



Real Estate Rider
City of Lake Forest – A Community of Character
Approved by the City Council – February 17, 2015

The following information is provided to inform and assist potential home buyers and new homeowners.

Welcome to Lake Forest, Illinois, one of the oldest planned communities in the United States! Many families are attracted to Lake Forest because of the community’s character. Tree-lined streetscapes, a mix of historic and newer residences, strong property values, great schools, the Library, youth and senior services, special events, an outstanding hospital and unique business districts all contribute to the valued character and uniqueness of the community. The City has a long tradition of thoughtful planning and high quality buildings and landscapes.

Managing Growth and Change

As a potential or new home buyer, it is important for you to know that The City has adopted various plans, policies, regulations and processes which establish the framework for balancing change in the community.

- The City’s Comprehensive Plan
- Residential Design Guidelines
- Criteria for consideration of demolition requests
- The Historic Preservation Ordinance
- A Tree Preservation and Landscaping Ordinance
- Establishment of Boards and Commissions

Although the City remains strongly dedicated to the preservation of community character and preservation of significant and distinguishing historic buildings, landscapes and streetscapes, value is placed on both preservation and innovation. To achieve these goals, the City offers assistance and serves as an ally to potential buyers and homeowners by offering pre-purchase and pre-application meetings, guidelines for selecting architects and design professionals, illustrated design guidelines and personal assistance in working with City Boards and Commissions. All potential buyers and new homeowners are encouraged to consult with City staff early in the process of planning for construction of new homes or changes to existing homes. Gaining an understanding of how City policies and processes including, but not limited to building size, historic districts, tree preservation and architectural design may be helpful in expediting your project.

The City’s long tradition of deliberate processes, thoughtful planning and quality design has stood the test of time and has served the City well. We look forward to working with you as the community continues to grow and change over time.

Seller

Seller

Buyer

Buyer