



LF City Planning 1920s-Present

How Ordinances Protect
the Vision of the 1857 Plan
and Your Property Value

A Planned Community



- Lake Forest is one of the earliest planned communities in the nation.
- Planning in the spirit of the original plan continues to this day.

Key Residential Ordinances and Guidelines

- Zoning Code
 - Historic Preservation Ordinance
- Building Code
 - Architectural and Design Review Ordinance
 - Residential Design Guidelines
 - Building Scale and Environment Ordinance
 - Tree Preservation and Landscape Ordinance

Goals of Ordinances and Guidelines

- Achieve development that is:
 - Consistent with Comprehensive Plan
 - Consistent with prevailing visual character of neighborhoods and business districts
 - Consistent in the review process
- Ensure development that preserves and enhances the economic value of Lake Forest

Historic Preservation Ordinance

- Goals:
 - Preserve and enhance the City's historic architectural and landscape resources
 - Encourage development respectful of the City's built and environmental heritage
 - Foster civic pride
 - Ensure the future economic value of Lake Forest by protecting the City's uniqueness

Architectural and Design Review

- Goal: “Each building in Lake Forest shall complement and improve upon the architectural heritage of the City.” (A & D Review Ord.)
- Sets standards for:
 - Plans
 - Building Review Board Membership and Authority
 - Architectural Design Review

Residential Design Guidelines

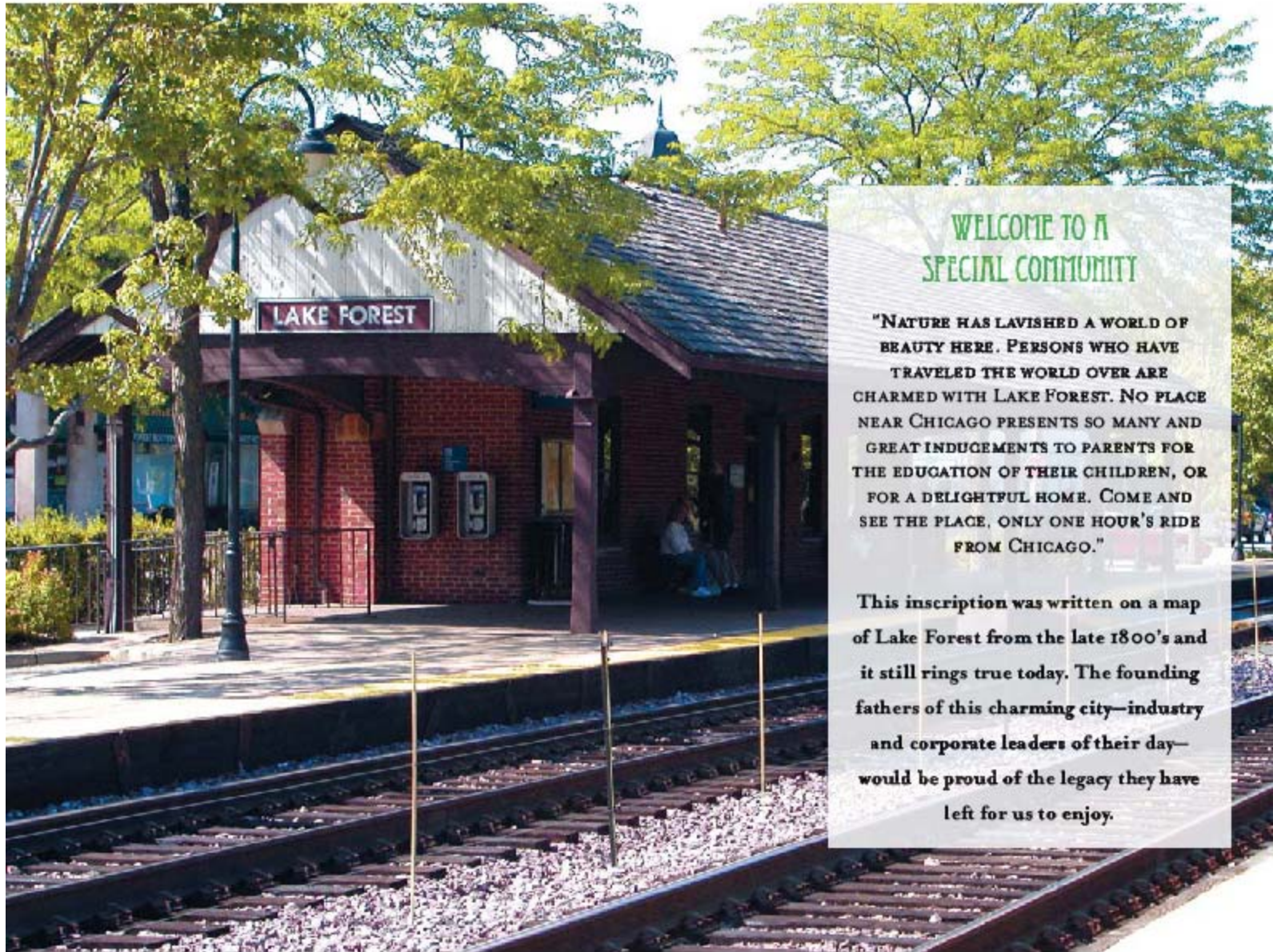
- A resource guide for building in established neighborhoods
- For use by property owners, as well as by the Building Review Board and the Historic Preservation Commission as a basis for reviewing projects

Building Scale and Environment Ordinance

- Goals:
 - To maintain an appropriate balance between building scale and the surrounding environment
 - To maintain the existing character and ambiance of the City

Tree Preservation Ordinance

- Goals:
 - Preserve the wooded streetscapes of the community
 - Provide for a high level of tree preservation during development and re-development
 - Protect ravines, bluffs, and conservation easements



WELCOME TO A
SPECIAL COMMUNITY

"NATURE HAS LAVISHED A WORLD OF BEAUTY HERE. PERSONS WHO HAVE TRAVELED THE WORLD OVER ARE CHARMED WITH LAKE FOREST. NO PLACE NEAR CHICAGO PRESENTS SO MANY AND GREAT INDUCEMENTS TO PARENTS FOR THE EDUCATION OF THEIR CHILDREN, OR FOR A DELIGHTFUL HOME. COME AND SEE THE PLACE, ONLY ONE HOUR'S RIDE FROM CHICAGO."

This inscription was written on a map of Lake Forest from the late 1800's and it still rings true today. The founding fathers of this charming city—industry and corporate leaders of their day—would be proud of the legacy they have left for us to enjoy.