

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

Monday July 19, 2021 immediately following the Finance Committee meeting at 6:30p.m

REMOTE ACCESS MEETING

Please be advised that all of the City Council members will be remotely attending this Council meeting by electronic means, in compliance with the recent amendments to the Open Meetings Act. The Mayor of the City Council has determined that it is not prudent or practical to conduct an in-person meeting due to the COVID-19 pandemic and that it is not feasible to have the City Council members or members of the public physically present at the meeting due to the pandemic disaster.

The City will be providing members of the public with various opportunities to watch or attend this meeting, as well as provide public comment at the meeting. For example, members of the public can participate remotely in the meeting by following the public audience link which will provide both video and audio means to attend the meeting.

Public Access Link

<https://us02web.zoom.us/j/81959517832?pwd=M1o5SEFpUXU5ZWtxY21DRXphRlh2QT09>

Webinar ID: 819 5951 7832

Passcode: 1861

CALL TO ORDER AND ROLL CALL **immediately following Finance Committee at 6:30 pm**

Honorable Mayor, George Pandaleon

James E. Morris, Alderman First Ward

Jennifer Karras, Alderman First Ward

Melanie Rummel, Alderman Second Ward

Edward U. Notz, Jr., Alderman Second Ward

Jim Preschlack, Alderman Third Ward

Ara Goshgarian, Alderman Third Ward

Raymond Buschmann, Alderman Fourth Ward

Eileen Looby Weber, Alderman Fourth Ward

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Assessment Notices

2. COMMENTS BY CITY MANAGER

- B. Report on a Dispatch Services Agreement between the Village of Glenview and the City of Lake Forest for Calendar Years 2022 through 2028**
- Jason Wicha, City Manager

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

Members of the public can provide public comment by calling the following number during the meeting: 847-810-3643

4. COMMITTEE REPORTS

FINANCE COMMITTEE

*****PUBLIC HEARING ON THE CITY’S ANNUAL APPROPRIATION ORDINANCE*****

OPEN PUBLIC HEARING

Mayor Pandaleon

CLOSE PUBLIC HEARING

1. Consideration of the Annual Appropriation Ordinance for FY2022 and Approval of Rollovers (*Final Reading – Public Hearing Required*)

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

PURPOSE AND ACTION REQUESTED: Staff requests the City Council conduct a public hearing and approve final reading of the FY2022 appropriation ordinance and rollovers.

BACKGROUND/DISCUSSION: While the annual municipal budget represents the City’s financial “plan” for expenditures over the course of the fiscal year, the annual Appropriation Ordinance is the formal legal mechanism by which the City Council authorizes the actual expenditures of funds budgeted in the annual budget. It appropriates specific sums of money by object and purpose of expenditures. State statutes require the passage of an Appropriation Ordinance by the end of July, which must be filed with the County Clerk within 30 days of approval.

There are some differences between the budget and Appropriation Ordinance. The Appropriation Ordinance includes the Library, which was not included in the budget approved at the April 19, 2021 City Council meeting. The Library expenses are approved by the Library Board. Debt service payments are included in the budget, but are excluded from the Appropriation Ordinance. The ordinances approving the debt issues serve as the legal authorization for these annual expenditures.

The Appropriation Ordinance provides for a 10% “contingency” above the budgeted expenditures. Each separate fund includes an item labeled “contingency” with an appropriate sum equivalent to 10% of the total funds budgeted. This practice has been followed for many years and has worked very efficiently, while still providing for City Council control over budgeted expenditures. It is important to note that the City Council and City staff follow the adopted budget as its spending guideline, not the Appropriation Ordinance.

Without the contingency, the City Council would have to pass further modifications to the Appropriation Ordinance to cover any unforeseen expenditures exceeding the budget throughout the year.

In order to provide more accurate and efficient accounting and budgeting of City funds, an annual rollover of funds is required. This eliminates both under and over budgeting of funds in the new fiscal year. The items on the attached rollover list (**page 27**) consist of projects that were appropriated in FY2021 and will not be completed until FY2022.

School District 67 does not recognize the Appropriation Ordinance in their budgeting or auditing standards. However, due to the fact they are a special charter district, their budget must be included in the City's Appropriation Ordinance. School District 67 numbers are estimates and subject to change.

For FY22, an Exhibit has been added to the Appropriations Ordinance to address requirements of the Illinois Pension Code and Illinois Administrative Code.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	6/21/21	First Reading of the appropriations ordinance and rollovers granted
City Council	4/19/21	Adoption of FY22 Comprehensive Fiscal Plan

BUDGET/FISCAL IMPACT: The attached Appropriation Ordinance Worksheet (**page 28**) demonstrates the reconciliation of the Adopted Budget to the Appropriation Ordinance by fund. It should be noted that some rollovers have associated revenues which will also be incorporated into the FY22 budget administered by City staff. These include items such as grant and donor funding.

COUNCIL ACTION: Conduct a public hearing on the City's FY2022 Annual Appropriation Ordinance. Upon closing the public hearing, it is recommended that the City Council consider approval of the final reading of the Ordinance (page 29) and the rollovers. A copy of the ordinance is available for review by the public in the City Clerk's office.

2. GFOA Certificate of Achievement for Excellence in Financial Reporting Award Presentation

PRESENTED BY: James Morris, Finance Committee Chairman

The City has received notification that it has once again been awarded the Government Finance Officers Association **Certificate of Achievement for Excellence in Financial Reporting** for its FY20 Comprehensive Annual Financial Report. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment is a significant accomplishment by a government and its management.

In a May 12 GFOA news release, it is noted that “The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive spirit of full disclosure to clearly communicate its financial story and motivate potential users and user groups to read the report.”

The City has received this prestigious award for the 42nd consecutive year.

In addition to the Certificate of Achievement, an **Award of Financial Reporting Achievement** is presented by the GFOA to the individual designated as instrumental in their government unit’s achievement of the Certificate. I am pleased to present this award to Diane Hall, Assistant Finance Director. Diane serves as the primary liaison to the City’s independent audit firm, Baker Tilly. She coordinates the annual audit process and preparation of the City’s annual financial report.

The Government Finance Officers Association (GFOA) is a professional association founded in 1906 serving the needs of more than 20,000 appointed and elected local, state, federal and provincial-led government officials in the United States and Canada. GFOA’s mission is to advance excellence in public finance. The GFOA awarded the Certificate of Achievement to 4,342 governmental units for the fiscal year ended 2019. In Illinois, 361 organizations received the award – 5.2% of the total 6,963 units of Government in the state.

3. **Consideration of an Ordinance Providing for the issuance of not to exceed \$8,500,000 General Obligation Refunding Bonds, Series 2021, for the purpose of refunding certain outstanding general obligation bonds of the City, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and directing the execution of an escrow agreement in connection with the issuance of said bonds, and authorizing the sale of said bonds to the winning bidder thereof (First Reading)**

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

PURPOSE AND ACTION REQUESTED: Staff requests approving the first reading of an ordinance authorizing the issuance of 2021 general obligation refunding bonds.

BACKGROUND/DISCUSSION: The City regularly monitors bond market conditions to assess opportunities to refund, or refinance, existing debt obligations and achieve a savings through lower interest rates. Staff is recommending that the City proceed with a refunding in August based on current bond market conditions.

A Preliminary Official Statement is being prepared and will be provided under separate cover. If the City elects to proceed, the Preliminary Official Statement will be submitted to Moody’s Investors Service with a request for a rating.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Finance Committee	7/19/21	Consider approval for staff to proceed with preparations for a refunding issue.

BUDGET/FISCAL IMPACT: The interest rate on the refunding bond issue will be determined at an online bid auction to be scheduled. Debt service on the bond issue is scheduled through December 2032 and will be paid from the property tax levy to correspond with the funding source for the original bond issue. Savings resulting from the refinancing will reduce future property tax levy requirements. The bonds will be callable in whole or in part on or after December 15, 2029.

COUNCIL ACTION: Approval of first reading of the bond ordinance (page 41). An online bid is currently scheduled for August 19. At the August 2 City Council meeting, a final bond ordinance will be presented for City Council consideration that will set forth the parameters under which a bid received on the sale date would be approved allowing for the closing of the bond issue on September 15. If no bid submitted on the bond sale date meets the parameters of the bond ordinance approved on August 2, the bids would be rejected and the bond issue would not proceed.

4. Approval of an additional FY21 Transfer out of the General Fund as directed by the City Council in the Estimated Amount of \$4.26 Million to Fund One-Time Expenditures, to be determined at a later date.

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

PURPOSE AND ACTION REQUESTED: Staff requests City Council approval of an additional transfer of approximately \$4.26 million from the General Fund due to an operating surplus for Fiscal Year 2021 higher than projected. The July 19 meeting is the final meeting the City Council could authorize any change in the City's FY21 financials. Direction from the City Council as to the specific use of the funds would be determined at a later date, but direction is needed at this time related to the specific funds to receive the additional transfer.

BACKGROUND/DISCUSSION: The General Fund is used to account for the majority of personnel and operating costs of the City. The City strives to transfer operating budget surpluses in the General Fund to the Capital Improvement Fund to supplement the City's Five-Year Capital Improvement Program or to other funds to support one-time funding needs. In previous years, the City Council elected to increase General Fund reserves in order to insulate the City against potential budget impacts of the State's fiscal crisis. With General Fund reserves now well above the City's minimum threshold (35% of revenue plus accrued vacation/sick liability), the City Council has taken action to incorporate the following provision in its City Council Fiscal Policy:

Unassigned fund balances should be equal to no less than 35% of non-pass through operating revenues for the General Fund plus accrued sick and vacation leave. In recent years, the City Council has intentionally accumulated excess General Fund balance reserves to mitigate potential impacts of the State of Illinois fiscal crisis (ie. loss of State-shared revenue or imposition of property tax limitations). Recognizing that General Fund reserves as of 4/30/18 are sufficient to address State impacts, the FY19 operating surplus of the General Fund was transferred to the Capital Improvement Fund. Until further revision to the City Council Fiscal Policy is approved, the City may allocate future General Fund operating surpluses at fiscal year-end to one-time funding needs as determined annually by the City Council.

With General Fund reserves healthy, the additional funds could be used for a variety of one-time purposes. Staff is recommending that the City Council transfer the additional surplus to the following funds:

- * This amount would be adjusted to reflect the actual audited results of the General Fund FY21 with the intent of ensuring that 4/30/21 General Fund balance is consistent with the balance as of 4/30/19.

The Capital Improvements Fund accounts for the majority of the projects identified in the City's Five-Year Capital Improvement Program, and funding needs continually exceed available resources. The proposed transfer to this fund would make additional funds available for the City Council's consideration of FY23 capital expenditures to be reviewed in November 2021.

When the FY21 budget was approved in May 2020, the duration and financial impact of the COVID 19 pandemic was unknown. The City opted to take a very conservative approach in making revenue projections. As the year progressed, monthly COVID 19 financial updates to the City Council revealed a number of unanticipated impacts that resulted in the General Fund significantly outperforming early projections:

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The table below summarizes the primary drivers of the increased General Fund operating surplus with a comparison to both budget and March 2021 projections:

	FY21 Budget	FY21 Projected	FY21 Actual (prelim)	Budget vs Actual	Projected vs Actual
Income Tax	\$1,021,074	1,727,613	2,351,782	1,330,708	624,169
Sales Tax	1,537,930	1,459,714	2,153,683	615,753	693,969
Building Permits	773,000	1,400,000	1,747,309	974,309	347,309
COVID 19 Grants		848,842	848,847	848,842	5
Other Revenue	32,591,475	31,202,138	31,906,977	(684,498)	704,839
Personnel Costs	21,572,820	20,964,314	20,986,688	586,132	(22,374)
COVID 19 Support	1,000,000	700,000	616,686	383,314	83,314
Other Expenses	14,125,617	13,930,443	13,312,408	813,209	618,035
Gen Fund Transfer	300,000	1,050,000	1,050,000	(750,000)	0

Will the City continue to have substantial operating surpluses at year end?

For FY21 specifically, the significant year-end surplus occurred due to the City outperforming early projections of the financial impact of COVID 19, which could not have been anticipated at the time the budget was adopted.

The City of Lake Forest has had a long-standing practice of budgeting conservatively, which makes an operating surplus at year-end more likely. Primary revenue assumptions are determined as part of the budget development. Personnel costs account for nearly 75% of annual General Fund expenses and the City budgets for full employment. Natural turnover in employment results in expenditure savings each year.

Beginning in FY22, the City has transferred \$750,000 in ongoing capital expenditures from the capital budget to the General Fund budget. This has reduced the budgeted operating surplus for the current and future years.

BUDGET/FISCAL IMPACT: The recommended action would result in \$4.26* million being transferred from the General Fund to other City funds to support one-time expenses as directed by the City Council at a future date.

FY2021 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
General Fund	n/a	\$4,260,000*	N

* Estimated and subject to revision based on actual audited General Fund financials.

The transfer is not budgeted and does not necessitate a supplemental appropriation ordinance. It will be funded from one-time revenue, revenues in excess of budget and expense savings in FY2021.

COUNCIL ACTION: Approval of an additional FY21 Transfer out of the General Fund as directed by the City Council in the Estimated Amount of \$4.26 Million to Fund One-Time Expenditures, to be determined at a later date.

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approve the Extension of the Mayor's Declaration of a Local State of Emergency until the next City Council Meeting

STAFF CONTACT, *Jason Wicha, City Manager*

PURPOSE AND ACTION REQUESTED: It is requested that the City Council extend the Declaration to the next City Council meeting.

BACKGROUND/DISCUSSION: Over the past months, the U.S. Government and the State of Illinois have issued multiple orders declaring a state of emergency over the country and the State of Illinois in order to address the impact of the global pandemic from COVID-19. In order to address the impact this pandemic has had on the City of Lake Forest, Mayor Pandaleon exercised his authority to issue a Declaration of a Local State of Emergency on Saturday, April 4, 2020. At its April 6, 2020, City Council meeting, the City Council extended the Declaration to the next City Council meeting which was June 21, 2021.

In order to ensure that the emergency powers authorized by the local declaration remain in effect where necessary, the Mayor is asking the City Council to further extend the Declaration of a Local State of Emergency until the next City Council meeting that takes place after July 19, 2021.

REVIEW/RECOMMENDATIONS: Following the Mayor exercising his authority to issue a Declaration of a Local State of Emergency on April 2, 2020. The City Council Approved the Mayor's Declaration on the following dates; 4/6/2020, 4/20/2020, 5/4/2020, 5/18/2020, 6/1/2020, 6/15/2020, 7/20/2020, 8/3/2020, 9/8/2020, 10/5/2020, 10/19/2020, 11/2/2020, 11/16/2020, 12/7/2020, 1/19/2021, 2/1/2021, 2/16/2021, 3/1/2021, 3/15/2021, 4/5/2021, 4/19/2021, 5/3/2021, 5/17/2021, 6/7/2021 and June 21, 2021.

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Approve the extension of the Mayor's Declaration of a Local State of Emergency until the next City Council Meeting

2. Approval of June 21, 2021, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 74**

COUNCIL ACTION: Approval of June 21, 2021, City Council Meeting Minutes.

3. Approval of July 19, 2021, SPECIAL City Council Workshop Meeting Minutes

A copy of the minutes can be found beginning on **page 79**

COUNCIL ACTION: Approval of July 19, 2021, SPECIAL City Council Workshop Meeting Minutes

4. Approval of the Check Register for the Period of May 22 – June 25, 2021

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

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

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

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

Check Register for May 22 - June 25, 2021

	Fund	Invoice	Payroll	Total
101	General	585,155	2,350,178	2,935,333
501	Water & Sewer	333,497	277,244	610,741
220	Parks & Recreation	287,372	684,158	971,530
311	Capital Improvements	592,609	0	592,609
202	Motor Fuel Tax	605,224	0	605,224
230	Cemetery	55,940	48,766	104,706
210	Senior Resources	10,800	38,298	49,099
510	Deerpath Golf Course	33,273	4,393	37,666
601	Fleet	62,588	87,999	150,587
416 - 433	Debt Funds	478,914	0	478,914
248	Housing Trust	1,130	0	1,130
201	Park & Public Land	0	0	0
	All other Funds	1,704,389	225,066	1,929,455
		\$4,750,891	\$3,716,102	\$8,466,993

The total denoted as "All other Funds" includes medical/dental plan claim payments (\$710,958), Water Capital Fund expenses (\$480,356), liability insurance deductible payments (\$107,417), and a NSSRA member contribution payment (\$131,012).

COUNCIL ACTION: Approval of the Check Register for the Period of May 22 - June 25, 2021

5. Approval of Amendments to the Lake Forest Cemetery Commission Investment Policy

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

PURPOSE AND ACTION REQUESTED: The Lake Forest Cemetery Commission requests City Council approval of investment policy revisions adopted by the Commission on April 28, 2021.

BACKGROUND/DISCUSSION: The Lake Forest Cemetery Commission Investment Policy has not been updated since 2008. The Cemetery Commission has reviewed and adopted amendments to its investment policy and is seeking City Council approval of the amended policy. The amended policy can be found beginning on **page 81** and the redlined version showing the amendments made can be found beginning on **page 86**.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council Finance Committee	7/19/21	Presentation by Cemetery Commission Chair of revised investment policy.
Lake Forest Cemetery Commission	4/28/21	Adoption of investment policy revisions

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Approval of Amendments to the Lake Forest Cemetery Commission Investment Policy.

6. Approval to Renew Agreement for Enterprise Resource Management System Software Maintenance

STAFF CONTACT: *Jim Shaw, Director of Innovation and Technology (847-810-3590)*

PURPOSE AND ACTION REQUESTED: Staff requests approval to renew a one (1) year agreement with Bellefeuil Szur & Associates (BS&A) software which includes maintenance services and licensing.

BACKGROUND/DISCUSSION: BS&A has been providing The City of Lake Forest services for a financial and land parcel management system since initial implementation in 2019. This system is one of the largest software systems to support City operations. It encompasses payroll, purchasing, general ledger, budget, utility billing, online utility billing payments, accounts receivable, fixed assets, code enforcement, building permits, business licensing and land management planning and zoning.

BUDGET/FISCAL IMPACT: On June 29, 2021 staff received the annual renewal quote from BS&A:

Per the initial agreement executed on 01/16/2018, annual license fees may be increased according to the Consumer Price Index (CPI-U), or a maximum of 3%. The proposed renewal

is 1% higher than the renewal costs in FY2020. This service of support can only be provided by BS&A.

Has City staff obtained competitive pricing for proposed goods/services? **No**
Administrative Directive 3-5, Section 6.1B – Sole Source

FY2022 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Operating	101-1315-415-43-37	\$35,288	\$34,739	Y

COUNCIL ACTION: Approval to Renew Agreement for Enterprise Resource Management System Software Maintenance and Licensing

7. Approval of both a Change Order to the Agreement with H.W. Lochner, Inc. and an IDOT Resolution for Additional MFT Funds for Phase I Design of the Lake/Woodbine Vehicle Bridge in the Amount of \$27,328

Staff Contact: *Michael Thomas, Director of Public Works (810-3540)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff are recommending approval of a change order and an IDOT resolution utilizing MFT Funds in the amount of \$27,328 for the Phase I Design of the Lake/Woodbine Vehicle Bridge.

BACKGROUND/DISCUSSION: The Lake/Woodbine Bridge is a three-span concrete arch bridge over a ravine 60 feet deep, located on Lake Road near the Woodbine intersection. In February 2011, the City requested grant funds under the Highway Bridge Replacement and Rehabilitation Program (BRP) to be used toward the design of the replacement Lake/Woodbine Vehicle Bridge. H.W. Lochner received the notice to proceed in late May, 2012.

This bridge has a current Sufficiency Rating of 25 and is therefore inspected on an annual basis. The IDOT Bridge Sufficiency Rating Scale is from 1 to 100 with 1 being the worst and greater than 50 considered satisfactory per Federal guidelines. The bridge's weight rating was reduced last year after findings performed as part of the City's bridge study. IDOT visits the bridge each year after receiving the inspection report from the City's bridge inspector. Based upon the findings, IDOT determines if the bridge's weight and sufficiency ratings need to further be reduced.

With its current low Sufficiency Rating, the City must proceed with completing the Phase I design. Once completed, the design and its report will be submitted to IDOT for their review and comments. The Phase I design supplement includes updating some of the previous design work along with additional studies on items outside the original scope. Specifically these include an updated traffic analysis, architectural study, structural study, environmental study and an overall roadway study. These studies will ultimately lead to a report documenting the feasibility the bridge's replacement for presentation to the Historic Preservation Commission.

Additionally, staff will inquire with IDOT how soon it can proceed with the Phase II design, acknowledging that any comments from the Phase I report will be incorporated into the final

design and specifications. The City has currently budgeted capital dollars in FY '23 for Phase II design work. When Phase II design drawings are being reviewed by IDOT, staff will submit the City's application for an 80/20 (State/City) share for construction from the Illinois Bridge Replacement Fund.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	7/1/21	Reviewed and Recommended Approval of the Change Order & Updated MFT Resolution
City Council	3/15/21	Approved IDOT MFT Resolution and Phase I Design Services with H.W. Lochner
Public Works Committee	2/25/21	Reviewed and Recommended City Council Approval of IDOT Resolution and Design Services Agreement
Finance Committee	11/9/20	Included in 5-Year Capital Improvement Plan
City Council	5/21/12	Approved Phase I Agreement

BUDGET/FISCAL IMPACT: At its March 15, 2021 City Council meeting, \$87,470 was approved for the completion of Phase I design. During a recent meeting with H.W. Lochner, staff learned that the amount approved by City Council was not the correct amount. An additional \$27,328 is needed to complete the Structure Geotechnical Report and a Preliminary Environmental Site Assessment (PESA hereafter). Previous staff mistakenly did not include the cost of the geotechnical report in the amount requested. Additionally, IDOT notified H.W. Lochner that it no longer accepts a simple "letter to the file" to update a PESA which was assumed by the previous supplemental request.

The fiscal year '22 capital improvement budget includes \$115,000 in the MFT Fund for the Phase I design of the Lake / Woodbine Bridge.

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

If no, indicate the specific exception or waiver requested:

Administrative Directive 3-5, Section 6.11 – Existing Relationship

Below is an estimated summary of project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
MFT Fund: 202-3703-478-78-92	\$115,000	\$114,798	Y

COUNCIL ACTION: Approval of both a Change Order to the Agreement with H.W. Lochner, Inc. and an IDOT Resolution for Additional MFT Funds for Phase I Design of the Lake / Woodbine Vehicle Bridge in the Amount of \$27,328.

8. 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:

1825 Telegraph Road – The Building Review Board recommended approval of demolition of the existing structures on the site, a house and a barn, and approval of a replacement single family home and attached garage. Testimony was received from a neighboring property owner in support of the project while also noting concerns about drainage in the overall area. The Board confirmed that prior to the issuance of any permits for redevelopment of the site, a grading and drainage plan is required and will be subject to review and approval by the City Engineer. (Board vote to recommend approval: 7 - 0)

175 Pembroke Drive – The Building Review Board recommended approval of a building scale variance to allow an addition to expand the connecting link between the house and garage. Approval of various exterior alterations is also recommended. No public testimony was received on this petition. (Board vote to recommend approval: 5 - 0)

713 Illinois Road – The Building Review Board recommended approval of an open, covered front porch, a rear porch and an attached garage. The Zoning Board also recommended approval of this petition as detailed in the previous agenda item. No public testimony was received on this petition. (Board vote to recommend approval: 7 - 0)

1133 Mt. Vernon Avenue – The Building Review Board recommended approval of a new house on a vacant lot and an attached garage. A neighbor complimented the house and commented on drainage issues in the overall area. The Board confirmed that prior to the issuance of any permits for development of the site, a grading and drainage plan is required and will be subject to review and approval by the City Engineer. (Board vote to recommend approval: 7 - 0)

854 W. Everett Road – The Building Review Board recommended approval of the demolition of the existing residence and construction of a replacement single family home on the site. No public testimony was presented on this petition. (Board vote to recommend approval: 5 - 0)

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 92**. 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.

9. 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:

342 N. Western Avenue – The Zoning Board of Appeals recommended approval of a variance from the lot-in-depth setback to allow construction of a two car garage on the west side of the house. A neighboring property owner testified in support of the petition, another neighbor noted existing drainage issues on his property. The Board confirmed that a drainage and grading plan will be required for the project and will be subject to review and approval by the City Engineer prior to the issuance of any permits authorizing construction. (Board vote: 6-0 to recommend approval)

420 Washington Road – The Zoning Board of Appeals recommended approval of lot-in-depth and accessory structure setback variances to allow the addition of a front entry element and construction of a detached garage. The Board noted there is currently no garage on the property and acknowledged that the house has been unoccupied for some time. The Board commended the new owners for taking on the restoration and enhancement of the residence. This project was also reviewed and approved by the Historic Preservation Commission. A neighbor testified in support of the petition. (Board vote: 6-0, to recommend approval)

713 Illinois Road – The Zoning Board of Appeals recommended approval of front and side yard setback variances to allow the addition of a covered front porch and an attached two car garage. The Board noted that there is currently no garage on the property and that given the small size of the property, the options for locating a garage on the site are limited. The Building Review Board also considered and recommended approval of this petition as detailed in the following agenda item. Public testimony was presented by a neighbor in support of the project. (Board vote: 6-0 to recommend approval)

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 142**. 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.

10. Approval of an IDOT Resolution and Use of MFT Funds in the Amount of \$186,170 for the Everett & Waukegan Road Intersection Phase II Base Design and the Phase I & Phase II Right-Hand Turn Lane Design Supplement, and the Ratification of Expenses Related to the Additional Evaluation of the Intersection in the Amount of \$45,348, to Civiltech Engineering, Inc.

Staff Contact: *Michael Thomas, Director of Public Works (810-3540)*

PURPOSE AND ACTION REQUESTED: Staff is recommending approval of an IDOT resolution and use of MFT Funds in the amount of \$186,170 for the Everett & Waukegan Road Intersection Phase II Base Design and the Phase I & Phase II Right-Hand Turn Lane Design Supplement. In addition, staff is also requesting ratification of expenses related to the additional timing, safety, and right-hand turn lane evaluations Civiltech recently completed, in the amount of \$45,348.

BACKGROUND/DISCUSSION: During the mid-2000's, residents requested improvements to the Everett & Waukegan Road intersection during multiple Ward meetings. Traffic studies, Phase I and Phase II designs along with seeking various grant opportunities have been on-going since 2009. Phase I design has been completed and comments received from IDOT, METRA, and the ICC have all been incorporated. Although the City paid for 100% of the Phase I design, the City was successful in receiving a Surface Transportation Program (STP) Grant from the Lake County Council of Mayors in 2018 for both Phase II design *and* construction of the Base Design.

As was reviewed at the July 12, 2021 City Council workshop, the design supplement request includes a myriad of items. First, Civiltech will update the drawings and specifications of the base project to current IDOT standards. Secondly, negotiations related to the acquisition of the needed right-of-way are also included in this supplement. Civiltech will also provide both Phase I and Phase II design services for the proposed westbound right-hand turn lane. This includes updating the intersection design study, geotechnical plans, lighting design, utility re-locates, coordination with IDOT, and negotiations with the Archdiocese of Chicago. The design supplement will result in a full Phase II design of the intersection improvements inclusive of both the base design and the westbound right-hand turn lane, allowing the City to submit for additional STP or alternative grant funding associated with the expanded project scope.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council Workshop	7/12/21	Reviewed and Recommended Approval to Proceed with Design Supplement; Pursue Land Acquisition and Additional Construction Grants
City Council Workshop	2/23/21	Updated City Council on Project Status; Additional Wait Times, Safety, and Right-Hand Turn Lane Analysis Requested
Finance Committee	11/12/19	Project update provided.
City Council	7/2/18	Phase II Design Services Approval

BUDGET/FISCAL IMPACT: The fiscal year '22 capital improvement budget includes \$77,697 in the MFT Fund for Phase II design. Staff recommends that the remaining \$108,473 also be funded via the MFT Fund reserves. Finally, ratification of the \$45,348 expense from the City's General Fund FY21 and Capital Improvements Fund FY22 budget for the timing, safety, and right-hand turn lane analysis is also being requested.

Has City staff obtained competitive pricing for proposed goods/services? **No**
If no, indicate the specific exception or waiver requested:

Administrative Directive 3-5, Section 6.11 – Existing Relationship

Below is an estimated summary of project budget:

FY2022 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
MFT Fund: 202-3703-478-78-81	\$77,697	\$186,170	N*

* If necessary, a supplemental appropriation will be submitted for City Council approval at the close of the fiscal year.

COUNCIL ACTION: Approval of an IDOT Resolution and Use of MFT Funds in the Amount of \$186,170 for the Everett & Waukegan Road Intersection Phase II Base Design and the Phase I & Phase II Right-Hand Turn Lane Design Supplements, and the Ratification of Expenses Related to the Additional Evaluation of the Intersection in the Amount of \$45,348, to Civiltech Engineering, Inc.

11. Authorize the Mayor and City Manager to Execute Documents Extending the Dispatch Services Agreement between the Village of Glenview and the City of Lake Forest for Calendar Years 2022 through 2028

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

PURPOSE AND ACTION REQUESTED: The City Council is asked to consider approval of an extension to the City's Dispatch Services Agreement with the Village of Glenview for an additional seven-year term covering the period of January 1, 2022 through December 31, 2028.

BACKGROUND/DISCUSSION: On April 21, 2014, the Lake Forest City Council approved a Dispatch Services Agreement with the Village of Glenview for the period of July 1, 2014 through December 31, 2021. This action came as a result of two years of study and deliberation. In July 2012, the Village of Lake Bluff, City of Lake Forest and City of Highland Park contracted with Matrix Consulting Group to conduct a feasibility study of consolidating 9-1-1 public safety dispatch operations. With dispatch consolidation becoming a growing trend and all three agencies facing future capital upgrades, it was anticipated that consolidation could produce efficiencies and cost savings.

Phase I of the study was completed in April 2013 and results of the study indicated that cost savings could be accomplished. Phase II of the study focused on the change in staffing levels and associated costs under different organizational scenarios and the infrastructure requirements necessary to support each scenario. Phase II was completed in December 2013 and three scenarios were further studied, after which a recommendation was made to proceed with consolidation of 9-1-1 dispatch services under contract with the Village of Glenview, housed at the Highland Park facility and staffed by Glenview employees.

A joint meeting of Lake Bluff, Highland Park and Lake Forest governing boards was conducted December 17, 2013. The consensus of the elected members present was to proceed with formal meetings in January 2014 to consider a resolution to proceed with contract negotiations. The Lake Forest City Council approved the resolution on January 21, 2014. Multiple meetings were conducted over the following weeks to discuss implementation

details assuming a tentative cutover date of September 1, 2014 and addressing the following key aspects:

- Radio Frequency Improvements to move the three communities onto one common frequency to greatly increase the capability of fire communications,
- Full Redundancy between the Glenview and Highland Park communication centers to provide seamless emergency services for each community served,
- Non-emergency call handling to be provided by Glenview,
- Stay agreements with current employees to incentive current dispatchers to continue through the transition date, and
- Financial analysis to refine all costs associated with the services to be provided and to compare those proposed costs with current operating and capital costs.

The proposed consolidation was projected to generate \$1.67 million in cost savings for the City of Lake Forest over the initial five-year period along with improvements to current service levels, including:

- A fully redundant dispatch center,
- Improved staffing due to combined resources,
- Regional approach to emergency services and ability to coordinate services,
- Next Generation compatible 9-1-1 phone system,
- Upgraded dispatch software systems,
- Enhanced transmissions for the main police frequency, increasing officer safety, and
- A new IP based radio console system.

The Consolidation Project was officially kicked off June 17, 2014, and regular meetings were conducted including staff from Glenview, Lake Forest, Lake Bluff, Highland Park and Highwood. Cutover to the consolidated system was successfully completed on September 11, 2014.

Dispatch Services IGA Working Group

With the current agreement expiring December 31, 2021, Glenview provided an initial proposal in December 2020 to extend the agreement through the end of 2030. A Dispatch Services IGA Working Group was formed with representation of each impacted agency (Glenview, Highland Park, Highwood, Highland Park, Lake Bluff and Lake Forest). Negotiations have been conducted over the past few months to reach consensus on a proposed extension of the dispatch services agreement for the North Center agencies, as follows:

- Extension period of seven years – January 1, 2022 through December 31, 2028
- Cost increases for the combined North Center agencies of 3.00% for CY 2022 and 3.75% per year for CY2023 through 2028. Each agency's increase for CY2022 varies depending on the schedule for payment of capital costs during the initial term. Lake Forest's increase for 2022 is 2.93%.
- Proposed costs include all current services: dispatch, capital costs, software maintenance, and add-ons since the inception of the agreement (Rave Alert, Rave Smart 9-1-1, ICN, Socrata)
- The Village of Glenview has agreed to provide analytics to the North Center agencies to include dashboards, trend data and comparables in both data and map formats.

It is the joint recommendation of the Lake Forest City Manager, Police Chief, Fire Chief and Finance Director that the City Council approve the proposed extension of the Agreement.

BUDGET/FISCAL IMPACT: The City's annual cost increase under the proposed extension would be 2.93% for calendar year 2022 and 3.75% per year for calendar years 2023 through 2028. Since inception of the consolidated dispatch agreement through April 30, 2021, the City has saved a total of \$2,524,180. Projected savings for the extension period exceeds \$400,000 per year.

It is important to note that the majority of the costs associated with the dispatch services agreement is personnel. The City's personnel costs are currently projected to increase annually by 3.8% on average, indicating that the proposed costs for the extension period are reasonable.

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

If no, indicate the specific exception requested:

Administrative Directive 3-5, Section 6.1I – Existing Relationship

COUNCIL ACTION: Authorize the Mayor and City Manager to Execute Documents Extending the Dispatch Services Agreement between the Village of Glenview and the City of Lake Forest for Calendar Years 2022 through 2028

12. Consideration of a Recommendation from the Plan Commission in Support of a Special Use Permit for "Lucky Duck", a Tapas Restaurant Proposed in Westwood Center, 950 N. Western Avenue. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinance.)

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

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

BACKGROUND/DISCUSSION: The owners of The Peanut Gallery are requesting a Special Use Permit for a new, small scale restaurant, "Lucky Duck" that is proposed in the space currently occupied by The Peanut Gallery. The owners emphasized that The Peanut Gallery has enjoyed great support from the community and is not going away, only going on hiatus with plans for it to return in the future, in some form. Based on some experimentation with various food offerings during the pandemic, the owners are confident that the Lucky Duck, which will offer small plates, Bao Buns and specialty cocktails, will be well received by the community.

The City Code classifies full service restaurants, restaurants with seating and table service, located within 150' of residential zoning districts, as special uses. Restaurants located further away from residential properties are permitted outright. Special uses proposed in the City's business districts require consideration by the Plan Commission through the public hearing process, and must be evaluated based on the applicable criteria in the Code. The review process assures that the specific use proposed is considered in the contexts of both the nearby residential neighborhood and the business district, and provides the opportunity for public input. Often, special uses are approved subject to conditions and limitations as is the case with this petition.

The Lucky Duck will welcome customers who wish to dine in, the restaurant will accommodate about 19 guests. Lucky Duck will also offer food for pick up by residents, the restaurant will not use outside delivery services. The restaurant will be open for business five days a week, and will serve dinner, from 5 p.m. to 9 p.m. on Tuesday, Wednesday and Thursday, and from 5 p.m. to 10 p.m. on Friday and Saturday. The restaurant will not be open for lunch. As the weather permits, limited outdoor dining may be available in the center of the Westwood Center complex. The courtyard is encircled by the existing building which buffers noise, light and activity from the neighboring homes to the west and north.

No public testimony was presented to the Commission on this petition. The Commission voted 4 to 0 to recommend approval of the Special Use Permit to the City Council subject to 12 conditions of approval consistent with the conditions previously approved for other restaurants in this development. The conditions as recommended by the Commission are detailed in the ordinance which is included in the Council packet beginning on **page 242**. In summary, the conditions address enhancements to the overall site, hours of operation, parking, noise, outdoor dining, ventilation, deliveries and use of the alley.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving a Special Use Permit for Lucky Duck at Westwood Center, 950 N. Western Avenue in accordance with the Plan Commission's recommendation.

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

6. OLD BUSINESS

1. Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding Alcoholic Beverages (final approval)

PRESENTED BY: Kurt Asprooth, City Attorney
STAFF CONTACT: Margaret Boyer, City Clerk, 847-810-3674

PURPOSE AND ACTION REQUESTED: At the direction of the City's Liquor Commissioner, Staff is requesting consideration of an Ordinance adopting an update to the City's Liquor Code.

BACKGROUND AND DISCUSSION: The City's regulations governing alcoholic beverages are codified in Chapter 111 of the City Code, which is referred to as the City's Liquor Code. The City's Liquor Code has been amended many times over the previous years. Some of the existing provisions of the Liquor Code have become obsolete, and Staff has identified other provisions that require updating or minor revision. Staff has been working with the City Attorney over the past several months on an update to the Liquor Code to address these issues.

The City Council approved the first reading of this Ordinance at its Monday, June 21 meeting, staff requests approving the final reading of the proposed Ordinance that can be found beginning on **page 172**. Additionally, a redlined version of the Liquor Code showing all of the proposed amendments can be found beginning on **page 205**. The proposed ordinance amends multiple sections of the Liquor Code. A summary of the revisions follows:

- Several provisions of the Liquor Code were duplicative, which have been removed.
- Section 111.04 and Section 111.078 addressed the same general topic, and have been consolidated.
- Multiple license classifications have become obsolete and are no longer in use or necessary. The proposed ordinance eliminates the Class A-4, Class C-4, Class F-1, Class H-1, Class H-2, and Class I-2 licenses.
- Several license classifications have been updated for clarity or redundancies, and to address current trends in license applications.
- The Class B-1 License has been amended to more accurately reflect its application to the Deerpath Golf Course.
- The Class C-3 License has been clarified as an add-on license to allow outdoor service for holders of a Class C-1, C-2, E-1, or J liquor license.
- The Class E-1 License has been shortened to apply generally to alcohol sales at hotels.
- The Class F-4 License has been amended to apply only to a specific date range.
- The insurance requirements for licensees have been clarified.
- The requirement for a licensee to provide a \$2,000 surety bond, which was to be forfeited in the event of license revocation, has been deleted.
- Section 111.044 has been amended to reflect a change in State Law that eliminated the United States citizenship requirement for liquor licensees.
- Section 111.076 has been amended to clearly state that anyone under the age of 21 may not pour or serve alcohol within the City.

REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	6/21/2021	City Council Approved First Reading

BUDGET/FISCAL IMPACT: There will be a minimal impact on liquor license revenues due to the elimination and consolidation of liquor license classifications and corresponding changes to liquor license fees, but the proposed Ordinance will not have any direct impact on City revenues or its budget.

COUNCIL ACTION: Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding Alcoholic Beverages (final approval)

2. Consideration of an Ordinance Amending the Fee Schedule to reflect changes to the Liquor Code (final approval)

PRESENTED BY: Kurt Asprooth, City Attorney
STAFF CONTACT: Margaret Boyer, City Clerk (847)810.3674

PURPOSE AND ACTION REQUESTED: Staff requests approving the final reading of the proposed Ordinance beginning on **page 238**.

BACKGROUND/DISCUSSION: City Staff and the City Attorney have gone through the process of reviewing the City's current liquor license holders and current Liquor code. As part of the process, each license class was reviewed. Multiple license classifications that have become

obsolete have been eliminated, and others have been amended to reflect current trends. As such, in addition to the amendments to the Liquor Code, staff requests approval of changes to several of the Liquor License fees. One example is the C-3 license category, which allows for certain existing license holders to serve alcohol outside. Given the popularity and expansion of outdoor service during the pandemic, the City will keep the CLASS C-3 license category, but will no longer charge an additional fee for the license. All other license classification language was reviewed, consolidated, updated, and eliminated outdated language and unused license categories.

REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	6/21/21	City Council Approved First Reading

BUDGET/FISCAL IMPACT: Annual revenue loss from the CLASS C-3 license will be a total of \$2100, there will be no other revenue losses from the changes.

COUNCIL ACTION: Consideration of an Ordinance Amending the Fee Schedule to reflect changed to the Liquor Code (*Final Approval*)

7. NEW BUSINESS

- 1. Consideration of a Recommendation from the Building Review Board in Support of New Designs and Plans for the Amberley Woods Courtyard Homes. (Waive First Reading and Grant Final Approval of an Ordinance)**

*PRESENTED BY: Catherine Czerniak, Director of Community Development
(810-3504)*

PURPOSE AND ACTION REQUESTED: A recommendation from the Building Review Board is presented for Council consideration and action.

BACKGROUND AND DISCUSSION: On a routine basis, recommendations for approval of petitions from the Building Review Board are placed on the Omnibus Agenda for City Council consideration. In the case of this petition, at the request of the petitioner, McNaughton Development, this petition will be presented to the Council for consideration during the regular agenda. The petitioner has stated an objection to a condition of approval as recommended by the Building Review Board relating to the roof material. A statement from the petitioner is included in the Council packet beginning on **page 256**

McNaughton Development recently acquired the 19 vacant single family, Courtyard Home lots in the Amberley Woods mixed use development. In February, the McNaughton group presented new plans for the homes, intended to replace the previously approved plans for the Amberley Courtyard Homes, to better meet the needs of today's home buyers and to offer a product at a price to fit the target market.

At the February meeting, the Board continued the petition finding that the overall design, exterior materials and quality of the homes as then presented was not consistent with the existing homes in the development or the homes in the surrounding developments. The petitioner returned to the Board in April with revised plans. The Board acknowledged that the plans as revised were more consistent with the quality and character of the existing development but noted that some additional refinements were needed to achieve an acceptable end product. In response to the petitioner's concern about further time delays, the Board agreed to appoint a subcommittee of two members of the Board to meet with the petitioners prior to the next meeting to work to resolve the outstanding items and position the petition for approval at an upcoming meeting.

At the June meeting, the Board approved the plans presented subject to conditions of approval as detailed in Exhibit C to the Ordinance.

Throughout the Board's review, property owners in the Amberley Woods development were actively engaged in discussions with the petitioner, the Board and City staff. The Board, as always, worked to balance the interests of various parties. The residents currently living in the Amberley Woods development expressed concern about designs and exterior materials that were not consistent with the character and quality of the existing development. The petitioner expressed a desire to achieve a low maintenance product designed to attract buyers in this active market and to allow the new homes to be sold at particular price points.

The table below summarizes the Board's efforts to balance the interests of the various parties, adhere to the City's Design Guidelines and to compromise in response to the petitioner's requests and goals. Based on correspondence received from the petitioner, staff understands that the petitioner objects to only the requirement that cedar shingles, rather than asphalt shingles, be used for the roofs on all of the homes consistent with the existing homes in the development.

Building Element	Exterior Materials Previously Approved and Used For Existing Amberley Woods Courtyard Homes	Exterior Materials Proposed by Petitioner	Board Recommendation
Exterior Walls	Wood Shingle, Stucco, and Stone	Fiber Cement Shingle with Smooth Finish and Stone (Shingle Style), Stucco and Stone (French Country Style) and Stucco, Brick and Stone (Tudor Style)	Approve
Windows	Aluminum Clad Wood	Fiberglass	Approve
Trim	Wood	Fiber Cement with Smooth Finish (Shingle Style) Stucco Trim (French Country & Tudor)	Approve
Fascia	Wood	Fiber Cement, Smooth Finish	Approve

Soffit	Wood	Fiber Cement, Smooth Finish	Approve
Roof	Cedar Shingles	Wood Shingle (Shingle Style Model) and Architectural Asphalt Shingle (French Country & Tudor Style Models)	Require Cedar Shingle for all model/style types
Chimney	Stone with Clay Pots	Stone and Brick with Clay Pots	Approve
Gutters & Downspouts	Copper	Aluminum	Approve
Columns	Wood	Wood	Approve
Brackets	Wood	Wood	Approve
Shutters	Wood	Fiber Cement	Approve

The Building Review Board voted 6 to 0 to recommend approval of new designs and plans for the Amberley Woods Courtyard homes for the remaining 19 lots, subject to conditions of approval as detailed above and on Exhibit C in the Ordinance included in the Council packet beginning on **page 259**.

COUNCIL ACTION:

If determined to be appropriate by the City Council, accept the recommendation of the Building Review Board and waive first reading of an ordinance approving the new plans for the Amberley Woods Courtyard homes and grant final approval.

OR

Modify the recommendation of the Building Review Board and approve first reading of the Ordinance and direct staff and the City Attorney to modify the conditions and findings as appropriate and present the revised Ordinance to the Council for final action at a future meeting.

OR

Remand the petition to the Building Review Board for further consideration.

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

A copy of the Decision Making Parameters is included beginning on **page 25** of this packet.

An instruction guide on how to participate at a City Council meeting is included beginning on **page 26**.

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.

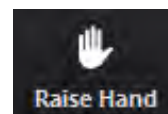
CITY COUNCIL – REMOTE ACCESS MEETING GUIDE

Rules:

- [An online guide to using Zoom is available here](#)
- Participants can join using the Zoom application, using the call in number located at the top of the agenda, or can stream the meeting live via YouTube.
- All Participants should use their real name (first and last) to identify themselves in the meeting.

Public Participation:

- Please wait to be recognized by a staff member, and the Mayor prior to making your comment.
- If you would like to address your public comment to the City Council live, you can use one of two options
 - The Raise hand function via the zoom application.
 - If you are using the raise hand function, wait to be promoted to turn on your microphone to make a comment. There is a slight delay after you are promoted. You can then unmute yourself and address your comments to the City Council.
 - Calling the public comment line at 847-810-3643
 - If you are calling the public comment line, be sure to step away from your computer or TV, where you are watching the meeting, to avoid feedback.



	Device	Audio	Connection
Ideal	Zoom app on a desktop or Laptop	A headset with microphone	Wired connection via Ethernet
Better	Zoom app on a mobile phone or tablet	A headset (using built-in microphone) Using a phone to dial in	Connected Wirelessly via WiFi
Okay	Calling into conference line (without Zoom app)	Computer speakers (using built-in microphone) Speakerphone on phone	Connected via 4G / LTE (cellular data) Using a phone to dial in
Tips	Make sure your device is fully charged and you have access to Zoom on your device	When Participating, pick a quiet space to avoid any background noise	If you have to use WiFi, try to pick a workspace close to your router.

CITY OF LAKE FOREST - FY21 ROLLOVERS

GL Number	PO #	Vendor Name	Balance	Description
101-1101-414.29-10	110351	LF/LB CHAMBER OF COMMERCE	5,500.00	BOARD/COMMISSION RECOGNITION
101-1701-414.29-51		N/A	10,000.00	EMPLOYEE RECOGNITION
101-2501-484.84-95		N/A	10,000.00	DIALOGUE NEWSLETTER DESIGN SERVICES
101-3401-435.35-10	109775	TESKA ASSOCIATES INC	11,655.98	COMP PLAN UPDATES/IMPLEMENTATION
101-3401-435.35-10	110163	TESKA ASSOCIATES INC	9,503.75	COMP PLAN UPDATES/IMPLEMENTATION
101-3748-435.35-10	110340	WISS JANNEY ELSTNER ASSOC	24,175.00	BRIDGE INSPECTIONS
101-5138-461.61-11	109472	SUPREME CASTING INC	18,717.20	LIGHTING MATERIALS
101-7672-460.60-20	110386	OFFICE DEPOT, INC	9,940.46	FURNITURE REPLACEMENT/POLICE ADMIN
101-7672-460.60-20	110416	RAY O'HERRON CO INC	7,075.00	POLICE HELMETS
		GENERAL FUND TOTAL	<u>106,567.39</u>	
201-8457-456.67-78		N/A	400,000.00	VETERANS PARK
		PARK AND PUBLIC LAND FUND TOTAL	<u>400,000.00</u>	
210-8506-443.43-35	110417	BOLLER CONSTRUCTION COMPANY, INC	112,500.00	DH KITCHEN RENOVATION PROJECT
210-8508-443.43-35	110418	KOLBER, STEVEN	760.00	DH KITCHEN RENOVATION ARCHITECT
		SENIOR RESOURCES FUND TOTAL	<u>113,260.00</u>	
220-5887-435.35-10	109971	CRAIG BERGMANN LANDSCAPE DESIGN	9,800.00	ELAWA FARM DESIGN SERVICES
220-8065-435.35-10		GEWALT HAMILTON ASSOCIATES, INC.	21,300.00	SCHEMATIC DESIGN - TURF FIELDS
220-8065-435.35-10		HAY & ASSOCIATES	28,700.00	BOARDWALK DESIGN
		PARKS AND RECREATION FUND TOTAL	<u>59,800.00</u>	
224-8026-476.76-45		N/A	35,000.00	Veterans Park
		SPECIAL RECREATION FUND TOTAL	<u>35,000.00</u>	
230-6407-476.77-14	110330	APPLIED ECOLOGICAL SERVICES INC	71,555.82	RAVINE RESTORATION AND STABILIZATION
230-6407-476.76-20		N/A	1,600,000.00	CEMETERY MEMORIAL GARDEN
		CEMETERY FUND TOTAL	<u>1,671,555.82</u>	
248-3403-435.35-10	110391	BLECK ENGINEERING CO INC	24,965.00	SENIOR COTTAGES - EVERETT/TELEGRAPH ROADS
		HOUSING TRUST FUND TOTAL	<u>24,965.00</u>	
311-1503-467.67-10	110414	SLATEN CONSTRUCTION, INC.	183,460.00	POLICE TARGET RANGE SAFETY UPGRADE
311-1503-467.67-76	110219	CYRIL REGAN HEATING, INC	50,764.00	SENIOR CENTER HVAC REPLACEMENT PROJECT
311-1503-467.67-76	110219	CYRIL REGAN HEATING, INC	15,538.00	SENIOR CENTER HVAC REPLACEMENT PROJECT
311-1503-478.78-05	110430	DBM SERVICES, INC	62,700.00	MS EPOXY FLOOR PROJECT
311-1503-478.78-58	110407	LAKELAND HVAC AUTOMATION INC	19,400.00	REPLACE CONTROLLERS AND THERMOSTATS
311-1503-478.78-58	110435	DIVINCI PAINTERS INC	19,700.00	ELAWA FARMS - PAINTING AND CARPENTRY
311-3403-467.67-13	109688	LAKE COUNTY FOREST PRESERVE	20,000.00	REIMBURSEMENT FOR REPLACEMENT PLANTINGS
311-3703-478.78-81	110307	CIVILTECH ENGINEERING INC	47,857.95	EVERETT ROAD/WAUKEGAN ROAD INTERSECTION
311-3703-478.78-89	109445	HANSON PROFESSIONAL SERVICES INC.	127,729.97	PHASE I DESIGN OF BRIDGE ALTERNATIVE
311-3703-478.78-94	109735	GEWALT HAMILTON ASSOCIATES, INC.	32,364.47	DEERPATH STREETScape PHASE I DESIGN
311-5003-475.75-02	109850	PB LOADER CORPORATION	36,230.00	CABINET BODY FOR STREETS TRUCK
311-5103-467.67-23	110358	WISS JANNEY ELSTNER ASSOC	5,650.00	PEDESTRIAN BRIDGE DESIGN - ILLINOIS
311-5103-467.67-79	110412	EXCEL LTD, INC.	9,576.00	LIGHTING CONTROLLER
311-5203-435.35-51	110124	NORMAN DESIGN COMPANY, LLC	32,999.03	RECYCLING CAMPAIGN SERVICES (LFGC GRANT)
		CAPITAL IMPROVEMENT FUND TOTAL	<u>663,969.42</u>	
508-2503-485.75-39		N/A	315,000.00	JOYTIME PROPERTY ACQUISITION
508-6003-477.77-04	110291	ILLINOIS PUMP INC	45,000.00	LFWP PUMP REBUILD PROJECT
		WATER CAPITAL FUND TOTAL	<u>360,000.00</u>	
		GRAND TOTAL	<u><u>3,435,117.63</u></u>	

DRAFT - FINAL READING 7/19/21 CITY COUNCIL

THE CITY OF LAKE FOREST
Appropriation Ordinance Worksheet

	Budget Expenditures FY2022	Debt Payments	Rollovers	Library	Subtotal	Contingency	Approp Ord
101 General Fund	37,662,118		106,568		37,768,686	3,776,869	41,545,555
120 Flex	9,800				9,800	980	10,780
Special Revenue Funds							
201 Park & Public Land	0		400,000		400,000	40,000	440,000
202 MFT	267,697				267,697	26,770	294,467
205 Emergency Telephone	304,357				304,357	30,436	334,793
210 Senior Resources	603,740		113,260		717,000	71,700	788,700
220 Parks and Recreation (incl Rec Dev)	9,226,650		59,800		9,286,450	928,645	10,215,095
224 Special Recreation	504,995		35,000		539,995	54,000	593,995
230 Cemetery	1,021,599		1,671,556		2,693,155	269,316	2,962,471
245 Foreign Fire Insurance	300,000				n/a		0
247 Police Restricted Funds	91,000				91,000	9,100	100,100
248 Housing Trust	650,000		24,965		674,965	67,497	742,462
Capital Project Funds							
311 Capital Improvement	9,406,452		663,969		10,070,421	1,007,042	11,077,463
322 Laurel/Western Redevelopment TIF	951,815				951,815	95,182	1,046,997
Debt Service Funds							
422 SSA 25 - Knollwood Sewer	79,350	(79,350)			0		0
423 SSA 26 - Waukegan Sewer	21,108	(21,108)			0		0
424 SSA 29 - Saunders Road	151,904	(151,904)			0		0
425 2004B - Storm Sewer	1,024,975	(1,024,975)			0		0
428 2009 G.O. Bonds - Western Avenue	253,200	(253,200)			0		0
429 2010 G.O. Bonds	582,263	(582,263)			0		0
432 2013 Refunding 2010A	747,763	(747,763)			0		0
433 2015 G.O. Bonds	610,425	(610,425)			0		0
Enterprise Funds							
501 Water & Sewer	8,204,788				8,204,788	820,479	9,025,267
508 Water and Sewer Capital	1,190,000		360,000		1,550,000	155,000	1,705,000
510 Deerpath Golf Course	2,454,651				2,454,651	245,465	2,700,116
Internal Service Funds							
601 Fleet	1,967,728				1,967,728	196,773	2,164,501
605 Liability Insurance	1,250,000				1,250,000	125,000	1,375,000
610 Self Insurance	5,789,000				5,789,000	578,900	6,367,900
Pension/Trust Funds							
701 Fire Pension	3,149,335				3,149,335	314,934	3,464,269
702 Police Pension	3,345,335				3,345,335	334,534	3,679,869
709 Trust Care Funds							
Total All Funds	91,822,048	(3,470,988)	3,435,118	0	91,486,178	9,148,618	100,634,796
Library				4,381,371	4,381,371	438,137	4,819,508
						<i>Rounding Adj</i>	4
				4,381,371	95,867,549	9,586,755	105,454,308
SD 67					39,810,231		39,810,231
Appropriation Ordinance Total							145,264,539

**AN ORDINANCE MAKING APPROPRIATION FOR CORPORATE PURPOSES AND
FOR THE PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST, COUNTY OF
LAKE AND STATE OF ILLINOIS, FOR THE FISCAL YEAR COMMENCING
MAY 1, 2021 AND ENDING APRIL 30, 2022**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST,
an Illinois special charter and home rule municipal corporation
located in Lake County, Illinois, as follows:**

Section 1: That the following sums, or so much thereof as may be authorized by law, be and the same are hereby appropriated from the respective fund designated in this ordinance for the corporate purposes of The City of Lake Forest and for the objects and purposes stated herein according to departments and other separate agencies, and for the Public Schools of The City of Lake Forest, County of Lake and State of Illinois, to defray the necessary expenses of the City and its Public Schools for the fiscal year commencing May 1, 2021 and ending April 30, 2022.

GENERAL FUND

<u>General Government</u>	<u>Appropriation</u>
Salaries and Benefits	\$ 3,378,644
Supplies/Other Services and Charges	3,622,747
Capital Equipment	200,000
Contingency - to meet expenses of emergencies and optional expenses not otherwise provided for	3,776,869
TOTAL GENERAL GOVERNMENT	<u>\$ 10,978,260</u>
 <u>Law</u>	
Contractual Services	\$ 450,000
TOTAL LAW	<u>\$ 450,000</u>
 <u>Community Development</u>	
Salaries and Benefits	\$ 1,807,756
Supplies/Other Services and Charges	365,871
Capital Equipment	-
TOTAL COMMUNITY DEVELOPMENT	<u>\$ 2,173,627</u>
 <u>Public Works Administration</u>	
Salaries and Benefits	\$ 487,066
Supplies/Other Services and Charges	96,999
TOTAL PUBLIC WORKS ADMINISTRATION	<u>\$ 584,065</u>
 <u>Public Buildings</u>	
<u>Building Maintenance</u>	
Salaries and Benefits	\$ 949,803
Supplies/Other Services and Charges	731,021
Capital Improvements	150,000
TOTAL PUBLIC BUILDINGS	<u>\$ 1,830,824</u>

Appropriation

Streets

Salaries and Benefits	\$ 1,222,834
Supplies/ Other Service and Charges	810,772
Capital Improvements	250,000
TOTAL STREETS	\$ 2,283,606

Sanitation

Salaries and Benefits	\$ 1,465,504
Supplies/ Other Service and Charges	1,097,561
TOTAL SANITATION	\$ 2,563,065

Storm Sewers

Salaries and Benefits	\$ 152,193
Supplies/ Other Service and Charges	29,900
Capital Improvements	50,000
TOTAL STORM SEWERS	\$ 232,093

Engineering

Salaries and Benefits	\$ 639,240
Supplies/ Other Service and Charges	377,166
TOTAL ENGINEERING	\$ 1,016,406

Fire

Administration

Salaries and Benefits (See Exhibit A)	\$ 5,092,149
Supplies/ Other Service and Charges	2,727,614
Capital Improvements	50,000
Sub-Total	\$ 7,869,763

Emergency Medical Services

Supplies/ Other Service and Charges	\$ 28,800
Sub-Total	\$ 28,800

Fire Suppression

Supplies/ Other Service and Charges	\$ 110,500
Sub-Total	\$ 110,500

TOTAL FIRE

\$ 8,009,063

Police

Salaries and Benefits (See Exhibit A)	\$ 6,705,764
Supplies/ Other Service and Charges	4,668,782
Capital Improvements	50,000
TOTAL POLICE	\$ 11,424,546

TOTAL AMOUNT APPROPRIATED FROM THE GENERAL FUND

\$ 41,545,555

Appropriation

FLEX FUND

Supplies/Other Services and Charges	\$ 9,800
Contingency to meet expenses of emergencies and expenses not otherwise provided for	980
TOTAL AMOUNT APPROPRIATED FROM FLEX FUND	\$ 10,780

PARK AND PUBLIC LAND FUND

Park Improvements	\$ 400,000
Contingency to meet expenses for emergencies and expenses not otherwise provided for	40,000
TOTAL AMOUNT APPROPRIATED FROM THE PARK AND PUBLIC LAND FUND	\$ 440,000

MOTOR FUEL TAX FUND

Capital Improvements	\$ 267,697
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	26,770
TOTAL AMOUNT APPROPRIATED FROM THE MOTOR FUEL TAX FUND	\$ 294,467

EMERGENCY TELEPHONE FUND

Police

Salaries and Benefits	\$ -
Supplies/ Other Service and Charges	230,357
Capital Equipment	74,000
Contingency to meet expenses for emergencies and expenses not otherwise provided for	30,436
TOTAL POLICE	\$ 334,793
TOTAL AMOUNT APPROPRIATED FROM THE EMERGENCY TELEPHONE FUND	\$ 334,793

SENIOR RESOURCES COMMISSION FUND

Salaries and Benefits	\$ 400,037
Supplies/Other Services and Charges	316,963
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	71,700
TOTAL AMOUNT APPROPRIATED FROM THE SENIOR RESOURCES COMMISSION FUND	\$ 788,700

Appropriation

PARKS AND RECREATION FUND

Recreation

Recreation Programs

Salaries and Benefits	\$ 3,287,808
Supplies/ Other Service and Charges	1,547,187
Capital Equipment	50,000
Sub-Total	<u>\$ 4,884,995</u>

Contingency to meet expenses of emergencies and expenses
not otherwise provided for

928,645

TOTAL RECREATION SECTION

\$ 5,813,640

Parks and Forestry

Administration

Salaries and Benefits	\$ 2,742,264
Supplies/ Other Service and Charges	646,671
Capital Improvement	100,000
Capital Equipment	210,000
Sub-Total	<u>\$ 3,698,935</u>

Grounds Maintenance

Supplies/ Other Service and Charges	\$ 378,770
Sub-Total	<u>\$ 378,770</u>

Athletic Field Plg/Tennis

Supplies/ Other Service and Charges	\$ 90,000
Sub-Total	<u>\$ 90,000</u>

Lakefront Facilities

Supplies/ Other Service and Charges	\$ 56,500
Sub-Total	<u>\$ 56,500</u>

Tree Trimming

Supplies/ Other Service and Charges	\$ 50,750
Sub-Total	<u>\$ 50,750</u>

Tree Removal

Supplies/ Other Service and Charges	\$ 41,000
Sub-Total	<u>\$ 41,000</u>

Insect & Disease

Supplies/ Other Service and Charges	\$ 15,000
Sub-Total	<u>\$ 15,000</u>

Tree & Shrub Planting/Care

Supplies/ Other Service and Charges	\$ 12,500
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	<u>Appropriation</u>
Sub-Total	\$ 12,500
<u>Natural Areas Management</u>	
Supplies/ Other Service and Charges	\$ 58,000
Sub-Total	\$ 58,000
TOTAL PARKS AND FORESTRY SECTION	\$ 4,401,455
TOTAL AMOUNT APPROPRIATED FROM THE PARKS AND RECREATION FUND	\$ 10,215,095
<u>SPECIAL RECREATION FUND</u>	
Salaries and Benefits	\$ 59,026
Supplies/Other Services and Charges	291,122
Capital Improvements	189,847
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	54,000
TOTAL AMOUNT APPROPRIATED FROM THE SPECIAL RECREATION FUND	\$ 593,995
<u>CEMETERY COMMISSION FUND</u>	
Salaries and Benefits	\$ 455,714
Supplies/Other Services and Charges	305,885
Capital Improvements	1,931,556
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	269,316
TOTAL AMOUNT APPROPRIATED FROM THE CEMETERY COMMISSION FUND	\$ 2,962,471
<u>PUBLIC LIBRARY FUND</u>	
<u>Library Services</u>	
Salaries and Benefits	\$ 2,603,814
Supplies/Other Services and Charges	1,314,557
Building Maintenance - Supplies/Other Services and Charges	\$ 268,000
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	438,137
Sub-Total	\$ 4,624,508
Capital Equipment	\$ -
Capital Improvements	195,000
Sub-Total	\$ 195,000
TOTAL AMOUNT APPROPRIATED FROM THE PUBLIC LIBRARY FUND	\$ 4,819,508

Appropriation

POLICE RESTRICTED FUND

Supplies/Other Services and Charges	\$ 91,000
Contingency to meet expenses of emergencies and expenses not otherwise provided for	9,100
TOTAL AMOUNT APPROPRIATED FROM POLICE RESTRICTED FUND	\$ 100,100

HOUSING TRUST FUND

Supplies/Other Services and Charges	\$ 674,965
Capital Improvements	-
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	67,497
TOTAL AMOUNT APPROPRIATED FROM THE HOUSING TRUST FUND	\$ 742,462

CAPITAL IMPROVEMENTS FUND

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	7,500
Capital Equipment	696,230
Capital Improvements	9,366,691
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	1,007,042
TOTAL AMOUNT APPROPRIATED FROM THE CAPITAL IMPROVEMENTS FUND	\$ 11,077,463

LAUREL/WESTERN REDEVELOPMENT FUND

Supplies/Other Services and Charges	851,815
Capital Improvements	\$ 100,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	95,182
TOTAL AMOUNT APPROPRIATED FROM THE LAUREL/WESTERN REDEVELOPMENT FUND	\$ 1,046,997

WATER AND SEWER FUND

General Government

Salaries and Benefits	\$ 255,235
Supplies/Other Services and Charges	1,965,972
Debt retirement	2,296,795
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	820,479
TOTAL GENERAL GOVERNMENT	\$ 5,338,481

Appropriation

Public Works

Salaries and Benefits	\$ 2,319,683
Supplies/Other Services and Charges	1,107,103
Capital Improvements	260,000
TOTAL PUBLIC WORKS ADMINISTRATION	<u>\$ 3,686,786</u>

**TOTAL AMOUNT APPROPRIATED FROM THE
WATER AND SEWER FUND**

\$ 9,025,267

WATER AND SEWER CAPITAL FUND

Capital Equipment	\$ 25,000
Capital Improvements	1,525,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	155,000
TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER CAPITAL FUND	<u>\$ 1,705,000</u>

DEERPATH GOLF COURSE FUND

Administration

Salaries and Benefits	\$ 518,219
Supplies/Other Services and Charges	419,763
Capital Equipment	50,000
Capital Improvements	653,083
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	245,465
TOTAL ADMINISTRATION	<u>\$ 1,886,530</u>

Course Maintenance

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	108,013
TOTAL COURSE MAINTENANCE	<u>\$ 108,013</u>

Clubhouse

Salaries and Benefits	\$ 180,702
Supplies/Other Services and Charges	524,871
TOTAL CLUBHOUSE	<u>\$ 705,573</u>

**TOTAL AMOUNT APPROPRIATED FROM THE
DEERPATH GOLF COURSE FUND**

\$ 2,700,116

Appropriation

FLEET FUND

Salaries and Benefits	\$ 832,766
Supplies/Other Services and Charges	1,134,962
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	196,773
TOTAL AMOUNT APPROPRIATED FROM THE FLEET FUND	\$ 2,164,501

LIABILITY INSURANCE FUND

Supplies/Other Services and Charges	\$ 1,250,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	125,000
TOTAL AMOUNT APPROPRIATED FROM THE LIABILITY INSURANCE FUND	\$ 1,375,000

SELF INSURANCE FUND

Supplies/Other Services and Charges	\$ 5,789,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	578,900
TOTAL AMOUNT APPROPRIATED FROM THE SELF INSURANCE FUND	\$ 6,367,900

FIREFIGHTERS' PENSION FUND

Other Services and Charges	\$ 3,149,335
Contingency to meet expenses for emergencies and expenses not otherwise provided for	314,934
TOTAL AMOUNT APPROPRIATED FROM THE FIREFIGHTERS' PENSION FUND	\$ 3,464,269

POLICE PENSION FUND

Other Services and Charges	\$ 3,345,335
Contingency to meet expenses for emergencies and expenses not otherwise provided for	334,534
TOTAL AMOUNT APPROPRIATED FROM THE POLICE PENSION FUND	\$ 3,679,869

Appropriation**Public Schools THE CITY OF LAKE FOREST****School District No. 67**

From the Education Fund	\$ 33,259,799
From the Operations, Building and Maintenance Fund	4,076,516
From the Capital Projects Fund	425,000
From the Illinois Municipal Retirement/Social Security Fund	894,617
From the Transportation Fund	1,154,299

**TOTAL AMOUNT APPROPRIATED FOR PUBLIC SCHOOLS
OF THE CITY OF LAKE FOREST (School District No. 67)**

\$ 39,810,231

Summary of the Amounts Appropriated From the Several Funds**Fund****Appropriation**

General	\$ 41,545,555
Flex	10,780
Park and Public Land	440,000
Motor Fuel Tax	294,467
Emergency Telephone	334,793
Senior Resources Commission	788,700
Parks and Recreation	10,215,095
Special Recreation	593,995
Cemetery Commission	2,962,471
Public Library	4,819,508
Alcohol Asset Forfeiture	100,100
Affordable Housing	742,462
Capital Improvements	11,077,463
Laurel/Western Redevelopment	1,046,997
Water and Sewer	9,025,267
Water and Sewer Capital Fund	1,705,000
Deerpath Golf Course	2,700,116
Fleet	2,164,501
Liability Insurance	1,375,000
Self Insurance	6,367,900
Firefighters' Pension	3,464,269
Police Pension	3,679,869
Sub-Total	\$ 105,454,308

The City of Lake Forest School District No. 67

Education	\$ 33,259,799
Operations, Building and Maintenance	\$ 4,076,516
Capital Projects	\$ 425,000
Illinois Municipal Retirement/Social Security	\$ 894,617
Transportation	\$ 1,154,299
Sub-Total	\$ 39,810,231

GRAND TOTAL

\$ 145,264,539

Section 2: That any sum of money heretofore appropriated and not expended now in the Treasury of The City of Lake Forest, or that hereafter may come into the Treasury of The City of Lake Forest, is hereby reappropriated by this Ordinance.

Section 3: That the funds derived from sources other than the 2020 tax levy and other revenue pledged for specific purposes may be allotted by the Mayor and City Council to such appropriations and in such amounts respectively, as said Corporate Authorities may determine within the limits of said appropriations, respectively, insofar as doing same does not conflict with the law.

Section 4: That any unexpended balances of any items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any other item in the same general appropriation made by this Ordinance and is hereby appropriated therefore.

Section 5: That any sum of money received for a specific purpose or category of expenditure from any source other than real estate taxes (including without limitation grants and donations) that is not specifically authorized by this appropriation ordinance shall be authorized for expenditure upon acceptance of such sum of money by the City, provided that such expenditure is approved in accordance with applicable City ordinances and procedures.

Section 6: That the sum of money that the Corporate Authorities of the City (or such subordinate body of the City empowered to authorize the expenditure of funds) have approved, or will approve, to satisfy a lawful debt of the City, and for which money is available in the Treasury (or in the specific fund over which a subordinate body may have authority) at the time of such approval, is hereby appropriated by this ordinance.

Section 7: That if any item or portion thereof of this Appropriation Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portion of such item or the remaining portions of this Ordinance.

Section 8: The City Council shall at any time have the power, to make transfers of sums of money appropriated for one corporate object or purpose, but no appropriation for any object or purposes shall thereby be reduced below any amount sufficient to cover all obligations incurred or to be incurred against such appropriation.

Section 9: At any time during the fiscal year when an expenditure shall exceed the amounts set forth in this ordinance and there are funds available in the City's Treasury, the City Council may approve such expenditure and grant a supplemental appropriation for such purpose contemporaneously.

Section 10: This ordinance shall be in force ten (10) days from and after its passage, approval and publication.

PASSED THIS ____ day of _____, 2021

APPROVED THIS ____ day of _____, 2021

ATTEST:

City Clerk

That this ordinance be published in pamphlet form and be made available to the public at the City Hall service counter.

CITY OF LAKE FOREST, ILLINOIS
APPROPRIATIONS ORDINANCE
FISCAL YEAR 2022 (May 1, 2021 – April 30, 2022)

EXHIBIT A

In accordance with §3-125.1 of the Pension Code and §4402.30 of the Administrative Code, the City shall annually establish pensionable salary for all City employees covered by Article 3 of the Pension Code in the City's Appropriations Ordinance. **Salary attached to rank** for officers covered by Article 3 of the Pension Code are as follows:

POSITION	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Police Officer	\$71,647	\$76,482	\$81,316	\$85,725	\$90,536	\$95,346	\$107,040
5/1/21 Payment	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>
Total	\$72,147	\$76,982	\$81,816	\$86,225	\$91,036	\$95,846	\$107,540
Police Sergeant	\$111,870	\$114,230	\$116,590	\$118,950	\$121,310	\$123,670	\$126,030
Police Commander	Salary Range \$130,267 - \$140,409						
Deputy Police Chief	Salary Range \$145,058 – 157,666						
Police Chief	Base Salary \$179,657						

In accordance with §4-118.1 of the Pension Code and §4402.30 of the Administrative Code, the City shall annually establish pensionable salary for all City employees covered by Article 4 of the Pension Code in the City's Appropriations Ordinance. **Salary attached to rank** for officers covered by Article 4 of the Pension Code are as follows:

POSITION	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Firefighter	\$67,011	\$72,529	\$74,445	\$81,271			
Firefighter Paramedic	\$72,768	\$76,997	\$81,816	\$87,804	\$92,377	\$98,169	\$105,238
Fire Lieut. Paramedic	\$108,472	\$112,378	\$114,115	\$115,853	\$117,590	\$119,328	\$121,065
Fire Battalion Chief	Salary Range \$130,267 - \$140,409						
Fire Division Chief	Salary Range \$130,267 - \$140,409						
Deputy Fire Chief	Salary Range \$145,058 – 157,666						
Fire Chief	Base Salary \$179,657						

ORDINANCE NO. 2021-__

AN ORDINANCE providing for the issuance of not to exceed \$8,500,000 General Obligation Refunding Bonds, Series 2021, of the City of Lake Forest, Lake County, Illinois, for the purpose of refunding certain outstanding general obligation bonds of said City, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said bonds, authorizing and directing the execution of an escrow agreement in connection with the issuance of said bonds, and authorizing the sale of said bonds to the winning bidder thereof.

WHEREAS, the City of Lake Forest, Lake County, Illinois (the “*City*”), has elected on November 2, 2004, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the “*State*”), and particularly Article VII, Section 6(a) thereof, to become a home rule unit and as such may exercise any power or perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to the provisions of said Section 6, the City has the power to incur debt payable from ad valorem property tax receipts or from any other lawful source and maturing within 40 years from the time it is incurred without prior referendum approval; and

WHEREAS, the City has heretofore issued the following outstanding and validly subsisting and unpaid general obligation bonds: General Obligation Refunding Bonds, Series 2013 (the “*Prior Bonds*” and those Prior Bonds being refunded, the “*Refunded Bonds*”); and

WHEREAS, the Refunded Bonds will be further described in the Escrow Agreement (as hereinafter defined); and

WHEREAS, it is necessary and desirable to refund the Refunded Bonds in order to realize certain interest cost savings for the City; and

WHEREAS, the City Council of the City (the “*City Council*”) has determined that in order to refund the Refunded Bonds, it is necessary and in the best interests of the City to borrow not to exceed \$8,500,000 and issue bonds of the City therefor; and

WHEREAS, it is in the best interest of the City to issue bonds of the City in an amount not to exceed \$8,500,000 (the “*Bonds*”) for the purpose of refunding the Refunded Bonds; and

WHEREAS, pursuant to Ordinance No. 2013-070, adopted by the City Council on the 2nd day of December, 2013 (“*Ordinance No. 2013-070*”), and notwithstanding the City’s home rule status, the City has adopted a limit on the amount of property taxes it may levy on an annual basis to provide for debt service payments on its outstanding general obligation bonds to an amount not exceeding its 2004 debt service property tax levy (as adjusted for Municipal Price Index increases) plus levies for capital improvements (the “*City Debt Limit*”); and

WHEREAS, the City has levied separate property taxes for capital improvements, and after the refunding of the Refunded Bonds and the issuance of the Bonds, the City will have, excluding the Bonds, three outstanding series of general obligation bonds that are expected to be repaid from sources other than general property taxes, namely, a portion of the General Obligation Refunding Bonds, Series 2015, the General Obligation Bonds, Series 2017, and a portion of the General Obligation Refunding Bonds, Series 2019; and

WHEREAS, the City hereby determines that after the issuance of the Bonds and the refunding of the Refunded Bonds, the Bonds will comply with the City Debt Limit; and

WHEREAS, the Bonds shall be payable from a direct annual ad valorem tax levied against all taxable property in the City, without limitation as to rate or amount; and

WHEREAS, in accordance with the terms of the Prior Bonds, the Refunded Bonds may be called for redemption in advance of their maturity, and it is necessary and desirable to make such call for the redemption of the Refunded Bonds on their earliest possible call date, and provide for the giving of proper notice to the registered owners of the Refunded Bonds:

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Lake Forest, Lake County, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Incorporation of Preambles. The City Council hereby finds that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and does incorporate them into this Ordinance by this reference.

Section 2. Authorization. It is hereby found and determined that pursuant to the provisions of the Illinois Municipal Code, as supplemented and amended, and the home rule powers of the City under Section 6 of Article VII of the Illinois Constitution of 1970 (in the event of conflict between the provisions of said code and home rule powers, the home rule powers shall be deemed to supersede the provisions of said code), the City Council has been authorized by law to borrow an amount not to exceed \$8,500,000 upon the credit of the City and as evidence of such indebtedness to issue bonds of the City to said amount, the proceeds of said bonds to be used to refund the Refunded Bonds, and that it is necessary to borrow not to exceed \$8,500,000 of said authorized sum and issue the Bonds in evidence thereof, and these findings and determinations, together with those set forth in the preambles to this Ordinance, shall be deemed conclusive.

Section 3. Bond Details. There be borrowed by for and on behalf of the City an amount not to exceed \$8,500,000 for the purpose aforesaid, and that bonds of the City shall be issued to said amount and shall be designated “General Obligation Refunding Bonds, Series 2021,” or with such other series designation as set forth in the Bond Notification (as hereinafter defined). The Bonds shall be dated such date (not later than February 2, 2022) as set forth in the Bond Notification, and shall also bear the date of authentication, shall be in fully registered form, shall be in denominations of \$5,000 each or authorized integral multiples thereof (but no single Bond shall represent installments of principal maturing on more than one date), and shall be numbered 1 and upward. The Bonds shall become due and payable serially or be subject to mandatory redemption (subject to prior redemption as hereinafter described) on December 15 of each of the years (not later than 2032), in the amounts (not exceeding \$1,500,000 per year) and bearing interest

at the rates (not exceeding 5.00% per annum) as set forth in the Bond Notification. The Bonds shall bear interest from their date or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of the Bonds is paid, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable semi-annually commencing with the first interest payment date as set forth in the Bond Notification, and on June 15 and December 15 of each year thereafter to maturity.

Interest on each Bond shall be paid by check or draft of Amalgamated Bank of Chicago, Chicago, Illinois, as bond registrar and paying agent (the "*Bond Registrar*"), payable upon presentation thereof in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of business on the 1st day of the month of the interest payment date. The principal of the Bonds shall be payable in lawful money of the United States of America upon presentation thereof at the principal corporate trust office of the Bond Registrar.

Section 4. Execution; Authentication. The Bonds shall be executed on behalf of the City by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, as they shall determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the City. In case any such officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. All Bonds shall have thereon a certificate of authentication, substantially in the form hereinafter set forth, duly executed by the Bond Registrar as authenticating agent of the City and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual

signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

Section 5. Registration of Bonds; Persons Treated as Owners. (a) *General.* The City shall cause books (the “*Bond Register*”) for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the principal corporate trust office of the Bond Registrar, which is hereby constituted and appointed the registrar of the City. The City is authorized to prepare, and the Bond Registrar shall keep custody of, multiple Bond blanks executed by the City for use in the transfer and exchange of Bonds.

Upon surrender for transfer of any Bond at the principal corporate trust office of the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Bond Registrar and duly executed by, the registered owner or his or her attorney duly authorized in writing, the City shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity of authorized denominations, for a like aggregate principal amount. Any fully registered Bond or Bonds may be exchanged at said office of the Bond Registrar for a like aggregate principal amount of Bond or Bonds of the same maturity of other authorized denominations. The execution by the City of any fully registered Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond, *provided, however*, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less previous retirements.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 1st day of the month of any interest payment date on such Bond and ending at the opening of business on such interest payment date, nor to transfer

or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the City or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds, except in the case of the issuance of a Bond or Bonds for the unredeemed portion of a Bond surrendered for redemption.

(b) *Global Book-Entry System.* The Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities of the Bonds determined as described in Section 3 hereof. Upon initial issuance, the ownership of each such Bond shall be registered in the Bond Register in the name of Cede & Co., or any successor thereto ("*Cede*"), as nominee of The Depository Trust Company, New York, New York, and its successors and assigns ("*DTC*"). All of the outstanding Bonds shall be registered in the Bond Register in the name of Cede, as nominee of DTC, except as hereinafter provided. Any officer of the City who is a signatory on the Bonds, along with the Director of Finance of the City (the "*Finance Director*"), is authorized to execute and deliver, on behalf of the City, such letters to or agreements with DTC as shall be necessary to effectuate such book-entry system (any such letter or agreement being referred to herein as the "*Representation Letter*"), which Representation Letter may provide for the payment of principal of or interest on the Bonds by wire transfer.

With respect to Bonds registered in the Bond Register in the name of Cede, as nominee of DTC, the City and the Bond Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a “*DTC Participant*”) or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Bond Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to the principal of or interest on the Bonds. The City and the Bond Registrar may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Bond Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective registered owners of the Bonds, as shown in the Bond Register, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City’s obligations with respect to payment of the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of a Bond as shown in the Bond Register, shall receive a Bond evidencing the obligation of the City to make payments of principal and interest with respect to any Bond.

Upon delivery by DTC to the Bond Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the provisions in Section 3 hereof with respect to the payment of interest to the registered owners of Bonds at the close of business on the 1st day of the month of the applicable interest payment date, the name “Cede” in this Ordinance shall refer to such new nominee of DTC.

In the event that (i) the City determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, (ii) the agreement among the City, the Bond Registrar and DTC evidenced by the Representation Letter shall be terminated for any reason or (iii) the City determines that it is in the best interests of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the City shall notify DTC and DTC Participants of the availability through DTC of certificated Bonds and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede, as nominee of DTC. At that time, the City may determine that the Bonds shall be registered in the name of and deposited with such other depository operating a universal book-entry system, as may be acceptable to the City, or such depository’s agent or designee, and if the City does not select such alternate universal book-entry system, then the Bonds may be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 5(a) hereof.

Notwithstanding any other provisions of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede, as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the name provided in the Representation Letter.

Section 6. Redemption. (a) Optional Redemption. All or a portion of the Bonds due on and after the date, if any, specified in the Bond Notification shall be subject to redemption prior to

maturity at the option of the City from any available funds, as a whole or in part, and if in part in integral multiples of \$5,000 in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on the date specified in the Bond Notification (but in no event on a date later than ten and one-half years after the issuance of the Bonds) and on any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption.

(b) *Mandatory Redemption.* The Bonds maturing on the date or dates, if any, indicated in the Bond Notification are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date on the redemption date, on December 15 of the years, if any, and in the principal amounts, if any, as indicated in the Bond Notification.

The principal amounts of Bonds to be mandatorily redeemed in each year may be reduced through the earlier optional redemption thereof, with any partial optional redemptions of such Bonds credited against future mandatory redemption requirements in such order of the mandatory redemption dates as the City may determine. In addition, on or prior to the 60th day preceding any mandatory redemption date, the Bond Registrar may, and if directed by the City Council shall, purchase Bonds required to be retired on such mandatory redemption date. Any such Bonds so purchased shall be cancelled and the principal amount thereof shall be credited against the mandatory redemption required on such next mandatory redemption date.

(c) *General.* The Bonds shall be redeemed only in the principal amount of \$5,000 and integral multiples thereof. The City shall, at least forty-five (45) days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds

of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot by the Bond Registrar from the Bonds of such maturity by such method of lottery as the Bond Registrar shall deem fair and appropriate; *provided* that such lottery shall provide for the selection for redemption of Bonds or portions thereof so that any \$5,000 Bond or \$5,000 portion of a Bond shall be as likely to be called for redemption as any other such \$5,000 Bond or \$5,000 portion. The Bond Registrar shall make such selection upon the earlier of the irrevocable deposit of funds with an escrow agent sufficient to pay the redemption price of the Bonds to be redeemed or the time of the giving of official notice of redemption.

The Bond Registrar shall promptly notify the City in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 7. Redemption Procedure. Unless waived by any holder of Bonds to be redeemed, notice of the call for any such redemption shall be given by the Bond Registrar on behalf of the City by mailing the redemption notice by first class mail at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All notices of redemption shall state:

- (1) the redemption date,
- (2) the redemption price,
- (3) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (4) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,

(5) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal corporate trust office of the Bond Registrar, and

(6) such other information then required by custom, practice or industry standard.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed at the option of the City shall have been received by the Bond Registrar prior to the giving of such notice of redemption, such notice may, at the option of the City, state that said redemption shall be conditional upon the receipt of such moneys by the Bond Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds, and the Bond Registrar shall give notice, in the same manner in which the notice of redemption shall have been given, that such moneys were not so received and that such Bonds will not be redeemed. Otherwise, prior to any redemption date, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Subject to the provisions for a conditional redemption described above, notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered holder a new Bond or Bonds of the same maturity in the amount of the unpaid principal.

If any Bond or portion of Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal shall, until paid, bear interest from the redemption date at the

rate borne by the Bond or portion of Bond so called for redemption. All Bonds which have been redeemed shall be cancelled and destroyed by the Bond Registrar and shall not be reissued.

Section 8. Form of Bond. The Bonds shall be in substantially the following form; *provided, however,* that if the text of the Bond is to be printed in its entirety on the front side of the Bond, then paragraph [2] and the legend, “See Reverse Side for Additional Provisions”, shall be omitted and paragraph [6] and those thereafter as shall be appropriate shall be inserted immediately after paragraph [1]:

[FORM OF BOND - FRONT SIDE]

REGISTERED
NO. _____

REGISTERED
\$ _____

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF LAKE
CITY OF LAKE FOREST
GENERAL OBLIGATION REFUNDING BOND, SERIES 2021**

See Reverse Side for Additional Provisions

Interest Maturity Dated
Rate: _____% Date: December 15, 20____ Date: _____, 2021 CUSIP: 509696 ____

Registered Owner:

Principal Amount:

[1] KNOW ALL PERSONS BY THESE PRESENTS that the City of Lake Forest, Lake County, Illinois, a municipality, home rule unit, and political subdivision of the State of Illinois (the “City”), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent interest payment date to which interest has been paid or duly provided for, at the Interest Rate per annum identified above, such interest to be payable on June 15 and December 15 of each year, commencing June 15, 2022, until said Principal Amount is paid or duly provided for. The principal of this Bond is payable in lawful money of the United States of America upon presentation hereof at the principal corporate trust office of Amalgamated Bank of Chicago, Chicago, Illinois, as bond registrar and paying agent (the “Bond Registrar”). Payment of interest shall be made to the Registered Owner hereof as shown on the registration books of the City maintained by the Bond Registrar, at the close of business on the 1st day of the month of the interest payment date. Interest shall be paid by check or draft of

the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books, or at such other address furnished in writing by such Registered Owner to the Bond Registrar. For the prompt payment of this Bond both principal and interest at maturity, the full faith, credit and resources of the City are hereby irrevocably pledged.

[2] Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof, and such further provisions shall for all purposes have the same effect as if set forth at this place.

[3] It is hereby certified and recited that all conditions, acts and things required by the Constitution and Laws of the State of Illinois to exist or to be done precedent to and in the issuance of this Bond, including the hereinafter defined Act, have existed and have been properly done, happened and been performed in regular and due form and time as required by law; that the indebtedness of the City, represented by the Bonds, and including all other indebtedness of the City, howsoever evidenced or incurred, does not exceed any constitutional or statutory or other lawful limitation; and that provision has been made for the collection of a direct annual tax, in addition to all other taxes, on all of the taxable property in the City sufficient to pay the interest hereon as the same falls due and also to pay and discharge the principal hereof at maturity.

[4] This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

[5] IN WITNESS WHEREOF, the City of Lake Forest, Lake County, Illinois, by its City Council, has caused this Bond to be executed by the manual or duly authorized facsimile signature of its Mayor and attested by the manual or duly authorized facsimile signature of its City Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as appearing hereon and as of the Dated Date identified above.

SPECIMEN

Mayor, Lake Forest,
Lake County, Illinois

ATTEST:

SPECIMEN

City Clerk, Lake Forest
Lake County, Illinois

[SEAL]

Date of Authentication: _____, 20__

CERTIFICATE
OF
AUTHENTICATION

Bond Registrar and Paying Agent:
Amalgamated Bank of Chicago
Chicago, Illinois

This Bond is one of the Bonds described in the within mentioned ordinance and is one of the General Obligation Refunding Bonds, Series 2021, of the City of Lake Forest, Lake County, Illinois.

AMALGAMATED BANK OF CHICAGO, as Bond Registrar

By _____
Authorized Officer

[FORM OF BOND - REVERSE SIDE]

CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS

GENERAL OBLIGATION REFUNDING BOND, SERIES 2021

[6] This Bond is one of a series of bonds (the “*Bonds*”) issued by the City for the purpose of refunding certain outstanding bonds of the City and of paying expenses incidental thereto, all as described and defined in the Ordinance of the City, passed by the City Council on the 2nd day of August, 2021, authorizing the Bonds (the “*Ordinance*”), pursuant to and in all respects in compliance with the applicable provisions of the Illinois Municipal Code, as amended; as further supplemented and, where necessary, superseded, by the powers of the City as a home rule unit under the provisions of Section 6 of Article VII of the Illinois Constitution of 1970 (collectively, such Illinois Municipal Code and constitutional home rule powers, being the “*Act*”), and with the Ordinance, which has been duly approved by the Mayor.

[7] Bonds of the issue of which this Bond is one maturing on and after December 15, 20__, are subject to redemption prior to maturity at the option of the City as a whole, or in part in integral multiples of \$5,000 in any order of their maturity as determined by the City (less than all the Bonds of a single maturity to be selected by lot by the Bond Registrar), on December 15, 20__, and on any date thereafter, at the redemption price of par plus accrued interest to the redemption date.

[8] Notice of any such redemption shall be sent by first class mail not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books of the City maintained by the Bond Registrar or at such other address as is furnished in writing by such registered owner to the Bond Registrar. When so called for redemption, this Bond will cease to bear interest on the

specified redemption date, provided funds for redemption are on deposit at the place of payment at that time, and shall not be deemed to be outstanding.

[9] This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar in Chicago, Illinois, but only in the manner, subject to the limitations and upon payment of the charges provided in the Ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

[10] The Bonds are issued in fully registered form in the denomination of \$5,000 each or authorized integral multiples thereof. This Bond may be exchanged at the principal corporate trust office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the Ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 1st day of the month of any interest payment date on such Bond and ending at the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

[11] The City and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assign, and transfers unto _____

--

Here insert Social Security Number,
Employer Identification Number or
other Identifying Number

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint _____

as attorney to transfer the said Bond on the books kept for registration thereof with full power of
substitution in the premises.

Dated: _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the
Registered Owner as it appears upon the face of the within Bond in every particular,
without alteration or enlargement or any change whatever.

Section 9. Sale of Bonds. The Mayor and Finance Director (the “*Designated Representatives*”) are hereby authorized to proceed not later than the 2nd day of February, 2022, without any further authorization or direction from the City Council, to sell the Bonds upon the terms as prescribed in this Ordinance. The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the delivery of the Bond Notification as may be, and thereupon be deposited with the City Treasurer, and, after authentication thereof by the Bond Registrar, be by the City Treasurer delivered to the purchaser thereof (the “*Purchaser*”), upon receipt of the purchase price therefor, the same being not less than 96% of the principal amount of the Bonds plus accrued interest (if any) to date of delivery. The Purchaser for the Bonds shall be: (a) pursuant to a competitive sale conducted by Speer Financial, Inc., the City’s municipal advisor (“*Speer*”),

the best bidder for the Bonds; (b) in a negotiated underwriting, a bank or financial institution listed in the Dealers & Underwriters or Municipal Derivatives sections of the most recent edition of The Bond Buyer's Municipal Marketplace; or (c) in a private placement, (i) a bank or financial institution authorized to do business in the State, (ii) a governmental unit as defined in the Local Government Debt Reform Act of the State of Illinois, as amended, or (iii) an "accredited investor" as defined in Rule 501 of Regulation D as promulgated under the Securities Act of 1933, as amended; *provided, however*, that the Purchaser as set forth in either (b) or (c) shall be selected only upon receipt by the City of the written recommendation of Speer that the sale of the Bonds on a negotiated or private placement basis to the Purchaser is in the best interest of the City because of (i) the pricing of the Bonds by the Purchaser, (ii) then current market conditions or (iii) the timing of the sale of the Bonds; and *further provided*, that the Purchaser as set forth in (c) may be selected through the utilization of a placement agent selected by the Designated Representatives after consultation with Speer if the use of such placement agent is determined by the Designated Representatives to be in the best interest of the City.

Upon the sale of the Bonds, the Designated Representatives shall prepare a Notification of Sale of the Bonds, which shall include the pertinent details of sale as provided herein (the "*Bond Notification*"). In the Bond Notification, the Designated Representatives shall find and determine that the Bonds have been sold at such price and bear interest at such rates that either the true interest cost (yield) or the net interest rate received upon the sale of the Bonds does not exceed the maximum rate otherwise authorized by applicable law and that the net present value debt service savings to the City as a result of the issuance of the Bonds and the refunding of the Refunded Bonds is not less than 5.00% of the principal amount of the Refunded Bonds. The Bond Notification shall be entered into the records of the City and made available to the City Council at the next regular meeting thereof; but such action shall be for information purposes only, and the

City Council shall have no right or authority at such time to approve or reject such sale as evidenced in the Bond Notification.

Upon the sale of the Bonds, as evidenced by the execution and delivery of the Bond Notification by the Designated Representatives, the Mayor, City Clerk and City Treasurer and any other officers of the City, as shall be appropriate, shall be and are hereby authorized and directed to approve or execute, or both, such documents of sale of the Bonds as may be necessary, including, without limitation, the contract for the sale of the Bonds between the City and the Purchaser (the "*Purchase Contract*"). Prior to the execution and delivery of the Purchase Contract, the Designated Representatives shall find and determine that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the Purchase Contract.

The use by the Purchaser of any Preliminary Official Statement and any final Official Statement relating to the Bonds (the "*Official Statement*") is hereby ratified, approved and authorized; the execution and delivery of the Official Statement is hereby authorized; and the officers of the City Council are hereby authorized to take any action as may be required on the part of the City to consummate the transactions contemplated by the Purchase Contract, this Ordinance, said Preliminary Official Statement, the Official Statement and the Bonds.

Section 10. Tax Levy; Abatement. For the purpose of providing funds required to pay the interest on the Bonds promptly when and as the same falls due, and to pay and discharge the principal thereof at maturity, there is hereby levied upon all of the taxable property within the City, in the years for which any of the Bonds are outstanding, a direct annual tax sufficient for that purpose; and there is hereby levied on all of the taxable property in the City, in addition to all other taxes, the following direct annual tax (the "*Pledged Taxes*"), to-wit:

FOR THE YEAR

A TAX SUFFICIENT TO PRODUCE THE SUM OF:

2021	\$1,600,000	for interest up to and including December 15, 2022
2022	\$1,600,000	for interest and principal
2023	\$1,600,000	for interest and principal
2024	\$1,600,000	for interest and principal
2025	\$1,600,000	for interest and principal
2026	\$1,600,000	for interest and principal
2027	\$1,600,000	for interest and principal
2028	\$1,600,000	for interest and principal
2029	\$1,600,000	for interest and principal
2030	\$1,600,000	for interest and principal
2031	\$1,600,000	for interest and principal

Principal or interest maturing at any time when there are not sufficient funds on hand from the foregoing tax levy to pay the same shall be paid from the general funds of the City, and the fund from which such payment was made shall be reimbursed out of the taxes hereby levied when the same shall be collected.

The City covenants and agrees with the purchasers and the holders of the Bonds that so long as any of the Bonds remain outstanding, the City will take no action or fail to take any action which in any way would adversely affect the ability of the City to levy and collect the foregoing tax levy and the City and its officers will comply with all present and future applicable laws in order to assure that the foregoing taxes will be levied, extended and collected as provided herein and deposited in the fund established to pay the principal of and interest on the Bonds.

To the extent that the Pledged Taxes levied above exceed the amount necessary to pay debt service on the Bonds as set forth in the Bond Notification, the Mayor, City Clerk and City Treasurer are hereby authorized to direct the abatement of such taxes to the extent of the excess of such levy in each year over the amount necessary to pay debt service on the Bonds in the following bond year. Proper notice of such abatement shall be filed with the County Clerk of The County of Lake, Illinois (the "*County Clerk*"), in a timely manner to effect such abatement.

In the event that funds from any other lawful source are made available for the purpose of paying any principal of or interest on the Bonds so as to enable the abatement of the taxes levied herein for the payment of same, the City Council shall, by proper proceedings, direct the transfer of such funds to the hereinafter defined Bond Fund, and shall then further direct the abatement of the taxes by the amount so deposited. The City covenants and agrees that it will not direct the abatement of taxes until money has been deposited into the Bond Fund in the amount of such abatement. A certified copy or other notification of any such proceedings abating taxes may then be filed with the County Clerk in a timely manner to effect such abatement.

Section 11. Filing with County Clerk and Certificate of Reduction of Taxes. Forthwith upon the passage of this Ordinance, the City Clerk of the City is hereby directed to file a certified copy of this Ordinance with the County Clerk; and the County Clerk shall in and for each of the years 2021 to 2031, inclusive, ascertain the rate necessary to produce the tax herein levied; and the County Clerk shall extend the same for collection on the tax books in connection with other taxes levied in said years in and by the City for general corporate purposes of the City; and, subject to abatement as stated hereinabove, in said years such annual tax shall be levied and collected by and for and on behalf of the City in like manner as taxes for general corporate purposes for said years are levied and collected, and in addition to and in excess of all other taxes, and when collected, the taxes hereby levied shall be placed to the credit of a special fund to be designated “Bond and Interest Fund Account of 2021” (the “*Bond Fund*”), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

The Mayor, City Clerk and City Treasurer be and the same are hereby directed to prepare and file with the County Clerk, a Certificate of Reduction of Taxes Heretofore Levied for the Payment of Bonds showing the Prior Bonds being refunded and directing the abatement of the taxes heretofore levied to pay the Refunded Bonds.

Section 12. Use of Bond Proceeds; Use of Taxes Heretofore Levied. Accrued interest, if any, received on the delivery of the Bonds is hereby appropriated for the purpose of paying first interest due on the Bonds and is hereby ordered deposited into the Bond Fund. Simultaneously with the delivery of the Bonds, the principal proceeds of the Bonds, together with any premium received from the sale of the Bonds and such additional amounts as may be necessary from the general funds of the City, are hereby appropriated to pay the costs of issuance of the Bonds and for the purpose of refunding the Refunded Bonds, and that portion thereof not needed to pay such costs is hereby ordered deposited in escrow pursuant to an escrow agreement to be entered into between the City and Amalgamated Bank of Chicago, Chicago, Illinois, as escrow agent (the “*Escrow Agent*”), in substantially in the form attached hereto as *Exhibit A* (the “*Escrow Agreement*”) and made a part hereof by this reference, or with such changes therein as shall be approved by the officers of the City executing the Escrow Agreement, such execution to constitute evidence of the approval of such changes for the purpose of paying the principal of and interest on the Refunded Bonds when due and upon redemption prior to maturity, as more fully set forth in the Escrow Agreement. The City Council approves the form, terms and provisions of the Escrow Agreement and directs the Mayor and the City Clerk to execute, attest, seal and deliver the Escrow Agreement in the name and on behalf of the City. Amounts in the escrow may be used to purchase Government Securities (as defined in the Escrow Agreement) to provide for the principal payable on the Refunded Bonds upon redemption thereof. The Escrow Agent and the Purchaser are each hereby authorized to act as agent for the City in the purchase of the Government Securities.

At the time of issuance of the Bonds, the costs of issuance of the Bonds may be paid by the Purchaser or the Bond Registrar on behalf of the City from the proceeds of the Bonds.

All proceeds received or to be received from any taxes heretofore levied to pay principal and interest on the Refunded Bonds, including the proceeds received or to be received from the

taxes levied for the year 2020 for such purpose, shall be used to pay the principal of and interest on the Refunded Bonds and to the extent that such proceeds are not needed for such purpose because of the establishment of the escrow, the same shall be deposited into the Bond Fund and used to pay principal and interest on the Bonds in accordance with all of the provisions of this Ordinance.

Section 13. Non-Arbitrage and Tax-Exemption. The City hereby covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Internal Revenue Code of 1986, as amended (the “Code”), or would otherwise cause the interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City acknowledges that, in the event of an examination by the Internal Revenue Service (the “IRS”) of the exemption from Federal income taxation for interest paid on the Bonds, under present rules, the City may be treated as a “taxpayer” in such examination and agrees that it will respond in a commercially reasonable manner to any inquiries from the IRS in connection with such an examination.

The City also agrees and covenants with the purchasers and holders of the Bonds from time to time outstanding that, to the extent possible under Illinois law, it will comply with whatever federal tax law is adopted in the future which applies to the Bonds and affects the tax-exempt status of the Bonds.

The City Council hereby authorizes the officials of the City responsible for issuing the Bonds, the same being the Mayor and City Clerk, to make such further covenants and certifications regarding the specific use of the proceeds of the Bonds as approved by the City Council and as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and

to assure that the interest on the Bonds will be exempt from federal income taxation. In connection therewith, the City and the City Council further agree: (a) through their officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the City in such compliance.

Section 14. Bank Qualification. The City hereby designates each of the Bonds as a “qualified tax-exempt obligation” for the purposes and within the meaning of Section 265(b)(3) of the Code.

Section 15. List of Bondholders. The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

Section 16. Duties of Bond Registrar. If requested by the Bond Registrar, the Mayor and City Clerk of the City are authorized to execute the Bond Registrar’s standard form of agreement between the City and the Bond Registrar with respect to the obligations and duties of the Bond Registrar hereunder which may include the following:

- (a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;
- (b) to maintain a list of Bondholders as set forth herein and to furnish such list to the City upon request, but otherwise to keep such list confidential;
- (c) to give notice of redemption of the Bonds as provided herein;
- (d) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;

(e) to furnish the City at least annually a certificate with respect to Bonds cancelled and/or destroyed; and

(f) to furnish the City at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

Section 17. Continuing Disclosure Undertaking. The Mayor or City Treasurer is hereby authorized, empowered and directed to execute and deliver a Continuing Disclosure Undertaking (the “*Continuing Disclosure Undertaking*”) in connection with the issuance of the Bonds, with such provisions therein as he or she shall approve, his or her execution thereof to constitute conclusive evidence of his or her approval of such provisions. When the Continuing Disclosure Undertaking is executed and delivered on behalf of the City as herein provided, the Continuing Disclosure Undertaking will be binding on the City and the officers, employees and agents of the City, and the officers, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Continuing Disclosure Undertaking as executed. Notwithstanding any other provision of this Ordinance, the sole remedies for failure to comply with the Continuing Disclosure Undertaking shall be the ability of the beneficial owner of any Bond to seek mandamus or specific performance by court order, to cause the City to comply with its obligations under the Continuing Disclosure Undertaking.

Section 18. Record-Keeping Policy and Post-Issuance Compliance Matters. On August 3, 2015, the City Council adopted a record-keeping policy (the “*Policy*”) in order to maintain sufficient records to demonstrate compliance with its covenants and expectations to ensure the appropriate federal tax status for the debt obligations of the City, the interest on which is excludable from “gross income” for federal income tax purposes or which enable the City or the holder to receive federal tax benefits, including, but not limited to, qualified tax credit bonds and other specified tax credit bonds. The City Council and the City hereby reaffirm the Policy.

Section 19. Defeasance. Any Bond or Bonds which (a) are paid and cancelled, (b) which have matured and for which sufficient sums been deposited with the Bond Registrar to pay all principal and interest due thereon, or (c) for which sufficient (i) full faith and credit obligations of the United States, the timely payment of which are guaranteed by the United States Treasury, (ii) certificates of participation in a trust comprised solely of full faith and credit obligations of the United States, or (iii) cash, have been deposited with the Bond Registrar or similar institution to pay, taking into account investment earnings on such obligations, all principal of and interest on such Bond or Bonds when due at maturity or as called for redemption, pursuant to an irrevocable escrow or trust agreement, shall cease to have any lien on or right to receive or be paid from the Pledged Taxes and shall no longer have the benefits of any covenant for the registered owners of outstanding Bonds as set forth herein as such relates to lien and security of the outstanding Bonds. All covenants relative to the tax-exempt status of the Bonds; and payment, registration, transfer, and exchange; are expressly continued for all Bonds whether outstanding Bonds or not.

Section 20. Call of the Refunded Bonds. In accordance with the redemption provisions of the bond ordinances authorizing the Prior Bonds, the City by the City Council does hereby make provision for the payment of and does hereby call (subject only to the delivery of the Bonds) the Refunded Bonds for redemption and payment prior to maturity on December 15, 2021 (or such other date as set forth in the Escrow Agreement).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 21. Superseder and Effective Date. All ordinances, resolutions, and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded, including expressly Ordinance No. 2013-070 to the extent necessary for the Bonds to be payable from a direct annual ad valorem tax levied against all taxable property in the City, without limitation as to rate or amount; and this Ordinance shall be in full force and effect immediately upon its passage and approval.

ADOPTED: August 2, 2021

AYES: _____

NAYS: _____

ABSTENTION: _____

ABSENT: _____

Approved: August 2, 2021

Mayor, City of Lake Forest,
Lake County, Illinois

ATTEST:

City Clerk, City of Lake Forest,
Lake County, Illinois

Recorded in the City Records on August 2, 2021.

EXHIBIT A
FORM OF ESCROW AGREEMENT

_____, 2021

Amalgamated Bank of Chicago
Chicago, Illinois

Re: City of Lake Forest, Lake County, Illinois
\$ _____ General Obligation Refunding Bonds, Series 2021

Ladies and Gentlemen:

The City of Lake Forest, Lake County, Illinois (the “City”), by an ordinance adopted by the City Council of the City on the 2nd day of August, 2021 (as supplemented by a notification of sale of bonds dated _____, 2021, the “*Bond Ordinance*”), has authorized the issue and delivery of \$ _____ General Obligation Refunding Bonds, Series 2021, dated December ___, 2021 (the “*Bonds*”). The City has authorized by the Bond Ordinance that proceeds of the Bonds be used to pay and redeem on December 15, 2021 (the “*Redemption Date*”), \$ _____ of the City’s outstanding and unpaid bonds as listed on *Exhibit A* hereto (collectively, the “*Refunded Bonds*”).

The City hereby deposits with you \$ _____ from the proceeds of the Bonds and \$ _____ from funds of the City on hand and lawfully available (collectively, the “*Deposit*”) and you are hereby instructed as follows with respect thereto:

1. [Upon deposit, you are directed to hold the Deposit in an irrevocable trust fund account (the “*Trust Account*”) for the City to the benefit of the holders of the Refunded Bonds.] [Upon deposit, you are directed to purchase U.S. Treasury Securities State and Local Government Series Certificates of Indebtedness in the amount of \$ _____ and maturing as described on *Schedule 1* hereto (the “*Securities*”). You are further instructed to fund a beginning cash escrow deposit on demand in the amount of \$ _____. The beginning deposit and the Securities are to be held in an irrevocable trust fund account (the “*Trust Account*”) for the City to the benefit of the holders of the Refunded Bonds.]

2. [You shall hold the Deposit in the Trust Account in cash for the sole and exclusive benefit of the holders of the Refunded Bonds until redemption of the Refunded Bonds on the Redemption Date is made.] [You shall hold the Securities and any interest income or profit derived therefrom and any uninvested cash in the Trust Account for the

sole and exclusive benefit of the holders of the Refunded Bonds until redemption of the Refunded Bonds on the Redemption Date is made.]

3. You shall promptly collect the principal, interest or profit from the proceeds deposited in the Trust Account and promptly apply the same as necessary to the payment of the Refunded Bonds as herein provided.

4. The City has called the Refunded Bonds for redemption and payment prior to maturity on the Redemption Date. You are hereby directed to provide for and give timely notice of the call for redemption of the Refunded Bonds. The form and time of the giving of such notice regarding the Refunded Bonds shall be as specified in the ordinance authorizing the issuance of the Refunded Bonds. The City agrees to reimburse you for any actual out-of-pocket expenses incurred in the giving of such notice, but the failure of the City to make such payment shall not in any respect whatsoever relieve you from carrying out any of the duties, terms or provisions of this Agreement.

5. In addition, in your separate role as paying agent for the Refunded Bonds, you are hereby directed to give notice of the call of the Refunded Bonds, on or before the date the notice of such redemption is given to the holders of the Refunded Bonds, to the Municipal Securities Rulemaking City Council (the "MSRB") through its Electronic Municipal Market Access system for municipal securities disclosure or through any other electronic format or system prescribed by the MSRB for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended. Information with respect to procedures for submitting notice can be found at <https://msrb.org>.

6. You shall use the sum of \$_____ on the Redemption Date, to pay the principal of [and interest on] the Refunded Bonds on such date, and such remittance shall fully release and discharge you from any further duty or obligation thereto under this Agreement. [The interest on the Refunded Bonds will be paid from lawfully available moneys of the City deposited in the bond fund for the Refunded Bonds prior to the Redemption Date.]

7. You shall make no payment of fees, due or to become due, of the bond registrar and paying agent on the Bonds or the Refunded Bonds. The City shall pay the same as they become due.

8. If at any time it shall appear to you that the funds on deposit in the Trust Account will not be sufficient to pay the principal of the Refunded Bonds, you shall notify the City not less than five (5) days prior to such payment date and the City shall make up the anticipated deficit from any funds legally available for such purpose so that no default in the making of any such payment will occur.

9. Upon final disbursement of funds sufficient to pay the Refunded Bonds as hereinabove provided for, you shall transfer any balance remaining in the Trust Account to the City and thereupon this Agreement shall terminate.

Very truly yours,

CITY OF LAKE FOREST, LAKE COUNTY,
ILLINOIS

By _____
Mayor

By _____
City Clerk

Accepted this _____ day of _____, 2021.

AMALGAMATED BANK OF CHICAGO,
Chicago, Illinois

By _____
Its _____

Schedule I – Schedule of Refunded Bonds

\$8,020,000 General Obligation Refunding Bonds, Series 2013

THE CITY OF LAKE FOREST FUND BALANCE FORECAST GENERAL FUND

FY21 ACTUALS - PRE AUDIT - 6/30/21

	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ESTIMATE FY 2021	PROJECTED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024	PROJECTED FY 2025	PROJECTED FY 2026
Fund Balance 5/1	25,056,431	28,302,946	28,273,702	Preliminary 29,492,084	32,534,900	32,544,110	32,726,578	32,399,333	31,547,074
Revenue	35,808,347	38,026,950	37,794,251	39,008,598	37,671,328	39,008,871	39,917,019	40,874,263	42,064,521
Operating Expenses	31,311,832	32,456,194	33,575,869	34,130,782	37,412,118	38,826,403	40,244,264	41,726,523	43,182,582
Net before CIP	4,496,515	5,570,756	4,218,382	4,877,816	259,210	182,468	(327,245)	(852,260)	(1,118,061)
Capital or One Time Expenditures	1,250,000	5,600,000	3,000,000	1,835,000	250,000				
Fund Balance 4/30	28,302,946	28,273,702	29,492,084	32,534,900	32,544,110	32,726,578	32,399,333	31,547,074	30,429,013
				4,261,198					
Nonspendable Fund Balance 4/30	150,038	129,280	143,703	143,703	143,703	143,703	143,703	143,703	143,703
Reserve for Covid 19 Impacts			1,000,000						
Less: 35% Req Resv+ Sick/Vacation Liab - changed to 35% for FY15	14,071,642	14,848,154	15,042,375	15,467,396	14,999,352	15,467,492	15,785,344	16,120,379	16,536,969
Available Funds	14,081,266	13,296,269	13,306,006	16,923,801	17,401,055	17,115,383	16,470,287	15,282,992	13,748,340
Op Revenue increase%	4.1%	6.2%	-0.6%	2.6%	-3.4%	3.6%	2.3%	2.4%	2.9%
Op Expense increase %	2.3%	3.7%	3.4%	5.2%	9.6%	3.8%	3.7%	3.7%	3.5%
FB as % of revenue	79.0%	74.4%	78.0%	83.4%	86.4%	83.9%	81.2%	77.2%	72.3%
				72.5%					

In October 2019, the City Council amended its Fiscal Policy to state: "the City may allocate future General Fund operating surpluses at fiscal year-end to one-time funding needs as determined annually by the City Council."

Primary Assumptions: Property Tax Levy (3%), Sales/Utility/Hotel Taxes (2%), Income Tax (80% permanent; 1.5%)

The City of Lake Forest
CITY COUNCIL
Proceedings of the Monday, June 21, 2021
City Council Meeting - City Council Chambers
REMOTE ACCESS MEETING

CALL TO ORDER AND ROLL CALL: Honorable Mayor Pandaleon called the meeting to order at 6:32pm, and the City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Pandaleon, Alderman Morris, Alderman Karras, Alderman Rummel, Alderman Notz, Alderman Preschlack, Alderman Goshgarian, Alderman Buschmann and Alderman Weber.

Absent: none

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Pandaleon made the following statement as required by the Open Meetings Act. In accordance with state statute, Mayor Pandaleon has made a determination that it was not practical or prudent to schedule an in-person City Council meeting because of the COVID-19 pandemic, which is why this June 21, 2021 City Council meeting is being held remotely.

- A. "Spirit of CROYA" Margot Martino Essay Contest Winners**
- **Todd Nahigian, CROYA Manager**

Mayor Pandaleon introduced Todd Nahigian, CROYA Manager, to introduce the Margot Martino Essay Contest winners. Mr. Nahigian thanked the City Council for allowing him to continue this annual tradition, and gave a brief presentation explaining the CROYA 40 (+1) Celebration, and the CROYA mural dedication. Mr. Nahigian introduced Anna Syfer, one of the three "Spirit of CROYA" essay contest winner. Ms. Syfer recited her essay to those present. Next, Mr. Nahigian introduced Casey Hippel, the second essay contest winner. Mr. Hippel recited his essay to those present. The City Council thanked Mr. Nahigian for his work with the youth in the community.

COMMENTS BY CITY MANAGER

- B. Update On Deerpath and Route 41**
- **Michael Thomas, Director of Public Works**

City Manager, Jason Wicha, introduced Director of Public Works, Michael Thomas, to provide a brief update regarding the Deerpath/ Route 41 pump station project. Mr. Thomas briefly introduced the team members overseeing multiple aspects of this project, and explained their communication efforts with the City and IDOT. He provided an in-depth visual, displaying the project drainage routes, current project milestones, what still remains, and the upcoming road closures.

Mr. Thomas introduced Superintendent of Parks and Forestry, Chuck Myers, who provided an update regarding the golf course restoration. He explained the current work that has been done, including the

fluctuation of the water levels, and how this impacts the planting of native materials, and additional work the City will conduct once IDOT turns the ponds over to the City officially.

Mr. Thomas provided an additional update regarding the ComEd Pedestrian Bridge replacement, and the Watermain Replacement/ upgrade to Ahwahnee Lane. Both of these projects are scheduled to begin in 2022.

The City Council asked clarifying questions regarding the design of the completed bridges.

The City Council asked additional questions regarding the road closure beginning on July 6 and ending August 13, and how IDOT plans to accommodate the recent increase in traffic.

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

Members of the public can provide public comment by calling into the following number during the meeting: 847-810-3643

Katie Anderson offered comments to the City Council.

COMMITTEE REPORTS

FINANCE COMMITTEE

1. Consideration of the Annual Appropriation Ordinance for FY2022 and Approval of Rollovers (First Reading)

Finance Director Elizabeth Holleb presented the annual Appropriation Ordinance and explained the legal requirements required to pass the ordinance. Additionally, she explained that a public hearing must also be completed in concurrence with this passing for final approval. She explained the difference between the Appropriation Ordinance and the Budget, including Debt Service Payments, which are included in the Budget but not the Appropriation Ordinance, and the Library expenses, which were not included in the approved FY22 Budget. Finally, she stated that the fund rollovers that are included in the FY21 budget are from projects that were not started or completed in the previous fiscal year. She summarized that this Ordinance is asking for those funds to be carried over into FY22 so that the projects can be completed, via the Appropriation Ordinance.

COUNCIL ACTION: Approve first reading of the FY2022 Appropriation Ordinance and the rollovers.

Alderman Morris made a motion to approve first reading of the FY2022 Appropriation Ordinance and the rollovers, seconded by Alderman Weber. The following voted "Aye": Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted "Nay": None. 8-Ayes, 0 Nays, motion carried.

ENVIRONMENTAL SUSTAINABILITY COMMITTEE

1. Report on Power Supply Agreement and Community Choice Aggregation Program - Melanie Rummel, Chairman

Alderman Rummel provided an update regarding the City's power supply agreement. She further explained the approved amendment in February to the City's governance plan that oversees the municipal aggregation program. The amendment allows the City to explore and participate in new models of municipal aggregation

programs that may offer community benefits beyond supply rate savings for residents and small business customers.

2. Update on City Council Sustainability Survey

- **Melanie Rummel, Chairman**

Alderman Rummel provided an update to the City Council regarding the Sustainability Survey. She explained in depth the process the Environmental Sustainability Committee underwent, in addition to the survey taken by the City Council members. After receiving the results of the survey, there were four initiatives identified that balance all interests of the group. Those initiatives included:

1. Developing a communications strategy that advocates for various sustainability and environmental issues.
2. Exploring the installation of solar panels on City facilities.
3. Encouraging periodic inspections of ravine property to detect ecological or infrastructure threats.
4. Measuring the City's greenhouse gas emissions was a final recommendation.

3. Deerpath Golf Course Environmental Initiatives

- **Vince Juarez, Regional Operations Executive, Kemper Sports Management**

Alderman Rummel, introduced Vince Juarez, Regional Operations Executive, to walk through the environmental initiatives at the Deerpath Golf Course. Mr. Juarez further discussed the "Green to a Tee" program in depth, which pays particular attention to maintenance practices, habitat management, water conservation, energy use, recycling, and other environmental responsible practices. He additionally discussed the current practices utilized at the golf course to reduce the usage of single-use products.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approve the Extension of the Mayor's Declaration of a Local State of Emergency until the next City Council Meeting**
2. **Approval of June 7, 2021, City Council Meeting Minutes**
3. **Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding Alcoholic Beverages (First reading and if appropriate final approval)**
4. **Consideration of an Ordinance Amending the Fee Schedule to reflect changes to the Liquor Code (*First Reading, and if appropriate final Approval*)**
5. **Approve the Purchase of Dual Band Capable Portable Radios for the Fire Department from State Bid Vendor Motorola Solutions**
6. **Authorize the Mayor and City Clerk to Enter Into a Power Supply Agreement, in substantially the form presented, with MC-Squared Energy Services, LLC.**

COUNCIL ACTION: Approval of the four (4) Omnibus items as presented

Mayor Pandaleon asked members of the Council if they would like to remove any item or take it separately Alderman Buschmann requested item #3 and #4 be heard separately, asking for further clarification on the items.

Mayor Pandaleon asked for a motion. Alderman Buschmann made a motion to hear the items separately, seconded by Alderman Karras. The following voted “Aye”: Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted “Nay”: None. 8-Ayes, 0 Nays, motion carried.

Mayor Pandaleon asked again if any members of the Council if they would like to remove any item or take it separately. Seeing none, he asked for a motion to approve the four remaining Omnibus items as presented.

Alderman Goshgarian made a motion to approve the four remaining (4) Omnibus items as presented, seconded by Alderman Rummel. The following voted “Aye”: Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted “Nay”: None. 8-Ayes, 0 Nays, motion carried.

Item #3 and #4 Removed

*** Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding Alcoholic Beverages (First reading and if appropriate final approval)**

*** Consideration of an Ordinance Amending the Fee Schedule to reflect changes to the Liquor Code (First Reading, and if appropriate final Approval)**

The City Council asked clarifying questions regarding item #3 and #4 and had lengthy discussion regarding the items and asked for public input.

Mayor Pandaleon asked for a motion to approve first reading on both Ordinances.

Alderman Buschmann made a motion to approve first reading of an Ordinance Amending the City of Lake Forest City Code Regarding Alcoholic Beverages, seconded by Alderman Notz. The following voted “Aye”: Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. The following voted “Nay”: None. 8-Ayes, 0 Nays, motion carried.

Alderman Preschlack made a motion to approve first reading of an Ordinance Amending the Fee Schedule to reflect changes to the Liquor Code, seconded by Alderman Buschmann. The following voted “Aye”: Alderman Morris, Karras, Rummel, Notz, Preschlack, Goshgarian, Buschmann and Weber. 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

OLD BUSINESS

NEW BUSINESS

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

ADJOURNMENT

There being no further business Mayor Pandaleon asked for a motion. Alderman Morris made a motion to adjourn, seconded by Alderman Rummel. Motion carried unanimously by voice vote at 8:13 pm.

Respectfully Submitted
Margaret Boyer, City Clerk

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

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, July 12, 2021
SPECIAL City Council Workshop Meeting – Dickinson Hall

CALL TO ORDER AND ROLL CALL: Honorable Mayor Pandaleon called the meeting to order at 6:40pm, and the City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Pandaleon, Alderman Morris, Alderman Karras, Alderman Rummel, Alderman Notz, Alderman Goshgarian, Alderman Buschmann and Alderman Weber.

Absent: Alderman Preschlack

CALL TO ORDER AND ROLL CALL

Mayor Pandaleon stated that because it is a workshop meeting, there will be no decisions about projects and, that the City Council will set direction for Staff.

1. Artificial Turf Fields Discussion

- **Joe Mobile, Superintendent of Recreation**

Joe Mobile, Superintendent of Recreation provided background regarding previous discussion with the City Council including the 10 year master plan, to include the development of an artificial turf field. Mr. Mobile gave an in depth presentation including discussion on usage due to weather constraints, a survey conducted within the community, and a feasibility study, identifying appropriate locations for construction.

The City Council had lengthy discussion including potential amenities that could be built in conjunction with the artificial turf field, and the impact to stormwater infrastructure.

Mr. Mobile provided additional information regarding potential revenue for tournament field rentals, and impact to the Central Business District. Additionally, he explained the average usable life of an artificial turf field, including information regarding the maintenance of the field.

Finally, Mr. Mobile concluded by displaying a potential timeline for the potential project.

The City Council had additional discussion regarding sustainability components and the project timeline

2. Everett & Waukegan Intersection Improvement Project

- **Michael Thomas, Director of Public Works**
- **Byron Kutz, P.E., Superintendent of Engineering**
- **Jon Vana, P.E., President, Director of Design Services, CivilTech Engineering, Inc.**
- **David Kreeger, P.E., Project Manager, Civiltech Engineering, Inc.**

Michael Thomas, Director of Public Works gave a brief presentation, summarizing the Everett and Waukegan Road Intersection Improvement Project. He further explained the milestones of the project, dating back to 2009. Mr. Thomas Introduced David Kreeger, P.E., Project Manager or Civiltech Engineering, who provided background on the traffic study conducted. Mr. Kreeger explained the traffic study in detail, and how the impact of delays were identified, and what solutions could remedy the current issues.

The City Council asked clarifying questions regarding the timeline of the traffic study.

Mr. Thomas continued the presentation by providing the various funding sources for the project, including expenses maintained by the City, and additional grant funding that was acquired.

The City Council had lengthy discussion regarding the right turn lane and potential land acquisition.

4. Opportunity for Public Comment

There were no public comments

5. Adjournment

There being no further discussion. Alderman Weber made a motion to adjourn, seconded by Alderman Rummel. Motion carried unanimously by voice vote at 9:09 pm

Respectfully Submitted
Margaret Boyer, City Clerk

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

LAKE FOREST CEMETERY COMMISSION INVESTMENT POLICY

1. Scope of Investment Policy

This Investment Policy applies to the investment activities of the Lake Forest Cemetery Commission. The management and investment of the Lake Forest Cemetery Investment Fund is statutorily entrusted to the Commissioners of the Lake Forest Cemetery Commission.

2. Objectives of the Investment Policy

The purpose of this policy is to establish cash management and investment guidelines for the stewardship of the Lake Forest Cemetery Fund monies. It should be noted that the Investment Fund is designed to fund annual operating expenses and capital improvements of the cemetery once all existing plots have been sold. It is estimated by the Cemetery Commission that all the cemetery plots will not be sold until at least 2050; as such, the Commission has the advantage of being able to use a very long time horizon as it looks to invest the monies. Also of note: this policy does not apply to the trust funds (currently totaling approximately \$1,000K) that may be invested in very safe (fixed – income or similar) investment vehicles.

Specific objectives include:

- a) Safety of Principal
The safety of principal is an important objective of this Investment Policy.
- b) Diversification
The Fund shall diversify its investments to minimize risks.
- c) Liquidity
The investment portfolio shall remain sufficiently liquid to pay any operating requirements which may be reasonably anticipated.
- d) Maximum Rate of Return
The investment portfolio of the Fund shall be designed with the objective of achieving the maximum rate of return consistent with risk limitations identified herein.

3. Responsibility and Delegation of Authority

Pursuant to Chapter 10 of the City of Lake Forest Municipal Code, the Lake Forest Cemetery Commission is designated as the municipal “Cemetery Authority” with powers and responsibility to care for, and maintain municipal cemetery properties; to establish and enforce municipal cemetery rules and regulations; and to act as Trustee for municipal cemetery trust funds. Within these powers Lake Forest Cemetery Commission has the responsibility to invest Cemetery funds; and establish, administer, and maintain the Lake Forest Cemetery Investment Policy.

The Commissioners of the Lake Forest Cemetery Commission are responsible for implementation and maintenance of the Cemetery Commission Investment Policy, for investment of Cemetery funds within Policy guidelines, and for managing the Cemetery investment portfolios within the Policy guidelines. Investments of funds are to be authorized by the Commissioners.

It is the intent of this policy that the Commissioners will employ investment professionals to make prudent investment decisions and to manage the Cemetery fund portfolios. Therefore, the Commissioners may, upon execution of a written agreement, delegate investment decisions to professional registered Investment Managers. All investment decisions, whether delegated by the

Commissioners or not, shall be subject to this Policy. No persons may engage in investment transactions except as provided under the terms of this Policy.

The Cemetery Commission treasurer shall be responsible for establishing and maintaining a system of internal controls to regulate the Commission investment activities.

Commissioners shall regularly (at least two times per year or more), review the Cemetery portfolios and portfolio activities for conformity to Policy guidelines.

4. Prudence

In managing its investment portfolio, the Cemetery Commission shall avoid any transactions that might impair public confidence in the Investment Fund. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the primary objective of safety as well as secondary objective of maximizing rate of return with reasonable liquidity.

The standards of prudence to be used by investment officials shall be the “prudent person”, and shall be applied in the context of managing an overall portfolio. Investment officials, acting in accordance with written procedures and exercising due intelligence, shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided that deviations from expectations are reported in a timely fashion, and appropriate action is taken to control adverse developments.

Asset Allocation

Domestic Equities: allowable range 40%-60%, target 50%

International Equities: allowable range 10%-30%, target 20% (emerging markets should make up no more than 30% of international equity investments.)

Cash and Fixed Income: allowable range 20%-40%, target 30%

5. Investment Instruments

As “Cemetery Authority”, the Lake Forest Cemetery Commission is authorized under Illinois Revised Statutes 760ILCS 100/1-24, short title Cemetery Care Act, to invest in a broad range of investment instruments. The purpose of this section of the Investment Policy is to specify limitations to the investment instruments otherwise authorized under Illinois Statutes.

Under the Cemetery Care Act, the Commission is authorized to acquire and retain every kind of property, real, personal or mixed, and every kind of investment, including specifically but without limiting the generality of the foregoing, bonds, debentures and other corporate obligations, preferred or common stocks and real estate mortgages, which persons of prudence, discretion, and intelligence acquire or retain for their own account.

Additional Limitation on Investment Instruments

In order to reduce the portfolio risk profile, the investment portfolio of the Fund shall be limited to the following investments securities:

- a) Bonds, notes, bills, debentures, or other similar obligations of the United States of America or its agencies. To the extent possible, the Fund will attempt to match the bond maturity schedule of its investments with anticipated cash flow requirements. In no case will the Fund purchase bonds with maturities of more than 30 years from the date of purchase.
- b) Interest – bearing obligations: i.e. savings accounts, interest – bearing certificates of deposits or interest – bearing time deposits or any other investments constituting direct obligations of any bank as defined by the Illinois Banking Act.
- c) Short term obligations of corporations organized in the United States with assets exceeding \$500,000,000 if (i) such obligations are rated in the top tier (e.g. Moody's P-1 or S&P A-1+ or A-1) by at least 2 Nationally Recognized Statistical Ratings Organizations (NRSRO's) and which mature not later than 180 days from the date of purchase, (ii) such as purchases to not exceed 10% of the corporation's outstanding obligations and (iii) no more than one-third of the Cemetery funds may be invested in short term obligations of corporations.
- d) Mutual stock funds, mutual bond funds, exchange traded funds, and mutual money market funds registered under the Investment Company Act of 1940 providing that the portfolio of any such fund is limited to investments described elsewhere (Section 5 Investment Instruments) by this investment Policy. Mutual bond funds should carry an average bond rating of A or above as rated by Morningstar.
- e) Usage of derivatives is only permitted when employed to hedge against downside risk (maintain safety of principal) in the portfolios; e.g. buying a put option on the S&P 500 in the midst of a rapidly appreciating, irrational market.
- f) Interest bearing bonds of any county, township, city, village, incorporated town, municipal corporation, or school district. The bonds shall be rated at the time of purchase within the 4 highest general classifications established by a Nationally Recognized Statistical Ratings Organization (NRSRO) with recognized expertise in rating bonds of state and their political subdivisions. (e.g. Moody's ratings of Aaa, Aa, A or Baa).
- g) Securities of savings and loan associations, the shares on investment certifications of which are insured by the Federal Deposit Insurance Corporation.
- h) Bonds or notes issued by corporations rated A or above by a Nationally Recognized Statistical Ratings Organization (NRSRO's) such as either Standard & Poor's or Moody's.
- i) Dividend on share accounts of a credit union which are fully insured.
- j) The Illinois Funds
- k) Common or preferred stock with market capitalizations of \$500,000,000 or above. Equity investments should include a diversified mix of large, middle and small capitalization companies and can utilize both growth and value strategies to invest in firms domiciled within the United States and abroad.

General Investment Restrictions

- a) No purchase of municipal bonds, corporate bonds, common stocks, or preferred stocks shall be made if such purchase at the time thereof would cause more than 5% of the total Cemetery funds assets to be invested in the securities of such issuers or, in the case of stocks, would cause more than 5% of the outstanding voting securities of such issuer to be held by the Fund. No one equity industry group shall comprise more than 25% of Cemetery fund assets. Industry groups are defined by the S&P Global Industry (GIC) Classifications; e.g. financials, health care, etc.
- b) No securities shall be purchased which are subject to restrictions on resale.
- c) No purchases shall be made on margin or with borrowed funds.
- d) No short sales shall be effected and no options to purchase securities shall be sold. No direct investment in commodities shall be permitted. No direct investment in real estate mortgages shall be permitted.

6. Investment Goals and Measurements

The investment goal of the Fund is to achieve the maximum rate of return consistent with a minimum degree of risk and prudent investment practices. The fixed income portion of the portfolio should strive to exceed the Bloomberg Barclay's Aggregate Index (Agg Index) over any 3 and 5 year period. The domestic equity portion of the portfolio should strive to exceed the Russell 3000 Index over any 3-5 year period. The international equity component should strive to exceed the MSCI All World Ex-Us Index over any 3and 5 year period. Measurements against benchmarks will be made at regularly scheduled cemetery meeting, but consistent with its mandate, the Commission will evaluate performance on a longer term basis.

At least every five years, the cemetery Commission will review the investment manager relationship and performance. Such review may result in a Request for Proposal process but is not required.

7. Prohibited Transactions

A Fiduciary with respect to the Fund, shall not cause the Fund to engage in any activity or transaction which he or she knows or should know that such transaction constitutes a conflict of interest. In addition, any investment instruments not covered by this investment policy (Section 5. Investment Instruments) are strictly prohibited.

8. Conflicts of Interest

The Director of Finance and all Commissioners of the Lake Forest Cemetery Commission shall disclose any material financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any material personal financial/investment positions that could be related to the performance of the Fund's portfolio as required by the Lake Forest City Council or State of Illinois regulators.

9. Cash Management

The Fund's objective is to invest funds in excess of those needed for operating purposes and any other necessary purpose and to maximize revenue from the investment of such available cash. All excess cash not invested shall be temporarily maintained in interest bearing accounts.

10. Controls and Custody of Assets

The fund maintains its record on a fund basis of accounting in conformance with generally accepted accounting principles. The fund shall maintain a third party trust custodian to safekeep all securities. All bank accounts are reconciled to the Fund's books on a monthly basis under the supervision of the Director of Finance. The Director of Finance is named as an authorized signature on all of the Fund accounts.

All disbursements from the Fund shall be authorized by the Commissioners and executed by two (2) signatures of which one shall be a City Manager and one shall be the Director of Finance.

The current investment portfolio and all related records are maintained for public and managerial inspection by the Director of Finance. Investments will be issued in fully registered form, when available, and will be held in safekeeping or in book entry form. Public access to the above documents will be by the authorization of the Director of Finance.

The Director of Finance shall establish a system written internal controls, which shall be reviewed annually by the independent auditor. The controls shall be designed to prevent loss of public funds due to fraud, error, misrepresentation, unanticipated market changes or imprudent actions.

11. Reporting

The Investment Advisor shall submit an investment report to the Commissioners at all regular Commission meetings and at such other times as requested by the Commission Chairperson, which shall describe in detail the components of the portfolio in terms of investment securities, maturities, cost, interest rate, and earnings.

The Commission Chairperson shall periodically, at least once a calendar year, report to the City of Lake Forest finance committee. The report shall include Cemetery portfolio performance, and conformity of the portfolio and portfolio activities to Policy guidelines.

12. Schedule of Meetings

The Commission Chairperson, in concurrence with the other Commissioners, shall annually set the meeting dates of the Fund one year in advance. These dates will be posted so that interested parties may be aware of the time and place of the meetings.

13. Audit

The Fund will be audited in conjunction with the annual examination of the books and records of the City of Lake Forest by an independent certified public accountant. In addition, the Fund is subject to periodic examination by the State of Illinois.

14. Amendments to Policy

The Investment Policy can be amended by a majority vote of the City Council upon recommendation of the Cemetery Commission.

15. Adoption

This policy was adopted by the Commissioners of the Lake Forest Cemetery Commission on April 28, 2021. Copies will be distributed to all interested parties.

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The Commission Chairperson shall periodically, at least once a calendar year, report to the City of Lake Forest finance committee. The report shall include Cemetery portfolio performance, and conformity of the portfolio and portfolio activities to Policy guidelines.

12. Schedule of Meetings

The Commission Chairperson, in concurrence with the other Commissioners, shall annually set the meeting dates of the Fund one year in advance. These dates will be posted so that interested parties may be aware of the time and place of the meetings.

13. Audit

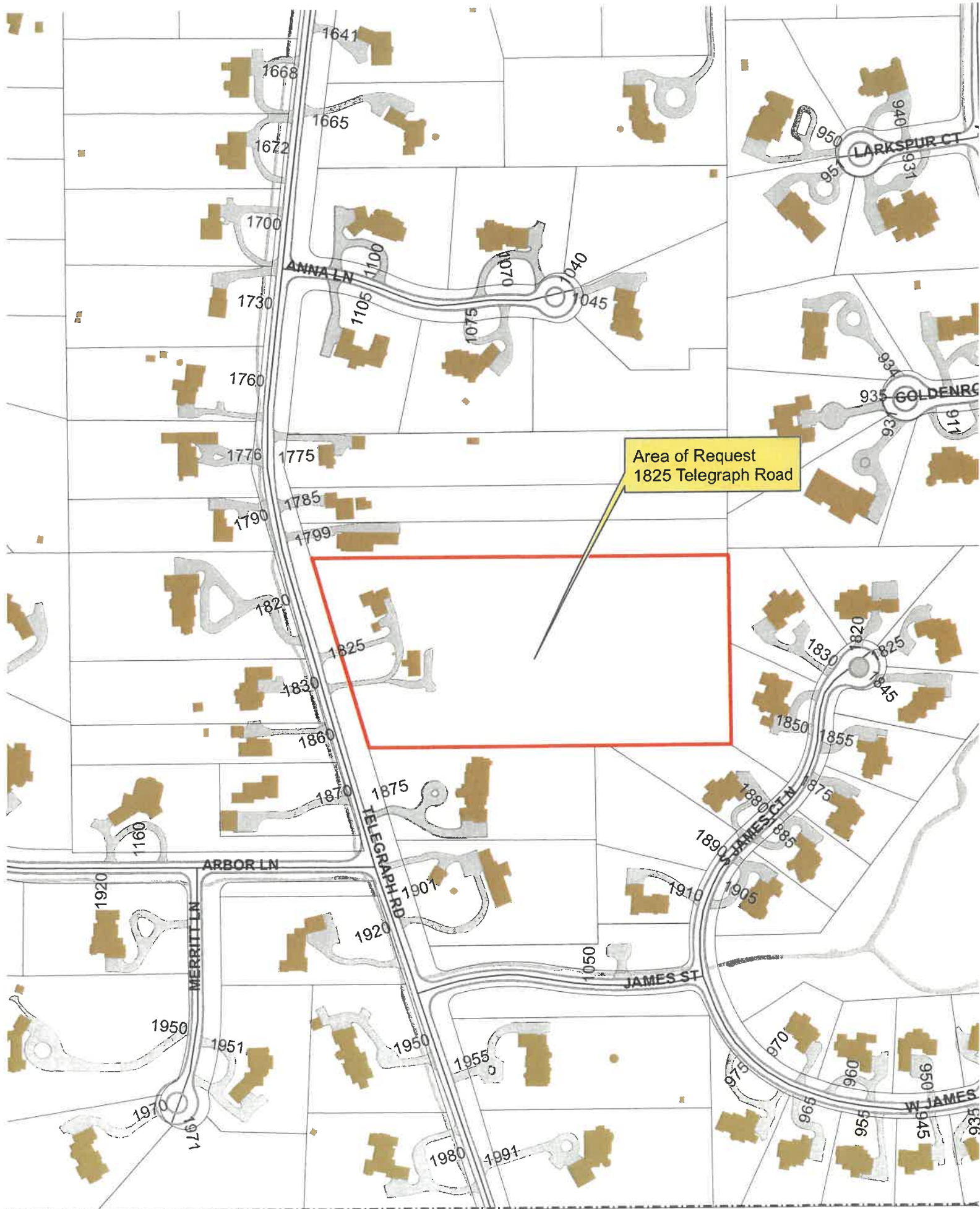
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14. Amendments to Policy

The Investment Policy can be amended by a majority vote of the City Council upon recommendation of the Cemetery Commission.

15. Adoption

This policy was adopted by the Commissioners of the Lake Forest Cemetery Commission on ~~July 16th 2008~~ [new adoption date here](#). Copies will be distributed to all interested parties.



THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1825 TELEGRAPH ROAD

WHEREAS, Bel Sogno, LLC (Michael and Wendy Donato) ("**Owners**") are the owners of that certain real property commonly known as 1825 Telegraph Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to demolish the existing residence and barn and construct a replacement residence and attached garage ("**Improvements**") as depicted on the site plan, landscape plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at public hearings held on May 5, 2021 and June 2, 2021; and

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

1. the Property is located within the R-4, Single Family Residence District under the City Code,

2. the existing structure is not architecturally or historically significant,
3. the existing structure is not habitable without significant investment, repairs and renovations which would result in substantial demolition and result in a compromised end product,
4. the evidence presented indicates that the demolition, if undertaken in conformity with the recommended conditions, will meet the requirements of Section 150.148 of the City Code,
5. Owners propose to construct the Improvements as depicted on the plans,
6. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

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

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

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

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

PASSED THIS __ DAY OF _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

Mayor

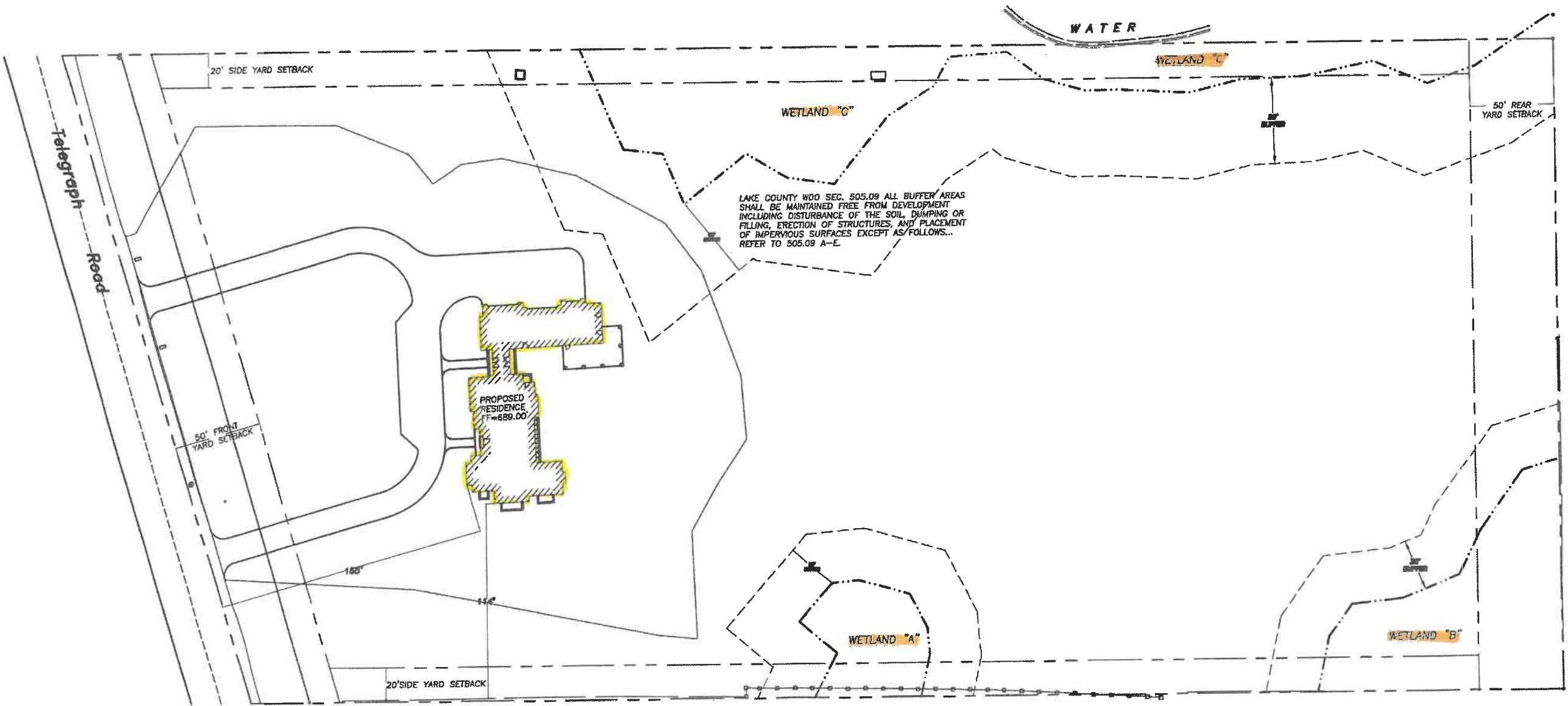
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



GROUP EXHIBIT B

The Plans

PROPOSED WEST ELEVATION

EXTERIOR MATERIAL SPEC

ROOF TYPE 1:
ASPHALT SHINGLES: CERTAINTED
LANDMARK PRO. COLOR: MAX DEF
CHPTWOOD
GUTTER/DOWNSPOUT TO MATCH
WINDOW CLAD (CHESTNUT BRONZE)

STONE WALL CLADDING:
4" THICK POND DULAC BEDFACED
(DIMENSIONAL) - HEAVY MORTAR JOINT,
SUPPLIED BY RADENMANN STONE CO.
CONTACT: RED JOHNSTON 833-948-9103
red@radenmann.com OR THROUGH ILLINOIS
BRICK - LYNN PACHNER 708-310-9785

STONE WINDOW & DOOR HEADS/SLAB ITEM:
VARYING T. SPICES: POND DULAC
HONED (greenish), SUPPLIED BY RADENMANN
STONE CO. CONTACT: RED JOHNSTON
833-948-9103 red@radenmann.com OR
THROUGH ILLINOIS BRICK - LYNN PACHNER
708-310-9785
(ALY. INDIANA LESTONE)

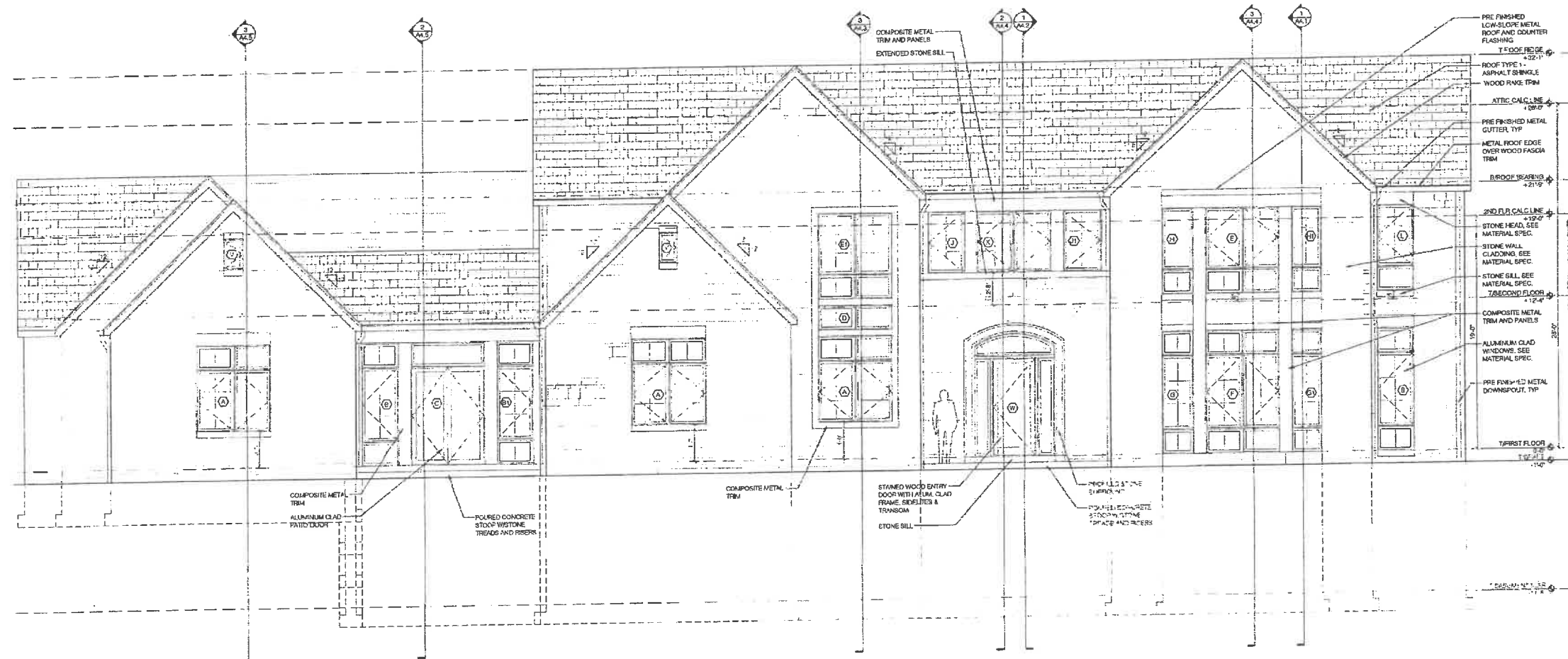
CLAD WINDOWS AND EXTERIOR DOORS:
ZELD-WEN EPICURE SERIES. COLOR:
CHESTNUT BRONZE. SEE TO SHEET A3.0

METAL WALL PANEL: T-5M
COMPOSITE WALL SYSTEM. COLOR TO
MATCH WINDOW CLADDING (CHESTNUT
BRONZE). MFR. TO BE DETERMINED BY
CONTRACTOR

WOOD FASCIA/EAVER/OFFIT TRIM:
1X CLEAR CEDAR BOARDS. SOLID COLOR
STAIN TO MATCH WINDOW CLADDING
(CHESTNUT BRONZE)

**NOTE: ALL COLORS TO BE REVIEWED
AND CONFIRMED WITH OWNER**

**MASSEY
ASSOCIATES
ARCHITECTS**



Graphic Scale
0 1 2 3 4 5 6 7 8 9 10
IN FEET
1 inch = 4 Feet



ISSUED FOR: DATE:
BLOG REV BD CMT 05.10.2021

**PRIVATE
RESIDENCE**
1825 Telegraph Road
Lake Forest, IL 60045

EXTERIOR
ELEVATIONS

A3.0

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

GROUP EXHIBIT B

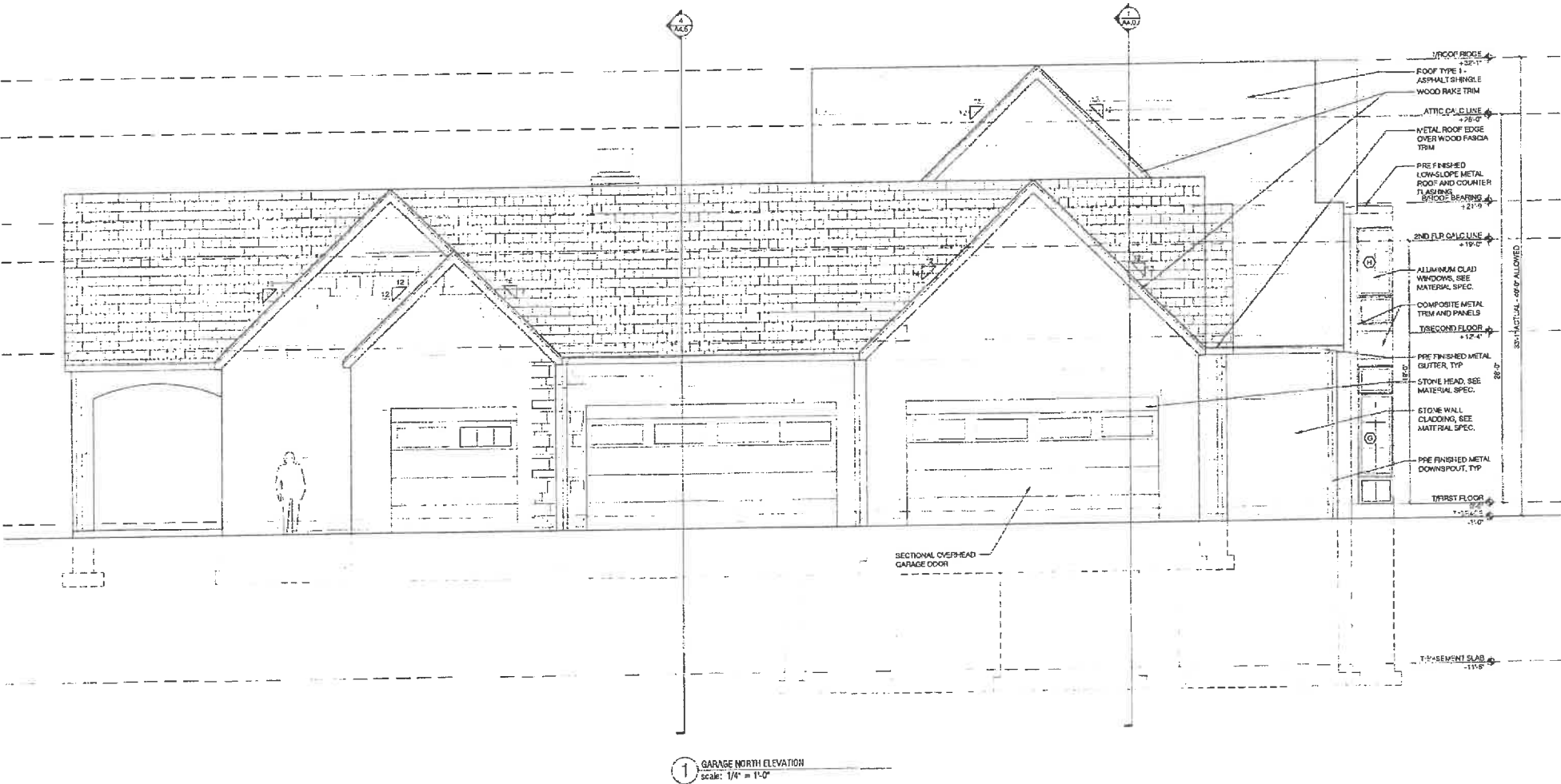
The Plans

PROPOSED NORTH ELEVATION - WITH GARAGE

EXTERIOR MATERIAL SPECIFICATION
ROOF TYPE 1:
ASPHALT SHINGLES: CERTAINTEED
LANDMARK PRO, COLOR: MAX DSF
DRAFTWOOD
GUTTERS/DOWNSPOUT TO MATCH:
WINDOW CLAD (CHESTNUT BRONZE)
STONE WALL CLADDING:
2" THICK, FOND DU LAC, RED FACED
DIMENSIONAL HEAVY MORTAR JOINT,
SUPPLIED BY PACEMANN STONE CO.
CONTACT: RETO JOHNSTON 820-948-0103
ret@pacemans.com OR THROUGH ELLIOTT
UNION - LYNN PACHNER 708-310-0765
STONE WINDOW & DOOR HEADSILL TRIM:
VARYING THICKNESS, FOND DU LAC
HONEY (cream), SUPPLIED BY PACEMANN
STONE CO. CONTACT: RETO JOHNSTON
820-948-0103 ret@pacemans.com OR
THROUGH ELLIOTT UNION - LYNN PACHNER
708-310-0765
(ALT. INDIANA Limestone)
CLAD WINDOWS AND EXTERIOR DOORS:
JELD-WEN SPOKES SERIES, COLOR:
CHESTNUT BRONZE. SEE TO SHEET A8.0
METAL WALL PANEL SYSTEM:
COMPOSITE WALL SYSTEM, COLOR TO
MATCH WINDOW CLADDING (CHESTNUT
BRONZE). JWP TO BE DETERMINED BY
CONTRACTOR
WOOD FASCIA/EAVER/SHIM TRIM:
1X CLEAR CEDAR BRANES, SAID COLOR
START TO MATCH WINDOW CLADDING
(CHESTNUT BRONZE)
NOTE: ALL COLORS TO BE REVIEWED
AND CONFIRMED WITH OWNER

MASSEY
ASSOCIATES
ARCHITECTS

1000 N. LAKE FOREST RD. SUITE 200
LAKE FOREST, IL 60045
TEL: 847.234.1100 FAX: 847.234.1101
WWW.MASSEYARCHITECTS.COM



Graphic Scale
0 1 2
IN FEET
1 inch = 4 Feet



ISSUED FOR: DATE:
BLDG REV BD CMT 05.10.2021

PRIVATE
RESIDENCE
1825 Telegraph Road
Lake Forest, IL 60045

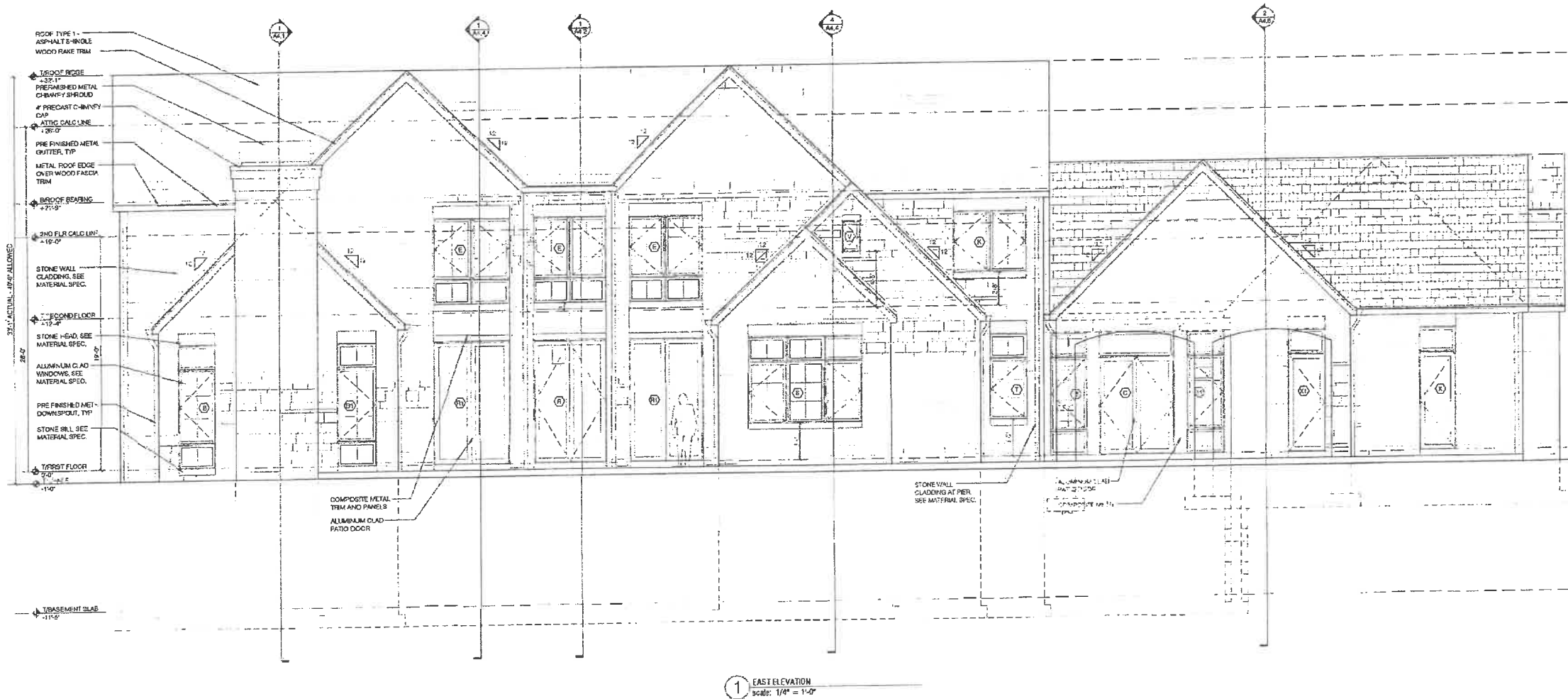
EXTERIOR
ELEVATIONS

A3.5

GROUP EXHIBIT B

The Plans

PROPOSED EAST ELEVATION



EXTERIOR MATERIAL SPECIFICATION
ROOF TYPE 1:
ASPHALT/SHINGLE - CERTAINTED
LANDMARK PRO, COLOR: NAT. DEF.
DRIFTWOOD
GUTTERS/DOWNSPOUT TO MATCH
WINDOW CLAD (CHESTNUT BRN)
STONE WALL CLADDING:
4\"/>

MASSEY
ASSOCIATES
ARCHITECTS

Graphic Scale
0 1 2
Feet
1 inch = 4 Feet



ISSUED FOR: DATE:
BLDG REV BD CMT 05.10.2021

PRIVATE
RESIDENCE
1825 Telegraph Road
Lake Forest, IL 60045

EXTERIOR
ELEVATIONS

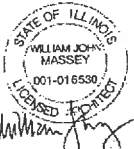
A3.1

GROUP EXHIBIT B

The Plans

PROPOSED SOUTH ELEVATION

EXT. WALL MATERIALS BY CLIMATE TYPE
ROOF TYPE 1:
ASPHALT SHINGLES, CERTAINTED
LANDMARK PRO, COLOR: MAX DEF
DRIFTWOOD
GUTTER/DOWNSPOUT TO MATCH
WINDOW CLAD (CHESTNUT BRONZE)
STONE WALL CLADDING:
4" THICK "FORD DU LAC" BEDFACED
DIMENSIONAL, HEAVY MORTAR JOINT,
SUPPLIED BY FACEMANN STONE CO.
CONTACT: RSD JOHNSTON 800-948-4142
rsl@rsljohnston.com OR THROUGH ILLINOIS
BRICK - LYNN PACHNER 708-700-4755
STONE WINDOW & DOOR HEADS/L TRIM
VARYING THICKNESS - "FORD DU LAC"
HONED (BEDFACED), SUPPLIED BY FACEMANN
STONE CO. CONTACT: RSD JOHNSTON
800-948-4142 rsl@rsljohnston.com OR
THROUGH ILLINOIS BRICK - LYNN PACHNER
708-700-4755
(ALT: INDIANA LIVINGSTONE)
CLAD WINDOWS AND EXTERIOR DOORS:
JELD-WEN EFFULGE SERIES, COLOR:
CHESTNUT BRONZE, SEE TO SHEET A3.0
METAL WALL PANELS/TRIM:
COMPOSITE WALL SYSTEM, COLOR TO
MATCH WINDOW CLADDING (CHESTNUT
BRONZE) - MFR. TO BE DETERMINED BY
CONTRACTOR
WOOD FASCIAS/RAISED LINTEL TRIM:
1X CLEAR CEDAR BOARD, SOLID COLOR
STAIN TO MATCH WINDOW CLADDING
(CHESTNUT BRONZE)
NOTE: ALL COLORS TO BE REVIEWED
AND CONFIRMED WITH OWNER



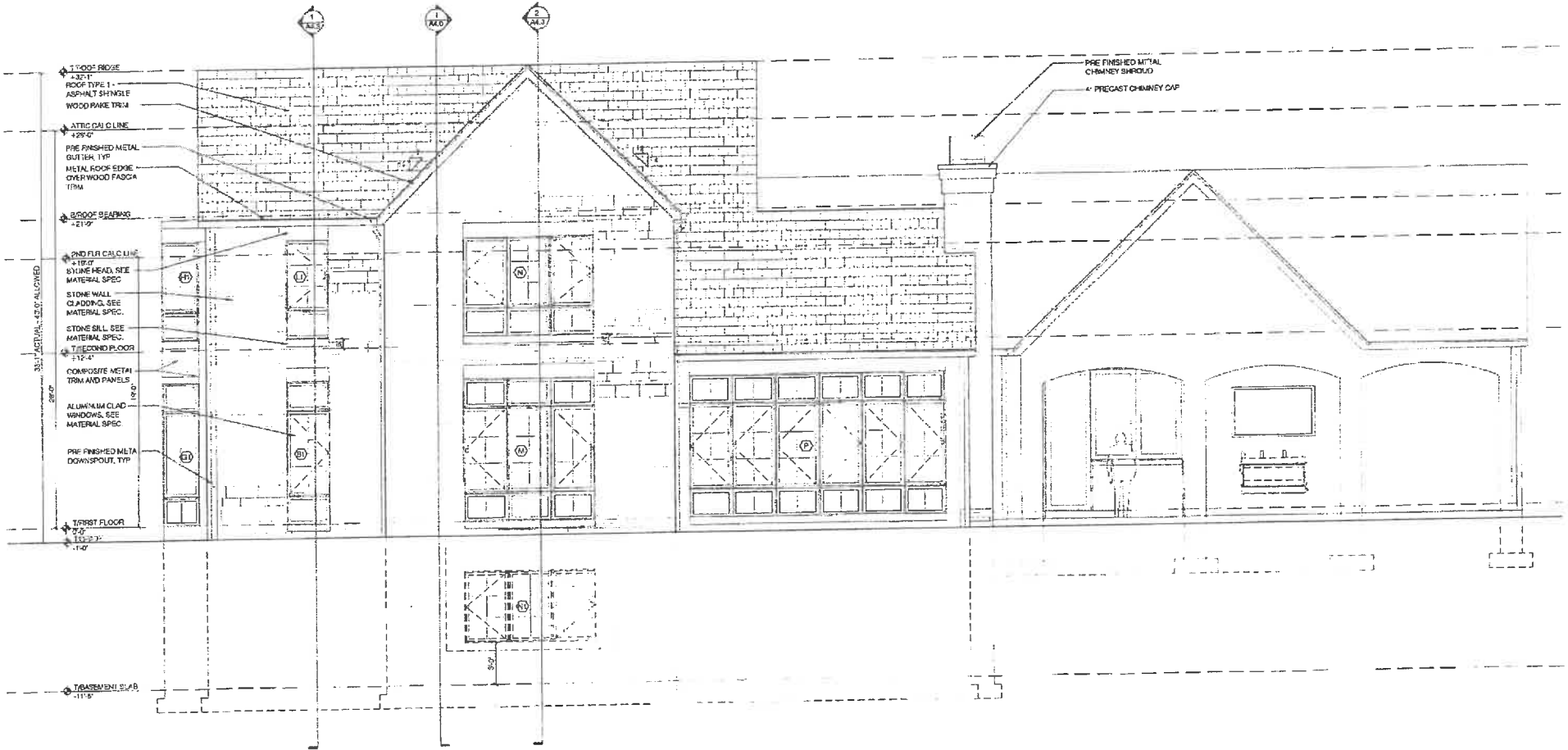
ISSUED FOR: DATE:
BLDG REV BD CMT 05.10.2021

PRIVATE
RESIDENCE

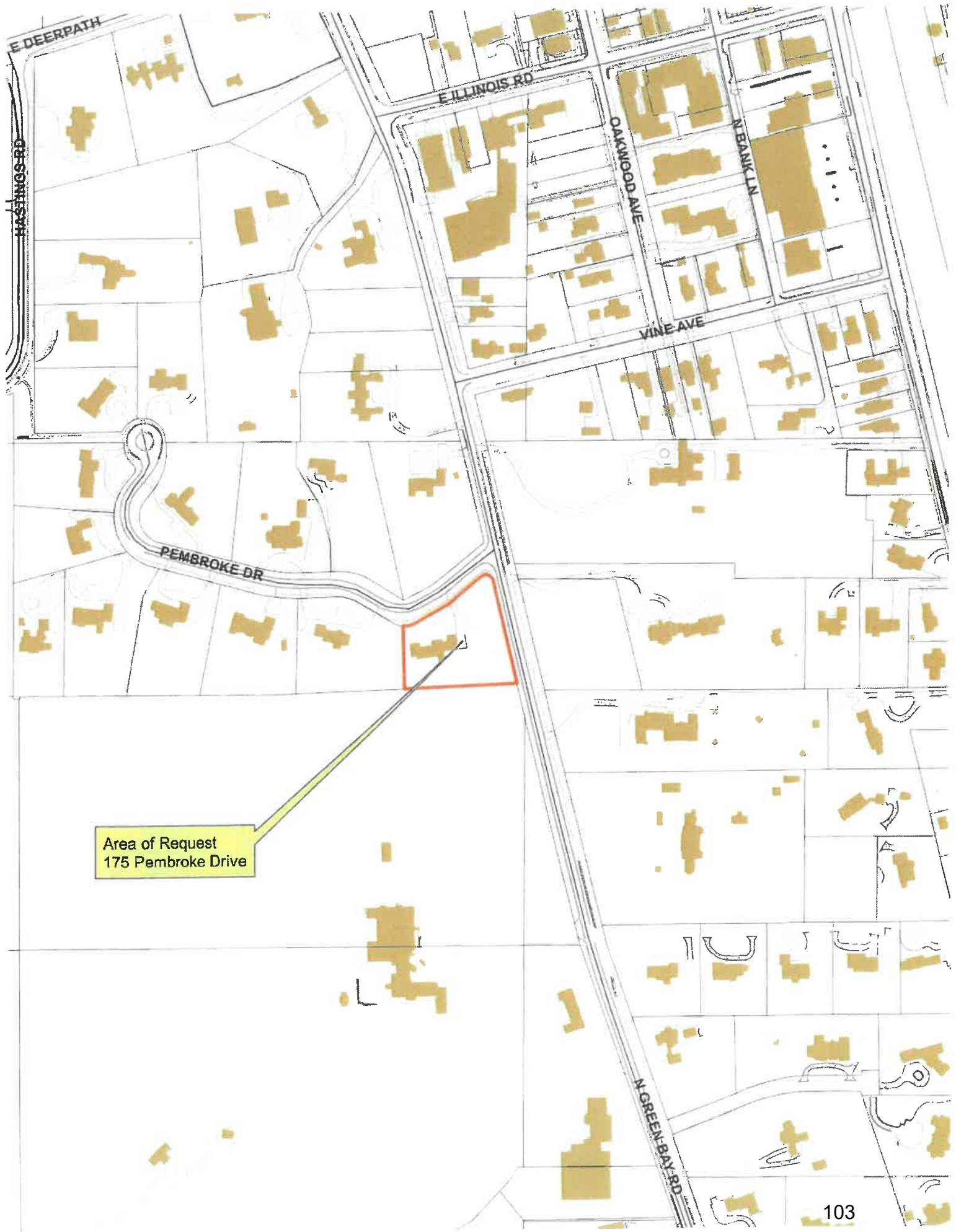
1825 Telegraph Road
Lake Forest, IL 60045

EXTERIOR
ELEVATIONS

A3.2



1 SOUTH ELEVATION
scale: 1/4" = 1'-0"



THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 175 PEMBROKE DRIVE

WHEREAS, Paul and Melanie Thomas ("**Owners**") are the owners of that certain real property commonly known as 175 Pembroke Drive, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct an expansion of the connecting link between the house and the garage and make other exterior alterations ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") 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 May 5, 2021; and

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

1. the Property is located within the R-4 District under the City Code,
2. 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,
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 neighborhood,
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 8,359 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 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

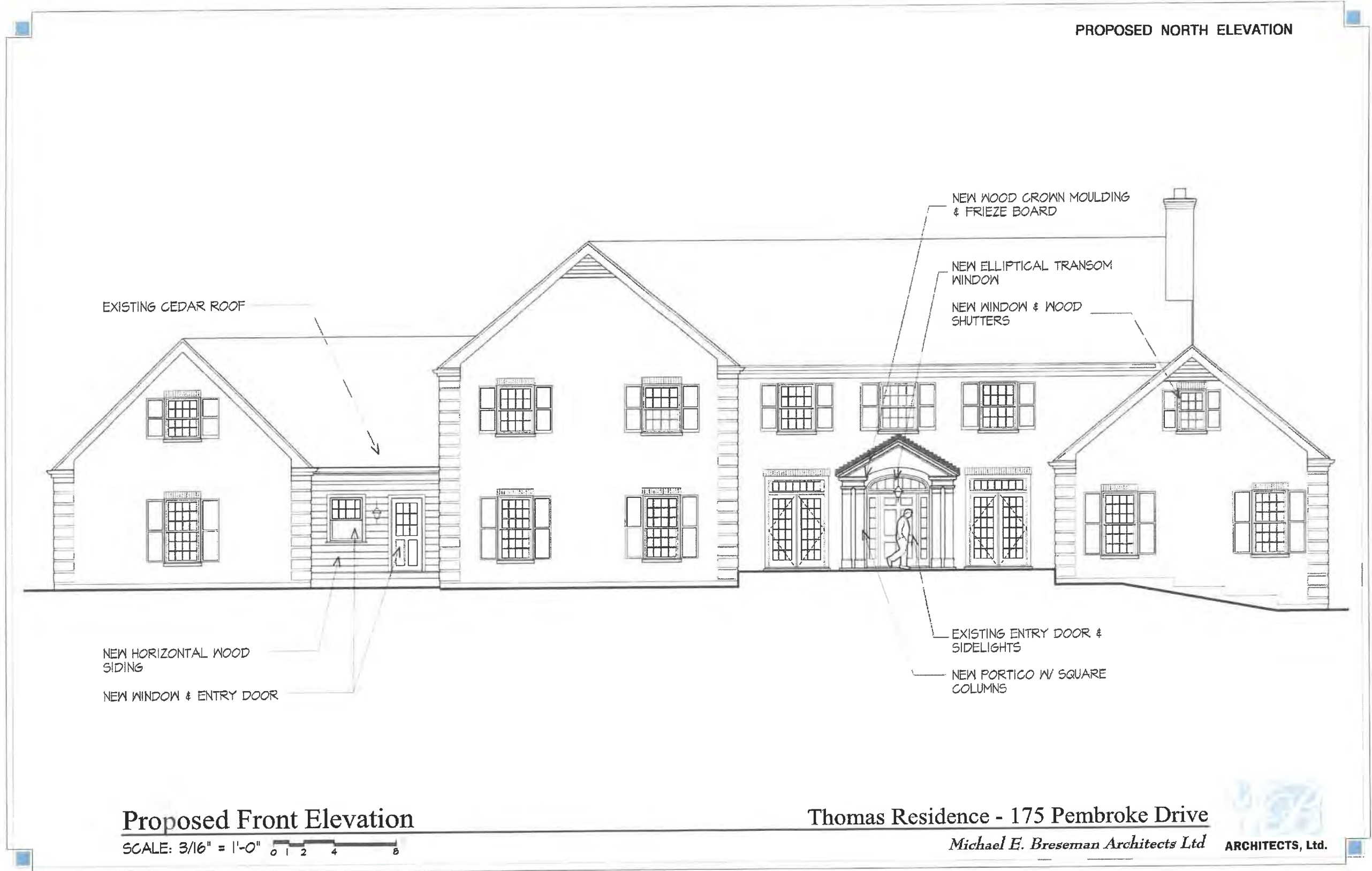
Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

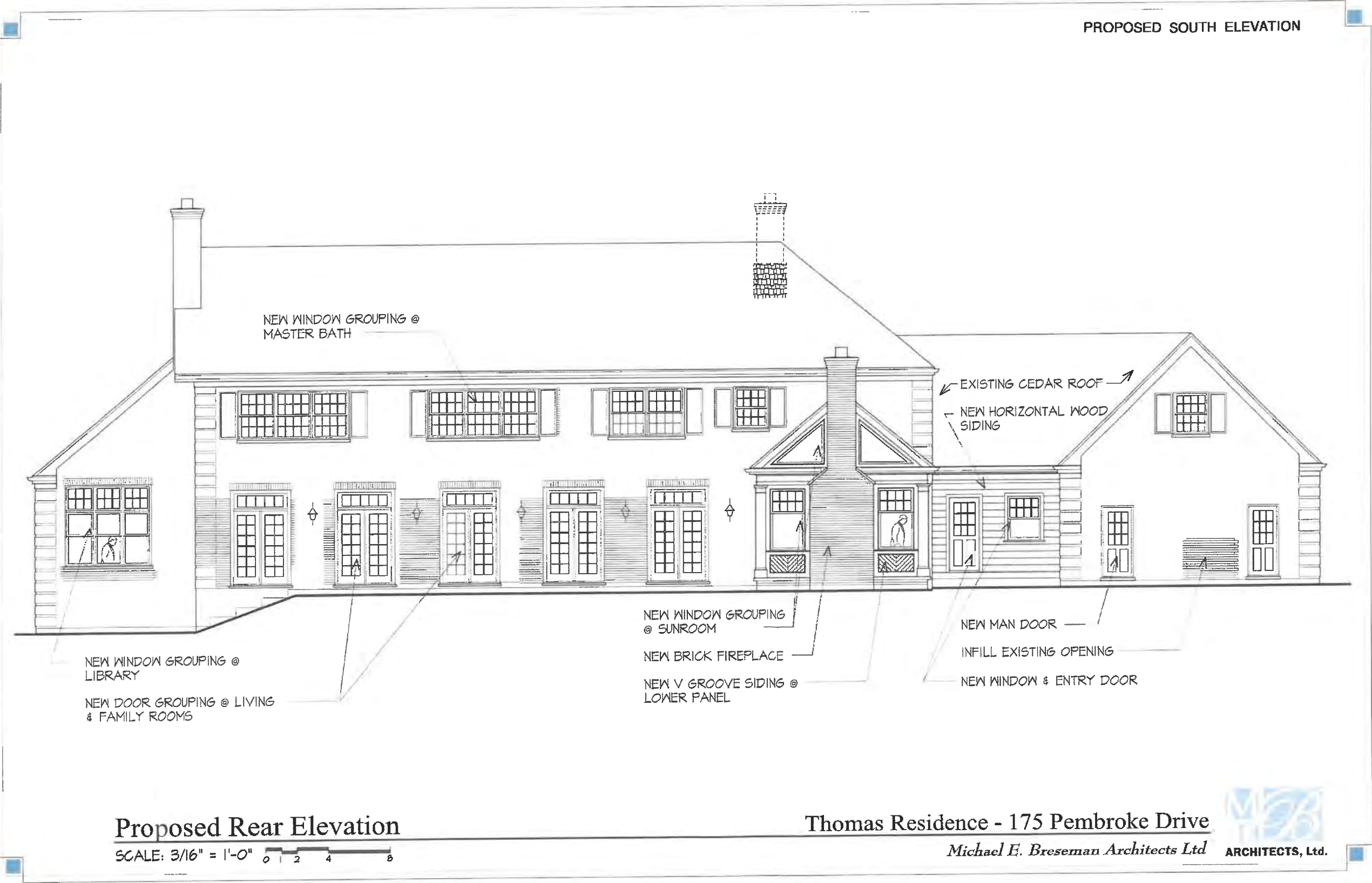
The Plans



GROUP EXHIBIT B

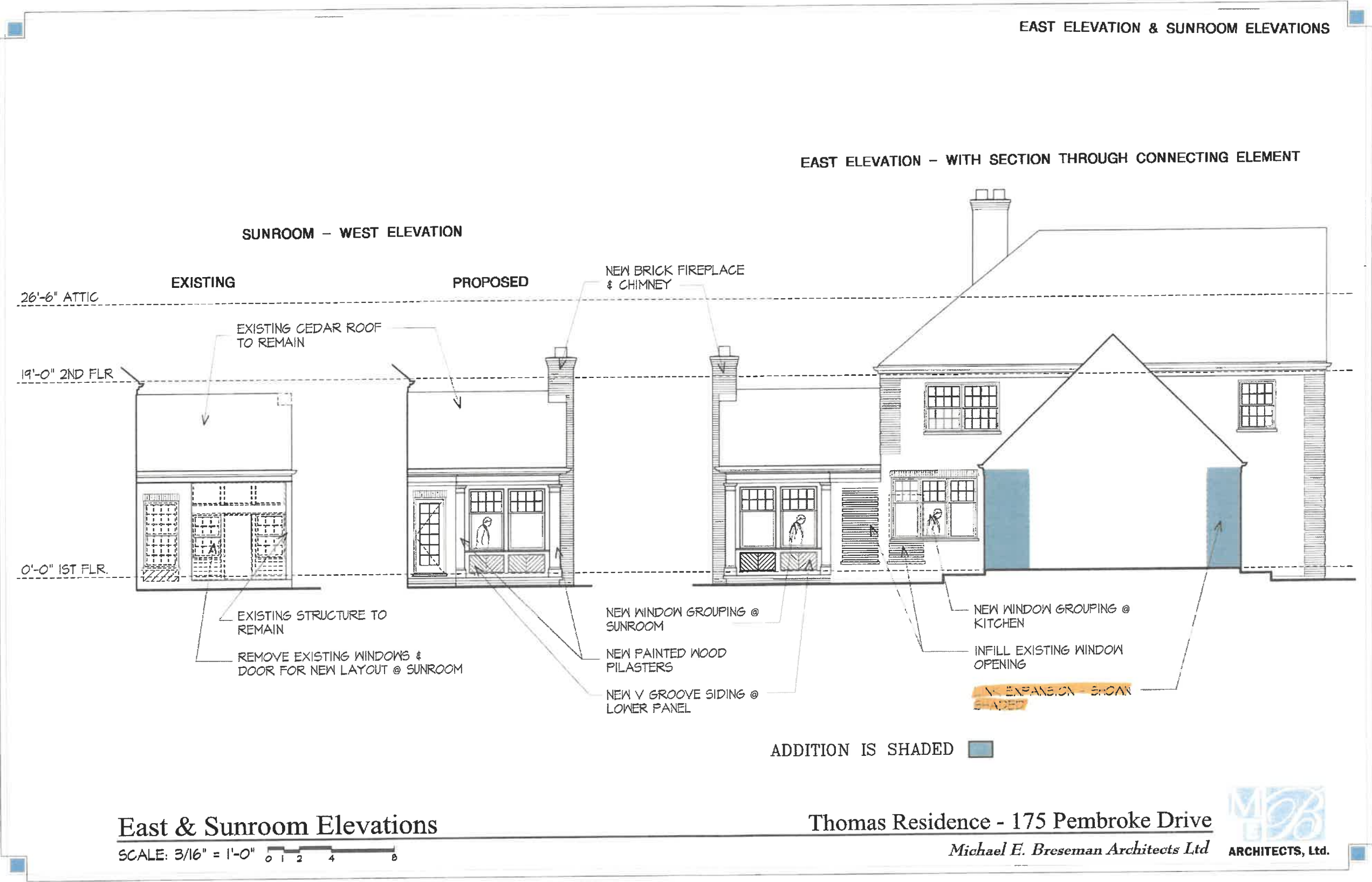
The Plans

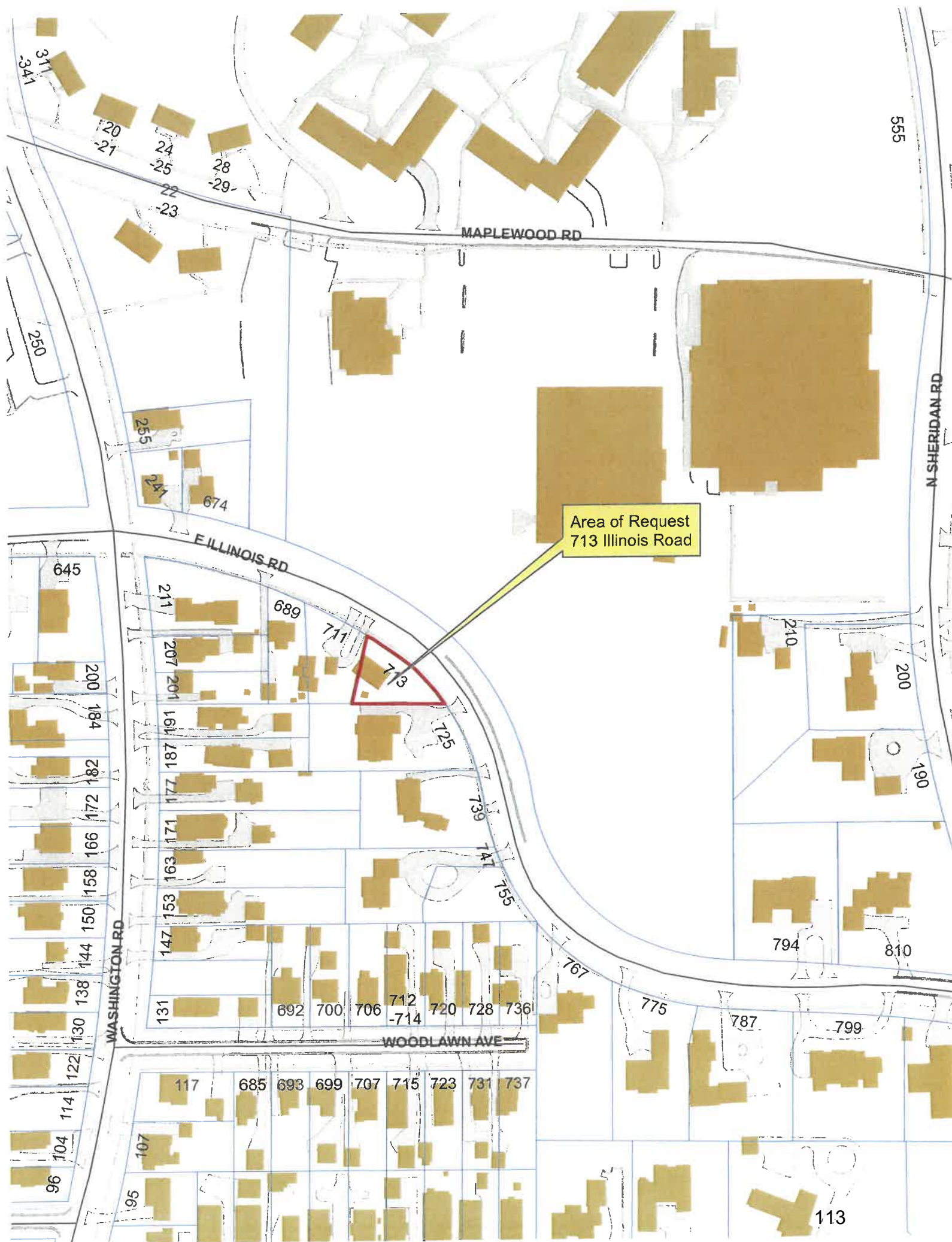
PROPOSED SOUTH ELEVATION



GROUP EXHIBIT B

The Plans





THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 713 ILLINOIS ROAD

WHEREAS, Chance Shea ("**Owner**") is the owner of that certain real property commonly known as 713 Illinois Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owner desires to construct an open front porch, a rear porch and an attached garage ("**Improvements**") as depicted on the site plan, landscape plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on June 2, 2021; 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

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 _____, 2021
AYES: () ABSENT: ()
NAYS: () ABSTAIN: ()

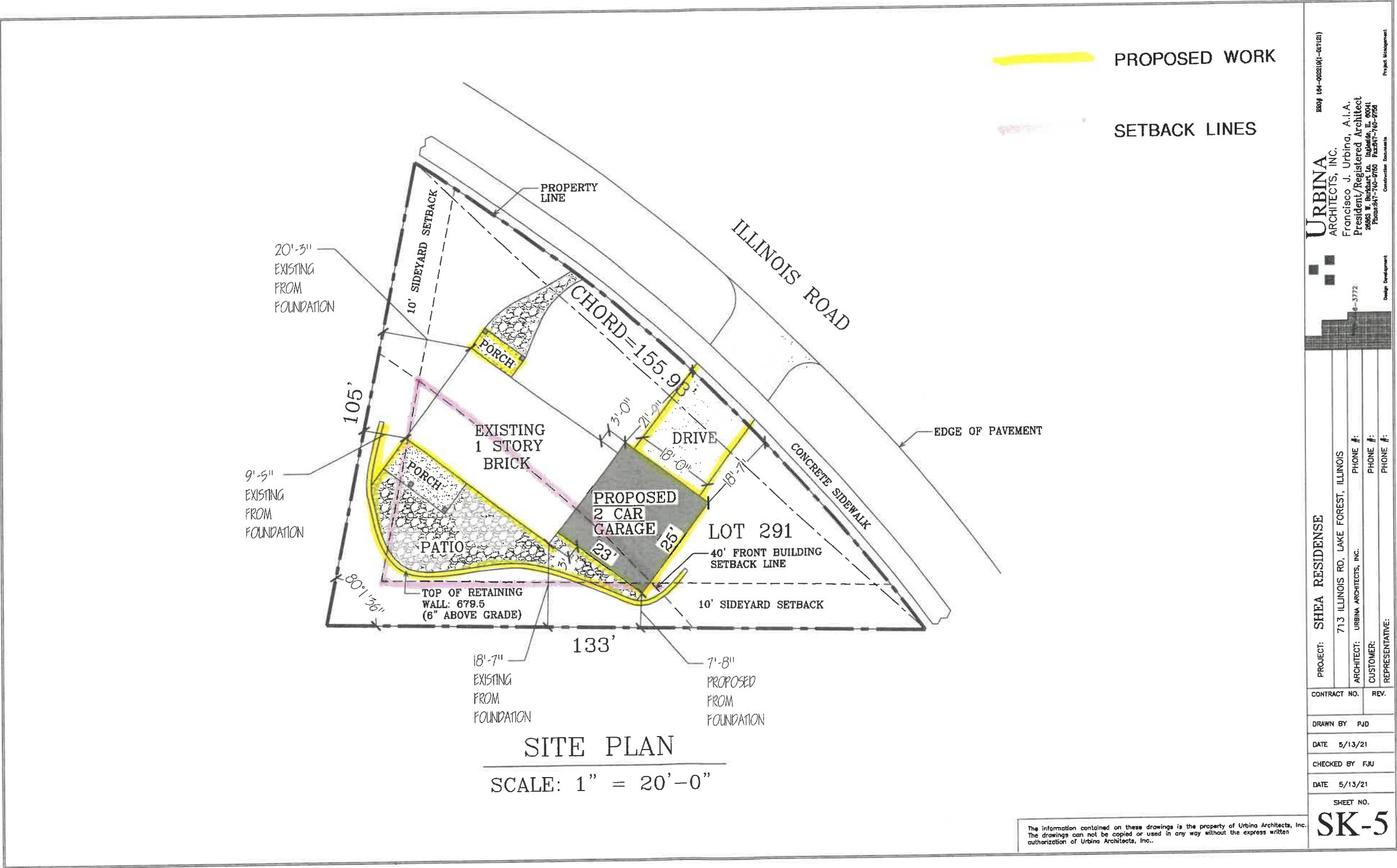
PASSED THIS __ DAY OF _____, 2021

Mayor

ATTEST:

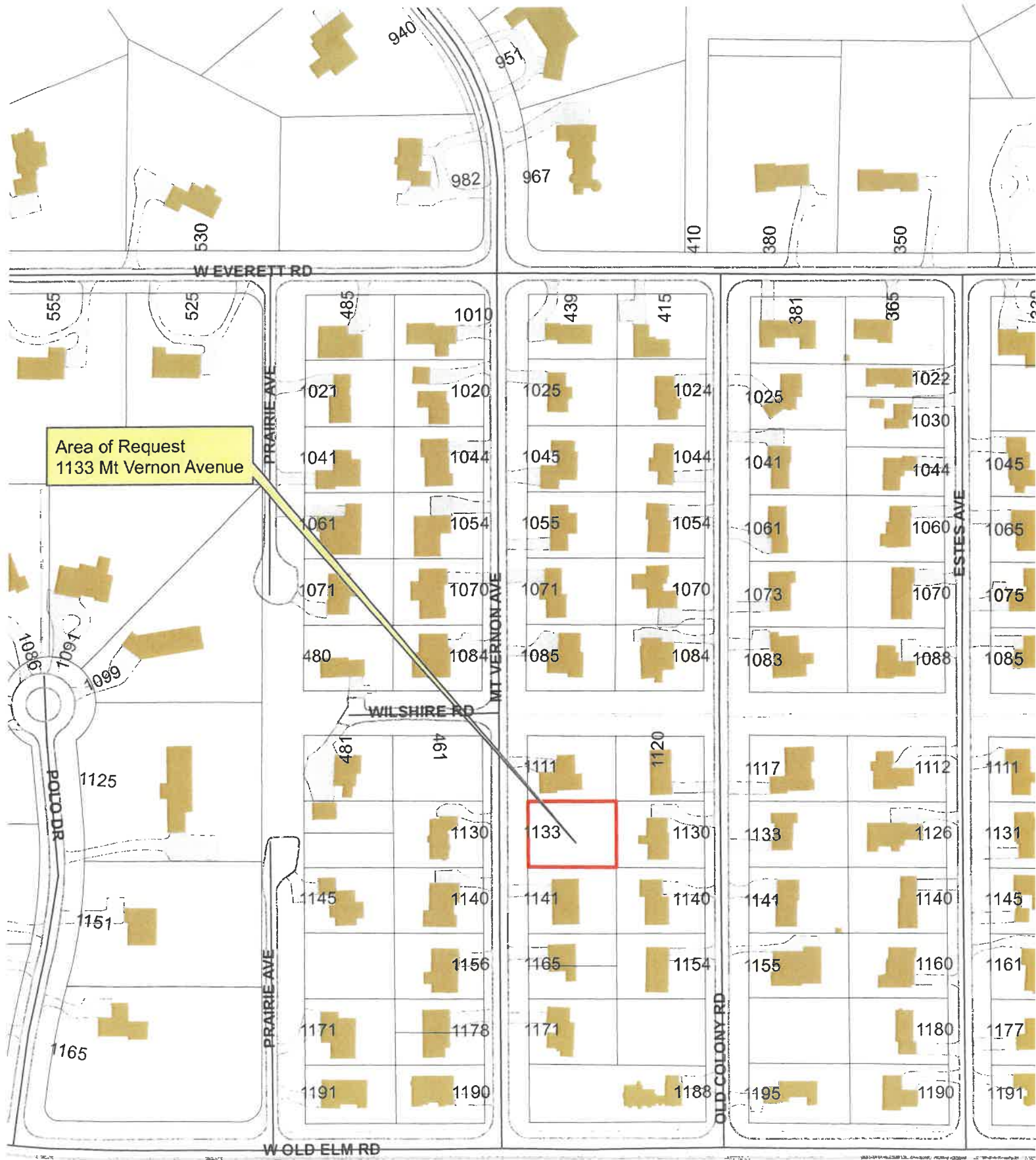
City Clerk

The Plans



The Plans





THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1133 MT. VERNON AVENUE

WHEREAS, IBG Devco LLC (Charlie Murphy) ("**Owner**") is the owner of that certain real property commonly known as 1133 Mt. Vernon Avenue, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Property is a vacant, buildable lot; and

WHEREAS, the Owner desires to build a new residence, attached garage and make other site improvements including the installation of landscaping ("**Improvements**") as depicted on the site plan, architectural drawings and conceptual landscape plan 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 June 2, 2021; 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-2, 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 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 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 _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

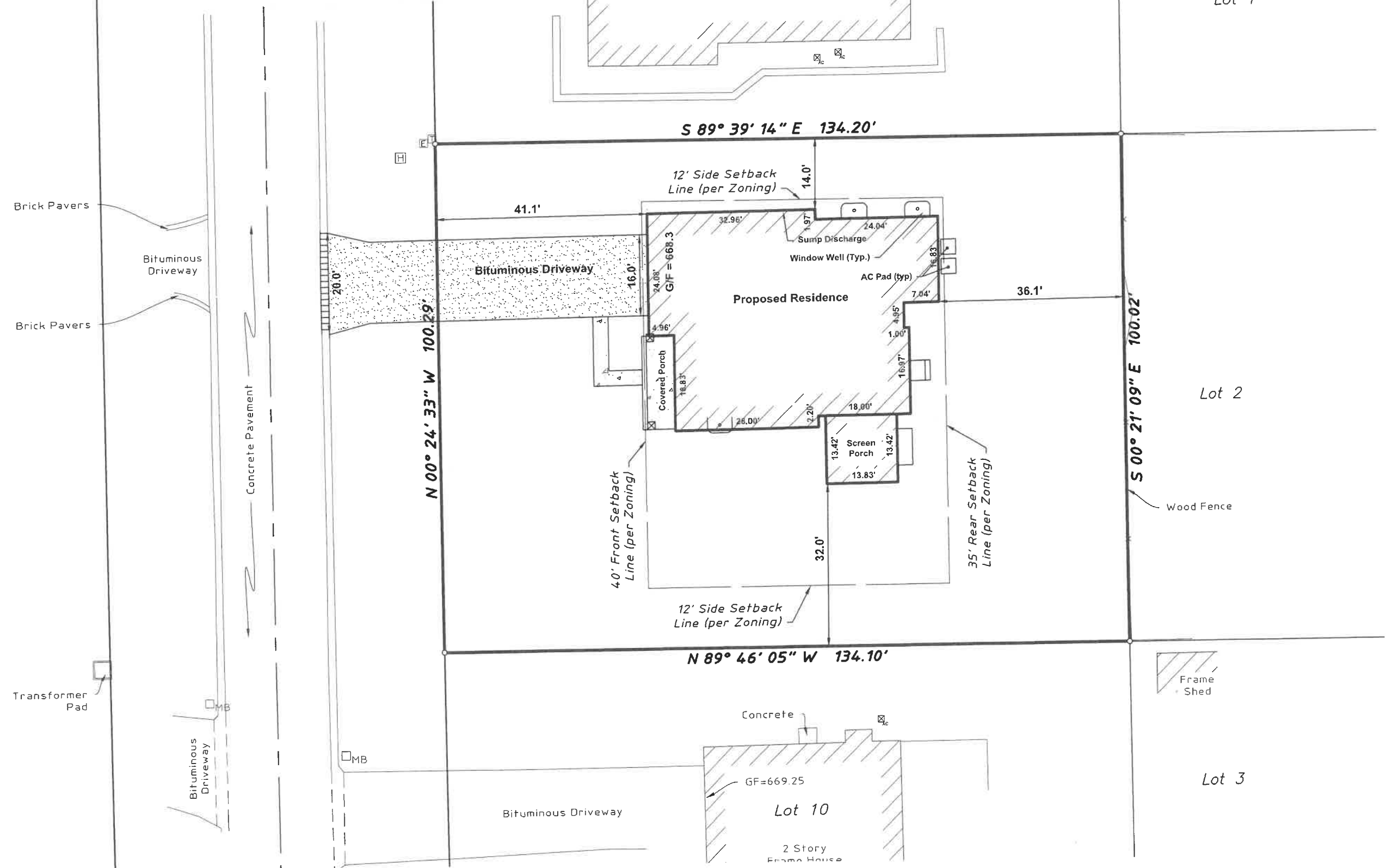
Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans



**PROPOSED SITE PLAN
SCHAEMAKER RESIDENCE
1133 MOUNT VERNON LANE
ICON BUILDING GROUP**

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152 www.HaegerEngineering.com

Project Manager: MLA
Engineer: MLA
Date: 05.20.2021
Project No. 20-209
Sheet 1 / 1
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The Plans

PROPOSED WEST ELEVATION



SHEET NO. <h1>P-1</h1>	ELEVATIONS A CUSTOM HOME FOR 1133 S. M.T. VERNON AVENUE (LOT 11) LAKE FOREST, ILLINOIS ICON BUILDING GROUP	JOB NO.		 <p> PSENKA ARCHITECTS Inc. ARCHITECTS • PLANNERS • DESIGN • BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60067 PHONE 547-786-0701 FAX 547-786-0700 </p>	COMPILED BY JOHN DODD, PROJECT MANAGER DATE 5-12-21 PREPARED BY PRELIM P.L.C. 5-12-21	ISSUED DATES:
		DRAWN BY:	PAP			
		CHECKED BY:	PAP			
		APPROVED BY:	PAP			

GROUP EXHIBIT B

The Plans

A CUSTOM HOME FOR
1133 S. MT. VERNON AVENUE
LAKE FOREST, ILLINOIS
PREPARED FOR
ICON BUILDING GROUP



LOWEST ADJACENT GRADE LINE

REAR ELEVATION

[illegible]

The Plans

Landscape Development Plan

ICON BUILDING GROUP

EXISTING TREE LIST

TREE #	COMMON NAME	BOTANICAL NAME	SIZE (CAL.)	CONDITION	PRES. METHOD
1	BLACK WALNUT	JUGLANS NIGRA	9.8	GOOD	
2	BLACK WALNUT	JUGLANS NIGRA	7.9	GOOD	
3	WHITE OAK	QUERCUS ALBA	8.3	GOOD	
4	NORTHERN RED OAK	QUERCUS RUBRA	5.2	GOOD	
5	WHITE OAK	QUERCUS ALBA	6.5	GOOD	
6	WHITE OAK	QUERCUS ALBA	11.6	FAIR	
7	NORTHERN RED OAK	QUERCUS RUBRA	4.5	DEAD	REMOVE
8	EUROPEAN BUCKTHORN	RHAMNUS CATHARTICA	6.5	DEAD	
9	WHITE OAK	QUERCUS ALBA	9.6	GOOD	
10	WHITE OAK	QUERCUS ALBA	5.1	FAIR	
11	WHITE OAK	QUERCUS ALBA	15.1	FAIR	
12	WHITE OAK	QUERCUS ALBA	16.2	FAIR	
13	WHITE OAK	QUERCUS ALBA	4.1	GOOD	
14	WHITE OAK	QUERCUS ALBA	4.9	POOR	REMOVE
15	WHITE OAK	QUERCUS ALBA	5.0	FAIR	
16	EUROPEAN BUCKTHORN	RHAMNUS CATHARTICA	5.5	POOR	REMOVE
17	EUROPEAN BUCKTHORN	RHAMNUS CATHARTICA	6.4	POOR	REMOVE
18	WHITE OAK	QUERCUS ALBA	8.3	FAIR	
19	WHITE OAK	QUERCUS ALBA	6.8	FAIR	
20	WHITE OAK	QUERCUS ALBA	15.3	FAIR	
21	WHITE OAK	QUERCUS ALBA	11.7	GOOD	
22	WHITE OAK	QUERCUS ALBA	10.5	GOOD	
23	WHITE OAK	QUERCUS ALBA	6.7	FAIR	
24	WHITE OAK	QUERCUS ALBA	10.0	GOOD	
25	GREEN ASH	FRAXINUS PENNSYLVANICA	20.6	DEAD	REMOVE
26	WHITE OAK	QUERCUS ALBA	20.7	FAIR	
27	WHITE OAK	QUERCUS ALBA	22.9	FAIR	
28	WHITE OAK	QUERCUS ALBA	14.4	FAIR	
29	PIN OAK	QUERCUS PALUSTRIS	15.7	GOOD	
30	PIN OAK	QUERCUS PALUSTRIS	16.6	GOOD	
31	PIN OAK	QUERCUS PALUSTRIS	15.5	GOOD	REMOVE
32	WHITE OAK	QUERCUS ALBA	15.4	FAIR	REMOVE
33	WHITE OAK	QUERCUS ALBA	15.5	FAIR	REMOVE
34	PIN OAK	QUERCUS PALUSTRIS	17.6	FAIR	REMOVE
35	PIN OAK	QUERCUS PALUSTRIS	12.2	FAIR	REMOVE
36	WHITE OAK	QUERCUS ALBA	12.5	FAIR	
37	PIN OAK	QUERCUS PALUSTRIS	9.6	GOOD	REMOVE
38	WHITE OAK	QUERCUS ALBA	21.6	FAIR	REMOVE
39	AMERICAN ELM	ULMUS AMERICANA	9.2	FAIR	
40	WHITE OAK	QUERCUS ALBA	15.1	FAIR	
41	WHITE OAK	QUERCUS ALBA	8.6	FAIR	REMOVE
42	BLACK CHERRY	PRUNUS SEROTINA	8.1	DEAD	REMOVE
43	WHITE OAK	QUERCUS ALBA	24.4	FAIR	REMOVE
44	WHITE OAK	QUERCUS ALBA	8.5	FAIR	REMOVE
45	WHITE OAK	QUERCUS ALBA	13.6	FAIR	REMOVE
46	WHITE OAK	QUERCUS ALBA	11.4	FAIR	
47	WHITE OAK	QUERCUS ALBA	11.0	FAIR	
48	PIN OAK	QUERCUS PALUSTRIS	8.7	FAIR	
49	WHITE OAK	QUERCUS ALBA	8.4	FAIR	
50	WHITE OAK	QUERCUS ALBA	8.5	FAIR	
51	WHITE OAK	QUERCUS ALBA	16.8	FAIR	REMOVE
52	WHITE OAK	QUERCUS ALBA	9.2	FAIR	REMOVE
53	WHITE OAK	QUERCUS ALBA	16.8	GOOD	
54	WHITE OAK	QUERCUS ALBA	14.6	GOOD	

1133 Mount Vernon Avenue
Lake Forest, Illinois

sheet:

date: 14 JANUARY 2021

north:



drawn: TM

checked: TM

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

1 3/26/21

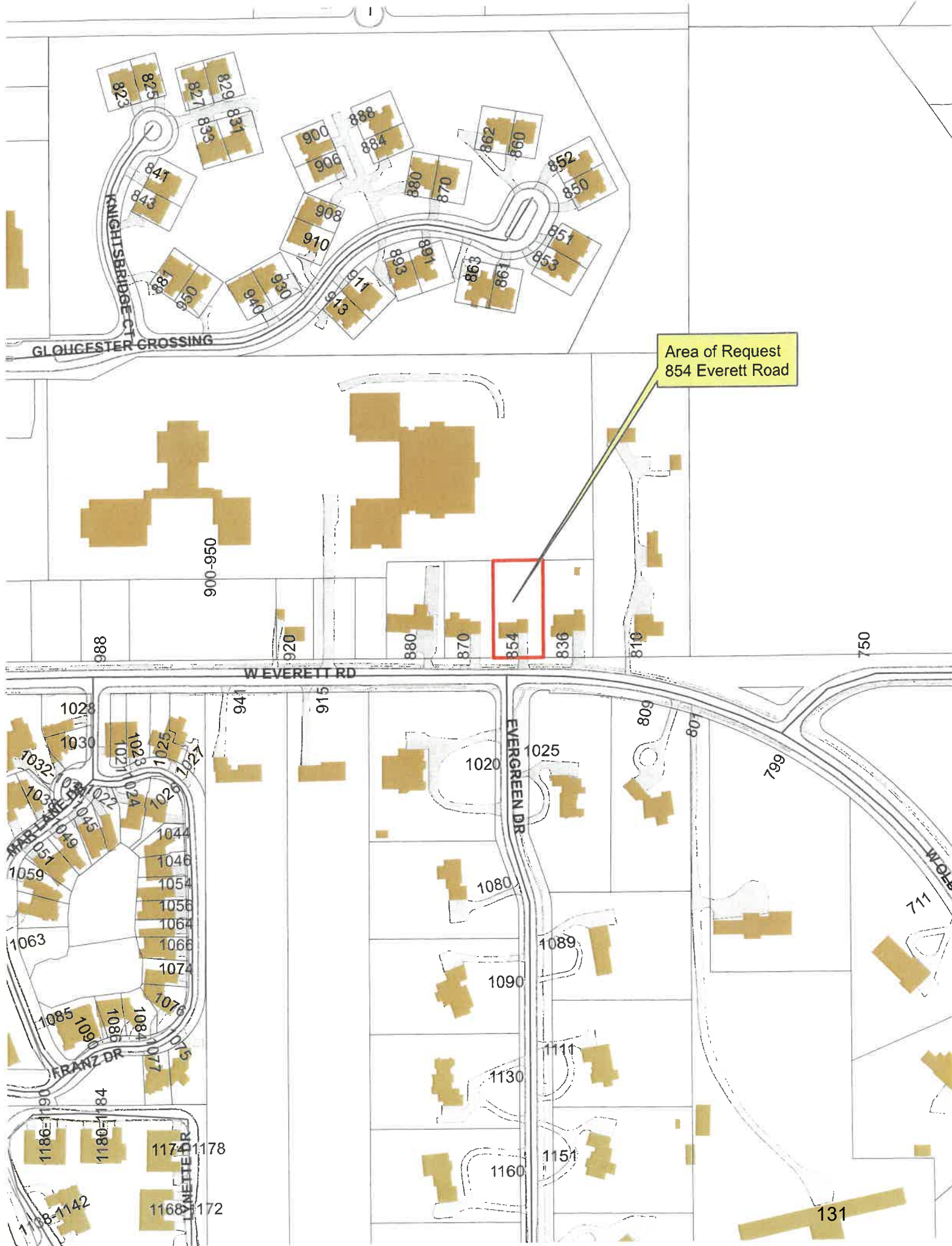
2 4/20/21

3 5/12/21

revisions:



SHADE TREES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Autumn Blaze Maple	Acer x Fraxinus	D4D	3" cal	2
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Eastern Redbud	Cercis Canadensis	D4D	3" cal	2
	Red Jewel Crabapple	Malus x Red Jewel	D4D	3" cal	1
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Black Hills Spruce	Picea Glauca var. densata	B4D	6'	3
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Little Lime Hydrangea	Hydrangea paniculata Little Lime	D4D	36"	9
	Twist and Shout Hydrangea	Hydrangea macrophylla Twist and Shout	D4D	36"	7
	Strawberry Sundae Hydrangea	Hydrangea paniculata Strawberry Sundae	#5 CONT	24"	5
	Chicago Lustre Viburnum	Viburnum dentatum 'SynchroStar'	D4D	36"	9
	Center Glow Nandina	Physocarpus opulifolius Center Glow	D4D	36"	6
	Moss Kim Lilac	Syringa pubescens Paloma Moss Kim	D4D	36"	5
	Fine Wine Weigela	Weigela florida 'Brannwell'	#5 CONT	24"	5
EVERGREEN SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Green Velvet Boxwood	Buxus x 'Green Velvet'	D4D	24"	9
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Little Suzy Black-Eyed Susan	Rudbeckia hirta var. Speciosa Little Suzy	1 GAL		17
	Georgia Peach Coral Bell	Heuchera x 'Georgia Peach'	1 GAL		12
	May Night Salvia	Salvia sylvestris 'May Night'	1 GAL		15
	Summer Beauty Allium	Allium 'Summer Beauty'	1 GAL		12
	Sedum Autumn Joy	Sedum spectabile 'Autumn Joy'	1 GAL		9
	Royal Candles Veronica	Veronica spicata 'Gloxy'	1 GAL		9



Area of Request
854 Everett Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 854 W. EVERETT ROAD

WHEREAS, Elena Ciorobitca ("**Owner**") is the owner of that certain real property commonly known as 854 W. Everett Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to demolish the existing residence and attached garage and construct a new residence, attached garage and install landscaping ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on May 5, 2021 and had previously considered and approved this petition held in 2016; 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-2, 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 Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City

shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if 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 _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

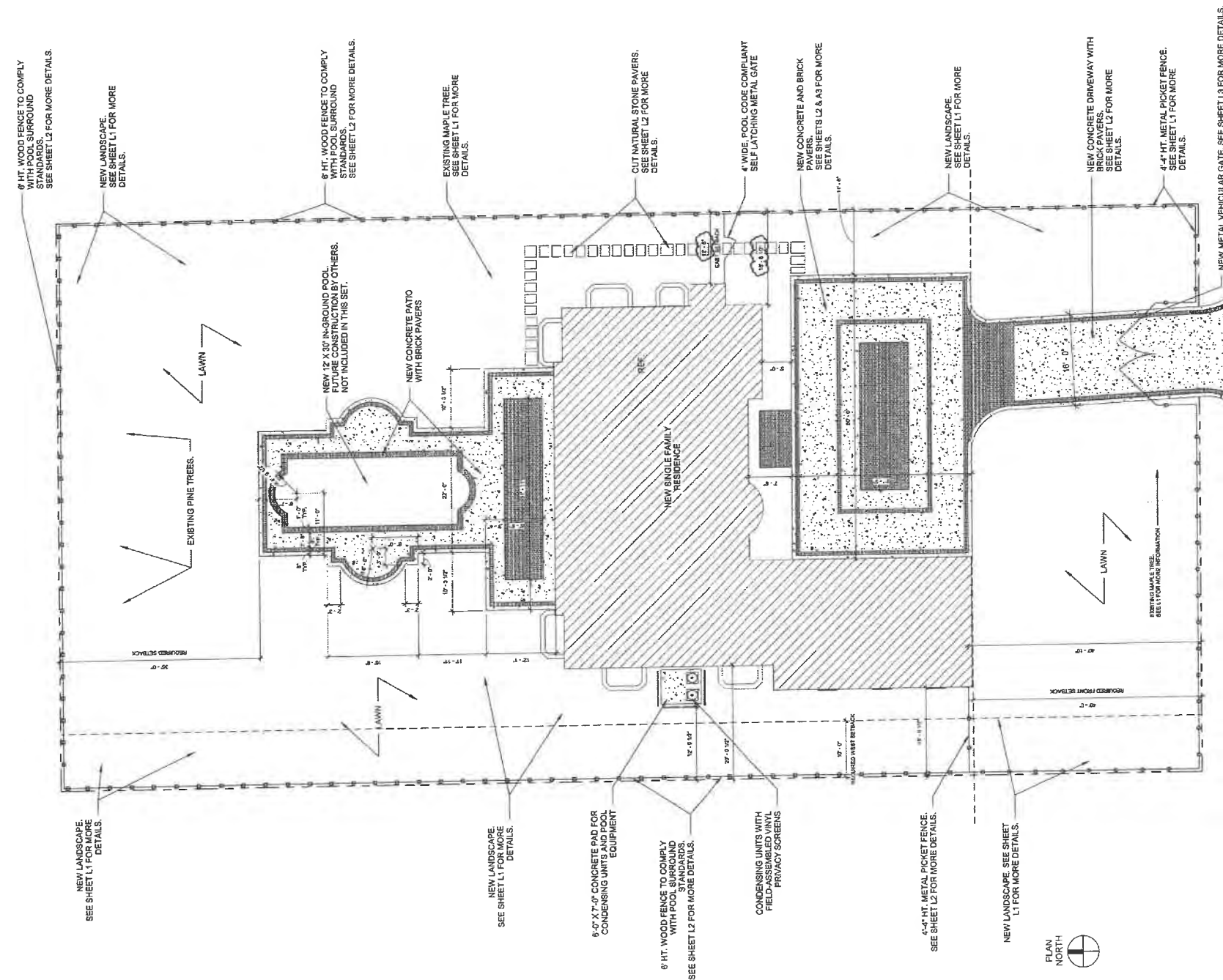
PASSED THIS __ DAY OF _____, 2021.

Mayor

ATTEST:

City Clerk

The Plans



NEW SITE PLAN - 854 W. EVERETT RD., LAKE FOREST

EVERETT ROAD

SENGA ARCHITECTS

SENGA ARCHITECTS
166 W Washington Street #600
Chicago Illinois 60602
Tel: 312 235 6969
info@sengaarch.com
WWW.SENGAARCH.COM



ILLINOIS LICENCE NUMBER: 001.021399
LIC. EXP.: 11.30.2022

DESIGN FIRM LICENSE NO.: 184.007480-0001
LIC. EXP.: 04.30.2021

consultants

general notes

[illegible]

Project	854 W Everett Rd, Lake Forest, IL 60045
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Project number: 21.023

Drawn by: RM

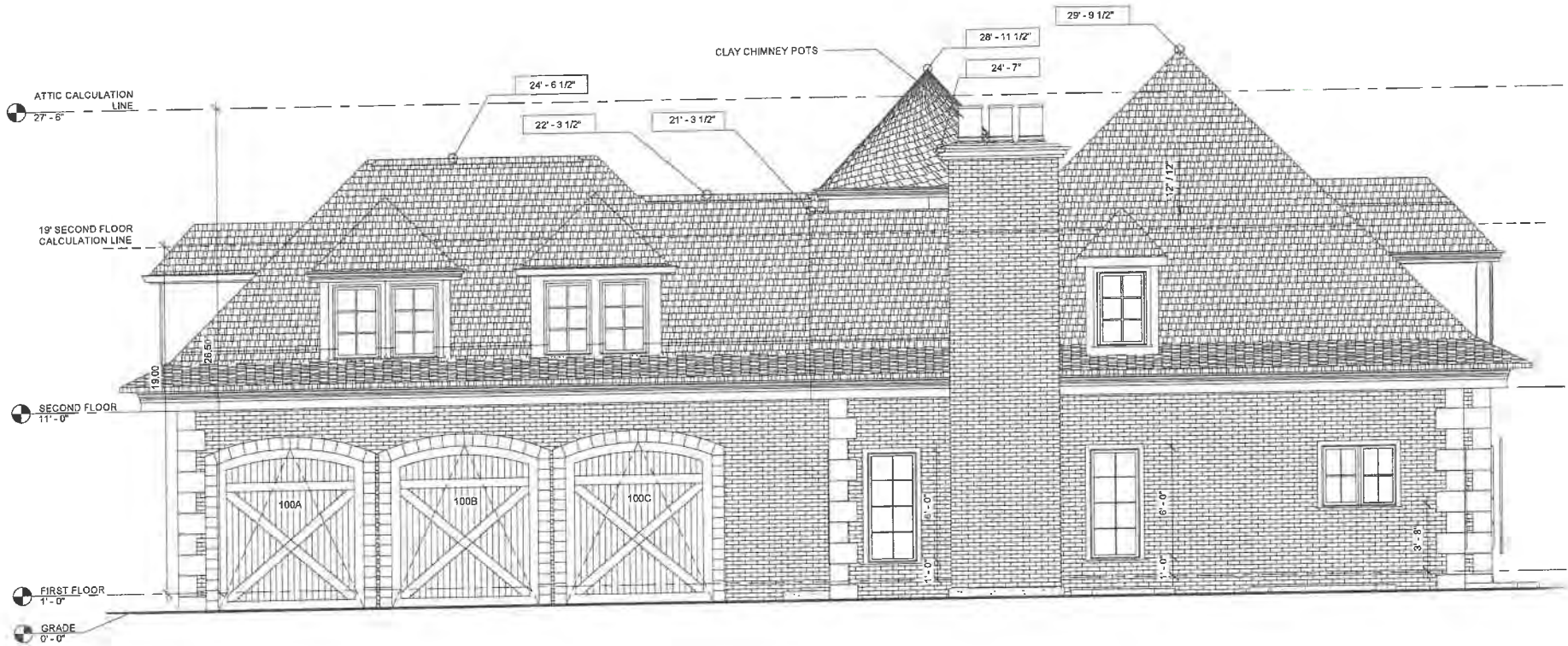
Description:

NEW SITE PLAN

BRB1

GROUP EXHIBIT B

The Plans



EAST ELEVATION (SIDE)

SENGAARCHITECTS

SENGA ARCHITECTS
166 W Washington Street #600
Chicago Illinois 60602
Tel: 312 235 6969
info@sengaarch.com
WWW.SENGAARCH.COM



ILLINOIS LICENSE NUMBER: 001.021399
LIC. EXP.: 11.30.2022
DESIGN FIRM LICENSE NO.: 184.007480-0001
LIC. EXP.: 04.30.2021

consultants:

general notes:

ISSUED FOR	REV	DATE



Project 854 W Everett Rd,
Lake Forest, IL 60045
Project number: 21.023
Drawn by: Author
Checked by: Checker

Description:
EAST ELEVATION

BRB3

GROUP EXHIBIT B

The Plans



WEST ELEVATION (SIDE)

SENGAARCHITECTS

SENGA ARCHITECTS
166 W Washington Street #600
Chicago Illinois 60602
Tel: 312 235 6869
info@sengaarch.com
WWW.SENGAARCH.COM



ILLINOIS LICENCE NUMBER: 001-021399
LIC. EXP.: 11.30.2022
DESIGN FIRM LICENSE NO.: 184.007480-0001
LIC. EXP.: 04.30.2021

consultants

general notes

ISSUED FOR	REV	DATE



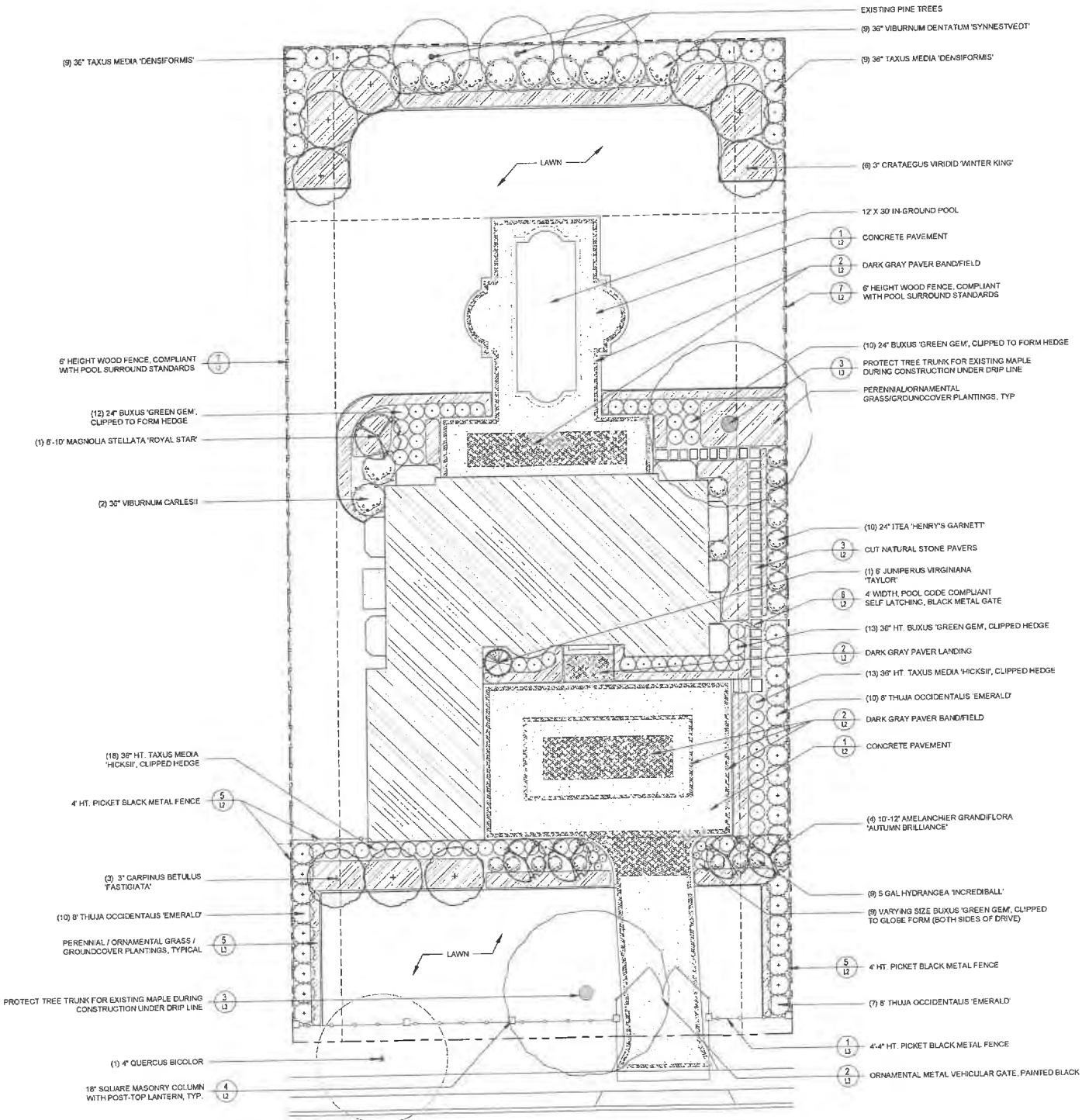
Project 854 W Everett Rd,
Lake Forest, IL 60045
Project number: 21.023
Drawn by: RM
Checked by: FS

Description:
WEST ELEVATION

BRB5

GROUP EXHIBIT B

The Plans



1 **HARDSCAPE AND LANDSCAPE PLAN**
T1
SCALE: 3/32" = 1'-0"

**FIRMIN S. SENG
SENG ARCHITECTS**

166 W. WASHINGTON ST #600
CHICAGO, ILLINOIS 60602

P: 312-235-6802
FSENGAS@SENGAARCH.COM
WWW.SENGAARCH.COM

consultants:

general notes:

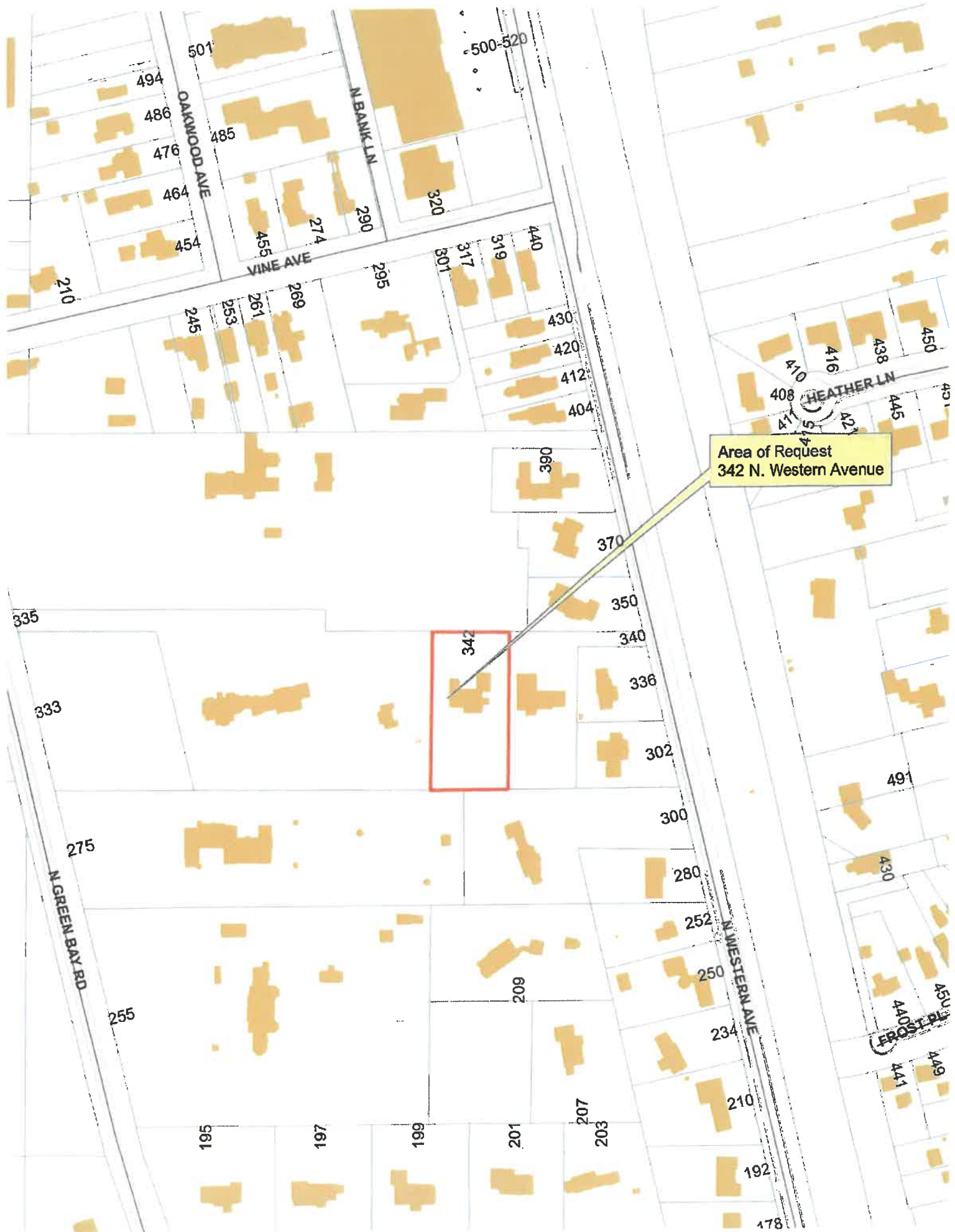
[illegible]

PLAN
NORTH

project no. 08.001
project 854 W Everett Rd,
Lake Forest, IL
60045

description:
LANDSCAPE AND
HARDSCAPE PLAN

$$\frac{L}{L1}$$



THE CITY OF LAKE FOREST

ORDINANCE NO. 2020-__

AN ORDINANCE GRANTING A VARIANCE FROM THE LOT-IN-DEPTH SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 342 N. WESTERN AVENUE

WHEREAS, Michael and Franca Giannelli ("**Owners**") are the owners of that certain real property commonly known as 342 N. Western Avenue, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

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

WHEREAS, the Owners desire to construct improvements, including an addition ("**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 159.082, R-4, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the lot-in-depth setback area; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 22, 2021; 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 lot-in-depth setback variance will not alter the essential character of the neighborhood. The proposed addition is sited away from the living spaces of the neighboring properties and is single story in design. There is an existing fence along the west property line.
2. The conditions upon which a petition for a variance are based are generally unique to the property for which the variance is sought and are generally not applicable to other property with the same zoning classification. This property is a lot in depth, the subdivision was approved prior to the current zoning requirements which has created a nonconforming and unique condition.
3. The hardship in conforming to the required setback is the fact that the existing house was constructed prior to the adoption of the lot-in-depth setback regulations. The change in the Zoning Code requirements as they pertain to lots in depth were not the result of actions by the current or any

former owner of the property and limit the owners' ability to enhance the livability of the property.

4. The variance will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or significantly diminish property values. The proposed garage is single story in design and is located away from structures on neighboring properties.

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 Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow a two story addition to be constructed no closer than 14 feet 11 inches to the north 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 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 _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

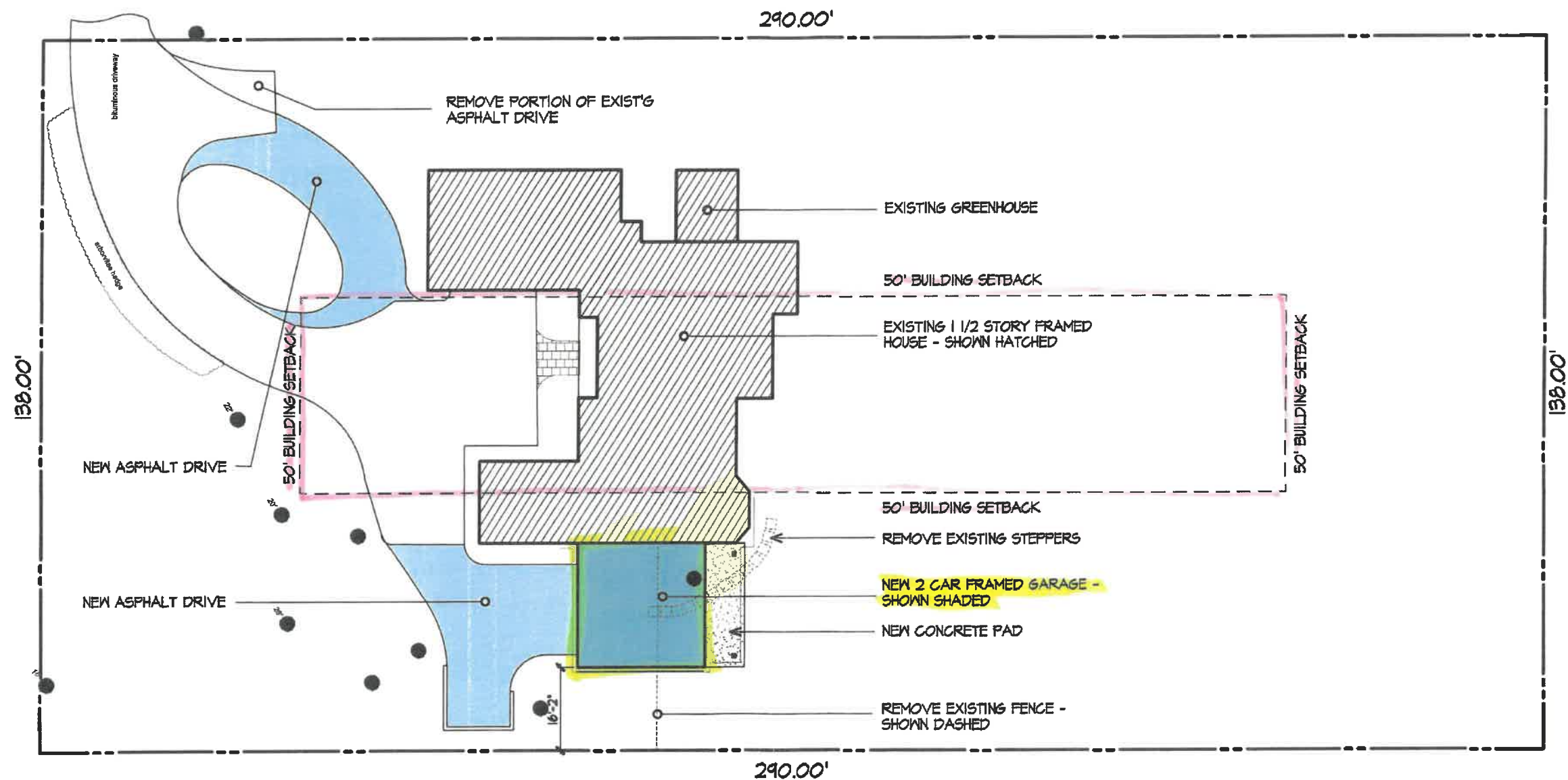
Mayor

ATTEST:

City Clerk

The Plans

PROPOSED SITE PLAN



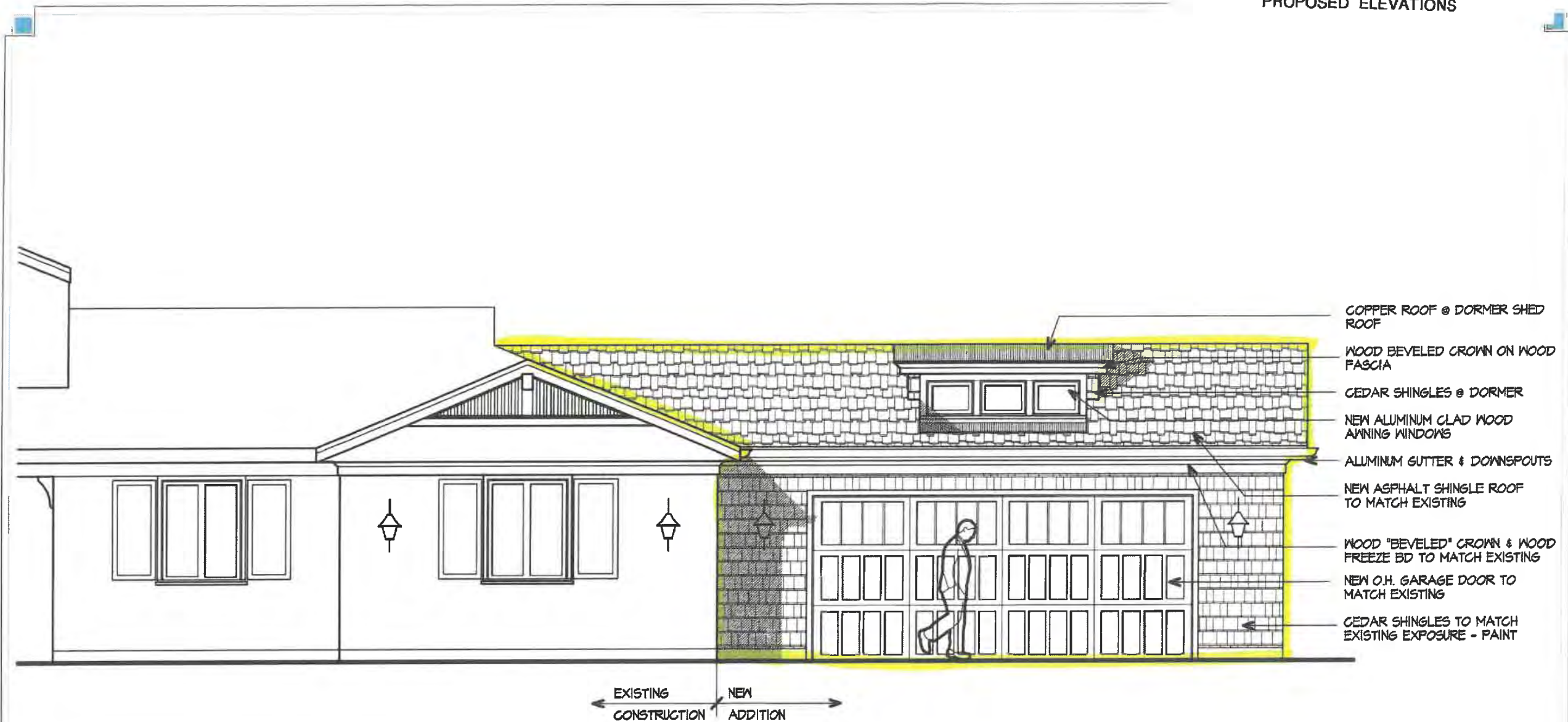
Proposed Site Plan

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

The Plans

PROPOSED ELEVATIONS



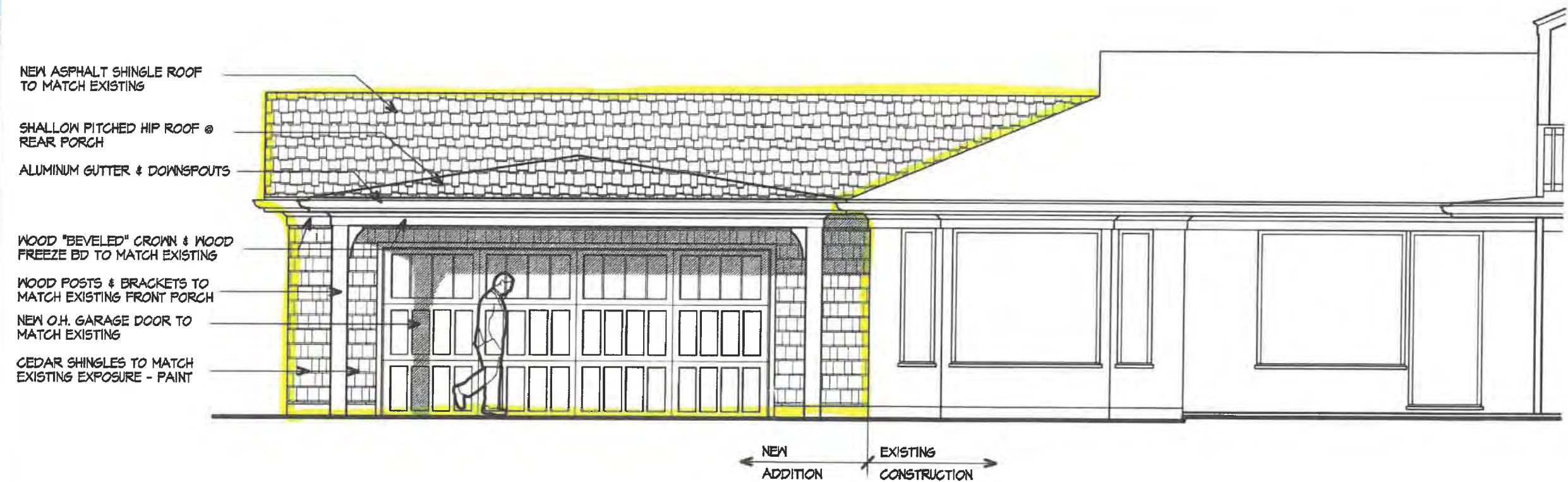
Proposed Partial Front Elevation

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

GROUP EXHIBIT B

The Plans



Proposed Partial Rear Elevation

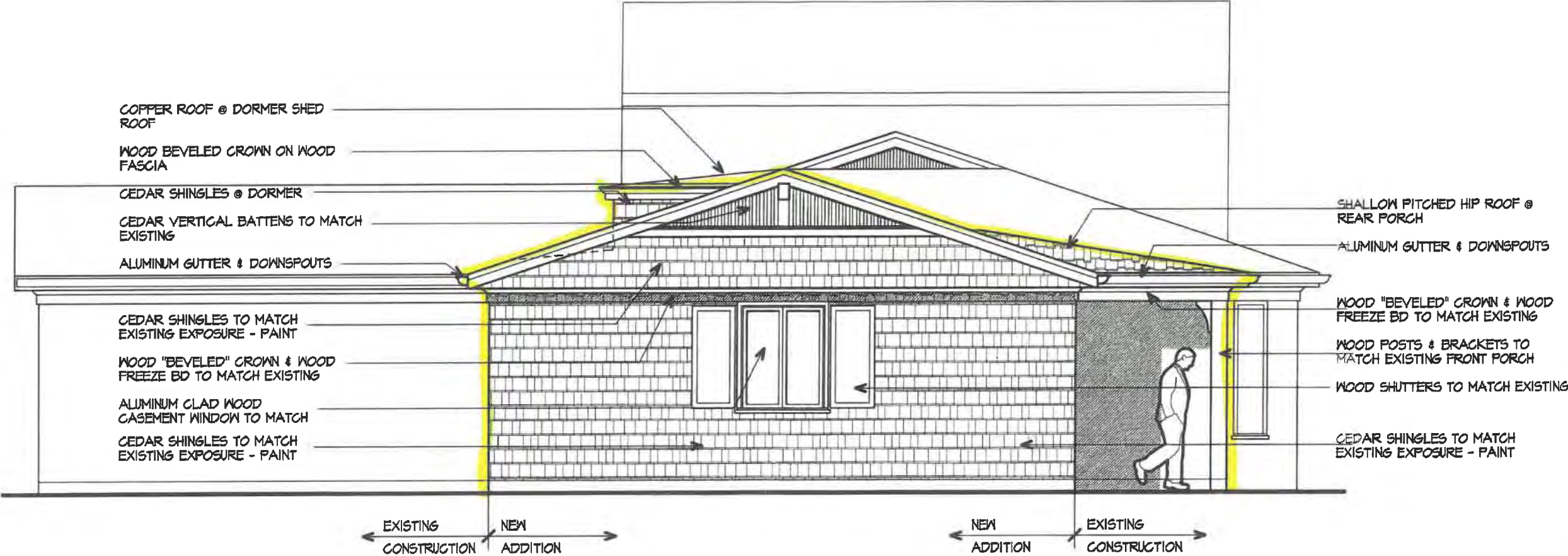
SCALE: 1/4" = 1'-0"

0 1 2 4

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd ARCHITECTS, Ltd.

The Plans



Proposed Right Side Elevation

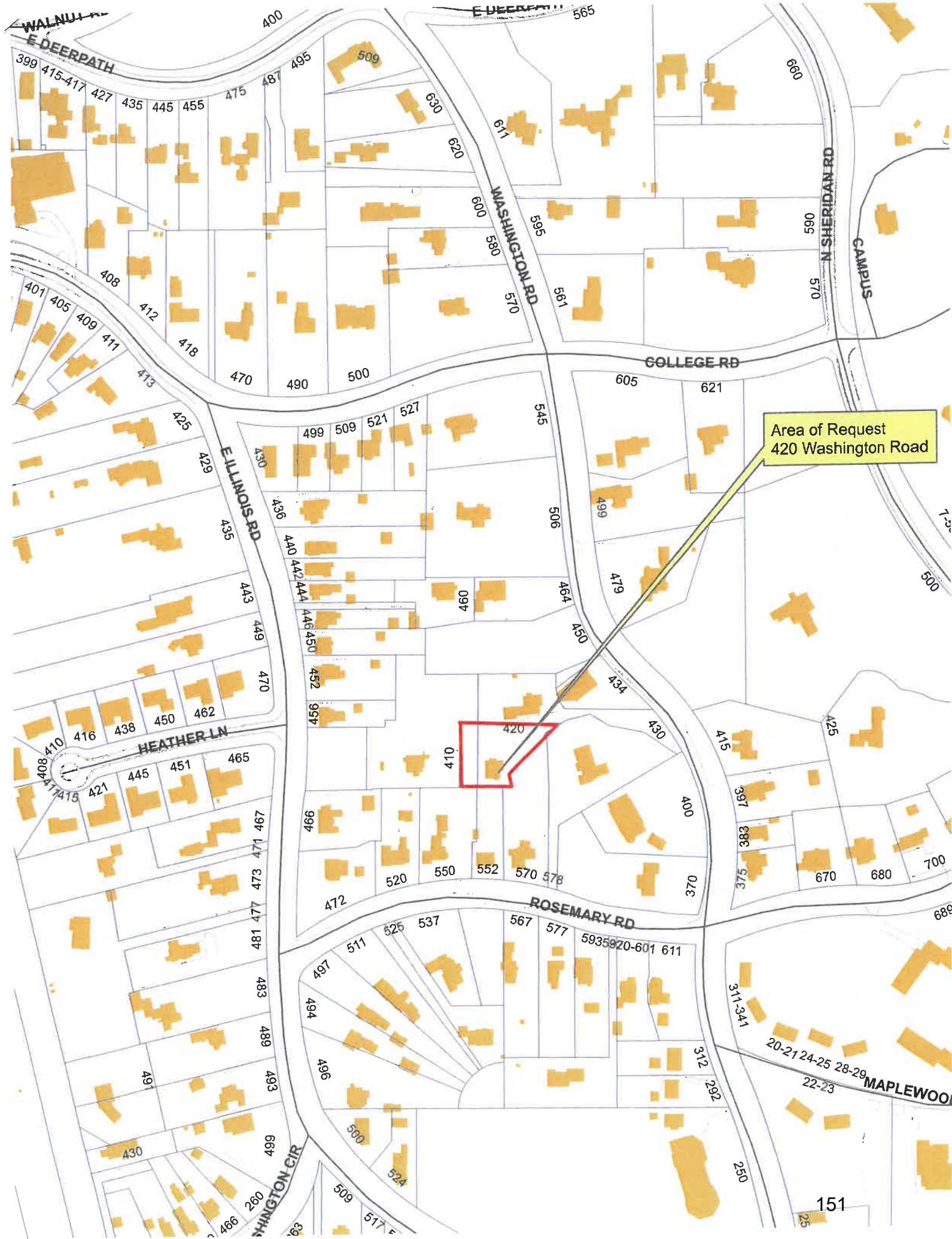
SCALE: 1/4" = 1'-0"

0 1 2 4

Giannelli Residence - 342 N. Western Avenue

Michael E. Breseman Architects Ltd

ARCHITECTS, Ltd.



Area of Request
420 Washington Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-__

AN ORDINANCE GRANTING VARIANCES FROM THE LOT IN DEPTH AND ACCESSORY STRUCTURE SETBACKS FOR PROPERTY LOCATED AT 420 WASHINGTON ROAD

WHEREAS, Deborah Kirsch and Erik Wisch ("**Owners**") are the owners of that certain real property commonly known as 420 Washington Road, 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 a front entry and a detached garage ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group **Exhibit B** ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of a variance from the Lake Forest Code, Section 159.083, R-3, Single Family Residence, Accessory Structures, and Section 159.008, Lot in Depth; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on October 26, 2020 and May 24, 2021; 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 lot-in-depth and accessory structure setback variances will not alter the essential character of the neighborhood. Only a very small portion of the covered front entry, only the eave and gutters of the detached garage, encroach into the setbacks.
2. The conditions upon which the variances are requested are not generally applicable to other properties in the same zoning district due to the uniqueness of this subdivision, the history of the property as part of a cluster of seasonal cottages, and the original construction of the residence near the edge of a ravine which would not be permitted today.
3. The hardship in conforming to the lot-in-depth and accessory structure setbacks results from the application of the R-3 Zoning District to the

area after the house was constructed, and the later adoption of the lot-in-depth setback requirements.

4. The variances and the resulting front addition and detached garage will not impair light or ventilation to adjacent properties, increase congestion or endanger public safety.
5. The proposed addition and detached garage are modest and will update the house making it livable for the current and future owners.

and recommended that the City Council approve the variances subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances subject to the terms and conditions hereinafter set forth;

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

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

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Lot in Depth and Accessory Structure Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variances to allow construction of a front entry partially within the lot-in-depth setback and a detached garage, partially within the accessory structure 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. Approval by City Engineer. Prior to the issuance of a building permit, the plans shall be subject to review and approval by the City Engineer.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- F. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- G. Other conditions.
 - 1. The patio and deck shall be at grade with little to no excavation or for the deck, no higher than eight inches from existing grade unless a variance is requested and approved through a separate public hearing process before the Board.

2. Prior to issuance of a building permit, the petitioner shall submit plans for the repair or replacement of the retaining wall along the south property line, in accordance with the recommendation in the October 2020 structural report and the City Engineer's comments.

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

PASSED THIS __ DAY OF _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

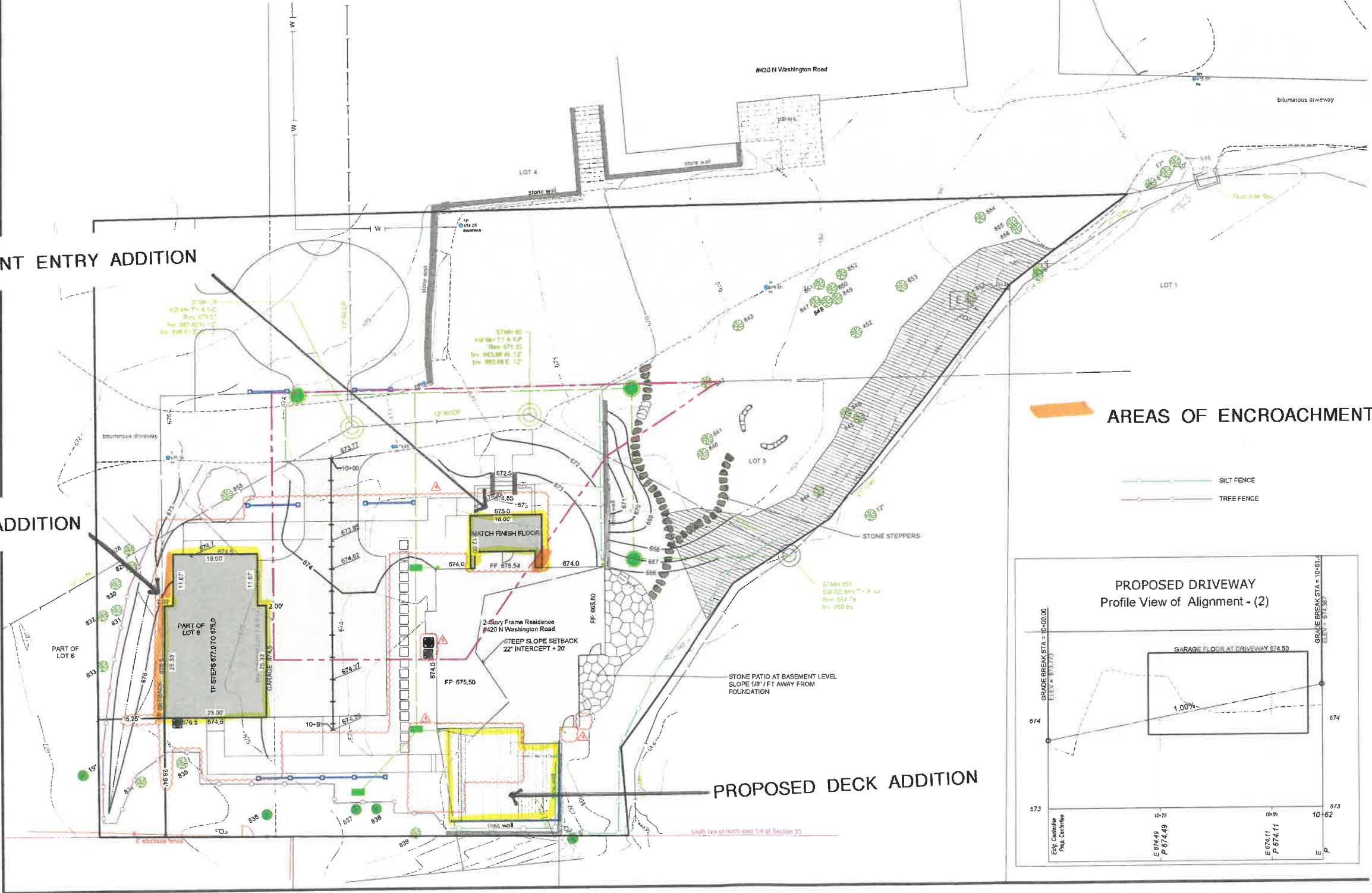
Mayor

ATTEST:

City Clerk

The Plans

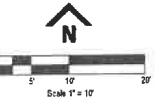
420 NORTH WASHINGTON ROAD, LAKE FOREST, ILLINOIS



BLECK
engineers | surveyors

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

420 Washington
Road
Lake Forest, IL



BENCHMARK: Arrow Nut on Fire Hydrant
on North Lot Line of Lot 5 (420
Washington Road) ELEVATION: 674.05
ALL ELEVATIONS ON THESE PLANS
ARE ON CITY OF LAKE FOREST (USGS
NAVD 88) DATUM

ISSUED DATE	ISSUED FOR
08.02.2020	ZBA /HPC
08.22.2020	IMPERVIOUS CALC
10.02.2020	GARAGE
10.08.2020	CITY COMMENTS
04.27.2021	GARAGE & ADDITION

PROFESSIONAL SEAL
"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjoining property because of the
construction of the project."

Michael G. Bleck, PE 09.02.2020
License No. 063240020 Expires 11/30/21
© 2020 Bleck Engineering Company, Inc. All Rights Reserved.
Black Professional Corp. Form 10-2001

Eric & Deborah Kiersch
420 N Washington Rd
Lake Forest, Illinois 60045

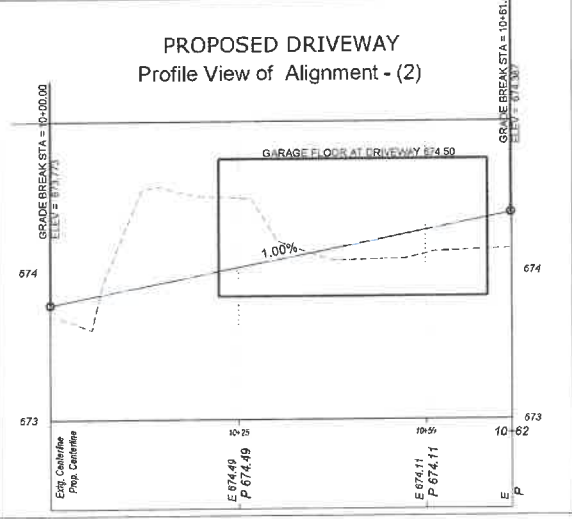
70-1156	Project No.
MB	Drawn By
MGB	Checked By
Drawing No.	

Drawing Name
SITE GRADING PLAN

AREAS OF ENCROACHMENT

SILT FENCE
TREE FENCE

PROPOSED DRIVEWAY
Profile View of Alignment - (2)



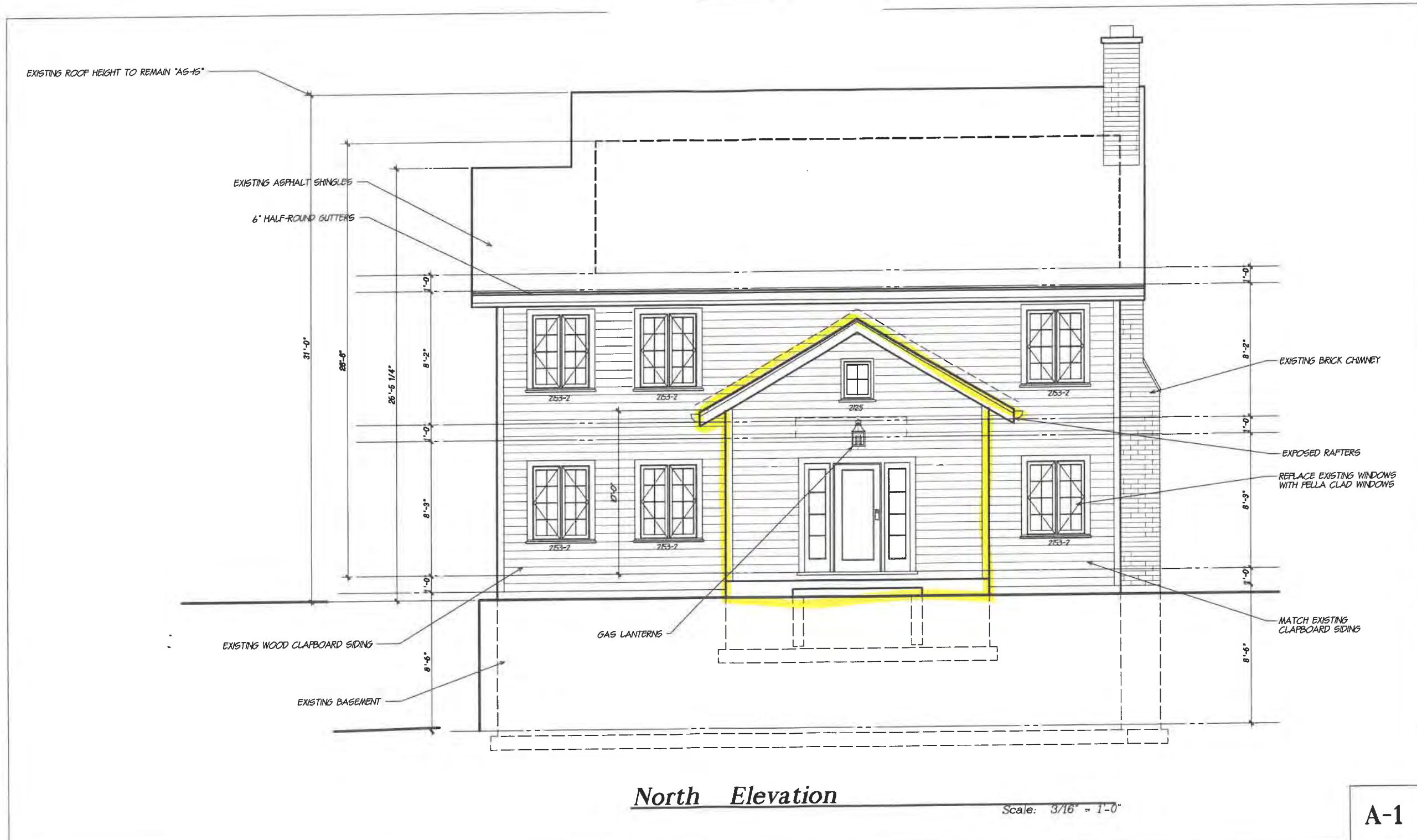
PROPOSED FRONT ENTRY ADDITION

PROPOSED GARAGE ADDITION

PROPOSED DECK ADDITION

GROUP EXHIBIT B

The Plans



Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630 833-0465

No.	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

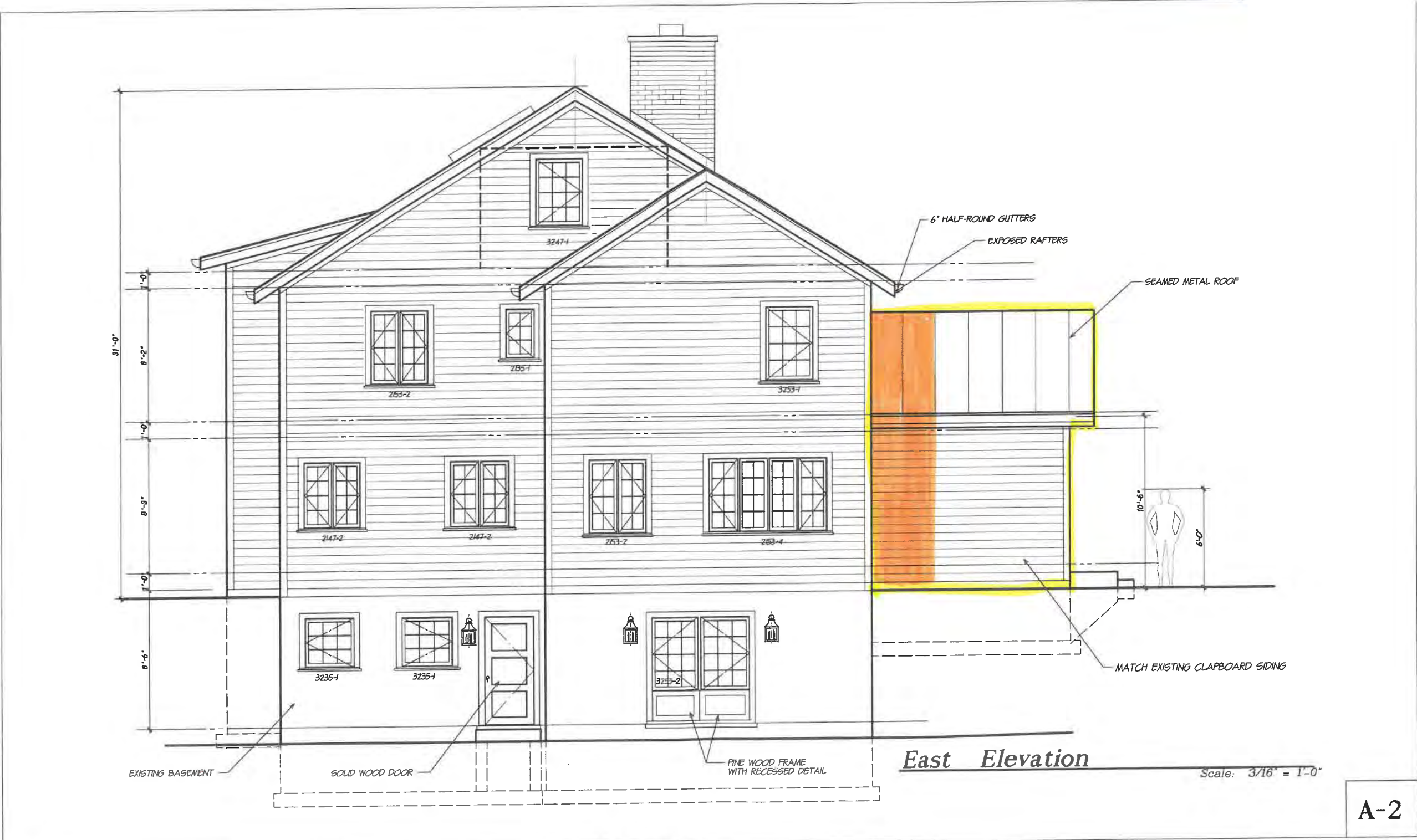
Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois

GROUP EXHIBIT B

The Plans

AREAS OF ENCROACHMENT



Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

No.	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

A-2

GROUP EXHIBIT B

The Plans



West Elevation

Scale: 3/16" = 1'-0"

A-4

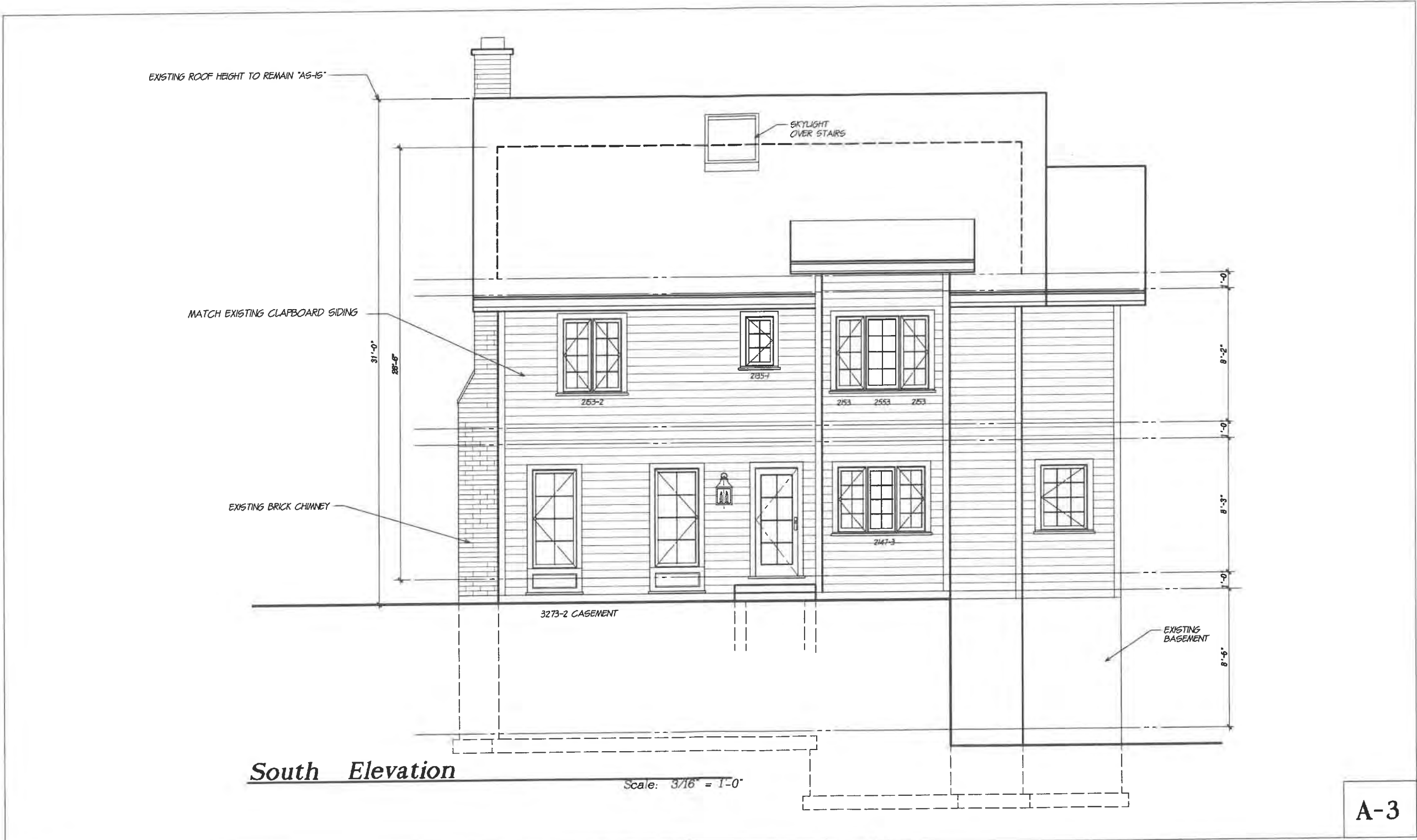
Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

No.	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

GROUP EXHIBIT B

The Plans

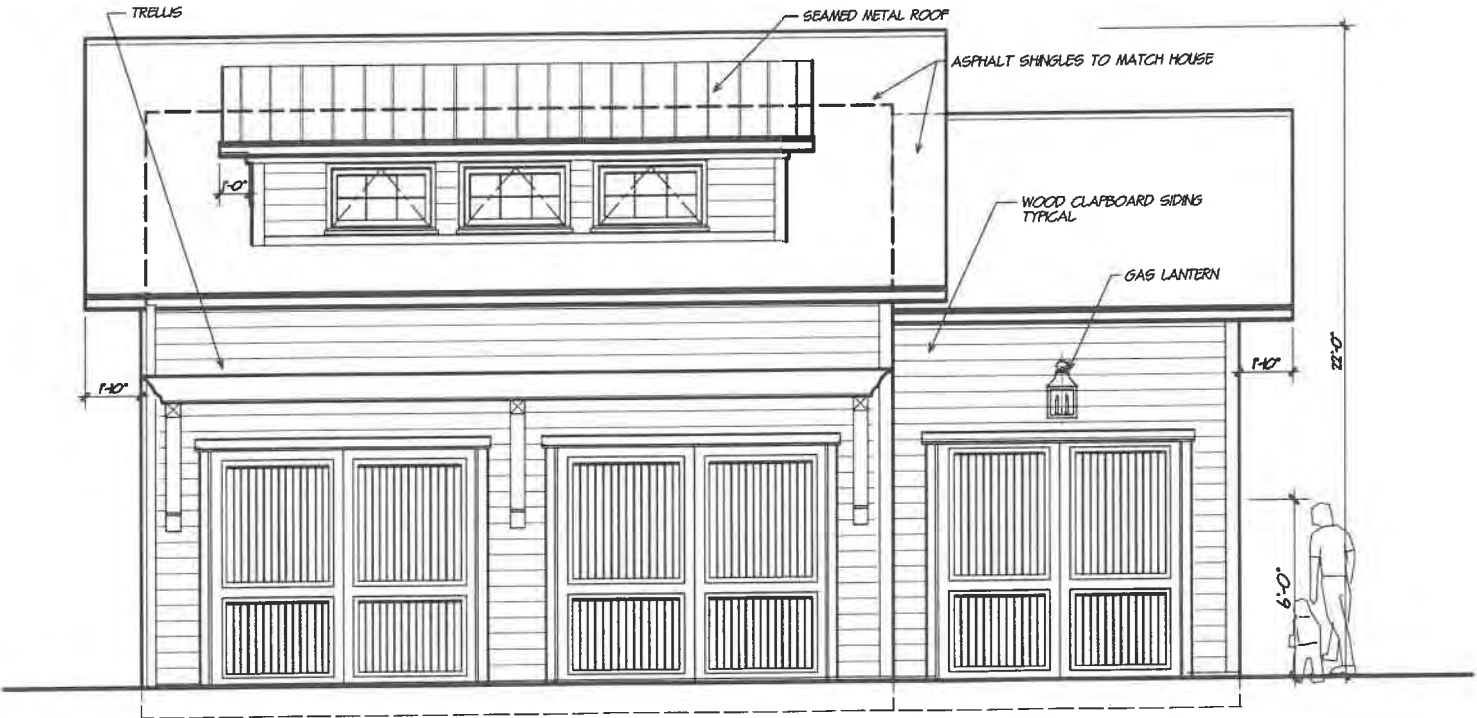


Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
830-833-0465

No	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

The Plans



East Elevation

Scale: 3/16" = 1'-0"

A-10

Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

No	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

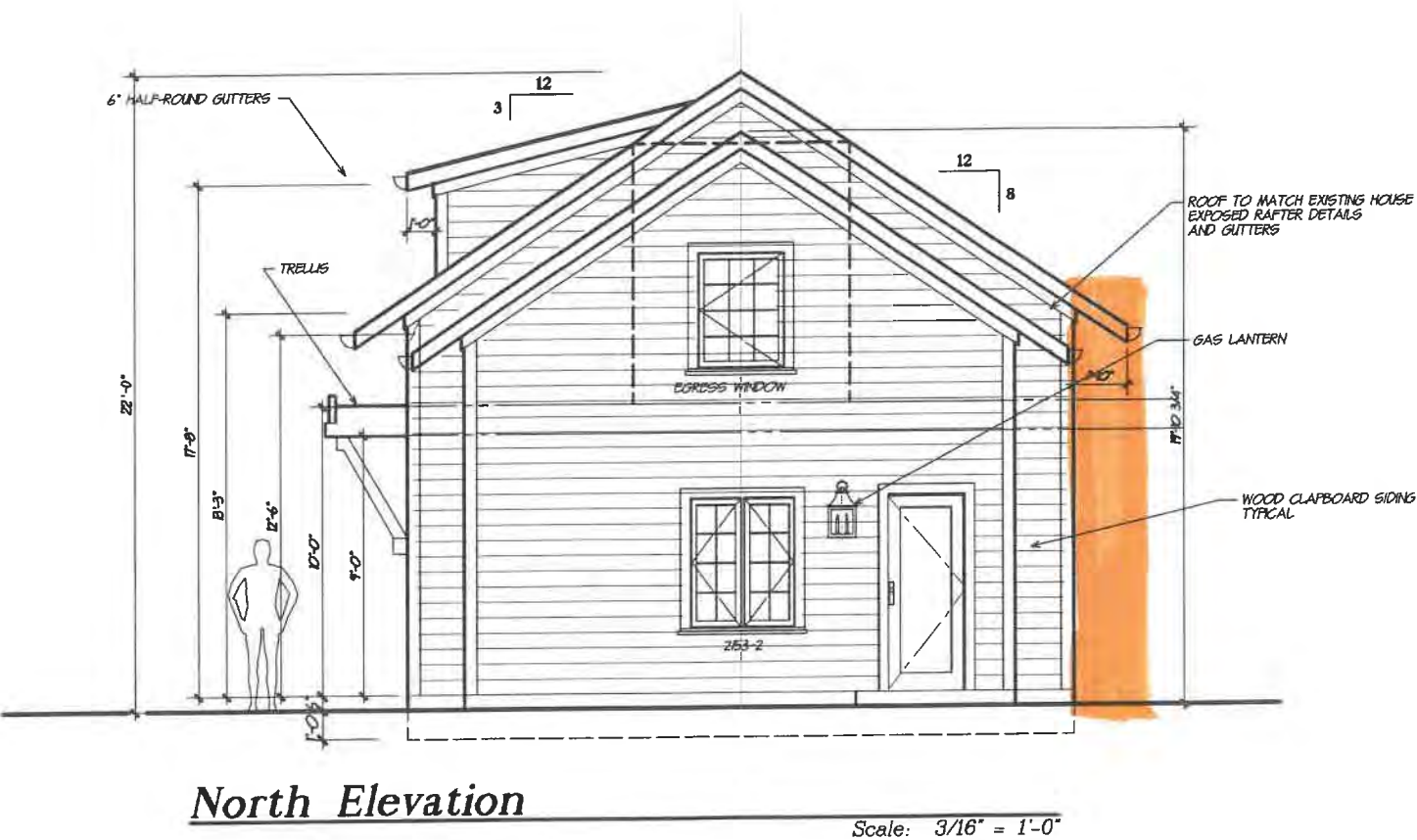
Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois

GROUP EXHIBIT B

The Plans

AREAS OF ENCROACHMENT



A-11

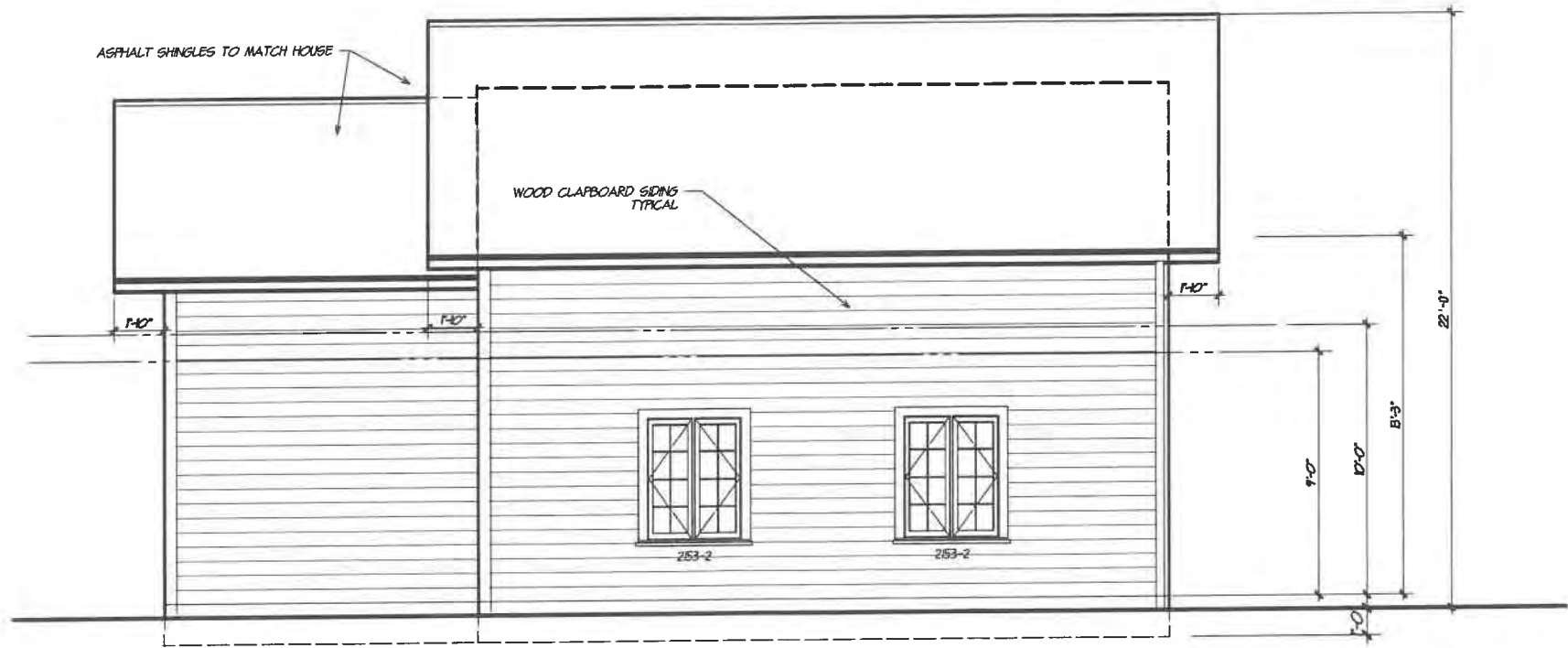
Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

No	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

GROUP EXHIBIT B

The Plans



West Elevation

Scale: 3/16" = 1'-0"

A-12

Lucchese & Associates, Ltd.
512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

No.	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Wisch-Kiersch Residence
420 Washington Rd.
Lake Forest - Illinois

GROUP EXHIBIT B

The Plans

AREAS OF ENCROACHMENT



A-13

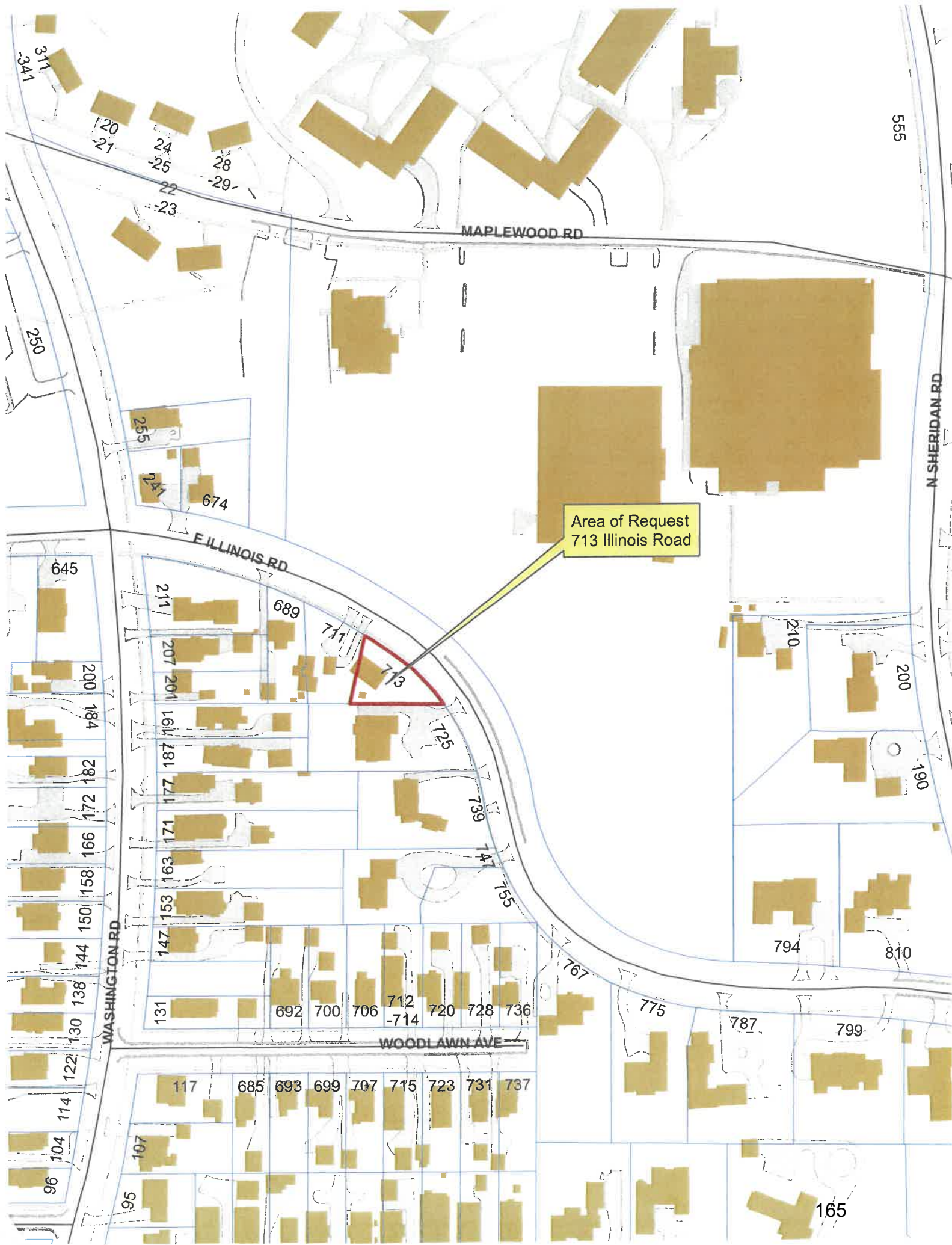
Lucchese & Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126
630-833-0465

No.	Date	Issue
1.	04/15/21	DESIGN & DEVELOPMENT
2.		
3.		
4.		

Wisch-Kiersch Residence

420 Washington Rd.
Lake Forest - Illinois



THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-__

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT AND SIDE YARD
SETBACKS FOR PROPERTY LOCATED AT 713 E. ILLINOIS ROAD

WHEREAS, Chance Shea ("**Owner**") is the owner of that certain real property commonly known as 713 E. Illinois Road, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

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

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

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of a variance from Section 159.085, R-1, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the front and side yard setbacks; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on May 24, 2021; 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 variances, if granted, will present a garage close to the street along with hardscape which will visually differ from the conditions on other properties on the street. Other properties within the neighborhood have a mix of attached and detached garages oriented in various ways including some with visibility from the street.
2. The conditions upon which the variances are requested are generally unique to this property and this neighborhood and are not universally applicable to other properties in the same zoning district in other areas of the community. The triangular shape of the property presents unique challenges. This property is also unique in that the Lake Forest College athletic fields are directly across the street, no homes are located immediately across the street from the subject property.

3. The existing residence and other residences in this neighborhood are nonconforming due to the fact that they were constructed prior to current zoning regulations. This condition was not created by any current or former owner of the property but instead, results from a change to the zoning regulations after the original homes were built in this neighborhood.
4. The variances will not impair an adequate supply of light and air to adjacent properties or substantially increase the congestion of the public streets, or increase the danger of fire or endanger the public safety. No evidence has been submitted to assert that the variances, if granted, will substantially diminish or impair property values within the neighborhood.

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 variances to allow the construction of the Improvements, as fully depicted on the Plans, including an open front porch 20'8 ½" from the front property line, and an attached garage 16' 11 ¾" from the front property line and 5'1" from the side 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 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.

1. Fully dimensioned plans shall be submitted for review prior to the issuance of a permit.
2. The front porch on the residence shall remain open as reflected on the plans presented in support of the variance request.
3. A landscape plan reflecting existing and proposed plantings be submitted and will be subject to staff review and approval. The landscape plan, to the extent possible, shall provide for plantings in the front of the house and along the south side to help to soften the mass of the garage located within the setbacks and the visual impact of the expanse of hardscape within the front yard setback. No plantings shall occur within swales or overland flow routes as identified or required by the City Engineer.

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 _____, 2021.

AYES: ()

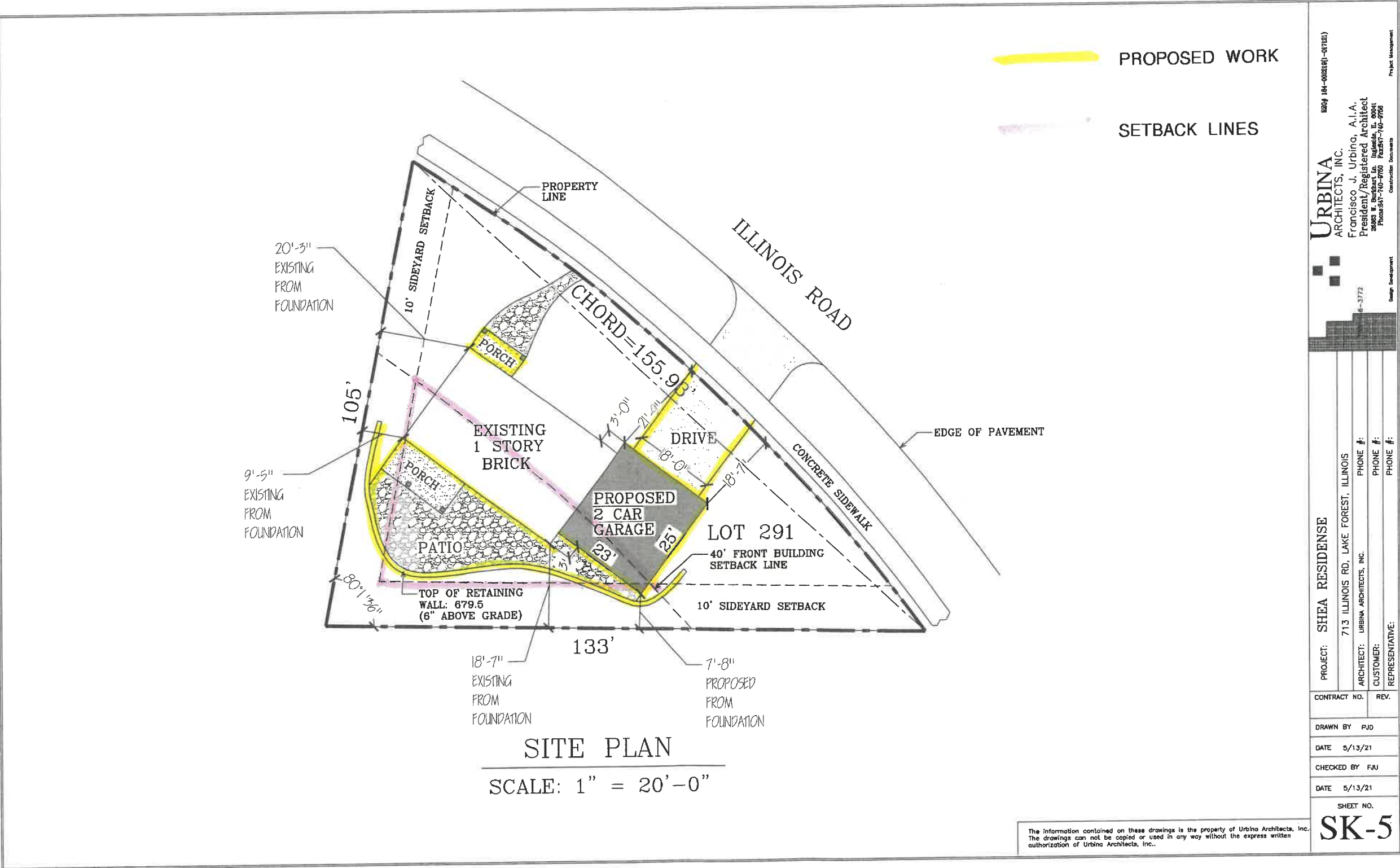
NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

The Plans




The Plans



PROVIDE WINDOWS OF SIZES +/- AS INDICATED ON ELEVATIONS.
G.C. TO PROVIDE MANUFACTURER FOR APPROVAL BY OWNER.
VERIFY EXACT WINDOW DIMENSIONS A/ WFR.
WINDOWS MUST MEET CURRENT ENERGY CODE.

CONTRACTOR
TO PROTECT
FINISHED AREAS
DURING CONSTRUCTION
AS REQUIRED.

The information contained on these drawings is the property of Urbina Architects, Inc. The drawings can not be copied or used in any way without the express written authorization of Urbina Architects, Inc..

PROJECT: SHEA RESIDENTIAL ADDITION & ALTERATIONS		 URBINA ARCHITECTS, INC. Francisco J. Urbina President/Registered Architect 1400 N. Dearborn Street, Suite 100 Chicago, Illinois 60610-1083 Phone: 708-448-9772 Fax: 708-268-4672		RESA (94-0252)(41-31742) NO. _____ DESCRIPTION _____ DATE 1
CONTRACT NO. _____ DRAWN BY PJD DATE 6/21/21 CHECKED BY FJJ DATE 6/21/21		713 ILLINOIS ROAD, LAKE FOREST, ILLINOIS ARCHITECT: URBINA ARCHITECTS, INC. CUSTOMER: _____ REV. _____ REPRESENTATIVE: _____		Enlarge - Encompassed Configuration - Dimensions Project Management
SHEET NO. A-5		Inc.		

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-_____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE REGARDING
ALCHOLIC BEVERAGES**

Adopted by the City Council
of the City of Lake Forest
this ____ day of _____ 2021

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this ____ day of _____ 2021

THE CITY OF LAKE FOREST
ORDINANCE NO. 2021 - _____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE REGARDING
ALCHOLIC BEVERAGES**

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

WHEREAS, the City has adopted certain alcoholic beverage regulations designed to protect the health, safety and welfare, which regulations are codified in Chapter 111 of the City Code of Lake Forest, 2013 ("***Liquor Code***");

WHEREAS, The City of Lake Forest desires to amend its Liquor Code as shown on the attached Exhibit A.

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 to Chapter 111. Chapter 111 of the City Code, entitled "Alcoholic Beverages," is hereby replaced in its entirety with the new Chapter 111 attached to this Ordinance as Exhibit A.

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

Passed this ____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ___ day of _____, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A

Amended Liquor Code (Chapter 111 of the City Code)

“GENERAL PROVISIONS

§ 111.001 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALCOHOL. The product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

ALCOHOLIC LIQUOR. Alcohol, spirits, wine and beer, and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer, and capable of being consumed as a beverage by a human being. The provisions of this chapter shall not apply to alcohol used in the manufacture of denatured alcohol produced in accordance with acts of Congress and regulations promulgated thereunder, or to any liquid or solid containing 0.5%, or less, of alcohol by volume.

BEACH AREA. That portion of the beach and shore area of Lake Michigan in Forest Park that has been approved by the Commissioner for the sale of wine and beer pursuant to the terms of a Class K license.

BEER. A beverage obtained by the alcoholic fermentation of an infusion or concoction of barley or other grain, malt and hops in water, and includes among other things beer, ale, stout, lager beer, porter and the like.

BRING-YOUR-OWN-BEVERAGE. Alcoholic beverages that patrons or guests of a licensed premises bring to such licensed premises for their own consumption on the licensed premises.

CATERING ESTABLISHMENT. A business conducted by a person, firm or corporation for the purpose of providing food and service for a banquet or a dinner which may occur in a location other than premises leased, owned and/or operated by the CATERING ESTABLISHMENT, the recipients of such food and/or service being persons specially invited to such banquet or dinner rather than members of the general public.

CLUB. A corporation organized under the laws of the state, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of regular dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and

equipment and maintaining a sufficient number of servants and employees for cooking, preparing and serving food and meals for its members and their guests; provided that, such CLUB files with the Mayor at the time of its application for a license under this chapter two copies of a list of names and residences of its members, and similarly files within ten days of election of any additional member his or her name and address; and, provided further that, its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting and that no member or any officer, agent or employee of the CLUB is paid, or directly or indirectly receives, in the form of salary or other compensation any profits from the distribution or sale of alcoholic liquor to the CLUB or the members of the CLUB or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the CLUB.

COMMISSIONER. The City Liquor Control Commissioner designated in § 111.020 of this chapter as well as any committee or other agency appointed by the Commissioner.

CONVEYANCE. Any vehicle, trailer, watercraft or container operated for the transportation of person or property.

GATHERING. Any group of three or more persons who have assembled or gathered together for a social occasion or other activity.

GROCERY STORE. A retail store that is (a) over 15,000 square feet in size, (b) has at least 60 off-street parking spaces devoted to such use, and (c) devotes at least 60% of its gross floor area to the sale of household foodstuffs for offsite consumption, including the sale of fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods. Other household supplies or other products shall be secondary to the primary purpose of food sales. The definition of GROCERY STORE shall not include any establishment that sells gasoline or other fuel for dispensing into motor vehicles.

HOST. To aid, conduct, allow, entertain, organize, supervise, control or permit a gathering.

HOTEL. Every building or other structure kept, used, maintained, advertised and held out to the public to be a place where food is actually served and consumed and sleeping accommodations are offered for adequate pay to travelers and guests, whether transient, permanent or residential, in which 25 or more rooms are used for the sleeping accommodations of such guests and having one or more public dining rooms where meals are served to such guest, such sleeping accommodations and dining rooms being conducted in the same buildings in connection therewith and such building or buildings structure or structures being provided with adequate and sanitary kitchen and dining room equipment and capacity.

ILLICIT DRUGS. Any drug, substance or compound prohibited by law, including drugs prescribed by a physician which are in the possession of or used by someone other than the person to whom the drug was prescribed.

LICENSED PREMISES or PREMISES.

(1) The actual physical location described in a local liquor license at which liquor will be served under the retail liquor license once issued, and may include either indoor or outdoor dining areas; except that, no outdoor area shall be deemed part of the premises unless expressly identified in the local liquor license.

(2) For purposes of this chapter, the terms “public dining room” and “public and private dining rooms” shall be included in this definition of PREMISES.

LICENSEE. A person holding a local liquor license.

LICENSEE, AGENT OF. Any owner, partner, director, officer, manager, employee or authorized agent of a licensee but only while engaged in the business of such licensee or present on the licensed premises of such licensee.

LIQUOR CONTROL ACT. The State Liquor Control Act of 1934, 235 ILCS 5/1-1 et seq., as amended from time to time.

LIQUOR LAWS. This chapter and all other city ordinances, resolutions, regulations and rules relating to alcoholic liquor; the Liquor Control Act and all regulations issued thereunder; all federal, state and local laws imposing or pertaining to fees and taxes relating to alcoholic liquor; and all other federal and state legislation, regulations and rules applicable to the sale or use of alcoholic liquor within the city.

LOCAL LIQUOR LICENSE. A license issued pursuant to the provisions of this chapter.

MINOR. A person under the age of 21 years.

ORIGINAL PACKAGE. Any bottle, flask, jug, can, cask, barrel, keg, hogs head or other receptacle or container, whatsoever used, corked or capped, sealed and labeled by the manufacturer of alcoholic liquor, to contain and to convey any alcoholic liquor.

PARENT. Any person having legal custody of a juvenile as a natural, adoptive parent or stepparent; as a legal guardian; or as a person to whom legal custody has been given by order of the court.

PERSON. Any individual, partnership, firm, company, corporation or entity.

PUBLIC PLACE. Any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, highways and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities, parks, businesses or parking lots.

REASONABLE STEPS. Actions that, if taken, would be expected to avoid or prevent a prohibited gathering (as provided in § 111.076(F) of this chapter), which may include, but are not limited to, controlling access to alcoholic liquor at the gathering; controlling the quantity of alcoholic liquor present at the gathering; verifying the age of persons attending the gathering by inspecting drivers licenses or other government issued identification cards to ensure that minors do not consume alcoholic liquor while at the gathering; supervising the activities of minors at the gathering; and calling for police assistance in the event people under 21 are in possession of alcoholic liquor at the gathering.

RELIGIOUS CEREMONY. Any bona fide rite, ceremony, service or event sponsored or sanctioned in connection with the exercise of a person's religious belief that involves the possession, consumption and dispensation of alcohol or alcoholic liquor.

RESIDENCE or SITE. Any home, yard, farm, field, land, apartment, condominium, hotel or motel room, other dwelling unit, hall, meeting room, park or any other place of assembly, public or private, whether occupied on a temporary or permanent basis, whether occupied as a dwelling or specifically for a party or other social function, and whether owned, leased, rented or used with or without permission or compensation.

RESPONSE COSTS. The costs associated with responses by law enforcement, fire and other emergency response providers to a gathering, including, but not limited to:

- (1) Salaries and benefits of law enforcement, code enforcement, fire or other emergency response personnel for the amount of time spent responding to, remaining at or otherwise dealing with a gathering, and the administrative costs attributable to such response(s);
- (2) The cost of any medical treatment for any law enforcement, code enforcement, fire or other emergency response personnel injured while responding to, remaining at or leaving the scene of a gathering; and
- (3) The cost of repairing any city equipment or property damaged, and the cost of the use of any such equipment in responding to, remaining at or leaving the scene of a gathering.

RESTAURANT. A public place primarily kept, used, maintained, advertised and held out to the public for the serving of meals to patrons seated at tables or booths, and where complete meals are actually and regularly served, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

RETAIL SALE, SELL AT RETAIL and SALE AT RETAIL. Sales for use or consumption and not for resale in any form.

SALE. Any transfer, exchange or barter in any manner, or by any means whatsoever, with or without consideration, and includes all sales made by any person, whether principal, proprietor, agent, servant or employee.

SPIRITS. Any beverage, which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

STATE LIQUOR LICENSE. A license issued by the State Liquor Control Commission pursuant to the provisions of the Liquor Control Act.

TO SELL. Includes to keep or expose for sale and to keep with intent to sell.

WINE. Any alcoholic beverage obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol liquor, as defined above.

§ 111.002 SALE OF ALCOHOLIC LIQUOR.

It shall be unlawful to sell alcoholic liquor at locations not specified in a duly authorized local liquor license in the city.

§ 111.003 MANUFACTURE PROHIBITED.

It shall be unlawful for any person to engage in the business of manufacturing alcoholic liquor in the city.

§ 111.004 ALCOHOLIC LIQUOR IN PUBLIC PLACES AND MOTOR VEHICLES.

(A) It shall be unlawful for any person to consume any alcoholic beverages of any type either:

- (1) In any place of public accommodation or public place (other than licensed premises); or
- (2) Upon any public street, alley or thoroughfare.

(B) Section 111.004(A) shall not apply to beer and wine sold in an approved container provided by an authorized licensee pursuant to a valid Class K liquor license and consumed in the beach area, as defined by § 111.001.

(C) Public intoxication prohibited. It shall be unlawful for any person to be in an intoxicated condition in any public building or on any public property or right-of-way.

(D) Public disturbance prohibited. It shall be unlawful for any person to be in an intoxicated state in any private house or place to the disturbance of any other person.

(E) Possession of open liquor in motor vehicles prohibited. It shall be unlawful for any person to transport, carry or possess any alcoholic liquor in or about any motor vehicle on any public right-of-way, except in the original package with the seal unbroken, or as otherwise authorized by state law.

§ 111.005 GIVE AWAY PROHIBITED.

(A) It shall be unlawful for any person to give away or otherwise dispense free of charge, by the drink or in any other manner, within the city, an alcoholic beverage; except that, the giving away by a Class A-3 licensee, without charge, of beer and wine, or a Class B-1, C-2 or D-1 licensee, without charge, of alcoholic liquor in small and limited amounts for tasting purposes only, immediately prior and incidental to, the sale of such alcoholic liquor in the original package for consumption off the premises shall not be considered a violation of this section.

(B) Such give away, however, shall be subject to the following conditions and limitations:

(1) The tastings shall be attended by and supervised by a full-time employee and only in a designated area on the licensed premises as approved by the Commissioner and designated in the license;

(2) The actual amount of wine tasted may not exceed an ounce; and

(3) The sample shall be served in a container which shall be disposed of following sample.

(C) Furthermore, it is hereby declared unlawful to advertise the availability of "tasting" through any public media or other means of communication other than:

(1) On the premises where the "tasting" will occur; or

(2) By a direct mailing that provides the date and location of the "tasting."

(D) (1) Notification of the date and location of a particular "tasting" shall not be sent to more than 200 individual residences.

(2) Further, the provisions of this section prohibiting give away or other dispensing of alcoholic beverages shall not apply to Class F-2, Class F-3 or Class F-4 licenses.

§ 111.006 APPLICABILITY OF OTHER LAWS.

(A) State law adopted. All of the provisions, including all words and phrases, of the Liquor Control Act and the rules and regulations issued by the State Liquor Control Commission pertaining to local control of alcoholic liquor, as the same may be amended from time to time, are hereby incorporated into and declared to be a part of this chapter as if expressly set forth herein.

(B) Compliance with all regulations required. Nothing in this chapter shall excuse or release any person from compliance with the requirements of any other applicable federal, state or local code, ordinance, regulation or rule.

LOCAL LIQUOR CONTROL COMMISSIONER

§ 111.020 LIQUOR CONTROL COMMISSIONER.

(A) Mayor designated Commissioner. The Mayor is hereby designated as the City Liquor Control Commissioner.

(B) Powers, functions and duties of Commissioner. The Commissioner shall have the following powers, functions and duties:

(1) To administer within the city all liquor laws;

(2) To appoint a person or persons to assist him or her in the exercise of the powers and the performance of the duties herein provided;

(3) To conduct hearings as provided in this chapter for the purpose of fulfilling any of the enumerated powers, functions and duties of the Commissioner; to hear testimony and take proof of information in the performance of his or her duties; and for such purposes to issue subpoenas effective in any part of the state;

(4) To examine or cause to be examined, under oath, any licensee and any applicant for a local liquor license or for a renewal thereof and to examine or cause to be examined the books and records of any such licensee or applicant;

(5) To receive fees for local liquor licenses and deliver the same forthwith to the City Director of Finance;

(6) (a) To require two sets of fingerprints of any applicant for a local liquor license or for a renewal thereof, one for the city files and one to deliver to the Illinois Department of State Police and, for purposes of obtaining such fingerprints and resulting background check, to require the applicant to pay such fee as may be required by the Illinois Department of State Police. If the applicant is a partnership, each partner shall submit fingerprints annually. If the applicant is a corporation, each officer thereof and every person owning or controlling more than 5% of the voting shares or the ownership interest of such corporation shall submit fingerprints annually. If the applicant is a limited liability company, each member and manager shall submit fingerprints annually. If the business for which a local liquor license is sought will be managed by a manager or agent, every such manager or agent shall submit fingerprints annually.

(b) The Local Liquor Control Commissioner shall have the right, at the Commissioner's sole discretion, to waive this fingerprinting and background check requirement for:

1. Any individual that is not involved in the daily management or operation of the premises; and

2. For any individual associated with a not-for-profit organization seeking a Class F-5 or F-6 license under this chapter.

(7) To grant or renew local liquor licenses in accordance with the provisions of the liquor laws;

(8) To deny any application for the issuance or renewal of a local liquor license to any applicant or premises that the Commissioner has determined to be ineligible therefor in accordance with the provisions of the liquor laws;

(9) To keep or cause to be kept a complete record of all local liquor licenses and to furnish the City Clerk with a copy thereof; and, on the issuance or renewal of any local liquor license, or the revocation or suspension of any existing local liquor license, to give notice of such action to the City Clerk within three days after such action;

(10) To lawfully enter, or to authorize any law enforcement officer to lawfully enter, at any time, any licensed premises to determine whether any of the provisions of the liquor laws have been or are being violated and at the time of such entry to examine such licensed premises in connection with such determination;

(11) To receive complaints from citizens that any of the provisions of the liquor laws have been or are being violated and to act on such complaints in the manner provided in this chapter and the other liquor laws;

(12) To examine any licensee on whom notice of revocation or suspension has been served;

(13) To suspend for cause for not more than 30 days any local liquor license, to revoke for cause any local liquor license, and to levy fines against any licensee, all in accordance with the liquor laws;

(14) To report whenever requested by the City Council all of his or her acts taken to enforce the liquor laws and all acts taken in regard to the collection of local liquor license fees;

(15) To notify the Secretary of State when a club incorporated under the State General Not-for-Profit Corporation Act or a foreign corporation functioning as a club in the state under a certificate of authority issued under that act has violated the Liquor Control Act by selling or offering for sale at retail alcoholic liquor without a retailer's license;

(16) To extend the term of any local liquor license or group of local liquor licenses, to a date specific, when such an extension is necessary for staff convenience, to accommodate change in law or policy, or to conduct further inquiry into any renewal application;

(17) For any applicant for an F-5 or F-6 license, to waive the requirements under § 111.043(B)(1) to provide Social Security numbers or any individual to be identified as part of the license application process; and

(18) For any applicant for an I-1 and I-3 license,, to waive the requirements under § 111.043(H)(1) of the license application process.

(C) Compensation. The Commissioner shall serve without compensation.

LICENSES

§ 111.035 REQUIRED.

(A) Local and state liquor licenses required. It shall be unlawful for any person not having a current, valid local liquor license and a current, valid state liquor license and all other necessary state approvals to sell or offer for sale in the city any alcoholic liquor.

(B) Sale in violation of license prohibited. It shall be unlawful for any licensee to sell, offer for sale, or dispense in the city any alcoholic liquor except in the manner authorized by, and in compliance with, the terms and restrictions of the liquor laws and such licensee's local liquor license.

(C) Display of license. Every licensee shall cause his or her current local liquor license to be framed and hung in plain view in a conspicuous place on the licensed premises.

(D) Exception to license requirement. Notwithstanding any provisions in this chapter to the contrary, the occupant of any dwelling unit does not require a license under this chapter to sell, otherwise transfer, or provide liquor to others without consideration.

(E) It shall be unlawful for any licensee to permit any person to consume any alcoholic beverages of any type at any licensed premises unless such alcoholic beverages are either:

(1) Sold by such licensee pursuant to a license allowing sale of alcoholic beverages for consumption on such licensed premises; or

(2) Bring-your-own-beverages and the licensed premises has a Class I-1 license or Class I-3 license.

§ 111.036 LOCAL LIQUOR LICENSES AND FEES.

(A) General. Every person engaged in the retail sale of alcoholic liquor in the city shall pay an annual license fee. Such license fees shall be established by the City Council by separate ordinance, which may be amended from time to time, and are hereby incorporated into this section as if fully set forth herein. Such licenses shall be divided into classes, which classes shall be as follows:

(1) Class A-1 licenses, which shall authorize the retail sale of alcoholic liquor in original package not for consumption on the premises where sold.

(2) Class A-2 licenses, which shall authorize the retail sale of beer and wine only in original package not for consumption on the premises where sold.

(3) Class A-3 licenses, as an add-on license, which shall authorize the holder of a Class A-1 license to give away wine or beer for tasting purposes only on the licensed premises subject to all of the terms and conditions set out in § 111.005 of this chapter.

(4) Class B-1 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a public golf course. Tastings of alcoholic liquor may also take place on premises pursuant to this Class B-1 license.

(5) Class C-1 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a restaurant only and served indoors, with or without a meal.

(6) Class C-2 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a restaurant only and served indoors, with or without a meal, or for consumption off-premises when sold sealed in its original package.

(7) Class C-3 licenses, as an add-on license, which shall permit the holder of any C-1, C-2, E-1, or J licensee to provide alcoholic liquor service within specified outdoor areas, but only upon such terms and conditions as the Local Liquor Commissioner may establish for the licensed premises and only to the extent of such liquor service authorized by the underlying liquor license.

(8) Class D-1 licenses, which shall authorize:

(a) The retail sale of alcoholic liquor by a club, to its members and their guests for consumption on the club premises; and

(b) For not more than four events in any calendar year, the retail sale of alcoholic liquor in original package to its members and their guests for consumption off the premises where sold;

(9) Class E-1 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a hotel, but only between the hours of 11:00 a.m. and 12:00 midnight.

(10) (a) Class F-2 licenses, which shall authorize the retail sale of alcoholic liquor for on-premises consumption at events conducted under the following circumstances

1. By a religious, charitable, fraternal or other not-for-profit organizations, for periods not in excess of 48 hours;

2. On publicly--owned property or on school grounds, by a person or entity for a period not in excess of 48 hours;

3. On the premises of a property located in either the B-1, B-2, B-3 or B-4 zoning districts in the city, for periods not in excess of 48 hours, and on no more than two occasions per licensee in any calendar year;

4. On publicly-owned property or on school grounds, by holders of any class of liquor license issued under this Chapter for outdoor events open to the public for a period not in excess of 48 hours.

(b) All applications for a Class F-2 license shall state the names and addresses of the individual or, if the person is a business entity or organization, all officers of such entity, the address of the premises upon which the sale of alcoholic liquor will be made, the estimated attendance upon the premises during the period of the license and whether such sales will be made to the public or only to bona fide members of the organization for which the license is requested. Satisfactory evidence from the owner of the premises shall be furnished showing the authorization to the applicant for the use of said premises, including the sale of alcoholic liquor for the period for which the license is requested.

(c) For all events taking place on city-owned property, the applicant must also submit a proposal for the special event identifying the type of event, proposed hours, proposed security plan, evidence that the licensed premises is covered by insurance as provided by § 111.045(B) of this chapter so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm, and any other information regarding the event or applicant requested by city staff. The event must be approved by the city in writing pursuant to its applicable policies for such events prior to the issuance of any Class F-2 license.

(11) (a) Class F-3 licenses, which shall authorize the retail sale of beer and wine only in any of the circumstances permitted under the F-2 License class.

(b) All applications for a Class F-3 license shall state the names and addresses of the individual or, if the person is a business entity or organization, all officers of such entity, the address of the premises upon which the sale of beer and wine will be made, the estimated attendance upon the premises during the period of the license and whether such sales will be made to the public or only to bona fide members of the organization for which the license is requested. Satisfactory evidence from the owner of the premises shall be furnished showing the authorization to the applicant for the use of said premises, including the sale of alcoholic liquor for the period for which the license is requested.

(c) For all events taking place on city-owned property, the applicant must also submit a proposal for the special event identifying the type of event, proposed hours, proposed security plan, evidence that the licensed premises is covered by insurance as provided by § 111.045(B) of this chapter so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm, and any other information regarding the event or applicant requested by city staff. The event must be approved by the city in writing pursuant to its applicable policies for such events prior to the issuance of any Class F-3 license.

(12) Class F-4 license, which shall authorize the retail sale of alcoholic liquor on private property, by for-profit organizations and individuals in connection with sporting events for which the public is able to purchase tickets to attend. A separate Class F-4 license shall be required for each vendor of alcoholic liquor associated with the event. All applications for a Class F-4 license shall state the names and addresses of the individual applicant or all officers of the organization, the address of the premises upon which the sale or give-away of alcoholic liquor will be made, the estimated attendance upon the premises. The applicant must also submit a proposal for the special event identifying the type of event, proposed dates, proposed hours, proposed security plan and any other information regarding the event or applicant requested by city staff. Class F-4 licenses will only be valid for the specific dates of the sporting events, and subject to such other terms and conditions as determined by the Local Liquor Control Commissioner. The fee for Class F-4 Licenses will be charged on a per-day basis.

(13) Class F-5 licenses, which shall authorize the retail sale, give away or other dispensing free of charge, of alcoholic liquor for consumption on the premises of any city-owned property that is operated and occupied by a not-for-profit organization when such retail sale, give away or other dispensing free of charge is incidental and complementary to a special event sponsored by such not-for-profit organization from time to time; provided, however, that, no more than 26 such special events shall be permitted during any license year per licensee. In addition to the requirements set forth in this division (A)(14), the applicant shall submit to all other requirements of this chapter, as amended, as well as the State Liquor Control Act of 1934, 235 ILCS 5/1-1 et seq. Any such retail sale, give away or other dispensing free of charge that is incidental and complementary to a special event shall also be subject to the following conditions and limitations.

(a) The applicant shall provide written notice to the Commissioner, or the Commissioner's designee, no less than five business days prior to any special event at which alcoholic liquor will be served. Such notice shall include the date, time, location within the licensed premises, and number of invitees or anticipated attendees for such special event;

(b) The applicant shall supervise, or cause to be supervised, the retail sale, give away or other dispensing free of charge of alcoholic liquor, to ensure that such retail sale, give away or other dispensing free of charge of alcoholic liquor is confined to area within the licensed premises identified in the notice to the Commissioner and is properly monitored to ensure that no underage consumption of alcoholic beverages is permitted. The Liquor Control Commissioner or the Commissioner's designee may require the applicant to develop appropriate protocols to ensure compliance with this division (A)(14)(b);

(c) The applicant shall not advertise, or otherwise publish the availability of alcoholic liquor through any media or other means of communication, with the sole exception that a mailed invitation for a special event may advertise the availability of alcoholic liquor at such special event;

(d) The applicant shall provide evidence to the Local Liquor Control Commission, at the time of its application for a F-5 liquor license, that the licensed premises is covered by dram shop liability insurance in maximum limits so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm; and

(e) In connection with any special event on the licensed premises, the Commissioner may impose such conditions and requirements that may be reasonable or appropriate to ensure that the public health, safety, welfare and convenience are protected and preserved.

(14) Class F-6 licenses, which shall authorize the retail sale, give away or other dispensing free of charge, of alcoholic liquors for consumption on the premises of any city-owned property that is operated, used, or occupied by a not-for-profit organization when such retail sale, give away or other dispensing free of charge is incidental and complementary to a special event sponsored by such not-for-profit organization from time to time; provided, however, that, no more than 12 such special events shall be permitted during any license year per licensee. In addition to the requirements set forth in this division (A)(15), the applicant shall submit to all other requirements of this chapter, as amended, as well as the State Liquor Control Act of 1934, 235 ILCS 5/1-1 et seq. Any such retail sale, give away or other dispensing free of charge that is incidental and complementary to a special event shall also be subject to the following conditions and limitations.

(a) The applicant shall provide written notice to the Commissioner, or the Commissioner's designee, no less than five business days prior to any special event at which alcoholic liquor will be served. Such notice shall include the date, time, location within the licensed premises, and number of invitees or anticipated attendees for such special event.

(b) The applicant shall supervise, or cause to be supervised, the retail sale, give away or other dispensing free of charge of alcoholic liquor, to ensure that such retail sale, give away or other dispensing free of charge of alcoholic liquor is confined to the area(s) within the licensed premises identified in the notice to the Commissioner and is properly monitored to ensure that no underage consumption of alcoholic beverages is permitted. The Liquor Control Commissioner or the Commissioner's designee may require the applicant to develop appropriate protocols to ensure compliance with this division (A)(15)(b).

(c) Unless a specific event is otherwise authorized by resolution of the City Council, the applicant shall not advertise, or otherwise publish the availability of alcoholic liquor through any media or other means of communication; provided, however, that, a mailed invitation for a special event may advertise the availability of beer or wine at such special event.

(d) The applicant shall provide evidence to the Local Liquor Control Commission, at the time of its application for a F-6 liquor license, that the licensed premises is covered by dram shop liability insurance in maximum limits so as to hold harmless the city, its elected or appointed

officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm.

(e) In connection with any special event on the licensed premises, the Commissioner may impose such conditions and requirements that may be reasonable or appropriate to ensure that the public health, safety, welfare and convenience are protected and preserved.

(15) Class G-1 license, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of an institution of higher learning. Such sales shall be limited to periods of time when groups are assembled on the premises solely for the promotion of some common object other than the sale or consumption of alcoholic liquor.

(16) Class G-2 license, which shall authorize the retail sale of beer and wine only by institutions of higher learning at designated locations upon the grounds of such institutions and accessible only to the faculty, staff, alumni and students, and pre-registered visitors of such institution of higher learning, and their families and guests, all of whom must be at least 21 years of age, for consumption on the licensed premises; limiting the consumption of beer and wine to indoors on the premises provided that:

(a) Retail sales of alcoholic liquor at a Class G-2 licensed establishment shall only be authorized to operate between the hours of 5:00 p.m. and 12:00 a.m. daily, 11:00 p.m. Sunday through Thursday, and from 5:00 p.m. to 1:00 a.m. on Fridays and Saturdays; and

(b) The license application shall include a detailed plan of the monitoring and security measures, for ensuring that the licensed premises shall be limited to the persons to whom access is limited.

(17) Class I-1 licenses, as an add-on license, which shall authorize any A-4, B-1, C-1, C-2, C-3, D-1, E-1 or F-1 licensee to permit bring-your-own-beverages to be consumed on the licensed premises of the type permitted by the licensee's license and to impose a corkage fee relating to each container of bring-your-own- beverage of not to exceed \$10 per bring-your-own- beverage container.

(18) Class I-3 licenses, which shall authorize the possession and consumption of bring-your-own beer and wine only on city-owned property that has been rented or reserved by the licensee for fundraising events, festivals, outings, or other similar special events with fewer than 200 people in attendance. In no event shall an I-3 license be valid for longer than 48 hours, and only for specific hours as determined by the Local Liquor Commissioner. Class I-3 licenses do not permit patrons of a licensed premises to depart the licensed premises with a bring-your-own-beverage unless that beverage is in its original container and with the seal unbroken. Additionally, the service and consumption of bring-your-own-beverages for purposes of a Class I-3 license shall be deemed the sale of beer and wine only for the purposes of the application requirements under § 111.043, but the Local Liquor Commissioner is authorized to waive portions of the required background information and statements found in § 111.043 for I-3 license applicants.

(19) Class J license, which shall be an add-on license to the operation of a grocery store that already holds a valid existing liquor license and is operated on the terms and conditions herein specified. A licensee holding a Class J license may sell and serve individual servings of beer and wine for consumption on the premises and not in the original container. Such a license may be issued to and/or retained for use only at an establishment that the Commissioner determines (in the Commissioner's reasonable discretion) qualifies fully as a grocery store as defined in this chapter.

(20) Class K licenses, which shall authorize the service and consumption of alcoholic liquors in the Beach Area, as defined in this Chapter, which shall be approved by the Commissioner. Such alcoholic liquors shall only be served in and consumed from a container approved by the Commissioner. The licensee shall post sufficient signage to identify the borders of the Beach Area, which signage shall be subject to approval of the Commissioner. Class K licenses shall only be available to those licensees who are otherwise compliant with the law.

(B) Term; prorating fee. Each license shall terminate April 30 next following its issuance. The fee to be paid shall be reduced in proportion to the full calendar months which have expired in the year prior to the issuance of the license.

(C) Conditions on licenses. All licenses classifications identified in this section may be subject to additional conditions required by the Commissioner or City Council. The conditions shall be listed on the license and may relate to, security procedures, placement or location of alcoholic liquor on the licensed premises, food service requirements, hours of sale or service, or other matters that affect the health, safety and welfare of the residents of the city.

(D) Fee waivers. The Commissioner shall have the authority to waive any fee prescribed herein for any license on city property or any license for an event sponsored by the city or other governmental agency.

§ 111.037 NUMBER OF LICENSES.

(A) The number of liquor licenses issued by the city shall be limited as follows:

Class	Maximum Number of Licenses Authorized
A-1	8
A-2	6
A-3	No more than the total number of Class A-1 licenses issued by the city
B-1	1
C-1	9
C-2	10
C-3	14

D-1	5
E-1	2
F-2	As many as determined reasonable by the Commissioner
F-3	As many as determined reasonable by the Commissioner
F-4	As many as determined reasonable by the Commissioner
F-5	1
F-6	3
G-1	3
G-2	2
I-1	No more than the total number of Class B-1, C-1, C-2, C-3, D-1, E-1 and F-1 licenses issued by the city
I-3	As many as determined reasonable by the Commissioner
J	1
K	1

(B) Without further action of the City Council, the maximum number of licenses in any class shall be automatically reduced by one upon the expiration, revocation or non-renewal of an existing license in any such license class.

§ 111.038 LIST.

The Commissioner shall keep or cause to be kept a complete record of all such licenses issued by him or her and shall furnish the City Clerk, Treasurer and Chief of Police each with a copy thereof. Upon the issuance of any new licenses or the revocation of any old license, the Commissioner shall give written notice of such action to each of these officers within 48 hours of such action.

§ 111.039 TRANSFER OF LICENSES.

(A) (1) A license shall be purely a personal privilege good for the period specified in the license, but in no event shall a license exceed one year after issuance, unless sooner revoked as provided in this chapter, and shall not constitute property, nor shall it be subject to attachment, garnishment or execution, nor shall it be available or transferable, voluntarily, or subject to being encumbered or hypothecated.

(2) Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee; provided that, executors or administrators of the estate of any deceased licensee, and the trustee of any insolvent or bankrupt licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale of alcoholic liquor under order of the appropriate court, and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death of such decedent, or such insolvency or bankruptcy until the

expiration of such license, but not longer than six months after the death, bankruptcy or insolvency of such licensee.

(B) Any licensee may renew his or her license at the expiration thereof; provided, he or she is then qualified to receive a license and the premises for which such renewal license is sought are suitable for such purposes; and provided, further, that, the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the City Council from decreasing the number of licenses to be issued within his or her jurisdiction.

§ 111.040 CHANGE OF LOCATION.

A retail liquor license shall permit the sale of alcoholic liquor on the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Commissioner. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of the state and for the ordinances of the city.

§ 111.041 LOCATION RESTRICTIONS.

(A) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church building used for worship or educational purposes, school (other than an institution of higher learning), hospital, senior citizen housing, daycare center, nursing or personal care facility, or any military or naval station. Notwithstanding the foregoing sentence, this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs or other places where sale of alcoholic liquor is not the principal business carried on, if such place of business so exempted shall have been established for such purposes prior to the time such other use was established within 100 feet of the licensed premises; nor to the renewal of a license for the sale of alcoholic liquor on premises within 100 feet of any church where such church has been established within such 100 feet since the issuance of the original license. Nothing contained in this division (A) shall restrict the issuance of a license for the sale of beer and wine for consumption on the premises of such college or university, at a location upon the main premises of such college or university approved by the City Liquor Commission, to those persons among the students, faculty and staff of such college or university and their families or guests to whom such sales are authorized by law.

(B) No license shall be issued to any person for the sale at retail of any alcoholic liquor other than beer or wine at any store or other place of business where the majority of customers are minors or where the principal business transacted consists of school books, school supplies, food, lunches or drinks for such minor.

§ 111.043 APPLICATION FOR LOCAL LIQUOR LICENSE.

(A) Application generally. Applications for local liquor licenses shall be made to the Commissioner on a form prescribed by the Commissioner; shall be in writing; shall be signed by the applicant if an individual, or by one of the partners on behalf of all partners if a partnership, by a member or manager of a limited liability company, or by a duly authorized agent if a corporation; and shall be verified by an oath or affidavit. Each application shall specifically

identify the applicant and the licensed premises to which a local liquor license would be issued, and the filing of an application shall authorize the Local Liquor Commissioner or the Commissioner's agents to conduct all necessary or appropriate background checks of the applicant and its agents, owners and representatives.

(B) Background information. Each application shall include the following background information:

(1) The name, age, address and Social Security number of the applicant; in the case of a partnership, all partners and also of the persons entitled to share in the profits thereof; in the case of a corporation or club, the names and addresses of the officers and directors and every person owning or controlling more than 5% of the voting shares of stock or the ownership interest; in the case of a limited liability company, all members and managers;

(2) In the case of an individual, the citizenship and place of birth of the applicant and, if a naturalized citizen, the time and place of his or her naturalization. In the case of a corporation, the date and place of incorporation and the objects for which it was formed and proof that it is a corporation in good standing and authorized to conduct business in the state;

(3) The character of business of the applicant;

(4) The length of time that the applicant has been in the business of the character specified in response to division (B)(3) above;

(5) The amount of goods, wares and merchandise on hand at the time application is made;

(6) The location and description of the premises for which a local liquor license is sought and the specific name of the business that is to be operated under such local liquor license;

(7) The names of each governmental body from which the applicant (and all other persons identified in division (B)(1) above) has received a liquor license within ten years immediately prior to the date of the present application; and

(8) A telephone number or numbers at which the licensee or the manager can be contacted 24 hours per day.

(C) Statements required.

(1) For any license or renewal of a license, the applicant shall be required to make statements regarding such applicant and all persons to be identified pursuant to division (B)(1) above. If the applicant is an individual, that individual shall subscribe to all of the statements set out below. If the applicant is a partnership, each partner shall subscribe to all of the statements set out below; provided, however, that if the applicant is organized as a limited partnership, then the statement concerning active involvement provided in division (C)(2)(q) below shall be required only of all general partners. If the applicant is a corporation, each director and officer thereof and every person owning or controlling more than 5% of the voting shares or the ownership interest of such corporation shall subscribe to all of the statements set out below. If the applicant is a limited liability company, each member and manager shall subscribe to all of the statements set out below.

(2) If the business for which a local liquor license is sought will be managed by a manager or agent, every such manager or agent shall subscribe to all of the statements set out below. The submission of false information in regarding the following statements shall be grounds for denial, revocation or non-renewal of a liquor license:

- (a) A statement as to whether or not the applicant has a current, valid state liquor license for the premises covered by the application;
- (b) A statement as to whether or not the applicant has ever been convicted of a felony under any federal or state law;
- (c) A statement as to whether or not the applicant has ever been convicted of a violation of any federal or state law or local ordinance concerning the manufacture, possession, sale or dispensation of alcoholic liquor or has ever forfeited his or her bond to appear in court to answer charges for any such violation;
- (d) A statement as to whether the applicant has ever been convicted of a gambling offense as proscribed by any state or federal law or regulation or has ever forfeited his or her bond to appear in court to answer charges for any such violation;
- (e) A statement whether the applicant has made similar application for a similar license for a premises other than described in the application, and the disposition of such application;
- (f) A statement as to whether or not the applicant has had revoked any liquor license issued under state or federal law or under the ordinances of any municipality within ten years immediately prior to the date of the present application;
- (g) A statement as to whether or not the applicant has had suspended more than once any liquor license issued under state or federal law or under the ordinances of any municipality within one year immediately prior to the present application;
- (h) A statement as to whether or not the applicant is a city employee or a law enforcing official of the city or any other government or government agency;
- (i) A statement as to whether or not the applicant has been issued a federal gaming device stamp or a federal wagering stamp for the current tax period;
- (j) A statement as to whether or not a federal gaming device stamp has been issued for the current taxable year with respect to the premises for which the local liquor license is sought;
- (k) A statement as to whether or not the premises for which a local liquor license is sought comprises a store or other place of business where the majority of customers are under the age of 21 years or where the principal business transacted consists of the sale of school books, school supplies, food, lunches or drinks for such customers;
- (l) A statement as to whether or not the retail sale of alcoholic liquor on the premises for which a license is sought will violate any provision of this code, including this chapter;
- (m) A statement as to whether or not the premises for which a license is sought is within 100 feet of any church building used for worship or educational purposes, school (other than an institution of higher learning), hospital, senior citizen housing, daycare center, nursing or personal care facility or any military or naval station;
- (n) A statement as to whether or not the applicant is a permanent resident of the city; or for any applicant that is partnership, all of the general partners of the partnership are residents of the city;
- (o) A statement as to whether or not the applicant beneficially owns the premises for which a license is sought or has a lease thereon for the full period for which the license is to be issued;
- (p) A statement as to whether or not the applicant is the beneficial owner of the business to be licensed;

(q) A statement as to whether or not the applicant will be personally and actively involved in the operation of the business to be licensed;

(r) A statement as to whether or not the business is or will be managed by a manager or agent;

(s) A statement as to the nature of the business and the amount of anticipated alcoholic liquor sales as a percentage of gross annual sales of the business;

(t) A statement that the applicant is not disqualified from receiving a license by reason of any matter or item contained in the laws of the state, this chapter or any other code or ordinance of the city;

(u) A statement that the applicant will not violate any federal or state laws, this chapter or any other code or ordinance of the city in the conduct of the applicant's business;

(v) If the applicant is a foreign corporation, a statement as to whether or not it is qualified under the State Business Corporations Act of 1983, 215 ILCS 125/3-1 et seq., to transact business in the state;

(w) If the business to be operated pursuant to the local liquor license is operating under an assumed name, a statement that the applicant has complied with the state assumed business name act and other applicable laws; and

(x) Such other statements or information as may be necessary to demonstrate that the applicant, the applicant's business and the premises from which such business will be conducted satisfy all conditions and requirements applicable to the local liquor license being sought.

(D) Examination of applicant. At any time during the pendency of an application, the Commissioner shall have the right to compel the applicant to submit to any examination and to produce any books and records which, in the judgment of the Commissioner, are material to the determination of whether the applicant and the applicant's business are qualified to receive a local liquor license or whether the premises sought to be licensed is suitable for such purposes. The Commissioner shall also have the right to require the applicant to answer any charges made in any objection to the issuance of the license. The failure of any applicant to appear at the time and place fixed by the Commissioner for his or her examination or to produce books and records requested, unless for good cause shown, shall be deemed to be admission that the applicant is not qualified to receive a local liquor license and a request to withdraw the application.

(E) Investigation and disclosure of information contained in application; waiver of claims. By applying for, or providing information in support of an application for, a local liquor license, every person so applying or providing information thereby:

(1) Authorizes any person to disclose, and the city to investigate, all information pertaining to such application;

(2) Waives any and all claims against the city; and

(3) Agrees to indemnify and hold harmless the city and its elected and appointed officials, officers, boards, commissioners, attorneys, employees, agents and representatives from any and all claims resulting from, or arising out of, or alleged to result from or arise out of the processing of such application and any investigation related thereto. Each such person shall consent to and sign any written authorization, waiver and indemnification agreement as the city may require in connection with the processing of such application and any investigation related thereto, but no

such separate authorization, waiver, or indemnification shall be required to make effective the terms of this division (E)(3).

(F) Denial or issuance of license. If after review of an application and all relevant facts, the Commissioner determines that the application should be denied, the Commissioner shall notify the applicant within a reasonable time, in writing, stating the reasons for the denial, but otherwise shall issue the local liquor license as soon as all fees required by this chapter have been paid and all other requirements of this chapter have been satisfied.

(G) Supplemental information following issuance. Any change in information provided on, or in connection with, any application for a local liquor license that does or might affect the right of any licensee to continue to hold a local liquor license shall be reported in writing to the Commissioner within ten days after the change. All such changes shall be subject to review and approval by the Commissioner in the same manner as the original application. When any such change affects the ownership of any partnership licensee or any director, officer, manager or person owning or controlling more than 5% of the shares of any corporate licensee, all such persons that have not previously submitted information pursuant to the application process shall, within ten days after such change, submit all information required of a new applicant.

(H) Mandatory alcohol awareness training.

(1) It shall be the responsibility of each licensed establishment which sells alcoholic liquor to provide certified training from the state licensed beverage alcohol seller server education training (BASSET) program or training for intervention procedures (TIPS) program to its liquor managers, bartenders, servers and any other employee involved in the furnishing of open containers of alcoholic beverages at retail to its customers.

(2) It shall be the responsibility of each licensed establishment which sells alcoholic liquor for consumption on the premises to have present on the premises at all times when alcoholic liquor may legally be sold, a manager or other employee in charge of such establishment who shall have successfully completed a training program for servers and sellers licensed by the State Department of Alcohol and Substance Abuse and approved by the Commissioner.

(3) The initial application and all subsequent renewal applications for all classes of alcoholic liquor dealer's licenses shall be accompanied by proof of completion (copy of certificate) of such program licensed by the state by all liquor managers and such other current employees as are necessary to comply with the provisions of division (H)(1) above.

(I) Application fee. Any application shall be accompanied by a non-refundable administrative processing fee as set out in the fee schedule for new licenses, or a fee as set out in the fee schedule for renewal licenses. Applications for change in owners or officers shall be subject to a fee of \$100 or such greater amount as set out in the fee schedule.

§ 111.044 INELIGIBILITY FOR LOCAL LIQUOR LICENSE.

No local liquor license shall be issued or renewed to:

(A) A person who is not a permanent resident of the city; provided, however, that, this division (A) shall not prohibit the issuance of a local liquor license to a corporation; and, provided further, however, that, this division (A) shall not prohibit the issuance of a local liquor license to a

partnership where at least one general partner is a permanent resident of the city or an area within ten miles of the corporate limits of the city;

(B) A person who is not of good character and reputation in the community;

(D) A person who has been convicted of a felony under any federal or state law;

(E) A person who has been convicted of being the keeper, or is keeping, a house of ill fame;

(F) A person who has been convicted of pandering or any other crime or misdemeanor opposed to decency and morality;

(G) A person whose local liquor license has been suspended more than once for cause within one year immediately prior to the present application if the Commissioner determines that the applicant is no longer worthy of the public trust;

(H) A person whose license issued under this chapter has been revoked for cause;

(I) A person who at the time of application for renewal of a local liquor license would not be eligible for such license upon a first application;

(J) A person whose place of business is managed by a manager or agent unless said manager or agent possesses the qualifications required of an individual licensee other than residency in the city;

(K) A person who has been convicted of a violation of any federal or state law or local ordinance concerning the manufacture, possession or sale of alcoholic liquor, or who has forfeited his or her bond to appear in court to answer charges for any such alleged violation;

(L) A person who does not beneficially own the premises for which a local liquor license is sought or does not have a lease thereon for the full period for which such local liquor license is to be issued;

(M) A person who is not the beneficial owner of the business to be licensed;

(N) A person who has been convicted of a gambling offense as proscribed by any state or federal law or regulation or who has forfeited his or her bond to appear in court to answer charges for any such alleged violation;

(O) A person to whom a federal gaming device stamp or a federal wagering stamp has been issued by the federal government for the current tax period;

(P) A person applying for a license with respect to premises for which a federal gaming device stamp has been issued for the current taxable year;

(Q) A person applying for a license with respect to premises on which the retail sale of alcoholic liquor would violate any provision of this code;

(R) A person who will not be personally and actively involved in the operation of the business to be licensed, either directly or through a manager identified in the license application;

(S) A co-partnership, unless all members thereof shall be qualified to obtain a license; provided, however, that the requirement of active involvement in division (R) above shall apply to only one such partner;

(T) A corporation, if any director, officer or manager thereof, or any person owning or controlling more than 5% of the stock thereof, or a limited liability company, if any member or manager thereof, would not be eligible to receive a license hereunder for any reason other than citizenship and residence or the requirement of active involvement in division (R) above;

(U) A corporation, unless it is incorporated in the state or is a foreign corporation that is qualified under the State Business Corporations Act of 1983, 215 ILCS 125/3-1 et seq., to transact business in the state;

(V) Any law enforcing public official (including where applicable any alderman, or member of the City Council), any Mayor, any chairperson or member of a county board, and no such official shall be interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquor;

(W) Any person, association, partnership, limited liability company or corporation not eligible for a state liquor license; and

(X) A person who has made any omission or false statement in the application required under this chapter.

§ 111.045 CONDITIONS FOR ISSUANCE, MAINTENANCE AND RENEWAL OF LOCAL LIQUOR LICENSE.

(A) State license required. All local liquor licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of a state liquor license. No local liquor license shall authorize the retail sale of any alcoholic liquor until proof of acquisition of such state liquor license is furnished to the Commissioner. If any state liquor license sought or held by a licensee is refused, suspended or revoked, then such licensee shall be deemed in violation of this chapter and such licensee's local liquor license shall be subject to revocation.

(B) Insurance required. All local liquor licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of general liability insurance in the amounts of at least \$1,000,000 for injury or death to any person per occurrence and \$2,000,000 in the aggregate, and \$1,000,000 for damage to property per occurrence, and \$2,000,000 in the aggregate, and dram shop liability insurance at least to the maximum amount recoverable under applicable state statutes. Before any local liquor license may be issued, the applicant shall furnish the Commissioner with a certificate from an insurance company authorized to do business in the state certifying that the applicant has such insurance policies in force for the full period for which the local liquor license is to be issued. With respect to F-2, F-3, F-5 and F-6 licenses, such licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of general liability insurance in the amounts of at least \$1,000,000 for injury or death to any person and \$1,000,000 for damage to property; provided that nothing in this division (B) shall excuse a F-2, F-3, F-5 and F-6 licensee from complying with state dram shop insurance requirements.

(C) Termination due to individual change. When a local liquor license has been issued to an individual who is discovered to be, or who becomes, ineligible for such local liquor license, the licensee shall be deemed in violation of this chapter and such licensee's local liquor license shall be subject to revocation.

(D) Termination due to partnership change. When a local liquor license has been issued to a partnership, and a change of ownership occurs resulting in any person that is ineligible to hold a local liquor license acquiring a partnership interest, the licensee shall be deemed in violation of this chapter, and such licensee's local liquor license shall be subject to revocation.

(E) Termination due to corporate change. When a local liquor license has been issued to a corporation or limited liability company, and a change occurs in any of the directors, officers, managers, stockholders of more than 5% of the stock, or members with more than a 5% interest resulting in any person that is ineligible to hold a local liquor license becoming a director, officer, manager, stockholder of more than 5%, or member with more than a 5% interest, the licensee shall be deemed in violation of this chapter, and such licensee's local liquor license shall be subject to revocation.

(F) Cessation or interruption of business. Any licensee who ceases to do business or closes his or her place of business for a period of more than 30 days without the prior written consent of the Commissioner shall be deemed in violation of this chapter, and such licensee's local liquor license shall be subject to revocation. A licensee who intends to cease to do business or who intends to close his or her place of business for more than 30 days shall give the Commissioner written notice of such cessation or closing as soon as practical after the decision to cease business or close is made, but in any event before the cessation or closing. Such notice shall state the expected date of cessation or closing and the reason therefor.

ESTABLISHMENTS

§ 111.060 CONSUMPTION ON PREMISES.

It shall be unlawful for anyone to sell or offer for sale any alcoholic liquor for consumption on the premises where sold or to permit any one to consume alcoholic liquor on such premises, except as provided by the authorization granted under the provisions of § 111.036 of this chapter for the several classes of licenses described therein.

§ 111.061 SANITARY CONDITIONS.

All premises used for the retail sale of alcoholic liquor or for the storage of such liquor, for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the ordinances regulating the condition of premises used for the storage or sale of food for human consumption.

SALES

§ 111.075 PROHIBITED SALES OF ALCOHOLIC LIQUOR.

(A) Sales to certain persons.

(1) Sales prohibited. No licensee, and no agent of any licensee, shall sell, give or deliver any alcoholic liquor to any person who is, or who appears to be, intoxicated or known by the licensee or agent to be a habitual drunkard, spendthrift, insane, mentally ill, mentally deficient or in need of mental treatment.

(2) Secondary transfer prohibited. No person, after purchasing or otherwise obtaining alcoholic liquor, shall sell, give or deliver such alcoholic liquor to any person who is, or who appears to be, intoxicated, or known by the person to be a habitual drunkard, spendthrift, insane, mentally ill, mentally deficient or in need of mental treatment.

(B) Responsibility for unlawful sales. Any sales made in violation of the provisions of this chapter shall be the responsibility of both any individual or individuals involved in such sales as well as the licensee under whose authority such sales were made. Any such licensee shall be subject to fine, license suspension and/or license revocation for any such violation.

§ 111.076 PROHIBITIONS REGARDING MINORS.

(A) Sales to minors.

(1) Sales prohibited. No licensee, and no agent of any licensee, shall sell, give or deliver any alcoholic liquor to any minor.

(2) Responsibility of owner. No licensee shall permit any minor to remain in any room or compartment adjoining or adjacent to or situated in the room or place where such licensed premises are located; provided that, this division (A)(2) shall not apply if the minor is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale of services commodities other than alcoholic liquor.

(3) Secondary transfer prohibited. No person, after purchasing or otherwise obtaining alcoholic liquor, shall sell, give or deliver such alcoholic liquor to any minor; provided, however, that, this division (A)(3) shall not prohibit the consumption of alcoholic liquor by a minor in the performance of a religious ceremony or in the home of such minor pursuant to the approval and supervision of the parent or legal guardian of such minor.

(4) Identification required. If a licensee or any agent of a licensee believes or has reason to believe that a sale or delivery of alcoholic liquor is prohibited because the prospective recipient may be a minor, then the licensee or licensee's agent shall, before making such sale or delivery, demand adequate written evidence of age.

(a) For the purpose of preventing a violation of this section, any licensee, and any agent of a licensee, may refuse to sell alcoholic liquor to any individual who is unable to produce adequate written evidence of identity and age.

(b) For purposes of this section, ADEQUATE WRITTEN EVIDENCE OF IDENTITY AND AGE means a document issued by a federal, state, county or municipal government, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act or an identification card issued to a member of the armed forces.

(c) Proof that the licensee, or an agent of the licensee, demanded, was shown and reasonably relied on adequate written evidence of identity and age in any transaction forbidden by this section is an affirmative defense in any proceeding for the suspension or revocation of any local liquor license based on the occurrence of such forbidden transaction. However, it shall not be an affirmative defense if the licensee, or an agent of the licensee, accepted any written evidence of identity or age knowing it to be false or fraudulent.

(5) Warning required. Every licensee shall display at all times, in a prominent and conspicuous place within the licensed premises, a printed card supplied by the City Clerk reading substantially as follows:

WARNING TO PERSONS UNDER 21

YOU ARE SUBJECT TO A FINE UP TO \$750 UNDER THE ORDINANCES OF THE CITY OF LAKE FOREST IF YOU PURCHASE ALCOHOLIC LIQUOR OR IF YOU MISREPRESENT YOUR AGE FOR THE PURPOSE OF PURCHASING OR OBTAINING ALCOHOLIC LIQUOR.

(B) Consumption, purchase and possession prohibited. No minor shall consume alcoholic liquor, purchase alcoholic liquor, accept a gift of alcoholic liquor or have alcoholic liquor in his or her possession; provided, however, that, this division (B) shall not prohibit the consumption of alcoholic liquor by a minor in the performance of a religious ceremony or service or in a home pursuant to the direct supervision and approval of the parent or legal guardian of such minor.

(C) False identification prohibited.

(1) Misrepresentation prohibited. It shall be unlawful for any minor to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor. It shall be unlawful for any minor to present or offer to any licensee, or to the agent of any licensee, any written, printed or photostatic evidence of identity or age that is false, fraudulent, or not his or her own for the purpose of ordering, purchasing, attempting to purchase or otherwise procuring or attempting to procure alcoholic liquor. It shall be unlawful for any minor to have in his or her possession any false or fraudulent written, printed or photostatic evidence of identity or age.

(2) Transfer and alteration of identification prohibited. It shall be unlawful for any minor to transfer, alter or deface any written, printed or photostatic evidence of identity or age or to obtain any written, printed or photostatic evidence of identity or age by means of false or fraudulent information.

(3) Conveyance of false identification prohibited. It shall be unlawful for any person to sell, give or furnish to any other person any false or fraudulent written, printed or photostatic evidence of identity or age. It shall be unlawful for any person to sell, give or furnish to any other person any evidence of identity or age with the knowledge or intent that such evidence will be used to circumvent the provisions of this chapter.

(D) Handling prohibited. It shall be unlawful for a person to tend any bar, pour, or serve any alcoholic liquor in a licensed premises when such person is prohibited by law or ordinance from purchasing, accepting, having in possession or consuming alcoholic liquors.

(E) Parental responsibility. It shall be unlawful for any parent or legal guardian intentionally or knowingly to permit any minor for whom the parent or guardian is responsible to violate any provision of this chapter.

(F) Social hosting.

(1) Prohibited gatherings.

(a) It is unlawful for any person to host, or fail to take reasonable steps to prevent a gathering at any residence or site, other private property, public place or in any conveyance, over which that person has control or a reasonable opportunity for control where illicit drugs or alcoholic liquor have been consumed by a minor, if such person either knew or reasonably should have known that a minor was consuming any illicit drugs or alcoholic liquor.

(b) 1. A person who hosts a gathering shall be deemed to have known or should have known that a minor was consuming illicit drugs or alcoholic liquor if:

a. Such person is present at the site of the gathering at the time any minor consumes illicit drugs or alcoholic liquor; or

b. Such person has not taken appropriate reasonable steps to prevent the consumption of illicit drugs or alcoholic liquor by minors.

2. A person who hosts a gathering does not have to be present at the gathering to be liable under this chapter.

(c) It is the duty of any person who hosts a gathering at his or her place of residence or other private property, public place, any other site under his or her control, or in any conveyance, where minors will be present, to take appropriate reasonable steps to prevent the consumption of illicit drugs or alcoholic liquor by any minor at the gathering.

(2) Exceptions.

(a) This division (F) shall not apply to conduct involving the use of alcoholic liquor that occurs at a religious ceremony or exclusively between a minor and his or her parent, as permitted by state law.

(b) A person who hosts a gathering shall not be in violation of this division (F) if he or she:

1. Seeks assistance from the Police Department or other law enforcement agency to remove any minor who refuses to abide by the person's performance of the duties imposed by this division (F) or to terminate the gathering because the person has been unable to prevent minor(s) from consuming illicit drugs or alcoholic liquor despite having taken appropriate reasonable steps to do so, as long as such request is made before any other person makes a complaint about the gathering; or

2. Advises law enforcement in advance of departing one's residence that the owner will be away and no minor is authorized to be present and consume alcoholic liquor at the owners residence.

(G) Use of rented room for consumption by minors. No person shall rent a hotel or motel room from the proprietor or agent thereof for the purpose of or with the knowledge that such room shall be used for the consumption of alcoholic liquor by minors.

(H) Proof of consumption or possession. There shall be a rebuttable presumption that a minor has consumed or possessed alcoholic liquor in violation of this section where either:

(1) The presence of alcoholic liquor in a minor's body is shown by a measurement of blood alcohol concentration; or

(2) The arresting officer:

(a) Observes one or more recognized indicia of the presence of alcoholic liquor in a minor's body, including, without limitation, an odor of alcoholic liquor on the minor's breath or impaired motor coordination or speech; and

(b) Offers the minor an opportunity to submit to a blood, urine or breath test to determine if alcoholic liquor is present in the minor's body and the minor refuses to take such a test.

§ 111.077 HOURS OF OPERATION.

(A) It shall be unlawful for any holder of a liquor license issued under this chapter, to sell or offer for sale any alcoholic liquor in the city between the hours of 1:00 a.m. and 6:00 a.m. in the morning on any day.

(B) Notwithstanding the foregoing:

(1) Sale of alcoholic liquors for on-premises consumption may not occur in outdoor dining areas after the earlier of:

- (a) 12:00 midnight;
- (b) The close of restaurant operations at such licensed premises; or
- (c) As otherwise limited by ordinance or any conditions placed on the liquor license.

(2) Any licensee whose business operations include activities other than the sale of alcoholic liquor may continue to operate between the hours of 1:00 a.m. and 6:00 a.m.; provided that:

(a) Such operations may otherwise continue to operate during such hours under applicable laws; and

(b) The facilities involved in the sale of alcoholic liquor must either be segregated from other facilities in the licensed premises or must be capable of being locked during the hours of 1:00 a.m. and 6:00 a.m.

§ 111.078 Reserved.

§ 111.090 Reserved.

HEARINGS

§ 111.105 VIOLATIONS, COMPLAINTS, HEARINGS AND DISCIPLINARY ACTIONS BEFORE COMMISSIONER.

(A) Violation determined by Commissioner. The Commissioner may suspend for not more than 30 days or revoke any local liquor license, and in addition to any suspension may fine any licensee, for any violation of any liquor law (including the failure of the licensee to pay any license cost or fee or any tax imposed on alcoholic liquor or the sale thereof) committed or permitted by the licensee or any agent of the licensee, or which occurs at the licensed premises, or for which the licensee or any agent of the licensee is otherwise legally responsible.

(1) Suspension; revocation; fine. Except as provided in division (A)(2) below, no local liquor license shall be revoked or suspended, and no fine shall be imposed on any licensee, except after a public hearing before the Commissioner.

(2) Summary suspension. If the Commissioner has reason to believe that any continued operation of any licensed premises poses a threat to the welfare of the community, then the Commissioner may, on the issuance of a written order stating the reason for such conclusion and without notice or hearing, order a licensed premises closed for not more than seven days, during which time the licensee shall be afforded an opportunity to be heard; provided, however, that, if such licensee also conducts another business or businesses on the licensed premises, no closing order issued pursuant to this division (A)(2) shall be applicable to such other business or businesses.

(B) Violation determined by court. Whenever any licensee, or any agent of a licensee, shall be found in any court to have violated any liquor law, the local liquor license of said licensee may, in the discretion of the Commissioner, be revoked.

(C) Complaints.

(1) Any five residents of the city may file a complaint with the Commissioner alleging that a licensee has been or is violating any liquor law.

(a) Every such complaint shall be in writing, shall be in the form prescribed by the Commissioner, shall be signed and sworn to by the complaining residents and shall state the particular liquor law alleged to have been violated and the facts in detail supporting such allegation.

(b) If the Commissioner is satisfied that there is probable cause to believe a violation has occurred, the Commissioner shall set the matter for hearing and shall serve notice on the complainant and the licensee of the time and place of such hearing and of the particular charges in the complaint to be considered at such hearing.

(2) On complaint of the State Department of Revenue, the Commissioner shall refuse the issuance or renewal of any local liquor license, or shall suspend or revoke any local liquor license, for any of the following violations of any tax act administered by the State Department of Revenue:

(a) Failure to file a tax return;

(b) Filing of a fraudulent return;

(c) Failure to pay all or any part of any tax or penalty finally determined to be due;

(d) Failure to keep proper books and records;

(e) Failure to secure and display a certificate or subcertificate of registration; and

(f) Willful violation of any rule or regulation of the State Department of Revenue relating to the administration and enforcement of tax liability.

(D) Hearings. No local liquor license shall be revoked or suspended, and no licensee shall be fined, except after a public hearing held before the Commissioner, except as provided in division (A)(2) above. No such hearing shall be held until at least three days after the licensee has been given written notice affording the licensee an opportunity to appear and defend. All such hearings shall be open to the public. The Commissioner shall reduce all evidence to writing and shall maintain an official record of the proceedings. Within five days after the hearing, if the Commissioner determines that the licensee should be disciplined, the Commissioner shall issue a written order stating the reason or reasons for such determination. The order shall state that the license has been revoked, or the period of suspension, and the amount of the fine, if any. The Commissioner shall serve a copy of the order on the licensee within said five-day period. If a violation is found to have occurred, the Commissioner may establish conditions that must be satisfied prior to the reinstatement of the liquor license.

(E) Appeal from Commissioner. Appeals from the decision of the Commissioner shall be taken to the State Liquor Control Commission in the manner provided by law. Every review by the State Liquor Control Commission shall be limited to a review of the official record of the proceedings of the Commissioner.

§ 111.999 PENALTY.

(A) Each day on which or during which any person violates any of the provisions of this chapter, and each separate act or transaction in violation of this chapter, shall constitute a separate offense.

(B) The Commissioner may impose a fine on a licensee pursuant to § 111.105 of this chapter in an amount not to exceed \$1,000 for each violation. No licensee shall be fined more than \$10,000 during the term of such licensee's local liquor license.

(C) Except where higher minimum penalties are established by statute, and in addition to the penalties provided in § 111.105 of this chapter, any person who violates any provision of this chapter may be fined not less than \$50, nor more than \$750, for the first such violation and not less than \$100, nor more than \$750, for the second and each subsequent violation. Each day on which a violation occurs shall constitute a separate violation.

(Prior Code, § 4-26)

(D) Any person who violates or assists in the violations of any provisions of § 111.076(F) of this chapter shall be deemed to have committed a petty offense and shall reimburse the city for any response costs incurred and be fined not more than the amounts set forth below for each such violation. Each day on which, or during which, a violation occurs shall constitute a separate offense.

(1) The first violation of § 111.076(F) of this chapter shall be punishable by a fine of no less than \$250, nor more than \$1,000.

(2) A second violation of § 111.076(F) of this chapter by the same responsible person, within a 12-month period shall be punishable by a fine of no less than \$500, nor more than \$1,500.

(3) A third or subsequent violation of § 111.076(F) of this chapter by the same responsible person, within a 12-month period shall be punishable by a fine of no less than \$1,000, nor more than \$2,500."

Amended Liquor Code (Chapter 111 of the City Code)

Redlined of Changes

“GENERAL PROVISIONS

§ 111.001 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALCOHOL. The product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

ALCOHOLIC LIQUOR. Alcohol, spirits, wine and beer, and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer, and capable of being consumed as a beverage by a human being. The provisions of this chapter shall not apply to alcohol used in the manufacture of denatured alcohol produced in accordance with acts of Congress and regulations promulgated thereunder, or to any liquid or solid containing 0.5%, or less, of alcohol by volume.

BEACH AREA. That portion of the beach and shore area of Lake Michigan in Forest Park that has been approved by the Commissioner for the sale of wine and beer pursuant to the terms of a Class K license.

BEER. A beverage obtained by the alcoholic fermentation of an infusion or concoction of barley or other grain, malt and hops in water, and includes among other things beer, ale, stout, lager beer, porter and the like.

BRING-YOUR-OWN-BEVERAGE. Alcoholic beverages that patrons or guests of a licensed premises bring to such licensed premises for their own consumption on the licensed premises.

CATERING ESTABLISHMENT. A business conducted by a person, firm or corporation for the purpose of providing food and service for a banquet or a dinner which may occur in a location other than premises leased, owned and/or operated by the CATERING ESTABLISHMENT, the recipients of such food and/or service being persons specially invited to such banquet or dinner rather than members of the general public.

CLUB. A corporation organized under the laws of the state, not for pecuniary profit, solely for the promotion of some common object other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of regular dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and equipment and maintaining a sufficient number of servants and employees for cooking, preparing and serving food and meals for its members and their guests; provided that, such CLUB files with the Mayor at the time of its application for a license under this chapter two copies of a

list of names and residences of its members, and similarly files within ten days of election of any additional member his or her name and address; and, provided further that, its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting and that no member or any officer, agent or employee of the CLUB is paid, or directly or indirectly receives, in the form of salary or other compensation any profits from the distribution or sale of alcoholic liquor to the CLUB or the members of the CLUB or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the CLUB.

COMMISSIONER. The City Liquor Control Commissioner designated in § 111.020 of this chapter as well as any committee or other agency appointed by the Commissioner.

CONVEYANCE. Any vehicle, trailer, watercraft or container operated for the transportation of person or property.

GATHERING. Any group of three or more persons who have assembled or gathered together for a social occasion or other activity.

GROCERY STORE. A retail store that is (a) over 15,000 square feet in size, (b) has at least 60 off-street parking spaces devoted to such use, and (c) devotes at least 60% of its gross floor area to the sale of household foodstuffs for offsite consumption, including the sale of fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods. Other household supplies or other products shall be secondary to the primary purpose of food sales. The definition of GROCERY STORE shall not include any establishment that sells gasoline or other fuel for dispensing into motor vehicles.

HOST. To aid, conduct, allow, entertain, organize, supervise, control or permit a gathering.

HOTEL. Every building or other structure kept, used, maintained, advertised and held out to the public to be a place where food is actually served and consumed and sleeping accommodations are offered for adequate pay to travelers and guests, whether transient, permanent or residential, in which 25 or more rooms are used for the sleeping accommodations of such guests and having one or more public dining rooms where meals are served to such guest, such sleeping accommodations and dining rooms being conducted in the same buildings in connection therewith and such building or buildings structure or structures being provided with adequate and sanitary kitchen and dining room equipment and capacity.

ILLICIT DRUGS. Any drug, substance or compound prohibited by law, including drugs prescribed by a physician which are in the possession of or used by someone other than the person to whom the drug was prescribed.

LICENSED PREMISES or PREMISES.

(1) The actual physical location described in a local liquor license at which liquor will be served under the retail liquor license once issued, and may include either indoor or outdoor dining areas; except that, no outdoor area shall be deemed part of the premises unless expressly identified in the local liquor license.

(2) For purposes of this chapter, the terms “public dining room” and “public and private dining rooms” shall be included in this definition of PREMISES.

LICENSEE. A person holding a local liquor license.

LICENSEE, AGENT OF. Any owner, partner, director, officer, manager, employee or authorized agent of a licensee but only while engaged in the business of such licensee or present on the licensed premises of such licensee.

LIQUOR CONTROL ACT. The State Liquor Control Act of 1934, 235 ILCS 5/1-1 et seq., as amended from time to time.

LIQUOR LAWS. This chapter and all other city ordinances, resolutions, regulations and rules relating to alcoholic liquor; the Liquor Control Act and all regulations issued thereunder; all federal, state and local laws imposing or pertaining to fees and taxes relating to alcoholic liquor; and all other federal and state legislation, regulations and rules applicable to the sale or use of alcoholic liquor within the city.

LOCAL LIQUOR LICENSE. A license issued pursuant to the provisions of this chapter.

MINOR. A person under the age of 21 years.

ORIGINAL PACKAGE. Any bottle, flask, jug, can, cask, barrel, keg, hogs head or other receptacle or container, whatsoever used, corked or capped, sealed and labeled by the manufacturer of alcoholic liquor, to contain and to convey any alcoholic liquor.

PARENT. Any person having legal custody of a juvenile as a natural, adoptive parent or stepparent; as a legal guardian; or as a person to whom legal custody has been given by order of the court.

PERSON. Any individual, partnership, firm, company, corporation or entity.

PUBLIC PLACE. Any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, highways and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities, parks, businesses or parking lots.

REASONABLE STEPS. Actions that, if taken, would be expected to avoid or prevent a prohibited gathering (as provided in § 111.076(F) of this chapter), which may include, but are not limited to, controlling access to alcoholic liquor at the gathering; controlling the quantity of alcoholic liquor present at the gathering; verifying the age of persons attending the gathering by inspecting drivers licenses or other government issued identification cards to ensure that minors do not consume alcoholic liquor while at the gathering; supervising the activities of minors at the gathering; and calling for police assistance in the event people under 21 are in possession of alcoholic liquor at the gathering.

RELIGIOUS CEREMONY. Any bona fide rite, ceremony, service or event sponsored or sanctioned in connection with the exercise of a person's religious belief that involves the possession, consumption and dispensation of alcohol or alcoholic liquor.

RESIDENCE or SITE. Any home, yard, farm, field, land, apartment, condominium, hotel or motel room, other dwelling unit, hall, meeting room, park or any other place of assembly, public or private, whether occupied on a temporary or permanent basis, whether occupied as a dwelling or specifically for a party or other social function, and whether owned, leased, rented or used with or without permission or compensation.

RESPONSE COSTS. The costs associated with responses by law enforcement, fire and other emergency response providers to a gathering, including, but not limited to:

(1) Salaries and benefits of law enforcement, code enforcement, fire or other emergency response personnel for the amount of time spent responding to, remaining at or otherwise dealing with a gathering, and the administrative costs attributable to such response(s);

(2) The cost of any medical treatment for any law enforcement, code enforcement, fire or other emergency response personnel injured while responding to, remaining at or leaving the scene of a gathering; and

(3) The cost of repairing any city equipment or property damaged, and the cost of the use of any such equipment in responding to, remaining at or leaving the scene of a gathering.

RESTAURANT. A public place primarily kept, used, maintained, advertised and held out to the public for the serving of meals to patrons seated at tables or booths, and where complete meals are actually and regularly served, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

RETAIL SALE, SELL AT RETAIL and SALE AT RETAIL. Sales for use or consumption and not for resale in any form.

SALE. Any transfer, exchange or barter in any manner, or by any means whatsoever, with or without consideration, and includes all sales made by any person, whether principal, proprietor, agent, servant or employee.

SPIRITS. Any beverage, which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

STATE LIQUOR LICENSE. A license issued by the State Liquor Control Commission pursuant to the provisions of the Liquor Control Act.

TO SELL. Includes to keep or expose for sale and to keep with intent to sell.

WINE. Any alcoholic beverage obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol liquor, as defined above.

§ 111.002 SALE OF ALCOHOLIC LIQUOR.

It shall be unlawful to ~~peddle or otherwise~~ sell alcoholic liquor at locations not specified in a duly authorized local liquor license in the city.

§ 111.003 MANUFACTURE PROHIBITED.

It shall be unlawful for any person to engage in the business of manufacturing alcoholic liquor in the city.

§ 111.004 ALCOHOLIC LIQUOR IN PUBLIC PLACES AND MOTOR VEHICLES. ~~DRINKING IN PUBLIC PLACE.~~

(A) It shall be unlawful for any person to consume any alcoholic beverages of any type either:

- (1) In any place of public accommodation or public place (other than licensed premises); or
- (2) Upon any public street, alley or thoroughfare.

(B) Section 111.004(A) shall not apply to beer and wine sold in an approved container provided by an authorized licensee pursuant to a valid Class K liquor license and consumed in the beach area, as defined by § 111.001.

~~—(C) It shall be unlawful for any licensee to permit any person to consume any alcoholic beverages of any type at any licensed premises unless such alcoholic beverages are either:~~

~~—(1) Sold by such licensee pursuant to a license allowing sale of alcoholic beverages for consumption on such licensed premises; or~~

~~—(2) Bring your own beverages and the licensed premises has a Class I-1 license.~~

(C) Public intoxication prohibited. It shall be unlawful for any person to be in an intoxicated condition in any public building or on any public property or right-of-way.

(D) Public disturbance prohibited. It shall be unlawful for any person to be in an intoxicated state in any private house or place to the disturbance of any other person.

(E) Possession of open liquor in motor vehicles prohibited. It shall be unlawful for any person to transport, carry or possess any alcoholic liquor in or about any motor vehicle on any public

right-of- way, except in the original package with the seal unbroken, or as otherwise authorized by state law.

§ 111.005 GIVE AWAY PROHIBITED.

(A) It shall be unlawful for any person to give away or otherwise dispense free of charge, by the drink or in any other manner, within the city, an alcoholic beverage; except that, the giving away by a Class A-3 licensee, without charge, of beer and wine, or a Class B-1, C-2 or D-1 licensee, without charge, of alcoholic liquor in small and limited amounts for tasting purposes only, immediately prior and incidental to, the sale of such alcoholic liquor in the original package for consumption off the premises shall not be considered a violation of this section.

(B) Such give away, however, shall be subject to the following conditions and limitations:

(1) The tastings shall be attended by and supervised by a full-time employee and only in a designated area on the licensed premises as approved by the Commissioner and designated in the license;

(2) The actual amount of wine tasted may not exceed an ounce; and

(3) The sample shall be served in a container which shall be disposed of following sample.

(C) Furthermore, it is hereby declared unlawful to advertise the availability of “tasting” through any public media or other means of communication other than:

(1) On the premises where the “tasting” will occur; or

(2) By a direct mailing that provides the date and location of the “tasting.”

(D) (1) Notification of the date and location of a particular “tasting” shall not be sent to more than 200 individual residences.

(2) Further, the provisions of this section prohibiting give away or other dispensing of alcoholic beverages shall not apply to Class F-2, Class F-3 or Class F-4 licenses.

§ 111.006 APPLICABILITY OF OTHER LAWS.

(A) State law adopted. All of the provisions, including all words and phrases, of the Liquor Control Act and the rules and regulations issued by the State Liquor Control Commission pertaining to local control of alcoholic liquor, as the same may be amended from time to time, are hereby incorporated into and declared to be a part of this chapter as if expressly set forth herein.

(B) Compliance with all regulations required. Nothing in this chapter shall excuse or release any person from compliance with the requirements of any other applicable federal, state or local code, ordinance, regulation or rule.

LOCAL LIQUOR CONTROL COMMISSIONER

§ 111.020 LIQUOR CONTROL COMMISSIONER.

(A) Mayor designated Commissioner. The Mayor is hereby designated as the City Liquor Control Commissioner.

(B) Powers, functions and duties of Commissioner. The Commissioner shall have the following powers, functions and duties:

- (1) To administer within the city all liquor laws;
- (2) To appoint a person or persons to assist him or her in the exercise of the powers and the performance of the duties herein provided;
- (3) To conduct hearings as provided in this chapter for the purpose of fulfilling any of the enumerated powers, functions and duties of the Commissioner; to hear testimony and take proof of information in the performance of his or her duties; and for such purposes to issue subpoenas effective in any part of the state;
- (4) To examine or cause to be examined, under oath, any licensee and any applicant for a local liquor license or for a renewal thereof and to examine or cause to be examined the books and records of any such licensee or applicant;
- (5) To receive fees for local liquor licenses and deliver the same forthwith to the City Director of Finance;
- (6) (a) To require two sets of fingerprints of any applicant for a local liquor license or for a renewal thereof, one for the city files and one to deliver to the Illinois Department of State Police and, for purposes of obtaining such fingerprints and resulting background check, to require the applicant to pay such fee as may be required by the Illinois Department of State Police. If the applicant is a partnership, each partner shall submit fingerprints annually. If the applicant is a corporation, each officer thereof and every person owning or controlling more than 5% of the voting shares or the ownership interest of such corporation shall submit fingerprints annually. If the applicant is a limited liability company, each member and manager shall submit fingerprints annually. If the business for which a local liquor license is sought will be managed by a manager or agent, every such manager or agent shall submit fingerprints annually.
- (b) The Local Liquor Control Commissioner shall have the right, at the Commissioner's sole discretion, to waive this [fingerprinting and background check](#) requirement for:
 1. Any individual that is not involved in the daily management or operation of the premises; and
 2. For any individual associated with a not-for-profit organization seeking a Class ~~F-1~~, F-5 or F-6 license under this chapter.
- (7) To grant or renew local liquor licenses in accordance with the provisions of the liquor laws;
- (8) To deny any application for the issuance or renewal of a local liquor license to any applicant or premises that the Commissioner has determined to be ineligible therefor in accordance with the provisions of the liquor laws;
- (9) To keep or cause to be kept a complete record of all local liquor licenses and to furnish the City Clerk with a copy thereof; and, on the issuance or renewal of any local liquor license, or the revocation or suspension of any existing local liquor license, to give notice of such action to the City Clerk within three days after such action;

(10) To lawfully enter, or to authorize any law enforcement officer to lawfully enter, at any time, any licensed premises to determine whether any of the provisions of the liquor laws have been or are being violated and at the time of such entry to examine such licensed premises in connection with such determination;

(11) To receive complaints from citizens that any of the provisions of the liquor laws have been or are being violated and to act on such complaints in the manner provided in this chapter and the other liquor laws;

(12) To examine any licensee on whom notice of revocation or suspension has been served;

(13) To suspend for cause for not more than 30 days any local liquor license, to revoke for cause any local liquor license, and to levy fines against any licensee, all in accordance with the liquor laws;

(14) To report whenever requested by the City Council all of his or her acts taken to enforce the liquor laws and all acts taken in regard to the collection of local liquor license fees;

(15) To notify the Secretary of State when a club incorporated under the State General Not-for-Profit Corporation Act or a foreign corporation functioning as a club in the state under a certificate of authority issued under that act has violated the Liquor Control Act by selling or offering for sale at retail alcoholic liquor without a retailer's license;

(16) To extend the term of any local liquor license or group of local liquor licenses, to a date specific, when such an extension is necessary for staff convenience, to accommodate change in law or policy, or to conduct further inquiry into any renewal application;

(17) For any applicant for an ~~F-1, F-5 or F-6~~ license, to waive the requirements under § 111.043(B)(1) to provide Social Security numbers or any individual to be identified as part of the license application process; and

(18) For any applicant for an ~~I-1 and I-3 license, F-1, F-5 or F-6 license~~, to waive the requirements under § 111.043(H)(1) of the license application process.

(C) Compensation. The Commissioner shall serve without compensation.

LICENSES

§ 111.035 REQUIRED.

(A) Local and state liquor licenses required. It shall be unlawful for any person not having a current, valid local liquor license and a current, valid state liquor license and all other necessary state approvals to sell or offer for sale in the city any alcoholic liquor.

(B) Sale in violation of license prohibited. It shall be unlawful for any licensee to sell, offer for sale, or dispense in the city any alcoholic liquor except in the manner authorized by, and in compliance with, the terms and restrictions of the liquor laws and such licensee's local liquor license.

(C) Display of license. Every licensee shall cause his or her current local liquor license to be framed and hung in plain view in a conspicuous place on the licensed premises.

(D) Exception to license requirement. Notwithstanding any provisions in this chapter to the contrary, the occupant of any dwelling unit does not require a license under this chapter to sell, otherwise transfer, or provide liquor to others without consideration.

(E) It shall be unlawful for any licensee to permit any person to consume any alcoholic beverages of any type at any licensed premises unless such alcoholic beverages are either:

(1) Sold by such licensee pursuant to a license allowing sale of alcoholic beverages for consumption on such licensed premises; or

(2) Bring-your-own-beverages and the licensed premises has a Class I-1 license or Class I-3 license.

§ 111.036 LOCAL LIQUOR LICENSES AND FEES.

(A) General. Every person engaged in the retail sale of alcoholic liquor in the city shall pay an annual license fee. Such license fees shall be established by the City Council by separate ordinance, which may be amended from time to time, and are hereby incorporated into this section as if fully set forth herein. Such licenses shall be divided into classes, which classes shall be as follows:

(1) Class A-1 licenses, which shall authorize the retail sale of alcoholic liquor in original package not for consumption on the premises where sold;

(2) Class A-2 licenses, which shall authorize the retail sale of beer and wine only in original package not for consumption on the premises where sold;

(3) Class A-3 licenses, as an add-on license, which shall authorize the holder of a Class A-1 license to give away wine or beer for tasting purposes only on the licensed premises subject to all of the terms and conditions set out in § 111.005 of this chapter;

~~—(4) Class A-4 licenses, which shall authorize the retail sale of beer and wine only in their original package during the following times: Sunday through Thursday from 2:00 p.m. to 8:00 p.m. Central Time; Friday and Saturday from 2:00 p.m. to 9:00 p.m. Central Time. Nothing herein shall prevent customers purchasing beer or wine from an A-4 licensee from consuming such beer or wine on the licensed premises pursuant to a Class I-1 or I-2 license.~~

~~(54)~~ Class B-1 licenses, which shall authorize the retail sale of alcoholic liquor for consumption ~~either on the premises of a public golf course or off the premises~~. Tastings of alcoholic liquor may also take place on premises pursuant to this Class B-1 license;

~~(65)~~ Class C-1 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a restaurant only and served indoors, with or without a meal;

~~(76)~~ Class C-2 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a restaurant only and served indoors, with or without a meal, or for consumption off-premises when sold sealed in its original package;

(87) Class C-3 licenses, as an add-on license, which shall permit the holder of any C-1, C-2, E-1, or J or C-4 licensee to provide alcoholic liquor service within specified outdoor areas, but only upon such terms and conditions as the Local Liquor Commissioner may establish for the licensed premises and only to the extent of such liquor service authorized by the underlying liquor license;

~~—(9) Class C-4 license, Class C-1 licenses, which shall authorize the retail sale of beer and wine only for consumption on the premises of a restaurant only and served indoors, with or without a meal, but only during such hours as prescribed in the liquor license issued by the Local Liquor Commissioner;~~

(108) Class D-1 licenses, which shall authorize:

(a) The retail sale of alcoholic liquor by a club, to its members and their guests for consumption on the club premises; and

(b) For not more than four events in any calendar year, the retail sale of alcoholic liquor in original package to its members and their guests for consumption off the premises where sold;

(119) Class E-1 licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of a hotel, but only between the hours of 11:00 a.m. and 12:00 midnight~~by restaurants, hotels or residential care facilities having seating accommodations at tables or booths for 100 or more persons, of alcoholic liquor by the drink for consumption on the premises by customers of the restaurant or hotel, such sales shall be exclusively with and incidental to the ordering and serving of a complete meal to such customer, seated at a table or booth, in the public dining room of the restaurant or hotel, but only between the hours of 11:00 a.m. and 12:00 midnight; and which shall also authorize the retail sale of alcoholic liquor for consumption in the public and private rooms of the restaurant or hotel for privately sponsored parties, lunches, dinners, receptions and similar gatherings where attendance is limited to invited guests, but only between the hours of 11:00 a.m. and 12:00 midnight;~~

~~—(12) Class F-1 licenses, which shall authorize the retail sale of alcoholic liquor by the drink to its members by a religious, charitable, fraternal or other not-for-profit organization, other than clubs as defined herein, which holds periodic meetings of its members. All applications for a Class F-1 license shall state the names and addresses of all officers of the organization, and the address of the premises upon which the sale of alcoholic liquor will be made;~~

(1310) (a) Class F-2 licenses, which shall authorize the retail sale of alcoholic liquor for on-premises consumption at~~in~~ events conducted under ~~any of~~ the following circumstances:

1. By a ~~the drink by~~ religious, charitable, fraternal or other not-for-profit organizations, for periods not in excess of 48 hours;

2. On publicly-city owned property or on school grounds, by a person or entity ~~by members and guests of religious, charitable, fraternal or other not-for-profit organizations and groups~~, for a period not in excess of 48 hours;

3. On the premises of a property ~~By the drink by a person whose premises are~~ located in either the B-1, B-2, B-3 or B-4 zoning districts in the city, for periods not in excess of 48 hours, and on no more than two occasions per licensee in any calendar year;

~~4. At events sponsored by religious, charitable, fraternal or other not-for-profit organizations and groups, for a period not in excess of 48 hours at which beer and wine may be consumed (but not given away or sold at retail) on public property not owned by the city; or~~

~~54.~~ On publiclycity-owned property or on school grounds, by holders of any class of ~~Class A-1, A-2, B-1, C-1, C-2 or E-1~~ liquor license issued under this Chapter for outdoor events open to the public for a period not in excess of 48~~72~~ hours.

(b) All applications for a Class F-2 license shall state the names and addresses of the individual or, if the person is a business entity or organization, all officers of such entity, the address of the premises upon which the sale of alcoholic liquor will be made, the estimated attendance upon the premises during the period of the license and whether such sales will be made to the public or only to bona fide members of the organization for which the license is requested. Satisfactory evidence from the owner of the premises shall be furnished showing the authorization to the applicant for the use of said premises, including the sale of alcoholic liquor for the period for which the license is requested.

(c) For all events taking place on city-owned property, the applicant must also submit a proposal for the special event identifying the type of event, proposed hours, proposed security plan, evidence that the licensed premises is covered by insurance as provided by § 111.045(B) of this chapter so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm, and any other information regarding the event or applicant requested by city staff. The event must be approved by the city in writing pursuant to its applicable policies for such events prior to the issuance of any Class F-2 license.

~~(1411)~~ (a) Class F-3 licenses, which shall authorize the retail sale of beer and wine only in any of the circumstances permitted under the F-2 License class. set forth in divisions (A)(11)(a)1. through (A)(11)(a)5. above.

(b) All applications for a Class F-3 license shall state the names and addresses of the individual or, if the person is a business entity or organization, all officers of such entity, the address of the premises upon which the sale of beer and wine will be made, the estimated attendance upon the premises during the period of the license and whether such sales will be made to the public or only to bona fide members of the organization for which the license is requested. Satisfactory evidence from the owner of the premises shall be furnished showing the authorization to the applicant for the use of said premises, including the sale of alcoholic liquor for the period for which the license is requested.

(c) For all events taking place on city-owned property, the applicant must also submit a proposal for the special event identifying the type of event, proposed hours, proposed security plan, evidence that the licensed premises is covered by insurance as provided by § 111.045(B) of this chapter so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm, and any other

information regarding the event or applicant requested by city staff. The event must be approved by the city in writing pursuant to its applicable policies for such events prior to the issuance of any Class F-3 license.

(~~15~~12) Class F-4 license, which shall authorize the retail sale of alcoholic liquor on private property, by for-profit organizations and individuals in connection with sporting events for which the public is able to purchase tickets to attend. A separate Class F-4 license shall be required for each vendor of alcoholic liquor associated with the event. All applications for a Class F-4 license shall state the names and addresses of the individual applicant or all officers of the organization, the address of the premises upon which the sale or give-away of alcoholic liquor will be made, the estimated attendance upon the premises. The applicant must also submit a proposal for the special event identifying the type of event, proposed dates, proposed hours, proposed security plan and any other information regarding the event or applicant requested by city staff. Class F-4 licenses will only be valid for the specific dates of the sporting events, and subject to such other terms and conditions as determined by the Local Liquor Control Commissioner. The fee for Class F-4 Licenses will be charged on a per-day basis.

(~~16~~13) Class F-5 licenses, which shall authorize the retail sale, give away or other dispensing free of charge, of alcoholic liquor for consumption on the premises of any city-owned property that is operated and occupied by a not-for-profit organization when such retail sale, give away or other dispensing free of charge is incidental and complementary to a special event sponsored by such not-for-profit organization from time to time; provided, however, that, no more than ~~26~~5 such special events shall be permitted during any license year per licensee. In addition to the requirements set forth in this division (A)(14), the applicant shall submit to all other requirements of this chapter, as amended, as well as the State Liquor Control Act of 1934, 235 ILCS 5/1-1 et seq. Any such retail sale, give away or other dispensing free of charge that is incidental and complementary to a special event shall also be subject to the following conditions and limitations.

(a) The applicant shall provide written notice to the Commissioner, or the Commissioner's designee, no less than five business days prior to any special event at which alcoholic liquor will be served. Such notice shall include the date, time, location within the licensed premises, and number of invitees or anticipated attendees for such special event;

(b) The applicant shall supervise, or cause to be supervised, the retail sale, give away or other dispensing free of charge of alcoholic liquor, to ensure that such retail sale, give away or other dispensing free of charge of alcoholic liquor is confined to area within the licensed premises identified in the notice to the Commissioner and is properly monitored to ensure that no underage consumption of alcoholic beverages is permitted. The Liquor Control Commissioner or the Commissioner's designee may require the applicant to develop appropriate protocols to ensure compliance with this division (A)(14)(b);

(c) The applicant shall not advertise, or otherwise publish the availability of alcoholic liquor through any media or other means of communication, with the sole exception that a mailed invitation for a special event may advertise the availability of alcoholic liquor at such special event;

(d) The applicant shall provide evidence to the Local Liquor Control Commission, at the time of its application for a F-5 liquor license, that the licensed premises is covered by dram shop liability insurance in maximum limits so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm; and

(e) In connection with any special event on the licensed premises, the Commissioner may impose such conditions and requirements that may be reasonable or appropriate to ensure that the public health, safety, welfare and convenience are protected and preserved.

(1714) Class F-6 licenses, which shall authorize the retail sale, give away or other dispensing free of charge, of alcoholic liquors ~~beer or wine~~ for consumption on the premises of any city-owned property that is operated, used, or occupied by a not-for-profit organization when such retail sale, give away or other dispensing free of charge is incidental and complementary to a special event sponsored by such not-for-profit organization from time to time; provided, however, that, no more than 12 such special events shall be permitted during any license year per licensee. In addition to the requirements set forth in this division (A)(15), the applicant shall submit to all other requirements of this chapter, as amended, as well as the State Liquor Control Act of 1934, 235 ILCS 5/1-1 et seq. Any such retail sale, give away or other dispensing free of charge that is incidental and complementary to a special event shall also be subject to the following conditions and limitations.

(a) The applicant shall provide written notice to the Commissioner, or the Commissioner's designee, no less than five business days prior to any special event at which alcoholic liquor will be served. Such notice shall include the date, time, location within the licensed premises, and number of invitees or anticipated attendees for such special event.

(b) The applicant shall supervise, or cause to be supervised, the retail sale, give away or other dispensing free of charge of alcoholic liquor, to ensure that such retail sale, give away or other dispensing free of charge of alcoholic liquor is confined to the area(s) within the licensed premises identified in the notice to the Commissioner and is properly monitored to ensure that no underage consumption of alcoholic beverages is permitted. The Liquor Control Commissioner or the Commissioner's designee may require the applicant to develop appropriate protocols to ensure compliance with this division (A)(15)(b).

(c) Unless a specific event is otherwise authorized by resolution of the City Council, the applicant shall not advertise, or otherwise publish the availability of alcoholic liquor through any media or other means of communication; provided, however, that, a mailed invitation for a special event may advertise the availability of beer or wine at such special event.

(d) The applicant shall provide evidence to the Local Liquor Control Commission, at the time of its application for a F-6 liquor license, that the licensed premises is covered by dram shop liability insurance in maximum limits so as to hold harmless the city, its elected or appointed officials, officers, employees, agents, representatives and attorneys from all financial loss, damage or harm.

(e) In connection with any special event on the licensed premises, the Commissioner may impose such conditions and requirements that may be reasonable or appropriate to ensure that the public health, safety, welfare and convenience are protected and preserved.

(1815) Class G-1 license, which shall authorize the retail sale of alcoholic liquor for consumption on the premises of an institution of higher learning. ~~by the drink by institutions of higher learning.~~ Such sales shall be limited to periods of time when groups are assembled on the premises solely for the promotion of some common object other than the sale or consumption of alcoholic liquor;

(1916) Class G-2 license, which shall authorize the retail sale of beer and wine only in single servings by institutions of higher learning at designated locations upon the grounds of such institutions and accessible only to the faculty, staff, alumni and students, and pre-registered visitors of such institution of higher learning, and their families and guests, all of whom must be at least 21 years of age, for consumption on the licensed premises; limiting the consumption of beer and wine to indoors on the premises provided that:

(a) Retail sales of alcoholic liquor at a Class G-2 licensed establishment shall only be authorized to operate between the hours of 5:00 p.m. and 12:00 a.m. daily, 11:00 p.m. Sunday through Thursday, and from 5:00 p.m. to 1:00 a.m. on Fridays and Saturdays; and

(b) The license application shall include a detailed plan of the monitoring and security measures, for ensuring that the licensed premises shall be limited to the persons to whom access is limited.

~~(20) Class H license, available only to holders of a valid existing liquor license of any of the foregoing classes. Class H license, which shall authorize the retail sale of alcoholic liquors by catering establishments solely between the hours of 11:00 a.m. and 12:00 a.m., Sunday through Saturday, in connection with, and as an incidental part of, the catering of food for private events at a premises not otherwise licensed for the retail sales of alcoholic beverages. A PRIVATE EVENT shall be defined as an event not available to the general public except by appointment or special invitation. Such Class H licenses shall be of two classifications:~~

~~(a) Class H 1 licenses, which shall authorize the retail sale of beer and wine at a catered event; and~~

~~(b) Class H 2 licenses, which shall authorize the retail sale of any alcoholic liquor at a catered event.~~

(2117) Class I-1 licenses, as an add-on license, which shall authorize any A-4, B-1, C-1, C-2, C-3, D-1, E-1 or F-1 licensee to permit bring-your-own-beverages to be consumed on the licensed premises of the type permitted by the licensee's license and to impose a corkage fee relating to each container of bring-your-own- beverage of not to exceed \$10 per bring-your-own- beverage container.

~~(22) Class I-2 licenses, which shall authorize the service and consumption of bring your own beverages on the licensed premises and shall impose a corkage fee relating to each container of bring your own beverage not to exceed \$10 per bring your own beverage container. I-2 licenses shall only authorize the service and consumption of beer and wine. Additionally, the service and consumption of bring your own beverages for purposes of a Class I-2 license shall be deemed~~

~~the sale of alcoholic liquor for purposes of § 111.043, and I-2 licenses shall only be available to those licensees who are otherwise compliant with the law.~~

(~~23~~18) Class I-3 licenses, which shall authorize the ~~service and possession and~~ consumption of bring-your-own ~~beer and wine only-beverages~~ on city-owned property that has been rented or reserved by the licensee for fundraising events, festivals, outings, or other similar special events with fewer than 200 people in attendance. In no event ~~s~~shall an I-3 license be valid for longer than 48 hours, ~~and only for specific hours as determined by the Local Liquor Commissioner.~~ Class I-3 licenses do not permit patrons of a licensed premises to depart the licensed premises with a bring-your-own-beverage unless that beverage is in its original container and with the seal unbroken. ~~I-3 licenses shall only authorize the service and consumption of beer and wine.~~ Additionally, the service and consumption of bring-your-own-beverages for purposes of a Class I-3 license shall be deemed the sale of ~~alcoholic liquor~~~~beer and wine~~ only for the purposes of the application requirements under § 111.043, but the Local Liquor Commissioner is authorized to waive portions of the required background information and statements found in § 111.043 for I-3 license applicants. ~~I-3 licenses shall only be available to those licensees who are otherwise compliant with the law.~~

(~~24~~19) Class J license, which shall be an ~~adjunct-add-on license~~ to the operation of a grocery store that already holds a valid existing liquor license and is operated on the terms and conditions herein specified. A licensee holding a Class J license may sell and serve individual servings of beer and wine for consumption on the premises and not in the original container. Such a license may be issued to and/or retained for use only at an establishment that the Commissioner determines (in the Commissioner's reasonable discretion) qualifies fully as a grocery store as defined in this chapter.

(~~25~~20) Class K licenses, which shall authorize the service and consumption of alcoholic liquors in the Beach Area, as defined in this Chapter, which shall be approved by the Commissioner. Such alcoholic liquors shall only be served in and consumed from a container approved by the Commissioner. The licensee shall post sufficient signage to identify the borders of the Beach Area, which signage shall be subject to approval of the Commissioner. Class K licenses shall only be available to those licensees who are otherwise compliant with the law.

(B) Term; prorating fee. Each ~~such~~ license shall terminate April 30 next following its issuance. The fee to be paid shall be reduced in proportion to the full calendar months which have expired in the year prior to the issuance of the license.

(C) Conditions on licenses. All licenses classifications identified in this section may be subject to additional conditions required by the Commissioner or City Council. The conditions shall be listed on the license and may relate to, security procedures, placement or location of alcoholic liquor on the licensed premises, food service requirements, hours of sale or service, or other matters that affect the health, safety and welfare of the residents of the city.

(D) Fee waivers. The Commissioner shall have the authority to waive any fee prescribed herein for any license on city property or any license for an event sponsored by the city or other governmental agency.

§ 111.037 NUMBER OF LICENSES.

(A) The number of liquor licenses issued by the city shall be limited as follows:

Class	Maximum Number of Licenses Authorized
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A-1	8
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A-2	6
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A-3	No more than the total number of Class A-1 licenses issued by the city
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A-4	0
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B-1	1
-----	---

C-1	9
-----	---

C-2	10
-----	----

C-3	14
-----	----

C-4	1
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D-1	5
-----	---

E-1	2
-----	---

F-1	1
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F-2	As many as determined reasonable by the Commissioner
-----	------------------------------------------------------

F-3	As many as determined reasonable by the Commissioner
-----	------------------------------------------------------

F-4	As many as determined reasonable by the Commissioner
-----	------------------------------------------------------

F-5	1
-----	---

F-6	3
-----	---

G-1	3
-----	---

G-2	2
-----	---

H-1	0
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H-2	1
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I-1	No more than the total number of Class B-1, C-1, C-2, C-3, D-1, E-1 and F-1 licenses issued by the city
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I-2	1
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I-3	As many as determined reasonable by the Commissioner
-----	------------------------------------------------------

J	1
---	---

K	1
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(B) Without further action of the City Council, the maximum number of licenses in any class shall be automatically reduced by one upon the expiration, revocation or non-renewal of an existing license in any such license class.

§ 111.038 LIST.

The Commissioner shall keep or cause to be kept a complete record of all such licenses issued by him or her and shall furnish the City Clerk, Treasurer and Chief of Police each with a copy thereof. Upon the issuance of any new licenses or the revocation of any old license, the Commissioner shall give written notice of such action to each of these officers within 48 hours of such action.

§ 111.039 TRANSFER OF LICENSES.

(A) (1) A license shall be purely a personal privilege good for the period specified in the license, but in no event shall a license ~~not to~~ exceed one year after issuance, unless sooner revoked as provided in this chapter, and shall not constitute property, nor shall it be subject to attachment, garnishment or execution, nor shall it be available or transferable, voluntarily, or subject to being encumbered or hypothecated.

(2) Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee; provided that, executors or administrators of the estate of any deceased licensee, and the trustee of any insolvent or bankrupt licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale of alcoholic liquor under order of the appropriate court, and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death of such decedent, or such insolvency or bankruptcy until the expiration of such license, but not longer than six months after the death, bankruptcy or insolvency of such licensee.

~~—(3) A refund shall be made of that portion of the license fees paid for any period in which the licensee shall be prevented from operating under such license, in accordance with the provisions of this division (A).~~

(B) Any licensee may renew his or her license at the expiration thereof; provided, he or she is then qualified to receive a license and the premises for which such renewal license is sought are suitable for such purposes; and provided, further, that, the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the City Council from decreasing the number of licenses to be issued within his or her jurisdiction.

§ 111.040 CHANGE OF LOCATION.

A retail liquor license shall permit the sale of alcoholic liquor on the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Commissioner. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of the state and for the ordinances of the city.

§ 111.041 LOCATION RESTRICTIONS.

(A) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church building used for worship or educational purposes, school (other than an institution of higher learning), hospital, senior citizen housing, daycare center, nursing or personal care facility, or any military or naval station. Notwithstanding the foregoing sentence, this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs or other places where sale of alcoholic liquor is not the principal business carried on, if such place of business so exempted shall have been established for such purposes prior to the time such other use was established within 100 feet of the licensed premises; nor to the renewal of a license for the sale of alcoholic liquor on premises within 100 feet of any church where such church has been established within such 100 feet since the issuance of the original license. Nothing contained in this division (A) shall restrict the issuance of a license for the sale of beer and wine for consumption on the premises of such college or university, at a location upon the main premises of such college or university approved by the City Liquor Commission, to those persons among the students, faculty and staff of such college or university and their families or guests to whom such sales are authorized by law.

(B) No license shall be issued to any person for the sale at retail of any alcoholic liquor other than beer or wine at any store or other place of business where the majority of customers are minors or where the principal business transacted consists of school books, school supplies, food, lunches or drinks for such minor.

~~§ 111.042 REVOCATION;SUSPENSION.~~

~~—The Commissioner may suspend, for not more than 30 days or revoke for cause, any liquor license for any violation of any provisions contained in this chapter or the statutes of the state pertaining to the sale of alcoholic liquor.~~

§ 111.043 APPLICATION FOR LOCAL LIQUOR LICENSE.

(A) Application generally. Applications for local liquor licenses shall be made to the Commissioner on a form prescribed by the Commissioner; shall be in writing; shall be signed by the applicant if an individual, or by one of the partners on behalf of all partners if a partnership, by a member or manager of a limited liability company, or by a duly authorized agent if a corporation; and shall be verified by an oath or affidavit. Each application shall specifically identify the applicant and the licensed premises to which a local liquor license would be issued, and the filing of an application shall authorize the Local Liquor Commissioner or the Commissioner's agents to conduct all necessary or appropriate background checks of the applicant and its agents, owners and representatives.

(B) Background information. Each application shall include the following background information:

(1) The name, age, address and Social Security number of the applicant; in the case of a partnership, all partners and also of the persons entitled to share in the profits thereof; in the case of a corporation or club, the names and addresses of the officers and directors and every

person owning or controlling more than 5% of the voting shares of stock or the ownership interest; in the case of a limited liability company, all members and managers;

(2) In the case of an individual, the citizenship and place of birth of the applicant and, if a naturalized citizen, the time and place of his or her naturalization. In the case of a corporation, the date and place of incorporation and the objects for which it was formed and proof that it is a corporation in good standing and authorized to conduct business in the state;

(3) The character of business of the applicant;

(4) The length of time that the applicant has been in the business of the character specified in response to division (B)(3) above;

(5) The amount of goods, wares and merchandise on hand at the time application is made;

(6) The location and description of the premises for which a local liquor license is sought and the specific name of the business that is to be operated under such local liquor license;

(7) The names of each governmental body from which the applicant (and all other persons identified in division (B)(1) above) has received a liquor license within ten years immediately prior to the date of the present application; and

(8) A telephone number or numbers at which the licensee or the manager can be contacted 24 hours per day.

(C) Statements required.

(1) For any license or renewal of a license, the applicant shall be required to make statements regarding such applicant and all persons to be identified pursuant to division (B)(1) above. If the applicant is an individual, that individual shall subscribe to all of the statements set out below. If the applicant is a partnership, each partner shall subscribe to all of the statements set out below; provided, however, that if the applicant is organized as a limited partnership, then the statement concerning active involvement provided in division (C)(2)(q) below shall be required only of all general partners. If the applicant is a corporation, each director and officer thereof and every person owning or controlling more than 5% of the voting shares or the ownership interest of such corporation shall subscribe to all of the statements set out below. If the applicant is a limited liability company, each member and manager shall subscribe to all of the statements set out below.

(2) If the business for which a local liquor license is sought will be managed by a manager or agent, every such manager or agent shall subscribe to all of the statements set out below. The submission of false information in regarding the following statements shall be grounds for denial, revocation or non-renewal of a liquor license:

(a) A statement as to whether or not the applicant has a current, valid state liquor license for the premises covered by the application;

(b) A statement as to whether or not the applicant has ever been convicted of a felony under any federal or state law;

(c) A statement as to whether or not the applicant has ever been convicted of a violation of any federal or state law or local ordinance concerning the manufacture, possession, sale or dispensation of alcoholic liquor or has ever forfeited his or her bond to appear in court to answer charges for any such violation;

(d) A statement as to whether the applicant has ever been convicted of a gambling offense as proscribed by any state or federal law or regulation or has ever forfeited his or her bond to appear in court to answer charges for any such violation;

(e) A statement whether the applicant has made similar application for a similar license for a premises other than described in the application, and the disposition of such application;

(f) A statement as to whether or not the applicant has had revoked any liquor license issued under state or federal law or under the ordinances of any municipality within ten years immediately prior to the date of the present application;

(g) A statement as to whether or not the applicant has had suspended more than once any liquor license issued under state or federal law or under the ordinances of any municipality within one year immediately prior to the present application;

(h) A statement as to whether or not the applicant is a city employee or a law enforcing official of the city or any other government or government agency;

(i) A statement as to whether or not the applicant has been issued a federal gaming device stamp or a federal wagering stamp for the current tax period;

(j) A statement as to whether or not a federal gaming device stamp has been issued for the current taxable year with respect to the premises for which the local liquor license is sought;

(k) A statement as to whether or not the premises for which a local liquor license is sought comprises a store or other place of business where the majority of customers are under the age of 21 years or where the principal business transacted consists of the sale of school books, school supplies, food, lunches or drinks for such customers;

(l) A statement as to whether or not the retail sale of alcoholic liquor on the premises for which a license is sought will violate any provision of this code, including this chapter;

(m) A statement as to whether or not the premises for which a license is sought is within 100 feet of any church building used for worship or educational purposes, school (other than an institution of higher learning), hospital, senior citizen housing, daycare center, nursing or personal care facility or any military or naval station;

(n) A statement as to whether or not the applicant is a permanent resident of the city; or for any applicant that is partnership, all of the general partners of the partnership are residents of the city;

(o) A statement as to whether or not the applicant beneficially owns the premises for which a license is sought or has a lease thereon for the full period for which the license is to be issued;

(p) A statement as to whether or not the applicant is the beneficial owner of the business to be licensed;

(q) A statement as to whether or not the applicant will be personally and actively involved in the operation of the business to be licensed;

(r) A statement as to whether or not the business is or will be managed by a manager or agent;

(s) A statement as to the nature of the business and the amount of anticipated alcoholic liquor sales as a percentage of gross annual sales of the business;

(t) A statement that the applicant is not disqualified from receiving a license by reason of any matter or item contained in the laws of the state, this chapter or any other code or ordinance of the city;

(u) A statement that the applicant will not violate any federal or state laws, this chapter or any other code or ordinance of the city in the conduct of the applicant's business;

(v) If the applicant is a foreign corporation, a statement as to whether or not it is qualified under the State Business Corporations Act of 1983, 215 ILCS 125/3-1 et seq., to transact business in the state;

(w) If the business to be operated pursuant to the local liquor license is operating under an assumed name, a statement that the applicant has complied with the state assumed business name act and other applicable laws; and

(x) Such other statements or information as may be necessary to demonstrate that the applicant, the applicant's business and the premises from which such business will be conducted satisfy all conditions and requirements applicable to the local liquor license being sought.

(D) Examination of applicant. At any time during the pendency of an application, the Commissioner shall have the right to compel the applicant to submit to any examination and to produce any books and records which, in the judgment of the Commissioner, are material to the determination of whether the applicant and the applicant's business are qualified to receive a local liquor license or whether the premises sought to be licensed is suitable for such purposes. The Commissioner shall also have the right to require the applicant to answer any charges made in any objection to the issuance of the license. The failure of any applicant to appear at the time and place fixed by the Commissioner for his or her examination or to produce books and records requested, unless for good cause shown, shall be deemed to be admission that the applicant is not qualified to receive a local liquor license and a request to withdraw the application.

(E) Investigation and disclosure of information contained in application; waiver of claims. By applying for, or providing information in support of an application for, a local liquor license, every person so applying or providing information thereby:

(1) Authorizes any person to disclose, and the city to investigate, all information pertaining to such application;

(2) Waives any and all claims against the city; and

(3) Agrees to indemnify and hold harmless the city and its elected and appointed officials, officers, boards, commissioners, attorneys, employees, agents and representatives from any and all claims resulting from, or arising out of, or alleged to result from or arise out of the processing of such application and any investigation related thereto. Each such person shall consent to and sign any written authorization, waiver and indemnification agreement as the city may require in connection with the processing of such application and any investigation related thereto, but no such separate authorization, waiver, or indemnification shall be required to make effective the terms of this division (E)(3).

(F) Denial or issuance of license. If after review of an application and all relevant facts, the Commissioner determines that the application should be denied, the Commissioner shall notify the applicant within a reasonable time, in writing, stating the reasons for the denial, but otherwise shall issue the local liquor license as soon as all fees required by this chapter have been paid and all other requirements of this chapter have been satisfied.

(G) Supplemental information following issuance. Any change in information provided on, or in connection with, any application for a local liquor license that does or might affect the right of any licensee to continue to hold a local liquor license shall be reported in writing to the Commissioner within ten days after the change. All such changes shall be subject to review and approval by the Commissioner in the same manner as the original application. When any such change affects the ownership of any partnership licensee or any director, officer, manager or person owning or controlling more than 5% of the shares of any corporate licensee, all such persons that have not previously submitted information pursuant to the application process shall, within ten days after such change, submit all information required of a new applicant.

(H) Mandatory alcohol awareness training.

(1) It shall be the responsibility of each licensed establishment which sells alcoholic liquor to provide certified training from the state licensed beverage alcohol seller server education training (BASSET) program or training for intervention procedures (TIPS) program to its liquor managers, bartenders, servers and any other employee involved in the furnishing of [open containers of](#) alcoholic beverages [at retail](#) to its customers.

(2) It shall be the responsibility of each licensed establishment which sells alcoholic liquor for consumption on the premises to have present on the premises at all times when alcoholic liquor may legally be sold, a manager or other employee in charge of such establishment who shall have successfully completed a training program for servers and sellers licensed by the State Department of Alcohol and Substance Abuse and approved by the Commissioner.

(3) The initial application and all subsequent renewal applications for all classes of alcoholic liquor dealer's licenses shall be accompanied by proof of completion (copy of certificate) of such program licensed by the state by all liquor managers and such other current employees as are necessary to comply with the provisions of division (H)(1) above.

(I) Application fee. Any application shall be accompanied by a non-refundable administrative processing fee as set out in the fee schedule for new licenses, or a fee as set out in the fee schedule for renewal licenses. Applications for change in owners or officers shall be subject to a fee of \$100 or such greater amount as set out in the fee schedule.

§ 111.044 INELIGIBILITY FOR LOCAL LIQUOR LICENSE.

No local liquor license shall be issued or renewed to:

(A) A person who is not a permanent resident of the city; provided, however, that, this division (A) shall not prohibit the issuance of a local liquor license to a corporation; and, provided further, however, that, this division (A) shall not prohibit the issuance of a local liquor license to a partnership where at least one general partner is a permanent resident of the city or an area within ten miles of the corporate limits of the city;

(B) A person who is not of good character and reputation in the community;

~~(C) A person who is not a citizen of the United States;~~

(D) A person who has been convicted of a felony under any federal or state law;

(E) A person who has been convicted of being the keeper, or is keeping, a house of ill fame;

(F) A person who has been convicted of pandering or any other crime or misdemeanor opposed to decency and morality;

(G) A person whose local liquor license has been suspended more than once for cause within one year immediately prior to the present application if the Commissioner determines that the applicant is no longer worthy of the public trust;

(H) A person whose license issued under this chapter has been revoked for cause;

(I) A person who at the time of application for renewal of a local liquor license would not be eligible for such license upon a first application;

(J) A person whose place of business is managed by a manager or agent unless said manager or agent possesses the qualifications required of an individual licensee other than residency in the city;

(K) A person who has been convicted of a violation of any federal or state law or local ordinance concerning the manufacture, possession or sale of alcoholic liquor, or who has forfeited his or her bond to appear in court to answer charges for any such alleged violation;

(L) A person who does not beneficially own the premises for which a local liquor license is sought or does not have a lease thereon for the full period for which such local liquor license is to be issued;

(M) A person who is not the beneficial owner of the business to be licensed;

(N) A person who has been convicted of a gambling offense as proscribed by any state or federal law or regulation or who has forfeited his or her bond to appear in court to answer charges for any such alleged violation;

(O) A person to whom a federal gaming device stamp or a federal wagering stamp has been issued by the federal government for the current tax period;

(P) A person applying for a license with respect to premises for which a federal gaming device stamp has been issued for the current taxable year;

(Q) A person applying for a license with respect to premises on which the retail sale of alcoholic liquor would violate any provision of this code;

(R) A person who will not be personally and actively involved in the operation of the business to be licensed, either directly or through a manager identified in the license application;

(S) A co-partnership, unless all members thereof shall be qualified to obtain a license; provided, however, that the requirement of active involvement in division (R) above shall apply to only one such partner;

(T) A corporation, if any director, officer or manager thereof, or any person owning or controlling more than 5% of the stock thereof, or a limited liability company, if any member or manager thereof, would not be eligible to receive a license hereunder for any reason other than citizenship and residence or the requirement of active involvement in division (R) above;

(U) A corporation, unless it is incorporated in the state or is a foreign corporation that is qualified under the State Business Corporations Act of 1983, 215 ILCS 125/3-1 et seq., to transact business in the state;

(V) Any law enforcing public official (including where applicable any alderman, or member of the City Council), any Mayor, any chairperson or member of a county board, and no such official

shall be interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquor;

(W) Any person, association, partnership, limited liability company or corporation not eligible for a state liquor license; and

(X) A person who has made any omission or false statement in the application required under this chapter.

§ 111.045 CONDITIONS FOR ISSUANCE, MAINTENANCE AND RENEWAL OF LOCAL LIQUOR LICENSE.

(A) State license required. All local liquor licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of a state liquor license. No local liquor license shall authorize the retail sale of any alcoholic liquor until proof of acquisition of such state liquor license is furnished to the Commissioner. If any state liquor license sought or held by a licensee is refused, suspended or revoked, then such licensee shall be deemed in violation of this chapter and such licensee's local liquor license shall be subject to revocation.

(B) Insurance required. All local liquor licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of general liability insurance in the amounts of at least \$12,000,000 for injury or death to any person per occurrence and \$2,000,000 in the aggregate, -and \$12,000,000 for damage to property and dram shop liability insurance per occurrence, and \$2,000,000 in the aggregate, and dram shop liability insurance at least to the maximum amount recoverable under applicable state statutes. Before any local liquor license may be issued, the applicant shall furnish the Commissioner with a certificate from an insurance company authorized to do business in the state certifying that the applicant has such insurance policies in force for the full period for which the local liquor license is to be issued. With respect to F-2, F-3, F-5 and F-6 licenses, such licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of general liability insurance in the amounts of at least \$1,000,000 for injury or death to any person and \$1,000,000 for damage to property; provided that nothing in this division (B) shall excuse a F-2, F-3, F-5 and F-6 licensee from complying with state dram shop insurance requirements.

~~—(C) Bond required. All local liquor licenses shall be conditioned on the acquisition and maintenance in good standing by the applicant and licensee of a surety bond in favor of the city in the amount of \$2,000 to the city. Before any local liquor license may be issued, the applicant shall furnish such bond. Such bond shall be forfeited automatically on revocation of the local liquor license for which the bond was furnished if revocation was for cause.~~

(~~C~~D) Termination due to individual change. When a local liquor license has been issued to an individual who is discovered to be, or who becomes, ineligible for such local liquor license, the licensee shall be deemed in violation of this chapter and such licensee's local liquor license shall be subject to revocation.

(~~D~~E) Termination due to partnership change. When a local liquor license has been issued to a partnership, and a change of ownership occurs resulting in any person that is ineligible to hold a local liquor license acquiring a partnership interest, the licensee shall be deemed in violation of this chapter, and such licensee's local liquor license shall be subject to revocation.

(~~EF~~) Termination due to corporate change. When a local liquor license has been issued to a corporation or limited liability company, and a change occurs in any of the directors, officers, managers, stockholders of more than 5% of the stock, or members with more than a 5% interest resulting in any person that is ineligible to hold a local liquor license becoming a director, officer, manager, stockholder of more than 5%, or member with more than a 5% interest, the licensee shall be deemed in violation of this chapter, and such licensee's local liquor license shall be subject to revocation.

(~~EG~~) Cessation or interruption of business. Any licensee who ceases to do business or closes his or her place of business for a period of more than 30 days without the prior written consent of the Commissioner shall be deemed in violation of this chapter, and such licensee's local liquor license shall be subject to revocation. A licensee who intends to cease to do business or who intends to close his or her place of business for more than 30 days shall give the Commissioner written notice of such cessation or closing as soon as practical after the decision to cease business or close is made, but in any event before the cessation or closing. Such notice shall state the expected date of cessation or closing and the reason therefor.

ESTABLISHMENTS

§ 111.060 CONSUMPTION ON PREMISES.

It shall be unlawful for anyone to sell or offer for sale any alcoholic liquor for consumption on the premises where sold or to permit any one to consume alcoholic liquor on such premises, except as provided by the authorization granted under the provisions of § 111.036 of this chapter for the several classes of licenses described therein.

§ 111.061 SANITARY CONDITIONS.

All premises used for the retail sale of alcoholic liquor or for the storage of such liquor, for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the ordinances regulating the condition of premises used for the storage or sale of food for human consumption.

SALES

§ 111.075 PROHIBITED SALES OF ALCOHOLIC LIQUOR.

~~—(A) Sales restricted to licensed premises. A local liquor license shall permit the sale of alcoholic liquor only at the licensed premises and only in compliance with the terms of that license.~~

(~~AB~~) Sales to certain persons.

(1) Sales prohibited. No licensee, and no agent of any licensee, shall sell, give or deliver any alcoholic liquor to any person who is, or who appears to be, intoxicated or known by the licensee or agent to be a habitual drunkard, spendthrift, insane, mentally ill, mentally deficient or in need of mental treatment.

(2) Secondary transfer prohibited. No person, after purchasing or otherwise obtaining alcoholic liquor, shall sell, give or deliver such alcoholic liquor to any person who is, or who appears to be, intoxicated, or known by the person to be a habitual drunkard, spendthrift, insane, mentally ill, mentally deficient or in need of mental treatment.

(B) Responsibility for unlawful sales. Any sales made in violation of the provisions of this chapter shall be the responsibility of both any individual or individuals involved in such sales as well as the licensee under whose authority such sales were made. Any such licensee shall be subject to fine, license suspension and/or license revocation for any such violation.

§ 111.076 PROHIBITIONS REGARDING MINORS.

(A) Sales to minors.

(1) Sales prohibited. No licensee, and no agent of any licensee, shall sell, give or deliver any alcoholic liquor to any minor.

(2) Responsibility of owner. No licensee shall permit any minor to remain in any room or compartment adjoining or adjacent to or situated in the room or place where such licensed premises are located; provided that, this division (A)(2) shall not apply if the minor is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale of services commodities other than alcoholic liquor.

(3) Secondary transfer prohibited. No person, after purchasing or otherwise obtaining alcoholic liquor, shall sell, give or deliver such alcoholic liquor to any minor; provided, however, that, this division (A)(3) shall not prohibit the consumption of alcoholic liquor by a minor in the performance of a religious ceremony or in the home of such minor pursuant to the approval and supervision of the parent or legal guardian of such minor.

(4) Identification required. If a licensee or any agent of a licensee believes or has reason to believe that a sale or delivery of alcoholic liquor is prohibited because the prospective recipient may be a minor, then the licensee or licensee's agent shall, before making such sale or delivery, demand adequate written evidence of age.

(a) For the purpose of preventing a violation of this section, any licensee, and any agent of a licensee, may refuse to sell alcoholic liquor to any individual who is unable to produce adequate written evidence of identity and age.

(b) For purposes of this section, ADEQUATE WRITTEN EVIDENCE OF IDENTITY AND AGE means a document issued by a federal, state, county or municipal government, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act or an identification card issued to a member of the armed forces.

(c) Proof that the licensee, or an agent of the licensee, demanded, was shown and reasonably relied on adequate written evidence of identity and age in any transaction forbidden by this section is an affirmative defense in any proceeding for the suspension or revocation of any local liquor license based on the occurrence of such forbidden transaction. However, it shall not be an affirmative defense if the licensee, or an agent of the licensee, accepted any written evidence of identity or age knowing it to be false or fraudulent.

(5) Warning required. Every licensee shall display at all times, in a prominent and conspicuous place within the licensed premises, a printed card supplied by the City Clerk reading substantially as follows:

WARNING TO PERSONS UNDER 21

YOU ARE SUBJECT TO A FINE UP TO \$750 UNDER THE ORDINANCES OF THE CITY OF LAKE FOREST IF YOU PURCHASE ALCOHOLIC LIQUOR OR IF YOU MISREPRESENT YOUR AGE FOR THE PURPOSE OF PURCHASING OR OBTAINING ALCOHOLIC LIQUOR.

(B) Consumption, purchase and possession prohibited. No minor shall consume alcoholic liquor, purchase alcoholic liquor, accept a gift of alcoholic liquor or have alcoholic liquor in his or her possession; provided, however, that, this division (B) shall not prohibit the consumption of alcoholic liquor by a minor in the performance of a religious ceremony or service or in a home pursuant to the direct supervision and approval of the parent or legal guardian of such minor.

(C) False identification prohibited.

(1) Misrepresentation prohibited. It shall be unlawful for any minor to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor. It shall be unlawful for any minor to present or offer to any licensee, or to the agent of any licensee, any written, printed or photostatic evidence of identity or age that is false, fraudulent, or not his or her own for the purpose of ordering, purchasing, attempting to purchase or otherwise procuring or attempting to procure alcoholic liquor. It shall be unlawful for any minor to have in his or her possession any false or fraudulent written, printed or photostatic evidence of identity or age.

(2) Transfer and alteration of identification prohibited. It shall be unlawful for any minor to transfer, alter or deface any written, printed or photostatic evidence of identity or age or to obtain any written, printed or photostatic evidence of identity or age by means of false or fraudulent information.

(3) Conveyance of false identification prohibited. It shall be unlawful for any person to sell, give or furnish to any other person any false or fraudulent written, printed or photostatic evidence of identity or age. It shall be unlawful for any person to sell, give or furnish to any other person any evidence of identity or age with the knowledge or intent that such evidence will be used to circumvent the provisions of this chapter.

(D) Handling prohibited. It shall be unlawful for a person to tend any bar, [pour, or serve any alcoholic liquor](#) in a licensed premises when such person is prohibited by law or ordinance from purchasing, accepting, having in possession or consuming alcoholic liquors.

(E) Parental responsibility. It shall be unlawful for any parent or legal guardian intentionally or knowingly to permit any minor for whom the parent or guardian is responsible to violate any provision of this chapter.

(F) Social hosting.

(1) Prohibited gatherings.

(a) It is unlawful for any person to host, or fail to take reasonable steps to prevent a gathering at any residence or site, other private property, public place or in any conveyance, over which that person has control or a reasonable opportunity for control where illicit drugs or alcoholic liquor have been consumed by a minor, if such person either knew or reasonably should have known that a minor was consuming any illicit drugs or alcoholic liquor.

(b) 1. A person who hosts a gathering shall be deemed to have known or should have known that a minor was consuming illicit drugs or alcoholic liquor if:

a. Such person is present at the site of the gathering at the time any minor consumes illicit drugs or alcoholic liquor; or

b. Such person has not taken appropriate reasonable steps to prevent the consumption of illicit drugs or alcoholic liquor by minors.

2. A person who hosts a gathering does not have to be present at the gathering to be liable under this chapter.

(c) It is the duty of any person who hosts a gathering at his or her place of residence or other private property, public place, any other site under his or her control, or in any conveyance, where minors will be present, to take appropriate reasonable steps to prevent the consumption of illicit drugs or alcoholic liquor by any minor at the gathering.

(2) Exceptions.

(a) This division (F) shall not apply to conduct involving the use of alcoholic liquor that occurs at a religious ceremony or exclusively between a minor and his or her parent, as permitted by state law.

(b) A person who hosts a gathering shall not be in violation of this division (F) if he or she:

1. Seeks assistance from the Police Department or other law enforcement agency to remove any minor who refuses to abide by the person's performance of the duties imposed by this division (F) or to terminate the gathering because the person has been unable to prevent minor(s) from consuming illicit drugs or alcoholic liquor despite having taken appropriate reasonable steps to do so, as long as such request is made before any other person makes a complaint about the gathering; or

2. Advises law enforcement in advance of departing one's residence that the owner will be away and no minor is authorized to be present and consume alcoholic liquor at the owners residence.

(G) Use of rented room for consumption by minors. No person shall rent a hotel or motel room from the proprietor or agent thereof for the purpose of or with the knowledge that such room shall be used for the consumption of alcoholic liquor by minors.

(H) Proof of consumption or possession. There shall be a rebuttable presumption that a minor has consumed or possessed alcoholic liquor in violation of this section where either:

(1) The presence of alcoholic liquor in a minor's body is shown by a measurement of blood alcohol concentration; or

(2) The arresting officer:

(a) Observes one or more recognized indicia of the presence of alcoholic liquor in a minor's body, including, without limitation, an odor of alcoholic liquor on the minor's breath or impaired motor coordination or speech; and

(b) Offers the minor an opportunity to submit to a blood, urine or breath test to determine if alcoholic liquor is present in the minor's body and the minor refuses to take such a test.

§ 111.077 HOURS OF OPERATION.

(A) It shall be unlawful for any holder of a liquor license issued under this chapter, to sell or offer for sale any alcoholic liquor in the city between the hours of 1:00 a.m. and 6:00 a.m. in the morning on any day.

(B) Notwithstanding the foregoing:

(1) Sale of alcoholic liquors for on-premises consumption may not occur in outdoor dining areas after the earlier of:

(a) 12:00 midnight;

(b) The close of restaurant operations at such licensed premises; or

(c) As otherwise limited by ordinance or any conditions placed on the liquor license.

(2) Any licensee whose business operations include activities other than the sale of alcoholic liquor may continue to operate between the hours of 1:00 a.m. and 6:00 a.m.; provided that:

(a) Such operations may otherwise continue to operate during such hours under applicable laws; and

(b) The facilities involved in the sale of alcoholic liquor must either be segregated from other facilities in the licensed premises or must be capable of being locked during the hours of 1:00 a.m. and 6:00 a.m.

§ 111.078 Reserved. ~~ALCOHOLIC LIQUOR IN PUBLIC PLACES AND MOTOR VEHICLES.~~

~~—(A) Consumption and possession of open containers in public places prohibited. Except for beer and wine sold in an approved container provided by an authorized licensee pursuant to a valid Class K liquor license and possessed or consumed in the beach area, as defined in § 111.001, or as may otherwise be expressly permitted, it shall be unlawful for any person to consume, or to possess open containers of, alcoholic liquor in any public building or on any public property or right of way.~~

~~—(B) Public intoxication prohibited. It shall be unlawful for any person to be in an intoxicated condition in any public building or on any public property or right of way.~~

~~—(C) Public disturbance prohibited. It shall be unlawful for any person to be in an intoxicated state in any private house or place to the disturbance of any other person.~~

~~—(D) Possession of open liquor in motor vehicles prohibited. It shall be unlawful for any person to transport, carry or possess any alcoholic liquor in or about any motor vehicle on any public right of way, except in the original package with the seal unbroken, or as otherwise authorized by state law.~~

Reserved~~FEES~~

§ 111.090 Reserved. ~~FEES.~~

~~—Fees shall as set out in the fee schedule. All fees shall be per year, unless otherwise noted.~~

HEARINGS

§ 111.105 VIOLATIONS, COMPLAINTS, HEARINGS AND DISCIPLINARY ACTIONS BEFORE COMMISSIONER.

(A) Violation determined by Commissioner. The Commissioner may suspend for not more than 30 days or revoke any local liquor license, and in addition to any suspension may fine any licensee, for any violation of any liquor law (including the failure of the licensee to pay any license cost or fee or any tax imposed on alcoholic liquor or the sale thereof) committed or permitted by the licensee or any agent of the licensee, or which occurs at the licensed premises, or for which the licensee or any agent of the licensee is otherwise legally responsible.

(1) Suspension; revocation; fine. Except as provided in division (A)(2) below, no local liquor license shall be revoked or suspended, and no fine shall be imposed on any licensee, except after a public hearing before the Commissioner.

(2) Summary suspension. If the Commissioner has reason to believe that any continued operation of any licensed premises poses a threat to the welfare of the community, then the Commissioner may, on the issuance of a written order stating the reason for such conclusion and without notice or hearing, order a licensed premises closed for not more than seven days, during which time the licensee shall be afforded an opportunity to be heard; provided, however, that, if such licensee also conducts another business or businesses on the licensed premises, no closing order issued pursuant to this division (A)(2) shall be applicable to such other business or businesses.

(B) Violation determined by court. Whenever any licensee, or any agent of a licensee, shall be found in any court to have violated any liquor law, the local liquor license of said licensee may, in the discretion of the Commissioner, be revoked.

(C) Complaints.

(1) Any five residents of the city may file a complaint with the Commissioner alleging that a licensee has been or is violating any liquor law.

(a) Every such complaint shall be in writing, shall be in the form prescribed by the Commissioner, shall be signed and sworn to by the complaining residents and shall state the particular liquor law alleged to have been violated and the facts in detail supporting such allegation.

(b) If the Commissioner is satisfied that there is probable cause to believe a violation has occurred, the Commissioner shall set the matter for hearing and shall serve notice on the complainant and the licensee of the time and place of such hearing and of the particular charges in the complaint to be considered at such hearing.

(2) On complaint of the State Department of Revenue, the Commissioner shall refuse the issuance or renewal of any local liquor license, or shall suspend or revoke any local liquor license, for any of the following violations of any tax act administered by the State Department of Revenue:

- (a) Failure to file a tax return;
- (b) Filing of a fraudulent return;
- (c) Failure to pay all or any part of any tax or penalty finally determined to be due;
- (d) Failure to keep proper books and records;
- (e) Failure to secure and display a certificate or subcertificate of registration; and

(f) Willful violation of any rule or regulation of the State Department of Revenue relating to the administration and enforcement of tax liability.

(D) Hearings. No local liquor license shall be revoked or suspended, and no licensee shall be fined, except after a public hearing held before the Commissioner, except as provided in division (A)(2) above. No such hearing shall be held until at least three days after the licensee has been given written notice affording the licensee an opportunity to appear and defend. All such hearings shall be open to the public. The Commissioner shall reduce all evidence to writing and shall maintain an official record of the proceedings. Within five days after the hearing, if the Commissioner determines that the licensee should be disciplined, the Commissioner shall issue a written order stating the reason or reasons for such determination. The order shall state that the license has been revoked, or the period of suspension, and the amount of the fine, if any. The Commissioner shall serve a copy of the order on the licensee within said five-day period. If a violation is found to have occurred, the Commissioner may establish conditions that must be satisfied prior to the reinstatement of the liquor license.

(E) Appeal from Commissioner. Appeals from the decision of the Commissioner shall be taken to the State Liquor Control Commission in the manner provided by law. Every review by the State Liquor Control Commission shall be limited to a review of the official record of the proceedings of the Commissioner.

§ 111.999 PENALTY.

(A) Each day on which or during which any person violates any of the provisions of this chapter, and each separate act or transaction in violation of this chapter, shall constitute a separate offense.

(B) The Commissioner may impose a fine on a licensee pursuant to § 111.105 of this chapter in an amount not to exceed \$1,000 for each violation. No licensee shall be fined more than \$10,000 during the term of such licensee's local liquor license.

(C) Except where higher minimum penalties are established by statute, and in addition to the penalties provided in § 111.105 of this chapter, any person who violates any provision of this chapter may be fined not less than \$50, nor more than \$750, for the first such violation and not less than \$100, nor more than \$750, for the second and each subsequent violation. Each day on which a violation occurs shall constitute a separate violation.

(Prior Code, § 4-26)

(D) Any person who violates or assists in the violations of any provisions of § 111.076(F) of this chapter shall be deemed to have committed a petty offense and shall reimburse the city for any response costs incurred and be fined not more than the amounts set forth below for each such violation. Each day on which, or during which, a violation occurs shall constitute a separate offense.

(1) The first violation of § 111.076(F) of this chapter shall be punishable by a fine of no less than \$250, nor more than \$1,000.

(2) A second violation of § 111.076(F) of this chapter by the same responsible person, within a 12-month period shall be punishable by a fine of no less than \$500, nor more than \$1,500.

(3) A third or subsequent violation of § 111.076(F) of this chapter by the same responsible person, within a 12-month period shall be punishable by a fine of no less than \$1,000, nor more than \$2,500."

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021 - _____

AN ORDINANCE AMENDING THE ANNUAL FEE SCHEDULE
RELATING TO LIQUOR LICENSE FEES

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

WHEREAS, the City Council is considering certain updates and revisions to the City's regulations governing liquor licenses, which are more fully set forth Chapter 111 of the City Code of Lake Forest, 2013 ("*Liquor Code*");

WHEREAS, as part of the updates and revisions to the City's Liquor Code, the City Council hereby determines that it is necessary to amend the fees for liquor licenses as set forth in 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. Amendment. Exhibit A of Ordinance No. 2020 - _____, entitled "AN ORDINANCE APPROVING A FEE SCHEDULE FOR THE CITY OF LAKE FOREST" is hereby amended, in part, as follows (additions are **bold and underlined**, deletions are ~~struck through~~):

* * *

Alcoholic Beverages:			
Class A-1	General	2,700	111.036
Class A-2	General	1,500	111.036
Class A-3	General	275	111.036
Class A-4	General	500	111.036
Class B-1	General	2,500	111.036
Class C-1	General	2,600	111.036
Class C-2	General	3,000	111.036
Class C-3	General	0,800	111.036
Class C-4	General	1500	111.036
Class D-1	General	2,500	111.036
Class E-1	General	4,100 3,000	111.036
Class F-1	General	100	111.036
Class F-2	General	100 for each 24-hour period or any part thereof; 50 not for profit with proof of 501(C)(3) status	111.036
Class F-3	General	75 for each 24-hour period or any part thereof; 50 not for profit with proof of 501(C)(3) status	111.036
Class F-4	General	500 for each 24-hour period or any part thereof. per vendor for the duration of the sporting event	111.036
Class F-5	General	1,100	111.036
Class F-6	General	600	111.036
Class G-1	General	200	111.036
Class G-2	General	600	111.036
Class H-1	General	600	111.036
Class H-2	General	1,100	111.036
Class I-1	General	None	111.036
Class I-2	General	1,500	111.036
Class I-3	General	100	111.036
Class J	General	500	111.036
Class K	General	40/each 7 day license period	111.036
Annual Renewal	General	150 renewal of existing license or change in owners or officers	111.036
Application Fee	General	300 new license	111.043
Application for Change in Owners or Officers	General	100	111.043
Liquor License Penalty Fee	General	25	111.036

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

Passed this _____ day of _____, 2021

AYES:

NAYS:

ABSENT:

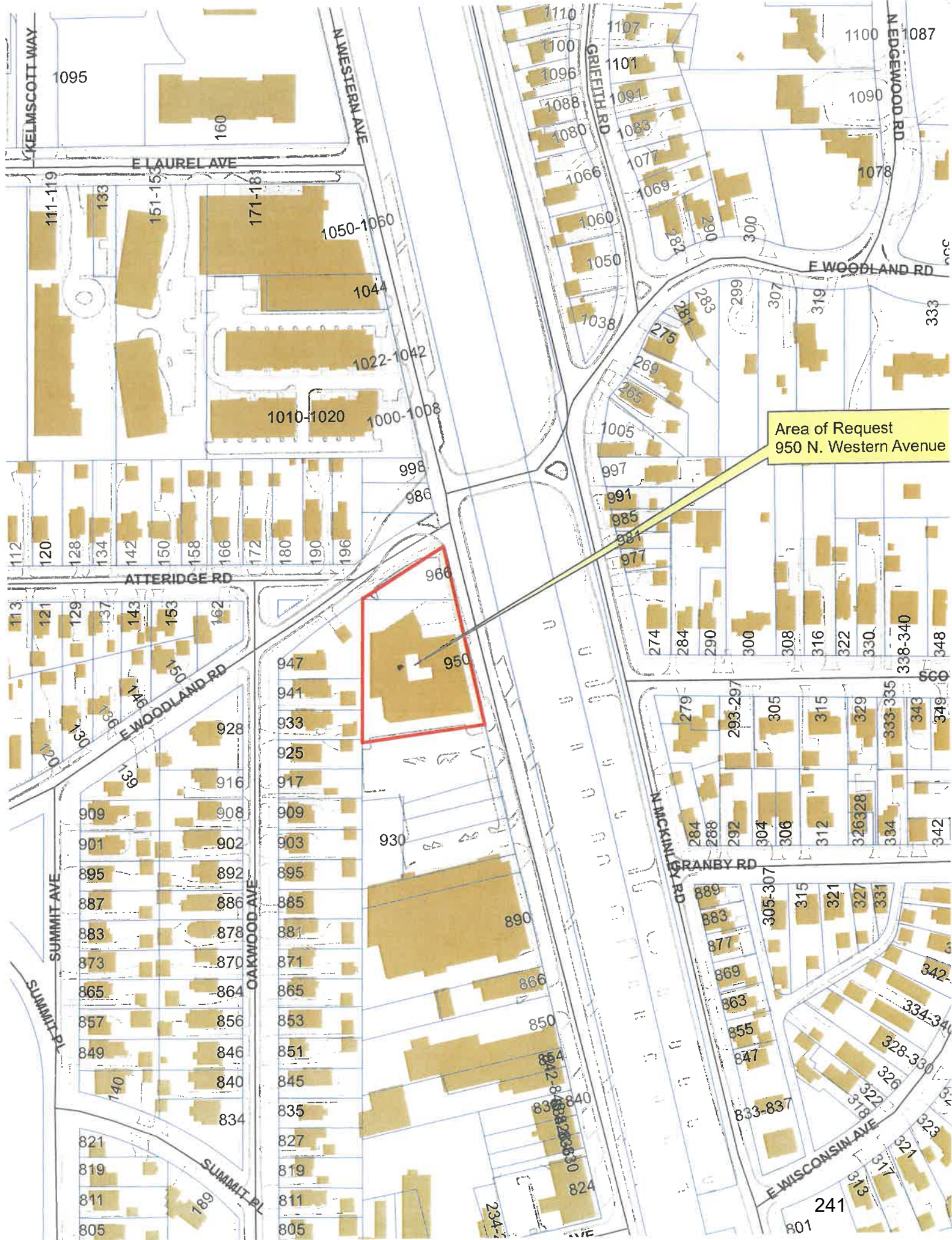
ABSTAIN:

Approved this _____ day of _____, 2021

Mayor

ATTEST:

City Clerk



Area of Request
950 N. Western Avenue



PLAN COMMISSION REPORT AND RECOMMENDATION

TO:	Honorable Mayor Pandaleon
DATE:	July 14, 2021
FROM:	Chairman Dixon and members of the Plan Commission
SUBJECT:	<i>Special Use Permit – New Restaurant in Westwood Center, 950 N. Western Avenue – Lucky Duck – Tapas and Drinks</i>

Property Owner

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

Property Location

950 N. Western Avenue

Zoning District

B-2, Community Commercial

Tenant – Restaurant Owners

Cecilia Lanyon and Dominic Zumpano

Plan Commission Recommendation

Approve a Special Use Permit to authorize the Lucky Duck restaurant to locate and operate in Westwood Center at 950 N. Western Avenue subject to the conditions detailed in Exhibit B of the ordinance included in the Council packet.

Summary of Request

This is a request for a Special Use Permit to allow a new restaurant to occupy an existing tenant space fronting on the court yard in the Westwood Center commercial development. Westwood Center is a multi-tenant, mixed use development located on the southwest corner of Western Avenue and Woodland Road, in the B-2 Community Commercial District. The Plan Commission has, over the past couple years, considered and recommended approval of requests for new restaurants in this development as the revitalization work on the overall building has progressed. Kuro Bistro, Donati's Pizza and Jefe's Tacos, all small scale restaurants, are all currently operating.

The newest restaurant now proposed, the Lucky Duck, will be located in the small space, about 800 square feet, currently occupied by The Peanut Gallery. The Lucky Duck will be owned and operated by Cecilia Lanyon and Dominic Zumpano, the current owners and operators of The Peanut Gallery. They are aware that The Peanut Gallery has a good following however, they want to pursue a different type of food offering that they believe will also have a strong following in the community. Ms. Lanyon and Mr. Zumpano have said that The Peanut Gallery is not going away, but just going on hiatus and may return in another form in the future.

The Lucky Duck will offer a tapas style food option to the community with specialty beverages. The hours of operation will be reduced from the current hours of the Peanut Gallery, offering only dinner, not lunch, and there will be minor changes to the kitchen equipment. The adjacent courtyard provides the opportunity for outdoor seating on a seasonal basis.

Review Process

Restaurants and bars are permitted outright in the B-2 zoning district except when located within 150 feet of property zoned for residential use. Restaurants proposed within 150 feet of a residential zoning district may only be authorized through a Special Use Permit. Despite the fact that the proposed restaurant is located internal to the Westwood Center development, the tenant space is within 150 feet of a residential zoning district and therefore, is presented to the Commission for consideration of a Special Use Permit consistent with the Code requirement. Special Use Permits are most often granted to specific businesses and are not transferable.

The Special Use Permit process provides for a public hearing before the Plan Commission. The Commission is required to evaluate special use requests for restaurants based on the standard Special Use Permit criteria and on the performance standards that apply specifically to restaurants. The criteria and standards are reviewed later in this staff report. As part of the special use process, the Plan Commission has the ability to recommend conditions to the City Council if the Commission determines that approval of the request, with some limitations and requirements, is appropriate. Conditions of approval as part of a Special Use Permit can impose a higher bar for restaurants located within 150 feet of residentially zoned properties than for restaurants located more centrally within the business district. Conditions of approval were established for the existing restaurants that operate in this commercial development to mitigate the impacts of light, noise and general activity on neighboring homes.

Description of the Site and Surrounding Area

Westwood Center, located at the northern end of the City's Central Business District, has been home to a variety of retail uses, service businesses, restaurants and office tenants over the years. This commercial center is a short walk from the new residential development at Laurel and Western Avenues which includes apartments, condominiums and single family homes. The West Park residential neighborhood is immediately adjacent to Westwood Center to the west and to the north, Regent's Row, a row house development is located further to the north on Western Avenue, on the north side of Woodland Road. Crystal Point condominiums and other multi-family developments and single family homes are located further north along Western Avenue. To the east, residential neighborhoods are located within a short walk or drive of Westwood Center. In summary, there is a significant population of residents within walking distance of this commercial development providing a strong customer base.

Westwood Center in its entirety was acquired over a year ago by a local family. In past years, the development suffered from a lack of attention to maintenance by the previous owner and as a result, many tenants vacated the development and there were some conflicts with the adjacent residential neighbors. The new owners have already completed significant upgrades to the exterior of the building and interior spaces. There is more work to do, however, the upgrades to date are receiving compliments from many in the community. The new owners are reactivating the center with a mix of tenants to meet the needs of the growing number of residents living in the area, provide services and amenities to the larger Lake Forest community, and to attract visitors from outside the community to patronize local businesses.

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

As with all areas where different types of uses abut each other, there are advantages and disadvantages. The Westwood Center property is zoned for and has a history of commercial use and the proposed restaurant is consistent with the intent of the B-2 zoning district. The details of how the site operates and is maintained on a daily basis are keys to compatibility with the neighboring uses. There will be conflicts from time to time, staff has encouraged the property owner to keep an open dialogue with neighboring residents and to respond to any issues that may come up in a way that balances the interests of all parties.

Overview of the Lucky Duck Restaurant

As noted above, a new restaurant is proposed to occupy space in the courtyard in Westwood Center. Lucky Duck will not have frontage on Western Avenue. The restaurant will be designed to easily accommodate customers who wish to dine in, in the limited seating area or pick up food to go. As noted above, the new restaurant will be operated by Cecilia Lanyon and Dominic Zumpano, both of whom have restaurant experience in Lake Forest. They currently operate both The Gallery on Wisconsin Avenue, and The Peanut Gallery.

The restaurant, as currently planned, will operate five days a week, serving dinner, from 5 p.m. to 9 p.m. on Tuesday, Wednesday and Thursday, and from 5 p.m. to 10 p.m. on Friday and Saturday. As the weather permits, limited outdoor dining may be available in the center of the Westwood Center complex. The courtyard is encircled by the existing building which buffers noise, light and activity from the neighboring homes to the west and north. However, the Lucky Duck is not expected to generate any increase in activity overall from the activity currently generated by the Peanut Gallery.

Correspondence and Public Testimony

Notice of this petition was provided in accordance with the Code requirements. A legal ad was published in a newspaper with local circulation. Notices of the Commission’s public hearing were mailed to residents in the surrounding area. The agenda for this meeting was posted at public locations and on the City’s website. No written or verbal testimony was presented to the Commission on this petition.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AUTHORIZING LUCKY DUCK, A FULL SERVICE RESTAURANT TO OPERATE AT 950 N. WESTERN AVENUE, WITHIN 150 FEET OF A RESIDENTIAL ZONING DISTRICT

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

WHEREAS, Cecilia Lanyon and Dominic Zumpano are the owners and operators of the proposed restaurant, Lucky Duck, which will replace The Peanut Gallery, also owned and operated by Ms. Lanyon and Mr. Zumpano, (the "**Tenant**"); and

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

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

WHEREAS, the Plan Commission did conduct a properly noticed public hearing on the Petition on July 14, 2021 and, after having fully heard and having considered the evidence and testimony offered and after brief deliberation, voted 4 to 0, to recommend approval of the request subject to the conditions of approval hereinafter set forth and made findings as detailed on Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the Plan Commission lamented the closing of The Peanut Gallery but offered the petitioners wishes for great success in their new endeavor and thanked them for their commitment to the community; and

WHEREAS, the City Council (i) concurs with the findings of the Plan Commission, (ii) finds that the uses and Improvements as authorized herein will satisfy the requirements of Sections 159.045 and 159.111(C) of the Zoning Code, and (iii) subject to the terms and conditions herein set forth, finds and determines that it is in the best interests of the City and its residents to approve the Petition and grant the SUP as set forth in the Ordinance.

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

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

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

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

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans, as recommended by the Building Review Board and previously approved by the City Council.
- D. Fees and Costs. The Owners/Tenant 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/Tenant shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

E. Conditions Pertaining to the Overall Westwood Square Development.

1. Perimeter fencing, retaining walls and landscaping at the north and west boundaries of the site shall be regularly inspected and maintained by the property owner. The fence must remain sturdy and in a full upright position, with all fence panels in place and in good condition. The retaining wall must remain in a solid and sturdy condition; any loose materials must be replaced. Landscaping along Woodland Road must be maintained in good condition and replaced as necessary, subject to the determination of the City's Certified Arborist, to provide substantial screening along the fence.
2. Vegetation along the public sidewalk on Woodland Road must be kept trimmed and may not obstruct or endanger pedestrian or bicycle traffic on the sidewalk.
3. Use of the alley on the south and west sides of the building shall be limited as follows:
 - a. The alley shall be used only for deliveries, trash pick-up and by emergency and security vehicles.
 - b. No parking, standing or staging of vehicles, other than for the purposes noted above, is permitted.
 - c. No portion of the alley shall be used as a drive thru or staging area for pick up by individuals, delivery services or by restaurant delivery personnel.
 - d. No gathering, loitering or smoking in the alley is permitted.
 - e. A sign shall remain posted stating that deliveries and trash pickup is permitted only between the hours of 7 a.m. and 6 p.m., on weekdays.
4. The property owner is responsible for establishing parking policies that give priority to customer parking, rather than employee parking, on the site. The property owner is responsible for monitoring parking activities and working with all of the tenants on an ongoing basis to assure compliance with the policies. The policies shall address the following:
 - a. Employees shall park off site in the Central Business District employee parking lot on McKinley Road during peak customer times.
 - b. No employee parking shall be permitted on Western Avenue.
 - c. No parking by employees or customers shall be permitted on residential streets.

Conditions Specific to Lucky Duck Restaurant

5. Signage, if not consistent with the previously approved signage for the overall building, shall be subject to review and approval by the Building Review Board.
6. Documentation of maintenance and inspection of the ventilation system must be submitted to the City on a regular basis.

7. All activity in the outdoor courtyard shall end no later than 30 minutes after the business closes. No gathering in the courtyard by customers or employees is permitted after hours.
8. During peak hours, the restaurant owners are responsible for assuring regular monitoring of the parking lots and neighboring residential streets to verify that parking is occurring consistent with the established policies and to take corrective action if necessary.
9. The property owners and restaurant owners are responsible for informing and directing employees and customers to appropriate parking areas. As necessary, the owners shall inform City staff of recurring parking or circulation issues on the site and corrective action shall be taken.

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

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

PASSED THIS ____ DAY OF _____, 2021.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ DAY OF _____, 2021.

MAYOR

ATTEST:

City Clerk

EXHIBIT B

Findings of Fact

Performance Standard - Availability of parking

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

The spaces in the surface lot and in the underground garage are shared by all of the tenants in the building. The majority of businesses in the development, particularly the second floor office tenants, are daytime businesses so in the evenings, most of the spaces on the site will be available for customers of the restaurants. Public parking for customers is also available on both sides of Western Avenue. Currently, in the evenings, the Western Avenue parking spaces in the immediate area are unused with the exception of the spaces closer to the entrance to Jewel. Employee permit parking is available on the east side of the railroad tracks, no permits are required for parking in these lots in the late afternoons and evenings.

Importantly, given the convenient location, it is expected that some customers, from the surrounding residential areas, will walk to the restaurant.

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

No employee or customer parking is permitted on streets in the adjacent residential neighborhoods. Community Development staff will work with the property and business owners and the City's Police Department to assure that parking for Westwood Center does not occur on residential streets. With the available parking on the site, on Western Avenue and in the parking lot on the east side of the railroad tracks; parking in adjacent residential neighborhoods has not been an issue in the past. If parking by employees or customers of the restaurants, offices or other businesses in Westwood Center does occur on residential streets, the City will take action promptly to stop that activity. This staff report includes a recommendation prohibiting employee and customer parking on residential streets.

Performance Standard – Building Review Board Approval

No exterior alterations are proposed as part of this petition. If the proposed signage for the business does not conform to previous approvals for the building, Building Review Board review may be required.

Performance Standard – Issuance of a Liquor License

The City Council has jurisdiction over issuing liquor licenses and determining whether businesses should or should not be permitted to serve or sell alcohol. If a liquor license is desired, application for a liquor license must be made to City Hall and considered by the City Council. The sale of alcohol is not regulated by a Special Use Permit.

Liquor licenses granted by the City Council establish hours during which liquor can be sold. Most liquor licenses allow the sale of alcohol between the hours of 11 a.m. and midnight. The petitioner states the restaurant will close at 9 p.m. on Tuesday, Wednesday and Thursday and at 10 p.m. on Friday and Saturday.

Performance Standard – Ventilation Systems

Only minor changes are proposed to the kitchen equipment. The flat top grill will be replaced by six burners and one burner will be removed. Any significant changes to the kitchen will require permits and inspections by the City. The Code requires the submittal of confirmation of regular maintenance and cleaning of the ventilation systems in restaurants to the City on an ongoing basis.

Performance Standard – Amplified Sound

No amplified sound is proposed in conjunction with this restaurant.

Performance Standard – Schedules for deliveries and trash pickup

Hours for deliveries to restaurants and trash pickup for the overall Westwood Center development are limited to 7 a.m. to 6 p.m. The trash from the restaurant will be housed in the alcove provided for a dumpster located on the west side of the building. Per City Code, trash and grease must be kept in a closed containers. Trash must be collected on a regular basis, as needed to avoid overflow of the containers.

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

The proposed restaurant will be located in an existing commercial building. Delivery trucks and other users of the alley shall only enter the alley from Woodland Road and exit on to Western Avenue to minimize the impact of headlights and noise on the neighborhood. The building owner shall provide appropriate signage and is responsible for enforcement. As noted above, conditions are proposed at the end of this report prohibiting the use of the alley as a staging area for deliveries or a break area for employees from any of the businesses at Westwood Center. Various conditions of approval as recommended at the end of this report are proposed in an effort to minimize impacts on the adjacent residential neighborhood.

Provided below is an evaluation of the **Criteria for Special Use Permits** in the City Code.

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

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

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

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

The proposed new restaurant is consistent with the commercial nature of the Westwood Center development and generally consistent with the type of uses that have existed at this location in the past. The proposed use, if operated consistent with the recommended conditions of approval, will not be injurious to the use and enjoyment or value of properties in the immediate area. Importantly, the restaurant operator is experienced, and known and respected in the community. The proposed restaurant will be an amenity to the neighboring residential area and add vitality to the City's business district.

Consistently, resident surveys have indicated an interest in bringing new restaurants into the City's business district. In addition, the City's Strategic Plan places a high priority on encouraging new businesses to bring increased activity into the City's core and support property values throughout the community.

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

The surrounding area is already developed. The proposed restaurant will likely help to attract other tenants to Westwood Center to provide options and meet the needs

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

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

No new buildings are proposed. Exterior renovations to the building are nearly complete and were previously approved by the Building Review Board.

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

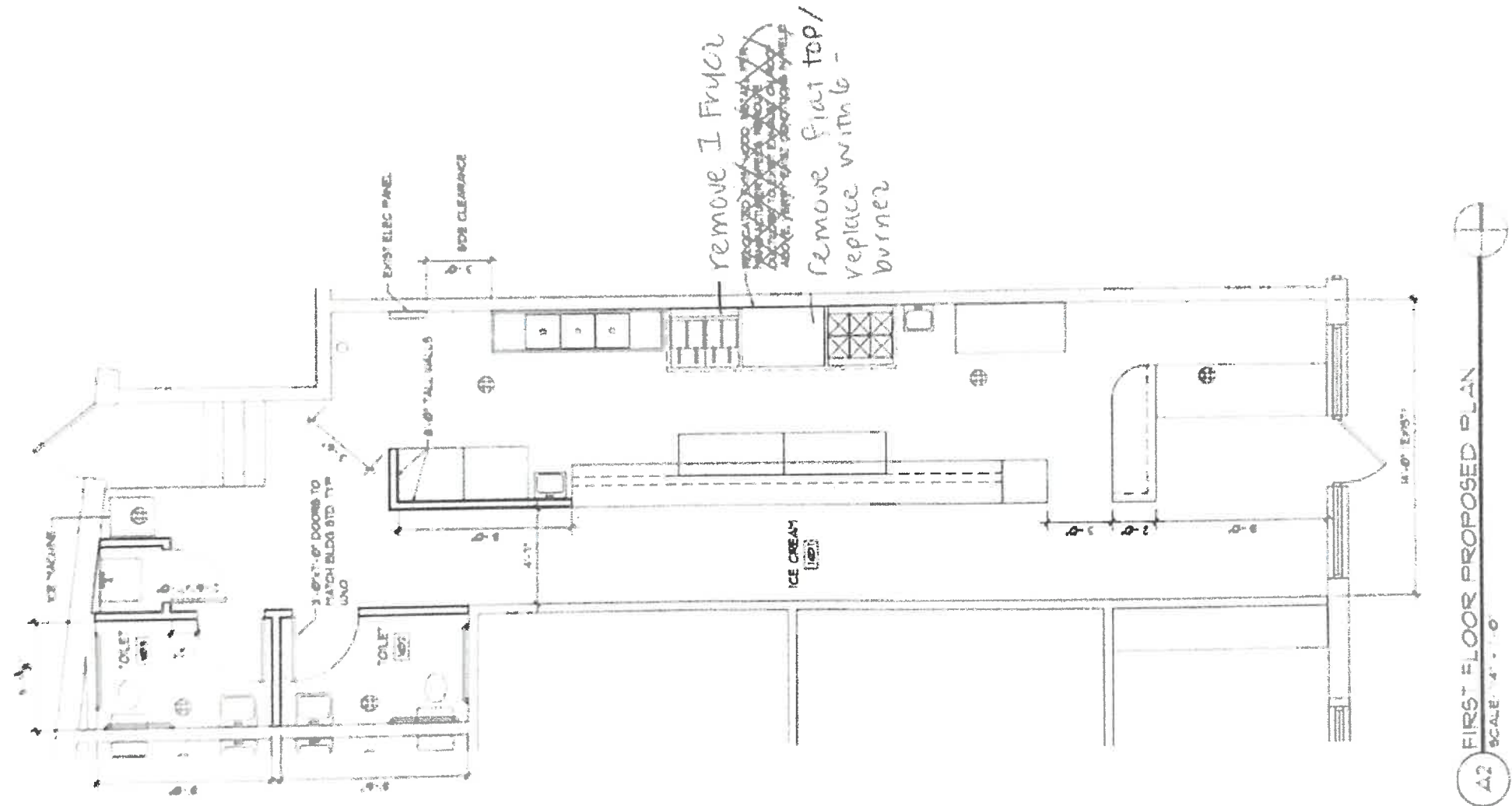
Adequate utilities and other infrastructure are in place to serve the new restaurant which will be located in an existing commercial development.

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

This is an existing commercial site. No changes are planned to the location or configuration of the curb cuts. The alley is designated for one-way travel, allowing entry to the alley from the north and exit on to Western Avenue, into the commercial district, rather than into the residential neighborhood.

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

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



Subject: FW: Amberley Courtyard Homes - City Council Consideration of BRB Recommendation for Approval

From: johnb@mcnaughtondevelopment.com <johnb@mcnaughtondevelopment.com>
Sent: Tuesday, July 13, 2021 4:09 PM
To: Czerniak, Cathy <CzerniaC@cityoflakeforest.com>
Cc: 'Robert O'Donnell' <rodonnell@och-law.com>
Subject: RE: Amberley Courtyard Homes - City Council Consideration of BRB Recommendation for Approval

Cathy

Thank you for your assistance with placing our request on the city council agenda. We wanted to provide the council a summary regarding our request to have our Building Review Board recommendation on that agenda.

First and foremost, we wanted to make it clear that since our initial submittal on November 24, 2020 and through to the final recommendation of the BRB on June 2nd that even though at times we might have disagreed, we believe that the parties involved were professional and accommodating. With that said, we have been respectful of the process, the staff, the BRB and the existing residents of Amberley Court. This level of conduct is reflected in the three BRB meetings we attended, the two subcommittee meetings that were conducted and the three homeowner meetings that occurred. With that said, the most apparent representation of our professionalism, accommodation and respectfulness is the product that resulted at the end of the six month process. The product that was eventually approved June 2nd is substantially different and considerably more costly than the product initially presented to the BRB in February. Our initial product would be summarized as....

- Transitional Coastal Style Architecture
 - GAF Timberline asphalt shingle with roof vents
 - Aluminum gutter & downspout
 - LP Smartside prefinished fascia & soffit
 - LP Smartside prefinished horizontal, shake and board & batt siding with LP trim and header boards
 - LP Smartside entryway columns and brackets
 - LP Smartside shutters
 - Brick veneer front elevation– 4” bed depth
 - LP Smartside fireplace bump outs
 - Vinyl windows and patio doors with integral grills
 - Prefinished steel garage doors with glass panels, raised panels, handles and spears
 - Wood fir doors with SDL windows and raised panels

The product recommended for approval by the BRB....

- French Country, Shingle & Tudor Style Architectural
 - Cedar shake shingle with ridge vent
 - Aluminum gutter & downspout
 - Hardi prefinished low maintenance fascia & soffit
 - Stucco with stucco trim and header boards – French Country design
 - Hardi prefinished low maintenance shake, trim and header boards – Shingle design
 - Cedar columns and brackets
 - Hardi shutters w/ shutter dogs and hinges

- Stone veneer front and side elevations for all French Country & Shingle designs – 4” bed depth
- Brick veneer all elevations for all Tudor designs – 4” bed depth
- Stone fireplace chimney w/ clay pot – French Country & Shingle design
- Brick Fireplace chimney w/ clay pot – Tudor design
- Fiberglass SDL windows and patio doors
- Prefinished steel garage doors with glass panels, raised panels, handles and spears
- Wood fir doors with SDL windows and raised panels

We are confident that this summary of materials and the visual effect of the elevations themselves reflect our commitment to considerable compromise in light of the city’s Design Guidelines and the BRB review process. In addition, both reflect a high level of accommodation in the effort to avoid any type of dispute with staff, the BRB and ultimately with the City Council. However, as we continually expressed to staff, the BRB, its subcommittee and to the neighbors, we are unable to accommodate the recommendation to include cedar shake roofs on any of the nineteen homes that remain to be constructed on Amberley Court.

The requirement of the cedar shake roof is an undue financial burden for us as a builder and the future homeowner. The cedar shake roof and the additional metal features required with the application will result in nearly \$600,000 in extra cost over the course of the development. As a point of reference, this value represents nearly the cost to construct an entire new home. Besides the expense, the cedar shake roof provides no discernable benefit in the market place. In fact, the roof will most likely be a deterrent in the marketability of the homes. Bottom line is that the market will not perceive value in the shake, thus forcing ourselves to unnecessarily absorb the full cost of the unwanted roof feature. Shake roofs, besides the high initial investment, require a high level of maintenance, have considerably shorter life spans and are expensive at the end of that life span when replacement is required. It’s at this point where the consumer is now burdened financially by a subjective decision to use an outdate material that to only a shrinking minority has a positive aesthetic value. The overall housing market, from basic to the most luxurious, and especially for our target market, the over 55 buyers, wants maintenance free and cedar shake roofs are not the right product. The result of the condition is that we are being dictated to providing our clients with a lessor valued product.

Our proposal to use an architectural grade CertainTeed Belmont Luxury asphalt shingle with ridge vent in no way will compromise the overall quality of the proposed homes. The use of the shingle is not in conflict with the Design Guidelines. They will not devalue any home within Amberley Woods, Stonebridge, Conway or any other product in Lake Forest. In fact, the Belmont shingle is far superior to the roofing material currently being used in the two most recently approved developments and our competition on the west side of Lake Forest at Willow Lake and Westleigh Farms. The proposed shingle is an appropriate design feature for all three of our architectural designs. The use of the shingle and its multiple color options will also assist in the goal of anti-monotony which was a major concern of the BRB.

Amberley Woods, as we know you are aware, has been a troubled development for several reasons since its inception. All five of the homes along Amberley Court, two built by the initial developer and three by KHovnanian have all sold at considerable discounts. The condo building languished for years, the second if required to duplicate the first will never be built and the commercial corner at Route 60 & Saunders has struggled to attract users. We appreciate that the BRB and the neighbors have their opinion on the roof material. However, their opinions in light of the past events, the current market tastes and future effect of those opinions on our buyers are wrong.

Our request to the City Council will be that they remove the condition the BRB recommended for the use of cedar shake roofs on all of the remaining homes along Amberley Court. In turn, we would commit to provide every home buyer a standard option to pay up for the ability to have a cedar shake roof on their new home. If the future residents of Amberley Woods and Lake Forest view the cedar shake roof as a benefit, we will be more than happy to provide them with that product upon request. However, as of this date of the four lot reservations we have, none would choose the shake roof over the asphalt shingle.

With the extent of the changes to the proposed homes, we have been behind in our goal of submitting plans for building permit on our two decorated models and our initial spec home. We expect the first of the plans to be submitted yet this week. Irrespective of the Council’s view of this request or our insistence of the use of the asphalt shingles we trust that the plans will be reviewed and permits will be issued in a manner consistent with other new homes within the City. In

addition, we would request that the city consider issuing foundation permits as the overall permit review continues in order to expedite the process in light of the time elapsed during the BRB review period.

We would be happy to discuss anything within this summary or any other items you might have regarding the request prior to Monday's council meeting.

Thank you.

John Barry
McNaughton Development
11 S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Cell: 708-767-1222

THE CITY OF LAKE FOREST

ORDINANCE NO. 2021- ____

AN ORDINANCE APPROVING NEW ARCHITECTURAL DESIGNS TO REPLACE THE PREVIOUSLY APPROVED DESIGNS FOR THE AMBERLEY WOODS COURTYARD HOMES

WHEREAS, McNaughton Development (Paul R. McNaughton 100%) ("**Owner**") is the owner of that certain real property commonly known as the Amberley Woods Courtyard Homes, Lake Forest, Illinois which consists of 19 vacant lots and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the TD, Traditional Zoning District; and

WHEREAS, the Amberley Woods mixed use development of which the Courtyard Homes are a part, was originally approved by the City Council on April 20, 2006 consistent with the requirements of the TD Zoning District; and

WHEREAS, the Owner desires to replace the previously approved architectural plans with new plans including modifications to the architectural styles, building massing, roof forms, architectural detailing and exterior materials ("**Improvements**") as depicted on the architectural drawings that are attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") to permit the construction of the Improvements and was required to present the new 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 3, 2021, April 7, 2021 and June 2, 2021; 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 TD, Traditional District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Revised 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 Owners shall reimburse the City for all of its costs

(including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if 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 _____, 2021.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2021.

Mayor

ATTEST: _____
City Clerk

The Plans

TOP/ RIDGE
28'-8" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

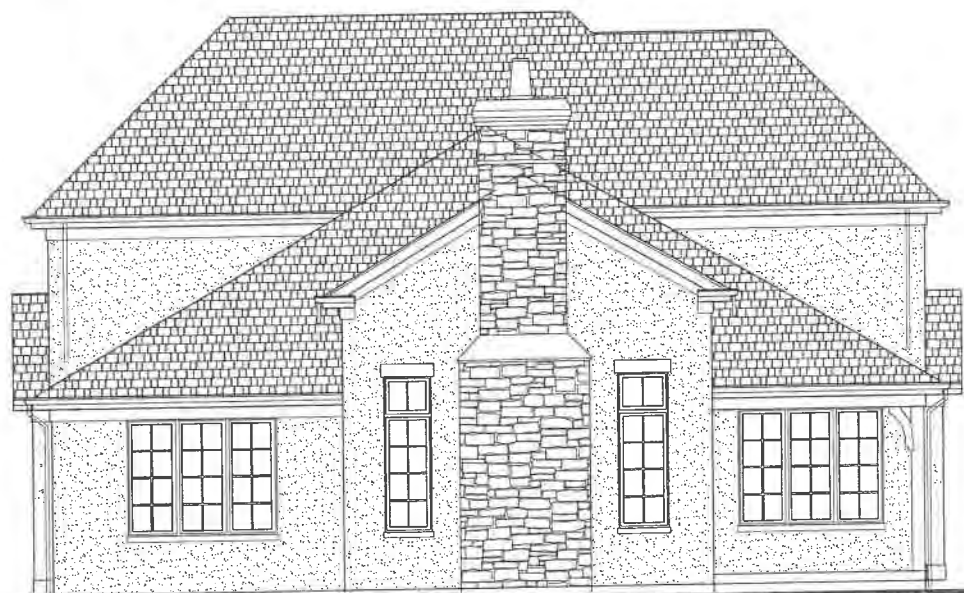
TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES CONTINUOUS RIDGE VENTS.
- ALUMINUM GUTTERS AND DOWN SPOUTS
- STUCCO FIREPLACE W/ CLAY FLUE CAP
- HARDIE BOARD FASCIA & SOFFIT W/ FACTORY FINISH
- 3/4" TRADITIONAL STUCCO W/ STUCCO TRIM BOARDS
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

AMBERLEY COURT - LAKE FOREST
BOSTONIAN - FRENCH COUNTRY

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

MAY 18, 2021

The Plans



FRONT ELEVATION

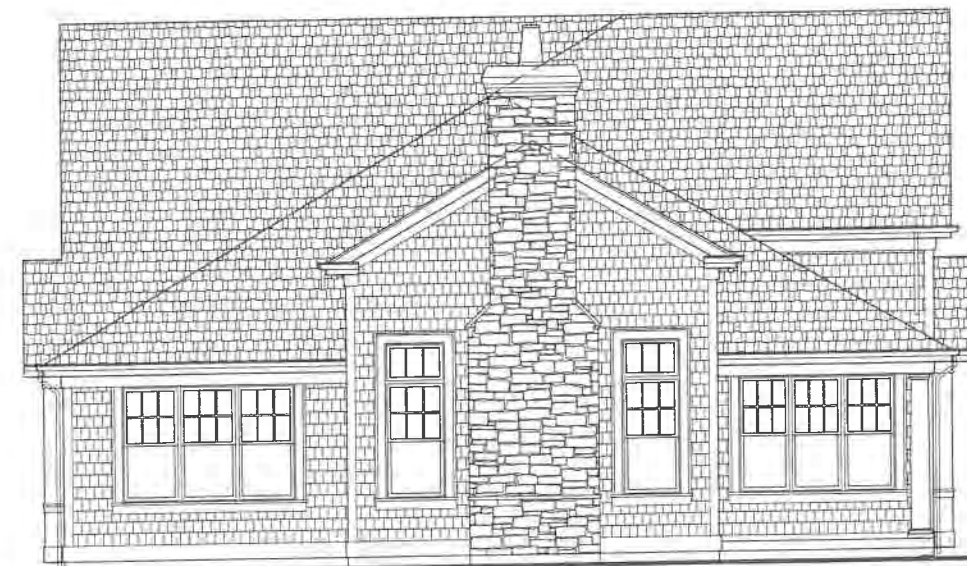
TOP/ RIDGE
26'-9" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- CEDAR SHAKE SHINGLES CONTINUOUS RIDGE VENTS.
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" STONE FIREPLACE W/ CLAY FLUE CAP
- HARDIE BOARD FASCIA & SOFFIT W/ FACTORY FINISH
- HARDIE BOARD SHAKE SIDING AND TRIM BOARDS
- 4" BRICK OR STONE WHERE SHOWN
- FIBERGLASS SIMULATED DIVIDED LITE WINDOWS, FRENCH DOORS & SLIDERS.
- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.

AMBERLEY COURT - LAKE FOREST
BOSTONIAN - SHINGLE



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

MAY 18, 2021

The Plans

TOP/ RIDGE
29'-8" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

TYPICAL EXTERIOR FACADE DETAILS:

- ARCHITECTURAL GRADE ASPHALT SHINGLES CONTINUOUS RIDGE VENTS.
- ALUMINUM GUTTERS AND DOWN SPOUTS
- 4" BRICK FIREPLACE W/ CLAY FLUE CAP
- HARDIE BOARD FASCIA & SOFFIT W/ FACTORY FINISH
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- CUT STONE SILLS AT WINDOWS AND DOORS WITH MASONRY VENEER.

AMBERLEY COURT - LAKE FOREST
BOSTONIAN - TUDOR



434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

McNAUGHTON
DEVELOPMENT

115220 JACKSON STREET
BURR RIDGE, IL 60527
PHONE: 630.325.3400
FAX: 630.325.3402

JOB NO.
01820

MAY 18, 2021

The Plans

TOP/ RIDGE
26'-9" ABOVE FINISHED
FLOOR

BOT/ FIRST FLOOR CLG.
9'-1" ABOVE FINISHED
FLOOR

TOP/ FIRST FLOOR
1'-7" ABOVE GRADE

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

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FERGON
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AMBERLEY COURT - LAKE FOREST
BRUNSWICK - FRENCH COUNTRY

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GROUP EXHIBIT B

The Plans



FRONT ELEVATION

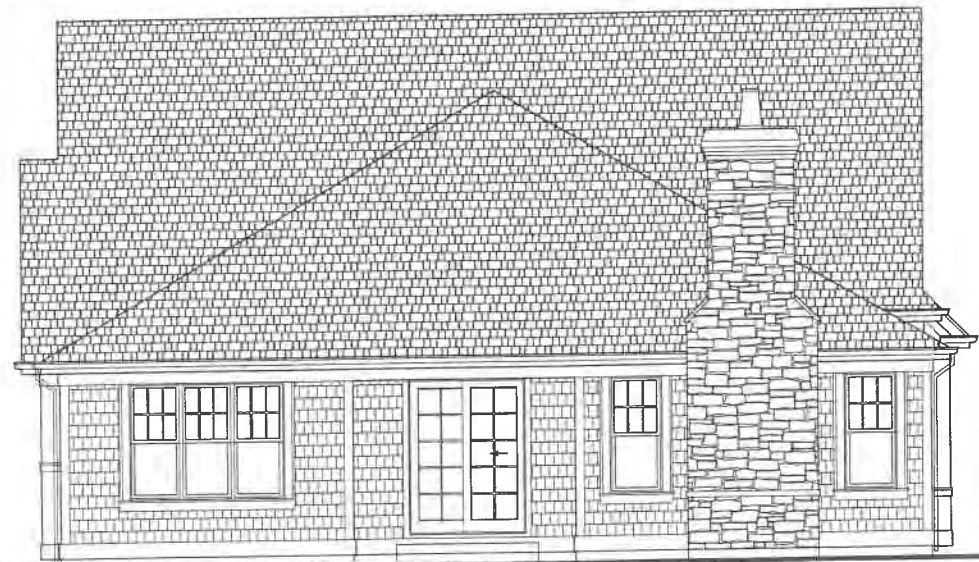
TOP/ RIDGE
26'-9" ABOVE FINISHED
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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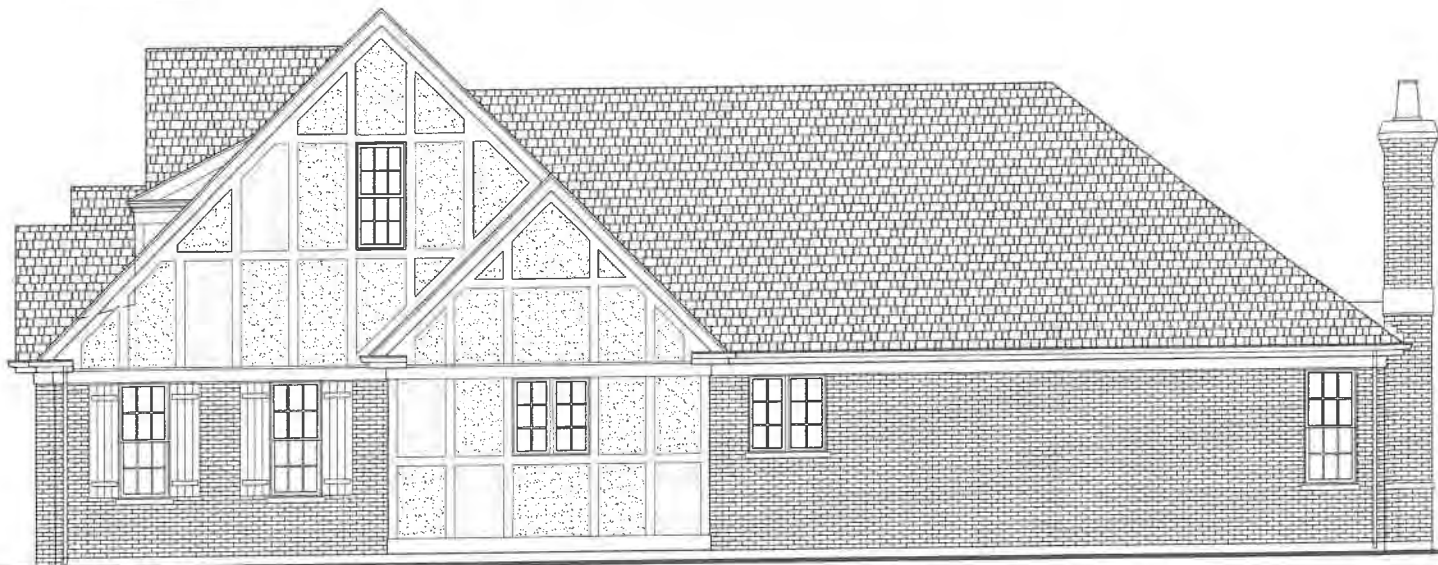


FRONT ELEVATION

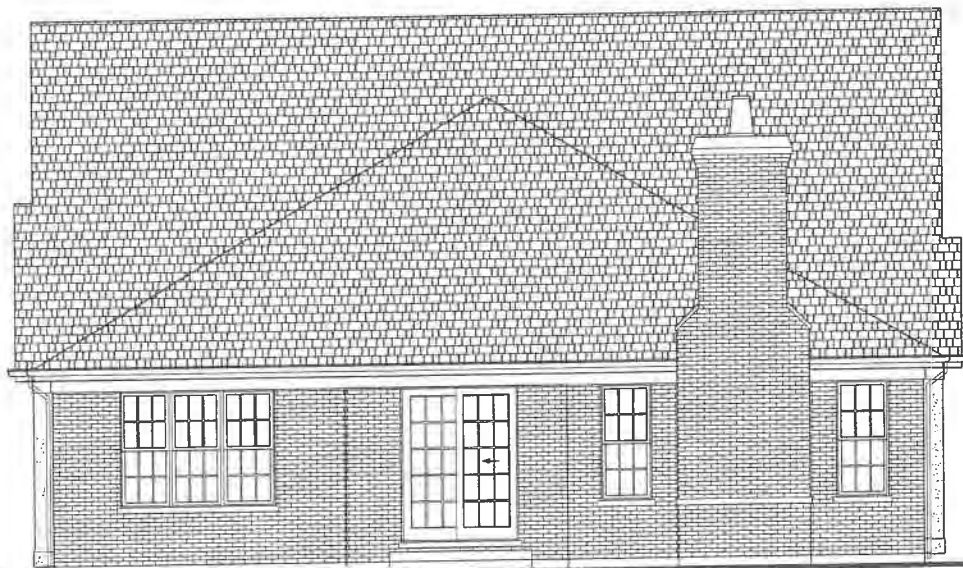
TOP/ RIDGE
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RIGHT ELEVATION



REAR ELEVATION



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AMBERLEY COURT - LAKE FOREST
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RIGHT ELEVATION



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AMBERLEY COURT - LAKE FOREST
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FRONT ELEVATION

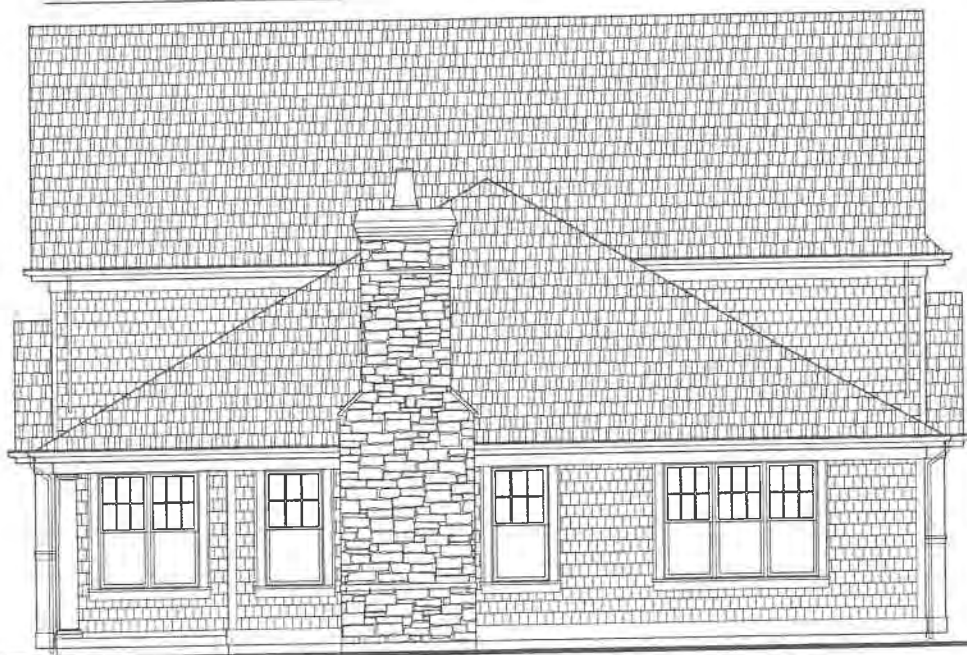
TOP/ RIDGE
31'-2" ABOVE FINISHED FLOOR

BOT/ FIRST FLOOR CLG.
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RIGHT ELEVATION



REAR ELEVATION



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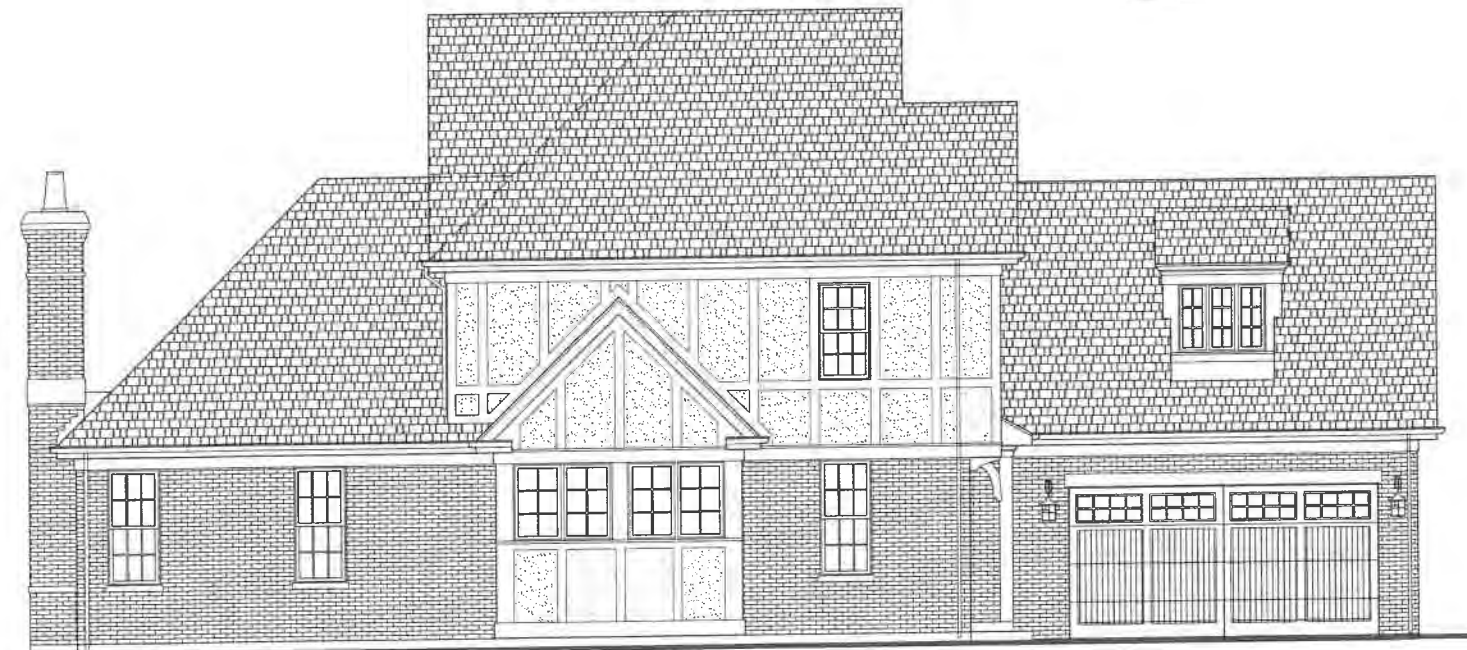
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RIGHT ELEVATION



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NAY 18, 2020

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FLOOR

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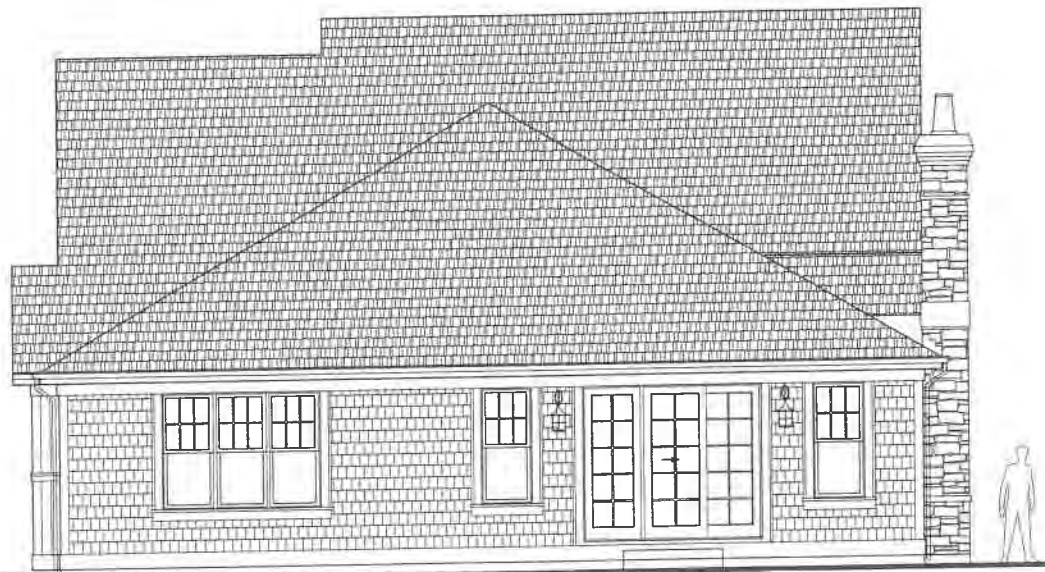
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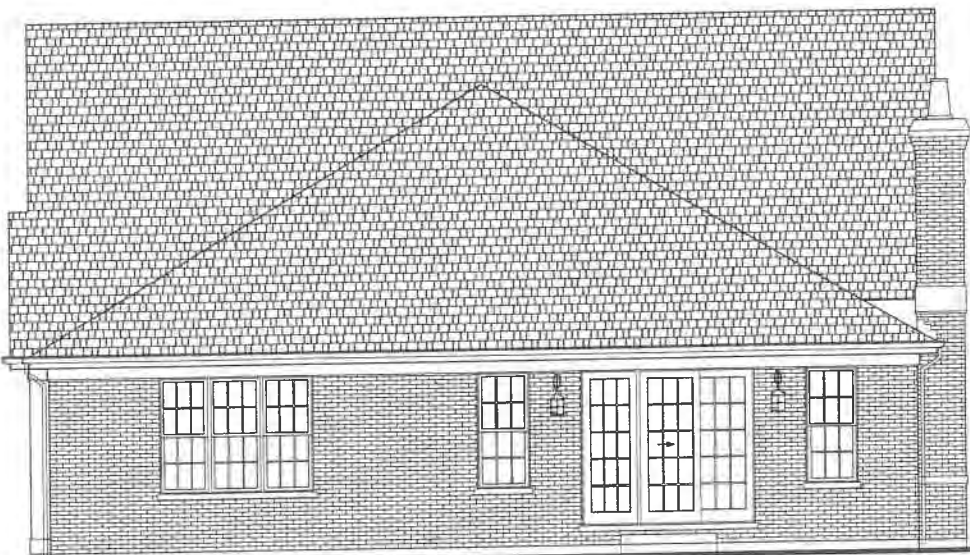
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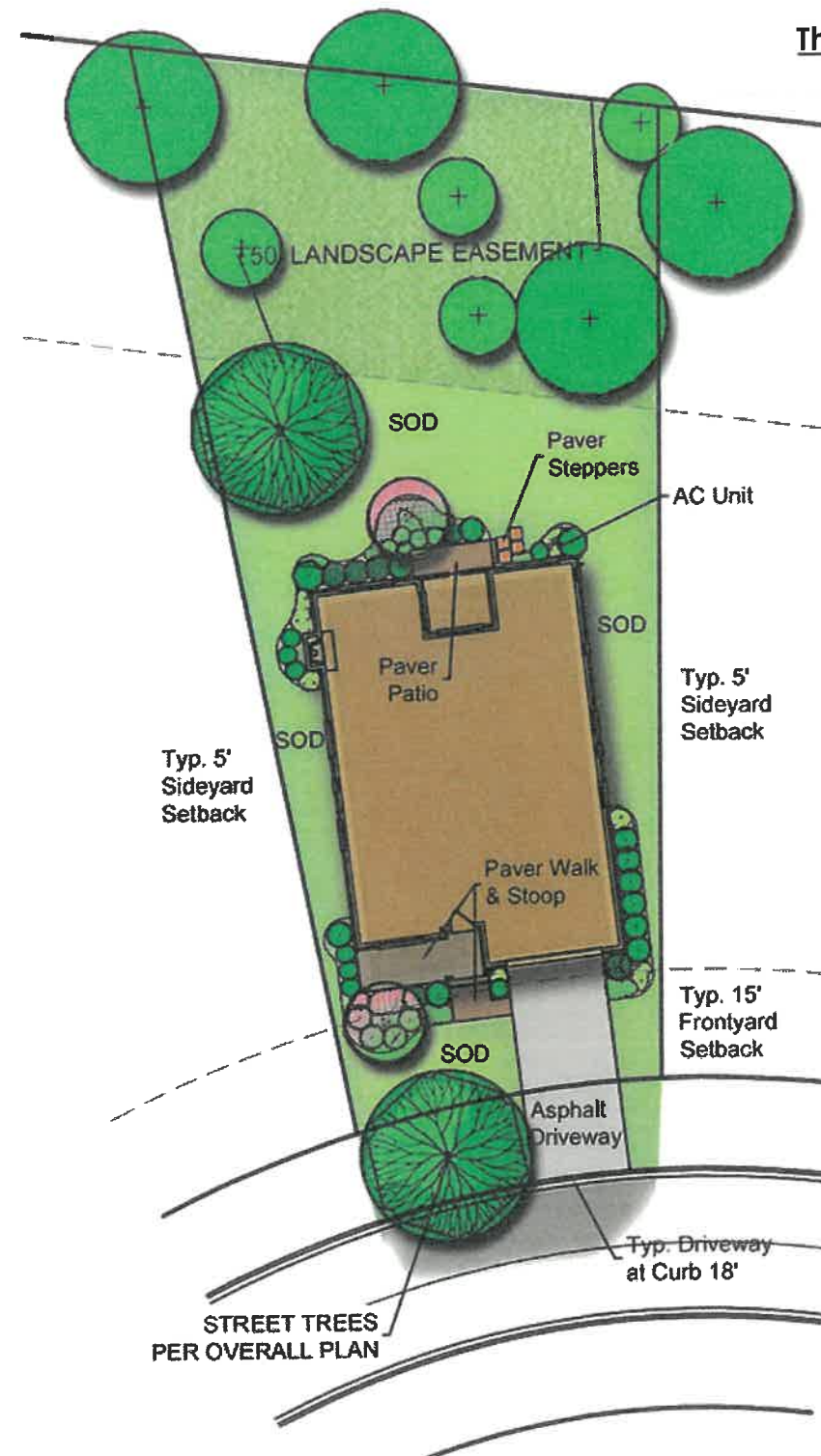
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GROUP EXHIBIT B

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PROTOTYPICAL FOUNDATION PLANTING



PLANT LIST-FOUNDATIONS PLANTINGS

The following is a general listing of quality plant material from which

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- Plants to be used in heavy shade locations (North Sides of Buildings)
- Plants to be used in part shade or sun

DECIDUOUS SHADE TREES

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Acer f. 'Jeffersred' ● Celtis occidentalis ● Gymnocladus d. 'Espresso' ● Quercus Species ● Ulmus j. x w. 'Morton' ● Ulmus 'Frontier' | <ul style="list-style-type: none"> ○ Autumn Blaze Maple ● Hackberry ● Espresso Kentucky Coffeetree ● Oaks ● Accolade Elm ● Frontier Elm |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

DECIDUOUS ORNAMENTAL TREES

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Amelanchier canadensis ● Amelanchier g. 'Autumn Brilliance' ● Betula p. 'Whitespire' ● Crataegus crus-galli v. inermis ● Hamamelis vernalis ● Malus species and cultivars ● Pyrus c. 'Jazzman' ● Syringa reticulata ● Viburnum prunifolium | <ul style="list-style-type: none"> ○ Shadblow Serviceberry ● Autumn Brilliance Serviceberry ● Whitespire Gray Birch ● Thornless Cockspur Hawthorn ● Vernal Witchhazel ● Flowering Crabapples ● Jack Gallery Pear ● Japanese Tree Lilac ● Blackhaw Viburnum |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

UPRIGHT EVERGREEN SHRUB

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Juniperus c. 'Mountbatten' ● Taxus c. 'Capitata' ● Thuja o. 'Smaragd' | <ul style="list-style-type: none"> ○ Mountbatten Juniper ○ Upright Yew ○ Emerald Green Arborvitae |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|

LARGE DECIDUOUS SHRUBS

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Cornus racemosa ● Cornus s. 'Bailey' ● Cotoneaster acutifolia ● Hydrangea a. 'Abetwo' ● Hydrangea p. 'Limelight' ● Hydrangea p. 'Renny' ● Physocarpus o. 'Seward' ● Syringa p. 'Miss Kim' ● Viburnum d. 'Christom' ● Viburnum x juddii ● Viburnum l. 'Mohican' ● Weigela f. 'Alexandra' | <ul style="list-style-type: none"> ○ Grey Dogwood ● Bailey Redosier Dogwood ● Peking Cotoneaster ● Incredible Hydrangea ● Limelight Hydrangea ● Vanilla Strawberry Hydrangea ● Summer Wine Ninebark ● Miss Kim Dwarf Lilac ● Blue Muffin Viburnum ● Judd Viburnum ● Mohican Viburnum ● Wine & Roses Weigela |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

DWARF DECIDUOUS SHRUBS & SHRUB ROSES

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Cotoneaster apiculata ● Fothergilla gardenii ● Diervilla 'G2X885411' ● Hydrangea p. 'ILVOBO' ● Hypericum kalmianum ● Rhus a. 'Gro-Low' ● Ribes a. 'Green Mound' ● Rosa Species ● Sorbaria a. 'Sem' ● Spiraea b. 'Tor' ● Spiraea x b. 'Froebel' ● Spiraea x b. 'Gold Flame' ● Spiraea x m. 'Darsnom' ● Weigela x 'Dark Horse' | <ul style="list-style-type: none"> ● Cranberry Cotoneaster ● Dwarf Fothergilla ● Kodiak Red Bush-honeysuckle ● Bobo Hydrangea ● Kalm St. John's Wort ● Gro-Low Sumac ● Green Mound Alpine Currant ● Shrub Rose ● Sem Ural Faste Spirea ● Birchleaf Spirea ● Froebel's Spirea ● Gold Flame Spirea ● Snow Storm Spirea ● Dark Horse Weigela |
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EVERGREEN/BROADLEAF SHRUBS

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Buxus 'Glencoe' ● Euonymus f. 'Emerald Gold' ● Euonymus f. 'Emerald Gaiety' ● Euonymus f. 'Sarcocoe' ● Juniperus c. 'Gold Lace' ● Juniperus c. 'Kallay's Compact' ● Juniperus c. 'Daub's Frosted' ● Juniperus c. 'Sargentii Viridis' ● Juniperus h. 'Hughes' ● Taxus m. 'Densiformis' | <ul style="list-style-type: none"> ○ Chicagoland Green Boxwood ● Emerald & Gold Euonymus ● Emerald Gaiety Euonymus ● Sarcocoe Euonymus ● Gold Lace Juniper ● Kallay's Compact Juniper ● Daub's Frosted Juniper ● Green Sargent Juniper ● Hughes Juniper ● Dense Yew |
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ORNAMENTAL GRASSES

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ○ Calamagrostis a. 'Karl Foerster' ● Carex m. 'Ice Dance' ● Deschampsia c. 'Pride Fountain' ● Hakonechloa m. 'All Gold' ○ Panicum v. 'Cheyenne Sky' ○ Panicum v. 'Shenandoah' ○ Pennisetum a. 'Hameln' ○ Schizachyrium s. 'Carousel' ● Sesleria autumnalis ○ Sporobolus heterolepis | <ul style="list-style-type: none"> ○ Feather Reed Grass ○ Ice Dance Sedge ○ Pride Fountain Tufted Hair Grass ○ Japanese Forest Grass ○ Cheyenne Sky Switch Grass ○ Shenandoah Red Switch Grass ○ Hameln Fountain Grass ○ Carousel Little Bluestem ○ Autumn Moor Grass ○ Prairie Dropseed |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PERENNIALS

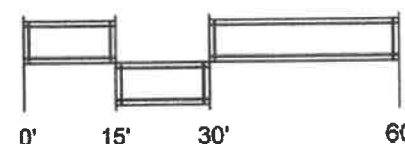
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| <ul style="list-style-type: none"> ○ Achillea millefolium sp. ● Astilbe chinensis sp. ○ Coreopsis v. 'Moonbeam' ○ Echinacea sp. ● Geranium 'Gerwat' ● Geranium s. 'Max Frei' ○ Hemerocallis sp. ● Heuchera sp. ● Hosta 'August Moon' ● Hosta 'Brother Stefan' ● Hosta 'Frances' ● Hosta 'Halcyon' ● Hosta 'Patriot' ○ Nepeta r. 'Walker's Low' ● Rudbeckia f. 'Vitte's Little Suzy' ○ Sedum s. 'Autumn Fire' | <ul style="list-style-type: none"> ○ Yarrow ○ Astilbe ○ Moonbeam Coreopsis ○ Coneflower ○ Rozanne Geranium ○ Max Frei Bloody Cranesbill ○ Daylily ○ Coralbells ○ August Moon Hosta ○ Brother Stefan Hosta ○ Frances Hosta ○ Halcyon Hosta ○ Patriot Hosta ○ Walker's Low Catmint ○ Little Suzy Black-eyed Susan ○ Autumn Fire Sedum |
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GROUNDCOVERS

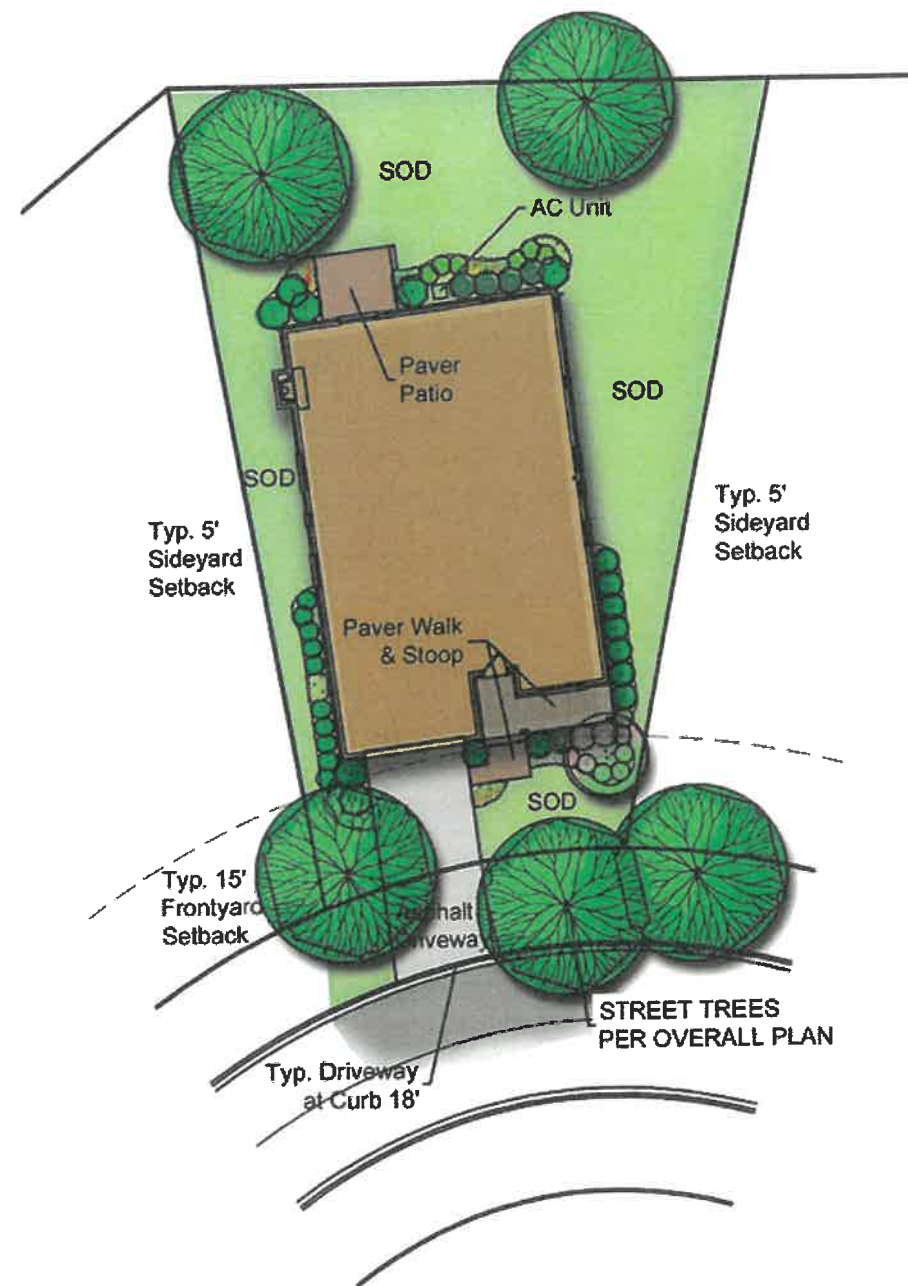
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| <ul style="list-style-type: none"> ● Ajuga r. 'Bronze Beauty' ● Euonymus f. 'Coloratus' ● Hedera h. 'Thornedale' ● Pachysandra l. 'Green Carpet' ○ Sedum kamtschaticum | <ul style="list-style-type: none"> ○ Bronze Beauty Bugleweed ○ Purpleleaf Wintercreeper ○ English Ivy ○ Japanese Spurge ○ Russian Stonecrop |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

AMBERLEY WOODS

LAKE FOREST, ILLINOIS



PROTOTYPICAL FOUNDATION PLANTING



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LARGE DECIDUOUS SHRUBS

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ● Cornus racemosa ● Cornus s. 'Bailey' ● Cotoneaster acutifolia ● Hydrangea a. 'Abetwo' ● Hydrangea p. 'LimeLight' ● Hydrangea p. 'Renhy' ● Physocarpus o. 'Seward' ● Syringa p. 'Miss Kim' ● Viburnum d. 'Christom' ● Viburnum x juddii ● Viburnum l. 'Mohican' ● Weigela f. 'Alexandra' | <ul style="list-style-type: none"> ○ Grey Dogwood ● Bailey Redosier Dogwood ● Peking Cotoneaster ● Incredible Hydrangea ● Limelight Hydrangea ● Vanilla Strawberry Hydrangea ● Summer Wine Ninebark ● Miss Kim Dwarf Lilac ● Blue Muffin Viburnum ● Judd Viburnum ● Mohican Viburnum ● Wine & Roses Weigela |
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DWARF DECIDUOUS SHRUBS & SHRUB ROSES

- | | |
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| <ul style="list-style-type: none"> ● Cotoneaster apiculata ● Fothergilla gardenii ● Diervilla 'G2X885411' ● Hydrangea p. 'LVOBO' ● Hypericum kalmianum ● Rhus a. 'Gro-Low' ● Ribes a. 'Green Mound' ● Rosa Species ● Sorbaria a. 'Sem' ● Spiraea b. 'Tor' ● Spiraea x b. 'Froebel' ● Spiraea x b. 'Gold Flame' ● Spiraea x m. 'Darsnom' ● Weigela x 'Dark Horse' | <ul style="list-style-type: none"> ○ Cranberry Cotoneaster ● Dwarf Fothergilla ● Kodiak Red Bush-honeysuckle ● Bobo Hydrangea ● Kalm St. John's Wort ● Gro-Low Sumac ● Green Mound Alpine Currant ● Shrub Rose ● Sem Ural Fastie Spirea ● Birchleaf Spirea ● Froebel's Spirea ● Gold Flame Spirea ● Snow Storm Spirea ● Dark Horse Weigela |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

EVERGREEN/BROAD LEAF SHRUBS

- | | |
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| <ul style="list-style-type: none"> ● Buxus 'Glennco' ● Euonymus f. 'Emerald Gold' ● Euonymus f. 'Emerald Gaiety' ● Euonymus f. 'Sarcocoe' ● Juniperus c. 'Gold Lace' ● Juniperus c. 'Kallay's Compact' ● Juniperus c. 'Daub's Frosted' ● Juniperus c. 'Sargentii Viridis' ● Juniperus h. 'Hughes' ● Taxus m. 'Densiformis' | <ul style="list-style-type: none"> ○ Chicago Land Green Boxwood ● Emerald & Gold Euonymus ● Emerald Gaiety Euonymus ● Sarcocoe Euonymus ● Gold Lace Juniper ● Kelly's Compact Juniper ● Daub's Frosted Juniper ● Green Sargent Juniper ● Hughes Juniper ● Dense Yew |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ORNAMENTAL GRASSES

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ○ Calamagrostis a. 'Karl Foerster' ○ Carex m. 'Ice Dance' ● Deschampsia c. 'Pixie Fountain' ● Hakonechloa m. 'All Gold' ○ Panicum v. 'Cheyenne Sky' ○ Panicum v. 'Shenandoah' ○ Pennisetum a. 'Hamel' ○ Schizachyrium s. 'Carousel' ● Sesleria autumnalis ○ Sporobolus heterolepis | <ul style="list-style-type: none"> ○ Feather Reed Grass ○ Ice Dance Sedge ○ Pixie Fountain Tufted Hair Grass ○ Japanese Forest Grass ○ Cheyenne Sky Switch Grass ○ Shenandoah Red Switch Grass ○ Hameln Fountain Grass ○ Carousel Little Bluestem ○ Autumn Moor Grass ○ Prairie Dropseed |
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PERENNIALS

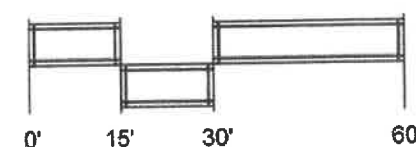
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| <ul style="list-style-type: none"> ○ Achillea millefolium sp. ● Astilbe chinensis sp. ○ Coreopsis v. 'Moonbeam' ○ Echinacea sp. ● Geranium 'Genwal' ● Geranium s. 'Max Frei' ○ Hemerocallis sp. ● Heuchera sp. ● Hosta 'August Moon' ● Hosta 'Brother Stefan' ● Hosta 'Francee' ● Hosta 'Halcyon' ● Hosta 'Patriot' ○ Nepeta r. 'Walker's Low' ● Rudbeckia l. 'Vette's Little Suzy' ○ Sedum s. 'Autumn Fire' | <ul style="list-style-type: none"> ○ Yarrow ○ Astilbe ○ Moonbeam Coreopsis ○ Coneflower ○ Rozanne Geranium ○ Max Frei Bloody Cranesbill ○ Daylily ○ Coralbells ○ August Moon Hosta ○ Brother Stefan Hosta ○ Francee Hosta ○ Halcyon Hosta ○ Patriot Hosta ○ Walker's Low Catmint ○ Little Suzy Black-eyed Susan ○ Autumn Fire Sedum |
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GROUNDCOVERS

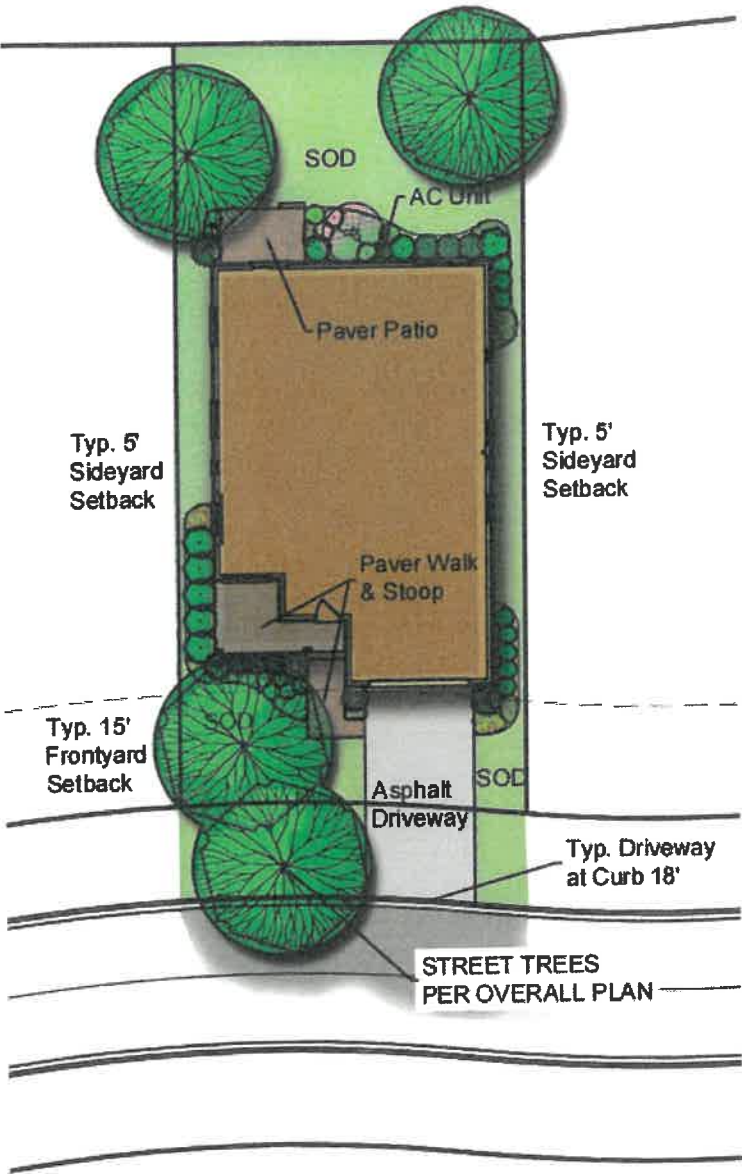
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| <ul style="list-style-type: none"> ● Ajuga r. 'Bronze Beauty' ● Euonymus f. 'Coloratus' ● Hedera h. 'Thorndale' ● Pachysandra t. 'Green Carpet' ○ Sedum kamtschaticum | <ul style="list-style-type: none"> ○ Bronze Beauty Bugleweed ○ Purpleleaf Wintercreeper ○ English Ivy ○ Japanese Spurge ○ Russian Stonecrop |
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AMBERLEY WOODS

LAKE FOREST, ILLINOIS



The Plans

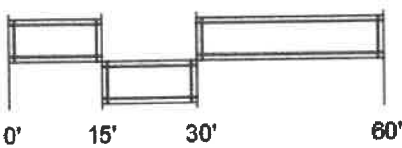


- PLANT LIST-FOUNDATIONS PLANTINGS**
The following is a general listing of quality plant material from which final plant species assignments may be selected.
- Plants to be used in heavy shade locations (North Sides of Buildings)
 - Plants to be used in part shade or sun
- DECIDUOUS SHADE TREES**
- | | |
|-----------------------------|------------------------------|
| ● Acer f. 'Jeffersred' | Autumn Blaze Maple |
| ● Celtis occidentalis | Hackberry |
| ● Gymnocladus d. 'Espresso' | Espresso Kentucky Coffeetree |
| ● Quercus Species | Oaks |
| ● Ulmus j. x w. 'Morton' | Accolade Elm |
| ● Ulmus 'Frontier' | Frontier Elm |
- DECIDUOUS ORNAMENTAL TREES**
- | | |
|--------------------------------------|--------------------------------|
| ● Amelanchier canadensis | Shadblow Serviceberry |
| ● Amelanchier g. 'Autumn Brilliance' | Autumn Brilliance Serviceberry |
| ● Betula p. 'Whitespire' | Whitespire Gray Birch |
| ● Crataegus crus-galli v. inermis | Thornless Cockspur Hawthorn |
| ● Hamamelis virginica | Vernal Witchhazel |
| ● Malus species and cultivars | Flowering Crabapples |
| ● Pyrus c. 'Jazzman' | Jack Gallery Pear |
| ● Syringa reticulata | Japanese Tree Lilac |
| ● Viburnum prunifolium | Blackhaw Viburnum |
- UPRIGHT EVERGREEN SHRUBS**
- | | |
|---------------------------|--------------------------|
| ● Juniperus c. 'Mountain' | Mountain Juniper |
| ● Taxus c. 'Capitata' | Upright Yew |
| ● Thuja o. 'Smaragd' | Emerald Green Arborvitae |
- LARGE DECIDUOUS SHRUBS**
- | | |
|----------------------------|------------------------------|
| ● Cornus racemosa | Grey Dogwood |
| ● Cornus s. 'Bailey' | Bailey Redosier Dogwood |
| ● Cotoneaster acutifolia | Peking Cotoneaster |
| ● Hydrangea a. 'Abetwo' | Incrediball Hydrangea |
| ● Hydrangea p. 'Limelight' | Limelight Hydrangea |
| ● Hydrangea p. 'Rentry' | Vanilla Strawberry Hydrangea |
| ● Physocarpus o. 'Seward' | Summer Wine Ninebark |
| ● Syringa p. 'Miss Kim' | Miss Kim Dwarf Lilac |
| ● Viburnum d. 'Christom' | Blue Muffin Viburnum |
| ● Viburnum x juddii | Judd Viburnum |
| ● Viburnum l. 'Mohican' | Mohican Viburnum |
| ● Weigela f. 'Alexandra' | Wine & Roses Weigela |
- DWARF DECIDUOUS SHRUBS & SHRUB ROSES**
- | | |
|----------------------------|-----------------------------|
| ● Cotoneaster apiculata | Cranberry Cotoneaster |
| ● Fothergilla gardenii | Dwarf Fothergilla |
| ● Diervilla 'G2X685411' | Kodiak Red Bush-honeysuckle |
| ● Hydrangea p. 'ILVOBO' | Bobo Hydrangea |
| ● Hypericum kalmianum | Kalm St. John's Wort |
| ● Rhus a. 'Gro-Low' | Gro-Low Sumac |
| ● Ribes s. 'Green Mound' | Green Mound Alpine Currant |
| ● Rosa Species | Shrub Rose |
| ● Sorbaria a. 'Sem' | Sem Ural Faste Spirea |
| ● Spirea b. 'Tor' | Birchleaf Spirea |
| ● Spirea x b. 'Froebel' | Froebel's Spirea |
| ● Spirea x b. 'Gold Flame' | Gold Flame Spirea |
| ● Spirea x m. 'Darsnort' | Snow Storm Spirea |
| ● Weigela x 'Dark Horse' | Dark Horse Weigela |

- EVERGREEN BROADLEAF SHRUBS**
- | | |
|------------------------------------|---------------------------|
| ● Buxus 'Glennco' | Chicagoland Green Boxwood |
| ● Euonymus f. 'Emerald Gold' | Emerald & Gold Euonymus |
| ● Euonymus f. 'Emerald Gaiety' | Emerald Gaiety Euonymus |
| ● Euonymus f. 'Sarcocoe' | Sarcocoe Euonymus |
| ● Juniperus c. 'Gold Lace' | Gold Lace Juniper |
| ● Juniperus c. 'Kallay's Compact' | Kallay's Compact Juniper |
| ● Juniperus c. 'Deub's Frosted' | Deub's Frosted Juniper |
| ● Juniperus c. 'Sargentii Viridis' | Green Sargent Juniper |
| ● Juniperus h. 'Hughes' | Hughes Juniper |
| ● Taxus m. 'Densiformis' | Dense Yew |
- ORNAMENTAL GRASSES**
- | | |
|------------------------------------|----------------------------------|
| ○ Calamagrostis a. 'Karl Foerster' | Feather Reed Grass |
| ● Carex m. 'Ice Dance' | Ice Dance Sedge |
| ● Deschampsia c. 'Pixie Fountain' | Pixie Fountain Tufted Hair Grass |
| ● Hakonechloa m. 'All Gold' | Japanese Forest Grass |
| ○ Panicum v. 'Cheyenne Sky' | Cheyenne Sky Switch Grass |
| ○ Panicum v. 'Shenandoah' | Shenandoah Red Switch Grass |
| ○ Pennisetum a. 'Hamel' | Hamel Fountain Grass |
| ○ Schizachyrium s. 'Carousel' | Carousel Little Bluestem |
| ● Setaria autumnalis | Autumn Moor Grass |
| ○ Sporobolus heterolepis | Prairie Dropseed |
- PERENNIALS**
- | | |
|--------------------------------------|------------------------------|
| ○ Achillea millefolium sp. | Yarrow |
| ● Asilbe chinensis sp. | Astilbe |
| ● Coreopsis v. 'Moonbeam' | Moonbeam Coreopsis |
| ● Echinacea sp. | Coneflower |
| ● Geranium 'Gerwat' | Rozanne Geranium |
| ● Geranium s. 'Max Frei' | Max Frei Bloody Cranesbill |
| ○ Hemerocallis sp. | Daylily |
| ● Heuchera sp. | Coralbells |
| ● Hosta 'August Moon' | August Moon Hosta |
| ● Hosta 'Brother Stefan' | Brother Stefan Hosta |
| ● Hosta 'Frances' | Frances Hosta |
| ● Hosta 'Halcyon' | Halcyon Hosta |
| ● Hosta 'Patriot' | Patriot Hosta |
| ○ Nepeta r. 'Walker's Low' | Walker's Low Catmint |
| ● Rudbeckia f. 'Vitte's Little Suzy' | Little Suzy Black-eyed Susan |
| ○ Sedum s. 'Autumn Fire' | Autumn Fire Sedum |
- GROUNDCOVERS**
- | | |
|---------------------------------|--------------------------|
| ○ Ajuga r. 'Bronze Beauty' | Bronze Beauty Bugleweed |
| ● Euonymus f. 'Coloratus' | Purpleleaf Wintercreeper |
| ● Hedera h. 'Thomdale' | English Ivy |
| ● Pachysandra l. 'Green Carpet' | Japanese Spurge |
| ○ Sedum kamischaticum | Russian Stonecrop |

AMBERLEY WOODS

LAKE FOREST, ILLINOIS





BUILDING REVIEW BOARD Notice of Action

On June 2, 2021, the City of Lake Forest Building Review Board voted to recommend approval of the following petition:

Petition Address:	Amberley Woods Courtyard Homes
Property Owner:	McNaughton Development (Paul R. McNaughton 100%)
Representative:	John Barry, McNaughton Development Rick Swanson, architect

Project Description: Revised plans for 19 single family homes on vacant lots.

Board Action: The Board voted 6 to 0 to recommend approval of the above petition based on the findings as presented in the staff report and subject to the following conditions.

1. The plans shall reflect the following exterior materials:
 - a. Wood shingle roofs for all model and style types.
 - b. Fiber cement with a smooth finish for all siding.
 - c. Fiber cement trim, fascia, soffits and shutters for the Shingle style designs.
 - d. Stucco trim boards and fiber cement fascia, soffits and shutters for the French Country and Tudor style designs.
 - e. Fiberglass windows with interior and exterior muntins.
 - f. Aluminum gutters and downspouts.
 - g. Wood porch columns and brackets.
 - h. Stone and brick chimneys with clay pots.
2. Color palettes and lighting plans shall be submitted at the time the plans for each individual house are submitted for permit.
3. All modifications to the plans including those detailed above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.

4. The developer shall maintain a matrix of homes and their locations throughout the buildout of the development to assure appropriate diversity of models and architectural styles. The updated matrix is required to be submitted with the building permit application for each home.
 5. A current tree survey shall be submitted with the plans for each home to allow a determination of which trees are worthy of preservation and require protection during construction. Healthy, heritage trees should be considered in developing the site plan for each home recognizing that some trees will need to be removed to allow development of the lots.
 6. Landscape plans for each residence shall be submitted prior to the issuance of a building permit for each home.
 7. Construction parking and staging plans shall be submitted to the City along with the application for building permit for each home. Amberley Court must remain passable and regularly cleaned of dirt and debris resulting from construction.
-

This approval is valid for a period of 2 years from the date of final approval by the City Council. Upon review of the final plans and a determination that the plans are consistent with the approvals granted and with all applicable Code provisions, permits will be issued to allow work on the site to begin. A building permit must be obtained and all applicable fees paid prior to the 2-year expiration date.

Following the guidelines below will help expedite the City's review of your plans and the issuance of permits for your project.

- ✓ All construction drawings submitted for permit should accurately reflect the approvals granted and respond to all conditions of approval.
- ✓ If the plans submitted for permit differ from the approvals, all changes including, but not limited to, changes to exterior materials, building massing, the site plan, grading, window or door placement or size, or architectural detailing should be highlighted clearly on the plans.
- ✓ If the plans submitted differ from the approvals granted, further Board and City Council review of the project may be required.
- ✓ Construction is required to begin within 90 days of the issuance of the permit. All construction must be consistent with the approved plans and must proceed in a diligent manner. If changes are desired or

necessary after work is underway, please contact City staff to discuss the process for review of proposed revisions to the approved plans.

If you have any questions or need additional information, please contact Jennifer Baehr, Assistant Planner at baehrj@cityoflakeforest.com or at 847-810-3520.

