

**RIDER TO BE ATTACHED TO REAL ESTATE CONTRACTS IN LAKE FOREST,
ILLINOIS EXPLAINING THE HISTORY OF LAKE FOREST REGARDING THE CITY'S
CONTINUED DESIRE TO MAINTAIN THE OVERALL COMMUNITY CHARACTER AND
ITS EXISTING RESIDENTIAL STRUCTURES AND STREETSCAPES**

The City of Lake Forest, Illinois is one of the oldest planned communities in the United States. Ever since its creation by Special Charter of the Illinois Legislature in 1861, Lake Forest has continuously planned its development and growth.

From time to time, Lake Forest has reviewed and amended its comprehensive plan and ordinances, but in each case, amendments represented a continuation of the central philosophy of the City which is to maintain its compatible community character, historic structures and streetscapes.

The City remains strongly dedicated to the preservation of its community character and historic past and to the results that have been achieved through the planning process. On September 17, 1998, the Lake Forest City Council continued the long tradition of planning for the preservation of the character of the community by adopting an Historic Preservation Ordinance. This Ordinance established the City's first Historic Preservation Commission. The Historic Preservation Commission is charged with overseeing development and re-development activity within the City's three Historic Districts to ensure the protection of the character of the Districts.

City ordinances that apply to properties throughout the City, prohibit the demolition or major alteration of existing structures or streetscapes for a reasonable period of time until the City's Boards and Commissions have had an opportunity to study the appropriateness of the proposed demolition or alteration regardless of the age of the structure. If deemed appropriate, alternatives to the proposed demolition or alterations will be considered by the Board or Commission in an effort to achieve the goals of the City's Ordinances. Because of its unique status as a Special Charter City, Lake Forest views itself as one unified whole and not a collection of individual parts. Therefore, the City does not view a property in isolation, but rather in the context of the properties around it and, if the property is within an Historic District, in the context of the District as a whole.

Lake Forest is an attractive place in which to live and work because of its Special Charter, its history, its planning process and its continued devotion to principles which make the City attractive. **Those seeking to purchase property in Lake Forest for the first time, or moving from one place to another in Lake Forest, should be aware that the City has adopted ordinances governing demolition, construction and alteration and those ordinances should be carefully considered before making a decision to purchase.**

The City's principles have withstood the test of time and the City is determined to adhere to those principles.

Seller

Seller

Buyer

Buyer

Approved by City Council 11/19/98