THE CITY OF LAKE FOREST CITY COUNCIL AGENDA

Monday, February 4, 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

6:30pm

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. ELECTION BY THE CITY COUNCIL AND APPOINTMENT BY THE MAYOR AS REQUIRED BY CHARTER AND CITY CODE

City Supervisor Jason C. Wicha

COUNCIL ACTION: Approve the Mayor's Appointment

- 1. COMMENTS BY MAYOR
 - A. Mayor's welcome to new City Manager
- 2. COMMENTS BY CITY MANAGER
 - A. Snow Operations Report
 - Michael Thomas- Director of Public Works
- 3. COMMITTEE REPORTS

FINANCE COMMITTEE

 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% (Final Approval)

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

PURPOSE AND ACTION REQUESTED: Staff requests final approval 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 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 15) 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 20)
- Ordinance amending the City's Home Rule Sales Tax Rate (page 41)

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.

<u>COUNCIL ACTION</u>: Grant final approval of the proposed ordinances.

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

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of the January 22, 2019 City Council Meeting Minutes

A copy of the minutes can be found beginning on page 44

<u>COUNCIL ACTION</u>: Approval of the January 22, 2019 City Council Meeting Minutes.

2. Approval of the Check Register for January 12 – 25, 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 January 12 - 25, 2019

	Fund	Invoice	Payroll	Total
101	General	374,818	614,786	989,604
501	Water & Sewer	41,742	67,365	109,107
220	Parks & Recreation	95,485	149,261	244,746
311	Capital Improvements	43,658	0	43,658
202	Motor Fuel Tax	0	0	0
230	Cemetery	1,328	9,538	10,866
210	Senior Resources	3,454	10,272	13,727
510	Deerpath Golf Course	1,363	1,280	2,643
601	Fleet	29,141	19,190	48,331
416 - 433	Debt Funds	0	0	0
248	Housing Trust	0	0	0
201	Park & Public Land	0	0	0
	All other Funds	492,044	66,212	558,256
		\$1,083,034	\$937,904	\$2,020,938

The Invoice Total in "All Other Funds" consists primarily of payments from the Water Capital Fund for the Water Treatment Plant improvements.

COUNCIL ACTION: Approval of the Check Register for January 12-25, 2019

3. Approval of an Audit Committee Recommendation to Award a Two-Year Extension of the City's Contract with Baker Tilly Virchow Krause LLP to Provide Audit Services

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

PURPOSE AND ACTION REQUESTED: Staff requests City Council approval of an Audit Committee recommendation to extend the contract with Baker Tilly Virchow Krause LLP (Baker Tilly) for financial audit services for the fiscal years ended April 30, 2019 through 2020, as provided for in the current contract.

BACKGROUND/DISCUSSION: In 2015, the City issued a Request for Proposals (RFP) for audit services jointly with Vernon Hills and Cary. Although issued jointly, the RFP stipulated that each participating municipality would independently review proposals submitted and award a contract. Nine (9) firms submitted proposals for the City's consideration. Utilizing the evaluation criteria outlined in the RFP, the Finance Department staff completed a thorough review of all proposals and selected three finalist firms for interview by the Audit Committee. At its January 21, 2016 meeting, the Audit Committee conducted interviews of the three finalist firms and requested follow-up information of one firm. Based on all information received, the Audit Committee approved a recommendation for City Council consideration to appoint Baker Tilly as the City's audit firm. On February 16, 2016, the City Council approved the Audit Committee recommendation and authorized a contract with Baker Tilly for three initial years and a two-year renewal option at the City's sole discretion.

Based on its satisfaction with the services provided by Baker Tilly for fiscal years 2016 through 2018, the Audit Committee has recommended that City Council approve the two-year renewal option.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	
Audit Committee	1/17/19	Recommend approval of 2-year renewal option with Baker Tilly for FY19 and FY20
City Council	2/16/16	Approve 3-year agreement with Baker Tilly and 2-year renewal option at City's sole discretion
Audit Committee	1/21/16	Interviews of three finalist firms – recommend Baker Tilly
Proposals Received	12/17/15	Nine (9) proposals submitted
RFP Released	11/23/15	RFP issued jointly with Vernon Hills & Cary

BUDGET/FISCAL IMPACT: Responding firms were asked to provide fee quotations for each of the potential five fiscal years of the agreement. Baker Tilly proposed a 3.0% increase for FY19 over the FY18 audit costs. Audit services costs are allocated to a number of funds and the costs associated with the FY2019 audit are incorporated in the FY2020 operating budget.

Has competitive pricing been obtained for proposed goods/services? Yes

Below is a summary of the project budget:

FY2020 Funding Source	Amount	Amount	Budgeted?
	Budgeted	Requested	Y/N
Various Funds/Accounts	\$67,980	67,980	Υ

<u>COUNCIL ACTION</u>: Approval of an Audit Committee Recommendation to Award a Two-Year Extension of the City's Contract with Baker Tilly Virchow Krause LLP to Provide Audit Services

4. Approval of the purchase of semi-ruggedized computers for Police Department use as budgeted in FY2019

STAFF CONTACT: Deputy Chief R.D. Copeland 847-810-3809

PURPOSE AND ACTION REQUESTED: Staff requests approval of the replacement of 14 ruggedized laptops used by the Police Department. This replacement project evaluated less expensive alternatives to the current fully ruggedized Panasonic Toughbooks. The mobile workstation performance requirements are exclusive to the Police Department and encompass several key areas of consideration. First, the workstation must operate in the extreme environments of a Police Department squad car. Second, the computer must effectively manage and display multiple critical software applications including, New World Mobile (computer aided dispatch), Quicket E-citation and the Panasonic Arbitrator camera system.

BACKGROUND/DISCUSSION: The Police Department has 12 fully ruggedized laptops recommended for replacement in FY2019 based on a 6-year replacement cycle. These computers are considered end of life (EOL) as they no longer have a warranty. Additionally, many of the workstations are no longer able to function reliably with hardware and software failures becoming common place. All computers on this proposed replacement are 6 years old or older.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Police Department Field Testing	05/11/2018 to 08/01/2018	Three vendors participated: Getac, Dell and Panasonic
Proposals Received	11/19/2018	Including best and final pricing

In evaluating less costly alternatives to our current workstation the Police Department, with the support of the IT Division, selected computing solutions manufactured by, Getac, Dell, and Panasonic which were all considered "ruggedized". With the exception of Dell, the tablets are certified to military standard 810G. This certification ensures the tablet is protected against drops, shocks, spills, vibration, dust, liquid and temperature extremes, all of which regularly occur or are always present inside a police squad car.

Neither the Police Department nor the IT Department recommends the use of a standard production laptop or tablet for a police squad car environment, as these machines are not

built to withstand the previously stated operating strains. Any cost savings realized by buying standard production tablets/laptops would be negated by a higher rate of equipment failure and commensurate replacement costs. Units were quoted with a 5 year warranty as the Police Department keeps units in service an average of 5-6 years.

BUDGET/FISCAL IMPACT: Staff received the following pricing for this project after submitting request for bids from three (3) vendors:

Vendor	Computer	Total Amount per Unit + 5 year warranty	Total Amount
CDW	Panasonic CF-33	\$3,335 + \$586 = \$3,921.00	\$54,894.00
Insight	Getac A140	\$3,118.67 + 514.03 = \$3,632.70	\$50,857.80
Dell	Dell Latitude 7212	\$2,459.68 + (no warranty offered)	\$34,435.52

After careful consideration and an officer feedback survey on the tested devices, staff recommends purchasing the Getac semi-ruggedized computer. The Getac offers similar hardware configuration of the other vendors' proposals such as Gorilla Glass display with reduced reflectivity and glove-capable multi-touch display. The Getac device model has been independently tested and certified to meet the harsh environmental conditions found in a patrol car. Further, it offers the largest in class display.

Police and IT testing of the devices met all application testing criteria for running Computer Aided Dispatch (CAD), Panasonic Arbitrator squad camera system, Quicket E-citation system and other Microsoft Windows applications. Public Safety customer reference checks have been acceptable.

The Dell proposal is the lowest proposed cost, does not include a 5 year warranty and includes vehicle mounting costs by Dell's authorized installation contractor, MPC Communications.

Additionally, the Fire Department's experience with Dell in its 2017 rollout of Dell workstations merits consideration. During this implementation, Dell provided the wrong docking stations which then had to be returned. The computers also failed to connect to external GPS antennae, causing poor GPS connectivity; therefore FD had to acquire 3rd party external GPS devices for a reliable GPS signal. The Fire Department workstations also run fewer applications than police units and as a whole spend a larger amount of their service life in static, more environmentally controlled conditions.

PD Demo Unit Experience 2018: Dell was engaged in June 2018 to provide a demo unit and all required equipment to test the unit in the vehicles. After 3-4 months of back and forth communication with our IT department, the vendor failed to provide necessary equipment to mount the computer in the vehicle; therefore the PD was unable to test the Dell tablet inside a squad vehicle. The Dell Latitude 7202/7212 and all other tablet solutions available from Dell and Panasonic have a smaller screen size than Getac. This is highly relevant as police officers are regularly provided mission-critical information when responding to emergency events. Subsequently, screen size and text legibility are extremely important considerations in this

mobile and moving workspace, allowing officers to more safely and efficiently read information being provided by our dispatch center.

Staff submitted for quotes from three (3) vendors for the Getac computer and CDW had the lowest bid. CDW is a main vendor for computer related hardware for the City and has always provided quality service at a fair price. The Department is requesting purchase of 14 units – 12 to replace the current fleet, one additional for a planned K-9 unit and one additional to have a spare when any of the fleet is out of service for repair. The Lake Forest Police Foundation will reimburse the city for the cost of the laptop designated for the K-9 squad car.

Vendor	Getac A140 LTE	Total Amount per Unit	Total Amount
CDW	Tablet + Warranty	\$3,525.10	\$49,351.40
SHI	Tablet + Warranty	\$3565.04	\$49,910.56
Insight	Tablet + Warranty	\$3,632.70	\$50,857.80

Costs are budgeted as follows:

FY2019 Funding	Account Number	Amount	Amount	Budgeted?
Source		Budgeted	Requested	Y/N
Emergency Telephone Fund	205-7672-421-6610	\$35,000	\$51,818.97	Partial
TOTAL			\$51,818.97	

The additional amount would be funded from the Emergency Telephone Fund Reserves. If required, a supplemental appropriation ordinance will be submitted for City Council approval in April.

<u>COUNCIL ACTION:</u> If determined to be appropriate by the City Council, approve the purchase of fourteen (14) semi-ruggedized Getac laptops from CDW in the amount of \$49,351.40 and a five percent (5%) contingency for a total amount not to exceed \$51,818.97

 Consideration of Ordinances Approving Recommendations from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)

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

The following recommendations from the Historic Preservation Commission are presented to the City Council for consideration as part of the Omnibus Agenda.

650 Lake Road – The Historic Preservation Commission recommends approval of a building scale variance to allow construction of a small, rear, one-story addition and the expansion of dormers on a detached coach house. No testimony was presented to the Commission on this petition. (Approved 7-0)

250 Majestic Oak Court – The Historic Preservation Commission recommends approval of a request from the property owners for Local Landmark Designation. The residence is historically known as the Charles Garfield King Estate House, a Colonial Revival style country house. The residence was originally designed by Howard Van Doren Shaw for Charles Garfield King, a Chicago stockbroker. The house is associated with and believed to have influenced the writings of F. Scott Fitzgerald. The owners recently purchased the property because of its historical and architectural significance and are in the process of restoring the residence to its earlier grandeur while at the same time, making upgrades to accommodate today's lifestyles. The Lake Forest Preservation Foundation testified in support of designation of the property as a Local Landmark. (Approved 7 – 0)

The ordinances approving the petitions, with key exhibits attached, area included in the Council's packet beginning on **page 50**. The Ordinances, with complete exhibits, are available for review in the Community Development Department.

<u>COUNCIL ACTION:</u> If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions in accordance with the Historic Preservation Commission's recommendations

6. Consideration of Ordinances Approving Recommendations 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 recommendations from the Zoning Board of Appeals are presented to the City Council for consideration as part of the Omnibus Agenda.

139 Woodland Road – The Zoning Board of Appeals recommended approval of variances from the corner side and interior side yard setbacks to allow additions to a small non-conforming residence. The Board recognized that the triangular shape of the lot results in the need for variances to accommodate the minor expansion of living area desired by the young family that recently purchased the home. No public testimony was presented to the Board on this petition. The design aspects of this petition were considered by the Building Review Board as detailed in the following agenda item. (Approved, 7 - 0)

987 Hawthorne Place – The Zoning Board of Appeals recommended approval of a variance from the lot-in-depth setback to allow the addition of a dormer over an existing garage to provide additional living space. One letter was received from a neighboring property owner stating support for the project. (Approved, 6-0)

The Ordinances approving the petitions as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 80**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

<u>COUNCIL ACTION:</u> If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions in accordance with the Zoning Board of Appeals' recommendations.

7. 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.

139 Woodland Road - The Building Review Board recommended approval of additions and alterations to modestly increase the size of the existing residence which is located in the historic West Park neighborhood. This petition was also reviewed by the Zoning Board of Appeals as detailed in the previous agenda item. Public comment was offered by neighbors, a family member of the original owner of the house, and the Lake Forest Preservation Foundation in support of the project along with suggestions for further refinements to preserve the original character of the house to the extent possible. The Board directed some design revisions to the expanded dormer in response to the public testimony. (Approved, 5-0)

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 97**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

<u>COUNCIL ACTION:</u> 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.

8. Approval of a Cemetery Commission recommendation to authorize the City Manager to enter into a contract with Berglund Construction Company for restoration services for the historic Barrell Memorial Gateway at the Lake Forest Cemetery, for an amount not to exceed \$260,000.

STAFF CONTACT: Chuck Myers, Superintendent of Parks, Forestry & Special Facilities, 810-3565

PURPOSE AND ACTION REQUESTED: Cemetery Commission requests approving a contract with Berglund Construction Company to perform complete restoration of the historic Barrell Memorial Gateway.

BACKGROUND/DISCUSSION: The Barrell Memorial Gateway is located at the north end of Lake Road as the only entrance to the Lake Forest Cemetery. The Gateway was dedicated in 1919 as a tribute to Grace and Finley Barrell's son, John, who accidently drowned in the Illinois River in 1916. The structure was designed by James Roy Allen who later designed The Riviera, a marina in Lake Geneva, Wisconsin. The iron gates were fabricated by well-known artist Samuel Yellin who designed celebrated ironworks for many universities and institutions. The Cemetery is listed on the National Register of Historic Places.

The Barrell Memorial Gateway is a free-standing structure that soars over thirty feet and consists of a Gothic-style arch portal with wing walls extending from both ends. The structure is constructed of striated limestone set in an ashlar pattern with mortared joints.

This project involves a full restoration of the Barrell Memorial Gateway, including the restoration of the masonry structure and the iron gates. Due to the Cemetery's National Register designation, local landmark status and cultural significance, all necessary measures to preserve and protect the surfaces of the Barrell Memorial Gateway will be taken. The restoration project will include adherence to the United States Department of the Interior's Standards for Restoration and Guidelines for Historic Buildings.

In June of 2018, the City entered into a contract with Brush Architects LLC. The services included investigation of existing conditions, document development, and bidding assistance. These services were completed in December of 2018.

As noted above, the Gateway was dedicated in 1919. Given that this year is the 100 year anniversary of the Gateway, the City is planning an event to commemorate the Barrell Memorial Gateway later in the fall when the restoration work has been completed.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Cemetery Commission	01/23/19	Recommend Approval

BUDGET/FISCAL IMPACT: Upon completion of the design and project plan by Brush Architects, staff released a request for bids on January 3, 2019. The bid opening was January 17, 2019 and resulted in proposals from three bidders. The bid results follow:

Has competitive pricing been obtained for proposed goods/services? Yes

Recommended Bidder/Proposer is BOLDED

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Company Name	Dollar Amount Bid
Berglund Construction Company	\$220,000
CA Strata Construction Company	\$244,588
Bulley & Andrews Masonry Restoration	\$307,737

After careful review of the bids, City staff, is recommending the selection of Berglund Construction Company for this project. Berglund has a successful record of performing services similar to those required for the project, as evidenced by excellent reference checks and through experiences on other City projects. The total amount of the contract with Berglund is \$220,000. City staff is recommending that a contingency of \$40,000 (18%) be added to project cost, for a total request of \$260,000.

Below is an estimated summary of Project budget:

FY2019 Funding Source	Amount	Amount	Budgeted?
	Budgeted	Requested	Y/N
Cemetery Capital Fund	\$155,200	\$155,200	Y
FY2020 Funding Source	Amount	Amount	Budgeted?
	Budgeted	Requested	Y/N
Cemetery Capital Fund	\$140,000	\$104,800	Y

As shown in the table above, the project is being funded over two fiscal years, FY2019 and FY2020. Due to the nature of this project, staff is requesting approval of the FY2020 funds in advance of the start of the fiscal year. The masonry work on an historic structure of this nature has a very short window of opportunity to complete due to the very specific temperature and humidity requirements associated with the mortar application. Establishing a contract now will allow necessary flexibility for the contractor to begin the mortar work in the spring months. In addition, establishing a contract now will allow for the iron gates to be removed for restoration during the winter months, while the cemetery has fewer visitors.

<u>COUNCIL ACTION</u>: Approval of a Cemetery Commission recommendation to authorize the City Manager to enter into a contract with Berglund Construction Company for restoration services for the historic Barrell Memorial Gateway at the Lake Forest Cemetery, for an amount not to exceed \$260,000.

COUNCIL ACTION: Approval of the eight (8) Omnibus items as presented

6. ORDINANCES

7. NEW BUSINESS

 Consideration of Approvals Related to Community Events Proposed at the West Train Station at 911 Telegraph Road

PRESENTED BY: Mike Strong, Assistant to the City Manager (810-3680)

PURPOSE AND ACTION REQUESTED: City staff requests approval of special event permits for a series of free community events proposed to occur within the City owned Train Station in west Lake Forest.

And

City staff recommends that the City Council authorize the City Manager to waive applicable permit and inspection fees for the first two community events scheduled to occur on Sunday, February 24, 2019, and Sunday, March 10, 2019.

BACKGROUND/DISCUSSION: The City of Lake Forest owns and maintains the Telegraph Road Train Station. The Station contains a large indoor seating area and general lobby, vending area, and small commercial spaces that provide various services to commuters and area residents.

In 2017, through a competitive Request for Qualifications process, the City engaged in a contract with Berkshire Hathaway HomeServices KoenigRubloff Realty Group (the "Firm") to market a vacant commercial space located within the station. Since this time, the Firm, its broker, Deborah Fischer, and City staff have worked together to review the City's Strategic Plan and survey commuters and residents to identify priorities for marketing the space that will seek to meet their collective unmet retail, commercial and/or service needs.

This past winter, the coffee shop that was operating out of a small kiosk space opted to terminate its license. As a result, the City and Firm have been exploring additional creative opportunities to utilize the indoor space to both draw interest in the vacant commercial spaces and enhance the vibrancy of west Lake Forest.

One concept that City staff and the Firm have been developing is a series of "pop up" community events that could occur during the late winter and early spring months. The current concept includes a a three-event series: a wellness event, an event to promote volunteerism and local not-for profit entities, and "Family Foodie" pop up event that would feature various area local restaurants and food and beverage businesses. All of the proposed events would take place indoors on Sundays in February, March and April from 1pm – 4pm. Parking will be available on site. At this time, staff is anticipating that only limited City services and support will be required for these events including, but not limited to, administrative support and on site health and safety inspections. The tentative dates for these events are:

- Sunday, February 24, 2019 Winter Wellness Event
- Sunday, March 10, 2019 Lake Forest/Lake Bluff Volunteer Fair
- Sunday, April 14, 2019 "Family Foodie" Pop Up Event

This past January, the City received completed special event applications for the first two events, scheduled to occur in February and March. Due to the unique nature, scope, and potential attendance at these events, City staff is requesting City Council approval of these community events pursuant to the City's Special Event Policy (Administrative Directive 1-17).

Additionally, City staff is requesting that City Council authorize the City Manager to waive fees for the first two events. City staff estimates that the permit and inspection fees for each event will not exceed \$250. Since the full scope of the third event is unknown at this point, if a fee waiver is requested for that event, it will be presented for future City Council consideration.

A copy of the promotional flyer and site plan have been included in the agenda packet beginning on **page 107**.

BUDGET/FISCAL IMPACT: The Fee Waiver requests for permit and inspection fees is not anticipated to exceed \$500 cumulatively for the two events proposed on February 24, 2019 and March 10, 2019.

COUNCIL ACTION: If determined to be appropriate by the City Council:

1. Approve a Class "A" Special Event Permit for community events to be held on February 24, March 10, and April 14, 2019 at the Telegraph Road Train Station, subject to any conditions of permit approval.

AND

2. Authorize the City Manager to waive all associated permit and inspection fees for the events on February 24 and March 10, 2019 in a total amount not to exceed \$500.00 unless otherwise authorized by future Council action.

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

- 1. Welcome remarks for New City Manager Jason Wicha from City Council Members
- Invitation to join the City Council for Cake and Coffee immediately following the City Council meeting

9. ADJOURNMENT

Hearing Look Switch hearing aid to T-co

A copy of the Decision Making Parameters can be found beginning on **page 14** of this packet.

Office of the City Manager

January 30, 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.



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

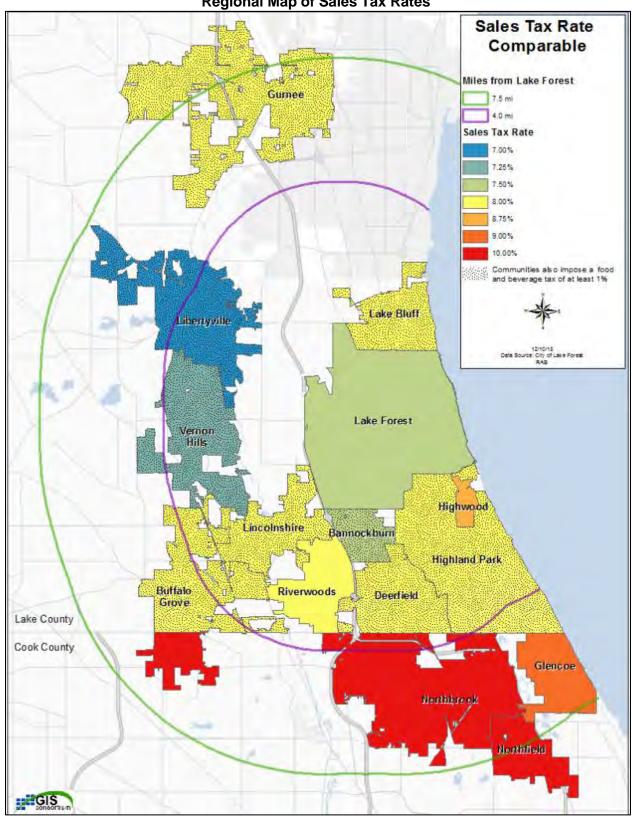
How does the State of Illinois allocate sales tax revenue in Lake Forest?

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
Local Sales Tax	1.00%	\$5.00	City of Lake Forest
Home Rule Sales Tax (HRST)	<u>0.50%</u>	<u>\$2.50</u>	City of Lake Forest
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

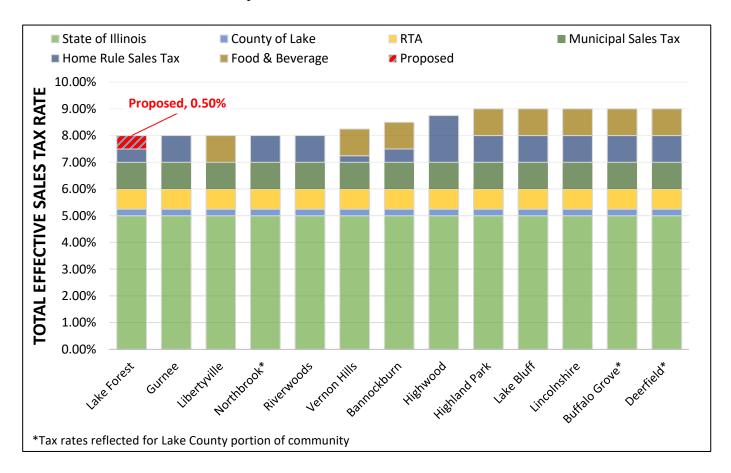


What is currently proposed, and how will it affect the sales tax rate in Lake Forest?

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 Ordinand	e shall be in full for	rce
and effect upon its passa	ge, approval, and	publication in	pamphlet form in t	he
manner provided by law.				
Passed this day of		, 2019		
AYES:				
NAYS:				
ABSENT:				
ABSTAIN:				
Approved this day of		, 2019		
ATTEST:			Mayor	
ATTEST.				

City Clerk

Exhibit A

Schedule of Fees and Charges

Exhibit A

Add prior approved fees New Fee

New Fee					PROPOSED)
Change to fee					FY2020	
				FEE		Amount \$5
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	_
1. Public Works	<u> </u>		,	,	01	
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%	
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			
3		Water	interior area of the building			
Institutional buildings - new structure and additions	52.15	Water	.94/sq ft of entire			
only if eligible for fed and state tax exempt status		Water	interior area of the building			
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%	
55 Gallon Recycle Cart/Fee for extra cart only		General	55	75	36.36%	(

New Fee					PROPOSED)
Change to fee					FY2020	
3. 1. 3. 1. 1.				FEE		Amount \$5
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	-
Licenses	City Code Section	Tuliu	112017	ыштку	CHANGE	Revenue
Scavengers - collects and disposes of multi-family and	50.055		1,500 per company			
commercial waste	001000		i jese per eemparij			
Scavengers - collects and disposes of residential and	50.055		750 per company			
commercial roll -offs						
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%	-1102
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			
						

New Fee					PROPOSED)
Change to fee					FY2020	
				FEE		Amount \$\$
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	
Building Scale Calculation Fees	City Code Section	Tuliu	112017	Diarity	CHANGE	Revenue
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 scale waiver nequest	IVA	Gerierai	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			
31 7 1 3			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			
To the first to 7 pp. oved 1 talls	11771	00.1010.	220			
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		1	
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		1212070	
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		1	
Rescission of local landmark designation, amendment of	155.07	Jeneral	307		 	

Add prior approved fees New Fee					PROPOSED)
Change to fee					FY2020	
change to rec			-	FEE	112020	Amount \$5
				(n/c if	%	Projected
		1		•		
	City Code Section	Fund	FY2019	blank)	CHANGE	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	N/A	General	700			
per building	N1/A		200			
Alterations or major additions to commerical buildings, schools,	N/A	General	323			
hopitals or multi-family buildings - per building	N./ A	0	050 4756			
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			
Additional inspections	150.005	Gerierai	50			
Off Hour Inspections	150.005	General	\$50 administration fee plus per hour cost of inspector			
Chillodi inspections	130.003	General				
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/	12,000			
		Afford Hsing				
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	156.026(a)(3)	General	2,184			
payable at time of application						
Minor Subdivisions-Final Approval	156.026(a)(3)	General	250+35/lot plus			
	156.026(a)(3)		engineering and recording fees			
Major Subdivisions-Tentative Approval 5 or more lots	156.026(a)(3)	General	\$3,822+35 for each			
	156.026(a)(3)	General	lot over 5			
Major Subdivisions-Final approval paid prior to recording of plat	156.026(a)(3)	General	\$400+35/			
	156.026(a)(3)	General	plus \$5/lot			
	156.026(a)(3)	General	over 10; +			

Add prior approved fees New Fee					PROPOSED)
Change to fee					FY2020	
				FEE	112020	Amount \$\$
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	
	156.026(a)(3)	runa	engineering and recording fees	ыштку	CHANGE	Revenue
Planned Preservation Subd Special Use Pemit 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 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 Permts - 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 adminstration fee plus 20% of the original			
	150.145		permit fee - 6 month extension			
Adminstration 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	150.145	General	100			
Satellite dish	150.145	General	1.5% of cost, 50 min			
Disamble on						
Plumbing	450.445	0				
Irrigation Systems	150.145	General	2.00 per head			-
Diumbing bass shares	150.145	General	\$ 60 min			
Plumbing - base charge	150.145	General	60+\$5.50/fix. 70 (up to 4 pages, \$5 each addl page)			1
Recording of Public Right-of-Way agreement for sprinkler system	150.145	General	70 (up to 4 pages, \$5 each add page)			1

Add prior approved fees New Fee					PROPOSED	`
			_			,
Change to fee			_		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			
<u>Vending Licenses</u>						
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. \$100/Veh.			-
Milk Vendor (delivery)	113.21(d)	General	, , , , ,			
Health - Milk Store	113.21(d) 95.061	General General	100 110			
Ice Vending Machine per machine Food Vending Machine per machine	95.061 113.21(d)	General				
Candy Vending Machine per machine	113.21(d) 113.21(d)	General	55 55			1
	113.21(d) 113.21(d)	General	55			1
Pop/Soft drink Vending Machine per machine Milk Vending Machine per machine	113.21(d) 113.21(d)		55			1
Tobacco vending machine per machine	135.136	General General	50			
Card/Trinket Vending Machine per machine	110.104	General	55			
Amusement Machine per machine	110.104	General	110			

New Fee					PROPOSED)
Change to fee					FY2020	
				FEE		Amount \$
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	
HVAC Contractor	150.145	General	60	ыатку	CHANGE	Revenue
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			
2 variating maariina Electric	1.0.000	00110101	1.10			
Tree and Vegetation Removal						
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	99	General	\$ 40 per tree			
area, the front yard or the corner side yard	99		·			
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	99	General	\$ 40 per 1 1/2 acre site			
or other public property	99	00110101	\$ 10 per 1 1/2 dere site			
Ash tree removals, dead or hazardous trees	99	General	No Fee			
Bonds						
Permit Renewal - for projects with estimated construction	150.145	General	18% of permit fee	19% of permit fee	1.00%	Variable
costs of \$200,000 or less refundable upon completion			·			
of project within one year						
Permit Renewal - for projects with estimated construction	150.145	General	20% of permit fee	21% of permit fee	1.00%	Variable
costs of more than \$200,000 refundable upon completion						
of project within 18 months						
Street Opening Bond	98.058	General	500			
Fire Protection Fees:						
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			
Fire Suppression Systems (Plan review and 2 inspections)						
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					PROPOSEE)
Change to fee					FY2020	
				FEE		Amount \$\$
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	Revenue
			\$150 per system (in addition to above fees for the overall			
Specialized Suppression (FM 200, clean agent)	150.145	General	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			
	150.145	water	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			
Allindar & New File Fump Test	150.145	Water	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	150.115		4000			
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 Conditional Certificate of Occupancy - Landscape only due to	150.145	General	\$100 per review			
season						
(single family and duplex)	150.145	General	\$300 per unit			
Conditional Certificate of Occupancy			133 23 23 23 23 23 23 23			
(single family and duplex)	150.145	General	\$500 per unit	550	10.00%	30
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						
<u> </u>						
Water Utility Fees/Charges						
Water Sales/1,000 Gallons						
Effective with Water Bills mailed on or after May 1, 2019						

Add prior approved fees			Г			
New Fee					PROPOSED)
Change to fee					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	7.470(1)					
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					DDODOGE	
New Fee					PROPOSEI)
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				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	Revenue
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			
Day release ant Deleted Force	N/A	Canaral	lesser of 3.00% or maximum allowable by law	2.95% (Minimum \$1.95)		Pass-through of costs
Development Related Fees	N/A	General	lesser of 3.00% of maximum allowable by law	(10111111111111111111111111111111111111		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		
Weekend 9	97.051	DPG	38	40		4381
Weekend -18	97.051	DPG	56	61		8000
Electric Golf Carts: effective January 1, 2019	07.050	220			0.000	45000
9 Holes Single Rider	97.052	DPG	12	13	8.33%	15000

Add prior approved fees New Fee					PROPOSED)
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	1			FEE		Amount \$\$
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	City Code Section	Fund	FY2019	blank)	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 hoes	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%	
LOCKEI - 12 IIICII	97.051	DPG	115	120	4.35%	80
Park Fees						
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			
Cemetery Fees						
Issuance of Deeds	93.45	Cemetery	.50 per deed			
Boating and Beach Fees - effective February 1, 2019						
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%	
Watercraft Ramp (R) (Sen.)	97.066	Parks/Rec	397	413	4.03%	
Watercraft Ramp (R) (Sen) 2nd boat/ half season	97.066	Parks/Rec	200	208	4.00%	
Watercraft Ramp (NR)	97.066	Parks/Rec	994	1034	4.02%	
Year round compound storage Resident	97.066	Parks/Rec	2203	2291	3.99%	
Year round compound storage Resident senior	97.066	Parks/Rec	1762	1832	3.97%	
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%	
Seasonal compound storage Resident Senior	97.066	Parks/Rec	1193	1241	4.02%	
Seasonal compound storage Non-resident	97.066	Parks/Rec	2235	2324	3.98%	
Year round watercraft rack storage resident	97.066	Parks/Rec	602	626	3.99%	
Year round watercraft rack storage resident senior	97.066	Parks/Rec	483	502	3.93%	
Year round watercraft rack storage non-resident	97.066	Parks/Rec	602	626	3.99%	
Seasonal watercraft rack storage resident	97.066	Parks/Rec	352	366	3.98%	
Seasonal watercraft rack storage resident senior	97.066	Parks/Rec	281	292	3.91%	
Seasonal watercraft rack storage non-resident	97.066	Parks/Rec	352	366	3.98%	

Add prior approved fees New Fee				Γ		PROPOSED)
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					(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%	(
Year round watercraft sand storage resident senior	97.066	Parks/Rec		596	620	4.03%	(
Year round watercraft sand storage non-resident	97.066	Parks/Rec	1	117	1162	4.03%	(
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%	1!
Seasonal watercraft sand storage non-resident	97.066	Parks/Rec		686	713	3.94%	(
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%	(
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 E	liminate		
Individual resident rate - 3 months	N/A	Parks/Rec		130 E	liminate		
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 E	Eliminate		
Individual non-resident rate - 3 months	N/A	Parks/Rec		162 E	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		155 E	liminate		
Couple resident rate - 3 month	N/A	Parks/Rec		227 E	liminate		
Couple resident rate - 1 month	N/A	Parks/Rec		72	74	2.78%	1(
Couple non-resident rate	N/A	Parks/Rec		864	888	2.78%	24
Couple non-resident rate - 6 months	N/A	Parks/Rec			Eliminate		
Couple non-resident rate - 3 months	N/A	Parks/Rec			liminate		
Couple non-resident rate - 1 months	N/A	Parks/Rec		87	89	2.30%	(
Family resident rate	N/A	Parks/Rec		936	972	3.85%	1,548
Family resident rate - 6 months	N/A	Parks/Rec			Eliminate	2.2370	. 70 10
Family resident rate - 3 months	N/A	Parks/Rec			liminate		
Family resident rate - 1 months	N/A	Parks/Rec		93	97	4.30%	16
Family non-resident rate	N/A	Parks/Rec		128	1164	3.19%	(
Family non-resident rate - 6 months	N/A	Parks/Rec			Eliminate	3.1070	`

Add prior approved fees New Fee					PROPOSED)
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				(n/c if	%	Projected
		1	EV0040			†
Family non-recident rate 2 months	City Code Section N/A	Fund	FY2019	blank)	CHANGE	Revenue
Family non-resident rate - 3 months	N/A N/A	Parks/Rec		Eliminate	0.050/	
Family non-resident rate - 1 months Senior resident rate	N/A N/A	Parks/Rec	113			
Senior resident rate - 6 months	N/A	Parks/Rec Parks/Rec	312	Eliminate 324	3.85%	1,092
Senior resident rate - 3 months	N/A					
Senior resident rate - 1 months	N/A	Parks/Rec		Eliminate	2.220/	11
Senior non-resident rate	N/A	Parks/Rec	31			11
Senior non-resident rate Senior non-resident rate - 6 months	N/A	Parks/Rec Parks/Rec	375		2.40%	27
Senior non-resident rate - 3 months	N/A			Eliminate		
Senior non-resident rate - 3 months	N/A	Parks/Rec		Eliminate	0.700/	0
Senior couple resident rate	N/A	Parks/Rec Parks/Rec	37 528			408
Senior couple resident rate - 6 months	N/A				2.21%	408
Senior couple resident rate - 3 months	N/A	Parks/Rec		Eliminate		
Senior couple resident rate - 3 months Senior couple resident rate - 1 months	N/A	Parks/Rec		Eliminate 54	1.89%	,
Senior couple non-resident rate	N/A	Parks/Rec Parks/Rec	53 636			6
Senior couple non-resident rate - 6 months	N/A	Parks/Rec Parks/Rec		Eliminate	3.77%	48
Senior couple non-resident rate - 3 months	N/A	Parks/Rec Parks/Rec		Eliminate		
Senior couple non-resident rate - 1 months	N/A	Parks/Rec Parks/Rec	64		3.13%	0
Student resident rate	N/A	Parks/Rec Parks/Rec	312			240
Student resident rate - 1 month	N/A	Parks/Rec Parks/Rec	312			13
Student resident rate Student non-resident rate	N/A	Parks/Rec	375			0
Student non-resident rate - 1 month	N/A	Parks/Rec	373			0
Matinee resident rate	N/A	Parks/Rec	216			1,140
Matinee resident rate - 1 month	N/A	Parks/Rec	210			1,140
Matinee non-resident rate	N/A	Parks/Rec	260			64
Matinee non-resident rate - 1 month	N/A	Parks/Rec	26			04
All-inclusive - member - effective December 6, 2012	N/A	Parks/Rec	311			858
All-inclusive - non-member - effective December 6, 2012	N/A	Parks/Rec	692			030
The moralized marring most via pacetime of quarter and the moral via pacetime of quarter and quarter	14/74	Tarks/NCC	072	. 720	4.0076	0
5. OCM						
General Fees & Charges:						
Birth certificates (January 1, 2010)	5.36	General	\$10 first/\$4 additiona			
Death certificates (January 1, 2013)	5.36	General	\$14 first/\$6 additiona			
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 Hou	-		
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				PROPOSED)
Change to fee			<u> </u>		FY2020	Ī
Change to lee			 	FEE	112020	Amount \$\$
			+		%	
				(n/c if		Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	
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 1-6	10.13	General	16			
Picnic Tables 1 - 6	10.13	General	32			
Grills	10.13	General	195			
<u>Licenses</u>						
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			
1			23			1
Alcoholic and Beverages:						1
Class A-1	111.036	General	2,700			
Class A-2	111.036	General	1,500			<u> </u>
Class A-3	111.036	General	275			
Class A-4	111.036	General	500			
Class B-1	111.036	General	2,500			<u> </u>
Class C-1	111.036	General	2,500			1
Class C-1	111.036	General	3,000			-

Add prior approved fees			_			
New Fee					PROPOSED)
Change to fee					FY2020	
				FEE		Amount \$\$
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	
Class C-3	111.036	General	800	Diarity	CHANGE	Revenue
Class D-1	111.036	General	2,500			
Class E-1	111.036	General	3,000			
Class F-1	111.036	General	100			
	1111000	33113141	100 for each 24 hour period or any part therof:			
Class F-2	111.036	General	\$50 not for profit with proof of 501 (c)3 status			
			75 for each 24 hour period or any part therof: \$50			
Class F-3	111.036	General	not for profit with proof of 501 (c)3 status			
			500 per vendor for the duration of the sporting			
Class F-4	111.036	General	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			
			150 renewal existing or change in owners or			
Annual Renewal	111.036	General	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			1
School District 67 (information only)	150.023	pay School	see ordinance			
High School District 115 (information only)	150.023	pay School	see ordinance			
4 Police						1
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			1
Overtime Parking - Other	73.99	General	25/75/125			

Add prior approved fees New Fee					PROPOSEI	<u> </u>
						,
Change to fee				FEE	FY2020	Amount \$\$
	1	1			%	
				(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	<u>'</u>	9	+
Transiant 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 ALS transport	94.54	General	1,088.92		+	+
Ambulance-Non Resident BLS transport	94.56	General	854.08			
Analysis and Miles and	04.50	C	7.27			
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			Γ		PROPOSED)
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				(n/c if	%	Projected
				•		
	City Code Section	Fund	FY2019	blank)	CHANGE	Revenue
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			
THO / VAITH FOOD	110.120	Gerierai	0,00,100,200			
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			
Miscelaneous Materials Cost - Level I incident	41.01	General	50			
Miscelaneous Materials Cost - Level II incident	41.01	General	100			
Miscelaneous Materials Cost - Level III incident	41.01	General	500			
Reimburseable Costs	41.01	General	100% of cost incurred			
8. Engineering						
Sewer System Connection Fee						
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			
Site Grading						
Site Grading - New construction	N/A		640			
If no grading, request may be submitted for a waiver of the requirement of	N/A		240			
grading plan						
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			
Water Shed Development Fee: Revised Fee Schedule						
General Fees						
Sediment and Erosion Control Only						
3	151.05		and ardinesses			
Single Family Residential Lot (See site grading ordinance) Single Family Residential Lot (within regulatory floodplain)	151.05 151.05		see ordinance			
Development (<10 acres)	151.05		2400			1
Developitietit (< 10 actes)	101.00		2400			1

Add prior approved fees New Fee					PROPOSED)
Change to fee					FY2020	
- Change to too				FEE	111000	Amount \$\$
				(n/c if	%	Projected
	City Code Section	Fund	FY2019	blank)	CHANGE	
Minor Development			1.12011	,		
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 HQAR	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			
7,000dd	14771		1720			
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			
Catalag of Lake Forest and Lake Blan	97.087	CONTROL MOSCULOGS	\$75 per family			
Circuit Breaker participants Lake Forest and Lake Bluff	97.087	Senior Resources	\$10 per person			
residents only	97.087	11	\$15 per family			
Car and Bus rides	97.087	Senior Resources	\$3/fee each direction			
	97.087	1101 1100001000	\$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	77.007	CO.MOI NESCUICES	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 $\frac{1}{2}$ of $\frac{1}{2}$ (.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 $\frac{1}{2}$ 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.

<u>SECTION THREE: Filing with the Department of Revenue</u>. 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

•	0,11		•
	PASSED THIS DAY OF		₋ , 2019.
	AYES:		
	NAYS:		
	ABSENT:		
	APPROVED THIS DAY OF		, 2019.
		Mayor	
ATTES	т.		
ATTES	1.		
City Cl	erk		

its passage, approval and publication in pamphlet form in the manner provided by law.

The City of Lake Forest CITY COUNCIL

Proceedings of the Tuesday, January 22, 2019

City Council Meeting - City Council Chambers

<u>CALL TO ORDER AND ROLL CALL</u>: Honorable Mayor Lansing called the meeting to order at 7:30pm, 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.

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

Mayor Lansing made the following appointment.

A. 2019-2020 Board and Commission Appointments/Reappointments

BUILDING REVIEW BOARD

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
James Sykora	Appoint	2

COUNCIL ACTION: Approve the Mayor's appointment

Alderman Rummel made a motion to approve the Mayor's appointment, seconded by Alderman Preschlack. Motion carried unanimously by voice vote.

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

Mayor Lansing appointed Third Ward Alderman Jim Preschlack to the LFCEL.

COMMENTS BY CITY MANAGER

City Manager Robert Kiely reported that the Comprehensive Plan Working Group for Settlers Square will meet on Tuesday, January 29 at Fire Station 2.

A. Update on North Beach Access Road and Ravine Improvement Projects

Michael Thomas, Director of Public Works

City Manager Robert Kiely introduced Director of Public Works, Michael Thomas. Mr. Thomas reported that as of today, approximately 98% of the work on the Ravine portion is complete. He reported on the remaining items in the Forest Park Bluff repair schedule.

COMMITTEE REPORTS

FINANCE COMMITTEE

1. GFOA Distinguished Budget Award Presentation for FY19

Finance Committee Chair Jed Morris reported that 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. This is the third consecutive year it has been awarded to The City of Lake Forest. Chairman Morris presented the 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.

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)

Elizabeth Holleb, Director of Finance, reported that the fee schedule ordinance reflects water rates effective May 1, 2019, sanitation fee effective May 1, 2019 and a fee for Community Development credit card payments effective January 1, 2019. Ms. Holleb reported that the second ordinance is 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.

The City Council had discussion on capital projects, funded and unfunded, and the successes the City has with its financial management.

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

Joanna Rolek, President of the Lake Forest Lake Bluff Chamber of Commerce shared concern in regards to the sale tax rate change.

Mayor Lansing again 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 first reading to the proposed ordinances.

Alderman Preschlack made a motion to grant first reading to the proposed ordinances, seconded by Alderman Newman. 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

Dave Limardi, former City Manager of Highland Park and longtime friend of City Manager Kiely, gave accolades for his faithful public service.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. 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

- 3. 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
- 5. 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.
- 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.
- 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.
- 9. Ratification and Approval of Asset Health Wellness Contract
- 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.
- 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
- 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)
- 13. Consideration of a Resolution Relating to an Amendment to the Bannockburn-Lake Forest Jurisdictional Boundary Agreement. (Approve by Motion)
- 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)
- 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)
- 16. Consideration of a Recommendation from the Plan Commission in Support of Approval of Resubdivision of Lot 3 in Conway Park. (Approval by Motion)
- 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.)

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

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

Mayor Lansing offered clarification on terminology language related to "waiving the bid" on City Council items, stating that all items on the agenda are in compliance with The City of Lake Forest purchasing policies. The City Council had discussion on items # 12, 13 and 17.

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 twenty-one (21) Omnibus items as presented.

Alderman Newman made a motion to approve the twenty-one (21) Omnibus items as presented, 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, O 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

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

Joe Mobile, Superintendent of Recreation reported on the Parks & Recreation Board's recommendation to rename Open Lands Park to Veterans Park.

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

Alderman Moreno made a motion for approval of renaming Open Lands Park to "Veterans Parks", seconded by Alderman Morris. Motion carried unanimously by voice vote.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

1. ILCMA Presentation to City Manager Robert R. Kiely Jr.

Drew Irvin, Village Administrator of Lake Bluff, presented City Manager Kiely with a certificate from the ILCMA and personally congratulated City Manager Kiely on his retirement.

2. Approval of a Resolution of Appreciation for City Manager Robert R. Kiely Jr.

Mayor Lansing read the Resolution and presented it to City Manager Kiely.

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

Alderman Newman made a motion to approve a Resolution of Appreciation, seconded by Alderman Beidler. Motion carried unanimously by voice vote.

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

Mayor Lansing presented the City Manager with a portrait of all the Mayors that he has worked with, and Public Works Director Michael Thomas presented Bob and Alison Kiely each with a street sign.

4. Final Words for Retiring City Manager from Council Members

Each Alderman and the Mayor expressed sincere gratitude for the 28 years of service of retiring City Manager, Bob Kiely, saying a few words regarding his service to the City.

Mayor Lansing stated, "We are now at the moment when our esteemed City Manager, Bob Kiely, makes the transition from serving and giving so much to our community back to what is most important, focusing his attention on his family and himself. Alison, Sean, Colin and Chelsea, thank you all for sharing your husband and father with us for 28 years. With gratitude, we are sending him back to you with wishes to all of you for many happy, healthy and fun-filled years" Mayor Lansing introduced Mr. Kiely's son Sean.

Sean Kiely welcomed his father to retirement with wishes of spending time with his three grandchildren.

5. Final Comments from Robert R. Kiely Jr.

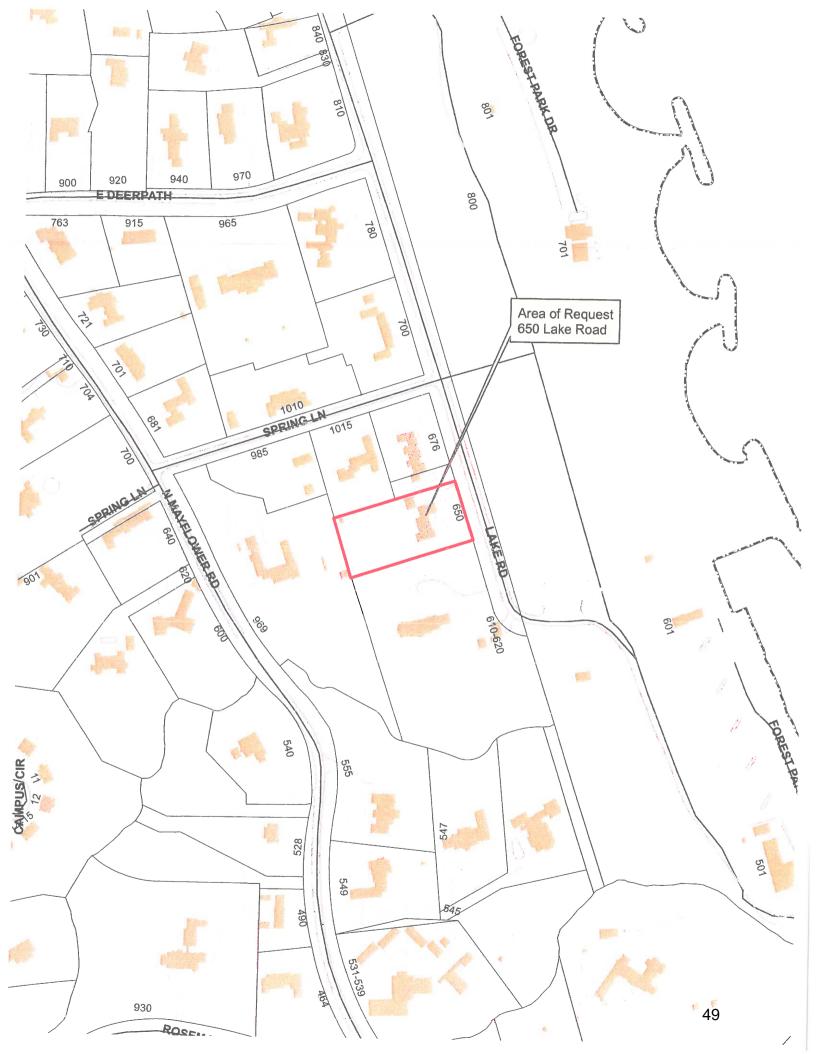
The City Manager thanked his family for all their years of love and support. He thanked the Staff, and he thanked the City Council.

ADJOURNMENT

There being no further business Mayor Lansing asked for a motion. Alderman Buschmann made a motion to adjourn, seconded by Alderman Morris. Motion carried unanimously by voice vote at 9:40 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.



THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-___

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR THE PROPERTY LOCATED AT 650 LAKE ROAD

WHEREAS, Lemon Property 3 LLC (Marcus Lemonis) ("Owner") is the owner of that certain real property commonly known as 650 Lake Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

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

WHEREAS, the Owner desires to construct various improvements, including a rear, one-story addition and expanded dormer on the detached garage ("Improvements") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("Plans"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owner to obtain a Certificate of Appropriateness ("CoA") from the Historic Preservation Commission ("HPC");

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

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on January 23, 2019; and

WHEREAS, the HPC, 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,
- as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
- 4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
- 5. the Property is located in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
- 6. the HPC has determined that the Plans qualify for a CoA under the standards set forth in Section 155.08 of the City Code;
- 7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structures and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
- 8. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape or neighboring residences due to the placement of the existing vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to and views from neighboring homes.
- 9. 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.
- 10. 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 request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, 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: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three 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 which together with other structures on the Property will have a maximum square footage not to exceed 6,796 square feet, 9% over the allowable square footage.

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. <u>Compliance with Laws</u>. Chapters 150, regarding building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, 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. <u>Tree Preservation</u>. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Compliance with the Plans</u>. 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 Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, attached hereto.

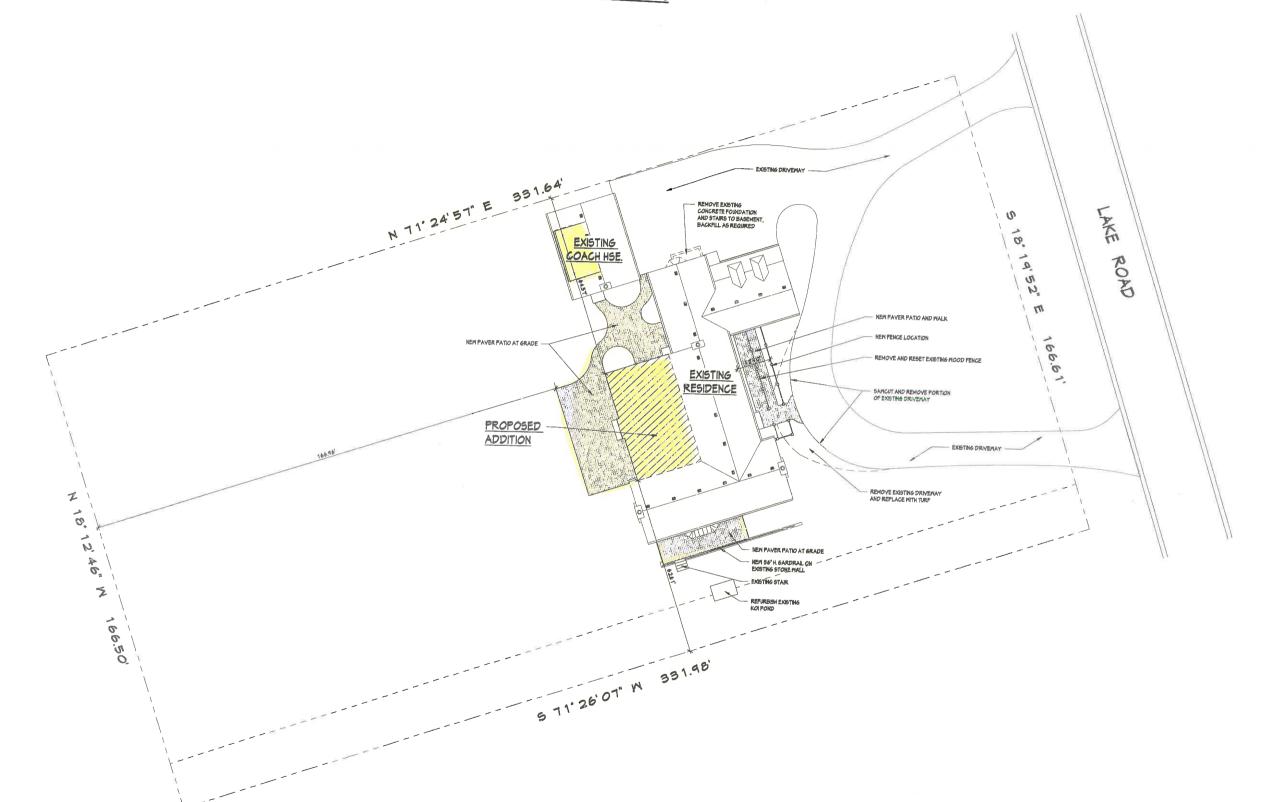
SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 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

of Lake County.	
PASSED THIS DAY OF, 2019).
AYES: ()	
NAYS: ()	
ABSENT: ()	
ABSTAIN: ()	
PASSED THIS DAY OF, 2019	
ATTEST:	Mayor
City Claule	
City Clerk	

directed to record this Ordinance and such agreement and consent with the Recorder of Deeds

GROUP EXHIBIT B

The Plans



SITE PLAN 1 SCALE: 1'= 15'-0'



Construction Project Ser 25 TELSER ROAD, SUITE 22 LAKE ZURICH, IL. 60047 (224) 374-7155

DANIEL LESUS ARCHITECTS, P.C.

1033 Holly Circle
Lake Zurich, IL. 60047

R: 847.550.1075

dlarchitectspc.com

HOUSE ADDITION & REMODEL 650 LAKE ROAD LAKE FOREST, IL. 60045

4	
DATE:	OCT. 27, 2018
DRAWN BY:	DVL
CHECKED BY	DYL
PERMIT: I	DEC. 26, 2018
REVISION:	
REVISION:	
REVISION:	
PROJECT NO.	18.707







DANIEL LESUS ARCHITECTS, P.C. 1033 Holly Circle Lake Zurich, IL. 60047 dlarchitect

Construction Project Serv.
25 TELSER ROAD, SUITE 22
LIAKE ZURICH, IL. 80047
(224) 374-7155

P: 847.550.0972 F: 847.550.1075

HOUSE ADDITION & REMODEL 650 LAKE ROAD LAKE FOREST, IL. 60045

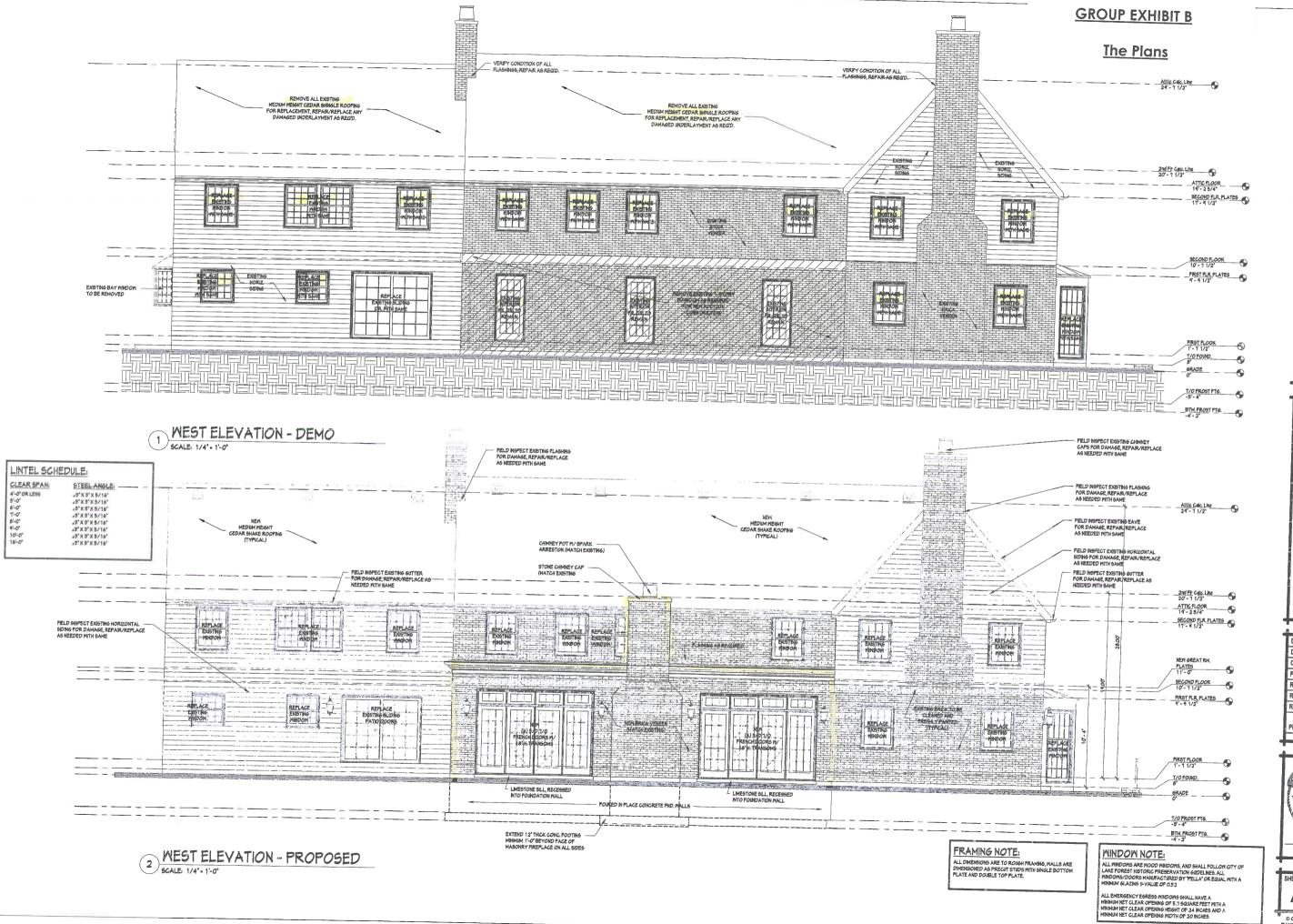
 DATE:
 OCT. 27, 2018

 DRAWN BY:
 DVL
 CHECKED BY: DVL
PERMIT: DEC. 26, 2018 REVISION: REVISION: REVISION:

PROJECT NO.







Construction Project Services
25 TELSER ROAD, SUITE 22
UNG EMPICH IL. 60047

DANIEL LESUS ARCHITECTS, P.C.

1033 Holly Circle
Lake Zurich, IL. 60047

61 847.550.1075

diarchitectspc.com

HOUSE ADDITION & REMODEL 650 LAKE ROAD LAKE FOREST, IL. 60045

DATE: OCT. 27,2018
DRAWN BY: DVL
CHECKED BY: DVL
PERMIT: DEC. 26,2018
REVISION:
REVISION:
PROJECT NO. 18,707

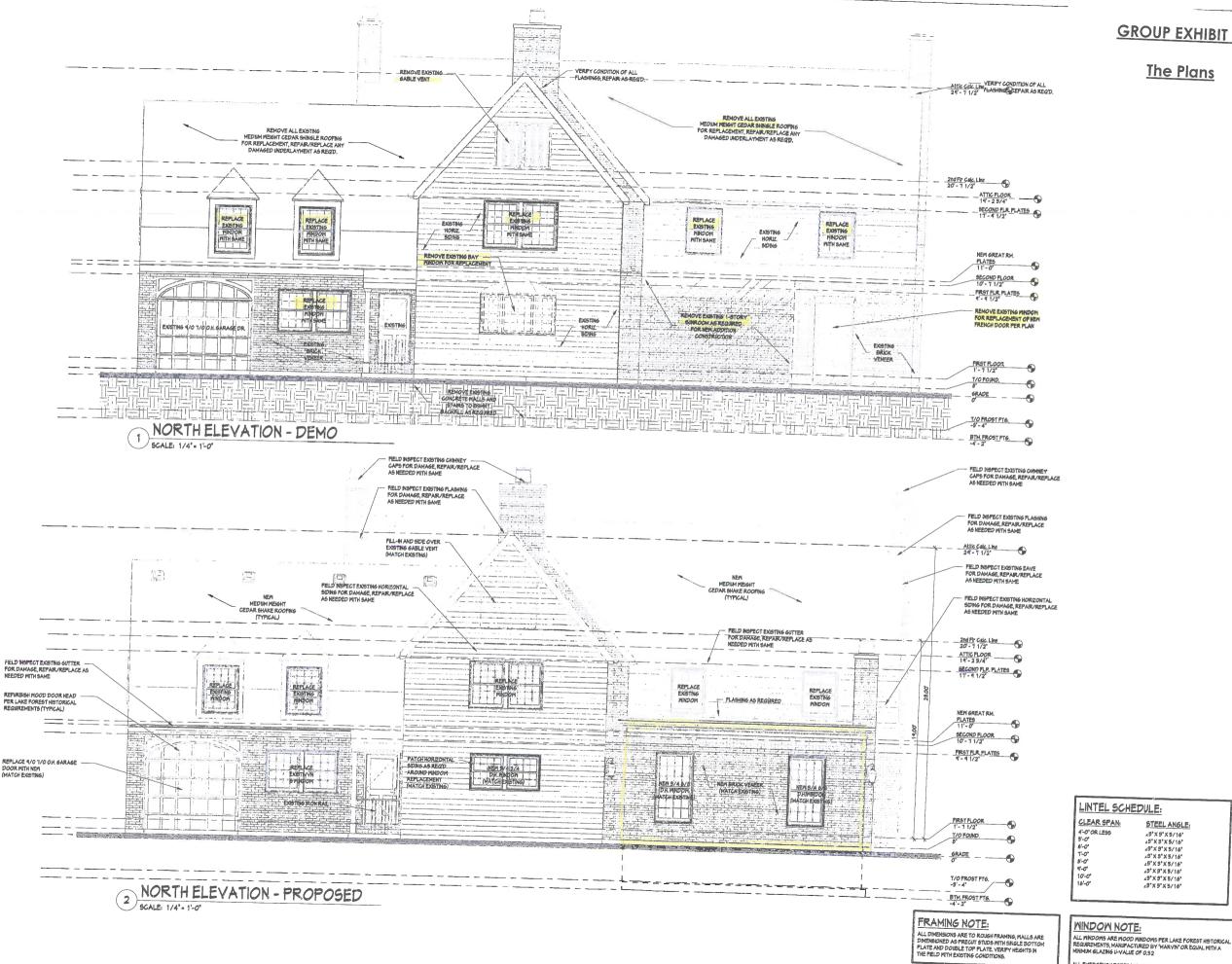


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COPTRISHT 2018 BY
PANIBLLEDIS ARCHTECTS, P.C.



GROUP EXHIBIT B

The Plans

25 TELSER ROAD, LAKE ZURICH, IL. 6 (224) 374-7155

P: 847.550.0972 F: 847.550.1075 DANIEL LESUS ARCHITECTS, P.C. DESCONDENING CONSUMERS Circle 1, IL. 60047

1033 Holly C Lake Zurich,

E ADDITION & REMODEL 650 LAKE ROAD E FOREST, IL. 60045 LAKE HOUSE

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PROJECT NO	. 18.707	Name of Street



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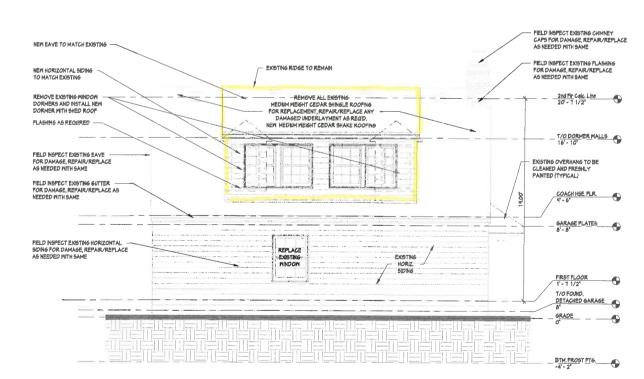
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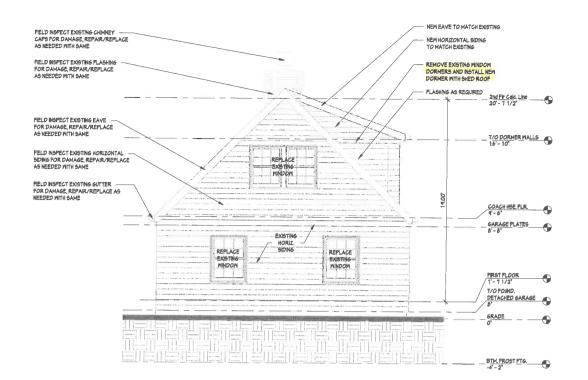
COACH HOUSE EAST ELEVATION

SCALE: 1/4" = 1'-0"



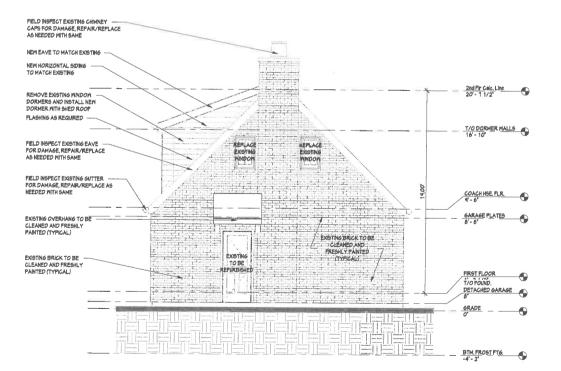
3 COACH HOUSE WEST ELEVATION

SCALE: 1/4'-1'-0'



2 COACH HOUSE NORTH ELEVATION

SCALE: 1/4'-1'-0'



COACH HOUSE SOUTH ELEVATION

SCALE: 1/4"- 1'-0"

bnstruction Project Services
TELSER ROAD, SUITE 22
GE ZUROH, L. 80047
37447165

2 25 TELSER ROAD, SU LAKE ZURICH, IL. 600 (224) 374-7156

DANIEL LESUS ARCHITECTS, P.C.

DESIGN-PLANNING CONSULTING

1033 Holly Circle

P: 847.550.0972

Lake Zurich, IL. 60047

F: 847.550.1075

HOUSE ADDITION & REMODEL 650 LAKE ROAD LAKE FOREST, IL. 60045

DATE: OCT. 27, 2018
DRAWN BY: DVL
CHECKED BY: DVL
PERMIT: DEC. 26, 2018
REVISION:
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PROJECT NO. 18, 707



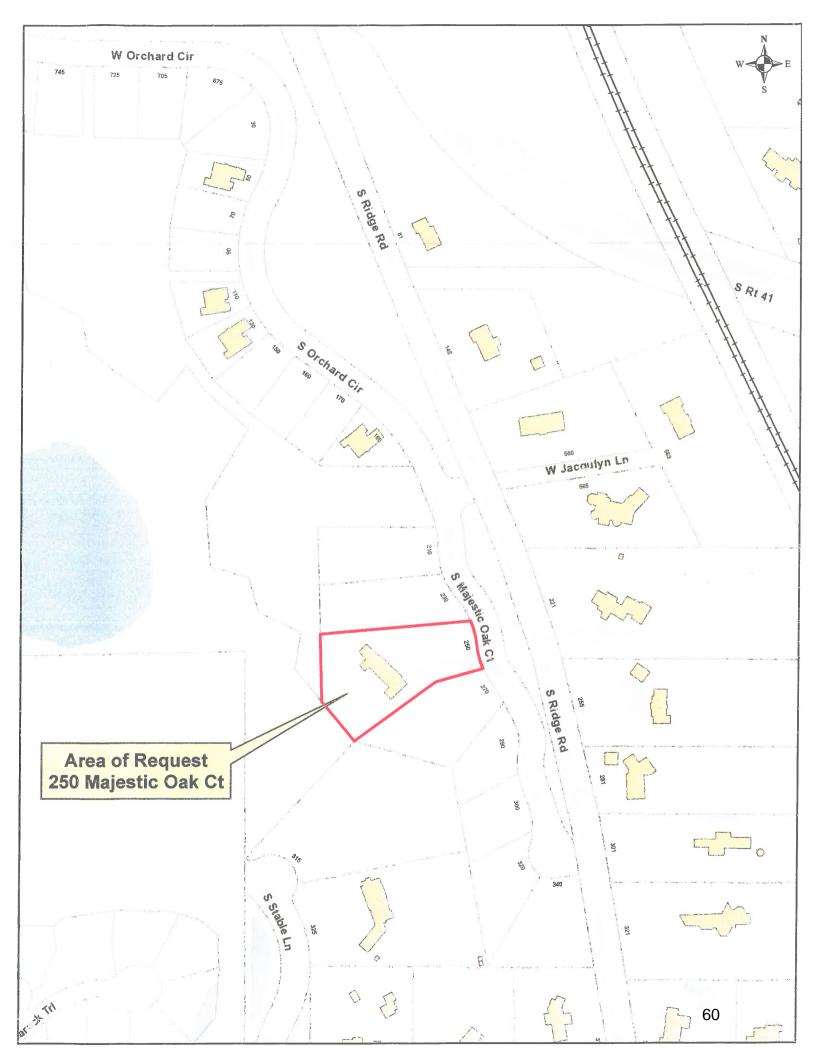
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COACH HOUSE ELEVATIONS

© COPYRIGH 99 BY

DANIEL LEGIS ASCENTECTS P.C.



THE CITY OF LAKE FOREST

ORDINANCE NO. 2019 - ____

AN ORDINANCE AMENDING CHAPTER 155 – "HISTORIC PRESERVATION" OF THE CITY CODE

WHEREAS, Daniel and Jeanette Hodgkinson are the owners of the property located at 250 Majestic Oak Court, legally described in Exhibit A; and

WHEREAS, Daniel and Jeanette Hodgkinson have petitioned The City of Lake Forest for Local Landmark Designation of residence located at 250 Majestic Oak Court; and

WHEREAS, the Historic Preservation Commission of The City of Lake Forest held a public hearing on January 23, 2019, as required by Section 155.04 of the Lake Forest Code to consider the request for Local Landmark Designation and provided the opportunity for public testimony; and

WHEREAS, after hearing a presentation from the petitioner and providing the opportunity for public testimony and, after completing deliberations on the matter, the Historic Preservation Commission voted unanimously to recommend approval of the request based on the criteria for designation in Section 155.05(A) of the City Code and submitted to the City Council a report of its findings, a copy of which is attached hereto and incorporated by this reference as Exhibit B and;

WHEREAS, the Mayor and City Council, having considered the recommendation of the Historic Preservation Commission, have determined that adopting this Ordinance and amending Chapter 155 of the City Code relating to historic preservation as hereinafter set forth, will be in the best interests of the City and its residents;

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 adopted by this reference as the findings of the City Council and are hereby incorporated into this Section as if fully set forth.

Section 155.13 entitled "Designation of Landmarks and Properties Listed in the National Register of Historic Places," is hereby amended to include the follows:

Date Listed January 25, 2019 -- The residence located at 250 Majestic Oak Court is found to meet the criteria for designation in Section 5 of this Chapter and is hereby designated as a Local Landmark under the provisions of this Chapter.

SECTION THREE: 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 B FINDINGS IN SUPPORT OF DESIGNATION

Historic Preservation Commission Report and Recommendation

TO: Honorable Mayor Lansing and Members of the City Council

DATE: January 23, 2019

FROM: Chairman Grieve and members of the Historic Preservation Commission

REQUEST: 250 Majestic Oak Court - Local Landmark Designation

Property Owners

Daniel and Jeanette Hodgkinson 28877 Sky Crest Drive

Mundelein, IL 60060

Property Location

250 Majestic Oak Court (formerly 210 S. Ridge Road)

Historic Property Name

Charles Garfield King
Estate House

Project Representatives

Susan Benjamin and Gwen Yant Benjamin Historic Certifications, LLC 711 Marion Avenue Highland Park, IL 60035

Summary of the Nomination

This is a nomination for Local Landmark designation of the residence located at 250 Majestic Oak Court, formerly 210 South Ridge Road. The residence is historically known as the Charles Garfield King Estate House, a Colonial Revival style country house. The residence was originally designed by Howard Van Doren Shaw for Charles Garfield King, a Chicago stockbroker.

The supporting documentation for the nomination was prepared by Benjamin Historic Certifications on behalf of the property owners and details the historic and architectural significance of the residence.

Description of Property and Surrounding Area

The property is located on the west side of Majestic Oak Court, between Westleigh Road and Route 60. The property is Lot 29 of the recently approved Westleigh Farm subdivision recorded in August 2017. Previously, the house sat on 40 plus acre property surrounded by forested areas, agricultural land and a pond. Today, the lot is about one and a half acres and is incorporated as a lot in the newly approved subdivision. The house was preserved as part of the Westleigh Farm Subdivision with the hope that a buyer would restore the house.

The property was purchased by Mr. and Ms. Hodgkinson in September, 2018. The house was unoccupied for many years and had fallen into disrepair. The new owners of the property, a young family, are restoring the home in a manner that is consistent with the Secretary of the Interior Standards for Rehabilitation. No significant alterations are planned for the exterior of the house. Some work to secure the house by restoring deteriorated windows and siding, is underway. The restoration of the windows includes repairing or replicating the original profiles using traditional

materials. Damaged or missing siding will be repaired with appropriate materials or replaced inkind. City staff is working with the owners to assure that the restoration work proceeds with the proper permits and in a manner that preserves and protects the historic integrity of the house.

Nomination

Properties nominated for Local Landmark status must meet one or more of the Code criteria for designation. Based on review of the documentation submitted by the petitioner, analysis based on applicable portions of the Historic Preservation Chapter of the Code, and physical inspection of the site, staff finds that the nomination qualifies for designation under multiple criteria: Criteria – A, B, G, and H.

• Criteria A: Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

This criteria is satisfied. The residence, as originally designed, exemplifies the Country House architectural style. In the late 1930's, the house was masterfully remodeled in the Colonial Revival. The exterior of the residence displays a strong sense of proportion and rhythm and reflects the simplicity of detail that was fostered by Depression-era austerity and the onset of modernism. The interior, although not proposed for designation, offers a glamorous, stylized interpretation of Colonial Revival architecture.

The house as originally designed by Howard Van Doren Shaw at the beginning of Lake Forest's Country House period and although it was later altered considerably, the alterations are significant in their own right because of architect George T. Senseney's prodigious talent which was shaped by Harrie T. Lindeberg and John W. Root, Jr.

The house, as redesigned by Senseney, is distinguished by overall quality of design, detail, materials and craftsmanship, as well as a high degree of integrity. This is seen on the interior as well as the exterior. Examples of these qualities include the use of simplified, elegantly scaled Classical detail to order and define the exterior.

• Criteria B: Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the District, the City of Lake Forest, the State of Illinois, or the United States.

The Charles Garfield King Estate House is identified as the work of prominent Lake Forest architect, Howard Van Doren Shaw. Van Doren Shaw's work is significant to the history and development of Lake Forest. Van Doren Shaw designed many significant Lake Forest buildings, including his own country house, Ragdale, and Market Square, the nation's first planned shopping center.

• Criteria G: Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the District, the City of Lake Forest, State of Illinois, or the United States.

Both the original owner, Charles Garfield King, and original architect, Howard Van Doren Shaw, significantly contributed to the City of Lake Forest and the United States. Mr. King's creation of a

gentleman's farm, presided over by an architect-designed Country House and garden complex, is a relatively early example of the evolution of west Lake Forest from local farms to gentleman's farm estates. On a national level, King served a year in France during World War I, organizing the purchasing department of the American Red Cross in Paris, under Stanley Field, a prominent civic leader, banker, executive of Marshall Field & Co., and president of the Field Museum.

Howard Van Doren Shaw enjoyed a National reputation as a Country House architect, being awarded the American Institute of Architects' highest distinction, the Gold Medal, in 1926. The many Country Houses he designed in Lake Forest, as well as the influential design of Market Square significantly contributed to the architectural and development history of the City of Lake Forest.

• Criteria H: Its association with important cultural or social aspect or events in the history of the City of Lake Forest, State of Illinois, Midwest region, or the United States.

The house meets Criteria H because of its important cultural association with the Charles Garfield King's daughter Ginevra and F. Scott Fitzgerald in the mid-1910s. Ginevra King's romance with Princeton student F. Scott Fitzgerald, along with his visits to the house and exposure to Lake Forest society, is believed to have later inspired Fitzgerald's fiction, particularly the character Daisy Buchanan in The Great Gatsby. Six months before his death, the nationally acclaimed author wrote to his daughter, "Once I thought that Lake Forest was the most glamorous place in the world. Maybe it was."

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at five public locations. No correspondence was received by the Commission on this petition.

Recommendation

Based on the information provided by the petitioner, consideration of the applicable criteria from the ordinance and physical inspection of the property the Commission voted unanimously to recommend designation of the residence at 250 Majestic Oak Court as a Local Historic Landmark.



THE CITY OF LAKE FOREST HISTORIC PRESERVATION COMMISSION LOCAL LANDMARK NOMINATION FORM

1.	NAME OF PROP	ERTY			
Hi	storic Name: Ch	arles Garfield Ki	ing Estate House		
Сс	ommon Name: Je	eanette and Dan	iel Hodgkinson H	ouse	
2.	LOCATION				
Stı	reet Address: 25	0 Magestic Oak	s Court		
Cin	ty: Lake Fores	st State: IL	County:Lake	ZIP Cod	de: 60045
3.	CLASSIFICATIO	N			
•	Category:	Ownership:	Present Use:		
	Building Structure Object Site	□ Public □ Private □ Both	□ Agricultural □ Commercial □ Cemetery □ Educational □ Entertainment	☐ Government ☐ Park ☐ Private Residence ☐ Military ☐ Museum	□ Religious □ Transportation □ Other Vacant
4.	REPRESENTATIO	ON IN EXISTING SUR	RVEYS		
Na D D	Green Bay Road Vine/Oakwood/	orest Historic Distrid Historic District (1 Green Bay Road Hi	995) storic District (1980)	aces, date:	
Loc		e Historic District	e Preservation Distric	t	
	Illinois Historic	Structures Survey (1	ces Survey, contributi Illinois Dept. of Conso (Illinois Dept. of Conso	ng resource — TYES revation, 1975); servation, 1975).	NO

5. DESCRIPTION

Plan Shape: Rectangular Square Circular L-Shaped U-Shaped H-Shaped Irregular Other	Primary Window Type: Double Hung Casement Fixed Sliding Other
Number of Stories: 2-1/2	Roof Material: Wood shingle
Foundation: Stone Brick Concrete Block Concrete Other	Roof Form: Gable Hip Gambrel Mansard Flat Other
Structural Framing: Wood Masonry Concrete Steel Other	Condition: Excellent Good Fair Poor Ruins
Façade: Clapboard Brick Stone Stucco Shingle Aluminum Siding Vinyl Siding Synthetic Stucco	Check One: Original Site Moved; date: Altered Unaltered

5. DE	ESCRIPTION (CONTINUED)		
Writte	on Description: (Provide on separate sheet)		
6. ST	ATEMENT OF SIGNIFICANCE		
Architectural Style(s): Colonial Revival Date of Constuction: 1905; 1939		Architect: George T. Senseney Remodel of Howard van Doren	
		Builder: Sproul & Koenig; William N. Niges	
Perio	od of Significance: 1905-1939	Landscape Architect:	
	EMENT OF SIGNIFICANCE: ERIA FOR LANDMARK DESIGNATION		
Mark a	able Criteria: an "x" in one or more boxes to identify the criteria the property for Lake Forest landmark designation	a, from the Historic Preservation Ordinance, which on.	
Z A.	Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.		
□ B.	Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the District, the City of Lake Forest, the State of Illinois, or the United States.		
□ C.	Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail.		
□ D.	Its representation of a historic, cultural, architectural, archaeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous.		
□ E.	Its unique location or distinctive physical appearance or presence represents an established and familiar visual feature of a neighborhood, community, or the City of Lake Forest.		

Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City of Lake Forest, whose components may lack individual distinction.

Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the District, the City of Lake

Its association with important cultural or social aspect or events in the history of the City of Lake

may not have taken place within or involved the use of any existing improvements on the property.

Its location as a site of a significant historic or prehistoric event or activity which may or

Forest, State of Illinois, or the United States.

Forest, State of Illinois, Midwest region, or the United States.

Its location as a site of an important archaeological or natural significance.

□ F.

Z G.

7 H.

□ I.

□ J.

DITTE OF DIGITAL CONTRACTOR	
Written Statement of Significance: (Provide on se	eparate sheet)
7. PROPERTY DESCRIPTION	
Acreage of property: 1.43 acres	
Legal Description: (provide below or attach to for	rm)
8. MAJOR BIBLIOGRAPHICAL REFERENCES	
Cite any books, articles, and other sources used in necessary)	preparing this form. (Continue on separate sheet, if
See attached.	
9. OWNER OF PROPERTY	
Name Daniel and Jeanette Hodgkinson	
Address 28877, Sky Crest Drive, Mundele	ein, IL 60060
Signature Mantho H	6 defrimm
10. FORM PREPARED BY	"随其是特殊的", "可以是不正是是我
Name Susan Benjamin and Gwen Somm	ers Yant
Organization Benjamin Historic Certificati	
Street Address 711 Marion Avenue	Telephone <u>312-203-1808</u>
City Highland Park Sta	ate IL Zip Code 60035
	HPC Use Only:
Return to:	Date Received:
Historic Preservation Commission	Date Heard: Commission Decision:
Community Development Department 800 Field Drive	Council Action:
Lake Forest, IL 60045	Date:

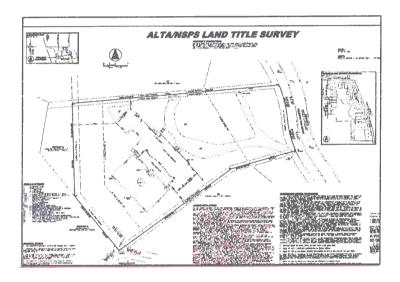
THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION
LOCAL LANDMARK NOMINATION FORM
Charles Garfield King Estate House
250 Majestic Oaks Court

Continuation Pages

5. WRITTEN DESCRIPTION

House

The deeply-set-back Charles Garfield King estate house is approached by a long, gently curved driveway. Skewed northeast, the house is sited near the southwest corner of a 1.43-acre lot that broadens at the west end (rear) and narrows on the east (front). A circulation road (Majestic Oaks Court) connects it to Ridge Road, slightly south of Route 60. The brick pylons flanking the historic entry to the King Estate remain on Ridge Road.



The Colonial Revival-style estate house is irregularly U-shaped, and clad with wood shiplap siding that is painted white. The house is topped by hipped roofs sheathed with wood shingles and the shallow eaves are enhanced with dentils. Seven segmental-arched dormers (3 on the front façade, 4 on the rear façade) and 5 brick chimneys punctuate the roofline.

The generally symmetrical front (east) façade is 11 bays wide. These bays primarily contain punched, stacked openings filled with multi-pane, divided-lite, double-hung windows flanked by wood shutters. Projecting slightly forward on the front façade is a central, 5-bay pavilion articulated by 6 giant-order flat pilasters. The central focus of the projecting pavilion is the bay containing the front entry. This bay, wider than the others, has three double-hung windows on the second floor while the first floor contains only the double-door entry centered under the middle window that has no shutters; the widely-spaced light fixtures flanking the entrance are missing. In contrast to the simple moldings of the rest of the façade, the front entry surround is topped by a tall, boldly molded swan's neck pediment above a dentiled entablature that is supported by fluted pilasters. These pilasters flank a pair of recessed doors

with 3 raised panels and large central brass door knobs with circular escutcheons. An egg-and-dart molding bands the front door opening. Substantial wood storm doors, with a glazed horizontally-divided upper panel and two raised lower panels, protect the entry doors. The recess of the doors has a flat light at the top and three stacked raised panels on the sides. The rest of the projecting pavilion contains a pair of bays flanking the one in the center. The flanking bays contain stacked double_hung windows, the windows on the first floor having paired raised panels below the sills. All the windows of the projecting pavilions have 8-over-12 glazing. Segmental arched dormers, with 3- over-6 glazing, are centered above the middle bay and those flanking it. A corbelled chimney with limestone cap is centered between the dormers at the roof's ridge.

Recessed behind the central pavilion are wings that extend south and north. The south wing has a shallow setback and is composed of two bays. Its second floor windows are identical to those of the projecting pavilion; centered below each is a pair of French doors with sidelites and transoms. The north wing has a deeper setback. It contains the service rooms and has smaller, less regularly spaced openings that are in three groups. The southernmost bay consists of the front door to the service wing with a double-hung window above it. This door has a glazed panel above, recessed panels below and is accessed by a concrete landing, below which is the basement staircase. The middle group has a ribbon of three double-hung windows with a pair of double-hungs above them. The north bay has one double-hung stacked above another. The windows of the service wing have 6-over-9 glazing except for the ribbon of three double hungs, each of its windows having 6-over-6 glazing.

At the north end of the house, slightly recessed behind the service wing, is an attached one-story, 3-car garage with a roof and materials matching the house. On the front (east) façade of the garage is a pair of 6-over-9 windows. The garage's north façade has three overhead doors with a grid of recessed panels. The other walls are windowless. Above the garage, on the north façade of the service wing, the second floor windows consist of two double-hungs.

The west (rear) facade of the main house continues the materials of the front façade, and contains double-hung, regularly-spaced, shuttered windows on the second floor. This facade is basically U-shaped, with a north wing. A raised, flagstone terrace fills the "U" on the first floor. The north wing, which is attached to the garage, contains service functions. Adjacent to the garage is the entry to the rear service porch door, which has a glazed 8-lite storm door, a 3-lite transom, flanking 12-lite panels and concrete steps with a delicate, wrought iron railing. Stacked above the rear service entrance is a 6-over-9 double-hung, with a segmental arched, louvered dormer located nearby in the roof above. As the service wing turns west, there continue to be double-hung windows on the first and second floors, but they are not precisely stacked and their glazing varies from 6-over-9 lites to 8-over-12.

The main house portion of the west façade wraps around the terrace. At the north end of the terrace is a projection whose west face has a ribbon of three windows on the first floor with two windows above; its south face (which looks onto the terrace) has two second floor windows and a pair of French doors below. All the projection's double-hung windows are 8- over-12.

Immediately south of the projection and nine bays wide, is the broad stretch of the west façade fronting the length of the terrace. It has a central group of three pairs of French doors (each with 14 lites) on the first floor. This trio is flanked by broad, shallow, elliptical bow windows filled by three oversized doublehung windows (each 15-over-25). On the second floor, there are nine windows, three above each of the elliptical windows and each of the French doors. All the second floor windows have 8-over-12 glazing. A segmental-arched dormer is centered above each of the 3 groupings. At the south end of the terrace,

there is another 2-story projection. It has an open, covered porch on the first floor and an enclosed room above, with double-hung windows (8-over-12) on the three sides.

The south façade of the main house has two bays with a chimney in the middle. Flanking the chimney on the second floor are 8-over-12 double-hungs, while flanking it on the first floor are French doors with sidelites and a transom.

Walled Garden

The flagstone rear terrace has a low parapet wall with a central oval flagstone staircase. This staircase accesses a sunken, walled, formal garden with an oval pool in the center. The pool's painted blue bowl has a central plinth for statuary and is edged by a lip of carved limestone with an ovalo profile. The garden, which spans the length of the terrace, is also accessed at each end of the terrace by dogleg flagstone steps with a transitional landing. On axis with these steps are decorative wrought iron gates in the rear wall. The large stones of the garden walls are rough faced, dry-laid ashlar with a flat limestone coping; there is some major damage on the north wall. Although overgrown, the garden is organized into four planted parterres.

Changes over time

The architecture of the existing house reflects the successive work of two highly talented architects—Howard Van Doren Shaw's country house concept from the early 20th century and George Towner Senseney's elegantly simplified exterior remodeling, with a stylized interior, reflective of design trends of the 1930s. For a detailed and illustrated history of the property, please read BHC's¹ appended report "Historic Resources Evaluation for Westleigh Farm: The Charles Garfield King Estate." A summary of changes over time is as follows:

In 1905, Howard Van Doren Shaw designed a shiplap-sided country house for Chicago broker Charles Garfield King, who the previous year had purchased farmland from major west Lake Forest landholder Louis Swift. Historic archival photos, as well as plans published in *House Beautiful* in 1906 and 1909, show the house--approached by a sweeping curved driveway-- as a blend of Arts & Crafts and Colonial Revival features. It included 1-story open porches on each façade, a rear terrace and a service wing on the north side. Sometime later, King added a sleeping porch above the south porch and screened in both. He also added the walled parterre garden, which included the oval pool with a fountain sculpture by Sylvia Shaw Judson, daughter of the architect. During King's ownership, an Arts and Crafts style farm complex (shiplap-sided house and barn), greenhouse and pergola were built, and newly-independent architects David Adler and Henry Dangler designed a small frame servants' lodge in 1912. All these buildings and structures were freestanding and located on the estate within view of the house, but were not close to it.

In the late 1930s John and Dorthea Noyes, the young new owners of the 40-acre estate, engaged architect George Towner Senseney. Senseney brought experience of not only having worked for renowned New York country house architect Harrie T. Lindeberg, but also of having been a partner of modernist architect William Pereira. Senseney's remodeling basically retained Shaw's footprint and shiplap sheathing, while expanding the 2nd and 3rd floors. He unified the whole by enhancing its Colonial Revival character and eliminating Arts and Crafts references. Thus, the main roof's deep eaves, the north

¹ Benjamin Historic Certifications

end service wing's jerkinhead roof and the front façade's disparate window pattern were removed. Increased living space within the existing footprint was achieved by enclosing porches then adding a full story above them and the service wing. To serve the redesigned interior and update the interpretation of the house's popular Colonial Revival style, fenestration was made more uniform across floors with a common sill and head line; a simplified entablature knit together the main block with the increased mass of the wings, and the dormers' proportions, number and placement were modified in keeping with the Colonial Revival, as were their new segmental-arched roofs. Senseney also reoriented the looped driveway southward.

The last major addition to the house---the 3-car garage at the north end---was made in 1980 during Frank and Antoinette Reilly's ownership.

Approximately 5 years ago_the 47-acre estate property was acquire by North Shore Builders (NSB). NSB subsequently subdivided the property and has begun to develop it as "Westleigh Farm," a luxury home community. The historic estate house is located within the subdivision on a separate lot, per the Final Plat of Subdivision Westleigh Farm which was recorded August 28, 2017. Although the other historic estate buildings have been removed, the historic entry pylons on Ridge Road remain and the estate house owners would like to have them moved to their property.

Integrity

The architectural integrity of the historic estate house is high. Its condition is deteriorated, however, due to deferred maintenance and vacancy for several years.

The house was purchased this year by new owners Daniel and Jeanette Hodgkinson, who are planning a sensitive rehabilitation that follows the Federal Secretary of the Interior's Standards for Rehabilitation. No alterations are envisioned to the exterior of the house. The owners have begun carefully restoring the windows. Several parts of the windows were broken, and because they compromised the integrity and security of the house, the owners' insurance company required their immediate repair. Original profiles are being retained or replicated and appropriate materials are being used. Damaged or missing siding has also been carefully repaired with appropriate materials or replaced in kind with matching profiles.

6. STATEMENT OF SIGNIFICANCE

The Charles Garfield King estate house meets Lake Forest Landmarks Criteria A, G and H:

A. It exemplifies an architectural type (the country house), style (Colonial Revival) and design by architect George Towner Sensensy this is distinguished by overall quality of design, detail, materials and craftsmanship.

G. It is identified with persons (original owner Charles Garfield King and original architect Howard Van Doren Shaw) who significantly contributed to the historic_and architectural development of the City of Lake Forest, and the United States. and

H. It is associated with an important cultural aspect of the City of Lake Forest and the the United States by virtue of the impact nationally acclaimed writer F.Scott Fitzgerald's romance with Ginevera King had on his work.

BHC's appended report "Historic Resources Evaluation for Westleigh Farm: The Charles Garfield King Estate," provides extensive background pertaining to these criteria. Information includes the building's context within the development of Lake Forest, its original owner Charles Garfield King and his architect Howard Van Doren Shaw, its association with Jazz-Age writer F. Scott Fitzgerald, the country house type, Colonial Revival style, subsequent owners John and Dorthea Noyes and their architect George Towner Senseney, and a development history of the estate. A synopsis of the information as it applies to specific criterion is as follows:

Criterion A

The house meets Criterion A because of its exemplification of an architectural type-- the country house-masterfully remodeled in the Colonial Revival style in the late 1930s, near the end of the country house period. The exterior displays a sure sense of proportion and rhythm. It also reflects the simplicity of conception and detail that was fostered by Depression-era austerity and the bourgeoning of modernism. The sure hand and modern sophistication are augmented on the interior to produce a glamorous, stylized interpretation of Colonial Revival architecture.

The house as originally designed by Shaw near the beginning of Lake Forest's country house period has been considerably altered, however the remodeling is significant in its own right because of Senseney's prodigious talent. This talent was shaped in the late 1920s in the New York office of acclaimed country house designer Harrie T. Lindeberg, followed in the 1930s by immersion in Chicago modernism and its associated glamour. Senseney kept company with the city's young architectural elite. John W. Root, Jr., Principle of Holabird and Root, one of the city's largest and most respected architectural firms, which produced Art Deco masterpieces such as the Chicago Board of Trade building (1930), was one of his sponsors for membership in the American Institute of Architects. Senseney met his wife, Florence Noyes (John Noyes sister), while working on the dynamically modern 1933 Century of Progress Exhibition, a national sensation, created by a distinguished corps of forward-looking designers, that drew millions of awed visitors. His mid-decade partnership with modernist William Pereira and his brother Hal had a theater focus, including the Art Moderne-style remodeling of Detroit's venerable Adams Theatre. Chicago was a leader in modern design between the World Wars, but most Chicago architects of the period did not pursue the machine-aesthetic minimalism of the International Style espoused by their European contemporaries, such as Le Corbusier. Rather, they preferred to simplify the features of their buildings, yet integrate ornamentation derived from geometric or traditional (sometime stylized) forms for a sophisticated impact. It is this aesthetic that Senseney adopted in his 1938 redesign of the house John H. Noyes purchased on Ridge Road.

The house, as redesigned by Senseney, is distinguished by overall quality of design, detail, materials and craftsmanship, as well as a high degree of integrity. This is seen on the interior as well as the exterior. Examples of these qualities include the use of simplified, elegantly scaled Classical detail to order and define the exterior; the pegged geometrically-laid wide board wood floors in the principle public rooms; the streamlined interior of the south porch, including its reeded moldings, arc stairs, banded floor, light fixtures, built-ins and hand-painted painted reed wall covering; the stylized Greek ornament cornice fascia in the living and dining rooms; paneled library, octagonal 1st floor transitional space with stylized Classical ornament," Z"-shaped Moderne serving pantry, and master bedroom fireplace with onyx surround and hearth. Bathrooms are particularly glamourous, each being a different, highly

saturated color of Carrera glass—maroon, blue, cream/aqua-- generally with matching sink, toilet, tub and/or shower, and compatibly tinted structural glass tile dado and terrazzo floors

Criterion G

Both the original owner, Charles Garfield King, and original architect, Howard Van Doren Shaw, significantly contributed to the City of Lake Forest and the United States. Their identification with the house for approximately a quarter century fulfills <u>Criterion G</u>. King's creation of a gentleman's farm, presided over by an architect-designed country house and garden complex, was a relatively early example of the evolution of west Lake Forest from local farms to gentleman's farm estates. On a national level, King served a year in France during World War I, organizing the purchasing department of the American Red Cross in Paris, under Stanley Field (prominent civic leader, banker, Marshall Field & Co. executive and president of the Field Museum).

Howard Van Doren Shaw enjoyed a national reputation as a country house architect, being awarded the American Institute of Architects' highest distinction, the Gold Medal, in 1926. The many country houses he designed in Lake Forest, as well as the influential design of his strategically located shopping center, Market Square, significantly contributed to the architectural and development history of the city of Lake Forest.

Criteria H

The house meets Criteria H because of its important cultural association with the Charles Garfield King's daughter Ginevra and F. Scott Fitzgerald in the mid-1910s. Ginevra King's romance with Princeton student F. Scott Fitzgerald, along with his visits to the house and exposure to Lake Forest society, later inspired Fitzgerald's fiction, particularly the character Daisy Buchanan in *The Great Gatsby*. Six months before his death, the nationally acclaimed author wrote to his daughter, "Once I thought that Lake Forest was the most glamorous place in the world. Maybe it was".

7. PROPERTY DESCRIPTION

Acreage

1.43 acres

Legal Description

Lot 29 in final plat of subdivision Westleigh Farm, being a subdivision of part of the NW Quarter of Section 5, Township 43 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded August 28, 2017 as Document 7423055 in Lake County, Illinois.

Plat of Survey with legal description is attached.

8. MAJOR BIBLIOGRAPHIC REFERENCES

See pp 61-66 of appended report-- Benjamin Historic Certifications, "Historic Resources Evaluation for Westleigh Farm: The Charles Garfield King Estate," 2014.

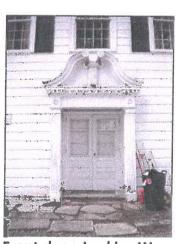
PHOTOGRPAHS: FRONT (EAST) FACADE, Fall, 2018



Front Façade, looking NVV



South end of Front Façade, looking W



Front door, Looking W



Center of Front Façade, looking W

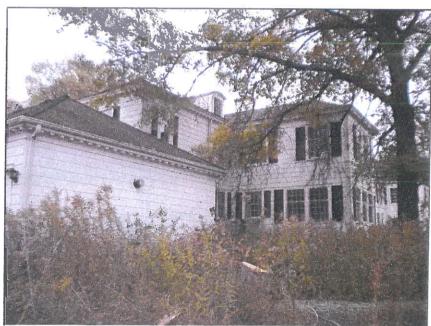


North End of Front Façade, looking NW

PHOTOGRAPHS: SIDE (NORTH) FAÇADE, Fall, 2018



Side (North) façade, looking SW



Side (North) façade, looking SE

PHOTOGRAPHS: REAR (WEST) FAÇADE, Fall, 2018



Rear (west) façade, looking NE



North end of rear façade &



South end of rear façade, looking east



Looking NW from 2nd floor to walled garden

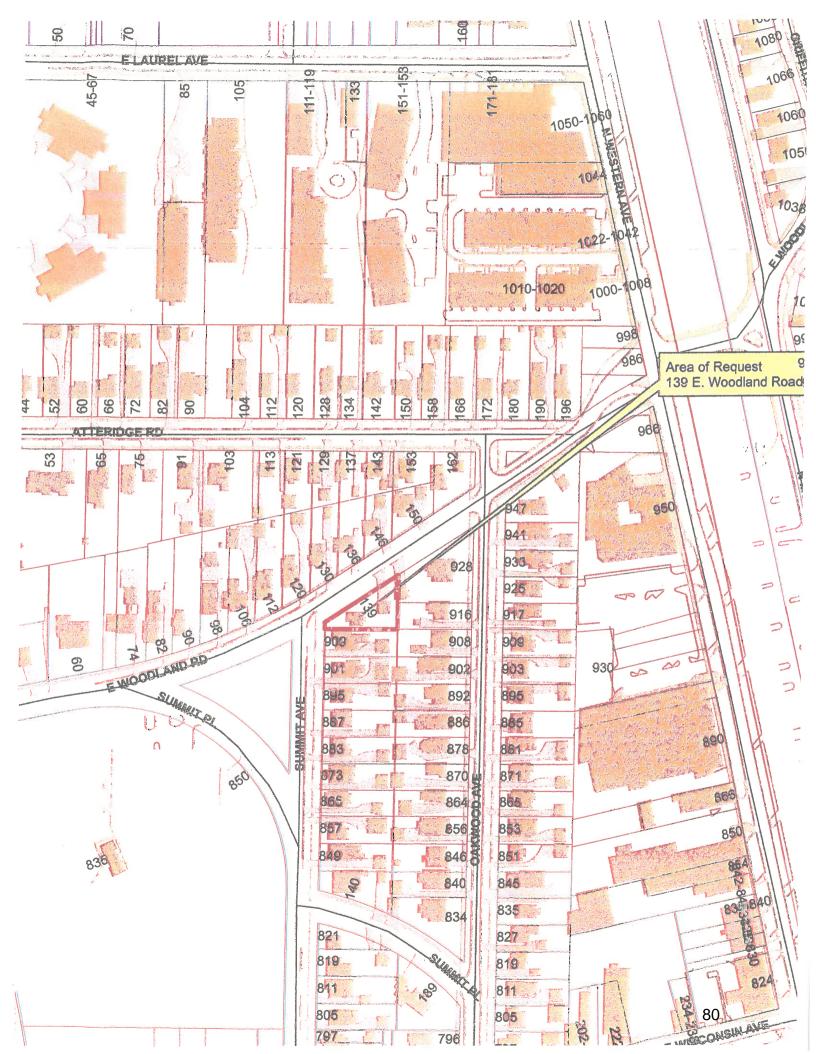
PHOTOGRAPHS: SIDE (SOUTH) FAÇADE, Fall, 2018



Side (South) façade, looking north



Looking NW exiting from front of house to Majestic Oaks Court



THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-___

AN ORDINANCE GRANTING VARIANCES FROM THE CORNER AND SIDE YARD SETBACKS FOR PROPERTY LOCATED AT 139 WOODLAND ROAD

WHEREAS, Jeff and Stacy Collins ("Owners") are the owners of that certain real property commonly known as 139 Woodland Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property is located in the R-1, 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 159.085, R-1, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the corner and interior side yard setbacks; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on November 26, 2019; 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 requested corner side yard and interior side yard setback variances will not alter the essential character of the neighborhood. Although the massing of the house will increase, the proposed additions, at either end of the house, are designed to fit with the character of the existing residence and surrounding neighborhood. The Building Review Board founded the architectural details and exterior materials to be consistent with the existing residence.
- 2. The conditions upon which the variances are requested, including the original siting of the house, the irregular shape of the lot at the corner and along a curving portion of Woodland Road, and the adoption of the zoning regulations since the lot was created and the home constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.

- 3. The hardship in conforming to the required setbacks is a result of the original approval of the subdivision which created the lot and the construction of the residence prior to adoption of the current lot size, lot width and setback regulations.
- 4. The variances and the resulting modifications to the residence will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed additions and alterations are intended to upgrade the home and do not significantly expand the footprint of the house or increase the encroachment beyond what exists today.

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:

<u>\$ECTION ONE: Recitals.</u> 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: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow the construction of the Improvements, as fully depicted on the Plans, no closer than 11'10" to the north property line at the enlarged dormer, no closer than 31'8" to the north property line at the 2 story addition, no closer than 5'1" to the south property line at the two story addition and no closer than 9'2" to the south property line at the two story addition.

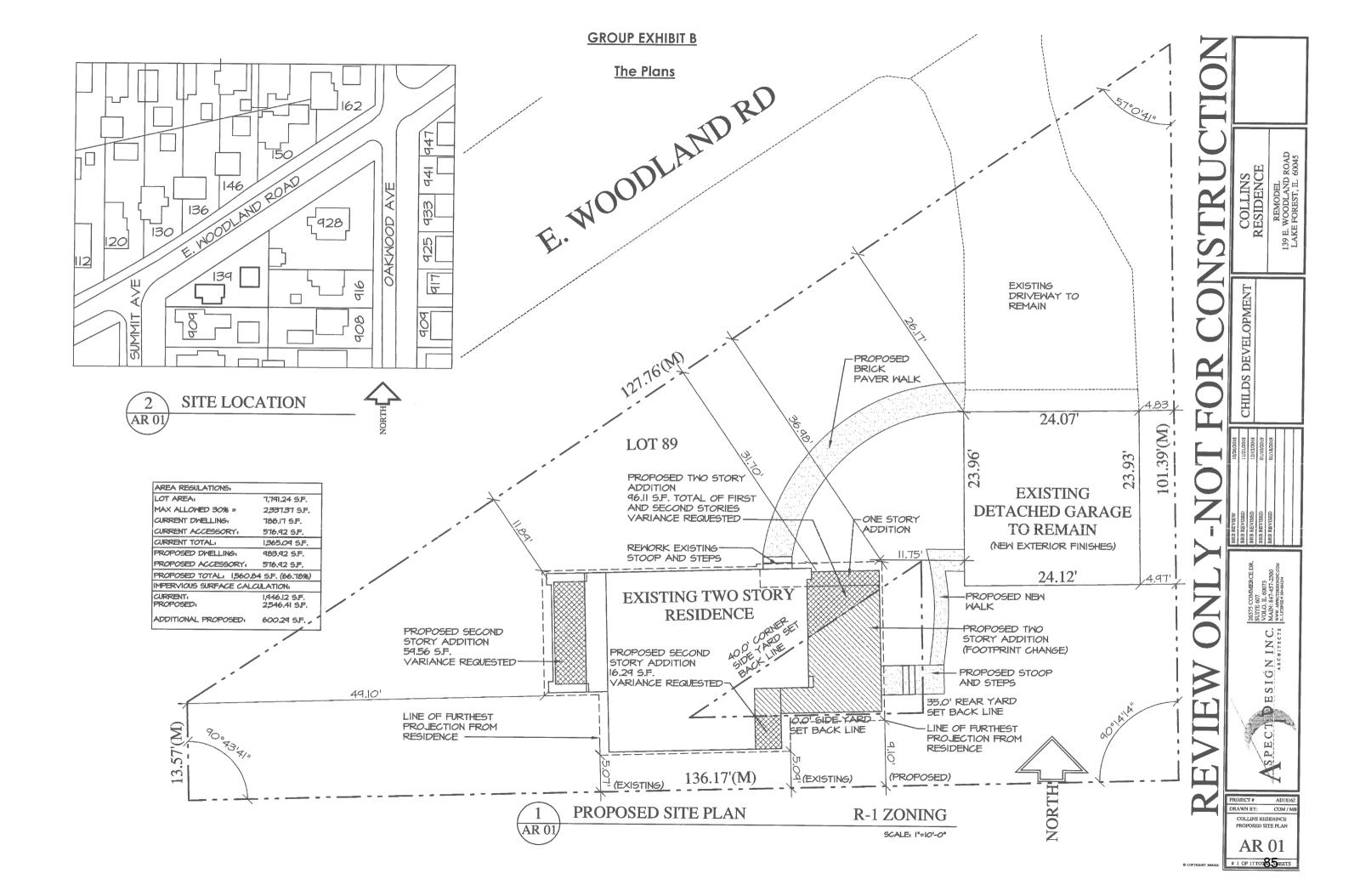
SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals 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. <u>Compliance with Laws</u>. 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. <u>Tree Preservation</u>. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Staging, Parking and Storage</u>. Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- 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

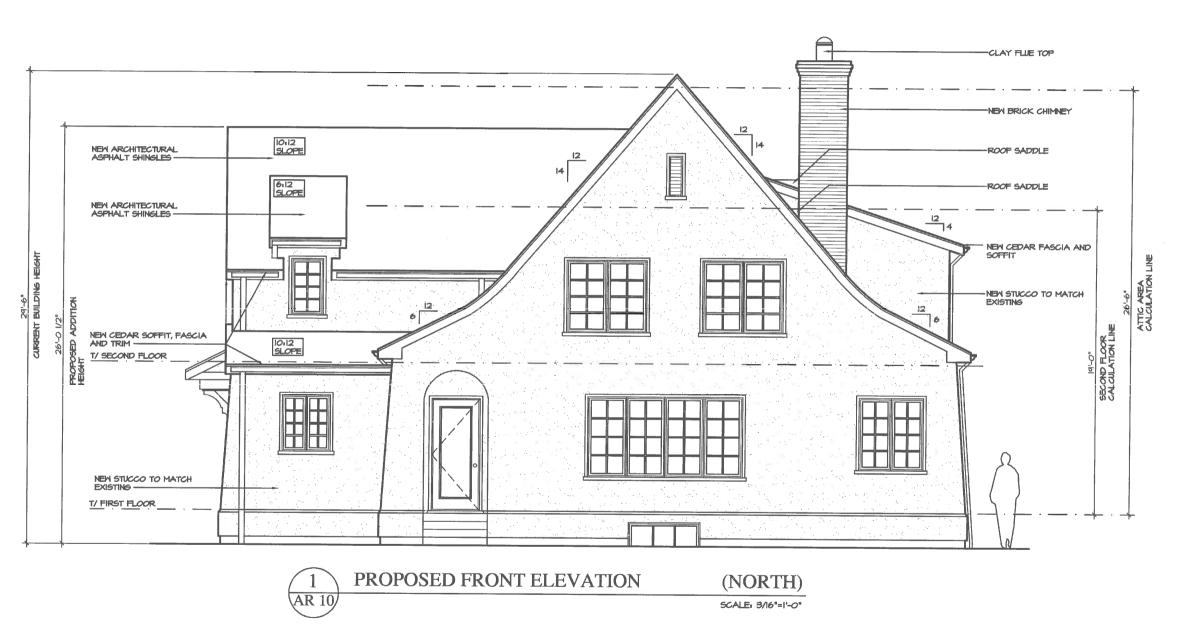
- shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- Other conditions. The improvements shall be substantially G. in conformance with the Board's deliberations

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 the 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.		
ATTEST:			Mayor	
		_		
City (Clerk			



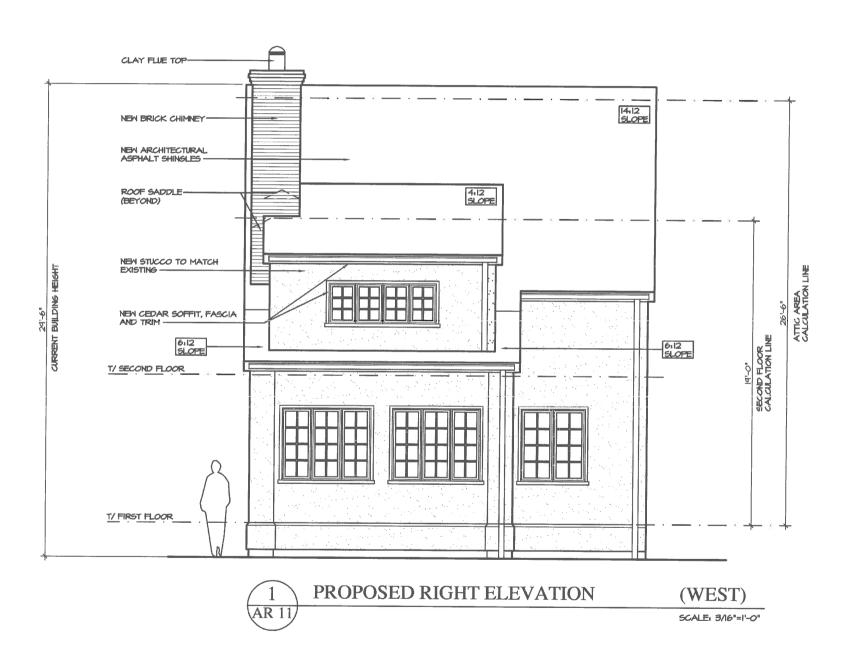
The Plans



REMODEL 139 E. WOODLAND ROAD LAKE FOREST, IL 60045 COLLINS RESIDENCE CHILDS DEVELOPMENT ASPECT DESIGNINC. DRAWN BY: COM / ME COLLINS RESIDENCE PROPOSED ELEVATIONS AR 10

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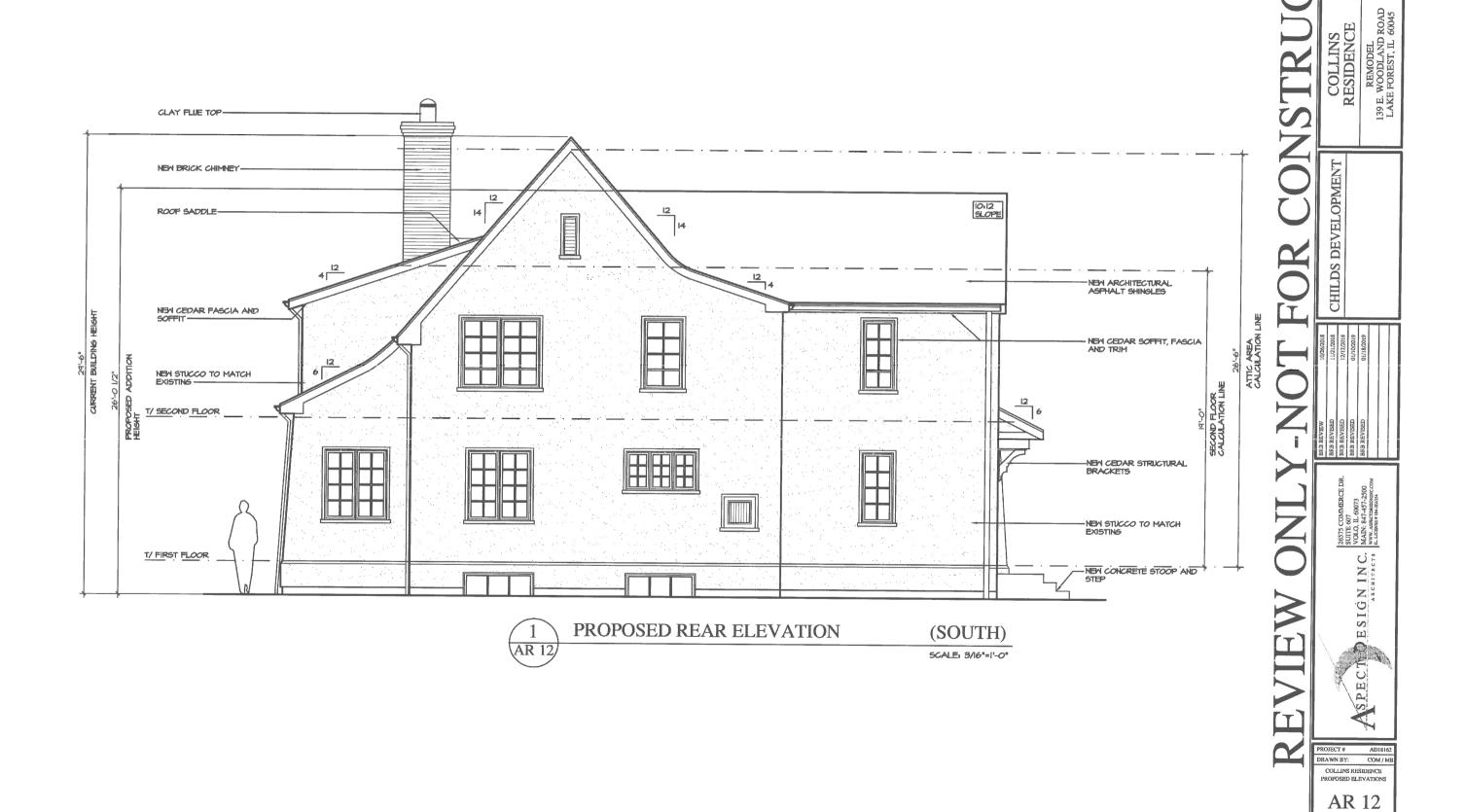
The Plans



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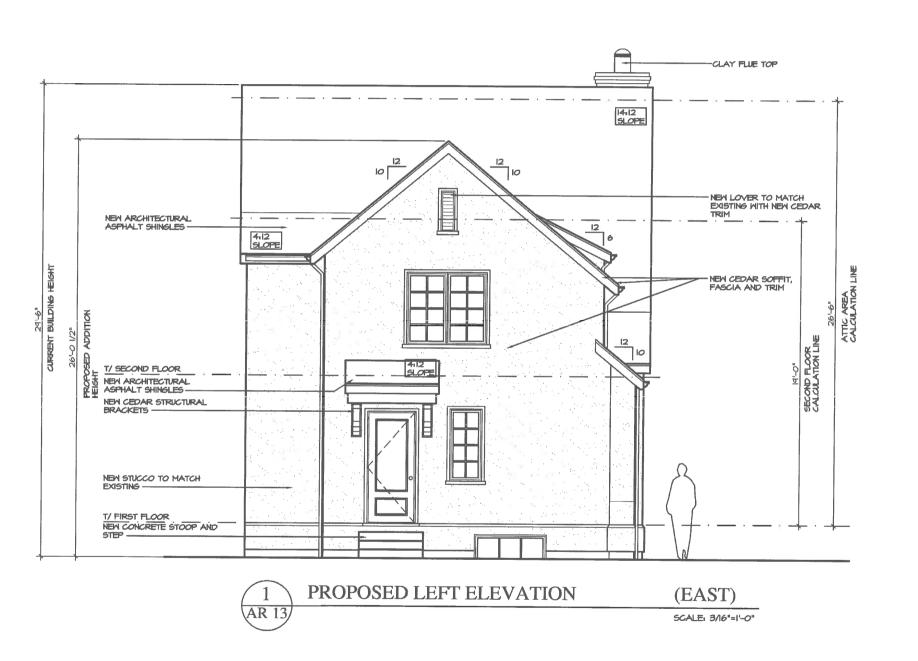
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<u>The Plans</u>



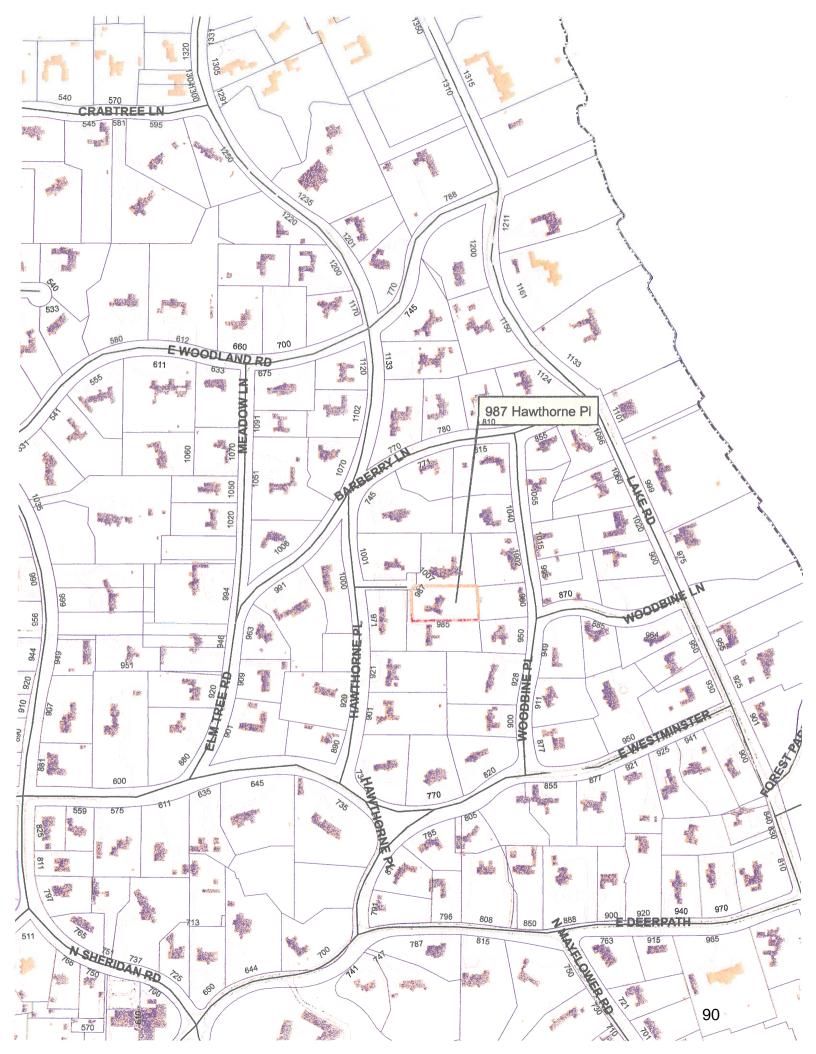
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The Plans



REMODEL 139 E. WOODLAND ROAD LAKE FOREST, IL 60045 COLLINS RESIDENCE CHILDS DEVELOPMENT ASPECT DESIGNING. DRAWN BY: COM / MB COLLINS RESIDENCE PROPOSED ELEVATIONS AR 13

© COPYRIGHT MAKEN: # 13 OF 17 TO RIGHEETS



THE CITY OF LAKE FOREST

ORDINANCE NO. 2019-___

AN ORDINANCE GRANTING A VARIANCE FROM THE LOT IN DEPTH SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 987 HAWTHORNE PLACE

WHEREAS, Iain and Jennifer McKinney ("Owners") are the owners of that certain real property commonly known as 987 Hawthorne Place, 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 a dormer above the existing garage ("*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 a variance from Section 159.082, R-4, Single Family Residence, of the City of Lake Forest Code to allow construction of the Improvements within the lot in depth setback; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on January 28, 2019; 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 requested setback variance will not alter the essential character of the neighborhood as the dormer faces a well landscaped area which screens views of the dormer from the neighboring property to the south.
- 2. The conditions upon which the variance is requested are generally unique to this property and not applicable to other properties in the same zoning district, due to the fact that the property is a lot in depth and the original siting of the house in relation to the property lines.
- 3. The hardship in conforming to the lot in depth setback requirements include the adoption of lot in depth Code provisions after the property was subdivided and after the house was built and the application of the R-4 zoning district to the property which also occurred after the house was constructed and after the property was created through a subdivision approved by the City.

4. The variance will not impair light or ventilation to adjacent properties to any greater extent than exists today, increase congestion, endanger public safety, or diminish property values.

and recommended that the City Council approve the variance 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: Lot in Depth Setback Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow construction of the Improvements no closer than 36'7" to the south 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:

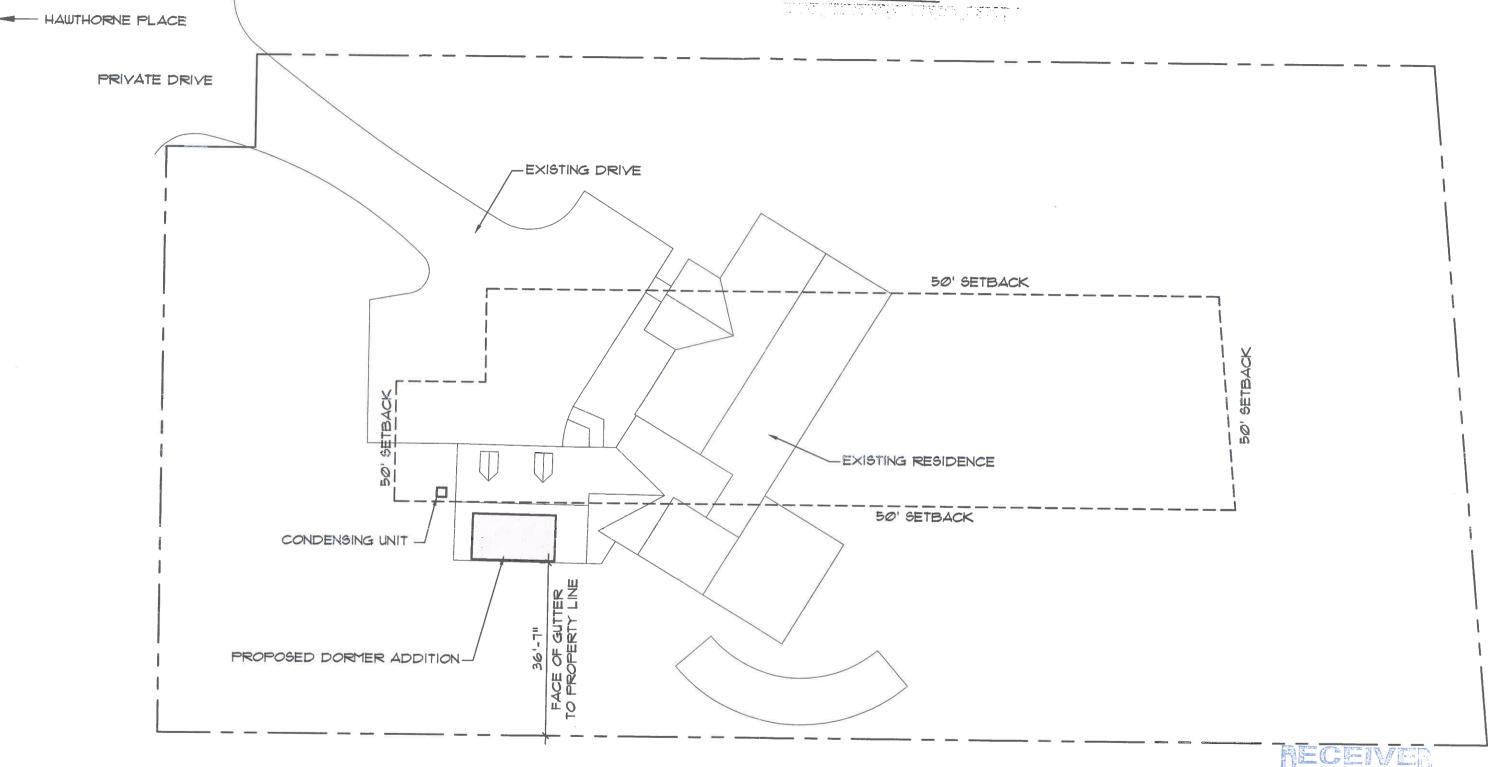
A. <u>No Authorization of Work.</u> This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except 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. <u>Compliance with Laws</u>. 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. <u>Tree Preservation</u>. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Approval by City Engineer</u>. Prior to the issuance of a building permit, the plans shall be subject to review and approval by the City Engineer.
- E. <u>Compliance with the Plans</u>. 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.

City Clerk		
ATTEST:	Mayor	
PASSED THIS DAY OF,	2019.	
ABSTAIN: ()		
ABSENT: ()		
NAYS: ()		
AYES: ()		
PASSED THIS DAY OF,	2019.	

The Plans

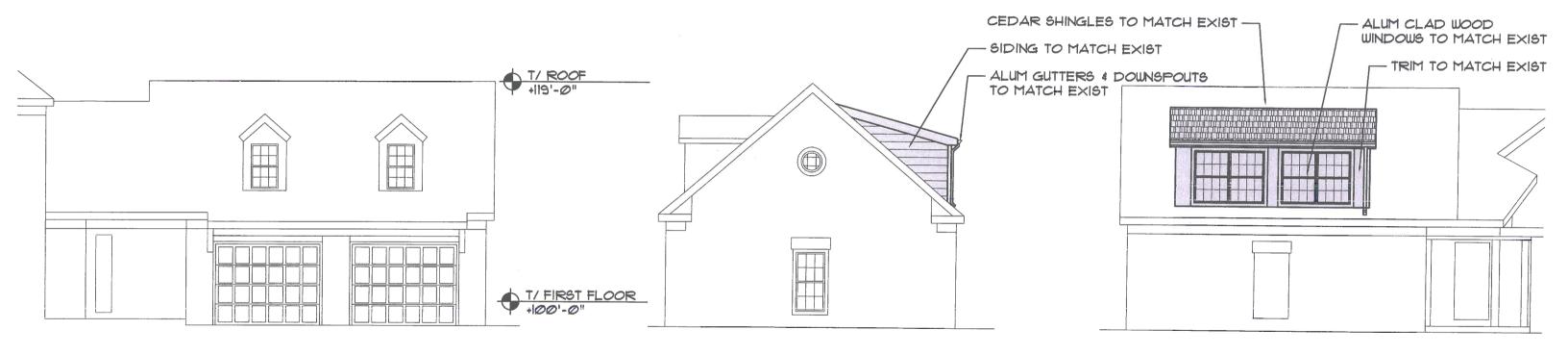








The Plans

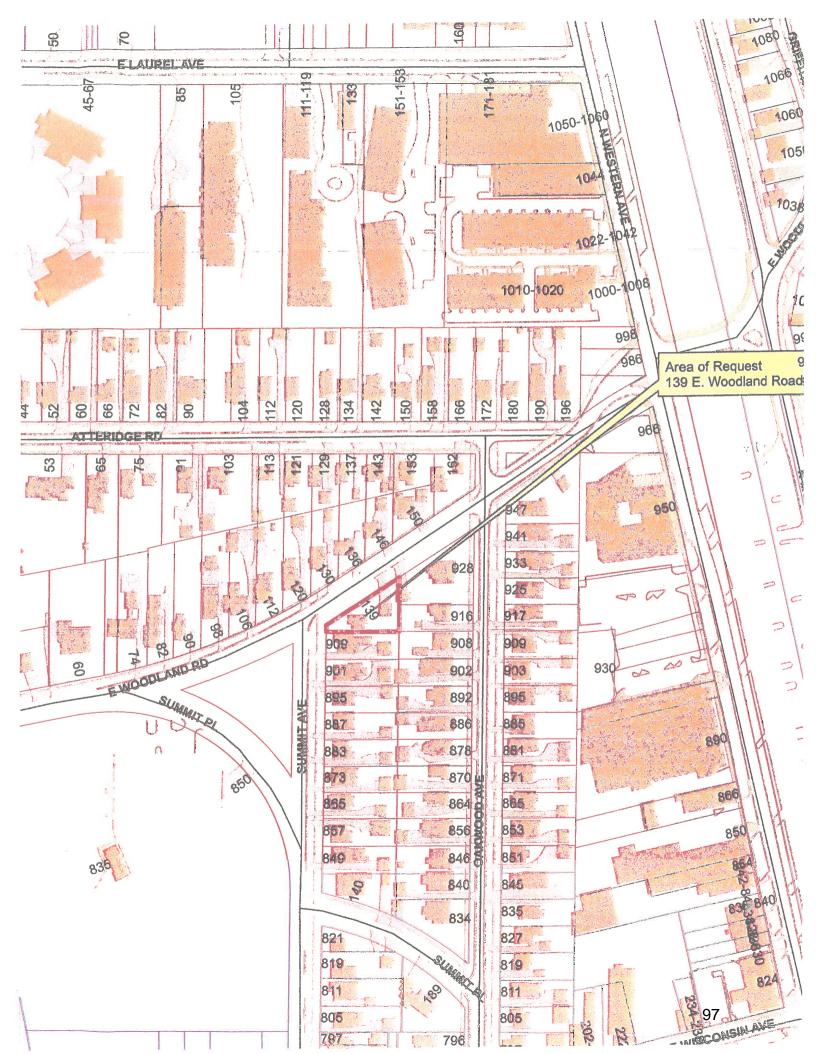


NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION





THE CITY OF LAKE FOREST

ORDINANCE NO. 2019- ___

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE PROPERTY LOCATED AT 139 WOODLAND ROAD

WHEREAS, Jeff and Stacy Collins ("Owners") are the owners of that certain real property commonly known as 139 Woodland Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property is located in the R-1, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct additions and alterations at to the residence and detached garage ("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") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("BRB") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at public hearings held on December 5, 2018 and January 3, 2019; 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-1, Single Family Residence District, under the City Code,

- 2. Owners propose to construct the Improvements as depicted on the Plans,
- 3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, 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 BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, 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 Three 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 Two of this Ordinance shall be, and is hereby, conditioned upon and

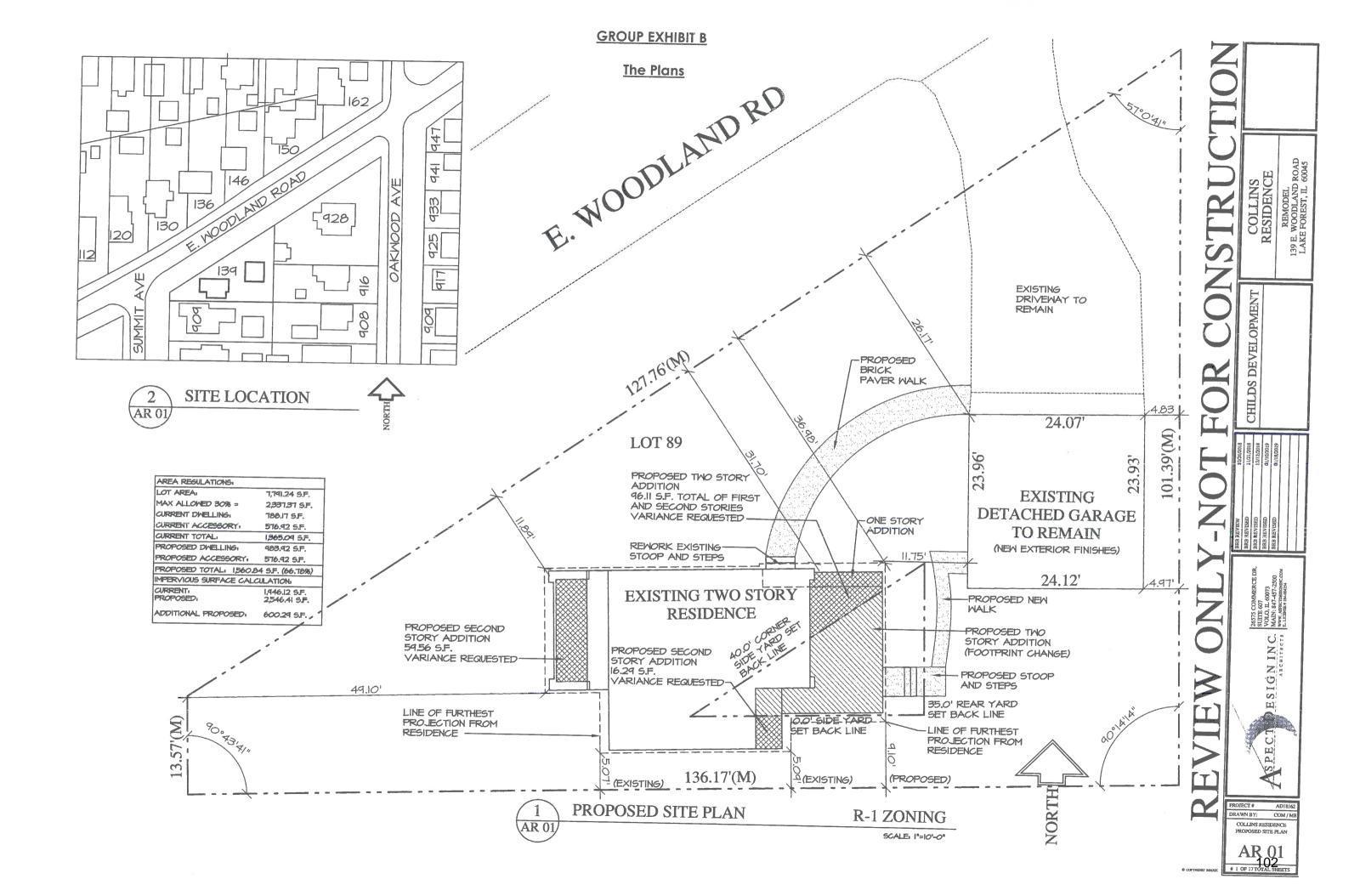
limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- 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. <u>Compliance with Laws</u>. Chapters 150, regarding buildings 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. <u>Tree Preservation</u>. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. 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

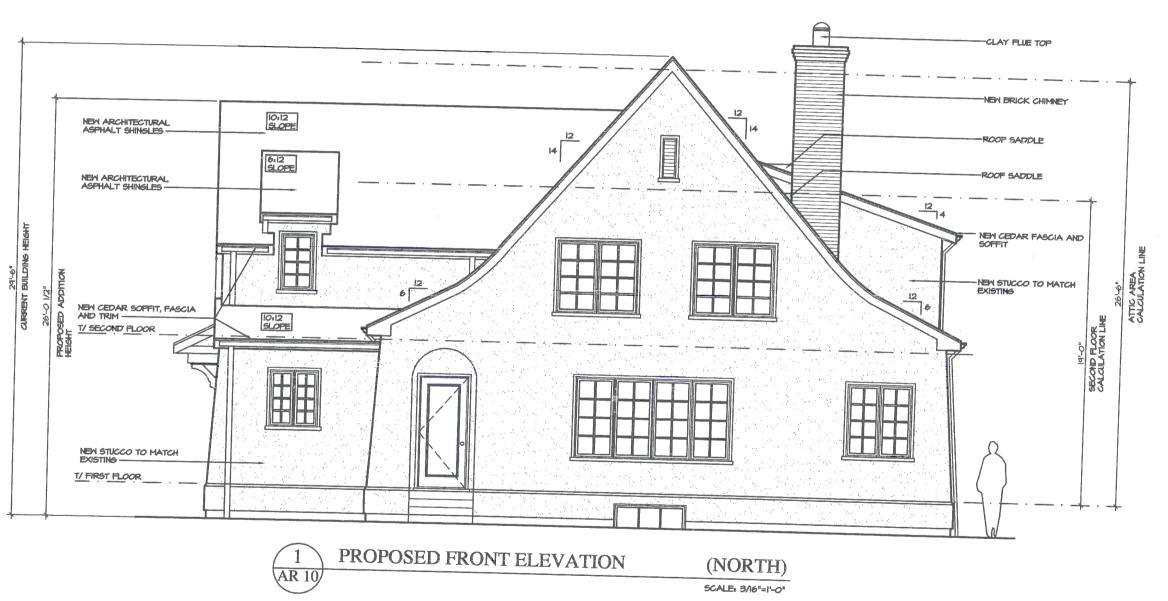
- shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action Board Recommendation, attached hereto.

SECTION 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; 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.

City Clerk	
ATTEST:	Mayor
PASSED THIS DAY OF	, 2019.
AYES: () NAYS: () ABSENT: () ABSTAIN: ()	
PASSED THIS DAY OF	, 2019.

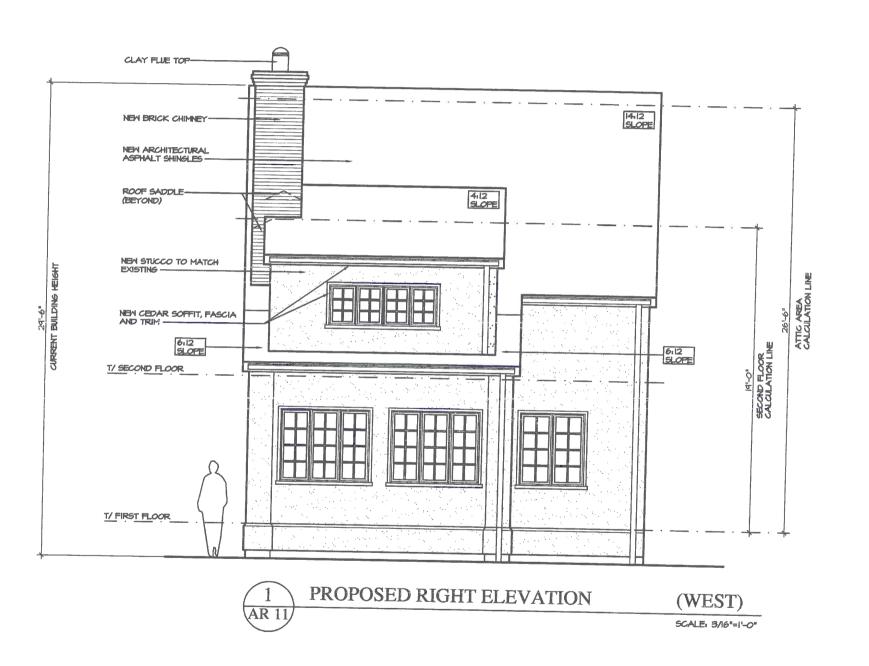


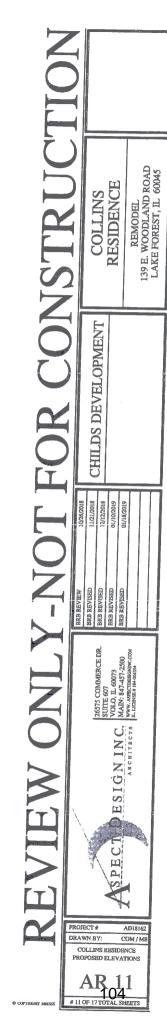
The Plans

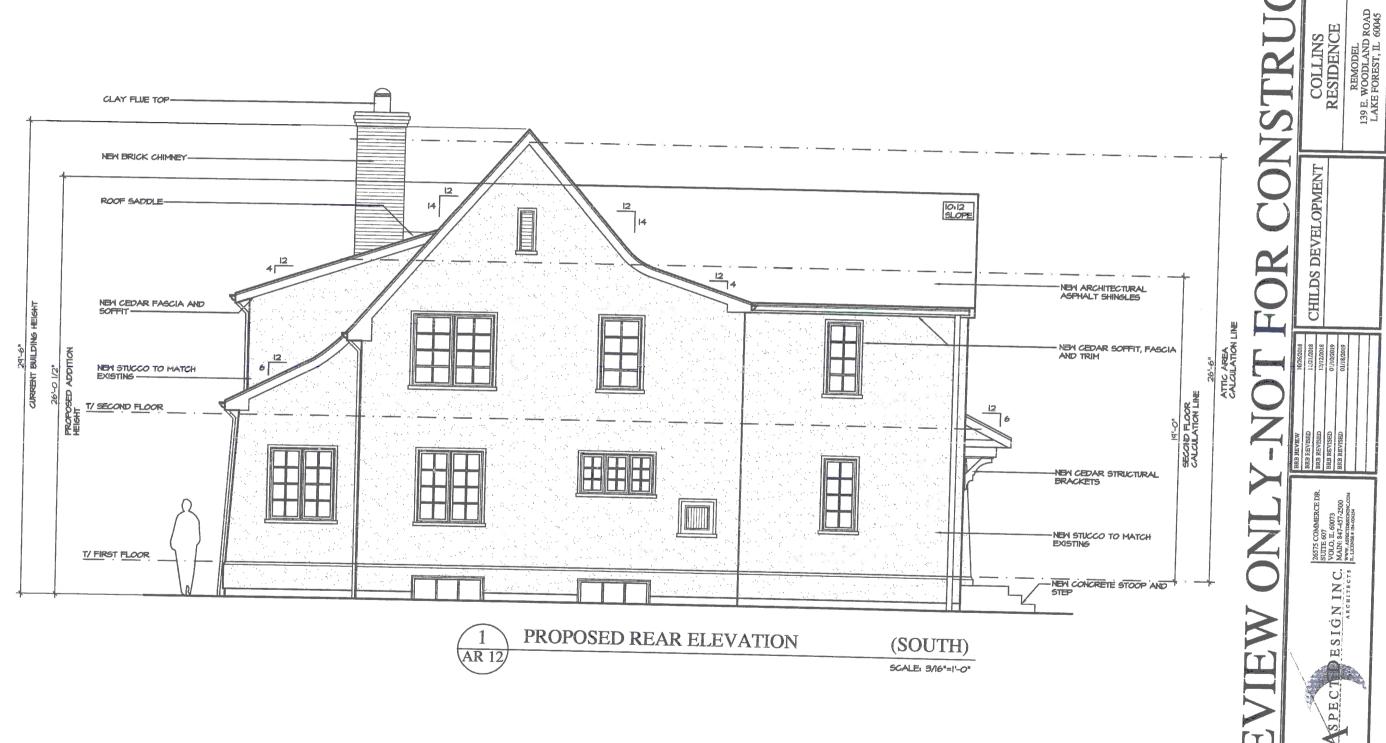


COLLINS RESIDENCE CONSTRU CHILDS DEVELOPMENT ESIGNINC. NA ARCHITECTS COM / ME COLLINS RESIDENCE PROPOSED ELEVATIONS AR₀₃0

The Plans



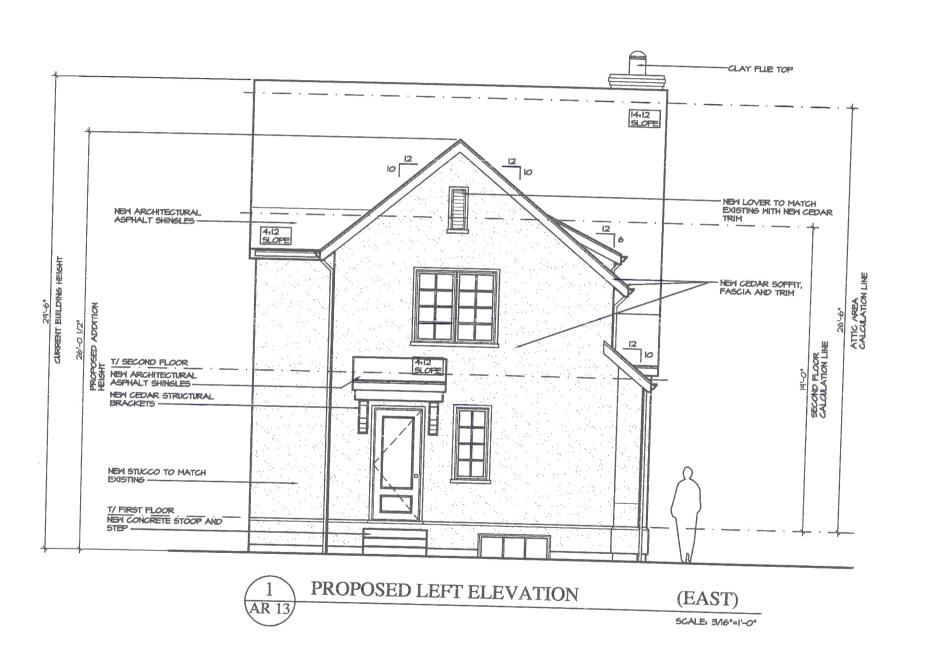




COLLINS RESIDENCE

PROJECT # AD18162 DRAWN BY: COM / ME COLLINS RESIDENCE PROPOSED ELEVATIONS AR 12 #12 OF 17 TOTAL SHEET

The Plans



REMODEL 139 E. WOODLAND ROAD LAKE FOREST, IL 60045 COLLINS RESIDENCE CHILDS DEVELOPMENT ESIGNING, MAIN 847-457-2500
ARIN 847-457-2500
ARIN 847-457-2500
ARIN 847-457-2500 PROJECT# DRAWN BY: COM / MB COLLINS RESIDENCE PROPOSED ELEVATIONS AR 063
#13 OF 17 TOTAL SHEETS



Bring your family to this special, fun and free event! Meet the community experts on health, wellness, fitness, giveaways and more!

health | wellness | community

