

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**

Tuesday, February 18, 2020 at 6:30 pm
City Hall Council Chambers
220 E. Deerpath, Lake Forest

Honorable Mayor, George Pandaleon

Prudence R. Beidler, Alderman First Ward
James E. Morris, Alderman First Ward
Melanie Rummel, Alderman Second Ward
Edward U. Notz, Jr. Alderman Second Ward

James Preschlack, Alderman Third Ward
Ara Goshgarian, 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. COMMENTS BY MAYOR

- A. Annual Emerging Artists Awards**
-Suzanne Wetterling, Executive Director, Deer Path Art League

2. COMMENTS BY CITY MANAGER

- A. American Public Works Association (APWA) Project of the Year Award**
-Presented by John Heinz, Director, Chicago Metropolitan Chapter APWA
Lake Branch

3. COMMITTEE REPORTS

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

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of the February 3, 2020 City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 14**

COUNCIL ACTION: Approval of the February 3, 2020 City Council Meeting Minutes.

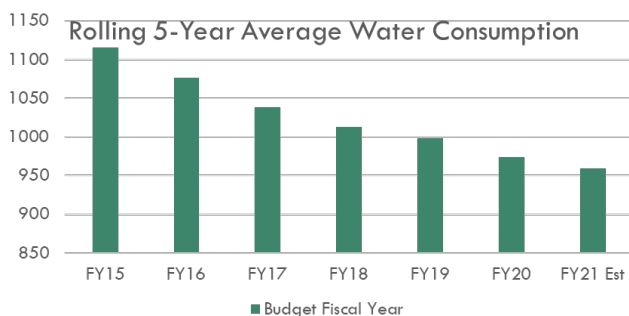
2. Consideration of an Ordinance approving a Fee Schedule Adjusting Water Rates for FY2021 (Final Approval)

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

PURPOSE AND ACTION REQUESTED: Staff requests that the City Council grant final approval of an Ordinance amending the City's Fee Schedule setting forth the rates for water service effective May 1, 2020.

BACKGROUND/DISCUSSION: The City's Water and Sanitary Sewer Fund is designated as an enterprise fund, thereby receiving no subsidy or property tax revenue to operate. Therefore, the user fees established for water and sanitary sewer services must be sufficient to pay all operating, capital and debt service costs associated with the utility. The long term financial forecast for the Water and Sanitary Sewer Fund provides for an annual increase in revenue of 2.5% to support inflationary cost increases, largely driven by personnel expenses.

The City's current water rate methodology is to set rates based on a rolling five year average of water consumption, a blended rate with both fixed and variable fees, and a desire to maintain overall revenue at 20% fixed/80% variable. It should be noted that although only 20% of the revenue is fixed, approximately 90% of the utility costs are fixed and will not vary based on water consumption. Summer weather conditions dramatically impact the City's annual water revenue and budget variances as much as \$1 million can occur in any given year, requiring the City to maintain a large fund balance to provide rate stability year to year. For the current fiscal year, water fund revenue is projected to fall \$650,000 short of budget projections.



Another challenge with rate setting for water consumption is an overall nationwide trend of reduced consumption. Consumers are more mindful of the need for water conservation and plumbing fixtures such as toilets and showers are increasingly intended to reduce water consumption.

This general downward trend in consumption forces rates higher to generate the revenue

required to operate the utility.

The City Council Finance Committee reviewed water consumption, water rate methodology and options for water rate adjustments at its November 12 budget workshop and again on January 21. Based on Committee input and a desire to mitigate the impact of water rate adjustments on low volume users, the rate structure identified on January 21 as "Option 3" has been incorporated into the proposed ordinance and fee schedule.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	2/3/20	First reading of Proposed Ordinance
Finance Committee	1/21/20	Discussion of FY21 water rate options
Finance Committee	11/12/19	Discussion of FY21 fee schedule

BUDGET/FISCAL IMPACT: Annual revenue for the increased fees is projected to total \$174,875 overall, achieving a 2.5% increase in projected revenue for FY2021. Estimated impacts on varying classes of customers are as follows (actual results will vary based on consumption):

Usage Category	# of Accts	Annual Impact (\$)	Annual Impact (%)
Impact – Low Usage Residential	1496	\$27	6.1%
Impact – Med Usage Residential	4550	\$61	4.1%
Impact – High Usage Residential	460	\$223	4.8%
Impact – High Usage Commercial	317	\$972	3.1%
Impact – Average Usage Commercial		\$294	3.9%

COUNCIL ACTION: Consideration of an Ordinance approving a Fee Schedule Adjusting Water Rates for FY2021 **page 19**(Final Approval)

3. Approval of an Ordinance Amending Chapter 110 of the City Code Regarding Permits and Amending the Fee Schedule for Special Event and Commercial Filming Requests (Final Approval)

STAFF CONTACT: *Layla Werner, Administrative Intern 847-810-3677*

PURPOSE AND ACTION REQUESTED: Staff requests approving Council agenda item

BACKGROUND/DISCUSSION: In August 2019, staff began conducting a comprehensive review of the current commercial filming practices and concluded that the current practices do not align with current policy within the City Code. The Ordinance is include on **page 40**, reaffirms the City's intent to require a permit, establish procedures, and adopt fees to regulate these requests in regard to special events and commercial filming activity. The Ordinance requires that applicants must seek a City-issued permit for their requested activities, as well as, maintain compliance with procedures set forth by the City Manager.

Current discussions regarding the existing commercial filming policy suggest moving toward a "tiered" permit model, similar to special events. This allows the City to establish different classes of permits based on the complexity of the request while also giving the City the opportunity to accrue the hourly cost of personnel used during the review process. The City will still receive reimbursement for additional police and fire personnel usage with the tiered permitting approach. To address questions raised by City Council, additional adjustments are reflected in the updated ordinance including the reimbursement for City personnel such as Police and Fire, as well as giving the City Manager the discretion to waive any fees for a commercial filming event. This can include any fees in regard to an educational project or non-profit.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	02/03/20	First Reading granted

BUDGET/FISCAL IMPACT: City staff is proposing the addition of eight (8) separate fee changes for commercial filming permits, which consist of separate application, permit, and security deposit amounts using a tiered structure approach. Proposed fee changes for special events were previously considered as part of the fee schedule for FY2021, Ordinance 2019-47, approved in December 2019. The current fee structure for Commercial Filming includes a \$25 application fee, and reimbursement of special city services (e.g. police/fire personnel, barricades, signage, etc.) that the City provides, but does not collect any reimbursement during the staff review process.

Overall, City staff has found that filming operations are becoming more complex and impactful on both City resources and properties adjacent to where these activities take place. They often require an extensive review process in order to ensure activities remain compliant with both the Policy and general zoning regulations. Requests for the usage and access of public property, as well as, police and fire services in reviewing applications has increased. However, the current fee structure and increased amount of guidance to applicants is often greater than what the current fees charge for processing, reviewing, and coordinating commercial film applications. The value of City services and amount of coordination is reflected in the proposed fee changes listed below.

Proposed Fee Changes for Filming Permits

CLASS	APPLICATION COST	PERMIT COST	SECURITY DEPOSIT (REFUNDABLE)
CLASS A	\$150	\$475	\$1,000
CLASS B	\$100	\$375	\$500
CLASS C	\$50	\$125	No deposit required

Staff calculated the proposed rates based on staffing and personnel costs for those involved in reviewing, and authorizing commercial filming permits. The application cost proposed is reflective of the amount of time, including meetings with applicants prior to application submittal and processing of the submittal requirements. In addition to these fees, the City would still receive reimbursement for any special City services provided to support the filming activity by issuing an audit to the applicant after the event takes place.

Based on research conducted by City staff, these fee adjustments are in line with other municipalities film fee structures and administrative policies.

COUNCIL ACTION: Approval of an Ordinance Amending Chapter 110 of the City Code Regarding Permits and Amending the Fee Schedule for Special Event and Commercial Filming Requests (Final Approval)

4. Award of Bid for the Replacement of a Pick-Up Truck for the Fire Department to Palmen GMC / Buick in the Amount of \$32,120 Included in the FY2021 Capital Equipment Budget

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff are recommending award of a bid for the replacement of a Fire Department pick-up truck. This being the only pick-up truck in the Fire Department's fleet, the truck is used daily by Department personnel. Per the Purchasing Directive 3-5, staff sent bid specifications to thirty Chevrolet / GMC dealerships throughout northern Illinois and southern Wisconsin, had the invitation to bid printed in a local newspaper, and placed all specifications on the City's website.

BACKGROUND/DISCUSSION: Fire Department pick-up truck # 276 is used daily for a variety of assignments. The truck serves as a back-up to the Department's Command vehicle and is used for specialized team responses, hauling equipment to and from emergency scenes, and tows trailers when necessary. Truck # 276 is used as the main snow removal vehicle at both the Public Safety Building and Fire Station II. The replacement pick-up truck will perform many of the same functions. However, with its cabinet body, the Department intends on storing fire investigation equipment and tools for both emergency and non-emergency calls.

Unit # 276 is a 2003 GMC Sierra with approximately 58,000 miles. It is in good condition and will therefore be transferred to the City's Streets Section to replace one of its pick-up trucks, unit # 404. The Streets Section utilizes # 404 on a daily basis for transportation to various jobsites and carries barricades, signage, and other minor equipment. It tows the asphalt trailer and assists plowing various parking lots. Unit # 404 has significant issues with its steering components, diesel emission after-treatments, turbo, and EGR cooler. The truck has a significant amount of rust throughout its entire pick-up bed, wheel wells, and rocker panels.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	December 10, 2019	Reviewed & Approved FY2021 List
Finance Committee	November 12, 2019	Included with Capital Plan

BUDGET/FISCAL IMPACT: As was previously noted, all required bidding procedures were followed for the purchase. On February 5, 2020 the following sealed bids were received for the pick-up truck:

Dealership	Bid Amount	Trade of Unit # 404	Net Amount
Palmen GMC / Buick	\$42,120	\$10,000	\$32,120
Ray Chevrolet	\$40,144	\$6,000	\$34,144

Additionally, Fire Department staff acquired quotations for the truck's lettering, decals, lighting, and radios. These items will be paid from the same capital fund account used to purchase the truck. The cabinet body being installed is being funded by the Department's Foreign Fire Insurance Board (commonly referred to as the 2% Committee). The Foreign Fire Insurance Board provides funding to purchase fire equipment through funds received by the Illinois Foreign Fire Insurance Tax. The Illinois Foreign Fire Insurance Tax is a two-percent charge paid by consumers who purchase fire insurance from companies based outside of Illinois. It is

collected by the Illinois Municipal League and is not subject to control by the City Council. In Lake Forest and many other municipalities, decisions on how to spend these funds are made by a board elected by the firefighters themselves. The Lake Forest Foreign Fire Insurance Board has been very cooperative with the City in the past, providing funding for equipment on a regular basis. The Fire Department, and ultimately the residents of Lake Forest, benefit from these purchases.

The total cost of the replacement truck is \$70,710 based upon the following costs:

Capital Fund

Company Name	Item	Amount
Palmen GMC / Buick	Pick-Up Truck	\$32,120
MPC Communications	Lighting / Radios	\$12,000
TBD	Lettering / Decals	\$5,000
TOTAL:		\$49,120

Fire Department Foreign Fire Insurance Board Fund

Company Name	Item	Amount
Highway Products, Inc.	Cabinet Body	\$21,590

Information regarding the F.Y. 2021 capital equipment purchases was included in the November 12, 2019 Finance Budget packet. At its December 10, 2019 meeting, the Public Works Committee specifically reviewed and recommended approval of each piece included in the FY2021 capital equipment budget.

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

Below is an estimated summary of Fire Department's unit # 276 budget:

FY2021 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund	\$50,000	\$49,120	Y

COUNCIL ACTION: Award of Bid for the Replacement of a Pick-Up Truck for the Fire Department to Palmen GMC / Buick in the Amount of \$32,120 Included in the FY2021 Capital Equipment Budget

5. Award of Bid for the Replacement of a Command Vehicle for the Fire Department to Palmen GMC / Buick in the Amount of \$32,316 Included in the FY2021 Capital Equipment Budget

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and staff are recommending award of a bid for the replacement of the Fire Department's Command vehicle, unit # 203. The Command vehicle is used daily for response to all emergency calls. Per the Purchasing Directive 3-5, staff sent bid specifications to thirty Chevrolet / GMC dealerships throughout northern Illinois and southern Wisconsin, had the invitation to bid printed in a local newspaper, and placed all specifications on the City's website.

BACKGROUND/DISCUSSION: Fire Department Command vehicle # 203 (Battalion 42) is used on a daily basis to provide command functions at emergency scenes. The replacement crew cab pick-up truck will allow up to four individuals in the vehicle during emergency operations. The new pick-up truck provides storage of a variety of tools and equipment in a secure manner with an insert cabinet being purchased separately. This will help to organize all equipment as well as keep the tools and contaminated gear out of the cab of the pick-up truck.

Unit # 203 is a 2008 Chevrolet Tahoe with approximately 72,000 miles. It is in good condition and will replace an existing Tahoe (unit # 123) utilized in the City's pool system. Unit # 123 is a 2013 Tahoe that was initially driven by the Police Department and has accrued 182,000 miles. With over double the miles of unit # 203, unit # 123 has had multiple mechanical issues and will therefore be traded-in on this purchase.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	December 10, 2019	Reviewed & Approved FY2021 List
Finance Committee	November 12, 2019	Included with Capital Plan

BUDGET/FISCAL IMPACT: As was previously noted, all required bidding procedures were followed for the purchase of the Command vehicle. On February 5, 2020 the following sealed bids were received for the pick-up truck:

Dealership	Bid Amount	Trade of Unit # 123	Net Amount
Palmen Buick / GMC	\$37,316	\$5,000	\$32,316
Ray Chevrolet	\$36,062	\$2,600	\$33,462

Similar to unit # 276's purchase, Fire Department staff acquired quotations for unit # 203's lettering, lighting, radios, and a cabinet to be installed in the pick-up bed. All items will be paid from the same capital fund account that is used to purchase the truck.

The total cost of the replacement Command vehicle is \$59,537 based upon the following costs:

Capital Fund

Company Name	Item	Amount
Palmen GMC / Buick	Pick-Up Truck	\$32,316
MPC Communications	Lighting / Radios	\$12,000
T.B.D.	Lettering / Decals	\$ 5,000
Highway Products, Inc.	Cabinet Insert	<u>\$10,221</u>
TOTAL:		\$59,537

Information regarding the F.Y. 2021 capital equipment purchases was included in the November 12, 2019 Finance Budget packet. At its December 10, 2019 meeting, the Public Works Committee specifically reviewed and recommended approval of each piece included in the FY2021 capital equipment budget. The \$9,537 overage will be covered via savings from other FY2021 capital equipment purchases.

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

Below is an estimated summary of Fire Department's unit # 203 budget:

FY2021 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund	\$50,000	\$59,537	Y

COUNCIL ACTION: Award of Bid for the Replacement of a Command Vehicle for the Fire Department to Palmen GMC / Buick in the Amount of \$32,316 Included in the FY2021 Capital Equipment Budget

6. Approval to Purchase One Replacement Marked Supervisor Police Vehicle Included in the FY2021 Capital Equipment Budget to the Illinois State Contract Low Bidder, Miles Chevrolet, in the Amount of \$38,142

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

PURPOSE AND ACTION REQUESTED: Public Works and staff are requesting City Council's approval to purchase one replacement marked Supervisor police vehicle included in the F.Y. 2021 capital equipment budget. It is recommended that the purchase be made via the State of Illinois Bid. Depending upon vehicle and equipment availability, staff utilizes a multitude of government contracts and public bids to purchase the City's capital equipment. If the purchase is approved by City Council this evening, staff anticipates receiving the replacement vehicle in May, 2020. The current marked Supervisor Chevrolet Tahoe will have accrued 150,000 miles by the time the replacement Tahoe is delivered.

BACKGROUND/DISCUSSION: With last fall's UAW strike, General Motors (GM hereafter) lost forty days of production. As a result, GM needed to reduce their total output of the 2020 model year Chevrolet Tahoe Police Package assembled at their Arlington Texas plant. In addition, GM intends on re-designing the model year 2021 Police Package Tahoe, but are not accepting orders for such until next winter. These factors combined have created a somewhat high demand for the 2020 Police Package Tahoe. Fortunately the State of Illinois dealership with the Tahoe contract has ordered extra stock units. If approved this evening, Miles Chevrolet has informed staff that they will retain a unit for The City of Lake Forest and will deliver it in early May, 2020.

The Tahoe provides a lifted tailgate for sheltered workspace, a desktop area with access to maps and whiteboards, improved access to multiple radios, and a charging station for needed lights and spare radios. Various rack systems are available for this equipment making it easier to organize and retrieve. Since its inception in 2008, the use of a Tahoe in the Police Department has proven to be extremely beneficial. Two of the Department's eleven marked police vehicles are Chevrolet Tahoes; the remaining are Ford Interceptors.

Once the Chevrolet Tahoes have accrued 150,000 miles, and depending upon their overall mechanical and physical quality at that point, they are moved into the Engineering Section for administrative use and inspection services. There they will accrue an additional 10,000–20,000 miles before they are placed out to bid and sold to the highest bidder.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	December 10, 2019	Reviewed & Approved FY2021 List
Finance Committee	November 12, 2019	Included with Capital Plan

BUDGET/FISCAL IMPACT: Information regarding the F.Y. 2021 capital equipment purchases was included in the November 12, 2019 Finance Budget packet. At its December 10, 2019 meeting, the Public Works Committee specifically reviewed and recommended approval of each piece included in the FY2021 capital equipment budget.

The City has purchased police vehicles from the State of Illinois' low bidder Miles Chevrolet for many years and has not had any issues with the dealership nor any of their delivered vehicles. All warranty work will be completed at the Chevy Exchange in Lake Bluff.

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

If no, indicate the specific exception requested: Administrative Directive 3-5, Section 9.1D – Government Joint Purchase

Below is an estimated summary of Supervisor Police vehicle budget:

FY2021 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund	\$42,000	\$38,142	Y

COUNCIL ACTION: Approval to Purchase One Replacement Marked Supervisor Police Vehicle Included in the FY2021 Capital Equipment Budget to the Illinois State Contract Low Bidder, Miles Chevrolet, in the Amount of \$38,142.

7. Request for the City Council to increase the approved purchase amount of \$26,765 approved on 3/18/2019 for furniture from the Frank Cooney Company used to furnish newly renovated Police Department Records and community areas to \$31,178.16

STAFF CONTACT: *Rob Copeland, Deputy Chief of Police (847-810-3809)*

PURPOSE AND ACTION REQUESTED: Staff is requesting City Council authorize the increased amount of \$4,413.00 over the original purchase order amount of \$26,765.16. The increased amount was used to purchase furnishings from the Frank Cooney Company for the police social worker's office located in the lobby area of the police department.

BACKGROUND/DISCUSSION: As part of the police department renovation, staff requested and was approved by council in March of 2019 to purchase furnishings from the Frank Cooney Company in the amount of \$26,765.16 for the records department and common areas of the police department.

During the renovation process it was determined that in addition to renovation of the records and commons area, the police department's social worker's office was in need of renovation

and new furnishings. The separate purchase of these furnishings exceed the original purchase amount by \$4,413.00.

By providing a dedicated therapy space that is purposeful and well-designed has proven highly effective in providing a safe and comforting area for residents to meet with the social worker. The use of the social worker and her ability to meet with residents at the police department continues to improve the Police Department's ability to respond to complex social and mental health situations.

BUDGET/FISCAL IMPACT: The Police Department and Public Works have worked with the FGM Design team to find durable cost effective furniture solutions to meet the needs of the social worker and those who will use her services. The additional furnishings can be funded within the overall budget for the Public Safety Building Renovation.

FY2020 Funding Source	Account Number	Account Budget	Amount Requested	Budgeted? Y/N
Public Safety Building	311-1503-467.67-10	\$26,765.16	\$31,178.16	Y
Total			\$31,178.16	

COUNCIL ACTION: Approve to increase the approved purchase amount of \$26,765 approved on 3/18/2019 for furniture from the Frank Cooney Company used to furnish newly renovated Police Department Records and community areas to \$31,178.16

8. 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)

PURPOSE AND ACTION REQUESTED: The following recommendations from the Zoning Board of Appeals are presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND/DISCUSSION: 374 Wisconsin Avenue – The Zoning Board of Appeals recommended approval of a variance from the front yard setback for a dormer on the front elevation of the non-conforming residence. This petition was also considered by the Building Review as detailed in the following agenda item. (Board vote: 6 - 0, approved)

401 E. Westminster – The Zoning Board of Appeals recommended approval of a variance from the front yard setback for the addition of a portico at the front entrance of the residence. (Board vote: 6 - 0, approved)

685 Burton Drive – The Zoning Board of Appeals recommended approval of a variance from the front yard setback to permit expansion of a driveway in conjunction with construction of a new garage. Public testimony was presented in support of the variance from two neighbors and a third neighbor asked that drainage be carefully reviewed. This petition was also considered by the Building Review as detailed in the following agenda item. (Board vote: 6 - 0, approved)

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 45**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

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

9. Consideration of Ordinances Approving Recommendations 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)

PURPOSE AND ACTION REQUESTED: The following recommendations from the Building Review Board are presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND/DISCUSSION: 374 Wisconsin Avenue – The Building Review Board recommended approval of a dormer on the front elevation of the residence. Written correspondence was presented from several neighbors in support of the addition. This petition was also considered by the Zoning Board of Appeals as detailed in the previous agenda item. (Board vote: 6 - 0, approved)

685 Burton Drive – The Building Review Board recommended approval of a building scale variance to support construction of additions to provide a functional garage and expanded second floor space. Public testimony was presented in support of the variance from two neighbors and a third neighbor asked that drainage be carefully considered. This petition was also considered by the Zoning Board of Appeals as detailed in the previous agenda item. (Board vote: 6 - 0, approved)

The Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, are included in the Council packet beginning on **page 62**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

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

COUNCIL ACTION: Approval of the nine (9) Omnibus items as presented

6. ORDINANCES

7. OLD BUSINESS

8. NEW BUSINESS

9. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS
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10. ADJOURNMENT

A copy of the Decision Making Parameters can be found beginning on **page 13** of this packet.

Office of the City Manager

February 12, 2020

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 Jason Wicha, 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.

The City of Lake Forest
CITY COUNCIL
Proceedings of the Monday, February 3, 2020
City Council Meeting - City Council Chambers

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

Present: Honorable Mayor Pandaleon, Alderman Beidler, Alderman Morris, Alderman Newman, Alderman Rummel, Alderman Preschlack, Alderman Goshgarian, Alderman Moreno and Alderman Buschmann.

Absent: None

CALL TO ORDER AND ROLL CALL

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

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

A. Swear in Police Officers

- Ashley Molinari
- Sam Sineni
- Zachary Styx

Mayor Pandaleon swore in the new Police Officers

Mayor Pandaleon congratulated Finance Director Elizabeth Holleb on her appointment by the Governor to the Police Officers Pension Investment Fund Transition Board.

COMMENTS BY CITY MANAGER

A. 2020 Census Update

- **Michelle Friedrich, Community Development**

City Manager Jason Wicha introduced Michelle Friedrich from Community Development. Ms. Friedrich updated the City Council on the City's work in bringing awareness to the 2020 Census. She reported the Census would begin mailing invitations to respond on March 12. The intent of the invitation to respond is to inform residents that there are three ways to respond to the Census – online, on paper and by phone and that all avenues are secure and safe.

She also answered the question of who should be counted. Everyone LIVING IN YOUR HOME on April 1, 2020 should be counted, college students living away from home should be counted in campus housing and for snowbirds or persons with multiple Homes, it is wherever they live and sleep most of the time. Additional information is available on The City of Lake Forest website.

COMMITTEE REPORTS

FINANCE COMMITTEE

1. Consideration of an Ordinance approving a Fee Schedule Adjusting Water Rates for FY2021 (First Reading)

Elizabeth Holleb, Finance Director, reported the City Council Finance Committee reviewed water consumption, water rate methodology and options for water rate adjustments at its November 12 budget workshop and again on January 21. Based on Committee input and a desire to mitigate the impact of water rate adjustments on low volume users, the rate structure identified on January 21 as “Option 3” was incorporated into the proposed ordinance and fee schedule.

Ms. Holleb stated the City’s Water and Sanitary Sewer Fund is designated as an enterprise fund, thereby receiving no subsidy or property tax revenue to operate. The user fees established for water and sanitary sewer services must be sufficient to pay all operating, capital and debt service costs associated with the utility. The long term financial forecast for the Water and Sanitary Sewer Fund provides for an annual increase in revenue of 2.5% to support inflationary cost increases, largely driven by personnel expenses.

The City’s current water rate methodology is to set rates based on a rolling five year average of water consumption, a blended rate with both fixed and variable fees, and a desire to maintain overall revenue at 20% fixed/80% variable. It should be noted that although only 20% of the revenue is fixed, approximately 90% of the utility costs are fixed and will not vary based on water consumption. Summer weather conditions dramatically impact the City’s annual water revenue and budget variances as much as \$1million can occur in any given year, requiring the City to maintain a large fund balance to provide rate stability year to year. For the current fiscal year, water fund revenue is projected to fall \$650,000 short of budget projections.

Ms. Holleb reviewed the table below showing the annual revenue for the increased fees is projected to total \$174,875 overall, achieving a 2.5% increase in projected revenue for FY2021. Estimated impacts on varying classes of customers are as follows (actual results will vary based on consumption):

Usage Category	# of Accts	Annual Impact (\$)	Annual Impact (%)
Impact – Low Usage Residential	1496	\$27	6.1%
Impact – Med Usage Residential	4550	\$61	4.1%
Impact – High Usage Residential	460	\$223	4.8%
Impact – High Usage Commercial	317	\$972	3.1%
Impact – Average Usage Commercial		\$294	3.9%

The City Council had discussion on fixed versus variable costs, meter size, data driven decisions and commended the work of previous Councils in placing the sanitation and pension fee on the water bill.

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

COUNCIL ACTION: Grant first reading to the proposed ordinance. (page 13)

Alderman Preschlack made a motion to approve grant first reading of the proposed ordinance, seconded by Alderman Beidler. The following voted “Aye”: Alderman Beidler, Morris, Notz, Rummel, Preschlack, Goshgarian, 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

None

ITEMS FOR OMNIBUS VOTE CONSIDERATION

Mayor Pandaleon made a statement about each of the resolutions of sympathy and offered condolences to the families on behalf of the City Council.

1. Resolution of Sympathy for former Zoning Board of Appeals Member and Lake Forest Day Parade Organizer Vincent P. Dolan
2. Resolution of Sympathy for former City Engineer Ronald Behm
3. Resolution of Sympathy for former Building and Zoning Department Director Byron Prais.
4. Approval of the January 21, 2020 City Council Meeting Minutes
5. Approval of the Check Register for the Period of December 28, 2019 to January 24, 2020
6. Approval of Ordinances Abating 2019 Tax Levies for Various G.O. Alternate Revenue Bond Issues (Final Approval)
7. Consideration of a Recommendation from Staff to Authorize Reimbursement to Lake Forest Open Lands' Association for Plantings in the Middlefork Savanna. (Approval by Motion)
8. Consideration of an Ordinance Approving a Recommendation from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)

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

Mayor Pandaleon asked members of the Council if they would like to remove any item or take it separately. Hearing none, Mayor Pandaleon asked for a motion to approve the eight (8) Omnibus items as presented.

Alderman Beidler made a motion to approve the eighteen Omnibus items as presented, seconded by Alderman Moreno. The following voted "Aye": Alderman Beidler, Morris, Notz, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

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

ORDINANCES

1. Consideration of a Recommendation from the Plan Commission in Support of Tentative and Final Approval of the Margaret M. and Hampton M. Swift Memorial Planned Preservation Subdivision and Approval of the Associated Special Use Permit. (If desired by the Council, waive first reading and grant final approval of the ordinance.)

Catherine Czerniak, Director of Community Development, reported that the property was previously the site of a single family home, located at the high point on the property. The Swift family lived in the home for many decades. The Swift heirs, over the course of several years, have considered how best to move the property forward. The proposed four lot subdivision provides new homes sites, within walking distance of the train station, library, Gorton Community Center, and near restaurants and stores in the Central Business District. To date, interest in the properties that will be created through the proposed subdivision has been significant.

The Plan Commission's discussion focused on lot configurations, setbacks, tree preservation, driveway placement, streetscape character, drainage and retaining, to the extent possible, the existing topography. The plat reflects increased setbacks and notes relating to the topics discussed. After deliberation, the Plan Commission voted 6 to 0 to recommend final approval of the proposed Margaret M. and Hampden M. Swift Memorial Subdivision and approval of the associated Special Use Permit to the City Council. She gave an overview of the history of the property and the history of the property as it has been through Plan Commission. She reported that the Plan Commission is in support of approval of a plat of subdivision creating four lots on a 3.8 acre parcel in full conformance with the applicable zoning district. The Plan Commission considered the proposed subdivision at a public hearing held over the course of three months. Public testimony was presented in support of a conventional subdivision on the property, with lots configured in keeping with the character of the neighborhood. Each of the four lots as proposed exceed the minimum required lot size and all setbacks as reflected on the plat of subdivision meet, and in some cases exceed, the required setbacks in the R-3 District. Increased setbacks are proposed on Lots 2 and 3 to respect the existing topography on the site, preserve the character of the streetscape and protect significant and healthy trees.

The City Council had discussion on the appropriateness of what is proposed and how well it was done. Lot size, neighbor agreement and honoring the Swift family values were also discussed.

Mayor Pandaleon asked if anyone from the public who would like to comment. Seeing none, he asked for a motion.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance granting tentative and final approval of the Margaret M. and Hampton M. Swift Planned Preservation Subdivision and approval of the associated Special Use Permit as recommended by the Plan Commission.

Alderman Notz made a motion to waive first reading and grant final approval of an Ordinance granting tentative and final approval of the Margaret M. and Hampton M. Swift Planned Preservation Subdivision and approval of the associated Special Use Permit as recommended by the Plan Commission, seconded by Alderman Beidler. The following voted "Aye": Alderman Beidler, Morris, Notz, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

2. Consideration of an Ordinance Amending Chapter 110 of the City Code Regarding Permits and Fees for Special Event and Commercial Filming Requests (First Reading)

Layla Werner, Administrative Intern, gave an overview of an Ordinance amending Chapter 110 of the Lake Forest City Code establishing permit standards and fees for commercial filming application and special event permit requests. She reported that discussions regarding the existing commercial filming policy suggest moving toward a "tiered" permit model, similar to special events. An updated Administrative Directive will allow the City Manager's office to establish different classes of permits based on the complexity of the request. For example, "Class A" filming requests that would require closure of streets, parking lots, or that

would otherwise cause a substantial impact on public safety or access will require City Council approval, and would be subject to higher permit costs to cover the additional coordination and pre-approval efforts they require.

She stated that when staff conducted a comprehensive review of the special events policy, the group found that current commercial filming practices do not align with current policy within the City Code. She reported that staff is proposing the addition of eight (8) separate fee changes for commercial filming permits, which consist of separate application, permit, and security deposit amounts using a tiered structure approach. Requests for the usage and access of public property, as well as, police and fire services in reviewing applications has increased. The current fee structure and increased amount of guidance to applicants is often greater than what the current fees charge for processing, reviewing, and coordinating commercial film applications. She reported that in a review of adjacent and regional municipalities found the current fees The City is proposing are well below market for applicable filming application and permit fees.

The City Council had lengthy discussion including fees, alignment with sister cities, cost recovery and the generation of revenues.

Mayor Pandaleon asked if anyone from the public who would like to comment. Seeing none, he asked for a motion.

COUNCIL ACTION: Consideration of an Ordinance Amending Chapter 110 of the City Code Regarding Permits and Fees for Special Event and Commercial Filming Requests (First Reading)

Alderman Rummel made a motion to approve first reading of an Ordinance Amending Chapter 110 of the City Code Regarding Permits and Fees for Special Event and Commercial Filming Requests, seconded by Alderman Buschmann. The following voted "Aye": Alderman Beidler, Morris, Notz, Rummel, Preschlack, Goshgarian, Moreno and Buschmann. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

OLD BUSINESS

NEW BUSINESS

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

Aldermen Rummel reported on a meeting regarding the East Skokie Drainage District that she and Alderman Notz attended.

ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Rummel made a motion to adjourn, seconded by Alderman Buschmann. Motion carried unanimously by voice vote at 8:03pm.

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. 2020-_____

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

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

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

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

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

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

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

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

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

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

Passed this ____ day of _____, 2020

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2020

Mayor

ATTEST:

City Clerk

Exhibit A

Schedule of Fees and Charges

Exhibit A

Add prior approved fees
New Fee
Change to fee

				PROPOSED		
				FEE	FY2021	Amount \$\$
				(n/c if blank)	%	Projected
	City Code Section	Fund	FY2020		CHANGE	Revenue
1. Public Works						
Water Utility Fees/Charges						
Turn Off Water Fee	51.064	Water	75			
Turn Off Water Fee After Hours	51.064	Water	100			
Turn On Water Fee	51.064	Water	75			
Turn On Water Fee After Hours	51.064	Water	100			
Water Main Taps:		Water				
1 Inch	51.030(b)	Water	500			
1-1/2 Inch	51.030(b)	Water	1,000			
2 Inch	51.030(b)	Water	1,300			
3,4,6 and 8 inch taps	51.030(b)	Water	900			
Water Meter Fees:		Water				
3/4 Inch	51.045(e)	Water	470			
1 Inch	51.045(e)	Water	540			
1-1/2 Inch	51.045(e)	Water	910			
2 Inch	51.045(e)	Water	1,165			
3 inch	51.045(e)	Water	2,615			
4 inch	51.045(e)	Water	3,950			
6 inch	51.045(e)	Water	6,840			
Water Meter Contractor Bond	51.015	Water	1,500			0
Plant Investment Fee - SF	52.15	Water	2,900			
Multi-Family Dwelling - new structure	52.15	Water	2,652			
Residential pools, sprinkler systems	52.15	Water	459			
Nonresidential buildings - new structures and additions	52.15	Water	1.02/sq ft of entire			
		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	12.00 Per Month			
55 Gallon Recycle Cart/Fee for extra cart only		General	75			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount	Amount
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Licenses						
Scavengers - collects and disposes of multi-family and commercial waste	50.055		1,500 per company			
Scavengers - collects and disposes of residential and commercial roll -offs	50.055		750 per company			
Scavengers - collection and cleaning of portable toilets	50.055		200 per company			
2. Community Development						
Water Utility Fees/Charges						
Water Service Inspection Fee	N/A	Water	50			
Home Inspection Fee	51.065	Water	150			
Home Inspection Fee - Re-Inspection	51.065	Water	50			
Home Inspection Waiver	51.065	Water	25			
General Fees						
Zoning Analysis	159.052	General	100			
Building & Development Fees:						
Service Contracts:						
Lake Bluff	N/A	General	Per Agreement			
Bannockburn	N/A	General	\$5,000 min.			
	N/A		& 50% over that			
Plan Review :						
Remodeling up to \$12,000	150.145	General	55			
\$12,001 to \$48,000 Remodeling	150.145	General	82			
\$48,001 - \$120,000 Remodeling	150.145	General	138			
over \$120,000 Remodeling	150.145	General	230			
Additional fee for plan reviews that require more than 2 hours	150.145	General	\$55 per additional hour			
New Construction - SFD	150.145	General	400			
New Construction - 2FD	150.145	General	230/unit			
New Const. - Com. & Multi. Fam.	150.145		\$572+\$50/			
3 or more units	150.145		1,000 Sq. Ft.			
Plan Re-Submittal Fee	150.145	General	\$ 140 per re-submittal			
Alterations to Approved Plans	150.145	General	\$ 140 + \$55 per hour fee			
			for reviews			
			requiring more than 2 hours			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Building Scale Calculation Fees						
Single Family residence - first review	N/A	General	400			
with completed Building Scale worksheet/detailed plans	N/A	General	200			
Two-family dwelling	N/A	General	\$ 189 per unit			
with completed Building Scale worksheet/detailed plans	N/A	General	120			
Additional reviews (for revised plans)	N/A	General	102			
On-site inspection for an existing dwelling	N/A	General	102			
Office meeting to discuss for building scale calculation	N/A	General	50			
Building Scale Waiver Request	N/A	General	100			
Building Review Board Fees						
Signs/Awnings/Landscaping/						
Lighting/Fences	N/A	General	75			
Two or more of above	N/A	General	125			
Storefront Alterations	N/A	General	100			
New Commercial building, school, hospital or multi-family building	N/A	General	700			
per building						
Alterations or major additions to commercial buildings, schools,	N/A	General	323			
hospitals or multi-family buildings - per building						
New multi-building projects - per building	N/A	General	850 + 175 for more than			
			4 buildings (per building)			
Satellite Dish	N/A	General	100	0	100.00%	
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 Structure	N/A	General	1,310			
New Residence on Vacant Property (building scale fee also)	155.07	General	1,050			
Additions & Alterations to Existing Residence (building scale fee also)	155.07	General	500			
Replacement/new single family home/duplex structure	N/A	General	1,310			
Variance from Building Scale Ordinance	N/A	General	367			
Revisions to Approved Plans	N/A	General	225			
Historic Preservation Commission Fees						
Demolition (complete) and replacement structure	155.07	General	2,450			
Demolition (partial) and replacement structure	155.07	General	1,529			
Removal of less than 50%	155.07					
Replacement Structure, prior demolition	N/A	General	1,310			
Demolition w/o Replacement Structure	N/A	General	1441			
Changes to approved building materials	39.140	General	60			
New Residence on Vacant Property (building scale fee also)	155.07	General	1,050			
Additions & Alterations to Existing Residence (building scale fee also)	155.07	General	500			
Revisions to Approved Plans	155.07	General	225			
Variance from Building Scale Ordinance	155.07	General	367			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount \$	
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Rescission of local landmark designation, amendment of	155.07					
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						
Alterations or major additions to commercial buildings, schools,	N/A	General	323			
hospitals or multi-family buildings - per building						
New multi-building projects - per building	N/A	General	850 + 175 for more than			
			4 buildings (per building)			
Revisions to Approved Plans	39.140	General	225			
Project Fees						
Red Tag , per violation, per day	150.005	General	300			
Stop Work Order	150.005	General	750			
Street Obstruction - first 30 lineal fee of public right-of-way	150.005	General	100			
Re-Inspection all permits (failed/no show)	150.005	General	175			
Additional Inspections	150.005	General	50			
Off Hour Inspections	150.005	General	\$50 administration fee plus per hour cost of			
Tree fencing inspection fee	N/A		inspector			
			135			
Recording of Right-of-Way agreement	150.145	General	70 (up to 4 pages, \$5 each addl page)			
for sprinkler system						
Construction Trailer Permit (Commercial Construction Sites only)	150.145	General	\$100 per month			
Tree removal without permit	999.999	General	\$750 per inch			
Vegetation removal in protected area	999.999	General	\$750 per violation			
Recording of Plat of Subdivision		General		\$75 plus Lake County Fee	100.00%	150
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 Housing				
Zoning Board of Appeals						
Variations from Zoning Code	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			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Plan Commission						
Minor Subdivisions-Tentative Approval 2,3 or 4 lots payable at time of application	156.026(a)(3)	General	2,184			
Minor Subdivisions-Final Approval	156.026(a)(3)	General	250+35/lot plus engineering and recording fees			
Major Subdivisions-Tentative Approval 5 or more lots	156.026(a)(3)	General	\$3,822+35 for each lot over 5			
Major Subdivisions-Final approval paid prior to recording of plat	156.026(a)(3)	General	\$400+35/plus \$5/lot over 10; + engineering and recording fees			
Planned Preservation Subd Special Use Permit plus minor/major subd fee	156.026(a)(3)	General	2,500			
Zoning Change	156.026(a)(3)	General	3,328			
Filing fee for all other developments	156.026(a)(3)	General	788			
Code Amendment	156.026(a)(3)	General	3,328			
Extension of Tentative Subdivision Plat Approval	156.026(a)(3)	General	150			
Administrative Property Line shift	156.026(a)(3)	General	250			
Legal Ad Publication (as required)	156.026(a)(3)	General	65			
Special Use Permit	156.026(a)(3)	General	1,035			
Special Use Permit - Restaurant within 150' of Residential	156.026(a)(3)	General	600			
Permits						
Building Permits repair and maintenance under \$6,000	150.145	General	40			
Building Permits - \$100,000 or less	150.145	General	1.5% of total construction (50 min)			
Building Permits - over \$100,000						
\$100,001 - \$200,000	150.145	General	2% of total construction			
\$200,001 - \$500,000	150.145	General	\$4,000 + 1% of total cc in excess of \$200,000			
\$500,001 and above	150.145	General	\$7,000 + .5% of total cc in excess of \$500,000			
Underground storage tank removal (single family and duplex)	150.145	General	\$150 per tank			
All other properties	150.145	General	\$250 per tank			
Hot work	150.145	General	100			
Permit Extensions	150.145	General	\$150 administration fee plus 20% of the original permit fee - 6 month extension			
Sign	150.145	General	1.5% construction cost			
	150.145	General	50 min			
Administration Demolition Approval - Life Safety/Nuisance	150.145	General	500			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
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			
Plumbing /Electric/HVAC						
Irrigation Systems	150.145	General	2.00 per head			
	150.145	General	\$ 60 min			
Plumbing - base charge	150.145	General	60+\$5.50/fix.			
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			
			\$100, plus \$1 per unit beyond 100			
Electrical	150.145	General	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			
Commercial - replacement of existing units	150.145	General	same as residential			
Purchase of Parking						
Space per Zoning Code	150.145	General	to be set by City Council at the time			
	150.145		of approval based on market costs			
Elevators						
Elevator Inspection Fee	150.145	General	Variable			
Elevator Permits - New elevators	150.145	General	65			
Vending Licenses						
Health -Restaurant (20 or Less)	113.03(d)(1)	General	250			
Health - Restaurant (21-99)	113.03(d)(2)	General	350			
Health - Restaurant (100 + Seats)	113.03(d)(3)	General	600			
Health - Itinerant Restaurant	113.03(d)(4)	General	250			
Health - Food Store	113.21(d)	General	100.00			
Health - Limited Food Store (selling candy)	113.21(d)	General	50.00			
Food Vendor (delivery)	113.21(d)	General	\$150/Veh.			
Milk Vendor (delivery)	113.21(d)	General	\$100/Veh.			
Health - Milk Store	113.21(d)	General	100			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount	\$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Ice Vending Machine per machine	95.061	General	110			
Food Vending Machine per machine	113.21(d)	General	55			
Candy Vending Machine per machine	113.21(d)	General	55			
Pop/Soft drink Vending Machine per machine	113.21(d)	General	55			
Milk Vending Machine per machine	113.21(d)	General	55			
Tobacco vending machine per machine	135.136	General	50			
Tobacco vending machine per machine	110.104	General	55			
Amusement Machine per machine	110.104	General	110			
HVAC Contractor	150.145	General	60			
Electrical Contractor	150.145	General	60			
Juke Box	110.083	General	25			
Pool Table	112.095(b)(1)	General	25			
DVD Vending Machine License	110.005	General	110			
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 area, the front yard or the corner side yard	99	General	\$ 40 per tree			
Removal of trees or vegetation from a Conservation Easement	99	General	\$ 35 per 1 1/2 acre site			
Removal of trees from a Tree Preservation or No Disturbance area	99	General	\$ 40 per tree			
Removal of trees or shrubs from any ravine or bluff	99	General	\$ 40 per 1 1/2 acre site			
Removal of trees or shrubs from a public right of way or other public property	99	General	\$ 40 per 1 1/2 acre site			
Ash tree removals, dead or hazardous trees	99	General	No Fee			
Bonds						
Permit Renewal - for projects with estimated construction costs of \$200,000 or less refundable upon completion of project within one year	150.145	General	19% of permit fee			
Permit Renewal - for projects with estimated construction costs of more than \$200,000 refundable upon completion of project within 18 months	150.145	General	21% of permit fee			
Street Opening Bond	98.058	General	500			
Public Sanitary/Storm Sewer or Water Main Bond		General		500	100.00%	0
New Curb Cut and Temporary Curb Crossing		General		500	100.00%	0
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			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
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			
Specialized Suppression (FM 200, clean agent)	150.145	General	\$150 per system (in addition to above fees for the overall system)			
Stand pipe riser	150.145	General	100			
Hood and Duct Extinguishing System - New	150.145	General	\$300 per system			
Hood and Duct Extinguishing System - Alteration	150.145	General	\$100 per system			
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	\$5 + cost per gallon of water, at current rate as			
	150.145		established by the City Council, based on pipe size			
Annual & New Fire Pump Test	150.145	Water	\$75 + cost per gallon of water, at current rate as			
	150.145		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			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount \$	
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Other						
Alternative Letter of Credit Review	150.145	General	\$100 per review			
Conditional Certificate of Occupancy - Landscape only due to season (single family and duplex)	150.145	General	\$300 per unit			
Conditional Certificate of Occupancy (single family and duplex)	150.145	General	550			
Conditional Certificate of Occupancy (multi-family and commercial)	150.145	General	\$25 per square foot, whichever is greater, to a maximum of \$2,000			
3. Finance						
Water Utility Fees/Charges						
Water Sales/1,000 Gallons						
Effective with Water Bills mailed on or after May 1, 2020						
Lake Forest Residential - to 10,000 Gallons per Quarter	51.061 (a)	Water	4.60	4.50	-2.17%	
Lake Forest Residential - 10,001 to 60,000 Gallons per Quarter	51.061 (a)	Water	5.90	6.10	3.39%	
Lake Forest Residential - over 60,000 Gallons per Quarter	51.061 (a)	Water	6.30	6.55	3.97%	
Lake Forest All Other Users	51.061 (a)	Water	6.10	6.30	3.28%	
Del Mar Woods	51.061 (a)	Water	8.35	8.65	3.59%	
Other Non resident users	51.061 (a)	Water	8.35	8.65	3.59%	
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	\$43/quarter	\$50/quarter	16.28%	
2" to 4" meter	51.061 (b)	Water	\$170/quarter	\$195/quarter	14.71%	
6" and above meter	51.061 (b)	Water	\$800/quarter	\$875/quarter	9.38%	
Benefit Access Program Discount - must renew annually	N/A	Water				
Customer Charge - Water (Outside)						
5/8" to 1.5" meter	51.062 (b)	Water	\$55/quarter	\$70/quarter	27.27%	
2" to 4" meter	51.062 (b)	Water	\$190/quarter	\$225/quarter	18.42%	
6" and above meter	51.062 (b)	Water	\$850/quarter	\$950/quarter	11.76%	
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			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount	Amount
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Parking Permits						
Resident-Full Year	73.27(c)(7)	Parking	313			
Resident-Monthly	73.27(c)(7)	Parking	30/Month			
Resident - Unlimited	73.27(c)(7)	Parking	1,000			
Employer Purchased-Full Yr.	73.27(c)(7)	Parking	180			
Employer Purchased-Monthly	73.27(c)(7)	Parking	20/Month			
Non-Resident-Full Year	73.27(c)(7)	Parking	700			
Non-Resident - Monthly	73.27(c)(7)	Parking	60/Monthly			
An envelope of 10 tokens	N/A	Parking	25			
Daily Parking Fee-Telegraph	73.27(c)(7)	Parking	3			
Daily Parking Fee-All Other	73.27(c)(7)	Parking	3			
Licenses						
Car and Lt Truck	74.179(b)	General	85			
Heavy Truck (8,000+ lbs.)	74.179(b)	General	110			
Motorcycles	74.179(b)	General	45			
Senior Citizen 65 and over	N/A	General	no discount			
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						
Daily Parking	73.27(c)(7)	General	\$.25 per transaction			
Development Related Fees	N/A	General	2.95% (Minimum \$1.95)			
Cemetery Related Fees	N/A	Cemetery	2.95% (Minimum \$1.95)	100.00%	Pass-through	
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			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
4. Parks and Recreation						
Golf Course Fees/Charges:						
Seasonal Fees-Resident: effective January 1, 2020						
Class A -Adult Single	97.051	DPG	1475	1480	0.34%	2475
Class B -Adult Combo	97.051	DPG	2500			
Class D -Junior	97.051	DPG	675			
Class F - Senior Citizen	97.051	DPG	865	880	1.73%	2785
Seasonal Fees (Non-Resident) effective January 1, 2020						
Class A -Adult Single	97.051	DPG	1,850			
Class B -Adult Combo	97.051	DPG	2,500			
Class D -Junior	97.051	DPG	675			
Class F - Senior Citizen	97.051	DPG	1,100			
Daily Fees-Resident: effective January 1, 2020						
Weekday-9	97.051	DPG	35	36	2.86%	15268
Weekday-18	97.051	DPG	48	49	2.08%	2601
Weekend 9	97.051	DPG	40	41	2.50%	7813
Weekend -18	97.051	DPG	61	62	1.64%	1784
Electric Golf Carts: effective January 1, 2020						
9 Holes Single Rider	97.052	DPG	13	14	7.69%	11000
18 Holes Single Rider	97.052	DPG	20			
Range Balls						
Small Bucket	97.051	DPG	6			
Medium Bucket	97.051	DPG	8			
Large Bucket	97.051	DPG	15	16	6.67%	1120
Pull cart - 9 holes	97.051	DPG	6			
Pull cart - 18 hoes	97.051	DPG	8			
USGA Handicap Fees - Members	97.051	DPG	40			
Permanent Tee Time - Weekend	97.051	DPG	300			
Locker - 18 inch	97.051	DPG	135	140	3.70%	600
Locker - 12 inch	97.051	DPG	120	125	4.17%	240
Park Fees						
Park Picnic Permits						
0 - 149 People	N/A	Parks/Rec	100			
150 or more People	N/A	Parks/Rec	150			
Picnic Tables		Parks/Rec	25 per table			
Grills		Parks/Rec	85 per grill			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount \$	
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Cemetery Fees						
Issuance of Deeds	93.45	Cemetery	.50 per deed			
Boating and Beach Fees - effective February 1, 2020						
Watercraft Ramp/Sailboat Permits-Recreation						
Watercraft Ramp (R)	97.066	Parks/Rec	517			
Watercraft Ramp 2nd boat/ half season	97.066	Parks/Rec	259			
Watercraft Ramp (R) (Sen.)	97.066	Parks/Rec	413			
Watercraft Ramp (R) (Sen) 2nd boat/ half season	97.066	Parks/Rec	208			
Watercraft Ramp (NR)	97.066	Parks/Rec	1034			
Year round compound storage Resident	97.066	Parks/Rec	2291			
Year round compound storage Resident senior	97.066	Parks/Rec	1832			
Year round compound storage non-resident	97.066	Parks/Rec	3437			
Seasonal compound storage Resident	97.066	Parks/Rec	1551			
Seasonal compound storage Resident Senior	97.066	Parks/Rec	1241			
Seasonal compound storage Non-resident	97.066	Parks/Rec	2324			
Year round watercraft rack storage resident	97.066	Parks/Rec	626			
Year round watercraft rack storage resident senior	97.066	Parks/Rec	502			
Year round watercraft rack storage non-resident	97.066	Parks/Rec	626			
Seasonal watercraft rack storage resident	97.066	Parks/Rec	366			
Seasonal watercraft rack storage resident senior	97.066	Parks/Rec	292			
Seasonal watercraft rack storage non-resident	97.066	Parks/Rec	366			
Year round watercraft sand storage resident	97.066	Parks/Rec	775			
Year round watercraft sand storage resident senior	97.066	Parks/Rec	620			
Year round watercraft sand storage non-resident	97.066	Parks/Rec	1162			
Seasonal watercraft sand storage resident	97.066	Parks/Rec	475			
Seasonal watercraft sand storage resident senior	97.066	Parks/Rec	380			
Seasonal watercraft sand storage non-resident	97.066	Parks/Rec	713			
South Beach Parking Permit (R)	97.066	Parks/Rec	151			
South Beach Parking Permit (R) (Sen.)	97.066	Parks/Rec	119			
South Beach Parking Permit (NR)	97.066	Parks/Rec	910			
South Beach Parking Permit Employee/Retiree	97.066	Parks/Rec	100			
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	15			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Fitness Center Fees - effective May 1, 2020						
Fitness Center Membership Fees						
Individual resident rate	N/A	Parks/Rec	420	444	5.71%	4,416
Individual resident rate - 1 months	N/A	Parks/Rec	42	45	7.14%	51
Individual non-resident rate	N/A	Parks/Rec	528	552	4.55%	24
Individual non-resident rate - 1 months	N/A	Parks/Rec	53	55	3.77%	0
Couple resident rate	N/A	Parks/Rec	744	780	4.84%	2,520
Couple resident rate - 1 month	N/A	Parks/Rec	74	78	5.41%	20
Couple non-resident rate	N/A	Parks/Rec	888	936	5.41%	48
Couple non-resident rate - 1 months	N/A	Parks/Rec	89	93	4.49%	0
Family resident rate	N/A	Parks/Rec	972	1020	4.94%	1,536
Family resident rate - 1 months	N/A	Parks/Rec	97	102	5.15%	20
Family non-resident rate	N/A	Parks/Rec	1164	1224	5.15%	0
Family non-resident rate - 1 months	N/A	Parks/Rec	116	123	6.03%	0
Senior resident rate	N/A	Parks/Rec	324	336	3.70%	996
Senior resident rate - 1 months	N/A	Parks/Rec	32	34	6.25%	18
Senior non-resident rate	N/A	Parks/Rec	384	408	6.25%	24
Senior non-resident rate - 1 months	N/A	Parks/Rec	38	41	7.89%	0
Senior couple resident rate	N/A	Parks/Rec	540	564	4.44%	888
Senior couple resident rate - 1 months	N/A	Parks/Rec	54	57	5.56%	12
Senior couple non-resident rate	N/A	Parks/Rec	660	684	3.64%	48
Senior couple non-resident rate - 1 months	N/A	Parks/Rec	66	68	3.03%	0
Student resident rate	N/A	Parks/Rec	324	336	3.70%	216
Student resident rate - 1 month	N/A	Parks/Rec	32	34	6.25%	18
Student non-resident rate	N/A	Parks/Rec	384	408	6.25%	0
Student non-resident rate - 1 month	N/A	Parks/Rec	38	41	7.89%	0
Matinee resident rate	N/A	Parks/Rec	228	240	5.26%	1,056
Matinee resident rate - 1 month	N/A	Parks/Rec	23	24	4.35%	2
Matinee non-resident rate	N/A	Parks/Rec	276	288	4.35%	60
Matinee non-resident rate - 1 month	N/A	Parks/Rec	28		0.00%	
All-inclusive - member - effective December 6, 2012	N/A	Parks/Rec	324	337	4.01%	819
All-inclusive - non-member - effective December 6, 2012	N/A	Parks/Rec	720	749	4.03%	0
5. OCM						
General Fees & Charges:						
Birth certificates (January 1, 2010)	5.36	General	\$10 first/\$4 additional			
Death certificates (January 1, 2013)	5.36	General	\$14 first/\$6 additional			
On-line data entry fee by city staff (January 1, 2010)	N/A	General	10			
Solicitor/Peddler Permit Original Application	117.01(b)	General	\$40	55	37.50%	500
Solicitor/Peddler Permit Renewal	117.40	General	\$30	40	33.33%	300
Electric Car	N/A	General	\$1 per Hour			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount	Amount
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
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			
Police Officer hourly rate	10.13	General	86	88	2.33%	460
Firefighter/Paramedic hourly rate	10.13	General	85			
Police and Fire Vehicle	10.13	General	\$110			
Public Works hourly rate	10.13	General	67	69	2.99%	120
Parks hourly rate	10.13	Parks/Rec.	67	69	2.99%	120
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	14	-12.50%	-150
Picnic Tables 1 - 6	10.13	General	32			
Grills	10.13	General	195			
Licenses						
Raffle License	110.150	General	25	40	60.00%	60
Tobacco License	135.138(f)	General	500			
Landscape License (March 1 to Feb 28)	110.217	General	100			
Penalties - Landscape License Applications after June 1	110.217	General	25			
Auctioneers License	110.026	General	\$5 Daily & \$1.00 per employee			
Factories and Slaughterhouses	110.047	General	\$500			
Mobile Auto Service	110.200	General	\$50 per unit			
Athletic Contests	112.0029B)	General	\$50 per day			
Bowling Alley	112.025	General	\$10 per lane per year			
Circuses	112.041	General	\$100 per day circus conducted			
Circuses - Side Show	112.042	General	\$50 per day circus conducted			
Motion Pictures - Establishment capacity 500 or more persons	112.075	General	.50 per seat			
Public Dances	112.112	General	\$500			
Theatrical Performances - less than 500 persons	112.126	General	\$100			
Theatrical Performances - more than 500 persons	112.126	General	\$150			
Theatrical Performance not covered by 112.126	112.127	General	\$25 per day			
Junk Yard or Junk Shop	114.22	General	\$75			
Junk Dealer collected by vehicle	114.23	General	\$20 per vehicle			
Pawnbroker	116.03	General	100			
Expressmen and Draymen	118.156	General	25			
Alcoholic and Beverages:						
Class A-1	111.036	General	2,700			
Class A-2	111.036	General	1,500			
Class A-3	111.036	General	275			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Class A-4	111.036	General	500			
Class B-1	111.036	General	2,500			
Class C-1	111.036	General	2,600			
Class C-2	111.036	General	3,000			
Class C-3	111.036	General	800			
Class D-1	111.036	General	2,500			
Class E-1	111.036	General	3,000			
Class F-1	111.036	General	100			
Class F-2	111.036	General	100 for each 24 hour period or any part thereof: \$50 not for profit with proof of 501 (c)3 status			
Class F-3	111.036	General	75 for each 24 hour period or any part thereof: \$50 not for profit with proof of 501 (c)3 status			
Class F-4	111.036	General	500 per vendor for the duration of the sporting event			
Class F-5	111.036	General	1,100			
Class F-6	111.036	General	600			
Class G-1	111.036	General	200			
Class G-2	111.036	General	600			
Class H-1	111.036	General	600			
Class H-2	111.036	General	1,100			
Class I-1	111.036	General	None			
Class I-2	111.036	General	1,500			
Class I-3	111.036	General	100			
Class J	111.036	General	500			
Class K	111.036	General	\$40/each 7 day license period			
Annual Renewal	111.036	General	150 renewal existing or change in owners or officers			
Application Fee	111.043	General	300 new license			
Application for Change in Owners or Officers	111.043	General	100			
Liquor License Penalty Fee	111.036	General	25			
Impact Fees						
Library	150.023	Library	see ordinance			
Fire and Emergency Services	150.023	General	see ordinance			
Park Site	150.023	PPL	see ordinance			
Park Development	150.023	PPL	see ordinance			
Police	150.023	General	see ordinance			
Public Works	150.023	General	see ordinance			
School District 67 (information only)	150.023	pay School	see ordinance			
High School District 115 (information only)	150.023	pay School	see ordinance			

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
					FY2021	
				FEE		Amount \$\$
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
6. Police						
Fines & Penalties:						
Overtime Parking - Lot	73.99	General	25/75/125			
Improper Parking - Lot	73.99	General	25/75/125			
Parking in Prohibited Area- Lot	73.99	General	25/75/125			
Overtime Parking - Other	73.99	General	25/75/125			
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	5			
FOIA copy fees >50 pages	33.3	General	.15 per page			
Transient Merchant License	117.20(f)	General	100.00			
7. Fire						
General Fees & Charges:						
Ambulance-Resident ALS transport	94.51	General	812.10			
Ambulance-Resident ALS2 transport	94.52	General	919.98			
Ambulance-Resident BLS transport	94.53	General	704.07			
Ambulance-Non Resident ALS transport	94.54	General	987.48			
Ambulance- Non Resident ALS2 transport	94.55	General	1,088.92			
Ambulance-Non Resident BLS transport	94.56	General	854.08			
Ambulance - Mileage	94.58	General	7.27 per mile			
Fireworks Permit	94.5	General	200			
Open Burn Permit	94.5	General	75			
Bonfire Permit	94.5	General	100			
Special Event Inspection	94.5	General	100			

Add prior approved fees

New Fee

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				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
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			
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			
Level I Hazardous Substance Incident	41.01	General	\$250 per day during hazard substance incident occurs or removal activities			
Level II Hazardous Substance incident	41.01	General	\$500 per day during hazard substance incident occurs or removal activities			
Level III Hazardous Substance incident	41.01	General	\$1,000 per day during hazard substance incident occurs or removal activities			
Miscellaneous Materials Cost - Level I incident	41.01	General	50			
Miscellaneous Materials Cost - Level II incident	41.01	General	100			
Miscellaneous Materials Cost - Level III incident	41.01	General	500			
Reimbursable Costs	41.01	General	100% of cost incurred			
8. Engineering						
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 grading plan	N/A		240			
Resubmittal	N/A		165			
Revisions to approved grading plans	N/A		125			
Erosion and sediment control measures	N/A			240	100.00%	7200
Site grading security (financial guarantee - refundable)	N/A		3,000 per acre of development			
Floodplain Development Permit						
1 & 2 FAMILY				355	100.00%	1065
ALL OTHERS				530	100.00%	0

Add prior approved fees

New Fee

Change to fee

				PROPOSED		
				FY2021		
				FEE	Amount	Amount
				(n/c if	%	Projected
				blank)	CHANGE	Revenue
	City Code Section	Fund	FY2020			
Water Shed Development Fee: Revised Fee Schedule						
General Fees						
Sediment and Erosion Control Only						
Single Family Residential Lot (See site grading ordinance)	151.05		see ordinance			
Single Family Residential Lot (within regulatory floodplain)	151.05		1040			
Development (<10 acres)	151.05		2400			
Development (≥ 10 acres)	151.05		3560			
Minor Development						
Without detention	151.05		2120			
With detention or Fee - in - lieu	151.05		3120			
Major Development						
With detention or Fee-in-lieu	151.05		5400			
Within regulatory floodplain (< 10 acres)	151.05		3280			
Within regulatory floodplain (≥ 10 acres)	151.05		8640			
Wetland Fees						
Category I Wetland impacts less than or equal to 1 acre	N/A		880			
Category II Wetland impacts greater than 1 acre and less than 2 acres	N/A		3640			
Category III Wetland impacts greater or equal to 2 acres or impacts a 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			
Flood Plain Analysis and Report	N/A		35			
Construction Engineering Standards Manual	N/A		35			
9. Senior Resources						
Membership Dues						
Residents of Lake Forest, Lake Bluff and unincorporated						
Lake Forest and Lake Bluff	97.087	Senior Resources	\$35 per person			
	97.087		\$55 per family			
Outside of Lake Forest and Lake Bluff						
	97.087	Senior Resources	\$45 per person			
	97.087		\$75 per family			
Circuit Breaker participants Lake Forest and Lake Bluff						
residents only	97.087	Senior Resources	\$10 per person			
	97.087		\$15 per family			
Car and Bus rides	97.087	Senior Resources	\$3/fee each direction			
	97.087		\$6 round trip			
Taxi subsidy- Lake Forest and Lake Bluff residents						
living within the Lake Forest High School District	97.087	Senior Resources	16 coupons/month			
			for a value of \$3/each			

THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-_____

**AN ORDINANCE AMENDING CHAPTER 110 OF THE
LAKE FOREST CITY CODE REGARDING PERMITS FOR
SPECIAL EVENTS AND COMMERCIAL FILMING AND
AMENDING THE ORDINANCE APPROVING A FEE
SCHEDULE FOR THE CITY OF LAKE FOREST**

Adopted by the City Council
of the City of Lake Forest
this day of _____ 2020

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this day of _____ 2020

**THE CITY OF LAKE FOREST
ORDINANCE NO. 2020-_____**

**AN ORDINANCE AMENDING CHAPTER 110 OF THE
LAKE FOREST CITY CODE REGARDING PERMITS FOR
SPECIAL EVENTS AND COMMERCIAL FILMING AND
AMENDING THE ORDINANCE APPROVING A FEE
SCHEDULE FOR THE CITY OF LAKE FOREST**

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation;
and

WHEREAS, the City may exercise any power and perform any function pertaining to its
government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, special events such as parades, public assemblies, races, walk-a-thons,
exhibits, shows, and similar activities involving a congregation or gathering of persons adds to the
unique character of the City; and

WHEREAS, the City's architectural history, scenic vistas, beautiful homes, neighborhoods,
parks, and commercial spaces attract commercial digital and film recording such as documentaries,
television and feature films, advertisements, and similar projects;

WHEREAS, while the City desires to encourage special events and commercial filming in
the City, these events impose additional costs and impacts to the City necessitating the regulation
and permitting of these activities and the imposition of fees for these activities and events; and

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

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

SECTION TWO: Amendment. Chapter 110, entitled "Licenses and Miscellaneous
Businesses," of Title XI, entitled "Business Regulations," of the Lake Forest City Code is hereby

amended by adding new Sections 110.230 through 110.232, in proper numerical order, regarding “Special Events,” as follows:

“SPECIAL EVENTS

§ 110.230 PERMIT REQUIRED.

It shall be unlawful for any person to conduct a special event within the corporate limits of the City unless a permit has been issued pursuant to this Chapter.

§ 110.231 POLICIES AND PROCEDURES.

The City Manager will establish policies and procedures for special events and the issuance of special event permits, including the authority to waive applicable fees at the discretion of the City Manager. A copy of the approved policies and procedures will be available in the Office of the City Manager. The permittee must comply with all applicable policies and procedures in operating a special event in the City.

§ 110.232 FEES.

Before the issuance of any permit, the applicant must pay the applicable permit fee and all other applicable fees for the special event as set by the City’s Annual Fee Ordinance.”

SECTION THREE: Amendment. Chapter 110, entitled “Licenses and Miscellaneous Businesses,” of Title XI, entitled “Business Regulations,” of the Lake Forest City Code is hereby amended by adding new Sections 110.240 through 110.242, in proper numerical order, regarding “Commercial Filming,” as follows:

“COMMERCIAL FILMING

§ 110.240 PERMIT REQUIRED.

It shall be unlawful for any person to conduct commercial filming within the corporate limits of the City unless a permit has been issued pursuant to this Chapter.

§ 110.241 POLICIES AND PROCEDURES.

The City Manager will establish policies and procedures for commercial filming and the issuance of commercial film permits, including the authority to waive applicable fees at the discretion of the City Manager. A copy of the approved policies and procedures will be available in the Office of the City Manager. The permittee must comply with all applicable policies and procedures in conducting commercial filming in the City.

§ 110.242 FEES.

Before the issuance of any permit, the applicant must pay the applicable permit fee and all other applicable fees for the commercial filming activity as set by the City's Annual Fee Ordinance."

SECTION FOUR: Amendment. Exhibit A of the Ordinance Approving a Fee Schedule for the City of Lake Forest" is hereby amended to modify the references to the special event fees, as follows (additions are **bold and underline**, deletions are ~~struck through~~):

5. OCM			
* * *			
Special Event Fees	City Code Section	Fund	FY2020
Application Fee	10.13; <u>110.232</u>	General	\$50
Application Fee - Late Fee	10.13; <u>110.232</u>	General	50% of fee per 30 days
Escrow Deposit - Special Events	10.13; <u>110.232</u>	General	\$500
Police Officer hourly rate	10.13; <u>110.232</u>	General	\$88
Firefighter/Paramedic hourly rate	10.13; <u>110.232</u>	General	\$85
Police and Fire Vehicle	10.13; <u>110.232</u>	General	\$110
Public Works Hourly Rate	10.13; <u>110.232</u>	General	\$69
Parks hourly rate	10.13; <u>110.232</u>	Parks/Rec.	\$69
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; <u>110.232</u>	General	\$50
Bleacher move to another location	10.13; <u>110.232</u>	General	\$195
Litter Barrels 1-6	10.13; <u>110.232</u>	General	\$14
Picnic Tables 1 - 6	10.13; <u>110.232</u>	General	\$32
Grills	10.13; <u>110.232</u>	General	\$195
* * *			

SECTION FIVE: Amendment. Exhibit A of the Ordinance Approving a Fee Schedule for the City of Lake Forest" is hereby amended to add new fees for commercial filming, as follows (additions are **bold and underline**, deletions are ~~struck through~~):

5. OCM			
* * *			
<u>Commercial Filming Fees</u>	<u>City Code Section</u>	<u>Fund</u>	<u>FY2020</u>
<u>Class A Film Application</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$150</u>
<u>Class A Film Permit</u>	<u>110.242</u>	<u>General</u>	<u>\$475</u>
<u>Class A Security Deposit</u>	<u>110.242</u>	<u>General</u>	<u>\$1,000</u>
<u>Class B Film Application</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$100</u>
<u>Class B Film Permit</u>	<u>110.242</u>	<u>General</u>	<u>\$375</u>
<u>Class B Security Deposit</u>	<u>110.242</u>	<u>General</u>	<u>\$500</u>
<u>Class C Film Application</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$50</u>
<u>Class C Film Permit</u>	<u>110.242</u>	<u>General</u>	<u>\$125</u>
<u>Police Officer hourly rate</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$88</u>
<u>Firefighter/Paramedic hourly rate</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$85</u>
<u>Police and Fire Vehicle</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$110</u>
<u>Public Works Hourly Rate</u>	<u>10.13; 110.242</u>	<u>General</u>	<u>\$69</u>
<u>Parks hourly rate</u>	<u>10.13; 110.242</u>	<u>Parks/Rec.</u>	<u>\$69</u>
<u>A-Frame Barricades</u>	<u>98.011</u>	<u>General</u>	<u>\$5</u>
<u>Barricades 1 - 10</u>	<u>98.011</u>	<u>General</u>	<u>\$40</u>
<u>Parking Cones</u>	<u>98.011</u>	<u>General</u>	<u>\$1</u>
* * *			

SECTION SIX: 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 _____, 2020.

AYES:

NAYS:

ABSENT:

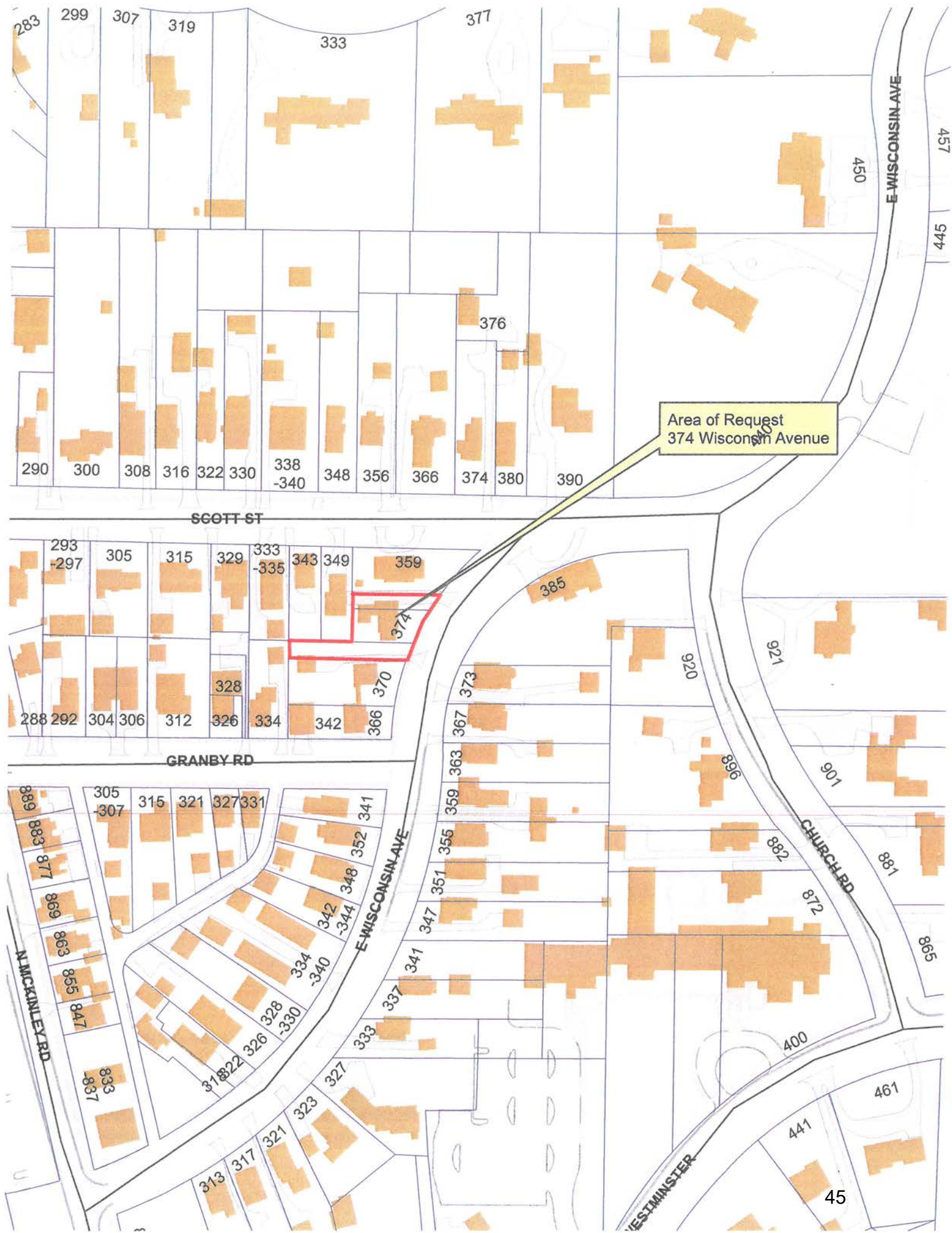
ABSTAIN:

Approved this __ day of _____, 2020.

Mayor

ATTEST:

City Clerk



THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-__

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT YARD SETBACK FOR
PROPERTY LOCATED AT 374 WISCONSIN AVENUE

WHEREAS, Kristin Ryan ("**Owner**") is the owner of that certain real property commonly known as 374 Wisconsin Avenue, 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 Owner desires to construct improvements, including a dormer on the front elevation ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") 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 front yard setback; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on January 27, 2020; 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 variance from the front yard setback will not alter the essential character of the neighborhood. The dormer is generally compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variance is requested, including the original siting of the house and the adoption of the zoning regulations after the property was created through a subdivision in 1915 and after the house was 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 existing residence does not conform to the current 40-foot front yard setback requirement. The hardship in conforming to the required setback is a result of the original construction of the residence prior to adoption of the current setback regulations.

4. The variance and the resulting modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed dormer addition is intended to upgrade the home.

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 Owner's 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 variance 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: Zoning Setback Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow the construction of the Improvements, as fully depicted on the Plans, the southeast corner of the house is permitted to encroach no closer than 33 feet to the front property line and the northeast corner of the house is permitted to encroach no closer than 37 feet to the front property line.

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

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and

other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters, 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. 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. Compliance with the Plans. 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 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.
- G. Other conditions. The improvements shall be substantially 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 _____, 2020.

AYES: ()

NAYS: ()

ABSENT: ()

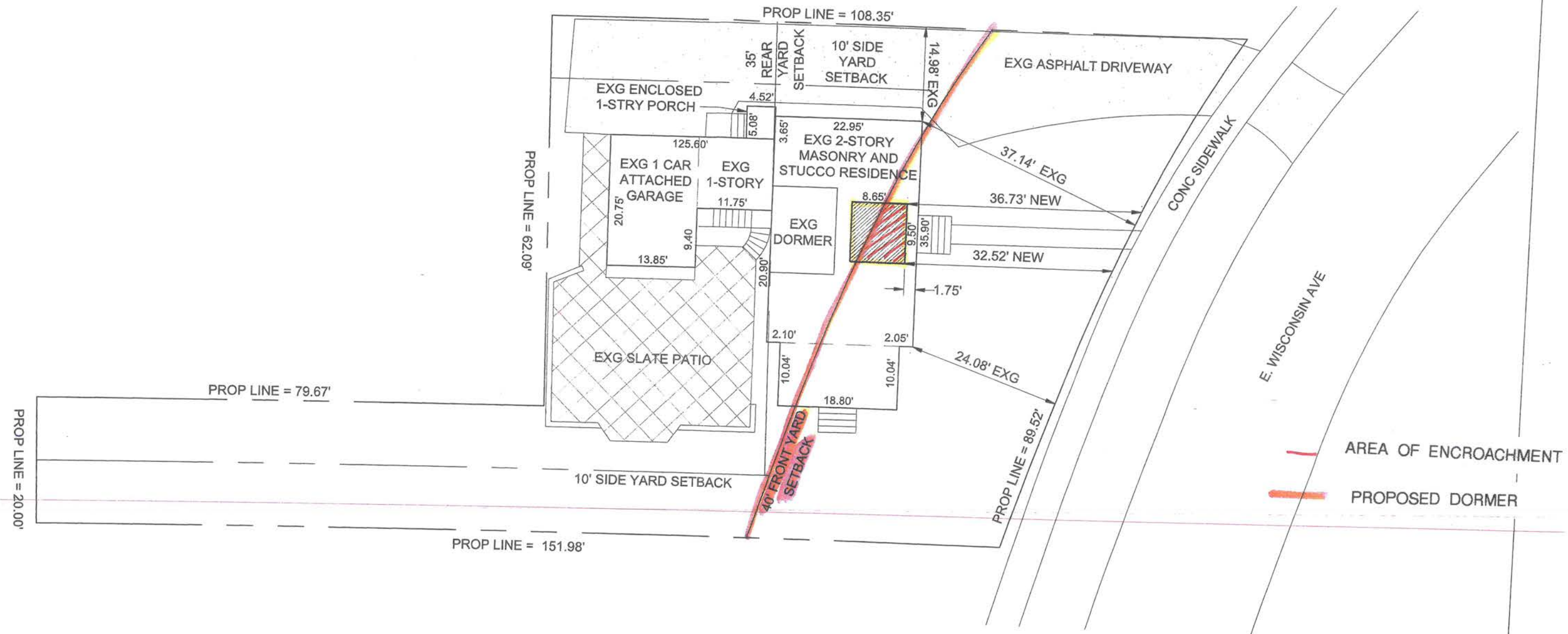
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2020.

ATTEST:

Mayor

City Clerk



AUERBACH ARCHITECTS

E sue@auerbacharchitects.com
C 847.275.5974
W auerbacharchitects.com
A 5215 N Ravenswood Chicago, IL 60640

PROJECT ADDRESS:

NEW ATTIC DORMER
374 E. WISCONSIN AVE.
LAKE FOREST, IL 60045

PROPOSED
SITE PLAN

ISSUE/REVISIONS:	
ZBA APPLICATION FOR VARIANCE	12/30/2019

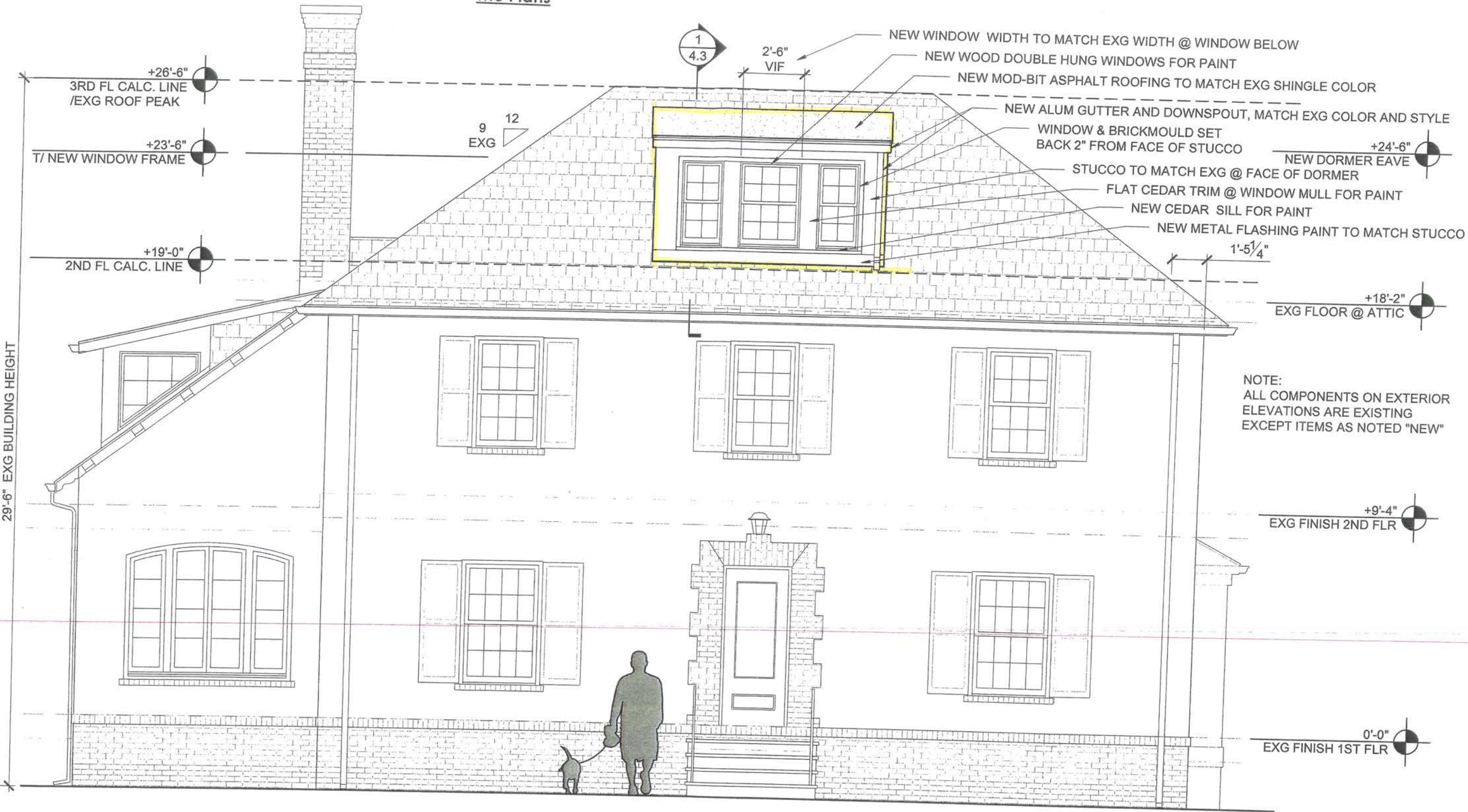
DATE:
12/30/2019

SCALE:
1/16=1'-0"

SHEET NUMBER:

1.2₅₀

The Plans



AUERBACH ARCHITECTS

E sue@auerbacharchitects.com
C 847.275.5974
W auerbacharchitects.com
A 5215 N Ravenswood Chicago, IL 60640

PROJECT ADDRESS:

NEW ATTIC DORMER
374 E. WISCONSIN AVE.
LAKE FOREST, IL 60045

PROPOSED EXTERIOR ELEVATION
EAST (FRONT)

ISSUE/REVISIONS:	
BUILDING REVIEW BOARD	12/30/2019
UPDATE ELEV FOR BRB	01/09/2020

DATE:
12/30/2019

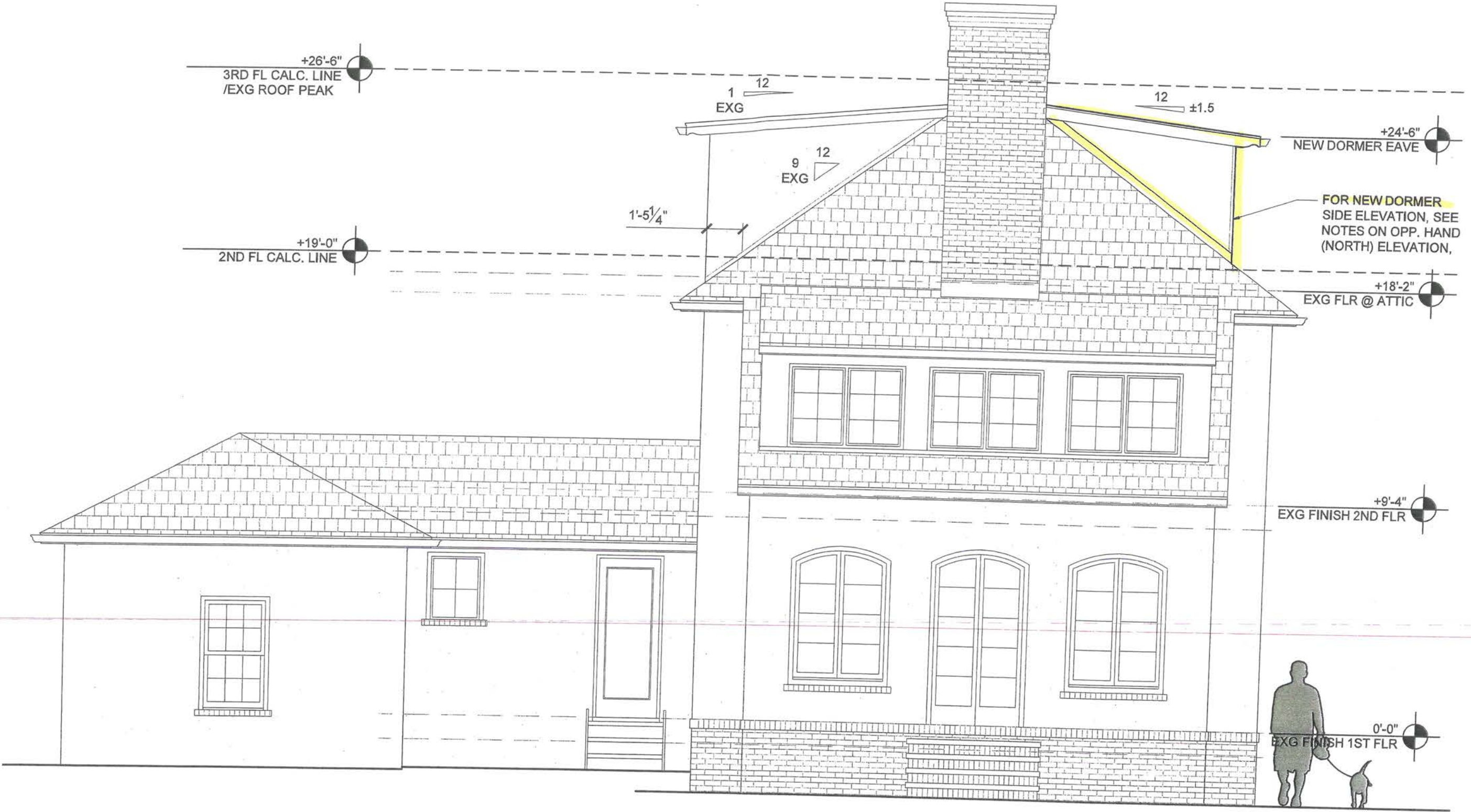
SCALE:
1/4"=1'-0"

SHEET NUMBER:

2.1
51

GROUP EXHIBIT B

The Plans



AUERBACH ARCHITECTS

E sue@auerbacharchitects.com
C 847.275.5974
W auerbacharchitects.com
A 5215 N Ravenswood Chicago, IL 60640

PROJECT ADDRESS:

NEW ATTIC DORMER
374 E. WISCONSIN AVE.
LAKE FOREST, IL 60045

PROPOSED EXTERIOR ELEVATION
SOUTH

ISSUE/REVISIONS:	
ZBA APPLICATION FOR VARIANCE	12/30/2019

DATE:
12/30/2019

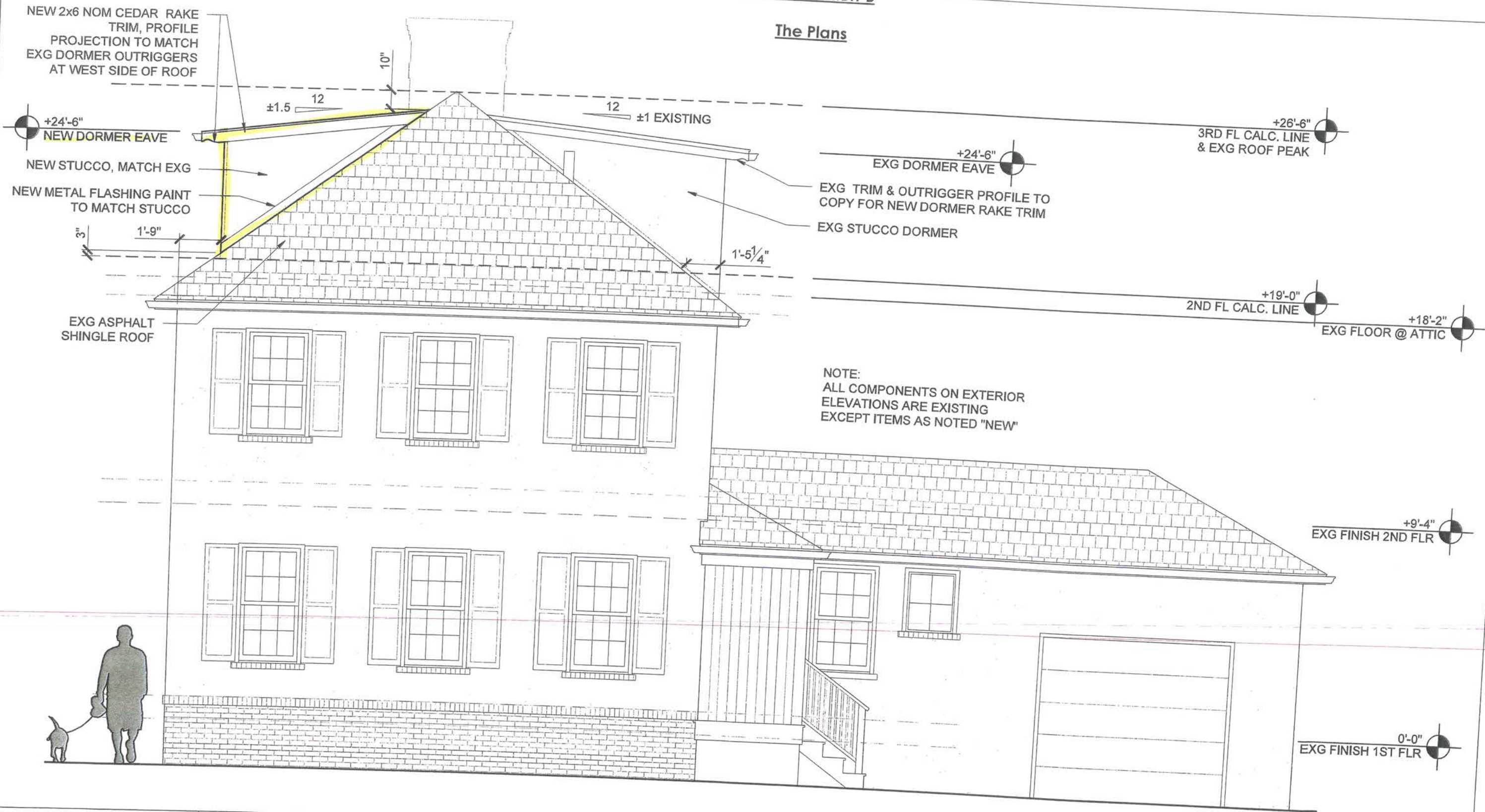
SCALE:
1/4"=1'-0"

SHEET NUMBER:

2.2
52

GROUP EXHIBIT B

The Plans



AUERBACH ARCHITECTS

E sue@auerbacharchitects.com
C 847.275.5974
W auerbacharchitects.com
A 5215 N Ravenswood Chicago, IL 60640

PROJECT ADDRESS:

NEW ATTIC DORMER
374 E. WISCONSIN AVE.
LAKE FOREST, IL 60045

PROPOSED EXTERIOR ELEVATION
NORTH

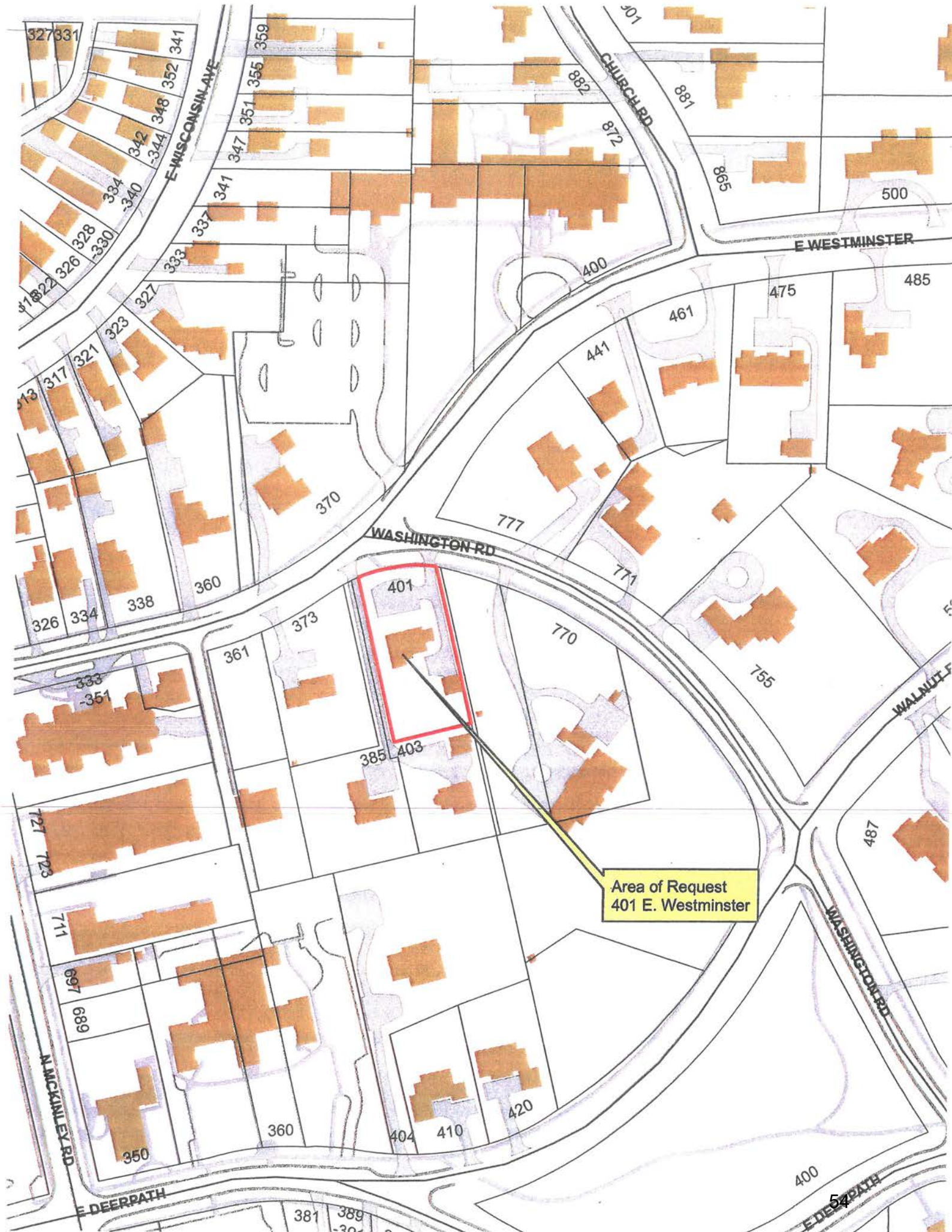
ISSUE/REVISIONS:	
ZBA APPLICATION FOR VARIANCE	12/30/2019

DATE:
12/30/2019

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

SHEET NUMBER:

2.4₅₃



THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-__

AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK FOR
PROPERTY LOCATED AT 401 E. WESTMINSTER

WHEREAS, Jeffrey and Laura Torosian ("**Owners**") are the owners of that certain real property commonly known as 401 E. Westminster, 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 an open front portico ("**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 159.085, R-1, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the front yard setback; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on January 27, 2020; 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 portico addition is compatible in style and massing.
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. The property has a special setback as reflected on the plat of subdivision.
3. The hardship in conforming to the setback requirement includes the establishment of the special setback essentially at the front of the house which was constructed in 1928.
4. The Improvements will not impair light or ventilation to adjacent properties, 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: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow the construction of the Improvements, as fully depicted on the Plans, no closer than 76'11" to the front property line.

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

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

ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. 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. Compliance with the Plans. 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.
- G. Other conditions. The improvements shall be substantially 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 _____, 2020.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

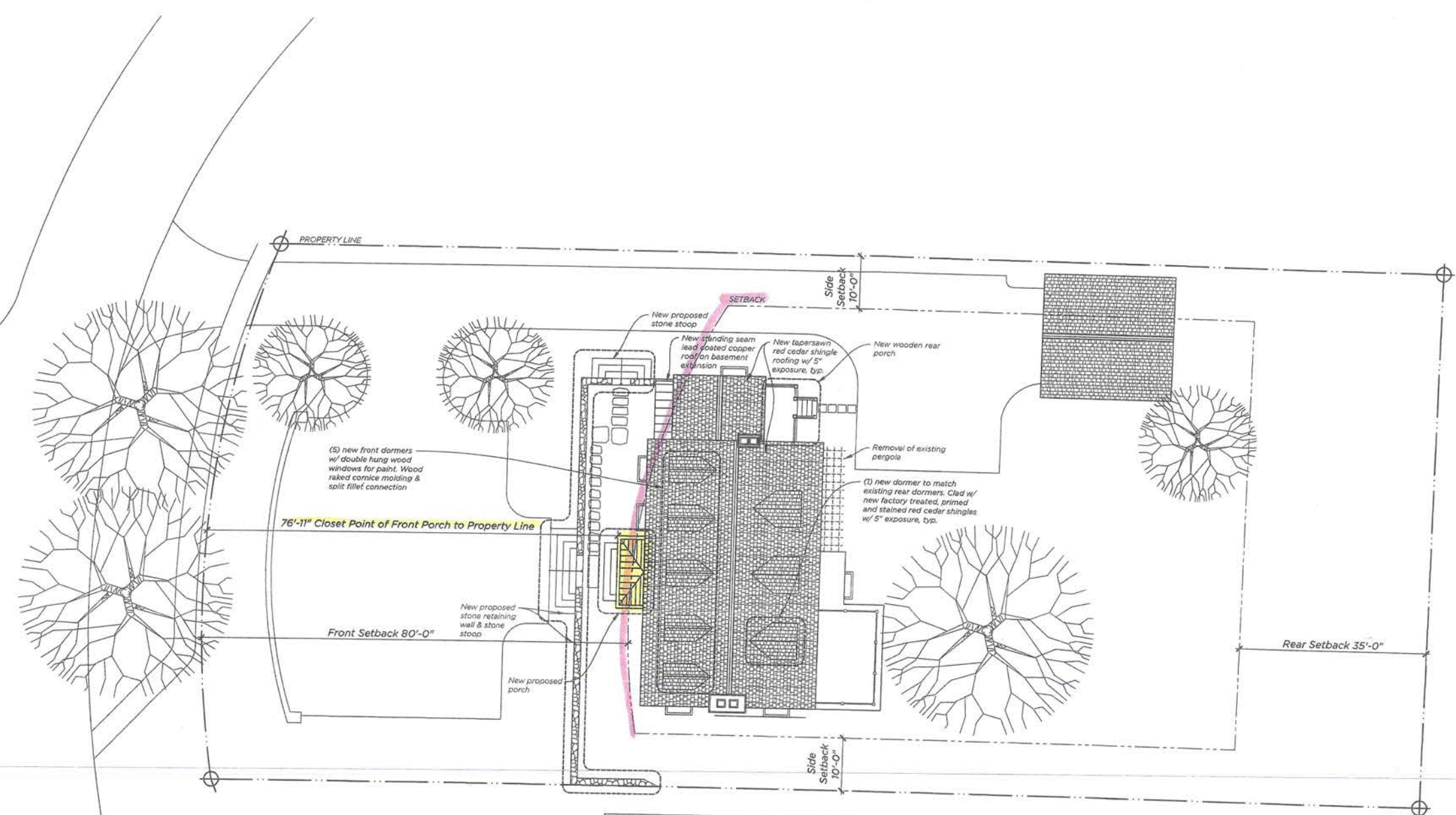
PASSED THIS __ DAY OF _____, 2020.

ATTEST:

Mayor

City Clerk

The Plans



IMPERVIOUS SURFACE CALCULATION

Sidewalk:	415 SQ FT
Driveway:	5725 SQ FT
New stoops:	133 SQ FT
Retaining walls:	190 SQ FT
TOTAL:	6463 SQ FT



BORIES & SHEARSON
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www.boriesandshearson.com

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written consent of Bories & Shearson Architecture
DPC.

SCALE: AS NOTED

NOTE: If this drawing is not at 1" = 30', it has been
revised from its original size. Scale is no longer
applicable.

ISSUE DATE: 02/03/2019

NO.	DATE	ISSUE
01	02/03/2019	For HPC Submittal
02	01/10/2020	ZBA Submittal 1

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

TOROSIAN RESIDENCE
401 EAST WESTMINSTER
LAKE FOREST, ILLINOIS, 60045

DRAWING TITLE:

PROPOSED SITE PLAN &
IMPERVIOUS SURFACE CALC.

PROJECT #:

201913

DRAWN BY:

TW

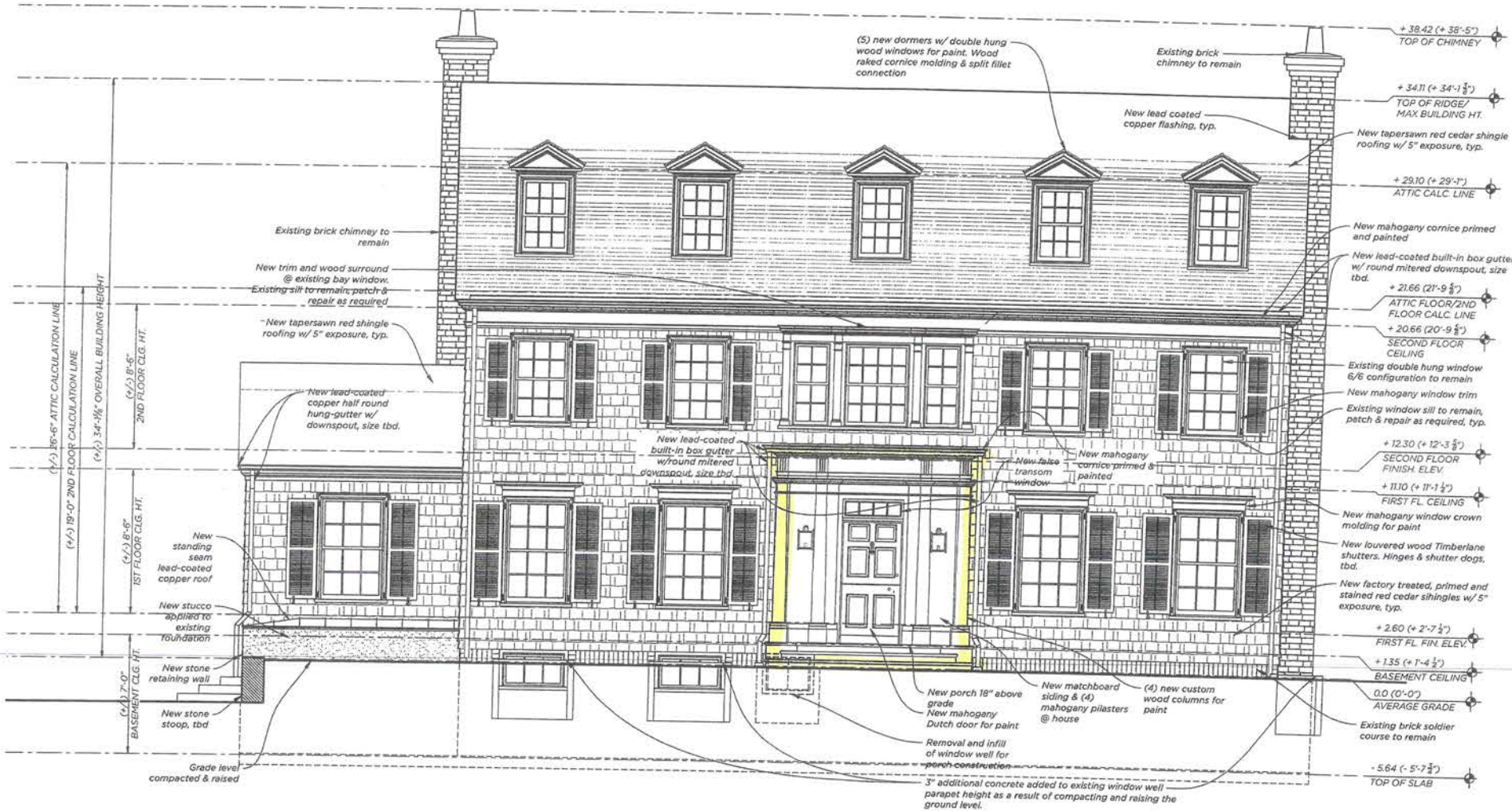
CHECKED BY:

TW

DRAWING NO:

A-0.0

The Plans



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



BORRIES & SHEARRON
ARCHITECTURE DPC

325 West 38th Street, Suite 204
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www.borriesandshearrron.com

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written consent of Borries & Shearrron Architecture
DPC.

SCALE: AS NOTED

NOTE: If this drawing is not 24" x 36", it has been
revised from its original size. Scale is no longer
applicable.

ISSUE DATE: 12/13/2019

NO.	DATE	ISSUE
01	12/19/2019	For HPC Submittal

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

TOROSIAN RESIDENCE
401 EAST WESTMINSTER
LAKE FOREST, IL, 60045

DRAWING TITLE:

PROPOSED
NORTH ELEVATION

PROJECT #:

201912

DRAWN BY:

AV

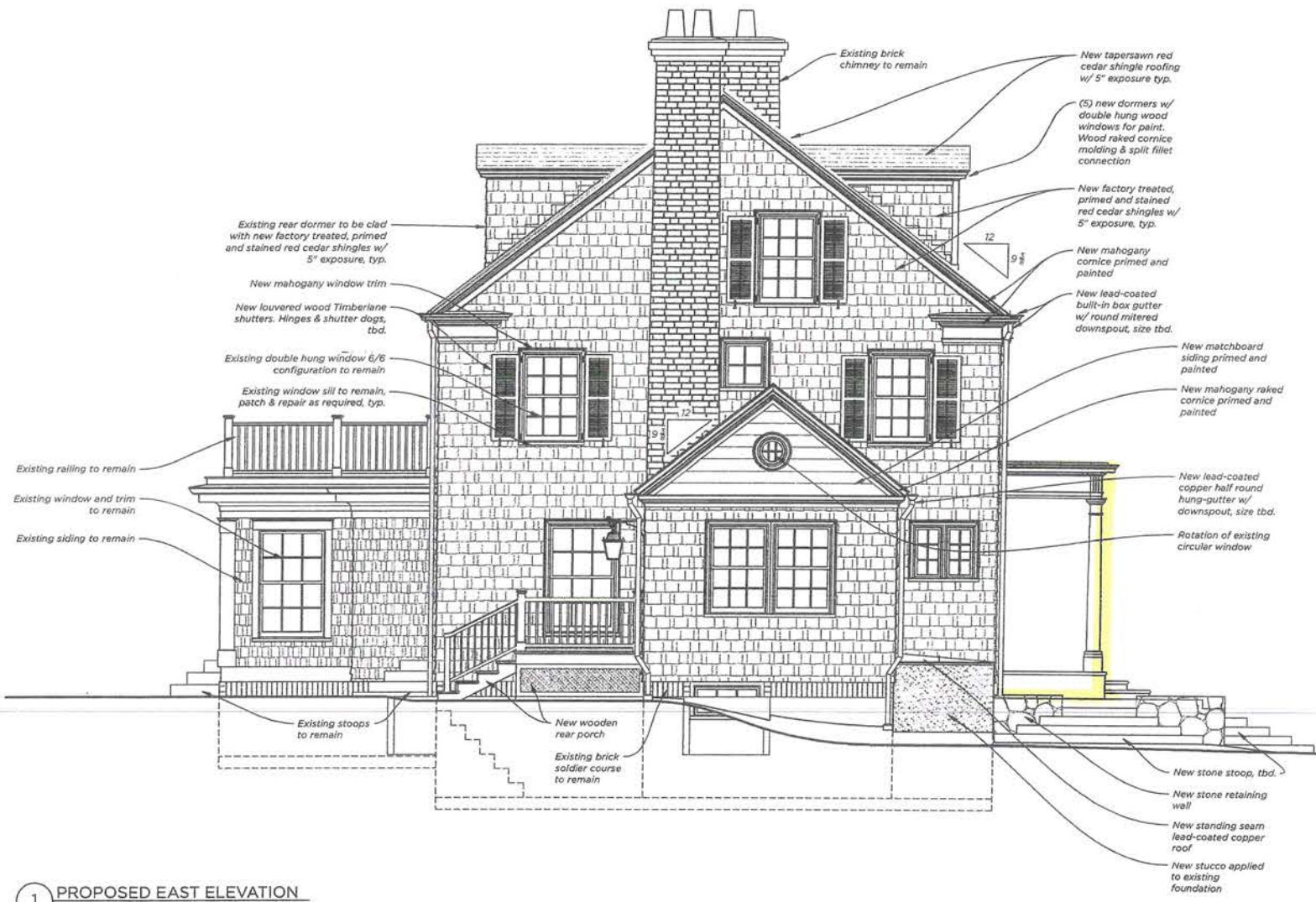
CHECKED BY:

TW

DRAWING NO:

A-3.0

The Plans



1 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



BORIES & SHEARRON
ARCHITECTURE DPC
325 West 38th Street, Suite 204
New York, NY 10018
T: (917) 374 - 3422
www.boriesandshearron.com

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SCALE: AS NOTED
NOTE: If this drawing is not 24" x 36", it has been revised from its original size. Scale is no longer applicable.

ISSUE DATE: 12/13/2019

NO.	DATE	ISSUE
01	12/19/2019	For HPC Submittal

REVISIONS:

NO.	DATE	ISSUE

PROJECT TITLE:

TOROSIAN RESIDENCE
401 EAST WESTMINSTER
LAKE FOREST, IL, 60045

DRAWING TITLE:

PROPOSED
EAST ELEVATION

PROJECT #:	201912
DRAWN BY:	AV
CHECKED BY:	TW
DRAWING NO:	

A-3.1



Area of Request
685 Burton Drive

THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-__

AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK
REQUIREMENT FOR PROPERTY LOCATED AT 685 BURTON DRIVE

WHEREAS, Patrick and Julia Barry ("**Owners**") are the owners of that certain real property commonly known as 685 Burton Drive, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements, including an expanded driveway ("**Improvements**") as depicted on the site plans attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of a variance from Section 159.083, R-3, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the front yard setback; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on January 27, 2020; 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 reconfiguration of the driveway within the front yard setback will not alter the essential character of the neighborhood. The proposed modifications to the driveway will not change the manner in which this driveway is utilized currently, but rather, will provide adequate pavement to facilitate movement in and out of the expanded garage.
2. The conditions upon which the variance is requested are generally unique to this property and are not generally applicable to other properties in the same zoning district throughout the City. This property is a corner lot and the house is sited at an angle across the property, near the setback line, limiting the area for a functional driveway.
3. The existing residence conforms to the applicable setback requirements for this zoning district. The hardship in conforming to the required setback is a result of the original construction of the home just behind the setback line,

limiting the area available for a driveway with an appropriate turning radius.

4. The variance and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The changes proposed to the driveway do not change the way in which the driveway is currently used, but rather will make the driveway more functional.

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 variance 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: Zoning Setback Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow expansion of the driveway to a width not to exceed 30'1" within the front yard setback.

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

- A. **No Authorization of Work.** This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this

Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. Compliance with Laws. Chapters , 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Staging, Parking and Storage. 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. Compliance with the Plans. 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.

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 _____, 2020.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2020.

Mayor

ATTEST:

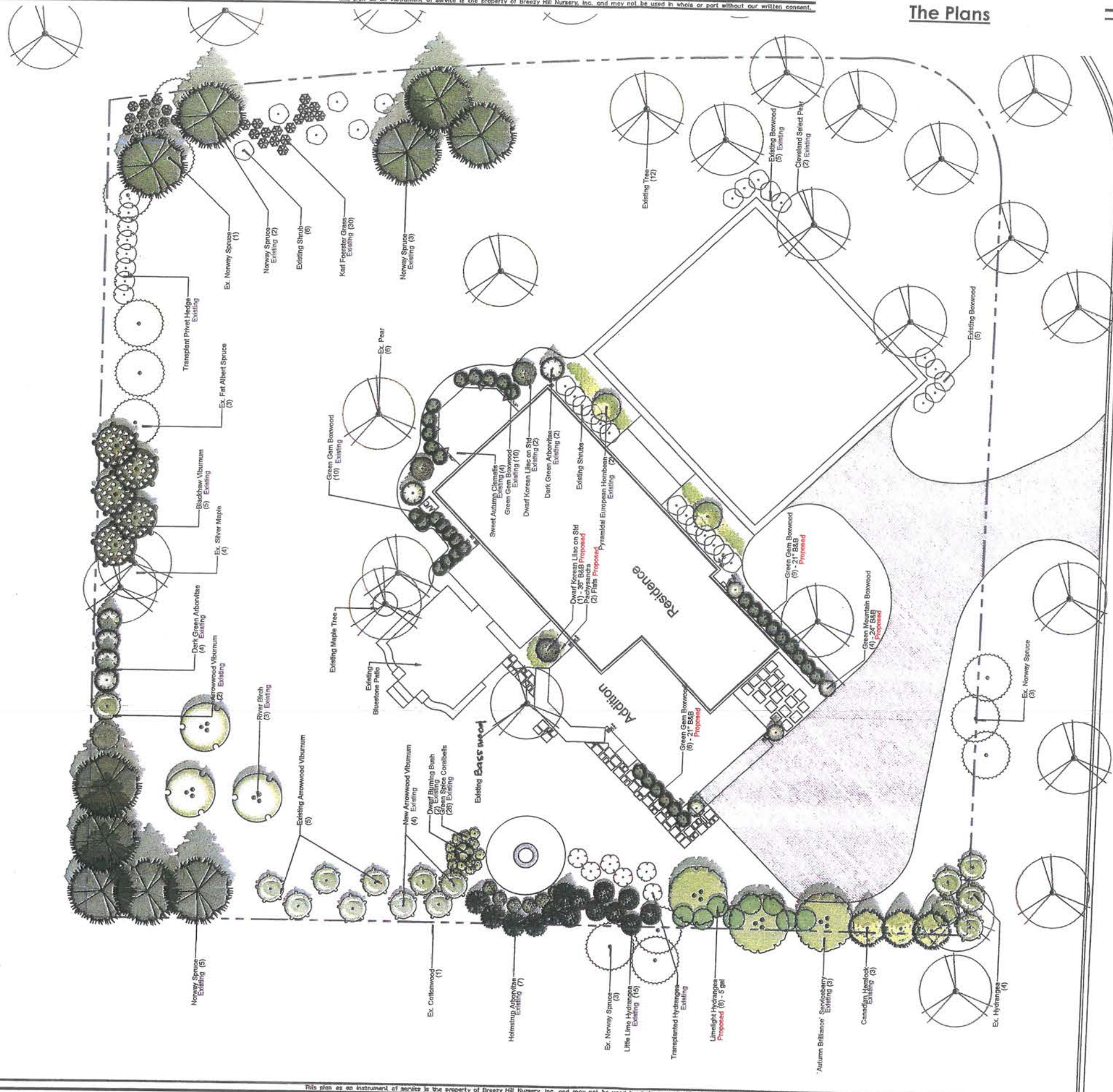
City Clerk

This plan as an instrument of service is the property of Breezy Hill Nursery, Inc. and may not be used in whole or part without our written consent. Violators are subject to prosecution.

GROUP EXHIBIT B

The Plans

PROPOSED LANDSCAPE PLAN



Castlegate Court

Barry Residence

685 Burton Drive, Lake Forest, IL 60045

Sheet
L1

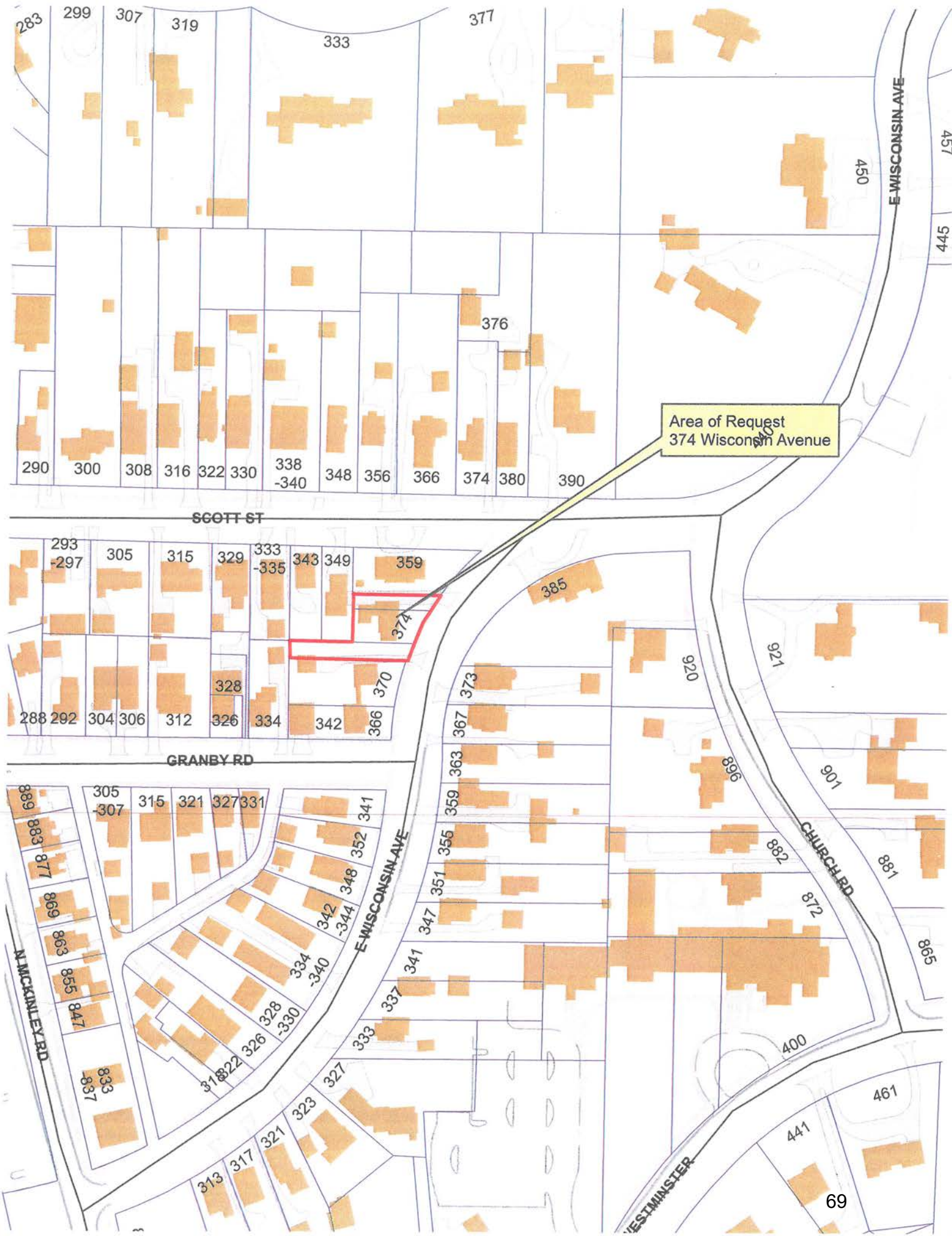


Scale 1" = 10'

Designed By Jerry Epping
Drawn By Andrew Eppel
Date March 16, 2015
Revised January 20th, 2020-kl
Project #001798



This plan as an instrument of service is the property of Breezy Hill Nursery, Inc. and may not be used in whole or part without our written consent. Violators are subject to prosecution.



THE CITY OF LAKE FOREST

ORDINANCE NO. 2020- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 374 WISCONSIN AVENUE

WHEREAS, Kristin Ryan ("**Owner**") is the owner of that certain real property commonly known as 374 Wisconsin Avenue, 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 Owner desires to construct a dormer on the front facing elevation ("**Improvements**") as depicted on the site and architectural plans that are attached hereto as Group **Exhibit B** ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 5, 2020; 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. Owner proposes 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 Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, 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 THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding 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. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

SECTION 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 the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2020.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2020.

Mayor

ATTEST:

City Clerk

EXHIBIT A

Legal Description of Property

Legal Description:

The South Half of Lot 2, all of Lot 3 and the North Half of Lot 4 in Burton's Subdivision of Lots 3 and 4 (except the West 80 feet of said Lot 3) in Block 50 of Miller's Subdivision of Lots 49, 50 and 51 of Original Subdivision of Lake Forest, in the Southwest Quarter of Section 28, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded August 27, 1915 as Document 160682 in Book "J" of Plats, Page 44, in Lake County, Illinois.

P.I.N. 12-28-314-020

Commonly known as: 374 Wisconsin Avenue



Area of Request
685 Burton Drive

THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-__

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 685 BURTON DRIVE

WHEREAS, Patrick and Julia Barry ("**Owners**") are the owners of that certain real property commonly known as 685 Burton Drive, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, Single Family Residence District; and

WHEREAS, the Owners desire to construct a replacement attached garage, additions and associated site improvements ("**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, a portion of the Improvements as depicted on the Plans would exceed the maximum floor area allowances as set forth in Section 150.148 (C) of the City Code, which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 5, 2020; 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-3 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, a portion of the Improvements exceed the maximum floor area allowances set forth in Section 150.148(C) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. mature trees and other vegetation on the Property, in combination with the additional plantings planned as part of the project, effectively mitigate the appearance of excessive mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
6. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape and the property is adjacent to permanently preserved open space,
7. the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes,
7. the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
8. the 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 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 and exception to the maximum allowable floor area, subject to the terms and conditions hereinafter set forth; and

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

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

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

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of

the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Maximum Floor Area Exception Granted. Pursuant to Section 150.148 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements and other structures on the Property to have a maximum square footage not to exceed 4,582 square feet.

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

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

- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The 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 FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2020.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2020.

Mayor

ATTEST:

City Clerk



Proposed Overall Front Elevation

Scale: 1/8" = 1'-0"



Barry Residence - 685 Burton Drive

Michael E. Breseman Architects Ltd



ARCHITECTS, Ltd.



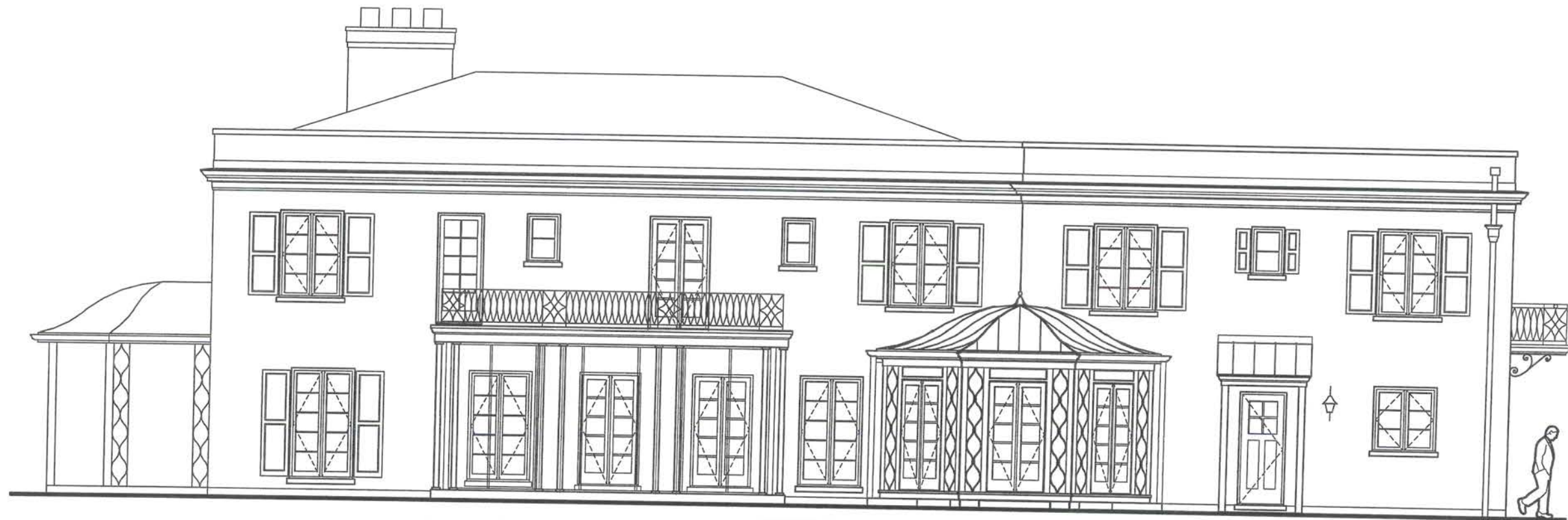
Proposed Left Elevation

Scale: 1/8" = 1'-0"



Barry Residence - 685 Burton Drive

Michael E. Breseman Architects Ltd



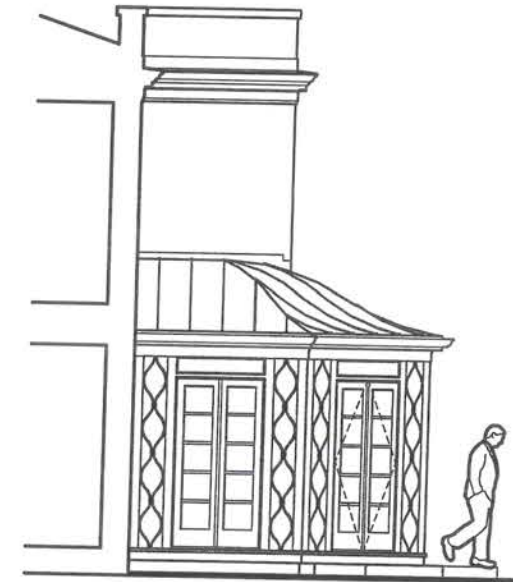
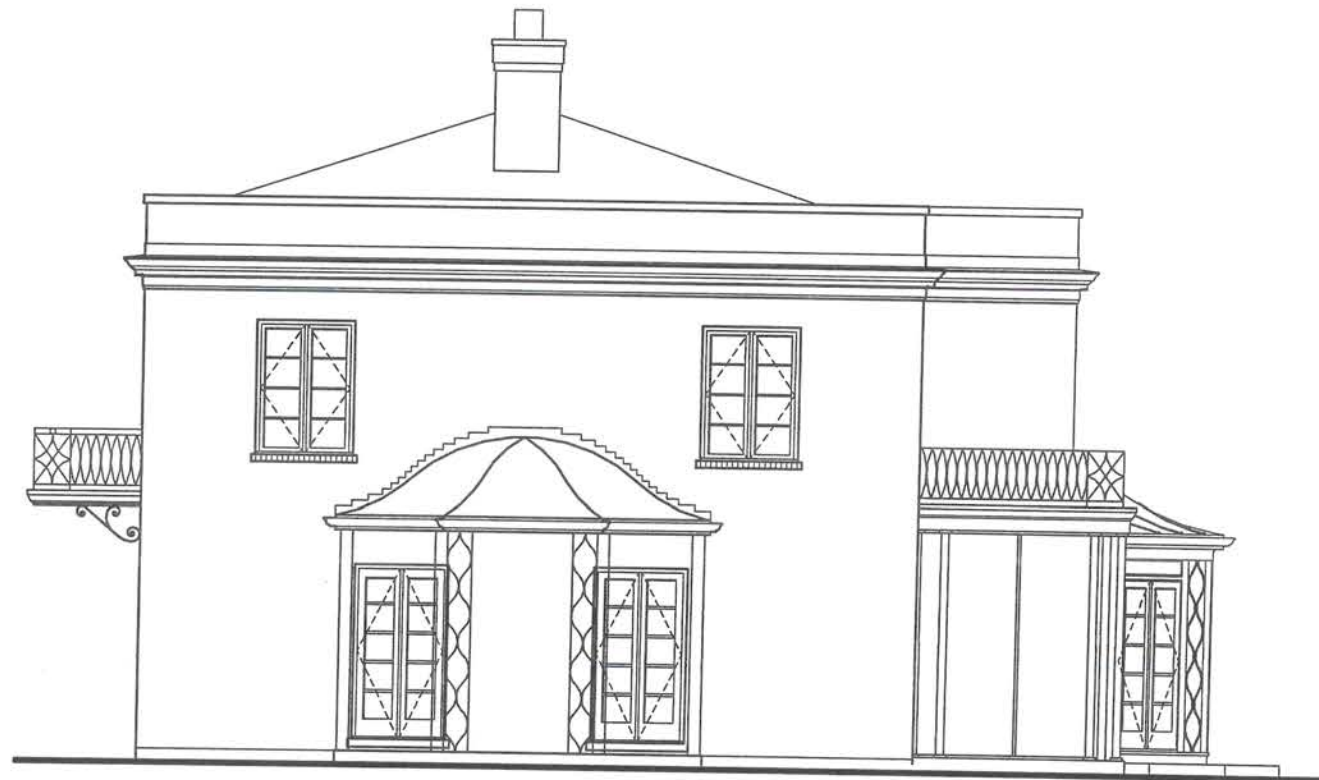
Proposed Rear Elevation

Scale: 1/8" = 1'-0"



Barry Residence - 685 Burton Drive

Michael E. Breseman Architects Ltd



Proposed Right Elevation

Scale: 1/8" = 1'-0"



Barry Residence - 685 Burton Drive

Michael E. Breseman Architects Ltd