

THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA

****Tuesday, January 22, 2019 at 6:30 pm**

City Hall Council Chambers
220 E. Deerpath, Lake Forest

Honorable Mayor, Robert Lansing

Prudence R. Beidler, Alderman First Ward

James E. Morris, Alderman First Ward

Timothy Newman, Alderman Second Ward

Melanie Rummel, Alderman Second Ward

Jack Reisenberg, Alderman Third Ward

James Preschlack, Alderman Third Ward

Michelle Moreno, Alderman Fourth Ward

Raymond Buschmann, Alderman Fourth Ward

CALL TO ORDER AND ROLL CALL **Immediately following the Finance Committee meeting**

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. 2019-2020 Board and Commission Appointments/Reappointments

BUILDING REVIEW BOARD

| NAME OF MEMBER | APPOINT/REAPPOINT | WARD |
|----------------|-------------------|------|
| | | |
| James Sykora | Appoint | 2 |

A copy of the volunteer profile sheet can be found on **page 28**

COUNCIL ACTION: Approve the Mayor's appointment

B. Mayor's Appointment to the Lake Forest Collaborative for Environmental Leadership (LFCEL) of Alderman Preschlack to replace Alderman Reisenberg

2. COMMENTS BY CITY MANAGER

A. Update on North Beach Access Road and Ravine Improvement Projects
- Michael Thomas, Director of Public Works

3. COMMITTEE REPORTS

FINANCE COMMITTEE

1. GFOA Distinguished Budget Award Presentation for FY19

PRESENTED BY: *James Morris, Finance Committee Chairman*

The City of Lake Forest has been awarded the Government Finance Officers Association **Distinguished Budget Presentation Award** for the fiscal year 2019 budget document. The award has been granted to the City for the 3rd consecutive year. The Distinguished Budget Presentation Award is the highest form of recognition in governmental budgeting, and its attainment is a significant accomplishment by a government and its management. In a November 2 news release, the GFOA states that "In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as a policy document, a financial plan, an operations guide and a communications device."

For budgets beginning in 2017, only 1,576 units of government received the award nationally, which is 1.8% of the 89,000 units of government in the United States.*

The GFOA is a nonprofit professional association founded in 1906 and currently serving more than 19,400 elected and appointed government finance professionals in the United States and Canada.

In addition to the Budget Award, a **Certificate of Recognition for Budget Preparation** is presented by the GFOA to the individual designated as instrumental in their government unit's achievement of the award. I am pleased to present this award to Elizabeth Holleb, Director of Finance and IT, for her efforts in coordinating the preparation of the annual budget and for leading the efforts in making the required changes to the City's budget document to meet the stringent requirements of the GFOA budget awards program.

* 2012 Census of Governments, US Census Bureau

2. Consideration of an Ordinance approving a Fee Schedule and an Ordinance amending the City's Home Rule Sales Tax Rate from .5% to 1.0% (First Reading)

PRESENTED BY: Elizabeth Holleb, Finance Director (847-810-3612)

PURPOSE AND ACTION REQUESTED: Staff requests approving the first reading of the proposed Ordinances.

BACKGROUND/DISCUSSION: As part of the budget process, all departments are asked to review their user fees. A comprehensive fee schedule is provided as Exhibit A to the Ordinance approving a fee schedule, which clearly identifies the proposed fee increases highlighted in yellow. The changes to the fee schedule to be considered at this time are in addition to fee revisions approved December 3, 2018. These changes are as follows:

- Water Rates effective May 1, 2019
- Sanitation Fee effective May 1, 2019
- Fee for Community Development Credit Card Payments retroactive and effective January 1, 2019

The proposed water rates and sanitation fee reflect changes considered by the City Council Finance Committee on November 26, 2018. The alteration to the credit card transaction fee for Community Development is to be consistent with industry standards pursuant to the City's business partner, InvoiceCloud.

At its meeting on November 26, 2018, the City Council Finance Committee considered optional revenue enhancements that would yield additional revenue to fund the City's Capital Improvement Program (CIP). The discussion focused on the fact that the City has over \$10 million in identified capital improvements over the next five years with no funding available. After considerable discussion, the Committee recommended the aforementioned increase in the Sanitation Fee as well as an increase in the City's home rule sales tax rate from .5% to 1.0% effective July 1, 2019. The home rule sales tax rate as proposed would remain consistent with surrounding communities, as demonstrated in the attached Q&A document **(page 29)** developed by the City Manager's Office.

The following Ordinances are submitted for City Council consideration at this time:

- Ordinance approving a fee schedule **(page 34)**
- Ordinance amending the City's Home Rule Sales Tax Rate **(page 55)**

BUDGET/FISCAL IMPACT: The changes to the water rates are projected to yield \$151,396 in additional revenue to the Water Utility Fund for FY2020. The fee for Community Development credit card payments will offset the associated costs, resulting in no additional revenue to the City.

Combined, the sanitation fee and sales tax rate increase would yield approximately \$900,000 in additional revenue annually to fund capital improvements. In FY2020, the City would receive approximately \$800,000 since the sales tax increase would only be effective for 10 months due to the July 1, 2019 effective date.

COUNCIL ACTION: Grant first reading to the proposed ordinances.

| |
|--|
| 4. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS |
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| |
|--|
| 5. ITEMS FOR OMNIBUS VOTE CONSIDERATION |
|--|

1. Approval of the December 3, 2018 City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 58**

COUNCIL ACTION: Approval of the December 3, 2018 City Council Meeting Minutes.

2. Approval of the Check Register for the Period of November 22, 2018 through January 11, 2019

STAFF CONTACT: *Elizabeth Holleb, Finance Director (847-810-3612)*

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail

recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register for November 22, 2018 - January 11, 2019

| | Fund | Invoice | Payroll | Total |
|-------|----------------------|--------------------|--------------------|---------------------|
| 101 | General | 751,267 | 2,434,439 | 3,185,706 |
| 501 | Water & Sewer | 2,282,338 | 284,032 | 2,566,370 |
| 220 | Parks & Recreation | 187,407 | 627,112 | 814,519 |
| 311 | Capital Improvements | 632,683 | 0 | 632,683 |
| 202 | Motor Fuel Tax | 4,998 | 0 | 4,998 |
| 230 | Cemetery | 51,914 | 41,786 | 93,700 |
| 210 | Senior Resources | 21,893 | 40,746 | 62,639 |
| 510 | Deerpath Golf Course | 96,536 | 4,497 | 101,033 |
| 601 | Fleet | 143,778 | 82,200 | 225,978 |
| 416 - | | | | |
| 433 | Debt Funds | 2,050,875 | 0 | 2,050,875 |
| 248 | Housing Trust | 0 | 0 | 0 |
| 201 | Park & Public Land | 23,447 | 0 | 23,447 |
| | All other Funds | 1,579,036 | 279,229 | 1,858,265 |
| | | \$7,826,172 | \$3,794,041 | \$11,620,213 |

It should be noted that unusually high totals in the Water & Sewer Fund (501) and Debt Service Funds (416-433) is due to debt service principal and interest payments in the month of December. The total in "All Other Funds" is primarily due to Water and Sewer capital improvements totaling nearly \$1.2 million for the period.

COUNCIL ACTION: Approval of the Check Register for the Period of November 22, 2018 through January 11, 2019

3. Approval of Resolutions Required for Bank Purposes to Amend Authorized Signers on City bank accounts.

STAFF CONTACT: *Elizabeth Holleb, Finance Director (847-810-3612)*

PURPOSE AND ACTION REQUESTED: Staff requests approval of changes to the authorized signers on City bank accounts.

BACKGROUND/DISCUSSION: The City is required to approve resolutions establishing authorized signers on each bank account. Due to the change in City Manager effective January 30, 2019, new resolutions are required for City bank accounts. Following are the proposed signers by account (changes are in **bold**):

| Lake Forest Bank & Trust – Operating & Transfer Accounts | Lake Forest Bank & Trust – Flex Benefit Plan | Lake Forest Bank & Trust – Medical and Dental | Lake Forest Bank & Trust – Golf Operating Account |
|--|--|---|---|
| Jason Wicha | Jason Wicha | Jason Wicha | Jason Wicha |
| Elizabeth Holleb | Elizabeth Holleb | Elizabeth Holleb | Elizabeth Holleb |
| Diane Hall | Diane Hall | Diane Hall | Diane Hall |
| Crystal Edwards | DeSha Kalmar | DeSha Kalmar | Matthew Kurland |
| Mark Krygeris | Mark Krygeris | Mark Krygeris | Corley Price |
| | | Ronald Walter | Vince Juarez |
| | | David Plumb | |
| | | Steven Walter | |
| | | Jeffrey Walter | |

| Huntington Bank | Illinois Funds | Lake Forest Bank & Trust – Market Square |
|--------------------|--------------------|--|
| Jason Wicha | Jason Wicha | Jason Wicha |
| Elizabeth Holleb | Elizabeth Holleb | Elizabeth Holleb |
| Diane Hall | Diane Hall | Diane Hall |

BUDGET/FISCAL IMPACT: None

COUNCIL ACTION: Approval of Resolutions Required for Bank Purposes to Amend Authorized Signers on City bank accounts.

4. Ratification of a Naming Rights Agreement Related to a Renovation Project at Forest Park

STAFF CONTACT: *Margaret Boyer, City Clerk (847) 810-3674*

PURPOSE AND ACTION REQUESTED: Staff is requesting ratification of a naming rights agreement related to a renovation project at Forest Park, which was signed on December 3, 2018. Members of the City Council were provided a copy of the agreement at their Monday, December 3 City Council meeting. A copy of the agreement begins on **page 64**.

BACKGROUND/DISCUSSION: The City has commenced a Renovation Project of certain Bluffs in Forest Park, which include the relocation of the North Beach Access Road.

BUDGET/FISCAL IMPACT: The Donor desired to support the City in financing this Renovation Project through a contribution to the Friends of Lake Forest Parks and Recreation Foundation, a non-profit, 501(c)(3) organization that is facilitating the Collection of donations toward this Renovation Project on behalf of the City. Upon completion of the Renovation Project, the City will rename the relocated North Beach Access Road the “Hughes Gateway”

COUNCIL ACTION: Ratification of a Naming Rights Agreement Related to a Renovation Project at Forest Park

5. Approval of a Resolution Authorizing the Sale of City Property to the City Manager

STAFF CONTACT: *Margaret Boyer, City Clerk (847) 810-3674*

PURPOSE AND ACTION REQUESTED: Staff is requesting approval of a resolution authorizing the sale of City property to the City Manager. A copy of the resolution can be found beginning on **page 67**.

BACKGROUND/DISCUSSION: The disposal of City property is governed by various State and City laws and regulations and subject to the City's home rule authority. Upon his retirement, the City Manager would like to purchase his City-issued laptop, docking station and iPad but because he generally administers the property disposal process, the City Council is being asked to review and approve the requested disposition.

The City Clerk has determined the FMV (Fair Market Value) of these items by reviewing at least three (3) online reseller offers and using the average of the offers as the FMV.

The City Clerk has also determined the iPad, laptop and docking station are close to the end of their useful life, using the City's replacement schedule. The FMV of the items has been determined and appears in the table below.

| Item | FMV |
|-----------------|-----------|
| Laptop | \$ 106.00 |
| iPad | \$ 168.00 |
| Docking Station | \$ 71.00 |

BUDGET/FISCAL IMPACT: All revenues received from the sale will be turned over to the Finance Department.

COUNCIL ACTION: Approval of a Resolution Authorizing the Sale of City Property to the City Manager

6. Waive the Bidding Process and Authorizing the Purchase and Service Agreement with Motorola Solutions for the Purchase of STARCOM Police Radios for the Police Department from state bid vendor Motorola Solutions in the amount of \$315,345.40.

STAFF CONTACT: *R.D. Copeland, Deputy Police Chief 847.810.3809*

PURPOSE AND ACTION REQUESTED: Staff requests City Council waive the bidding process and grant authorization to purchase 53 Motorola STARCOM radios, necessary accessories and service agreement. The digital Motorola STARCOM radios will replace current radio's which are no longer manufactured, have diminishing replacement parts availability, are past

standard end-of-life usage capabilities and provide little-to-no interoperability communications with most other Lake County and State law enforcement agencies.

BACKGROUND/DISCUSSION: The Lake Forest Police Department is currently a member of the East Shore Radio Network (ESRN), an intergovernmental consortium operating and maintaining a 30+ year old VHF radio communications and tower system. The system transmission quality has degraded over the years, necessitating many electronic patches and work-a-rounds, and has now reached the point where several member communities have experienced multiple issues regarding the quality of the radio system operation. A multitude of ESRN tests, checks, studies, and equipment adjustments have been attempted system-wide to improve transmission and reception quality without success.

The Lake Forest Police Department, in cooperation with Highland Park Police, Lake Bluff Police and Glenview Consolidated Dispatch, analyzed and evaluated radio network options, including subscribing to an official statewide public safety radio network called STARCOM21 (State Radio Communications for the 21st Century). STARCOM21 is a digital, trunked 700/800 MHz radio system with state-wide coverage and roaming capabilities for Illinois public safety entities. Currently there are 280+ sites, 45,000+ users, and 1,533 agencies using the system. Locally the STARCOM21 system is used by roughly two-thirds of police departments operating in Lake County including Illinois State Police, Lake County Sheriff's Department, Libertyville PD, Vernon Hills PD, Lincolnshire PD, Buffalo Grove PD, Mundelein PD, and Highland Park PD.

The STARCOM21 system was built to state and federal public safety standards and as a major benefit, it promotes communications interoperability among local, state and federal government users, especially in the event of local or statewide emergencies.

Site Infrastructure: The existing STARCOM21 sites surrounding Lake Forest provide necessary radio coverage; therefore no additional sites would need to be constructed for our inclusion.

Cost Analysis: Although there is a higher initial investment as new portable radios must be purchased, the cost for STARCOM21 accessibility is projected to be less over a multi-year span for Police, when compared to maintaining a limited shared network with other ESRN agencies.

Discounted Pricing: STARCOM21 pricing is established by state bid. Motorola is under state contract with fixed pricing until 2022 to manage, operate and staff the STARCOM21 network. Following negotiations, Motorola offered a 37% discount for Glenview consolidated dispatch agencies, which includes reductions of 25% using State-bid pricing and an additional 12% Motorola equipment reduction.

Improved Coverage: Currently, there are radio signal coverage gaps in buildings that are frequently visited in the community by public safety as well as areas along the bluffs, beaches and ravines. With the assistance of Glenview Dispatch, STARCOM radios were tested by Lake Forest Police Department staff with a noticeable improvement for both in and out-of-building coverage.

Interoperability: Currently, Lake Forest Police cannot effectively communicate by portable radio with several neighboring law enforcement entities, including Illinois State Police, Lake County Sheriff, Vernon Hills, Lincolnshire, Libertyville and Mundelein, to

name a few; however, STARCOM21 provides the opportunity to communicate and form interoperable talk-groups. STARCOM radios provide channels and protocols for interoperability with state agencies such as the Illinois Emergency Management Agency (IEMA), Illinois Terrorism Task Force (ITTF) and mutual aid organization Illinois Law Enforcement Alarm System (ILEAS).

Highland Park Police made the commitment to move to STARCOM21 this past fall, and went live late November, 2018. Initial operation and feedback have indicated great success and identified system resolutions for all Glenview dispatch agencies' use. Several local Fire Departments are also evaluating the STARCOM21 system.

The compromised ability of Lake Forest PD in communicating directly with Highland Park PD in the future, if we stay with our current radio system, would be ineffective, inefficient and constitute serious officer and public safety issues. The two departments routinely work together on incidents, provide coverage on calls and respond to requests for mutual aid when needed.

Replace Aging Units: Current VHF portable radios have reached end-of-life operating parameters, have diminishing access to spare parts inventory, and require maintenance of a stand-alone aging radio tower infrastructure.

Eliminate Maintenance and transition to a subscriber arrangement: A transition to STARCOM21 would remove radio network maintenance, risk, and capital replacement, as maintenance and capital replacement are included in the STARCOM21 system user services fee. This allows the City to better keep pace with changing and improving technology.

A subscriber user fee would be paid to Motorola each year based upon the number of portable and mobile radios being used by the City on the system. A cost estimate for Police radios is approximately **\$19,800.00 annually**.

BUDGET/FISCAL IMPACT:

Has competitive pricing been obtained for proposed goods/services? **NO**

If no, indicate the specific waiver requested: Administrative Directive 3-5, Section 9.0F – Government Joint Purchase (State bid)

Sole Source Vendor: Although third party manufacturers' radios can be used on the STARCOM21 system, Motorola will not support these radios or guarantee any performance standard or network coverage. Additionally, third party radios are unable to "roam" between Lake and Cook County antenna sites which would be required as detectives, special operations personnel and officers assisting with mutual aid ILEAS responses often have to respond into Cook County.

Continuing to utilize obsolete and aging equipment could lead to disruption of services, negatively impact public safety operations and increase costs, staff recommends awarding the purchase of radios from Motorola Solutions and also award programming to Chicago Communications, acting as an authorized Motorola

Solutions Manufacturers Representative (billed directly through Motorola). Chicago Communications, located in Elmhurst is already a City authorized vendor.

Motorola Agreement and Pricing

Motorola has offered the City a substantial reduction in price of 37% off equipment, as a member of the Glenview consolidated dispatch system.

A subscriber user fee would be paid to Motorola each year based upon the number of portable and mobile radios being used by the City on the system. A cost estimate for 49 Police radios is **\$19,800** for 2019 beginning July 1, 2019. Motorola has waived airtime fees prior to July 1, 2019.

To purchase the portable radios and associated equipment, a Communications Products Agreement would be executed with Motorola Solutions in an amount of **\$286,937.28**. Staff has added a 3% (\$8,608.12) contingency fund for unexpected costs. Together with the yearly subscriber fee of **\$19,800.00** brings the project total to **\$315,345.40**.

The Department intends to utilize 49 radios full-time with an additional cache of 4 spare radios to be used as replacements during repair and for seasonal and special events, at no additional airtime cost.

| Project Component | Winning Bid Vendor | Amount |
|--------------------------------------|--------------------|---------------------|
| 53 STARCOM21 radios plus accessories | Motorola Solutions | 295,545.40 |
| Subscriber user fee - yearly | Motorola Solutions | \$19,800.00 |
| Total | | \$315,345.40 |

Funding Sources

| FY2019 Funding Source | Account Number | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|--|--------------------|-----------------|---------------------|---------------|
| ETSB E-911 | 205-7672-475.75-18 | \$102,807.00 | \$102,807.00 | Y |
| Assets Under 10,000 Drug Asset Seizure Fund | 247-7672-466.66-10 | \$35,000 | \$35,000 | Y |
| Assets Under 10,000 Alcohol Asset Seizure Fund | 247-7677-466.66-10 | \$90,000 | \$76,193 | Y |
| Capital Fund | 311-7672-466.66-27 | \$70,000 | \$70,000 | Y |
| Minor Equipment | 101-7672-460.60-20 | \$125,529.00 | \$31,345.40 | Y |
| Total | | | \$315,345.40 | |

COUNCIL ACTION: Waive the Bidding Process and Authorizing the Purchase and Service Agreement with Motorola Solutions for the Purchase of STARCOM Police Radios for the Police Department from State bid vendor, Motorola Solutions in the amount of \$315,345.40

7. **Waive the bidding process, approve the purchase of MSA Self-contained breathing apparatuses (SCBA) and Accept an Assistance to Firefighters Grant (AFG) in the amount of \$213,086.**

STAFF CONTACT: *Pete Siebert, Fire Chief (810-3864)*

PURPOSE AND ACTION REQUESTED: A portion of the SCBAs being replaced were approved in the FY19 CIP process and additionally the Fire Department received an AFG grant. This grant will allow the Fire Department to replace all the current SCBAs that will soon reach the end of their service life.

BACKGROUND/DISCUSSION: The 36 SCBAs being replaced have been in service since 2006. They have a life span of approximately 10 years. The Fire Department has \$72,000.00 budgeted in our FY 19 CIP funds for the purchase new SCBAs. The initial plan was to set aside capital funds over a four year period (\$72,000 each year). The Fire Department was successful in being awarded an AFG grant through Department of Homeland Security in the amount of \$213,086.00 with a 5% matching requirement from the City in the amount of \$10,654.00. In addition, the department is requesting funds of \$ 22,277.00 to purchase additional equipment that will bring the complement of Department SCBAs to match our current inventory. The grant approval eliminates the need for capital funds in future years for this purchase.

The Fire Department contacted three SCBA vendors to evaluate which manufacturer would work best for the Department. After weeks of testing, the consensus from the Department was to stay with MSA. The Fire Department has used MSA SCBAs for over 25 years. MSA is a member of Houston Galveston Area Council (HGAC) Cooperative Purchasing Program.

BUDGET/FISCAL IMPACT:

Has competitive pricing been obtained for proposed goods/services? **No**

If no, indicate the specific waiver requested:

Administrative Directive 3-5, Section 9.0-F – Government Joint Purchase. MSA is a member of the Houston Galveston Area Council (HGAC) Cooperative Purchasing Program and complies with the Governmental Joint Purchasing Act, 30 ILCS 525/0.01 *et seq.*, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*

| Company Name | Dollar Amount Bid |
|----------------------|-------------------|
| Air One (MSA) | \$246,017.00 |

Below is an estimated summary of Project budget:

| FY2019 Funding Source | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|--------------------------|-----------------|------------------|---------------|
| Capital Improvement Fund | \$72,000.00 | \$246,017 | Y |
| AFG Grant (Revenue) | N/A | (213,086) | N/A |
| Net Outlay of City Funds | \$72,000.00 | \$32,931 | |

COUNCIL ACTION: Waive the bidding process, approve the purchase of MSA Self-contained breathing apparatuses (SCBA) and Accept an Assistance to Firefighters Grant (AFG) in the amount of \$213,086.

8. Waive the Bidding Process and Authorizing the Purchase with Motorola Solutions for the Purchase of Dual Band Portable Radios for the Fire Department from state bid vendor Motorola Solutions.

PRESENTED BY: *Fire Chief Pete Siebert, 847.810.3864*

PURPOSE AND ACTION REQUESTED: Staff requests City Council waive the bidding process and grant authorization to purchase 7 Motorola DUAL BAND radios and necessary accessories. The digital Motorola DUAL BAND radios will replace current radios which are no longer manufactured, have diminishing replacement parts availability, are past standard end-of-life usage capabilities and provide little-to-no interoperability communications.

BACKGROUND/DISCUSSION: The Lake Forest Fire Department is currently a member of the East Shore Radio Network (ESRN), an intergovernmental consortium operating and maintaining a 30+ year old VHF radio communications and tower system. The system transmission quality has degraded over the years, necessitating many electronic patches and work-a-rounds, and has now reached the point where several member communities have experienced multiple issues regarding the quality of the radio system operation. A multitude of ESRN tests, checks, studies, and equipment adjustments have been attempted system-wide to improve transmission and reception quality without success.

Discounted Pricing: Radio pricing is established by state bid. Motorola is under state contract with fixed pricing until 2022. Following negotiations, Motorola offered a 37% discount for Glenview consolidated dispatch agencies, which includes reductions of 25% using State-bid pricing and an additional 12% Motorola equipment reduction.

Improved Coverage: Currently, there are radio signal coverage gaps in buildings that are frequently visited in the community by public safety as well as areas along the bluffs, beaches and ravines. With the assistance of Glenview Dispatch, Dual Band radios were tested by Lake Forest Fire Department staff with a noticeable improvement for both in and out-of-building coverage.

Interoperability: The compromised ability of Lake Forest FD in communicating directly with Lake Forest PD in the future. If the Department stays with the current radio system, it would be ineffective, inefficient and constitute serious officer and public safety issues. The two departments routinely work together on incidents. The Dual Band radios will also enhance communications on calls for mutual aid.

Replace Aging Units: Some of the Department's current VHF portable radios have reached end-of-life operating parameters, been discontinued, have diminishing access to spare parts inventory, and require maintenance that is no longer provided by Motorola. Replacing the obsolete units with a new Dual Band radio allows for more flexibility and future programming options.

BUDGET/FISCAL IMPACT:**Motorola Agreement and Pricing**

Motorola has offered the City a substantial reduction in price of 37% off equipment, as a member of the Glenview consolidated dispatch system.

The Department intends to utilize 7 radios full-time in conjunction with our current inventory of VHF radios.

Funding Sources

| FY2019 Funding Source | Account Number | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|-----------------------|--------------------------------------|-----------------|------------------|---------------|
| Capital Fund | Fire Equipment 311-7503-475.75-43 | \$43,000 | \$52,972* | Y |
| Total | | | \$52,972 | |

* Overage will be funded from budgetary savings in this line item pertaining to air pack purchase.

COUNCIL ACTION: Waive the Bidding Process and Authorizing the Purchase with Motorola Solutions for the Purchase of Dual Band Portable Radios for the Fire Department from State bid vendor, Motorola Solutions.

9. Ratification and Approval of Asset Health Wellness Contract

STAFF CONTACT: DeSha Kalmar, Director of Human Resources (847-810-3530)

PURPOSE AND ACTION REQUESTED: In November 2017, the PCA Committee and Staff recommended, and City Council approved, entering into a three-year contract for Wellness Services from Asset Health.

BACKGROUND/DISCUSSION: In January 2018, the City entered into a contract with Asset Health to host a portal for the City's Think Healthy wellness program. The program has been running very smoothly. The original quote was for a three-year period, however, the City Council approval was only for one year (Calendar Year 2018) due to a scrivener's error in the request. The City staff is now requesting ratification and approval for Years 2 and 3 of the contract (Calendar Years 2019 and 2020).

PROJECT REVIEW/RECOMMENDATIONS:

| Reviewed | Date | Comments |
|---------------|----------|---|
| PCA Committee | 10/16/17 | Recommended for City Council approval |
| City Council | 11/20/17 | Approved for the first year due to an error in the write-up |

BUDGET/FISCAL IMPACT: Recommendations based on original quotes:

| Summary Pricing Asset Health | Current | Proposed |
|------------------------------|-------------------|-------------------|
| Total Monthly Costs | \$2,500 per month | \$2,500 per month |

COUNCIL ACTION: Authorize implementation of Years 2 and 3 of the contract with Asset Health for participant wellness administration and services.

10. Waive the bidding process and approve the Replacement of Two, 5-Yard Dump Trucks for the Streets and Water & Sewer Sections Included in the F.Y. 2020 Capital Equipment Budget to JX Peterbilt in the net amount of \$191,156 and Lindco Equipment Sales in the amount of \$307,258.

STAFF CONTACT: *Michael Thomas, Director of Public Works (810-3540)*

PURPOSE AND ACTION REQUESTED: Staff is requesting City Council waive the bid process and approve the replacement of two dump trucks included in the F.Y. 2020 capital equipment budget for both the Streets and Water & Sewer Sections. City Council approval this evening will allow staff to place the orders now with an anticipated delivery date of November 1, 2019.

BACKGROUND/DISCUSSION: The Streets Section operates eight, 5-yard dump trucks that are used and shared daily by the multiple Public Works and Parks & Forestry operating Sections. Water & Sewer operates one dump truck for their sewer cleaner and to haul materials for underground repairs. Streets unit # 432 is a 2000 International that has accrued approximately 7,500 hours to-date. Water & Sewer's unit # 980 is an identical truck and was purchased at the same time as unit # 432; it has accrued 7,200 hours.

Units # 432 & 980, along with half of the Streets' dump trucks, utilize a hooklift truck body system. Hooklifts allow multiple truck bodies to be loaded on and taken off within minutes. This reduces the total number of dump trucks needed in the City's fleet. A hooklift truck could have a sewer cleaning body, chipper body, flatbed, or a dump body attached in the morning and within minutes, replace it with a salt spreader for an impending snow storm. For over eighteen years, both trucks # 432 & 980 have been used to clean sewers, haul various materials, and be primary pieces of equipment for plowing and salting.

PROJECT REVIEW/RECOMMENDATIONS:

| Reviewed | Date | Comments |
|------------------------|-------------------|-----------------------------------|
| Public Works Committee | January 8, 2019 | Reviewed & Approved Bids |
| Public Works Committee | December 11, 2018 | Reviewed & Approved F.Y. '20 List |
| Finance Committee | November 26, 2018 | Included with Capital Plan |

BUDGET/FISCAL IMPACT: Current Streets unit # 432 has significant body rot throughout its cab, doors, floor, and frame. The rot is so extreme in some locations that Fleet Maintenance has had to weld various points on the cab to ensure the cab itself will not detach from the frame rails this winter. The frame rails have various areas with rust between the two rails, causing them to separate. The engine is worn and is very slow to accelerate when the truck is carrying any kind of weight. The hooklift itself is rotted in multiple locations and needs to be replaced.

Water & Sewer's truck # 980 also has a significant amount of rot throughout its cab, frame and hooklift. The truck's engine is low on power and the brake cylinders have deteriorated to a point where they can longer be re-built. The hydraulic pump has difficulty creating enough pressure to perform its core function of pulling up and removing truck bodies. Finally, the cab leaks in multiple locations requiring constant electrical repairs.

Has competitive pricing been obtained for proposed goods/services? **NO**

If no, indicate the specific waiver requested: Administrative Directive 3-5, Section 9.0F – Government Joint Purchase

Similar to the National IPA, staff is requesting approval to purchase the replacement 5-yard dump trucks through the National Joint Powers Alliance's vendors JX Peterbilt (chassis vendor) and Lindco Equipment (body supplier / installer). NJPA is a public agency that was statutorily created to provide purchasing assistance to only governmental, education, and non-profit agencies. NJPA purchases are included in the City's purchasing directive under section 9.0-F, government joint purchases. All items offered through NJPA are competitively bid nationally and are sold through specific local vendors. The following bid amounts were provided by NJPA:

| Vendor | Type | 2-Unit NJPA Bid | Trade # 432 | Trade # 980 | Net |
|--------------|---------------|--------------------|-------------|-------------|-----------|
| JX Peterbilt | Chassis | \$202,156 | \$5,500 | \$5,500 | \$191,156 |
| Lindco Eqpt. | Body Supplier | \$307,258 | ----- | ----- | \$307,258 |

Below is a summary of both dump truck's budget:

| FY2020 Funding Source | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|-----------------------|-----------------|------------------|------------------|
| Capital Fund | \$250,000 | \$249,207 | Y |
| Water Fund | \$250,000 | \$249,207 | Y |

COUNCIL ACTION: Waive the bidding process and approve the Replacement of Two, 5-Yard Dump Trucks for the Streets and Water & Sewer Sections Included in the F.Y. 2020 Capital Equipment Budget to JX Peterbilt in the net amount of \$191,156 and Lindco Equipment Sales in the amount of \$307,258.

11. Waive the bidding process and approve the replacement of Forestry's log loader to Standard Equipment in the amount of \$170,287 and Runnion Equipment in the net amount of \$84,658

STAFF CONTACT: *Michael Thomas, Director of Public Works (810-3540)*

PURPOSE AND ACTION REQUESTED: Staff is requesting City Council waive the bid process and approve the replacement of the Forestry Section's log loader included in the F.Y. 2020 capital equipment budget. City Council approval this evening will allow staff to place the order now with an anticipated delivery date of September 1, 2019.

BACKGROUND/DISCUSSION: The City purchased its first and only log loader in the fall, 1997. Previous to the purchase of this truck, the Forestry Section would load logs into dump trucks with

the City's front-end loader, lifting large logs in the air with chains and placing them in the bed of a dump truck. During this operation, a Forestry employee would stand in the dump bed to help guide the log into its correct position. Recognizing the significant safety hazards the operation posed, the log loader was purchased and has been the most important piece of Forestry equipment over the past 21+ years. The loader's primary use is to load and haul logs and major tree limbs from the City's parks and rights-of-way. It also is used to feed logs less than 20" in diameter into the City's brush chipper, thereby saving on disposal costs. The truck also collects large brush piles placed at the curb and hauls away large quantities of stump grindings. The Streets Section utilizes the log loader to assist in setting all of the City's street light poles. Finally, this truck is crucial during high wind and heavy storm events to open blocked roadways in a timely manner.

PROJECT REVIEW/RECOMMENDATIONS:

| Reviewed | Date | Comments |
|------------------------|-------------------|-----------------------------------|
| Public Works Committee | January 8, 2019 | Reviewed & Approved Bids |
| Public Works Committee | December 11, 2018 | Reviewed & Approved F.Y. '20 List |
| Finance Committee | November 26, 2018 | Included with Capital Plan |

BUDGET/FISCAL IMPACT: With the log loader being over 21+ years old, the engine rings are worn out and the engine is constantly burning oil. The transmission has a governor issue (transmission shifting issue), the suspension is worn out, and the lifting boom is loose from years of use. The hydraulic system is beginning to have internal bypass issues (the hydraulics are not able to build or hold the needed pressures) and the main hydraulic valve is no longer available. The lifting cylinders currently hold in place but have aged and will need to be replaced soon. Finally, the chassis frame rails are stressed from many years of heavy loading and flexing.

Has competitive pricing been obtained for proposed goods/services? **NO**

If no, indicate the specific waiver requested: Administrative Directive 3-5, Section 9.0F – Government Joint Purchase

Similar to the National IPA, staff is requesting approval to purchase the replacement log loader through the National Joint Powers Alliance's vendors Standard Equipment (chassis vendor) and Runnion Equipment (body supplier / installer). NJPA is a public agency that was statutorily created to provide purchasing assistance to only governmental, education, and non-profit agencies. NJPA purchases are included in the City's purchasing directive under section 9.0-F, government joint purchases. All items offered through NJPA are competitively bid nationally and are sold through specific local vendors. The following bid amounts were provided by NJPA:

| Vendor | Type | NJPA Bid | Trade # 669 | Net |
|----------------|---------------|------------------|-------------|------------------|
| Standard Eqpt. | Chassis | \$170,287 | ----- | \$170,287 |
| Runnion Eqpt. | Body Supplier | <u>\$ 99,658</u> | \$15,000 | <u>\$ 84,658</u> |
| Total | | \$269,945 | \$15,000 | \$254,945 |

Below is a summary of the log loader's budget:

| FY2020 Funding Source | Amount Budgeted | Amount Requested | Budgeted? Y/N |
|--|-----------------|------------------|------------------|
| Park & Recreation Equipment Reserve Fund | \$255,000 | \$254,945 | Y |

COUNCIL ACTION: Waive the bidding process and approve the replacement of Forestry's log loader to Standard Equipment in the amount of \$170,287 and Runnion Equipment in the net amount of \$84,658.

**12. Consideration of a Recommendation from Staff to Authorize Reimbursement to the Lake County Forest Preserves District for Plantings in the Middlefork Savanna.
(Approval by Motion)**

STAFF CONTACT:

Catherine Czerniak, Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: City Council authorization is requested to allow the use of funds received from the Chicago Bears to support enhanced plantings on Lake County Forest Preserves District property, east of the Milwaukee North Metra railroad tracks and west of Elawa Farm, generally east of the Chicago Bears' Training Facility.

BACKGROUND/DISCUSSION: Over the past 18 months, considerable upgrades and facility enhancements have occurred at the Chicago Bears' Training Facility which is located across the railroad tracks and west of the Middlefork Savanna. A large area was cleared for two new practice fields. Many of the trees removed were low quality or undesirable species however, a total of 2,156 inches of heritage trees were removed, desirable species, in good condition.

Prior to tree removal getting underway, and at various times throughout the course of the project, City staff met with representatives of the District and Lake Forest Open Lands to discuss options for enhancing the overall area in light of the tree and vegetation removal occurring. As routinely happens for any project involving tree removal, replacement for quality tree inches removed is made through on site plantings, a payment in lieu of plantings and other activities determined to enhance the overall area. As a result of input from various entities at the local, County and State level, a multi-pronged replacement approach was used for the Bears project and funded by the Bears organization including the following.

- 780 tree inches were replanted around the perimeter of the cleared area, on the Bears' property.
- Invasive species were removed on approximately five acres of adjacent Forest Preserves District property outside of the Bears' project area.
- Wetlands and bioswales were enhanced beyond standard requirements.
- Plantings occurred outside of the project area, on the Bears' property, to screen other portions of the Bears' Facility.
- Reserve inches were banked to provide for infill plantings and replacement of trees and vegetation that fails to thrive as determined by semi-annual inspections to be

conducted by the City's Certified Arborist over a five year period after completion of the project.

- A payment in lieu of on-site plantings in the amount of \$61,400 was made to the City.

The request now before the Council is to authorize the City to reimburse the Lake County Forest Preserves District up to \$20,000 for planting of trees and associated work on the District's property, on the east side of the railroad tracks, east of the new practice fields. The funds will come from the payment the City received from the Bears. The District has identified an area that is appropriate for planting and plans to undertake the work over the course of the next 12 to 18 months. The plantings will occur in a manner that preserves and protects the open vistas across the prairie while offering the opportunity, as the trees grow, for increased screening of the Bears' facility and the railroad tracks. The reimbursement would only occur after satisfactory documentation of the cost of materials and labor is received by the City from the District.

Additional plantings on lands owned by Lake Forest Open Lands Association and the City, to further enhance screening of views to the west is under discussion. These additional plantings may be completed by City staff or after the issuance of a request for bids from independent contractors. The expenditure of funds from the payment in lieu of on site planting received from the Bears will only occur in accordance with the City's adopted purchasing policies.

BUDGET/FISCAL IMPACTS: Funds for reimbursement to the District will be taken from the payment received from the Bears.

COUNCIL ACTION: If determined to be appropriate by the City Council, approve a motion authorizing reimbursement to the Lake County Forest Preserves District in an amount not to exceed \$20,000 for plantings and related work in the Middlefork Savanna completed for the purpose of enhancing screening, over time, of views to the west. Reimbursement will be made only after documentation of expenses is received, reviewed and approved by the City.

13. Consideration of a Resolution Relating to an Amendment to the Bannockburn-Lake Forest Jurisdictional Boundary Agreement. (Approve by Motion)

*STAFF CONTACT: Catherine Czerniak,
Director of Community Development (810-3504)*

PURPOSE AND ACTION REQUESTED: The Village of Bannockburn (the "Village") has requested that the City of Lake Forest (the "City") consider an amendment to the Jurisdictional Boundary Agreement that exists between the two communities.

BACKGROUND AND DISCUSSION: In 1987, the City and the Village entered into a Jurisdictional Boundary Agreement (the "Agreement"). The Agreement was amended in 2002 to extend the duration of the Agreement which and remains in effect today. The Agreement sets out parameters for the future annexation and development of the unincorporated property located on the northeast corner of Illinois Routes 22 and 43. The northern 9.36 acres of this property was recently annexed to the Village and developed with a Mariano's grocery store. A second amendment to the Agreement which was approved by the City Council in 2016, facilitated this development and assured that it proceeded in

accordance with the Village's technical and aesthetic regulations, rather than develop as an unincorporated parcel under Lake County regulations.

In anticipation of future development interest in the remaining five plus acres of the property located south of Mariano's, the Village has requested that the City Council consider a further amendment to the Agreement. The proposed amendment will extend the opportunity for commercial development to the remaining property covered by the Agreement rather than limit development to office uses only per the existing Agreement. This property is already designated in the Agreement for annexation to the Village. The proposed amendment will align the uses permitted on the property more closely with the uses permitted under the County zoning for the property, with some limitations, and will better position the parcel for development only after annexation to the Village and in a manner that is compatible with other commercial development in the immediate area.

The proposed amendment will assure that the quality of any future development on this site will be consistent with surrounding development. In addition, the amendment will support the delivery of services to any new development on the site by the Village, the entity best positioned geographically to serve the site. Importantly, no development plan has yet been presented for this property. The requested amendment is intended to set the stage for appropriate development in the future along this important transportation corridor that serves both the Village and the City. Development of the parcel in the Village, rather than as a stand-alone, unincorporated property in Lake County, is in the best interests of the overall area.

The Resolution and Third Amendment to the Bannockburn-Lake Forest Jurisdictional Boundary Agreement are included in the Council packet beginning on **page 85**. The Village of Bannockburn Board of Trustees approved the proposed amendment on January 14, 2019.

Additional background information and the original Jurisdictional Boundary Agreement are available from the Community Development Department.

BUDGET/FISCAL IMPACT: If the proposed development moves forward after annexation of the property to the Village, the City will realize revenues related to the review of building plans consistent with the shared services currently in place.

COUNCIL ACTION: By motion, approve a Resolution authorizing and directing the Mayor and City Clerk to sign the Third Amendment to the Jurisdictional Boundary Agreement.

14. Consideration of a recommendation from staff to authorize the City Manager to enter into a new contract with Elevator Inspection Services Co., Inc. (EIS)

STAFF CONTACT:

Catherine Czerniak, Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: City Council authorization to enter into a new contract with the City's current elevator inspection service provider is requested as a follow up to the City's participation in a joint bid process with Lake County and surrounding municipalities. A waiver of a City issued bid is requested as authorized by 9.0(F) of the City's purchasing policies which allows the City to participate in a joint bid with other governmental agencies.

BACKGROUND/DISCUSSION: The City of Lake Forest, Lake County and many other municipalities contract with an outside service providers to conduct bi-annual elevator inspections in commercial, institutional and multi-family buildings. The City has outsourced elevator inspections for many years because the specialized certifications required for elevator inspectors are costly to maintain relative to the number of elevators in Lake Forest. Outsourcing elevator inspections has proven to be a cost effective way to conduct the required inspections of elevators in the community.

As part of ongoing shared services efforts, the City participated in a joint bid process led by Lake County's Purchasing Division on behalf of seven municipalities in the County. The bid was issued during fall, 2018 and sought a group discount for elevator inspections for the County and the seven municipalities for a five year period. The City participated in a similar process, led by the County, five years ago. The development of the request for bid document and evaluation of the bids received were cooperative efforts among staff from the various municipalities and the County. City of Lake Forest staff participated actively in this process.

After careful consideration, EIS was again selected by the County as the successful bidder. The basis for the selection is detailed below.

- EIS was the lowest responsive and responsible bidder based on the value added services and group discount offered.
- EIS met all the bid specifications.
- Participants from all municipalities and the County agreed on the selection of EIS.
- EIS has provided a high level of service during the past contract time frame and has been very professional and responsive to staff and customer requests.

BUDGET/FISCAL IMPACTS:

All costs for elevator inspections are passed through to the end users, the building owners. Costs for services vary ranging from \$80 for review of elevator plans to \$19 for some types of elevator inspections. A processing fee is added to the consultant's charges to cover City costs related to this service.

The contract is included in the Council packet beginning on **page 95**.

COUNCIL ACTION: If determined to be appropriate by the City Council, direct the City Manager to enter into a contract with Elevator Inspection Service Co. Inc. for ongoing elevator inspection services.

15. Consideration of a Recommendation from the Plan Commission in Support of Approval of the Final Plat of Condominium for the First Condominium Building in the Kelmscott Park Development at Laurel and Western Avenues, Addressed as 1155 Kelmscott Way. (Approval by Motion)

*STAFF CONTACT: Catherine Czerniak,
Director of Community Development (810-3504)*

PURPOSE AND ACTION REQUESTED: City Council approval of the final plat of condominium is requested in preparation for the sale of the individual units in the new condominium building at 1155 Kelmscott Way. Construction of the building is nearly complete and the plat of condominium must be approved and recorded prior to the sale of the units.

BACKGROUND/DISCUSSION: In April, 2016, based on recommendations from the Plan Commission and the Building Review Board, the City Council approved the redevelopment plan presented by Focus Development for the 10-acre site located on the northwest corner of Laurel and Western Avenues, the former site of the City's Municipal Services Facility. The overall development includes three apartment buildings which are completed and about 60 percent occupied, 12 single family homes two of which are completed with others under construction, and two condominium buildings.

The first condominium building for which the final plat is now presented for Council action is comprised of 24 units and is located internal to the site. Construction of the first condominium building is nearing completion which allowed the final plat of condominium to be prepared delineating each unit which will be held in private ownership, the common areas such as hallways and travel lanes in the below grade parking garage, and limited common areas such as parking spaces and storage units which are assigned to specific units.

The City Code requires that any development that creates parcels or units that will be held in separate ownerships must be approved through a public process and documented with a recorded plat. A Declaration of Covenants and Bylaws for the condominiums will be recorded along with the plat of condominium consistent with State Statutes.

Importantly, no changes to the previously approved development are proposed or authorized by the plat of condominium. Recording of the plat of condominium will allow the sales of the units to proceed. Closings on several of the units is anticipated in the first quarter of 2019.

The Plan Commission held a public hearing on January 9, 2019, to consider this petition. The Plan Commission voted 6 to 0 to recommend approval of the plat of condominium to the City Council. The Plan Commission's report and the plat of condominium are included in the Council packet beginning on **page 98**.

COUNCIL ACTION: By motion, approve the final plat of condominium for the new building at 1155 Kelmscott Way.

16. Consideration of a Recommendation from the Plan Commission in Support of Approval of Resubdivision of Lot 3 in Conway Park. (Approval by Motion)

*STAFF CONTACT: Catherine Czerniak,
Director of Community Development (810-3504)*

PURPOSE AND ACTION REQUESTED: City Council approval of the final plat of a two-lot resubdivision is requested as a next step in preparing for construction of a Hyatt Place hotel, by the Janko Group, in Conway Park, as previously approved by the City Council.

BACKGROUND/DISCUSSION: More than 20 years ago, when the vision for Conway Park was taking shape, a hotel was part of that vision. Today, that vision is close to becoming a reality

with the Janko Group poised to begin construction on a Hyatt Place hotel later this year. The hotel will be an amenity for corporations located in and near Conway Park.

The hotel will be located on the west side of Field Drive, east of the Tollway, and north of Route 60. Lot 3, the location of the hotel, is currently configured as a single 9.699 acre parcel. Two parcels are proposed, Lot 3A, 3.566 acres, and Lot 3B, 6.133 acres. Lot 3A as proposed is smaller than the five acre minimum lot size required in the OR-2 zoning district recognizing that a smaller parcel is appropriate to accommodate a hotel. The larger parcel, Lot 3B, is planned for future development with an office building. The Conway Park Owners' Association has endorsed the hotel project as well as the resubdivision.

As previously approved by the City Council, based on a recommendation from the Building Review Board, the hotel is sited with frontage on Field Drive, visible from within Conway Park and also visible from the Tollway. A single curb cut and entrance driveway will serve both the hotel and the future office building.

The Plan Commission held a public hearing on January 9, 2019, to consider this petition. No public testimony was presented to the Commission on this petition. The Plan Commission voted 6 to 0 to recommend approval of the plat of resubdivision subject to a condition that the recording of the plat occur as development of the hotel site is moving forward. The Plan Commission's report and the plat of resubdivision are included in the Council packet beginning on **page 106**.

COUNCIL ACTION: By motion, approve the plat of resubdivision for Lot 3 in Conway Park as recommended by the Plan Commission.

17. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit for Kuro, a New Sushi Restaurant Proposed in the Westwood Square Commercial Development at 950 N. Western Avenue. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinance.)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendation from the Plan Commission is presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND/DISCUSSION: This is a request for a Special Use Permit to authorize a new restaurant to operate in an existing commercial development, in a tenant space previously occupied by other restaurants. The City Code requires that restaurants within 150' of residential zoning districts must be reviewed through the special use process to allow consideration of the proposed restaurant in the context of the surrounding adjacent residential neighborhood and to provide the opportunity for public input.

After hearing a presentation from the petitioner, public testimony was presented to the Commission both in support of the proposed restaurant and from residents who raised some questions about day to day operation of the restaurant and the potential for impact on the closest neighbors. After deliberation, the Commission concluded that the proposed

restaurant, operated in compliance with 14 conditions of approval, meets the applicable performance standards and Special Use Permit criteria.

The Commission voted 7 to 0 to recommend approval of the Special Use Permit subject to the conditions as detailed in the Ordinance which is included in the Council packet beginning on **page 113**. The Commission's report and minutes from the meeting at which the public hearing was held are also included in the Council's packet and provide additional information in support of the recommendation.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving a Special Use Permit for Kuro, a sushi restaurant, in accordance with the Plan Commission's recommendation.

18. Consideration of an Ordinance Amending the City of Lake Forest Liquor Code, to increase the number of Licenses available in Class C-1 and C-3. (First reading and if appropriate final approval)

STAFF CONTACT: *Margaret Boyer, City Clerk, 847-810-3674*

PURPOSE AND ACTION REQUESTED: At the direction of the City's Liquor Commissioner, Staff is requesting consideration of an Ordinance amending the Liquor Code to include one additional Class C-1 and one additional C-3 License.

BACKGROUND AND DISCUSSION: The Liquor Commissioner received a letter of intent from Kuro, a New Sushi Restaurant proposed in the Westwood Square Commercial Development at 950 N. Western Avenue requesting to add a Class C-1 and C-3 License to the City Code. If approved, the condition of an Occupancy Permit from the Community Development Department would need to be met prior the issuance of the license along with other conditions related to the application.

The proposed ordinance can be found beginning on **page 141**. It is important to note that without further action of the City Council, the maximum number of license in any class shall be automatically reduced by one upon the expiration, revocation or non-renewal of an existing license in any such license class.

As the Council is aware, the issuance of liquor licenses is under the purview of the City's Liquor Commissioner and the Mayor serves in that role. However, the City Code only authorizes a specific number of liquor licenses and historically, this number coincides with the current number of licenses issued.

When new requests for liquor licenses are submitted, and after review by the Liquor Commissioner and a determination that the Issuance of a license is appropriate, the City Council is asked to consider an amendment to the Liquor Code.

BUDGET/FISCAL IMPACT: The fiscal impact of adding two additional licenses would have a positive impact on liquor license revenues.

COUNCIL ACTION: Consideration of an Ordinance Amending the City of Lake Forest Liquor Code, to increase the number of Licenses available in Class C-1 and C-3. (First reading and if appropriate final approval)

19. Consideration of an Ordinance Approving a Recommendation from the Building Review Board. (First Reading and if Desired by the City Council, Final Approval)

*STAFF CONTACT: Catherine Czerniak,
Director of Community Development (810-3504)*

The following recommendation from the Building Review Board is presented to the City Council for consideration as part of the Omnibus Agenda.

1875 Telegraph Road - The Building Review Board recommended approval of a building scale variance to allow construction of a pool cabana at the rear of the house. A neighboring property owner requested to be informed about the drainage and grading plan. The Board directed staff to make the drainage plans available to the neighbor. (Board vote: 6-0, approved)

The Ordinance approving the petition as recommended by the Building Review Board, with key exhibits attached, is included in the Council packet beginning on **page 144**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance in accordance with the Building Review Board's recommendation.

20. Consideration of an Ordinance Approving a Recommendation from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)

*STAFF CONTACT: Catherine Czerniak,
Director of Community Development (810-3504)*

The following recommendation from the Zoning Board of Appeals is presented to the City Council for consideration as part of the Omnibus Agenda.

845 Maplewood Road – The Zoning Board of Appeals recommended approval of variances from the front yard, corner side yard and interior side yard setbacks to allow additions and alterations to an existing residence. Several letters in support of the project were submitted by neighboring property owners. (Board vote: 6 - 0, approved)

The Ordinance approving the petition as recommended by the Zoning Board of Appeals, with key exhibits attached, is included in the Council packet beginning on **page 154**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving the petition in accordance with the Zoning Board of Appeals' recommendation.

21. Consideration of a Recommendation from the Plan Commission in Support of Approval of the Updated City of Lake Forest Official Zoning Map. (First Reading, and if desired by the City Council, Final Approval)

*STAFF CONTACT: CATHERINE CZERNIAK,
DIRECTOR OF COMMUNITY DEVELOPMENT (810-3504)*

Periodically, as required by State Statutes, the City approves an updated Official Zoning Map to reflect zone changes that have occurred since the map was last approved. The Official Zoning Map was last updated in 2016.

Approval of the updated Zoning Map as now presented was unanimously recommended by the Plan Commission. The updated map reflects the single zone change that was approved since the zoning map was last updated.

- The Preserve at Westleigh Subdivision - Zone Change from R-5, Single Family Residential (three acre minimum lot size) to R-4, Single Family Residential (60,000 square foot minimum lot size). This zone change was approved by the City Council on October 2, 2017 in conjunction with the approval of subdivision of the property.

This property totals 22 acres and is located on the north side of Westleigh Road, west of Ridge Road. A significant portion of this property is preserved as open space in perpetuity as part of the subdivision approvals. The owner of the preserved acreage, Lake Forest Open Land Foundation, is expected to request rezoning of the open space to OA, Open Area, in the coming months. That change will be reflected in a future update to the Official Zoning Map.

Importantly, the updated Official Zoning Map incorporates only the one change that was acted on and approved by the City Council since the map was last adopted. No new zone changes are proposed or approved as part of the map update now before the Council. The ordinance approving the updated Zoning Map is included in the Council packet beginning on **page 163**. Due to its size, the Zoning Map will be available in the Council's drop box and a hard copy will be available at the meeting.

COUNCIL ACTION: Waive first reading and grant final approval of an ordinance approving the Official Zoning Map, 2019.

COUNCIL ACTION: Approval of the (21) Omnibus items as presented

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| 6. ORDINANCES |
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|------------------------|
| 7. NEW BUSINESS |
|------------------------|

1. City Council Approval of renaming Open Lands Park to "Veterans Park"

PRESENTED BY: *Joe Mobile, Superintendent of Recreation (847-810-3941)*

PURPOSE AND ACTION REQUESTED: The Parks and Recreation Board is seeking City Council approval in renaming the Open Lands Park property to Veterans Park.

BACKGROUND/DISCUSSION: The City of Lake Forest acquired Open Lands Park through a land transfer agreement with Open Lands Association in January of 2016. Since that time two community input sessions were held. The first was held in August 2017 to gather input from residents on the park design aspects and possible uses of the park desired by the residents. After that meeting, the City hired Bergmann Design Group to analyze the data collected and design a conceptual plan for the new park. This plan was introduced to the community at the second input session held in December 2017. At these meetings, Staff collected ideas of names for the park and among the most popular suggestions were Veterans Park, Heritage Park, Central Park, and Gateway Park.

The American Legion McKinlock Post 264 has been welcoming Veterans from all branches of our Armed Forces to their post housed in Lake Forest since its charter in 1921. The Legion's mission is to implement the goals, aspirations, dreams, peace and blessings for our country, friends and families. Today, they continue to welcome all military personnel serving our country to their organization.

Now that the land has been transferred to the City and the project will be picking up again in the New Year, Staff is requesting for the property to be renamed Veterans Park to honor those that have and continue to serve our country. Currently, there are not any parks in Lake Forest honoring the local Veterans. This park will provide a great area for future celebrations involving Veterans, such as Memorial Day or Veterans Day. Choosing to name the park Veterans Park would acknowledge and show our appreciation to the Veterans of Lake Forest at what would be considered the gateway to the central business district.

PROJECT REVIEW/RECOMMENDATIONS:

| Reviewed | Date | Comments |
|---------------------------|-----------|------------------------|
| Park and Recreation Board | 12/4/2018 | Discussed and Approved |

BUDGET/FISCAL IMPACT: N/A.

COUNCIL ACTION: City Council Approval of renaming Open Lands Park to "Veterans Park"

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| 8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS |
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1. ILCMA Presentation to City Manager Robert R. Kiely Jr.
2. Approval of a Resolution of Appreciation for City Manager Robert R. Kiely Jr.

COUNCIL ACTION: Approval of a Resolution of Appreciation for City Manager Robert R. Kiely Jr.

3. Presentation of Fabulous Gifts and Prizes for Retiring City Manager Robert R. Kiely Jr., City Manager

4. Final words for Retiring City Manager from Council Members

5. Final Comments from Robert R. Kiely Jr.

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| 9. ADJOURNMENT |
|----------------|

A copy of the Decision Making Parameters can be found beginning on **page 27** of this packet.

Office of the City Manager

January 16, 2019

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Robert R. Kiely, Jr., at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.





THE CITY OF LAKE FOREST

DECISION-MAKING PARAMETERS FOR CITY COUNCIL, AND APPOINTED BOARDS & COMMISSIONS

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

"Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement."

The Lake Forest City Council, with the advice and recommendations of its appointed advisory Boards and Commissions, Lake Forest Citizens, and City Staff, is responsible for policy formulation and approval. Implementation of adopted strategy, policy, budgets, and other directives of Council is the responsibility of City Staff, led by the City Manager and Senior Staff. The Mayor and Aldermen, and appointed members of Boards and Commissions should address matters in a timely, deliberate, objective and process-driven manner, making decisions guided by the City of Lake Forest Strategic and Comprehensive Plans, the City's Codes, policies and procedures, and the following parameters:

- Motions and votes should comprise what is in the best long-term interests of all Lake Forest citizens, measured in decades, being mindful of proven precedents and new precedents that may be created.
- All points of view should be listened to and considered in making decisions with the long-term benefit to Lake Forest's general public welfare being the highest priority.
- Funding decisions should support effectiveness and economy in providing services and programs, while mindful of the number of citizens benefitting from such expenditures.
- New initiatives should be quantified, qualified, and evaluated for their long-term merit and overall fiscal impact and other consequences to the community.
- Decision makers should be proactive and timely in addressing strategic planning initiatives, external forces not under control of the City, and other opportunities and challenges to the community.

Community trust in, and support of, government is fostered by maintaining the integrity of these decision-making parameters.

The City of Lake Forest's Decision-Making Parameters shall be reviewed by the City Council on an annual basis and shall be included on all agendas of the City Council and Boards and Commissions.

Contact Info

First Name: **James**
 Last Name: **Sykora**
 E-mail:
 Title:
 Organization:
 Address: **873 Forest Hill Road**
 Address Line 2:
 City: **Lake Forest**
 State: **IL**
 Zip: **60045**
 Mobile Phone:
 Home Phone:
 Notes:

Resident Data/Stats

Ward: **Ward 2**
 Precinct:
 US Citizen:
 Registered Voter:
 Lake Forest Resident since(YYYY): **2004**
 Business Name: **ComEd**
 Type of Business: **Utility**
 Business Phone: **630 576-7158**
 Position: **Manager, Real Estate**
 Date of Birth (Optional): **6-Mar**
 Education: **Bachelor of Science, Mechanical Engineering, Southern Illinois University**
Managing Real Estate Broker, State of Illinois
Professional Engineer, State of Illinois
 Spouse's Name: **Patricia**
 Children's Birth Years: **25**

Interest in Community Positions

Mayor: **No Interest at this time**
 Alderman: **No Interest at this time**
 #67 School Board: **No Interest at this time**
 #115 School Board: **No Interest at this time**
 Caucus Committee: **I am currently applying / Consider me for this position in the future**
 Audit Committee: **No Interest at this time**
 Board of Fire & Police Commissioners: **No Interest at this time**
 Building Review Board (BRB): **I am currently applying / Consider me for this position in the future**
 Cemetery Commission: **No Interest at this time**
 Committee Representing Our Young Adults (CROYA): **No Interest at this time**
 Construction Codes Commission: **No Interest at this time**
 Elawa Farm Commission: **No Interest at this time**
 Fireman's Pension Fund - Board of Trustees: **No Interest at this time**
 Gorton Community Center Board of Directors: **No Interest at this time**
 Historic Preservation Commission: **I am currently applying / Consider me for this position in the future**
 Legal Committee: **No Interest at this time**
 Library Board: **No Interest at this time**
 Park & Recreation Board: **I am currently applying / Consider me for this position in the future**
 Planning Commission Labels: **I am currently applying / Consider me for this position in the future**
 Police Pension Fund - Board of Trustees: **No Interest at this time**
 Senior Resources Commission: **No Interest at this time**
 Zoning Board of Appeals (ZBA): **I am currently applying / Consider me for this position in the future**
 Other Positions: **Construction, all aspects of real estate, managing teams, project management, facilities management, establishing strategic direction, strategic planning, management, managing / leading change and mamagemetn of resources, audits, creating and managing to budget and strategic sourcing initiatives.**

Other Considerations

Please list any regular commitments or travel that would interfere with your attendance at scheduled meetings:

I work within the ComEd service terretory in the Chicagoland area. I travel for business three to four times per year.

Please list any current or previous community service activites, interests, directorships, etc. -- public or private. For each activity please indicate years served and positions held:

Previously on construction committee for the School O Saint Mary's in west Lake Forest.

Previously and currently, on the Board for my Association in Linn Township (Lake Geneva) Wisconsin. I am the current President of the Board.

Please list other activities, specialized skills, knowledge, or professional experience that would contribute to your effectiveness in the position(s) for which you are applying or expressing possible future interest:

Construction, all aspects of real estate, managing teams, project management, facilities management, establishing strategic direction, strategic planning, management, managing / leading change and mamagemetn of resources, audits, creating and managing to budget and strategic sourcing initiatives.

References (Optional):

Will fill in at a later date if requested. I can submit either professional or community references.

Please state briefly why you are volunteering to serve The City of Lake Forest:

Please list any interests or activities that could lead to, or BE PERCEIVED as, a conflict of interest if you become a candidate or appointee:

I currently work for a public utility.



Potential Home Rule Sales Tax Increase Q&A

What is the difference between Sales Tax and Home Rule Sales Tax?

Sales tax is the combination of all state, local, mass transit, home rule, non-home rule, and any other governmental unit taxes imposed on the sale of tangible goods for use or consumption. In Illinois, the Department of Revenue administers the sales tax and distributes tax revenues to the appropriate governmental unit. In communities that are home rule, like The City of Lake Forest, governing boards have the authority to impose an additional tax called a home rule sales tax. Once implemented, the home rule sales tax becomes a component of the overall sales tax rate for that community. Generally, sales tax applies to purchases made within Lake Forest on most general merchandise, such as:

- Soft drinks and candy
- Food and beverage purchases at a restaurant
- Retail or clothing products
- Photo processing
- Grooming and hygiene products
- Computer software or electronics purchases

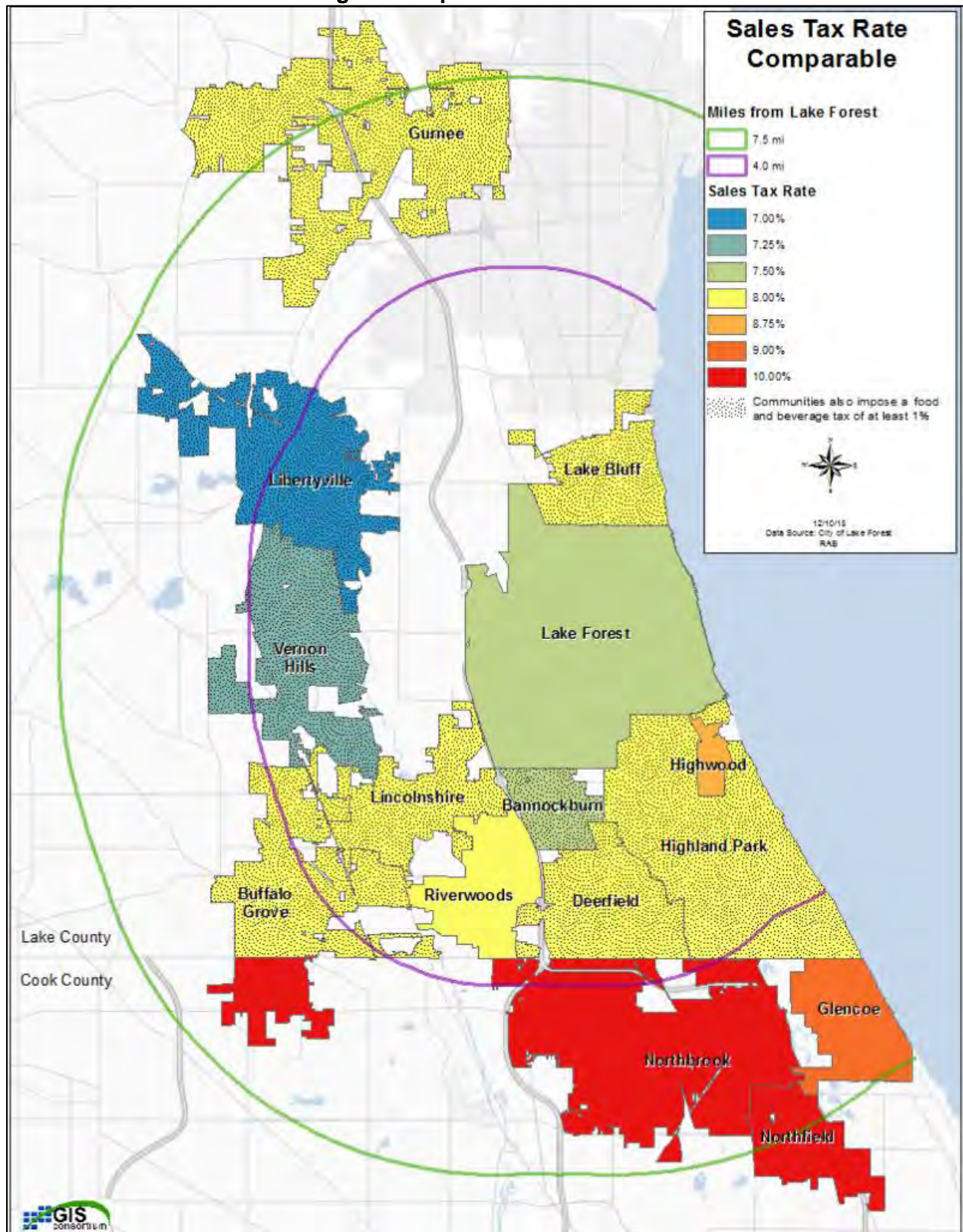
How does the State of Illinois allocate sales tax revenue in Lake Forest?

In Lake Forest, the City receives 1.50% of sales tax, or \$1.50 for every \$100 in taxable sales. This includes a 1.00% municipal or local sale tax and a 0.50% home rule sales tax. For example, for a \$500 clothing or retail purchase made in Lake Forest, the City receives \$7.50:

| Tax Collected | Tax Amount | Tax Revenue | Who Receives Revenue? |
|--|---------------------|-----------------------|-----------------------------------|
| State Sales Tax | 5.00% | \$25.00 | State of Illinois |
| County Tax | 0.25% | \$1.25 | County of Lake |
| Regional Transportation Authority (RTA) | 0.75% | \$3.75 | RTA |
| <i>Local Sales Tax</i> | <i>1.00%</i> | <i>\$5.00</i> | <i>City of Lake Forest</i> |
| <i>Home Rule Sales Tax (HRST)</i> | <i>0.50%</i> | <i>\$2.50</i> | <i>City of Lake Forest</i> |
| Total | <u>7.50%</u> | <u>\$37.50</u> | |

For more information about tax allocation in Lake Forest, visit: <https://mytax.illinois.gov/>

Regional Map of Sales Tax Rates

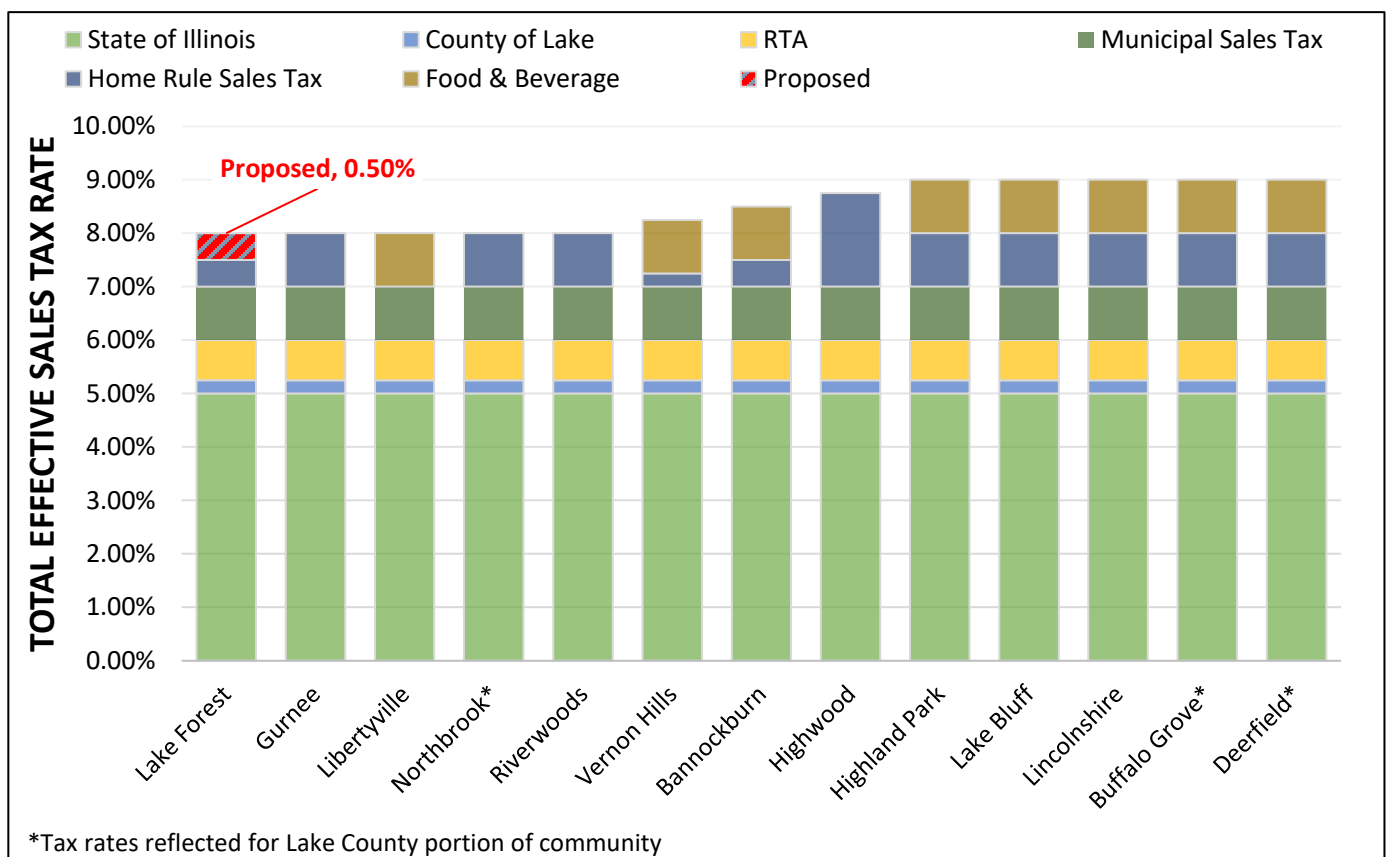


What is currently proposed, and how will it affect the sales tax rate in Lake Forest?

The City Council is considering an increase in the existing home rule sales tax by 0.50%, which would increase the total sales tax rate from 7.5% to 8.0% depending on the types of items you purchase in Lake Forest.

| Category | Description | Current Sales Tax | Proposed |
|--|--------------------------------|-------------------|------------------|
| General Merchandise | Retail, clothing, dining out | 7.5% | 8.0% |
| Qualifying food, drugs, and medical appliances | Groceries, prescriptions, etc. | 1.75% | No Change |
| Titled or registered items | Vehicles, boats, etc. | 7.0% | No Change |

How would the additional tax, and new sales tax rate for Lake Forest, compare to the sales tax rate in nearby communities?



With the additional increase, the City's sales tax rate would remain below the average total sales tax rate for communities within an eight mile radius (See Map).

**How would the additional sales tax affect my future purchases in Lake Forest?
And how much additional revenue will it bring to the City of Lake Forest?**

The additional 0.5% local sales tax would add half a penny on every dollar spent on certain items, which the City anticipates will generate an additional \$600,000 of new revenue. Below is a sample of how the additional sales tax would affect purchases in Lake Forest.

| Product | Price | Net Cost with Current Sales Tax | Net Cost with Additional 0.50% Sales Tax | Difference |
|--------------------------|------------|---------------------------------|--|-------------|
| Cup of Coffee | \$3.00 | \$3.23 | \$3.24 | \$0.01 |
| Sunglasses | \$75.00 | \$80.63 | \$81.00 | \$0.37 |
| Dinner Out (No Gratuity) | \$95.00 | \$102.13 | \$102.60 | \$0.47 |
| Clothing | \$140.00 | \$150.50 | \$151.20 | \$0.70 |
| Hotel Stay (1 night) | \$319.00 | \$354.09 | \$354.09 | None |
| Interior Home Goods | \$1,250.00 | \$1,343.75 | \$1,350.00 | \$6.25 |

Why does The City of Lake Forest need additional revenue and how would the additional sales tax revenue be spent?

The City relies heavily on the real estate transfer tax, demolition tax, property tax and sales tax to support the Capital Improvement Fund that pays for these public improvements. The City typically allocates \$3.3 million annually for capital improvements spread across several different classifications such as road and bridge, technology, storm sewers, parks and recreation, etc. Projects within these different classifications are given a priority level annually and included in a capital budget request that the City Council considers each year. This helps ensure that the City spreads its annual investment across all of its assets. However, while the funding of these projects has remained the same, the level and amount of projects that are continuing to be deferred or passed over is increasing. Based on the City's current five-year forecast, there are over \$10 million of unbudgeted Capital Improvement Fund projects.

These unfunded projects include a combination of various stormwater and drainage, streetscaping, transportation, and safety-related projects that the City will be unable to fund due to current revenue constraints facing the capital improvement fund. Unfortunately, without increased revenue to support the Capital Improvement Fund at this time, the City will need to continue to defer necessary capital improvements to maintain the City's facilities and infrastructure which will continue to add to the both the quantity and value of unbudgeted capital projects.

The City of Lake Forest would direct the additional revenue toward capital improvement projects. Generally, these projects include improvements that are relatively expensive, non-routine in nature, and have a fairly long useful life. Such projects include, but are not limited to, the construction and surfacing of new streets and bridges, storm sewer improvements, drainage enhancements, building maintenance and major equipment purchases.

Questions?

If you have questions regarding the proposed home rule sales tax rate, please contact the Office of the City Manager, at 847-234-2600 or email cityhall@cityoflakeforest.com.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-_____

**AN ORDINANCE APPROVING A
FEE SCHEDULE FOR THE CITY OF LAKE FOREST**

WHEREAS, The City has established various fees and charges as part of its codes, ordinances, rules, regulations, and policies, which fees and charges are reviewed from time-to-time; and

WHEREAS, the City Council has reviewed such fees and charges, and hereby determines that it is necessary to adjust certain existing fees and charges, and/or to establish formally other fees and charges; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to adopt this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated as the findings of the City Council and are hereby incorporated into and made a part of this Ordinance.

SECTION TWO: Approval of Fee Schedule. The City Council hereby approves the fee schedule set forth in Exhibit A ("***Fee Schedule***"). To the extent any provision of any code, ordinance, regulation, rule, or policy of the City is

contrary to the Fee Schedule, such provision is hereby deemed amended so that the Fee Schedule shall control. Any fee or charge not otherwise listed on the Fee Schedule shall remain unchanged and in full force and effect.

SECTION THREE: **Effective Date of Fee Schedule.** The fees and charges set forth on the Fee Schedule shall take effect as of the date noted on the Fee Schedule.

SECTION FOUR: **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2019

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2019

Mayor

ATTEST:

City Clerk

Exhibit A

Schedule of Fees and Charges

Exhibit A

| |
|-------------------------|
| Add prior approved fees |
| New Fee |
| Change to fee |

| | | | | PROPOSED | | |
|---|-------------------|---------|--|-----------------|---------|-------------|
| | | | | FEE | FY2020 | Amount \$\$ |
| | | | | (n/c if | % | Projected |
| | | | | blank) | CHANGE | Revenue |
| | City Code Section | Fund | FY2019 | | | |
| 1. Public Works | | | | | | |
| Water Utility Fees/Charges | | | | | | |
| Turn Off Water Fee | 51.064 | Water | 75 | | | |
| Turn Off Water Fee After Hours | 51.064 | Water | 100 | | | |
| Turn On Water Fee | 51.064 | Water | 75 | | | |
| Turn On Water Fee After Hours | 51.064 | Water | 100 | | | |
| Water Main Taps: | | Water | | | | |
| 1 Inch | 51.030(b) | Water | 500 | | | |
| 1-1/2 Inch | 51.030(b) | Water | 1,000 | | | |
| 2 Inch | 51.030(b) | Water | 1,300 | | | |
| 3,4,6 and 8 inch taps | 51.030(b) | Water | 900 | | | |
| Water Meter Fees: | | Water | | | | |
| 3/4 Inch | 51.045(e) | Water | 470 | | | |
| 1 Inch | 51.045(e) | Water | 540 | | | |
| 1-1/2 Inch | 51.045(e) | Water | 910 | | | |
| 2 Inch | 51.045(e) | Water | 1,165 | | | |
| 3 inch | 51.045(e) | Water | 2,615 | | | |
| 4 inch | 51.045(e) | Water | 3,950 | | | |
| 6 inch | 51.045(e) | Water | 6,840 | | | |
| Water Meter Contractor Bond | 51.015 | Water | | 1500 | 100.00% | 0 |
| Plant Investment Fee - SF | 52.15 | Water | 2,900 | | | |
| Multi-Family Dwelling - new structure | 52.15 | Water | 2,652 | | | |
| Residential pools, sprinkler systems | 52.15 | Water | 459 | | | |
| Nonresidential buildings - new structures and additions | 52.15 | Water | 1.02/sq ft of entire interior area of the building | | | |
| Institutional buildings - new structure and additions | 52.15 | Water | .94/sq ft of entire interior area of the building | | | |
| only if eligible for fed and state tax exempt status | | Water | | | | |
| General Fees | | | | | | |
| Sticker for Leaf/Grass Bags | 50.016 | General | 1.00 per sticker | | | |
| Sanitation | | | | | | |
| Special Pickup | 50.039 (c) | General | \$ 40 per cubic yard | | | |
| White Goods | 50.015 | General | 65 | | | |
| White Goods W/CFC | 50.015 | General | 90 | | | |
| Monthly refuse collection fee | 50.021 | General | 8.00 Per month | 12.00 Per Month | 50.00% | 300,000 |
| 55 Gallon Recycle Cart/Fee for extra cart only | | General | 55 | 75 | 36.36% | 0 |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|---------|-----------------------------|-------------------|---------|----------------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if blank) | CHANGE | Projected Revenue |
| | City Code Section | Fund | FY2019 | | | |
| Licenses | | | | | | |
| Scavengers - collects and disposes of multi-family and commercial waste | 50.055 | | 1,500 per company | | | |
| Scavengers - collects and disposes of residential and commercial roll -offs | 50.055 | | 750 per company | | | |
| Scavengers - collection and cleaning of portable toilets | 50.055 | | 200 per company | | | |
| 2. Community Development | | | | | | |
| Water Utility Fees/Charges | | | | | | |
| Water Service Inspection Fee | N/A | Water | 50 | | | |
| Home Inspection Fee | 51.065 | Water | 150 | | | |
| Home Inspection Fee - Re-Inspection | 51.065 | Water | 50 | | | |
| Home Inspection Waiver | 51.065 | Water | 25 | | | |
| General Fees | | | | | | |
| Zoning Analysis | 159.052 | General | 100 | | | |
| Tree fencing inspection fee | N/A | | 240 | 135 | -43.75% | -11025 |
| Building & Development Fees: | | | | | | |
| Service Contracts: | | | | | | |
| Lake Bluff | N/A | General | Per Agreement | | | |
| Bannockburn | N/A | General | \$5,000 min. | | | |
| | N/A | | & 50% over that | | | |
| Plan Review : | | | | | | |
| Remodeling up to \$12,000 | 150.145 | General | 55 | | | |
| \$12,001 to \$48,000 Remodeling | 150.145 | General | 82 | | | |
| \$48,001 - \$120,000 Remodeling | 150.145 | General | 138 | | | |
| over \$120,000 Remodeling | 150.145 | General | 230 | | | |
| Additional fee for plan reviews that require more than 2 hours | 150.145 | General | \$55 per additional hour | | | |
| New Construction - SFD | 150.145 | General | 400 | | | |
| New Construction - 2FD | 150.145 | General | 230/unit | | | |
| New Const. - Com. & Multi. Fam. | 150.145 | | \$572+\$50/ | | | |
| 3 or more units | 150.145 | | 1,000 Sq. Ft. | | | |
| Plan Re-Submittal Fee | 150.145 | General | \$ 140 per re-submittal | | | |
| Alterations to Approved Plans | 150.145 | General | \$ 140 + \$55 per hour fee | | | |
| | | | for reviews | | | |
| | | | requiring more than 2 hours | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|---------|----------------------------|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | | Amount \$\$ |
| | | | | (n/c if | % | Projected |
| | | | | blank) | CHANGE | Revenue |
| | City Code Section | Fund | FY2019 | | | |
| Building Scale Calculation Fees | | | | | | |
| Single Family residence - first review | N/A | General | 400 | | | |
| with completed Building Scale worksheet/detailed plans | N/A | General | 200 | | | |
| Two-family dwelling | N/A | General | \$ 189 per unit | | | |
| with completed Building Scale worksheet/detailed plans | N/A | General | 120 | | | |
| Additional reviews (for revised plans) | N/A | General | 102 | | | |
| On-site inspection for an existing dwelling | N/A | General | 102 | | | |
| Office meeting to discuss for building scale calculation | N/A | General | 50 | | | |
| Building Scale Waiver Request | N/A | General | 100 | | | |
| Building Review Board Fees | | | | | | |
| Signs/Awnings/Landscaping/ | | | | | | |
| Lighting/Fences | N/A | General | 75 | | | |
| Two or more of above | N/A | General | 125 | | | |
| Storefront Alterations | N/A | General | 100 | | | |
| New Commercial building, school, hospital or multi-family building | N/A | General | 700 | | | |
| per building | | | | | | |
| Alterations or major additions to commerical buildings, schools, | N/A | General | 323 | | | |
| hopitals or multi-family buildings - per building | | | | | | |
| New multi-building projects - per building | N/A | General | 850 + 175 for more than | | | |
| | | | 4 buildings (per building) | | | |
| Satellite Dish | N/A | General | 100 | | | |
| Changes to approved building materials | N/A | General | 60 | | | |
| Demolition with replacement structure | N/A | General | 2,230 | | | |
| Demolition partial and replacement addition | N/A | General | 1,310 | | | |
| Demolition w/o Replacement Struture | N/A | General | 1,310 | | | |
| New Residence on Vacant Property (building scale fee also) | 155.07 | General | 1,050 | | | |
| Additions & Alterations to Existing Residence (building scale fee also) | 155.07 | General | 500 | | | |
| Replacement/new single family home/duplex structure | N/A | General | 1,310 | | | |
| Variance from Building Scale Ordinance | N/A | General | 367 | | | |
| Revisions to Approved Plans | N/A | General | 225 | | | |
| Historic Preservation Commission Fees | | | | | | |
| Demolition (complete) and replacement structure | 155.07 | General | 2,450 | | | |
| Demolition (partial) and replacement structure | 155.07 | General | 1,529 | | | |
| Removal of less than 50% | 155.07 | | | | | |
| Demolition partial and replacement addition | N/A | General | 1,310 | | | |
| Demolition w/o Replacement Structure | N/A | General | 1,310 | 1441 | 10.00% | 131 |
| New Residence on Vacant Property (building scale fee also) | 155.07 | General | 1,050 | | | |
| Additions & Alterations to Existing Residence (building scale fee also) | 155.07 | General | 500 | | | |
| Revisions to Approved Plans | 155.07 | General | 225 | | | |
| Variance from Building Scale Ordinance | 155.07 | General | 367 | | | |
| Rescission of local landmark designation, amendment of | 155.07 | | | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|--------------------------|---|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | CHANGE | Projected |
| | City Code Section | Fund | FY2019 | blank) | | Revenue |
| local landmark designation or historic map amendment | 155.07 | General | 2,500 | | | |
| Signs/Awnings/Landscaping/ Lighting/Fences | N/A | General | 75 | | | |
| Two or more of above | N/A | General | 125 | | | |
| Storefront Alterations | N/A | General | 100 | | | |
| New Commercial building, school, hospital or multi-family building per building | N/A | General | 700 | | | |
| Alterations or major additions to commerical buildings, schools, hospitals or multi-family buildings - per building | N/A | General | 323 | | | |
| New multi-building projects - per building | N/A | General | 850 + 175 for more than 4 buildings (per building) | | | |
| | | | | | | |
| Project Fees | | | | | | |
| Red Tag , per violation, per day | 150.005 | General | 300 | | | |
| Stop Work Order | 150.005 | General | 750 | | | |
| Street Obstruction - first 30 lineal fee of public right-of-way | 150.005 | General | 100 | | | |
| Re-Inspection all permits (failed/no show) | 150.005 | General | 175 | | | |
| Additional Inspections | 150.005 | General | 50 | | | |
| Off Hour Inspections | 150.005 | General | \$50 administration fee plus per hour cost of inspector | | | |
| | | | | | | |
| Const. Codes Comm. Fees: | | | | | | |
| Variances from Construction Code | 150.110 | General | 250 | | | |
| Administrative Appeals | 150.110 | General | 150 | | | |
| Material/Product Evaluation | 150.110 | General | 350.00 | | | |
| Demolition Tax | 150.110 | Cap Imp/ Afford Hsing | 12,000 | | | |
| | | | | | | |
| Zoning Board of Appeals | | | | | | |
| Variations from Zoning Codc | 159.02 | General | 287 | | | |
| Administrative Appeals | 159.02 | General | 150 | | | |
| Special Use Permit - Existing Developments | 159.02 | General | 755 | | | |
| Legal Ad Publication (as required) | 159.02 | General | 65 | | | |
| | | | | | | |
| Plan Commission | | | | | | |
| Minor Subdivisions-Tentative Approval 2,3 or 4 lots payable at time of application | 156.026(a)(3) | General | 2,184 | | | |
| Minor Subdivisions-Final Approval | 156.026(a)(3) | General | 250+35/lot plus engineering and recording fees | | | |
| Major Subdivisions-Tentative Approval 5 or more lots | 156.026(a)(3) | General | \$3,822+35 for each lot over 5 | | | |
| Major Subdivisions-Final approval paid prior to recording of plat | 156.026(a)(3) | General | \$400+35/ plus \$5/lot | | | |
| | 156.026(a)(3) | General | over 10: + | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|---------|---|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| | 156.026(a)(3) | | engineering and recording fees | | | |
| Planned Preservation Subd Special Use Permit plus minor/major subd fee | 156.026(a)(3) | General | 2,500 | | | |
| Zoning Change | 156.026(a)(3) | General | 3,328 | | | |
| Filing fee for all other developments | 156.026(a)(3) | General | 788 | | | |
| Code Amendment | 156.026(a)(3) | General | 3,328 | | | |
| Extension of Tentative Subdivision Plat Approval | 156.026(a)(3) | General | 150 | | | |
| Administrative Property Line shift | 156.026(a)(3) | General | 250 | | | |
| Legal Ad Publication (as required) | 156.026(a)(3) | General | 65 | | | |
| Special Use Permit | 156.026(a)(3) | General | 1,035 | | | |
| Special Use Permit - Restaurant within 150' of Residential | 156.026(a)(3) | General | 600 | | | |
| Permits | | | | | | |
| Building Permits repair and maintenance under \$6,000 | 150.145 | General | 40 | | | |
| Building Permits - \$100,000 or less | 150.145 | General | 1.5% of total construction | | | |
| | 150.145 | General | (50 min) | | | |
| Building Permits - over \$100,000 | | | | | | |
| \$100,001 - \$200,000 | 150.145 | General | 2% of total construction | | | |
| \$200,001 - \$500,000 | 150.145 | General | \$4,000 + 1% of total cc in excess of \$200,000 | | | |
| \$500,001 and above | 150.145 | General | \$7,000 + .5% of total cc in excess of \$500,000 | | | |
| Underground storage tank removal | | General | | | | |
| (single family and duplex) | 150.145 | | \$150 per tank | | | |
| All other properties | 150.145 | General | \$250 per tank | | | |
| Hot work | 150.145 | General | 100 | | | |
| Permit Extensions | 150.145 | General | \$150 administration fee plus 20% of the original | | | |
| | 150.145 | | permit fee - 6 month extension | | | |
| Administration Demolition Approval - Life Safety/Nuisance | 150.145 | General | 500 | | | |
| Driveway Permits: | | | | | | |
| Driveway Resurfacing Permit (not required for sealcoating) | 150.145 | General | 50 | | | |
| Driveway Bond | 150.485 | General | 250 | | | |
| Satellite Permit | | | | | | |
| Satellite dish | 150.145 | General | 100 | | | |
| | 150.145 | General | 1.5% of cost, 50 min | | | |
| Plumbing | | | | | | |
| Irrigation Systems | 150.145 | General | 2.00 per head | | | |
| | 150.145 | General | \$ 60 min | | | |
| Plumbing - base charge | 150.145 | General | 60+\$5.50/fix. | | | |
| Recording of Public Right-of-Way agreement | 150.145 | General | 70 (up to 4 pages, \$5 each addl page) | | | |
| for sprinkler system | | | | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|---------|---|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | | Amount \$\$ |
| | | | | (n/c if | % | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Sanitary Sewer | 150.145 | General | \$50 min + 1.00/ft over 50 ft | | | |
| Storm Sewer | 150.145 | General | \$50 min + 1.00/ft over 50 ft | | | |
| Street Opening | 98.056 | | 50.00 | | | |
| Electrical | 150.145 | General | \$100, plus \$1 per unit beyond 100 total units | | | |
| Electrical Service | 150.145 | General | 75 | | | |
| Electric - motors | 150.145 | General | \$75 + .50 per horsepower | | | |
| HVAC | | | | | | |
| Residential - New or replacement | | | | | | |
| 1 or 2 units | 150.145 | General | 52 | | | |
| Each additional unit | 150.145 | General | 45 | | | |
| Duct work | 150.145 | General | 52 | | | |
| Commercial New | 150.145 | General | \$52 per 1,500 | | | |
| | 150.145 | General | sq ft of floor area | | | |
| Commerical - replacement of existing units | 150.145 | General | same as residential | | | |
| Sign | 150.145 | General | 1.5% construction cost | | | |
| | 150.145 | General | 50 min | | | |
| Construction Trailer Permit (Commercial Construction Sites only) | 150.145 | General | \$100 per month | | | |
| Purchase of Parking | | | | | | |
| Space per Zoning Code | 150.145 | General | to be set by City Council at the time | | | |
| | 150.145 | | of approval based on market costs | | | |
| | | | | | | |
| Elevators | | | | | | |
| Elevator Inspection Fee | 150.145 | General | Variable | | | |
| Elevator Permits - New elevators | 150.145 | General | 65 | | | |
| | | | | | | |
| Vending Licenses | | | | | | |
| Health -Restaurant (20 or Less) | 113.03(d)(1) | General | 250 | | | |
| Health - Restaurant (21-99) | 113.03(d)(2) | General | 350 | | | |
| Health - Restaurant (100 + Seats) | 113.03(d)(3) | General | 600 | | | |
| Health - Itinerant Restaurant | 113.03(d)(4) | General | 250 | | | |
| Health - Food Store | 113.21(d) | General | 100.00 | | | |
| Health - Limited Food Store (selling candy) | 113.21(d) | General | 50.00 | | | |
| Food Vendor (delivery) | 113.21(d) | General | \$150/Veh. | | | |
| Milk Vendor (delivery) | 113.21(d) | General | \$100/Veh. | | | |
| Health - Milk Store | 113.21(d) | General | 100 | | | |
| Ice Vending Machine per machine | 95.061 | General | 110 | | | |
| Food Vending Machine per machine | 113.21(d) | General | 55 | | | |
| Candy Vending Machine per machine | 113.21(d) | General | 55 | | | |
| Pop/Soft drink Vending Machine per machine | 113.21(d) | General | 55 | | | |
| Milk Vending Machine per machine | 113.21(d) | General | 55 | | | |
| Tobacco vending machine per machine | 135.136 | General | 50 | | | |
| Card/Trinket Vending Machine per machine | 110.104 | General | 55 | | | |
| Amusement Machine per machine | 110.104 | General | 110 | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|---------|---|-------------------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| HVAC Contractor | 150.145 | General | 60 | | | |
| Electrical Contractor | 150.145 | General | 60 | | | |
| Juke Box | 110.083 | General | 25 | | | |
| Pool Table | 112.095(b)(1) | General | 25 | | | |
| Elevator Inspection Fee | 150.220(b) | General | Variable | | | |
| DVD Vending Machine License | 110.005 | General | 110 | | | |
| | | | | | | |
| <u>Tree and Vegetation Removal</u> | | | | | | |
| Application Review Fee | 99 | General | \$40 | | | |
| Removal of Heritage Tree | 99 | General | \$ 40 per tree | | | |
| Removal of tree 10" DBH or larger within the streetscape preservation area, the front yard or the corner side yard | 99 | General | \$ 40 per tree | | | |
| Removal of trees or vegetation from a Conservation Easement | 99 | General | \$ 35 per 1 1/2 acre site | | | |
| Removal of trees from a Tree Preservation or No Disturbance area | 99 | General | \$ 40 per tree | | | |
| Removal of trees or shrubs from any ravine or bluff | 99 | General | \$ 40 per 1 1/2 acre site | | | |
| Removal of trees or shrubs from a public right of way or other public property | 99 | General | \$ 40 per 1 1/2 acre site | | | |
| Ash tree removals, dead or hazardous trees | 99 | General | No Fee | | | |
| | | | | | | |
| <u>Bonds</u> | | | | | | |
| Permit Renewal - for projects with estimated construction costs of \$200,000 or less refundable upon completion of project within one year | 150.145 | General | 18% of permit fee | 19% of permit fee | 1.00% | Variable |
| Permit Renewal - for projects with estimated construction costs of more than \$200,000 refundable upon completion of project within 18 months | 150.145 | General | 20% of permit fee | 21% of permit fee | 1.00% | Variable |
| Street Opening Bond | 98.058 | General | 500 | | | |
| | | | | | | |
| <u>Fire Protection Fees:</u> | | | | | | |
| Life Safety Plan Review Fee - New Constr/Addition | 150.145 | General | \$ 500 min or .05 s.f. | | | |
| | | | includes all floors | | | |
| Life Safety Plan Review Fee - Remodel/Alteration | 150.145 | General | \$ 60 min or .05 sf | | | |
| | | | includes all areas | | | |
| <u>Fire Suppression Systems (Plan review and 2 inspections)</u> | | | | | | |
| Single Family/Duplex Residential | | | | | | |
| New | 150.145 | General | \$120 or .05 per s.f whichever is greater | | | |
| Addition/Alteration | 150.145 | General | \$60 or .05 per s.f for scope of work area | | | |
| | 150.145 | | whichever is greater | | | |
| | | | | | | |
| Commercial/Multi Family | | | | | | |
| New | 150.145 | General | \$500 or .05 per s.f. whichever is greater | | | |
| Addition/Alteration | 150.145 | General | \$250 or .05 s.f. for scope of work area whichever is greater | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|---------|---|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | | Amount \$\$ |
| | | | | (n/c if | % | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Specialized Suppression (FM 200, clean agent) | 150.145 | General | \$150 per system (in addition to above fees for the overall system) | | | |
| Stand pipe riser | 150.145 | General | 100 | | | |
| Fire Alarms | | | | | | |
| Single Family/Duplex Residential | 150.145 | General | \$75 or .05 per s.f. whichever is greater | | | |
| Commercial/Multi Family - New | | General | \$500 or .05 per s.f. whichever is greater | | | |
| Commercial/Multi Family - Addition/Alteration | 150.145 | General | \$75 or .05 per s.f. whichever is greater | | | |
| Inspections/Tests | | | | | | |
| Annual & New Underground Flush test | 150.145 | Water | \$75 + cost per gallon of water, at current rate as established by the City Council, based on pipe size | | | |
| Annual & New Fire Pump Test | 150.145 | Water | \$175 + cost per gallon of water, at current rate as established by the City Council, based on pump size | | | |
| Small Wireless Facilities | | | | | | |
| Application for Collocation - Installation of facility | | General | \$650 | | | |
| Application for Collocation - Installation of multiple facilities | | General | \$350 per facility | | | |
| Application for installation of new utility pole or support structure | | General | \$1,000 | | | |
| Annual recurring rate for collocations on a City utility pole located in the right-of-way. (* Or the City's actual, direct, and reasonable costs related to the wireless provider's use of space on the City utility pole) | | General | *\$200 | | | |
| Other | | | | | | |
| Hood and Duct Extinguishing System - New | 150.145 | General | \$300 per system | | | |
| Hood and Duct Extinguishing System - Alteration | 150.145 | General | \$100 per system | | | |
| Alternative Letter of Credit Review | 150.145 | General | \$100 per review | | | |
| Conditional Certificate of Occupancy - Landscape only due to season (single family and duplex) | 150.145 | General | \$300 per unit | | | |
| Conditional Certificate of Occupancy (single family and duplex) | 150.145 | General | \$500 per unit | 550 | 10.00% | 300 |
| Conditional Certificate of Occupancy (multi-family and commercial) | 150.145 | General | \$25 per square foot, whichever is greater, to a maximum of \$2,000 | | | |
| 3. Finance | | | | | | |
| Water Utility Fees/Charges | | | | | | |
| Water Sales/1,000 Gallons | | | | | | |
| Effective with Water Bills mailed on or after May 1, 2019 | | | | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|---------|----------------|---------------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | | Amount \$\$ |
| | | | | (n/c if | % | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Lake Forest Residential - to 10,000 Gallons per Quarter | 51.061(a) | Water | 4.50 | 4.60 | 2.22% | 49,188 |
| Lake Forest Residential - 10,001 to 60,000 Gallons per Quarter | 51.061(a) | Water | 5.77 | 5.90 | 2.25% | incl above |
| Lake Forest Residential - over 60,000 Gallons per Quarter | 51.061(a) | Water | 6.05 | 6.30 | 4.13% | incl above |
| Lake Forest All Other Users | 51.061(a) | Water | 5.95 | 6.10 | 2.52% | incl above |
| Del Mar Woods | 51.061(a) | Water | 8.18 | 8.35 | 2.08% | n/a |
| Other Non resident users | 51.061(a) | Water | 8.18 | 8.35 | 2.08% | n/a |
| Sewer Charge/1,000 Gallons (winter usage) | 51.061(a) | Water | 1.16 | | | |
| Customer Charge - Water (Inside) | | | | | | |
| 5/8" to 1.5" meter | 51.061(b) | Water | \$40/quarter | \$43/quarter | 7.50% | 102,208 |
| 2" to 4" meter | 51.061(b) | Water | \$160/quarter | \$170/quarter | 6.25% | incl above |
| 6" and above meter | 51.061(b) | Water | \$750/quarter | \$800/quarter | 6.67% | incl above |
| Benefit Access Program Discount - must renew annually | N/A | Water | \$(10)/quarter | | | |
| Customer Charge - Water (Outside) | | | | | | |
| 5/8" to 1.5" meter | 51.062(b) | Water | \$50/quarter | \$55/quarter | 10.00% | n/a |
| 2" to 4" meter | 51.062(b) | Water | \$175/quarter | \$190/quarter | 8.57% | n/a |
| 6" and above meter | 51.062(b) | Water | \$790/quarter | \$850/quarter | 7.59% | n/a |
| Customer Charge - Sewer | | | | | | |
| 5/8" to 1.5" meter | 52.15€(1) | Water | \$5/quarter | | | |
| 2" to 4" meter | 52.15€(1) | Water | \$20/quarter | | | |
| 6" and above meter | 52.15€(1) | Water | \$100/quarter | | | |
| | | | | | | |
| Beach Parking Fee | | | | | | |
| Beach Parking | | | | | | |
| Temporary (R) | 73.45 | General | 85 | | | |
| Temporary (NR) | 73.45 | General | 910 | | | |
| | | | | | | |
| Parking Permits | | | | | | |
| Resident-Full Year | 73.27(c)(7) | Parking | 313 | | | |
| Resident-Monthly | 73.27(c)(7) | Parking | 30/Month | | | |
| Resident - Unlimited | 73.27(c)(7) | Parking | 1,000 | | | |
| Employer Purchased-Full Yr. | 73.27(c)(7) | Parking | 180 | | | |
| Employer Purchased-Monthly | 73.27(c)(7) | Parking | 20/Month | | | |
| Non-Resident-Full Year | 73.27(c)(7) | Parking | 700 | | | |
| Non-Resident - Monthly | 73.27(c)(7) | Parking | 60/Monthly | | | |
| An envelope of 10 tokens | N/A | Parking | 25 | | | |
| Daily Parking Fee-Telegraph | 73.27(c)(7) | Parking | 3 | | | |
| Daily Parking Fee-All Other | 73.27(c)(7) | Parking | 3 | | | |
| | | | | | | |
| | | | | | | |
| Licenses | | | | | | |
| Car and Lt Truck | 74.179(b) | General | 85 | | | |
| HeavyTruck (8,000+ lbs.) | 74.179(b) | General | 110 | | | |
| Motocycles | 74.179(b) | General | 45 | | | |
| Senior Citizen 65 and over | N/A | General | no discount | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|---------|---|---------------------------|--------|--------------------------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if blank) | CHANGE | Projected Revenue |
| | City Code Section | Fund | FY2019 | | | |
| Transfers | 74.184 & 185 | General | 5 | | | |
| Penalties | 74.179(b) | General | 50% | | | |
| Dog License | 91.032 | General | 10 | | | |
| Cat License | 91.032 | General | 10 | | | |
| Auto Dealer License | 74.183 | General | 50+20/Veh | | | |
| Disabled vehicle sticker (Benefit Access Program) | N/A | General | 45 | | | |
| Real Estate Transfer Tax | 39.155(b) | Cap Imp | \$4.00 per \$1,000 | | | |
| Non-sufficient funds Fee | 10.99 | General | 25 | | | |
| Credit Card Service Fees-Effective January 1, 2019 | | | | | | |
| Daily Parking | 73.27(c)(7) | General | \$.25 per transaction | | | |
| Development Related Fees | N/A | General | lesser of 3.00% or maximum allowable by law | 2.95% (Minimum \$1.95) | | Pass-through of costs incurred |
| Public Safety Pension Fee | | | | | | |
| Residential Utility Accounts | N/A | General | \$20 per Quarter | | | |
| All Other Utility Accounts (exclude irrigation only services) | N/A | General | \$70 per Quarter | | | |
| 4. Parks and Recreation | | | | | | |
| Golf Course Fees/Charges: | | | | | | |
| Seasonal Fees-Resident: effective January 1, 2019 | | | | | | |
| Class A -Adult Single | 97.051 | DPG | 1450 | 1475 | 1.72% | 1125 |
| Class B -Adult Combo | 97.051 | DPG | 2500 | | | |
| Class D -Junior | 97.051 | DPG | 625 | 675 | 8.00% | 700 |
| Class F - Senior Citizen | 97.051 | DPG | 850 | 865 | 1.76% | 360 |
| Seasonal Fees (Non-Resident) effective January 1, 2019 | | | | | | |
| Class A -Adult Single | 97.051 | DPG | 1,850 | | | |
| Class B -Adult Combo | 97.051 | DPG | 2,500 | | | |
| Class D -Junior | 97.051 | DPG | 650 | 675 | 3.85% | 0 |
| Class F - Senior Citizen | 97.051 | DPG | 1,100 | | | |
| Daily Fees-Resident: effective January 1, 2019 | | | | | | |
| Weekday-9 | 97.051 | DPG | 31 | 35 | 12.90% | 9748 |
| Weekday-18 | 97.051 | DPG | 46 | 48 | 4.35% | 5125 |
| Weekend 9 | 97.051 | DPG | 38 | 40 | 5.26% | 4381 |
| Weekend -18 | 97.051 | DPG | 56 | 61 | 8.93% | 8000 |
| Electric Golf Carts: effective January 1, 2019 | | | | | | |
| 9 Holes Single Rider | 97.052 | DPG | 12 | 13 | 8.33% | 15000 |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|-----------|--------------|----------------|--------|-------------|
| | | | | FEE | FY2020 | Amount \$\$ |
| | | | | (n/c if blank) | % | Projected |
| | City Code Section | Fund | FY2019 | | CHANGE | Revenue |
| 18 Holes Single Rider | 97.052 | DPG | 20 | | | |
| Range Balls | | | | | | |
| Small Bucket | 97.051 | DPG | 5 | 6 | 20.00% | 1932 |
| Medium Bucket | 97.051 | DPG | 7 | 8 | 14.29% | 1000 |
| Large Bucket | 97.051 | DPG | 15 | | | |
| Pull cart - 9 holes | 97.051 | DPG | 6 | | | |
| Pull cart - 18 holes | 97.051 | DPG | 8 | | | |
| USGA Handicap Fees - Members | 97.051 | DPG | 37 | 40 | 8.11% | 100 |
| Permanent Tee Time - Weekend | 97.051 | DPG | 300 | | | |
| Locker - 18 inch | 97.051 | DPG | 130 | 135 | 3.85% | 185 |
| Locker - 12 inch | 97.051 | DPG | 115 | 120 | 4.35% | 80 |
| <u>Park Fees</u> | | | | | | |
| Park Picnic Permits | | | | | | |
| 0 - 149 People | N/A | Parks/Rec | 75 | 100 | 33.33% | 1625 |
| 150 or more People | N/A | Parks/Rec | 125 | 150 | 20.00% | 750 |
| Picnic Tables | | Parks/Rec | 25 per table | | | |
| Grills | | Parks/Rec | 85 per grill | | | |
| <u>Cemetery Fees</u> | | | | | | |
| Issuance of Deeds | 93.45 | Cemetery | .50 per deed | | | |
| <u>Boating and Beach Fees - effective February 1, 2019</u> | | | | | | |
| Watercraft Ramp/Sailboat Permits-Recreation | | | | | | |
| Watercraft Ramp (R) | 97.066 | Parks/Rec | 497 | 517 | 4.02% | 1280 |
| Watercraft Ramp 2nd boat/ half season | 97.066 | Parks/Rec | 249 | 259 | 4.02% | 170 |
| Watercraft Ramp (R) (Sen.) | 97.066 | Parks/Rec | 397 | 413 | 4.03% | 192 |
| Watercraft Ramp (R) (Sen) 2nd boat/ half season | 97.066 | Parks/Rec | 200 | 208 | 4.00% | 16 |
| Watercraft Ramp (NR) | 97.066 | Parks/Rec | 994 | 1034 | 4.02% | 160 |
| Year round compound storage Resident | 97.066 | Parks/Rec | 2203 | 2291 | 3.99% | 880 |
| Year round compound storage Resident senior | 97.066 | Parks/Rec | 1762 | 1832 | 3.97% | 280 |
| Year round compound storage non-resident | 97.066 | Parks/Rec | 3305 | 3437 | 3.99% | 0 |
| Seasonal compound storage Resident | 97.066 | Parks/Rec | 1491 | 1551 | 4.02% | 60 |
| Seasonal compound storage Resident Senior | 97.066 | Parks/Rec | 1193 | 1241 | 4.02% | 96 |
| Seasonal compound storage Non-resident | 97.066 | Parks/Rec | 2235 | 2324 | 3.98% | 0 |
| Year round watercraft rack storage resident | 97.066 | Parks/Rec | 602 | 626 | 3.99% | 96 |
| Year round watercraft rack storage resident senior | 97.066 | Parks/Rec | 483 | 502 | 3.93% | 95 |
| Year round watercraft rack storage non-resident | 97.066 | Parks/Rec | 602 | 626 | 3.99% | 0 |
| Seasonal watercraft rack storage resident | 97.066 | Parks/Rec | 352 | 366 | 3.98% | 224 |
| Seasonal watercraft rack storage resident senior | 97.066 | Parks/Rec | 281 | 292 | 3.91% | 2 |
| Seasonal watercraft rack storage non-resident | 97.066 | Parks/Rec | 352 | 366 | 3.98% | 0 |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|-----------|--------|-----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | | Amount \$\$ |
| | | | | (n/c if | % | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Year round watercraft sand storage resident | 97.066 | Parks/Rec | 745 | 775 | 4.03% | 0 |
| Year round watercraft sand storage resident senior | 97.066 | Parks/Rec | 596 | 620 | 4.03% | 0 |
| Year round watercraft sand storage non-resident | 97.066 | Parks/Rec | 1117 | 1162 | 4.03% | 0 |
| Seasonal watercraft sand storage resident | 97.066 | Parks/Rec | 457 | 475 | 3.94% | 18 |
| Seasonal watercraft sand storage resident senior | 97.066 | Parks/Rec | 365 | 380 | 4.11% | 15 |
| Seasonal watercraft sand storage non-resident | 97.066 | Parks/Rec | 686 | 713 | 3.94% | 0 |
| South Beach Parking Permit (R) | 97.066 | Parks/Rec | 145 | 151 | 4.14% | 192 |
| South Beach Parking Permit (R) (Sen.) | 97.066 | Parks/Rec | 114 | 119 | 4.39% | 35 |
| South Beach Parking Permit (NR) | 97.066 | Parks/Rec | 910 | | | |
| South Beach Parking Permit Employee/Retiree | 97.066 | Parks/Rec | 96 | 100 | 4.17% | 0 |
| Extra vehicle decal resident - center isle | 97.066 | Parks/Rec | 138 | | | |
| Extra vehicle decal senior - center isle | 97.066 | Parks/Rec | 110 | | | |
| Extra vehicle decal nonresident - center isle | 97.066 | Parks/Rec | 208 | | | |
| Daily Boat Launch resident | 97.066 | Parks/Rec | 40 | | | |
| Daily Boat Launch nonresident | 97.066 | Parks/Rec | 65 | | | |
| Resident Guest Daily Parking Pass, limit 5 per season | 97.066 | Parks/Rec | 10 | | | |
| Nanny Parking Pass | 97.066 | Parks/Rec | 85 | | | |
| Senior Caregiver Parking Pass | 97.066 | Parks/Rec | 85 | | | |
| Non resident beach fee, weekends and holidays | 97.069 | Parks/Rec | 10 | 15 | 50.00% | 12070 |
| Fitness Center Fees - effective May 1, 2019 | | | | | | |
| Fitness Center Membership Fees | | | | | | |
| Individual resident rate | N/A | Parks/Rec | 408 | 420 | 2.94% | 2,208 |
| Individual resident rate - 6 months | N/A | Parks/Rec | 260 | Eliminate | | |
| Individual resident rate - 3 months | N/A | Parks/Rec | 130 | Eliminate | | |
| Individual resident rate - 1 months | N/A | Parks/Rec | 41 | 42 | 2.44% | 22 |
| Individual non-resident rate | N/A | Parks/Rec | 490 | 528 | 7.76% | 114 |
| Individual non-resident rate - 6 months | N/A | Parks/Rec | 325 | Eliminate | | |
| Individual non-resident rate - 3 months | N/A | Parks/Rec | 162 | Eliminate | | |
| Individual non-resident rate - 1 months | N/A | Parks/Rec | 49 | 53 | 8.16% | 4 |
| Couple resident rate | N/A | Parks/Rec | 720 | 744 | 3.33% | 1,752 |
| Couple resident rate - 6 months | N/A | Parks/Rec | 455 | Eliminate | | |
| Couple resident rate - 3 month | N/A | Parks/Rec | 227 | Eliminate | | |
| Couple resident rate - 1 month | N/A | Parks/Rec | 72 | 74 | 2.78% | 10 |
| Couple non-resident rate | N/A | Parks/Rec | 864 | 888 | 2.78% | 24 |
| Couple non-resident rate - 6 months | N/A | Parks/Rec | 568 | Eliminate | | |
| Couple non-resident rate - 3 months | N/A | Parks/Rec | 284 | Eliminate | | |
| Couple non-resident rate - 1 months | N/A | Parks/Rec | 87 | 89 | 2.30% | 0 |
| Family resident rate | N/A | Parks/Rec | 936 | 972 | 3.85% | 1,548 |
| Family resident rate - 6 months | N/A | Parks/Rec | 591 | Eliminate | | |
| Family resident rate - 3 months | N/A | Parks/Rec | 295 | Eliminate | | |
| Family resident rate - 1 months | N/A | Parks/Rec | 93 | 97 | 4.30% | 16 |
| Family non-resident rate | N/A | Parks/Rec | 1128 | 1164 | 3.19% | 0 |
| Family non-resident rate - 6 months | N/A | Parks/Rec | 739 | Eliminate | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|-----------|---------------------------|-----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Family non-resident rate - 3 months | N/A | Parks/Rec | 369 | Eliminate | | |
| Family non-resident rate - 1 months | N/A | Parks/Rec | 113 | 116 | 2.65% | 0 |
| Senior resident rate | N/A | Parks/Rec | 312 | 324 | 3.85% | 1,092 |
| Senior resident rate - 6 months | N/A | Parks/Rec | 195 | Eliminate | | |
| Senior resident rate - 3 months | N/A | Parks/Rec | 97 | Eliminate | | |
| Senior resident rate - 1 months | N/A | Parks/Rec | 31 | 32 | 3.23% | 11 |
| Senior non-resident rate | N/A | Parks/Rec | 375 | 384 | 2.40% | 27 |
| Senior non-resident rate - 6 months | N/A | Parks/Rec | 244 | Eliminate | | |
| Senior non-resident rate - 3 months | N/A | Parks/Rec | 122 | Eliminate | | |
| Senior non-resident rate - 1 months | N/A | Parks/Rec | 37 | 38 | 2.70% | 0 |
| Senior couple resident rate | N/A | Parks/Rec | 528 | 540 | 2.27% | 408 |
| Senior couple resident rate - 6 months | N/A | Parks/Rec | 341 | Eliminate | | |
| Senior couple resident rate - 3 months | N/A | Parks/Rec | 170 | Eliminate | | |
| Senior couple resident rate - 1 months | N/A | Parks/Rec | 53 | 54 | 1.89% | 6 |
| Senior couple non-resident rate | N/A | Parks/Rec | 636 | 660 | 3.77% | 48 |
| Senior couple non-resident rate - 6 months | N/A | Parks/Rec | 426 | Eliminate | | |
| Senior couple non-resident rate - 3 months | N/A | Parks/Rec | 213 | Eliminate | | |
| Senior couple non-resident rate - 1 months | N/A | Parks/Rec | 64 | 66 | 3.13% | 0 |
| Student resident rate | N/A | Parks/Rec | 312 | 324 | 3.85% | 240 |
| Student resident rate - 1 month | N/A | Parks/Rec | 31 | 32 | 3.23% | 13 |
| Student non-resident rate | N/A | Parks/Rec | 375 | 384 | 2.40% | 0 |
| Student non-resident rate - 1 month | N/A | Parks/Rec | 37 | 38 | 2.70% | 0 |
| Matinee resident rate | N/A | Parks/Rec | 216 | 228 | 5.56% | 1,140 |
| Matinee resident rate - 1 month | N/A | Parks/Rec | 21 | 23 | 9.52% | 8 |
| Matinee non-resident rate | N/A | Parks/Rec | 260 | 276 | 6.15% | 64 |
| Matinee non-resident rate - 1 month | N/A | Parks/Rec | 26 | 28 | 7.69% | 0 |
| All-inclusive - member - effective December 6, 2012 | N/A | Parks/Rec | 311 | 324 | 4.18% | 858 |
| All-inclusive - non-member - effective December 6, 2012 | N/A | Parks/Rec | 692 | 720 | 4.05% | 0 |
| | | | | | | |
| | | | | | | |
| 5. OCM | | | | | | |
| | | | | | | |
| General Fees & Charges: | | | | | | |
| Birth certificates (January 1, 2010) | 5.36 | General | \$10 first/\$4 additional | | | |
| Death certificates (January 1, 2013) | 5.36 | General | \$14 first/\$6 additional | | | |
| On-line data entry fee by city staff (January 1, 2010) | N/A | General | 10 | | | |
| Solicitor/Peddler Permit Original Application | 117.01(b) | General | \$40 | | | |
| Solicitor/Peddler Permit Renewal | 117.40 | General | \$30 | | | |
| Electric Car | N/A | General | \$1 per Hour | | | |
| | | | | | | |
| Special Event Fees | | | | | | |
| Application Fee | 10.13 | General | \$50 | | | |
| Application Fee - Late Fee | 10.13 | General | 50% of fee per 30 days | | | |
| Escrow Deposit - Special Events | 10.13 | General | \$500 | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|------------|---------------------------------|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Police Officer hourly rate | 10.13 | General | 84 | 86 | 2.38% | 60 |
| Firefighter/Paramedic hourly rate | 10.13 | General | 85 | | | |
| Police and Fire Vehicle | 10.13 | General | \$110 | | | |
| Public Works hourly rate | 10.13 | General | 67 | | | |
| Parks hourly rate | 10.13 | Parks/Rec. | 67 | | | |
| A-Frame Barricades | 98.011 | General | \$5 | | | |
| Barricades 1 - 10 | 98.011 | General | \$40 | | | |
| Parking Cones | 98.011 | General | \$1 | | | |
| Bleacher keep in park | 10.13 | General | 50 | | | |
| Bleacher move to another location | 10.13 | General | 195 | | | |
| Litter Barrels 4--6 | 10.13 | General | 16 | | | |
| Picnic Tables 1 - 6 | 10.13 | General | 32 | | | |
| Grills | 10.13 | General | 195 | | | |
| Licenses | | | | | | |
| Raffle License | 110.150 | General | 25 | | | |
| Tobacco License | 135.138(f) | General | 500 | | | |
| Landscape License (March 1 to Feb 28) | 110.217 | General | 100 | | | |
| Penalties - Landscape License Applications after June 1 | 110.217 | General | 25 | | | |
| Auctioneers License | 110.026 | General | \$5 Daily & \$1.00 per employee | | | |
| Factories and Slaughterhouses | 110.047 | General | \$500 | | | |
| Mobile Auto Service | 110.200 | General | \$50 per unit | | | |
| Athletic Contests | 112.0029B) | General | \$50 per day | | | |
| Bowling Alley | 112.025 | General | \$10 per lane per year | | | |
| Circuses | 112.041 | General | \$100 per day circus conducted | | | |
| Circuses - Side Show | 112.042 | General | \$50 per day circus conducted | | | |
| Motion Pictures - Establishment capacity 500 or more persons | 112.075 | General | .50 per seat | | | |
| Public Dances | 112.112 | General | \$500 | | | |
| Theatrical Performances - less than 500 persons | 112.126 | General | \$100 | | | |
| Theatrical Performances - more than 500 persons | 112.126 | General | \$150 | | | |
| Theatrical Performance not covered by 112.126 | 112.127 | General | \$25 per day | | | |
| Junk Yard or Junk Shop | 114.22 | General | \$75 | | | |
| Junk Dealer collected by vehicle | 114.23 | General | \$20 per vehicle | | | |
| Pawnbroker | 116.03 | General | 100 | | | |
| Expressmen and Draymen | 118.156 | General | 25 | | | |
| Alcoholic and Beverages: | | | | | | |
| Class A-1 | 111.036 | General | 2,700 | | | |
| Class A-2 | 111.036 | General | 1,500 | | | |
| Class A-3 | 111.036 | General | 275 | | | |
| Class A-4 | 111.036 | General | 500 | | | |
| Class B-1 | 111.036 | General | 2,500 | | | |
| Class C-1 | 111.036 | General | 2,600 | | | |
| Class C-2 | 111.036 | General | 3,000 | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|------------|---|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Class C-3 | 111.036 | General | 800 | | | |
| Class D-1 | 111.036 | General | 2,500 | | | |
| Class E-1 | 111.036 | General | 3,000 | | | |
| Class F-1 | 111.036 | General | 100 | | | |
| Class F-2 | 111.036 | General | 100 for each 24 hour period or any part therof: \$50 not for profit with proof of 501 (c)3 status | | | |
| Class F-3 | 111.036 | General | 75 for each 24 hour period or any part therof: \$50 not for profit with proof of 501 (c)3 status | | | |
| Class F-4 | 111.036 | General | 500 per vendor for the duration of the sporting event | | | |
| Class F-5 | 111.036 | General | 1,100 | | | |
| Class F-6 | 111.036 | General | 600 | | | |
| Class G-1 | 111.036 | General | 200 | | | |
| Class G-2 | 111.036 | General | 600 | | | |
| Class H-1 | 111.036 | General | 600 | | | |
| Class H-2 | 111.036 | General | 1,100 | | | |
| Class I-1 | 111.036 | General | None | | | |
| Class I-2 | 111.036 | General | 1,500 | | | |
| Class I-3 | 111.036 | General | 100 | | | |
| Class J | 111.036 | General | 500 | | | |
| Class K | 111.036 | General | \$40/each 7 day license period | | | |
| Annual Renewal | 111.036 | General | 150 renewal existing or change in owners or officers | | | |
| Application Fee | 111.043 | General | 300 new license | | | |
| Application for Change in Owners or Officers | 111.043 | General | 100 | | | |
| Liquor License Penalty Fee | 111.036 | General | 25 | | | |
| | | | | | | |
| Impact Fees | | | | | | |
| Library | 150.023 | Library | see ordinance | | | |
| Fire and Emergency Services | 150.023 | General | see ordinance | | | |
| Park Site | 150.023 | PPL | see ordinance | | | |
| Park Development | 150.023 | PPL | see ordinance | | | |
| Police | 150.023 | General | see ordinance | | | |
| Public Works | 150.023 | General | see ordinance | | | |
| School District 67 (information only) | 150.023 | pay School | see ordinance | | | |
| High School District 115 (information only) | 150.023 | pay School | see ordinance | | | |
| | | | | | | |
| 6. Police | | | | | | |
| | | | | | | |
| Fines & Penalties: | | | | | | |
| Overtime Parking - Lot | 73.99 | General | 25/75/125 | | | |
| Improper Parking - Lot | 73.99 | General | 25/75/125 | | | |
| Parking in Prohibited Area- Lot | 73.99 | General | 25/75/125 | | | |
| Overtime Parking - Other | 73.99 | General | 25/75/125 | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|---------------|-------------------------------|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Improper Parking - Other | 73.99 | General | 25/75/125 | | | |
| Parking in Prohibited Area- Other | 73.99 | General | 25/75/125 | | | |
| Parking at Boat Ramp | 73.46 | General | 125/250/350 | | | |
| No Vehicle License | 74.179 | General | 75/100/125 | | | |
| No parking east of Sheridan Road | 73.99 | General | 125/250/350 | | | |
| No Animal License | 91.032 | General | 15/25/50 | | | |
| Dog-At-Large | 91.050 | General | 40/55/70 | | | |
| Code Violations | Variable | General | variable | | | |
| Motor Code Violations | Variable | General | variable | | | |
| Dog Barking | 91.004 | General | 15/25/50 | | | |
| Dog Impound | 91.014 | General | 15 | | | |
| Leaf Burning | 94.2 | General | 100 | | | |
| Handicapped Parking | 73.21 | General | 250 | | | |
| Dog Public Nuisance | 91.053 | General | 100/500/750 | | | |
| | | | | | | |
| Burglar Alarm Fees | 110.125 | General | 0/50/100/250 | | | |
| | | | | | | |
| Vehicle Immobilization fee | 73.50 | General | 100 | | | |
| E-911 Surcharge | 39.181 | E911 Fund | 0.65 | | | |
| Copies of Accident Reports | 71.032 | General | 10 | 5 | | |
| FOIA copy fees >50 pages | 33.3 | General | .15 per page | | | |
| Transient Merchant License | 117.20(f) | General | 100.00 | | | |
| | | | | | | |
| 7. Fire | | | | | | |
| | | | | | | |
| | | | | | | |
| General Fees & Charges: | | | | | | |
| Ambulance-Resident ALS transport | 94.51 | General | 812.10 | | | |
| Ambulance-Resident ALS2 transport | 94.52 | General | 919.98 | | | |
| Ambulance-Resident BLS transport | 94.53 | General | 704.07 | | | |
| Ambulance-Non Resident ALS transport | 94.54 | General | 987.48 | | | |
| Ambulance- Non Resident ALS2 transport | 94.55 | General | 1,088.92 | | | |
| Ambulance-Non Resident BLS transport | 94.56 | General | 854.08 | | | |
| | | | | | | |
| Ambulance - Mileage | 94.58 | General | 7.27 per mile | | | |
| | | | | | | |
| Fireworks Permit | 94.5 | General | 200 | | | |
| Open Burn Permit | 94.5 | General | 75 | | | |
| Bonfire Permit | 94.5 | General | 100 | | | |
| Special Event Inspection | 94.5 | General | 100 | | | |
| Tent Permit | 94.5 | General | \$100 or .05 per sq ft | | | |
| Fire Watch | 94.5 | General | Overtime hourly Rate | | | |
| Annual Fire Pump Test | 94.5 | General/Water | 10.00 Admin Fee + Water Usage | | | |
| Annual Inspections - 4th re-inspection | 94.5 | General | 100 | | | |
| Annual Inspections - 5th re-inspection | 94.5 | General | 200 | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|---|-------------------|---------|---|----------------|--------|-------------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if blank) | CHANGE | Projected Revenue |
| | City Code Section | Fund | FY2019 | | | |
| Annual Inspections - 6th re-inspection | 94.5 | General | 400 | | | |
| Inflatable amusement inspection | 94.5 | General | 100 | | | |
| Carnival rides | 94.5 | General | 200 | | | |
| Fire Alarm Fees | 110.125 | General | 0/50/100/250 | | | |
| Hazardous Substance Incident | | | | | | |
| Level I Hazardous Substance Incident | 41.01 | General | \$250 per day during hazard substance incident occurs or removal activities | | | |
| Level II Hazardous Substance incident | 41.01 | General | \$500 per day during hazard substance incident occurs or removal activities | | | |
| Level III Hazardous Substance incident | 41.01 | General | \$1,000 per day during hazard substance incident occurs or removal activities | | | |
| Miscellaneous Materials Cost - Level I incident | 41.01 | General | 50 | | | |
| Miscellaneous Materials Cost - Level II incident | 41.01 | General | 100 | | | |
| Miscellaneous Materials Cost - Level III incident | 41.01 | General | 500 | | | |
| Reimbursable Costs | 41.01 | General | 100% of cost incurred | | | |
| 8. Engineering | | | | | | |
| <u>Sewer System Connection Fee</u> | | | | | | |
| Single Family Dwelling | N/A | | 825 | | | |
| Two - family Dwelling | N/A | | 825 per unit | | | |
| Multi-family Dwelling | N/A | | 165 per population equiv | | | |
| | | | 1,650 min | | | |
| Non-Residential Buildings | N/A | | 165 per population equiv | | | |
| | | | 1,650 min | | | |
| Institutional buildings with Fed and State tax exempt status | N/A | | 825/connection | | | |
| <u>Site Grading</u> | | | | | | |
| Site Grading - New construction | N/A | | 640 | | | |
| If no grading, request may be submitted for a waiver of the requirement of grading plan | N/A | | 240 | | | |
| Resubmittal | N/A | | 165 | | | |
| Revisions to approved grading plans | N/A | | 125 | | | |
| Site grading security (financial guarantee - refundable) | N/A | | 3,000 per acre of development | | | |
| <u>Water Shed Development Fee: Revised Fee Schedule</u> | | | | | | |
| <u>General Fees</u> | | | | | | |
| Sediment and Erosion Control Only | | | | | | |
| Single Family Residential Lot (See site grading ordinance) | 151.05 | | see ordinance | | | |
| Single Family Residential Lot (within regulatory floodplain) | 151.05 | | 1040 | | | |
| Development (<10 acres) | 151.05 | | 2400 | | | |
| Development (≥ 10 acres) | 151.05 | | 3560 | | | |

Add prior approved fees

New Fee

Change to fee

| | | | | PROPOSED | | |
|--|-------------------|------------------|-------------------------------|----------|--------|-------------|
| | | | | | FY2020 | |
| | | | | FEE | % | Amount \$\$ |
| | | | | (n/c if | | Projected |
| | City Code Section | Fund | FY2019 | blank) | CHANGE | Revenue |
| Minor Development | | | | | | |
| Without detention | 151.05 | | 2120 | | | |
| With detention or Fee - in - lieu | 151.05 | | 3120 | | | |
| Major Development | | | | | | |
| With detention or Fee-in-lieu | 151.05 | | 5400 | | | |
| Within regulatory floodplain (< 10 acres) | 151.05 | | 3280 | | | |
| Within regulatory floodplain (≥ 10 acres) | 151.05 | | 8640 | | | |
| | | | | | | |
| Wetland Fees | | | | | | |
| Category I Wetland impacts less than or equal to 1 acre | N/A | | 880 | | | |
| Category II Wetland impacts greater than 1 acre and less than 2 acres | N/A | | 3640 | | | |
| Category III Wetland impacts greater or equal to 2 acres or impacts a HOAR | N/A | | 4400 | | | |
| Category IV Wetland impacts involving either restoration, creation | N/A | | 1440 | | | |
| or enhancement | N/A | | 2760 | | | |
| Resubmittal fee | N/A | | 347-2880 | | | |
| Earth Change Approval | N/A | | 1720 | | | |
| Securities - financial guarantee refundable | N/A | | 3,000 per acre of development | | | |
| Variances | N/A | | 4240 | | | |
| Appeals | N/A | | 1920 | | | |
| | | | | | | |
| Flood Plain Analysis and Report | N/A | | 35 | | | |
| Construction Engineering Standards Manual | N/A | | 35 | | | |
| | | | | | | |
| 9. Senior Resources | | | | | | |
| Membership Dues | | | | | | |
| Residents of Lake Forest, Lake Bluff and unincorporated | | | | | | |
| Lake Forest and Lake Bluff | 97.087 | Senior Resources | \$35 per person | | | |
| | 97.087 | | \$55 per family | | | |
| Outside of Lake Forest and Lake Bluff | 97.087 | Senior Resources | \$45 per person | | | |
| | 97.087 | | \$75 per family | | | |
| Circuit Breaker participants Lake Forest and Lake Bluff | 97.087 | Senior Resources | \$10 per person | | | |
| residents only | 97.087 | | \$15 per family | | | |
| Car and Bus rides | 97.087 | Senior Resources | \$3/fee each direction | | | |
| | 97.087 | | \$6 round trip | | | |
| Taxi subsidy- Lake Forest and Lake Bluff residents | 97.087 | Senior Resources | 16 coupons/month | | | |
| living within the Lake Forest High School District | | | for a value of \$3/each | | | |

THE CITY OF LAKE FOREST, ILLINOIS

ORDINANCE NO. 19-_____

AN ORDINANCE AMENDING CHAPTER 39 OF THE CITY CODE TO AMEND THE HOME RULE MUNICIPAL RETAILER'S OCCUPATION TAX AND SERVICE OCCUPATION TAX

WHEREAS, The City of Lake Forest ("**City**") is a special charter, home rule municipal corporation operating and existing under the Illinois Constitution of 1970; and

WHEREAS, pursuant to a favorable referendum vote of the electors within the City in accordance with Division 8-11 of the Illinois Municipal Code, 65 ILCS 5/8-11 et seq., the City adopted Ordinance No. 02-39, which Ordinance was subsequently amended by Ordinance No. 03-17, which implemented a non-home rule retailer's occupation tax, service occupation tax, and use tax ("**Non-Home Rule Local Sales Taxes**") to be expended on public infrastructure at a rate not to exceed ½ of 1% (.5%); and

WHEREAS, subsequent to its adoption of the Non-Home Rule Local Sales Taxes, the City became a home rule unit pursuant to a favorable referendum vote of the electors within the City in accordance with Article VII, Section 6, of the Illinois Constitution; and

WHEREAS, the City, pursuant to its home rule powers, adopted Ordinance No. 06-50, which implemented a home rule municipal retailer's occupation tax, service occupation tax and use tax ("**Home Rule Local Sales Taxes**") at a rate not to exceed ½ of 1% (.5%); and

WHEREAS, the City has identified more than \$10 million in capital improvements over the next five years with no funding available, and recognizes the demands for public infrastructure improvements will continue to exceed funds available; and

WHEREAS, pursuant to Division 8-11 of the Illinois Municipal Code, filing of a certified copy of an Ordinance amending the Home Rule Local Sales Taxes with the State of Illinois Department of Revenue ("**Department of Revenue**") on or before April 1, 2019, will permit the Home Rule Local Sales Taxes to be administered and enforced as of July 1, 2019; and

WHEREAS, the Mayor and City Council of The City of Lake Forest have determined it to be in the best interests of the City and its residents to amend Chapter 39 of the City Code to permit the City, pursuant to its home rule authority, to increase the Home Rule Local Sales Taxes to be increased from ½ of 1% (.5%) to one percent (1%) effective July 1, 2019 to allow additional funds for capital improvements;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are by this reference incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Amendment to Sections 39.055 through 39.059 of Chapter 39 of the City Code.

Sections 39.055 through 39.059, entitled "Home Rule Municipal Sales Taxes," of Chapter 39, entitled "Taxation," of the Lake Forest City Code shall be and is hereby amended in its entirety, so that Sections 39.055 through 39.059 shall hereafter be and read as follows (text to be deleted is indicated as ~~strikethrough text~~ and text to be added is indicated as **double-underlined text**):

HOME RULE MUNICIPAL SALES TAXES

§ 39.055 IMPOSITION OF HOME RULE MUNICIPAL RETAILER'S OCCUPATION TAX.

A tax is hereby imposed, in accordance with 65 ILCS 5/8-11-1, upon all persons engaged in the business of selling tangible personal property, other than an item of personal property titled or registered with an agency of the government of the state, at retail in the city at a rate of ~~0.5%~~ **1.0%** of the gross receipts from such sales made in the course of such business, which tax shall be in addition to any retailers' occupation tax imposed by the state or any other governmental agency. Such tax shall not be applicable on the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks and food that has been prepared for immediate consumption); and prescription and non-prescription medicines, drugs, medical appliances and insulin, urine testing materials, syringes and needles used by diabetics.

§ 39.056 IMPOSITION OF HOME RULE MUNICIPAL SERVICE OCCUPATION TAX.

A tax is hereby imposed, in accordance with 65 ILCS 5/8-11-5, upon all persons engaged in the business of making sales of service in the city at a rate of ~~0.5%~~ **1.0%** of the selling price of all tangible personal property transferred by such service person either in the form of tangible personal property or in the form of real estate as an incident to a sale of service, which tax shall be in addition to any service occupation tax imposed by the state or other governmental agency. Such tax shall not be applicable on the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks and food that has been prepared for immediate consumption); and prescription and nonprescription medicines, drugs, medical appliances and insulin, urine testing materials, syringes and needles used by diabetics.

§ 39.057 IMPOSITION OF HOME RULE MUNICIPAL USE TAX.

A tax is hereby imposed, in accordance with 65 ILCS 5/8-11-6, upon the privilege of using in the city any item of tangible personal property that is purchased at retail from a retailer and that is titled or registered at a location within the corporate limits of the city with an agency of the government of the state, at a rate of ~~0.5%~~ **1.0%** of the selling price, as that term is defined in 35 ILCS 105/1 et seq., which tax shall be in addition to any use tax imposed by the state or other governmental agency. The tax shall be collected from persons whose Illinois address for title or registration purposes is given as being in the city.

§ 39.058 USE OF TAX REVENUES.

All revenues resulting from the imposition of any tax imposed pursuant to §§ 39.055, 39.056 and 39.057 shall be used by the city for expenditure on public infrastructure, as that term is defined in 65 ILCS 5/8-11-1.2.

§ 39.059 COLLECTION OF TAX.

The taxes imposed pursuant to §§ 39.055 and 39.056, and all civil penalties that may be assessed as an incident of these taxes, shall be collected and enforced by the State Department of Revenue. The taxes imposed pursuant to § 39.057, and all civil penalties that may be assessed as an incident of these taxes, shall be collected and enforced by the City Manager, who shall be authorized to establish such rules and procedures as may be necessary or convenient for the collection of such taxes and penalties.

SECTION THREE: Filing with the Department of Revenue. The City Manager is hereby authorized and directed to file with the Department of Revenue, on or before April 1, 2019, a certified copy of this Ordinance.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

PASSED THIS ____ DAY OF _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ DAY OF _____, 2019.

Mayor

ATTEST:

City Clerk

The City of Lake Forest
CITY COUNCIL
Proceedings of the Monday, December 3, 2018
City Council Meeting - City Council Chambers

CALL TO ORDER AND ROLL CALL: Honorable Mayor Lansing called the meeting to order at 6:30pm, and the City Clerk, Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Lansing, Alderman Beidler, Alderman Morris, Alderman Newman, Alderman Rummel, Alderman Reisenberg, Alderman Preschlack, Alderman Moreno and Alderman Buschmann.

Absent: None.

1. **EXECUTIVE SESSION pursuant to 5 ILCS 120/2 (c), (1), The City Council will be discussing personnel.**

Adjournment into Executive Session

Reconvene into Regular Session

The City Council did not adjourn into executive session.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all those present in the Chamber.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

- A. **Approval of the Mayor's Appointment of Jason Wicha as City Manager (start date January 28, 2019) and Approval of an Employment Agreement with Jason Wicha**

Mayor Lansing recapped the recruiting process for the City Manager.

COUNCIL ACTION: Approval of the Mayor's Appointment of Jason Wicha as City Manager (start date January 28, 2019) and Approval of an Employment Agreement with Jason Wicha

Alderman Reisenberg made a motion to approve the Mayor's Appointment of Jason Wicha as City Manager (start date January 28, 2019) and Approval of an Employment Agreement with Jason Wicha, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

Mr. Wicha thanked the City Council and stated that he is looking forward to the opportunity to serve The City of Lake Forest.

Mayor Lansing, Alderman Beidler and Alderman Morris gave an update on private fund raising efforts since the ravine slide affecting the North beach Access Road. Mayor Lansing reported that the Council would be asked to ratify a naming rights agreement related to a renovation project at Forest Park with Nancy Hughes at its January 22 meeting, for naming the North Beach Access Road the "Hughes Gateway".

Mayor Lansing reported that The City of Lake Forest has been awarded the Government Finance Officers Association Distinguished Budget Presentation Award for the fiscal year 2019 budget document. The award has been granted to the City for the third consecutive year and will also be presented at the January 22 Meeting.

COMMENTS BY CITY MANAGER

**A. Update: Quadrennial Reassessment in 2019
- Scott Helton, Shields Township Assessor**

City Manager Robert Kiely introduced Mr. Helton. Mr. Helton reported that there are 18 Townships in Lake County and he gave a review on what the quadrennial reassessment will mean to Lake Forest residents in Shields Township. Mr. Helton also reported on how residents can be proactive prior to receiving the “blue card” in the mail regarding their tax bill. Contact information: <https://shieldstownship.com/property-assessment>.

COMMITTEE REPORTS

FINANCE COMMITTEE

1. Gorton Community Center 2019 Budget Presentation

Finance Committee Chairman James Morris introduced Timothy Hender, Gorton Board Chair. Mr. Hender reviewed Gorton Community Center’s Mission, its 2018 success factors and highlights and opportunity for growth in 2019. Amy Wagliardo, Executive Director, presented Gorton’s Budget. The City Council had discussion on the five-year forecast and insurance. Alderman Morris recused himself from voting on this matter.

Mayor Lansing asked if there was anyone from the public who would like to comment on this item. Seeing none, he asked for a motion.

COUNCIL ACTION: It is recommended that the City Council consider approval, approval with modifications, or rejection of the Gorton Community Center Annual Budget and Plan. If rejected, the Center would be authorized to operate and occupy the property in accordance with the Annual Budget and Plan last approved by the City Council subject to rate adjustments not exceeding the change in the Consumer Price Index.

Alderman Rummel made a motion to approve the Gorton Community Center Annual Budget and Plan, seconded by Alderman Preschlack. The following voted “Aye”: Aldermen Beidler, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted “Nay”: None. The following recused himself: Alderman Morris. 7- Ayes, 0 Nays, 1- recusal, motion carried.

2. Consideration of an Ordinance Establishing the 2018 Tax Levy (Second Reading and Final Approval)

Elizabeth Holleb, Finance Director, reported that this is the sixth meeting since September that the tax levy had been discussed by Council. Ms. Holleb reviewed the tax levy limitations under the tax cap; the tax levy distributed by fund without new growth and allowances distributed; the tax levy by fund with new growth and allowances distributed; and explained the tax increase cost of an average homeowner. As requested by the City Council Finance Committee on November 26, \$915,000 has been moved from the General Fund levy

to the Capital Improvements levy, as the sanitation fee will be moved to the General Fund in Fiscal Year 2020 and increased to \$12 per month. The City Council had discussion about monies transferred to the General Fund.

Mayor Lansing asked if there was anyone from the public who would like to comment on this item. Seeing none, he asked for a motion.

COUNCIL ACTION: Grant final approval of an Ordinance Establishing the 2018 Tax Levy (page 41).

Alderman Moreno made a motion to grant final approval of an Ordinance Establishing the 2018 Tax Levy, seconded by Alderman Beidler. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

3. Approval of Ordinances Abating 2018 Tax Levies for Various G.O. Alternate Revenue Bond Issues (Second Reading and Final Approval)

Elizabeth Holleb, Finance Director, reported the abatement of these general obligation alternative revenue bonds is possible because the bond funds have an adequate revenue source from water sales, golf fees, sales tax or payments from the U.S. Treasury. Ms. Holleb stated that in order to reduce the bond tax levies, an abatement ordinance must be approved and filed with the County Clerk.

Mayor Lansing asked if there was anyone from the public who would like to comment on this item. Seeing none, he asked for a motion.

COUNCIL ACTION: Grant final approval of the Ordinances abating tax levies for various general obligation bond issues.

Alderman Preschlack made a motion to grant final approval of the Ordinances abating tax levies for various general obligation bond issues, seconded by Alderman Buschmann. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

4. Consideration of an Ordinance approving a Fee Schedule and Ordinance adopting new fees related to Public Works (Second Reading and Final Approval)

Elizabeth Holleb, Finance Director, reported as part of the budget process, all departments review their user fees. A comprehensive fee schedule was provided as Exhibit A to the Ordinance approving a fee schedule, which clearly identifies the proposed fee increases highlighted in yellow and the proposed new fees highlighted in orange. Fees highlighted in green are not reflective of changes in existing fees; rather, they are clarifications due to a review of City Code and current practices or the addition of previously approved fees into the Fee Schedule. Ms. Holleb reported that the table has remained unchanged since November 19.

Departments have provided supplemental memos justifying their proposed fee adjustments and new fees, and a separate Ordinance is submitted by the department proposing the new fee and accompany the Ordinance approving the fee schedule.

Ms. Holleb reported that revenue for the new and increased fees is estimated in the General Fund, \$27,869 in the Parks and Recreation Fund, and \$47,736 in the Golf Course Fund.

Ms. Holleb reported that fees related to the Water Utility Fund were not yet incorporated into the proposed fee schedule pending the November 26 continued Finance Committee discussion. The City Council had a lengthy discussion on water rates, sanitation fees, property taxes, fees and policy.

Mayor Lansing asked if there was anyone from the public who would like to comment on this item.

Dennis Muelemans offered his opinion to the Council on review of water rates and equability in billing based on household not by user.

The City Council continued discussion on the fee schedule, noting that discussion and items highlighted in blue on the fee schedule are still pending and will be seen in January and February.

Mayor Lansing asked once again if there was anyone from the public who would like to comment on this item. Seeing none, he asked for a motion.

COUNCIL ACTION: Grant final approval of the proposed ordinances.

Alderman Morris made a motion to grant final approval of the proposed Ordinances, seconded by Alderman Preschlack. The following voted "Aye": Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted "Nay": None. 8- Ayes, 0 Nays, motion carried.

| |
|---|
| OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS |
|---|

Paul Hamman offered his opinion to the City Council regarding pensions and the market risks.

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|---|
| ITEMS FOR OMNIBUS VOTE CONSIDERATION |
|---|

1. **Approval of the November 19, 2018 City Council Meeting Minutes**
2. **Approval of the Check Register for Period of October 27 to November 21, 2018**
3. **Approval of an Issuance of a Class C-2 Liquor License to MGC& Family LLC**
4. **Approval of a Sub-Lease Agreement in substantially the form attached hereto between the City of Lake Forest and Hansa Coffee Roasters to occupy a portion of the Central Business District Train Station located at 714 N. McKinley and Authorization to the City Manager, City Attorney, and City Clerk to proceed in executing the Agreement subject to final approval by Union Pacific**
5. **Approval of the Declaration of City Equipment as Surplus, allowing for its Disposition, and Use of the Disposal Proceeds to Purchase a Vehicle from The Chevy Exchange for use by the Lake Forest Police Department's Investigations Unit.**
6. **Waive the City's bidding process and approve the purchase of a new Fire Engine to be built by Marion Inc. not to exceed \$525,000.**
7. **Authorization to expend up to \$60,000, for repainting, lettering and repairs, to the two used fire apparatus that were recently acquired from the Rockland Fire Protection District.**
8. **Consideration of Adoption of Updated Versions of the Previously Adopted State and National Life Safety and Building Codes Used by the City. (Final Approval)**

9. **Approval to Waive the Bid Process and Authorize John Keno & Company the Repair of Two Ravine Projects in the Total Amount of \$169,268**
10. **Approval to Waive the Bid Process and Authorize an Emergency Lining of a Water Main to Fer-Pal Construction in the Amount of \$59,880**
11. **Waiver of Bid and Approval to Enter into an Agreement with Baxter & Woodman for Design and Specifications of the Forest Hill Water Main in the Amount of \$30,000**
12. **Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)**

COUNCIL ACTION: Approval of the twelve (12) Omnibus items as presented

The City Council had a very lengthy discussion regarding the “waiving the bid” process on this and previous agendas, traditional bidding, ravine challenges, water main pricing, qualified contractors, budgeting, the funding gap in the Enterprise Fund, sales tax and future City Council planned discussions on funding sources.

The owners of Hansa Coffee Roasters that were approved to occupy a portion of the CBD Train Station were introduced to the City Council and community and reported that they would like to “promote community” in their new space.

Mayor Lansing asked members of the Council if they would like to remove any item or take it separately. Seeing none, Mayor Lansing asked for a motion to approve the twelve (12) Omnibus items as presented.

Alderman Beidler made a motion to approve the twelve (12) Omnibus items as presented, seconded by Alderman Buschmann. The following voted “Aye”: Aldermen Beidler, Morris, Newman, Rummel, Reisenberg, Preschlack, Moreno and Buschmann. The following voted “Nay”: None. 8- Ayes, 0 Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Recommended Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

| |
|-------------------|
| ORDINANCES |
|-------------------|

| |
|---------------------|
| NEW BUSINESS |
|---------------------|

| |
|--|
| ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS |
|--|

Mayor Lansing read the resolution and presented to City Manager Kiely.

- A. **Approval of a Resolution Naming the Patio at Deerpath Golf Club in Honor of Robert R. Kiely, Jr.**

COUNCIL ACTION: Approval of a Resolution Naming the Patio at Deerpath Golf Club in Honor of Robert R. Kiely, Jr.

Alderman Newman made a motion to approve a Resolution Naming the Patio at Deerpath Golf Club in Honor of Robert R. Kiely, Jr. , seconded by Alderman Beidler. Motion carried unanimously by voice vote.

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| ADJOURNMENT |
|--------------------|

There being no further business Mayor Lansing asked for a motion. Alderman Rummel made a motion to adjourn, seconded by Alderman Morris. Motion carried unanimously by voice vote at 8:30 pm.

Respectfully Submitted
Margaret Boyer, City Clerk

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.

DONATION AND NAMING RIGHTS AGREEMENT

THIS DONATION AND NAMING RIGHTS AGREEMENT ("*Agreement*") is made and entered into as of the 3rd day of December, 2018, by and between The City of Lake Forest, in Lake County, Illinois ("*City*"), and Nancy Hughes, an individual, of Lake Forest, Illinois ("*Donor*").

WHEREAS, the City is a special charter and home rule unit of government in Illinois exempt from federal income taxes under Internal Revenue Code ("*Code*") section 501(c)(3); and

WHEREAS, the City owns and operates a public recreational park and beach known as Forest Park, Lake Forest, Illinois (the "*Park*"); and

WHEREAS, the City has commenced a renovation project of certain bluffs in the Park, which will include the relocation of the North Beach Access Road ("*Renovation Project*"); and

WHEREAS, the Donor desires to assist the City in financing the Renovation Project through a contribution to the Friends of Lake Forest Parks and Recreation Foundation, a non-profit, 501(c)(3) organization that is facilitating the collection of donations toward the Renovation Project on behalf of the City; and

WHEREAS, in exchange for good and valuable consideration, as more fully described herein, upon completion of the Renovation Project, the City will rename the relocated North Beach Access Road the "Hughes Gateway."

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, receipt of which is hereby acknowledged, the City and Donor hereby mutually covenant and agree as follows:

1. Incorporation of Recitals. The recitals stated above are an integral part of this Agreement and are incorporated into this Agreement by reference and made a part hereof.

2. Donation. In consideration for the rights granted to Donor under this Agreement and other good and valuable consideration, Donor hereby agrees to contribute to the Friends of Lake Forest Parks and Recreation Foundation the sum of Three Hundred Thousand Dollars (\$300,000.00) to be paid in a lump sum within three (3) days of approval of this Agreement by the City Council of the City of Lake Forest (the "*Donation*"). Donor acknowledges that all of the City's obligations hereunder are expressly subject to the receipt of the Donation by the Friends of Lake Forest Parks and Recreation Foundation.

3. Naming. In consideration of the Donation, and upon completion of the Renovation Project, the City will acknowledge the Donation by naming the relocated North Beach Access Road the "Hughes Gateway" (the "Naming").

4. Construction of the Renovation Project. The City has commenced the planning of the Renovation Project and agrees to proceed with all deliberate speed using reasonably accepted commercial business practices to complete the Renovation Project.

5. Term. This Agreement will continue in until the first to occur of (i) the failure of Donor to fulfill her obligations under this Agreement; or (ii) December 31, 2099.

6. Termination. In addition to any rights and remedies available at law, the City may terminate this Agreement and all rights and benefits of the Donor hereunder, including termination of the Naming, in the unlikely event that the City determines, in its reasonable and good faith opinion, that circumstances have changed such that the Naming chosen by the Donor would adversely impact the reputation, image, mission and integrity of the City.

7. Relationship. The relationship of the Donor to the City is that of independent charitable contributor. Neither party to this Agreement shall be or become the agent of the other party for any purpose. This is not a franchise agreement and does not create a partnership or joint venture. Nothing herein contained shall be construed to give Donor any property interest in or control over the Park or the relocated North Beach Access Road.

8. Authority to Execute. The City represents that it has legal authority to enter into this Agreement, and that the City Council has granted authority to the representative named below to bind the City. Donor represents that she has legal authority to enter into this Agreement.

9. Miscellaneous. This Agreement will be governed by and construed in accordance with the laws of Illinois, and any actions concerning the interpretation or enforcement of this Agreement shall be brought in the Circuit Court of Lake County, Illinois. This Agreement will bind and benefit the parties and their legal representatives and successors. This Agreement sets forth the entire understanding between the parties concerning the subject matter thereof, and any amendment or discharge will be made only in writing. This Agreement may be amended or modified in whole or in part by City and Donor in writing at any time.


IN WITNESS WHEREOF, this Agreement is entered into by and between the Parties hereto as of the date and year first above written

ATTEST:


Margaret Boyer, City Clerk

Dated: December 3, 2018

THE CITY OF LAKE FOREST

By: 
Robert T.E. Lansing, Mayor

Dated: 12-3-18

ATTEST:

Dated: _____

NANCY HUGHES



Dated: 11/6/18

RESOLUTION NO. _____

**A Resolution Approving the Sale of
Certain Technological Equipment to the City Manager**

WHEREAS, The City of Lake Forest ("**City**") is an Illinois home-rule municipality located in Lake County, Illinois; and

WHEREAS, from time to time the City disposes of personal property pursuant to its home rule authority and applicable state and local laws and regulations; and

WHEREAS, the City Manager generally oversees and administers the City's property disposal process; and

WHEREAS, in order to ensure the disposal of certain technological equipment used by the City Manager is carried out in a fair and equitable manner, the City Clerk independently determined the fair market value ("FMV") of the City Manager's iPad, laptop and docking station using an average of three online reseller offers; and

WHEREAS, the City Clerk also determined the City Manager's iPad, laptop and docking station are considered to be close to the end of their useful life pursuant to the City's replacement schedule; and

WHEREAS, the Corporate Authorities for the City have determined that it is in the best interests of the City to allow the City Manager to purchase his City-issued iPad, laptop and docking station at FMV;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of The City of Lake Forest, County of Lake, State of Illinois, as follows:

SECTION 1: The recitals set forth above are hereby incorporated into this Section 1.

SECTION 2: The Mayor and City Council for the City hereby approve the sale of the technological equipment identified in Exhibit A to the City Manager at the prices provided therein.

SECTION 3: A single payment in full, in the form of cash or check (made payable to the order of "The City of Lake Forest") shall be made by the City Manager to the City Clerk or Deputy City Clerk who will turn over the proceeds to the Finance Department.

SECTION 4: Prior to transferring the equipment to the City Manager, the Assistant IT Director and City Clerk shall (i) remove the items from City inventory and remove all cellular service, (ii) ensure that the items are restored to factory settings, and (iii) cause all downloaded apps (i.e. Drop Box), any and all content stored, and used via an app to be discontinued on the items.

SECTION 5: This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS _____ DAY OF _____, 2019

AYES

NAYS

ABSENT

APPROVED THIS _____ DAY OF _____, 2019

MAYOR

ATTEST:

City Clerk

4848-1971-1085, v. 3

EXHIBIT A

List of Technological Equipment

Item

Price

1. _____

\$ _____

2. _____

\$ _____

4811-0261-6706, v. 1

| DELL LATITUDE E7450 INTEL CORE I5, WINDOWS10 12GB | | | | | | |
|---|---------------------|------------|-----------|----------|----------|-------------------|
| COMPANY | WEBSITE | *CONDITION | | | | FAIR MARKET VALUE |
| | | EXCELLENT | GOOD | FAIR | POOR | |
| BEST BUY | BESTBUY.COM | | \$ 110.00 | \$ 99.00 | \$ 50.00 | |
| TARGET | TARGET.COM | | \$ 119.00 | | | |
| GADGETSALVATION | GADGETSALVATION.COM | | \$ 88.00 | \$ 68.00 | | |
| | | | | | | |
| TOTALS BY AVERAGE | | | \$ 106.00 | \$ 84.00 | \$ 50.00 | \$ 106.00 |

| IPAD PRO 9.7 | | | | | | |
|-------------------|------------------|------------|-----------|-----------|----------|-------------------|
| COMPANY | WEBSITE | *CONDITION | | | | FAIR MARKET VALUE |
| | | EXCELLENT | GOOD | FAIR | POOR | |
| BEST BUY | BESTBUY.COM | | \$ 175.00 | \$ 131.00 | \$ 88.00 | |
| GAZELLE | GAZELLE.COM | | \$ 170.00 | \$ 150.00 | | |
| ITSWORTHMORE | ITSWORTHMORE.COM | | \$ 175.00 | \$ 125.00 | | |
| BUYBACKWORLD | BUYBACKWORLD.COM | \$ 165.00 | \$ 150.00 | | | |
| | | | | | | |
| TOTALS BY AVERAGE | | \$ 165.00 | \$ 168.00 | \$ 135.00 | \$ 88.00 | \$ 168.00 |

| DELL E-PORT PLUS ADVANCED PORT REPLICATOR WITH USB 3.0 FOR E SERIES LATITUDE LAPTOP (DOCKING STATION) | | | | | | |
|---|------------|------------|-----------|----------|--|-------------------|
| COMPANY | WEBSITE | *CONDITION | | | | FAIR MARKET VALUE |
| | | | VERY GOOD | LIKE NEW | | |
| ARSENAL PC | AMAZON.COM | | \$ 73.00 | | | |
| USEDPC | AMAZON.COM | | \$ 68.00 | | | |
| TEKBUFF | AMAZON.COM | | | \$ 68.00 | | |
| AMAZON WAREHOUSE | AMAZON.COM | | | \$ 69.00 | | |
| | | | | | | |
| TOTALS BY AVERAGE | | | \$ 71.00 | \$ 69.00 | | \$ 71.00 |

* CONDITION - EXCELLENT= IN BOX; GOOD=NO DAMAGE VISABLE; FAIR=SIGNS OF REGULAR USE;
POOR=DAMAGED, NEEDS REPAIR; VERY GOOD=PRISTINE CONDITION; LIKE NEW=SHOWS LIGHT SIGNS OF USE

DATE 1/11/19

Best Buy iPad Pro 9.7 good condition:



Your Trade-In Product

Apple - 9.7-Inch iPad Pro with Wi-Fi + Cellular - 32GB (Verizon Wireless) - Silver

Model: MLPX2LL/A SKU: 5529100

Select a Different

Specify Your Product Condition

Please specify the condition of your product to help us estimate your trade-in value

Does your device have any screen damage, cracks, or LCD bruising?

☒ No

What is the condition of the item?

☒ Good

The Find My iPad Activation Lock has been disabled by clicking on the Erase All Content and Settings and entering the Appl...

☒ Yes

Your Estimated Trade-In Value: **\$175.00**

Bring your trade-in item to a Best Buy store near you or mail in your item to receive an E-Gift Card for the value of your trade-in.



Your Trade-In Product

Apple - 9.7-Inch iPad Pro with Wi-Fi + Cellular - 32GB (Verizon Wireless) - Silver

Model: MLPX2LL/A SKU: 5529100

Select a Different Product

Specify Your Product Condition

Please specify the condition of your product to help us estimate your trade-in value

| | |
|---|-------------------------------|
| Does your device have any screen damage, cracks, or LCD bruising? | <input type="checkbox"/> No |
| What is the condition of the item? | <input type="checkbox"/> Fair |
| The Find My iPad Activation Lock has been disabled by clicking on the Erase All Content and Settings and entering the Appl... | <input type="checkbox"/> Yes |

Your Estimated Trade-In Value: **\$131.25**

Bring your trade-in item to a Best Buy store near you or mail in your item to receive an E-Gift Card for the value of your trade-in.

Best Buy iPad Pro poor condition:



Your Trade-In Product

Apple - 9.7-Inch iPad Pro with Wi-Fi + Cellular - 32GB (Verizon Wireless) - Silver

Model: MLPX2LL/A SKU: 5529100

Select a Different Product

Specify Your Product Condition

Please specify the condition of your product to help us estimate your trade-in value

Does your device have any screen damage, cracks, or LCD bruising?

☒ Yes

What is the condition of the item?

☒ Good


The Find My iPad Activation Lock has been disabled by clicking on the Erase All Content and Settings and entering the Appl...

☒ Yes

Your Estimated Trade-In Value: **\$87.50**

Bring your trade-in item to a Best Buy store near you or mail in your item to receive an E-Gift Card for the value of your trade-in.

Gazelle iPad Pro 9.7 Good Condition:



SELL

BUY

Enterprise Trade-in | How it Works | Locate a Kiosk

REGISTER /


IPHONES | SAMSUNG PHONES | OTHER CELLPHONES | IPADS | OTHER TABLETS | APPLE COMPUTERS | IPODS | OTHER PRODUCTS

1 - Select

2 - Get Offer

3 - Payment

4 - Shipping



Apple iPad Pro 9.7" 32GB Unlocked

Change model

Does the device power on?

Yes

Change

Does the screen fully light up?

Yes

Change

Are there scratches anywhere?

No

Change

Are there cracks anywhere?

No


Change

Your Gazelle Offer

\$170

Get Paid

Gazelle iPad Pro 9.7 Fair Condition:



SELL

BUY

Enterprise Trade-in | How It Works | Locate a Kiosk | Track Offers

REGISTER / LOG IN

IPHONES | SAMSUNG PHONES | OTHER CELLPHONES ▾ | IPADS | OTHER TABLETS ▾ | APPLE COMPUTERS ▾ | IPODS | OTHER PRODUCTS ▾

1 - Select

2 - Get Offer

3 - Payment

4 - Shipping



Apple iPad Pro 9.7" 32GB Unlocked

Change model

Help us give you an accurate price

Does the device power on?

Yes

Change

Does the screen fully light up?

Yes

Change

Are there scratches anywhere?

Yes

Change

Scratches

Barely Visible

Are there cracks anywhere?

No

Change

Your Gazelle Offer

\$150

Get Paid

Please Note: We do not pay for devices that have been reported lost or stolen.

Sell » iPad » iPad Pro (9.7 inch)

Sell Your
iPad Pro (9.7 inch)



iPad Pro (9.7 inch): WiFi + Cellular, 32GB, Good

Your device is valued at

\$175.00

Back

Add to Box

 Fast and Free Shipping!

 Safe and Secure Payment!



ItsworthMore Satisfaction Promise
Accurately describe your device and we promise the

Sell » iPad » iPad Pro (9.7 inch)

Sell Your
iPad Pro (9.7 inch)



iPad Pro (9.7 inch): WiFi + Cellular, 32GB, Fair

Your device is valued at

\$125.00

[Back](#)

[Add to Box](#)

 Fast and Free Shipping!

 Safe and Secure Payment!



ItsworthMore Satisfaction Promise

Accurately describe your device and we promise the quoted value and a smooth, streamlined transaction.
No bull. [That's a promise.](#)

Buybackworld iPad Pro 9.7 Excellent Condition:

BuyBackWorld

MY BUYBACKWORLD.COM LOGIN TRACK ORDER Like 26K Tweet

SELL IPHONE SELL CELL PHONES SELL GIFT CARDS

SELL BY CATEGORY

Search for what you want to sell and get the highest quote

Go!

HOW IT WORKS WHY USE US? FAQ?

Sell Your Apple iPad Pro 9.7 32GB WiFi A1673

What condition is your product in?

☐ Poor/Broken

Your iPad does not power on or has a functional defect or heavy physical damage that affects normal use

☐ Average

Your iPad has normal signs of everyday use but is 100% functional

☒ Excellent

Your iPad has very light signs of use and is 100% functional

☐ New

Your iPad is Brand New in Sealed Box and has never been used

Your device is in this condition if ALL of the following are true:

- Your iPad is 100% functional and appears "like new" or has minor cosmetic wear.
- Powers on, holds a charge, and is 100% functional
- Your iPad has no cracks or missing / defective buttons (power, home, mute, and/or volume)

Condition: Excellent

Your BuyBackWorld Instant Cash Quote:

\$165.00

Get Paid

QUICK PASS

Buybackworld iPad Pro 9.7 Average/Good Condition:

BuyBackWorld

MY BUYBACKWORLD.COM LOGIN TRACK ORDER Like 26K Tweet

SELL IPHONE SELL CELL PHONES SELL GIFT CARDS

SELL BY CATEGORY

Search for what you want to sell and get the highest quote

Go!

HOW IT WORKS WHY USE US?

Sell Your Apple iPad Pro 9.7 32GB WiFi A1673

What condition is your product in?

☐ Poor/Broken

Your iPad does not power on or has a functional defect or heavy physical damage that affects normal use

☒ Average

Your iPad has normal signs of everyday use but is 100% functional

☐ Excellent

Your iPad has very light signs of use and is 100% functional

☐ New

Your iPad is Brand New in Sealed Box and has never been used

Your device is in this condition if ALL of the following are true:

- Your iPad is 100% functional with signs of normal cosmetic wear
- Powers on, holds a charge, and is 100% functional
- Glass screen is free of any cracks or chips
- Your iPad has no cracks or missing / defective buttons (power, home, mute, and/or volume)
- LCD screen is free of any major blemishes or discoloration such as bruising, dead pixels, bright white spots, yellow tint, pink hue, or burn-in
- All buttons are present and fully functional (power, home, ring, mute, and/or volume)
- All features are fully functional including WiFi, touchscreen, mic, speaker, camera, etc.
- Clear ESN / IMEI for carrier activation by a new user (for devices with data connectivity)

Condition: Average

Your BuyBackWorld Instant Cash Quote:

\$150.00




Get Paid

QUICK PASS

WANT YOUR MONEY SOONER?
Skip the wait and get paid with BuyBackWorld Quick Pay™ the day after we receive your item!

Your BuyBackWorld Quick Pay™ Quote:

Amazon Prices for Dell E-Port Plus Advanced Port Replicator with USB 3.0 for E Series Latitudes, 240W AC - 331-7947:

| | | | |
|--|---|--|--|
| <div>Price + Shipping</div> <div>\$67.97</div> <div>Business Price</div> <div>+ shipping calculated at checkout</div> | <div>Condition (Learn more)</div> <div>Used - Very Good</div> <div>Dell E-Port Plus 240W Advanced Port Replicator, USB 3.0 Includes 240 Watt Power Supply, US Power cord and instructions. Items may be repackaged. Full 30-day warranty.</div> <div></div> | <div>Delivery</div> <div>FULFILLMENT BY AMAZON</div> <div><div><div></div><div>Want it delivered Friday, January 18? Order it in the next 8 hours and 38 minutes, and choose Two-Day Shipping at checkout. See details</div></div><div><div></div><div>Shipping rates and return policy.</div></div></div> | <div>Seller Information</div> <div>UsedPC</div> <div>Business Seller</div> <div><div><div></div><div></div><div></div><div></div><div></div></div><div>98% positive over the past 12 months. (1,607 total ratings)</div></div> |
| <div>\$68.01</div> <div>& FREE Shipping</div> | <div>Used - Like New</div> <div>Unit in pristine condition. All accessories are included.</div> <div></div> | <div><div><div></div><div>Arrives between January 23-25.</div></div><div><div></div><div>Ships from CA, United States.</div></div><div><div></div><div>Shipping rates and return policy.</div></div></div> | <div>TekBuff</div> <div>Business Seller</div> <div><div><div></div><div></div><div></div><div></div><div></div></div><div>96% positive over the past 12 months. (105 total ratings)</div></div> |
| <div>\$69.45</div> <div>+ shipping calculated at checkout</div> | <div>Used - Like New</div> <div>Item will come in original packaging. Packaging will be damaged.</div> | <div>FULFILLMENT BY AMAZON</div> <div><div><div></div><div>Want it delivered Friday, January 18? Order it in the next 8 hours and 38 minutes, and choose Two-Day Shipping at checkout. See details</div></div><div><div></div><div>Shipping rates and return policy.</div></div></div> | <div>amazon</div> <div>warehouse</div> |
| <div>\$72.99</div> <div>& FREE Shipping</div> | <div>Used - Very Good</div> <div>SHOWS LIGHT SIGNS OF USE. All standard accessories included. Item works perfectly. 18062844</div> <div></div> | <div><div><div></div><div>Arrives between January 23-28.</div></div><div><div></div><div>Want it delivered Thursday, January 24? Choose Expedited Shipping at checkout.</div></div><div><div></div><div>Shipping rates and return policy.</div></div></div> | <div>Arsenal PC</div> <div>Business Seller</div> <div><div><div></div><div></div><div></div><div></div><div></div></div><div>90% positive over the past 12 months. (13,604 total ratings)</div></div> |

Best Buy for Dell Latitude in Good Condition:



Your Trade-In Product

Laptop - Trade-In

Model N/A SKU 5902522

Dell Intel Core i5 Windows 10 12GB to < 16GB



Specify Your Product Condition

Please specify the condition of your product to help us estimate your trade-in value

What is the condition of the item?

Are the AC adapter/power cord and battery included?

Your Estimated Trade-In Value: **\$110.00**

Bring your trade-in item to a Best Buy store near you or mail in your item to receive an E-Gift Card for the value of your trade-in.

Best Buy for Dell Latitude in Fair Condition:



Your Trade-In Product

Laptop - Trade-In

Model: N/A SKU: 5902522

Dell: Intel Core i5 Windows 10 12GB to < 16GB

Specify Your Product Condition

Please specify the condition of your product to help us estimate your trade-in value

What is the condition of the item?

Are the AC adapter/power cord and battery included?

Your Estimated Trade-In Value: **\$99.00**

Bring your trade-in item to a Best Buy store near you or mail in your item to receive an E-Gift Card for the value of your trade-in.

Best Buy for Dell Latitude in Poor Condition:



Your Trade-In Product

Laptop - Trade-In

Model N/A SKU 5902522

Dell Intel Core i5 Windows 10 12GB to < 16GB



Specify Your Product Condition

Please specify the condition of your product to help us estimate your trade-in value

What is the condition of the item?

Are the AC adapter/power cord and battery included?

Your Estimated Trade-In Value: **\$49.50**

Bring your trade-in item to a Best Buy store near you or mail in your item to receive an E-Gift Card for the value of your trade-in.

Appraise

Find your item > Tablets > Apple > iPad Pro 9.7 > Apple 9.7-inch iPad Pro Wi-Fi (A1673)



Does the item work?

Working

Not Working

- In order to qualify for WORKING condition, the following must be true:
- Item's housing is completely intact without cracks or missing parts. See photo for example.
 - Item is completely functional, including:
 - Device powers on.
 - No bad spots in display and all keys work.
 - Liquid damage indicator is not discolored.
 - The screen is not cracked or broken.
 - No security codes or PIN codes are required to operate the device.

What is the storage capacity?

128GB

256GB

32GB

Trading in Power Adapter?

Yes

No

Calculate

Item's value is: \$118.58

Gadgetsalvation.com good condition, fully functional:



CALCULATOR



Our Cash Offer
\$88

ADD TO MY CASHBOX

[Recalculate](#)

Dell Latitude E7450 Series Intel
Core i5 CPU

Gadgetsalvation.com fair condition, fully operational:



CALCUL.

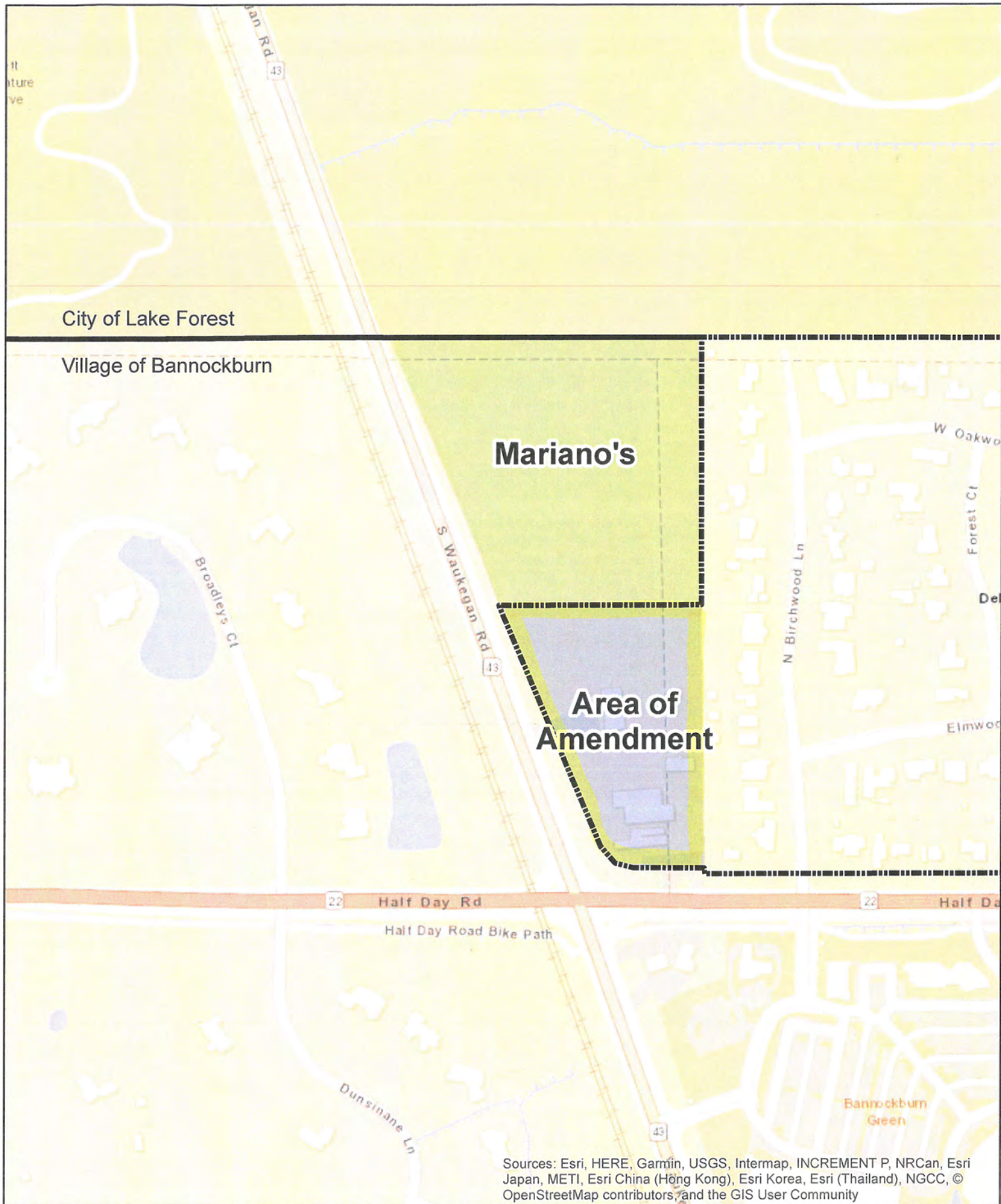


Our Cash Offer
\$68

ADD TO MY CASHBOX

[Recalculate](#)

Dell Latitude E7450 Series Intel
Core i5 CPU



THE CITY OF LAKE FOREST

RESOLUTION NO. 20 ____-____

A RESOLUTION APPROVING A THIRD AMENDMENT
TO A JURISDICTIONAL BOUNDARY AGREEMENT
WITH THE VILLAGE OF BANNOCKBURN

WHEREAS, pursuant to Section 11-12-9 of the Illinois Municipal Code, 65 ILCS 5/11-12-9, The City of Lake Forest (the "**City**") and the Village of Bannockburn (the "**Village**") have entered into that certain "Bannockburn-Lake Forest Jurisdictional Boundary Agreement" as of 2 November 1987 (recorded on 17 November 1987 as document 632301)(the "**Agreement**"), and amendments to the Agreement entitled "First Amendment to Bannockburn-Lake Forest Jurisdictional Boundary Agreement" dated as of 21 February 2002 (the "**First Amendment**") and "Second Amendment to Bannockburn-Lake Forest Jurisdictional Boundary Agreement" dated as of 20 June 2016 (the "**Second Amendment**") (the Agreement, First Amendment, and Second Amendment are collectively referred to as the "**Boundary Agreement**"); and

WHEREAS, the Boundary Agreement makes provision for the annexation, and provides for the consistent planning and development, of certain unincorporated property located at the northeast corner of Illinois Routes 22 and 43 (the "**Subject Property**"); and

WHEREAS, the Boundary Agreement also establishes certain standards for the use of the Subject Property; and

WHEREAS, the Village has previously annexed and approved for development the approximately northern 9.36 acres of the Subject Property (the "**Development Parcel**") consistent with the Second Amendment; and

WHEREAS, the remainder of the Subject Property lying south of the Development Parcel (the "**Remainder Parcel**") remains unincorporated and is only contiguous to the Village; and

WHEREAS, the Remainder Parcel is currently zoned in the "GC – General Commercial" District under the Lake County Unified Development Ordinance (the "**GC District**"), but the can only be developed for office uses under the current terms of the Boundary Agreement; and

WHEREAS, the use list for the GC District permits a variety of commercial, retail, and other uses (including mixed use developments), but it also allows as a permitted use adult entertainment establishments; and

WHEREAS, the City and the Village have determined that adult entertainment establishments would be an inappropriate use on the Remainder Parcel; and

WHEREAS, in order to encourage development of the Remainder Parcel within a municipality and to prevent the use of the Remainder Parcel as an adult entertainment establishment, the City and the Village desire to further amend the Boundary Agreement, and they have negotiated terms for further amending the Boundary Agreement in accordance with the terms of the "Third Amendment to Bannockburn-Lake Forest Jurisdictional Boundary Agreement," a copy of which is attached hereto as Exhibit A (the "**Third Amendment**"); and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City and its residents to adopt this Resolution approving the Third Amendment to the Boundary Agreement in substantially the form attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lake Forest, County of Lake, State of Illinois, as follows:

Section 1: Incorporation of Recitals. The foregoing recitals are incorporated into and made a part of this Resolution.

Section 2: Approval of Third Amendment to Boundary Agreement. The Mayor and City Council hereby approve the "Third Amendment to the Bannockburn-Lake

Forest Jurisdictional Boundary Agreement" attached as Exhibit A hereto, and the Mayor and City Clerk are hereby authorized and directed to sign such Third Amendment on behalf of the City; provided that the Mayor and Clerk shall only execute and attest the Third Amendment upon receipt of the Third Amendment fully executed by the Village.

Section 3: Recording; Notice to Lake County. Upon the approval and execution of the Third Amendment by both the City and the Village, the City Manager shall, in cooperation with the Village's Manager, cause the Third Amendment to be recorded in the Office of the Lake County Recorder at the expense of the Village.

Section 4: Effective Date. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS ____ DAY OF _____, 20__.

Ayes:

Nays:

Absent:

Abstain:

APPROVED THIS ____ DAY OF _____, 20__.

Mayor

ATTEST:

City Clerk

EXHIBIT A

Third Amendment to the Bannockburn-Lake Forest Jurisdictional Boundary
Agreement

**This document was prepared
by, and after recording
should be returned to:**

Victor P. Filippini, Jr.
Filippini Law Firm LLP
990 Grove Street
Suite 220
Evanston, Illinois 60201

THIRD AMENDMENT TO BANNOCKBURN-LAKE FOREST JURISDICTIONAL BOUNDARY AGREEMENT

This **THIRD AMENDMENT TO BANNOCKBURN-LAKE FOREST JURISDICTIONAL BOUNDARY AGREEMENT** (the "**Third Amendment**") is agreed upon and entered into by and between the Village of Bannockburn, an Illinois home rule municipal corporation (the "**Village**"), and The City of Lake Forest, a special charter and home rule Illinois municipal corporation (the "**City**") on or before this ____ day of _____, 2018.

For and in consideration of the mutual promises and undertakings herein set forth, the Village and the City agree as follows:

Section 1: Recitals.

(a) Pursuant to Section 11-12-9 of the Illinois Municipal Code, 65 ILCS 5/11-12-9, the Village and the City have previously entered into that certain intergovernmental agreement entitled "Bannockburn-Lake Forest Jurisdictional Boundary Agreement" as of 2 November 1987 (recorded on 17 November 1987 as document 632301)(the "**Agreement**"), and amendments to the Agreement entitled "First Amendment to Bannockburn-Lake Forest Jurisdictional Boundary Agreement" dated as of 21 February 2002 (the "**First Amendment**") and "Second Amendment to Bannockburn-Lake Forest Jurisdictional Boundary Agreement" dated as of 20 June 2016 (the "**Second**

Amendment") (the Agreement, First Amendment, and Second Amendment are collectively referred to as the "**Boundary Agreement**"). The Boundary Agreement affects the territory legally described in Exhibit 1 attached to this Third Amendment (the "**Subject Property**"), which Subject Property is located at the northeast corner of Routes 22 and 43 in unincorporated Lake County, Illinois.

(b) Consistent with the Second Amendment, the Village has previously annexed the 9.36 acres of the Subject Property.

(c) The unincorporated portion of the Subject Property (the "**Remainder Parcel**") is currently zoned in the "GC – General Commercial" District under the Lake County Unified Development Ordinance (the "**GC District**"), but the can only be developed for office uses under the current terms of the Boundary Agreement.

(d) The use list for the GC District permits a variety of commercial, retail, and other uses (including mixed use developments), but it also allows as a permitted use adult entertainment establishments.

(e) The Village and the City have determined that adult entertainment establishments would be an inappropriate use on the Remainder Parcel.

(f) In order to encourage development of the Remainder Parcel within a municipality and to prevent the use of the Remainder Parcel as an adult entertainment establishment, the City and the Village desire to further amend the Boundary Agreement as hereinafter set forth.

(g) The Village and the City have caused notices regarding this Third Amendment to be published and posted in the manner required by 65 ILCS 5/11-12-9.

(h) The corporate authorities of both the City and the Village have determined that approval of this Third Amendment is in their respective best interests.

Section 2: Amendment of Boundary Agreement. Notwithstanding any contrary provisions in Section Two or Section Three of the Boundary Agreement, the City

and the Village agree that the Village may annex the Remainder Parcel and authorize its use for any use permitted or specially permitted under the GC District, provided that under no circumstance shall the Village authorize any adult use establishment on the Remainder Parcel.

Section 3: Continued Effect. Except as expressly provided in this Third Amendment: (a) the terms of the Boundary Agreement shall remain in full force and effect, and (b) the Agreement, First Amendment, and Second Amendment are hereby re-affirmed and ratified.

Section 4: Recording; Effective Date. The Parties shall cause this Third Amendment to be recorded in the Office of the Lake County Recorder, and this Third Amendment shall be in full force and effect from and after the date of such recordation.

[End of text; signatures to follow on next page.]

IN WITNESS WHEREOF, the Village and the City have caused their signatures to be placed upon this Second Amendment.

VILLAGE OF BANNOCKBURN

THE CITY OF LAKE FOREST

By: _____
Village President

By: _____
Mayor

ATTEST:

ATTEST:

Village Clerk

City Clerk

EXHIBIT 1

Legal Description of Subject Property

That part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 43 North, Range 12, East of the Third Principal Meridian, lying East of the easterly right-of-way line of Illinois Highway 43, in Lake County, Illinois.

Property Index No.: 16-17-300-031
16-17-300-044
16-17-300-045

SERVICE CONTRACT

TO:
Michelle E. Friedrich
800 North Field Drive
Lake Forest, IL 60045

DATE:
January 10th, 2019

PHONE:
847-810-3511

CONTRACT:
#18156 2018 LC

BUILDING LOCATIONS:
Lake Forest, IL

RE: SEMI- ANNUAL ELEVATOR INSPECTION

Contract for Services:

Elevator Inspection Services Company, Inc., (hereafter referred to as EIS) as an independent contractor, shall provide the services of inspection for all vertical transport conveyances operating within the legal jurisdictional boundaries of the City of Lake Forest and any additional services as hereinafter set forth:

Service Provided:

Our standard service includes the following:

- EIS inspectors are State licensed, QEI certified, bringing experienced expertise directly from the elevator industry.
- An Account Manager will be assigned to you offering “One Point of Contact” for scheduling, billing and code information.
- All inspections will be performed in accordance with ASME A17.1 standard by our Illinois licensed Q.E.I certified inspector. EIS conducted inspections will comply with the State of Illinois Public Act 096-0054. Semi-annual inspections and any re inspections will be scheduled with the property owner or designee once authorization is given to EIS by the City of Lake Forest.
- A copy of the inspection report will be left at location and a second copy mailed with the invoice to the City. EIS will provide code mandated or client requested inspections, upon authorization from the City of Lake Forest, and will execute proper follow-up verification with filing of the necessary documentation, and finalize the inspection cycle with a client report. When suitable, we will furnish custom reports as mandated by local authorities.

Fees:

Plan Review and Approval: Eighty and 00/100 Dollars (\$80.00)

Provide plan review and approval based on prints submitted. Plan Review comments or approval will be completed within 10 business days of submittal to EIS.

Acceptance Inspection and Certification: N/C)

EIS will provide initial acceptance inspection and certification of a new or modernized unit. If an acceptance inspection fails, the elevator contractor will be billed for our services, not the City of Lake Forest.

Semi-Annual Inspections: Nineteen and 00/100 Dollars (\$19.00) per inspection.

This service will consist of annual inspections of all units as described by address location in the City of Lake Forest listing master (furnished) and accessory equipment in accordance with ASME A17.1. A written report will be sent to you after each inspection stating any code violation(s) or hazardous condition(s).

Code Compliance Re-Inspections: Seventeen and 00/100 Dollars (\$17.00) * after initial inspection

A thirty (30) day re-inspection will be scheduled, upon authorization by the City of Lake Forest, for all conveyances which “failed” an initial inspection to ensure previously cited code violations were corrected.

City of Lake Forest Owned Conveyances: NO CHARGE (\$0.00)

EIS will conduct annual inspections of all Village owned conveyances and accessory equipment *Gratis*.

Re-Inspection:

A State of Illinois required, thirty (30) day re-inspection is scheduled for each unit reported as “failed” during the initial inspection. All “failed” conveyances will be re-inspected at \$17.00 for each re-inspection. That in the event an inspection by EIS discloses a code violation, the obligation to remedy/repair said violation in a timely manner shall be the sole and exclusive responsibility of the building owner/conveyance operator to which the failure report was issued. Accordingly, said building owner/conveyance operator agrees to hold harmless and indemnify EIS from any and all liability and/or controversy(ies) relating to nonperformance by the building owner/conveyance operator relative to the remedy/repair of said violation(s) and for any subsequent re-inspection(s) by EIS which is/are deterred due to the building owner’s/conveyance operator’s nonperformance as stated herein.

Terms and Conditions:

This Inspection contract is for five (5) years. Contract commences on 01/26/2019 and terminates 01/26/2024.

Invoices will be submitted to the City within thirty (30) days of completed inspection. Terms: Net thirty (30) days from date of invoice. (Pre-printed blank Certificates will be supplied by the City and will be completed and distributed by EIS at no additional charge to the City. This value-added service is available providing the City of Lake Forest has an elevator inspection program agreement in place with the Illinois Office of the State Fire Marshal).

It is agreed that Elevator Inspection Services Company, Inc. shall not be liable for any loss or damage by any cause beyond EIS’ reasonable control. In any event, EIS shall not be liable for consequential damages, or reasonably foreseeable damages arising from an accident occurring between the initial inspection and the re-inspection.

Successors and Assigns:

The Owner, managers and EIS respectively bind themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in the Contract Documents as referred to herein. Except as provided in this Agreement, neither party shall assign the Contract as a whole without written consent of the other. If the owner and/or managers attempt to make such an assignment without such consent they shall nevertheless remain legally responsible for all obligations under the Contract.

Rights, Remedies & Waivers:

Duties and obligations imposed by the this Agreement and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law or in equity. No action or failure to act by the Owner, manager, or agent thereof shall constitute a waiver of a right or duty afforded them under this Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

In the event that any provision of this Contract should be held to be void, voidable or unenforceable, the remaining portions of said Contract shall remain in full force and effect. Except as expressly provided to the contrary herein, all provisions of this Contract shall survive all performances hereunder.

Modifications:

This Agreement constitutes the whole and entire agreement of the parties with respect to the subject matter of this Agreement, and it shall not be modified or amended in any respect except by a written instrument executed by all the parties. This Agreement subject to all terms and conditions based on RFP -18156 2018 submitted to Lake County on October 04, 2018.

Attorney's Fees:

In the event that any action, suit litigation or other legal proceeding is instituted to remedy, present or obtain relief from a breach of this Contract or arising out of a breach of this Contract, the prevailing party shall recover all of said party's cost and attorney's fees incurred in each and every such action, suit, litigation and/or proceeding.

Legal Jurisdiction/Venue:

The rights and duties arising under this Contract shall be governed by the laws of the State of Illinois.

Acceptance:

I/we agree to the terms and conditions as stated and set forth in this Contract and further state that the signatory as affixed hereto is duly authorized to execute this Contract.

Accepted by: _____ Date _____

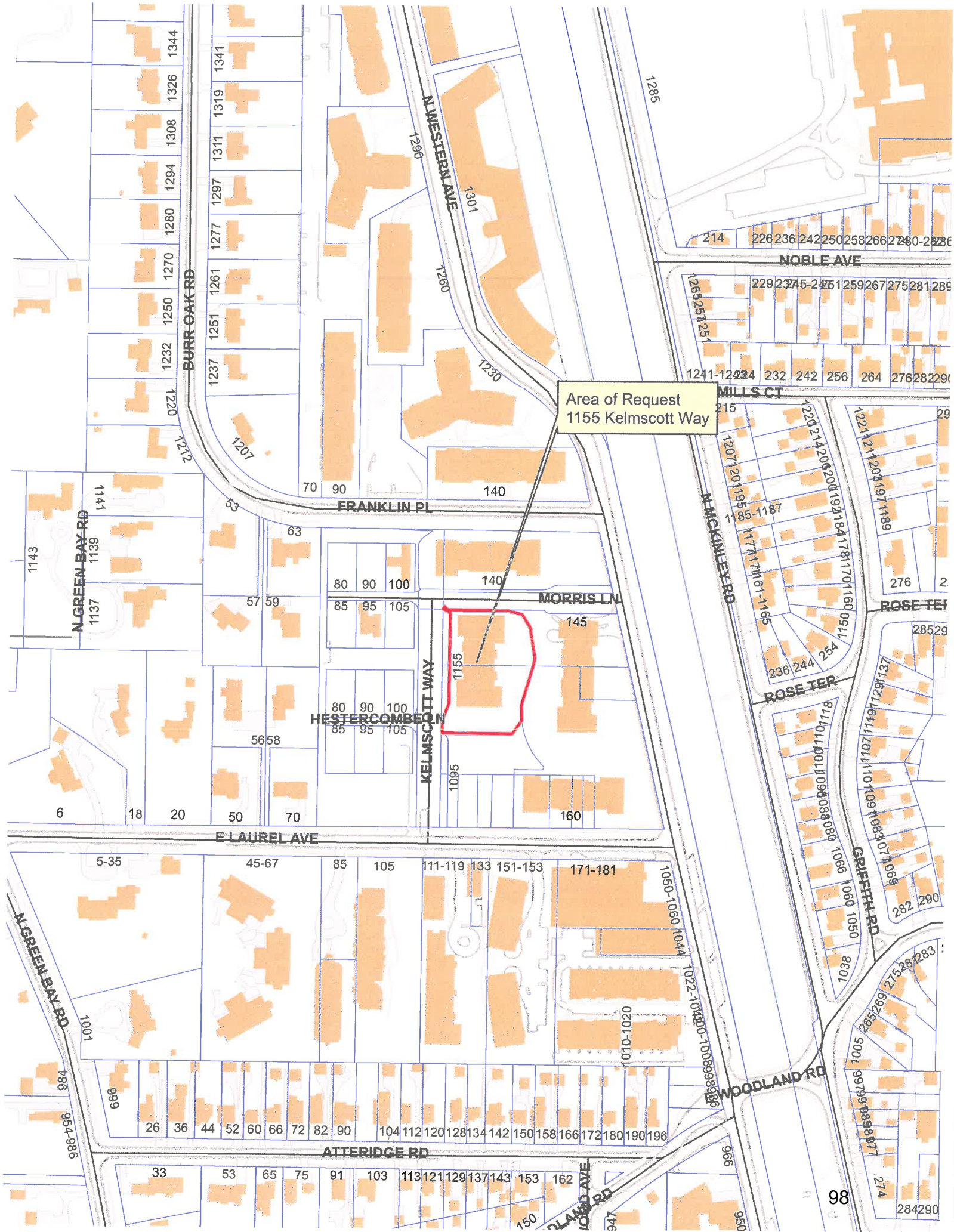
Robert R. Kiely, Jr.

Title: City Manager

Elevator Inspection Services Company Inc.

Accepted by: _____ Date _____

Title: _____



Area of Request
1155 Kelmscott Way

BURR OAK RD

N GREEN BAY RD

N WESTERN AVE

NOBLE AVE

MILLS CT

N MCKINLEY RD

ROSE TER

ROSE TER

GRIFFITH RD

WOODLAND RD

FRANKLIN PL

MORRIS LN

HESTERCOMBEDON

HESTERCOMBEDON

E LAUREL AVE

ATTERIDGE RD

N GREEN BAY RD

WOODLAND RD



PLAN COMMISSION REPORT AND RECOMMENDATION Plat of Condominium – 1155 Kelmscott Way

| | |
|----------|--|
| TO: | Honorable Mayor Lansing and Members of the Council |
| DATE: | January 9, 2019 |
| FROM: | Chairman Kehr and Members of the Plan Commission |
| SUBJECT: | Request for Approval of a Plat of Condominium |

OWNER

Kelmscott Park Condos, LLC
90 S. 7th Street, Suite 4600
Minneapolis, MN 55402

PROPERTY LOCATION

West of Western Avenue, between
Laurel Avenue and Franklin Place

ZONING

GR-2 General
Residence/B-2
Community Commercial
Districts

REPRESENTATIVE

Courtney Brower, Development Manager, Focus Development

Plan Commission Recommendation

The Commission voted 6 to 0 to recommend approval of the Plat of Condominium for the new condominium building at 1155 Kelmscott Way subject to the following conditions of approval.

Prior to recording the Plat of Condominium with Lake County, the following conditions shall be satisfied:

1. The plat shall be clearly titled, "Plat of Condominium".
2. The plat and Declaration document shall be subject to final review and approval by the City.
3. All applicable fees must be paid in full.

Summary of the Request

This is a request for tentative and final approval of a Plat of Condominium. The plat is necessary, and required by law, to define the ownership limits of each condominium unit, the common areas and the limited common areas of the first of two planned three story condominium buildings. The building is part of the previously approved redevelopment of the former City of Lake Forest Municipal Services Facility site located on the northwest corner of Laurel and Western Avenues. No modifications to the previously approved building design or overall development plan are proposed as part of this request.

Approval of a plat of condominium is required prior to the sale of condominium units. Approval of the plat of condominium is a necessary procedural matter at this point in the development process.

Background

On April 4, 2016, based on recommendations from the Plan Commission and the Building Review Board, the City Council approved the redevelopment plan put forth by Focus Development for the 10-acre site at Western and Laurel Avenues. The residential development, Kelmscott Park, includes three apartment buildings which are completed and partially occupied, 12 single family homes two of which are complete with several more under construction or awaiting the issuance of building

permits, and two condominium buildings offering a total of 42 condominium units. Construction of the first condominium building which is located internal to the site, is nearing completion. Twelve of the condominium units are under contract with closings anticipated after the recording of the plat of condominium, in mid to late February. The condominium plat for the nearly complete building is presented to the City Council with a recommendation from the Plan Commission in support of final approval.

The plat will be attached as an exhibit to the Declaration of Condominium Ownership and will be recorded with the Lake County Recorder's Office. The plat includes five pages and delineates the areas which will be held in private ownership, common areas including interior hallways and the drive lanes in the below grade garage, and limited common elements such as the parking spaces and storage units. The pages of the plat reflect all levels of the building, the garage, first, second and third floors.

Staff Analysis

The City Code requires that any development that creates distinct parcels or units must be approved through a public hearing process which provides for review of the plat and official City action. Unlike apartment buildings which remain in a single ownership with units leased to individual parties, condominium buildings are considered a type of subdivision under the City Code. A condominium plat can only be prepared after construction is well along, to assure that dimensions of each element are accurately reflected on the plat, and the plat must be approved and recorded before units are sold.

The proposed plat, as noted above, establishes each of the residential condominium units in the new building as a separate ownership entity. The plat delineates the following: 1) the units which will be owned individually, 2) common elements which are areas shared by all unit owners, and 3) limited common elements, portions of the common elements that are designated on the plat as being reserved for the owners of specific units. For example, the below grade garage is a common element however, the individual parking spaces and storage areas are assigned to certain units so the spaces themselves are "limited common elements". In addition, balconies and patios are outside the walls of individual units and are reserved for use by specified units as limited common elements. As noted above, hallways are common elements.

No improvements or alterations to the property or building are proposed or authorized in conjunction with the approval of the plat now presented to the Council for final approval. As noted above, the overall site plan, landscaping, architectural design and exterior building materials were all previously approved by the City Council based on recommendations from the Plan Commission and Building Review Board.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at five public locations and on the City's website. No testimony was presented to the Commission on this petition.

LOT 3 IN KELMSCOTT PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT 7332263, IN LAKE COUNTY, ILLINOIS

This is to certify that the undersigned is (are) the sole owner(s) of the land described in the subject plat herein, that no other person has any right, title or interest in said land, and as owner, we have caused said property to be surveyed, subdivided, staked, dedicated, and platted as shown hereon for the purpose of having this plat recorded as provided by law, and hereby also reserve the easement provisions which are stated on their standard forms for AT&T, Peoples Energy, Commonwealth Edison Company, and the authorized Cable Television companies and their respective successors.

By: OWNER: KELMSCOTT PARK CONDOS LLC, Managing Partner

I, _____, a Notary Public in and for the County of Lake in the State aforesaid, do hereby certify that

Notary Public
My notarial commission expires on _____, 20__.

By: _____
OWNER: KELMSCOTT PARK CONDOS LLC, Managing Member

Notary Public
My notarial commission expires on _____, 20_____

By: _____
OWNER or Representative

DATED AT LAKE FOREST, ILLINOIS, THIS _____ DAY OF _____, 2019.

BY _____
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

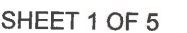


ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet
L.C.E. = Limited Common Element
SF EL = Plywood sub floor elevation
TL EL = top ceiling elevation
SLAB EL = top of concrete slab elevation

Signed _____
County Clerk
Lake County, Illinois

City, State, Zip: _____



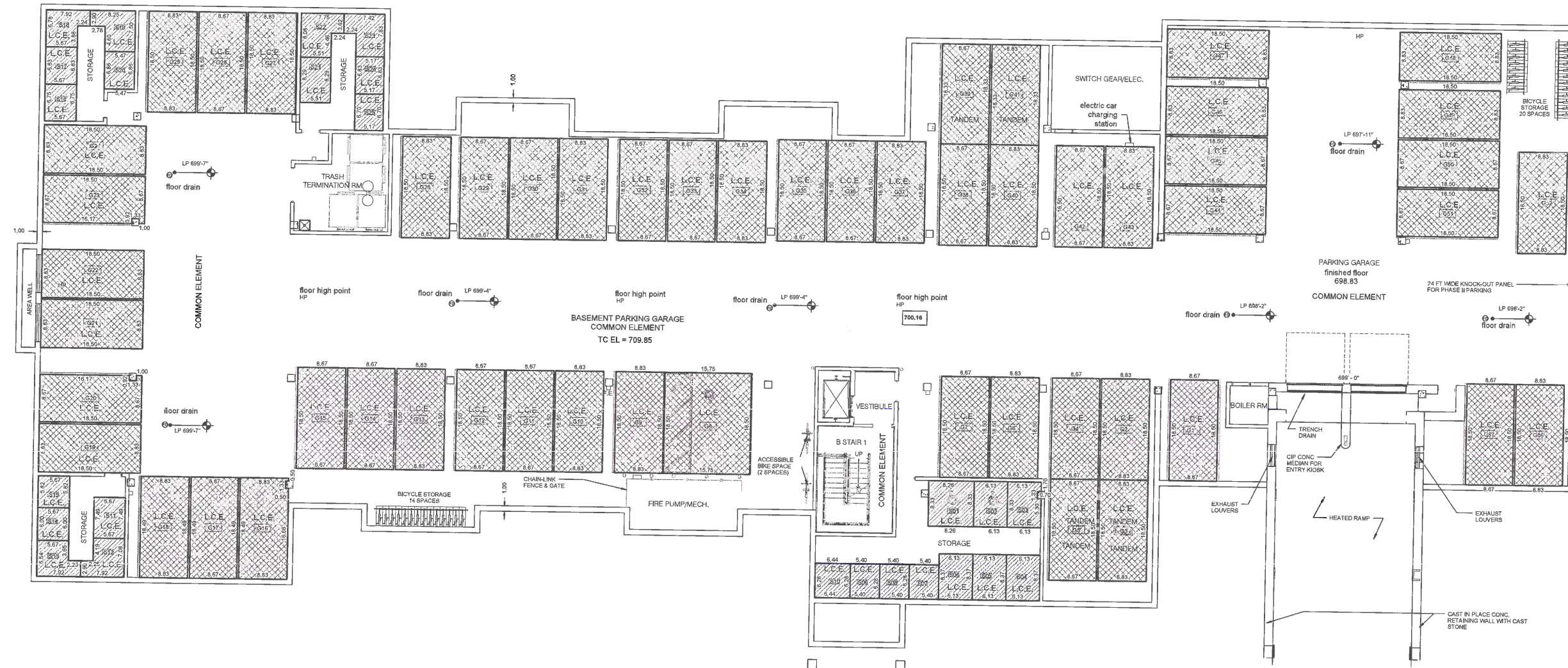
BLECK

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081
www.bleckeng.com

PLAT OF SURVEY

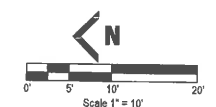
EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KELMSCOTT PARK MIDRISE CONDOMINIUM



GARAGE FLOOR



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E = East
W = West
S.F. = square feet
L.C.E. = Limited Common Element
TC EL = top ceiling elevation



SHEET 2 OF 5

Job # 70-888
December 28, 2018

BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
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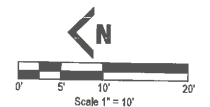
PLAT OF SURVEY

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KELMSCOTT PARK MIDRISE CONDOMINIUM



FIRST FLOOR

MAP KEY
 LIMITED COMMON ELEMENT



SHEET 3 OF 5

Job #70-888
 December 28, 2018

BLECK

engineers | surveyors

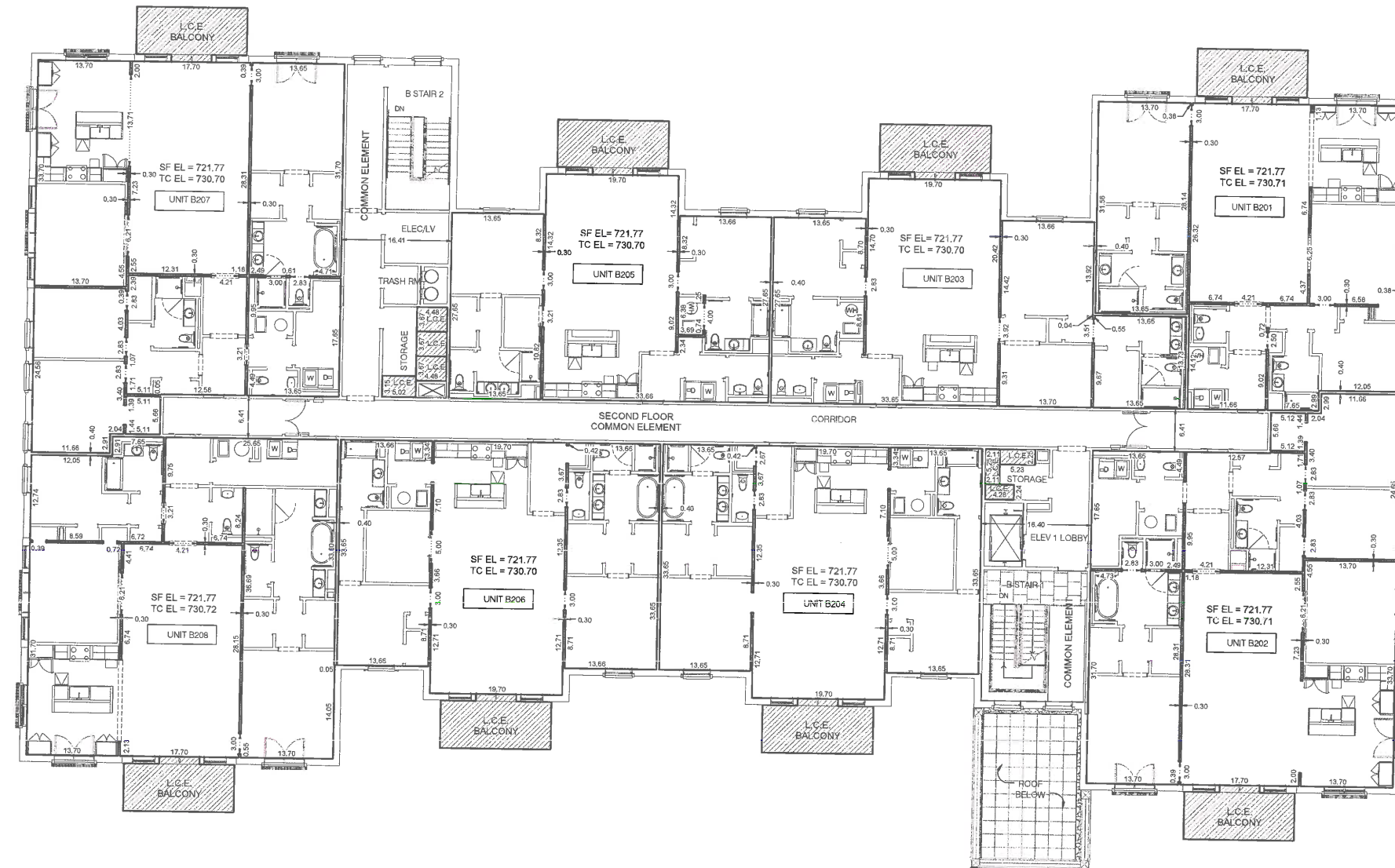
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 SF EL = Plywood sub floor elevation
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Bleck Engineering Company, Inc.
 1375 North Western Avenue
 Lake Forest, Illinois 60045
 T 847.295.5200 F 847.295.7081
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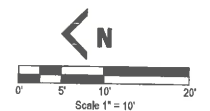
NOTES:
 VERTICAL DIMENSIONS FOR THE FIRST FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF 5/8" CEILING DRYWALL.
 VERTICAL DIMENSIONS FOR SECOND AND THIRD FLOOR ARE FROM PLYWOOD SUB-FLOOR TO BACK SIDE OF 5/8" CEILING DRYWALL.
 HORIZONTAL DIMENSIONS FOR ALL UNITS ARE TO THE BACKSIDE OF THE FIRST LAYER OF 5/8" DRYWALL.
 MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND HAVE BEEN ADJUSTED BASED ON THE ABOVE CRITERIA.

PLAT OF SURVEY

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KELMSCOTT PARK MIDRISE CONDOMINIUM



MAP KEY
L.C.E. LIMITED COMMON ELEMENT



SHEET 4 OF 5

Job #70-888
December 28, 2018

BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081
www.bleckeng.com

NOTES:
VERTICAL DIMENSIONS FOR THE FIRST FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF 5/8" CEILING DRYWALL.
VERTICAL DIMENSIONS FOR SECOND AND THIRD FLOOR ARE FROM PLYWOOD SUB-FLOOR TO BACK SIDE OF 5/8" CEILING DRYWALL.
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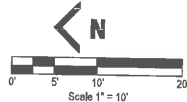
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PLAT OF SURVEY
EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR
KELMSCOTT PARK MIDRISE CONDOMINIUM



THIRD FLOOR

MAP KEY
L.C.E. LIMITED COMMON ELEMENT



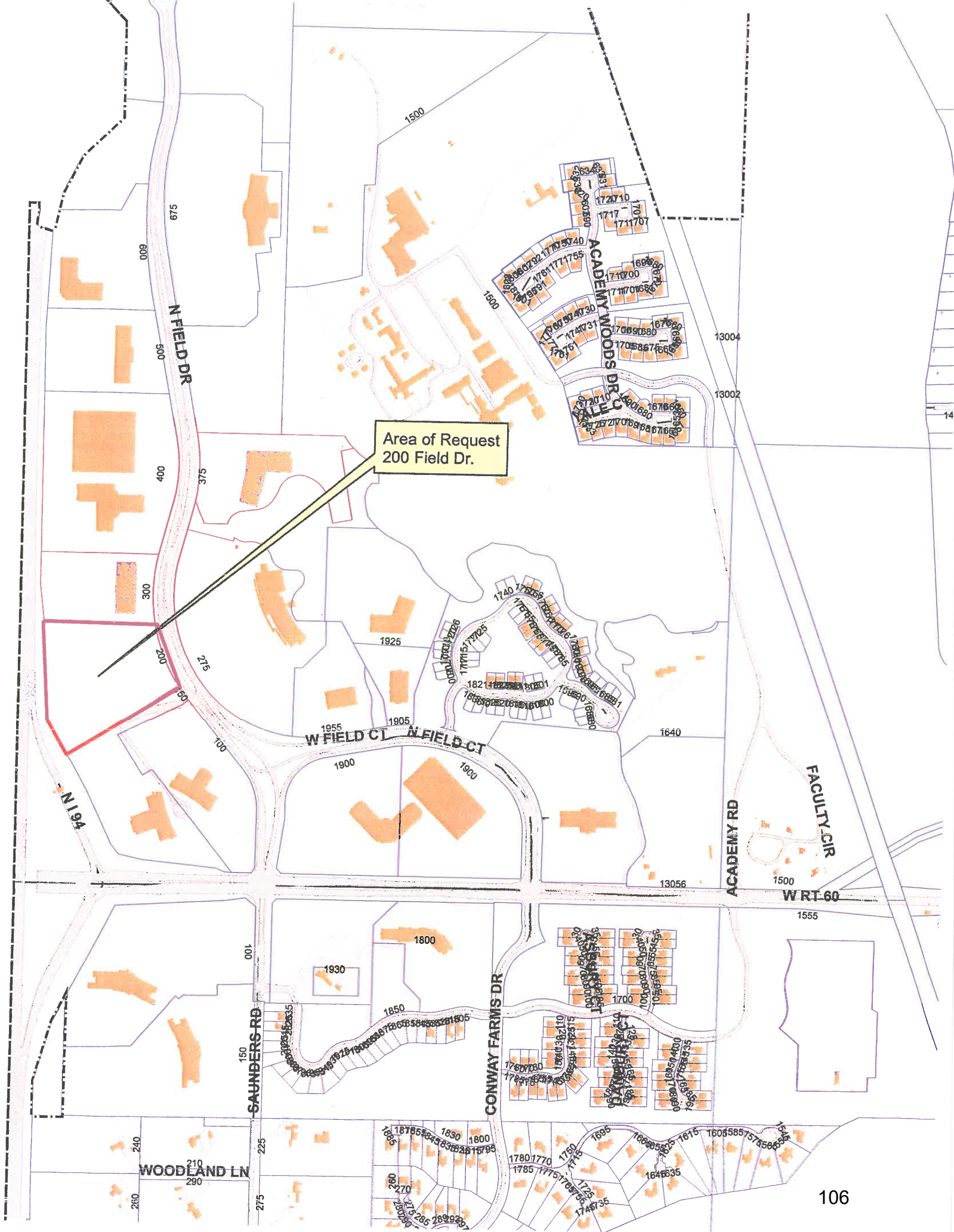
SHEET 5 OF 5

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet
L.C.E. = Limited Common Element
SF EL = Plywood sub floor elevation
TC EL = top ceiling elevation
SLAB EL = top of concrete slab elevation

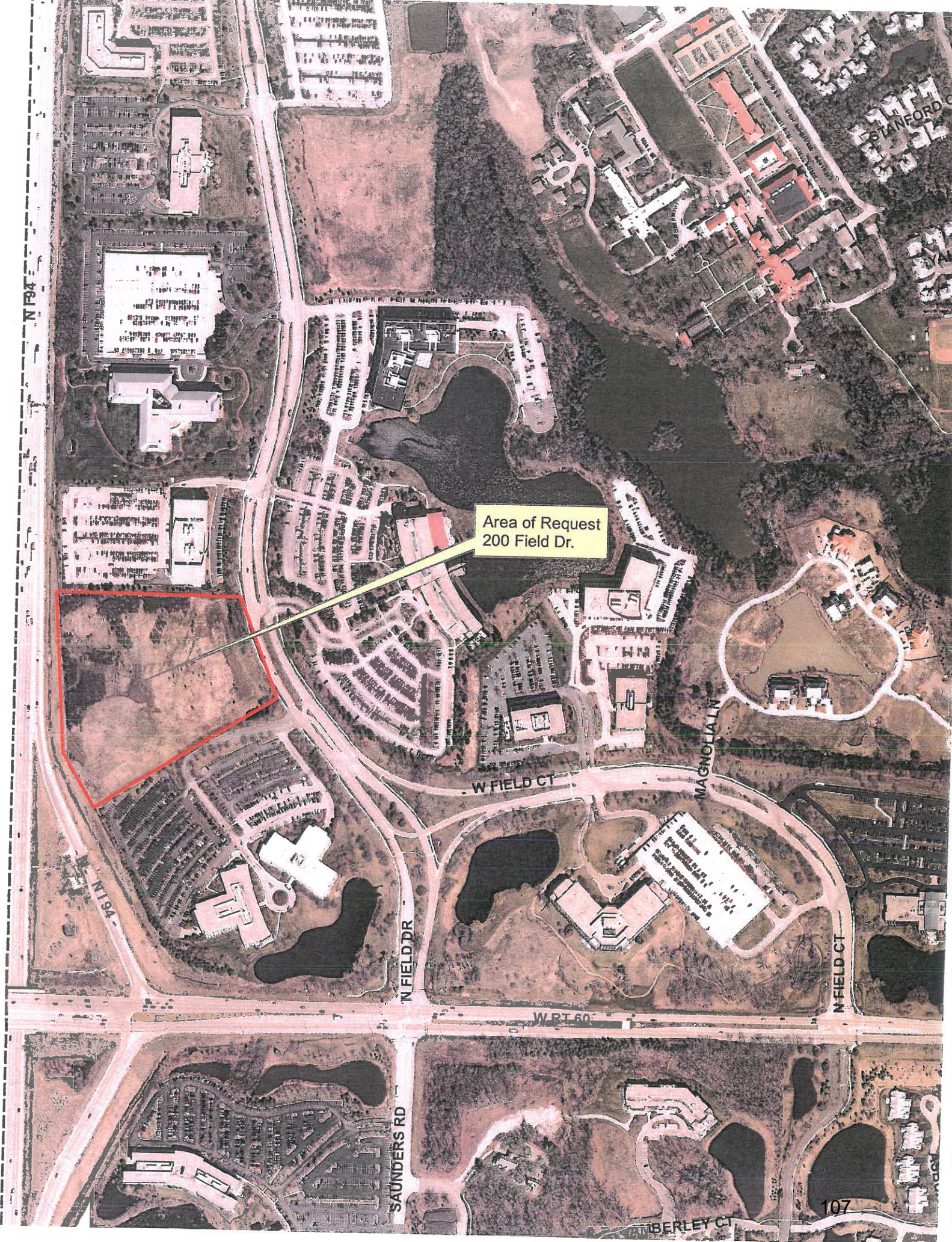
Job # 70-888
December 28, 2018
BLECK
engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

NOTES:
VERTICAL DIMENSIONS FOR THE FIRST FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF 5/8" CEILING DRYWALL.
VERTICAL DIMENSIONS FOR SECOND AND THIRD FLOOR ARE FROM PLYWOOD SUB-FLOOR TO BACK SIDE OF 5/8" CEILING DRYWALL.
HORIZONTAL DIMENSIONS FOR ALL UNITS ARE TO THE BACKSIDE OF THE FIRST LAYER OF 5/8" DRYWALL.
MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND HAVE BEEN ADJUSTED BASED ON THE ABOVE CRITERIA.



Area of Request
200 Field Dr.



Area of Request
200 Field Dr.

STANFORD

N 194

N 194

N FIELD DR

W FIELD CT

MAGNOLIA LN

N FIELD CT

W RT 60

SAUNDERS RD

AMBERLEY CT

107



PLAN COMMISSION REPORT AND RECOMMENDATION
Conway Park at Lake Forest – Lot 3 Resubdivision

| | |
|----------|---|
| TO: | Honorable Mayor Lansing and members of the Council |
| DATE: | January 9, 2018 |
| FROM: | Chairman Kehr and Members of the Plan Commission |
| SUBJECT: | Request for Approval of a Tentative and Final Plat of Resubdivision for Lot 3 of the Conway Park at Lake Forest Subdivision and a Variance from the Minimum Lot Size |

OWNER

Laurel Avenue Lake Forest
Limited Partnership, c/o Janko
LLC
2610 Lake Cook Road #100
Riverwoods, IL 60015

PROPERTY LOCATION

Conway Park, on the west side of
Field Drive, north of Route 60

ZONING

OR-2, Office Research
District

REPRESENTATIVE

Jim Puritin, Janko Group

Recommendation

Approve the final plat of Resubdivision of Lot 3 in the Conway Park Lake Forest Subdivision subject to the following conditions.

The following conditions shall be satisfied prior to recording of the plat of subdivision.

1. The City must receive written confirmation of approval of the subdivision by the Conway Park Owners' Association.
2. Progress on the development of the hotel site shall be demonstrated to the satisfaction of the City.
3. The final plat of subdivision shall meet all applicable requirements to the satisfaction of the City Engineer and Director of Community Development.
4. All applicable fees must be paid.

Summary of the Request

This is a request for approval of a resubdivision of an existing lot in the Conway Park office park. The lot as it is currently configured totals 9.699 acres. Two parcels are proposed, Lot 3A, 3.566 acres, and Lot 3B, 6.133 acres. As proposed, Lot 3A is smaller than the five acre minimum lot size is required in the OR-2 zoning district.

Description of the Property and Surrounding Area

Conway Park was established over 20 years ago. The vision of community leaders was to establish a first class office park in Lake Forest, along the Route 60 Corridor, with easy access to the Tollway,

to attract a variety of corporate headquarters. Today, the office park is nearly built out. The initial plans for the office park contemplated a hotel to serve as an amenity to corporations located there. The original Annexation Agreement for the land on which the office park is located provided for a hotel as part of the development.

Staff Analysis

The hotel is a unique development in the office park; different in nature, purpose and use than the other properties in the office park. Importantly, in addition to City approvals, all development in the office park requires review and approval by the Conway Park Owners' Association.

Representatives of the Janko Group have worked closely with the Owners' Association through the process of gaining approval for the hotel. The Owners' Association has indicated support for the proposed resubdivision and the proposed use of the smaller parcel for a hotel.

The OR-2 zoning district establishes a minimum lot size of five acres for properties in the district. A five acre parcel, or larger, works well for large corporate office buildings however, a five acre site is oversized for the type of hotel planned for this parcel. To allow for the highest and best use of Lot 3 in its entirety, this resubdivision is proposed to accommodate a future office building on the western portion of the site, adjacent to the Tollway, in addition to the planned hotel. The proposed office parcel totals about six and a half acres consistent in size with many of the other office parcels in the park.

The proposed hotel parcel totals about three and a half acres. The hotel is sited with frontage on Field Drive, visible to those within the park. Although each use, the hotel and the office, will have adequate onsite parking, the entry drive will be shared eliminating the need for an additional curb cut along the streetscape. A shared access easement runs along the shared property line between the hotel and future office building.

Findings

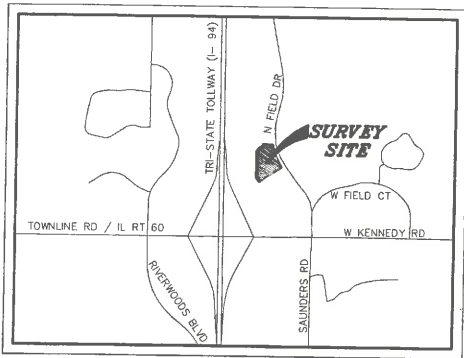
1. The resubdivision, and the two lots as proposed, will not alter the essential character of the office park.
2. The hotel is a unique use in the office park, but one that is a desired amenity to the park and the corporations located there.
3. Lot 3 in its present configuration totals 9.699 acres and could nearly accommodate two lots which meet the minimum lot size of five acres by right. A five acre site is oversized for a hotel of the type proposed which was determined to be most appropriate for the office park.
4. Preserving 6.133 acres of the site for a future office allows for further build out in the office park maximizing the development potential for the site.
5. The hotel and future office building will share an entrance driveway and access easement avoiding the need for a curb cut serving each parcel.
6. The hardship in this case is caused by the uniqueness of the hotel use and the need to configure a lot appropriately sized to support the hotel which is a desired amenity in the park.
7. The subdivision, and development of the site over the long term with a hotel and an office building, will support the vitality of the park and its users and will provide increased revenues to the City through the hotel tax, increased property tax revenues and sales taxes.

Public Notice

Public notice of the Plan Commission hearing was provided in accordance with Code requirements and standard practices. Public notice was published in a newspaper of local circulation and was mailed to property owners in the surrounding area. The agenda for the Plan Commission meeting was posted at five public locations and on the City's website. No public testimony was presented to the Commission at the public hearing.

FINAL PLAT OF SUBDIVISION
OF
CONWAY PARK AT LAKE FOREST RESUBDIVISION NO. 3

BEING A RESUBDIVISION OF LOT 3 IN CONWAY PARK AT LAKE FOREST RESUBDIVISION NO. 2, PHASE 1, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER, SECTION 36, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2000 AS DOCUMENT 4476419 IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER'S NAME & ADDRESS
LAUREL AVENUE LAKE FOREST
LIMITED PARTNERSHIP
2610 LAKE COOK ROAD, SUITE 100
RIVERWOODS, ILLINOIS 60015

DEVELOPER'S NAME & ADDRESS
JANKO GROUP LLC
2610 LAKE COOK ROAD, SUITE 100
RIVERWOODS, ILLINOIS 60015

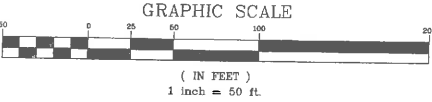
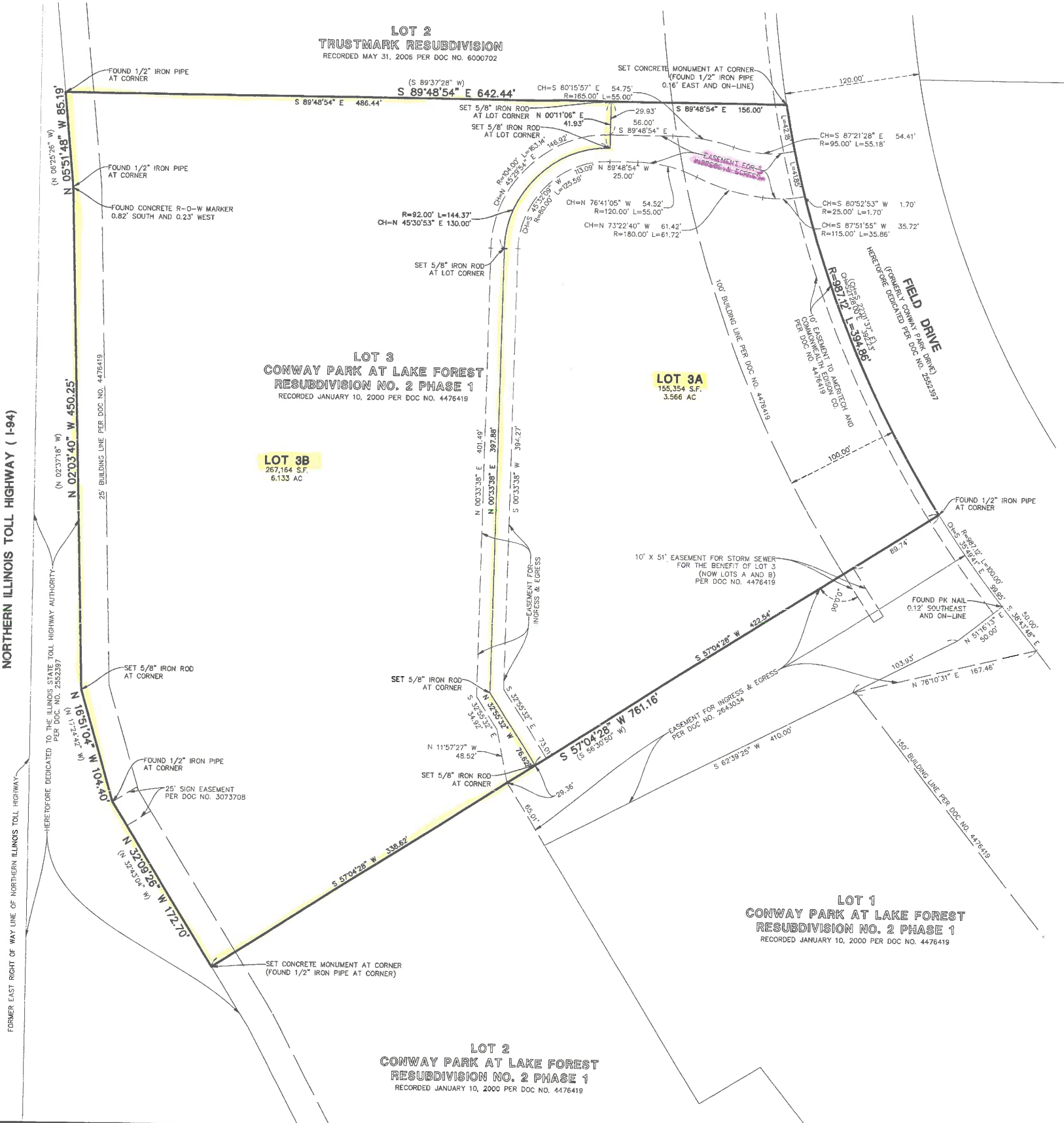
THIS PLAT SUBMITTED FOR RECORDING BY:
CITY OF LAKE FOREST
110 E. LAUREL AVENUE
LAKE FOREST, ILLINOIS 60045
RETURN MYLARS TO
THE CITY OF LAKE FOREST

PROPERTY AREA

LOT 3A = 155,354 SQUARE FEET (3.566 ACRES)
LOT 3B = 267,164 SQUARE FEET (6.133 ACRES)
TOTAL = 422,518 SQUARE FEET (9.699 ACRES)

PROPERTY ADDRESS

200 N. FIELD DRIVE, LAKE FOREST ILLINOIS



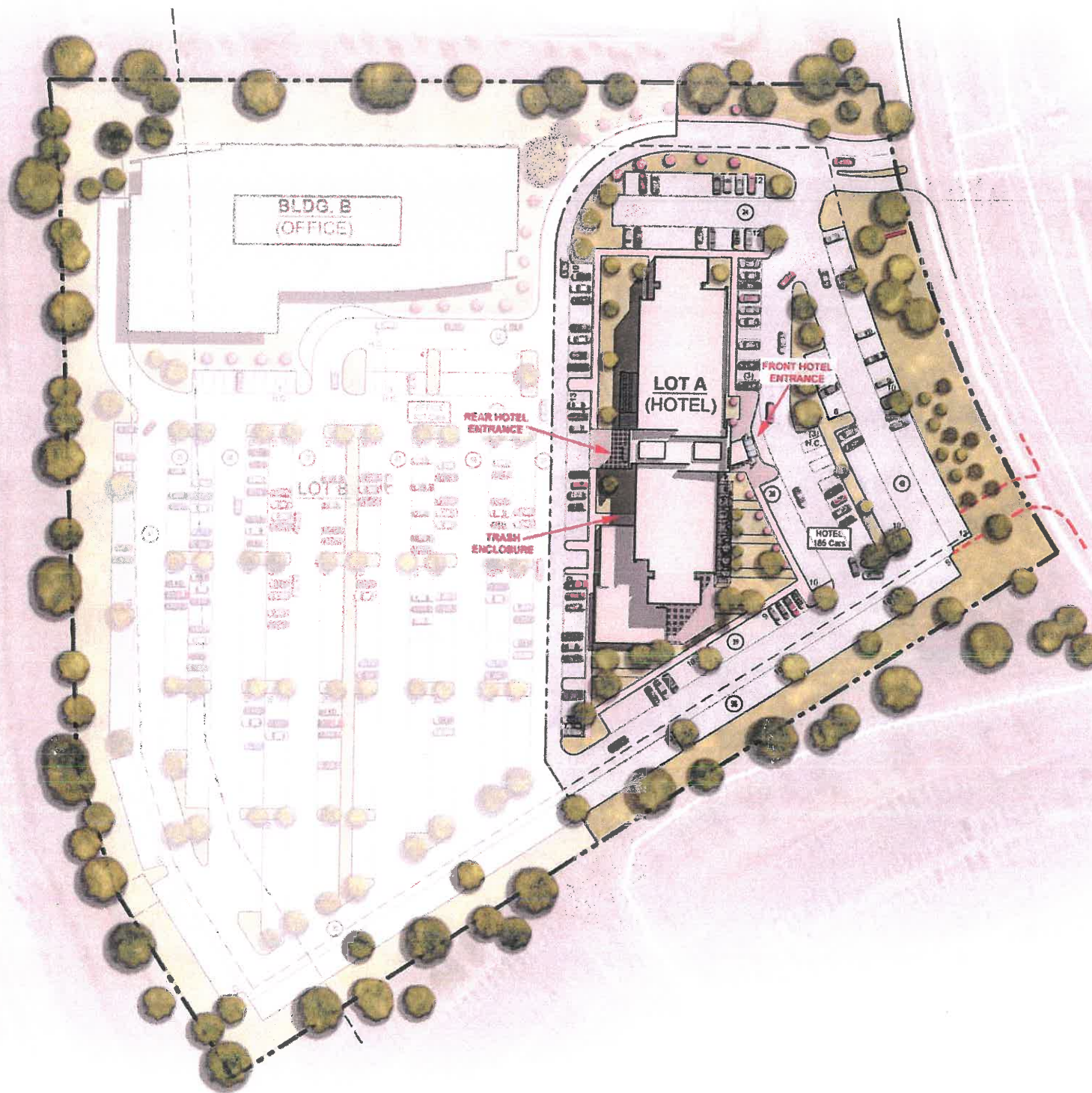
SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS SURVEY WAS PREPARED FOR JANKO GROUP BASED ON THE FINAL PLAT OF CONWAY PARK AT LAKE FOREST SUBDIVISION NUMBER 2 PHASE 1 AND BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON JULY 27, 2018.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2019.

CONWAY PARK AT LAKE FOREST RESUBDIVISION NO. 3
CITY OF LAKE FOREST, ILLINOIS
FINAL PLAT OF RESUBDIVISION

PROJ. NO.: PF
PROJ. ASSESSOR: TJM
DRAWN BY: BLH
DATE: 11/28/18
SCALE: 1" = 50'
SHEET
1 OF 2
PLAT

Manhard CONSULTING
1800 West Lake Street, Suite 100, Lake Forest, IL 60045
TEL: 847.484.8800 FAX: 847.484.8801
www.manhard.com
Civil Engineering • Environmental Science • Landmarks Architecture • Planning



REFERENCE: 9.69 acres (422,475 sf)
612 TOTAL SPACES (incl. 15 H.C. spaces)

BLDG A: 3.57 acres (155,358 sf)
104,387 SF
PARKING: 185 spaces (incl. 6 H.C. spaces)

BLDG B: 6.13 acres (267,118 sf)
105,971 GSF (~35,324 GSF/FLR)
103,819 RSF (GSF x ~ .979)

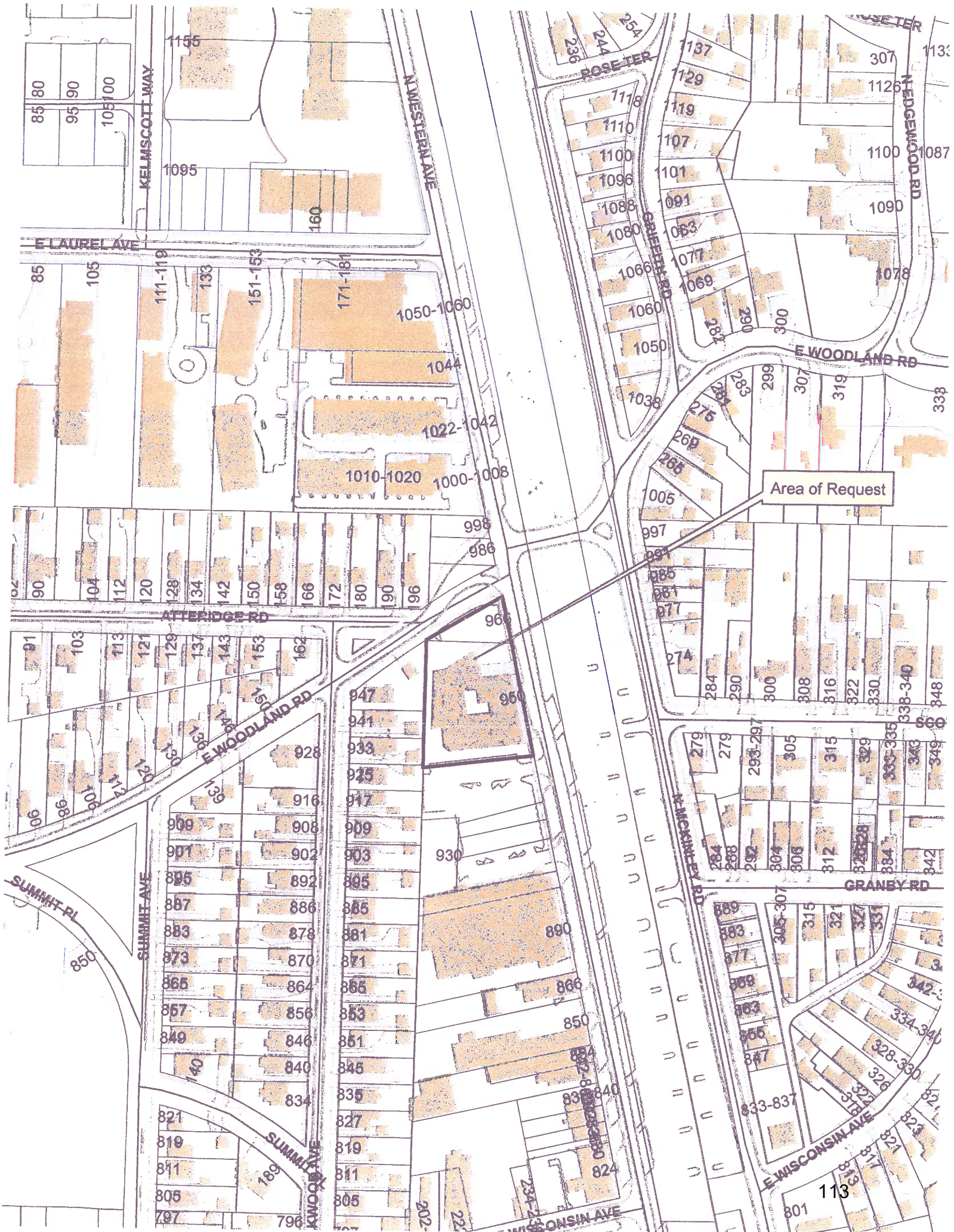
PARKING: 427 spaces (incl. 9 H.C. spaces)
RATIO: 4.11/1000

(LL PARKING OPTION: +70 spaces)

1 SITE PLAN

Scale 1"=40'
0 10 20 40





Area of Request

THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AUTHORIZING KURO, A SUSHI RESTAURANT IN A TENANT SPACE AT 950 N. WESTERN AVENUE, SUITE A, WITHIN 150 FEET OF A RESIDENTIAL ZONING DISTRICT

WHEREAS, Westwood Square LLC, Todd Altounian 25%, Nicole Altounian 25%, Jennifer Bianchi 25%, James Altounian II 25% (collectively, the "**Owners**") and Kuro, LLC (Jo, Nami and Naomi Choi) are respectively the owner and operator of that certain real property commonly known as 950 N. Western Avenue, Suite A Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Owner has filed a petition (the "**Petition**") requesting approval of a Special Use Permit ("**SUP**") to authorize a new restaurant, Kuro, and its location and operation within 150 feet of a residential zoning district with the Plan Commission for its evaluation and recommendation; and

WHEREAS, the Petition was filed in accordance with the regulations of Section 159.045, Special Uses, of the Lake Forest Zoning Code; and

WHEREAS, the Plan Commission did conduct a properly noticed public hearing on the Petition on December 12, 2018 and, after having fully heard and having considered the evidence and testimony by all those who wished to testify and after deliberating, voted 7 to 0, to recommend approval of the request subject to the terms and conditions of approval hereinafter set forth and made findings as detailed on Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the City Council (i) concurs with the findings of the Plan Commission, (ii) finds that the uses and Improvements as authorized herein will satisfy the

requirements of Sections 159.045 and 159.111(C) of the Zoning Code, and (iii) subject to the terms and conditions herein set forth, finds and determines that it is in the best interests of the City and its residents to approve the Petition and grant the SUP as set forth in the Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY MAYOR AND THE CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS, as follows:

SECTION ONE. **Recitals:** The foregoing recitals are incorporated into this Ordinance as if fully set forth.

SECTION TWO. **Approval of Amendment to SUP:** Pursuant to Sections 159.045 and 159.111(C) of the Zoning Code and subject to the limitations set forth in the City Code and the conditions set forth in Section Three of this Ordinance, the City Council hereby approves the Petition and grants the SUP authorizing the establishment and operation of Kuro, a Sushi restaurant, on the Property generally in conformance with the plans as depicted on Group Exhibit C attached hereto and made a part hereof.

SECTION THREE: **Conditions on Approval.** The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Laws.** Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance

with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

- C. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans, as ultimately approved by the Building Review Board.
- D. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- E. Conditions Pertaining to the Overall Westwood Square Development.
 - 1. Perimeter fencing, retaining walls and landscaping at the north and west boundaries of the site shall be regularly inspected and maintained by the property owner. The fence must remain sturdy and in a full upright position, with all fence panels in place and in good condition. The retaining wall must remain in a solid and sturdy condition; any loose materials must be replaced. Landscaping along Woodland Road and Western Avenue must be maintained in good condition and replaced as necessary, subject to the determination of the City's Certified Arborist, to provide substantial screening along the fence.
 - 2. Vegetation along the public sidewalk on Woodland Road must be kept trimmed and may not obstruct or endanger pedestrian or bicycle traffic on the sidewalk.
 - 3. Use of the alley on the south and west sides of the building shall be limited as follows:
 - a. The alley shall be used only for deliveries, trash pick-up and by emergency and security vehicles.
 - b. No parking, standing or staging of vehicles, other than for the purposes noted above, is permitted.
 - c. No portion of the alley shall be used as a drive thru or staging area for pick up by individuals, delivery services or by restaurant delivery personnel.
 - d. No gathering, loitering or smoking in the alley is permitted.
 - e. A sign shall remain posted stating that deliveries and trash pickup is permitted only between the hours of 7 a.m. and 6 p.m., on weekdays.

4. The property owner is responsible for establishing parking policies that give priority to customer parking, rather than employee parking, on the site. The property owner is responsible for monitoring parking activities and working with the tenants on an ongoing basis to assure compliance with the policies. The policies shall address the following:
 - a. Employees shall park off site in the Central Business District employee parking lot on McKinley Road during peak customer times.
 - b. No employee parking shall be permitted on Western Avenue.
 - c. No parking by employees or customers shall be permitted on residential streets.
5. Existing exterior lighting shall be reviewed and modified as necessary to prevent views of the source of the light from off of the site and to minimize light impacts on the neighboring homes.
 - a. Modifications to existing lighting may include, but are not limited to, replacing fixtures, adding light restricting drop down panels or reducing the intensity of lighting if so directed by the City.
 - b. Only essential security lighting, with the light source shielded from direct view, is permitted to remain on after operating hours.
 - c. City approval and permits are required prior to the addition or modification of exterior lighting on the site.

F. Conditions Specific to Kuro.

6. Signage, if not consistent with the previously approved signage, shall be subject to review and approval by the Building Review Board process.
7. A maintenance schedule for the exhaust and filter system of the restaurant must be submitted and will be subject to approval by the City prior to the issuance of a Certificate of Zoning Compliance and the opening of the restaurant.
8. Valet services during certain times may be required at the direction of the City based on an ongoing evaluation of activity levels at the site.
9. All activity on the outdoor patio shall end no later than 11 p.m. including clean-up of the area.
10. No amplified sound is permitted at any time on the patio or outside the restaurant.
11. During peak hours, the restaurant owners are responsible for assuring regular monitoring of the parking lots and neighboring residential streets to verify that parking is occurring consistent with the established policies and to take corrective action if necessary.

12. The restaurant owners are responsible for informing and directing employees and customers to appropriate parking areas. As necessary, the owners shall inform City staff of recurring parking or circulation issues on the site and corrective action shall be taken.
13. The trash enclosure must be maintained in good condition with a solid fence and gate, the gate to the enclosure must be closed at all times except when trash is being put into or being removed from the containers, water-tight containers intended for food waste and liquid must be used and, the frequency of pickups must be such that trash and recycling does not overflow the fully closed containers.

SECTION FOUR: Amendment to Ordinance. Any amendments to the terms, conditions, or provisions of this Ordinance that may be requested after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in Section 159.045 of the Zoning Code, or by an amendment to the SUP itself in the manner provided in the Zoning Code and by applicable law.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS ____ DAY OF _____, 2019.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ DAY OF _____, 2019.

MAYOR

ATTEST:

City Clerk

EXHIBIT A
Legal Description of the Property

Legal Description:

THESE PARTS OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS.

TRACT 1

LOTS 4 AND 5 IN PLAT OF SUBDIVISION OF THE SOUTH 146.94 FEET OF THE NORTH 243.40 FEET OF LOT 346 IN "LAKE FOREST" RECORDED AS DOCUMENT 116118 ON MARCH 7, 1908,

TRACT 2

THE PART OF LOT 346 IN "LAKE FOREST" ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1857, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF THE EASTERLY LINE OF SAID LOT 346, 250.00 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHERNLY ALONG SAID EASTERLY LINE OF SAID LOT 346; 50.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 346, 169.89 FEET MORE OR LESS TO THE WEST LINE THEREOF; THENCE NORTH ALONG SAID WEST LINE OF LOT 346, 48.66 FEET AFOREMENTIONED LINE PARALLELING SAID NORTH LINE OF LOT 346, 158.48 FEET MORE OR LESS, TO SAID POINT OF BEGINNING

TRACT 3

THAT PART OF LOT 346 IN "LAKE FOREST" ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1857, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 346, 300.00 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG EASTERLY LINE OF LOT 346, 157.14 FEET MORE OR LESS, TO A POINT 224.96 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 346 (MEASURED ALONG SAID EASTERLY LINE OF LOT 346); THENCE WESTERLY ALONG A STRAIGHT LINE, 207.15 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 346, 245.52 FEET NORTH OF THE SOUTHWESTERLY CORNER OF SAID LOT 346, THENCE NORTH ALONG SAID WEST LINE OF LOT 346, 179.22 FEET MORE OR LESS, TO A POINT DUE WEST OF SAID POINT OF BEGINNING, (MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 346) THENCE EAST ALONG AFOREMENTIONED LINE PARALLELING SAID NORTH LINE OF LOT 346, 169.89 FEET MORE OR LESS, TO THE POINT OF BEGINNING IN LAKE COUNTY, ILLINOIS.

P.I.N. 12-28-313-044-0000

Commonly known as: 950 N. Western Avenue, Unit A

EXHIBIT B

Findings of Fact

Restaurant Performance Standards

Performance Standard - Availability of parking

This development differs from other developments and commercial buildings located in the Central Business District because there are a significant number of parking spaces on site. In addition to the surface parking lot on the northern portion of the site, which has 24 spaces, there is parking underneath the building for about 60 cars.

The spaces in the surface lot and in the underground garage are shared by all of the tenants in the building. The majority of businesses in the development are day-time businesses so in the evenings, most of the spaces will be available for customers of Kuro, the new restaurant. The parking capacity of this site exceeds the parking available on the sites of other restaurants in the business district and exceeds the number of parking spaces required by the Code. In addition, it is expected that some customers will walk to the restaurant from the surrounding neighborhoods.

Public parking for customers is also available on Western Avenue. Currently in the evenings, on street spaces in this area are unused with the exception of the spaces closer to the entrance to Jewel. Employee permit parking is available on the east side of the railroad tracks, no permits are required for employee parking in these lots in the evenings.

The owner of Westwood Square will be responsible for advising all tenants that the on site parking, both the surface parking and underground parking, is intended for customers first and foremost, not employees. During peak customer hours, the building management should require employees of all of the businesses in Westwood Square to park in the Central Business District employee parking lot on the east side of the railroad tracks. Westwood Square has a distinct advantage over many other businesses in the Central Business District because employees will have only a short walk along Woodland Road to the off site employee parking lot on McKinley Road, east of the railroad tracks.

No employee or customer parking is permitted on streets in the adjacent residential neighborhood. In the past, Community Development staff worked with the prior property and business owners and the City's Police Department to assure that parking for Westwood Square did not occur on residential streets. With the available parking on the site and on Western Avenue, this has not been an issue in the past. If parking by employees or customers of the restaurant does occur on residential streets, the City will take action promptly to stop that activity. This staff report includes a recommendation prohibiting employee and customer parking on residential streets.

Performance Standard – Building Review Board Approval

No changes are proposed to the exterior of the building. If significant changes are proposed to the types of signage or exterior lighting that currently exists on the site, Building Review Board consideration will be required.

Performance Standard – Issuance of a Liquor License

The City Council has jurisdiction over issuing liquor licenses and determining whether businesses should or should not be permitted to serve or sell alcohol. Application for a liquor license is made to City Hall and the request for liquor licenses, in this case, will be considered by the City Council concurrent with the Plan Commission's recommendation on the Special Use Permit. The sale of alcohol is not regulated by a Special Use Permit.

Liquor licenses granted by the City Council establish hours during which liquor can be sold. Most liquor licenses allow the sale of alcohol between the hours of 11 a.m. and midnight. In the case of outdoor patios, conditions of a Special Use Permit could limit hours of use and the liquor license would be aligned to those hours.

Performance Standard – Ventilation Systems

The City Code requires the installation of high quality air filtration systems and ventilation systems for all restaurants. The existing ventilation system was installed prior to the opening of the Westwood Bistro and was determined to be in compliance with this standard. Prior to the opening of the new restaurant, an inspection of the system will need to be performed and the results submitted to the City to verify that the system is in good working order.

The Code requires the submittal of regular maintenance and cleaning schedules for mechanical equipment in restaurants to the City.

Performance Standard – Amplified Sound

The Code does not permit outdoor amplified sound. No installation of temporary or permanent outdoor speakers is proposed.

Performance Standard – Schedules for deliveries and trash pickup

Hours for deliveries to the restaurant and trash pickup for the overall Westwood Square development are 7 a.m. to 6 p.m. The owners of the new restaurant will be required to adhere to those hours. No request for an exception to those hours was submitted.

Although the Performance Standards in the Code do not specifically address deliveries from the restaurant to customers, with the variety of delivery services available today, delivery service will likely be used by some customers at times. The restaurant owners indicated that deliveries to customers would occur during business hours:

Monday through Thursday – 11:30 a.m. to 9:30 p.m.

Friday and Saturday – 11:30 a.m. to 10:30 p.m.

Sunday – 3:00 p.m. to 9:00 p.m.

The conditions provided at the end of the staff report recommend that delivery drivers not be permitted to stage in the alley to the west of the restaurant. The alley is immediately adjacent to the rear yards and private spaces of adjacent homes. In the past, activity in the alley by delivery drivers and employees of past businesses located in Westwood Square has resulted in complaints from neighboring residents.

Performance Standard – Minimizing impacts on single family homes: light, noise, traffic

The proposed restaurant will be located in an existing commercial building. In the past, delivery trucks and other users of the alley were encouraged to enter the alley from Woodland Road and exit on to Western Avenue to minimize the impact of headlights and noise on the neighborhood. As noted above, conditions are proposed at the end of this report prohibiting the use of the alley as a staging area for deliveries or a break area for employees from any of the businesses in Westwood Square. Various conditions of approval as recommended at the end of this report are proposed in an effort to minimize impacts on the adjacent residential neighborhood.

Special Use Permit Criteria

Special Use Permit Criteria #1: The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed restaurant is consistent with other uses in the Central Business District and is not unlike other uses that are located in proximity to residential neighborhoods that border the full length of the City's business. In general, the business and residential uses have been able to co-exist for many years. Issues do come up at various locations from time to time and efforts are made to resolve them by working with all parties.

The continued operation of Westwood Square as a commercial development, with increased attention to operations and maintenance, will not be detrimental to or endanger public health, safety, morals, comfort or general welfare.

Special Use Permit Criteria #2: The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.

The proposed new restaurant is consistent with the commercial nature of the Westwood Square development and generally consistent with the type of uses that have existed at this location in the past. The proposed use, if operated consistent with the recommended conditions of approval, will not be injurious to the use and enjoyment of properties in the immediate area. The proposed use will fill an empty

storefront in an existing commercial development, provide an amenity to the neighboring residential area and add vitality to the City's business district.

Consistently, resident surveys have indicated an interest in bringing new restaurants into the City's business district. In addition, the most recent strategic planning exercise held by the City Council placed a high priority on encouraging new businesses to support the long term health of the City's business district, bring increased activity into the City's core and support property values throughout the community.

Special Use Permit Criteria #3: The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. In business districts, the special use will not negatively affect the overall character of the area or detract from the primary retail nature of the district.

The surrounding area is already developed. The proposed restaurant could help to attract other businesses to Westwood Square to meet the needs and interests of the growing residential population located within walking distance of this commercial development. The proposed restaurant will add to the vitality of the Central Business District and offer an additional dining option in the City's core area. The proposed restaurant, if operated consistent with the proposed conditions of approval, will not negatively affect the overall character of the area and will support and enhance the business district.

Special Use Permit Criteria #4: The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with existing buildings, sites, the larger neighborhood or district so as to cause a substantial depreciation in the property values.

No new buildings are proposed. An existing vacant tenant space will be occupied by the proposed business. If significant modifications are proposed to signage, lighting, landscaping or the building exterior, Building Review Board consideration will be required.

Special Use Permit Criteria #5: Adequate utilities, access roads, drainage and or necessary facilities have been or are being provided.

Adequate utilities and other infrastructure are in place to serve the new restaurant which will be located in an existing commercial development.

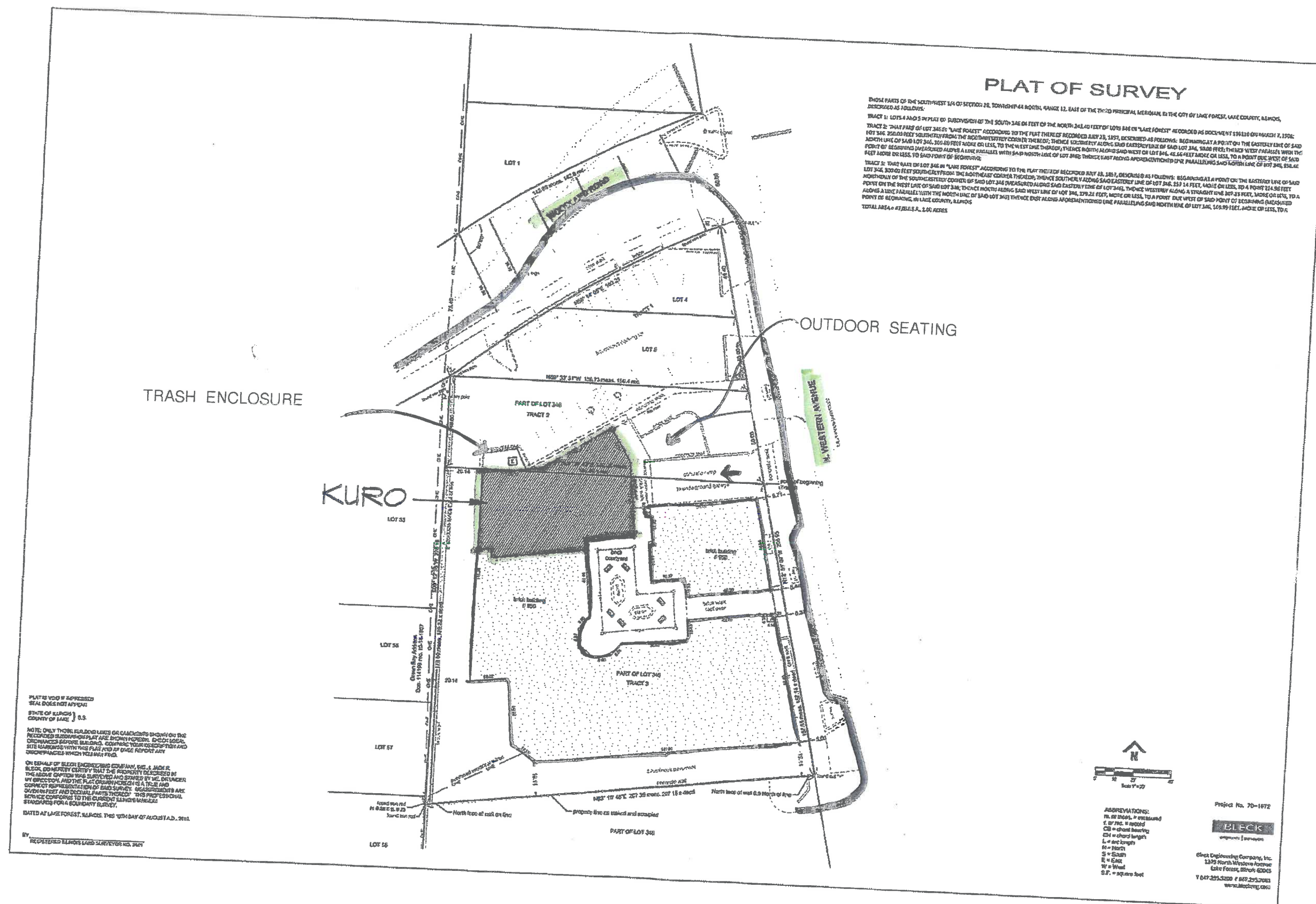
Special Use Permit Criteria #6: Adequate measures have been or will be taken to provide ingress and egress.

This is an existing commercial site. No changes are planned to the location or configuration of the curb cuts. Development of an on site circulation plan is recommended as a condition of approval designating the alley for one-way travel,

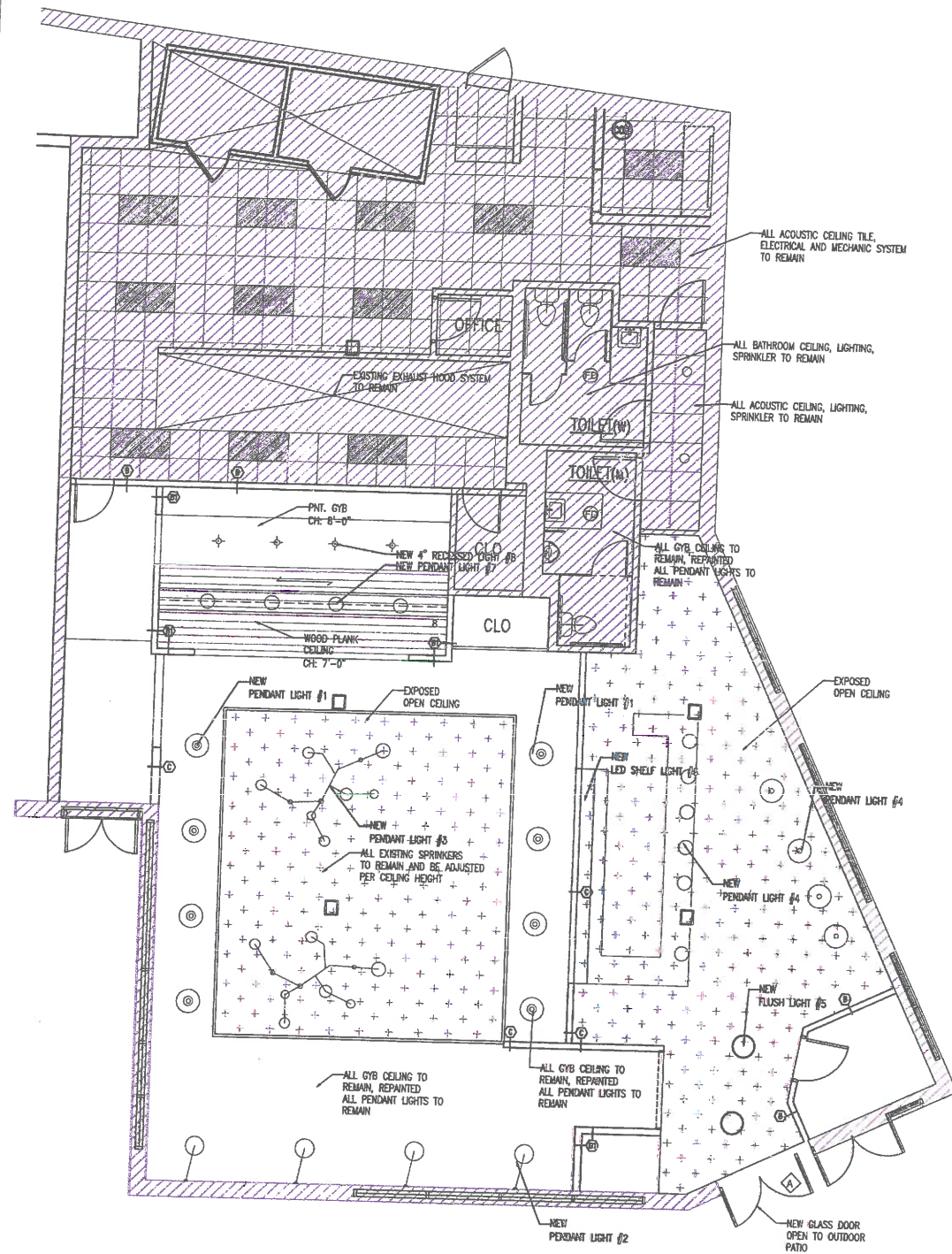
allowing entry to the alley from the north and exit on to Western Avenue, into the commercial district, rather than into the residential neighborhood.

Special Use Permit Criteria #7: The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the City Council as part of the Special Use Permit.

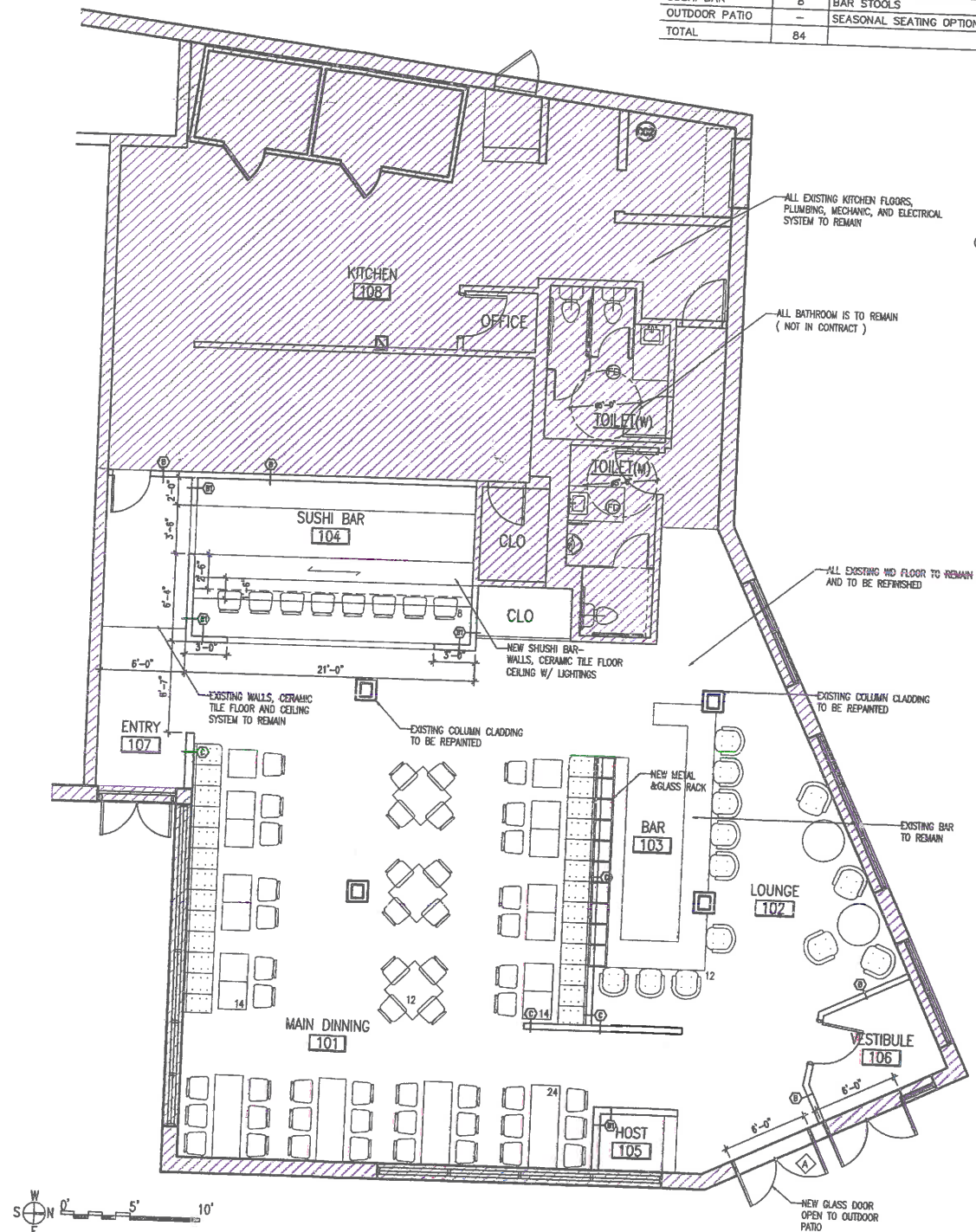
As recommended, the Special Use Permit for the proposed restaurant will allow operation of the restaurant in a manner consistent with the regulations of the B-2, Community Commercial Business District. No variances from the regulations of the district are requested and the recommended conditions of approval will put operating parameters in place for the restaurant and Westwood Square.



| TOTAL RESTAURANT SEATS | | |
|------------------------|----|-----------------------------------|
| SECTION | # | NOTES: |
| MAIN DINING AREA | 64 | 4PERSON BOOTHS; 2&4 PERSON TABLES |
| BAR/ LOUNGE | 12 | BAR STOOLS, 2 PERSON TABLES |
| SUSHI BAR | 8 | BAR STOOLS |
| OUTDOOR PATIO | - | SEASONAL SEATING OPTION |
| TOTAL | 84 | |

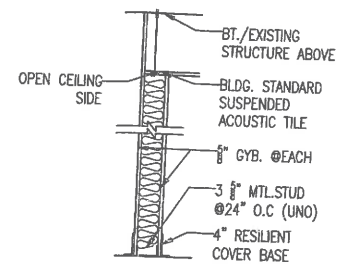


1
PROPOSED
REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

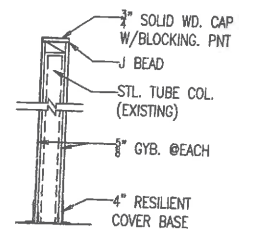


PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"

WALL TYPE
SCALE: 3/4"=1'-0"



B/B1 W/O SOUND
ATTENUATION BATT
TYP. INT EXISTING
(1HR)



C
TYP. INT. EXISTING
LOW BALL

MIW ARCHITECTS
ARCHITECTURE / INTERIOR DESIGN
Chicago IL 60646
312 927 3610

KURO JAPANESE RESTAURANT
960 N. Western ave. (suite 106)
Lake Forest, IL 60045

[illegible]

Sheet Name:

PROPOSED PLANS

FLOOR PLAN/
REFLECTED CEILING
PLAN

127
A-1



EXHIBIT D

Unconditional Agreement and Consent

Pursuant to Section Five of The City of Lake Forest Ordinance No. 2019 - ____ ("**Ordinance**"), and to induce the City Code to grant the approvals provided for in such Ordinance, the undersigneds acknowledges for themselves and their successors and assigns in title to the Property that they

1. have read and understand all of the terms and provisions of Ordinance No. 2019 - ____;
2. hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, The City of Lake Forest City Code, and all other applicable codes, ordinances, rules, and regulations;
3. acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's issuance of any permits for the use of the Property, and that the City's issuance of any permit does not, and shall not, in any way, be deemed to insure the Owners against damage or injury of any kind and at any time;
4. acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance;
5. agree to and do hereby hold harmless, defend, and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties with respect to the Property and the City's adoption of the Ordinance or granting the approvals to the Owners pursuant to the Ordinance; and
6. represent and acknowledge that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Owners of the Property.

PROPERTY OWNER:
Westwood Square LLC

ATTEST:

RESTAURANT OWNER:
Kuro, LLC

ATTEST:



Plan Commission Report and Recommendation

| | |
|----------|---|
| TO: | Honorable Mayor Lansing and members of the Council |
| DATE: | December 12, 2018 |
| FROM: | Chairman Kehr and members of the Plan Commission |
| SUBJECT: | <i>Special Use Permit – New Restaurant in Westwood Square, 950 N. Western Avenue, Suite A</i> |

Property Owner

Westwood Square LLC
13110 W. Highway 137
Lake Bluff, IL 60044
(Todd Altounian 25%,
Nicole Altounian 25%,
Jennifer Bianchi 25%
James Altounian II 25%)

Property Location

950 N. Western Avenue

Zoning District

B-2, Community Commercial

Tenant – Restaurant Owner

Kuro, LLC (Jo, Nami and Naomi Choi)

Plan Commission Recommendation

Based on the findings detailed on Exhibit B to the Ordinance, the Commission voted 7 to 0 to recommend approval of a Special Use Permit to authorize Kuro, a sushi restaurant, to locate and operate in Suite A of Westwood Square located at 950 N. Western Avenue. The recommended conditions of approval are detailed in the Ordinance presented to the Council for final action.

Summary of Request

This is a request for a Special Use Permit to allow Kuro, a new sushi restaurant and bar, to occupy Suite A in the Westwood Square commercial development. Westwood Square is a multi-tenant mixed use development located on the southwest corner of Western Avenue and Woodland Road, in the B-2 Community Commercial District. The new restaurant is proposed in the tenant space that was previously occupied by Westwood Bistro, a full service restaurant and bar, and before that, Burger King. Restaurants and bars are permitted outright in the B-2 zoning district except when located within 150 of property zoned for residential use. Restaurants proposed within 150 feet of a residential zoning district may only be authorized through a Special Use Permit.

The Special Use Permit process provides a public hearing before the Plan Commission. The Commission is required to evaluate special use requests for restaurants based on the standard Special Use Permit criteria and on the performance standards that apply specifically to restaurants. The criteria and standards are reviewed later in this staff report. As part of the special use process, the Plan Commission has the ability to recommend conditions to the City Council if the Commission determines that approval of the request, with some limitations and requirements, is appropriate. Conditions of approval as part of a Special Use Permit can impose

a higher bar for restaurants located within 150 feet of residentially zoned properties than for restaurants located more centrally within the business district. Conditions of approval were established for the previous restaurants that operated at this location to mitigate the impacts of light, noise and general activity on neighboring homes.

Background

Westwood Square has been home to a variety of retail uses, service businesses, restaurants and office tenants over the years. This development is located toward the northern end of the City's Central Business District, a short walk from the new residential development at Laurel and Western Avenues which includes apartments, condominiums and single family homes. The West Park residential neighborhood is immediately adjacent to Westwood Square to the west and to the north. Regent's Row, a row house development is located further to the north on Western Avenue with MLG, another full service restaurant, located just north of Regent's Row. Crystal Point condominiums and other multi-family developments and single family homes are located further north along Western Avenue. There is a significant population of residents within walking distance of Westwood Square.

The Westwood Square development has frontage on Western Avenue. Although the space proposed for the new restaurant steps back from the street frontage, it is visible from both Western Avenue and Woodland Road. The City's business district extends both to the north and south of Westwood Square.

Westwood Square was recently acquired by a new, locally based entity. In recent years, the development suffered from a lack of attention to maintenance by the previous owner and as a result, many tenants vacated the development and there were some conflicts with the adjacent residential neighbors. The new owners have already taken action to upgrade the overall development and are actively seeking tenants to reactivate the center with a mix of tenants to meet the needs of the growing number of residents living in the area, to provide services and amenities to the larger Lake Forest community, and to attract visitors from outside the community to patronize local businesses.

Westwood Square, like many locations within the City's Central Business District, abuts single family homes. This juxtaposition can create conflicts while at the same time, providing a unique amenity to residents in the neighborhood who are able to walk to restaurants, retail stores and service businesses. Together, the residential neighborhoods and the Central Business District create a character that is uniquely Lake Forest. Establishing operating parameters that allow the adjacent uses to co-exist is facilitated through the special use process.

As with all areas where different types of uses abut each other, there are advantages and disadvantages. The Westwood Square property is zoned and has a history of commercial use and the proposed restaurant is consistent with the intent of the B-2 zoning district. The details of how the site is screened from the adjacent residential neighbors and how the site operates and is maintained on a daily basis are keys to compatibility with the neighboring uses.

Correspondence and Public Testimony

Notice of this petition was provided in accordance with the Code requirements. A legal ad was published in a newspaper with local circulation. Notices of the public hearing were mailed to

residents in the surrounding area by the petitioner and by the City. The agenda for the Plan Commission meeting was posted at five public locations and on the City's website.

Testimony in support of the proposed restaurant and testimony from neighbors in the immediate vicinity voicing some concerns about impacts from the restaurant were presented to the Commission. The Commission's recommendation in support of the restaurant includes a series of conditions intended to address the concerns raised and minimize impacts on the neighboring homes.

Excerpt
The City of Lake Forest
Plan Commission
Proceedings of the December 12, 2018 Meeting

A meeting of the Lake Forest Plan Commission was held on Wednesday, December 12, 2018, at 6:30 p.m., at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Commission members present: Chairman Kehr and Commissioners Michael Freeman, Monica Ruggles, Guy Berg, Remo Picchietti, Susan Athenson and Stephen Douglass

Commissioners absent: None

Staff present: Catherine Czerniak, Director of Community Development

1. Public Hearing and Action: Consideration of a request for a Special Use Permit to authorize Kuro, a full service sushi restaurant and bar, to occupy space in an existing building at 950 N. Western Avenue, commonly known as Westwood Square. The property is located within 150 feet of property zoned for residential use.

Property Owner: Westwood Center LLC (Todd Altounian 25%, Nicole Altounian 25%, Jennifer Bianchi 25%, James Altounian II 25%)

Tenant: Kuro LLC (Jo, Nami and Naomi Choi)

Presented by: Peter Witmer, architect

Chairman Kehr asked the Commission to declare any conflicts of interest or Ex Parte contacts. Hearing none, she swore in all those intending to speak and invited a presentation from the petitioner.

Mr. Witmer noted that the restaurant is proposed in the space most recently occupied by the Westwood Bistro and before that, Burger King. He stated that the new restaurant will have close to the same floor plan, use the same kitchen equipment and mechanicals, and use the same trash enclosure as was previously used by Westwood Bistro. He stated that the Altounian family recently purchased the Westwood Square development and is working to address maintenance issues that were not addressed by the past owners. He stated that now that the development is locally owned, tenant and neighbor issues can be addressed promptly. He stated that the owners of the proposed Sushi restaurant are experienced restaurant operators who have another location in Highland Park. He stated that they feel that this is a great location for another restaurant. He reviewed the site plan noting the outdoor patio space. He stated that the restaurant will be open seven days a week and will serve lunch and dinner Monday through Saturday, and dinner on Sunday. He stated that the conditions and limitations that were put in place for Westwood Bistro will be followed. He stated that deliveries and trash

pickup will occur at appropriate hours. He added that employees will park in the remote parking lot, east of the railroad tracks, to reserve the onsite parking spaces for customers. He stated that he is excited about having another restaurant option in the Central Business District.

Ms. Czerniak explained that this petition is before the Commission because a restaurant is proposed within 150 feet of property zoned for residential use. She noted that restaurants that are not located within 150 feet of property zoned for residential use are permitted outright in the B-2 business district, no Special Use Permit is required. She stated that this location has been the site of a restaurant for many decades, initially, Burger King and more recently, Westwood Bistro. She acknowledged that the prior owner of the Westwood Square development failed to properly maintain and operate the building and overall site causing issues for both tenants and the community. She stated that with the new ownership, there is an opportunity to revitalize the property to meet the needs of residents in the new development at Western and Laurel Avenues and residents in other multi-family buildings and nearby single family residential neighborhoods. She stated that City staff is in communication with the new owners and improvements to the overall site are already underway. She commented that in resident surveys, there is always an interest in new restaurants in the community. She reviewed that restaurants within 150 feet of residential zoning districts must meet the standard special use criteria in addition to the performance standards for restaurants as detailed in the Code which must be met by all restaurants. She stated that the staff report provides detailed findings in support of the request for a Special Use Permit for the proposed Kuro restaurant subject to 13 recommended conditions of approval. She pointed out that some of the conditions apply to the overall development site, Westwood Square, and others are specific to the proposed restaurant. She reviewed that the conditions require maintenance of the fence along the west perimeter of the site, maintenance of the trash enclosure area, limiting the times of trash pickups and deliveries and limiting the use of the alley to minimize disturbance to the adjacent residents. She added that the conditions direct use of the alley from north to south, with vehicles exiting on to Western Avenue to minimize the impact of headlights on neighboring homes. She stated that this site is unusual in the Central Business District because there is a significant amount of surface and underground parking on the site. She noted however that the conditions require that if parking on the site becomes tight, employees of all of the tenants in the development will be required to park remotely, in the employee parking lots, on the east side of the railroad tracks. She stated that the remote lots offer permit parking and parking for a daily fee however, the lots are free for use, without permits, during the evening hours. She stated that the conditions prohibit parking by employees or customers on residential streets. She noted that the performance standards for restaurants require regular maintenance of ventilation and mechanical equipment. She stated that an 11 p.m. closing time was established for the outdoor patio for the Westwood Bistro and the same hours are proposed for the new restaurant including clean up and all activity on the patio. She stated that the Code does not permit amplified music outdoors and that requirement is reiterated in the recommended conditions. She stated that

the staff report supports a recommendation to the City Council in support of granting a Special Use Permit to authorize the new restaurant subject to the conditions detailed in the staff report.

Commissioner Picchietti thanked the petitioner for a comprehensive packet of information and the staff for the detailed briefing. He stated that based on the thorough information presented, he has no questions.

In response to questions from Commissioner Athenson, Mr. Witmer said that his office is located close to the property and as a result, he is familiar with some of the issues that have occurred on the Westwood Square property in past years, when it was under different ownership. He confirmed that the kitchen has a hood which has an exhaust through the roof. He stated that it is the restaurant operator's responsibility to maintain the ventilation system but the property owner will be responsible for assuring that the proper cleaning and maintenance is completed on a routine basis. He stated that the maintenance involves changing the filters and emptying grease traps. He noted that the proposed restaurant will not offer nearly as many fried foods as were offered by Burger King resulting in reduced cooking odors and exhaust. He confirmed that typically, the restaurant operator will have control over the times when deliveries of food and supplies are made. He confirmed that no deliveries will be permitted before 7 a.m. adding that it is likely that deliveries will occur before the lunch hour, around 9 or 10 a.m. He confirmed that the overall site, including the fencing and the landscaping all around the site, will receive regular maintenance and inspections. He stated that the restaurant will restrict where employees can smoke but noted that it may be difficult for the restaurant to control smoking by others who visit the site.

Chairman Kehr noted that submission of a maintenance schedule for the ventilation system to the City is required as one of the conditions proposed in the staff report.

In response to questions from Chairman Kehr about the hours for deliveries, Mr. Witmer clarified that deliveries of takeout food to customers will occur during the hours the restaurant is open. He stated that deliveries of food and supplies to the restaurant will typically occur in the mornings.

In response to a question from Commissioner Freeman, Ms. Czerniak confirmed that the conditions as recommended are substantially the same as those that were attached to the prior restaurant. She confirmed that the hours for deliveries to the previous restaurant were the same as those currently proposed. She acknowledged that in the past, there were deliveries that occurred outside of the permitted hours. She stated confidence that the new owner of the property will be more responsive to any issues that come up than the previous owner.

In response to questions from Commissioner Freeman, Mr. Witmer confirmed that the seating capacity of the proposed restaurant is similar to the capacity of the last restaurant that occupied the space. He stated that there is seating for about 80

people in the restaurant including the bar area. He noted that there will be a sushi bar which will add about 10 seats. He stated that the capacity of the outdoor patio will remain the same.

In response to questions from Commissioner Ruggles, Mr. Witmer confirmed that one additional service door is proposed on the east wall of the restaurant to provide access for employees serving customers on the outdoor patio. He explained that it is difficult for customers and employees to all use the front entrance door. He confirmed that signage will likely be similar to the signage for the Westwood Bistro but stated that the details of the signage have not yet been developed.

In response to questions from Commissioner Ruggles, Ms. Czerniak stated that the addition of a service door will not require review by the Building Review Board.

In response to questions from Commissioner Berg, Mr. Witmer said that the restaurant name is "Kuro", and stated that the signage will not include the word "bar".

Commissioner Berg stated that he is pleased that the property is under new ownership and noted that a restaurant will be a good addition to the area.

In response to questions from Commissioner Berg, Ms. Czerniak confirmed that another restaurant could locate elsewhere in the development and if it is within 150 feet of property zoned for residential use, a Special Use Permit will be required. She stated that consideration can be given to whether additional landscape screening should be added in the parkway, on the north side of Woodland Road. She noted that a number of years ago, at the request of a few residents, the east end of Atteridge Road was closed off and landscaping was added in that area.

Commissioner Berg noted that this is a unique situation in which residents, from their homes, look directly into a restaurant.

Commissioner Douglass stated that all of his questions have been answered.

In response to a question from Chairman Kehr, Ms. Czerniak confirmed that there are lights under the viaduct on Woodland Road to light the pedestrian walkway extending from Western Avenue to the remote parking lot.

In response to questions from Commissioner Athenson, Mr. Witmer stated that for now, the trash enclosure appears to be in the best location given the tightness of the site however, he noted that as the development is revitalized, more thought will be given to how best to handle trash on the site. He stated that a key issue is how well the trash enclosure is maintained and how often the trash is picked up.

Hearing no further questions from the Commission, Chairman Kehr invited public testimony.

Marlis Turek, 196 Atteridge Road, stated that the front door of her home faces the proposed restaurant. She pointed out that she has planted evergreens in her front yard in an effort to mitigate the impact of past restaurants that operated at this location. She suggested that there is a better place on the site to locate the trash enclosure, away from her line of sight. She suggested that the trash enclosure be located in the southwest corner of the property noting that the alley would still be passable for emergency vehicles. She pointed out that at that location, the trash enclosure will not be visible from the street. She stated that better window treatment is needed in the bar area or the shades need to be kept down at all times to avoid views into the bar from the street and her home and to prevent light spillover into the residential neighborhood from inside the bar. She noted that in the past, she often called the police about activity on the site. She stated that no music should be permitted on the outdoor patio and the hours and months when the patio is used should be limited. She stated that during the months when the patio is not in use, the furniture should be removed from the patio to avoid unintended use by passersby. She stated that a "closed" sign should be posted on the patio at times when use is not permitted. She stated that in the past, deliveries and trash pick-up have been huge problems. She explained that after the trash is picked up, the gates of the enclosure are left open adding that a large and disgusting grease container was located in the enclosure and the enclosure was not kept clean. She noted that the previous restaurants received deliveries throughout the day, from multiple vendors. She noted that some deliveries occurred when the restaurant was closed and the vendors appeared to have keys to the space. She noted that delivery trucks have backup alarms which are disturbing to residents early in the morning or late at night. She stated that staff should be directed to park off site so restaurant customers have access to easy parking. She stated that in the past, employees have had parties in the parking lot late at night causing a disturbance. She stated that maintenance on the restaurant mechanical systems should not be permitted late at night. She noted that the new owner of the property has removed some evergreens along the perimeter of the site which is a concern. She added that the City does not take proper care of the shrubby in the parkways and planting island near her house noting that the plantings in these areas are important to screen the restaurant from the homes. She reiterated that in the past, she has called police and her alderman when she has been disturbed late at night by activity on the site. She stated that proper rules need to be put in place and followed. She added that smoking by employees and customers should not be permitted in the alley or in the neighborhood. She suggested that valet parking be offered.

Tom Paulson, 902 Oakwood, stated that he lives about 800 feet from the proposed restaurant. He stated that he moved into the neighborhood while the Westwood Bistro was open and was disappointed when it closed. He stated that he would love to have a sushi restaurant in the area.

Roberta Boyaris, 947 Oakwood Avenue, stated that her property is immediately to the west of the Westwood Square development and shares a property line with the

restaurant space. She stated that living next door to a restaurant is not always the nicest thing. She asked who to call when the rules or conditions of approval are not followed. She stated that in the past, she talked with the owners of the restaurant and on occasion, called the police but did not always receive a proper response or solution to the problems.

At the request of Chairman Kehr, Ms. Czerniak responded to public testimony noting that now that the property is in the hands of a local family, problems can be brought directly to the attention of the property owner. She explained that if the police are called to the site, the Community Development Department receives information about the call. She added that issues and problems should also be brought to the attention of the Community Development Department by residents and encouraged residents to contact her directly. She stated that staff responds by alerting the restaurant operator and the property owner to any issues. She stated that if the issues are not addressed and if the conditions of the Special Use Permit are repeatedly violated, the matter will be brought back to the Plan Commission for reconsideration. She added that fines can also be assessed for violations of the Code or the conditions of the Special Use Permit.

Chairman Kehr invited further public comment.

Corky Petersen, 594 Beverly Place, stated that he has lived in Lake Forest since 1974 and is blessed to have his children and grandchildren now living in the community. He stated that he is a real estate professional in Lake Forest and commented that the real estate community is thrilled at the prospect of this building be renovated and a new restaurant locating here. He stated that although the real estate market is a bit sluggish, the area around the Central Business District is in high demand. He noted that many people want to be able to walk to businesses and restaurants. He stated that reactivating the Westwood Square development will spread out the business district. He noted that the City will receive tax revenues, building permit fees and new employees will come to town as a result of the proposed restaurant. He stated that in his opinion, the proposed restaurant is a win-win for the community.

Hearing no further requests to speak from the public, Chairman Kehr invited final questions from the members of the Commission.

In response to questions from Commissioner Athenson, Ms. Czerniak stated that she will talk with the Forestry Section to determine whether additional plantings can be added to the Atteridge and Woodland Roads area. She added that she will alert the staff to the need for additional maintenance in the area.

In response to questions from Chairman Kehr, Ms. Czerniak explained that in the past, consideration was given to relocating the trash enclosure to the southwest corner of the property however, in that location, it would be immediately adjacent to residential properties. She stated that a setback from the residential property line is required and if the setback is adhered to, the alley is impeded. She suggested

that the Commission consider adding a condition related to trash that requires: 1) the enclosure to be maintained in good condition with a solid fence and gate, 2) the gate to the enclosure must be closed at all times except when trash is being put into or being removed from the containers and 3) the frequency of pickups must be such that trash or recycling does not overflow the closed containers.

In response to questions from Commissioner Freeman, Ms. Czerniak confirmed that throughout the Central Business District, trash pickups are permitted beginning at 7 a.m.

Hearing no further questions from the Commission, Chairman Kehr closed the public hearing.

Commissioner Berg stated that the conditions recommended in the staff report appear to cover many of the issues that the neighbors have raised. He noted that staff should be directed to look at the potential for adding landscaping in the public areas located on the north side of Woodland Road.

Commissioner Picchietti stated that the community is fortunate to have an experienced restaurateur and a local owner involved in this site. He stated support for the petition as recommended by staff.

Commissioner Athenson stated that she is pleased that the property is now in the ownership of a local family adding that Kuro will be a great addition to the community. She noted that restaurants at this location have, in the past, been an issue for the neighborhood as evidenced by the testimony. She stated that the conditions appear to be comprehensive, but the adherence to the conditions and enforcement are key. She stated that in the past, the lack of enforcement has been frustrating for the neighbors. She noted that the restaurant location is unique because it is adjacent to residential properties. She stated that from her home, a couple blocks away, she has heard garbage trucks and delivery trucks. She stated that property maintenance is important. She stated that key issues in the past have been odors, screening, noise and cleanliness of the trash area. She suggested that the trash pickup hours be adjusted to prohibit trash pickup before 8 a.m. to be more sympathetic to the neighbors. She stated that attention should be paid to the landscaping along Western Avenue as well as along Woodland Road. She stated that smoking on the site is an issue. She asked that no smoking be permitted on the property.

Commissioner Freeman thanked the property owner and the restaurant owner for their investment in the community. He stated that both of the parties have heard the neighbors' concerns. He stated that it is not up to the Commission to regulate whether people are permitted to smoke on the property. He suggested that the restaurant operator, with encouragement from the property owner, should address the issue. He commented that this location is a tough place to operate a business

given the proximity to the residential neighborhood. He stated that the operators and property owners will benefit long term from listening carefully to the neighbors.

Commissioner Douglass stated that he is very much in favor of the petition commenting that the whole neighborhood will benefit from the change in ownership of the Westwood Square property and the improvements that are being made. He stated that he knows from personal experience that trash is an issue for restaurants. He suggested that consideration be given to using water tight containers that are specially made for restaurants to handle food waste and liquids. He added that the containers should close securely. He stated that he is excited to visit the restaurant.

Commissioner Ruggles agreed with the comments of the other Commissioners and stated support for the petition noting that the restaurant will be a great addition to the City.

Hearing no further comments from the Commission, Chairman Kehr invited a motion.

Commissioner Freeman made a motion to recommend approval of a Special Use Permit for Kuro, a new sushi restaurant and bar, in Westwood Square, subject to the conditions as detailed in the Ordinance.

The motion was seconded by Commissioner Picchietti.

Commissioner Athenson asked whether there is interest from the Commissioners in modifying condition number three to prohibit trash pick-up prior to 7 a.m. and whether a condition should be added prohibiting or limiting smoking on the site.

Chairman Kehr stated a reluctance to establish hours for Westwood Square that differ from the trash pick-up hours for the rest of the Central Business District.

Commissioner Freeman commented that it is difficult to operate a restaurant and expressed concern about disadvantaging this operator by establishing times for trash pick-up that differ from those that apply to other businesses in the area. He noted that condition three as recommended by staff prohibits employee smoking in the alley.

Commissioner Berg commented that both the owner and operator heard the neighbors' and the Commission's comments and discussion and likely understand the sensitivity around some of the issues.

Hearing no further discussion on the motion, Chairman Kehr called for the vote.

The motion was approved by a vote of 7 to 0.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-_____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE
RELATING TO CLASSES OF LICENSES FOR ALCOHOLIC BEVERAGES**

WHEREAS, pursuant to its home rule authority and 235 ILCS 5, the City regulates the sale and service of alcoholic liquor in the City; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City and its residents to amend the City's regulations affecting alcoholic liquor in the manner set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated as the findings of the City Council and are hereby incorporated into and made a part of this Ordinance.

SECTION TWO: Amendment to Section 111.036 of the City Code. Section 111.036, entitled "Local Liquor Licenses and Fees," of Chapter 111, entitled "Alcoholic Beverages," of the Lake Forest City Code is hereby amended to add an additional C-1 and C-3 liquor license to each classification, with the assigned numbering of the other liquor license classifications being adjusted accordingly:

SECTION THREE: Number of Class C-1 and C-3 Liquor License. Subsection A of Section 111.037, entitled "Number of Licenses," of Chapter 111, entitled "Alcoholic Beverages," of the Lake Forest City Code is hereby amended to provide as follows:

| <i>Class</i> | <i>Maximum Number of Licenses Authorized</i> |
|---------------------|--|
| A-1 | 7 |
| A-2 | 4 |
| A-3 | No more than the total number of Class A-1 licenses issued by the city |
| A-4 | 1 |
| B-1 | 1 |

| | |
|-------------------|---|
| <u>C-1</u> | 5 6 |
| C-2 | 9 |
| <u>C-3</u> | 40 11 |
| D-1 | 5 |
| E-1 | 2 |
| F-1 | 1 |
| F-2 | As many as determined reasonable by the Commissioner |
| F-3 | As many as determined reasonable by the Commissioner |
| F-4 | As many as determined reasonable by the Commissioner |
| F-5 | 1 |
| F-6 | 3 |
| G-1 | 1 |
| G-2 | 2 |
| H-1 | 0 |
| H-2 | 1 |
| 1-1 | No more than the total number of Class B-1, C-1, C-2, C-3, D-1, E-1 and F-1 licenses issued by the city |
| I-2 | 1 |
| I-3 | As many as determined reasonable by the Commissioner |
| J | 1 |
| K | 1 |

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2019.

AYES:

NAYS:

ABSENT:

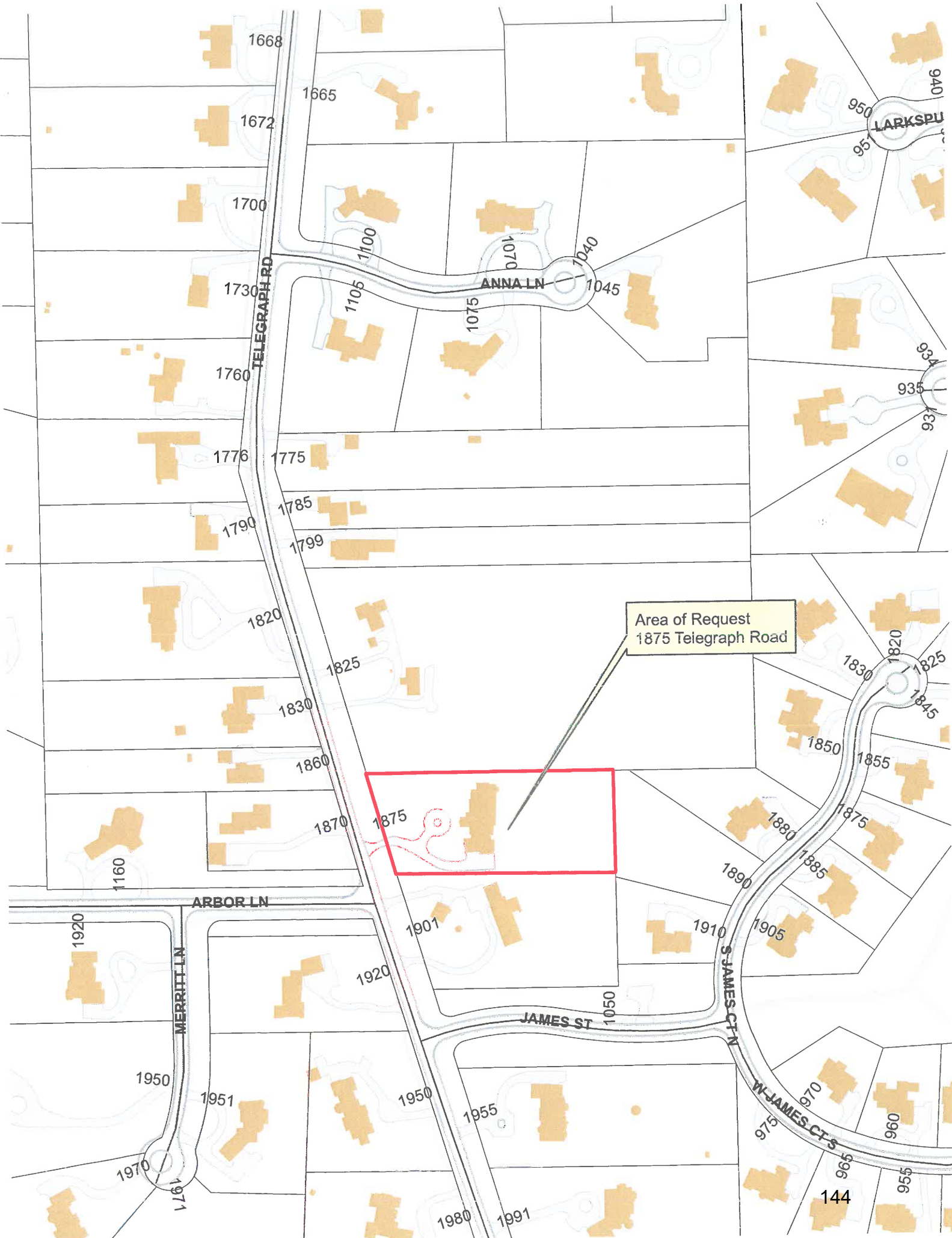
ABSTAIN:

Approved this __ day of _____, 2019.

ATTEST:

City Clerk

Mayor



THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-__

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 1875 TELEGRAPH ROAD

WHEREAS, Michael Byun ("**Owner**") is the owner of that certain real property commonly known as 1875 Telegraph Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence District; and

WHEREAS, the Owner desires to construct improvements, including a pool cabana ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, the Improvements as depicted on the Plans would exceed the maximum floor area allowances as set forth in Section 150.148 (C) of the City Code, which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on December 5, 2018; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4 District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150.148(C) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. mature trees and other vegetation on the Property effectively mitigate the appearance of height and mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the overall neighborhood,
6. the Improvements are not visible from the streetscape. In addition, the proposed Improvements will not have a significant negative impact on the light to and views from neighboring homes,
7. the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
8. the open nature of the cabana minimizes the appearance of mass,
9. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application and exception to the maximum allowable floor area, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owner's request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Maximum Floor Area Exception Granted. Pursuant to Section 150.148 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements and other structures on the Property to have a maximum square footage not to exceed 9,554 square feet.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and are hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.

- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2019.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2019.

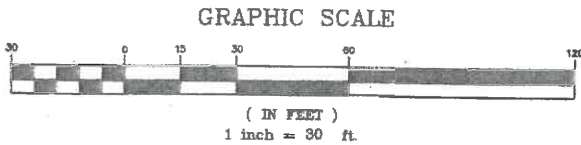
Mayor

ATTEST:

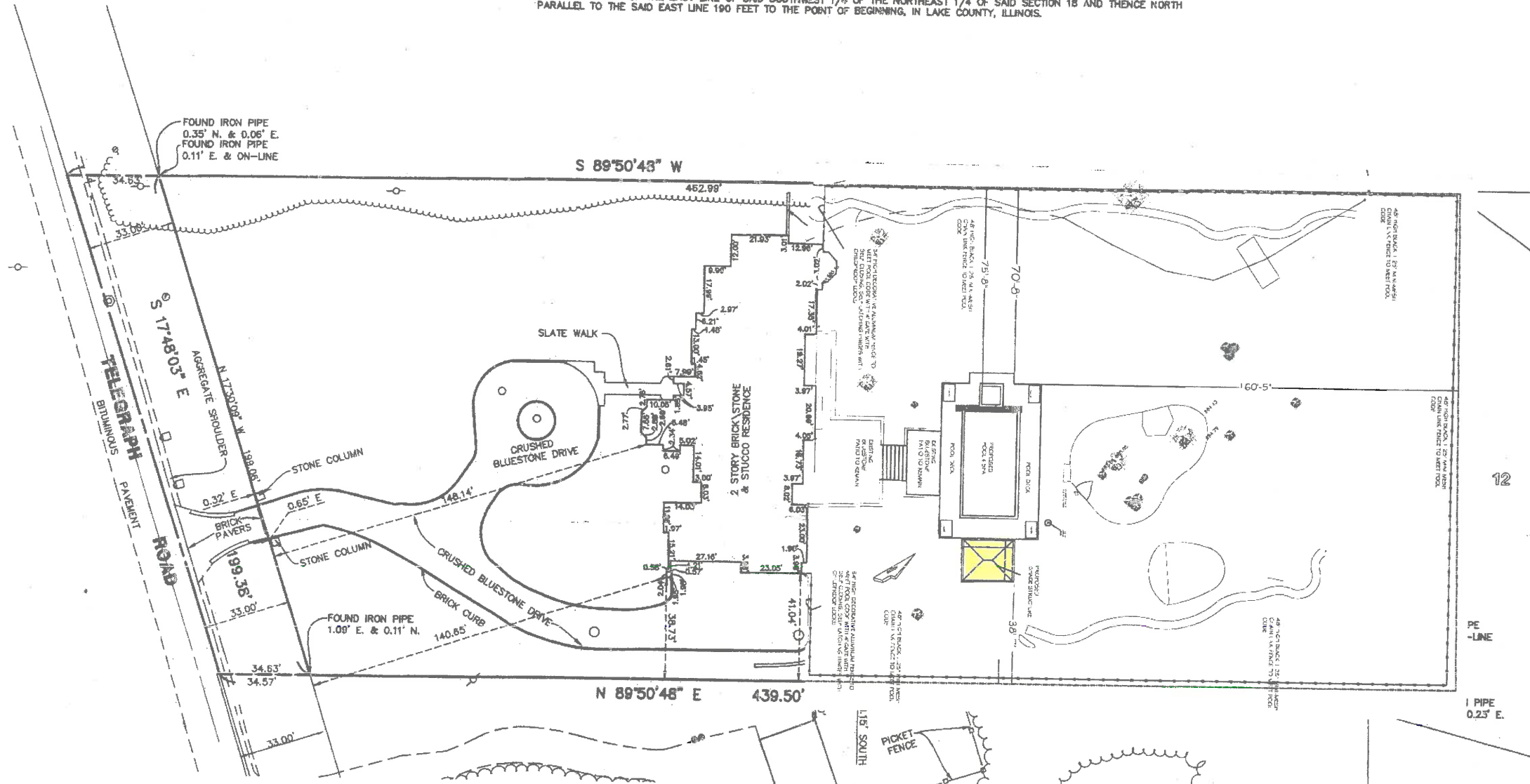
City Clerk

PLAT OF SURVEY

The Plans



ALL THAT PART OF THE SOUTH 14.09 CHAINS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTH 14.09 CHAINS, 285.0 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 14.09 CHAINS, 487.5 FEET TO THE CENTER LINE OF TELEGRAPH ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 189.27 FEET TO THE SOUTH LINE OF THE NORTH 190 FEET OF SAID SOUTH 14.09 CHAINS; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 14.09 CHAINS, 440.40 FEET TO A POINT 285.0 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 AND THENCE NORTH PARALLEL TO THE SAID EAST LINE 190 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



- LEGEND
- | | | |
|--------------------------|----------------------------------|------------------------|
| — = EX. PROPERTY LINE | □ = EX. INLET | ○ = EX. POWER POLE |
| — = EX. EDGE OF PAVEMENT | ◁ = EX. FLARED END SECTION | ◆ = EX. GUY POLE |
| — = EX. CHAIN-LINK FENCE | ⊙ = EX. SANITARY MANHOLE | ⊕ = EX. LIGHT STANDARD |
| — = EX. STOCKADE FENCE | ○ = EX. CLEANOUT | ⊛ = EX. STREET LIGHT |
| — = EX. WIRE FENCE | ⋈ = EX. FIRE HYDRANT/ AUX. VALVE | 4 = EX. SIGN |
| ⊙ = EX. STORM MANHOLE | □ = EX. MAILBOX | |
| ○ = EX. CATCH BASIN | | |

- GENERAL NOTES:
1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 4. THERE MAY BE ADDITIONAL TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 5. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
 6. BUILDING DIMENSIONS AND TIES ARE SHOWN TO CONCRETE FOUNDATION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE HEREON DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF SEPTEMBER A.D., 2004

Joseph R. Sadoski
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3316
LICENSE EXPIRES NOVEMBER 30, 2004



DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2005

| | | | | | | | | | | | |
|--|---|--|----------------|-----------------------------------|----------|-------------------|----------------|----------------|---------------|---|---------------------------|
| | MANHARD CONSULTING LTD. ENGINEERS • SURVEYORS • PLANNERS 900 Woodlands Parkway, Vernon Hills, Illinois 60061 tel: 847/634-5550 fax: 847/634-9095 http://www.MANHARD.com | | DATE: 08/28/04 | RECEIVED: RECERTIFIED AND UPDATED | BY: G.P. | PROJ. NO.: J.R.S. | DRAWN BY: F.A. | DATE: 12/12/01 | SCALE: 1"=30' | 1678 TELEGRAPH ROAD VILLAGE OF LAKE FOREST PLAT OF SURVEY | SHEET 1 OF 1 MDLF 2473 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

The Plans



SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)



SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)

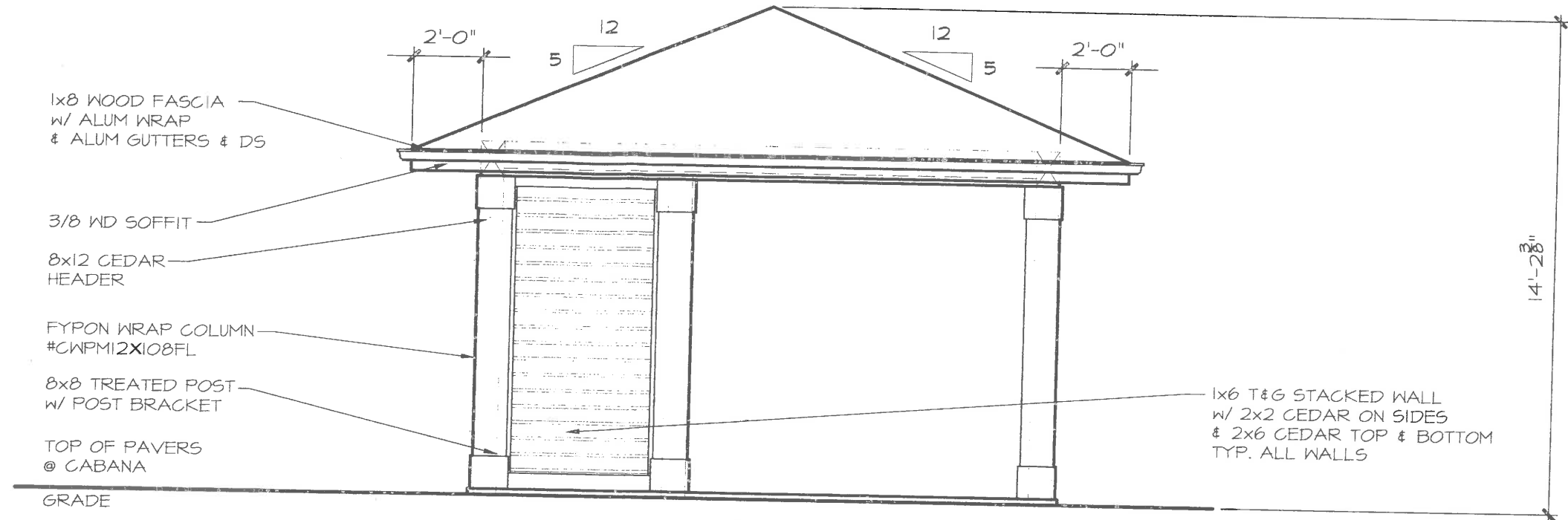
CONTRACTOR TO CONFIRM DIMENSIONS OF BUILDING PRIOR TO ORDERING MATERIALS

6.1

GROUP EXHIBIT B

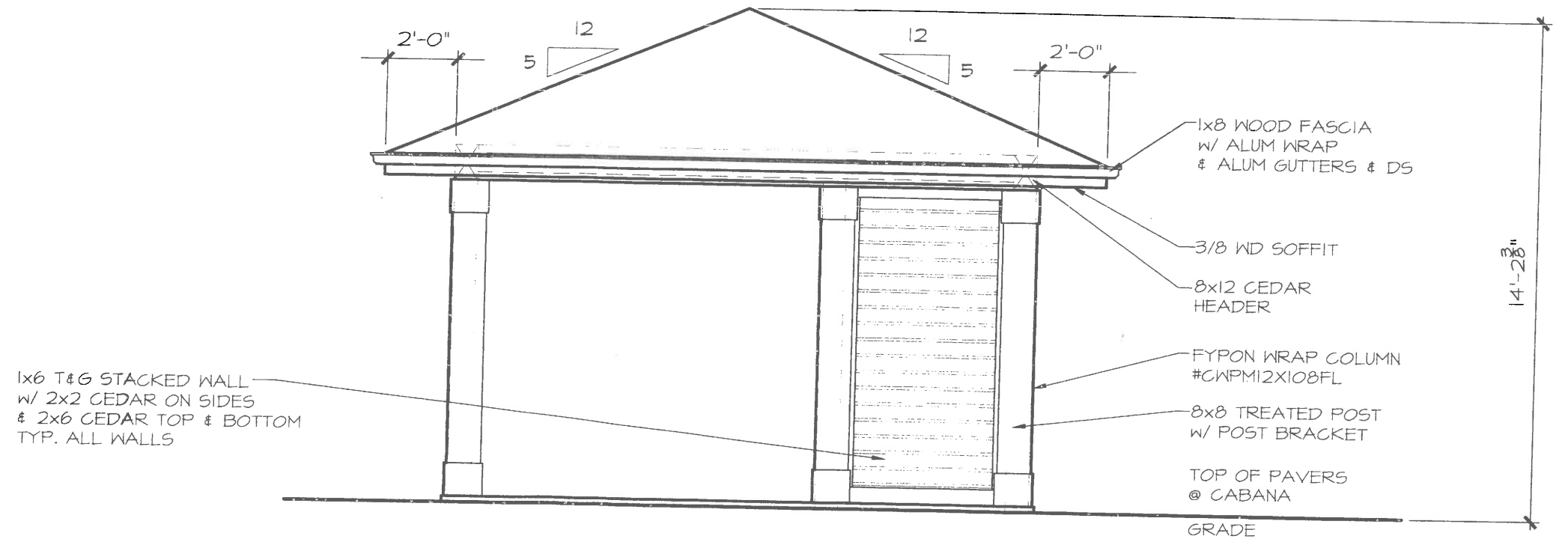
The Plans

CONTRACTOR TO CONFIRM DIMENSIONS OF BUILDING PRIOR TO ORDERING MATERIALS



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)

JAKL BRANDEIS ARCHITECTS LTD
1800 HAWTHORNE LANE SUITE Q
WEST CHICAGO, IL 60185
ph: 630-562-3900 fax: 630-562-2570
Contact: Mike Anzalone ph: 847-417-8558 fax: 847-466-8330

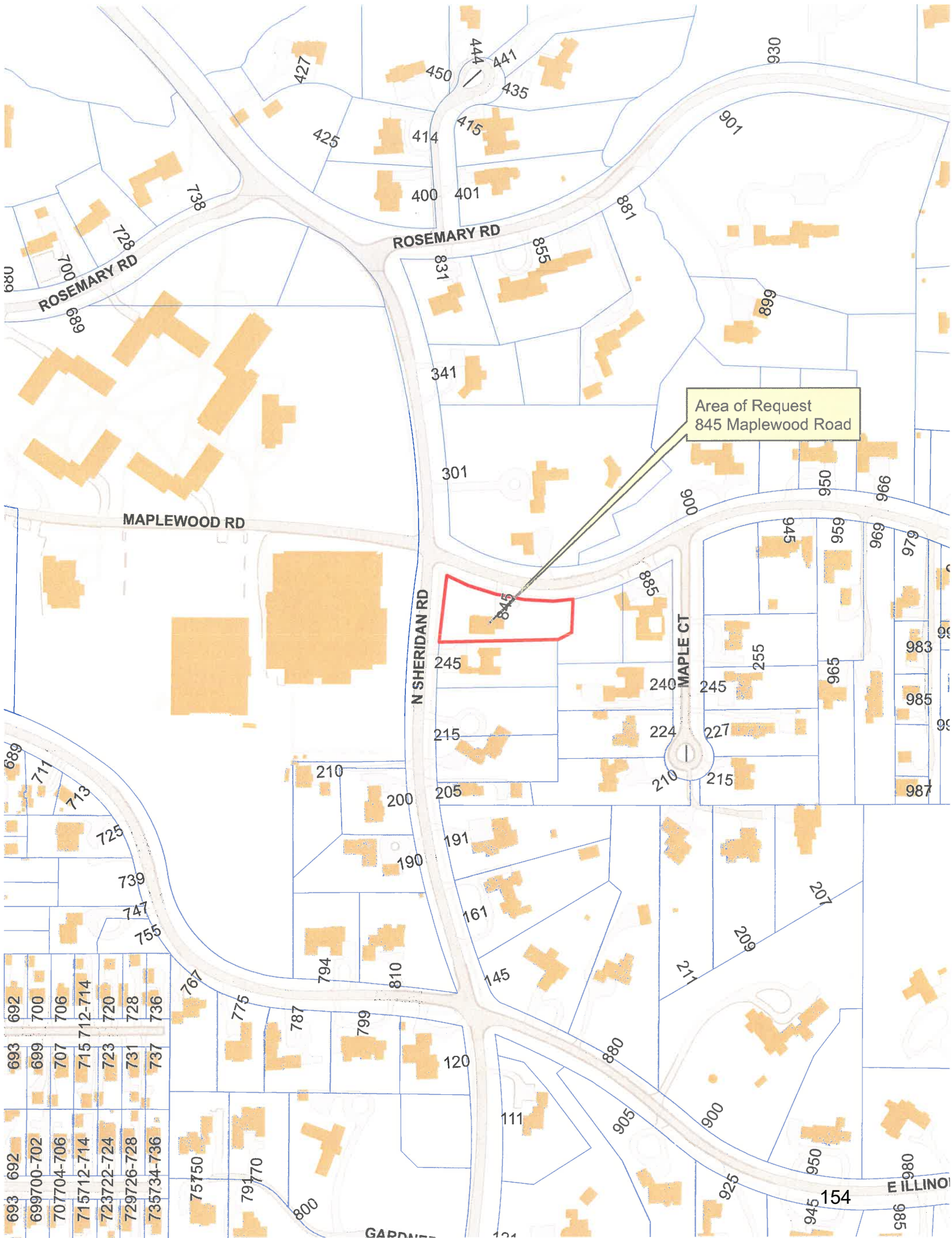
ARCHITECTURAL CONSULTANT
BLUEPRINTS by DESIGN inc.
1065 Ash Road
Hoffman Estates,
IL 60169
ph: 847-417-8558

A CUSTOM CABANA BUILDING for
GRACIE BYUN
1875 TELEGRAPH RD
LAKE FOREST IL. 60045
project: -201815

RIGHT & LEFT SIDE ELEVATIONS
Blueprints by Design Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without the prior written consent of Blueprints by Design Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Blueprints by Design Inc. harmless.

| revisions: | |
|--------------|-----------|
| date: | drawn by: |
| | |
| | |
| | |
| | |
| designed by: | MAA |
| drawn by: | MAA |
| checked by: | MAA |
| date: | 06/06/18 |

sheet:
6.2
153



Area of Request
845 Maplewood Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-__

AN ORDINANCE GRANTING VARIANCES FROM FRONT, CORNER SIDE AND
INTERIOR SIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 845
MAPLEWOOD ROAD

WHEREAS, Mark Allen and Denise Campbell ("**Owners**") are the owners of that certain real property commonly known as 845 Maplewood Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements, including additions and alterations ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of variances from Section 159.082, R-4, Single Family Residence, of the City of Lake Forest Code to allow construction of the Improvements within the front yard, corner side yard and interior side yard setback areas; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on April 4, 2017; and

WHEREAS, the ZBA, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. The number and extent of variances requested are unusual. However, the one and a half story massing of the house in combination with the long, narrow configuration of the property minimize the off-site impact of the proposed project.
2. Due to the narrow configuration of the lot, construction of a new home on the property would require variances to achieve a workable design and layout.
3. The requested setback variances will not alter the essential character of the neighborhood because the proposed additions and alterations are generally in keeping with the massing of other homes in the neighborhood and the pattern of setbacks and development along the east side of Sheridan Road in the immediate area.

4. The proposed perimeter fencing and enhanced landscaping will provide significant screening of views of the additional mass of the house from neighboring properties and the adjacent streetscapes.
5. The conditions upon which the variances are requested are not generally applicable to other properties in the same zoning district due to the uniqueness of the lot configuration, narrow buildable area and the location on the corner of Maplewood and Sheridan Roads, across from the Lake Forest College Athletic Center.
6. The hardship in conforming to the setbacks results from the application of the R-4 zoning district after the house was constructed. The existing house is non-conforming to current setbacks, any expansion of the existing house furthers the existing encroachment.
7. The variances and the proposed additions, alterations and increase in roof height will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area.

and recommended that the City Council approve the variances subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Front, Corner and Side Yard Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow construction of the Improvements to encroach no closer than 42 feet to the front property line, 46 feet to the corner side yard property line, and 6.50 feet to the interior side yard property line.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Approval by City Engineer. Prior to the issuance of a building permit, the plans shall be subject to review and approval by the City Engineer.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- F. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such

payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2019.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2019.

Mayor

ATTEST:

City Clerk

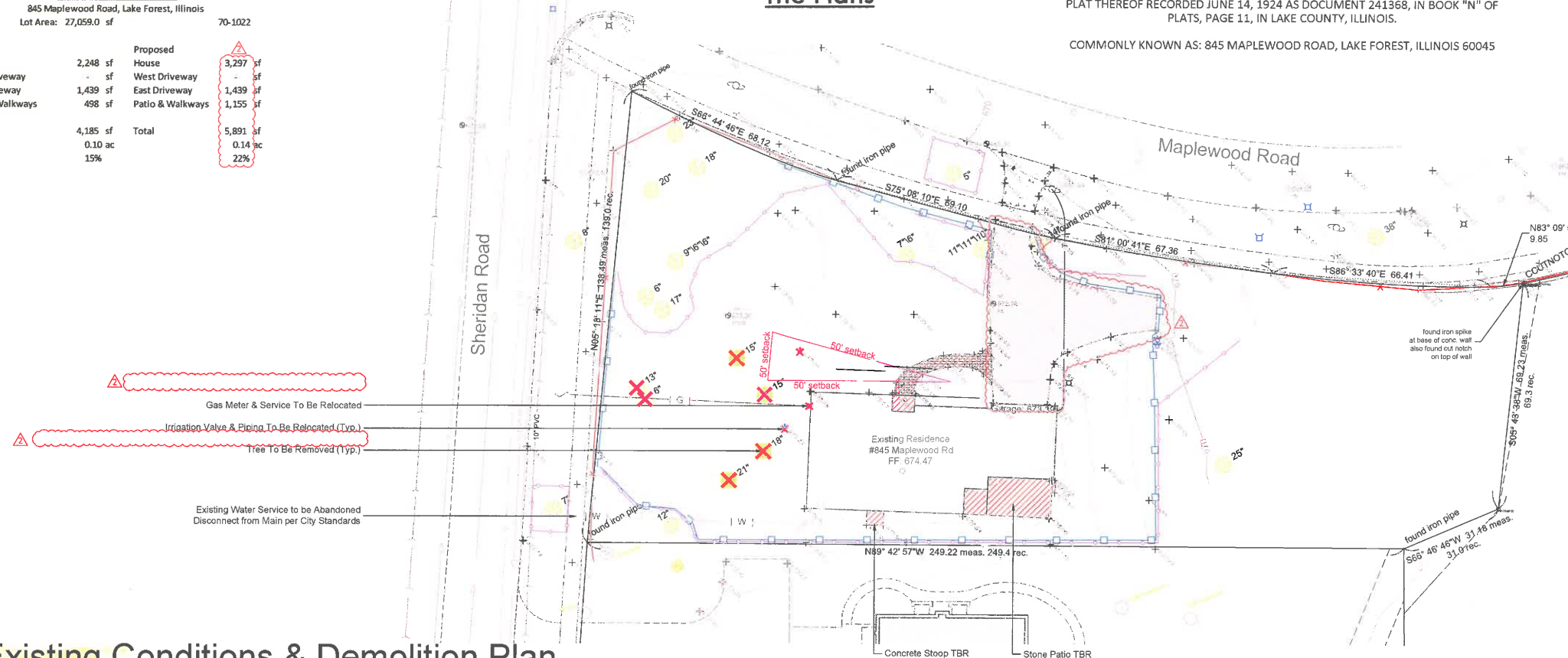
The Plans

COMMONLY KNOWN AS: 845 MAPLEWOOD ROAD, LAKE FOREST, ILLINOIS 60045

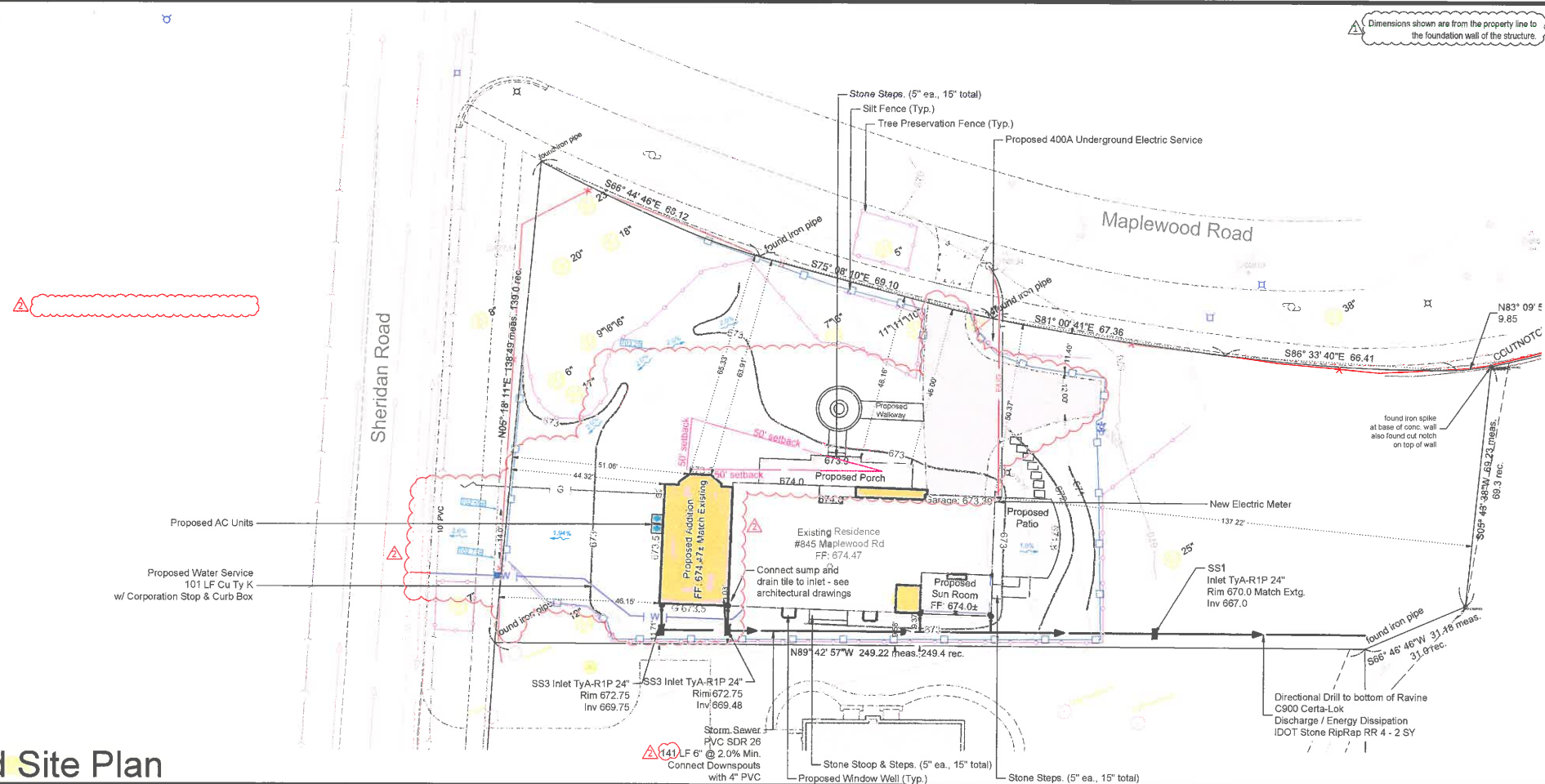
Impervious Area Calculations

845 Maplewood Road, Lake Forest, Illinois
Lot Area: 27,059.0 sf 70-1022

| | | | |
|------------------|-----------------|------------------|-----------------|
| Existing House | 2,248 sf | Proposed House | 3,297 sf |
| West Driveway | — sf | West Driveway | 1,439 sf |
| East Driveway | 1,439 sf | East Driveway | 1,439 sf |
| Patio & Walkways | 498 sf | Patio & Walkways | 1,155 sf |
| Total | 4,185 sf | Total | 5,891 sf |
| | 0.10 ac | | 0.14 ac |
| | 15% | | 22% |



Existing Conditions & Demolition Plan



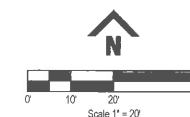
Proposed Site Plan



Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com

Allen Residence
845 Maplewood Rd.
Lake Forest, IL

NOT FOR
CONSTRUCTION



BENCHMARK: Arrow Nut on Fire Hydrant at SE
Corner of Sheridan Rd & Maplewood Road
Intersection
ELEVATION = 676.01

| | ISSUED DATE | ISSUED FOR |
|---|-------------|---------------------|
| ■ | 07.17.2017 | PERMIT AND BID |
| ▲ | 07.21.2017 | ADD SETBACKS & DIMS |
| ▲ | 01.06.2018 | REV PER OWNER |
| | | |
| | | |
| | | |
| | | |
| | | |

PROFESSIONAL SEAL

Michael G. Bleck, PE 07.17.2017
License No. 062-044893 Expires 11/30/17

Allen Residence
845 Maplewood Road
Lake Forest, Illinois 60045

| | |
|---------|-------------|
| 70-1022 | Project No. |
| MB | Drawn By |
| MGB | Checked By |

Drawing No.

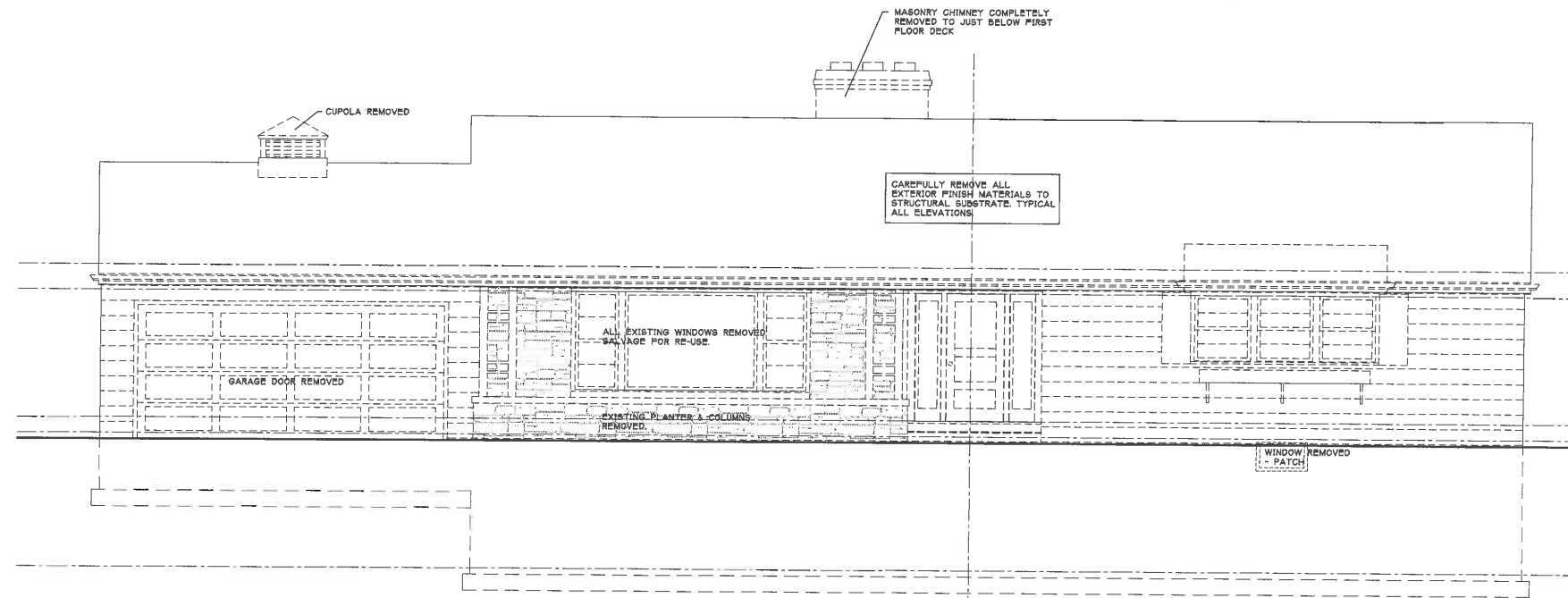
Drawing No.

Drawing Name

Site Plan

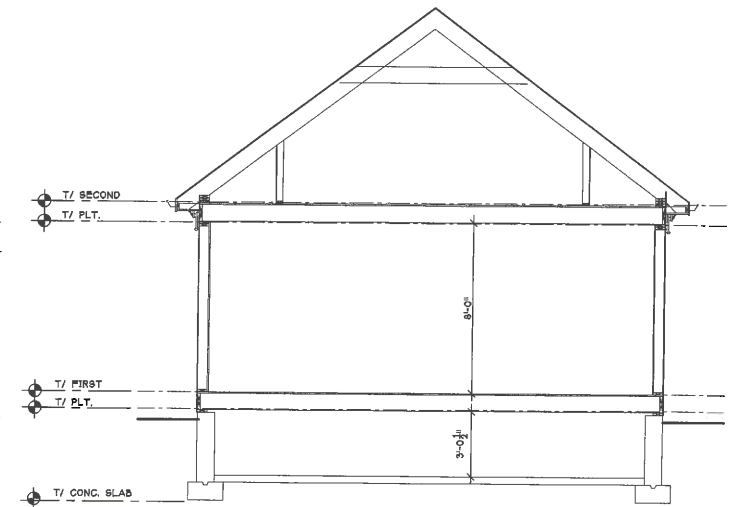
GROUP EXHIBIT B

The Plans



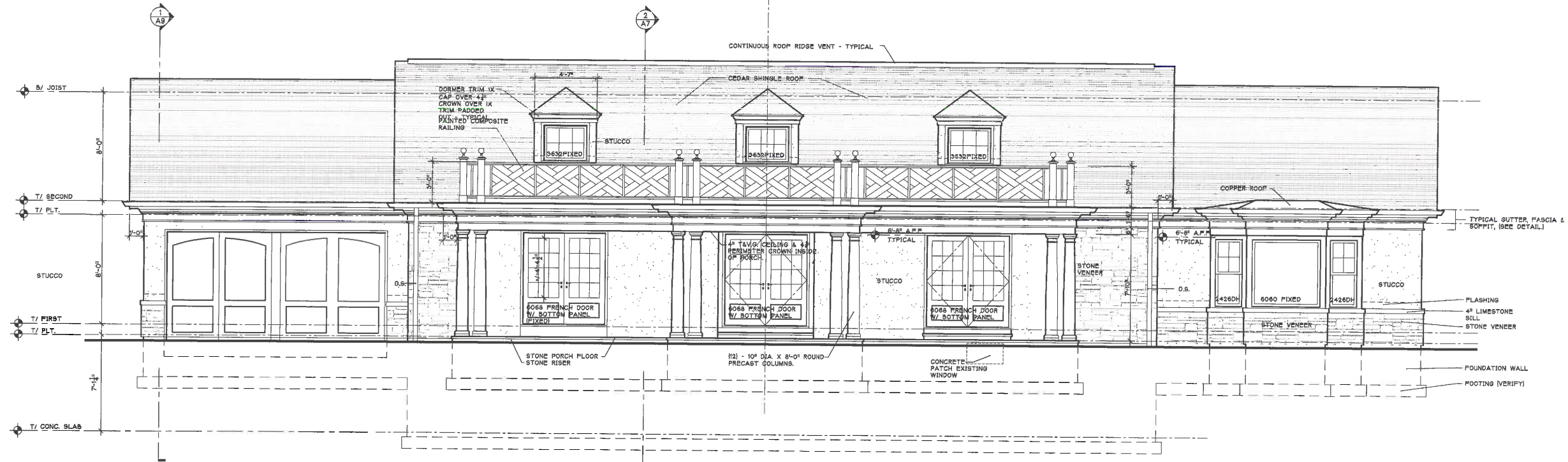
1 EXISTING FRONT DEMOLITION (NORTH)

SCALE 1/4" = 1'-0"



2 BUILDING SECTION

SCALE 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION (NORTH)

SCALE 1/4" = 1'-0"

| NO. | DATE | REMARKS |
|-----|-----------|-------------------|
| 1 | 10/1/2018 | ISSUED FOR PERMIT |
| 2 | 10/1/2018 | ISSUED FOR PERMIT |
| 3 | 10/1/2018 | ISSUED FOR PERMIT |

THE ALLEN RESIDENCE
845 MAPLEWOOD ROAD LAKE FOREST, ILLINOIS 60045
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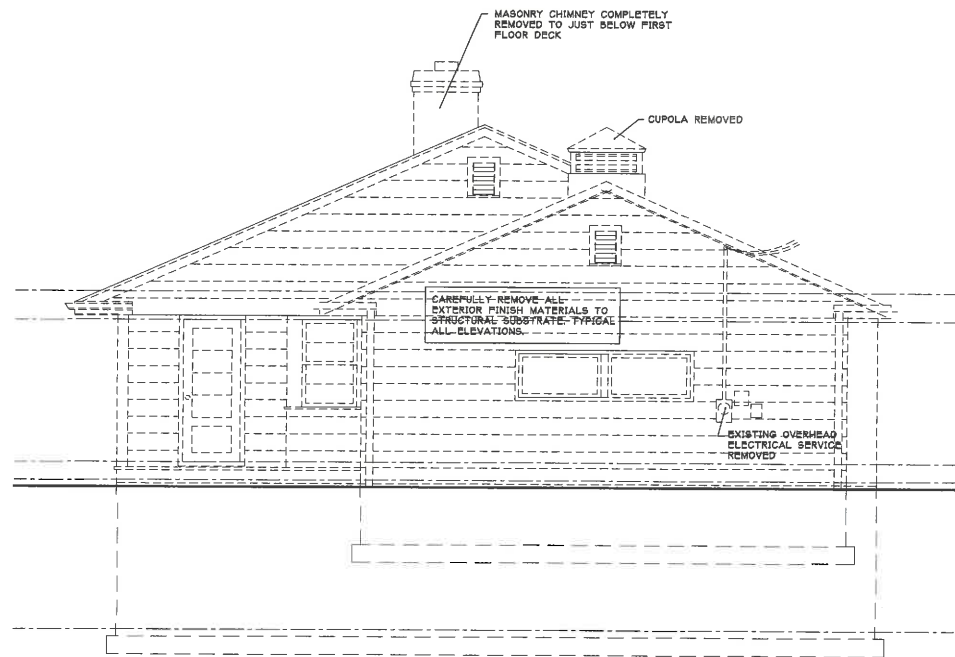
Streightoff & Associates, Inc.
198 East Wacker Drive
Lake Forest, Illinois 60045
T 847.612.2180
F 847.612.2144



SHEET NO.
A6
OF 160

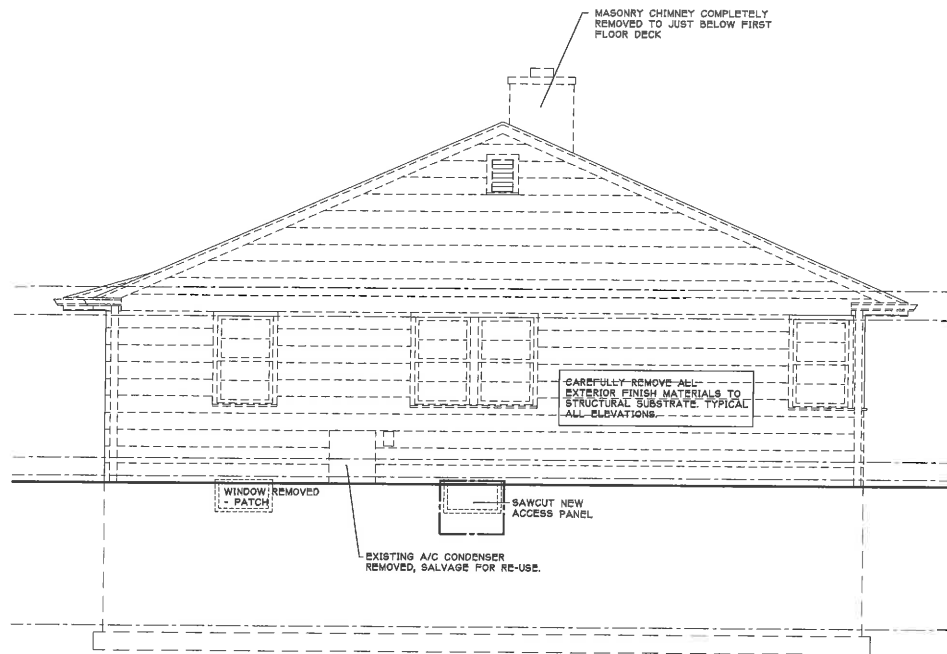
GROUP EXHIBIT B

The Plans



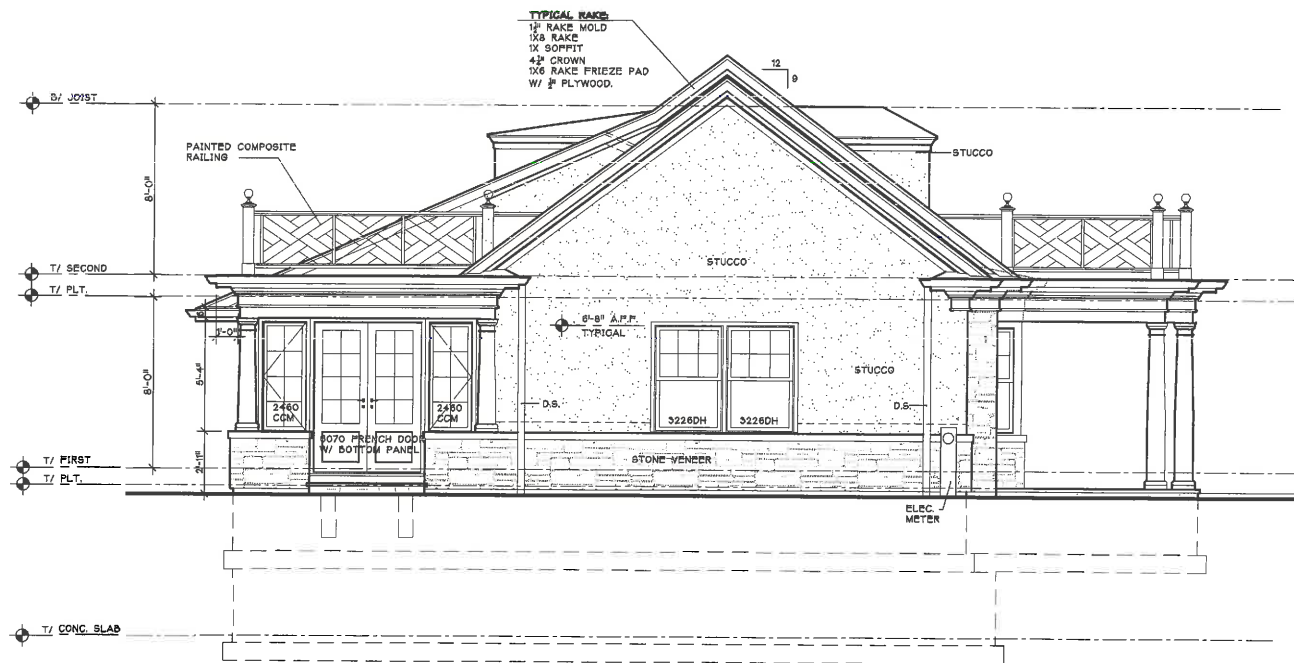
1 EXISTING EAST DEMOLITION

SCALE 1/4" = 1'-0"



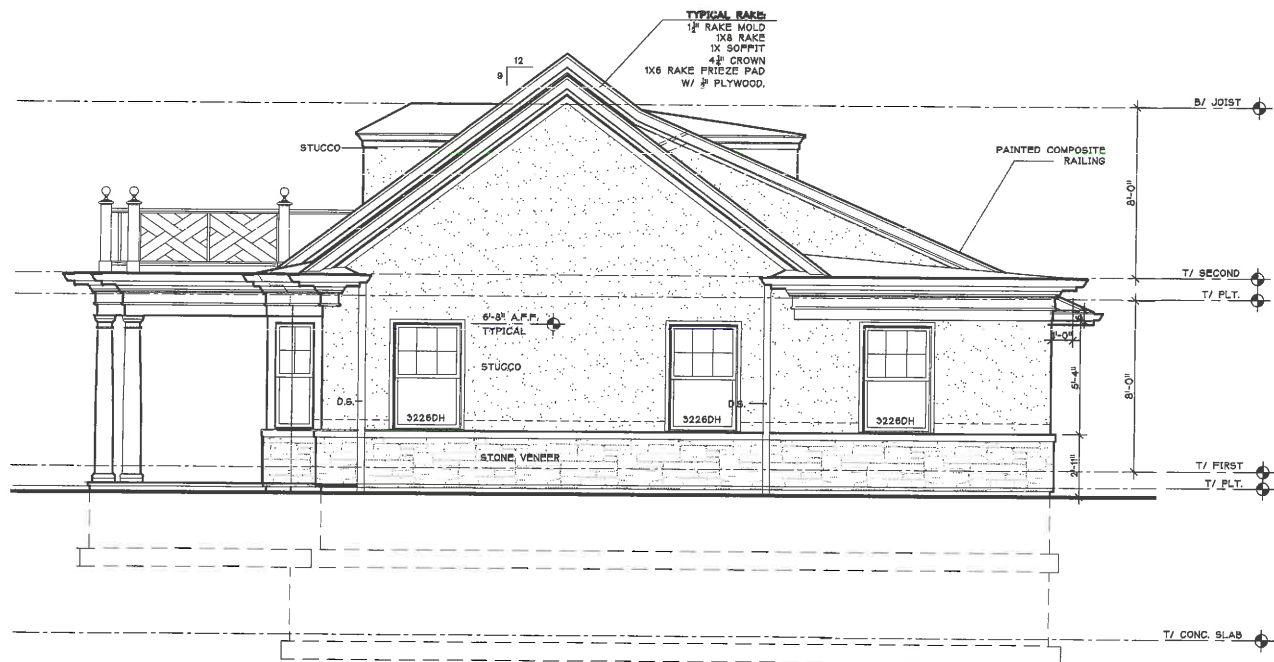
2 EXISTING WEST DEMOLITION

SCALE 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

THE ALLEN RESIDENCE
845 MAPLEWOOD ROAD LAKE FOREST, ILLINOIS 60045

Streightiff + Associates, Inc.
198 East Wacker Drive
Lake Forest, Illinois 60045
T 847 615 2100
F 847 615 2144



SHEET NO.
A7
OF 10 SHEETS

| NO DATE | REMARKS |
|---------|---------------|
| 1/27/17 | DATE REVISION |
| 2/2/17 | DATE REVISION |
| 1/2/17 | DATE REVISION |

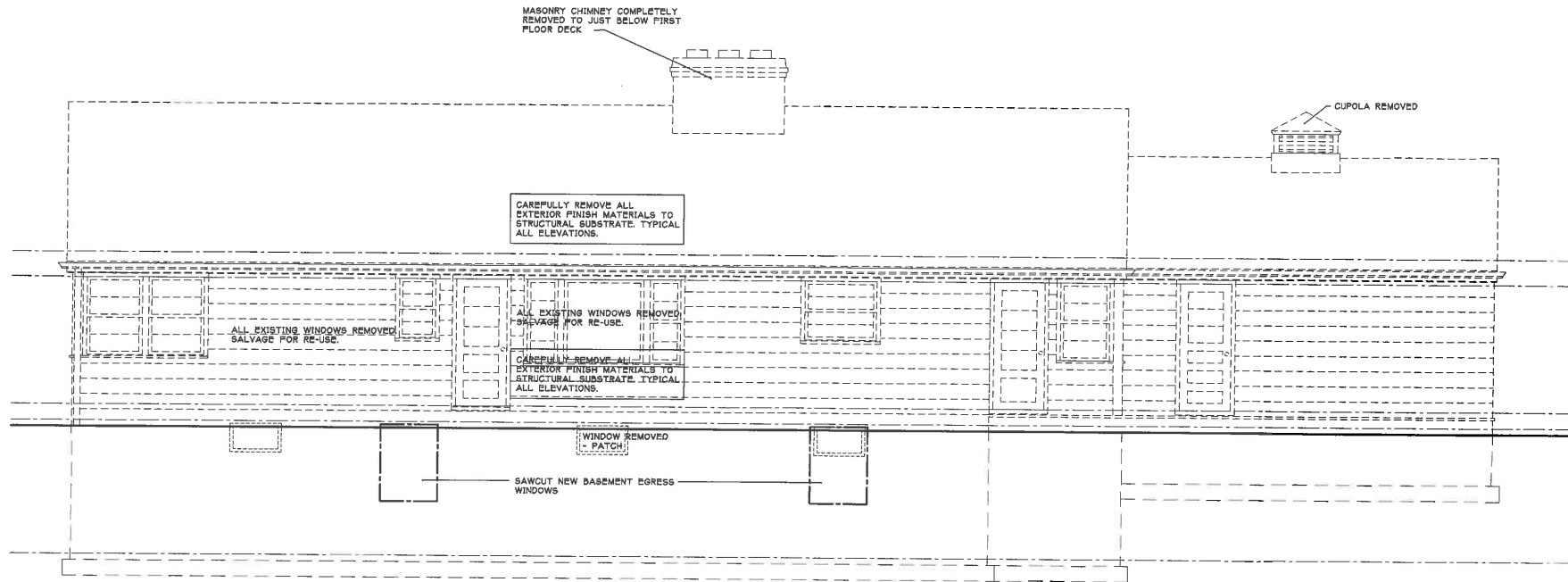
FILE NAME

DATE

PLOT SCALE 1"=4'

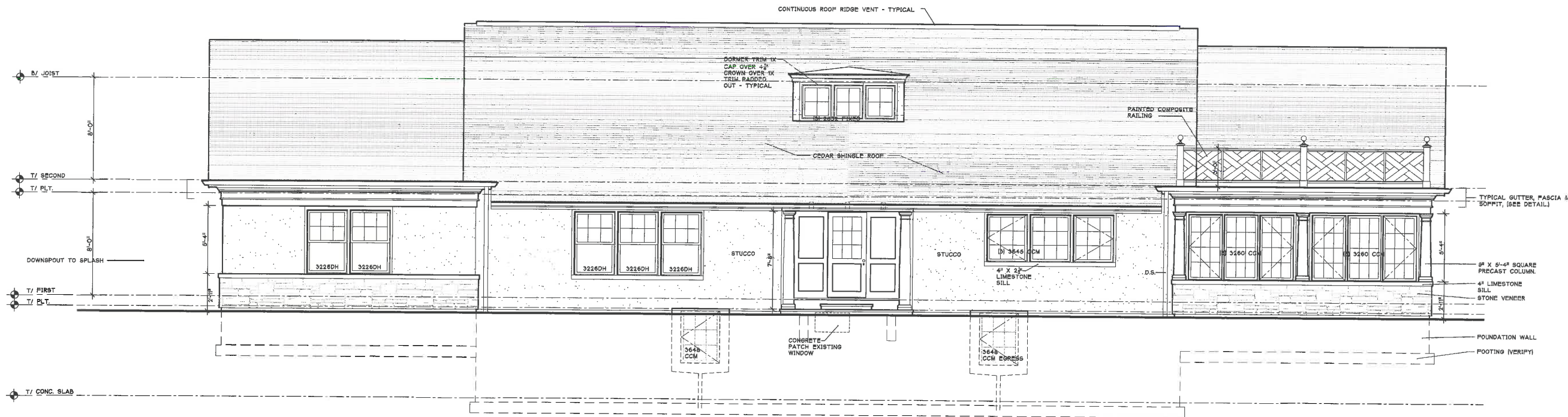
GROUP EXHIBIT B

The Plans



1 EXISTING SOUTH DEMOLITION

SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

| NO DATE | REMARKS | NO DATE | REMARKS |
|----------|----------|----------|----------|
| 10/27/17 | 10/27/17 | 10/27/17 | 10/27/17 |
| 10/27/17 | 10/27/17 | 10/27/17 | 10/27/17 |
| 10/27/17 | 10/27/17 | 10/27/17 | 10/27/17 |

THE ALLEN RESIDENCE
545 MAPLEWOOD ROAD LAKE FOREST, ILLINOIS 60045
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Streighttiff + Associates, Inc.
198 East Westmont
Lake Forest, Illinois 60045
T 847.615.2100
F 847.615.2144



SHEET NO.
A8
OF 162

THE CITY OF LAKE FOREST

ORDINANCE No. 2019-_____

AN ORDINANCE APPROVING AN UPDATED OFFICIAL ZONING MAP
FOR THE CITY OF LAKE FOREST

WHEREAS, after providing due notice and conducting a public hearing to consider the adoption of an updated Zoning Map, the Plan Commission of The City of Lake Forest recommended approval of the Official City of Lake Forest Zoning District Map, 2019 as set forth herein.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, ILLINOIS:

That the Official Lake Forest Zoning District Map, previously approved on June 20, 2016, is hereby amended as reflected on Exhibit A attached hereto and made a part hereof.

Section 1: This ordinance shall be in full force and effect from and after its passage, approval, recordation and publication, as provided by law.

Section 2: The Zoning District Map shall be properly attested and filed with the City Clerk in accordance with Section 159.066 of the Lake Forest City Code.

PASSED THIS _____ DAY OF _____, 2019.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2019.

MAYOR

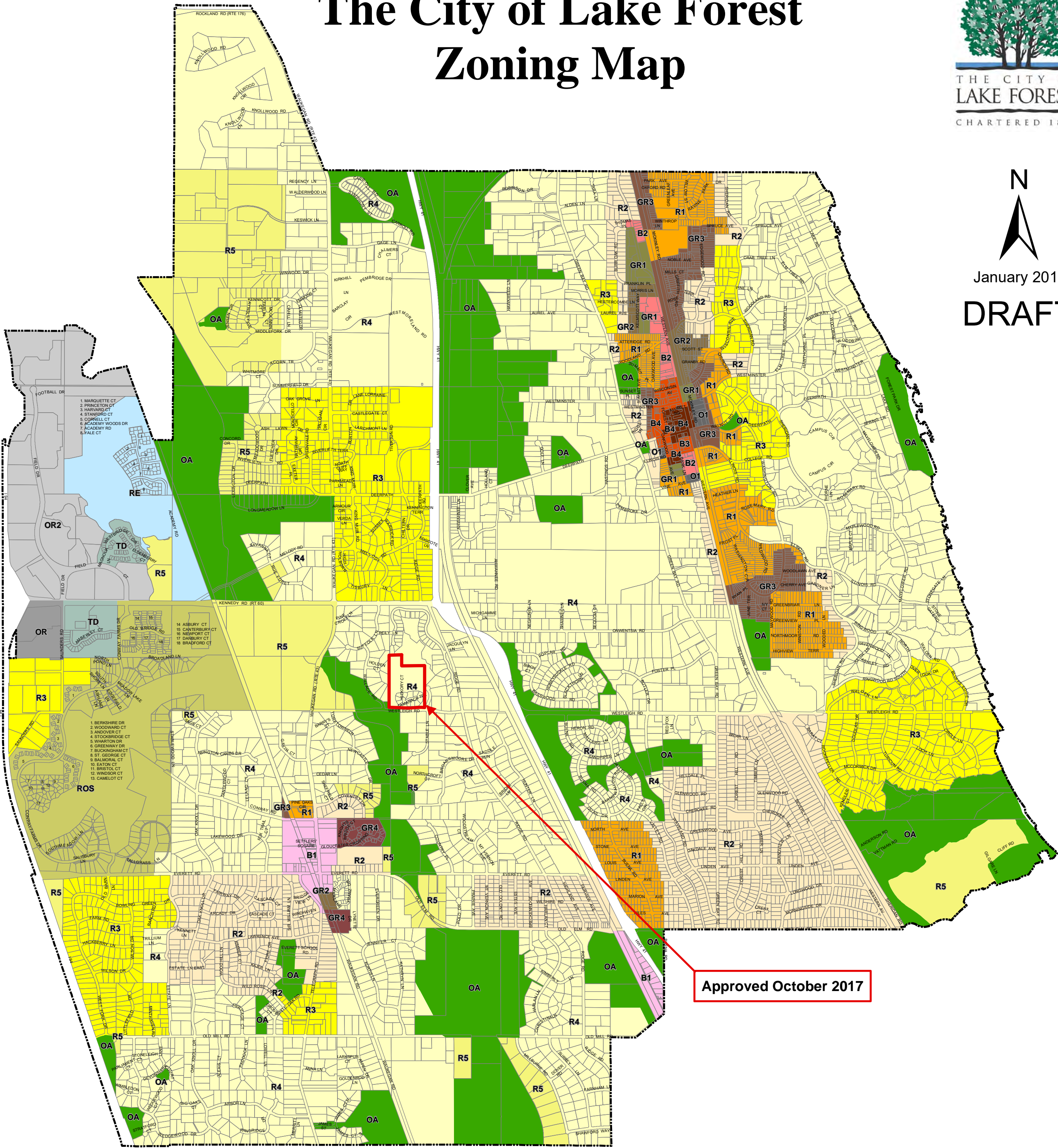
ATTEST:

City Clerk

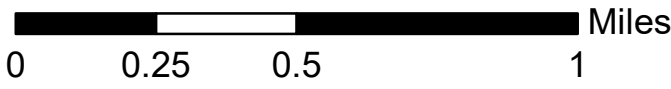
The City of Lake Forest Zoning Map



N
January 2019
DRAFT



Approved October 2017

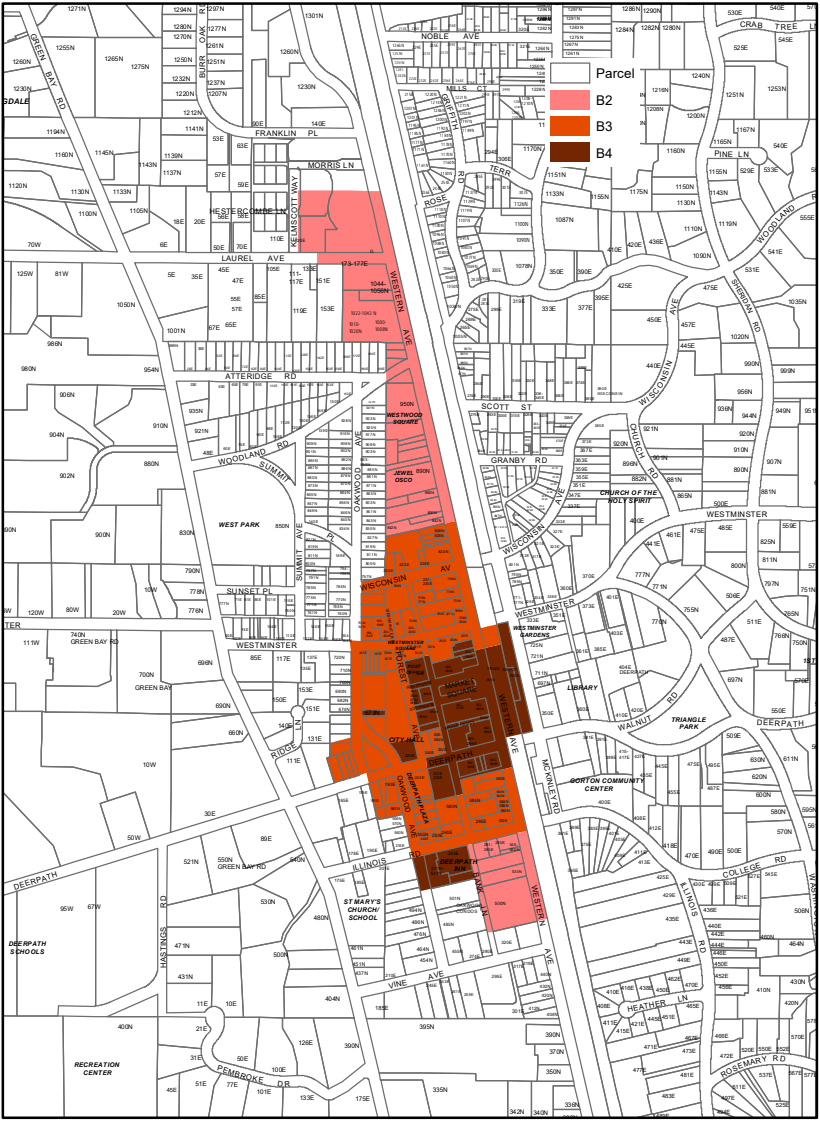


Approved by ordinance:
adopted, _____, 20____

Mayor

Attest: _____
City Clerk

All data is provided as is and without warranty of any kind, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.



Central Business District

| | | SECTION | MINIMUM LOT AREA |
|--------|---|---------|------------------------------|
| B1 | Neighborhood Business | 159.109 | 5,000 Square Feet |
| B2 | Community Commercial | 159.111 | No Minimum Requirement |
| B3 | Traditional Business | 159.112 | No Minimum Requirement |
| B4 | Preservation Business | 159.114 | No Minimum Requirement |
| GR1 | General Residence | 159.089 | Varies With Type of Dwelling |
| GR2 | General Residence | 159.088 | Varies With Type of Dwelling |
| GR3 | General Residence | 159.087 | 6,250 Square Feet |
| GR4 | General Residence | 159.086 | Varies With Type of Dwelling |
| O1 | Office | 159.106 | 6,250 Square Feet |
| OA | Open Area | 159.090 | No Minimum Requirement |
| OR | Office Research District | 159.107 | 10 Acres |
| OR2 | Office Research District | 159.108 | 5 Acres |
| R1 | Single Family Residence | 159.085 | 9,375 Square Feet |
| R2 | Single Family Residence | 159.084 | 20,000 Square Feet |
| R3 | Single Family Residence | 159.083 | 40,000 Square Feet |
| R4 | Single Family Residence | 159.082 | 60,000 Square Feet |
| R5 | Single Family Residence | 159.081 | 130,000 Square Feet |
| RE | Single Family Residence and Educational District | 159.092 | No Minimum Requirement |
| ROS | Single Family Residence and Open Space District | 159.091 | No Minimum Requirement |
| TD | Transitional District | 159.115 | 20 Acres |
| HROSPD | Historic Residential and Open Space Preservation District | 159.048 | |

Property boundary information is provided by the Lake County Department of Management Services Map/GIS Division for general GIS applications, and is not to be used in place of field survey for precise location of features required for any engineering design application.

