

AGENDA
COMMITTEE OF THE WHOLE MEETING
Village Hall – Board Room
Monday, November 11, 2019
Following Regular Village Board Meeting

Reasonable accommodations / auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings of the Board. Please contact the Village Administrative Office (847-883-8600) 48 hours in advance if you need special accommodations to attend. The Committee of the Whole will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Trustees to do so. Citizens wishing to address the Board on agenda items may speak when the agenda item is open, prior to Board discussion.

CALL TO ORDER**1.0 ROLL CALL****2.0 ITEMS OF GENERAL BUSINESS****2.1 Planning, Zoning and Land Use**

- 2.11 Consideration of an Ordinance Rezoning the Property Commonly Known as 2 Hotz Road from R1 Single-Family Resident to E Small Scale Office (Lincolnshire Animal Hospital – 420 Half Day Road)
- 2.12 Consideration of an Ordinance Granting an Amendment to a Special Use Granting Variations for an Animal Clinic (Lincolnshire Animal Hospital – 420 Half Day Road)
- 2.13 Preliminary Evaluation of a New Special Use with Variations to Ratify Existing Improvements for a Proposed Building Addition (Daniel Wright Junior High School – 1370 Riverwoods Road)
- 2.14 Consideration of Zoning Board Non-Recommendation Regarding Text Amendments to Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

2.2 Finance and Administration

- 2.21 Consideration of Approval of the Fiscal Year 2020 Budget (Village of Lincolnshire)
- 2.22 Consideration of an Ordinance Levying Taxes for Corporate Purposes of the Village of Lincolnshire, Lake County, Illinois for Fiscal Year Beginning the First Day of January, 2019 and ending December 31, 2019 (Village of Lincolnshire)
- 2.23 Consideration of an Ordinance Abating and Reducing Certain Taxes Heretofore Levied to Pay Debt Service on Special Service Area (SSA) Bonds of the Village of Lincolnshire, Lake County, Illinois (Sedgebrook Special Service Area Number 1 Special Tax Bonds)

- 2.24 Consideration of an Ordinance Amending Chapter 15 of Title 1- Comprehensive Fee Schedule of the Lincolnshire Village Code Related to the Establishment of Fees and Charges for Service (Water and Sewer Connection Charges and Rate) (Village of Lincolnshire)
- 2.25 Consideration of Proposed Changes to Police Pension Funding Policy (Village of Lincolnshire)
- 2.26 Consideration of the 2020 Calendar and Meeting Schedule (Village of Lincolnshire)
- 2.3 Public Works
 - 2.31 Consideration of a Joint Purchasing Agreement with Morton Salt, Inc. in the Not-to-Exceed-Amount of \$33,325.00, and Compass Minerals America, Inc. in the Not-to-Exceed Amount of \$28,611.00, for the Purchase of Rock Salt for the 2019-2020 Winter Season (Village of Lincolnshire)
 - 2.32 Consideration of a One-Year Supplemental Statement of Work with Geographic Information Systems (GIS) Consortium Service Provider, Municipal GIS Partners (MGP) for Geographic Information Services (Village of Lincolnshire)
- 2.4 Public Safety
- 2.5 Parks and Recreation
- 2.6 Judiciary and Personnel
- 3.0 **UNFINISHED BUSINESS**
- 4.0 **NEW BUSINESS**
- 5.0 **EXECUTIVE SESSION**
- 6.0 **ADJOURNMENT**

**REQUEST FOR BOARD ACTION
Committee of the Whole
November 11, 2019**

Subject: Lincolnshire Animal Hospital – 420 Half Day Road and 2 Hotz Road

Action Requested:

1. Consideration of an Ordinance Rezoning the Property Commonly Known as 2 Hotz Road from R1 Single-Family Residence to E Small Scale Office
2. Consideration of an Ordinance Granting an Amendment to a Special Use and Granting Variations for an Animal Clinic

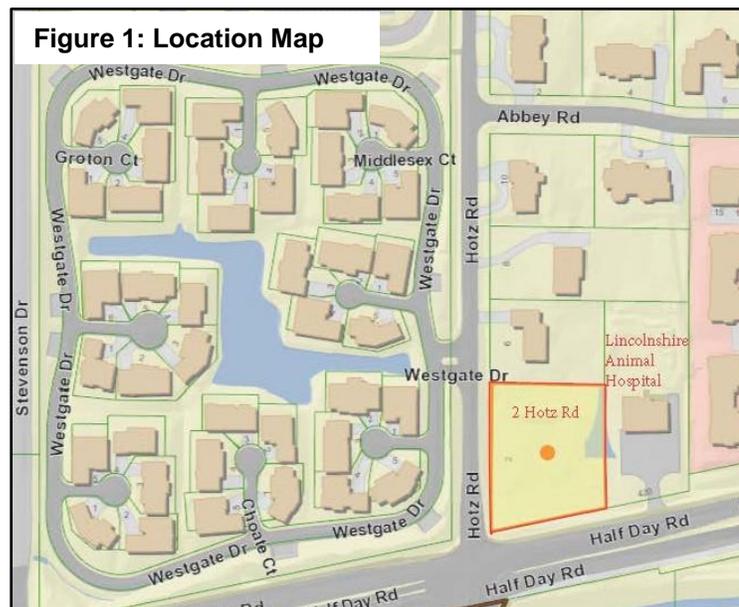
Petitioner: Lincolnshire Animal Hospital

Originated By/Contact: Tonya Zozulya, Planning & Development Manager

Advisory Board Review: Zoning Board & Architectural Review Board

Background

- Lincolnshire Animal Hospital (hospital), owner of 420 Half Day Road and 2 Hotz Road, seeks to construct a parking lot on the 2 Hotz Road property for animal hospital operations. This request requires the following zoning relief: (1) a rezoning of the 2 Hotz property from R1 Single-Family Residence to E Small Scale Office to match the current zoning classification of the Animal Hospital (420 Half Day Road); (2) a major amendment to the Animal hospital Special Use to allow parking expansion onto the 2 Hotz Road property for Animal Hospital operations; (3) a variation from Section 6-11-2(B)(4) to locate parking spaces in a front and corner side yard; and (4) a variation from Section 6-15-3(A)(1)(a)(i) to locate a yard fence in a required corner side yard setback.



- The 2 Hotz Road property is 37,000-square-feet and is located at the northeast corner of Illinois Route 22 (Half Day Road) and Hotz Road (see Figure 1 above and attached location map). The property was annexed into the Village in 1995 (Ordinance #95-1409-39) under R-1 Single-Family Residential zoning. The site has been the subject of several prior development proposals, which did not reach the formal approval stage, including townhomes, a single-family home, and small-scale office developments. The development

of the site has been hampered by wetland and poor drainage conditions. Lincolnshire Animal Hospital purchased the property in 2019.

- The adjacent hospital property at 420 Half Day Road was developed as an animal clinic in 1974 in unincorporated Lake County. The Village involuntarily annexed the property in 1995 under R1 Single-Family Residential, the Village's default zoning designation for newly annexed properties. The property owner was granted Eb Office District zoning, along with a Special Use permit for the animal clinic in 1996 (Ordinance #96-1434-18) (Note: the zoning became E Small Scale office in 2014 when the Ea and Eb Office subdistricts were combined into a single E Small Scale Office District). In 2005, the hospital applied for a Special Use amendment to allow for the building and parking lot expansion but did not pursue the project after obtaining a Village Board referral. In 2008, the hospital submitted a new Special Use amendment request for a building/parking addition as well as construction of an outdoor dog run and received approvals in 2009 (Ordinance #09-3083-06) (see attached Document 4).
- The Village Board held a Preliminary Evaluation meeting regarding the parking lot construction at its March 11, 2019 Committee of the Whole meeting.

Proposal Summary

- The proposed parking lot on the 2 Hotz property will be placed in the middle portion of the lot within a required front and corner side yard, which requires a variation, due to the existing wetland configuration. Existing vegetation will screen the parking from Half Day Road. Two-way access is proposed via a new curb cut off Hotz Road. Cross access is also provided to connect to the existing hospital parking lot. No new access will be created off Route 22 (Half Day Road).
- Pursuant to a request of the adjacent property owner at 6 Hotz Road, the petitioner proposes to install an 8'-tall solid decorative cedar fence along the north property line of 2 Hotz Road and along a portion of the 420 Half Day property to provide screening from parking lot impacts. The placement of the new fence in the northwest corner of 2 Hotz requires a variation. The new fence is permitted at the proposed height and opacity as it will separate a residential property to the north (6 Hotz Road) from the proposed parking lot, which is considered an incompatible use by the Lincolnshire Village Code (Village Code). The 420 Hotz property is currently improved with an 8'-tall solid fence along the north property line and a portion of the west property line which was installed in 2009 with the previous Special Use amendment. The petitioner intends to replace the existing fence in conjunction with the new fence to provide uniform specifications and design. The petitioner is proposing landscaping along the entire length of the fence. Additional landscaping is proposed in parking islands and along Hotz Road.

Zoning Board & Architectural Review Board Recommendations

- On April 18, 2019, the Zoning Board held a public hearing and unanimously recommended approval of the 2 Hotz Road property rezoning, Special Use amendment, and zoning variations (see Document 3).
- On April 23, 2019, the ARB held a design review and unanimously recommended approval with a condition regarding the placement of wooden chips near the walkway to protect landscaping from pet waste (see Document 4). The petitioner agreed to install wood chips per the ARB recommendation, provided wood chips are approved by SMC and the Village during the permitting process.

- The applicant did not proceed to the Village Board for final approvals after advisory board review earlier this year due to Lake County Stormwater Management Commission (SMC) permitting process, which is required to be completed prior to final Village Board reviews/approvals. The petitioner recently obtained a formal SMC permit.

Draft Ordinances

- Draft ordinances authorizing the rezoning, Special Use amendment, and variations are attached (see Documents 5 and 6).

Review & Approval Process

1. Committee of the Whole (Preliminary Evaluation) – March 11, 2019 **COMPLETE**
2. Zoning Board (Public Hearing) – April 18, 2019 **COMPLETE**
3. Architectural Review Board – April 23, 2019 **COMPLETE**
4. Committee of the Whole (1st reading) – November 11, 2019 **CURRENT**
5. Village Board (2nd reading) – November 25, 2019 **PROJECTED DATE**

Recommendation

- Consideration of the ordinances and placement on the November 25, 2019 Village Board Consent Agenda for approval.

Reports and Documents Attached

- Document 1: Location Map.
- Document 2: Petitioner’s cover letter and presentation packet, prepared by Lincolnshire Animal Hospital, with the cover letter dated October 31, 2019.
- Document 3: Approved April 18, 2019 Zoning Board meeting minutes.
- Document 4: Approved April 23, 2019 Architectural Review Board meeting minutes.
- Document 5: Ordinance rezoning the 2 Hotz Road property.
- Document 6: Ordinance granting an amendment to a Special Use permit and granting variations for an animal clinic at the 420 Half Day Road property.

| Meeting History | |
|---|-------------------|
| Committee of the Whole – Preliminary Evaluation | March 11, 2019 |
| Zoning Board – Public Hearing | April 18, 2019 |
| Architectural Review Board | April 23, 2019 |
| Committee of the Whole – First Reading | November 11, 2019 |

Stu Clarke/Patrick Emmelot

Lincolnshire Animal Hospital
420 Half Day Rd
Lincolnshire, IL 6006

October 31, 2019
Elizabeth Brandt, Mayor
1 Olde Half Day Rd.
Lincolnshire, IL 60069

Dear Mayor Elizabeth Brandt and Village Trustees.

We are requesting a rezoning of the 2 Hotz Road property from R1 Single Family Residential to E Small Scale Office zoning district and a Lincolnshire Animal Hospital Special Use amendment to permit parking expansion into the adjacent property at 2 Hotz Road. Please find enclosed our Watershed Development Permit, our submittal to the Architectural Review Board and Special Use responses we submitted to the Zoning Board.

We have purchased the property at 2 Hotz Road and are awaiting final village approval to construct a parking addition. We have received a Watershed Development Permit from Lake County Storm Water Management and a unanimous favorable recommendation from the Zoning Board (4/18/19). We also received a unanimous favorable recommendation from the Architectural Review Board (4/23/19) subject to the application of a 3-4 foot buffer of wood chips in a dedicated area along the parking lot to allow pets to relieve themselves, thereby protecting the health of ground cover and ornamentals. We are open to installing a three foot buffer of wood chips directly north of the walking path running the length of the new parking lot per the ARB recommendation, provided we receive the required approvals for the installation. This will provide the area needed to protect the ground cover and ornamentals as dogs walk to and from their appointments.

The parking expansion would provide additional accessible parking for our clients and staff, which will in turn allow us to provide better service to our clients. We feel the site has some challenges that limit development of the land for homes. Although we will be affecting a small amount of the current wetland, the layout of the parking area is designed to make the impact minimal (a significantly decreased impact when compared to development of the entire site for housing). The lot has 0.4 acres of wetland, but our project will impact only 0.163 acres of wetland. The position and location of the proposed parking area was chosen to limit the impact on the wetland and to provide the most set back possible to our neighbors while making the parking area accessible to the hospital.

Our current parking areas provide 21 spaces (8 client spaces and 1 additional space that is ADA compliant, along with 12 spaces for staff located behind the building). With the parking addition, we would have 44 spaces along with 2 additional ADA compliant spaces. We currently have 25 employees (up to 16 at one time) with 12 staff parking spaces available. This requires some cars to be parked along the side of the building, which we had not intended.

The parking area will be used only during our current business hours of 8 am to 6 pm Monday thru Friday and 8 am to 12 pm on Saturday. We are closed Sunday.

We have had a long history of boarding pets, which required some employee traffic on Saturday evenings and Sundays. With our growth over the last 10 years, we have added additional doctors and now require additional space for medicine and surgery; thus, we have discontinued our boarding service and plan a small, internal remodel to better use that space (we currently have 5 exam rooms and plan to remodel the previous boarding space to create 2 additional exam rooms and expand our treatment area). With the elimination of boarding services, we will eliminate Saturday evening and Sunday traffic at the hospital, which we hope our neighbors will find appealing. We have no plans for increasing the current footprint of our building.

The lighting will be indirect and downward facing and our trash enclosure will remain in its current location.

We have reached out to Westgate and they have expressed few concerns but requests include removing brush and vegetation at the southwest corner of the property to increase visibility of westbound traffic on Route 22 and that the exit from the lot not be located too close to Route 22. Head light impact will be mitigated in 2 ways. A 3.5 foot berm already exists along the west side of Hotz Rd. We will add appropriate shrubs to the west end of the proposed parking lot.

Our neighbors directly behind the current building and staff parking area have no concerns and are encouraged that there may be fewer mosquitoes.

Our neighbors to our west and directly north of 2 Hotz Road were concerned that development of the property may affect their privacy and their property values. They requested a fence be placed along the northern side of the property boundary extending to Hotz Road. They also requested the fence connect with an extension of the current fence that runs along the west side of our staff parking area which we are more than willing to provide and maintain. The fence would be of the same style and design of the current fence, which is approximately 6 feet tall with a solid wood base and a 12-inch decorative top. Beaconsfield neighborhood, our neighbors to the East, have not voiced any concerns.

We are very grateful for the time, dedication and invaluable assistance we have received from the Lincolnshire Village Staff and all the board members. Thank you for your time in considering our proposal.

Sincerely,

Stu Clarke

Patrick Emmelot

FINDINGS OF FACT REZONING

1. *Existing zoning classification of the property.* **R1 Single-Family Residential.**
2. *Existing uses of property and existing physical, social or economic factors within the general area of the property in question.* **Currently the property is vacant and undeveloped. The surrounding properties to the north and west are developed with single family homes. The property to the east is improved with Lincolnshire Animal Hospital.**
3. *The zoning classification of property within the general area of the property in question.* **To the north: R1 Single- Family Residential (single -family home). To the south: Office Industrial (telephone distribution facility). To the east: E Small Scale Office (Lincolnshire Animal Hospital). To the west: R3 Single- Family Residence (Westgate Subdivision).**
4. *The suitability of the property in questions to the uses permitted under the existing or proposed zoning classification.* **The property is poorly suited for development of a Single- Family Residence under the current R1 classification due to its extensive wetlands and poor soil conditions. Its is suitable for development under the proposed E Small - Scale Office classification given the adjacency to the Animal Hospital.**
5. *The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.* **The previous trend of development has been single family homes or townhomes.**
6. *The length of time the property has been vacant as zoned.* **Over 15 years.**
7. *The extent to which the property's value is diminished by the existing zoning classification.* **The property's value is significantly diminished by the current zoning (R1 Single-Family Residential). To develop the property into a single family home would require expensive wetland mitigation as well as onsite stormwater detention.**
8. *The impact upon the objectives of the official Comprehensive Plan of the Village, as amended.* **Little or no impact on the Comprehensive Plan of the Village as this is single lot surrounded by developed properties and does not divert from options**

included in the Comprehensive Plan of the Village. The comprehensive plan recommends a professional office land use development for this property. This is consistent with the proposal.

Prepared by:

A handwritten signature in black ink, appearing to read "Stuart Clarke". The signature is written in a cursive style with a horizontal line under the first name.

Stuart Clarke

STANDARDS FOR ZONING VARIATION

1. *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out:* **The zoning variation requested for parking is needed because the 2 Hotz Rd. Property is a corner lot that is currently undeveloped. The property is smaller than the 420 Half Day Rd property which the Animal Hospital occupies. The hospital cannot reasonably be moved toward the Half Day Rd lot line to bring the proposed parking area behind the building structure. Moving the proposed parking extension north would impact the neighbor to the north because the extensive set back of the proposed parking area from the neighbor's lot line would be minimized. The neighbors to the north of 2 Hotz Rd and the proposed parking extension from the Animal Hospital have requested continuous fencing to provide privacy for their residence. Without a fencing zoning variation on this site, the proposed fence along the north side of the proposed parking area would end at the zoning set back line of 35 from Hotz Rd.**
2. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located;* **The property has an extensive wetland component that would require extensive mitigation costs if the entire site was developed for single family residence. The zoning variance is needed because the location of the proposed parking area minimizes impact to the wetland areas and neighbors - relocating it north to place parking spaces behind the Animal Hospital Building is not physically possible and would have a greater impact on wetlands and neighbors. The continuous fencing variation is needed to provide a continuous privacy barrier along the north side of the proposed parking expansion for north neighbors of 2 Hotz Rd property.**
3. *The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification;* **This is a unique situation as the property in question (2 Hotz Rd) is the only undeveloped contiguous land adjacent to the Animal Hospital that could be reasonably developed for a parking extension. The location of the smaller lot (relative to 420 Half Day Rd) requires a zoning variation because we cannot reasonably move the hospital building south (toward the Rt. 22 Lot line) or west (toward the Hotz Rd lot line) to provide the parking addition to the rear of the building structure. The zoning variation requested for fencing is required to allow continuous a fence along the north lot line of 2 Hotz Rd providing a privacy barrier for neighbors north of 2 Hotz Rd.**

4. *The purpose of the variation is not based primarily upon a desire to increase financial gain;* **The proposed variation is not based primarily upon a desire to increase financial gain. The variation is to allow parking spaces in the front yard and corner side yard are based on the location of the 2 Hotz Rd property (a corner lot with Rt. 22 to the south and Hotz Rd to the west) and the location of the current Animal Hospital structure. The variation for the placement of a fence in a corner side yard setback is based on the request of the neighbor to the north of 2 Hotz road for increased privacy and to preserve their home value.**

5. *The alleged difficulty is caused by this Title and has not been created by any persons presently having an interest in the property;* **The variance requested to allow parking spaces in a front yard and a corner side yard are due to code requirements and are not caused by the current owner (Mr. Ernie Fry) They are based on location of the 2 Hotz Rd property in relation to the location of the current Animal Hospital structure as well as the location of the 2 Hotz Rd (as a corner lot). The extension of the proposed fence into the side yard set back is based on a request for privacy and to protect surrounding property values and not a result of any action of the current property owner.**

6. *The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;* **The requested variance to allow parking spaces in a front yard and corner side yard will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood. The proposed parking expansion that requires the variances will have extensive setbacks, be well screened and will improve drainage. The requested variance to allow placement of a fence in a corner side yard setback will help preserve property values of the neighboring home owner and not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood,**

7. *The granting of the variation will not alter the essential character of the neighborhood or locality;* **The variation of allowing parking spaces in a front yard and side yard along with the variation to allow placement of a fence in a corner side yard setback will not alter the essential character of the neighborhood. Do to the extensive screening of the property (both natural occurring vegetation, and screening landscaping, a privacy fence (requested by the homeowner directly north of 2 Hotz Rd) to be added), along with exceptionally large setbacks, the essential character of the neighborhood will not be altered.**

8. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood;* **The variation requesting parking spaces in a**

front yard and side yard will not impair an adequate supply of light and air to adjacent property or substantially increase congestion of public streets or increase danger of fire, impair natural drainage or create drainage problems. Currently 2 Hotz Rd is vacant, contains many dead and damaged trees and stagnant water. The proposed parking extension and uniting 2 Hotz Rd with the adjacent property occupied by the Animal Hospital (420 Half Day Rd) will create a unified consistent zoning of E small business on both properties. The removal of dead and damaged trees to allow the building of the parking extension will improve light and natural drainage. The parking extension also requires a variance to allow the placement of a fence in a corner side yard setback. This fencing request was proposed by the neighbor directly north of 2 Hotz Rd to preserve their privacy and home value. It will not affect the supply of light, air or increase congestion or affect drainage.

9. *The proposed variation is consistent with the Official Comprehensive Policies Plan of the Village and other development codes of the Village. The Comprehensive Policies Plan recommends a professional office land use development for 2 Hotz Rd property. The parking extension (which requires variation to allow parking spaces in a front yard and parking spaces in a corner side yard) is consistent with the plan. The fence extension into a corner side yard set back will help provide privacy to adjoining neighbor while allowing the parking extension to move forward which is a land use development consist with the Comprehensive Plan.*

Prepared by:



Stuart Clarke

FINDINGS OF FACT FOR SPECIAL USE

1. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. The amended Special Use permit for the Animal Hospital will allow for parking expansion to provide needed parking for residents of Lincolnshire and surrounding communities who have come to rely on our veterinary hospital for the care of their pets. It will make use of the dedicated turning lane onto Hotz Rd for access to the parking area which may reduce the need for some east bound clients to U turn at Shelter Road or enter the Beaconsfield Subdivision in order to become west bound to enter our current Parking area.*
2. *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. Currently the 2 Hotz Rd site is vacant, holds water that breeds mosquitos and is generally unkept. Developing the site in the way we envision will maintain existing mature trees where possible, allow abatement of the standing water on the site, and provide extensive setbacks that will improve neighboring property values. Removing some low overgrowth (buck thorn and other invasive species) will result in improved visibility of westbound traffic for motorists on Hotz Rd. Landscaping at the east end (ornamental trees) and west end (spruce trees) of the parking area will diminish headlight impact and provide screening of the parking area for surrounding homes. A fence along the north side of the property line (as requested by adjacent homeowner) will provide privacy for the property owner.*
3. *Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided. Utility and access roads are already in place and drainage will be enhanced. Lighting will be “dark sky” type and low level Bollard lighting will be in place along walks to eliminate any lighting impact on neighboring properties.*
4. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Current driveway ingress and egress to Rt. 22 is in place. The new parking area does not provide for additional Rt. 22 access or egress. Vehicles would use the current driveway on to Rt. 22 or exit from the west end of the proposed parking area to proceed north or south on Hotz Rd. By our calculations, if all clients exited on to Hotz Rd, we would add 10 cars per hour to the traffic flow on Hotz. Currently, clients that intend to access Hotz Rd from our hospital head west on Rt. 22 and then go right or north on Hotz (no significant increase from current traffic load).*

5. *The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village as amended. **The Animal Hospital has an existing Special Use Zoning designation which it has maintained for close to 23 years. The goal will be to unite the 2 Hotz Rd and 420 Half Day properties expanding the current hospital Special Use Zoning to both properties. The Comprehensive Plan recommends a professional office land use development for this property.***

6. *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter. **The amended Special Use will maintain all E Small -Scale Office zoning regulations and conditions of the Special Use permit for the Animal Hospital (Ordinance #09-3083-06).***

Prepared by:

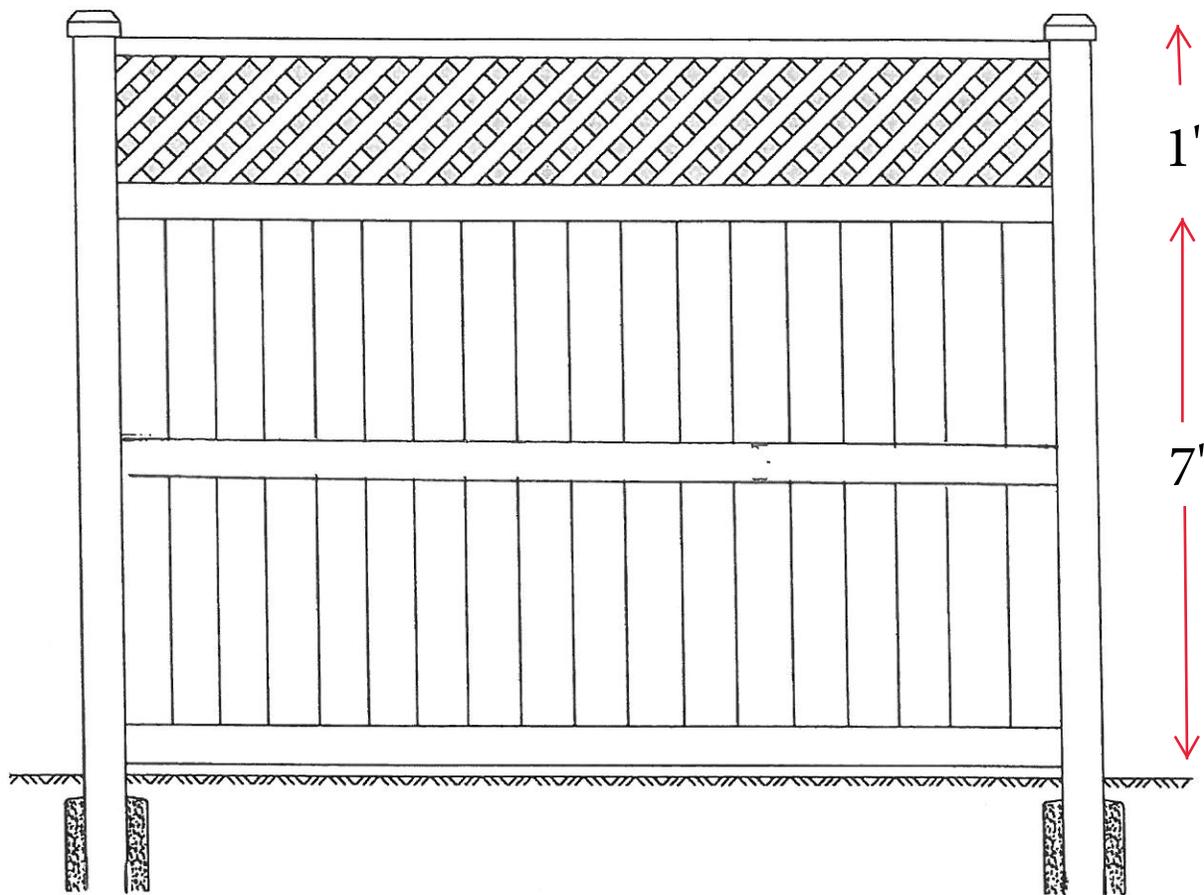


Stuart Clarke

Existing Fence



Lincolnshire Animal Hospital



Cedar Fence - Finished side is facing out.
Remove and replace existing like fence,
and add new fence as noted on plans.



Color rendering of proposed
new fence

2 Hotz from Clinic



2 Hotz from across 22 (panoramic)



2 Hotz from across 22



6 Hotz from Westgate entrance



6 Hotz



Westgate #2



Westgate #3



Westgate from 2 Holz - Proposed exit #2



Westgate from 6 Hotz



PRELIMINARY IMPROVEMENT PLANS FOR LINCOLNSHIRE ANIMAL HOSPITAL LINCOLNSHIRE, IL BY LINCOLNSHIRE ANIMAL HOSPITAL



| LEGEND | | |
|---|-------------|-------------|
| DESCRIPTION | EXISTING | PROPOSED |
| SANITARY SEWER | —> | —>— |
| STORM SEWER | —> | —>— |
| UNDERDRAIN | — | — |
| WATERMAIN | —W— | —W— |
| GAS | —G— | —G— |
| IBT | —I— | —I— |
| CABLE | —C— | —C— |
| ELECTRIC | —E— | —E— |
| MANHOLE, INLET, CB FIRE HYDRANT, VALVE | ⊙ ⊕ ⊖ ⊗ ⊘ ⊙ | ⊙ ⊕ ⊖ ⊗ ⊘ ⊙ |
| ELEVATIONS | (XXX.XX) | XXX.XX |
| TOP OF CURB | XXX.XX | XXX.XX |
| EDGE OF PAVEMENT | XXX.XX | XXX.XX |
| GEOMETRIC COORDINATE | ○○○○ | ○○○○ |
| LIGHT POLES | ⊙— | ⊙— |
| DRAINAGE ARROWS | ~> | ~> |
| SEWER CLEANOUT | ○ | ● |
| WATER METER VAULT | —M— | —M— |
| UTILITY POLE | ⊙ | ● |
| SOIL BORINGS | N/A | ⊕B- |
| TRAFFIC SIGN | — | — |
| TRAFFIC ARROW | ↖ ↗ | ↖ ↗ |
| PARKING STALL COUNT | △ | △ |
| TREE | ⊙ | ⊙ |
| RELOCATE TREE | ○ | ○ |
| ITEM REMOVAL | X | N/A |
| PAVEMENT REMOVAL | ▨ | N/A |
| P.C.C | ▨ | ▨ |
| MARSH | ▨ | N/A |

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

INDEX OF SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. GRADING & UTILITY PLAN
5. WETLAND IMPACT AREA
6. DEPRESSIONAL STORAGE PLAN

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.


 REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
LINCOLNSHIRE ANIMAL HOSPITAL
 420 HALF DAY ROAD
 LINCOLNSHIRE, IL



CALL JULIE TOLL FREE
 1(800)892-0123
 OPERATES 24 HOURS A
 DAY-365 DAYS A YEAR

WARNING

 CALL BEFORE
 YOU DIG

CALL
 1(800)892-0123
 48 HOURS BEFORE
 YOU DIG

BENCHMARK

RIM OF VALVE VAULT LOCATED AT THE NW CORNER OF HALF DAY RD (IL. RTE 22) AND HOTZ ROAD.
 NGVD29 ELEVATION 670.62
 TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

SPIES & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors

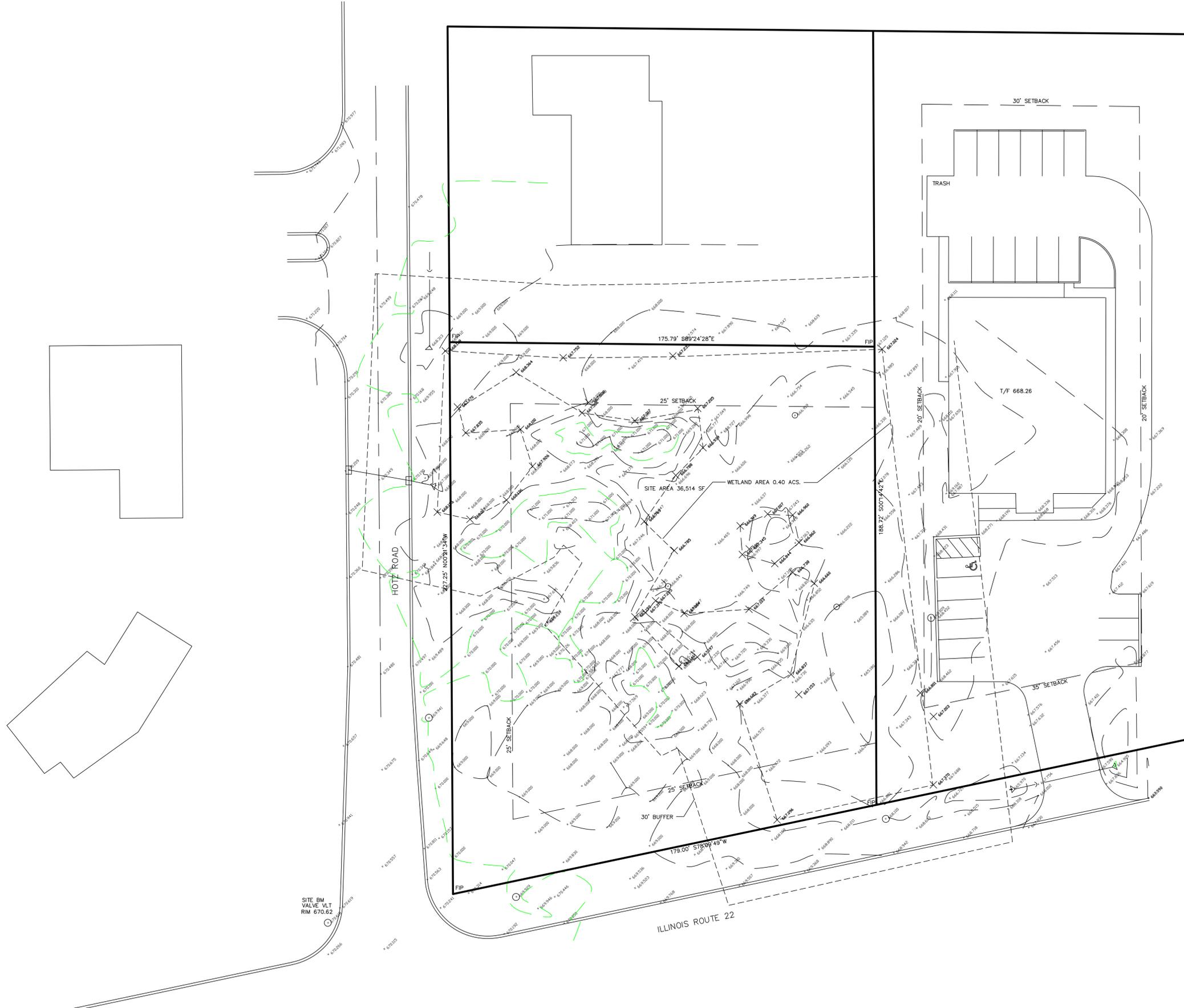
534 WEST CAMPUS DRIVE
 ARLINGTON HEIGHTS, ILLINOIS 60004
 PH 847.577.8808 FAX 847.577.0229

| REVISIONS |
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| DRAWN BY: L.T.S. | JOB NO. 5160 |
| DESIGNED BY: TJS | |
| CHECKED BY: T.J.S. | DATE: 12-20-18 |

PRELIMINARY IMPROVEMENT PLANS
 COVER SHEET & LOCATION MAP

SHEET NO.
 1
 OF 6 SHEETS

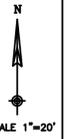


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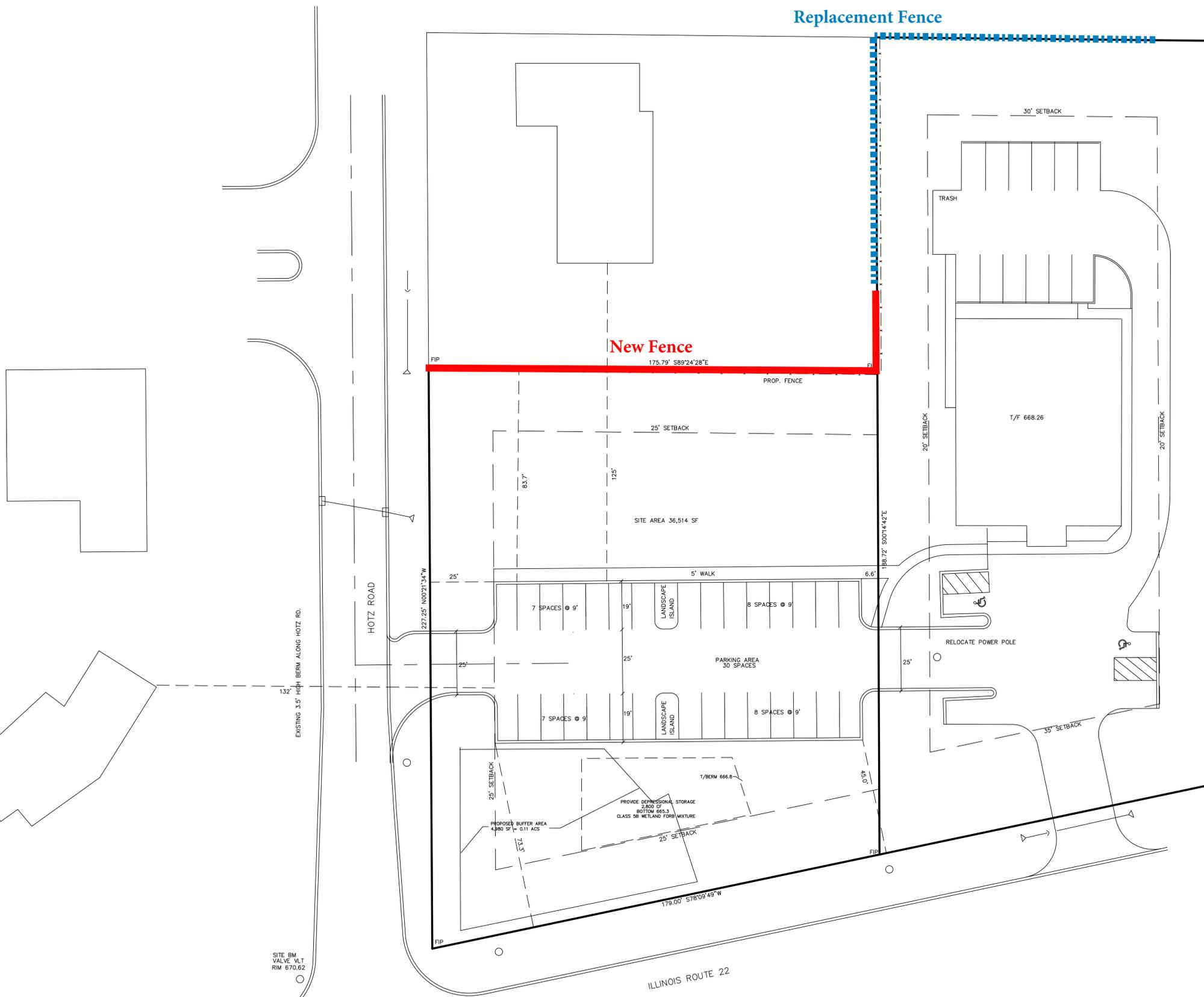
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5160
SCALE: 1"=20'
DATE: 09-06-18

EXISTING CONDITIONS
LINCOLNSHIRE ANIMAL HOSPITAL



Replacement Fence



THERE WILL BE NO ACCESS TO ROUTE 22 FROM 2 HOTZ RD.

EXISTING ZONING
420 HALF DAY RD
2 HOTZ RD. E-SU
R-1

SITE DATA CHART

| | EXISTING | PROPOSED | ALLOWABLE |
|----------------------------------|-----------|-----------|-----------|
| ZONING CLASS | E-SU/R-1 | E-SU/E-SU | |
| GROSS AREA | 0.91 ACS. | 1.75 ACS. | |
| IMPERVIOUS COVG | 0.43 ACS. | 0.66 ACS. | |
| OPEN SPACE | 1.32 ACS. | 1.09 ACS. | |
| BUILDING SPACE | 5,231 SF | 5,231 SF | |
| FAR | 0.13 | 0.07 | 0.36 |
| BUILDING HEIGHT | 19'8" | 19'8" | 42' |
| PARKING SPACES | | | |
| REQ'D 1/EMP + 2/EXAM ROOM | | | |
| 16 EMP + 7 EXAM ROOM = 30 SPACES | | | |
| STANDARD | 20 | 44 | |
| ACCESSIBLE | 1 | 2 | |

SETBACKS AS SHOWN

| | |
|-------|-----|
| FRONT | 35' |
| SIDE | 20' |
| REAR | 30' |

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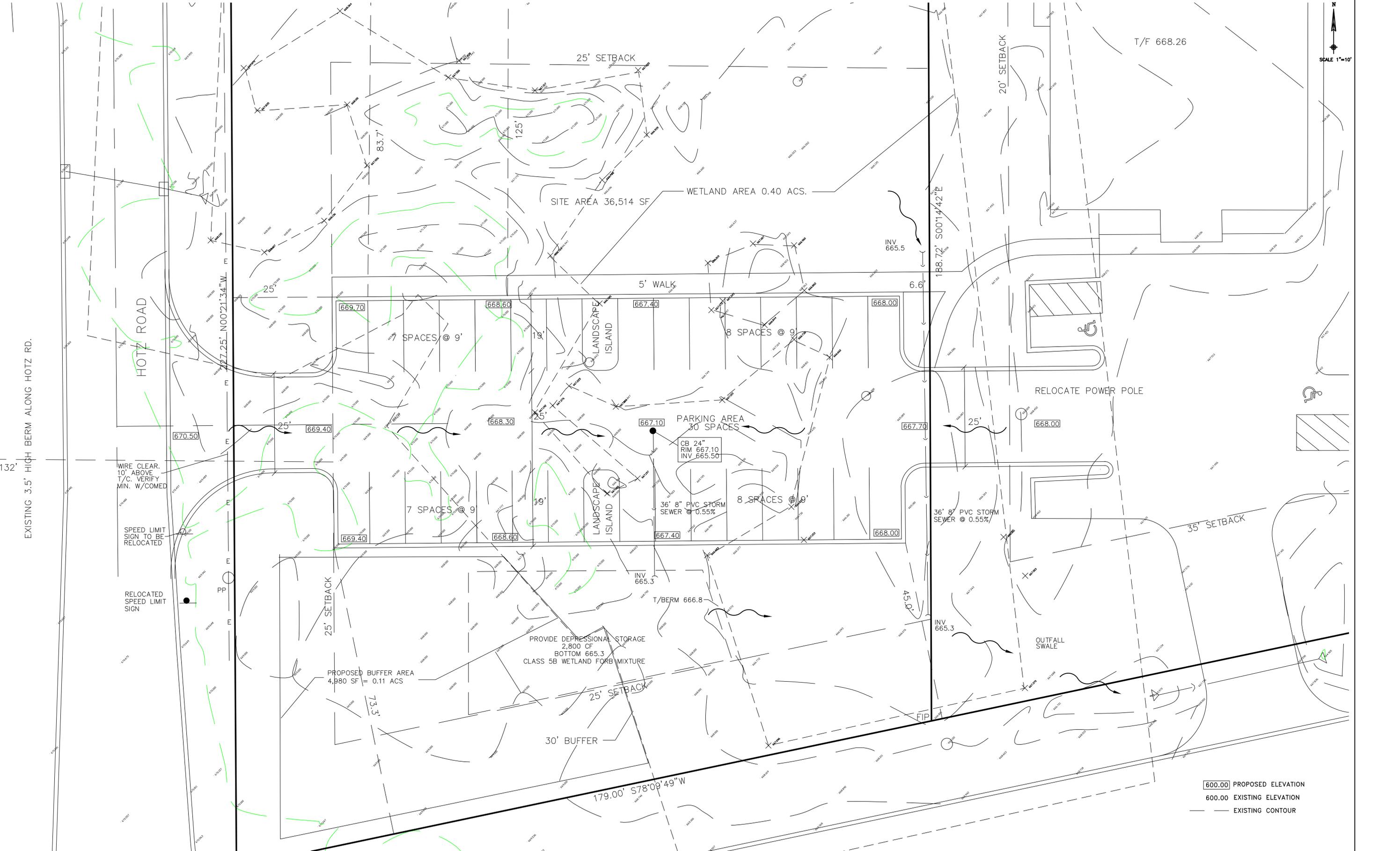
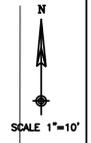
REVISIONS

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|--------------|-----|---------|----------|
| DRAWN BY: | TJS | JOB NO. | 5160 |
| DESIGNED BY: | TJS | SCALE: | 1"=20' |
| CHECKED BY: | TJS | DATE: | 09-06-18 |

**PROPOSED SITE PLAN
LINCOLNSHIRE ANIMAL HOSPITAL**

SHEET NO.
3
OF 6 SHEETS



600.00 PROPOSED ELEVATION
 600.00 EXISTING ELEVATION
 --- EXISTING CONTOUR

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| REVISIONS | |
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DRAWN BY: TJS
 DESIGNED BY: TJS
 CHECKED BY: TJS

JOB NO. 5160
 SCALE: 1"=10'
 DATE: 11-1-18

GRADING & UTILITY PLAN
LINCOLNSHIRE ANIMAL HOSPITAL

SHEET NO.
4
 OF 6 SHEETS



 WETLAND IMPACT AREA
 IMPACT AREA IS 6,046 SF=0.14 ACS.
 BUFFER FILL AREA
 BUFFER FILL AREA IS 4,850 SF = 0.11 ACS.

| REVISIONS | |
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| DRAWN BY: TJS | JOB NO. 5160 |
| DESIGNED BY: TJS | SCALE: 1"=20' |
| CHECKED BY: TJS | DATE: 11-1-18 |

WETLAND IMPACT AREA
LINCOLNSHIRE ANIMAL HOSPITAL



SITE BM VALVE VLT RIM 670.62

DEPRESSIONAL STORAGE FILLED 2,371 CF = 0.05 AC-FT

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DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5160
SCALE: 1"=20'
DATE: 11-1-18

**DEPRESSIONAL STORAGE PLAN
LINCOLNSHIRE ANIMAL HOSPITAL**

SHEET NO.
6
OF 6 SHEETS

| Tag Number | Botanical Name | Common Name | Size | Condition | Notes | Remove |
|------------|----------------|-------------|------|-----------|--------------------------------------|--------|
| 1 | Malus sp. | Crabapple | 8" | 1 | | x |
| 2 | Malus sp. | Crabapple | 6" | 1 | | x |
| 3 | Juniperus sp. | Juniper | 8" | 2 | Top half of tree gone | |
| 4 | Fraxinus sp. | Ash | 7" | 2 | Leaning - Half way out of the Ground | x |
| 5 | Populus sp. | Cottonwood | 18" | 4 | | |
| 6 | Populus sp. | Cottonwood | 18" | 2 | (2) Trunks. One trunk Cracked | |
| 7 | Populus sp. | Cottonwood | 8" | 2 | Leaning | |
| 8 | Populus sp. | Cottonwood | 17" | 2 | Multi-Stem. Weak Connection | |
| 9 | Acer sp. | Maple | 9" | 2 | Multi-Stem. Weak Connection | |
| 10 | Populus sp. | Cottonwood | 24" | 4 | | |
| 11 | Acer sp. | Maple | 9" | 2 | Bent Trunk | |
| 12 | Populus sp. | Cottonwood | 19" | 3 | | |
| 13 | Malus sp. | Crabapple | 6" | 2 | Half Bent Trunk | |
| 14 | Malus sp. | Crabapple | 7" | 2 | Canker Hole | |
| 15 | Malus sp. | Crabapple | 9" | 2 | | |
| 16 | Populus sp. | Cottonwood | 16" | 3 | | |
| 17 | Populus sp. | Cottonwood | 9" | 2 | Split Trunk | |
| 18 | Populus sp. | Cottonwood | 24" | 4 | | |
| 19 | Populus sp. | Cottonwood | 18" | 4 | | |
| 20 | Acer sp. | Maple | 8" | 2 | Twisted Trunk | |
| 21 | Acer sp. | Maple | 6" | 2 | (2) Trunks. Weak Connection | |
| 22 | Acer sp. | Maple | 10" | 2 | (2) Trunks. Weak Connection | |
| 23 | Acer sp. | Maple | 7" | 2 | Half Dead | |
| 24 | Populus sp. | Cottonwood | 39" | 4 | | |
| 25 | Acer sp. | Maple | 6" | 2 | Dead Trunk / Visible Mushrooms | |
| 26 | Acer sp. | Maple | 10" | 2 | Half Dead Trunk | |
| 27 | Acer sp. | Maple | 7" | 3 | | |
| 28 | Acer sp. | Maple | 10" | 3 | | |
| 29 | Acer sp. | Maple | 7" | 2 | Leaning | |
| 30 | Fraxinus sp. | Ash | 9" | 1 | | x |
| 31 | Tilia sp. | Linden | 7" | 4 | | |
| 32 | Populus sp. | Cottonwood | 12" | 3 | | |
| 33 | Populus sp. | Cottonwood | 8" | 2 | | |
| 34 | Populus sp. | Cottonwood | 14" | 3 | | |
| 35 | Populus sp. | Cottonwood | 14" | 3 | | |
| 36 | Populus sp. | Cottonwood | 10" | 3 | | |
| 37 | Populus sp. | Cottonwood | 11" | 3 | | |
| 38 | Populus sp. | Cottonwood | 9" | 3 | | |
| 39 | Populus sp. | Cottonwood | 8" | 1 | | x |
| 40 | Populus sp. | Cottonwood | 13" | 2 | Growing into #42 | |
| 41 | Populus sp. | Cottonwood | 13" | 3 | | |
| 42 | Populus sp. | Cottonwood | 15" | 2 | Growing into #40 | |
| 43 | Populus sp. | Cottonwood | 7" | 3 | | |
| 44 | Populus sp. | Cottonwood | 10" | 3 | | |
| 45 | Populus sp. | Cottonwood | 16" | 3 | | |
| 46 | Acer sp. | Maple | 7" | 2 | Leaning | |

| | | | | | | |
|----|--------------|-------------|-----|---|--------------------|---|
| 47 | Acer sp. | Maple | 6" | 2 | | |
| 48 | Acer sp. | Maple | 8" | 2 | | |
| 49 | Populus sp. | Cottonwood | 6" | 3 | | x |
| 50 | Populus sp. | Cottonwood | 10" | 3 | | x |
| 51 | Populus sp. | Cottonwood | 9" | 3 | | x |
| 52 | Populus sp. | Cottonwood | 10" | 3 | | x |
| 53 | Populus sp. | Cottonwood | 6" | 3 | | x |
| 54 | Populus sp. | Cottonwood | 13" | 3 | | x |
| 55 | Populus sp. | Cottonwood | 8" | 3 | | x |
| 56 | Acer sp. | Maple | 8" | 3 | | x |
| 57 | Populus sp. | Cottonwood | 14" | 3 | | x |
| 58 | Acer sp. | Maple | 6" | 3 | | x |
| 59 | Acer sp. | Maple | 8" | 3 | | x |
| 60 | Betulus | River Birch | 4" | 4 | | |
| 61 | Acer sp. | Maple | 3" | 3 | | |
| 62 | Populus sp. | Cottonwood | 36" | 4 | | |
| 63 | Acer sp. | Maple | 6" | 3 | | |
| 64 | Acer sp. | Maple | 12" | 2 | Multiple Bad Stems | |
| 65 | Malus sp. | Crabapple | 6" | 2 | | |
| 66 | Acer sp. | Maple | 6" | 3 | | |
| 67 | Acer sp. | Maple | 7" | 2 | | |
| 68 | Acer sp. | Maple | 7" | 2 | | |
| 69 | Acer sp. | Maple | 10" | 3 | | |
| 70 | Acer sp. | Maple | 5" | 2 | | |
| 71 | Acer sp. | Maple | 8" | 2 | Topped | |
| 72 | Acer sp. | Maple | 6" | 2 | | |
| 73 | Acer sp. | Maple | 6" | 2 | | |
| 74 | Acer sp. | Maple | 10" | 2 | | |
| 75 | Acer sp. | Maple | 5" | 2 | | |
| 76 | Acer sp. | Maple | 11" | 2 | | |
| 77 | Morus sp. | Mulberry | 8" | 2 | | x |
| 78 | Morus sp. | Mulberry | 7" | 2 | | x |
| 79 | Celtis sp. | Hackberry | 9" | 4 | | |
| 80 | Malus sp. | Crabapple | 8" | 1 | | x |
| 81 | Malus sp. | Crabapple | 9" | 2 | | |
| 82 | Fraxinus sp. | Ash | 11" | 1 | | x |
| 83 | Malus sp. | Crabapple | 7" | 2 | | |
| 84 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 85 | Fraxinus sp. | Ash | 11" | 1 | | x |
| 86 | Fraxinus sp. | Ash | 12" | 1 | | x |
| 87 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 88 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 89 | Malus sp. | Crabapple | 6" | 2 | | |
| 90 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 91 | Quercus sp. | Oak | 9" | 2 | Dead Leader | |
| 92 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 93 | Fraxinus sp. | Ash | 7" | 1 | | x |

| | | | | | | |
|-----|--------------|------------|-----|---|---------------|---|
| 94 | Acer sp. | Maple | 15" | 2 | | x |
| 95 | Acer sp. | Maple | 8" | 2 | | x |
| 96 | Acer sp. | Maple | 7" | 2 | | x |
| 97 | Acer sp. | Maple | 7" | 2 | | x |
| 98 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 99 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 100 | Acer sp. | Maple | 7" | 2 | | x |
| 101 | Acer sp. | Maple | 6" | 2 | | x |
| 102 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 103 | Acer sp. | Maple | 10" | 2 | | x |
| 104 | Fraxinus sp. | Ash | 8" | 1 | | x |
| 105 | Acer sp. | Maple | 6" | 2 | | x |
| 106 | Fraxinus sp. | Ash | 13" | 1 | | x |
| 107 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 108 | Fraxinus sp. | Ash | 9" | 1 | | x |
| 109 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 110 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 111 | Fraxinus sp. | Ash | 8" | 1 | | x |
| 112 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 113 | Prunus sp. | Cherry | 8" | 2 | | x |
| 114 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 115 | Fraxinus sp. | Ash | 8" | 1 | | x |
| 116 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 117 | Fraxinus sp. | Ash | 8" | 1 | | x |
| 118 | Fraxinus sp. | Ash | 6" | 1 | | x |
| 119 | Fraxinus sp. | Ash | 9" | 1 | | x |
| 120 | Prunus sp. | Cherry | 11" | 2 | | x |
| 121 | Acer sp. | Maple | 7" | 2 | | x |
| 122 | Acer sp. | Maple | 8" | 2 | Twisted Trunk | |
| 123 | Fraxinus sp. | Ash | 9" | 1 | | x |
| 124 | Fraxinus sp. | Ash | 7" | 1 | | x |
| 125 | Acer sp. | Maple | 9" | 3 | | |
| 126 | Acer sp. | Maple | 6" | 1 | | |
| 127 | Populus sp. | Cottonwood | 30" | 4 | | |
| 128 | Fraxinus sp. | Ash | 8" | 2 | | x |
| 129 | Acer sp. | Maple | 11" | 2 | Leaning | |
| 130 | Acer negundo | Boxelder | 6" | 2 | Leaning | |
| 131 | Acer negundo | Boxelder | 6" | 2 | | |
| 132 | Acer negundo | Boxelder | 6" | 2 | | x |
| 133 | Prunus sp. | Cherry | 6" | 2 | | x |
| 134 | Prunus sp. | Cherry | 8" | 2 | | x |
| 135 | Populus sp. | Cottonwood | 5" | 3 | | x |
| 136 | Populus sp. | Cottonwood | 7" | 3 | | x |
| 137 | Populus sp. | Cottonwood | 13" | 3 | | x |
| 138 | Populus sp. | Cottonwood | 18" | 3 | | x |
| 139 | Acer sp. | Maple | 7" | 2 | | x |
| 140 | Fraxinus sp. | Ash | 7" | 1 | | x |

| | | | | | | |
|------------|---------------------|------------|-----|---|----------------|---|
| 141 | Populus sp. | Cottonwood | 15" | 3 | | x |
| 142 | Populus sp. | Cottonwood | 8" | 2 | | x |
| 143 | Populus sp. | Cottonwood | 13" | 3 | | x |
| 144 | Acer sp. | Maple | 14" | 2 | | x |
| 145 | Populus sp. | Cottonwood | 6" | 2 | | x |
| 146 | Populus sp. | Cottonwood | 13" | 3 | | x |
| 147 | Populus sp. | Cottonwood | 21" | 3 | | x |
| 148 | Populus sp. | Cottonwood | 7" | 2 | | x |
| 149 | Populus sp. | Cottonwood | 7" | 1 | | x |
| 150 | Populus sp. | Cottonwood | 18" | 1 | | x |
| 151 | Acer negundo | Boxelder | 6" | 2 | Severe leaning | x |
| 152 | Acer sp. | Maple | 7" | 2 | | |
| 153 | Acer sp. | Maple | 6" | 2 | | |
| 154 | Acer sp. | Maple | 6" | 2 | | |
| 155 | Acer sp. | Maple | 7" | 2 | | |
| 156 | Acer sp. | Maple | 5" | 2 | | |
| 157 | Acer sp. | Maple | 8" | 2 | | |
| 158 | Acer sp. | Maple | 11" | 2 | | |
| 159 | Fraxinus sp. | Ash | 8" | 1 | | x |
| 160 | Acer sp. | Maple | 6" | 2 | | |
| 161 | Acer sp. | Maple | 6" | 2 | | |
| 162 | Acer sp. | Maple | 6" | 2 | | |
| 163 | Acer sp. | Maple | 8" | 2 | | |
| 164 | Acer sp. | Maple | 11" | 2 | | |
| 165 | Acer sp. | Maple | 6" | 2 | | |
| 166 | Acer sp. | Maple | 7" | 2 | | |
| 167 | Acer sp. | Maple | 9" | 2 | | |
| 168 | Acer sp. | Maple | 7" | 2 | | |
| 169 | Acer sp. | Maple | 7" | 2 | | |
| 170 | Acer sp. | Maple | 6" | 2 | | |
| 171 | Acer sp. | Maple | 8" | 2 | | |
| 172 | Acer sp. | Maple | 7" | 2 | | |
| 173 | Acer sp. | Maple | 10" | 2 | | x |
| 174 | Acer sp. | Maple | 7" | 2 | | x |
| 175 | Acer sp. | Maple | 7" | 2 | | x |
| | | | | | | |
| Aaron Zych | Certified Arborist | IL-4989A | | | | |
| | | | | | | |
| 1 | Dead | | | | | |
| 2 | Damaged or Diseased | | | | | |
| 3 | Good | | | | | |
| 4 | Great | | | | | |

GENERAL NOTES

- THIS INSTALLATION SHALL BE IN COMPLIANCE WITH THE LINCOLNSHIRE, IL CODES OF ORDINANCES, AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO: IBC, NEC2017, IECC2015, AND NFPA72.
- BEFORE COMMENCING WORK THE CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY INFORM HIMSELF OR HERSELF OF ALL CONDITIONS THAT AFFECT THE WORK. EXAMINE THE DRAWINGS, AND SUBMIT ANY QUESTIONS IN WRITING TO THE ARCHITECT AND ENGINEER.
- ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION SHEET AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THIS WORK SHALL BECOME THOROUGHLY FAMILIAR WITH THE PROJECT BEFORE COMMENCING ANY WORK. THE PROJECT DRAWINGS FORM THE BASIS OF THIS CONTRACT REQUIREMENTS AND INCLUDE THE TYPE AND GRADE OF MATERIALS TO BE INSTALLED, EQUIPMENT TO BE FURNISHED, THE MANNER BY WHICH TO BE INSTALLED AND WHERE TO BE LOCATED.
- THE ELECTRICAL CONTRACTOR SHALL CHECK CAREFULLY ALL CONSTRUCTION DRAWINGS AND SPECIFICATION SHEET THAT ARE PART OF THIS PROJECT TO ENSURE THAT NO FIXTURE IS OMITTED.
- EQUIPMENT LABELS AND INSTRUCTIONS REGARDING THE APPLICATION AND INSTALLATION OF THE LISTED EQUIPMENT SHALL BE FOLLOWED TO INSURE THAT THE EQUIPMENT IS BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTING INSTRUCTIONS. THE TEMPERATURE RATING OF THE EQUIPMENT TERMINATIONS MUST BE CAREFULLY CORRELATED WITH THE CONDUCTOR AMPACITY TO PREVENT OVERHEATING AND PREMATURE FAILURE.
- INSTALL ELECTRICAL DEVICES AS INDICATED IN THIS SET OF DRAWINGS. ADJUST FINAL DEVICE LOCATIONS AS REQUIRED TO ACCOMMODATE WORK. COORDINATE WITH ALL TRADES INVOLVED AND WITH CIVIL DRAWINGS. NOTIFY THE ENGINEER AND/OR THE ARCHITECT IF ANY CONFLICTS ARE FOUND PRIOR TO BIDDING PROJECT. INSTALL CONDUIT AND BOXES TO CLEAR EMBEDDED DUCTS, OPENINGS AND OTHER STRUCTURAL FEATURES.
- CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. ALL CONDUITS SHALL RUN CONCEALED, EXCEPT IN EQUIPMENT ROOMS AND WHERE APPROVED BY THE ARCHITECT.
- ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR INSTALLED. COLOR OF GROUNDING CONDUCTOR SHALL BE GREEN. SIZE OF GROUNDING CONDUCTOR SHALL BE AS REQUIRED PER NEC ARTICLE 250.122.
- ALL BRANCH CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR INSTALLED UNLESS OTHERWISE INDICATED. COLOR OF NEUTRAL CONDUCTOR SHALL BE WHITE.
- ALL CONDUCTOR SHALL BE MADE OF COPPER. MINIMUM WIRE SIZE SHALL BE #10AWG UNLESS OTHERWISE INDICATED.
- ALL BRANCH CIRCUIT WIRING INSTALLED OUTDOORS SHALL USE THWN INSULATION (75F).
- ALL POWER WIRING SHALL BE INSTALLED IN A DEDICATED RACEWAY SYSTEM. MINIMUM RACEWAY SIZE SHALL BE 1" UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL SIZE ALL CONDUITS SO AS TO NOT EXCEED 40% OF CONDUIT FILLING CAPACITY. WHEN MORE THAN THREE CURRENT CARRYING CONDUCTORS ARE INSTALLED IN THE SAME CONDUIT AND AMBIENT TEMPERATURES ADJUSTMENT FACTORS PER ELECTRICAL CODE TABLES 310.15(B)(2)(A), 310.15(B)(3)(A) SHALL BE APPLIED.
- ALL BREAKERS OUTDOOR POLE LIGHTS SHALL BE GFI 5mA RATED.
- UPDATE PANEL CARD DIRECTORY. UTILIZE TYPE WRITER AS A MINIMUM FOR COMPLIANCE. HAND WRITTEN CARD DIRECTORIES ARE NOT ACCEPTABLE.
- ALL EQUIPMENT INSTALLED OUTSIDE SHALL BE WEATHER PROOF RATED.
- CONDUIT INSTALLATION SHALL BE CONCEALED. UTILIZE PVC FOR THE UNDERGROUND HORIZONTAL RUNS WITH RGSC ELBOWS AND RISERS. ELBOWS SHALL BE LONG SWING TO FACILITATE THE INSTALLATION OF CABLING.
- LABEL ALL J--BOXES COVER PLATES WITH CIRCUIT INFORMATION AND PANEL SOURCE.
- FIRE PROOF ALL PENETRATIONS THRU WALLS AND FLOORS TO RE--STABLISH THE FIRE RATING OF PARTITION.
- ALL PULL BOXES AND JUNCTION BOXES SHALL BE SIZED PER ELECTRICAL CODE ARTICLE 314, TABLES 314.16 BASED IN THE AMOUNT OF CABLE AND CONDUITS ENTERING/LEAVING THE BOX.

ELECTRICAL SYMBOL LIST

-  HOT, NEUTRAL, GROUND CONDUCTOR IN RACEWAY
-  RACEWAY STUB UP TO ABOVE ACCESSIBLE CEILING WITH END BUSHING
-  CONDUIT CONCEALED IN WALL/ABOVE THE CEILING
-  CONDUIT IN CONCRETE SLAB/UNDERGROUND
-  BOLLARD LIGHT (SEE LIGHT FIXTURE SCHEDULE)
-  LED POLE LIGHT (SEE LIGHT FIXTURE SCHEDULE)

ABBREVIATIONS

- WP WEATHER PROOF
- RGSC RIGID GALVANIZED STEEL CONDUIT
- AFF ABOVE FINISH FLOOR
- AHJ AUTHORITY HAVING JURISDICTION
- HS HOUSE SHIELD

ELECTRICAL DRAWING LIST

- E0.0 GENERAL ELECTRICAL NOTES, SYMBOL LIST AND DETAILS
- E-1 SITE PLAN - PHOTOMETRIC, LIGHT FIXTURE SCHEDULE & POLE AND BOLLARD BASE DETAILS
- E-2 SITE PLAN - ELECTRICAL
- E-3 LIGHT FIXTURE CUT SHEETS



PROPOSED SITE PLAN
LINCOLNSHIRE ANIMAL HOSPITAL
 420 HALF DAY RD.
 LINCOLNSHIRE, IL 60069

COMcheck Software Version 4.1.1.0
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
 Project Title: LINCOLNSHIRE ANIMAL HOSPITAL - PARKING LOT
 Project Type: Alteration
 Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: 420 HALF DAY RD. LINCOLNSHIRE, IL 60069
 Owner/Agent:
 Designer/Contractor: Manuel Hernandez, MGH Consulting Engineers, LLC, 409 S Highland Ave, Arlington Heights, IL 60005, 773-314-7819, mhernandez@mgheengineering.com

Allowed Exterior Lighting Power

| A Area/Surface Category | B Quantity | C Allowed Watts / Unit | D Tradable Wattage | E Allowed Watts (B X C) |
|--|---------------|---------------------------|-----------------------|----------------------------|
| New Customers' Parking (Parking area) | 14000 ft2 | 0.06 | Yes | 840 |
| Total Tradable Watts (a) = | | | | 840 |
| Total Allowed Watts = | | | | 840 |
| Total Allowed Supplemental Watts (b) = | | | | 600 |

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

| A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B Lamps/ Fixture | C # of Fixtures | D Fixture Watt. | E (C X D) |
|--|---------------------|--------------------|--------------------|--------------|
| New Customers' Parking (Parking area 14000 ft2): Tradable Wattage | | | | |
| LED 1: F1: LED BOLLARDS: Other: | 1 | 12 | 39 | 468 |
| LED 2: F2: LEP POLE: Other: | 1 | 3 | 113 | 339 |
| Total Tradable Proposed Watts = | | | | 807 |

Exterior Lighting PASSES

Exterior Lighting Compliance Statement
 Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

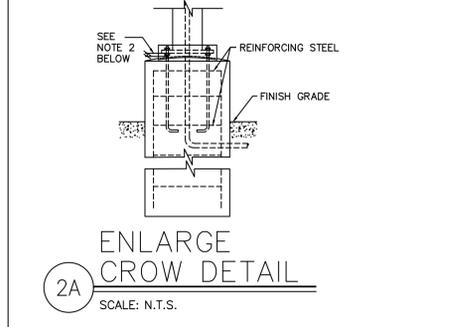
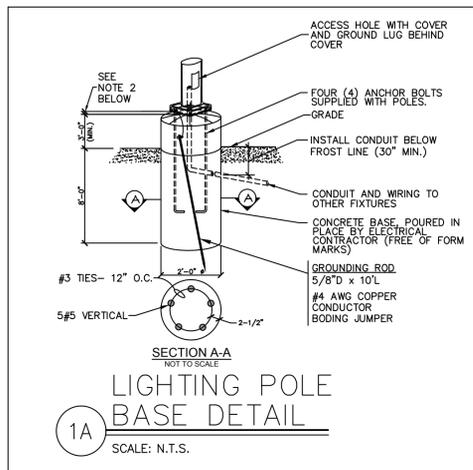
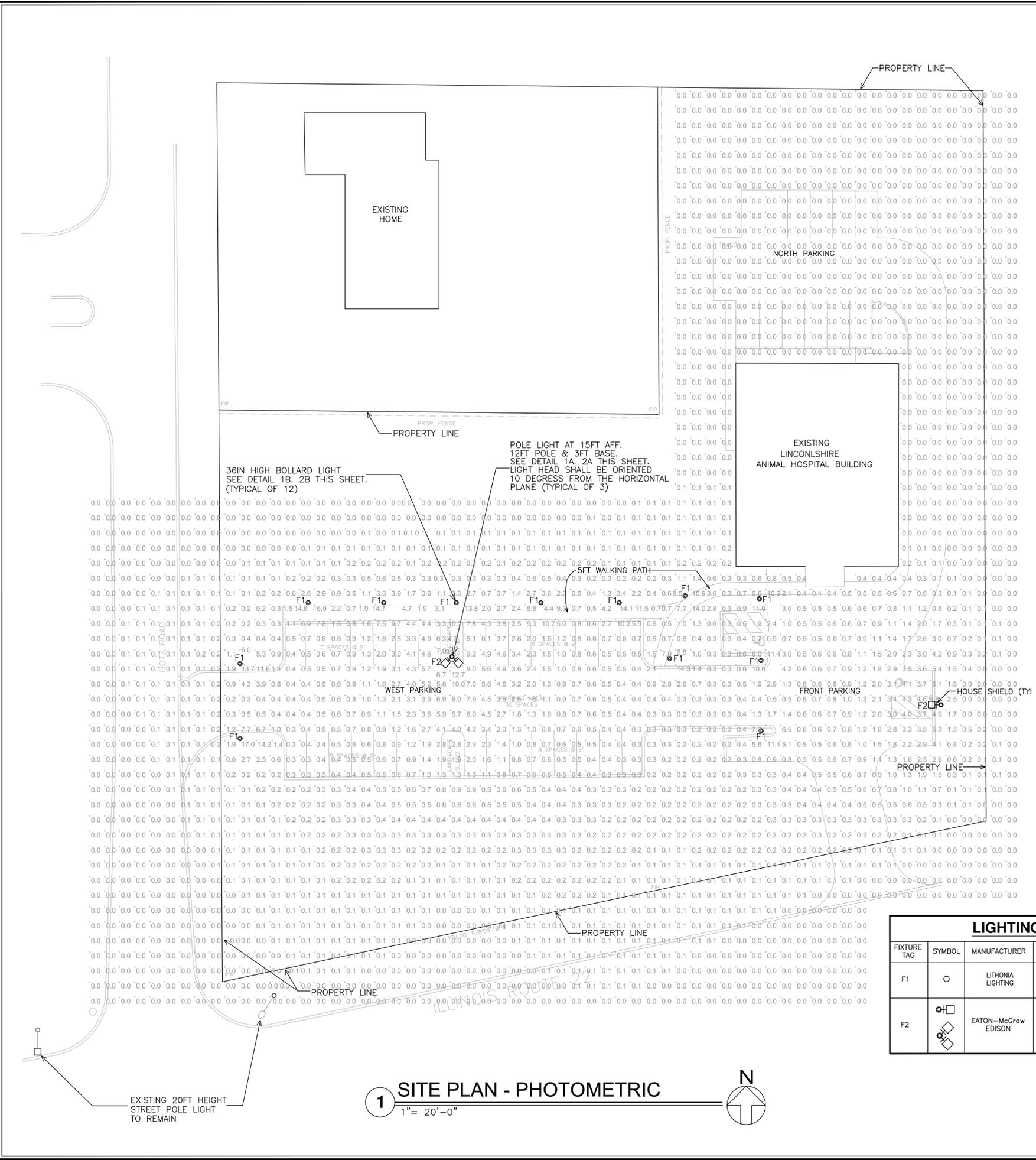
Manuel Hernandez - Proj. Eng.  3-9-19
 Name - Title Signature Date

MGH ENGINEERING
MGH Consulting Engineers, LLC
 LICENSE NO. 184.007392-0002
 409 S. Highland Ave. Arlington Heights, IL 60005
 mhernandez@mgheengineering.com Phone: 773.314.7819

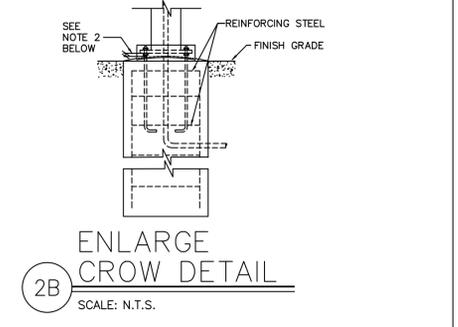
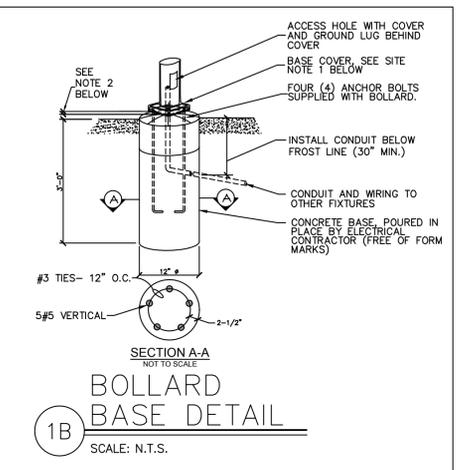
GENERAL ELECTRICAL
NOTES, SYMBOL LIST &
DETAILS

ISSUED:
 3-9-19
 ISSUED FOR REVIEW

E-0



- NOTES**
1. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER.
 2. 1/2" (MIN) AIR GAP SPACE BETWEEN TOP OF CONCRETE CROWN AND BOTTOM OF POLE BASE PLATE FOR VENTILATION.
 3. LOCATE LUMINAIRE ON THE DRAWING; AND VERIFY LUMINAIRE CATALOG NUMBER, POSITION OF LAMP SOCKET AND DIRECTION.
 4. PRIOR TO LUMINAIRE INSTALLATION, VERIFY THAT THE LUMINAIRE CATALOG NUMBER MATCHES THE CATALOG NUMBER SHOWN ON THE DRAWING.



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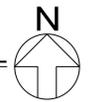
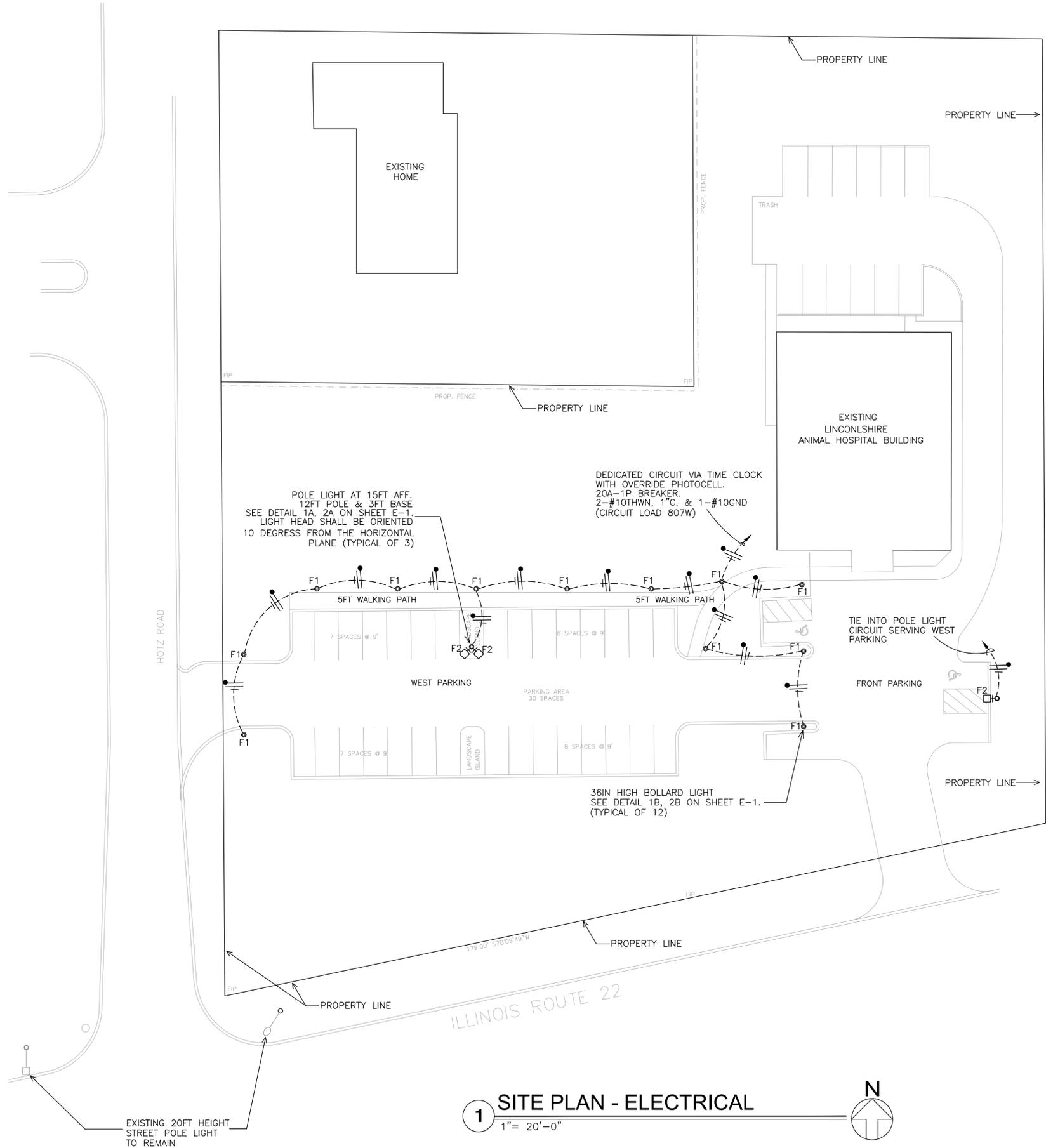
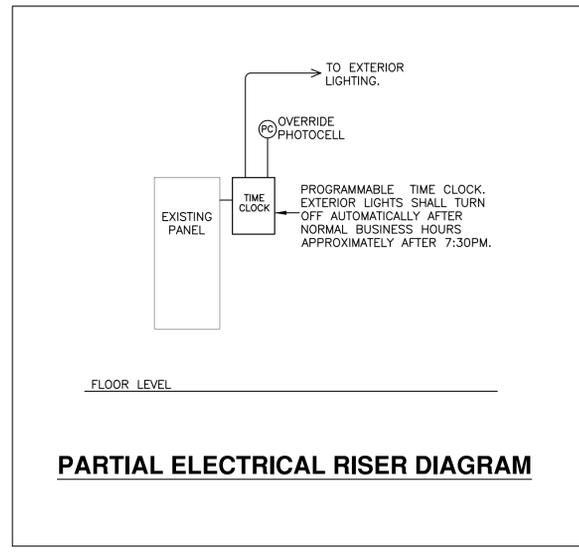
SITE PHOTOMETRIC STATISTICS

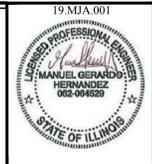
| Description | Avg | Max | Min | Max/Min | Avg/Min |
|---------------------------|--------------|---------------|--------------|---------------|---------------|
| ALL SITE | 0.6fc | 17.0fc | 0.0fc | N/A | N/A |
| WEST PARKING AREA | 1.8fc | 12.7fc | 0.3fc | 42.3:1 | 6.0:1 |
| FRONT PARKING AREA | 2.1fc | 11.4fc | 0.4fc | 28.5:1 | 5.3:1 |
| NORTH PARKING AREA | 0.0fc | 0.0fc | 0.0fc | N/A | N/A |
| WALKING PATH | 5.6fc | 16.9fc | 0.5fc | 33.8:1 | 11.2:1 |

LIGHTING FIXTURE SCHEDULE (PROVIDE SPECIFIED OR APPROVED EQUAL)

| FIXTURE TAG | SYMBOL | MANUFACTURER | MODEL NUMBER | LAMPS | VOLTAGE | WATTAGE | MOUNTING | NOTES |
|-------------|--------|---------------------|---|-------------------------|-----------|---------|---------------|---|
| F1 | ○ | LITHONIA LIGHTING | KBR8 LED 16C 700 40K SYM MVOLT H36 MRAB U (COLOR AS SELECTED BY ARCHITECT AND/OR OWNER) | LED 2,022LM 4000K 70CRI | 120-277V | 39W | CONCRETE BASE | LED 36 INCH HIGH BOLLARD LIGHT COLOR AS SELECTED BY ARCHITECT AND/OR OWNER |
| F2 | □ | EATON-McGraw EDISON | SIMILAR TO: GLEON-AF-02-LED-E1-T4FT MS/DIM-L20-ADJA-MA1191-XX (PROVIDE 12FT COMPATIBLE ROUND POLE MOUNTED ON A 3FT CONCRETE BASE) | LED 12533LM 4000K-70CRI | 120V-277V | 113W | POLE MOUNTED | POLE LED LIGHT AT 15FT HIGH, WITH 1 OR 2 POLE HEAD AS INDICATED IN PLAN & ADJUSTABLE ARM, DRILLING PATTERN AS REQUIRED BY POLE HEAD(S), COLOR AS SELECTED BY ARCHITECT AND/OR OWNER. PROVIDE 12FT POLE WITH VIBRATION DAMPERS AND GROUND LUG CONNECTION. POLE SHALL WITHSTAND WEIGHT AND E.P.A FOR 80M WIND |

1 SITE PLAN - PHOTOMETRIC
 1" = 20'-0"
 N





PROPOSED SITE PLAN
LINCOLNSHIRE ANIMAL HOSPITAL
420 HALF DAY RD.
LINCOLNSHIRE, IL 60069

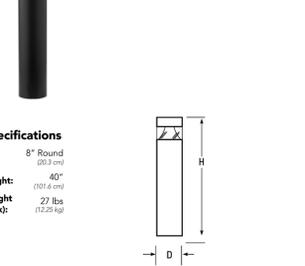
MGH ENGINEERING
MGH Consulting Engineers, LLC
LICENSE NO. 18-007292-0002
408 S. Highland Ave. Annapolis Heights, IL 60005
manraj@mghe.com Phone: 773.314.1919

LIGHT FIXTURE
CUT SHEETS
ISSUED:
3-9-19
ISSUED FOR REVIEW

E-3

F1

KBR8 LED LED Specification Bollard



Specifications

| Series | LEDs | Drive Current | Color Temperature | Beam Spread | Beam Angle | Beam Diameter @ 40' |
|----------|--------------------|---------------|-------------------------------|-------------|------------|---------------------|
| KBR8 LED | Asymmetric 1x 120° | 350 350mA | 30K 3000K | 120° | 208' | 10.1' |
| | | 450 450mA | 50K 5000K | 240° | 277' | 13.4' |
| | Symmetric 1x 90° | 700 700mA | AMBC Amber pleiglet converted | 240° | 347' | 17.0' |

Ordering Information

| Series | LEDs | Drive Current | Color Temperature | Beam Spread | Beam Angle | Beam Diameter @ 40' |
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Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: KBR8 LED 16C 700 40K SYM MVLDT DDBXK

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- #### Accessories
- M8180 Actuator bolts (8/18)
- #### NOTES
- Only available in the 12C, A37 version.
 - Only available in the 12C, S14 version.
 - Only available with AMBC version.
 - Not available with ELCC.
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 - Not available with 347V. Not available with 347V. Not available with 400V.
 - Not available with 400V.
 - Double End (DE) requires 120, 277, or 347 voltage option.
 - M061 is not available with LUMI system.

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F1

F2

McGraw-Edison

| Project | Date |
|---------|------|
| | |



DESCRIPTION

The Galleon™ LED Flood luminaire combines the low-profile design of the Galleon with the mounting angle flexibility of a pole or wall-mounted floodlight. With a maximum tilt angle of 60° from horizontal, and patented, high-efficiency AccuLED Optics™ technology, it provides uniform and energy conscious illumination for parking lots, container/rail yards and highway projects. Mounts directly to a pole, or a ballroom or pole-top tenon. IP66 rated and ULULX Listed for wet locations.

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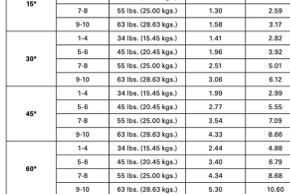
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F2

McGraw-Edison

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|---------|------|
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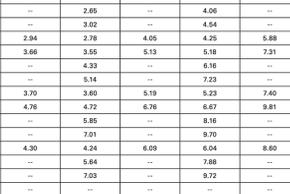
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F2

F2

McGraw-Edison

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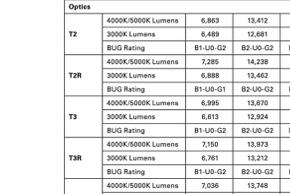
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F2

F2

McGraw-Edison

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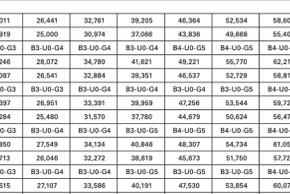
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F2

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F2

Performance Data

Lumen data from photometric tests performed in accordance with IESNA LM-79. Data is considered to be representative of the configurations shown, with tolerances allowed by Lighting Facts. Actual performance may differ as a result of outdoor environment and application. Actual wattage may differ by +/- 5% when operating between 120-480V +/- 10%.

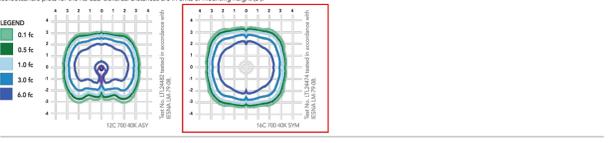
| Height | Beam Angle | Beam Diameter @ 40' | Beam Diameter @ 80' | Beam Diameter @ 120' | Beam Diameter @ 160' | Beam Diameter @ 200' | Beam Diameter @ 240' | Beam Diameter @ 277' | Beam Diameter @ 347' |
|--------|------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 350 | 120° | 64' | 131' | 197' | 263' | 330' | 396' | 463' | 530' |
| | | 64' | 131' | 197' | 263' | 330' | 396' | 463' | 530' |
| 450 | 120° | 91' | 182' | 273' | 364' | 455' | 546' | 637' | 728' |
| | | 91' | 182' | 273' | 364' | 455' | 546' | 637' | 728' |
| 700 | 120° | 124' | 248' | 372' | 496' | 620' | 744' | 868' | 992' |
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Projected LED Lumen Maintenance

Calculation of LED lumen maintenance based on the algorithms used in a 25°C ambient, based on 100,000 hours of LED testing based per IESNA LM-80 and photometric IESNA TM-21-11.

| Hours | 0 | 25,000 | 50,000 | 100,000 |
|-------|------|--------|--------|---------|
| 120° | 1.00 | 0.98 | 0.97 | 0.95 |

Photometric Diagrams



FEATURES & SPECIFICATIONS

- #### INTENDED USE
- The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entrances, walking paths, and pedestrian plazas, as well as any other location requiring a long-lasting, high-quality light source with fully custom optical.
- #### CONSTRUCTION
- One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and sealed-to-rod die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 2 1/4" bolt circle template ensure stability. Overall height is 42" standard.
- #### FINISH
- Exterior parts are protected by a zinc-injected super durable TiGII chemcoat powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.
- #### OPTICS
- Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66-rated LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000K (2-70-CRI) or optional 3000K (4-60-CRI) or 5000K (67-CRI). Limited-wavelength amber LEDs are also available.

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NOMINAL POWER LUMENS (1.2A)

| Series | LEDs | Drive Current | Color Temperature | Beam Spread | Beam Angle | Beam Diameter @ 40' |
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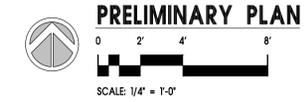
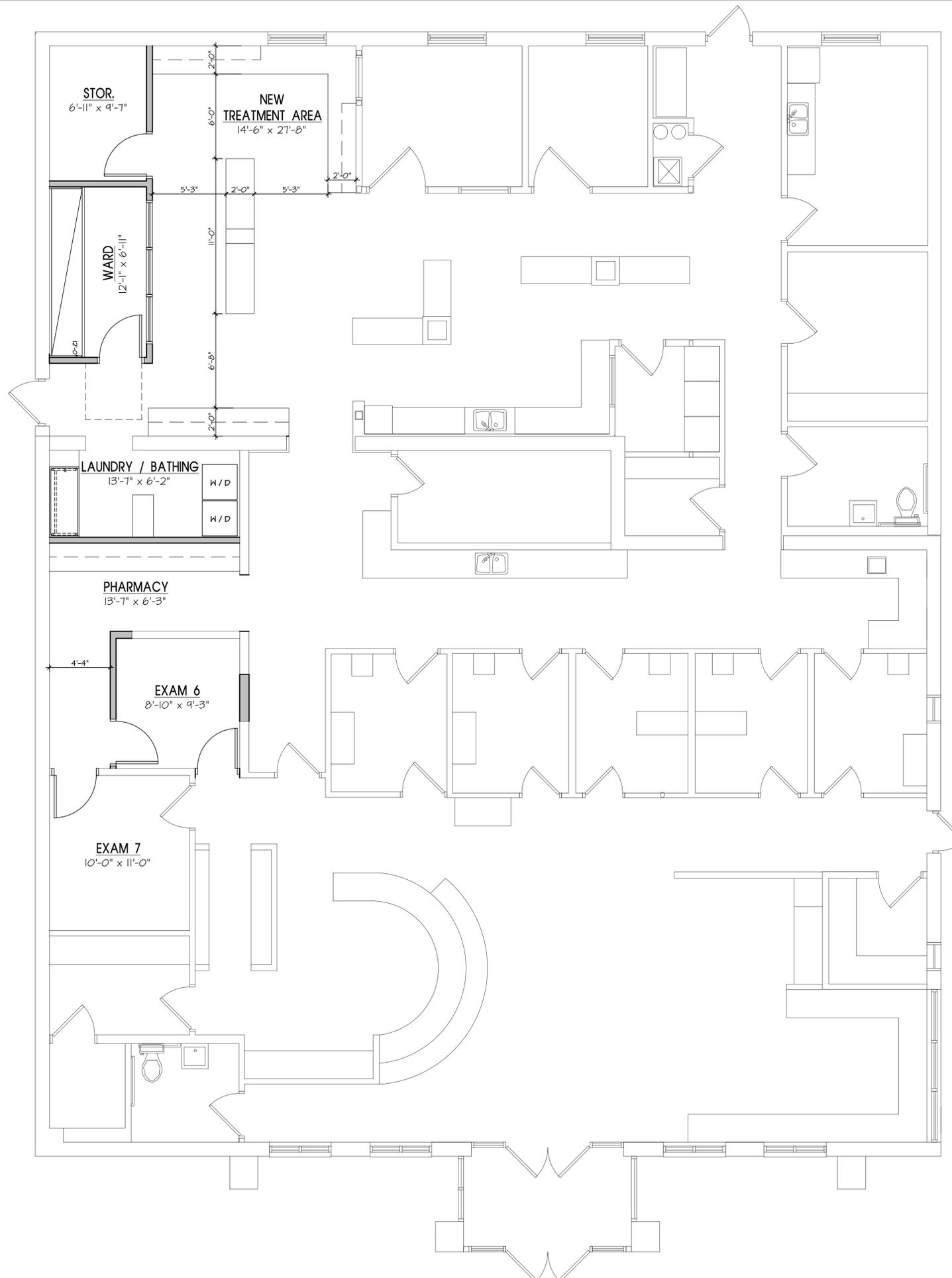
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LINDENGROUP
 ARCHITECTURE
 LAND PLANNING
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 10100 ORLAND PARKWAY SUITE 110
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 (708) 799-4400
 WWW.LINDENGROUPINC.COM

RWE MANAGEMENT COMPANY
 16 W 301 S. Frontage Rd., Suite 106
 Burr Ridge, IL 60527
 (630) 734-0883
 JACOBY@RWE.COM

Lincolnshire Animal Hospital
 420 Half Day Rd.
 Lincolnshire, IL

DATE
2018-0119
 PROJECT NUMBER

FILE NUMBER
8-30-2018
 DATE

DRAWN BY

FINAL REVIEW

PRELIMINARY PLAN

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A-1.0
 SHEET OF

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APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Thursday, April 18, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bichkoff and Members Kalina, Udoni, and Hersch

STAFF PRESENT: Tonya Zozulya, Planning and Development Manager

ABSENT: Member Hashemi and Trustee Liaison McDonough

CALL TO ORDER: **Chairman Bichkoff** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

The roll was called by **Planning and Development Manager (PDM) Zozulya** and **Chairman Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Regularly Scheduled Zoning Board Meeting held on Tuesday, January 8, 2019.

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bichkoff recessed the Zoning Board meeting and opened the following Public Hearings:

3.1 A Public Hearing regarding a Rezoning of 2 Hotz Road Property from R1 Single-Family Residential to E Small Scale Office for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

3.2 A Public Hearing regarding a Major Special Use Amendment to Lincolnshire Animal Hospital Special Use Permit Granted by Ordinance #09-3083-06 for the Property at 420 Half Day Road to Add 2 Hotz Road Property to 420 Half Day Road Property Governed by Special Use and to Allow Parking Expansion onto 2 Hotz Road Property for Animal Hospital Operations for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

3.3 A Public Hearing regarding a Variation from Code Section 6-11-2(B)(4) to Locate Parking Spaces in a Front and Corner Side Yard for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

3.4 A Public Hearing regarding a Variation from Code Section 6-15-3(A)(1)(a)(i) to Locate a Yard Fence in a Required Corner Side Yard Setback for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

PDM Zozulya presented a drone aerial video prepared by Community & Economic Development staff which provided the Zoning Board a current aerial view of the 420 Half Day Road, 2 Hotz Road, and surrounding properties.

Dr. Stuart Clarke, Lincolnshire Animal Hospital, provided historical facts regarding the hospital location and subsequent expansion since the original opening in 1972. In 2009, the hospital completed an expansion and remodel, which included a two-way access drive and rear parking lot. He stated the practice continues to experience growth and has added additional doctors and support staff. Customer and staff parking demands have resulted in patients parking in the access drive and disrupting traffic flow. **Dr. Clarke** stated their practice approached the current owners of 2 Hotz Road to purchase the parcel for additional parking and they are currently under contract. He added the subject property has drainage issues and many dead trees, and their intention is to provide a well-screened, low-impact parking area with attractive landscaping.

Dr. Clarke presented the proposed plans for the parking lot, lighting, and landscaping, and reiterated the request to rezone the 2 Hotz property, amend the existing hospital Special Use permit, and obtain variations for front, corner side yard parking, and fence location in the corner side yard setback. He further requested the Findings of Fact be entered into the record.

PDM Zozulya, reviewed procedural and code compliance items. A Zoning Board public notice was published in the April 3, 2019 Daily Herald and certified written notification to surrounding property owners was provided by the petitioner. Courtesy notices were also provided by the petitioner to the Westgate and Beaconsfield HOA Presidents. She stated staff received a statement from Mrs. Cheryl Pratt, the President of the Westgate HOA who is in support of the proposal as this is an opportunity to clean up the site and improve site visibility with less impact than an office building proposal.

PDM Zozulya reviewed the rezoning proposal, stating it will comply with the E Small Scale Office District requirements by providing a low-density use to serve as a transition to adjoining residential areas. An amendment to the Special Use permit is required due to the addition of a new property being for the Animal Hospital Special Use and construction of additional parking. The variations requested for parking lot and fence locations are presented as a hardship, given the footprint of the existing building, based on the petitioner's responses to the Findings of Fact Standards. The Zoning Board must review the responses and find each standard has been addressed in order to provide a favorable recommendation to the Village Board. She further explained the Special Use Permit approval becomes null and void if the improvements are not substantially under way within three years of Village approvals. The variation approval becomes null and void if the improvements are not substantially under way within one year of Village approvals and no one-time extension has been requested. Rezoning approvals, once granted, never become null and void regardless of the improvement status. The Village Board was supportive of the project but the parking and fence variation was not part of the petitioner's initial presentation to the board but will be reviewed when this project goes back to the Village Board for final review and potential approval. The proposal will also appear before the Architectural Review Board in April for consideration of the parking layout and

design, fencing, landscaping/tree removal, and lighting.

Chair Bichkoff opened the floor for members of the audience. No speakers came forward and there was no public testimony.

Member Udoni stated she is in full support of the project. **Member Kalina** said an office building would cause more congestion; this is better use of the property.

Chair Bichkoff asked if Zoning Board members had reviewed the Findings of Fact and if there were any questions or comments. The Public Hearings were closed and the Zoning Board meeting was reconvened.

Member Udoni moved, seconded by **Member Hersch**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a rezoning of the 2 Hotz Road property from R1 Single-Family Residential to E Small Scale Office, as presented in the petitioner's presentation packet and based on the Rezoning Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

Member Kalina moved, seconded by **Member Udoni**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a Special Use amendment to the Lincolnshire Animal Hospital Special Use Permit granted by Ordinance #09-3083-06 for the property at 420 Half Day Road to allow parking expansion onto 2 Hotz Road property for Animal Hospital operations, as presented in the petitioner's presentation packet and based on the Special Use Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

Member Hersch moved, seconded by **Member Kalina**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a variation from Code Section 6-11-2(B)(4) to locate parking spaces in a front and corner side yard, as presented in the petitioner's presentation packet and based on the Variation Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

Member Udoni moved, seconded by **Member Kalina**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a variation from Code Section 6-15-3(A)(1)(a)(i) to locate a yard fence in a required corner side yard setback, as presented in the petitioner's presentation packet and based on the Variation Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

Per the direction of the ARB, brand new ground signs and structural ground sign changes in all sign districts will now be reviewed and approved by the ARB. The front-lit restriction will also be removed. In regards to the request of the ARB to include new language stating the ground sign size and landscaping should be in scale with each other for a unified and aesthetically pleasing look, **PDM Zozulya** stated this was not included per recommendation from the Village Attorney. "Aesthetically pleasing" was considered too subjective; however the ARB would have the ability to review landscaping and sign scale as part of their review process. **PDM Zozulya** added any sign variation request would be reviewed by the ARB with final review and approval by the Village Board. **PDM Zozulya** reviewed other changes which were redlined in the ARB packets, adding those changes were also reviewed by the Village Attorney.

Chair Kennerley opened the floor to members of the ARB. **Member Baskin** inquired about the real estate community's concerns. **PDM Zozulya** said this issue was deliberated by Village Board in March 2019 after the ARB public hearing and the Village Board extended the sign display duration while maintaining the approved size. **Member Santosuosso** noted some typographical errors in the numbering in Chapter 6 (Establishment of Sign Districts). Staff stated they would correct accordingly before forwarding the proposal to the Village Board.

There being no further comment from the ARB or audience, **Chair Kennerley** closed the public hearing and reconvened the ARB meeting.

Member Orzeske moved, seconded by **Member Santosuosso**, having conducted and concluded a Public Hearing on April 23, 2019, that the Architectural Review Board recommended approval to the Village Board the amendments to Title 12 of the Lincolnshire Village Code regarding a merger of the Downtown and Corridor Commercial Sign District into a new Commercial Sign District, revising wall and ground sign illumination requirements in the Commercial Corridor Sign District, as well as revising ground sign approval requirements in all sign districts, as presented in the redlined draft prepared by staff and the Village Attorney with corrections made to Chapter 6 numbering.

Roll Call:

Ayes: Kennerley, Orzeske, Baskin, Santosuosso

Nays: None

Motion passed unanimously by roll call vote.

3.2 Consideration of Parking Lot Design, Fence, Landscaping, and Lighting Plans for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

CED staff played an aerial drone video for an overview of the subject property and surrounds.

Dr. Stuart Clarke, Lincolnshire Animal Hospital, provided a brief history of the Lincolnshire Animal Hospital noting in 2009 they completed a remodel and building expansion, including an access driveway to the rear parking lot. Since then, staff has grown to more than 20 employees with only 12 parking spaces.

Staff and customers have resorted to using the access drive for parking. **Dr. Clarke** added they are under contract to purchase the lot at 2 Hotz Road and plan to add additional parking spaces, fencing, and landscaping. **Dr. Clarke** stated the proposed plan is an improvement to the site, increasing visibility of the lot by removing the dead and diseased trees. **Dr. Clarke** added by designing the parking lot in an east/west configuration, they will lessen the impact on the existing wetlands and adjoining properties, include additional landscape and fencing to screen the adjacent properties to the north, and install downward-facing parking lot lighting. He further noted Lake County Storm Water Management may be requiring some adjustments to the onsite storage location as part of their review.

Member Orzeski inquired about ADA-accessible parking. **Dr. Clarke** noted these stalls will meet the requirements per the state accessibility code.

Member Baskin noted the vacant lot is rustic and understood the needs for improvements, but asked what they were trying to achieve with this expansion. **Aaron Zych, ILT Vignocchi Landscape Architecture**, said they did not want to clear cut the lot. He added the overall goal is to enhance the site, make it inviting to the customers, be non-obtrusive, and an enjoyable walk from the parking lot to the building. **Member Baskin** asked the petitioner to discuss the scale of the project. **Aaron Zych** discussed the three-layer concept in design: Layer 1 being the ground cover; Layer 2 being ornamental trees and shrubs; and Layer 3 being larger evergreen and deciduous trees. **Aaron Zych** stated the site has abundant landscaping regarding Layer 3, but will require enhancement of ground cover and ornamental trees to "step down" the scale of the site. The larger trees being along Route 22 and the north property line would be retained.

Chair Kennerley commented she liked the concept but had concerns regarding the health of the ornamentals and ground covers due to animal waste. She inquired whether woodchips could be included as a 3-4 foot buffer on each side of the proposed parking lot area or an area dedicated for this purpose be added to the plan. She added she appreciated the outreach by the applicant to the neighbors and their input in the design phase. In regards to the fence line, **Aaron Zych** said it would be adequately screened. **Dr. Clarke** noted there was an existing pet walk area by the building entrance specially treated for animal waste. **Chair Kennerley** said she would like to make sure the new landscape area and materials are protected accordingly.

Member Orzeske inquired about the curb cut on Hotz Road. It was determined both left- and right-hand turns onto Hotz will be permitted.

PDM Zozulya reviewed the results of the preliminary evaluation meeting by the Village Board and the recommendations from the Zoning Board with unanimous approval. She stated the petition will advance to the Village Board after receiving final permit approval from the Lake County Storm Water Management Commission.

Member Baskin moved, seconded by **Member Santosuosso**, that the Architectural Review Board recommended approval to the Village Board the proposed parking, fence, landscaping, and lighting plans for the Lincolnshire Animal Hospital at 420 Half Day Road and 2 Hotz Road, as presented in the

petitioner's presentation packet dated April 16, 2019, and further subject to the recommendation for providing wood chips in appropriate areas surrounding the new parking lot.

Motion passed unanimously by voice vote.

3.3 Consideration of Construction of a Storage Facility for Equipment and Materials in a North Park Maintenance Yard for North Park, 1025 Riverwoods Road (Village of Lincolnshire)

Walter Dittrich, Assistant Public Works Director/Village Engineer (APWD/VE) presented the Village's plans for a new 1,200 square-foot storage facility at North Park. He stated the project has been in the Capital Improvement Plan for several years. Prior to this request, equipment was stored in a smaller facility at North Park but due to its poor condition, it was removed in 2017. Since then, most equipment has been exposed to the elements and when possible, stored at the Public Works facility on Schelter Road. The proposal calls for an L-shaped, pre-fabricated metal structure with a roof height peak of 14'-4". The proposed color is designed to coordinate with the existing maintenance building which has a sandstone base and a pewter grey roof.

Chair Kennerley inquired about the existing fence and landscaping. **APWD/VE Dittrich** said there is an existing 6-foot wood solid fence around the perimeter of the building area. Dead landscaping along the fence has been removed with plans to replant with 16-foot-tall arborvitaes along the west and north side.

Member Baskin said he understands this is a utility, budget-conscious building. However, he added he was not comfortable with approving a pre-fabricated structure with the proposed roof peak and scale not being contextually fitting.

Chair Kennerley noted this is an upgrade from the previous storage facility.

Member Santosuosso asked if additional landscaping would be possible. Staff stated they would investigate additional landscaping and extending the peak of the roof. **Member Orzeski** said the scale of the renderings does not appear to be correct. He noted the structure would be approximately 300 feet from Riverwoods Road and totally enclosed within the fence. **Member Orzeski** also requested staff to consider additional landscaping. **Member Baskin** suggested changes, including increasing the roof height, giving the building exterior more dimension and more detailed renderings of the proposal. **Member Orzeske** agreed saying if they enhanced the roof line or added tall landscaping, it would be an improvement

Member Santosuosso inquired about the location of the proposed storage structure. It was determined the location would be behind the fence for security purposes.

Chair Kennerley moved, seconded by **Member Orzeski**, that the Architectural Review Board recommended approval to the Village Board for the installation for a new storage facility in the maintenance yard for North Park, located at 1025 Riverwoods Road, as depicted in the attached presentation packet and further subject to looking at potential options for the pre-fabricated structure for additional roof height, additional spandrel above the garage doors, and providing additional renderings and elevations of the proposed structure and location of screening and landscaping for the Village Board review and final action.

**VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS**

ORDINANCE NO. _____

**AN ORDINANCE REZONING THE PROPERTY
COMMONLY KNOWN AS 2 HOTZ ROAD
(LINCOLNSHIRE ANIMAL HOSPITAL)**

WHEREAS, application has been made by Lincolnshire Animal Hospital Limited, an Illinois corporation (the “Applicant”), for the rezoning of the property commonly known as 2 Hotz Road, which is legally described as set forth in **Exhibit A** (the “Property”), from the R1 Single-Family Residence District to the E Small Scale Office District (“Rezoning Application”); and

WHEREAS, the Rezoning Application is part of the construction of an expanded parking area for the Lincolnshire Animal Hospital, which is located at 420 Half Day Road on the lot adjoining the Property directly to the east; and

WHEREAS, the Village Board of Trustees referred the Rezoning Application for the Property to the Zoning Board (“Zoning Board”) on March 11, 2019; and

WHEREAS, following due publication of notice in the Lincolnshire Review on April 3, 2019, and all other personal notice required by law, a public hearing concerning the Rezoning Application was convened and finally adjourned by the Zoning Board on April 18, 2019; and

WHEREAS, the Zoning Board has submitted to the Mayor and Board of Trustees its findings of fact and recommendation related to the Rezoning Application; and

WHEREAS, following deliberation and consideration on the evidence and testimony elicited during the public hearing and the findings of fact and recommendation of the Zoning Board, the Village Board desires to grant the Applicant’s Rezoning Application to rezone the Property from the R1 Single-Family Residence District to the E Small Scale Office District.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Recitals.

A. The Corporate Authorities hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals and do further acknowledge that they are material to this Ordinance. Such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein.

B. The findings of the Zoning Board of the Village of Lincolnshire, attached hereto as **Exhibit B**, are herein incorporated by reference as the findings of the Village Board to the same effect as if fully recited herein at length. All references in the Zoning Board's findings are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire.

Section 2. Rezoning. The Property is hereby rezoned from the R1 Single-Family Residence District to the E Small Scale Office District. The Mayor and Board of Trustees hereby direct the Zoning Administrator to cause the official zoning map of the Village to be so amended.

Section 3. Consents. By signing the acknowledgement and accepting the terms and conditions of this Ordinance, the Applicant knowingly and voluntarily waives, for itself and its successors and assigns, any and all claims against the Village, its elected and appointed officers, employees and agents, of whatever kind, nature and amount, resulting from the limitations on the development of the Property applied by this Ordinance. Notwithstanding the foregoing, nothing in this Ordinance shall be deemed to waive the ability for the Applicant, or its successors and assigns, to petition the Village, from time to time, for other and further zoning and subdivision approvals.

Section 4. Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent of any conflicts. Except for the foregoing limitation, the development of the Property remains subject to all terms and conditions of Applicable Codes and Ordinances of the Village of Lincolnshire including, without limitation, zoning ordinances, building codes, subdivision regulations and regulations concerning the construction and design of public improvements.

Section 5. Penalties. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

Section 6. Enforcement. The Property shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other applicable laws or regulations.

Section 7. Effective Date; Assent. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, provided, however, that the Rezoning shall not take effect until a true and correct copy of this Ordinance is executed by the Applicant, or such other parties in interest as the Village may reasonably identify, consenting to and agreeing to be bound by the terms and conditions of this Ordinance. Delivery to the Village of a copy of this Ordinance, as so executed, shall take place not later than sixty (60) days after the passage and approval of this Ordinance by the Corporate

Authorities or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this ____th day of _____, 2019, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____th day of _____, 2019.

Elizabeth J. Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

Published by me in pamphlet form
this ____ day of _____, 2019.

ACKNOWLEDGED and ACCEPTED
this ____ day of _____, 2019.

LINCOLNSHIRE ANIMAL HOSPITAL LIMITED

By: _____

Name: _____

Its: _____

Date of Execution: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 22 (EXCEPT THE NORTH 130 FEET THEREOF), IN COUNTY CLERK'S PLAT OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1950 AS DOCUMENT 711879, IN BOOK 32 OF PLATS, PAGES 38, 39, 40 AND 41, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

FINDINGS OF FACT

VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN AMENDMENT TO
A SPECIAL USE AND GRANTING VARIATIONS FOR AN ANIMAL CLINIC
(LINCOLNSHIRE ANIMAL HOSPITAL)

WHEREAS, Lincolnshire Animal Hospital Limited, an Illinois Corporation (“Applicant”), is the owner of that certain property commonly known as 420 Half Day Road, and legally described in **Exhibit A** attached hereto and made a part hereof (the “Subject Property”); and

WHEREAS, Ordinance No. 96-1434-18 (the “Special Use Ordinance”) granted a special use to establish and operate an animal hospital in the E Small Scale Office District on the Subject Property; and

WHEREAS, the Special Use Ordinance was amended by Ordinance No. 09-3083-06 for the purpose of permitting an expansion of the building and parking areas of the animal hospital, and to permit the construction of a dog run on the Subject Property; and

WHEREAS, the Applicant has applied for a major amendment to the Special Use Ordinance to (1) add the property commonly known as 2 Hotz Road, which is legally described in **Exhibit B** attached hereto and made a part hereof (the “Amendment Property”), to the property governed by the Special Use Ordinance; and (2) construct an expanded parking area for the animal hospital on the Amendment Property (collectively, the “Special Use Amendment”); and

WHEREAS, the Applicant has applied for variances for the location and fencing of the expanded parking area on the Amendment Property, including (1) a variation from Section 6-11-2(B)(4) of the Lincolnshire Zoning Code to locate parking spaces in the front and corner side yard of the Amendment Property; and (2) a variation from Section 6-15-3(A)(1)(a)(i) to locate a yard fence in the required corner side yard setback of the Amendment Property (collectively, the “Variance Application”); and

WHEREAS, the Zoning Board convened a public hearing on the Special Use Amendment and Variance Application on April 18, 2019; and

WHEREAS, the aforesaid public hearing was held pursuant to legal notice, including publication in the *Lincolnshire Review* on April 3, 2019, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

WHEREAS, the Zoning Board finds that the Special Use Amendment satisfies the standards to qualify for a special use permit set forth in Section 6-14-11 of the Lincolnshire Zoning Code, as demonstrated by the findings of fact attached hereto as part of **Group Exhibit C**; and

WHEREAS, the Zoning Board finds that the Variance Application satisfies the standards to qualify for variations set forth in Section 6-14-9 of the Lincolnshire Zoning Code, as demonstrated by the findings of fact attached hereto as part of **Group Exhibit C**; and

WHEREAS, the Architectural Review Board (ARB) held a public meeting on April 23, 2019 to consider the site plans for the Special Use Amendment; and

WHEREAS, the aforesaid public meeting was held pursuant to legal notice and all persons desiring an opportunity to be heard were given such opportunity at said public meeting; and

WHEREAS, the Zoning Board and ARB have heretofore submitted to the Mayor and Board of Trustees their respective findings of fact and recommendations related to the applications heretofore described;

WHEREAS, the Corporate Authorities have concluded that the Special Use Amendment and Variance Application, subject to and in conformance with the terms and conditions of this Ordinance, will be beneficial to the Village, will further the development of the Subject Property and the Amendment Property and the orderly development of the Village, and will otherwise enhance and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, in exercise of its home rule authority, as follows:

Section 1. Recitals and Findings.

A. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals and do further acknowledge that they are material to this Ordinance. Such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. The Parties further agree that this Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

B. The Mayor and Board of Trustees have duly considered the findings and recommendations of the Zoning Board and ARB and hereby adopt the findings of the Zoning Board and recommendation of the ARB, attached hereto as **Group Exhibit C**, as the findings of the Corporate Authorities the same as though fully restated herein. All references and findings of the Zoning Board and ARB are hereby made the findings and references of the Mayor and Board of Trustees.

Section 2. Amendment to Special Use Ordinance.

A. Future References. From and after the effective date of this Ordinance, all references to the Special Use Ordinance shall be deemed to mean the Special Use Ordinance, as amended by Ordinance 09-3083-06 and this Ordinance. Except as modified by this Ordinance, all current provisions of the Special Use Ordinance shall remain in full force and effect.

B. Special Use Amendment. Subject to the conditions described in Section 4 below, the Special Use Ordinance is hereby amended as follows:

1. The property to which the Special Use Ordinance applies is hereby amended to include the Amendment Property, commonly known as 2 Hotz Road, and which is legally described on Exhibit B.

2. The Applicant may construct an expanded parking area on the Amendment Property for the animal hospital, with a total of 25 additional parking spaces.

Section 3. Variations. Subject to the conditions described in Section 4 below, the Village hereby grants: (1) a variation from Section 6-11-2(B)(4) of the Lincolnshire Zoning Code to locate parking spaces in the front and corner side yard of the Amendment Property; and (2) a variation from Section 6-15-3(A)(3)(a)(i) to locate a yard fence in the required corner side yard setback of the Amendment Property.

Section 4. Conditions. The Applicant shall construct the expanded parking area, fence, and related improvements in accordance with the specifications described in the following site plans, all of which shall be attached hereto as **Exhibit D** and incorporated as though fully set forth herein and, except as expressly modified by this Ordinance, all covenants, standards, requirements, designs or specifications in such exhibits shall be binding on the Applicant:

A. Preliminary Improvement Plans, prepared by Spies & Associates, Inc., dated September 6, 2018 and November 1; and

B. Landscape Plans, prepared by Vignocchi, dated March 18, 2019.

C. Lighting Plans, prepared by MGH Engineering, dated March 9, 2019.

D. Preliminary Floor Plan, prepared by RWE Management Company, dated August 30, 2018

Section 5. Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent of any conflicts. Except for the foregoing limitation, the development of the Subject Property and the Amendment Property remain subject to all terms and conditions of applicable Codes and Ordinances of the Village of Lincolnshire including, without limitation, zoning

ordinances, building codes, subdivision regulations and regulations concerning the construction and design of public improvements.

Section 6. Penalties. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

Section 7. Enforcement. The Subject Property and the Amendment Property shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other applicable laws or regulations.

Section 8. Effective Date; Assent. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, provided, however, that this Ordinance shall not take effect until a true and correct copy of this Ordinance is executed by the Applicant, or such other parties in interest as the Village may reasonably identify, consenting to and agreeing to be bound by the terms and conditions of this Ordinance. Unless the Applicant delivers to the Village a copy of this Ordinance, as so executed, not later than sixty (60) days after the passage and approval of this Ordinance by the Corporate Authorities, or within such extension of time as may be granted by the Corporate Authorities by motion, this Ordinance shall be null and void and of no further force and effect.

PASSED this ____th day of _____, 2019, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____th day of _____, 2019.

Elizabeth J. Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

Published by me in pamphlet form
this ____ day of _____, 2019.

ACKNOWLEDGED and ACCEPTED
this ____ day of _____, 2019.

LINCOLNSHIRE ANIMAL HOSPITAL LIMITED

By: _____

Name: _____

Its: _____

Date of Execution: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 21 IN COUNTY CLERK'S PLAT, A SUBDIVISION OF THE SOUTH ½ OF SECTION 15 AND THE NORTH ½ OF SECTION 22, IN TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1950 AS DOCUMENT 711879, IN BOOK 32 OF PLATS, PAGES 38 TO 41, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

LEGAL DESCRIPTION OF THE AMENDMENT PROPERTY

GROUP EXHIBIT C

- 1. ZONING BOARD FINDINGS OF FACT- SUP AMENDMENT**
- 2. ZONING BOARD FINDINGS OF FACT- VARIANCES**
- 3. ARB FINDINGS AND RECOMMENDATION**

EXHIBIT D
SITE PLANS

**REQUEST FOR BOARD ACTION
Committee of the Whole
November 11, 2019**

Subject: Daniel Wright Junior High School - 1370 Riverwoods Road – Building Addition and Special Use Permit

Action Requested: Preliminary Evaluation of a New Special Use with Variations to Ratify Existing Improvements for a Proposed Building Addition

Petitioner: Lincolnshire-Prairie View School District 103

Originated By/Contact: Tonya Zozulya, Planning & Development Manager

Advisory Board Review: Zoning Board & Architectural Review Board

Background

- Lincolnshire-Prairie View School District 103 (SD 103) seeks a new Special Use permit with variations to ratify existing school improvements. This request is required since the school is proposing a building addition on the Daniel Wright Junior High School property at 1370 Riverwoods Road (see Figure 1 and attached location map).

- The 19.4-acre property was developed in unincorporated Lake County in 1972 and annexed by the Village in 1989 (Ordinance #89-1047-14) in the R1 Single-Family zoning district. It is unclear why the school did not receive a Special Use designation at the time of annexation, as the Zoning Code at the time required it for public schools.

- According to SD 103 records, the school has had four building additions (1987, 1996, 2000, and 2011), resulting in the current building size of 108,767 square feet.

Figure 1: Location Map



- In 2016, SD 103 applied for and received new Special Use permits for Laura B. Sprague and Half Day School (Ordinances #16-3396-123 and #16-3397-121, respectively) to permit building additions. The Special Use permits included variations regarding impervious surface, parking, paved surface, landscaping, building height, accessory structures, and fencing. Half Day School also received a rezoning of a portion of the property from R1 Single-Family Residential to B1 Retail Business to unify its zoning. Until 2016, both schools operated without a Special Use permit.

Project Overview & Staff Comments

- SD 103 proposes a 1,800-square-foot, one-story addition to the Daniel Wright Junior High School to address growing enrollment and create additional classroom space (see Document 2). The school currently serves 685 students in grades 6-8.
- Site access, via two existing curb cuts, and circulation will not change. SD 103 obtained correspondence from Lake County Department of Transportation that the proposed addition will not trigger Riverwoods Road widening, new turn lanes, or on-site improvements (see attached Document 2). SD 103 has also obtained conceptual approval from Lake County Stormwater Management (SMC) Commission that no additional detention will be required for the proposed addition. However, SD 103 is working with SMC to address issues with existing detention. A final SMC permit will be required prior to the Village Board approving the Special Use and variations application, following a public hearing at the Zoning Board.
- The existing brown brick building is a one-story structure measuring 12-24 feet in height. The proposed 15-foot-tall addition includes façade modifications to create a new main building entrance with a 19-foot-tall canopy, as shown in the attached rendering. The addition is to be designed of composite materials to complement the existing building.
- The proposed addition will require establishment of a new Special Use for the Daniel Wright Junior High School property, which will follow the same approval process as Laura B. Sprague and Half Day School. The current Special Use request includes variations and acknowledgment of non-conforming structures to ratify the current site conditions and uses typical of educational institutions, including the type of zoning relief granted to the other SD 103 schools.
- The variations required to ratify existing conditions are as follows:
 - Allow the proposed impervious surface ratio to exceed 30%;
 - Permit more than two accessory structures on the subject lot;
 - Allow accessory structures to:
 - Exceed the maximum 5' separation from the rear of the principal structure;
 - Be constructed from a material different than the principal building; and
 - Have no landscape screening;
 - Allow parking stalls to be located in the required 50'-front yard setbacks;

- Allow a reduction in the minimum required length of a parking stall from 19’;
 - Allow parking drive aisles to be less than 9.5’ in width;
 - Allow a yard fence taller than 8’ separating residential properties from a non-compatible land use;
 - Allow ground-mounted equipment to be unscreened; and
 - Allow no continuous 8’ landscape planting area between the building and parking areas.
- No changes are proposed to make the above existing conditions more intensive as a result of the proposed addition.
 - In addition to the variations described above, existing parking lot light poles taller than the maximum-permitted height of 25’ feet are proposed to be treated as a non-conforming structure. The poles are not proposed to be altered with the current projects. However, any potential future alterations would trigger code compliance.
 - Two existing ground identification signs are scheduled to remain (the main ground sign along Riverwoods Road and a smaller sign near the building). Both signs are non-conforming due to their quantity (more than one ground sign), size, and lettering. Section 12-16-1-C of the Lincolnshire Village Code (Village Code) exempts institutional signs (such as school signs) from compliance, provided the signs are not relocated or enlarged.
 - SD 103 is willing to bring the parking lot into compliance with future parking lot improvements, consolidate and minimize the outdoor storage area, and install additional landscaping at the base of the ground signs. Staff will discuss these items with the Zoning Board during the November 12 public hearing. Per the Village Code, all surrounding property owners within 250’ of the school property have been notified of the Zoning Board public hearing by certified mail, and a public hearing notice was published in a local newspaper. (Note: the Zoning Board public hearing was scheduled prior to the preliminary evaluation meeting to assist SD 103 in meeting their desired approval schedule.)

Approval Process

1. Committee of the Whole (Preliminary Evaluation) - November 11, 2019 **CURRENT**
2. Zoning Board (Public Hearing) - November 12, 2019 **PROJECTED DATE**
3. Architectural Review Board - November 19, 2019 **PROJECTED DATE**
4. Committee of the Whole (1st reading) - November 25, 2019 **PROJECTED DATE**
5. Village Board (2nd reading) - December 9, 2019 **PROJECTED DATE**

Recommendation

- Preliminary feedback and referral to the Zoning Board and ARB.

Reports and Documents Attached

- Document 1: Location Map.
- Document 2: Petitioner's cover letter and presentation packet, prepared by Wold Architects, on behalf of Lincolnshire-Prairie View School District 103, dated November 4, 2019.
- Document 3: R1 Single-Family Residence Code.

Meeting History

| | |
|--|-------------------|
| Committee of the Whole – Preliminary Evaluation | November 11, 2019 |
|--|-------------------|



Map created on August 30, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Village of Lincolnshire
Preliminary Evaluation Packet



**LINCOLNSHIRE-PRAIRIE VIEW SCHOOL DISTRICT 103
DANIEL WRIGHT JR. HIGH SCHOOL
ADDITION & RENOVATIONS**

November 4, 2019



**Village of Lincolnshire
Preliminary Evaluation Packet
Lincolnshire-Prairie View School District 103
Daniel Wright Jr. High School Addition & Renovations**

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November 4, 2019

Elizabeth Brandt, Mayor
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, Illinois 60069

Re: Lincolnshire-Prairie View School District 103
Daniel Wright Jr. High School Addition and Renovations
Preliminary Evaluation Packet
Commission No. 193050

Dear Mayor Brandt and Members of the Village Board:

On behalf of Lincolnshire-Prairie View School District 103, we are pleased to present the attached documentation regarding the Special Use and Variation requests related to the Daniel Wright Jr. High School Addition and Renovations project.

Daniel Wright Jr. High School was constructed in 1972. Since that time, the School District has endeavored to be a good neighbor to residents of the Village of Lincolnshire. Over that time, the building and site have been developed consistent with the growth of the community in order to provide outstanding educational environments. The School District is now in the planning stages for further improvements to the building that will enhance the 21st Century learning opportunities for its student population. As part of that project, a small 1,800 SF addition is proposed along with related site improvements and interior renovations.

Because the school site was previously constructed and maintained in unincorporated Lake County, it is not in compliance with the Village's zoning code. As such, in conjunction with planning for the proposed building improvements, the School District reached out to Village staff to initiate a discussion of the process for bring the school site into conformance via a Special Use permit. Through this process, it is anticipated that some exceptions to the zoning codes will need to be considered relative to the unique operational and security concerns of a school site. The School District will endeavor to work with the Village to comply wherever it is consistent with these objectives. For instance, existing landscaping at the base of the existing ground signs will be enhanced to meet the Village's requirements. Future consolidation of accessory buildings is also something the School District is willing to consider as part of its long-term facilities plan. On the other hand, it is the School District's hope that the existing chain link fence separating the parking lot and driveway areas from play fields can be left in place to maintain safety and limit damages to the property. In all instances where variations are being requested, the School District is agreeable to open discussion of how the interests of all parties can best be achieved.

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067
woldae.com | 847 241 6100

**PLANNERS
ARCHITECTS
ENGINEERS**



The School District greatly appreciates its strong partnership with the Village of Lincolnshire. To that affect, the School District hopes to address any concerns that may exist related to the appropriateness of the current school site development. At the same time, the School District hopes that its previous efforts to create and maintain a safe and functional school site, as well as their efforts to be a good neighbor, will be recognized by the Village in consideration of required variations.

We look forward to meeting with you to review the materials being provided in support of the School District's requests.

Please feel free to contact me with any questions.

Sincerely,

Wold Architects and Engineers

A handwritten signature in black ink that reads "Matt Bickel".

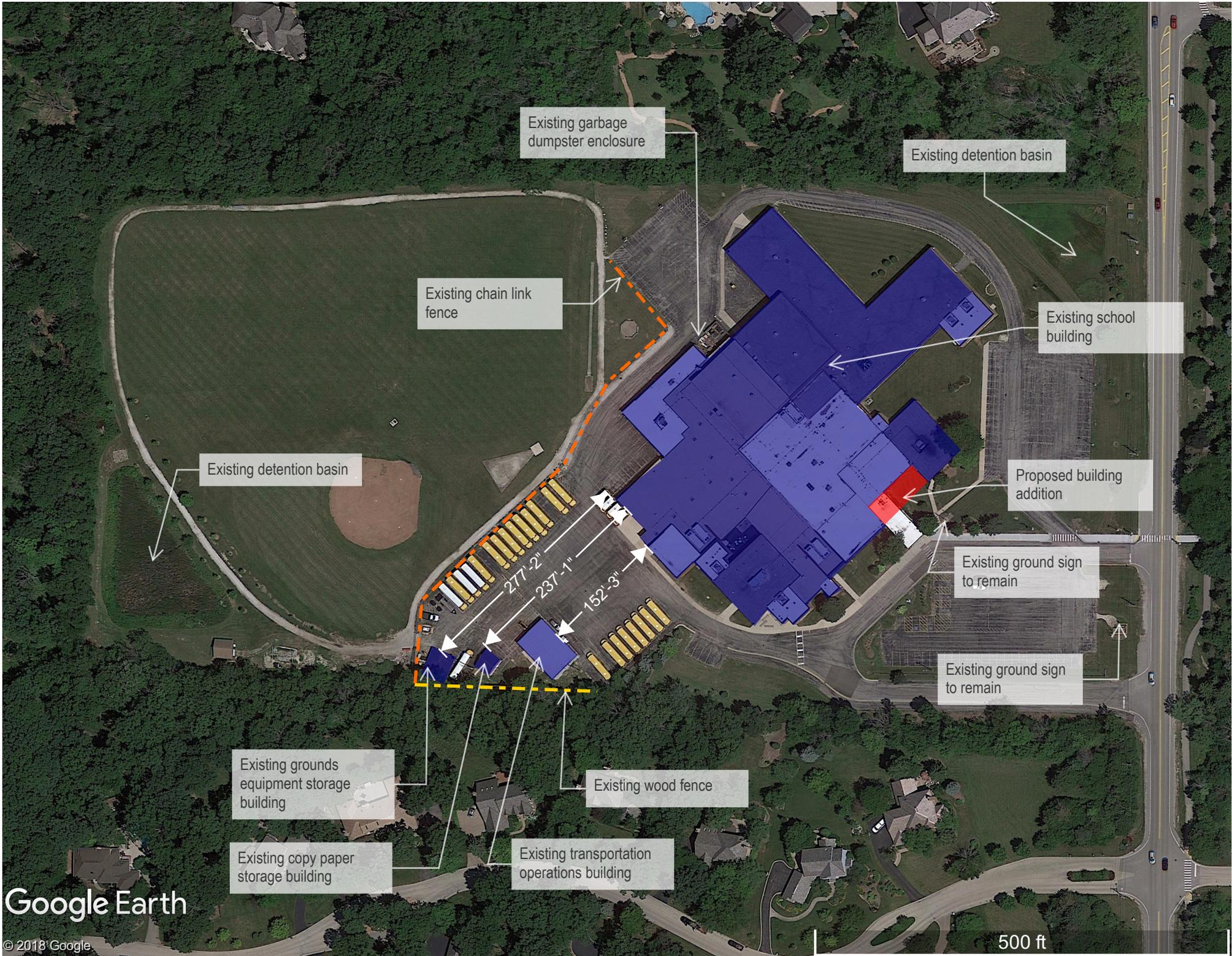
Matt Bickel | AIA, LEED AP
Partner

Enclosure

cc: Dr. Scott Warren, LPV 103
Patrick Palbicke, LPV 103
Scott Gaunky, LPV 103
Leo Morrand, GHA
Dan Krita, Wold
Kirsta Ehmke, Wold
Emilie Hoffman, Wold
Alyssa Menolascino, Wold

**Village of Lincolnshire
Preliminary Evaluation Packet
Lincolnshire-Prairie View School District 103
Daniel Wright Jr. High School Addition & Renovations**

SITE PLANS



Existing garbage
dumpster enclosure

Existing detention basin

Existing chain link
fence

Existing school
building

Existing detention basin

Proposed building
addition

Existing ground sign
to remain

Existing ground sign
to remain

Existing grounds
equipment storage
building

Existing wood fence

Existing copy paper
storage building

Existing transportation
operations building

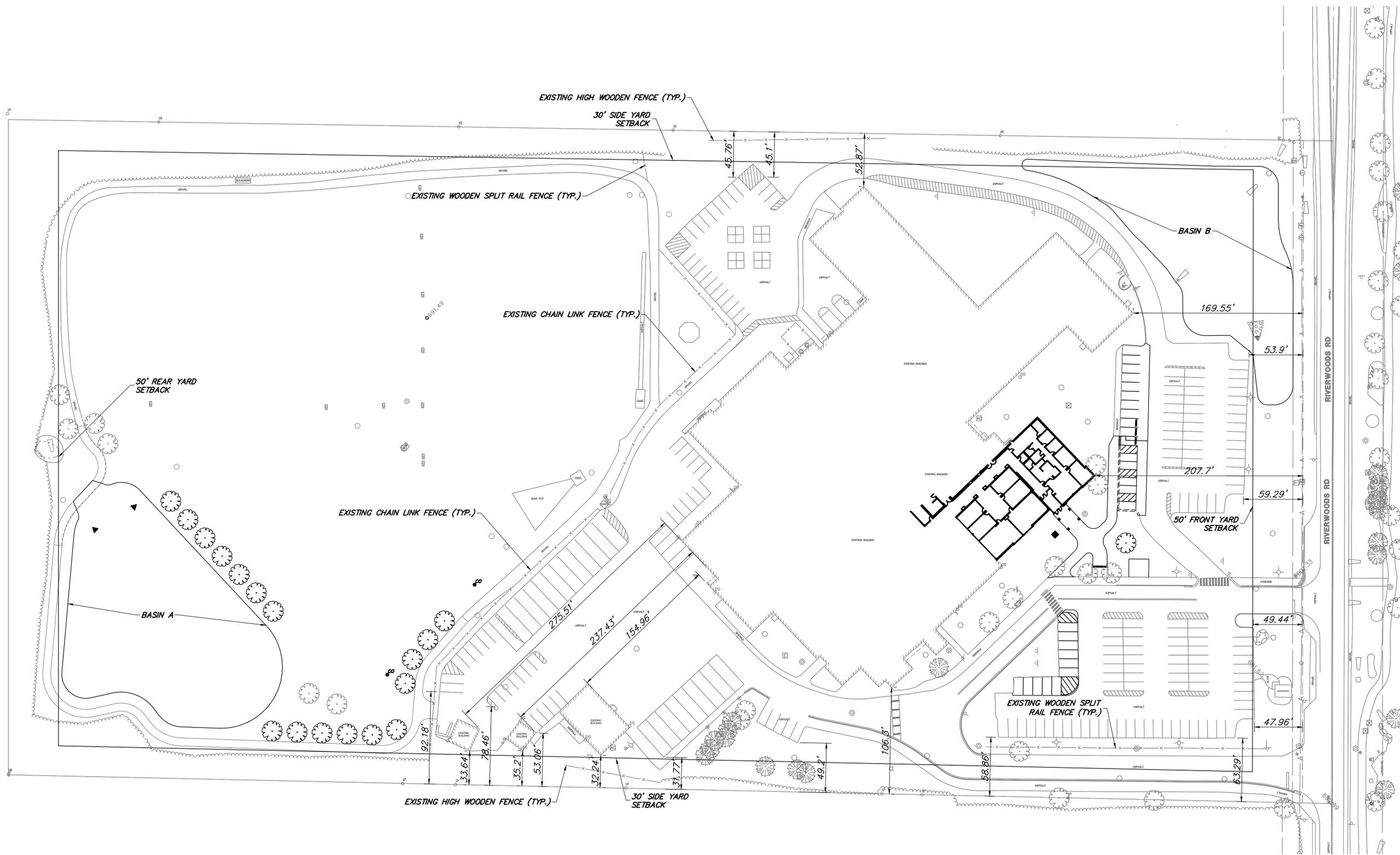
277'-2"

237'-1"

152'-3"



GRAPHIC SCALE
 50 0 25 50
 (IN FEET)
 1 inch = 50 ft.



S:\4521\4521.DWG - LPM - 10/20/2019 1:28 PM

GHA **GEWALT HAMILTON ASSOCIATES, INC.**
 625 Forest Edge Drive ■ Vernon Hills, IL. 60061
 TEL 847.478.9700 ■ FAX 847.478.9701

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OVERALL SITE PLAN
DANIEL WRIGHT JUNIOR HIGH SCHOOL ADDITION & RENOVATIONS
LINCOLNSHIRE - PRAIRIE VIEW DISTRICT 103
VILLAGE OF LINCOLNSHIRE, ILLINOIS 60069

| NO. | BY | DATE | REVISION | NO. | BY | DATE | REVISION |
|-----|----|------|----------|-----|----|------|----------|
| | | | | | | | |

| | |
|-----------------------------|---------------|
| FILE: 4521.202_COMPLETE.dwg | GHA PROJECT # |
| DRAWN BY: PCL | 4521.202 |
| DATE: 10/14/19 | |
| CHECKED BY: LXM | SCALE: |
| DATE: 10/14/19 | 1" = 50' |

SHEET NUMBER:
1
 OF 1 SHEETS

**Village of Lincolnshire
Preliminary Evaluation Packet
Lincolnshire-Prairie View School District 103
Daniel Wright Jr. High School Addition & Renovations**

OPERATIONS/CONDITIONS EXHIBIT

OPERATIONS/CONDITIONS EXHIBIT

Lincolnshire-Prairie View School District 103

Daniel Wright Jr. High School Addition & Renovations

- The existing building is 1-story, and its height varies between 11'-5" and 24'-1". The existing building façade is primarily brown brick accented by aluminum windows/storefront and architectural sheet metal.
- The proposed project will infill a small area existing between two existing 1-story masses with an approximately 1,800 SF building addition, and will also include modifications to the adjacent façade to create a new main entry for the building. The height of the 1-story addition will be 15'-4" high.
- A new canopy outside the relocated main entry will be 18'-10" high.
- The proposed addition and modifications will utilize materials that complement the existing building exterior, and will consist of architectural composite materials, architectural aluminum panels, and aluminum windows/storefront.
- The additions and modifications will be of similar height as the existing building.
- The existing school property is 842,971 SF (19.36 acres).
- The current building is approximately 108,767 SF.
- Daniel Wright Jr. High School serves students in grades 6 through 8.
- The total number of teaching and support staff, including Principals and custodians, is currently at 95.
- Currently, the school has 168 standard parking stalls, 7 ADA parking stalls, and 25 bus parking stalls. The proposed renovation will result in 172 standard parking stalls, 6 ADA parking stalls, and 25 bus parking stalls.
- The only paved areas within 5' of the property line exist along the east property line where the two driveways and two pedestrian paths connect to the Public ROW.
- The proposed building addition will create two additional classrooms.
- Current enrollment is approximately 685 students.
- Enrollment is projected to increase to approximately 757 students by the 2023-24 school year.
- The proposed building addition and renovations provides adequate areas to for increased capacity as the District has the ability to adjust bell schedules. The building addition helps enhance the educational environment as it relates to the District's desired curriculum.
- In addition to education, the school facility is utilized by the following: Lincolnshire Sports Association, Boys Scouts, Village of Lincolnshire (Boo Bash, Heroes Night Out, etc.) and upon rental request for community groups.
- A stormwater report and permit application was submitted to the Lake County Stormwater Management Commission (SMC) on October 8, 2019. The District and Lake County SMC have been in discussion for several months, and have conceptual agreement as to the intentions of the current improvements being proposed by the District.
- Per email communication from Betsy Duckert, Lake County DOT does not require improvements to Riverwoods Road provided that:
 - The only work is enclosing the front canopy.
 - The access locations remain the same.
 - The traffic flow at the accesses remains the same.
 - No additional students are added to the school where additional busses and parent drop offs increase the amount of traffic using the existing access points.

- The School District will conform to the requirements stipulated by Lake County DOT such that the existing access points will not be modified to provide a true one way pair where there is an in only and an out only access.
- The school site was developed and constructed in unincorporated Lake County in 1972.
- The building has had four (4) additions, completed in 1987, 1996, 2000, and 2011.
- The school's hours of operations are as follows:
 - Student schedule: 8:35 AM – 3:40 PM
 - Staff: 24/7
 - Group Functions: No later than 10:00 PM
- In terms of its history of working to ensure it is being a good neighbor with respect to the way it handles its stormwater drainage, the School District has always worked with Lake County Stormwater Management Commission (SMC) for all projects and complied with all requirements during the permitting process.
- Existing 11'-0" fencing along the south property line is intended to remain intact as requested by neighboring residents for the purposes of screening their view of the Transportation Building and outdoor storage areas.
- Existing 4'-0" chain link fence separates play fields from parking and drive way areas. The fence was installed after vandals drove onto the play fields and caused significant damage to the District's property. Based on a security audit performed by the School District, it was determined that a vegetative barrier would present a safety risk.
- The School District has three (3) accessory structures on the school site.

| | Transportation Operations | Grounds Equipment Storage | Copy Paper Storage |
|-----------------------------------|---|---|---------------------------------------|
| Function | Office and support space for Transportation operations staff | Storage of ground equipment (mowers, tools, etc.) | Storage of District copy paper. |
| Hours of operation | 5:00 AM – varies (based on student activities, but no later than 7:00 PM) | Unoccupied. | Unoccupied. |
| Building size | 2,693 SF | 657 SF | 502 SF |
| Building height | 15'-0" | 12'-0" | 12'-0" |
| Distance from nearest lot line(s) | 32.24' | 33.64' | 35.20' |
| Building material: | Masonry base, metal siding, metal roofing | Vinyl siding, asphalt shingle roofing | Vinyl siding, asphalt shingle roofing |

- There is an outdoor storage area located in southern portion of the site for the storage of materials and equipment consistent with the maintenance of a school site.
- The outdoor storage area is approximately 57,133 SF.
- Existing rooftop mechanical equipment is screened from view.
- New rooftop equipment will be screened from view using architectural louvered screen walls.
- The proposed building improvement include the addition of architectural signage at the building façade indicating the building name.
- There is a ground sign along Riverwoods Road that is proposed to remain.
- The ground sign along Riverwoods Road is 10.66' x 7.58' (80.8028 SF).

- The landscaping at the ground sign along Riverwoods Road was previously reviewed and approved by the Village of Lincolnshire, however, acceptance of the existing conditions is requested as an exception as part of the Special Use Permit.
- There is a ground sign near the current District Office entrance that is proposed to remain, and the sign copy updated as the new main entry.
- The ground sign near the building that is proposed to remain is 5' x 5.4' (27 SF).
- In addition to the ground signs, signage will be added to the building façade adjacent to the school's main entry including the school name and logo.
- There is another existing ground sign near the current main entry that is proposed to be removed.
- There are no other ground signs on-site that are proposed to be kept or removed.
- There are no new wall-mounted light fixtures proposed for the building. The only anticipated exterior lighting to be added will be down lighting at the underside of the proposed canopy, and ground lighting for the relocated flag pole.
- The School District intend to continue using the existing garbage dumpster enclosure on the west side of the building. The trash enclosure is 25' wide x 20' long, and is 6'-0" tall. It is solid on three sides, and abuts the school building on the fourth side. The gate is solid.
- There is currently a generator being stored on grade adjacent to the garbage dumpster enclosure. The generator was purchased by the School District, and is not currently connected. As part of the proposed renovation project, the School District intends to install the generator in the back of the existing garbage dumpster enclosure.
- The tallest light pole on the site is 31'-0".
- The existing conditions do not exceed 0.5 foot candles at the property line, are consistent with standards for ensuring a secure school facility/site.

R1 Code Analysis:

| | |
|-------------------------------------|---|
| Existing lot area: | 843,322 SF (19.36 acres) |
| Minimum required lot area: | 80,000 SF |
| Existing lot frontage: | 660 feet |
| Minimum required lot frontage: | 150 feet |
| Existing building height: | Varies between 11'-5" to 24'-1" |
| Proposed building height: | 15'-4" at building addition; 18'-10" at canopy |
| Permitted building height: | 60' maximum (minimum yard required increased 1'-0" for each foot above limit) |
| Existing impervious surface: | 334,976 SF (39.72%) |
| Permitted impervious coverage: | 252,891 SF (30%) |
| Proposed impervious coverage: | 327,571 SF (38.8%) |
| Existing floor area: | 108,767 SF |
| Proposed floor area: | 110,451 SF |
| Permitted floor area: | 178,068.25 SF |
| Existing front yard setback: | 169.55 feet |
| Proposed front yard setback: | 169.55 feet |
| Minimum required front setback: | 50 feet |
| Existing north side yard setback: | 52.99 feet |
| Existing south side yard setback: | 32.24 feet |
| Proposed north side yard setback: | 52.99 feet |
| Proposed south side yard setback: | 32.24 feet |
| Minimum required side yard setback: | 30 feet |

| | |
|-------------------------------------|-------------|
| Existing rear yard setback: | 439.03 feet |
| Proposed rear yard setback: | 439.03 feet |
| Minimum required rear yard setback: | 50 feet |

Parking Code Analysis:

| | |
|--|--|
| Existing stall length: | Ranges between 17.34 feet to 20.32 feet |
| Minimum required stall length: | 19 feet |
| Existing stall width: | Ranges between 8.11 feet to 9.11 feet |
| Minimum required stall width: | Ranges between 8.5 feet to 10 feet |
| Existing number of regular stalls: | 168 |
| Proposed number of regular stalls: | 172 |
| Minimum required number of regular stalls (required: 1/employee): | 127 |
| Existing number of ADA stalls: | 7 |
| Proposed number of ADA stalls: | 6 |
| Minimum required number of ADA stalls: | 6 |
| Existing drive aisle width: | Ranges between 23.84 feet to 25.02 feet |
| Minimum required drive aisle width: | Ranges between 23 feet to 27 feet |
| Indicate any parking in required front, side or rear setbacks which is prohibited by code: | There are ten (10) parking spaces along the east side of the southern parking lot that fall partially (approximately 1' to 2') within the required 50' setback from Riverwoods Road. |

**Village of Lincolnshire
Preliminary Evaluation Packet
Lincolnshire-Prairie View School District 103
Daniel Wright Jr. High School Addition & Renovations**

CONCEPTUAL RENDERING

Existing Building





Daniel Wright Junior High

Architectural Renderings



Exterior – Main Entry

D103 Enrollment Projections

| Grade | Actual | Actual | Actual | Actual | Actual | Proj. | Proj. | Proj. | Proj. | Proj. |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
| K | 153 | 132 | 147 | 158 | 161 | 160 | 160 | 160 | 160 | 160 |
| 1 | 154 | 182 | 155 | 166 | 178 | 184 | 183 | 183 | 183 | 183 |
| 2 | 178 | 164 | 194 | 174 | 178 | 192 | 199 | 198 | 198 | 198 |
| 3 | 171 | 192 | 181 | 211 | 195 | 193 | 208 | 215 | 214 | 214 |
| 4 | 173 | 182 | 210 | 190 | 230 | 208 | 206 | 222 | 230 | 229 |
| 5 | 202 | 180 | 190 | 218 | 199 | 240 | 217 | 215 | 231 | 240 |
| 6 | 204 | 212 | 201 | 202 | 233 | 214 | 258 | 233 | 231 | 248 |
| 7 | 209 | 214 | 242 | 218 | 211 | 250 | 230 | 277 | 250 | 248 |
| 8 | 220 | 214 | 225 | 259 | 228 | 221 | 261 | 241 | 290 | 261 |
| Total | 1,664 | 1,672 | 1,745 | 1,796 | 1,813 | 1,862 | 1,922 | 1,944 | 1,987 | 1,981 |
| Annual Change | 21 | 8 | 73 | 51 | 17 | 49 | 60 | 22 | 43 | (6) |
| % Change | 1.28% | 0.48% | 4.37% | 2.92% | 0.95% | 2.70% | 3.22% | 1.14% | 2.21% | -0.30% |
| Total EC | 31 | 31 | 38 | 36 | 40 | 36 | 38 | 38 | 38 | 38 |
| SpEd Out of Dist. | 9 | 8 | 7 | 4 | 10 | 7 | 7 | 7 | 8 | 7 |
| Total Total | 1,704 | 1,711 | 1,790 | 1,836 | 1,863 | 1,905 | 1,967 | 1,989 | 2,033 | 2,026 |
| % Change | 1.49% | 0.41% | 4.62% | 2.57% | 1.47% | 2.27% | 3.24% | 1.12% | 2.20% | -0.32% |

| Grade | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 3-yr Avg. | 4-yr Avg. | 5-yr Avg. | Avg. Avg. | Avg. Used |
|-------|---------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|
| K | | | | | | | | | | |
| 1 | 1.12 | 1.19 | 1.17 | 1.13 | 1.13 | 1.14 | 1.15 | 1.15 | 1.15 | 1.14 |
| 2 | 1.07 | 1.06 | 1.07 | 1.12 | 1.07 | 1.09 | 1.08 | 1.08 | 1.08 | 1.08 |
| 3 | 1.02 | 1.08 | 1.10 | 1.09 | 1.12 | 1.10 | 1.10 | 1.08 | 1.09 | 1.08 |
| 4 | 1.04 | 1.06 | 1.09 | 1.05 | 1.09 | 1.08 | 1.07 | 1.07 | 1.07 | 1.07 |
| 5 | 1.06 | 1.04 | 1.04 | 1.04 | 1.05 | 1.04 | 1.04 | 1.05 | 1.04 | 1.04 |
| 6 | 1.09 | 1.05 | 1.12 | 1.06 | 1.07 | 1.08 | 1.07 | 1.08 | 1.08 | 1.07 |
| 7 | 1.05 | 1.05 | 1.14 | 1.08 | 1.04 | 1.09 | 1.08 | 1.07 | 1.08 | 1.07 |
| 8 | 1.04 | 1.02 | 1.05 | 1.07 | 1.05 | 1.06 | 1.05 | 1.05 | 1.05 | 1.05 |

Enrollment by School

| | Actual | Actual | Actual | Actual | Actual | Proj. | Proj. | Proj. | Proj. | Proj. |
|--------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
| Sprague | | | | | | | | | | |
| K | 153 | 132 | 147 | 158 | 161 | 160 | 160 | 160 | 160 | 160 |
| 1 | 154 | 182 | 155 | 166 | 178 | 184 | 183 | 183 | 183 | 183 |
| 2 | 178 | 164 | 194 | 174 | 178 | 192 | 199 | 198 | 198 | 198 |
| Sprague K-2 Total | 485 | 478 | 496 | 498 | 517 | 536 | 542 | 541 | 541 | 541 |
| EC | 31 | 31 | 38 | 36 | 40 | 36 | 38 | 38 | 38 | 38 |
| Sprague Total | 516 | 509 | 534 | 534 | 557 | 572 | 580 | 579 | 579 | 579 |
| Half Day | | | | | | | | | | |
| 3 | 171 | 192 | 181 | 211 | 195 | 193 | 208 | 215 | 214 | 214 |
| 4 | 173 | 182 | 210 | 190 | 230 | 208 | 206 | 222 | 230 | 229 |
| 5 | 202 | 180 | 190 | 218 | 199 | 240 | 217 | 215 | 231 | 240 |
| Half Day Total | 546 | 554 | 581 | 619 | 624 | 641 | 631 | 652 | 675 | 683 |
| Daniel Wright | | | | | | | | | | |
| 6 | 204 | 212 | 201 | 202 | 233 | 214 | 258 | 233 | 231 | 248 |
| 7 | 209 | 214 | 242 | 218 | 211 | 250 | 230 | 277 | 250 | 248 |
| 8 | 220 | 214 | 225 | 259 | 228 | 221 | 261 | 241 | 290 | 261 |
| DW Total | 633 | 640 | 668 | 679 | 672 | 685 | 749 | 751 | 771 | 757 |
| Teachers/Sections | | | | | | | | | | |
| Teachers | | | | | | | | | | |
| K | 8 | 7 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| 1 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| 2 | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 8 | 8 |
| 3 | 8 | 8 | 8 | 9 | 8 | 8 | 9 | 9 | 9 | 8 |
| 4 | 8 | 8 | 8 | 8 | 9 | 8 | 8 | 9 | 9 | 9 |
| 5 | 8 | 8 | 8 | 9 | 8 | 9 | 9 | 8 | 9 | 9 |

| Class/Section Size | Actual | Actual | Actual | Actual | Actual | <i>Proj.</i> | <i>Proj.</i> | <i>Proj.</i> | <i>Proj.</i> | <i>Proj.</i> |
|--------------------|---------|---------|---------|---------|---------|--------------|--------------|--------------|--------------|--------------|
| | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
| K | 19.1 | 18.9 | 18.4 | 19.8 | 20.1 | 20.0 | 20.0 | 20.0 | 20.0 | 20.0 |
| 1 | 19.3 | 22.8 | 19.4 | 20.8 | 22.3 | 23.0 | 22.9 | 22.9 | 22.9 | 22.9 |
| 2 | 22.3 | 20.5 | 24.3 | 21.8 | 22.3 | 21.3 | 22.1 | 22.0 | 24.8 | 24.8 |
| Sprague Avg | 20.2 | 20.7 | 20.7 | 20.8 | 21.5 | 21.4 | 21.7 | 21.6 | 22.5 | 22.5 |
| 3 | 21.4 | 24.0 | 22.6 | 23.4 | 24.4 | 24.1 | 23.1 | 23.9 | 23.8 | 26.8 |
| 4 | 21.6 | 22.8 | 26.3 | 23.8 | 25.6 | 26.0 | 25.8 | 24.7 | 25.6 | 25.4 |
| 5 | 25.3 | 22.5 | 23.8 | 24.2 | 24.9 | 26.7 | 24.1 | 26.9 | 25.7 | 26.7 |
| Half Day Avg. | 22.8 | 23.1 | 24.2 | 23.8 | 24.9 | 25.6 | 24.3 | 25.1 | 25.0 | 26.3 |



Fwd: Letter

Scott Gaunky <sgaunky@d103.org>
To: Matt Bickel <mbickel@woldae.com>, Dan Kritta <dkritta@woldae.com>

Mon, Oct 14, 2019 at 3:18 PM

Matt,

Here is a copy of the letter from SMC. Please let me know if you have any questions.

Thanks,

Scott

----- Forwarded message -----

From: **Gardiner, Robert D.** <RGardiner@lakecountyil.gov>
Date: Mon, Oct 14, 2019, 2:32 PM
Subject: RE: Letter
To: Scott Gaunky <sgaunky@d103.org>
Cc: Jodi McCarthy <jmccarthy@gha-engineers.com>

Scott,

SMC has no objection to the proposed School addition and sidewalk reconfiguration assuming they are constructed in accordance with the Lake County Watershed Development Ordinance (WDO). SMC understands that the proposed detention pond improvements, currently under review, are intended to meet WDO requirements for the entire campus plus the new impervious area due to the proposed addition. SMC will issue a watershed development permit for the proposed work once we are satisfied all WDO requirements have been met.

Bob Gardiner

We would like to be of assistance. If you have any questions, or would like to set up a meeting, please call our office at (847) 377-7705 or feel free to e-mail me. If you have any additional concerns that have not been addressed by the regulatory staff regarding the above comments, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyil.gov or Executive Director Michael Warner mwarner@lakecountyil.gov at (847) 377-7700.

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

Robert D. Gardiner, P.E., CFM

Permit Engineer

Lake County Stormwater Management Commission

500 W. Winchester Road

Libertyville, IL 60048



Fwd: Riverwoods Road improvements

Dan Kritta <dkritta@woldae.com>
To: Matt Bickel <mbickel@woldae.com>

Mon, Oct 14, 2019 at 3:34 PM

----- Forwarded message -----

From: **Scott Gaunky** <sgaunky@d103.org>
Date: Mon, Sep 9, 2019 at 3:04 PM
Subject: Fwd: Riverwoods Road improvements
To: Scott Warren <swarren@d103.org>, Dan Kritta <dkritta@woldae.com>, Jessalyn Kelly <jkelly@woldae.com>

FYI

----- Forwarded message -----

From: **Duckert, Betsy A.** <BDuckert@lakecountyil.gov>
Date: Mon, May 6, 2019, 9:24 AM
Subject: Riverwoods Road improvements
To: Scott Gaunky <sgaunky@d103.org>

Scott

There would be no required improvements to Riverwoods Road if:

- The only work is enclosing the front canopy area
- The access locations remain the same
- The traffic flow at the accesses remains the same. For example, the two access points are converted to a true one way pair where there is an in only and out only access, we would want the traffic re-evaluated.
- No additional students are added to the school where additional busses and parent drop offs increase the amount of traffic using the existing access points. Should this happen we would want the traffic re-evaluated.

As we have discussed, the traffic study you presented to us for review indicates that the current traffic in and out of the school driveways warrant turn lanes at the entrances.

Betsy A. Duckert, P.E.

Manager of Permitting

Lake County DOT

600 W. Winchester Road

Libertyville, IL 60048

**CHAPTER 5
RESIDENCE DISTRICTS
ARTICLE A. R1, R2 AND R3 SINGLE-FAMILY
RESIDENCE DISTRICTS**

SECTION:

- 6-5A-1: Permitted Uses**
- 6-5A-2: Special Uses**
- 6-5A-3: R1 Single-Family Residence District**
- 6-5A-4: R2 Single-Family Residence District**
- 6-5A-5: R3 Single-Family Residence District**
- 6-5A-6: Off-Street Parking**

6-5A-1: PERMITTED USES:

- A. Single-family detached dwellings.
- B. Home occupation - as regulated in Section 6-5-3.
- C. Signs - as regulated in Title 12.
- D. Uses and buildings accessory to single-family detached dwellings. (Ord. 65-138-15)
- E. Dog runs - as regulated in Section 6-5-4b. (Ord. 74-358-34)
- F. Community residential homes of less than four (4) persons. (Ord. 90-1182-66)
- G. Memorial Garden, as an accessory use to an assembly use, including, for example, religious institutions or schools; provided the memorial garden is not located in any required yards. (Amd. Ord. 08-3070-53, eff. 11/24/08)
- H. Short-Term Rental – as an accessory use to residential dwelling units and as regulated in Section 6-3-5 of this Title.(Amd. Ord. 15-3379-106, eff. 11/09/15)

6-5A-2: SPECIAL USES:

- A. Art galleries, libraries and museums not operated for profit.

- B. Automobile parking lots open to the public or accessory to a use not permitted in the district.
- C. Churches.
- D. Golf courses - but not including commercially operated driving ranges or miniature golf courses.
- E. Parks, playgrounds, recreational and community buildings.
- F. Public schools, elementary and high and private schools having a curriculum equivalent to a public elementary and having no rooms regularly used for housing or sleeping purposes; provided, however, no private kindergarten or nursery school shall be permitted except as otherwise provided in this Zoning Code.
- G. Public utility uses, including outside telephone pay booths and public transportation facilities such as shelters, terminals, parking areas, service building and turnarounds.
- H. Where a single-family detached dwelling with not less than four thousand (4,000) square feet of floor area is located on a lot not less than eighty thousand (80,000) square feet in area, a second dwelling unit located in an existing building accessory to the principal dwelling may be allowed for domestic help and provided that such second dwelling unit shall not contain living quarters for roomers, lodgers, or permanent guests.
- I. Temporary building and uses for construction purposes for a period not to exceed one year. (Ord. 65-138-15)
- J. Indoor Tennis Club.
- K. Nursery schools, when accessory to the use of a church or public school permitted under this Article, provided that the number of children in attendance at any one time is not in excess of twenty five (25), the building used for the nursery school meets the State requirements for such school and is located on a site of a minimum of four (4) acres with direct access to a major thoroughfare and adequate off-street parking. (Ord. 70-221-3)
- L. Planned Development, R3 Single-Family Residence District:

1. Land Area: An area of not less than three (3) acres of which not less than thirty percent (30%) when fully developed will be devoted to commons. The commons area may not include paved surfaces.
 2. Permitted Uses and Special Uses: As in R1, R2, and R3 Single-Family Residence Districts.
 3. Lot Area: No requirement.
 4. Frontage: No requirement.
 5. Floor Area Ratio: No requirement.
 6. Floor Area:
 - a. General: Not less than one thousand five hundred (1,500) square feet.
 - b. Ground Floor Area Per Dwelling: One-story dwelling - not less than one thousand five hundred (1,500) square feet. More than one - story dwelling -not less than eight hundred fifty (850) square feet.
 7. Building Height: As in R1, R2, and R3 Single-Family District.
 8. Yards:

| | |
|-------|-----------------|
| Front | No requirement. |
| Side | No requirement. |
| Rear | No requirement. |
 9. Density: See subsection 6-14-14M of this Zoning Title. (Ord. 89-1042-09)
- M. Detached garage only in Historic District as defined herein. (Ord. 87-956-42)
- N. Memorial Assembly Facility: (Amd. Ord. 08-3070-53, eff. 11/24/08)
1. Shall only be permitted as an accessory use to an assembly use, including, for example, religious institutions or schools.
 2. Shall be permitted
 - a. inside the principle structure on the Lot, or
 - b. as an accessory structure subject to compliance with the

following design and setback standards:

- i. Shall be located not less than one-hundred feet (100') from any Lot Line where there is Frontage;
- ii. Shall maintain a minimum distance of one hundred and thirty-five feet (135') from any Lot Line where there is no Frontage;
- iii. Shall be located not more than twenty feet (20') from the principle structure on the Lot;
- iv. Shall comprise an area no greater than six hundred (600) square feet;
- v. The structure shall have a height not greater than three feet (3');
- vi. The structure shall be concealed from the adjacent right-of-way and contiguous residential Lots with vegetation which provides complete screening during the entire year and shall be a minimum of six feet (6') tall at the time of planting, but which vegetation shall not be considered part of the Memorial Assembly Facility for the purpose of measuring the permitted area thereof; and
- vii. The face of the structure into which cremated human remains are interned must substantially face towards the principal structure to which it is accessory.

6-5A-3: R1 SINGLE-FAMILY RESIDENCE DISTRICT

A. Site and Structure Provisions

1. Minimum Lot Area. The lot area for each dwelling unit shall not be less than 80,000 square feet.
2. Setback. The distance between the front lot line and the nearest supporting wall or portion of the structure on the lot shall not be less than 50 feet nor more than 1/3 the depth of the average of the side lot lines.
3. Frontage. The lot width of each zoning lot shall not be less than 150 feet. If the frontage of a lot is on a cul-de-sac, as defined in Section 7-1-4 of Title 7 of this Code, the frontage shall not be less than 55 feet. *(Refer to Section 6-5-1).

4. Floor Area Requirement. The maximum floor area ratio shall not exceed 0.25 and the minimum floor area per dwelling unit shall not be less than 1,750 square feet. The ground floor area of one story dwellings shall not be less than 1,750 square, or for dwellings with more than one story, the ground floor area shall not be less than 1,000 square feet.
5. Building Height. The maximum building height shall be 2½ stories or 40 feet whichever is lower. Public buildings, churches, temples, colleges, or schools may be erected to a height not exceeding 60 feet. However if such building is located in any residence district it shall be set back from each property line at least one foot per each foot of additional building height above the limit for the district, in addition to the other requirements of this Zoning Code. This clause shall not be construed as modifying the other provisions of this Zoning Code limiting the use of property in any other district.
6. Maximum Impervious Surface. The maximum impervious surface may not exceed 30% of the Gross Lot Area, notwithstanding whether the calculation of the Buildable Area for the subject Lot results in a larger area for permitted structures and uses. (Amd. Ord. 07-2973-01B, eff. 1/22/07)
7. Where a setback greater than the minimum required front yard setback has been maintained for existing buildings on lots having frontage of seventy-five percent (75%) or more of the total frontage of that block, the front yard setback for any new principal building, attached accessory building or building addition shall be no closer than the front yard setback established by the existing principal building on that side of that portion of that street with the least front yard setback, excluding existing principal buildings permitted by virtue of a variance to this regulation; provided that this regulation is not to be interpreted to permit a setback less than that required in the designated zoning district. Further, this regulation shall not apply to any building in a new subdivision for the first five (5) years from the approval of the Final Plat of Subdivision. (Amd Ord. 07-2977-05, eff. 3/12/07)(Amd. Ord. 07-2999-27, eff. 7/23/07)

B. Yard Requirements

1. Front Yard. In the R1 District, the front yard shall not be less than 50 feet.
2. Side Yards. Two side yards, each a minimum of 30 feet in width, shall be provided. *(Refer to Section 6-5-1)

3. Rear Yard. In the R1 District, the rear yard shall not be less than 50 feet.
4. Corner Side Yard. A side yard abutting a street shall not be less than 20 feet in width.
(Ord. Amd. 99-1619-03, eff. 1/11/99)
5. Building Side Setback Plane. For all new single-family residential dwelling units and additions to existing single-family residential dwelling units, a "Building Side Setback Plane must be calculated, inside which said dwelling unit must be contained. The Building Side Setback Plane shall be measured beginning at ten feet (10') directly above the established grade on the Side Lot Line. (Ord. Amd. 07-2973-01B, eff. 1/2/07)

6-5A-4: R2 SINGLE-FAMILY RESIDENCE DISTRICT

A. Site and Structure Provisions

1. Minimum Lot Area. The lot area for each dwelling unit shall not be less than 40,000 square feet.
2. Setback. The distance between the front lot line and the nearest supporting wall or portion of the structure on the lot shall not be less than 40 feet nor more than 80 feet.
3. Frontage. The lot width of each zoning lot shall not be less than 120 feet. If the frontage of a lot is one a cul-de-sac, as defined in Section 7-1-4 of Title 7 of this Code, the frontage shall not be less than 55 feet. *(Refer to Section 6-5-1)
4. Floor Area Requirements. The maximum floor area ratio shall not exceed 0.25 and the minimum floor area per dwelling unit shall not be less than 1,750 square feet. The ground floor area of one story dwellings shall not be less than 1,750 square, or for dwellings with more than one story, the ground floor area shall not be less than 1,000 square feet.
5. Building Height. The maximum building height shall be 2½ stories or 35 feet whichever is lower. Public buildings, churches, temples, colleges, or schools may be erected to a height not exceeding 60 feet. However if such building is located in any residence district it shall be set back from each property line at least one foot per each foot of additional building height above the limit for the district, in addition to the other requirements

**REQUEST FOR BOARD ACTION
Committee of the Whole
November 11, 2019**

Subject: Single-Family Residential Bulk Regulations

Action Requested: Consideration of Zoning Board Non-Recommendation regarding Text Amendments to Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

**Originated
By/Contact:** Ben Gilbertson, Assistant Village Manager/CED Director
Mike Jesse, Building Official
Tonya Zozulya, Planning & Development Manager

Referred to: Village Board

Background

Over the course of four meetings in 2017, the Village Board (Board) considered a number of potential changes to the Lincolnshire Village Code (Village Code) to address bulk regulations for single-family homes in R1, R2, R2A, and R3 zoning districts. Potential changes included the following zoning considerations: building setbacks; impervious surface area; and floor area ratio (FAR). In addition, the following aesthetic considerations were discussed: landscaping, lighting, number of building materials, and front door orientation. At the August 7, 2017 Committee of the Whole meeting, the Board referred this matter to the Zoning Board (ZB) for a public hearing and to the Architectural Review Board (ARB) for design review and recommendations.

Initial Zoning Board Discussion Summary and Proposed Amendments

With respect to the zoning component of bulk regulations, staff prepared two distinct text amendment proposals regarding FAR for Zoning Board consideration. The first proposal consisted of a "sliding scale" depending on lot size within each residential zoning district. The ZB met on three occasions (February 13, 2018, September 12, 2018, and January 8, 2019) to consider this initial proposal. The summary below captures the concerns and/or recommendations from those meetings.

1. The proposed FAR amendments would adversely impact property and resale values, ability to make home improvements, and would create many non-conforming properties and disproportionately impact R-3 district properties on smaller lots. As such, current FAR regulations are sufficient, and cannot control for "neighborhood character."
2. A maximum square footage cap in each zoning district may be beneficial as an additional tool while maintaining current bulk regulations.

At their January 8, 2019 meeting, the ZB took action to forward a unanimous unfavorable recommendation to the Village Board regarding staff's previous recommendations. However, at the January 28, 2019, the Village Board reaffirmed their desire for revised FAR requirements and directed staff to perform additional research.

At the August 26, 2019 Committee of the Whole meeting, staff presented a revised proposal for FAR in the R1 and R2 zoning districts, and introduced a potentially new bulk regulation: square footage caps across the R1, R2, R2A, and R3 zoning districts. The purpose

evaluating the square footage cap was in response to the Zoning Board's initial indication of this cap as a potential tool to regulate home size, and would be to provide larger homes on larger lots while attempting to maintain "neighborhood character". The Village Board subsequently referred these recommendations to the ZB. Below is a summary of those recommendations (note: these recommendations are based on home and lot size data available via the Lake County Chief County Assessment Office, and capture all homes in Lincolnshire. Proposed changes are indicated by **bold red text**.)

| EXISTING CONDITIONS | R1 | R2 | R2A | R3 |
|---|---------------|--------------|----------------|------------------|
| Home Size | | | | |
| Maximum Home Size (sq. ft.) | 8,652 | 11,712 | 7,012 | 6,206 |
| Average Home Size (sq. ft.) | 5,239 | 4,529 | 3,696 | 2,902 |
| Minimum Home Size (sq. ft.) | 1,492 | 2,236 | 1,902 | 1,013 |
| FAR | | | | |
| Max FAR | 0.11 | 0.13 | 0.30 | 0.29 |
| Average FAR | 0.07 | 0.09 | 0.15 | 0.14 |
| Minimum FAR | 0.04 | 0.04 | 0.02 | 0.04 |
| Lot Size | | | | |
| Maximum Lot Size (sq. ft.) | 100,705 | 124,720 | 120,739 | 57,283 |
| Average Lot Size (sq. ft.) | 82,253 | 55,536 | 26,184 | 21,445 |
| Minimum Lot Size (sq. ft.) | 69,316 | 40,091 | 19,013 | 8,768 |
| Home Data – Legally Non-Conforming Considerations | | | | |
| Number of Homes in Zoning District | 23 (1.5%) | 31 (2.0%) | 363 (23.4%) | 1,136 (73.1%) |
| Number of Homes Greater than 0.25 FAR (legally non-conforming) | - | - | 1 | 2 |
| Number of Homes within 0.23 - 0.25 FAR (at risk of becoming legally non-conforming) | - | - | 1 | 12 |
| CURRENT CODE REQUIREMENTS | | | | |
| Minimum Lot Size (sq. ft.) | 80,000 | 40,000 | 20,000 | 20,000 |
| Maximum FAR | 0.25 | 0.25 | 0.25 | 0.25 |
| Maximum Home Size per FAR (w/ minimum lot size - sq. ft.) | 20,000 | 10,000 | 5,000 | 5,000 |
| PROPOSED CODE REQUIREMENTS | | | | |
| Minimum Lot Size (sq. ft.) | 80,000 | 40,000 | 20,000 | 20,000 |
| Maximum FAR ^A | 0.15 | 0.15 | 0.25 | 0.25 |
| Maximum Home Size per FAR (w/ minimum lot size - sq. ft.) ^{A, B} | 12,000 | 6,000 | 5,000 | 5,000 |
| Maximum Home Size Cap (sq. ft.) ^{A, B} | 13,000 | 8,000 | 7,000 | 5,500 |

^A Village Code provides a 400 square foot credit for garages. This credit is not included in either FAR or square footage calculations.

^B Maximum home size based on the lesser value for FAR or square footage caps, depending on the lot size.

October 10, 2019 Zoning Board Public Hearing

On October 10, 2019, the ZB held a public hearing to review and consider the aforementioned text amendments. The ZB deliberated for approximately one hour and heard testimony from a local residential construction firm regarding housing trends in Lincolnshire and throughout metropolitan Chicago. The ZB expressed a strong opinion that current Village Code requirements are sufficient to manage single family residential bulk, and they did not see a reason to reduce FAR in the R1 and R2 districts, nor did they see a

reason to implement square footage caps across the residential zoning districts. As such, the Zoning Board took action to forward a unanimous unfavorable recommendation to the Village Board regarding the proposed text amendments (see Document 9 for the unapproved October 10, 2019 Zoning Board minutes).

Points of Consideration and Staff Recommendation

In light of the ZB’s non-recommendation and concerns regarding the creation of legally non-conforming homes, staff performed additional analysis to estimate how many homes might be precluded from constructing an addition to their home (e.g., a sun room or third-car garage). Staff’s analysis found the following:

- 3 – homes would exceed the proposed square footage caps (i.e., would become legally non-conforming).
 - 1 – home is in the R2 district, exceeding the cap by approximately 3,300 square feet.
 - 2 – homes are in the R3 district, with the largest home exceeding the cap by approximately 300 feet.
- 2 – homes would fall within 400 square feet of the proposed square footage caps (i.e., are at risk of becoming legally non-conforming).
 - 1 – home is in the R2A district, approximately 400 square feet below the cap.
 - 1 – home is in the R3 district, approximately 300 square feet below the cap.
- 0 – homes would be impacted by the revised FAR requirements in the R1 and R2 districts.

In light of this additional analysis, staff believes these recommendations provide ease in administering bulk regulation provisions of the Village Code, while also mitigating the creation of legally non-conforming homes. Should the Village Board desire to further reduce the chance of creating legally non-conforming homes, the Board might consider the following revisions to staff’s previously proposed square footage caps (revised changes from initial staff proposal are in **bold purple text**):

| REVISED PROPOSED CODE REQUIREMENTS | R1 | R2 | R2A | R3 |
|---|---------------|--------------|--------------|--------------|
| Minimum Lot Size (sq. ft.) | 80,000 | 40,000 | 20,000 | 20,000 |
| Maximum FAR ^A | 0.15 | 0.15 | 0.25 | 0.25 |
| Maximum Home Size per FAR (w/ minimum lot size – sq. ft.) ^{A, B} | 12,000 | 6,000 | 5,000 | 5,000 |
| Maximum Home Size Cap (sq. ft.) ^{A, B} | 13,000 | 8,000 | 7,500 | 6,000 |

^A Village Code provides a 400 square foot credit for garages. This credit is not included in either FAR or square footage calculations.

^B Maximum home size based on the lesser value for FAR or square footage caps, depending on the lot size.

The respective 500 square foot increases to the square footage caps from the initial staff proposal in the R2A and R3 districts might eliminate the possibility of creating four legally non-conforming homes (one in the R2A district, three in the R3 district). The square footage cap in the R2 district would still create one legally non-conforming home, exceeding the cap by approximately 3,300 square feet. Staff does not recommend a change to the square footage cap in the R2A district.

In considering these options, the Village Board may elect to do one or more of the following:

Option 1: Direct staff to prepare an ordinance for the November 25 Regular Village Board meeting, and vote to overturn the ZB’s unfavorable recommendation. The Village Board may either take action on staff’s initial proposal or revised proposal to reduce FAR in the R1 and R2 zoning districts, as well as institute square footage caps in the R1, R2, R2A, and R3 zoning districts.

Option 2: Direct staff to conduct additional research on FAR or other zoning-specific bulk regulations.

Option 3: Conclude consideration of zoning bulk regulations.

Per Section 2-6-5 of the Village Code, “An application which fails to receive an approval recommendation of the Zoning Board must include written findings based upon the items set forth in Chapter 14 of Title 6 and must receive a favorable vote of two-thirds (2/3) of all the elected members of the Village Board of Trustees to be approved.” This voting procedure would apply only if the Village Board proceeds with Option 1.

Reports and Documents Attached

- Document 1: Minutes from the January 9, 2017 Committee of the Whole meeting.
- Document 2: Minutes from the February 27, 2017 Committee of the Whole meeting.
- Document 3: Minutes from the May 8, 2017 Committee of the Whole meeting.
- Document 4: Minutes from the August 7, 2017 Committee of the Whole meeting.
- Document 5: Minutes from the February 13, 2018 Zoning Board meeting
- Document 6: Minutes from the September 12, 2018 Zoning Board meeting.
- Document 7: Minutes from the January 8, 2019 Zoning Board meeting.
- Document 8: Minutes from the August 26, 2019 Committee of the Whole meeting.
- Document 9: Unapproved minutes from the October 10, 2019 Zoning Board meeting.
- Document 10: Public hearing notice for the October 10, 2019 Zoning Board meeting.
- Document 11: Findings of Fact for a text amendment to Title 6, Chapters 5A and 5B of the Lincolnshire Village Code, dated October 4, 2019.
- Document 12: Home and lot size data for all Lincolnshire homes, based on data from the Lake County Chief County Assessment Office.

| Meeting History | |
|----------------------------|--------------------|
| Committee of the Whole | January 9, 2017 |
| Committee of the Whole | February 27, 2017 |
| Committee of the Whole | May 8, 2017 |
| Committee of the Whole | August 7, 2017 |
| Architectural Review Board | November 8, 2017 |
| Architectural Review Board | November 21, 2017 |
| Architectural Review Board | January 16, 2018 |
| Zoning Board | February 13, 2018 |
| Architectural Review Board | September 4, 2018 |
| Zoning Board | September 12, 2018 |
| Zoning Board | January 8, 2019 |
| Committee of the Whole | January 28, 2019 |
| Committee of the Whole | August 26, 2019 |
| Zoning Board | October 10, 2019 |
| Committee of the Whole | November 11, 2019 |



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, January 9, 2017

Present:

Mayor Brandt
Trustee Grujanac
Trustee McDonough
Trustee Leider
Village Attorney Simon
~~Finance Director/Treasurer Peterson~~
Chief of Police Leonas
Economic Development Coordinator
Zozulya (left at 8:30 p.m.)

~~Trustee Feldman~~
Trustee Hancock
Trustee Servi
Village Clerk Mastandrea
Village Manager Burke
~~Public Works Director Woodbury~~
Assistant Village Manager/Community &
Economic Development Director Letendre
Assistant Public Works Director/Village Engineer
Dittrich

ROLL CALL

Mayor Brandt called the meeting to order at 7:13 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the December 1, 2016 Special Committee of the Whole Meeting Minutes

The minutes of the December 1, 2016 Special Committee of the Whole Meeting were approved as submitted.

2.2 Acceptance of the December 12, 2016 Committee of the Whole Meeting Minutes

The minutes of the December 12, 2016 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation Regarding a Request for a Text Amendment to Chapter 2, Zoning Definitions, and Chapter 3, General Zoning Regulations, Regarding Revising Regulations for Permanent and Temporary Tents (The Getty's Group)

Economic Development Coordinator Zozulya provided a summary of the preliminary evaluation request for a Text Amendment to Chapter 2, Zoning Definitions, and Chapter 3, General Zoning Regulations, regarding revising regulations for permanent and temporary tents. Staff recommends permanent tents be applied to only the B District and large

properties. The proposed text amendment and Code changes would need to be referred for a Public Hearing before the Zoning Board, and the Marriott tent structure would require a design review from the Architectural Review Board (ARB). Once the two Boards weigh in on the request, the recommendations would come back to the Village Board for review and possible approval.

Mr. Eric Bates, General Manager with the Marriott Lincolnshire Resort provided a summary of the proposed text amendment to the Zoning Code and the proposed permanent tent structure to be constructed on the deck in a similar location to where the existing Lakeside Pavilion tent has been for years.

Ms. Gayle Soberg, representative from Stantec, the Architect for the Marriott provided a presentation regarding the proposed Lakeside Pavilion tent renovations stating the new tent would be a permanent structure.

Trustee Hancock noted his approval of the proposed tent renovations.

Trustee McDonough asked about life safety if heavy winds occur. Ms. Soberg stated the tent structure would have to withstand the same wind loads as any other permanent structure.

Mr. Glen Hensen from Classic Party Rentals, representing Marriott Lincolnshire Resort, provided additional information regarding the current marquee tent structure and proposed tent structure regarding life safety. Mr. Hensen noted the proposed permanent tent would need to be constructed to meet all building and fire codes applicable to the construction of a permanent building.

It was the consensus of the Board to refer this to the Zoning and Architectural Review Boards.

3.12 Preliminary Evaluation Regarding a Request to Rezone 325 Marriott Drive from O/Ia Office-Industrial to B2 General Business and a Special Use for a Private Recreational Facility (Club Sports Management Group)

Economic Development Coordinator Zozulya provided a summary of the preliminary evaluation request to rezone 325 Marriott Drive from Office-Industrial to General Business and a Special Use for a private recreational facility to allow for an indoor soccer training facility as well as outdoor soccer fields. Staff identified variations needed with the proposed including an increase in the light pole height and the building height. If the request is referred, the Zoning Board will conduct a Public Hearing. The petitioner will also need to work with the Architectural Review Board (ARB) regarding any design matters for the facility. Once the two Boards make their recommendations, this would come back to the Village Board for final determination.

Mr. Dan LaPato, representing Club Sports Consulting Group introduced John Cadden with CF Capital Partners and Mr. Steve Economou with EP Design+Build. Mr. LaPato stated the team represents FC United which is a 501c3 premier soccer club.

Mr. LaPato provided a summary of the request for a recreational facility to allow for an indoor soccer training facility as well as outdoor soccer fields.

Mr. Economou provided a presentation regarding the request for the proposed recreational soccer training facility to include indoor soccer facility and outdoor soccer fields.

Mr. Cadden provided additional information regarding FC United, the proposed facility structure, and possible concerns. Mr. Cadden noted FC United would lease the property from the Kinney family on a long-term ground lease.

Mr. Dave LeCavalier from ForeFront Properties, representing the owner of the property, provided information related to the proposed use and noted the owner is in support.

Trustee Hancock asked if the property between the proposed fields and Milwaukee Ave. would still be buildable. Mr. LeCavalier stated there is an 8-acre piece of land that would still be buildable between the proposed fields and Milwaukee Ave.

Mayor Brandt stated for disclosure purposes, her son plays for FC United and Trustee Leider has four children who play for FC United. Mayor Brandt also noted she went around with representatives from FC United to look at eight other sites in Lincolnshire and the result of this was that the proposed site was the best choice without impacting adjacent residential properties. The other advantage is the surrounding buildings and businesses in the area are at the same height or a little higher. There is also potential for other compatible uses that could go in with this type of project. Mayor Brandt noted she is in support of the proposed facility, and stated it was her opinion this would bring in tax revenue to the Village.

Mayor Brandt noted FC United is an affiliate with Lincolnshire Sports Association (LSA) and it was her opinion this would not negatively affect LSA. Mayor Brandt stated all the concerns she had were minimized or eliminated as a result of the information provided by the petitioner in the presentation.

Trustee Leider agreed with many of Mayor Brandt's comments and noted his opinion was the proposed facility would diversify Lincolnshire's portfolio from a revenue perspective.

Several Trustees noted concern with the footprint of the building, height of the building, and lighting but were confident these concerns could be worked through and were open to referring the project to proceed through the zoning process. The Board suggested having the petitioner put something out at the sight so that the Village Board could have a better idea of the height of the building.

Mr. Cadden stated they would do everything they can to satisfy the concerns of the Board.

Village Attorney Simon asked if all three outdoor fields would be used at the same time or could FC United push the use to the southerly most field. Mr. Cadden noted it was his understanding all fields would be in use at the same time. Mr. Cadden noted the majority of the participants of the club are in school most of the day and the facility could be offered to the schools during down hours.

Trustee Servi stated he was aware there was parking agreements in place for the proposed facility and would like to review the agreements prior to this being formally voted on by the Board. Mayor Brandt stated most parents drop their children off for practices but tournaments will create the need for additional parking.

Trustee Servi noted concern of the possible impact the proposed field lights may have on nearby residential properties in the Village's downtown condominiums and in the Beaconsfield subdivision. Trustee Servi suggested notification should be made to these developments regarding the proposed project. Village Manager Burke inquired if notification to the homeowner's association for the respective development would address Trustee Servi's concerns. Trustee Servi expressed his opinion notifying the homeowner's association would be appropriate.

Trustee Grujanac asked if LSA will be financially impacted by the proposed use. Mayor Brandt stated LSA is in favor of the facility. A conversation regarding the effects on LSA followed.

Trustee McDonough asked what the plans were for concessions. Mr. LaPato stated the concession stands will be light, and the operations for; the concessions activity would be outsourced.

Mr. LaPato stated the location of the facility is far enough off Half Day Road to possibly put in a berm along the roadway with trees to block the view of the sight if this is a concern of the Board.

Mayor Brandt asked what the timeline would be if approved. Mr. LaPato stated the desire is to start the building in September and would like to be able to utilize the outdoor fields by April 2017 if possible.

Trustee Hancock asked what consideration was given for the type of fields to be installed. Mr. LaPato stated the outdoor fields will be athletic grass turf and the indoor field will be turf. Mr. LaPato stated there will be no formal irrigation system installed, and water will be trucked in to apply to the fields.

Trustee Hancock asked what the length of the lease is to be. Mr. LaPato stated it is a 15 year lease with two five-year extension options. A brief conversation regarding financials of FC United followed.

It was the consensus of the Board to refer this to the Zoning and Architectural Review Boards.

3.13 Consideration of Design/Bulk Regulations in the R2-Zoning District (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Letendre provided a summary of the proposed design/bulk regulations in the R2-Zoning District.

Village Manager Burke stated the report is the result of the Mons subdivision discussion as it pertains to lot sizes and sizes of homes.

Trustee Hancock asked if someone were to exceed the regulations, would there be any way to get an exception. Village Manager Burke stated there is a variation process, but the code has some limitations regarding what types of variations can be processed. Economic Development Coordinator Zozulya provided a brief summary of the zoning variance process.

Trustee Hancock stated his opinion was the issue with the current zoning for residential districts is that the square footage by home is 2.5% of the lot size for all lots, which means that on very large lots, there could be a significantly oversized structure. Trustee Hancock suggested at the minimum, the regulations should be done on a sliding scale. Trustee Hancock suggested using the following scale: anything greater than 1 acre should be approximately .15% of buildable space, 1 acre should be .2%, and ½ acre .25% which would also include an evaluation process prior to approval. Assistant Village Manager/CED Director Letendre stated Highland Park and other municipalities have the same type of regulations in place.

Trustee Hancock suggested impervious surface be evaluated as well. Mayor Brandt was in agreement with Trustee Hancock and added she would also like to explore placing limits on the number of trees being taken down. Mayor Brandt asked Assistant Village Manager/CED Director Letendre to send the link to the Highland Park website showing the sliding scale.

Village Attorney Simon asked the Mayor to provide direction regarding how she would like the code to read regarding a disincentive of removing trees outside the permitted building area. A conversation regarding tree removal due to topography and grading issues followed. Village Manager Burke stated staff will research this issue and report back to the Board.

Trustee Hancock recommended staff look into possible exterior restrictions so as not to get house styles that are extremely different and suggested having additional reviews put in place for exterior approval. Trustee Servi stated concern with additional reviews noting he would not like to be too overregulating. Trustee McDonough added he would be in agreement with additional reviews as it relates to house placement. A conversation regarding house placement and appearance reviews followed.

Village Manager asked the Board to review the materials and provide any additional information to him in order to research the recommendations.

It was the consensus of the Board for staff to research Board recommendations and bring this back for further review and discussion.

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration of Staff Recommendation to Execute Letter of Intent Related to Village of Lincolnshire Cost Share of Improvements for US 45/IL 21 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided an update and summary of the recommendation to execute a Letter of Intent to Village of Lincolnshire cost share of improvements for US45/IL 21. Staff is looking for additional direction from the Board in order to proceed with the Letter of Intent.

Trustee McDonough asked what would happen if the Letter of Intent was not signed. Assistant Public Works Director/Village Engineer Dittrich stated he would expect IDOT to keep the various amenities the Village may find desirable out of the design of the project since they are not in favor of building projects that do not have local support. Trustee McDonough asked if IDOT could possibly design the improvements themselves and send Lincolnshire a bill. Assistant Public Works Director/Village Engineer Dittrich stated IDOT could state this is important to the State, do the work anyway, and find a way for the Village to pay for the work; or IDOT could put their funds elsewhere. Village Manager Burke reminded the Board the improvement to the Route 22 and Milwaukee Avenue intersection ultimately will lead to the jurisdictional transfer of Olde Half Day Road. Assistant Public Works Director/Village Engineer Dittrich stated this project is the only way for



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, February 27, 2017**

Present:

- | | |
|-------------------------------------|--|
| Mayor Brandt | Trustee Feldman |
| Trustee Grujanac | Trustee Hancock |
| Trustee McDonough | Trustee Servi |
| Trustee Leider | Village Clerk Mastandrea |
| Village Attorney Simon | Village Manager Burke |
| Finance Director/Treasurer Peterson | Public Works Director Woodbury |
| Chief of Police Leonas | Assistant Village Manager/Community & |
| Economic Development Coordinator | Economic Development Director Letendre |
| Zozulya | Assistant Public Works Director/Village Engineer |
| Building Official Jesse | Dittrich |

ROLL CALL

Mayor Brandt called the meeting to order at 7:21 p.m. and Deputy Village Clerk Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the February 13, 2017 Committee of the Whole Meeting Minutes

The minutes of the February 13, 2017 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Continued Discussion of Design/Bulk Regulations (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Letendre provided an update and 5 areas of recommendation regarding Design/Bulk Regulations.

Trustee Hancock suggested changing the item stating “any new home or major renovation (over 50%) proposed that will use more than three primary types of siding will need to be submitted to the Architectural Review Board (ARB) to gain approval before construction” to state any new home or major renovation proposed that use more than two primary types of siding will need to be submitted to the ARB to gain approval before construction since many corner lots and additions have more than one facing side. Trustee McDonough suggested putting in place standards for when these regulations get reviewed.

Village Manager Burke stated the ARB currently only looks at commercial properties, so standards will need to be put in place for residential reviews. Trustee McDonough asked if new standards are put in place for residential construction, would these standards be used for new construction. Village Manager Burke noted these standards could be added to covenants of new projects. Trustee Leider asked why the threshold is at 50%, and if this is common. Assistant Village Manager/CED Director Letendre noted this is a common threshold for many surrounding municipalities for major renovations and new construction. Trustee Leider asked if it would be problematic to drop the percentage down. Assistant Village Manager/CED Director Letendre noted this percentage could change at the direction of the Board. A conversation regarding different types of renovation and how the code pertains to renovations followed. Trustee Hancock noted the goal is to not overburden the applicants, staff, and the ARB and still find a balance. Trustee Hancock asked staff for an approximate number of permits per year this may affect. Village Manager Burke noted the proposed code would affect more new construction and asked Building Official Jesse what number he could guestimate would be a 50% renovations. Building Official Jesse stated approximately 20 permits per year could be the volume of renovations that would trigger the 50% threshold. Trustee Hancock recommended lowering the percentage of remodel/renovations of 50% of the total home.

A conversation regarding maximum building area cap to avoid an overly large home being built on a lot of a certain size followed. Trustee Hancock suggested implementing a sliding scale as other municipalities do. Economic Development Coordinator Zozulya noted currently the Village allows 25% FAR (floor area ratio) and typically this does the job except for when you have huge lot which could result in an overly large home. Assistant Village Manager/CED Director Letendre noted creating a building area cap on this would resolve an over-sized house being built. Trustee Leider suggested staff research the sliding scale further in place of the suggested building area cap. Sliding scale parameters were discussed.

Trustee Hancock noted concern regarding enforcing minimum landscaping standards. Assistant Village Manager/CED Director Letendre stated they would work with the ARB regarding what is appropriate landscaping and what the minimum standard should be. Village Attorney Simon noted there are already minimum standards in the code which would be the frame to build upon.

Trustee McDonough noted setting standards in place for main facing entrances at a location different than the house street frontage will need to be better clarified and developed. Trustee Grujanac noted concern with driveway placement. Assistant Village Manager/CED Director Letendre noted these items will be further addressed and the idea is to move away from the diagonal house.

Mayor Brandt noted concern regarding placement and size of the house in a cul-de-sac.

There was a consensus of the Board for staff to analyze the sliding scale, address concerns of the Board and report back to the Village Board prior to being referred to the Architectural Review Board and the Zoning Board.

3.12 Consideration of an Ordinance Amending Title 12 (Signs) of the Village of Lincolnshire Village Code (Village of Lincolnshire)

Economic Development Coordinator Zozulya provided a summary of the ARB recommended Ordinance amending Title 12 (Signs) of the Village Code. Proposed amendments include definition changes to off-premise signs and roof signs, establishment of sign districts, specific standards by sign type, and electronic message board signs.

Trustee McDonough asked for clarification regarding off-premise retail signs. Village Manager Burke stated off-premise signs in a planned unit development (PUD) would not have to be on the property since many developers subdivide a PUD. Village Attorney Simon provided the example of if a property is subdivided and sold off to three different owners; all would be part of a unified PUD, there will be monument signs and the people advertising on said signs will not necessarily be the owner. Economic Development Coordinator Zozulya noted this would only pertain to PUD properties.

Trustee Hancock stated he has noticed many signs near Half Day School on the available development site on the north side of Olde Half Day Road and multiple signs by Walgreens and asked staff to verify if these signs were acceptable under the Code.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.13 Consideration of a Resolution Authorizing Publication of 2017 Official Zoning Map (Village of Lincolnshire)

Economic Development Coordinator Zozulya noted this is an annual Resolution which Lincolnshire is obligated by law to review and approve. Economic Development Coordinator Zozulya noted changes reflected go back from 2016 and provided a summary of the changes.

Mayor Brandt asked if the Kenney property would remain Office/Industrial. Economic Development Coordinator Zozulya confirmed this property would remain Office/Industrial for now.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, May 8, 2017**

Present:

- | | |
|--|---|
| Mayor Brandt | Trustee Feldman |
| Trustee Grujanac | Trustee Hancock |
| Trustee McDonough | Trustee Servi |
| Trustee Leider | Village Clerk Mastandrea (left at 9:55 pm) |
| Village Attorney Simon | Village Manager Burke |
| Finance Director/Treasurer Peterson (left at 9:03 pm) | Public Works Director Woodbury (left at 9:03 pm) |
| Chief of Police Leonas | Assistant Village Manager/Community & Economic Development Director Letendre |
| Assistant Public Works Director/Village Engineer Dittrich (left at 9:03 pm) | Economic Development Coordinator Zozulya |

ROLL CALL

Mayor Brandt called the meeting to order at 8:53 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the April 24, 2017 Committee of the Whole Meeting Minutes

The minutes of the April 24, 2017 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration of Village Permit Fee Waiver per Section 5-3-2(A) of the Lincolnshire Village Code (Ascension of Our Lord Greek Orthodox Church)

Assistant Village Manager/Community & Economic Development (AVM/CED) Director Letendre provided a summary of the request by Our Lord Greek Orthodox Church for Village permit fee waiver prior to permit and construction.

Trustee Hancock asked if the project has already been reviewed. Village Manager Burke stated the project was reviewed and approved approximately 18 months ago. Village Manager Burke noted the Church is currently working with the County for lane configuration access off of Riverwoods Road.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

Mayor Brandt moved up Public Work Items 3.31 and 3.32 on the Agenda

3.2 Public Works

3.31 Consideration of Professional Engineering Services Contract with Ciorba Group, Inc. at a cost not to Exceed \$36,650 to Evaluate Alternate Water Supply Options (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich briefly summarized the consideration of a professional engineering services contract with Ciorba Group, Inc. at a cost not to exceed \$36,650 to evaluate alternate water supply options.

Trustee McDonough stated his opinion that this seems to be a lot of money for what would be a project that could be done by staff checking other sources. Assistant Public Works Director/Village Engineer Dittrich noted it is more than checking for possible water sources; Ciorba Group, Inc. will have to check our water model data and re-run Lincolnshire data with inputs from possible alternative water sources then model that with Village infrastructure required to connect to those sources.

Trustee McDonough asked what other sources Lincolnshire could get water from other than Highland Park. Assistant Public Works Director/Village Engineer Dittrich stated Lincolnshire could get water from Buffalo Grove who gets their water from the Northwest Water Commission or the Central Lake County Joint Action Water Agency (CLCJAWA) which is also a Lake Michigan water source.

Trustee McDonough asked what the study will tell us. Assistant Public Works Director/Village Engineer Dittrich stated the study will tell us what the cost would be to build the infrastructure to connect to an alternate water supply and what modifications would be needed.

Trustee McDonough stated Highland Park has been our water supplier for many years, so why would the Village seek to get water elsewhere. Assistant Public Works Director/Village Engineer Dittrich stated this has been in the Villages Capital Plan for some time and has been identified by staff as a priority. Village Manager Burke stated this would not be a new water source but would be a source to use in an event of a major water main failure between the transmission main from Highland Park to Lincolnshire. Village Manager Burke noted almost every winter Lincolnshire is put on notice of ice forming at Highland Park's intake pipe due to how shallow it is. Village Manager Burke provided further information related to why the analysis would be beneficial.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.32 Consideration of Award of Contract for the Replacement of the Westside Reservoir Emergency Generator with Patten Power Systems, Elmhurst, IL in an Amount not to Exceed \$165,000 (Village of Lincolnshire)

Public Works Director Woodbury summarized the proposed contract for the replacement of the Westside Reservoir Emergency Generator with Patten Power Systems, Elmhurst, IL in an Amount not to exceed \$165,000. Public Works Director Woodbury noted the current generator is over 34 years old and parts are no longer available. The EPA requires a backup generator.

Trustee McDonough asked if this is the low bidder for the state project and if it made sense for staff could go outside the cooperative to get better pricing. Public Works Director Woodbury stated Patten is part of the National Joint Powers Cooperative, and they are the low bidder for these types of generators. Staff tried looking at other sources and found this is the best price.

Trustee Leider asked if alternate locations for the new generator were considered since there is a price related to removal and installation due to the limited space. Public Works Director Woodbury stated the location of the new generator has been considered but the location of the diesel pump is on one side and the chlorine pumps are on the other side so there is no other location for it to be placed.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.1 Planning, Zoning and Land Use (Continued)

3.12 Continued Discussions of Design/Bulk Regulations (Village of Lincolnshire)

Village Manager Burke complimented AVM/CED Director Letendre, Economic Development Coordinator Zozulya, and Building Official Jesse who researched and pulled a lot of data for the Board as a result of past meetings and Board direction. Village Manager Burke stated since so much data is being provided, staff is not looking for a final decision but for further direction to continue to refine.

AVM/CED Director Letendre provided a detailed summary of the data collected by staff on Design/Bulk Regulations as directed by the Board. Staff is recommending a sliding scale for maximum floor area ratio by zoning district.

Trustee Hancock asked what FAR (Floor Area Ratio) had to do with homes square footage. AVM/CED Director Letendre stated FAR is the homes square footage based on the lot size; it is a percentage of the lot size the home takes up. Trustee Hancock asked how FAR is calculated for a ranch style home versus a two-story home. AVM/CED Director

Letendre stated FAR is calculated as above-ground, livable space. Trustee Hancock asked what the logic between a consolidated lot of 40,000 square feet compared to something that is 30,000 square feet; why would the proposed allowable home size be smaller. AVM/CED Director Letendre noted it is an attempt to create a disincentive for a larger home on a consolidated lot. Trustee Hancock asked why the Village would want to provide a disincentive for larger homes from being built. Village Attorney Simon stated if all the homes on a block are small lots then generally the size of the homes on the block are going to be smaller but if you combine two lots and strictly apply a linear FAR, this will result in a much bigger house which changes the character of the block. Trustee Grujanac noted this has happened in her neighborhood and it effectively creates a wall around other, smaller homes.

Trustee Hancock thought the goal was to address the large houses on the large lots and not a larger house on smaller lots. AVM/CED Director Letendre stated staff addressed all lot sizes with a sliding scale based upon an evaluation in all districts in order to take a holistic look at the entire community. Trustee Hancock asked why the first tier was knocked down from 25% to 21%. AVM/CED Director Letendre stated in looking at a sliding scale staff decided to abandon the current 25% cap, starting at a lower percentage minimizing impacts on current homes. Village Manager Burke stated staff completed research and developed recommendation based upon Board comments regarding keeping the character in each zoning district, so moving forward was based on the current built environment with a sliding scale that would fit. Trustee Hancock noted his opinion is that this would be too restrictive and thought the first tier needed to be readdressed.

Trustee Grujanac noted if you live in a small home and all the homes going in around you are much bigger the character of a block changes.

Trustee Feldman stated she was not in favor of the Ordinance noting a lot of the inventory in Lincolnshire is old and by putting restrictions on the home size, this will stop progress. Trustee Hancock noted there is a difference between progress and something way oversized. Village Attorney Simon noted staff did address limitations on the larger lots as part of the sliding scale reporting and recommendation. Trustee Hancock noted his desire is for minor changes on the bottom end for smaller lots.

Mayor Brandt asked staff to look at setbacks in R3 for restrictions. Staff replied setbacks were reviewed and not recommended for change in the R3 District, as setbacks control home size and location on smaller lots, while a stricter FAR for larger lots is proposed to control size in larger R2A and R2 Districts

Trustee Hancock suggested the Architectural Review Board (ARB) review new structures going up so as not to put up rectangular boxes. AVM/CED Director Letendre stated staff is proposing for ARB to review

the proposed changes to the Ordinance and provide input on their review of new homes/additions prior to final Board approval. Village Attorney Simon stated the last time the Bulk Regulations were revised there were rules added to prohibit a “box” house.

Mayor Brandt asked what the maximum height was in R3. Economic Development Coordinator Zozulya stated maximum height in R3 is either two story or 30 feet and confirmed the maximum height goes up in R2.

AVM/CED Director Letendre provided a review of proposed Bulk Regulations for tear-downs and District R2A.

Trustee Hancock noted his opinion would be for the ARB review elements on a new home; more than two different types of materials proposed for the exterior of a home to make sure all elements worked well together and review of corner lots to have two front facing sides. A conversation regarding what types of reviews would be feasible regarding workload for the ARB followed. Trustee Hancock suggested if a new home or an addition would exceed a maximum size, it would need to be reviewed by the Zoning Board and the ARB. Trustee McDonough was in agreement with Zoning Board and ARB review of projects and suggested the Board provide them with standards for review such as discussed.

Trustee Leider suggested the Board further review what is presented for more time to provide feedback to staff.

A conversation regarding ARB & Zoning Board review followed. Mayor Brandt suggested reviewing how other communities handle Advisory Board reviews.

There was a consensus of the Board to further review the information and report to staff for further updates.

3.3 Finance and Administration

3.4 Public Works

~~3.31 – Consideration of Professional Engineering Services Contract with Giorba Group, Inc. at a cost not to Exceed \$36,650 to Evaluate Alternate Water Supply Options (Village of Lincolnshire)~~

~~3.32 – Consideration of Award of Contract for the Replacement of the Westside Reservoir Emergency Generator with Patten Power Systems, Elmhurst, IL in an Amount not to Exceed \$165,000 (Village of Lincolnshire)~~

Items 3.31 & 3.32 were moved up on the agenda.

3.5 Public Safety



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, August 7, 2017

Present:

| | |
|-------------------------------------|--|
| Mayor Brandt | Trustee Feldman |
| Trustee Grujanac | Trustee Hancock |
| Trustee McDonough | Trustee Servi |
| Trustee Leider | Village Clerk Mastandrea |
| Village Attorney Simon | Village Manager Burke |
| Finance Director/Treasurer Peterson | Public Works Director Woodbury |
| Chief of Police Leonas | Assistant Village Manager/Community & |
| Economic Development Coordinator | Economic Development Director Letendre |
| Zozulya | |

ROLL CALL

Mayor Brandt called the meeting to order at 8:34 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the July 10, 2017 Committee of the Whole Meeting Minutes

The minutes of the July 10, 2017 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Continued Discussions of Design/Bulk Regulations (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Letendre provided an update to the recommendations made regarding bulk regulations.

Trustee Hancock asked if a home did a complete teardown would they be required to provide a landscape plan. Assistant Village Manager/CED Director Letendre stated staff could require that if it is the direction of the Board. Trustee Hancock asked if it was possible to not have to look at landscaping but require a bond or a fine to require landscaping goes in for a new home or teardown. Assistant Village Manger/CED Director Letendre stated it is up to the Board to set the landscaping requirements. A conversation regarding teardown landscaping requirements followed. Trustee Servi noted concern regarding individual property owners having to get ARB approval for landscaping.

Mayor Brandt stated she would like to see a requirement regarding limitation to the amount of glass or windows of a building and the height. Assistant Village Manager/CED Director Letendre noted staff has done some research from other municipalities and could provide a report.

Trustee Hancock asked if there was a way to trigger a review without putting specifications that get too detailed. Assistant Village Manager/CED Director Letendre stated certain elements of building are governed by height and setback requirements.

Trustee Grujanac asked for clarification regarding ARB review for a new residential home and a teardown/rebuild. Village Attorney Simon stated there is no ARB review of any residential properties. Village Manager Burke stated the only reference in the current provisions for ARB review, are teardowns or more than 50% renovation where the building exterior will result in more than two different building materials.

A conversation regarding residential provisions and reviews followed.

It was the consensus of the Board to refer this for review by the Architectural Review Board and review and public hearing by the Zoning Board.

3.12 2017 Lincolnshire's Red, White & Boom 4th of July Event – Staff Report (Village of Lincolnshire)

Economic Development Coordinator Zozulya presented a report on the recent Fourth of July event.

3.2 Finance and Administration

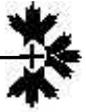
3.21 Consideration of a Resolution Approving Closed Session Meeting Minutes and Authorizing the Village Clerk to Make Certain Closed Session Meeting Minutes Available for Public Inspection First Review 2017 and Authorizing Destruction of Certain Audio Recordings of Closed Session Minutes (Village of Lincolnshire)

Village Manager Burke provided a brief summary of the semi-annual Resolution approving closed session meeting minutes and authorizing the Village Clerk to make certain closed session meeting minutes available for public inspection.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.22 Consideration of a Resolution Supporting the Greenest Region Compact 2 (GRC2) Consensus Goals (Village of Lincolnshire)

Assistant Village Manager/CED Director Letendre provided a summary of a proposed Resolution supporting the Greenest Region Compact 2 Consensus Goals noting this is an update from the former Metropolitan



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, February 13, 2018 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bichkoff and Members Kalina, Udoni, Van de Kerckhove, Hersh and Alternate Member Hashemi.

STAFF PRESENT: Tonya Zozulya, Economic Development Coordinator, Adam Letendre, Assistant Village Manager/Director of Community & Economic Development.

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: **Chairman Bichkoff** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Chairman Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Regularly Scheduled Zoning Board Meeting held on Tuesday, November 14, 2017.

Member Kalina moved and **Member Van de Kerckhove** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bichkoff recessed the Zoning Board meeting and opened the following Public Hearing:

3.1 A Public Hearing regarding the maximum permitted home size and Floor Area Ratio in the residential zoning districts described in Chapters 5A and 5B of Title 6, Zoning, of the Lincolnshire Village Code. (Village of Lincolnshire).

Chairman Bichkoff reviewed the procedures for the public hearing.

Adam Letendre, Assistant Village Manager/CED Director briefed the Zoning Board on the history of this matter which was referred from the Village Board to both the Architectural Review Board and Zoning Board for consideration. In response to concerns from the Village Board in regards to new home construction on double lots and also new home construction with certain architectural features and styles, staff conducted extensive research on current regulations and existing conditions in all residential zoning districts in the Village of Lincolnshire. **Adam Letendre** presented a PowerPoint presentation of the research which was also included in the packets. He stated the Zoning Boards purview would be to comment on the proposals and make a recommendation on

bulk regulations for each of the residential districts to the Village Board. **Adam Letendre** went through the staff recommended changes for each single family residential zoned district as referenced in the staff memo.

In response to inquiry from **Member Hashemi** about surrounding communities, **Adam Letendre** reviewed the current regulations of Bannockburn, Lake Forest and Riverwoods with the Zoning Board. He further added the Architectural Review Board is considering architectural elements, landscaping and front door orientation. **Member Hersh** inquired about the FAR calculations and minimum house size, staff responded the FAR is everything above ground; credit of 400 square feet for garages and minimum house size is 1500 square feet. **Tonya Zozulya** added in addition to bulk regulations, the building plane, setbacks, allowable impervious surface including patios, walkways and driveways would also dictate restrictions on building size. She added conservancy areas and flood plain regulations are also taken into consideration in limiting the buildable area.

Member Kalina inquired about other issues on bulk regulations which may be responsible for the Boards concern and why it is being referred to the Zoning Board for consideration of changes. **Adam Letendre** stated the Village Boards concern stems from neighborhood character and how to define that concept as well as lot size versus home size.

Tonya Zozulya noted when residents take delivery of a new home in the future they may want the ability to add amenities and if the builder maxes out the FAR at time of building; leaving the owner with no option for further improvements other than to seek a variance which can be difficult to grant, adding since the implementation of the current FAR standards; no FAR variances have been sought.

Chairman Bichkoff questioned the scenario of a single-story home which has a massive footprint, builds out to the setback lines versus a smaller footprint, same square footage, but a two story home; saying the proposed changes to the code do not seem to address this. **Adam Letendre** stated staff did not look at that option, but could research the idea for this Board. **Member Kalina** noted some areas of Deerfield where there were tear downs and larger homes developed in their place; there isn't any integrity to the neighborhood anymore; adding his question what does the Village want to protect; the Village does not want giant houses taking up the entire lot, or protect the big front and back yard and still allow people the ability to develop the land they own? **Chairman Bichkoff** asked staff if it was just one house or incident the Village is reacting to and if such a house meets all the requirements, is this only concern? **Adam Letendre** stated there is concern from the Village Board, citing as an example a developer buying up several homes and lots in a cul-de-sac in the R-3 district, consolidate those lots into one then build a 15,000 square foot house which meets current standards, but significantly changing the character of the neighborhood. **Adam Letendre** noted since staff has looked at the recent building permits in the residential districts, the home sizes have been going down and no one has maximized their setbacks. **Tonya Zozulya** also noted even with the smaller FAR, home design including exterior materials and roof line can give the impression of a much larger building bulk impact.

There was discussion regarding the parallel review by the Architectural Review Board and the Zoning Board; staff indicating both boards at their conclusion could convene a joint session with a final recommendation being forwarded to the Village Board.

Member Kalina noted his concerns about code changes in reaction to one incident, people come in to build or make improvements, now the new restrictions become prohibitive. **Member Udoni** asked about ranch homes versus two-story trends in which staff noted new single story/ranch style construction is not prevalent in Lincolnshire at this time. **Member Hersh** raised his concern in the R-3 district; the proposed changes would basically impact a large percentage of existing homes and their ability to make future improvements. **Chairman Bichkoff** agreed, wondering how many residents are aware of the potential changes and how it may impact them. **Member Kalina** said in his opinion, because someone built a big house, we may be overreacting and in doing so, impacting numerous residents' ability to improve or add on to their homes. **Adam Letendre** noted what the Architectural Review Board is reviewing in regards to character of neighborhood and working on such parameters. **Member Hersh** inquired about maintaining the maximum FAR of 25% in all zoning districts and placing a maximum square footage on building size in each district in conjunction with setbacks and other requirements.

Chairman Bichkoff opened up questions and comments to the audience.

Jeff Greene, President of Arthur Greene Construction was sworn in by **Chairman Bichkoff**.

Jeff Greene reviewed some of the history of the Hamilton Court development with the Board, adding the lot in question is unique; Greene Construction tried to subdivide the lot but was denied resulting in a 2-acre lot in the middle of a subdivision with 1-acre lots and this does not typically happen unless lot consolidation occurs. He added a reduction in FAR will result in a larger reduction of the house; citing a reduction of an FAR of 5% translates into a 20% reduction in house size which is tremendous in his industry and impacts very strongly. He referred to the current R-2A zoning district, which encompasses a more complex zoning classification with sliding scale zoning including environmental considerations conditions set by the Village like the Manors of Whytegate which they are developing. He added most of the customers they are talking to in regards to Whytegate are Lincolnshire residents; looking for two story houses with 3 car garages, house size at approximately 5400 square feet including garage. The current standard in the Lincolnshire code of 400 square foot garage credit towards FAR is outdated; adding typical 2 car garage today is anywhere from 500-575 square feet. He further added the proposed FAR numbers are going to impact many residents; making many of them non-conforming with these proposals; how are they going to be able to stay in their homes will be an issue and problematic for future marketability. **Jeff Greene** further stated builders buy lots based on the size of house they can build; there is a formula in which lot costs must be a percentage in the overall market value; if the building square footage goes down, the lot value has to go down.

Adam Letendre, in response to **Member Kalina**, stated there were multiple factors which influenced the Village Board in regards to bulk regulations

including the Manors of Whytegate, Hamilton and the tear downs in the R-3 districts. **Member Kalina** again stated his opinion which he feels because of a few instances, we are going to potentially restrict or impact large swaths of our residents negatively based on a worst case scenario that may or may not happen again. **Chairman Bichkoff** noted his concern as well, if a resident applied for an addition but was denied because of one house and now this resident cannot have their sunroom; this seems like a negative consequence. **Adam Letendre** further noted there is a desire among the Village Board to preserve the R-3 character; adding the Village Board inquired about possibly changing the setback to make it more restrictive. **Adam Letendre** noted even with the current setbacks; new homes are not even coming close to the setback limits, but the homes are still larger than what the neighborhood character has historically seen so the Board did not see this as a good alternative. **Member Kalina** said he does not see a pattern of very large homes being built; maybe we are overreacting to one instance.

Jeff Greene discussed his experience with Highland Park; stating they are building new homes in an area of tear downs on small lots but because of the setbacks, height restrictions and building plane, the new homes are similar in character to the existing homes on the street. He also added limiting the FAR may not help control for neighborhood character. Most people would put additions in the back, which would not be visible from the street. These additions would not adversely impact neighbors due to deep yards.

There being no further testimonies or questions from the Zoning Board, **Chairman Bichkoff** closed the Public Hearing and reconvened the Zoning Board Meeting.

Member Kalina said as a member of the Zoning Board, he can only advise the Village Board, but his opinion as a resident, he feels they are considering major changes to the code which can have some unintended effects they are not seeing or anticipating now because we are worried about the opposite reaction of a different type of building that will probably never happen again. He further added there are more people here in the Village that will be affected by these proposed changes and given the history by **Jeff Greene** on this one lot on Hamilton, this may not happen again. He added that he does not see a problem with R-3 tear downs and building a larger new structure, put a maximum square footage on the house in which **Chairman Bichkoff** agreed. **Chairman Bichkoff** further noted that there would be a huge outcry from residents that, because of the more restrictive regulations, they cannot put additions on their house. **Adam Letendre** again reiterated the Village Boards concern about the character of the R-3 neighborhoods; especially with the occurrence of tear downs and redevelopment of new larger homes that out of character with the existing neighborhood housing stock such as those depicted in the PowerPoint samples. **Member Kalina** said he could see the Village Boards view given what he noted about tear downs in Deerfield; **Chairman Bichkoff** said the Zoning Board needs to hear what the Architectural Review Board has to say. **Member Udoni** concurred adding that the Architectural Review Board would have purview over the neighborhood character concept. **Member Hersh** commented that any change that puts over 25% of the homes into a non-conforming class seems excessive; adding any change should take into consideration the percentage of homes that could be affected, the lower percentage would be preferable. **Jeff**

Greene asked if the code is changed, and then 25% of the homes would become non-conforming, would they be allowed to add on to their homes in which **Tonya Zozulya** said that a property owner cannot make a non-conforming issue worse.

In conclusion, **Chairman Bichkoff** noted the following concerns he is hearing from the Zoning Board:

- Not ready to make a recommendation at this time; looking for additional information in order to come up with a metric that meets the Village Boards concern but not impact existing residents negatively.
- Staff to look into putting a maximum square footage caps on the size of the house.
- Joint meeting with the Architectural Review Board after the Zoning Board has a chance to meet again on this subject

Member Kalina moved, seconded by **Member Hersh** to continue the discussion of bulk regulations to the next regular scheduled meeting of the Zoning Board on March 13, 2018. *The motion passed unanimously by voice vote.*

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Bichkoff** requested a motion for adjournment. **Member Udoni** moved, and **Member Kalina** seconded the motion to adjourn. The meeting adjourned at 8:45 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Wednesday, September 12, 2018 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bickhoff and Members Kalina, Udoni, Hersch and Hashemi.

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/CED Director

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: **Chairman Bickhoff** called the meeting to order at 7:05 P.M.

1.0 ROLL CALL

The roll was called by **Assistant Village Manager/CED Director Ben Gilbertson** and **Chairman Bickhoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Zoning Board Meeting held on Tuesday, April 10, 2018.

Chairman Bickhoff reported several members of the Zoning Board had minor amendments to the minutes and provided them to staff. These amendments included replacing one instance of “Chairman Manion” (former Zoning Board Chairman) with “Chairman Bickhoff” and several verb-tense changes.

Member Kalina moved and **Member Udoni** seconded the motion to amend the minutes as noted in the documents provided to staff. The motion passed unanimously by voice vote

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board as amended. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bickhoff recessed the Zoning Board meeting and opened the following Public Hearing:

3.1 A Public Hearing regarding text amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6) regarding small wireless facilities (Village of Lincolnshire).

Ben Gilbertson, Assistant Village Manager/CED Director said the State of Illinois approved the Small Wireless Facilities Deployment Act (Act) in April 2018; the law became effective June 2018. He stated the purpose of the Act was to promote the development of new wireless technology but in doing so, limited the power of municipalities to regulate the attachment of ‘small cell’ antennas in commercial, industrial, and public right-of-ways. The state act allows the installation of small wireless

facilities in commercial and industrial areas by right; for residentially-zoned districts, a special use permit would be required. **Ben Gilbertson** said The Act will restrict the Villages' ability to mandate review time, fees charged, and siting of these facilities. However, he said it does provide for some authority which is outlined in the draft ordinance.

Member Hashemi asked if the Village could require higher fees than what is being proposed. **Ben Gilbertson** said the state legislation allows Villages to impose fees, but there are state-mandated limits.

There being no further questions or comments, **Chairman Bickhoff** closed the public hearing and reconvened the Zoning Board meeting.

Member Kalina moved and **Member Udoni** seconded, having made findings of facts covered in a Public Hearing on September 12, 2018, the Zoning Board recommended approval to the Village Board of small wireless facilities text amendments to Title 6, Chapter 2 and Title 6, Chapter 3 of the Village Code, as presented in the staff's memorandum dated September 12, 2018.

Motion passed unanimously by voice vote.

3.2 Continued consideration and discussion of Single Family Residential Bulk Regulations (Village of Lincolnshire).

Chairman Bickhoff stated the Zoning Board held a public hearing on February 13, 2018, with discussion to continue at this meeting. **Ben Gilbertson** reviewed the history on this matter. He noted the Architectural Review Board has discussed this on four occasions, including discussion on whether or not the Architectural Review Board wants to expand their purview in review of single family residential projects, teardowns and renovations. At the Architectural Review Board meeting of September 4, 2018, the matter was deferred until the Village Board's decision on a future 'brand' for the Village later in 2018, as the Architectural Review Board felt this 'branding' may help determine the extent of how this would impact their interpretation of "neighborhood character."

Member Hashemi stated she has some concerns about the neighborhood character concept, stating in her opinion, the current regulations are sufficient. **Member Kalina** agreed, stating the impetus for the discussion was an overreaction. **Member Hersh** asked if this issue was still relevant. **Ben Gilbertson** said the Village Board is exploring a recommendation from both the Zoning Board and Architectural Review Board. **Chairman Bickhoff** informed the Zoning Board he had a meeting with staff and Chair of the Architectural Review Board, and that there seems to be some desire to have a joint recommendation on bulk regulations.

Member Hersh said neighborhood character is important and that some architectural styles and features can be out of place. **Member Hashemi** disagreed, stating there is not data to support a detriment on house values. **Member Kalina** asked about the Architectural Review Boards purview and **Ben Gilbertson** stated they can provide feedback on multi-family residential development and planned unit developments.

Chairman Bickhoff stated he does not feel the Zoning Board would recommend any additional regulations, but would consider recommendations and a joint discussion with the Architectural Review Board. **Ben Gilbertson** stated the Zoning Board could make

recommendations on setbacks and floor area ratio (FAR) for bulk regulations, with exterior materials and neighborhood character falling under the purview of the Architectural Review Board.

Chairman Bickhoff reiterated the Zoning Board would not recommend changes to the Zoning Code. He stated this matter would be discussed after the deliberations of the Architectural Review Board are complete so that a joint recommendation could be made to the Village Board.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

Chairman Bickhoff and members of the Zoning Board welcomed Ben Gilbertson to the Village. **Ben Gilbertson** provided his professional and education background to the Zoning Board.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Bickhoff** requested a motion for adjournment. **Member Kalina** moved, and **Member Udoni** seconded the motion to adjourn. The meeting adjourned at 7:36 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, January 8, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Bichkoff and Members Hashemi, Udoni, Kalina, and Hersh

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/Community & Economic Development Director
Tonya Zozulya, Planning and Development Manager

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: **Chair Bichkoff** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

The roll was called by **Ben Gilbertson, Assistant Village Manager/Community and Economic Development Director (AVM/CED)**; **Chair Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Zoning Board Meeting Held on November 13, 2018.

Chair Bickhoff noted scrivener's errors and provided those to staff.

Member Udoni moved and **Member Hersh** seconded the motion to approve the minutes as noted and amended by Chair Bichkoff. Motion passed by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of Text Amendments Regarding Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

AVM/CED Gilbertson provided background and an overview of this agenda item, noting the most recent deliberation by the Zoning Board was September 2018. At that meeting, it was the consensus of the Zoning Board, having taken into consideration current Floor Area Ratio (F.A.R.) regulations, to recommend against additional text amendments to the Zoning Code for bulk regulations in residential districts; however, a formal motion from the Zoning Board to make a non-recommendation to the Village Board was not made.

Member Hashemi, noting the presence of an audience, requested staff to provide additional background on the item. **AVM/CED Gilbertson** provided history on bulk regulations, how the issue came to the Village Board's attention as well as how they saw a need to address bulk regulations through zoning and architectural requirements. He further described the Zoning Board's concerns of

the analysis presented at the February 2018 public hearing and the possible consequences of reducing FAR requirements, noting the reduction in F.A.R may preclude owners of older, smaller homes from constructing future additions. **Member Kalina** and **Chair Bichkoff** further articulated the Zoning Board's prior concern, stating F.A.R. revisions were not necessary and unsubstantiated, adding the consensus of the Zoning Board was current regulations are sufficient.

Member Hashemi stated she has had conversations with residents in which they indicated the decision to propose changes to the current regulations are not based on fact. She added concerns about perceived impacts on property values.

Tonya Zozulya, Planning and Development Manager (PDM) requested the Zoning Board provide details of their recommendation and outline their reasoning when they make their formal motion.

Member Hashemi drew attention to the number of meetings dedicated to zoning bulk regulations, staff time, and resources dedicated to this. She said the Village would have been better served looking for new business to come to the Village.

Member Hersh asked if there were other reasons for the Village Board's concerns. **AVM/CED Gilbertson** stated the Village Board also had concerns regarding teardowns in older areas of town and preservation of "neighborhood character."

Chair Bichkoff, noting the presence of an audience, elected to take Citizen Comments on this agenda item rather than wait until the end of the meeting.

Darek Zarnovski of 72 Cumberland stated he has lived in his home for 17 years. He expressed concern this was the first time he was aware of the proposed changes and noted the lack of notification to residents in Lincolnshire regarding these discussions. As an architect, he noted current design trends are not for larger homes, as they are expensive to build.

There was lengthy discussion amongst the Zoning Board that homes in the R3 District would be most impacted by the proposed F.A.R., making many existing homes non-compliant and not allowing for future additions. **PDM Zozulya**, in response to a question from **Mr. Zarnovski**, said there are many regulations beyond F.A.R. in the residential zoning code that currently control for bulk regulations. Members of the Zoning Board reaffirmed their position that current regulations are sufficient and there was no need to make the code more restrictive.

Member Udoni moved, seconded by **Member Hersh**, having conducted and concluded a Public Hearing on February 13, 2018 and considered the proposed amendments on September 12 and January 8, 2019, to approve and recommend amendments to the Village Code regarding bulk regulations in Title 6, Chapters 5A and 5B.

Roll Call Vote: **Ayes** - None

Nayes - Chair Bichkoff, Members Kalina, Udoni, Hersh and Hashemi.

Motion Failed.

Chair Bichkoff reaffirmed the Zoning Board's position based on consideration of the matter over several meetings and inability to find an argument in favor of the proposed amendments and noted the following concerns:

- Proposed regulations would disproportionately affect the R3 district.
- Current regulations in place are sufficient to address bulk.

3.2 Approval of 2019 Zoning Board Calendar and Meeting Schedule (Village of Lincolnshire)

AVM/CED Gilbertson stated the Illinois Open Meetings Act requires advisory boards to approve their meeting schedule and calendar prior to or at the first meeting of the year. **AVM/CED Gilbertson** reviewed the 2019 dates for the Zoning Board meeting schedule.

Member Udoni moved and **Member Kalina** seconded approval of the 2019 Zoning Board meeting dates as prepared by staff. The Motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS – None.

5.0 NEW BUSINESS – None.

6.0 CITIZENS COMMENTS

Sandra Saltiel, 26 Regent Lane, inquired about the 325 Marriot Drive building under construction, asking how the Village allowed the construction of a warehouse so close to Route 22. **Member Hashemi** stated the Zoning Board and Village Board approved a rezoning of this property, adding the office vacancy rate in the area was not conducive for another office building. She stated the Zoning Board, Architectural Review Board, and Village Board made sure that additional improvements to the building exterior and landscape were included to enhance the site. **Chair Bichkoff**, in response to **Sandra Saltiel's** comments about the appearance of the building, noted that this will be a corporate headquarters and having seen the renderings, it will look much different. He further noted this site has been on the market for over 30 years, and the Village believed this would be a productive use for the site. **AVM/CED Gilbertson** provided background on the review of the building and landscape design, including the requirement to add a landscape berm along the north elevation, screening of the docks along the east elevation, and a significant investment in the landscape plan. Staff stated they would provide residents with additional information via email.

Scott Mackenzie, 23 Londonderry Lane, inquired about the property referred to as the TSJ/Top Golf project, asking what happened to the Top Golf. **Chair Bichkoff** stated this proposal was never referred to the Zoning Board as it is under the purview of the Village Board, but that the Top Golf proposal was removed from the project. **Scott Mackenzie** said it would have been a good source of tax revenue for the Village. **AVM/CED Gilbertson** said there was much feedback from the community about Top Golf's plan, with residents indicating concerns for traffic and lighting. He added the Village Board retains review authority over the use of the property as it is zoned B-2 Planned Unit Development, with the only known user of the property at this time being The St. James.



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, August 26, 2019**

Present:

| | |
|--|--|
| Mayor Brandt | Trustee Harms Muth |
| Trustee Grujanac | Trustee Hancock |
| Trustee Leider | Trustee Pantelis |
| Trustee Raizin | Village Clerk Mastandrea |
| Village Attorney Simon | Village Manager Burke |
| Finance Director/Treasurer Peterson | Public Works Director Woodbury |
| Chief of Police Leonas | Assistant Village Manager/Community & |
| Planning & Development Manager Zozulya | Economic Development Director Gilbertson |
| Building Official Jesse | |

ROLL CALL

Mayor Brandt called the meeting to order at 7:15 p.m., and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the August 12, 2019 Committee of the Whole Meeting Minutes

The minutes of the August 12, 2019 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration of Preliminary Evaluation Regarding an Amendment to an Existing Special Use for Sedgebrook Planned Unit Development to Allow Temporary Events (Sedgebrook Propco SL LLC – 800-890 and 960 Audubon Way)

Planning & Development Manager Zozulya provided a summary of a preliminary evaluation regarding an amendment to an existing Special Use for Sedgebrook Planned Unit Development to allow two temporary events. Sedgebrook would like to have a car show on September 28 and would like to expedite this request. If the PUD is amended the events would comply with the existing code.

Mr. Dan Harrington, Executive Director at Sedgebrook introduced Bill Schneider, Director of Community Relations at Sedgebrook.

Mr. Harrington provided a presentation regarding their request to amend the existing Special Use for Sedgebrook Planned Unit Development to

allow two temporary events annually at Sedgebrook. Mr. Harrington provided a map indicating where the proposed car show would take place along with parking and traffic for attendance.

Trustee Raizin asked if they had an estimate on the amount of people who would attend. Mr. Harrington stated last year, only the residents, a few family members, and staff attended.

Mayor Brandt noted she and some of staff attended an event at Radford Green recently, and there is ample parking for events. Mayor Brandt also noted there are some vintage car groups in the Village that staff can put Sedgebrook in contact with to possibly include in the event. Trustee Grujanac noted there may be a car club at Stevenson High School to reach out to.

Trustee Raizin asked if there would be any food or drinks served at the event. Mr. Harrington noted Sedgebrook would offer coffee, donuts and a hydration station for the people involved with the car show. Planning & Development Manager Zozulya stated if they were to invite Food Trucks, Sedgebrook would need to amend their request. Mr. Harrington stated he would not want to amend the request.

It was the consensus of the Board to place this item on the Regular Village Board Agenda for a public hearing and potential approval at the September 23, 2019 Regular Village Board Meeting.

3.12 Preliminary Evaluation Regarding Text Amendments to Single-Family Residential Bulk Regulations in Title 6, Chapter 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson summarized the preliminary evaluation regarding text amendments to single-family residential bulk regulations in Title 6, Chapter 5A (R1, R2, and R3 single-family residence districts) and 5B of the Lincolnshire Village Code. Building Official Jesse also provided a presentation of single-family residential bulk regulations.

A brief conversation followed regarding the areas in Lincolnshire with 80,000 square foot lots. Mayor Brandt asked if square footage calculations shared in the presentation includes garage and basement. Building Official Jesse stated living spaces in the code is defined as above-grade and granting a 400 square foot credit for a garage. Trustee Harms Muth stated two-story family rooms and foyers are included in the calculation of living space. Building Official Jesse noted this area is included in calculations for floor area ratio (FAR) as the two story open area for foyers or living spaces does have the potential to contribute to the appearance of bulk. Building Official Jesse noted basement areas

are typically below grade and create no sense of bulk or mass.

Trustee Pantelis asked what the square footage of the new homes at the Manors of Whytegate are so she has something to compare. Planning & Development Manager Zozulya stated the Manors of Whytegate is zoned R2A, and the average lot size is approximately 29,000 square feet with the average home size being 5,400 square feet. Mayor Brandt asked if the 400 square foot credit for a garage would be factored into a three-car garage. Building Official Jesse stated 400 square feet is the size of a typical two-car garage, and the square footage credit applies to any size garage.

Building Official Jesse continued his presentation with square footage comparisons in Lincolnshire. He proceeded to review established front yard setbacks and explain how setbacks in residential areas are defined. A conversation ensued regarding the reason for possibly changing FAR and square footage caps. Size of homes on the size of lots were discussed along with the perceptions of established character in neighborhoods in the Village. Trustee Grujanac noted concern regarding the area she lives in losing its character as a result of teardowns/rebuilds. Other areas in the Village were brought up as possible future concern. Planning & Development Manager Zozulya further explained the zoning for the Manors of Whytegate and subdivision's R2A zoning classification which was considered as a way to address environmentally sensitive conditions. Planning & Development Manager Zozulya noted R2A zoning classifications require a more rigorous planning process and review and approval process.

Building Official Jesse completed his presentation with possible revisions to FAR and square foot caps. A conversation followed regarding possible legal nonconforming structures if the changes are approved. Trustee Grujanac asked if there are any homes currently being built that would be legally non-conforming if the Board approved the FAR and square footage caps. Building Official Jesse stated any current construction must follow current code requirements and would be subject to future versions of the Village code if property owners desire additional square footage. Planning & Development Manager Zozulya noted a handful of homes in the R3 zoning district are legally non-conforming as a result of the bulk regulation code revisions from 2007.

Trustee Grujanac asked if the Zoning Board has reviewed these recommendations. Assistant Village Manager/CED Director Gilbertson stated the Zoning Board has not seen these specific recommendations. He further clarified the process, noting if the Village Board is amenable to these specific recommendations, this would go to the Zoning Board for review then back to the Village Board for review and possible approval.

Trustee Harms Muth stated she did not see the need to change anything related to bulk regulations at this time.

Trustee Grujanac stated she would recommend this be referred to the Zoning Board. Trustee Raizin stated she would like to know more about the issues and would be open to referring this to the Zoning Board.

Trustee Pantelis noted concern regarding how the homeowners would feel being legally nonconforming and not being able to add on to their homes. A conversation ensued regarding nonconforming structures.

Trustee Raizin asked if the Zoning Board would only be reviewing changes to FAR. Village Manager Burke clarified the recommendation in the memo is for the Zoning Board to review FAR and square footage caps. Village Attorney Simon noted individual homes do not go through architectural review, so the goal is to establish a set of rules that can be applied consistently.

It was the consensus of the Board to refer this item to the Zoning Board for review.

3.13 Consideration and Discussion of Lake County Solar Winds Task Force Participation and Potential SolSmart Application (Village of Lincolnshire)

Building Official Jesse provided a summary of Lake County solar winds task force participation and potential SolSmart application. Staff does not believe additional changes to Village Code are warranted at this time. The SolSmart designation program awards ratings of bronze, silver, or gold to communities who demonstrate a commitment to be “open for solar business.” Should the Mayor and Board of Trustees direct staff to pursue participation in the program, staff believes a rating of bronze is achievable with our current codes and processes. Building Official Jesse noted there is no cost to participate.

It was the consensus of the Board for staff to move forward with the application.

- 3.2 Finance and Administration
- 3.3 Public Works
- 3.4 Public Safety
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

4.1 Recreational Cannabis

Village Manager Burke noted since the last time recreational cannabis was discussed, a lot of information has been shared with the Board and staff will be



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Thursday, October 10, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chairman Bichkoff and Members Kalina, Udoni, Hersh, Curtin, Josephson, Kelly, and Trustee Harms Muth

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/CED Director (AVM/CED) and Michael Jesse, Building Official (BO)

ABSENT: None

CALL TO ORDER: **Chairman Bichkoff** called the meeting to order at 7:02 P.M.

1.0 ROLL CALL

The roll was called by **AVM/CED Gilbertson**. **Chairman Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Zoning Board Meeting held on Tuesday, June 25, 2019.

Member Udoni moved, seconded by **Member Curtin**, to amend the minutes for a scrivener's error on page 4, as well as to correct spelling of Member Udoni's last name throughout the document.

Motion passed unanimously by voice vote.

Member Kalina moved, seconded by **Member Udoni**, to approve the minutes as amended for the June 25, 2019 Zoning Board.

The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Public Hearing regarding Text Amendments to Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

Chairman Bichkoff recessed the Zoning Board meeting, convened the Public Hearing, and reviewed the procedures for the public hearing.

AVM/CED Gilbertson introduced **Mike Jesse, Building Official** for the Village of Lincolnshire. **Building Official Jesse** stated he has been with the Village since 2008, taking over a responsibilities as Building Official in 2011.

AVM/CED Gilbertson summarized the background of the request before the Zoning Board. He stated over the course of several meetings in 2017, the Village Board considered a number of potential changes to the Lincolnshire Village Code to address single-family residential bulk regulations given new construction of a few large homes, as well as a trend of tear downs and new construction in older areas of the Village. The Village Board had previously requested staff to investigate floor area ratio (FAR) requirements to determine if they were appropriate. He noted this matter had been previously presented to the Zoning Board on three separate occasions with the Zoning Board making a non-favorable recommendation to the Village Board in January 2019. **AVM/CED Gilbertson** stated the Village Board requested staff perform additional research to refine the original recommendations and share them with the Zoning Board.

AVM/CED Gilbertson stated staff conducted additional research on Lincolnshire residential building activity which included analyzing data from the Lake County Chief County Assessor's Office for square footage of single-family residences and the impact code revisions would have on existing homes.

Chair Bichkoff inquired about earlier staff research and discussions. **Building Official Jesse** stated he provided data to the previous CED Director at that time, but did not participate in the discussion regarding the recommendations made to the Zoning Board. **AVM/CED Gilbertson** stated previous recommendations would have resulted in a substantial number of homes becoming non-conforming structures, and that the Zoning Board was not comfortable with this. **Trustee Harms Muth** inquired if something in the code is not working to properly regulate single-family residential bulk.

Building Official Jesse presented a PowerPoint presentation on current bulk regulations, adopted in 2007, which detailed the tools and regulations utilized by staff during permit review process. He further provided photos of recently constructed houses in Lincolnshire illustrating the role of architecture in the perceived size of a structure. He concluded his presentation with possible opportunities for code amendments based on staff research to include revisions to FAR, as well as possible introduction of square footage caps. **AVM/CED Gilbertson** added staff recommendations include FAR reductions in R1 and R2 zoning districts as well as building square footage cap requirements for homes in the R1, R2, R2A, and R3 zoning districts. He also noted possible revisions the Zoning Board could direct staff to evaluate further, including a reduction to the building side setback plane and an increase to the garage square footage credit of 400 sq. ft. **Building Official Jesse** stated staff's recommendations for FAR amendments and implementation of square footage caps was based on identifying the largest homes in each residential zoning district and setting the maximums for square footage cap for those homes. This was intended to eliminate the potential for the creation of non-conforming structures, though some homes might become non-conforming depending on the validity of the Lake County data.

Member Josephson inquired about the difference between the FAR and the square footage cap. **AVM/CED Gilbertson** stated that the lower of the two values would be used to determine maximum home size, and is based on the size of a lot.

Member Kalina asked to staff to recap the issue the Village Board has in regards to teardowns. **AVM/CED Gilbertson** replied the change in character of the neighborhood has become a concern, and that market is demanding larger homes than were originally constructed. He noted one recommendation would be to utilize revised FAR as a means to preserve character, adding the Architectural Review Board (ARB) are considering the design elements of homes and incorporation of requirements for landscaping.

Member Josephson asked what is driving this issue, as he does not hear concern from residents. **Member Kalina** stated his opinion that the current code is sufficient. **Member Josephson** said he does not see a trend in disruption of neighborhood character. **Chairman Bichkoff** noted the recommendations the Zoning Board is currently presented with are more palatable than the previous recommendations, but the Zoning Board still needs to determine if it is necessary to institute square footage caps and reduce the FAR values. **Member Kelly** noted his concern regarding the number of homes that may become non-conforming and the impact these changes might have on future homes sales. **Member Hersh** stated the new recommendations presented tonight would result in far fewer homes becoming non-conforming. Discussion ensued regarding the rationale for FAR changes and square footage caps.

Chair Bichkoff opened the floor to public comment.

Jeffrey Green, Arthur Greene Construction, was sworn in. He stated he is a home builder in Lincolnshire, noting building trends have evolved over time. He added the existing code does adequately control the bulk of homes. He further questioned the Lake County data, as the data does not account for garage square footage credit space or two-story open foyer space. **Mr. Green** stated the Village must consider the impact on existing homes; the potential impact on future home sales if more restrictions are put in place, and instituting new restrictions for the entire Village based on a few anomalies. **Mr. Green** clarified the lot in question with the large house was always one lot; he tried to get it subdivided into two lots but the Village Board denied the request.

Member Curtin asked staff about the recommended changes and, if adopted, would a property owner be able to seek a variation. **AVM/CED Gilbertson** stated both the Village Board and Zoning Board would provide the opportunity to seek approvals for variances, but that it may difficult to show hardship specific to a particular property. **Member Josephson** commented board memberships will change and may be more or less restrictive in the future.

Member Udoni stated her concern about the R3 District, as this is where the most of the teardown activity takes place, and that the Village may be placing too many restrictions impacting home values and sales. **Member Kalina** emphasized his position that current codes are sufficient to prevent a drastic change in established neighborhoods. **AVM/CED Gilbertson** summarized the proposed changes in FAR are in R1/R2 districts only and institution of a maximum square footage cap would apply in R1, R2, R2A and R3 districts.

Trustee Harms Muth stated there are concerns from some Village Board trustees about what is occurring in certain neighborhoods. However she believes there are sufficient code requirements in place, and that she is not in favor of the

proposed changes.

There being no further comments, **Chair Bichkoff** closed the public hearing.

Member Udoni moved, seconded by **Member Curtin**, having conducted and concluded a public hearing on October 10, 2019, the Zoning Board moved to approve and recommend amendments to the Lincolnshire Village Code regarding bulk regulations in Title 6, Chapters 5A and 5B as presented by staff in the presentation packet.

Roll Call:

Ayes: None

Nayes: Hersh, Udoni, Kalina, Curtin, Josephson, Bichkoff

The motion failed unanimously by a roll-call vote.

AVM/CED Gilbertson stated the non-favorable recommendation will go to the Village Board for further consideration.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS.

AVM/CED Gilbertson noted Boo Bash is set for October 25, 2019 and encourage Zoning Board members to attend.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Bichkoff** requested a motion to adjourn. **Member Udoni** moved, seconded by **Member Josephson**, to adjourn the meeting. The meeting adjourned at 7:59 p.m.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department

PUBLIC NOTICE

Notice is hereby given that the Zoning Board of the Village of Lincolnshire will conduct a Public Hearing on **Thursday, October 10, 2019** beginning at 7:00 P.M. in the Meeting Room of the Lincolnshire Village Hall, One Olde Half Day Road, Lincolnshire, Illinois to consider text amendments regarding the maximum permitted home size and Floor Area Ratio in the residential zoning districts described in Chapters 5A and 5B of Title 6, Zoning, of the Lincolnshire Village Code.

The petitioner is the Village of Lincolnshire. The project file is available for inspection and copying in the Community & Economic Development Department during normal business hours to any interested person that wishes to obtain additional information regarding this matter. All interested persons present at the Public Hearing will be given an opportunity to be heard. The above indicated hearing may be continued from time to time and without further notice, on the motion of the Zoning Board. By order of the Zoning Board of the Village of Lincolnshire, Lake County, Illinois.

/s/ **Brian Bichkoff**, Chair
Zoning Board
Village of Lincolnshire
9/21/19



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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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FINDINGS OF FACT TEXT AMENDMENT

Village of Lincolnshire – Bulk Regulations – Zoning

1. *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The request is to codify single-family residential bulk regulations with respect to floor area ratio (FAR) requirements. Reductions in FAR in the R1 and R2 zoning district, as well as implementation of a square footage cap across the R1, R2, R2A, and R3 zoning districts will reduce potential home sizes for replacement homes, or “teardowns,” and ensure cohesive “neighborhood character” within each zoning district. Analysis of single family residential lot and home square footage data reveal minimal impact to existing homes that would become legally non-conforming if the proposed text amendments are approved. With approval of these proposed text amendments, the general welfare of Village residents would be promoted via cohesive “neighborhood character” by way of reduced FAR in the R1 and R2 zoning district, as well as implementation of a square footage cap across the R1, R2, R2A, and R3 single-family zoning requirements.

2. *The request for an amendment shall conserve the value of property throughout the community.*

The proposed amendments to FAR requirements would conserve property values throughout the community by ensuring predictable, consistent home sizes that contribute to “neighborhood character” and deter the construction of new homes which are disproportionate to and inconsistent with such established character and which diminish the property values of adjoining homes which are negatively affected thereby. The proposed FAR requirements would allow existing homes and structures in the residential zoning districts to remain intact with the creation of few non-conforming uses. These amendments would promote consistency in home sizes and preservation of property values.

3. *The request for an amendment shall lessen or avoid congestion in the public streets and highways.*

The request will have no bearing on congestion in public streets and highways.

Prepared by:

**Ben Gilbertson, Assistant Village Manager/CED Director, Village of Lincolnshire
October 4, 2019**

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|---------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R1 | 80,065 | 8,652 | 8,252 | 0.10 | 20,016 | 11,764 | 13,000 | 4,748 | 0.15 | 12,010 | 3,758 | | |
| R1 | 79,739 | 8,006 | 7,606 | 0.10 | 19,935 | 12,329 | 13,000 | 5,394 | 0.15 | 11,961 | 4,355 | | |
| R1 | 79,956 | 7,503 | 7,103 | 0.09 | 19,989 | 12,886 | 13,000 | 5,897 | 0.15 | 11,993 | 4,890 | | |
| R1 | 100,705 | 7,257 | 6,857 | 0.07 | 25,176 | 18,319 | 13,000 | 6,143 | 0.15 | 15,106 | 8,249 | | |
| R1 | 79,790 | 6,664 | 6,264 | 0.08 | 19,948 | 13,684 | 13,000 | 6,736 | 0.15 | 11,969 | 5,705 | | |
| R1 | 80,794 | 6,171 | 5,771 | 0.07 | 20,199 | 14,428 | 13,000 | 7,229 | 0.15 | 12,119 | 6,348 | | |
| R1 | 80,041 | 6,029 | 5,629 | 0.07 | 20,010 | 14,381 | 13,000 | 7,371 | 0.15 | 12,006 | 6,377 | | |
| R1 | 86,145 | 6,006 | 5,606 | 0.07 | 21,536 | 15,930 | 13,000 | 7,394 | 0.15 | 12,922 | 7,316 | | |
| R1 | 78,930 | 5,876 | 5,476 | 0.07 | 19,732 | 14,256 | 13,000 | 7,524 | 0.15 | 11,839 | 6,363 | | |
| R1 | 80,455 | 5,512 | 5,112 | 0.06 | 20,114 | 15,002 | 13,000 | 7,888 | 0.15 | 12,068 | 6,956 | | |
| R1 | 87,667 | 5,405 | 5,005 | 0.06 | 21,917 | 16,912 | 13,000 | 7,995 | 0.15 | 13,150 | 8,145 | | |
| R1 | 95,416 | 5,303 | 4,903 | 0.05 | 23,854 | 18,951 | 13,000 | 8,097 | 0.15 | 14,312 | 9,409 | | |
| R1 | 82,687 | 5,087 | 4,687 | 0.06 | 20,672 | 15,985 | 13,000 | 8,313 | 0.15 | 12,403 | 7,716 | | |
| R1 | 80,106 | 4,883 | 4,483 | 0.06 | 20,026 | 15,543 | 13,000 | 8,517 | 0.15 | 12,016 | 7,533 | | |
| R1 | 82,266 | 4,723 | 4,323 | 0.05 | 20,567 | 16,244 | 13,000 | 8,677 | 0.15 | 12,340 | 8,017 | | |
| R1 | 84,395 | 4,547 | 4,147 | 0.05 | 21,099 | 16,952 | 13,000 | 8,853 | 0.15 | 12,659 | 8,512 | | |
| R1 | 84,845 | 4,491 | 4,091 | 0.05 | 21,211 | 17,120 | 13,000 | 8,909 | 0.15 | 12,727 | 8,636 | | |
| R1 | 80,804 | 4,254 | 3,854 | 0.05 | 20,201 | 16,347 | 13,000 | 9,146 | 0.15 | 12,121 | 8,267 | | |
| R1 | 83,531 | 4,170 | 3,770 | 0.05 | 20,883 | 17,113 | 13,000 | 9,230 | 0.15 | 12,530 | 8,760 | | |
| R1 | 71,859 | 3,075 | 2,675 | 0.04 | 17,965 | 15,290 | 13,000 | 10,325 | 0.15 | 10,779 | 8,104 | | |
| R1 | 69,316 | 2,714 | 2,314 | 0.03 | 17,329 | 15,015 | 13,000 | 10,686 | 0.15 | 10,397 | 8,083 | | |
| R1 | 80,057 | 2,674 | 2,274 | 0.03 | 20,014 | 17,740 | 13,000 | 10,726 | 0.15 | 12,009 | 9,735 | | |
| R1 | 23,601 | 1,492 | 1,092 | 0.05 | 5,900 | 4,808 | 13,000 | 11,908 | 0.15 | 3,540 | 2,448 | | |
| R2 | 98,324 | 11,712 | 11,312 | 0.12 | 24,581 | 13,269 | 8,000 | -3,312 | 0.15 | 14,749 | 3,437 | | |
| R2 | 51,689 | 6,011 | 5,611 | 0.11 | 12,922 | 7,311 | 8,000 | 2,389 | 0.15 | 7,753 | 2,142 | | |
| R2 | 48,752 | 5,618 | 5,218 | 0.11 | 12,188 | 6,970 | 8,000 | 2,782 | 0.15 | 7,313 | 2,095 | | |
| R2 | 43,558 | 5,597 | 5,197 | 0.12 | 10,889 | 5,692 | 8,000 | 2,803 | 0.15 | 6,534 | 1,337 | | |
| R2 | 53,059 | 5,529 | 5,129 | 0.10 | 13,265 | 8,136 | 8,000 | 2,871 | 0.15 | 7,959 | 2,830 | | |
| R2 | 43,694 | 5,485 | 5,085 | 0.12 | 10,924 | 5,839 | 8,000 | 2,915 | 0.15 | 6,554 | 1,469 | | |
| R2 | 43,986 | 5,450 | 5,050 | 0.11 | 10,997 | 5,947 | 8,000 | 2,950 | 0.15 | 6,598 | 1,548 | | |
| R2 | 44,289 | 5,418 | 5,018 | 0.11 | 11,072 | 6,054 | 8,000 | 2,982 | 0.15 | 6,643 | 1,625 | | |
| R2 | 51,597 | 5,417 | 5,017 | 0.10 | 12,899 | 7,882 | 8,000 | 2,983 | 0.15 | 7,740 | 2,723 | | |
| R2 | 45,722 | 5,374 | 4,974 | 0.11 | 11,431 | 6,457 | 8,000 | 3,026 | 0.15 | 6,858 | 1,884 | | |
| R2 | 94,901 | 5,129 | 4,729 | 0.05 | 23,725 | 18,996 | 8,000 | 3,271 | 0.15 | 14,235 | 9,506 | | |
| R2 | 44,395 | 4,935 | 4,535 | 0.10 | 11,099 | 6,564 | 8,000 | 3,465 | 0.15 | 6,659 | 2,124 | | |
| R2 | 46,632 | 4,830 | 4,430 | 0.09 | 11,658 | 7,228 | 8,000 | 3,570 | 0.15 | 6,995 | 2,565 | | |
| R2 | 124,720 | 4,649 | 4,249 | 0.03 | 31,180 | 26,931 | 8,000 | 3,751 | 0.15 | 18,708 | 14,459 | | |
| R2 | 45,232 | 4,522 | 4,122 | 0.09 | 11,308 | 7,186 | 8,000 | 3,878 | 0.15 | 6,785 | 2,663 | | |
| R2 | 45,658 | 4,442 | 4,042 | 0.09 | 11,414 | 7,372 | 8,000 | 3,958 | 0.15 | 6,849 | 2,807 | | |
| R2 | 45,250 | 4,364 | 3,964 | 0.09 | 11,312 | 7,348 | 8,000 | 4,036 | 0.15 | 6,787 | 2,823 | | |
| R2 | 47,808 | 4,174 | 3,774 | 0.08 | 11,952 | 8,178 | 8,000 | 4,226 | 0.15 | 7,171 | 3,397 | | |
| R2 | 64,785 | 3,914 | 3,514 | 0.05 | 16,196 | 12,682 | 8,000 | 4,486 | 0.15 | 9,718 | 6,204 | | |
| R2 | 44,082 | 3,786 | 3,386 | 0.08 | 11,021 | 7,635 | 8,000 | 4,614 | 0.15 | 6,612 | 3,226 | | |
| R2 | 61,058 | 3,743 | 3,343 | 0.05 | 15,265 | 11,922 | 8,000 | 4,657 | 0.15 | 9,159 | 5,816 | | |
| R2 | 47,800 | 3,660 | 3,260 | 0.07 | 11,950 | 8,690 | 8,000 | 4,740 | 0.15 | 7,170 | 3,910 | | |
| R2 | 45,030 | 3,646 | 3,246 | 0.07 | 11,258 | 8,012 | 8,000 | 4,754 | 0.15 | 6,755 | 3,509 | | |
| R2 | 43,755 | 3,556 | 3,156 | 0.07 | 10,939 | 7,783 | 8,000 | 4,844 | 0.15 | 6,563 | 3,407 | | |
| R2 | 62,846 | 3,537 | 3,137 | 0.05 | 15,711 | 12,574 | 8,000 | 4,863 | 0.15 | 9,427 | 6,290 | | |
| R2 | 44,110 | 3,481 | 3,081 | 0.07 | 11,028 | 7,947 | 8,000 | 4,919 | 0.15 | 6,617 | 3,536 | | |
| R2 | 66,002 | 2,783 | 2,383 | 0.04 | 16,500 | 14,117 | 8,000 | 5,617 | 0.15 | 9,900 | 7,517 | | |
| R2 | 64,448 | 2,625 | 2,225 | 0.03 | 16,112 | 13,887 | 8,000 | 5,775 | 0.15 | 9,667 | 7,442 | | |
| R2 | 40,091 | 2,445 | 2,045 | 0.05 | 10,023 | 7,978 | 8,000 | 5,955 | 0.15 | 6,014 | 3,969 | | |
| R2 | 64,342 | 2,322 | 1,922 | 0.03 | 16,086 | 14,164 | 8,000 | 6,078 | 0.15 | 9,651 | 7,729 | | |
| R2 | 54,007 | 2,236 | 1,836 | 0.03 | 13,502 | 11,666 | 8,000 | 6,164 | 0.15 | 8,101 | 6,265 | | |
| R2A | 33,968 | 7,012 | 6,612 | 0.19 | 8,492 | 1,880 | 7,000 | 388 | 0.25 | 8,492 | 1,880 | | |
| R2A | 38,125 | 6,470 | 6,070 | 0.16 | 9,531 | 3,461 | 7,000 | 930 | 0.25 | 9,531 | 3,461 | | |
| R2A | 49,176 | 6,370 | 5,970 | 0.12 | 12,294 | 6,324 | 7,000 | 1,030 | 0.25 | 12,294 | 6,324 | | |
| R2A | 29,908 | 6,252 | 5,852 | 0.20 | 7,477 | 1,625 | 7,000 | 1,148 | 0.25 | 7,477 | 1,625 | | |
| R2A | 36,354 | 5,952 | 5,552 | 0.15 | 9,088 | 3,536 | 7,000 | 1,448 | 0.25 | 9,088 | 3,536 | | |
| R2A | 19,693 | 5,929 | 5,529 | 0.28 | 4,923 | -606 | 7,000 | 1,471 | 0.25 | 4,923 | -606 | | |
| R2A | 29,223 | 5,859 | 5,459 | 0.19 | 7,306 | 1,847 | 7,000 | 1,541 | 0.25 | 7,306 | 1,847 | | |
| R2A | 32,146 | 5,797 | 5,397 | 0.17 | 8,036 | 2,639 | 7,000 | 1,603 | 0.25 | 8,036 | 2,639 | | |
| R2A | 28,347 | 5,784 | 5,384 | 0.19 | 7,087 | 1,703 | 7,000 | 1,616 | 0.25 | 7,087 | 1,703 | | |
| R2A | 28,738 | 5,768 | 5,368 | 0.19 | 7,185 | 1,817 | 7,000 | 1,632 | 0.25 | 7,185 | 1,817 | | |
| R2A | 24,237 | 5,721 | 5,321 | 0.22 | 6,059 | 738 | 7,000 | 1,679 | 0.25 | 6,059 | 738 | | |
| R2A | 62,143 | 5,711 | 5,311 | 0.09 | 15,536 | 10,225 | 7,000 | 1,689 | 0.25 | 15,536 | 10,225 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R2A | 32,612 | 5,710 | 5,310 | 0.16 | 8,153 | 2,843 | 7,000 | 1,690 | 0.25 | 8,153 | 2,843 | | |
| R2A | 30,745 | 5,682 | 5,282 | 0.17 | 7,686 | 2,404 | 7,000 | 1,718 | 0.25 | 7,686 | 2,404 | | |
| R2A | 34,390 | 5,678 | 5,278 | 0.15 | 8,597 | 3,319 | 7,000 | 1,722 | 0.25 | 8,597 | 3,319 | | |
| R2A | 28,911 | 5,671 | 5,271 | 0.18 | 7,228 | 1,957 | 7,000 | 1,729 | 0.25 | 7,228 | 1,957 | | |
| R2A | 29,492 | 5,643 | 5,243 | 0.18 | 7,373 | 2,130 | 7,000 | 1,757 | 0.25 | 7,373 | 2,130 | | |
| R2A | 33,504 | 5,636 | 5,236 | 0.16 | 8,376 | 3,140 | 7,000 | 1,764 | 0.25 | 8,376 | 3,140 | | |
| R2A | 29,139 | 5,496 | 5,096 | 0.17 | 7,285 | 2,189 | 7,000 | 1,904 | 0.25 | 7,285 | 2,189 | | |
| R2A | 29,065 | 5,480 | 5,080 | 0.17 | 7,266 | 2,186 | 7,000 | 1,920 | 0.25 | 7,266 | 2,186 | | |
| R2A | 20,903 | 5,471 | 5,071 | 0.24 | 5,226 | 155 | 7,000 | 1,929 | 0.25 | 5,226 | 155 | | |
| R2A | 28,079 | 5,467 | 5,067 | 0.18 | 7,020 | 1,953 | 7,000 | 1,933 | 0.25 | 7,020 | 1,953 | | |
| R2A | 26,780 | 5,458 | 5,058 | 0.19 | 6,695 | 1,637 | 7,000 | 1,942 | 0.25 | 6,695 | 1,637 | | |
| R2A | 26,688 | 5,456 | 5,056 | 0.19 | 6,672 | 1,616 | 7,000 | 1,944 | 0.25 | 6,672 | 1,616 | | |
| R2A | 41,782 | 5,455 | 5,055 | 0.12 | 10,445 | 5,390 | 7,000 | 1,945 | 0.25 | 10,445 | 5,390 | | |
| R2A | 27,672 | 5,365 | 4,965 | 0.18 | 6,918 | 1,953 | 7,000 | 2,035 | 0.25 | 6,918 | 1,953 | | |
| R2A | 31,664 | 5,365 | 4,965 | 0.16 | 7,916 | 2,951 | 7,000 | 2,035 | 0.25 | 7,916 | 2,951 | | |
| R2A | 28,813 | 5,354 | 4,954 | 0.17 | 7,203 | 2,249 | 7,000 | 2,046 | 0.25 | 7,203 | 2,249 | | |
| R2A | 25,518 | 5,348 | 4,948 | 0.19 | 6,380 | 1,432 | 7,000 | 2,052 | 0.25 | 6,380 | 1,432 | | |
| R2A | 29,188 | 5,310 | 4,910 | 0.17 | 7,297 | 2,387 | 7,000 | 2,090 | 0.25 | 7,297 | 2,387 | | |
| R2A | 28,056 | 5,306 | 4,906 | 0.17 | 7,014 | 2,108 | 7,000 | 2,094 | 0.25 | 7,014 | 2,108 | | |
| R2A | 26,272 | 5,293 | 4,893 | 0.19 | 6,568 | 1,675 | 7,000 | 2,107 | 0.25 | 6,568 | 1,675 | | |
| R2A | 28,277 | 5,270 | 4,870 | 0.17 | 7,069 | 2,199 | 7,000 | 2,130 | 0.25 | 7,069 | 2,199 | | |
| R2A | 24,718 | 5,265 | 4,865 | 0.20 | 6,179 | 1,314 | 7,000 | 2,135 | 0.25 | 6,179 | 1,314 | | |
| R2A | 31,830 | 5,235 | 4,835 | 0.15 | 7,957 | 3,122 | 7,000 | 2,165 | 0.25 | 7,957 | 3,122 | | |
| R2A | 28,458 | 5,205 | 4,805 | 0.17 | 7,114 | 2,309 | 7,000 | 2,195 | 0.25 | 7,114 | 2,309 | | |
| R2A | 39,417 | 5,204 | 4,804 | 0.12 | 9,854 | 5,050 | 7,000 | 2,196 | 0.25 | 9,854 | 5,050 | | |
| R2A | 32,207 | 5,120 | 4,720 | 0.15 | 8,052 | 3,332 | 7,000 | 2,280 | 0.25 | 8,052 | 3,332 | | |
| R2A | 30,889 | 5,118 | 4,718 | 0.15 | 7,722 | 3,004 | 7,000 | 2,282 | 0.25 | 7,722 | 3,004 | | |
| R2A | 23,018 | 5,112 | 4,712 | 0.20 | 5,754 | 1,042 | 7,000 | 2,288 | 0.25 | 5,754 | 1,042 | | |
| R2A | 29,564 | 5,112 | 4,712 | 0.16 | 7,391 | 2,679 | 7,000 | 2,288 | 0.25 | 7,391 | 2,679 | | |
| R2A | 31,146 | 5,099 | 4,699 | 0.15 | 7,787 | 3,088 | 7,000 | 2,301 | 0.25 | 7,787 | 3,088 | | |
| R2A | 40,883 | 5,098 | 4,698 | 0.11 | 10,221 | 5,523 | 7,000 | 2,302 | 0.25 | 10,221 | 5,523 | | |
| R2A | 34,198 | 5,084 | 4,684 | 0.14 | 8,550 | 3,866 | 7,000 | 2,316 | 0.25 | 8,550 | 3,866 | | |
| R2A | 27,220 | 5,069 | 4,669 | 0.17 | 6,805 | 2,136 | 7,000 | 2,331 | 0.25 | 6,805 | 2,136 | | |
| R2A | 31,164 | 5,033 | 4,633 | 0.15 | 7,791 | 3,158 | 7,000 | 2,367 | 0.25 | 7,791 | 3,158 | | |
| R2A | 32,053 | 4,959 | 4,559 | 0.14 | 8,013 | 3,454 | 7,000 | 2,441 | 0.25 | 8,013 | 3,454 | | |
| R2A | 26,916 | 4,944 | 4,544 | 0.17 | 6,729 | 2,185 | 7,000 | 2,456 | 0.25 | 6,729 | 2,185 | | |
| R2A | 31,556 | 4,921 | 4,521 | 0.14 | 7,889 | 3,368 | 7,000 | 2,479 | 0.25 | 7,889 | 3,368 | | |
| R2A | 23,073 | 4,920 | 4,520 | 0.20 | 5,768 | 1,248 | 7,000 | 2,480 | 0.25 | 5,768 | 1,248 | | |
| R2A | 31,777 | 4,910 | 4,510 | 0.14 | 7,944 | 3,434 | 7,000 | 2,490 | 0.25 | 7,944 | 3,434 | | |
| R2A | 27,721 | 4,890 | 4,490 | 0.16 | 6,930 | 2,440 | 7,000 | 2,510 | 0.25 | 6,930 | 2,440 | | |
| R2A | 31,612 | 4,882 | 4,482 | 0.14 | 7,903 | 3,421 | 7,000 | 2,518 | 0.25 | 7,903 | 3,421 | | |
| R2A | 48,650 | 4,842 | 4,442 | 0.09 | 12,163 | 7,721 | 7,000 | 2,558 | 0.25 | 12,163 | 7,721 | | |
| R2A | 32,345 | 4,841 | 4,441 | 0.14 | 8,086 | 3,645 | 7,000 | 2,559 | 0.25 | 8,086 | 3,645 | | |
| R2A | 40,419 | 4,825 | 4,425 | 0.11 | 10,105 | 5,680 | 7,000 | 2,575 | 0.25 | 10,105 | 5,680 | | |
| R2A | 22,434 | 4,806 | 4,406 | 0.20 | 5,609 | 1,203 | 7,000 | 2,594 | 0.25 | 5,609 | 1,203 | | |
| R2A | 29,743 | 4,804 | 4,404 | 0.15 | 7,436 | 3,032 | 7,000 | 2,596 | 0.25 | 7,436 | 3,032 | | |
| R2A | 23,786 | 4,793 | 4,393 | 0.18 | 5,946 | 1,553 | 7,000 | 2,607 | 0.25 | 5,946 | 1,553 | | |
| R2A | 20,032 | 4,791 | 4,391 | 0.22 | 5,008 | 617 | 7,000 | 2,609 | 0.25 | 5,008 | 617 | | |
| R2A | 29,353 | 4,782 | 4,382 | 0.15 | 7,338 | 2,956 | 7,000 | 2,618 | 0.25 | 7,338 | 2,956 | | |
| R2A | 44,648 | 4,757 | 4,357 | 0.10 | 11,162 | 6,805 | 7,000 | 2,643 | 0.25 | 11,162 | 6,805 | | |
| R2A | 31,460 | 4,746 | 4,346 | 0.14 | 7,865 | 3,519 | 7,000 | 2,654 | 0.25 | 7,865 | 3,519 | | |
| R2A | 28,666 | 4,743 | 4,343 | 0.15 | 7,166 | 2,823 | 7,000 | 2,657 | 0.25 | 7,166 | 2,823 | | |
| R2A | 20,237 | 4,736 | 4,336 | 0.21 | 5,059 | 723 | 7,000 | 2,664 | 0.25 | 5,059 | 723 | | |
| R2A | 29,362 | 4,712 | 4,312 | 0.15 | 7,341 | 3,029 | 7,000 | 2,688 | 0.25 | 7,341 | 3,029 | | |
| R2A | 40,143 | 4,703 | 4,303 | 0.11 | 10,036 | 5,733 | 7,000 | 2,697 | 0.25 | 10,036 | 5,733 | | |
| R2A | 32,209 | 4,670 | 4,270 | 0.13 | 8,052 | 3,782 | 7,000 | 2,730 | 0.25 | 8,052 | 3,782 | | |
| R2A | 35,176 | 4,660 | 4,260 | 0.12 | 8,794 | 4,534 | 7,000 | 2,740 | 0.25 | 8,794 | 4,534 | | |
| R2A | 80,056 | 4,654 | 4,254 | 0.05 | 20,014 | 15,760 | 7,000 | 2,746 | 0.25 | 20,014 | 15,760 | | |
| R2A | 32,239 | 4,622 | 4,222 | 0.13 | 8,060 | 3,838 | 7,000 | 2,778 | 0.25 | 8,060 | 3,838 | | |
| R2A | 35,685 | 4,588 | 4,188 | 0.12 | 8,921 | 4,733 | 7,000 | 2,812 | 0.25 | 8,921 | 4,733 | | |
| R2A | 20,547 | 4,546 | 4,146 | 0.20 | 5,137 | 991 | 7,000 | 2,854 | 0.25 | 5,137 | 991 | | |
| R2A | 36,258 | 4,543 | 4,143 | 0.11 | 9,065 | 4,922 | 7,000 | 2,857 | 0.25 | 9,065 | 4,922 | | |
| R2A | 31,217 | 4,537 | 4,137 | 0.13 | 7,804 | 3,667 | 7,000 | 2,863 | 0.25 | 7,804 | 3,667 | | |
| R2A | 26,153 | 4,521 | 4,121 | 0.16 | 6,538 | 2,417 | 7,000 | 2,879 | 0.25 | 6,538 | 2,417 | | |
| R2A | 46,677 | 4,501 | 4,101 | 0.09 | 11,669 | 7,568 | 7,000 | 2,899 | 0.25 | 11,669 | 7,568 | | |
| R2A | 25,525 | 4,482 | 4,082 | 0.16 | 6,381 | 2,299 | 7,000 | 2,918 | 0.25 | 6,381 | 2,299 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R2A | 23,625 | 4,476 | 4,076 | 0.17 | 5,906 | 1,830 | 7,000 | 2,924 | 0.25 | 5,906 | 1,830 | | |
| R2A | 22,577 | 4,465 | 4,065 | 0.18 | 5,644 | 1,579 | 7,000 | 2,935 | 0.25 | 5,644 | 1,579 | | |
| R2A | 32,275 | 4,465 | 4,065 | 0.13 | 8,069 | 4,004 | 7,000 | 2,935 | 0.25 | 8,069 | 4,004 | | |
| R2A | 21,962 | 4,452 | 4,052 | 0.18 | 5,490 | 1,438 | 7,000 | 2,948 | 0.25 | 5,490 | 1,438 | | |
| R2A | 34,915 | 4,418 | 4,018 | 0.12 | 8,729 | 4,711 | 7,000 | 2,982 | 0.25 | 8,729 | 4,711 | | |
| R2A | 19,760 | 4,370 | 3,970 | 0.20 | 4,940 | 970 | 7,000 | 3,030 | 0.25 | 4,940 | 970 | | |
| R2A | 25,122 | 4,368 | 3,968 | 0.16 | 6,281 | 2,313 | 7,000 | 3,032 | 0.25 | 6,281 | 2,313 | | |
| R2A | 21,479 | 4,355 | 3,955 | 0.18 | 5,370 | 1,415 | 7,000 | 3,045 | 0.25 | 5,370 | 1,415 | | |
| R2A | 28,160 | 4,354 | 3,954 | 0.14 | 7,040 | 3,086 | 7,000 | 3,046 | 0.25 | 7,040 | 3,086 | | |
| R2A | 20,171 | 4,338 | 3,938 | 0.20 | 5,043 | 1,105 | 7,000 | 3,062 | 0.25 | 5,043 | 1,105 | | |
| R2A | 25,665 | 4,316 | 3,916 | 0.15 | 6,416 | 2,500 | 7,000 | 3,084 | 0.25 | 6,416 | 2,500 | | |
| R2A | 27,118 | 4,310 | 3,910 | 0.14 | 6,780 | 2,870 | 7,000 | 3,090 | 0.25 | 6,780 | 2,870 | | |
| R2A | 19,889 | 4,304 | 3,904 | 0.20 | 4,972 | 1,068 | 7,000 | 3,096 | 0.25 | 4,972 | 1,068 | | |
| R2A | 40,055 | 4,298 | 3,898 | 0.10 | 10,014 | 6,116 | 7,000 | 3,102 | 0.25 | 10,014 | 6,116 | | |
| R2A | 38,643 | 4,292 | 3,892 | 0.10 | 9,661 | 5,769 | 7,000 | 3,108 | 0.25 | 9,661 | 5,769 | | |
| R2A | 28,501 | 4,274 | 3,874 | 0.14 | 7,125 | 3,251 | 7,000 | 3,126 | 0.25 | 7,125 | 3,251 | | |
| R2A | 29,485 | 4,233 | 3,833 | 0.13 | 7,371 | 3,538 | 7,000 | 3,167 | 0.25 | 7,371 | 3,538 | | |
| R2A | 24,372 | 4,230 | 3,830 | 0.16 | 6,093 | 2,263 | 7,000 | 3,170 | 0.25 | 6,093 | 2,263 | | |
| R2A | 29,643 | 4,217 | 3,817 | 0.13 | 7,411 | 3,594 | 7,000 | 3,183 | 0.25 | 7,411 | 3,594 | | |
| R2A | 20,157 | 4,207 | 3,807 | 0.19 | 5,039 | 1,232 | 7,000 | 3,193 | 0.25 | 5,039 | 1,232 | | |
| R2A | 30,829 | 4,196 | 3,796 | 0.12 | 7,707 | 3,911 | 7,000 | 3,204 | 0.25 | 7,707 | 3,911 | | |
| R2A | 30,390 | 4,133 | 3,733 | 0.12 | 7,598 | 3,865 | 7,000 | 3,267 | 0.25 | 7,598 | 3,865 | | |
| R2A | 21,486 | 4,132 | 3,732 | 0.17 | 5,372 | 1,640 | 7,000 | 3,268 | 0.25 | 5,372 | 1,640 | | |
| R2A | 27,682 | 4,089 | 3,689 | 0.13 | 6,921 | 3,232 | 7,000 | 3,311 | 0.25 | 6,921 | 3,232 | | |
| R2A | 26,333 | 4,073 | 3,673 | 0.14 | 6,583 | 2,910 | 7,000 | 3,327 | 0.25 | 6,583 | 2,910 | | |
| R2A | 21,059 | 4,061 | 3,661 | 0.17 | 5,265 | 1,604 | 7,000 | 3,339 | 0.25 | 5,265 | 1,604 | | |
| R2A | 23,113 | 4,054 | 3,654 | 0.16 | 5,778 | 2,124 | 7,000 | 3,346 | 0.25 | 5,778 | 2,124 | | |
| R2A | 20,109 | 4,012 | 3,612 | 0.18 | 5,027 | 1,415 | 7,000 | 3,388 | 0.25 | 5,027 | 1,415 | | |
| R2A | 21,169 | 3,990 | 3,590 | 0.17 | 5,292 | 1,702 | 7,000 | 3,410 | 0.25 | 5,292 | 1,702 | | |
| R2A | 29,591 | 3,979 | 3,579 | 0.12 | 7,398 | 3,819 | 7,000 | 3,421 | 0.25 | 7,398 | 3,819 | | |
| R2A | 26,580 | 3,965 | 3,565 | 0.13 | 6,645 | 3,080 | 7,000 | 3,435 | 0.25 | 6,645 | 3,080 | | |
| R2A | 19,953 | 3,958 | 3,558 | 0.18 | 4,988 | 1,430 | 7,000 | 3,442 | 0.25 | 4,988 | 1,430 | | |
| R2A | 30,345 | 3,950 | 3,550 | 0.12 | 7,586 | 4,036 | 7,000 | 3,450 | 0.25 | 7,586 | 4,036 | | |
| R2A | 20,396 | 3,936 | 3,536 | 0.17 | 5,099 | 1,563 | 7,000 | 3,464 | 0.25 | 5,099 | 1,563 | | |
| R2A | 30,478 | 3,931 | 3,531 | 0.12 | 7,619 | 4,088 | 7,000 | 3,469 | 0.25 | 7,619 | 4,088 | | |
| R2A | 31,670 | 3,930 | 3,530 | 0.11 | 7,917 | 4,387 | 7,000 | 3,470 | 0.25 | 7,917 | 4,387 | | |
| R2A | 21,609 | 3,916 | 3,516 | 0.16 | 5,402 | 1,886 | 7,000 | 3,484 | 0.25 | 5,402 | 1,886 | | |
| R2A | 19,799 | 3,912 | 3,512 | 0.18 | 4,950 | 1,438 | 7,000 | 3,488 | 0.25 | 4,950 | 1,438 | | |
| R2A | 27,380 | 3,908 | 3,508 | 0.13 | 6,845 | 3,337 | 7,000 | 3,492 | 0.25 | 6,845 | 3,337 | | |
| R2A | 20,263 | 3,880 | 3,480 | 0.17 | 5,066 | 1,586 | 7,000 | 3,520 | 0.25 | 5,066 | 1,586 | | |
| R2A | 33,533 | 3,880 | 3,480 | 0.10 | 8,383 | 4,903 | 7,000 | 3,520 | 0.25 | 8,383 | 4,903 | | |
| R2A | 21,950 | 3,855 | 3,455 | 0.16 | 5,487 | 2,032 | 7,000 | 3,545 | 0.25 | 5,487 | 2,032 | | |
| R2A | 19,905 | 3,853 | 3,453 | 0.17 | 4,976 | 1,523 | 7,000 | 3,547 | 0.25 | 4,976 | 1,523 | | |
| R2A | 22,043 | 3,828 | 3,428 | 0.16 | 5,511 | 2,083 | 7,000 | 3,572 | 0.25 | 5,511 | 2,083 | | |
| R2A | 20,382 | 3,822 | 3,422 | 0.17 | 5,095 | 1,673 | 7,000 | 3,578 | 0.25 | 5,095 | 1,673 | | |
| R2A | 23,726 | 3,778 | 3,378 | 0.14 | 5,932 | 2,554 | 7,000 | 3,622 | 0.25 | 5,932 | 2,554 | | |
| R2A | 31,637 | 3,746 | 3,346 | 0.11 | 7,909 | 4,563 | 7,000 | 3,654 | 0.25 | 7,909 | 4,563 | | |
| R2A | 20,786 | 3,735 | 3,335 | 0.16 | 5,197 | 1,862 | 7,000 | 3,665 | 0.25 | 5,197 | 1,862 | | |
| R2A | 19,363 | 3,723 | 3,323 | 0.17 | 4,841 | 1,518 | 7,000 | 3,677 | 0.25 | 4,841 | 1,518 | | |
| R2A | 27,263 | 3,698 | 3,298 | 0.12 | 6,816 | 3,518 | 7,000 | 3,702 | 0.25 | 6,816 | 3,518 | | |
| R2A | 26,116 | 3,680 | 3,280 | 0.13 | 6,529 | 3,249 | 7,000 | 3,720 | 0.25 | 6,529 | 3,249 | | |
| R2A | 30,600 | 3,675 | 3,275 | 0.11 | 7,650 | 4,375 | 7,000 | 3,725 | 0.25 | 7,650 | 4,375 | | |
| R2A | 27,506 | 3,674 | 3,274 | 0.12 | 6,876 | 3,602 | 7,000 | 3,726 | 0.25 | 6,876 | 3,602 | | |
| R2A | 20,139 | 3,644 | 3,244 | 0.16 | 5,035 | 1,791 | 7,000 | 3,756 | 0.25 | 5,035 | 1,791 | | |
| R2A | 19,778 | 3,622 | 3,222 | 0.16 | 4,945 | 1,723 | 7,000 | 3,778 | 0.25 | 4,945 | 1,723 | | |
| R2A | 26,764 | 3,619 | 3,219 | 0.12 | 6,691 | 3,472 | 7,000 | 3,781 | 0.25 | 6,691 | 3,472 | | |
| R2A | 21,529 | 3,579 | 3,179 | 0.15 | 5,382 | 2,203 | 7,000 | 3,821 | 0.25 | 5,382 | 2,203 | | |
| R2A | 21,396 | 3,572 | 3,172 | 0.15 | 5,349 | 2,177 | 7,000 | 3,828 | 0.25 | 5,349 | 2,177 | | |
| R2A | 21,574 | 3,567 | 3,167 | 0.15 | 5,394 | 2,227 | 7,000 | 3,833 | 0.25 | 5,394 | 2,227 | | |
| R2A | 19,719 | 3,563 | 3,163 | 0.16 | 4,930 | 1,767 | 7,000 | 3,837 | 0.25 | 4,930 | 1,767 | | |
| R2A | 22,075 | 3,556 | 3,156 | 0.14 | 5,519 | 2,363 | 7,000 | 3,844 | 0.25 | 5,519 | 2,363 | | |
| R2A | 24,843 | 3,551 | 3,151 | 0.13 | 6,211 | 3,060 | 7,000 | 3,849 | 0.25 | 6,211 | 3,060 | | |
| R2A | 20,998 | 3,540 | 3,140 | 0.15 | 5,250 | 2,110 | 7,000 | 3,860 | 0.25 | 5,250 | 2,110 | | |
| R2A | 20,246 | 3,538 | 3,138 | 0.15 | 5,061 | 1,923 | 7,000 | 3,862 | 0.25 | 5,061 | 1,923 | | |
| R2A | 21,070 | 3,526 | 3,126 | 0.15 | 5,268 | 2,142 | 7,000 | 3,874 | 0.25 | 5,268 | 2,142 | | |
| R2A | 31,060 | 3,520 | 3,120 | 0.10 | 7,765 | 4,645 | 7,000 | 3,880 | 0.25 | 7,765 | 4,645 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R2A | 20,462 | 3,512 | 3,112 | 0.15 | 5,115 | 2,003 | 7,000 | 3,888 | 0.25 | 5,115 | 2,003 | | |
| R2A | 33,945 | 3,504 | 3,104 | 0.09 | 8,486 | 5,382 | 7,000 | 3,896 | 0.25 | 8,486 | 5,382 | | |
| R2A | 20,933 | 3,498 | 3,098 | 0.15 | 5,233 | 2,135 | 7,000 | 3,902 | 0.25 | 5,233 | 2,135 | | |
| R2A | 19,848 | 3,495 | 3,095 | 0.16 | 4,962 | 1,867 | 7,000 | 3,905 | 0.25 | 4,962 | 1,867 | | |
| R2A | 23,512 | 3,494 | 3,094 | 0.13 | 5,878 | 2,784 | 7,000 | 3,906 | 0.25 | 5,878 | 2,784 | | |
| R2A | 23,254 | 3,480 | 3,080 | 0.13 | 5,814 | 2,734 | 7,000 | 3,920 | 0.25 | 5,814 | 2,734 | | |
| R2A | 45,881 | 3,480 | 3,080 | 0.07 | 11,470 | 8,390 | 7,000 | 3,920 | 0.25 | 11,470 | 8,390 | | |
| R2A | 21,877 | 3,470 | 3,070 | 0.14 | 5,469 | 2,399 | 7,000 | 3,930 | 0.25 | 5,469 | 2,399 | | |
| R2A | 22,453 | 3,466 | 3,066 | 0.14 | 5,613 | 2,547 | 7,000 | 3,934 | 0.25 | 5,613 | 2,547 | | |
| R2A | 21,593 | 3,461 | 3,061 | 0.14 | 5,398 | 2,337 | 7,000 | 3,939 | 0.25 | 5,398 | 2,337 | | |
| R2A | 25,820 | 3,459 | 3,059 | 0.12 | 6,455 | 3,396 | 7,000 | 3,941 | 0.25 | 6,455 | 3,396 | | |
| R2A | 24,761 | 3,443 | 3,043 | 0.12 | 6,190 | 3,147 | 7,000 | 3,957 | 0.25 | 6,190 | 3,147 | | |
| R2A | 27,183 | 3,443 | 3,043 | 0.11 | 6,796 | 3,753 | 7,000 | 3,957 | 0.25 | 6,796 | 3,753 | | |
| R2A | 21,339 | 3,434 | 3,034 | 0.14 | 5,335 | 2,301 | 7,000 | 3,966 | 0.25 | 5,335 | 2,301 | | |
| R2A | 22,758 | 3,432 | 3,032 | 0.13 | 5,690 | 2,658 | 7,000 | 3,968 | 0.25 | 5,690 | 2,658 | | |
| R2A | 26,552 | 3,432 | 3,032 | 0.11 | 6,638 | 3,606 | 7,000 | 3,968 | 0.25 | 6,638 | 3,606 | | |
| R2A | 20,283 | 3,430 | 3,030 | 0.15 | 5,071 | 2,041 | 7,000 | 3,970 | 0.25 | 5,071 | 2,041 | | |
| R2A | 20,999 | 3,430 | 3,030 | 0.14 | 5,250 | 2,220 | 7,000 | 3,970 | 0.25 | 5,250 | 2,220 | | |
| R2A | 25,734 | 3,420 | 3,020 | 0.12 | 6,434 | 3,414 | 7,000 | 3,980 | 0.25 | 6,434 | 3,414 | | |
| R2A | 25,120 | 3,419 | 3,019 | 0.12 | 6,280 | 3,261 | 7,000 | 3,981 | 0.25 | 6,280 | 3,261 | | |
| R2A | 25,899 | 3,412 | 3,012 | 0.12 | 6,475 | 3,463 | 7,000 | 3,988 | 0.25 | 6,475 | 3,463 | | |
| R2A | 27,407 | 3,411 | 3,011 | 0.11 | 6,852 | 3,841 | 7,000 | 3,989 | 0.25 | 6,852 | 3,841 | | |
| R2A | 23,645 | 3,410 | 3,010 | 0.13 | 5,911 | 2,901 | 7,000 | 3,990 | 0.25 | 5,911 | 2,901 | | |
| R2A | 27,431 | 3,408 | 3,008 | 0.11 | 6,858 | 3,850 | 7,000 | 3,992 | 0.25 | 6,858 | 3,850 | | |
| R2A | 24,532 | 3,407 | 3,007 | 0.12 | 6,133 | 3,126 | 7,000 | 3,993 | 0.25 | 6,133 | 3,126 | | |
| R2A | 19,675 | 3,402 | 3,002 | 0.15 | 4,919 | 1,917 | 7,000 | 3,998 | 0.25 | 4,919 | 1,917 | | |
| R2A | 21,378 | 3,401 | 3,001 | 0.14 | 5,344 | 2,343 | 7,000 | 3,999 | 0.25 | 5,344 | 2,343 | | |
| R2A | 24,502 | 3,400 | 3,000 | 0.12 | 6,125 | 3,125 | 7,000 | 4,000 | 0.25 | 6,125 | 3,125 | | |
| R2A | 22,423 | 3,396 | 2,996 | 0.13 | 5,606 | 2,610 | 7,000 | 4,004 | 0.25 | 5,606 | 2,610 | | |
| R2A | 19,803 | 3,391 | 2,991 | 0.15 | 4,951 | 1,960 | 7,000 | 4,009 | 0.25 | 4,951 | 1,960 | | |
| R2A | 19,724 | 3,386 | 2,986 | 0.15 | 4,931 | 1,945 | 7,000 | 4,014 | 0.25 | 4,931 | 1,945 | | |
| R2A | 21,550 | 3,384 | 2,984 | 0.14 | 5,387 | 2,403 | 7,000 | 4,016 | 0.25 | 5,387 | 2,403 | | |
| R2A | 27,697 | 3,372 | 2,972 | 0.11 | 6,924 | 3,952 | 7,000 | 4,028 | 0.25 | 6,924 | 3,952 | | |
| R2A | 20,530 | 3,371 | 2,971 | 0.14 | 5,132 | 2,161 | 7,000 | 4,029 | 0.25 | 5,132 | 2,161 | | |
| R2A | 19,625 | 3,368 | 2,968 | 0.15 | 4,906 | 1,938 | 7,000 | 4,032 | 0.25 | 4,906 | 1,938 | | |
| R2A | 24,633 | 3,367 | 2,967 | 0.12 | 6,158 | 3,191 | 7,000 | 4,033 | 0.25 | 6,158 | 3,191 | | |
| R2A | 28,204 | 3,362 | 2,962 | 0.11 | 7,051 | 4,089 | 7,000 | 4,038 | 0.25 | 7,051 | 4,089 | | |
| R2A | 20,642 | 3,360 | 2,960 | 0.14 | 5,161 | 2,201 | 7,000 | 4,040 | 0.25 | 5,161 | 2,201 | | |
| R2A | 22,879 | 3,360 | 2,960 | 0.13 | 5,720 | 2,760 | 7,000 | 4,040 | 0.25 | 5,720 | 2,760 | | |
| R2A | 19,752 | 3,357 | 2,957 | 0.15 | 4,938 | 1,981 | 7,000 | 4,043 | 0.25 | 4,938 | 1,981 | | |
| R2A | 27,267 | 3,354 | 2,954 | 0.11 | 6,817 | 3,863 | 7,000 | 4,046 | 0.25 | 6,817 | 3,863 | | |
| R2A | 20,067 | 3,350 | 2,950 | 0.15 | 5,017 | 2,067 | 7,000 | 4,050 | 0.25 | 5,017 | 2,067 | | |
| R2A | 25,635 | 3,348 | 2,948 | 0.11 | 6,409 | 3,461 | 7,000 | 4,052 | 0.25 | 6,409 | 3,461 | | |
| R2A | 22,416 | 3,344 | 2,944 | 0.13 | 5,604 | 2,660 | 7,000 | 4,056 | 0.25 | 5,604 | 2,660 | | |
| R2A | 27,045 | 3,336 | 2,936 | 0.11 | 6,761 | 3,825 | 7,000 | 4,064 | 0.25 | 6,761 | 3,825 | | |
| R2A | 24,858 | 3,332 | 2,932 | 0.12 | 6,215 | 3,283 | 7,000 | 4,068 | 0.25 | 6,215 | 3,283 | | |
| R2A | 22,581 | 3,328 | 2,928 | 0.13 | 5,645 | 2,717 | 7,000 | 4,072 | 0.25 | 5,645 | 2,717 | | |
| R2A | 24,593 | 3,328 | 2,928 | 0.12 | 6,148 | 3,220 | 7,000 | 4,072 | 0.25 | 6,148 | 3,220 | | |
| R2A | 22,962 | 3,326 | 2,926 | 0.13 | 5,741 | 2,815 | 7,000 | 4,074 | 0.25 | 5,741 | 2,815 | | |
| R2A | 21,941 | 3,322 | 2,922 | 0.13 | 5,485 | 2,563 | 7,000 | 4,078 | 0.25 | 5,485 | 2,563 | | |
| R2A | 20,161 | 3,320 | 2,920 | 0.14 | 5,040 | 2,120 | 7,000 | 4,080 | 0.25 | 5,040 | 2,120 | | |
| R2A | 22,358 | 3,320 | 2,920 | 0.13 | 5,590 | 2,670 | 7,000 | 4,080 | 0.25 | 5,590 | 2,670 | | |
| R2A | 28,415 | 3,313 | 2,913 | 0.10 | 7,104 | 4,191 | 7,000 | 4,087 | 0.25 | 7,104 | 4,191 | | |
| R2A | 20,590 | 3,311 | 2,911 | 0.14 | 5,148 | 2,237 | 7,000 | 4,089 | 0.25 | 5,148 | 2,237 | | |
| R2A | 42,869 | 3,310 | 2,910 | 0.07 | 10,717 | 7,807 | 7,000 | 4,090 | 0.25 | 10,717 | 7,807 | | |
| R2A | 23,022 | 3,307 | 2,907 | 0.13 | 5,756 | 2,849 | 7,000 | 4,093 | 0.25 | 5,756 | 2,849 | | |
| R2A | 22,250 | 3,306 | 2,906 | 0.13 | 5,563 | 2,657 | 7,000 | 4,094 | 0.25 | 5,563 | 2,657 | | |
| R2A | 22,383 | 3,306 | 2,906 | 0.13 | 5,596 | 2,690 | 7,000 | 4,094 | 0.25 | 5,596 | 2,690 | | |
| R2A | 20,369 | 3,305 | 2,905 | 0.14 | 5,092 | 2,187 | 7,000 | 4,095 | 0.25 | 5,092 | 2,187 | | |
| R2A | 26,927 | 3,303 | 2,903 | 0.11 | 6,732 | 3,829 | 7,000 | 4,097 | 0.25 | 6,732 | 3,829 | | |
| R2A | 25,180 | 3,302 | 2,902 | 0.12 | 6,295 | 3,393 | 7,000 | 4,098 | 0.25 | 6,295 | 3,393 | | |
| R2A | 20,536 | 3,300 | 2,900 | 0.14 | 5,134 | 2,234 | 7,000 | 4,100 | 0.25 | 5,134 | 2,234 | | |
| R2A | 19,719 | 3,299 | 2,899 | 0.15 | 4,930 | 2,031 | 7,000 | 4,101 | 0.25 | 4,930 | 2,031 | | |
| R2A | 24,123 | 3,299 | 2,899 | 0.12 | 6,031 | 3,132 | 7,000 | 4,101 | 0.25 | 6,031 | 3,132 | | |
| R2A | 25,459 | 3,299 | 2,899 | 0.11 | 6,365 | 3,466 | 7,000 | 4,101 | 0.25 | 6,365 | 3,466 | | |
| R2A | 29,650 | 3,299 | 2,899 | 0.10 | 7,412 | 4,513 | 7,000 | 4,101 | 0.25 | 7,412 | 4,513 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R2A | 23,011 | 3,287 | 2,887 | 0.13 | 5,753 | 2,866 | 7,000 | 4,113 | 0.25 | 5,753 | 2,866 | | |
| R2A | 23,876 | 3,287 | 2,887 | 0.12 | 5,969 | 3,082 | 7,000 | 4,113 | 0.25 | 5,969 | 3,082 | | |
| R2A | 20,825 | 3,279 | 2,879 | 0.14 | 5,206 | 2,327 | 7,000 | 4,121 | 0.25 | 5,206 | 2,327 | | |
| R2A | 20,510 | 3,276 | 2,876 | 0.14 | 5,128 | 2,252 | 7,000 | 4,124 | 0.25 | 5,128 | 2,252 | | |
| R2A | 20,852 | 3,276 | 2,876 | 0.14 | 5,213 | 2,337 | 7,000 | 4,124 | 0.25 | 5,213 | 2,337 | | |
| R2A | 25,694 | 3,275 | 2,875 | 0.11 | 6,424 | 3,549 | 7,000 | 4,125 | 0.25 | 6,424 | 3,549 | | |
| R2A | 23,918 | 3,273 | 2,873 | 0.12 | 5,980 | 3,107 | 7,000 | 4,127 | 0.25 | 5,980 | 3,107 | | |
| R2A | 22,243 | 3,270 | 2,870 | 0.13 | 5,561 | 2,691 | 7,000 | 4,130 | 0.25 | 5,561 | 2,691 | | |
| R2A | 21,182 | 3,268 | 2,868 | 0.14 | 5,296 | 2,428 | 7,000 | 4,132 | 0.25 | 5,296 | 2,428 | | |
| R2A | 23,048 | 3,265 | 2,865 | 0.12 | 5,762 | 2,897 | 7,000 | 4,135 | 0.25 | 5,762 | 2,897 | | |
| R2A | 23,989 | 3,262 | 2,862 | 0.12 | 5,997 | 3,135 | 7,000 | 4,138 | 0.25 | 5,997 | 3,135 | | |
| R2A | 39,046 | 3,262 | 2,862 | 0.07 | 9,761 | 6,899 | 7,000 | 4,138 | 0.25 | 9,761 | 6,899 | | |
| R2A | 21,307 | 3,250 | 2,850 | 0.13 | 5,327 | 2,477 | 7,000 | 4,150 | 0.25 | 5,327 | 2,477 | | |
| R2A | 20,373 | 3,246 | 2,846 | 0.14 | 5,093 | 2,247 | 7,000 | 4,154 | 0.25 | 5,093 | 2,247 | | |
| R2A | 22,537 | 3,242 | 2,842 | 0.13 | 5,634 | 2,792 | 7,000 | 4,158 | 0.25 | 5,634 | 2,792 | | |
| R2A | 19,940 | 3,236 | 2,836 | 0.14 | 4,985 | 2,149 | 7,000 | 4,164 | 0.25 | 4,985 | 2,149 | | |
| R2A | 19,393 | 3,234 | 2,834 | 0.15 | 4,848 | 2,014 | 7,000 | 4,166 | 0.25 | 4,848 | 2,014 | | |
| R2A | 25,791 | 3,233 | 2,833 | 0.11 | 6,448 | 3,615 | 7,000 | 4,167 | 0.25 | 6,448 | 3,615 | | |
| R2A | 20,972 | 3,231 | 2,831 | 0.13 | 5,243 | 2,412 | 7,000 | 4,169 | 0.25 | 5,243 | 2,412 | | |
| R2A | 20,225 | 3,214 | 2,814 | 0.14 | 5,056 | 2,242 | 7,000 | 4,186 | 0.25 | 5,056 | 2,242 | | |
| R2A | 28,515 | 3,214 | 2,814 | 0.10 | 7,129 | 4,315 | 7,000 | 4,186 | 0.25 | 7,129 | 4,315 | | |
| R2A | 22,125 | 3,190 | 2,790 | 0.13 | 5,531 | 2,741 | 7,000 | 4,210 | 0.25 | 5,531 | 2,741 | | |
| R2A | 22,504 | 3,190 | 2,790 | 0.12 | 5,626 | 2,836 | 7,000 | 4,210 | 0.25 | 5,626 | 2,836 | | |
| R2A | 20,148 | 3,186 | 2,786 | 0.14 | 5,037 | 2,251 | 7,000 | 4,214 | 0.25 | 5,037 | 2,251 | | |
| R2A | 20,100 | 3,184 | 2,784 | 0.14 | 5,025 | 2,241 | 7,000 | 4,216 | 0.25 | 5,025 | 2,241 | | |
| R2A | 28,481 | 3,183 | 2,783 | 0.10 | 7,120 | 4,337 | 7,000 | 4,217 | 0.25 | 7,120 | 4,337 | | |
| R2A | 74,979 | 3,170 | 2,770 | 0.04 | 18,745 | 15,975 | 7,000 | 4,230 | 0.25 | 18,745 | 15,975 | | |
| R2A | 28,251 | 3,167 | 2,767 | 0.10 | 7,063 | 4,296 | 7,000 | 4,233 | 0.25 | 7,063 | 4,296 | | |
| R2A | 20,233 | 3,163 | 2,763 | 0.14 | 5,058 | 2,295 | 7,000 | 4,237 | 0.25 | 5,058 | 2,295 | | |
| R2A | 19,893 | 3,162 | 2,762 | 0.14 | 4,973 | 2,211 | 7,000 | 4,238 | 0.25 | 4,973 | 2,211 | | |
| R2A | 21,544 | 3,150 | 2,750 | 0.13 | 5,386 | 2,636 | 7,000 | 4,250 | 0.25 | 5,386 | 2,636 | | |
| R2A | 26,469 | 3,147 | 2,747 | 0.10 | 6,617 | 3,870 | 7,000 | 4,253 | 0.25 | 6,617 | 3,870 | | |
| R2A | 19,914 | 3,142 | 2,742 | 0.14 | 4,978 | 2,236 | 7,000 | 4,258 | 0.25 | 4,978 | 2,236 | | |
| R2A | 20,056 | 3,142 | 2,742 | 0.14 | 5,014 | 2,272 | 7,000 | 4,258 | 0.25 | 5,014 | 2,272 | | |
| R2A | 25,560 | 3,138 | 2,738 | 0.11 | 6,390 | 3,652 | 7,000 | 4,262 | 0.25 | 6,390 | 3,652 | | |
| R2A | 23,189 | 3,136 | 2,736 | 0.12 | 5,797 | 3,061 | 7,000 | 4,264 | 0.25 | 5,797 | 3,061 | | |
| R2A | 23,417 | 3,135 | 2,735 | 0.12 | 5,854 | 3,119 | 7,000 | 4,265 | 0.25 | 5,854 | 3,119 | | |
| R2A | 20,198 | 3,134 | 2,734 | 0.14 | 5,049 | 2,315 | 7,000 | 4,266 | 0.25 | 5,049 | 2,315 | | |
| R2A | 21,492 | 3,126 | 2,726 | 0.13 | 5,373 | 2,647 | 7,000 | 4,274 | 0.25 | 5,373 | 2,647 | | |
| R2A | 27,231 | 3,119 | 2,719 | 0.10 | 6,808 | 4,089 | 7,000 | 4,281 | 0.25 | 6,808 | 4,089 | | |
| R2A | 34,456 | 3,118 | 2,718 | 0.08 | 8,614 | 5,896 | 7,000 | 4,282 | 0.25 | 8,614 | 5,896 | | |
| R2A | 19,682 | 3,110 | 2,710 | 0.14 | 4,920 | 2,210 | 7,000 | 4,290 | 0.25 | 4,920 | 2,210 | | |
| R2A | 20,148 | 3,102 | 2,702 | 0.13 | 5,037 | 2,335 | 7,000 | 4,298 | 0.25 | 5,037 | 2,335 | | |
| R2A | 20,416 | 3,102 | 2,702 | 0.13 | 5,104 | 2,402 | 7,000 | 4,298 | 0.25 | 5,104 | 2,402 | | |
| R2A | 21,279 | 3,096 | 2,696 | 0.13 | 5,320 | 2,624 | 7,000 | 4,304 | 0.25 | 5,320 | 2,624 | | |
| R2A | 21,153 | 3,091 | 2,691 | 0.13 | 5,288 | 2,597 | 7,000 | 4,309 | 0.25 | 5,288 | 2,597 | | |
| R2A | 22,317 | 3,091 | 2,691 | 0.12 | 5,579 | 2,888 | 7,000 | 4,309 | 0.25 | 5,579 | 2,888 | | |
| R2A | 21,118 | 3,090 | 2,690 | 0.13 | 5,280 | 2,590 | 7,000 | 4,310 | 0.25 | 5,280 | 2,590 | | |
| R2A | 20,419 | 3,084 | 2,684 | 0.13 | 5,105 | 2,421 | 7,000 | 4,316 | 0.25 | 5,105 | 2,421 | | |
| R2A | 24,866 | 3,079 | 2,679 | 0.11 | 6,217 | 3,538 | 7,000 | 4,321 | 0.25 | 6,217 | 3,538 | | |
| R2A | 20,328 | 3,077 | 2,677 | 0.13 | 5,082 | 2,405 | 7,000 | 4,323 | 0.25 | 5,082 | 2,405 | | |
| R2A | 20,956 | 3,069 | 2,669 | 0.13 | 5,239 | 2,570 | 7,000 | 4,331 | 0.25 | 5,239 | 2,570 | | |
| R2A | 21,251 | 3,069 | 2,669 | 0.13 | 5,313 | 2,644 | 7,000 | 4,331 | 0.25 | 5,313 | 2,644 | | |
| R2A | 21,738 | 3,068 | 2,668 | 0.12 | 5,435 | 2,767 | 7,000 | 4,332 | 0.25 | 5,435 | 2,767 | | |
| R2A | 21,475 | 3,065 | 2,665 | 0.12 | 5,369 | 2,704 | 7,000 | 4,335 | 0.25 | 5,369 | 2,704 | | |
| R2A | 22,733 | 3,065 | 2,665 | 0.12 | 5,683 | 3,018 | 7,000 | 4,335 | 0.25 | 5,683 | 3,018 | | |
| R2A | 21,537 | 3,064 | 2,664 | 0.12 | 5,384 | 2,720 | 7,000 | 4,336 | 0.25 | 5,384 | 2,720 | | |
| R2A | 23,458 | 3,061 | 2,661 | 0.11 | 5,864 | 3,203 | 7,000 | 4,339 | 0.25 | 5,864 | 3,203 | | |
| R2A | 21,953 | 3,055 | 2,655 | 0.12 | 5,488 | 2,833 | 7,000 | 4,345 | 0.25 | 5,488 | 2,833 | | |
| R2A | 22,938 | 3,053 | 2,653 | 0.12 | 5,735 | 3,082 | 7,000 | 4,347 | 0.25 | 5,735 | 3,082 | | |
| R2A | 26,949 | 3,050 | 2,650 | 0.10 | 6,737 | 4,087 | 7,000 | 4,350 | 0.25 | 6,737 | 4,087 | | |
| R2A | 25,863 | 3,043 | 2,643 | 0.10 | 6,466 | 3,823 | 7,000 | 4,357 | 0.25 | 6,466 | 3,823 | | |
| R2A | 22,288 | 3,041 | 2,641 | 0.12 | 5,572 | 2,931 | 7,000 | 4,359 | 0.25 | 5,572 | 2,931 | | |
| R2A | 22,267 | 3,037 | 2,637 | 0.12 | 5,567 | 2,930 | 7,000 | 4,363 | 0.25 | 5,567 | 2,930 | | |
| R2A | 21,052 | 3,034 | 2,634 | 0.13 | 5,263 | 2,629 | 7,000 | 4,366 | 0.25 | 5,263 | 2,629 | | |
| R2A | 20,021 | 3,031 | 2,631 | 0.13 | 5,005 | 2,374 | 7,000 | 4,369 | 0.25 | 5,005 | 2,374 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R2A | 20,623 | 3,028 | 2,628 | 0.13 | 5,156 | 2,528 | 7,000 | 4,372 | 0.25 | 5,156 | 2,528 | | |
| R2A | 23,082 | 3,024 | 2,624 | 0.11 | 5,771 | 3,147 | 7,000 | 4,376 | 0.25 | 5,771 | 3,147 | | |
| R2A | 24,703 | 3,024 | 2,624 | 0.11 | 6,176 | 3,552 | 7,000 | 4,376 | 0.25 | 6,176 | 3,552 | | |
| R2A | 24,997 | 3,024 | 2,624 | 0.10 | 6,249 | 3,625 | 7,000 | 4,376 | 0.25 | 6,249 | 3,625 | | |
| R2A | 27,038 | 3,010 | 2,610 | 0.10 | 6,760 | 4,150 | 7,000 | 4,390 | 0.25 | 6,760 | 4,150 | | |
| R2A | 43,434 | 3,006 | 2,606 | 0.06 | 10,859 | 8,253 | 7,000 | 4,394 | 0.25 | 10,859 | 8,253 | | |
| R2A | 20,457 | 3,005 | 2,605 | 0.13 | 5,114 | 2,509 | 7,000 | 4,395 | 0.25 | 5,114 | 2,509 | | |
| R2A | 28,681 | 3,000 | 2,600 | 0.09 | 7,170 | 4,570 | 7,000 | 4,400 | 0.25 | 7,170 | 4,570 | | |
| R2A | 20,344 | 2,998 | 2,598 | 0.13 | 5,086 | 2,488 | 7,000 | 4,402 | 0.25 | 5,086 | 2,488 | | |
| R2A | 28,786 | 2,990 | 2,590 | 0.09 | 7,196 | 4,606 | 7,000 | 4,410 | 0.25 | 7,196 | 4,606 | | |
| R2A | 20,386 | 2,983 | 2,583 | 0.13 | 5,096 | 2,513 | 7,000 | 4,417 | 0.25 | 5,096 | 2,513 | | |
| R2A | 40,191 | 2,983 | 2,583 | 0.06 | 10,048 | 7,465 | 7,000 | 4,417 | 0.25 | 10,048 | 7,465 | | |
| R2A | 24,086 | 2,982 | 2,582 | 0.11 | 6,021 | 3,439 | 7,000 | 4,418 | 0.25 | 6,021 | 3,439 | | |
| R2A | 21,164 | 2,969 | 2,569 | 0.12 | 5,291 | 2,722 | 7,000 | 4,431 | 0.25 | 5,291 | 2,722 | | |
| R2A | 22,910 | 2,968 | 2,568 | 0.11 | 5,728 | 3,160 | 7,000 | 4,432 | 0.25 | 5,728 | 3,160 | | |
| R2A | 24,933 | 2,968 | 2,568 | 0.10 | 6,233 | 3,665 | 7,000 | 4,432 | 0.25 | 6,233 | 3,665 | | |
| R2A | 20,485 | 2,956 | 2,556 | 0.12 | 5,121 | 2,565 | 7,000 | 4,444 | 0.25 | 5,121 | 2,565 | | |
| R2A | 19,654 | 2,955 | 2,555 | 0.13 | 4,913 | 2,358 | 7,000 | 4,445 | 0.25 | 4,913 | 2,358 | | |
| R2A | 20,395 | 2,955 | 2,555 | 0.13 | 5,099 | 2,544 | 7,000 | 4,445 | 0.25 | 5,099 | 2,544 | | |
| R2A | 26,842 | 2,944 | 2,544 | 0.09 | 6,711 | 4,167 | 7,000 | 4,456 | 0.25 | 6,711 | 4,167 | | |
| R2A | 19,338 | 2,934 | 2,534 | 0.13 | 4,834 | 2,300 | 7,000 | 4,466 | 0.25 | 4,834 | 2,300 | | |
| R2A | 23,656 | 2,928 | 2,528 | 0.11 | 5,914 | 3,386 | 7,000 | 4,472 | 0.25 | 5,914 | 3,386 | | |
| R2A | 20,459 | 2,926 | 2,526 | 0.12 | 5,115 | 2,589 | 7,000 | 4,474 | 0.25 | 5,115 | 2,589 | | |
| R2A | 21,559 | 2,908 | 2,508 | 0.12 | 5,390 | 2,882 | 7,000 | 4,492 | 0.25 | 5,390 | 2,882 | | |
| R2A | 21,772 | 2,908 | 2,508 | 0.12 | 5,443 | 2,935 | 7,000 | 4,492 | 0.25 | 5,443 | 2,935 | | |
| R2A | 23,141 | 2,905 | 2,505 | 0.11 | 5,785 | 3,280 | 7,000 | 4,495 | 0.25 | 5,785 | 3,280 | | |
| R2A | 19,988 | 2,904 | 2,504 | 0.13 | 4,997 | 2,493 | 7,000 | 4,496 | 0.25 | 4,997 | 2,493 | | |
| R2A | 21,429 | 2,900 | 2,500 | 0.12 | 5,357 | 2,857 | 7,000 | 4,500 | 0.25 | 5,357 | 2,857 | | |
| R2A | 37,605 | 2,887 | 2,487 | 0.07 | 9,401 | 6,914 | 7,000 | 4,513 | 0.25 | 9,401 | 6,914 | | |
| R2A | 21,377 | 2,886 | 2,486 | 0.12 | 5,344 | 2,858 | 7,000 | 4,514 | 0.25 | 5,344 | 2,858 | | |
| R2A | 23,186 | 2,874 | 2,474 | 0.11 | 5,797 | 3,323 | 7,000 | 4,526 | 0.25 | 5,797 | 3,323 | | |
| R2A | 25,567 | 2,874 | 2,474 | 0.10 | 6,392 | 3,918 | 7,000 | 4,526 | 0.25 | 6,392 | 3,918 | | |
| R2A | 19,013 | 2,867 | 2,467 | 0.13 | 4,753 | 2,286 | 7,000 | 4,533 | 0.25 | 4,753 | 2,286 | | |
| R2A | 20,396 | 2,864 | 2,464 | 0.12 | 5,099 | 2,635 | 7,000 | 4,536 | 0.25 | 5,099 | 2,635 | | |
| R2A | 20,087 | 2,860 | 2,460 | 0.12 | 5,022 | 2,562 | 7,000 | 4,540 | 0.25 | 5,022 | 2,562 | | |
| R2A | 20,599 | 2,860 | 2,460 | 0.12 | 5,150 | 2,690 | 7,000 | 4,540 | 0.25 | 5,150 | 2,690 | | |
| R2A | 25,143 | 2,853 | 2,453 | 0.10 | 6,286 | 3,833 | 7,000 | 4,547 | 0.25 | 6,286 | 3,833 | | |
| R2A | 21,977 | 2,851 | 2,451 | 0.11 | 5,494 | 3,043 | 7,000 | 4,549 | 0.25 | 5,494 | 3,043 | | |
| R2A | 28,120 | 2,844 | 2,444 | 0.09 | 7,030 | 4,586 | 7,000 | 4,556 | 0.25 | 7,030 | 4,586 | | |
| R2A | 23,037 | 2,838 | 2,438 | 0.11 | 5,759 | 3,321 | 7,000 | 4,562 | 0.25 | 5,759 | 3,321 | | |
| R2A | 21,889 | 2,837 | 2,437 | 0.11 | 5,472 | 3,035 | 7,000 | 4,563 | 0.25 | 5,472 | 3,035 | | |
| R2A | 32,545 | 2,836 | 2,436 | 0.07 | 8,136 | 5,700 | 7,000 | 4,564 | 0.25 | 8,136 | 5,700 | | |
| R2A | 24,964 | 2,821 | 2,421 | 0.10 | 6,241 | 3,820 | 7,000 | 4,579 | 0.25 | 6,241 | 3,820 | | |
| R2A | 20,218 | 2,816 | 2,416 | 0.12 | 5,054 | 2,638 | 7,000 | 4,584 | 0.25 | 5,054 | 2,638 | | |
| R2A | 21,221 | 2,816 | 2,416 | 0.11 | 5,305 | 2,889 | 7,000 | 4,584 | 0.25 | 5,305 | 2,889 | | |
| R2A | 21,574 | 2,812 | 2,412 | 0.11 | 5,394 | 2,982 | 7,000 | 4,588 | 0.25 | 5,394 | 2,982 | | |
| R2A | 22,292 | 2,805 | 2,405 | 0.11 | 5,573 | 3,168 | 7,000 | 4,595 | 0.25 | 5,573 | 3,168 | | |
| R2A | 21,402 | 2,795 | 2,395 | 0.11 | 5,350 | 2,955 | 7,000 | 4,605 | 0.25 | 5,350 | 2,955 | | |
| R2A | 24,563 | 2,788 | 2,388 | 0.10 | 6,141 | 3,753 | 7,000 | 4,612 | 0.25 | 6,141 | 3,753 | | |
| R2A | 20,559 | 2,786 | 2,386 | 0.12 | 5,140 | 2,754 | 7,000 | 4,614 | 0.25 | 5,140 | 2,754 | | |
| R2A | 21,279 | 2,786 | 2,386 | 0.11 | 5,320 | 2,934 | 7,000 | 4,614 | 0.25 | 5,320 | 2,934 | | |
| R2A | 35,383 | 2,776 | 2,376 | 0.07 | 8,846 | 6,470 | 7,000 | 4,624 | 0.25 | 8,846 | 6,470 | | |
| R2A | 43,029 | 2,774 | 2,374 | 0.06 | 10,757 | 8,383 | 7,000 | 4,626 | 0.25 | 10,757 | 8,383 | | |
| R2A | 25,493 | 2,772 | 2,372 | 0.09 | 6,373 | 4,001 | 7,000 | 4,628 | 0.25 | 6,373 | 4,001 | | |
| R2A | 20,520 | 2,766 | 2,366 | 0.12 | 5,130 | 2,764 | 7,000 | 4,634 | 0.25 | 5,130 | 2,764 | | |
| R2A | 23,259 | 2,766 | 2,366 | 0.10 | 5,815 | 3,449 | 7,000 | 4,634 | 0.25 | 5,815 | 3,449 | | |
| R2A | 21,899 | 2,762 | 2,362 | 0.11 | 5,475 | 3,113 | 7,000 | 4,638 | 0.25 | 5,475 | 3,113 | | |
| R2A | 19,388 | 2,758 | 2,358 | 0.12 | 4,847 | 2,489 | 7,000 | 4,642 | 0.25 | 4,847 | 2,489 | | |
| R2A | 20,825 | 2,757 | 2,357 | 0.11 | 5,206 | 2,849 | 7,000 | 4,643 | 0.25 | 5,206 | 2,849 | | |
| R2A | 23,286 | 2,757 | 2,357 | 0.10 | 5,822 | 3,465 | 7,000 | 4,643 | 0.25 | 5,822 | 3,465 | | |
| R2A | 19,915 | 2,756 | 2,356 | 0.12 | 4,979 | 2,623 | 7,000 | 4,644 | 0.25 | 4,979 | 2,623 | | |
| R2A | 21,582 | 2,751 | 2,351 | 0.11 | 5,396 | 3,045 | 7,000 | 4,649 | 0.25 | 5,396 | 3,045 | | |
| R2A | 28,526 | 2,740 | 2,340 | 0.08 | 7,132 | 4,792 | 7,000 | 4,660 | 0.25 | 7,132 | 4,792 | | |
| R2A | 26,154 | 2,725 | 2,325 | 0.09 | 6,539 | 4,214 | 7,000 | 4,675 | 0.25 | 6,539 | 4,214 | | |
| R2A | 28,480 | 2,717 | 2,317 | 0.08 | 7,120 | 4,803 | 7,000 | 4,683 | 0.25 | 7,120 | 4,803 | | |
| R2A | 28,336 | 2,690 | 2,290 | 0.08 | 7,084 | 4,794 | 7,000 | 4,710 | 0.25 | 7,084 | 4,794 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|---------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R2A | 24,068 | 2,647 | 2,247 | 0.09 | 6,017 | 3,770 | 7,000 | 4,753 | 0.25 | 6,017 | 3,770 | | |
| R2A | 27,841 | 2,645 | 2,245 | 0.08 | 6,960 | 4,715 | 7,000 | 4,755 | 0.25 | 6,960 | 4,715 | | |
| R2A | 23,476 | 2,633 | 2,233 | 0.10 | 5,869 | 3,636 | 7,000 | 4,767 | 0.25 | 5,869 | 3,636 | | |
| R2A | 21,441 | 2,626 | 2,226 | 0.10 | 5,360 | 3,134 | 7,000 | 4,774 | 0.25 | 5,360 | 3,134 | | |
| R2A | 26,071 | 2,625 | 2,225 | 0.09 | 6,518 | 4,293 | 7,000 | 4,775 | 0.25 | 6,518 | 4,293 | | |
| R2A | 23,123 | 2,615 | 2,215 | 0.10 | 5,781 | 3,566 | 7,000 | 4,785 | 0.25 | 5,781 | 3,566 | | |
| R2A | 19,812 | 2,609 | 2,209 | 0.11 | 4,953 | 2,744 | 7,000 | 4,791 | 0.25 | 4,953 | 2,744 | | |
| R2A | 19,708 | 2,608 | 2,208 | 0.11 | 4,927 | 2,719 | 7,000 | 4,792 | 0.25 | 4,927 | 2,719 | | |
| R2A | 20,620 | 2,608 | 2,208 | 0.11 | 5,155 | 2,947 | 7,000 | 4,792 | 0.25 | 5,155 | 2,947 | | |
| R2A | 22,519 | 2,608 | 2,208 | 0.10 | 5,630 | 3,422 | 7,000 | 4,792 | 0.25 | 5,630 | 3,422 | | |
| R2A | 20,015 | 2,585 | 2,185 | 0.11 | 5,004 | 2,819 | 7,000 | 4,815 | 0.25 | 5,004 | 2,819 | | |
| R2A | 20,002 | 2,575 | 2,175 | 0.11 | 5,000 | 2,825 | 7,000 | 4,825 | 0.25 | 5,000 | 2,825 | | |
| R2A | 25,878 | 2,574 | 2,174 | 0.08 | 6,470 | 4,296 | 7,000 | 4,826 | 0.25 | 6,470 | 4,296 | | |
| R2A | 33,171 | 2,548 | 2,148 | 0.06 | 8,293 | 6,145 | 7,000 | 4,852 | 0.25 | 8,293 | 6,145 | | |
| R2A | 24,060 | 2,535 | 2,135 | 0.09 | 6,015 | 3,880 | 7,000 | 4,865 | 0.25 | 6,015 | 3,880 | | |
| R2A | 32,014 | 2,530 | 2,130 | 0.07 | 8,004 | 5,874 | 7,000 | 4,870 | 0.25 | 8,004 | 5,874 | | |
| R2A | 20,659 | 2,494 | 2,094 | 0.10 | 5,165 | 3,071 | 7,000 | 4,906 | 0.25 | 5,165 | 3,071 | | |
| R2A | 20,738 | 2,291 | 1,891 | 0.09 | 5,185 | 3,294 | 7,000 | 5,109 | 0.25 | 5,185 | 3,294 | | |
| R2A | 27,165 | 2,261 | 1,861 | 0.07 | 6,791 | 4,930 | 7,000 | 5,139 | 0.25 | 6,791 | 4,930 | | |
| R2A | 55,228 | 2,192 | 1,792 | 0.03 | 13,807 | 12,015 | 7,000 | 5,208 | 0.25 | 13,807 | 12,015 | | |
| R2A | 120,739 | 1,902 | 1,502 | 0.01 | 30,185 | 28,683 | 7,000 | 5,498 | 0.25 | 30,185 | 28,683 | | |
| R3 | 40,028 | 6,206 | 5,806 | 0.15 | 10,007 | 4,201 | 5,500 | -306 | 0.25 | 10,007 | 4,201 | | |
| R3 | 57,283 | 6,166 | 5,766 | 0.10 | 14,321 | 8,555 | 5,500 | -266 | 0.25 | 14,321 | 8,555 | | |
| R3 | 19,953 | 5,602 | 5,202 | 0.26 | 4,988 | -214 | 5,500 | 298 | 0.25 | 4,988 | -214 | | |
| R3 | 20,634 | 5,480 | 5,080 | 0.25 | 5,159 | 79 | 5,500 | 420 | 0.25 | 5,159 | 79 | | |
| R3 | 20,186 | 5,431 | 5,031 | 0.25 | 5,047 | 16 | 5,500 | 469 | 0.25 | 5,047 | 16 | | |
| R3 | 20,355 | 5,412 | 5,012 | 0.25 | 5,089 | 77 | 5,500 | 488 | 0.25 | 5,089 | 77 | | |
| R3 | 18,326 | 5,391 | 4,991 | 0.27 | 4,582 | -409 | 5,500 | 509 | 0.25 | 4,582 | -409 | | |
| R3 | 20,197 | 5,221 | 4,821 | 0.24 | 5,049 | 228 | 5,500 | 679 | 0.25 | 5,049 | 228 | | |
| R3 | 22,080 | 5,169 | 4,769 | 0.22 | 5,520 | 751 | 5,500 | 731 | 0.25 | 5,520 | 751 | | |
| R3 | 21,464 | 5,124 | 4,724 | 0.22 | 5,366 | 642 | 5,500 | 776 | 0.25 | 5,366 | 642 | | |
| R3 | 20,127 | 5,118 | 4,718 | 0.23 | 5,032 | 314 | 5,500 | 782 | 0.25 | 5,032 | 314 | | |
| R3 | 19,663 | 5,110 | 4,710 | 0.24 | 4,916 | 206 | 5,500 | 790 | 0.25 | 4,916 | 206 | | |
| R3 | 21,439 | 5,109 | 4,709 | 0.22 | 5,360 | 651 | 5,500 | 791 | 0.25 | 5,360 | 651 | | |
| R3 | 20,368 | 5,102 | 4,702 | 0.23 | 5,092 | 390 | 5,500 | 798 | 0.25 | 5,092 | 390 | | |
| R3 | 20,000 | 5,091 | 4,691 | 0.23 | 5,000 | 309 | 5,500 | 809 | 0.25 | 5,000 | 309 | | |
| R3 | 22,117 | 5,077 | 4,677 | 0.21 | 5,529 | 852 | 5,500 | 823 | 0.25 | 5,529 | 852 | | |
| R3 | 21,739 | 5,066 | 4,666 | 0.21 | 5,435 | 769 | 5,500 | 834 | 0.25 | 5,435 | 769 | | |
| R3 | 21,819 | 5,046 | 4,646 | 0.21 | 5,455 | 809 | 5,500 | 854 | 0.25 | 5,455 | 809 | | |
| R3 | 21,254 | 5,014 | 4,614 | 0.22 | 5,313 | 699 | 5,500 | 886 | 0.25 | 5,313 | 699 | | |
| R3 | 20,000 | 4,995 | 4,595 | 0.23 | 5,000 | 405 | 5,500 | 905 | 0.25 | 5,000 | 405 | | |
| R3 | 22,789 | 4,949 | 4,549 | 0.20 | 5,697 | 1,148 | 5,500 | 951 | 0.25 | 5,697 | 1,148 | | |
| R3 | 34,154 | 4,936 | 4,536 | 0.13 | 8,538 | 4,002 | 5,500 | 964 | 0.25 | 8,538 | 4,002 | | |
| R3 | 20,117 | 4,920 | 4,520 | 0.22 | 5,029 | 509 | 5,500 | 980 | 0.25 | 5,029 | 509 | | |
| R3 | 20,238 | 4,890 | 4,490 | 0.22 | 5,059 | 569 | 5,500 | 1,010 | 0.25 | 5,059 | 569 | | |
| R3 | 27,783 | 4,890 | 4,490 | 0.16 | 6,946 | 2,456 | 5,500 | 1,010 | 0.25 | 6,946 | 2,456 | | |
| R3 | 48,085 | 4,874 | 4,474 | 0.09 | 12,021 | 7,547 | 5,500 | 1,026 | 0.25 | 12,021 | 7,547 | | |
| R3 | 20,200 | 4,858 | 4,458 | 0.22 | 5,050 | 592 | 5,500 | 1,042 | 0.25 | 5,050 | 592 | | |
| R3 | 20,055 | 4,825 | 4,425 | 0.22 | 5,014 | 589 | 5,500 | 1,075 | 0.25 | 5,014 | 589 | | |
| R3 | 21,129 | 4,825 | 4,425 | 0.21 | 5,282 | 857 | 5,500 | 1,075 | 0.25 | 5,282 | 857 | | |
| R3 | 20,483 | 4,821 | 4,421 | 0.22 | 5,121 | 700 | 5,500 | 1,079 | 0.25 | 5,121 | 700 | | |
| R3 | 23,709 | 4,819 | 4,419 | 0.19 | 5,927 | 1,508 | 5,500 | 1,081 | 0.25 | 5,927 | 1,508 | | |
| R3 | 19,893 | 4,803 | 4,403 | 0.22 | 4,973 | 570 | 5,500 | 1,097 | 0.25 | 4,973 | 570 | | |
| R3 | 20,958 | 4,788 | 4,388 | 0.21 | 5,240 | 852 | 5,500 | 1,112 | 0.25 | 5,240 | 852 | | |
| R3 | 21,138 | 4,787 | 4,387 | 0.21 | 5,284 | 897 | 5,500 | 1,113 | 0.25 | 5,284 | 897 | | |
| R3 | 19,803 | 4,784 | 4,384 | 0.22 | 4,951 | 567 | 5,500 | 1,116 | 0.25 | 4,951 | 567 | | |
| R3 | 40,028 | 4,784 | 4,384 | 0.11 | 10,007 | 5,623 | 5,500 | 1,116 | 0.25 | 10,007 | 5,623 | | |
| R3 | 19,953 | 4,766 | 4,366 | 0.22 | 4,988 | 622 | 5,500 | 1,134 | 0.25 | 4,988 | 622 | | |
| R3 | 22,975 | 4,736 | 4,336 | 0.19 | 5,744 | 1,408 | 5,500 | 1,164 | 0.25 | 5,744 | 1,408 | | |
| R3 | 20,157 | 4,729 | 4,329 | 0.21 | 5,039 | 710 | 5,500 | 1,171 | 0.25 | 5,039 | 710 | | |
| R3 | 19,217 | 4,725 | 4,325 | 0.23 | 4,804 | 479 | 5,500 | 1,175 | 0.25 | 4,804 | 479 | | |
| R3 | 20,000 | 4,721 | 4,321 | 0.22 | 5,000 | 679 | 5,500 | 1,179 | 0.25 | 5,000 | 679 | | |
| R3 | 21,507 | 4,721 | 4,321 | 0.20 | 5,377 | 1,056 | 5,500 | 1,179 | 0.25 | 5,377 | 1,056 | | |
| R3 | 22,756 | 4,687 | 4,287 | 0.19 | 5,689 | 1,402 | 5,500 | 1,213 | 0.25 | 5,689 | 1,402 | | |
| R3 | 19,256 | 4,685 | 4,285 | 0.22 | 4,814 | 529 | 5,500 | 1,215 | 0.25 | 4,814 | 529 | | |
| R3 | 30,513 | 4,682 | 4,282 | 0.14 | 7,628 | 3,346 | 5,500 | 1,218 | 0.25 | 7,628 | 3,346 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 19,051 | 4,679 | 4,279 | 0.22 | 4,763 | 484 | 5,500 | 1,221 | 0.25 | 4,763 | 484 | | |
| R3 | 21,472 | 4,666 | 4,266 | 0.20 | 5,368 | 1,102 | 5,500 | 1,234 | 0.25 | 5,368 | 1,102 | | |
| R3 | 19,991 | 4,664 | 4,264 | 0.21 | 4,998 | 734 | 5,500 | 1,236 | 0.25 | 4,998 | 734 | | |
| R3 | 20,656 | 4,656 | 4,256 | 0.21 | 5,164 | 908 | 5,500 | 1,244 | 0.25 | 5,164 | 908 | | |
| R3 | 18,833 | 4,655 | 4,255 | 0.23 | 4,708 | 453 | 5,500 | 1,245 | 0.25 | 4,708 | 453 | | |
| R3 | 21,715 | 4,640 | 4,240 | 0.20 | 5,429 | 1,189 | 5,500 | 1,260 | 0.25 | 5,429 | 1,189 | | |
| R3 | 20,846 | 4,630 | 4,230 | 0.20 | 5,211 | 981 | 5,500 | 1,270 | 0.25 | 5,211 | 981 | | |
| R3 | 20,047 | 4,625 | 4,225 | 0.21 | 5,012 | 787 | 5,500 | 1,275 | 0.25 | 5,012 | 787 | | |
| R3 | 19,321 | 4,621 | 4,221 | 0.22 | 4,830 | 609 | 5,500 | 1,279 | 0.25 | 4,830 | 609 | | |
| R3 | 20,260 | 4,620 | 4,220 | 0.21 | 5,065 | 845 | 5,500 | 1,280 | 0.25 | 5,065 | 845 | | |
| R3 | 32,210 | 4,584 | 4,184 | 0.13 | 8,052 | 3,868 | 5,500 | 1,316 | 0.25 | 8,052 | 3,868 | | |
| R3 | 18,384 | 4,570 | 4,170 | 0.23 | 4,596 | 426 | 5,500 | 1,330 | 0.25 | 4,596 | 426 | | |
| R3 | 23,798 | 4,565 | 4,165 | 0.18 | 5,949 | 1,784 | 5,500 | 1,335 | 0.25 | 5,949 | 1,784 | | |
| R3 | 20,117 | 4,541 | 4,141 | 0.21 | 5,029 | 888 | 5,500 | 1,359 | 0.25 | 5,029 | 888 | | |
| R3 | 23,844 | 4,541 | 4,141 | 0.17 | 5,961 | 1,820 | 5,500 | 1,359 | 0.25 | 5,961 | 1,820 | | |
| R3 | 30,059 | 4,523 | 4,123 | 0.14 | 7,515 | 3,392 | 5,500 | 1,377 | 0.25 | 7,515 | 3,392 | | |
| R3 | 18,478 | 4,518 | 4,118 | 0.22 | 4,620 | 502 | 5,500 | 1,382 | 0.25 | 4,620 | 502 | | |
| R3 | 30,525 | 4,510 | 4,110 | 0.13 | 7,631 | 3,521 | 5,500 | 1,390 | 0.25 | 7,631 | 3,521 | | |
| R3 | 21,355 | 4,501 | 4,101 | 0.19 | 5,339 | 1,238 | 5,500 | 1,399 | 0.25 | 5,339 | 1,238 | | |
| R3 | 22,280 | 4,492 | 4,092 | 0.18 | 5,570 | 1,478 | 5,500 | 1,408 | 0.25 | 5,570 | 1,478 | | |
| R3 | 25,800 | 4,480 | 4,080 | 0.16 | 6,450 | 2,370 | 5,500 | 1,420 | 0.25 | 6,450 | 2,370 | | |
| R3 | 20,050 | 4,478 | 4,078 | 0.20 | 5,012 | 934 | 5,500 | 1,422 | 0.25 | 5,012 | 934 | | |
| R3 | 21,376 | 4,472 | 4,072 | 0.19 | 5,344 | 1,272 | 5,500 | 1,428 | 0.25 | 5,344 | 1,272 | | |
| R3 | 22,872 | 4,466 | 4,066 | 0.18 | 5,718 | 1,652 | 5,500 | 1,434 | 0.25 | 5,718 | 1,652 | | |
| R3 | 20,330 | 4,465 | 4,065 | 0.20 | 5,082 | 1,017 | 5,500 | 1,435 | 0.25 | 5,082 | 1,017 | | |
| R3 | 20,153 | 4,460 | 4,060 | 0.20 | 5,038 | 978 | 5,500 | 1,440 | 0.25 | 5,038 | 978 | | |
| R3 | 20,096 | 4,441 | 4,041 | 0.20 | 5,024 | 983 | 5,500 | 1,459 | 0.25 | 5,024 | 983 | | |
| R3 | 24,006 | 4,409 | 4,009 | 0.17 | 6,002 | 1,993 | 5,500 | 1,491 | 0.25 | 6,002 | 1,993 | | |
| R3 | 23,830 | 4,379 | 3,979 | 0.17 | 5,958 | 1,979 | 5,500 | 1,521 | 0.25 | 5,958 | 1,979 | | |
| R3 | 20,498 | 4,378 | 3,978 | 0.19 | 5,124 | 1,146 | 5,500 | 1,522 | 0.25 | 5,124 | 1,146 | | |
| R3 | 19,954 | 4,374 | 3,974 | 0.20 | 4,988 | 1,014 | 5,500 | 1,526 | 0.25 | 4,988 | 1,014 | | |
| R3 | 21,296 | 4,359 | 3,959 | 0.19 | 5,324 | 1,365 | 5,500 | 1,541 | 0.25 | 5,324 | 1,365 | | |
| R3 | 29,006 | 4,347 | 3,947 | 0.14 | 7,252 | 3,305 | 5,500 | 1,553 | 0.25 | 7,252 | 3,305 | | |
| R3 | 19,907 | 4,343 | 3,943 | 0.20 | 4,977 | 1,034 | 5,500 | 1,557 | 0.25 | 4,977 | 1,034 | | |
| R3 | 19,776 | 4,340 | 3,940 | 0.20 | 4,944 | 1,004 | 5,500 | 1,560 | 0.25 | 4,944 | 1,004 | | |
| R3 | 20,000 | 4,336 | 3,936 | 0.20 | 5,000 | 1,064 | 5,500 | 1,564 | 0.25 | 5,000 | 1,064 | | |
| R3 | 18,294 | 4,319 | 3,919 | 0.21 | 4,574 | 655 | 5,500 | 1,581 | 0.25 | 4,574 | 655 | | |
| R3 | 19,108 | 4,292 | 3,892 | 0.20 | 4,777 | 885 | 5,500 | 1,608 | 0.25 | 4,777 | 885 | | |
| R3 | 20,652 | 4,291 | 3,891 | 0.19 | 5,163 | 1,272 | 5,500 | 1,609 | 0.25 | 5,163 | 1,272 | | |
| R3 | 20,804 | 4,275 | 3,875 | 0.19 | 5,201 | 1,326 | 5,500 | 1,625 | 0.25 | 5,201 | 1,326 | | |
| R3 | 19,884 | 4,253 | 3,853 | 0.19 | 4,971 | 1,118 | 5,500 | 1,647 | 0.25 | 4,971 | 1,118 | | |
| R3 | 20,076 | 4,248 | 3,848 | 0.19 | 5,019 | 1,171 | 5,500 | 1,652 | 0.25 | 5,019 | 1,171 | | |
| R3 | 20,820 | 4,225 | 3,825 | 0.18 | 5,205 | 1,380 | 5,500 | 1,675 | 0.25 | 5,205 | 1,380 | | |
| R3 | 19,815 | 4,224 | 3,824 | 0.19 | 4,954 | 1,130 | 5,500 | 1,676 | 0.25 | 4,954 | 1,130 | | |
| R3 | 26,695 | 4,224 | 3,824 | 0.14 | 6,674 | 2,850 | 5,500 | 1,676 | 0.25 | 6,674 | 2,850 | | |
| R3 | 29,758 | 4,206 | 3,806 | 0.13 | 7,439 | 3,633 | 5,500 | 1,694 | 0.25 | 7,439 | 3,633 | | |
| R3 | 24,127 | 4,204 | 3,804 | 0.16 | 6,032 | 2,228 | 5,500 | 1,696 | 0.25 | 6,032 | 2,228 | | |
| R3 | 23,412 | 4,196 | 3,796 | 0.16 | 5,853 | 2,057 | 5,500 | 1,704 | 0.25 | 5,853 | 2,057 | | |
| R3 | 23,295 | 4,191 | 3,791 | 0.16 | 5,824 | 2,033 | 5,500 | 1,709 | 0.25 | 5,824 | 2,033 | | |
| R3 | 21,784 | 4,184 | 3,784 | 0.17 | 5,446 | 1,662 | 5,500 | 1,716 | 0.25 | 5,446 | 1,662 | | |
| R3 | 20,002 | 4,178 | 3,778 | 0.19 | 5,001 | 1,223 | 5,500 | 1,722 | 0.25 | 5,001 | 1,223 | | |
| R3 | 23,337 | 4,169 | 3,769 | 0.16 | 5,834 | 2,065 | 5,500 | 1,731 | 0.25 | 5,834 | 2,065 | | |
| R3 | 23,166 | 4,154 | 3,754 | 0.16 | 5,792 | 2,038 | 5,500 | 1,746 | 0.25 | 5,792 | 2,038 | | |
| R3 | 20,434 | 4,139 | 3,739 | 0.18 | 5,108 | 1,369 | 5,500 | 1,761 | 0.25 | 5,108 | 1,369 | | |
| R3 | 20,054 | 4,123 | 3,723 | 0.19 | 5,014 | 1,291 | 5,500 | 1,777 | 0.25 | 5,014 | 1,291 | | |
| R3 | 19,401 | 4,114 | 3,714 | 0.19 | 4,850 | 1,136 | 5,500 | 1,786 | 0.25 | 4,850 | 1,136 | | |
| R3 | 20,717 | 4,103 | 3,703 | 0.18 | 5,179 | 1,476 | 5,500 | 1,797 | 0.25 | 5,179 | 1,476 | | |
| R3 | 23,082 | 4,100 | 3,700 | 0.16 | 5,770 | 2,070 | 5,500 | 1,800 | 0.25 | 5,770 | 2,070 | | |
| R3 | 19,652 | 4,087 | 3,687 | 0.19 | 4,913 | 1,226 | 5,500 | 1,813 | 0.25 | 4,913 | 1,226 | | |
| R3 | 21,215 | 4,071 | 3,671 | 0.17 | 5,304 | 1,633 | 5,500 | 1,829 | 0.25 | 5,304 | 1,633 | | |
| R3 | 20,907 | 4,069 | 3,669 | 0.18 | 5,227 | 1,558 | 5,500 | 1,831 | 0.25 | 5,227 | 1,558 | | |
| R3 | 21,297 | 4,057 | 3,657 | 0.17 | 5,324 | 1,667 | 5,500 | 1,843 | 0.25 | 5,324 | 1,667 | | |
| R3 | 19,090 | 4,051 | 3,651 | 0.19 | 4,772 | 1,121 | 5,500 | 1,849 | 0.25 | 4,772 | 1,121 | | |
| R3 | 20,149 | 4,024 | 3,624 | 0.18 | 5,037 | 1,413 | 5,500 | 1,876 | 0.25 | 5,037 | 1,413 | | |
| R3 | 19,984 | 4,018 | 3,618 | 0.18 | 4,996 | 1,378 | 5,500 | 1,882 | 0.25 | 4,996 | 1,378 | | |
| R3 | 20,140 | 4,016 | 3,616 | 0.18 | 5,035 | 1,419 | 5,500 | 1,884 | 0.25 | 5,035 | 1,419 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 29,981 | 4,014 | 3,614 | 0.12 | 7,495 | 3,881 | 5,500 | 1,886 | 0.25 | 7,495 | 3,881 | | |
| R3 | 20,210 | 4,012 | 3,612 | 0.18 | 5,053 | 1,441 | 5,500 | 1,888 | 0.25 | 5,053 | 1,441 | | |
| R3 | 23,053 | 3,998 | 3,598 | 0.16 | 5,763 | 2,165 | 5,500 | 1,902 | 0.25 | 5,763 | 2,165 | | |
| R3 | 31,167 | 3,993 | 3,593 | 0.12 | 7,792 | 4,199 | 5,500 | 1,907 | 0.25 | 7,792 | 4,199 | | |
| R3 | 21,232 | 3,974 | 3,574 | 0.17 | 5,308 | 1,734 | 5,500 | 1,926 | 0.25 | 5,308 | 1,734 | | |
| R3 | 20,891 | 3,969 | 3,569 | 0.17 | 5,223 | 1,654 | 5,500 | 1,931 | 0.25 | 5,223 | 1,654 | | |
| R3 | 20,394 | 3,942 | 3,542 | 0.17 | 5,099 | 1,557 | 5,500 | 1,958 | 0.25 | 5,099 | 1,557 | | |
| R3 | 25,912 | 3,933 | 3,533 | 0.14 | 6,478 | 2,945 | 5,500 | 1,967 | 0.25 | 6,478 | 2,945 | | |
| R3 | 20,027 | 3,930 | 3,530 | 0.18 | 5,007 | 1,477 | 5,500 | 1,970 | 0.25 | 5,007 | 1,477 | | |
| R3 | 20,096 | 3,929 | 3,529 | 0.18 | 5,024 | 1,495 | 5,500 | 1,971 | 0.25 | 5,024 | 1,495 | | |
| R3 | 20,805 | 3,924 | 3,524 | 0.17 | 5,201 | 1,677 | 5,500 | 1,976 | 0.25 | 5,201 | 1,677 | | |
| R3 | 20,042 | 3,913 | 3,513 | 0.18 | 5,011 | 1,498 | 5,500 | 1,987 | 0.25 | 5,011 | 1,498 | | |
| R3 | 20,426 | 3,903 | 3,503 | 0.17 | 5,106 | 1,603 | 5,500 | 1,997 | 0.25 | 5,106 | 1,603 | | |
| R3 | 31,690 | 3,897 | 3,497 | 0.11 | 7,922 | 4,425 | 5,500 | 2,003 | 0.25 | 7,922 | 4,425 | | |
| R3 | 24,840 | 3,896 | 3,496 | 0.14 | 6,210 | 2,714 | 5,500 | 2,004 | 0.25 | 6,210 | 2,714 | | |
| R3 | 20,190 | 3,894 | 3,494 | 0.17 | 5,048 | 1,554 | 5,500 | 2,006 | 0.25 | 5,048 | 1,554 | | |
| R3 | 20,000 | 3,876 | 3,476 | 0.17 | 5,000 | 1,524 | 5,500 | 2,024 | 0.25 | 5,000 | 1,524 | | |
| R3 | 51,271 | 3,876 | 3,476 | 0.07 | 12,818 | 9,342 | 5,500 | 2,024 | 0.25 | 12,818 | 9,342 | | |
| R3 | 20,033 | 3,869 | 3,469 | 0.17 | 5,008 | 1,539 | 5,500 | 2,031 | 0.25 | 5,008 | 1,539 | | |
| R3 | 20,095 | 3,865 | 3,465 | 0.17 | 5,024 | 1,559 | 5,500 | 2,035 | 0.25 | 5,024 | 1,559 | | |
| R3 | 20,011 | 3,863 | 3,463 | 0.17 | 5,003 | 1,540 | 5,500 | 2,037 | 0.25 | 5,003 | 1,540 | | |
| R3 | 19,608 | 3,834 | 3,434 | 0.18 | 4,902 | 1,468 | 5,500 | 2,066 | 0.25 | 4,902 | 1,468 | | |
| R3 | 20,070 | 3,833 | 3,433 | 0.17 | 5,018 | 1,585 | 5,500 | 2,067 | 0.25 | 5,018 | 1,585 | | |
| R3 | 20,129 | 3,830 | 3,430 | 0.17 | 5,032 | 1,602 | 5,500 | 2,070 | 0.25 | 5,032 | 1,602 | | |
| R3 | 19,961 | 3,827 | 3,427 | 0.17 | 4,990 | 1,563 | 5,500 | 2,073 | 0.25 | 4,990 | 1,563 | | |
| R3 | 17,869 | 3,811 | 3,411 | 0.19 | 4,467 | 1,056 | 5,500 | 2,089 | 0.25 | 4,467 | 1,056 | | |
| R3 | 20,344 | 3,796 | 3,396 | 0.17 | 5,086 | 1,690 | 5,500 | 2,104 | 0.25 | 5,086 | 1,690 | | |
| R3 | 20,070 | 3,795 | 3,395 | 0.17 | 5,018 | 1,623 | 5,500 | 2,105 | 0.25 | 5,018 | 1,623 | | |
| R3 | 20,965 | 3,794 | 3,394 | 0.16 | 5,241 | 1,847 | 5,500 | 2,106 | 0.25 | 5,241 | 1,847 | | |
| R3 | 23,018 | 3,787 | 3,387 | 0.15 | 5,755 | 2,368 | 5,500 | 2,113 | 0.25 | 5,755 | 2,368 | | |
| R3 | 20,001 | 3,779 | 3,379 | 0.17 | 5,000 | 1,621 | 5,500 | 2,121 | 0.25 | 5,000 | 1,621 | | |
| R3 | 22,126 | 3,776 | 3,376 | 0.15 | 5,531 | 2,155 | 5,500 | 2,124 | 0.25 | 5,531 | 2,155 | | |
| R3 | 20,084 | 3,753 | 3,353 | 0.17 | 5,021 | 1,668 | 5,500 | 2,147 | 0.25 | 5,021 | 1,668 | | |
| R3 | 26,062 | 3,745 | 3,345 | 0.13 | 6,515 | 3,170 | 5,500 | 2,155 | 0.25 | 6,515 | 3,170 | | |
| R3 | 20,385 | 3,737 | 3,337 | 0.16 | 5,096 | 1,759 | 5,500 | 2,163 | 0.25 | 5,096 | 1,759 | | |
| R3 | 24,224 | 3,727 | 3,327 | 0.14 | 6,056 | 2,729 | 5,500 | 2,173 | 0.25 | 6,056 | 2,729 | | |
| R3 | 20,257 | 3,724 | 3,324 | 0.16 | 5,064 | 1,740 | 5,500 | 2,176 | 0.25 | 5,064 | 1,740 | | |
| R3 | 19,162 | 3,718 | 3,318 | 0.17 | 4,790 | 1,472 | 5,500 | 2,182 | 0.25 | 4,790 | 1,472 | | |
| R3 | 20,000 | 3,717 | 3,317 | 0.17 | 5,000 | 1,683 | 5,500 | 2,183 | 0.25 | 5,000 | 1,683 | | |
| R3 | 20,050 | 3,702 | 3,302 | 0.16 | 5,012 | 1,710 | 5,500 | 2,198 | 0.25 | 5,012 | 1,710 | | |
| R3 | 20,678 | 3,690 | 3,290 | 0.16 | 5,170 | 1,880 | 5,500 | 2,210 | 0.25 | 5,170 | 1,880 | | |
| R3 | 19,773 | 3,686 | 3,286 | 0.17 | 4,943 | 1,657 | 5,500 | 2,214 | 0.25 | 4,943 | 1,657 | | |
| R3 | 22,491 | 3,684 | 3,284 | 0.15 | 5,623 | 2,339 | 5,500 | 2,216 | 0.25 | 5,623 | 2,339 | | |
| R3 | 25,613 | 3,671 | 3,271 | 0.13 | 6,403 | 3,132 | 5,500 | 2,229 | 0.25 | 6,403 | 3,132 | | |
| R3 | 25,958 | 3,667 | 3,267 | 0.13 | 6,489 | 3,222 | 5,500 | 2,233 | 0.25 | 6,489 | 3,222 | | |
| R3 | 20,000 | 3,655 | 3,255 | 0.16 | 5,000 | 1,745 | 5,500 | 2,245 | 0.25 | 5,000 | 1,745 | | |
| R3 | 20,150 | 3,652 | 3,252 | 0.16 | 5,038 | 1,786 | 5,500 | 2,248 | 0.25 | 5,038 | 1,786 | | |
| R3 | 20,105 | 3,650 | 3,250 | 0.16 | 5,026 | 1,776 | 5,500 | 2,250 | 0.25 | 5,026 | 1,776 | | |
| R3 | 35,266 | 3,644 | 3,244 | 0.09 | 8,816 | 5,572 | 5,500 | 2,256 | 0.25 | 8,816 | 5,572 | | |
| R3 | 26,902 | 3,643 | 3,243 | 0.12 | 6,726 | 3,483 | 5,500 | 2,257 | 0.25 | 6,726 | 3,483 | | |
| R3 | 22,389 | 3,624 | 3,224 | 0.14 | 5,597 | 2,373 | 5,500 | 2,276 | 0.25 | 5,597 | 2,373 | | |
| R3 | 20,377 | 3,620 | 3,220 | 0.16 | 5,094 | 1,874 | 5,500 | 2,280 | 0.25 | 5,094 | 1,874 | | |
| R3 | 21,282 | 3,616 | 3,216 | 0.15 | 5,321 | 2,105 | 5,500 | 2,284 | 0.25 | 5,321 | 2,105 | | |
| R3 | 19,319 | 3,606 | 3,206 | 0.17 | 4,830 | 1,624 | 5,500 | 2,294 | 0.25 | 4,830 | 1,624 | | |
| R3 | 24,108 | 3,599 | 3,199 | 0.13 | 6,027 | 2,828 | 5,500 | 2,301 | 0.25 | 6,027 | 2,828 | | |
| R3 | 19,289 | 3,596 | 3,196 | 0.17 | 4,822 | 1,626 | 5,500 | 2,304 | 0.25 | 4,822 | 1,626 | | |
| R3 | 24,832 | 3,594 | 3,194 | 0.13 | 6,208 | 3,014 | 5,500 | 2,306 | 0.25 | 6,208 | 3,014 | | |
| R3 | 33,496 | 3,594 | 3,194 | 0.10 | 8,374 | 5,180 | 5,500 | 2,306 | 0.25 | 8,374 | 5,180 | | |
| R3 | 20,340 | 3,592 | 3,192 | 0.16 | 5,085 | 1,893 | 5,500 | 2,308 | 0.25 | 5,085 | 1,893 | | |
| R3 | 19,886 | 3,587 | 3,187 | 0.16 | 4,972 | 1,785 | 5,500 | 2,313 | 0.25 | 4,972 | 1,785 | | |
| R3 | 22,841 | 3,586 | 3,186 | 0.14 | 5,710 | 2,524 | 5,500 | 2,314 | 0.25 | 5,710 | 2,524 | | |
| R3 | 22,339 | 3,585 | 3,185 | 0.14 | 5,585 | 2,400 | 5,500 | 2,315 | 0.25 | 5,585 | 2,400 | | |
| R3 | 20,000 | 3,580 | 3,180 | 0.16 | 5,000 | 1,820 | 5,500 | 2,320 | 0.25 | 5,000 | 1,820 | | |
| R3 | 21,027 | 3,578 | 3,178 | 0.15 | 5,257 | 2,079 | 5,500 | 2,322 | 0.25 | 5,257 | 2,079 | | |
| R3 | 19,016 | 3,568 | 3,168 | 0.17 | 4,754 | 1,586 | 5,500 | 2,332 | 0.25 | 4,754 | 1,586 | | |
| R3 | 27,909 | 3,561 | 3,161 | 0.11 | 6,977 | 3,816 | 5,500 | 2,339 | 0.25 | 6,977 | 3,816 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 20,403 | 3,557 | 3,157 | 0.15 | 5,101 | 1,944 | 5,500 | 2,343 | 0.25 | 5,101 | 1,944 | | |
| R3 | 20,453 | 3,554 | 3,154 | 0.15 | 5,113 | 1,959 | 5,500 | 2,346 | 0.25 | 5,113 | 1,959 | | |
| R3 | 21,045 | 3,547 | 3,147 | 0.15 | 5,261 | 2,114 | 5,500 | 2,353 | 0.25 | 5,261 | 2,114 | | |
| R3 | 20,004 | 3,545 | 3,145 | 0.16 | 5,001 | 1,856 | 5,500 | 2,355 | 0.25 | 5,001 | 1,856 | | |
| R3 | 20,846 | 3,533 | 3,133 | 0.15 | 5,212 | 2,079 | 5,500 | 2,367 | 0.25 | 5,212 | 2,079 | | |
| R3 | 20,207 | 3,531 | 3,131 | 0.15 | 5,052 | 1,921 | 5,500 | 2,369 | 0.25 | 5,052 | 1,921 | | |
| R3 | 20,301 | 3,530 | 3,130 | 0.15 | 5,075 | 1,945 | 5,500 | 2,370 | 0.25 | 5,075 | 1,945 | | |
| R3 | 20,322 | 3,518 | 3,118 | 0.15 | 5,081 | 1,963 | 5,500 | 2,382 | 0.25 | 5,081 | 1,963 | | |
| R3 | 20,376 | 3,514 | 3,114 | 0.15 | 5,094 | 1,980 | 5,500 | 2,386 | 0.25 | 5,094 | 1,980 | | |
| R3 | 14,065 | 3,509 | 3,109 | 0.22 | 3,516 | 407 | 5,500 | 2,391 | 0.25 | 3,516 | 407 | | |
| R3 | 20,987 | 3,506 | 3,106 | 0.15 | 5,247 | 2,141 | 5,500 | 2,394 | 0.25 | 5,247 | 2,141 | | |
| R3 | 20,325 | 3,505 | 3,105 | 0.15 | 5,081 | 1,976 | 5,500 | 2,395 | 0.25 | 5,081 | 1,976 | | |
| R3 | 22,300 | 3,504 | 3,104 | 0.14 | 5,575 | 2,471 | 5,500 | 2,396 | 0.25 | 5,575 | 2,471 | | |
| R3 | 20,070 | 3,503 | 3,103 | 0.15 | 5,018 | 1,915 | 5,500 | 2,397 | 0.25 | 5,018 | 1,915 | | |
| R3 | 26,968 | 3,500 | 3,100 | 0.11 | 6,742 | 3,642 | 5,500 | 2,400 | 0.25 | 6,742 | 3,642 | | |
| R3 | 31,169 | 3,500 | 3,100 | 0.10 | 7,792 | 4,692 | 5,500 | 2,400 | 0.25 | 7,792 | 4,692 | | |
| R3 | 23,548 | 3,496 | 3,096 | 0.13 | 5,887 | 2,791 | 5,500 | 2,404 | 0.25 | 5,887 | 2,791 | | |
| R3 | 20,381 | 3,495 | 3,095 | 0.15 | 5,095 | 2,000 | 5,500 | 2,405 | 0.25 | 5,095 | 2,000 | | |
| R3 | 20,862 | 3,495 | 3,095 | 0.15 | 5,216 | 2,121 | 5,500 | 2,405 | 0.25 | 5,216 | 2,121 | | |
| R3 | 20,516 | 3,493 | 3,093 | 0.15 | 5,129 | 2,036 | 5,500 | 2,407 | 0.25 | 5,129 | 2,036 | | |
| R3 | 48,811 | 3,490 | 3,090 | 0.06 | 12,203 | 9,113 | 5,500 | 2,410 | 0.25 | 12,203 | 9,113 | | |
| R3 | 20,685 | 3,481 | 3,081 | 0.15 | 5,171 | 2,090 | 5,500 | 2,419 | 0.25 | 5,171 | 2,090 | | |
| R3 | 25,998 | 3,475 | 3,075 | 0.12 | 6,500 | 3,425 | 5,500 | 2,425 | 0.25 | 6,500 | 3,425 | | |
| R3 | 20,020 | 3,465 | 3,065 | 0.15 | 5,005 | 1,940 | 5,500 | 2,435 | 0.25 | 5,005 | 1,940 | | |
| R3 | 27,992 | 3,462 | 3,062 | 0.11 | 6,998 | 3,936 | 5,500 | 2,438 | 0.25 | 6,998 | 3,936 | | |
| R3 | 19,395 | 3,458 | 3,058 | 0.16 | 4,849 | 1,791 | 5,500 | 2,442 | 0.25 | 4,849 | 1,791 | | |
| R3 | 20,101 | 3,458 | 3,058 | 0.15 | 5,025 | 1,967 | 5,500 | 2,442 | 0.25 | 5,025 | 1,967 | | |
| R3 | 20,111 | 3,458 | 3,058 | 0.15 | 5,028 | 1,970 | 5,500 | 2,442 | 0.25 | 5,028 | 1,970 | | |
| R3 | 20,572 | 3,457 | 3,057 | 0.15 | 5,143 | 2,086 | 5,500 | 2,443 | 0.25 | 5,143 | 2,086 | | |
| R3 | 27,824 | 3,442 | 3,042 | 0.11 | 6,956 | 3,914 | 5,500 | 2,458 | 0.25 | 6,956 | 3,914 | | |
| R3 | 21,549 | 3,441 | 3,041 | 0.14 | 5,387 | 2,346 | 5,500 | 2,459 | 0.25 | 5,387 | 2,346 | | |
| R3 | 20,894 | 3,440 | 3,040 | 0.15 | 5,223 | 2,183 | 5,500 | 2,460 | 0.25 | 5,223 | 2,183 | | |
| R3 | 20,108 | 3,438 | 3,038 | 0.15 | 5,027 | 1,989 | 5,500 | 2,462 | 0.25 | 5,027 | 1,989 | | |
| R3 | 19,649 | 3,432 | 3,032 | 0.15 | 4,912 | 1,880 | 5,500 | 2,468 | 0.25 | 4,912 | 1,880 | | |
| R3 | 23,987 | 3,429 | 3,029 | 0.13 | 5,997 | 2,968 | 5,500 | 2,471 | 0.25 | 5,997 | 2,968 | | |
| R3 | 21,137 | 3,428 | 3,028 | 0.14 | 5,284 | 2,256 | 5,500 | 2,472 | 0.25 | 5,284 | 2,256 | | |
| R3 | 20,276 | 3,424 | 3,024 | 0.15 | 5,069 | 2,045 | 5,500 | 2,476 | 0.25 | 5,069 | 2,045 | | |
| R3 | 21,579 | 3,423 | 3,023 | 0.14 | 5,395 | 2,372 | 5,500 | 2,477 | 0.25 | 5,395 | 2,372 | | |
| R3 | 19,431 | 3,422 | 3,022 | 0.16 | 4,858 | 1,836 | 5,500 | 2,478 | 0.25 | 4,858 | 1,836 | | |
| R3 | 20,517 | 3,418 | 3,018 | 0.15 | 5,129 | 2,111 | 5,500 | 2,482 | 0.25 | 5,129 | 2,111 | | |
| R3 | 20,080 | 3,414 | 3,014 | 0.15 | 5,020 | 2,006 | 5,500 | 2,486 | 0.25 | 5,020 | 2,006 | | |
| R3 | 20,171 | 3,414 | 3,014 | 0.15 | 5,043 | 2,029 | 5,500 | 2,486 | 0.25 | 5,043 | 2,029 | | |
| R3 | 24,338 | 3,402 | 3,002 | 0.12 | 6,085 | 3,083 | 5,500 | 2,498 | 0.25 | 6,085 | 3,083 | | |
| R3 | 24,506 | 3,399 | 2,999 | 0.12 | 6,126 | 3,127 | 5,500 | 2,501 | 0.25 | 6,126 | 3,127 | | |
| R3 | 14,148 | 3,398 | 2,998 | 0.21 | 3,537 | 539 | 5,500 | 2,502 | 0.25 | 3,537 | 539 | | |
| R3 | 24,369 | 3,396 | 2,996 | 0.12 | 6,092 | 3,096 | 5,500 | 2,504 | 0.25 | 6,092 | 3,096 | | |
| R3 | 19,540 | 3,393 | 2,993 | 0.15 | 4,885 | 1,892 | 5,500 | 2,507 | 0.25 | 4,885 | 1,892 | | |
| R3 | 19,995 | 3,393 | 2,993 | 0.15 | 4,999 | 2,006 | 5,500 | 2,507 | 0.25 | 4,999 | 2,006 | | |
| R3 | 21,463 | 3,392 | 2,992 | 0.14 | 5,366 | 2,374 | 5,500 | 2,508 | 0.25 | 5,366 | 2,374 | | |
| R3 | 21,849 | 3,387 | 2,987 | 0.14 | 5,462 | 2,475 | 5,500 | 2,513 | 0.25 | 5,462 | 2,475 | | |
| R3 | 21,131 | 3,380 | 2,980 | 0.14 | 5,283 | 2,303 | 5,500 | 2,520 | 0.25 | 5,283 | 2,303 | | |
| R3 | 20,063 | 3,379 | 2,979 | 0.15 | 5,016 | 2,037 | 5,500 | 2,521 | 0.25 | 5,016 | 2,037 | | |
| R3 | 22,795 | 3,378 | 2,978 | 0.13 | 5,699 | 2,721 | 5,500 | 2,522 | 0.25 | 5,699 | 2,721 | | |
| R3 | 20,327 | 3,376 | 2,976 | 0.15 | 5,082 | 2,106 | 5,500 | 2,524 | 0.25 | 5,082 | 2,106 | | |
| R3 | 20,445 | 3,376 | 2,976 | 0.15 | 5,111 | 2,135 | 5,500 | 2,524 | 0.25 | 5,111 | 2,135 | | |
| R3 | 20,011 | 3,369 | 2,969 | 0.15 | 5,003 | 2,034 | 5,500 | 2,531 | 0.25 | 5,003 | 2,034 | | |
| R3 | 23,737 | 3,366 | 2,966 | 0.12 | 5,934 | 2,968 | 5,500 | 2,534 | 0.25 | 5,934 | 2,968 | | |
| R3 | 20,140 | 3,364 | 2,964 | 0.15 | 5,035 | 2,071 | 5,500 | 2,536 | 0.25 | 5,035 | 2,071 | | |
| R3 | 34,945 | 3,364 | 2,964 | 0.08 | 8,736 | 5,772 | 5,500 | 2,536 | 0.25 | 8,736 | 5,772 | | |
| R3 | 20,187 | 3,361 | 2,961 | 0.15 | 5,047 | 2,086 | 5,500 | 2,539 | 0.25 | 5,047 | 2,086 | | |
| R3 | 20,516 | 3,358 | 2,958 | 0.14 | 5,129 | 2,171 | 5,500 | 2,542 | 0.25 | 5,129 | 2,171 | | |
| R3 | 24,773 | 3,357 | 2,957 | 0.12 | 6,193 | 3,236 | 5,500 | 2,543 | 0.25 | 6,193 | 3,236 | | |
| R3 | 19,808 | 3,351 | 2,951 | 0.15 | 4,952 | 2,001 | 5,500 | 2,549 | 0.25 | 4,952 | 2,001 | | |
| R3 | 20,675 | 3,350 | 2,950 | 0.14 | 5,169 | 2,219 | 5,500 | 2,550 | 0.25 | 5,169 | 2,219 | | |
| R3 | 20,112 | 3,345 | 2,945 | 0.15 | 5,028 | 2,083 | 5,500 | 2,555 | 0.25 | 5,028 | 2,083 | | |
| R3 | 22,025 | 3,344 | 2,944 | 0.13 | 5,506 | 2,562 | 5,500 | 2,556 | 0.25 | 5,506 | 2,562 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------------|------------|-----------------------------|----------------------|--------------------|---|-----------------|---------------------------------|---|---|--|
| R3 | 21,940 | 3,340 | 2,940 | 0.13 | 5,485 | 2,545 | 5,500 | 2,560 | 0.25 | 5,485 | 2,545 | | |
| R3 | 20,291 | 3,337 | 2,937 | 0.14 | 5,073 | 2,136 | 5,500 | 2,563 | 0.25 | 5,073 | 2,136 | | |
| R3 | 20,227 | 3,336 | 2,936 | 0.15 | 5,057 | 2,121 | 5,500 | 2,564 | 0.25 | 5,057 | 2,121 | | |
| R3 | 22,502 | 3,330 | 2,930 | 0.13 | 5,626 | 2,696 | 5,500 | 2,570 | 0.25 | 5,626 | 2,696 | | |
| R3 | 36,866 | 3,319 | 2,919 | 0.08 | 9,216 | 6,297 | 5,500 | 2,581 | 0.25 | 9,216 | 6,297 | | |
| R3 | 22,509 | 3,318 | 2,918 | 0.13 | 5,627 | 2,709 | 5,500 | 2,582 | 0.25 | 5,627 | 2,709 | | |
| R3 | 24,810 | 3,317 | 2,917 | 0.12 | 6,203 | 3,286 | 5,500 | 2,583 | 0.25 | 6,203 | 3,286 | | |
| R3 | 22,064 | 3,316 | 2,916 | 0.13 | 5,516 | 2,600 | 5,500 | 2,584 | 0.25 | 5,516 | 2,600 | | |
| R3 | 41,263 | 3,315 | 2,915 | 0.07 | 10,316 | 7,401 | 5,500 | 2,585 | 0.25 | 10,316 | 7,401 | | |
| R3 | 20,053 | 3,314 | 2,914 | 0.15 | 5,013 | 2,099 | 5,500 | 2,586 | 0.25 | 5,013 | 2,099 | | |
| R3 | 20,364 | 3,313 | 2,913 | 0.14 | 5,091 | 2,178 | 5,500 | 2,587 | 0.25 | 5,091 | 2,178 | | |
| R3 | 19,447 | 3,312 | 2,912 | 0.15 | 4,862 | 1,950 | 5,500 | 2,588 | 0.25 | 4,862 | 1,950 | | |
| R3 | 20,001 | 3,311 | 2,911 | 0.15 | 5,000 | 2,089 | 5,500 | 2,589 | 0.25 | 5,000 | 2,089 | | |
| R3 | 20,122 | 3,310 | 2,910 | 0.14 | 5,031 | 2,121 | 5,500 | 2,590 | 0.25 | 5,031 | 2,121 | | |
| R3 | 20,057 | 3,308 | 2,908 | 0.14 | 5,014 | 2,106 | 5,500 | 2,592 | 0.25 | 5,014 | 2,106 | | |
| R3 | 20,001 | 3,302 | 2,902 | 0.15 | 5,000 | 2,098 | 5,500 | 2,598 | 0.25 | 5,000 | 2,098 | | |
| R3 | 20,049 | 3,299 | 2,899 | 0.14 | 5,012 | 2,113 | 5,500 | 2,601 | 0.25 | 5,012 | 2,113 | | |
| R3 | 20,052 | 3,298 | 2,898 | 0.14 | 5,013 | 2,115 | 5,500 | 2,602 | 0.25 | 5,013 | 2,115 | | |
| R3 | 21,905 | 3,298 | 2,898 | 0.13 | 5,476 | 2,578 | 5,500 | 2,602 | 0.25 | 5,476 | 2,578 | | |
| R3 | 20,003 | 3,294 | 2,894 | 0.14 | 5,001 | 2,107 | 5,500 | 2,606 | 0.25 | 5,001 | 2,107 | | |
| R3 | 24,359 | 3,294 | 2,894 | 0.12 | 6,090 | 3,196 | 5,500 | 2,606 | 0.25 | 6,090 | 3,196 | | |
| R3 | 19,632 | 3,292 | 2,892 | 0.15 | 4,908 | 2,016 | 5,500 | 2,608 | 0.25 | 4,908 | 2,016 | | |
| R3 | 19,627 | 3,290 | 2,890 | 0.15 | 4,907 | 2,017 | 5,500 | 2,610 | 0.25 | 4,907 | 2,017 | | |
| R3 | 20,070 | 3,290 | 2,890 | 0.14 | 5,018 | 2,128 | 5,500 | 2,610 | 0.25 | 5,018 | 2,128 | | |
| R3 | 23,279 | 3,289 | 2,889 | 0.12 | 5,820 | 2,931 | 5,500 | 2,611 | 0.25 | 5,820 | 2,931 | | |
| R3 | 21,574 | 3,287 | 2,887 | 0.13 | 5,393 | 2,506 | 5,500 | 2,613 | 0.25 | 5,393 | 2,506 | | |
| R3 | 20,768 | 3,284 | 2,884 | 0.14 | 5,192 | 2,308 | 5,500 | 2,616 | 0.25 | 5,192 | 2,308 | | |
| R3 | 13,906 | 3,281 | 2,881 | 0.21 | 3,476 | 595 | 5,500 | 2,619 | 0.25 | 3,476 | 595 | | |
| R3 | 19,135 | 3,281 | 2,881 | 0.15 | 4,784 | 1,903 | 5,500 | 2,619 | 0.25 | 4,784 | 1,903 | | |
| R3 | 22,309 | 3,278 | 2,878 | 0.13 | 5,577 | 2,699 | 5,500 | 2,622 | 0.25 | 5,577 | 2,699 | | |
| R3 | 20,010 | 3,277 | 2,877 | 0.14 | 5,002 | 2,125 | 5,500 | 2,623 | 0.25 | 5,002 | 2,125 | | |
| R3 | 22,133 | 3,276 | 2,876 | 0.13 | 5,533 | 2,657 | 5,500 | 2,624 | 0.25 | 5,533 | 2,657 | | |
| R3 | 19,483 | 3,274 | 2,874 | 0.15 | 4,871 | 1,997 | 5,500 | 2,626 | 0.25 | 4,871 | 1,997 | | |
| R3 | 28,751 | 3,273 | 2,873 | 0.10 | 7,188 | 4,315 | 5,500 | 2,627 | 0.25 | 7,188 | 4,315 | | |
| R3 | 21,009 | 3,272 | 2,872 | 0.14 | 5,252 | 2,380 | 5,500 | 2,628 | 0.25 | 5,252 | 2,380 | | |
| R3 | 15,883 | 3,268 | 2,868 | 0.18 | 3,971 | 1,103 | 5,500 | 2,632 | 0.25 | 3,971 | 1,103 | | |
| R3 | 20,641 | 3,268 | 2,868 | 0.14 | 5,160 | 2,292 | 5,500 | 2,632 | 0.25 | 5,160 | 2,292 | | |
| R3 | 19,963 | 3,267 | 2,867 | 0.14 | 4,991 | 2,124 | 5,500 | 2,633 | 0.25 | 4,991 | 2,124 | | |
| R3 | 20,222 | 3,265 | 2,865 | 0.14 | 5,055 | 2,190 | 5,500 | 2,635 | 0.25 | 5,055 | 2,190 | | |
| R3 | 21,200 | 3,264 | 2,864 | 0.14 | 5,300 | 2,436 | 5,500 | 2,636 | 0.25 | 5,300 | 2,436 | | |
| R3 | 24,166 | 3,264 | 2,864 | 0.12 | 6,042 | 3,178 | 5,500 | 2,636 | 0.25 | 6,042 | 3,178 | | |
| R3 | 21,000 | 3,262 | 2,862 | 0.14 | 5,250 | 2,388 | 5,500 | 2,638 | 0.25 | 5,250 | 2,388 | | |
| R3 | 23,569 | 3,261 | 2,861 | 0.12 | 5,892 | 3,031 | 5,500 | 2,639 | 0.25 | 5,892 | 3,031 | | |
| R3 | 19,760 | 3,259 | 2,859 | 0.14 | 4,940 | 2,081 | 5,500 | 2,641 | 0.25 | 4,940 | 2,081 | | |
| R3 | 20,118 | 3,259 | 2,859 | 0.14 | 5,030 | 2,171 | 5,500 | 2,641 | 0.25 | 5,030 | 2,171 | | |
| R3 | 23,418 | 3,258 | 2,858 | 0.12 | 5,855 | 2,997 | 5,500 | 2,642 | 0.25 | 5,855 | 2,997 | | |
| R3 | 24,319 | 3,257 | 2,857 | 0.12 | 6,080 | 3,223 | 5,500 | 2,643 | 0.25 | 6,080 | 3,223 | | |
| R3 | 21,441 | 3,256 | 2,856 | 0.13 | 5,360 | 2,504 | 5,500 | 2,644 | 0.25 | 5,360 | 2,504 | | |
| R3 | 19,930 | 3,251 | 2,851 | 0.14 | 4,982 | 2,131 | 5,500 | 2,649 | 0.25 | 4,982 | 2,131 | | |
| R3 | 26,481 | 3,246 | 2,846 | 0.11 | 6,620 | 3,774 | 5,500 | 2,654 | 0.25 | 6,620 | 3,774 | | |
| R3 | 20,124 | 3,241 | 2,841 | 0.14 | 5,031 | 2,190 | 5,500 | 2,659 | 0.25 | 5,031 | 2,190 | | |
| R3 | 19,995 | 3,237 | 2,837 | 0.14 | 4,999 | 2,162 | 5,500 | 2,663 | 0.25 | 4,999 | 2,162 | | |
| R3 | 19,932 | 3,236 | 2,836 | 0.14 | 4,983 | 2,147 | 5,500 | 2,664 | 0.25 | 4,983 | 2,147 | | |
| R3 | 21,954 | 3,236 | 2,836 | 0.13 | 5,489 | 2,653 | 5,500 | 2,664 | 0.25 | 5,489 | 2,653 | | |
| R3 | 14,749 | 3,234 | 2,834 | 0.19 | 3,687 | 853 | 5,500 | 2,666 | 0.25 | 3,687 | 853 | | |
| R3 | 19,842 | 3,233 | 2,833 | 0.14 | 4,961 | 2,128 | 5,500 | 2,667 | 0.25 | 4,961 | 2,128 | | |
| R3 | 20,029 | 3,230 | 2,830 | 0.14 | 5,007 | 2,177 | 5,500 | 2,670 | 0.25 | 5,007 | 2,177 | | |
| R3 | 22,367 | 3,229 | 2,829 | 0.13 | 5,592 | 2,763 | 5,500 | 2,671 | 0.25 | 5,592 | 2,763 | | |
| R3 | 19,755 | 3,227 | 2,827 | 0.14 | 4,939 | 2,112 | 5,500 | 2,673 | 0.25 | 4,939 | 2,112 | | |
| R3 | 21,229 | 3,216 | 2,816 | 0.13 | 5,307 | 2,491 | 5,500 | 2,684 | 0.25 | 5,307 | 2,491 | | |
| R3 | 20,180 | 3,214 | 2,814 | 0.14 | 5,045 | 2,231 | 5,500 | 2,686 | 0.25 | 5,045 | 2,231 | | |
| R3 | 20,974 | 3,214 | 2,814 | 0.13 | 5,243 | 2,429 | 5,500 | 2,686 | 0.25 | 5,243 | 2,429 | | |
| R3 | 20,148 | 3,213 | 2,813 | 0.14 | 5,037 | 2,224 | 5,500 | 2,687 | 0.25 | 5,037 | 2,224 | | |
| R3 | 21,806 | 3,208 | 2,808 | 0.13 | 5,452 | 2,644 | 5,500 | 2,692 | 0.25 | 5,452 | 2,644 | | |
| R3 | 20,411 | 3,206 | 2,806 | 0.14 | 5,103 | 2,297 | 5,500 | 2,694 | 0.25 | 5,103 | 2,297 | | |
| R3 | 20,330 | 3,204 | 2,804 | 0.14 | 5,082 | 2,278 | 5,500 | 2,696 | 0.25 | 5,082 | 2,278 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 20,117 | 3,202 | 2,802 | 0.14 | 5,029 | 2,227 | 5,500 | 2,698 | 0.25 | 5,029 | 2,227 | | |
| R3 | 25,453 | 3,202 | 2,802 | 0.11 | 6,363 | 3,561 | 5,500 | 2,698 | 0.25 | 6,363 | 3,561 | | |
| R3 | 23,142 | 3,201 | 2,801 | 0.12 | 5,785 | 2,984 | 5,500 | 2,699 | 0.25 | 5,785 | 2,984 | | |
| R3 | 19,919 | 3,200 | 2,800 | 0.14 | 4,980 | 2,180 | 5,500 | 2,700 | 0.25 | 4,980 | 2,180 | | |
| R3 | 20,914 | 3,200 | 2,800 | 0.13 | 5,228 | 2,428 | 5,500 | 2,700 | 0.25 | 5,228 | 2,428 | | |
| R3 | 24,084 | 3,199 | 2,799 | 0.12 | 6,021 | 3,222 | 5,500 | 2,701 | 0.25 | 6,021 | 3,222 | | |
| R3 | 20,104 | 3,197 | 2,797 | 0.14 | 5,026 | 2,229 | 5,500 | 2,703 | 0.25 | 5,026 | 2,229 | | |
| R3 | 20,517 | 3,196 | 2,796 | 0.14 | 5,129 | 2,333 | 5,500 | 2,704 | 0.25 | 5,129 | 2,333 | | |
| R3 | 21,258 | 3,196 | 2,796 | 0.13 | 5,314 | 2,518 | 5,500 | 2,704 | 0.25 | 5,314 | 2,518 | | |
| R3 | 20,428 | 3,194 | 2,794 | 0.14 | 5,107 | 2,313 | 5,500 | 2,706 | 0.25 | 5,107 | 2,313 | | |
| R3 | 19,845 | 3,192 | 2,792 | 0.14 | 4,961 | 2,169 | 5,500 | 2,708 | 0.25 | 4,961 | 2,169 | | |
| R3 | 20,194 | 3,192 | 2,792 | 0.14 | 5,049 | 2,257 | 5,500 | 2,708 | 0.25 | 5,049 | 2,257 | | |
| R3 | 22,671 | 3,191 | 2,791 | 0.12 | 5,668 | 2,877 | 5,500 | 2,709 | 0.25 | 5,668 | 2,877 | | |
| R3 | 24,190 | 3,188 | 2,788 | 0.12 | 6,048 | 3,260 | 5,500 | 2,712 | 0.25 | 6,048 | 3,260 | | |
| R3 | 20,622 | 3,182 | 2,782 | 0.13 | 5,156 | 2,374 | 5,500 | 2,718 | 0.25 | 5,156 | 2,374 | | |
| R3 | 21,306 | 3,182 | 2,782 | 0.13 | 5,327 | 2,545 | 5,500 | 2,718 | 0.25 | 5,327 | 2,545 | | |
| R3 | 19,314 | 3,181 | 2,781 | 0.14 | 4,829 | 2,048 | 5,500 | 2,719 | 0.25 | 4,829 | 2,048 | | |
| R3 | 24,004 | 3,179 | 2,779 | 0.12 | 6,001 | 3,222 | 5,500 | 2,721 | 0.25 | 6,001 | 3,222 | | |
| R3 | 20,033 | 3,175 | 2,775 | 0.14 | 5,008 | 2,233 | 5,500 | 2,725 | 0.25 | 5,008 | 2,233 | | |
| R3 | 20,203 | 3,174 | 2,774 | 0.14 | 5,051 | 2,277 | 5,500 | 2,726 | 0.25 | 5,051 | 2,277 | | |
| R3 | 20,300 | 3,174 | 2,774 | 0.14 | 5,075 | 2,301 | 5,500 | 2,726 | 0.25 | 5,075 | 2,301 | | |
| R3 | 20,885 | 3,174 | 2,774 | 0.13 | 5,221 | 2,447 | 5,500 | 2,726 | 0.25 | 5,221 | 2,447 | | |
| R3 | 19,857 | 3,173 | 2,773 | 0.14 | 4,964 | 2,191 | 5,500 | 2,727 | 0.25 | 4,964 | 2,191 | | |
| R3 | 21,205 | 3,168 | 2,768 | 0.13 | 5,301 | 2,533 | 5,500 | 2,732 | 0.25 | 5,301 | 2,533 | | |
| R3 | 20,098 | 3,167 | 2,767 | 0.14 | 5,024 | 2,257 | 5,500 | 2,733 | 0.25 | 5,024 | 2,257 | | |
| R3 | 20,025 | 3,164 | 2,764 | 0.14 | 5,006 | 2,242 | 5,500 | 2,736 | 0.25 | 5,006 | 2,242 | | |
| R3 | 20,717 | 3,160 | 2,760 | 0.13 | 5,179 | 2,419 | 5,500 | 2,740 | 0.25 | 5,179 | 2,419 | | |
| R3 | 20,717 | 3,157 | 2,757 | 0.13 | 5,179 | 2,422 | 5,500 | 2,743 | 0.25 | 5,179 | 2,422 | | |
| R3 | 19,678 | 3,154 | 2,754 | 0.14 | 4,920 | 2,166 | 5,500 | 2,746 | 0.25 | 4,920 | 2,166 | | |
| R3 | 24,465 | 3,151 | 2,751 | 0.11 | 6,116 | 3,365 | 5,500 | 2,749 | 0.25 | 6,116 | 3,365 | | |
| R3 | 19,452 | 3,150 | 2,750 | 0.14 | 4,863 | 2,113 | 5,500 | 2,750 | 0.25 | 4,863 | 2,113 | | |
| R3 | 19,919 | 3,150 | 2,750 | 0.14 | 4,980 | 2,230 | 5,500 | 2,750 | 0.25 | 4,980 | 2,230 | | |
| R3 | 20,042 | 3,148 | 2,748 | 0.14 | 5,011 | 2,263 | 5,500 | 2,752 | 0.25 | 5,011 | 2,263 | | |
| R3 | 21,171 | 3,147 | 2,747 | 0.13 | 5,293 | 2,546 | 5,500 | 2,753 | 0.25 | 5,293 | 2,546 | | |
| R3 | 20,169 | 3,146 | 2,746 | 0.14 | 5,042 | 2,296 | 5,500 | 2,754 | 0.25 | 5,042 | 2,296 | | |
| R3 | 20,685 | 3,146 | 2,746 | 0.13 | 5,171 | 2,425 | 5,500 | 2,754 | 0.25 | 5,171 | 2,425 | | |
| R3 | 26,080 | 3,144 | 2,744 | 0.11 | 6,520 | 3,776 | 5,500 | 2,756 | 0.25 | 6,520 | 3,776 | | |
| R3 | 20,286 | 3,143 | 2,743 | 0.14 | 5,071 | 2,328 | 5,500 | 2,757 | 0.25 | 5,071 | 2,328 | | |
| R3 | 22,021 | 3,143 | 2,743 | 0.12 | 5,505 | 2,762 | 5,500 | 2,757 | 0.25 | 5,505 | 2,762 | | |
| R3 | 20,060 | 3,140 | 2,740 | 0.14 | 5,015 | 2,275 | 5,500 | 2,760 | 0.25 | 5,015 | 2,275 | | |
| R3 | 20,096 | 3,136 | 2,736 | 0.14 | 5,024 | 2,288 | 5,500 | 2,764 | 0.25 | 5,024 | 2,288 | | |
| R3 | 19,428 | 3,135 | 2,735 | 0.14 | 4,857 | 2,122 | 5,500 | 2,765 | 0.25 | 4,857 | 2,122 | | |
| R3 | 19,399 | 3,133 | 2,733 | 0.14 | 4,850 | 2,117 | 5,500 | 2,767 | 0.25 | 4,850 | 2,117 | | |
| R3 | 20,004 | 3,129 | 2,729 | 0.14 | 5,001 | 2,272 | 5,500 | 2,771 | 0.25 | 5,001 | 2,272 | | |
| R3 | 19,944 | 3,128 | 2,728 | 0.14 | 4,986 | 2,258 | 5,500 | 2,772 | 0.25 | 4,986 | 2,258 | | |
| R3 | 20,708 | 3,128 | 2,728 | 0.13 | 5,177 | 2,449 | 5,500 | 2,772 | 0.25 | 5,177 | 2,449 | | |
| R3 | 20,494 | 3,126 | 2,726 | 0.13 | 5,124 | 2,398 | 5,500 | 2,774 | 0.25 | 5,124 | 2,398 | | |
| R3 | 19,234 | 3,124 | 2,724 | 0.14 | 4,808 | 2,084 | 5,500 | 2,776 | 0.25 | 4,808 | 2,084 | | |
| R3 | 20,017 | 3,120 | 2,720 | 0.14 | 5,004 | 2,284 | 5,500 | 2,780 | 0.25 | 5,004 | 2,284 | | |
| R3 | 19,849 | 3,119 | 2,719 | 0.14 | 4,962 | 2,243 | 5,500 | 2,781 | 0.25 | 4,962 | 2,243 | | |
| R3 | 19,898 | 3,114 | 2,714 | 0.14 | 4,974 | 2,260 | 5,500 | 2,786 | 0.25 | 4,974 | 2,260 | | |
| R3 | 22,622 | 3,114 | 2,714 | 0.12 | 5,656 | 2,942 | 5,500 | 2,786 | 0.25 | 5,656 | 2,942 | | |
| R3 | 20,098 | 3,111 | 2,711 | 0.13 | 5,024 | 2,313 | 5,500 | 2,789 | 0.25 | 5,024 | 2,313 | | |
| R3 | 24,156 | 3,111 | 2,711 | 0.11 | 6,039 | 3,328 | 5,500 | 2,789 | 0.25 | 6,039 | 3,328 | | |
| R3 | 20,302 | 3,110 | 2,710 | 0.13 | 5,076 | 2,366 | 5,500 | 2,790 | 0.25 | 5,076 | 2,366 | | |
| R3 | 20,809 | 3,100 | 2,700 | 0.13 | 5,202 | 2,502 | 5,500 | 2,800 | 0.25 | 5,202 | 2,502 | | |
| R3 | 20,300 | 3,097 | 2,697 | 0.13 | 5,075 | 2,378 | 5,500 | 2,803 | 0.25 | 5,075 | 2,378 | | |
| R3 | 20,493 | 3,094 | 2,694 | 0.13 | 5,123 | 2,429 | 5,500 | 2,806 | 0.25 | 5,123 | 2,429 | | |
| R3 | 20,664 | 3,094 | 2,694 | 0.13 | 5,166 | 2,472 | 5,500 | 2,806 | 0.25 | 5,166 | 2,472 | | |
| R3 | 16,856 | 3,093 | 2,693 | 0.16 | 4,214 | 1,521 | 5,500 | 2,807 | 0.25 | 4,214 | 1,521 | | |
| R3 | 19,584 | 3,090 | 2,690 | 0.14 | 4,896 | 2,206 | 5,500 | 2,810 | 0.25 | 4,896 | 2,206 | | |
| R3 | 19,055 | 3,089 | 2,689 | 0.14 | 4,764 | 2,075 | 5,500 | 2,811 | 0.25 | 4,764 | 2,075 | | |
| R3 | 20,234 | 3,088 | 2,688 | 0.13 | 5,059 | 2,371 | 5,500 | 2,812 | 0.25 | 5,059 | 2,371 | | |
| R3 | 20,386 | 3,088 | 2,688 | 0.13 | 5,096 | 2,408 | 5,500 | 2,812 | 0.25 | 5,096 | 2,408 | | |
| R3 | 21,241 | 3,087 | 2,687 | 0.13 | 5,310 | 2,623 | 5,500 | 2,813 | 0.25 | 5,310 | 2,623 | | |
| R3 | 21,935 | 3,086 | 2,686 | 0.12 | 5,484 | 2,798 | 5,500 | 2,814 | 0.25 | 5,484 | 2,798 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 19,915 | 3,084 | 2,684 | 0.13 | 4,979 | 2,295 | 5,500 | 2,816 | 0.25 | 4,979 | 2,295 | | |
| R3 | 20,327 | 3,083 | 2,683 | 0.13 | 5,082 | 2,399 | 5,500 | 2,817 | 0.25 | 5,082 | 2,399 | | |
| R3 | 14,179 | 3,082 | 2,682 | 0.19 | 3,545 | 863 | 5,500 | 2,818 | 0.25 | 3,545 | 863 | | |
| R3 | 20,127 | 3,082 | 2,682 | 0.13 | 5,032 | 2,350 | 5,500 | 2,818 | 0.25 | 5,032 | 2,350 | | |
| R3 | 20,178 | 3,082 | 2,682 | 0.13 | 5,045 | 2,363 | 5,500 | 2,818 | 0.25 | 5,045 | 2,363 | | |
| R3 | 19,687 | 3,080 | 2,680 | 0.14 | 4,922 | 2,242 | 5,500 | 2,820 | 0.25 | 4,922 | 2,242 | | |
| R3 | 24,376 | 3,078 | 2,678 | 0.11 | 6,094 | 3,416 | 5,500 | 2,822 | 0.25 | 6,094 | 3,416 | | |
| R3 | 20,446 | 3,077 | 2,677 | 0.13 | 5,111 | 2,434 | 5,500 | 2,823 | 0.25 | 5,111 | 2,434 | | |
| R3 | 20,121 | 3,071 | 2,671 | 0.13 | 5,030 | 2,359 | 5,500 | 2,829 | 0.25 | 5,030 | 2,359 | | |
| R3 | 21,772 | 3,069 | 2,669 | 0.12 | 5,443 | 2,774 | 5,500 | 2,831 | 0.25 | 5,443 | 2,774 | | |
| R3 | 23,739 | 3,068 | 2,668 | 0.11 | 5,935 | 3,267 | 5,500 | 2,832 | 0.25 | 5,935 | 3,267 | | |
| R3 | 19,869 | 3,067 | 2,667 | 0.13 | 4,967 | 2,300 | 5,500 | 2,833 | 0.25 | 4,967 | 2,300 | | |
| R3 | 20,456 | 3,067 | 2,667 | 0.13 | 5,114 | 2,447 | 5,500 | 2,833 | 0.25 | 5,114 | 2,447 | | |
| R3 | 19,984 | 3,066 | 2,666 | 0.13 | 4,996 | 2,330 | 5,500 | 2,834 | 0.25 | 4,996 | 2,330 | | |
| R3 | 21,967 | 3,066 | 2,666 | 0.12 | 5,492 | 2,826 | 5,500 | 2,834 | 0.25 | 5,492 | 2,826 | | |
| R3 | 20,012 | 3,065 | 2,665 | 0.13 | 5,003 | 2,338 | 5,500 | 2,835 | 0.25 | 5,003 | 2,338 | | |
| R3 | 19,725 | 3,064 | 2,664 | 0.14 | 4,931 | 2,267 | 5,500 | 2,836 | 0.25 | 4,931 | 2,267 | | |
| R3 | 20,004 | 3,061 | 2,661 | 0.13 | 5,001 | 2,340 | 5,500 | 2,839 | 0.25 | 5,001 | 2,340 | | |
| R3 | 21,895 | 3,057 | 2,657 | 0.12 | 5,474 | 2,817 | 5,500 | 2,843 | 0.25 | 5,474 | 2,817 | | |
| R3 | 20,623 | 3,056 | 2,656 | 0.13 | 5,156 | 2,500 | 5,500 | 2,844 | 0.25 | 5,156 | 2,500 | | |
| R3 | 19,527 | 3,053 | 2,653 | 0.14 | 4,882 | 2,229 | 5,500 | 2,847 | 0.25 | 4,882 | 2,229 | | |
| R3 | 20,040 | 3,051 | 2,651 | 0.13 | 5,010 | 2,359 | 5,500 | 2,849 | 0.25 | 5,010 | 2,359 | | |
| R3 | 18,086 | 3,050 | 2,650 | 0.15 | 4,522 | 1,872 | 5,500 | 2,850 | 0.25 | 4,522 | 1,872 | | |
| R3 | 20,001 | 3,050 | 2,650 | 0.13 | 5,000 | 2,350 | 5,500 | 2,850 | 0.25 | 5,000 | 2,350 | | |
| R3 | 21,749 | 3,050 | 2,650 | 0.12 | 5,437 | 2,787 | 5,500 | 2,850 | 0.25 | 5,437 | 2,787 | | |
| R3 | 20,070 | 3,048 | 2,648 | 0.13 | 5,018 | 2,370 | 5,500 | 2,852 | 0.25 | 5,018 | 2,370 | | |
| R3 | 22,255 | 3,048 | 2,648 | 0.12 | 5,564 | 2,916 | 5,500 | 2,852 | 0.25 | 5,564 | 2,916 | | |
| R3 | 19,987 | 3,047 | 2,647 | 0.13 | 4,997 | 2,350 | 5,500 | 2,853 | 0.25 | 4,997 | 2,350 | | |
| R3 | 19,992 | 3,047 | 2,647 | 0.13 | 4,998 | 2,351 | 5,500 | 2,853 | 0.25 | 4,998 | 2,351 | | |
| R3 | 20,021 | 3,047 | 2,647 | 0.13 | 5,005 | 2,358 | 5,500 | 2,853 | 0.25 | 5,005 | 2,358 | | |
| R3 | 20,024 | 3,047 | 2,647 | 0.13 | 5,006 | 2,359 | 5,500 | 2,853 | 0.25 | 5,006 | 2,359 | | |
| R3 | 20,029 | 3,047 | 2,647 | 0.13 | 5,007 | 2,360 | 5,500 | 2,853 | 0.25 | 5,007 | 2,360 | | |
| R3 | 20,635 | 3,047 | 2,647 | 0.13 | 5,159 | 2,512 | 5,500 | 2,853 | 0.25 | 5,159 | 2,512 | | |
| R3 | 20,889 | 3,047 | 2,647 | 0.13 | 5,222 | 2,575 | 5,500 | 2,853 | 0.25 | 5,222 | 2,575 | | |
| R3 | 22,258 | 3,047 | 2,647 | 0.12 | 5,564 | 2,917 | 5,500 | 2,853 | 0.25 | 5,564 | 2,917 | | |
| R3 | 20,622 | 3,046 | 2,646 | 0.13 | 5,156 | 2,510 | 5,500 | 2,854 | 0.25 | 5,156 | 2,510 | | |
| R3 | 29,870 | 3,044 | 2,644 | 0.09 | 7,467 | 4,823 | 5,500 | 2,856 | 0.25 | 7,467 | 4,823 | | |
| R3 | 21,503 | 3,043 | 2,643 | 0.12 | 5,376 | 2,733 | 5,500 | 2,857 | 0.25 | 5,376 | 2,733 | | |
| R3 | 19,958 | 3,041 | 2,641 | 0.13 | 4,990 | 2,349 | 5,500 | 2,859 | 0.25 | 4,990 | 2,349 | | |
| R3 | 20,077 | 3,040 | 2,640 | 0.13 | 5,019 | 2,379 | 5,500 | 2,860 | 0.25 | 5,019 | 2,379 | | |
| R3 | 20,035 | 3,038 | 2,638 | 0.13 | 5,009 | 2,371 | 5,500 | 2,862 | 0.25 | 5,009 | 2,371 | | |
| R3 | 24,427 | 3,037 | 2,637 | 0.11 | 6,107 | 3,470 | 5,500 | 2,863 | 0.25 | 6,107 | 3,470 | | |
| R3 | 20,002 | 3,034 | 2,634 | 0.13 | 5,001 | 2,367 | 5,500 | 2,866 | 0.25 | 5,001 | 2,367 | | |
| R3 | 25,345 | 3,031 | 2,631 | 0.10 | 6,336 | 3,705 | 5,500 | 2,869 | 0.25 | 6,336 | 3,705 | | |
| R3 | 19,681 | 3,027 | 2,627 | 0.13 | 4,920 | 2,293 | 5,500 | 2,873 | 0.25 | 4,920 | 2,293 | | |
| R3 | 25,452 | 3,026 | 2,626 | 0.10 | 6,363 | 3,737 | 5,500 | 2,874 | 0.25 | 6,363 | 3,737 | | |
| R3 | 20,060 | 3,025 | 2,625 | 0.13 | 5,015 | 2,390 | 5,500 | 2,875 | 0.25 | 5,015 | 2,390 | | |
| R3 | 22,026 | 3,024 | 2,624 | 0.12 | 5,506 | 2,882 | 5,500 | 2,876 | 0.25 | 5,506 | 2,882 | | |
| R3 | 24,266 | 3,024 | 2,624 | 0.11 | 6,066 | 3,442 | 5,500 | 2,876 | 0.25 | 6,066 | 3,442 | | |
| R3 | 19,957 | 3,022 | 2,622 | 0.13 | 4,989 | 2,367 | 5,500 | 2,878 | 0.25 | 4,989 | 2,367 | | |
| R3 | 20,086 | 3,022 | 2,622 | 0.13 | 5,022 | 2,400 | 5,500 | 2,878 | 0.25 | 5,022 | 2,400 | | |
| R3 | 20,070 | 3,021 | 2,621 | 0.13 | 5,017 | 2,396 | 5,500 | 2,879 | 0.25 | 5,017 | 2,396 | | |
| R3 | 19,327 | 3,018 | 2,618 | 0.14 | 4,832 | 2,214 | 5,500 | 2,882 | 0.25 | 4,832 | 2,214 | | |
| R3 | 20,081 | 3,018 | 2,618 | 0.13 | 5,020 | 2,402 | 5,500 | 2,882 | 0.25 | 5,020 | 2,402 | | |
| R3 | 21,786 | 3,016 | 2,616 | 0.12 | 5,447 | 2,831 | 5,500 | 2,884 | 0.25 | 5,447 | 2,831 | | |
| R3 | 20,004 | 3,011 | 2,611 | 0.13 | 5,001 | 2,390 | 5,500 | 2,889 | 0.25 | 5,001 | 2,390 | | |
| R3 | 19,968 | 3,010 | 2,610 | 0.13 | 4,992 | 2,382 | 5,500 | 2,890 | 0.25 | 4,992 | 2,382 | | |
| R3 | 20,051 | 3,010 | 2,610 | 0.13 | 5,013 | 2,403 | 5,500 | 2,890 | 0.25 | 5,013 | 2,403 | | |
| R3 | 20,256 | 3,008 | 2,608 | 0.13 | 5,064 | 2,456 | 5,500 | 2,892 | 0.25 | 5,064 | 2,456 | | |
| R3 | 20,861 | 3,008 | 2,608 | 0.13 | 5,215 | 2,607 | 5,500 | 2,892 | 0.25 | 5,215 | 2,607 | | |
| R3 | 22,074 | 3,008 | 2,608 | 0.12 | 5,518 | 2,910 | 5,500 | 2,892 | 0.25 | 5,518 | 2,910 | | |
| R3 | 25,322 | 3,007 | 2,607 | 0.10 | 6,330 | 3,723 | 5,500 | 2,893 | 0.25 | 6,330 | 3,723 | | |
| R3 | 20,004 | 3,006 | 2,606 | 0.13 | 5,001 | 2,395 | 5,500 | 2,894 | 0.25 | 5,001 | 2,395 | | |
| R3 | 20,198 | 3,005 | 2,605 | 0.13 | 5,049 | 2,444 | 5,500 | 2,895 | 0.25 | 5,049 | 2,444 | | |
| R3 | 25,210 | 3,005 | 2,605 | 0.10 | 6,302 | 3,697 | 5,500 | 2,895 | 0.25 | 6,302 | 3,697 | | |
| R3 | 20,431 | 3,000 | 2,600 | 0.13 | 5,108 | 2,508 | 5,500 | 2,900 | 0.25 | 5,108 | 2,508 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 20,027 | 2,997 | 2,597 | 0.13 | 5,007 | 2,410 | 5,500 | 2,903 | 0.25 | 5,007 | 2,410 | | |
| R3 | 20,171 | 2,988 | 2,588 | 0.13 | 5,043 | 2,455 | 5,500 | 2,912 | 0.25 | 5,043 | 2,455 | | |
| R3 | 25,814 | 2,988 | 2,588 | 0.10 | 6,453 | 3,865 | 5,500 | 2,912 | 0.25 | 6,453 | 3,865 | | |
| R3 | 20,324 | 2,987 | 2,587 | 0.13 | 5,081 | 2,494 | 5,500 | 2,913 | 0.25 | 5,081 | 2,494 | | |
| R3 | 19,846 | 2,986 | 2,586 | 0.13 | 4,961 | 2,375 | 5,500 | 2,914 | 0.25 | 4,961 | 2,375 | | |
| R3 | 20,520 | 2,986 | 2,586 | 0.13 | 5,130 | 2,544 | 5,500 | 2,914 | 0.25 | 5,130 | 2,544 | | |
| R3 | 19,496 | 2,984 | 2,584 | 0.13 | 4,874 | 2,290 | 5,500 | 2,916 | 0.25 | 4,874 | 2,290 | | |
| R3 | 20,004 | 2,984 | 2,584 | 0.13 | 5,001 | 2,417 | 5,500 | 2,916 | 0.25 | 5,001 | 2,417 | | |
| R3 | 20,034 | 2,984 | 2,584 | 0.13 | 5,008 | 2,424 | 5,500 | 2,916 | 0.25 | 5,008 | 2,424 | | |
| R3 | 20,027 | 2,981 | 2,581 | 0.13 | 5,007 | 2,426 | 5,500 | 2,919 | 0.25 | 5,007 | 2,426 | | |
| R3 | 20,147 | 2,979 | 2,579 | 0.13 | 5,037 | 2,458 | 5,500 | 2,921 | 0.25 | 5,037 | 2,458 | | |
| R3 | 20,045 | 2,976 | 2,576 | 0.13 | 5,011 | 2,435 | 5,500 | 2,924 | 0.25 | 5,011 | 2,435 | | |
| R3 | 20,880 | 2,976 | 2,576 | 0.12 | 5,220 | 2,644 | 5,500 | 2,924 | 0.25 | 5,220 | 2,644 | | |
| R3 | 19,842 | 2,975 | 2,575 | 0.13 | 4,961 | 2,386 | 5,500 | 2,925 | 0.25 | 4,961 | 2,386 | | |
| R3 | 20,506 | 2,974 | 2,574 | 0.13 | 5,126 | 2,552 | 5,500 | 2,926 | 0.25 | 5,126 | 2,552 | | |
| R3 | 19,829 | 2,972 | 2,572 | 0.13 | 4,957 | 2,385 | 5,500 | 2,928 | 0.25 | 4,957 | 2,385 | | |
| R3 | 19,901 | 2,972 | 2,572 | 0.13 | 4,975 | 2,403 | 5,500 | 2,928 | 0.25 | 4,975 | 2,403 | | |
| R3 | 19,933 | 2,970 | 2,570 | 0.13 | 4,983 | 2,413 | 5,500 | 2,930 | 0.25 | 4,983 | 2,413 | | |
| R3 | 21,268 | 2,968 | 2,568 | 0.12 | 5,317 | 2,749 | 5,500 | 2,932 | 0.25 | 5,317 | 2,749 | | |
| R3 | 20,049 | 2,966 | 2,566 | 0.13 | 5,012 | 2,446 | 5,500 | 2,934 | 0.25 | 5,012 | 2,446 | | |
| R3 | 20,187 | 2,966 | 2,566 | 0.13 | 5,047 | 2,481 | 5,500 | 2,934 | 0.25 | 5,047 | 2,481 | | |
| R3 | 20,004 | 2,965 | 2,565 | 0.13 | 5,001 | 2,436 | 5,500 | 2,935 | 0.25 | 5,001 | 2,436 | | |
| R3 | 18,702 | 2,964 | 2,564 | 0.14 | 4,676 | 2,112 | 5,500 | 2,936 | 0.25 | 4,676 | 2,112 | | |
| R3 | 25,657 | 2,964 | 2,564 | 0.10 | 6,414 | 3,850 | 5,500 | 2,936 | 0.25 | 6,414 | 3,850 | | |
| R3 | 14,668 | 2,962 | 2,562 | 0.17 | 3,667 | 1,105 | 5,500 | 2,938 | 0.25 | 3,667 | 1,105 | | |
| R3 | 20,560 | 2,961 | 2,561 | 0.12 | 5,140 | 2,579 | 5,500 | 2,939 | 0.25 | 5,140 | 2,579 | | |
| R3 | 22,163 | 2,959 | 2,559 | 0.12 | 5,541 | 2,982 | 5,500 | 2,941 | 0.25 | 5,541 | 2,982 | | |
| R3 | 21,087 | 2,953 | 2,553 | 0.12 | 5,272 | 2,719 | 5,500 | 2,947 | 0.25 | 5,272 | 2,719 | | |
| R3 | 24,484 | 2,953 | 2,553 | 0.10 | 6,121 | 3,568 | 5,500 | 2,947 | 0.25 | 6,121 | 3,568 | | |
| R3 | 20,232 | 2,952 | 2,552 | 0.13 | 5,058 | 2,506 | 5,500 | 2,948 | 0.25 | 5,058 | 2,506 | | |
| R3 | 21,053 | 2,952 | 2,552 | 0.12 | 5,263 | 2,711 | 5,500 | 2,948 | 0.25 | 5,263 | 2,711 | | |
| R3 | 19,994 | 2,949 | 2,549 | 0.13 | 4,999 | 2,450 | 5,500 | 2,951 | 0.25 | 4,999 | 2,450 | | |
| R3 | 20,172 | 2,949 | 2,549 | 0.13 | 5,043 | 2,494 | 5,500 | 2,951 | 0.25 | 5,043 | 2,494 | | |
| R3 | 20,118 | 2,948 | 2,548 | 0.13 | 5,029 | 2,481 | 5,500 | 2,952 | 0.25 | 5,029 | 2,481 | | |
| R3 | 23,284 | 2,948 | 2,548 | 0.11 | 5,821 | 3,273 | 5,500 | 2,952 | 0.25 | 5,821 | 3,273 | | |
| R3 | 20,853 | 2,945 | 2,545 | 0.12 | 5,213 | 2,668 | 5,500 | 2,955 | 0.25 | 5,213 | 2,668 | | |
| R3 | 20,353 | 2,944 | 2,544 | 0.12 | 5,088 | 2,544 | 5,500 | 2,956 | 0.25 | 5,088 | 2,544 | | |
| R3 | 19,858 | 2,943 | 2,543 | 0.13 | 4,965 | 2,422 | 5,500 | 2,957 | 0.25 | 4,965 | 2,422 | | |
| R3 | 22,002 | 2,943 | 2,543 | 0.12 | 5,500 | 2,957 | 5,500 | 2,957 | 0.25 | 5,500 | 2,957 | | |
| R3 | 19,968 | 2,941 | 2,541 | 0.13 | 4,992 | 2,451 | 5,500 | 2,959 | 0.25 | 4,992 | 2,451 | | |
| R3 | 19,993 | 2,941 | 2,541 | 0.13 | 4,998 | 2,457 | 5,500 | 2,959 | 0.25 | 4,998 | 2,457 | | |
| R3 | 20,432 | 2,936 | 2,536 | 0.12 | 5,108 | 2,572 | 5,500 | 2,964 | 0.25 | 5,108 | 2,572 | | |
| R3 | 19,857 | 2,935 | 2,535 | 0.13 | 4,964 | 2,429 | 5,500 | 2,965 | 0.25 | 4,964 | 2,429 | | |
| R3 | 20,070 | 2,933 | 2,533 | 0.13 | 5,018 | 2,485 | 5,500 | 2,967 | 0.25 | 5,018 | 2,485 | | |
| R3 | 21,692 | 2,932 | 2,532 | 0.12 | 5,423 | 2,891 | 5,500 | 2,968 | 0.25 | 5,423 | 2,891 | | |
| R3 | 13,795 | 2,930 | 2,530 | 0.18 | 3,449 | 919 | 5,500 | 2,970 | 0.25 | 3,449 | 919 | | |
| R3 | 14,040 | 2,930 | 2,530 | 0.18 | 3,510 | 980 | 5,500 | 2,970 | 0.25 | 3,510 | 980 | | |
| R3 | 14,535 | 2,930 | 2,530 | 0.17 | 3,634 | 1,104 | 5,500 | 2,970 | 0.25 | 3,634 | 1,104 | | |
| R3 | 15,167 | 2,930 | 2,530 | 0.17 | 3,792 | 1,262 | 5,500 | 2,970 | 0.25 | 3,792 | 1,262 | | |
| R3 | 15,996 | 2,930 | 2,530 | 0.16 | 3,999 | 1,469 | 5,500 | 2,970 | 0.25 | 3,999 | 1,469 | | |
| R3 | 16,146 | 2,930 | 2,530 | 0.16 | 4,036 | 1,506 | 5,500 | 2,970 | 0.25 | 4,036 | 1,506 | | |
| R3 | 20,095 | 2,930 | 2,530 | 0.13 | 5,024 | 2,494 | 5,500 | 2,970 | 0.25 | 5,024 | 2,494 | | |
| R3 | 20,095 | 2,930 | 2,530 | 0.13 | 5,024 | 2,494 | 5,500 | 2,970 | 0.25 | 5,024 | 2,494 | | |
| R3 | 20,200 | 2,930 | 2,530 | 0.13 | 5,050 | 2,520 | 5,500 | 2,970 | 0.25 | 5,050 | 2,520 | | |
| R3 | 20,225 | 2,930 | 2,530 | 0.13 | 5,056 | 2,526 | 5,500 | 2,970 | 0.25 | 5,056 | 2,526 | | |
| R3 | 20,302 | 2,930 | 2,530 | 0.12 | 5,075 | 2,545 | 5,500 | 2,970 | 0.25 | 5,075 | 2,545 | | |
| R3 | 20,508 | 2,930 | 2,530 | 0.12 | 5,127 | 2,597 | 5,500 | 2,970 | 0.25 | 5,127 | 2,597 | | |
| R3 | 20,861 | 2,930 | 2,530 | 0.12 | 5,215 | 2,685 | 5,500 | 2,970 | 0.25 | 5,215 | 2,685 | | |
| R3 | 20,976 | 2,930 | 2,530 | 0.12 | 5,244 | 2,714 | 5,500 | 2,970 | 0.25 | 5,244 | 2,714 | | |
| R3 | 21,672 | 2,930 | 2,530 | 0.12 | 5,418 | 2,888 | 5,500 | 2,970 | 0.25 | 5,418 | 2,888 | | |
| R3 | 21,806 | 2,930 | 2,530 | 0.12 | 5,451 | 2,921 | 5,500 | 2,970 | 0.25 | 5,451 | 2,921 | | |
| R3 | 20,091 | 2,929 | 2,529 | 0.13 | 5,023 | 2,494 | 5,500 | 2,971 | 0.25 | 5,023 | 2,494 | | |
| R3 | 32,082 | 2,928 | 2,528 | 0.08 | 8,021 | 5,493 | 5,500 | 2,972 | 0.25 | 8,021 | 5,493 | | |
| R3 | 24,507 | 2,926 | 2,526 | 0.10 | 6,127 | 3,601 | 5,500 | 2,974 | 0.25 | 6,127 | 3,601 | | |
| R3 | 20,095 | 2,918 | 2,518 | 0.13 | 5,024 | 2,506 | 5,500 | 2,982 | 0.25 | 5,024 | 2,506 | | |
| R3 | 23,869 | 2,918 | 2,518 | 0.11 | 5,967 | 3,449 | 5,500 | 2,982 | 0.25 | 5,967 | 3,449 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------------|------------|-----------------------------|----------------------|--------------------|--|-----------------|---------------------------------|---|---|--|
| R3 | 25,885 | 2,918 | 2,518 | 0.10 | 6,471 | 3,953 | 5,500 | 2,982 | 0.25 | 6,471 | 3,953 | | |
| R3 | 19,399 | 2,916 | 2,516 | 0.13 | 4,850 | 2,334 | 5,500 | 2,984 | 0.25 | 4,850 | 2,334 | | |
| R3 | 20,029 | 2,913 | 2,513 | 0.13 | 5,007 | 2,494 | 5,500 | 2,987 | 0.25 | 5,007 | 2,494 | | |
| R3 | 20,028 | 2,912 | 2,512 | 0.13 | 5,007 | 2,495 | 5,500 | 2,988 | 0.25 | 5,007 | 2,495 | | |
| R3 | 20,460 | 2,910 | 2,510 | 0.12 | 5,115 | 2,605 | 5,500 | 2,990 | 0.25 | 5,115 | 2,605 | | |
| R3 | 19,739 | 2,906 | 2,506 | 0.13 | 4,935 | 2,429 | 5,500 | 2,994 | 0.25 | 4,935 | 2,429 | | |
| R3 | 20,467 | 2,905 | 2,505 | 0.12 | 5,117 | 2,612 | 5,500 | 2,995 | 0.25 | 5,117 | 2,612 | | |
| R3 | 20,147 | 2,904 | 2,504 | 0.12 | 5,037 | 2,533 | 5,500 | 2,996 | 0.25 | 5,037 | 2,533 | | |
| R3 | 20,299 | 2,897 | 2,497 | 0.12 | 5,075 | 2,578 | 5,500 | 3,003 | 0.25 | 5,075 | 2,578 | | |
| R3 | 20,050 | 2,895 | 2,495 | 0.12 | 5,013 | 2,518 | 5,500 | 3,005 | 0.25 | 5,013 | 2,518 | | |
| R3 | 20,813 | 2,894 | 2,494 | 0.12 | 5,203 | 2,709 | 5,500 | 3,006 | 0.25 | 5,203 | 2,709 | | |
| R3 | 22,848 | 2,893 | 2,493 | 0.11 | 5,712 | 3,219 | 5,500 | 3,007 | 0.25 | 5,712 | 3,219 | | |
| R3 | 30,948 | 2,891 | 2,491 | 0.08 | 7,737 | 5,246 | 5,500 | 3,009 | 0.25 | 7,737 | 5,246 | | |
| R3 | 20,123 | 2,889 | 2,489 | 0.12 | 5,031 | 2,542 | 5,500 | 3,011 | 0.25 | 5,031 | 2,542 | | |
| R3 | 20,006 | 2,888 | 2,488 | 0.12 | 5,001 | 2,513 | 5,500 | 3,012 | 0.25 | 5,001 | 2,513 | | |
| R3 | 20,094 | 2,887 | 2,487 | 0.12 | 5,023 | 2,536 | 5,500 | 3,013 | 0.25 | 5,023 | 2,536 | | |
| R3 | 31,810 | 2,886 | 2,486 | 0.08 | 7,952 | 5,466 | 5,500 | 3,014 | 0.25 | 7,952 | 5,466 | | |
| R3 | 19,899 | 2,885 | 2,485 | 0.12 | 4,975 | 2,490 | 5,500 | 3,015 | 0.25 | 4,975 | 2,490 | | |
| R3 | 20,486 | 2,883 | 2,483 | 0.12 | 5,121 | 2,638 | 5,500 | 3,017 | 0.25 | 5,121 | 2,638 | | |
| R3 | 21,403 | 2,883 | 2,483 | 0.12 | 5,351 | 2,868 | 5,500 | 3,017 | 0.25 | 5,351 | 2,868 | | |
| R3 | 19,559 | 2,881 | 2,481 | 0.13 | 4,890 | 2,409 | 5,500 | 3,019 | 0.25 | 4,890 | 2,409 | | |
| R3 | 19,982 | 2,878 | 2,478 | 0.12 | 4,995 | 2,517 | 5,500 | 3,022 | 0.25 | 4,995 | 2,517 | | |
| R3 | 22,270 | 2,874 | 2,474 | 0.11 | 5,568 | 3,094 | 5,500 | 3,026 | 0.25 | 5,568 | 3,094 | | |
| R3 | 14,351 | 2,870 | 2,470 | 0.17 | 3,588 | 1,118 | 5,500 | 3,030 | 0.25 | 3,588 | 1,118 | | |
| R3 | 14,731 | 2,870 | 2,470 | 0.17 | 3,683 | 1,213 | 5,500 | 3,030 | 0.25 | 3,683 | 1,213 | | |
| R3 | 23,237 | 2,870 | 2,470 | 0.11 | 5,809 | 3,339 | 5,500 | 3,030 | 0.25 | 5,809 | 3,339 | | |
| R3 | 20,121 | 2,868 | 2,468 | 0.12 | 5,030 | 2,562 | 5,500 | 3,032 | 0.25 | 5,030 | 2,562 | | |
| R3 | 19,845 | 2,866 | 2,466 | 0.12 | 4,961 | 2,495 | 5,500 | 3,034 | 0.25 | 4,961 | 2,495 | | |
| R3 | 19,997 | 2,865 | 2,465 | 0.12 | 4,999 | 2,534 | 5,500 | 3,035 | 0.25 | 4,999 | 2,534 | | |
| R3 | 19,315 | 2,864 | 2,464 | 0.13 | 4,829 | 2,365 | 5,500 | 3,036 | 0.25 | 4,829 | 2,365 | | |
| R3 | 21,934 | 2,864 | 2,464 | 0.11 | 5,484 | 3,020 | 5,500 | 3,036 | 0.25 | 5,484 | 3,020 | | |
| R3 | 19,765 | 2,863 | 2,463 | 0.12 | 4,941 | 2,478 | 5,500 | 3,037 | 0.25 | 4,941 | 2,478 | | |
| R3 | 20,167 | 2,862 | 2,462 | 0.12 | 5,042 | 2,580 | 5,500 | 3,038 | 0.25 | 5,042 | 2,580 | | |
| R3 | 21,367 | 2,862 | 2,462 | 0.12 | 5,342 | 2,880 | 5,500 | 3,038 | 0.25 | 5,342 | 2,880 | | |
| R3 | 21,452 | 2,860 | 2,460 | 0.11 | 5,363 | 2,903 | 5,500 | 3,040 | 0.25 | 5,363 | 2,903 | | |
| R3 | 20,169 | 2,856 | 2,456 | 0.12 | 5,042 | 2,586 | 5,500 | 3,044 | 0.25 | 5,042 | 2,586 | | |
| R3 | 24,818 | 2,856 | 2,456 | 0.10 | 6,205 | 3,749 | 5,500 | 3,044 | 0.25 | 6,205 | 3,749 | | |
| R3 | 20,717 | 2,855 | 2,455 | 0.12 | 5,179 | 2,724 | 5,500 | 3,045 | 0.25 | 5,179 | 2,724 | | |
| R3 | 20,004 | 2,853 | 2,453 | 0.12 | 5,001 | 2,548 | 5,500 | 3,047 | 0.25 | 5,001 | 2,548 | | |
| R3 | 23,959 | 2,851 | 2,451 | 0.10 | 5,990 | 3,539 | 5,500 | 3,049 | 0.25 | 5,990 | 3,539 | | |
| R3 | 14,771 | 2,846 | 2,446 | 0.17 | 3,693 | 1,247 | 5,500 | 3,054 | 0.25 | 3,693 | 1,247 | | |
| R3 | 15,024 | 2,844 | 2,444 | 0.16 | 3,756 | 1,312 | 5,500 | 3,056 | 0.25 | 3,756 | 1,312 | | |
| R3 | 15,167 | 2,844 | 2,444 | 0.16 | 3,792 | 1,348 | 5,500 | 3,056 | 0.25 | 3,792 | 1,348 | | |
| R3 | 20,614 | 2,844 | 2,444 | 0.12 | 5,153 | 2,709 | 5,500 | 3,056 | 0.25 | 5,153 | 2,709 | | |
| R3 | 13,971 | 2,842 | 2,442 | 0.17 | 3,493 | 1,051 | 5,500 | 3,058 | 0.25 | 3,493 | 1,051 | | |
| R3 | 20,254 | 2,842 | 2,442 | 0.12 | 5,063 | 2,621 | 5,500 | 3,058 | 0.25 | 5,063 | 2,621 | | |
| R3 | 20,874 | 2,842 | 2,442 | 0.12 | 5,219 | 2,777 | 5,500 | 3,058 | 0.25 | 5,219 | 2,777 | | |
| R3 | 20,936 | 2,842 | 2,442 | 0.12 | 5,234 | 2,792 | 5,500 | 3,058 | 0.25 | 5,234 | 2,792 | | |
| R3 | 20,001 | 2,840 | 2,440 | 0.12 | 5,000 | 2,560 | 5,500 | 3,060 | 0.25 | 5,000 | 2,560 | | |
| R3 | 20,227 | 2,840 | 2,440 | 0.12 | 5,057 | 2,617 | 5,500 | 3,060 | 0.25 | 5,057 | 2,617 | | |
| R3 | 20,169 | 2,838 | 2,438 | 0.12 | 5,042 | 2,604 | 5,500 | 3,062 | 0.25 | 5,042 | 2,604 | | |
| R3 | 20,001 | 2,837 | 2,437 | 0.12 | 5,000 | 2,563 | 5,500 | 3,063 | 0.25 | 5,000 | 2,563 | | |
| R3 | 21,151 | 2,836 | 2,436 | 0.12 | 5,288 | 2,852 | 5,500 | 3,064 | 0.25 | 5,288 | 2,852 | | |
| R3 | 21,116 | 2,834 | 2,434 | 0.12 | 5,279 | 2,845 | 5,500 | 3,066 | 0.25 | 5,279 | 2,845 | | |
| R3 | 21,304 | 2,834 | 2,434 | 0.11 | 5,326 | 2,892 | 5,500 | 3,066 | 0.25 | 5,326 | 2,892 | | |
| R3 | 20,066 | 2,832 | 2,432 | 0.12 | 5,017 | 2,585 | 5,500 | 3,068 | 0.25 | 5,017 | 2,585 | | |
| R3 | 20,444 | 2,831 | 2,431 | 0.12 | 5,111 | 2,680 | 5,500 | 3,069 | 0.25 | 5,111 | 2,680 | | |
| R3 | 22,372 | 2,830 | 2,430 | 0.11 | 5,593 | 3,163 | 5,500 | 3,070 | 0.25 | 5,593 | 3,163 | | |
| R3 | 27,719 | 2,830 | 2,430 | 0.09 | 6,930 | 4,500 | 5,500 | 3,070 | 0.25 | 6,930 | 4,500 | | |
| R3 | 21,674 | 2,828 | 2,428 | 0.11 | 5,419 | 2,991 | 5,500 | 3,072 | 0.25 | 5,419 | 2,991 | | |
| R3 | 20,000 | 2,827 | 2,427 | 0.12 | 5,000 | 2,573 | 5,500 | 3,073 | 0.25 | 5,000 | 2,573 | | |
| R3 | 19,995 | 2,822 | 2,422 | 0.12 | 4,999 | 2,577 | 5,500 | 3,078 | 0.25 | 4,999 | 2,577 | | |
| R3 | 20,510 | 2,822 | 2,422 | 0.12 | 5,128 | 2,706 | 5,500 | 3,078 | 0.25 | 5,128 | 2,706 | | |
| R3 | 20,001 | 2,820 | 2,420 | 0.12 | 5,000 | 2,580 | 5,500 | 3,080 | 0.25 | 5,000 | 2,580 | | |
| R3 | 20,065 | 2,820 | 2,420 | 0.12 | 5,016 | 2,596 | 5,500 | 3,080 | 0.25 | 5,016 | 2,596 | | |
| R3 | 20,554 | 2,820 | 2,420 | 0.12 | 5,139 | 2,719 | 5,500 | 3,080 | 0.25 | 5,139 | 2,719 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 19,994 | 2,816 | 2,416 | 0.12 | 4,999 | 2,583 | 5,500 | 3,084 | 0.25 | 4,999 | 2,583 | | |
| R3 | 20,002 | 2,816 | 2,416 | 0.12 | 5,001 | 2,585 | 5,500 | 3,084 | 0.25 | 5,001 | 2,585 | | |
| R3 | 20,046 | 2,816 | 2,416 | 0.12 | 5,011 | 2,595 | 5,500 | 3,084 | 0.25 | 5,011 | 2,595 | | |
| R3 | 20,476 | 2,816 | 2,416 | 0.12 | 5,119 | 2,703 | 5,500 | 3,084 | 0.25 | 5,119 | 2,703 | | |
| R3 | 24,546 | 2,816 | 2,416 | 0.10 | 6,137 | 3,721 | 5,500 | 3,084 | 0.25 | 6,137 | 3,721 | | |
| R3 | 20,055 | 2,815 | 2,415 | 0.12 | 5,014 | 2,599 | 5,500 | 3,085 | 0.25 | 5,014 | 2,599 | | |
| R3 | 19,766 | 2,814 | 2,414 | 0.12 | 4,942 | 2,528 | 5,500 | 3,086 | 0.25 | 4,942 | 2,528 | | |
| R3 | 20,516 | 2,814 | 2,414 | 0.12 | 5,129 | 2,715 | 5,500 | 3,086 | 0.25 | 5,129 | 2,715 | | |
| R3 | 19,899 | 2,813 | 2,413 | 0.12 | 4,975 | 2,562 | 5,500 | 3,087 | 0.25 | 4,975 | 2,562 | | |
| R3 | 21,397 | 2,813 | 2,413 | 0.11 | 5,349 | 2,936 | 5,500 | 3,087 | 0.25 | 5,349 | 2,936 | | |
| R3 | 20,001 | 2,812 | 2,412 | 0.12 | 5,000 | 2,588 | 5,500 | 3,088 | 0.25 | 5,000 | 2,588 | | |
| R3 | 20,159 | 2,812 | 2,412 | 0.12 | 5,040 | 2,628 | 5,500 | 3,088 | 0.25 | 5,040 | 2,628 | | |
| R3 | 21,333 | 2,812 | 2,412 | 0.11 | 5,333 | 2,921 | 5,500 | 3,088 | 0.25 | 5,333 | 2,921 | | |
| R3 | 33,826 | 2,812 | 2,412 | 0.07 | 8,456 | 6,044 | 5,500 | 3,088 | 0.25 | 8,456 | 6,044 | | |
| R3 | 20,259 | 2,809 | 2,409 | 0.12 | 5,065 | 2,656 | 5,500 | 3,091 | 0.25 | 5,065 | 2,656 | | |
| R3 | 20,112 | 2,808 | 2,408 | 0.12 | 5,028 | 2,620 | 5,500 | 3,092 | 0.25 | 5,028 | 2,620 | | |
| R3 | 20,220 | 2,808 | 2,408 | 0.12 | 5,055 | 2,647 | 5,500 | 3,092 | 0.25 | 5,055 | 2,647 | | |
| R3 | 23,369 | 2,808 | 2,408 | 0.10 | 5,842 | 3,434 | 5,500 | 3,092 | 0.25 | 5,842 | 3,434 | | |
| R3 | 40,221 | 2,806 | 2,406 | 0.06 | 10,055 | 7,649 | 5,500 | 3,094 | 0.25 | 10,055 | 7,649 | | |
| R3 | 19,994 | 2,802 | 2,402 | 0.12 | 4,999 | 2,597 | 5,500 | 3,098 | 0.25 | 4,999 | 2,597 | | |
| R3 | 20,004 | 2,801 | 2,401 | 0.12 | 5,001 | 2,600 | 5,500 | 3,099 | 0.25 | 5,001 | 2,600 | | |
| R3 | 20,000 | 2,800 | 2,400 | 0.12 | 5,000 | 2,600 | 5,500 | 3,100 | 0.25 | 5,000 | 2,600 | | |
| R3 | 20,028 | 2,800 | 2,400 | 0.12 | 5,007 | 2,607 | 5,500 | 3,100 | 0.25 | 5,007 | 2,607 | | |
| R3 | 19,931 | 2,799 | 2,399 | 0.12 | 4,983 | 2,584 | 5,500 | 3,101 | 0.25 | 4,983 | 2,584 | | |
| R3 | 20,851 | 2,798 | 2,398 | 0.12 | 5,213 | 2,815 | 5,500 | 3,102 | 0.25 | 5,213 | 2,815 | | |
| R3 | 20,950 | 2,797 | 2,397 | 0.11 | 5,238 | 2,841 | 5,500 | 3,103 | 0.25 | 5,238 | 2,841 | | |
| R3 | 20,147 | 2,794 | 2,394 | 0.12 | 5,037 | 2,643 | 5,500 | 3,106 | 0.25 | 5,037 | 2,643 | | |
| R3 | 20,388 | 2,794 | 2,394 | 0.12 | 5,097 | 2,703 | 5,500 | 3,106 | 0.25 | 5,097 | 2,703 | | |
| R3 | 26,620 | 2,794 | 2,394 | 0.09 | 6,655 | 4,261 | 5,500 | 3,106 | 0.25 | 6,655 | 4,261 | | |
| R3 | 20,121 | 2,790 | 2,390 | 0.12 | 5,030 | 2,640 | 5,500 | 3,110 | 0.25 | 5,030 | 2,640 | | |
| R3 | 21,906 | 2,790 | 2,390 | 0.11 | 5,477 | 3,087 | 5,500 | 3,110 | 0.25 | 5,477 | 3,087 | | |
| R3 | 20,270 | 2,789 | 2,389 | 0.12 | 5,067 | 2,678 | 5,500 | 3,111 | 0.25 | 5,067 | 2,678 | | |
| R3 | 13,999 | 2,787 | 2,387 | 0.17 | 3,500 | 1,113 | 5,500 | 3,113 | 0.25 | 3,500 | 1,113 | | |
| R3 | 20,000 | 2,787 | 2,387 | 0.12 | 5,000 | 2,613 | 5,500 | 3,113 | 0.25 | 5,000 | 2,613 | | |
| R3 | 19,851 | 2,786 | 2,386 | 0.12 | 4,963 | 2,577 | 5,500 | 3,114 | 0.25 | 4,963 | 2,577 | | |
| R3 | 19,964 | 2,786 | 2,386 | 0.12 | 4,991 | 2,605 | 5,500 | 3,114 | 0.25 | 4,991 | 2,605 | | |
| R3 | 20,123 | 2,786 | 2,386 | 0.12 | 5,031 | 2,645 | 5,500 | 3,114 | 0.25 | 5,031 | 2,645 | | |
| R3 | 20,233 | 2,786 | 2,386 | 0.12 | 5,058 | 2,672 | 5,500 | 3,114 | 0.25 | 5,058 | 2,672 | | |
| R3 | 20,001 | 2,784 | 2,384 | 0.12 | 5,000 | 2,616 | 5,500 | 3,116 | 0.25 | 5,000 | 2,616 | | |
| R3 | 21,542 | 2,783 | 2,383 | 0.11 | 5,385 | 3,002 | 5,500 | 3,117 | 0.25 | 5,385 | 3,002 | | |
| R3 | 28,864 | 2,783 | 2,383 | 0.08 | 7,216 | 4,833 | 5,500 | 3,117 | 0.25 | 7,216 | 4,833 | | |
| R3 | 19,704 | 2,778 | 2,378 | 0.12 | 4,926 | 2,548 | 5,500 | 3,122 | 0.25 | 4,926 | 2,548 | | |
| R3 | 19,833 | 2,776 | 2,376 | 0.12 | 4,958 | 2,582 | 5,500 | 3,124 | 0.25 | 4,958 | 2,582 | | |
| R3 | 22,234 | 2,776 | 2,376 | 0.11 | 5,558 | 3,182 | 5,500 | 3,124 | 0.25 | 5,558 | 3,182 | | |
| R3 | 20,019 | 2,774 | 2,374 | 0.12 | 5,005 | 2,631 | 5,500 | 3,126 | 0.25 | 5,005 | 2,631 | | |
| R3 | 19,992 | 2,773 | 2,373 | 0.12 | 4,998 | 2,625 | 5,500 | 3,127 | 0.25 | 4,998 | 2,625 | | |
| R3 | 20,097 | 2,773 | 2,373 | 0.12 | 5,024 | 2,651 | 5,500 | 3,127 | 0.25 | 5,024 | 2,651 | | |
| R3 | 22,336 | 2,773 | 2,373 | 0.11 | 5,584 | 3,211 | 5,500 | 3,127 | 0.25 | 5,584 | 3,211 | | |
| R3 | 15,776 | 2,772 | 2,372 | 0.15 | 3,944 | 1,572 | 5,500 | 3,128 | 0.25 | 3,944 | 1,572 | | |
| R3 | 19,732 | 2,768 | 2,368 | 0.12 | 4,933 | 2,565 | 5,500 | 3,132 | 0.25 | 4,933 | 2,565 | | |
| R3 | 20,080 | 2,768 | 2,368 | 0.12 | 5,020 | 2,652 | 5,500 | 3,132 | 0.25 | 5,020 | 2,652 | | |
| R3 | 20,554 | 2,767 | 2,367 | 0.12 | 5,139 | 2,772 | 5,500 | 3,133 | 0.25 | 5,139 | 2,772 | | |
| R3 | 20,108 | 2,766 | 2,366 | 0.12 | 5,027 | 2,661 | 5,500 | 3,134 | 0.25 | 5,027 | 2,661 | | |
| R3 | 20,559 | 2,765 | 2,365 | 0.12 | 5,140 | 2,775 | 5,500 | 3,135 | 0.25 | 5,140 | 2,775 | | |
| R3 | 19,951 | 2,764 | 2,364 | 0.12 | 4,988 | 2,624 | 5,500 | 3,136 | 0.25 | 4,988 | 2,624 | | |
| R3 | 20,001 | 2,764 | 2,364 | 0.12 | 5,000 | 2,636 | 5,500 | 3,136 | 0.25 | 5,000 | 2,636 | | |
| R3 | 19,959 | 2,763 | 2,363 | 0.12 | 4,990 | 2,627 | 5,500 | 3,137 | 0.25 | 4,990 | 2,627 | | |
| R3 | 20,004 | 2,763 | 2,363 | 0.12 | 5,001 | 2,638 | 5,500 | 3,137 | 0.25 | 5,001 | 2,638 | | |
| R3 | 20,032 | 2,763 | 2,363 | 0.12 | 5,008 | 2,645 | 5,500 | 3,137 | 0.25 | 5,008 | 2,645 | | |
| R3 | 23,020 | 2,762 | 2,362 | 0.10 | 5,755 | 3,393 | 5,500 | 3,138 | 0.25 | 5,755 | 3,393 | | |
| R3 | 13,999 | 2,760 | 2,360 | 0.17 | 3,500 | 1,140 | 5,500 | 3,140 | 0.25 | 3,500 | 1,140 | | |
| R3 | 19,385 | 2,760 | 2,360 | 0.12 | 4,846 | 2,486 | 5,500 | 3,140 | 0.25 | 4,846 | 2,486 | | |
| R3 | 19,876 | 2,760 | 2,360 | 0.12 | 4,969 | 2,609 | 5,500 | 3,140 | 0.25 | 4,969 | 2,609 | | |
| R3 | 21,691 | 2,760 | 2,360 | 0.11 | 5,423 | 3,063 | 5,500 | 3,140 | 0.25 | 5,423 | 3,063 | | |
| R3 | 26,282 | 2,758 | 2,358 | 0.09 | 6,571 | 4,213 | 5,500 | 3,142 | 0.25 | 6,571 | 4,213 | | |
| R3 | 15,023 | 2,754 | 2,354 | 0.16 | 3,756 | 1,402 | 5,500 | 3,146 | 0.25 | 3,756 | 1,402 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 20,332 | 2,751 | 2,351 | 0.12 | 5,083 | 2,732 | 5,500 | 3,149 | 0.25 | 5,083 | 2,732 | | |
| R3 | 22,144 | 2,751 | 2,351 | 0.11 | 5,536 | 3,185 | 5,500 | 3,149 | 0.25 | 5,536 | 3,185 | | |
| R3 | 19,481 | 2,750 | 2,350 | 0.12 | 4,870 | 2,520 | 5,500 | 3,150 | 0.25 | 4,870 | 2,520 | | |
| R3 | 14,794 | 2,748 | 2,348 | 0.16 | 3,699 | 1,351 | 5,500 | 3,152 | 0.25 | 3,699 | 1,351 | | |
| R3 | 24,104 | 2,747 | 2,347 | 0.10 | 6,026 | 3,679 | 5,500 | 3,153 | 0.25 | 6,026 | 3,679 | | |
| R3 | 20,001 | 2,744 | 2,344 | 0.12 | 5,000 | 2,656 | 5,500 | 3,156 | 0.25 | 5,000 | 2,656 | | |
| R3 | 20,119 | 2,744 | 2,344 | 0.12 | 5,030 | 2,686 | 5,500 | 3,156 | 0.25 | 5,030 | 2,686 | | |
| R3 | 21,687 | 2,744 | 2,344 | 0.11 | 5,422 | 3,078 | 5,500 | 3,156 | 0.25 | 5,422 | 3,078 | | |
| R3 | 22,927 | 2,744 | 2,344 | 0.10 | 5,732 | 3,388 | 5,500 | 3,156 | 0.25 | 5,732 | 3,388 | | |
| R3 | 28,673 | 2,740 | 2,340 | 0.08 | 7,168 | 4,828 | 5,500 | 3,160 | 0.25 | 7,168 | 4,828 | | |
| R3 | 19,980 | 2,734 | 2,334 | 0.12 | 4,995 | 2,661 | 5,500 | 3,166 | 0.25 | 4,995 | 2,661 | | |
| R3 | 25,450 | 2,732 | 2,332 | 0.09 | 6,363 | 4,031 | 5,500 | 3,168 | 0.25 | 6,363 | 4,031 | | |
| R3 | 25,727 | 2,732 | 2,332 | 0.09 | 6,432 | 4,100 | 5,500 | 3,168 | 0.25 | 6,432 | 4,100 | | |
| R3 | 20,907 | 2,731 | 2,331 | 0.11 | 5,227 | 2,896 | 5,500 | 3,169 | 0.25 | 5,227 | 2,896 | | |
| R3 | 19,877 | 2,730 | 2,330 | 0.12 | 4,969 | 2,639 | 5,500 | 3,170 | 0.25 | 4,969 | 2,639 | | |
| R3 | 20,008 | 2,730 | 2,330 | 0.12 | 5,002 | 2,672 | 5,500 | 3,170 | 0.25 | 5,002 | 2,672 | | |
| R3 | 20,010 | 2,730 | 2,330 | 0.12 | 5,002 | 2,672 | 5,500 | 3,170 | 0.25 | 5,002 | 2,672 | | |
| R3 | 23,200 | 2,730 | 2,330 | 0.10 | 5,800 | 3,470 | 5,500 | 3,170 | 0.25 | 5,800 | 3,470 | | |
| R3 | 20,001 | 2,729 | 2,329 | 0.12 | 5,000 | 2,671 | 5,500 | 3,171 | 0.25 | 5,000 | 2,671 | | |
| R3 | 23,933 | 2,723 | 2,323 | 0.10 | 5,983 | 3,660 | 5,500 | 3,177 | 0.25 | 5,983 | 3,660 | | |
| R3 | 24,000 | 2,723 | 2,323 | 0.10 | 6,000 | 3,677 | 5,500 | 3,177 | 0.25 | 6,000 | 3,677 | | |
| R3 | 21,367 | 2,719 | 2,319 | 0.11 | 5,342 | 3,023 | 5,500 | 3,181 | 0.25 | 5,342 | 3,023 | | |
| R3 | 23,275 | 2,719 | 2,319 | 0.10 | 5,819 | 3,500 | 5,500 | 3,181 | 0.25 | 5,819 | 3,500 | | |
| R3 | 19,777 | 2,718 | 2,318 | 0.12 | 4,944 | 2,626 | 5,500 | 3,182 | 0.25 | 4,944 | 2,626 | | |
| R3 | 19,797 | 2,716 | 2,316 | 0.12 | 4,949 | 2,633 | 5,500 | 3,184 | 0.25 | 4,949 | 2,633 | | |
| R3 | 20,032 | 2,716 | 2,316 | 0.12 | 5,008 | 2,692 | 5,500 | 3,184 | 0.25 | 5,008 | 2,692 | | |
| R3 | 22,462 | 2,715 | 2,315 | 0.10 | 5,615 | 3,300 | 5,500 | 3,185 | 0.25 | 5,615 | 3,300 | | |
| R3 | 19,938 | 2,714 | 2,314 | 0.12 | 4,984 | 2,670 | 5,500 | 3,186 | 0.25 | 4,984 | 2,670 | | |
| R3 | 20,235 | 2,709 | 2,309 | 0.11 | 5,059 | 2,750 | 5,500 | 3,191 | 0.25 | 5,059 | 2,750 | | |
| R3 | 14,771 | 2,708 | 2,308 | 0.16 | 3,693 | 1,385 | 5,500 | 3,192 | 0.25 | 3,693 | 1,385 | | |
| R3 | 20,029 | 2,708 | 2,308 | 0.12 | 5,007 | 2,699 | 5,500 | 3,192 | 0.25 | 5,007 | 2,699 | | |
| R3 | 20,507 | 2,708 | 2,308 | 0.11 | 5,127 | 2,819 | 5,500 | 3,192 | 0.25 | 5,127 | 2,819 | | |
| R3 | 20,946 | 2,708 | 2,308 | 0.11 | 5,237 | 2,929 | 5,500 | 3,192 | 0.25 | 5,237 | 2,929 | | |
| R3 | 20,256 | 2,705 | 2,305 | 0.11 | 5,064 | 2,759 | 5,500 | 3,195 | 0.25 | 5,064 | 2,759 | | |
| R3 | 20,653 | 2,705 | 2,305 | 0.11 | 5,163 | 2,858 | 5,500 | 3,195 | 0.25 | 5,163 | 2,858 | | |
| R3 | 20,677 | 2,704 | 2,304 | 0.11 | 5,169 | 2,865 | 5,500 | 3,196 | 0.25 | 5,169 | 2,865 | | |
| R3 | 23,507 | 2,704 | 2,304 | 0.10 | 5,877 | 3,573 | 5,500 | 3,196 | 0.25 | 5,877 | 3,573 | | |
| R3 | 20,003 | 2,698 | 2,298 | 0.11 | 5,001 | 2,703 | 5,500 | 3,202 | 0.25 | 5,001 | 2,703 | | |
| R3 | 22,099 | 2,696 | 2,296 | 0.10 | 5,525 | 3,229 | 5,500 | 3,204 | 0.25 | 5,525 | 3,229 | | |
| R3 | 20,271 | 2,691 | 2,291 | 0.11 | 5,068 | 2,777 | 5,500 | 3,209 | 0.25 | 5,068 | 2,777 | | |
| R3 | 20,319 | 2,688 | 2,288 | 0.11 | 5,080 | 2,792 | 5,500 | 3,212 | 0.25 | 5,080 | 2,792 | | |
| R3 | 27,164 | 2,688 | 2,288 | 0.08 | 6,791 | 4,503 | 5,500 | 3,212 | 0.25 | 6,791 | 4,503 | | |
| R3 | 20,053 | 2,687 | 2,287 | 0.11 | 5,013 | 2,726 | 5,500 | 3,213 | 0.25 | 5,013 | 2,726 | | |
| R3 | 20,027 | 2,684 | 2,284 | 0.11 | 5,007 | 2,723 | 5,500 | 3,216 | 0.25 | 5,007 | 2,723 | | |
| R3 | 26,574 | 2,682 | 2,282 | 0.09 | 6,644 | 4,362 | 5,500 | 3,218 | 0.25 | 6,644 | 4,362 | | |
| R3 | 20,140 | 2,680 | 2,280 | 0.11 | 5,035 | 2,755 | 5,500 | 3,220 | 0.25 | 5,035 | 2,755 | | |
| R3 | 20,080 | 2,678 | 2,278 | 0.11 | 5,020 | 2,742 | 5,500 | 3,222 | 0.25 | 5,020 | 2,742 | | |
| R3 | 20,357 | 2,677 | 2,277 | 0.11 | 5,089 | 2,812 | 5,500 | 3,223 | 0.25 | 5,089 | 2,812 | | |
| R3 | 19,742 | 2,676 | 2,276 | 0.12 | 4,935 | 2,659 | 5,500 | 3,224 | 0.25 | 4,935 | 2,659 | | |
| R3 | 20,234 | 2,676 | 2,276 | 0.11 | 5,059 | 2,783 | 5,500 | 3,224 | 0.25 | 5,059 | 2,783 | | |
| R3 | 19,991 | 2,675 | 2,275 | 0.11 | 4,998 | 2,723 | 5,500 | 3,225 | 0.25 | 4,998 | 2,723 | | |
| R3 | 20,088 | 2,675 | 2,275 | 0.11 | 5,022 | 2,747 | 5,500 | 3,225 | 0.25 | 5,022 | 2,747 | | |
| R3 | 22,318 | 2,672 | 2,272 | 0.10 | 5,579 | 3,307 | 5,500 | 3,228 | 0.25 | 5,579 | 3,307 | | |
| R3 | 20,001 | 2,670 | 2,270 | 0.11 | 5,000 | 2,730 | 5,500 | 3,230 | 0.25 | 5,000 | 2,730 | | |
| R3 | 20,173 | 2,670 | 2,270 | 0.11 | 5,043 | 2,773 | 5,500 | 3,230 | 0.25 | 5,043 | 2,773 | | |
| R3 | 20,508 | 2,670 | 2,270 | 0.11 | 5,127 | 2,857 | 5,500 | 3,230 | 0.25 | 5,127 | 2,857 | | |
| R3 | 20,819 | 2,667 | 2,267 | 0.11 | 5,205 | 2,938 | 5,500 | 3,233 | 0.25 | 5,205 | 2,938 | | |
| R3 | 20,017 | 2,664 | 2,264 | 0.11 | 5,004 | 2,740 | 5,500 | 3,236 | 0.25 | 5,004 | 2,740 | | |
| R3 | 20,027 | 2,664 | 2,264 | 0.11 | 5,007 | 2,743 | 5,500 | 3,236 | 0.25 | 5,007 | 2,743 | | |
| R3 | 20,000 | 2,662 | 2,262 | 0.11 | 5,000 | 2,738 | 5,500 | 3,238 | 0.25 | 5,000 | 2,738 | | |
| R3 | 20,625 | 2,662 | 2,262 | 0.11 | 5,156 | 2,894 | 5,500 | 3,238 | 0.25 | 5,156 | 2,894 | | |
| R3 | 20,332 | 2,659 | 2,259 | 0.11 | 5,083 | 2,824 | 5,500 | 3,241 | 0.25 | 5,083 | 2,824 | | |
| R3 | 23,856 | 2,657 | 2,257 | 0.09 | 5,964 | 3,707 | 5,500 | 3,243 | 0.25 | 5,964 | 3,707 | | |
| R3 | 32,457 | 2,656 | 2,256 | 0.07 | 8,114 | 5,858 | 5,500 | 3,244 | 0.25 | 8,114 | 5,858 | | |
| R3 | 19,532 | 2,652 | 2,252 | 0.12 | 4,883 | 2,631 | 5,500 | 3,248 | 0.25 | 4,883 | 2,631 | | |
| R3 | 20,002 | 2,648 | 2,248 | 0.11 | 5,000 | 2,752 | 5,500 | 3,252 | 0.25 | 5,000 | 2,752 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 20,032 | 2,648 | 2,248 | 0.11 | 5,008 | 2,760 | 5,500 | 3,252 | 0.25 | 5,008 | 2,760 | | |
| R3 | 20,313 | 2,648 | 2,248 | 0.11 | 5,078 | 2,830 | 5,500 | 3,252 | 0.25 | 5,078 | 2,830 | | |
| R3 | 20,027 | 2,646 | 2,246 | 0.11 | 5,007 | 2,761 | 5,500 | 3,254 | 0.25 | 5,007 | 2,761 | | |
| R3 | 20,342 | 2,646 | 2,246 | 0.11 | 5,086 | 2,840 | 5,500 | 3,254 | 0.25 | 5,086 | 2,840 | | |
| R3 | 20,254 | 2,642 | 2,242 | 0.11 | 5,063 | 2,821 | 5,500 | 3,258 | 0.25 | 5,063 | 2,821 | | |
| R3 | 20,698 | 2,642 | 2,242 | 0.11 | 5,174 | 2,932 | 5,500 | 3,258 | 0.25 | 5,174 | 2,932 | | |
| R3 | 27,238 | 2,642 | 2,242 | 0.08 | 6,810 | 4,568 | 5,500 | 3,258 | 0.25 | 6,810 | 4,568 | | |
| R3 | 20,147 | 2,641 | 2,241 | 0.11 | 5,037 | 2,796 | 5,500 | 3,259 | 0.25 | 5,037 | 2,796 | | |
| R3 | 19,402 | 2,640 | 2,240 | 0.12 | 4,850 | 2,610 | 5,500 | 3,260 | 0.25 | 4,850 | 2,610 | | |
| R3 | 19,680 | 2,638 | 2,238 | 0.11 | 4,920 | 2,682 | 5,500 | 3,262 | 0.25 | 4,920 | 2,682 | | |
| R3 | 19,984 | 2,638 | 2,238 | 0.11 | 4,996 | 2,758 | 5,500 | 3,262 | 0.25 | 4,996 | 2,758 | | |
| R3 | 20,063 | 2,638 | 2,238 | 0.11 | 5,016 | 2,778 | 5,500 | 3,262 | 0.25 | 5,016 | 2,778 | | |
| R3 | 20,906 | 2,638 | 2,238 | 0.11 | 5,227 | 2,989 | 5,500 | 3,262 | 0.25 | 5,227 | 2,989 | | |
| R3 | 20,950 | 2,638 | 2,238 | 0.11 | 5,237 | 2,999 | 5,500 | 3,262 | 0.25 | 5,237 | 2,999 | | |
| R3 | 24,052 | 2,638 | 2,238 | 0.09 | 6,013 | 3,775 | 5,500 | 3,262 | 0.25 | 6,013 | 3,775 | | |
| R3 | 20,386 | 2,636 | 2,236 | 0.11 | 5,096 | 2,860 | 5,500 | 3,264 | 0.25 | 5,096 | 2,860 | | |
| R3 | 18,917 | 2,635 | 2,235 | 0.12 | 4,729 | 2,494 | 5,500 | 3,265 | 0.25 | 4,729 | 2,494 | | |
| R3 | 20,046 | 2,635 | 2,235 | 0.11 | 5,012 | 2,777 | 5,500 | 3,265 | 0.25 | 5,012 | 2,777 | | |
| R3 | 20,090 | 2,635 | 2,235 | 0.11 | 5,023 | 2,788 | 5,500 | 3,265 | 0.25 | 5,023 | 2,788 | | |
| R3 | 13,979 | 2,633 | 2,233 | 0.16 | 3,495 | 1,262 | 5,500 | 3,267 | 0.25 | 3,495 | 1,262 | | |
| R3 | 14,000 | 2,633 | 2,233 | 0.16 | 3,500 | 1,267 | 5,500 | 3,267 | 0.25 | 3,500 | 1,267 | | |
| R3 | 14,284 | 2,633 | 2,233 | 0.16 | 3,571 | 1,338 | 5,500 | 3,267 | 0.25 | 3,571 | 1,338 | | |
| R3 | 19,683 | 2,633 | 2,233 | 0.11 | 4,921 | 2,688 | 5,500 | 3,267 | 0.25 | 4,921 | 2,688 | | |
| R3 | 21,459 | 2,633 | 2,233 | 0.10 | 5,365 | 3,132 | 5,500 | 3,267 | 0.25 | 5,365 | 3,132 | | |
| R3 | 20,027 | 2,632 | 2,232 | 0.11 | 5,007 | 2,775 | 5,500 | 3,268 | 0.25 | 5,007 | 2,775 | | |
| R3 | 21,258 | 2,632 | 2,232 | 0.10 | 5,315 | 3,083 | 5,500 | 3,268 | 0.25 | 5,315 | 3,083 | | |
| R3 | 14,038 | 2,630 | 2,230 | 0.16 | 3,510 | 1,280 | 5,500 | 3,270 | 0.25 | 3,510 | 1,280 | | |
| R3 | 20,013 | 2,623 | 2,223 | 0.11 | 5,003 | 2,780 | 5,500 | 3,277 | 0.25 | 5,003 | 2,780 | | |
| R3 | 20,720 | 2,622 | 2,222 | 0.11 | 5,180 | 2,958 | 5,500 | 3,278 | 0.25 | 5,180 | 2,958 | | |
| R3 | 20,027 | 2,620 | 2,220 | 0.11 | 5,007 | 2,787 | 5,500 | 3,280 | 0.25 | 5,007 | 2,787 | | |
| R3 | 23,638 | 2,620 | 2,220 | 0.09 | 5,909 | 3,689 | 5,500 | 3,280 | 0.25 | 5,909 | 3,689 | | |
| R3 | 19,624 | 2,618 | 2,218 | 0.11 | 4,906 | 2,688 | 5,500 | 3,282 | 0.25 | 4,906 | 2,688 | | |
| R3 | 22,598 | 2,616 | 2,216 | 0.10 | 5,650 | 3,434 | 5,500 | 3,284 | 0.25 | 5,650 | 3,434 | | |
| R3 | 20,059 | 2,615 | 2,215 | 0.11 | 5,015 | 2,800 | 5,500 | 3,285 | 0.25 | 5,015 | 2,800 | | |
| R3 | 29,564 | 2,613 | 2,213 | 0.07 | 7,391 | 5,178 | 5,500 | 3,287 | 0.25 | 7,391 | 5,178 | | |
| R3 | 20,213 | 2,612 | 2,212 | 0.11 | 5,053 | 2,841 | 5,500 | 3,288 | 0.25 | 5,053 | 2,841 | | |
| R3 | 20,863 | 2,612 | 2,212 | 0.11 | 5,216 | 3,004 | 5,500 | 3,288 | 0.25 | 5,216 | 3,004 | | |
| R3 | 19,819 | 2,610 | 2,210 | 0.11 | 4,955 | 2,745 | 5,500 | 3,290 | 0.25 | 4,955 | 2,745 | | |
| R3 | 20,987 | 2,610 | 2,210 | 0.11 | 5,247 | 3,037 | 5,500 | 3,290 | 0.25 | 5,247 | 3,037 | | |
| R3 | 20,668 | 2,608 | 2,208 | 0.11 | 5,167 | 2,959 | 5,500 | 3,292 | 0.25 | 5,167 | 2,959 | | |
| R3 | 17,828 | 2,607 | 2,207 | 0.12 | 4,457 | 2,250 | 5,500 | 3,293 | 0.25 | 4,457 | 2,250 | | |
| R3 | 42,538 | 2,606 | 2,206 | 0.05 | 10,634 | 8,428 | 5,500 | 3,294 | 0.25 | 10,634 | 8,428 | | |
| R3 | 20,291 | 2,605 | 2,205 | 0.11 | 5,073 | 2,868 | 5,500 | 3,295 | 0.25 | 5,073 | 2,868 | | |
| R3 | 17,958 | 2,604 | 2,204 | 0.12 | 4,490 | 2,286 | 5,500 | 3,296 | 0.25 | 4,490 | 2,286 | | |
| R3 | 18,955 | 2,600 | 2,200 | 0.12 | 4,739 | 2,539 | 5,500 | 3,300 | 0.25 | 4,739 | 2,539 | | |
| R3 | 22,032 | 2,600 | 2,200 | 0.10 | 5,508 | 3,308 | 5,500 | 3,300 | 0.25 | 5,508 | 3,308 | | |
| R3 | 27,919 | 2,600 | 2,200 | 0.08 | 6,980 | 4,780 | 5,500 | 3,300 | 0.25 | 6,980 | 4,780 | | |
| R3 | 18,762 | 2,595 | 2,195 | 0.12 | 4,691 | 2,496 | 5,500 | 3,305 | 0.25 | 4,691 | 2,496 | | |
| R3 | 20,589 | 2,589 | 2,189 | 0.11 | 5,147 | 2,958 | 5,500 | 3,311 | 0.25 | 5,147 | 2,958 | | |
| R3 | 19,805 | 2,588 | 2,188 | 0.11 | 4,951 | 2,763 | 5,500 | 3,312 | 0.25 | 4,951 | 2,763 | | |
| R3 | 19,874 | 2,587 | 2,187 | 0.11 | 4,969 | 2,782 | 5,500 | 3,313 | 0.25 | 4,969 | 2,782 | | |
| R3 | 21,317 | 2,587 | 2,187 | 0.10 | 5,329 | 3,142 | 5,500 | 3,313 | 0.25 | 5,329 | 3,142 | | |
| R3 | 20,050 | 2,585 | 2,185 | 0.11 | 5,013 | 2,828 | 5,500 | 3,315 | 0.25 | 5,013 | 2,828 | | |
| R3 | 20,054 | 2,582 | 2,182 | 0.11 | 5,013 | 2,831 | 5,500 | 3,318 | 0.25 | 5,013 | 2,831 | | |
| R3 | 20,048 | 2,580 | 2,180 | 0.11 | 5,012 | 2,832 | 5,500 | 3,320 | 0.25 | 5,012 | 2,832 | | |
| R3 | 21,335 | 2,577 | 2,177 | 0.10 | 5,334 | 3,157 | 5,500 | 3,323 | 0.25 | 5,334 | 3,157 | | |
| R3 | 19,882 | 2,572 | 2,172 | 0.11 | 4,970 | 2,798 | 5,500 | 3,328 | 0.25 | 4,970 | 2,798 | | |
| R3 | 23,477 | 2,572 | 2,172 | 0.09 | 5,869 | 3,697 | 5,500 | 3,328 | 0.25 | 5,869 | 3,697 | | |
| R3 | 24,261 | 2,571 | 2,171 | 0.09 | 6,065 | 3,894 | 5,500 | 3,329 | 0.25 | 6,065 | 3,894 | | |
| R3 | 29,959 | 2,570 | 2,170 | 0.07 | 7,490 | 5,320 | 5,500 | 3,330 | 0.25 | 7,490 | 5,320 | | |
| R3 | 20,233 | 2,568 | 2,168 | 0.11 | 5,058 | 2,890 | 5,500 | 3,332 | 0.25 | 5,058 | 2,890 | | |
| R3 | 21,198 | 2,568 | 2,168 | 0.10 | 5,299 | 3,131 | 5,500 | 3,332 | 0.25 | 5,299 | 3,131 | | |
| R3 | 23,412 | 2,568 | 2,168 | 0.09 | 5,853 | 3,685 | 5,500 | 3,332 | 0.25 | 5,853 | 3,685 | | |
| R3 | 20,132 | 2,566 | 2,166 | 0.11 | 5,033 | 2,867 | 5,500 | 3,334 | 0.25 | 5,033 | 2,867 | | |
| R3 | 20,004 | 2,565 | 2,165 | 0.11 | 5,001 | 2,836 | 5,500 | 3,335 | 0.25 | 5,001 | 2,836 | | |
| R3 | 21,143 | 2,564 | 2,164 | 0.10 | 5,286 | 3,122 | 5,500 | 3,336 | 0.25 | 5,286 | 3,122 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 20,132 | 2,562 | 2,162 | 0.11 | 5,033 | 2,871 | 5,500 | 3,338 | 0.25 | 5,033 | 2,871 | | |
| R3 | 23,192 | 2,562 | 2,162 | 0.09 | 5,798 | 3,636 | 5,500 | 3,338 | 0.25 | 5,798 | 3,636 | | |
| R3 | 19,728 | 2,560 | 2,160 | 0.11 | 4,932 | 2,772 | 5,500 | 3,340 | 0.25 | 4,932 | 2,772 | | |
| R3 | 23,794 | 2,560 | 2,160 | 0.09 | 5,949 | 3,789 | 5,500 | 3,340 | 0.25 | 5,949 | 3,789 | | |
| R3 | 20,528 | 2,559 | 2,159 | 0.11 | 5,132 | 2,973 | 5,500 | 3,341 | 0.25 | 5,132 | 2,973 | | |
| R3 | 19,957 | 2,558 | 2,158 | 0.11 | 4,989 | 2,831 | 5,500 | 3,342 | 0.25 | 4,989 | 2,831 | | |
| R3 | 19,695 | 2,556 | 2,156 | 0.11 | 4,924 | 2,768 | 5,500 | 3,344 | 0.25 | 4,924 | 2,768 | | |
| R3 | 20,032 | 2,556 | 2,156 | 0.11 | 5,008 | 2,852 | 5,500 | 3,344 | 0.25 | 5,008 | 2,852 | | |
| R3 | 20,839 | 2,556 | 2,156 | 0.10 | 5,210 | 3,054 | 5,500 | 3,344 | 0.25 | 5,210 | 3,054 | | |
| R3 | 20,690 | 2,554 | 2,154 | 0.10 | 5,172 | 3,018 | 5,500 | 3,346 | 0.25 | 5,172 | 3,018 | | |
| R3 | 23,109 | 2,552 | 2,152 | 0.09 | 5,777 | 3,625 | 5,500 | 3,348 | 0.25 | 5,777 | 3,625 | | |
| R3 | 20,097 | 2,549 | 2,149 | 0.11 | 5,024 | 2,875 | 5,500 | 3,351 | 0.25 | 5,024 | 2,875 | | |
| R3 | 20,013 | 2,542 | 2,142 | 0.11 | 5,003 | 2,861 | 5,500 | 3,358 | 0.25 | 5,003 | 2,861 | | |
| R3 | 20,040 | 2,542 | 2,142 | 0.11 | 5,010 | 2,868 | 5,500 | 3,358 | 0.25 | 5,010 | 2,868 | | |
| R3 | 19,850 | 2,534 | 2,134 | 0.11 | 4,963 | 2,829 | 5,500 | 3,366 | 0.25 | 4,963 | 2,829 | | |
| R3 | 20,276 | 2,534 | 2,134 | 0.11 | 5,069 | 2,935 | 5,500 | 3,366 | 0.25 | 5,069 | 2,935 | | |
| R3 | 21,235 | 2,534 | 2,134 | 0.10 | 5,309 | 3,175 | 5,500 | 3,366 | 0.25 | 5,309 | 3,175 | | |
| R3 | 24,148 | 2,531 | 2,131 | 0.09 | 6,037 | 3,906 | 5,500 | 3,369 | 0.25 | 6,037 | 3,906 | | |
| R3 | 20,049 | 2,526 | 2,126 | 0.11 | 5,012 | 2,886 | 5,500 | 3,374 | 0.25 | 5,012 | 2,886 | | |
| R3 | 20,552 | 2,526 | 2,126 | 0.10 | 5,138 | 3,012 | 5,500 | 3,374 | 0.25 | 5,138 | 3,012 | | |
| R3 | 21,039 | 2,526 | 2,126 | 0.10 | 5,260 | 3,134 | 5,500 | 3,374 | 0.25 | 5,260 | 3,134 | | |
| R3 | 20,000 | 2,525 | 2,125 | 0.11 | 5,000 | 2,875 | 5,500 | 3,375 | 0.25 | 5,000 | 2,875 | | |
| R3 | 20,238 | 2,523 | 2,123 | 0.10 | 5,059 | 2,936 | 5,500 | 3,377 | 0.25 | 5,059 | 2,936 | | |
| R3 | 20,228 | 2,522 | 2,122 | 0.10 | 5,057 | 2,935 | 5,500 | 3,378 | 0.25 | 5,057 | 2,935 | | |
| R3 | 19,472 | 2,520 | 2,120 | 0.11 | 4,868 | 2,748 | 5,500 | 3,380 | 0.25 | 4,868 | 2,748 | | |
| R3 | 19,992 | 2,520 | 2,120 | 0.11 | 4,998 | 2,878 | 5,500 | 3,380 | 0.25 | 4,998 | 2,878 | | |
| R3 | 20,002 | 2,520 | 2,120 | 0.11 | 5,001 | 2,881 | 5,500 | 3,380 | 0.25 | 5,001 | 2,881 | | |
| R3 | 21,888 | 2,520 | 2,120 | 0.10 | 5,472 | 3,352 | 5,500 | 3,380 | 0.25 | 5,472 | 3,352 | | |
| R3 | 21,600 | 2,518 | 2,118 | 0.10 | 5,400 | 3,282 | 5,500 | 3,382 | 0.25 | 5,400 | 3,282 | | |
| R3 | 20,017 | 2,517 | 2,117 | 0.11 | 5,004 | 2,887 | 5,500 | 3,383 | 0.25 | 5,004 | 2,887 | | |
| R3 | 19,830 | 2,512 | 2,112 | 0.11 | 4,957 | 2,845 | 5,500 | 3,388 | 0.25 | 4,957 | 2,845 | | |
| R3 | 19,861 | 2,512 | 2,112 | 0.11 | 4,965 | 2,853 | 5,500 | 3,388 | 0.25 | 4,965 | 2,853 | | |
| R3 | 20,789 | 2,508 | 2,108 | 0.10 | 5,197 | 3,089 | 5,500 | 3,392 | 0.25 | 5,197 | 3,089 | | |
| R3 | 19,726 | 2,506 | 2,106 | 0.11 | 4,932 | 2,826 | 5,500 | 3,394 | 0.25 | 4,932 | 2,826 | | |
| R3 | 20,206 | 2,506 | 2,106 | 0.10 | 5,052 | 2,946 | 5,500 | 3,394 | 0.25 | 5,052 | 2,946 | | |
| R3 | 21,182 | 2,500 | 2,100 | 0.10 | 5,295 | 3,195 | 5,500 | 3,400 | 0.25 | 5,295 | 3,195 | | |
| R3 | 21,659 | 2,499 | 2,099 | 0.10 | 5,415 | 3,316 | 5,500 | 3,401 | 0.25 | 5,415 | 3,316 | | |
| R3 | 20,147 | 2,496 | 2,096 | 0.10 | 5,037 | 2,941 | 5,500 | 3,404 | 0.25 | 5,037 | 2,941 | | |
| R3 | 19,689 | 2,490 | 2,090 | 0.11 | 4,922 | 2,832 | 5,500 | 3,410 | 0.25 | 4,922 | 2,832 | | |
| R3 | 23,996 | 2,486 | 2,086 | 0.09 | 5,999 | 3,913 | 5,500 | 3,414 | 0.25 | 5,999 | 3,913 | | |
| R3 | 17,419 | 2,485 | 2,085 | 0.12 | 4,355 | 2,270 | 5,500 | 3,415 | 0.25 | 4,355 | 2,270 | | |
| R3 | 20,308 | 2,484 | 2,084 | 0.10 | 5,077 | 2,993 | 5,500 | 3,416 | 0.25 | 5,077 | 2,993 | | |
| R3 | 21,672 | 2,481 | 2,081 | 0.10 | 5,418 | 3,337 | 5,500 | 3,419 | 0.25 | 5,418 | 3,337 | | |
| R3 | 19,779 | 2,480 | 2,080 | 0.11 | 4,945 | 2,865 | 5,500 | 3,420 | 0.25 | 4,945 | 2,865 | | |
| R3 | 21,671 | 2,480 | 2,080 | 0.10 | 5,418 | 3,338 | 5,500 | 3,420 | 0.25 | 5,418 | 3,338 | | |
| R3 | 23,533 | 2,476 | 2,076 | 0.09 | 5,883 | 3,807 | 5,500 | 3,424 | 0.25 | 5,883 | 3,807 | | |
| R3 | 19,720 | 2,474 | 2,074 | 0.11 | 4,930 | 2,856 | 5,500 | 3,426 | 0.25 | 4,930 | 2,856 | | |
| R3 | 20,110 | 2,472 | 2,072 | 0.10 | 5,027 | 2,955 | 5,500 | 3,428 | 0.25 | 5,027 | 2,955 | | |
| R3 | 20,987 | 2,472 | 2,072 | 0.10 | 5,247 | 3,175 | 5,500 | 3,428 | 0.25 | 5,247 | 3,175 | | |
| R3 | 19,581 | 2,469 | 2,069 | 0.11 | 4,895 | 2,826 | 5,500 | 3,431 | 0.25 | 4,895 | 2,826 | | |
| R3 | 29,172 | 2,468 | 2,068 | 0.07 | 7,293 | 5,225 | 5,500 | 3,432 | 0.25 | 7,293 | 5,225 | | |
| R3 | 20,053 | 2,464 | 2,064 | 0.10 | 5,013 | 2,949 | 5,500 | 3,436 | 0.25 | 5,013 | 2,949 | | |
| R3 | 21,569 | 2,464 | 2,064 | 0.10 | 5,392 | 3,328 | 5,500 | 3,436 | 0.25 | 5,392 | 3,328 | | |
| R3 | 25,164 | 2,464 | 2,064 | 0.08 | 6,291 | 4,227 | 5,500 | 3,436 | 0.25 | 6,291 | 4,227 | | |
| R3 | 19,781 | 2,462 | 2,062 | 0.10 | 4,945 | 2,883 | 5,500 | 3,438 | 0.25 | 4,945 | 2,883 | | |
| R3 | 36,899 | 2,458 | 2,058 | 0.06 | 9,225 | 7,167 | 5,500 | 3,442 | 0.25 | 9,225 | 7,167 | | |
| R3 | 20,234 | 2,448 | 2,048 | 0.10 | 5,059 | 3,011 | 5,500 | 3,452 | 0.25 | 5,059 | 3,011 | | |
| R3 | 20,204 | 2,445 | 2,045 | 0.10 | 5,051 | 3,006 | 5,500 | 3,455 | 0.25 | 5,051 | 3,006 | | |
| R3 | 22,294 | 2,443 | 2,043 | 0.09 | 5,574 | 3,531 | 5,500 | 3,457 | 0.25 | 5,574 | 3,531 | | |
| R3 | 19,404 | 2,441 | 2,041 | 0.11 | 4,851 | 2,810 | 5,500 | 3,459 | 0.25 | 4,851 | 2,810 | | |
| R3 | 20,002 | 2,440 | 2,040 | 0.10 | 5,001 | 2,961 | 5,500 | 3,460 | 0.25 | 5,001 | 2,961 | | |
| R3 | 20,357 | 2,440 | 2,040 | 0.10 | 5,089 | 3,049 | 5,500 | 3,460 | 0.25 | 5,089 | 3,049 | | |
| R3 | 26,652 | 2,437 | 2,037 | 0.08 | 6,663 | 4,626 | 5,500 | 3,463 | 0.25 | 6,663 | 4,626 | | |
| R3 | 21,902 | 2,436 | 2,036 | 0.09 | 5,476 | 3,440 | 5,500 | 3,464 | 0.25 | 5,476 | 3,440 | | |
| R3 | 20,298 | 2,433 | 2,033 | 0.10 | 5,074 | 3,041 | 5,500 | 3,467 | 0.25 | 5,074 | 3,041 | | |
| R3 | 20,117 | 2,432 | 2,032 | 0.10 | 5,029 | 2,997 | 5,500 | 3,468 | 0.25 | 5,029 | 2,997 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------|------------|--------------------------|-------------------|-----------------|---|--------------|------------------------------|---|---|--|
| R3 | 18,796 | 2,430 | 2,030 | 0.11 | 4,699 | 2,669 | 5,500 | 3,470 | 0.25 | 4,699 | 2,669 | | |
| R3 | 20,585 | 2,430 | 2,030 | 0.10 | 5,146 | 3,116 | 5,500 | 3,470 | 0.25 | 5,146 | 3,116 | | |
| R3 | 22,109 | 2,428 | 2,028 | 0.09 | 5,527 | 3,499 | 5,500 | 3,472 | 0.25 | 5,527 | 3,499 | | |
| R3 | 20,194 | 2,424 | 2,024 | 0.10 | 5,048 | 3,024 | 5,500 | 3,476 | 0.25 | 5,048 | 3,024 | | |
| R3 | 20,048 | 2,419 | 2,019 | 0.10 | 5,012 | 2,993 | 5,500 | 3,481 | 0.25 | 5,012 | 2,993 | | |
| R3 | 23,523 | 2,410 | 2,010 | 0.09 | 5,881 | 3,871 | 5,500 | 3,490 | 0.25 | 5,881 | 3,871 | | |
| R3 | 20,046 | 2,408 | 2,008 | 0.10 | 5,012 | 3,004 | 5,500 | 3,492 | 0.25 | 5,012 | 3,004 | | |
| R3 | 19,997 | 2,406 | 2,006 | 0.10 | 4,999 | 2,993 | 5,500 | 3,494 | 0.25 | 4,999 | 2,993 | | |
| R3 | 22,320 | 2,402 | 2,002 | 0.09 | 5,580 | 3,578 | 5,500 | 3,498 | 0.25 | 5,580 | 3,578 | | |
| R3 | 20,599 | 2,400 | 2,000 | 0.10 | 5,150 | 3,150 | 5,500 | 3,500 | 0.25 | 5,150 | 3,150 | | |
| R3 | 22,075 | 2,396 | 1,996 | 0.09 | 5,519 | 3,523 | 5,500 | 3,504 | 0.25 | 5,519 | 3,523 | | |
| R3 | 39,117 | 2,394 | 1,994 | 0.05 | 9,779 | 7,785 | 5,500 | 3,506 | 0.25 | 9,779 | 7,785 | | |
| R3 | 19,858 | 2,393 | 1,993 | 0.10 | 4,965 | 2,972 | 5,500 | 3,507 | 0.25 | 4,965 | 2,972 | | |
| R3 | 19,888 | 2,392 | 1,992 | 0.10 | 4,972 | 2,980 | 5,500 | 3,508 | 0.25 | 4,972 | 2,980 | | |
| R3 | 24,794 | 2,391 | 1,991 | 0.08 | 6,199 | 4,208 | 5,500 | 3,509 | 0.25 | 6,199 | 4,208 | | |
| R3 | 19,900 | 2,388 | 1,988 | 0.10 | 4,975 | 2,987 | 5,500 | 3,512 | 0.25 | 4,975 | 2,987 | | |
| R3 | 20,518 | 2,388 | 1,988 | 0.10 | 5,130 | 3,142 | 5,500 | 3,512 | 0.25 | 5,130 | 3,142 | | |
| R3 | 25,878 | 2,387 | 1,987 | 0.08 | 6,469 | 4,482 | 5,500 | 3,513 | 0.25 | 6,469 | 4,482 | | |
| R3 | 19,781 | 2,385 | 1,985 | 0.10 | 4,945 | 2,960 | 5,500 | 3,515 | 0.25 | 4,945 | 2,960 | | |
| R3 | 20,191 | 2,384 | 1,984 | 0.10 | 5,048 | 3,064 | 5,500 | 3,516 | 0.25 | 5,048 | 3,064 | | |
| R3 | 22,026 | 2,378 | 1,978 | 0.09 | 5,506 | 3,528 | 5,500 | 3,522 | 0.25 | 5,506 | 3,528 | | |
| R3 | 19,789 | 2,376 | 1,976 | 0.10 | 4,947 | 2,971 | 5,500 | 3,524 | 0.25 | 4,947 | 2,971 | | |
| R3 | 19,869 | 2,376 | 1,976 | 0.10 | 4,967 | 2,991 | 5,500 | 3,524 | 0.25 | 4,967 | 2,991 | | |
| R3 | 20,032 | 2,376 | 1,976 | 0.10 | 5,008 | 3,032 | 5,500 | 3,524 | 0.25 | 5,008 | 3,032 | | |
| R3 | 20,137 | 2,376 | 1,976 | 0.10 | 5,034 | 3,058 | 5,500 | 3,524 | 0.25 | 5,034 | 3,058 | | |
| R3 | 20,277 | 2,376 | 1,976 | 0.10 | 5,069 | 3,093 | 5,500 | 3,524 | 0.25 | 5,069 | 3,093 | | |
| R3 | 28,673 | 2,374 | 1,974 | 0.07 | 7,168 | 5,194 | 5,500 | 3,526 | 0.25 | 7,168 | 5,194 | | |
| R3 | 19,555 | 2,369 | 1,969 | 0.10 | 4,889 | 2,920 | 5,500 | 3,531 | 0.25 | 4,889 | 2,920 | | |
| R3 | 20,292 | 2,368 | 1,968 | 0.10 | 5,073 | 3,105 | 5,500 | 3,532 | 0.25 | 5,073 | 3,105 | | |
| R3 | 21,202 | 2,367 | 1,967 | 0.09 | 5,300 | 3,333 | 5,500 | 3,533 | 0.25 | 5,300 | 3,333 | | |
| R3 | 33,099 | 2,367 | 1,967 | 0.06 | 8,275 | 6,308 | 5,500 | 3,533 | 0.25 | 8,275 | 6,308 | | |
| R3 | 21,796 | 2,364 | 1,964 | 0.09 | 5,449 | 3,485 | 5,500 | 3,536 | 0.25 | 5,449 | 3,485 | | |
| R3 | 20,006 | 2,363 | 1,963 | 0.10 | 5,001 | 3,038 | 5,500 | 3,537 | 0.25 | 5,001 | 3,038 | | |
| R3 | 20,492 | 2,363 | 1,963 | 0.10 | 5,123 | 3,160 | 5,500 | 3,537 | 0.25 | 5,123 | 3,160 | | |
| R3 | 20,956 | 2,363 | 1,963 | 0.09 | 5,239 | 3,276 | 5,500 | 3,537 | 0.25 | 5,239 | 3,276 | | |
| R3 | 23,198 | 2,363 | 1,963 | 0.08 | 5,799 | 3,836 | 5,500 | 3,537 | 0.25 | 5,799 | 3,836 | | |
| R3 | 23,234 | 2,363 | 1,963 | 0.08 | 5,808 | 3,845 | 5,500 | 3,537 | 0.25 | 5,808 | 3,845 | | |
| R3 | 24,532 | 2,359 | 1,959 | 0.08 | 6,133 | 4,174 | 5,500 | 3,541 | 0.25 | 6,133 | 4,174 | | |
| R3 | 20,118 | 2,356 | 1,956 | 0.10 | 5,029 | 3,073 | 5,500 | 3,544 | 0.25 | 5,029 | 3,073 | | |
| R3 | 20,231 | 2,356 | 1,956 | 0.10 | 5,058 | 3,102 | 5,500 | 3,544 | 0.25 | 5,058 | 3,102 | | |
| R3 | 21,106 | 2,356 | 1,956 | 0.09 | 5,276 | 3,320 | 5,500 | 3,544 | 0.25 | 5,276 | 3,320 | | |
| R3 | 19,944 | 2,354 | 1,954 | 0.10 | 4,986 | 3,032 | 5,500 | 3,546 | 0.25 | 4,986 | 3,032 | | |
| R3 | 19,987 | 2,352 | 1,952 | 0.10 | 4,997 | 3,045 | 5,500 | 3,548 | 0.25 | 4,997 | 3,045 | | |
| R3 | 20,476 | 2,346 | 1,946 | 0.10 | 5,119 | 3,173 | 5,500 | 3,554 | 0.25 | 5,119 | 3,173 | | |
| R3 | 20,101 | 2,345 | 1,945 | 0.10 | 5,025 | 3,080 | 5,500 | 3,555 | 0.25 | 5,025 | 3,080 | | |
| R3 | 19,790 | 2,344 | 1,944 | 0.10 | 4,948 | 3,004 | 5,500 | 3,556 | 0.25 | 4,948 | 3,004 | | |
| R3 | 20,461 | 2,337 | 1,937 | 0.09 | 5,115 | 3,178 | 5,500 | 3,563 | 0.25 | 5,115 | 3,178 | | |
| R3 | 20,000 | 2,336 | 1,936 | 0.10 | 5,000 | 3,064 | 5,500 | 3,564 | 0.25 | 5,000 | 3,064 | | |
| R3 | 15,930 | 2,334 | 1,934 | 0.12 | 3,982 | 2,048 | 5,500 | 3,566 | 0.25 | 3,982 | 2,048 | | |
| R3 | 20,695 | 2,334 | 1,934 | 0.09 | 5,174 | 3,240 | 5,500 | 3,566 | 0.25 | 5,174 | 3,240 | | |
| R3 | 21,323 | 2,334 | 1,934 | 0.09 | 5,331 | 3,397 | 5,500 | 3,566 | 0.25 | 5,331 | 3,397 | | |
| R3 | 21,955 | 2,332 | 1,932 | 0.09 | 5,489 | 3,557 | 5,500 | 3,568 | 0.25 | 5,489 | 3,557 | | |
| R3 | 20,049 | 2,331 | 1,931 | 0.10 | 5,012 | 3,081 | 5,500 | 3,569 | 0.25 | 5,012 | 3,081 | | |
| R3 | 19,943 | 2,328 | 1,928 | 0.10 | 4,986 | 3,058 | 5,500 | 3,572 | 0.25 | 4,986 | 3,058 | | |
| R3 | 20,136 | 2,328 | 1,928 | 0.10 | 5,034 | 3,106 | 5,500 | 3,572 | 0.25 | 5,034 | 3,106 | | |
| R3 | 29,494 | 2,327 | 1,927 | 0.07 | 7,374 | 5,447 | 5,500 | 3,573 | 0.25 | 7,374 | 5,447 | | |
| R3 | 20,829 | 2,325 | 1,925 | 0.09 | 5,207 | 3,282 | 5,500 | 3,575 | 0.25 | 5,207 | 3,282 | | |
| R3 | 19,186 | 2,323 | 1,923 | 0.10 | 4,797 | 2,874 | 5,500 | 3,577 | 0.25 | 4,797 | 2,874 | | |
| R3 | 20,972 | 2,323 | 1,923 | 0.09 | 5,243 | 3,320 | 5,500 | 3,577 | 0.25 | 5,243 | 3,320 | | |
| R3 | 29,947 | 2,320 | 1,920 | 0.06 | 7,487 | 5,567 | 5,500 | 3,580 | 0.25 | 7,487 | 5,567 | | |
| R3 | 24,443 | 2,318 | 1,918 | 0.08 | 6,111 | 4,193 | 5,500 | 3,582 | 0.25 | 6,111 | 4,193 | | |
| R3 | 20,030 | 2,317 | 1,917 | 0.10 | 5,007 | 3,090 | 5,500 | 3,583 | 0.25 | 5,007 | 3,090 | | |
| R3 | 24,036 | 2,313 | 1,913 | 0.08 | 6,009 | 4,096 | 5,500 | 3,587 | 0.25 | 6,009 | 4,096 | | |
| R3 | 20,196 | 2,312 | 1,912 | 0.09 | 5,049 | 3,137 | 5,500 | 3,588 | 0.25 | 5,049 | 3,137 | | |
| R3 | 22,197 | 2,312 | 1,912 | 0.09 | 5,549 | 3,637 | 5,500 | 3,588 | 0.25 | 5,549 | 3,637 | | |
| R3 | 22,401 | 2,311 | 1,911 | 0.09 | 5,600 | 3,689 | 5,500 | 3,589 | 0.25 | 5,600 | 3,689 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------------|------------|-----------------------------|----------------------|--------------------|---|-----------------|---------------------------------|---|---|--|
| R3 | 22,486 | 2,309 | 1,909 | 0.08 | 5,622 | 3,713 | 5,500 | 3,591 | 0.25 | 5,622 | 3,713 | | |
| R3 | 21,343 | 2,306 | 1,906 | 0.09 | 5,336 | 3,430 | 5,500 | 3,594 | 0.25 | 5,336 | 3,430 | | |
| R3 | 21,478 | 2,301 | 1,901 | 0.09 | 5,370 | 3,469 | 5,500 | 3,599 | 0.25 | 5,370 | 3,469 | | |
| R3 | 20,024 | 2,296 | 1,896 | 0.09 | 5,006 | 3,110 | 5,500 | 3,604 | 0.25 | 5,006 | 3,110 | | |
| R3 | 21,320 | 2,294 | 1,894 | 0.09 | 5,330 | 3,436 | 5,500 | 3,606 | 0.25 | 5,330 | 3,436 | | |
| R3 | 20,233 | 2,292 | 1,892 | 0.09 | 5,058 | 3,166 | 5,500 | 3,608 | 0.25 | 5,058 | 3,166 | | |
| R3 | 23,152 | 2,288 | 1,888 | 0.08 | 5,788 | 3,900 | 5,500 | 3,612 | 0.25 | 5,788 | 3,900 | | |
| R3 | 21,177 | 2,287 | 1,887 | 0.09 | 5,294 | 3,407 | 5,500 | 3,613 | 0.25 | 5,294 | 3,407 | | |
| R3 | 21,656 | 2,286 | 1,886 | 0.09 | 5,414 | 3,528 | 5,500 | 3,614 | 0.25 | 5,414 | 3,528 | | |
| R3 | 20,209 | 2,274 | 1,874 | 0.09 | 5,052 | 3,178 | 5,500 | 3,626 | 0.25 | 5,052 | 3,178 | | |
| R3 | 26,237 | 2,272 | 1,872 | 0.07 | 6,559 | 4,687 | 5,500 | 3,628 | 0.25 | 6,559 | 4,687 | | |
| R3 | 20,101 | 2,268 | 1,868 | 0.09 | 5,025 | 3,157 | 5,500 | 3,632 | 0.25 | 5,025 | 3,157 | | |
| R3 | 19,924 | 2,267 | 1,867 | 0.09 | 4,981 | 3,114 | 5,500 | 3,633 | 0.25 | 4,981 | 3,114 | | |
| R3 | 20,004 | 2,266 | 1,866 | 0.09 | 5,001 | 3,135 | 5,500 | 3,634 | 0.25 | 5,001 | 3,135 | | |
| R3 | 20,000 | 2,264 | 1,864 | 0.09 | 5,000 | 3,136 | 5,500 | 3,636 | 0.25 | 5,000 | 3,136 | | |
| R3 | 23,261 | 2,258 | 1,858 | 0.08 | 5,815 | 3,957 | 5,500 | 3,642 | 0.25 | 5,815 | 3,957 | | |
| R3 | 14,771 | 2,257 | 1,857 | 0.13 | 3,693 | 1,836 | 5,500 | 3,643 | 0.25 | 3,693 | 1,836 | | |
| R3 | 41,237 | 2,252 | 1,852 | 0.04 | 10,309 | 8,457 | 5,500 | 3,648 | 0.25 | 10,309 | 8,457 | | |
| R3 | 20,185 | 2,251 | 1,851 | 0.09 | 5,046 | 3,195 | 5,500 | 3,649 | 0.25 | 5,046 | 3,195 | | |
| R3 | 23,615 | 2,250 | 1,850 | 0.08 | 5,904 | 4,054 | 5,500 | 3,650 | 0.25 | 5,904 | 4,054 | | |
| R3 | 19,772 | 2,246 | 1,846 | 0.09 | 4,943 | 3,097 | 5,500 | 3,654 | 0.25 | 4,943 | 3,097 | | |
| R3 | 21,264 | 2,246 | 1,846 | 0.09 | 5,316 | 3,470 | 5,500 | 3,654 | 0.25 | 5,316 | 3,470 | | |
| R3 | 20,127 | 2,244 | 1,844 | 0.09 | 5,032 | 3,188 | 5,500 | 3,656 | 0.25 | 5,032 | 3,188 | | |
| R3 | 21,433 | 2,234 | 1,834 | 0.09 | 5,358 | 3,524 | 5,500 | 3,666 | 0.25 | 5,358 | 3,524 | | |
| R3 | 22,365 | 2,234 | 1,834 | 0.08 | 5,591 | 3,757 | 5,500 | 3,666 | 0.25 | 5,591 | 3,757 | | |
| R3 | 21,134 | 2,230 | 1,830 | 0.09 | 5,283 | 3,453 | 5,500 | 3,670 | 0.25 | 5,283 | 3,453 | | |
| R3 | 33,803 | 2,230 | 1,830 | 0.05 | 8,451 | 6,621 | 5,500 | 3,670 | 0.25 | 8,451 | 6,621 | | |
| R3 | 28,948 | 2,227 | 1,827 | 0.06 | 7,237 | 5,410 | 5,500 | 3,673 | 0.25 | 7,237 | 5,410 | | |
| R3 | 21,630 | 2,223 | 1,823 | 0.08 | 5,407 | 3,584 | 5,500 | 3,677 | 0.25 | 5,407 | 3,584 | | |
| R3 | 25,531 | 2,219 | 1,819 | 0.07 | 6,383 | 4,564 | 5,500 | 3,681 | 0.25 | 6,383 | 4,564 | | |
| R3 | 26,701 | 2,218 | 1,818 | 0.07 | 6,675 | 4,857 | 5,500 | 3,682 | 0.25 | 6,675 | 4,857 | | |
| R3 | 20,558 | 2,217 | 1,817 | 0.09 | 5,140 | 3,323 | 5,500 | 3,683 | 0.25 | 5,140 | 3,323 | | |
| R3 | 21,384 | 2,216 | 1,816 | 0.08 | 5,346 | 3,530 | 5,500 | 3,684 | 0.25 | 5,346 | 3,530 | | |
| R3 | 21,461 | 2,214 | 1,814 | 0.08 | 5,365 | 3,551 | 5,500 | 3,686 | 0.25 | 5,365 | 3,551 | | |
| R3 | 24,491 | 2,213 | 1,813 | 0.07 | 6,123 | 4,310 | 5,500 | 3,687 | 0.25 | 6,123 | 4,310 | | |
| R3 | 20,117 | 2,211 | 1,811 | 0.09 | 5,029 | 3,218 | 5,500 | 3,689 | 0.25 | 5,029 | 3,218 | | |
| R3 | 22,232 | 2,211 | 1,811 | 0.08 | 5,558 | 3,747 | 5,500 | 3,689 | 0.25 | 5,558 | 3,747 | | |
| R3 | 20,718 | 2,207 | 1,807 | 0.09 | 5,179 | 3,372 | 5,500 | 3,693 | 0.25 | 5,179 | 3,372 | | |
| R3 | 22,174 | 2,207 | 1,807 | 0.08 | 5,544 | 3,737 | 5,500 | 3,693 | 0.25 | 5,544 | 3,737 | | |
| R3 | 20,116 | 2,200 | 1,800 | 0.09 | 5,029 | 3,229 | 5,500 | 3,700 | 0.25 | 5,029 | 3,229 | | |
| R3 | 23,461 | 2,200 | 1,800 | 0.08 | 5,865 | 4,065 | 5,500 | 3,700 | 0.25 | 5,865 | 4,065 | | |
| R3 | 34,453 | 2,198 | 1,798 | 0.05 | 8,613 | 6,815 | 5,500 | 3,702 | 0.25 | 8,613 | 6,815 | | |
| R3 | 22,950 | 2,194 | 1,794 | 0.08 | 5,738 | 3,944 | 5,500 | 3,706 | 0.25 | 5,738 | 3,944 | | |
| R3 | 20,876 | 2,193 | 1,793 | 0.09 | 5,219 | 3,426 | 5,500 | 3,707 | 0.25 | 5,219 | 3,426 | | |
| R3 | 22,831 | 2,192 | 1,792 | 0.08 | 5,708 | 3,916 | 5,500 | 3,708 | 0.25 | 5,708 | 3,916 | | |
| R3 | 18,788 | 2,190 | 1,790 | 0.10 | 4,697 | 2,907 | 5,500 | 3,710 | 0.25 | 4,697 | 2,907 | | |
| R3 | 23,826 | 2,189 | 1,789 | 0.08 | 5,956 | 4,167 | 5,500 | 3,711 | 0.25 | 5,956 | 4,167 | | |
| R3 | 16,236 | 2,188 | 1,788 | 0.11 | 4,059 | 2,271 | 5,500 | 3,712 | 0.25 | 4,059 | 2,271 | | |
| R3 | 20,863 | 2,186 | 1,786 | 0.09 | 5,216 | 3,430 | 5,500 | 3,714 | 0.25 | 5,216 | 3,430 | | |
| R3 | 21,060 | 2,184 | 1,784 | 0.08 | 5,265 | 3,481 | 5,500 | 3,716 | 0.25 | 5,265 | 3,481 | | |
| R3 | 23,033 | 2,184 | 1,784 | 0.08 | 5,758 | 3,974 | 5,500 | 3,716 | 0.25 | 5,758 | 3,974 | | |
| R3 | 23,217 | 2,184 | 1,784 | 0.08 | 5,804 | 4,020 | 5,500 | 3,716 | 0.25 | 5,804 | 4,020 | | |
| R3 | 20,117 | 2,176 | 1,776 | 0.09 | 5,029 | 3,253 | 5,500 | 3,724 | 0.25 | 5,029 | 3,253 | | |
| R3 | 22,026 | 2,166 | 1,766 | 0.08 | 5,506 | 3,740 | 5,500 | 3,734 | 0.25 | 5,506 | 3,740 | | |
| R3 | 11,168 | 2,164 | 1,764 | 0.16 | 2,792 | 1,028 | 5,500 | 3,736 | 0.25 | 2,792 | 1,028 | | |
| R3 | 20,000 | 2,164 | 1,764 | 0.09 | 5,000 | 3,236 | 5,500 | 3,736 | 0.25 | 5,000 | 3,236 | | |
| R3 | 20,230 | 2,162 | 1,762 | 0.09 | 5,058 | 3,296 | 5,500 | 3,738 | 0.25 | 5,058 | 3,296 | | |
| R3 | 22,731 | 2,160 | 1,760 | 0.08 | 5,683 | 3,923 | 5,500 | 3,740 | 0.25 | 5,683 | 3,923 | | |
| R3 | 23,056 | 2,160 | 1,760 | 0.08 | 5,764 | 4,004 | 5,500 | 3,740 | 0.25 | 5,764 | 4,004 | | |
| R3 | 20,304 | 2,156 | 1,756 | 0.09 | 5,076 | 3,320 | 5,500 | 3,744 | 0.25 | 5,076 | 3,320 | | |
| R3 | 21,631 | 2,154 | 1,754 | 0.08 | 5,408 | 3,654 | 5,500 | 3,746 | 0.25 | 5,408 | 3,654 | | |
| R3 | 35,311 | 2,154 | 1,754 | 0.05 | 8,828 | 7,074 | 5,500 | 3,746 | 0.25 | 8,828 | 7,074 | | |
| R3 | 19,909 | 2,150 | 1,750 | 0.09 | 4,977 | 3,227 | 5,500 | 3,750 | 0.25 | 4,977 | 3,227 | | |
| R3 | 21,584 | 2,148 | 1,748 | 0.08 | 5,396 | 3,648 | 5,500 | 3,752 | 0.25 | 5,396 | 3,648 | | |
| R3 | 23,839 | 2,147 | 1,747 | 0.07 | 5,960 | 4,213 | 5,500 | 3,753 | 0.25 | 5,960 | 4,213 | | |
| R3 | 20,000 | 2,144 | 1,744 | 0.09 | 5,000 | 3,256 | 5,500 | 3,756 | 0.25 | 5,000 | 3,256 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------------|------------|-----------------------------|----------------------|--------------------|---|-----------------|---------------------------------|---|---|--|
| R3 | 18,482 | 2,141 | 1,741 | 0.09 | 4,621 | 2,880 | 5,500 | 3,759 | 0.25 | 4,621 | 2,880 | | |
| R3 | 20,070 | 2,134 | 1,734 | 0.09 | 5,018 | 3,284 | 5,500 | 3,766 | 0.25 | 5,018 | 3,284 | | |
| R3 | 20,293 | 2,132 | 1,732 | 0.09 | 5,073 | 3,341 | 5,500 | 3,768 | 0.25 | 5,073 | 3,341 | | |
| R3 | 20,622 | 2,127 | 1,727 | 0.08 | 5,155 | 3,428 | 5,500 | 3,773 | 0.25 | 5,155 | 3,428 | | |
| R3 | 23,435 | 2,127 | 1,727 | 0.07 | 5,859 | 4,132 | 5,500 | 3,773 | 0.25 | 5,859 | 4,132 | | |
| R3 | 24,297 | 2,124 | 1,724 | 0.07 | 6,074 | 4,350 | 5,500 | 3,776 | 0.25 | 6,074 | 4,350 | | |
| R3 | 19,867 | 2,120 | 1,720 | 0.09 | 4,967 | 3,247 | 5,500 | 3,780 | 0.25 | 4,967 | 3,247 | | |
| R3 | 20,614 | 2,113 | 1,713 | 0.08 | 5,154 | 3,441 | 5,500 | 3,787 | 0.25 | 5,154 | 3,441 | | |
| R3 | 23,326 | 2,112 | 1,712 | 0.07 | 5,831 | 4,119 | 5,500 | 3,788 | 0.25 | 5,831 | 4,119 | | |
| R3 | 20,360 | 2,109 | 1,709 | 0.08 | 5,090 | 3,381 | 5,500 | 3,791 | 0.25 | 5,090 | 3,381 | | |
| R3 | 23,872 | 2,109 | 1,709 | 0.07 | 5,968 | 4,259 | 5,500 | 3,791 | 0.25 | 5,968 | 4,259 | | |
| R3 | 20,704 | 2,108 | 1,708 | 0.08 | 5,176 | 3,468 | 5,500 | 3,792 | 0.25 | 5,176 | 3,468 | | |
| R3 | 20,233 | 2,106 | 1,706 | 0.08 | 5,058 | 3,352 | 5,500 | 3,794 | 0.25 | 5,058 | 3,352 | | |
| R3 | 20,932 | 2,106 | 1,706 | 0.08 | 5,233 | 3,527 | 5,500 | 3,794 | 0.25 | 5,233 | 3,527 | | |
| R3 | 29,088 | 2,101 | 1,701 | 0.06 | 7,272 | 5,571 | 5,500 | 3,799 | 0.25 | 7,272 | 5,571 | | |
| R3 | 19,785 | 2,100 | 1,700 | 0.09 | 4,946 | 3,246 | 5,500 | 3,800 | 0.25 | 4,946 | 3,246 | | |
| R3 | 20,188 | 2,096 | 1,696 | 0.08 | 5,047 | 3,351 | 5,500 | 3,804 | 0.25 | 5,047 | 3,351 | | |
| R3 | 25,491 | 2,095 | 1,695 | 0.07 | 6,373 | 4,678 | 5,500 | 3,805 | 0.25 | 6,373 | 4,678 | | |
| R3 | 21,937 | 2,086 | 1,686 | 0.08 | 5,484 | 3,798 | 5,500 | 3,814 | 0.25 | 5,484 | 3,798 | | |
| R3 | 32,609 | 2,085 | 1,685 | 0.05 | 8,152 | 6,467 | 5,500 | 3,815 | 0.25 | 8,152 | 6,467 | | |
| R3 | 22,680 | 2,074 | 1,674 | 0.07 | 5,670 | 3,996 | 5,500 | 3,826 | 0.25 | 5,670 | 3,996 | | |
| R3 | 20,388 | 2,073 | 1,673 | 0.08 | 5,097 | 3,424 | 5,500 | 3,827 | 0.25 | 5,097 | 3,424 | | |
| R3 | 20,233 | 2,069 | 1,669 | 0.08 | 5,058 | 3,389 | 5,500 | 3,831 | 0.25 | 5,058 | 3,389 | | |
| R3 | 20,171 | 2,064 | 1,664 | 0.08 | 5,043 | 3,379 | 5,500 | 3,836 | 0.25 | 5,043 | 3,379 | | |
| R3 | 20,008 | 2,060 | 1,660 | 0.08 | 5,002 | 3,342 | 5,500 | 3,840 | 0.25 | 5,002 | 3,342 | | |
| R3 | 20,201 | 2,060 | 1,660 | 0.08 | 5,050 | 3,390 | 5,500 | 3,840 | 0.25 | 5,050 | 3,390 | | |
| R3 | 20,253 | 2,059 | 1,659 | 0.08 | 5,063 | 3,404 | 5,500 | 3,841 | 0.25 | 5,063 | 3,404 | | |
| R3 | 24,002 | 2,051 | 1,651 | 0.07 | 6,000 | 4,349 | 5,500 | 3,849 | 0.25 | 6,000 | 4,349 | | |
| R3 | 30,145 | 2,051 | 1,651 | 0.05 | 7,536 | 5,885 | 5,500 | 3,849 | 0.25 | 7,536 | 5,885 | | |
| R3 | 20,422 | 2,043 | 1,643 | 0.08 | 5,105 | 3,462 | 5,500 | 3,857 | 0.25 | 5,105 | 3,462 | | |
| R3 | 19,687 | 2,042 | 1,642 | 0.08 | 4,922 | 3,280 | 5,500 | 3,858 | 0.25 | 4,922 | 3,280 | | |
| R3 | 24,209 | 2,031 | 1,631 | 0.07 | 6,052 | 4,421 | 5,500 | 3,869 | 0.25 | 6,052 | 4,421 | | |
| R3 | 19,966 | 2,024 | 1,624 | 0.08 | 4,992 | 3,368 | 5,500 | 3,876 | 0.25 | 4,992 | 3,368 | | |
| R3 | 21,362 | 2,020 | 1,620 | 0.08 | 5,340 | 3,720 | 5,500 | 3,880 | 0.25 | 5,340 | 3,720 | | |
| R3 | 20,621 | 2,016 | 1,616 | 0.08 | 5,155 | 3,539 | 5,500 | 3,884 | 0.25 | 5,155 | 3,539 | | |
| R3 | 25,213 | 2,016 | 1,616 | 0.06 | 6,303 | 4,687 | 5,500 | 3,884 | 0.25 | 6,303 | 4,687 | | |
| R3 | 22,701 | 2,014 | 1,614 | 0.07 | 5,675 | 4,061 | 5,500 | 3,886 | 0.25 | 5,675 | 4,061 | | |
| R3 | 20,004 | 2,011 | 1,611 | 0.08 | 5,001 | 3,390 | 5,500 | 3,889 | 0.25 | 5,001 | 3,390 | | |
| R3 | 20,320 | 2,008 | 1,608 | 0.08 | 5,080 | 3,472 | 5,500 | 3,892 | 0.25 | 5,080 | 3,472 | | |
| R3 | 21,025 | 2,008 | 1,608 | 0.08 | 5,256 | 3,648 | 5,500 | 3,892 | 0.25 | 5,256 | 3,648 | | |
| R3 | 20,019 | 2,006 | 1,606 | 0.08 | 5,005 | 3,399 | 5,500 | 3,894 | 0.25 | 5,005 | 3,399 | | |
| R3 | 19,973 | 2,000 | 1,600 | 0.08 | 4,993 | 3,393 | 5,500 | 3,900 | 0.25 | 4,993 | 3,393 | | |
| R3 | 20,454 | 1,998 | 1,598 | 0.08 | 5,113 | 3,515 | 5,500 | 3,902 | 0.25 | 5,113 | 3,515 | | |
| R3 | 20,010 | 1,996 | 1,596 | 0.08 | 5,002 | 3,406 | 5,500 | 3,904 | 0.25 | 5,002 | 3,406 | | |
| R3 | 22,296 | 1,992 | 1,592 | 0.07 | 5,574 | 3,982 | 5,500 | 3,908 | 0.25 | 5,574 | 3,982 | | |
| R3 | 21,795 | 1,991 | 1,591 | 0.07 | 5,449 | 3,858 | 5,500 | 3,909 | 0.25 | 5,449 | 3,858 | | |
| R3 | 20,741 | 1,985 | 1,585 | 0.08 | 5,185 | 3,600 | 5,500 | 3,915 | 0.25 | 5,185 | 3,600 | | |
| R3 | 20,000 | 1,984 | 1,584 | 0.08 | 5,000 | 3,416 | 5,500 | 3,916 | 0.25 | 5,000 | 3,416 | | |
| R3 | 20,054 | 1,968 | 1,568 | 0.08 | 5,014 | 3,446 | 5,500 | 3,932 | 0.25 | 5,014 | 3,446 | | |
| R3 | 15,502 | 1,967 | 1,567 | 0.10 | 3,875 | 2,308 | 5,500 | 3,933 | 0.25 | 3,875 | 2,308 | | |
| R3 | 21,000 | 1,962 | 1,562 | 0.07 | 5,250 | 3,688 | 5,500 | 3,938 | 0.25 | 5,250 | 3,688 | | |
| R3 | 22,813 | 1,958 | 1,558 | 0.07 | 5,703 | 4,145 | 5,500 | 3,942 | 0.25 | 5,703 | 4,145 | | |
| R3 | 20,001 | 1,953 | 1,553 | 0.08 | 5,000 | 3,447 | 5,500 | 3,947 | 0.25 | 5,000 | 3,447 | | |
| R3 | 23,590 | 1,944 | 1,544 | 0.07 | 5,897 | 4,353 | 5,500 | 3,956 | 0.25 | 5,897 | 4,353 | | |
| R3 | 21,923 | 1,941 | 1,541 | 0.07 | 5,481 | 3,940 | 5,500 | 3,959 | 0.25 | 5,481 | 3,940 | | |
| R3 | 20,333 | 1,936 | 1,536 | 0.08 | 5,083 | 3,547 | 5,500 | 3,964 | 0.25 | 5,083 | 3,547 | | |
| R3 | 23,200 | 1,934 | 1,534 | 0.07 | 5,800 | 4,266 | 5,500 | 3,966 | 0.25 | 5,800 | 4,266 | | |
| R3 | 21,399 | 1,932 | 1,532 | 0.07 | 5,350 | 3,818 | 5,500 | 3,968 | 0.25 | 5,350 | 3,818 | | |
| R3 | 24,520 | 1,930 | 1,530 | 0.06 | 6,130 | 4,600 | 5,500 | 3,970 | 0.25 | 6,130 | 4,600 | | |
| R3 | 23,373 | 1,924 | 1,524 | 0.07 | 5,843 | 4,319 | 5,500 | 3,976 | 0.25 | 5,843 | 4,319 | | |
| R3 | 20,937 | 1,922 | 1,522 | 0.07 | 5,234 | 3,712 | 5,500 | 3,978 | 0.25 | 5,234 | 3,712 | | |
| R3 | 20,806 | 1,921 | 1,521 | 0.07 | 5,201 | 3,680 | 5,500 | 3,979 | 0.25 | 5,201 | 3,680 | | |
| R3 | 22,811 | 1,921 | 1,521 | 0.07 | 5,703 | 4,182 | 5,500 | 3,979 | 0.25 | 5,703 | 4,182 | | |
| R3 | 29,573 | 1,921 | 1,521 | 0.05 | 7,393 | 5,872 | 5,500 | 3,979 | 0.25 | 7,393 | 5,872 | | |
| R3 | 20,512 | 1,920 | 1,520 | 0.07 | 5,128 | 3,608 | 5,500 | 3,980 | 0.25 | 5,128 | 3,608 | | |
| R3 | 20,201 | 1,919 | 1,519 | 0.08 | 5,050 | 3,531 | 5,500 | 3,981 | 0.25 | 5,050 | 3,531 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------------|------------|-----------------------------|----------------------|--------------------|--|-----------------|---------------------------------|---|---|--|
| R3 | 20,894 | 1,918 | 1,518 | 0.07 | 5,224 | 3,706 | 5,500 | 3,982 | 0.25 | 5,224 | 3,706 | | |
| R3 | 47,625 | 1,916 | 1,516 | 0.03 | 11,906 | 10,390 | 5,500 | 3,984 | 0.25 | 11,906 | 10,390 | | |
| R3 | 19,872 | 1,914 | 1,514 | 0.08 | 4,968 | 3,454 | 5,500 | 3,986 | 0.25 | 4,968 | 3,454 | | |
| R3 | 22,027 | 1,914 | 1,514 | 0.07 | 5,507 | 3,993 | 5,500 | 3,986 | 0.25 | 5,507 | 3,993 | | |
| R3 | 36,245 | 1,911 | 1,511 | 0.04 | 9,061 | 7,550 | 5,500 | 3,989 | 0.25 | 9,061 | 7,550 | | |
| R3 | 21,336 | 1,904 | 1,504 | 0.07 | 5,334 | 3,830 | 5,500 | 3,996 | 0.25 | 5,334 | 3,830 | | |
| R3 | 20,061 | 1,903 | 1,503 | 0.07 | 5,015 | 3,512 | 5,500 | 3,997 | 0.25 | 5,015 | 3,512 | | |
| R3 | 20,000 | 1,900 | 1,500 | 0.08 | 5,000 | 3,500 | 5,500 | 4,000 | 0.25 | 5,000 | 3,500 | | |
| R3 | 23,717 | 1,888 | 1,488 | 0.06 | 5,929 | 4,441 | 5,500 | 4,012 | 0.25 | 5,929 | 4,441 | | |
| R3 | 20,000 | 1,878 | 1,478 | 0.07 | 5,000 | 3,522 | 5,500 | 4,022 | 0.25 | 5,000 | 3,522 | | |
| R3 | 19,802 | 1,870 | 1,470 | 0.07 | 4,950 | 3,480 | 5,500 | 4,030 | 0.25 | 4,950 | 3,480 | | |
| R3 | 20,119 | 1,860 | 1,460 | 0.07 | 5,030 | 3,570 | 5,500 | 4,040 | 0.25 | 5,030 | 3,570 | | |
| R3 | 27,303 | 1,858 | 1,458 | 0.05 | 6,826 | 5,368 | 5,500 | 4,042 | 0.25 | 6,826 | 5,368 | | |
| R3 | 20,441 | 1,854 | 1,454 | 0.07 | 5,110 | 3,656 | 5,500 | 4,046 | 0.25 | 5,110 | 3,656 | | |
| R3 | 20,810 | 1,848 | 1,448 | 0.07 | 5,203 | 3,755 | 5,500 | 4,052 | 0.25 | 5,203 | 3,755 | | |
| R3 | 20,011 | 1,844 | 1,444 | 0.07 | 5,003 | 3,559 | 5,500 | 4,056 | 0.25 | 5,003 | 3,559 | | |
| R3 | 20,059 | 1,838 | 1,438 | 0.07 | 5,015 | 3,577 | 5,500 | 4,062 | 0.25 | 5,015 | 3,577 | | |
| R3 | 19,924 | 1,828 | 1,428 | 0.07 | 4,981 | 3,553 | 5,500 | 4,072 | 0.25 | 4,981 | 3,553 | | |
| R3 | 25,229 | 1,828 | 1,428 | 0.06 | 6,307 | 4,879 | 5,500 | 4,072 | 0.25 | 6,307 | 4,879 | | |
| R3 | 21,592 | 1,826 | 1,426 | 0.07 | 5,398 | 3,972 | 5,500 | 4,074 | 0.25 | 5,398 | 3,972 | | |
| R3 | 23,279 | 1,821 | 1,421 | 0.06 | 5,820 | 4,399 | 5,500 | 4,079 | 0.25 | 5,820 | 4,399 | | |
| R3 | 19,753 | 1,820 | 1,420 | 0.07 | 4,938 | 3,518 | 5,500 | 4,080 | 0.25 | 4,938 | 3,518 | | |
| R3 | 22,808 | 1,818 | 1,418 | 0.06 | 5,702 | 4,284 | 5,500 | 4,082 | 0.25 | 5,702 | 4,284 | | |
| R3 | 20,474 | 1,817 | 1,417 | 0.07 | 5,118 | 3,701 | 5,500 | 4,083 | 0.25 | 5,118 | 3,701 | | |
| R3 | 22,521 | 1,816 | 1,416 | 0.06 | 5,630 | 4,214 | 5,500 | 4,084 | 0.25 | 5,630 | 4,214 | | |
| R3 | 24,051 | 1,810 | 1,410 | 0.06 | 6,013 | 4,603 | 5,500 | 4,090 | 0.25 | 6,013 | 4,603 | | |
| R3 | 21,529 | 1,804 | 1,404 | 0.07 | 5,382 | 3,978 | 5,500 | 4,096 | 0.25 | 5,382 | 3,978 | | |
| R3 | 18,693 | 1,803 | 1,403 | 0.08 | 4,673 | 3,270 | 5,500 | 4,097 | 0.25 | 4,673 | 3,270 | | |
| R3 | 19,457 | 1,802 | 1,402 | 0.07 | 4,864 | 3,462 | 5,500 | 4,098 | 0.25 | 4,864 | 3,462 | | |
| R3 | 20,251 | 1,800 | 1,400 | 0.07 | 5,063 | 3,663 | 5,500 | 4,100 | 0.25 | 5,063 | 3,663 | | |
| R3 | 21,141 | 1,793 | 1,393 | 0.07 | 5,285 | 3,892 | 5,500 | 4,107 | 0.25 | 5,285 | 3,892 | | |
| R3 | 21,415 | 1,782 | 1,382 | 0.06 | 5,354 | 3,972 | 5,500 | 4,118 | 0.25 | 5,354 | 3,972 | | |
| R3 | 18,737 | 1,780 | 1,380 | 0.07 | 4,684 | 3,304 | 5,500 | 4,120 | 0.25 | 4,684 | 3,304 | | |
| R3 | 20,267 | 1,779 | 1,379 | 0.07 | 5,067 | 3,688 | 5,500 | 4,121 | 0.25 | 5,067 | 3,688 | | |
| R3 | 20,381 | 1,779 | 1,379 | 0.07 | 5,095 | 3,716 | 5,500 | 4,121 | 0.25 | 5,095 | 3,716 | | |
| R3 | 20,002 | 1,776 | 1,376 | 0.07 | 5,001 | 3,625 | 5,500 | 4,124 | 0.25 | 5,001 | 3,625 | | |
| R3 | 20,425 | 1,776 | 1,376 | 0.07 | 5,106 | 3,730 | 5,500 | 4,124 | 0.25 | 5,106 | 3,730 | | |
| R3 | 28,627 | 1,776 | 1,376 | 0.05 | 7,157 | 5,781 | 5,500 | 4,124 | 0.25 | 7,157 | 5,781 | | |
| R3 | 19,212 | 1,774 | 1,374 | 0.07 | 4,803 | 3,429 | 5,500 | 4,126 | 0.25 | 4,803 | 3,429 | | |
| R3 | 20,159 | 1,768 | 1,368 | 0.07 | 5,040 | 3,672 | 5,500 | 4,132 | 0.25 | 5,040 | 3,672 | | |
| R3 | 20,991 | 1,768 | 1,368 | 0.07 | 5,248 | 3,880 | 5,500 | 4,132 | 0.25 | 5,248 | 3,880 | | |
| R3 | 24,405 | 1,764 | 1,364 | 0.06 | 6,101 | 4,737 | 5,500 | 4,136 | 0.25 | 6,101 | 4,737 | | |
| R3 | 20,862 | 1,754 | 1,354 | 0.06 | 5,216 | 3,862 | 5,500 | 4,146 | 0.25 | 5,216 | 3,862 | | |
| R3 | 18,822 | 1,751 | 1,351 | 0.07 | 4,705 | 3,354 | 5,500 | 4,149 | 0.25 | 4,705 | 3,354 | | |
| R3 | 20,864 | 1,748 | 1,348 | 0.06 | 5,216 | 3,868 | 5,500 | 4,152 | 0.25 | 5,216 | 3,868 | | |
| R3 | 23,426 | 1,746 | 1,346 | 0.06 | 5,856 | 4,510 | 5,500 | 4,154 | 0.25 | 5,856 | 4,510 | | |
| R3 | 20,102 | 1,745 | 1,345 | 0.07 | 5,025 | 3,680 | 5,500 | 4,155 | 0.25 | 5,025 | 3,680 | | |
| R3 | 20,577 | 1,744 | 1,344 | 0.07 | 5,144 | 3,800 | 5,500 | 4,156 | 0.25 | 5,144 | 3,800 | | |
| R3 | 20,708 | 1,740 | 1,340 | 0.06 | 5,177 | 3,837 | 5,500 | 4,160 | 0.25 | 5,177 | 3,837 | | |
| R3 | 21,986 | 1,738 | 1,338 | 0.06 | 5,496 | 4,158 | 5,500 | 4,162 | 0.25 | 5,496 | 4,158 | | |
| R3 | 21,183 | 1,736 | 1,336 | 0.06 | 5,296 | 3,960 | 5,500 | 4,164 | 0.25 | 5,296 | 3,960 | | |
| R3 | 20,232 | 1,728 | 1,328 | 0.07 | 5,058 | 3,730 | 5,500 | 4,172 | 0.25 | 5,058 | 3,730 | | |
| R3 | 19,970 | 1,716 | 1,316 | 0.07 | 4,993 | 3,677 | 5,500 | 4,184 | 0.25 | 4,993 | 3,677 | | |
| R3 | 20,692 | 1,716 | 1,316 | 0.06 | 5,173 | 3,857 | 5,500 | 4,184 | 0.25 | 5,173 | 3,857 | | |
| R3 | 20,336 | 1,678 | 1,278 | 0.06 | 5,084 | 3,806 | 5,500 | 4,222 | 0.25 | 5,084 | 3,806 | | |
| R3 | 25,527 | 1,673 | 1,273 | 0.05 | 6,382 | 5,109 | 5,500 | 4,227 | 0.25 | 6,382 | 5,109 | | |
| R3 | 19,783 | 1,672 | 1,272 | 0.06 | 4,946 | 3,674 | 5,500 | 4,228 | 0.25 | 4,946 | 3,674 | | |
| R3 | 26,838 | 1,662 | 1,262 | 0.05 | 6,709 | 5,447 | 5,500 | 4,238 | 0.25 | 6,709 | 5,447 | | |
| R3 | 20,923 | 1,652 | 1,252 | 0.06 | 5,231 | 3,979 | 5,500 | 4,248 | 0.25 | 5,231 | 3,979 | | |
| R3 | 19,867 | 1,640 | 1,240 | 0.06 | 4,967 | 3,727 | 5,500 | 4,260 | 0.25 | 4,967 | 3,727 | | |
| R3 | 20,796 | 1,620 | 1,220 | 0.06 | 5,199 | 3,979 | 5,500 | 4,280 | 0.25 | 5,199 | 3,979 | | |
| R3 | 19,737 | 1,617 | 1,217 | 0.06 | 4,934 | 3,717 | 5,500 | 4,283 | 0.25 | 4,934 | 3,717 | | |
| R3 | 19,234 | 1,590 | 1,190 | 0.06 | 4,808 | 3,618 | 5,500 | 4,310 | 0.25 | 4,808 | 3,618 | | |
| R3 | 18,855 | 1,584 | 1,184 | 0.06 | 4,714 | 3,530 | 5,500 | 4,316 | 0.25 | 4,714 | 3,530 | | |
| R3 | 20,481 | 1,584 | 1,184 | 0.06 | 5,120 | 3,936 | 5,500 | 4,316 | 0.25 | 5,120 | 3,936 | | |
| R3 | 40,500 | 1,568 | 1,168 | 0.03 | 10,125 | 8,957 | 5,500 | 4,332 | 0.25 | 10,125 | 8,957 | | |

| Zoning | Lot SF | Home SF | Home SF (Less Garage SF Credit) | Actual FAR | Max SF Based on 0.25 FAR | FAR SF Difference | Proposed SF Cap | Current SF - Proposed SF Cap Difference | Proposed FAR | Max SF Based on Proposed FAR | Current SF - Proposed SF Cap Based on FAR | Exceeds current or proposed code requirements | May exceed current or proposed code requirements |
|--------|--------|---------|---------------------------------------|------------|-----------------------------|----------------------|--------------------|--|-----------------|---------------------------------|---|---|--|
| R3 | 20,321 | 1,556 | 1,156 | 0.06 | 5,080 | 3,924 | 5,500 | 4,344 | 0.25 | 5,080 | 3,924 | | |
| R3 | 20,532 | 1,544 | 1,144 | 0.06 | 5,133 | 3,989 | 5,500 | 4,356 | 0.25 | 5,133 | 3,989 | | |
| R3 | 15,502 | 1,541 | 1,141 | 0.07 | 3,875 | 2,734 | 5,500 | 4,359 | 0.25 | 3,875 | 2,734 | | |
| R3 | 20,010 | 1,534 | 1,134 | 0.06 | 5,003 | 3,869 | 5,500 | 4,366 | 0.25 | 5,003 | 3,869 | | |
| R3 | 20,011 | 1,534 | 1,134 | 0.06 | 5,003 | 3,869 | 5,500 | 4,366 | 0.25 | 5,003 | 3,869 | | |
| R3 | 21,508 | 1,515 | 1,115 | 0.05 | 5,377 | 4,262 | 5,500 | 4,385 | 0.25 | 5,377 | 4,262 | | |
| R3 | 22,493 | 1,484 | 1,084 | 0.05 | 5,623 | 4,539 | 5,500 | 4,416 | 0.25 | 5,623 | 4,539 | | |
| R3 | 20,110 | 1,479 | 1,079 | 0.05 | 5,027 | 3,948 | 5,500 | 4,421 | 0.25 | 5,027 | 3,948 | | |
| R3 | 15,338 | 1,478 | 1,078 | 0.07 | 3,835 | 2,757 | 5,500 | 4,422 | 0.25 | 3,835 | 2,757 | | |
| R3 | 22,337 | 1,450 | 1,050 | 0.05 | 5,584 | 4,534 | 5,500 | 4,450 | 0.25 | 5,584 | 4,534 | | |
| R3 | 19,735 | 1,436 | 1,036 | 0.05 | 4,934 | 3,898 | 5,500 | 4,464 | 0.25 | 4,934 | 3,898 | | |
| R3 | 19,847 | 1,430 | 1,030 | 0.05 | 4,962 | 3,932 | 5,500 | 4,470 | 0.25 | 4,962 | 3,932 | | |
| R3 | 22,342 | 1,429 | 1,029 | 0.05 | 5,586 | 4,557 | 5,500 | 4,471 | 0.25 | 5,586 | 4,557 | | |
| R3 | 28,215 | 1,422 | 1,022 | 0.04 | 7,054 | 6,032 | 5,500 | 4,478 | 0.25 | 7,054 | 6,032 | | |
| R3 | 20,425 | 1,392 | 992 | 0.05 | 5,106 | 4,114 | 5,500 | 4,508 | 0.25 | 5,106 | 4,114 | | |
| R3 | 20,161 | 1,385 | 985 | 0.05 | 5,040 | 4,055 | 5,500 | 4,515 | 0.25 | 5,040 | 4,055 | | |
| R3 | 20,509 | 1,377 | 977 | 0.05 | 5,127 | 4,150 | 5,500 | 4,523 | 0.25 | 5,127 | 4,150 | | |
| R3 | 20,434 | 1,355 | 955 | 0.05 | 5,109 | 4,154 | 5,500 | 4,545 | 0.25 | 5,109 | 4,154 | | |
| R3 | 22,974 | 1,351 | 951 | 0.04 | 5,743 | 4,792 | 5,500 | 4,549 | 0.25 | 5,743 | 4,792 | | |
| R3 | 20,190 | 1,350 | 950 | 0.05 | 5,048 | 4,098 | 5,500 | 4,550 | 0.25 | 5,048 | 4,098 | | |
| R3 | 19,866 | 1,344 | 944 | 0.05 | 4,966 | 4,022 | 5,500 | 4,556 | 0.25 | 4,966 | 4,022 | | |
| R3 | 20,403 | 1,344 | 944 | 0.05 | 5,101 | 4,157 | 5,500 | 4,556 | 0.25 | 5,101 | 4,157 | | |
| R3 | 21,945 | 1,332 | 932 | 0.04 | 5,486 | 4,554 | 5,500 | 4,568 | 0.25 | 5,486 | 4,554 | | |
| R3 | 20,106 | 1,316 | 916 | 0.05 | 5,027 | 4,111 | 5,500 | 4,584 | 0.25 | 5,027 | 4,111 | | |
| R3 | 20,125 | 1,308 | 908 | 0.05 | 5,031 | 4,123 | 5,500 | 4,592 | 0.25 | 5,031 | 4,123 | | |
| R3 | 20,399 | 1,278 | 878 | 0.04 | 5,100 | 4,222 | 5,500 | 4,622 | 0.25 | 5,100 | 4,222 | | |
| R3 | 19,678 | 1,217 | 817 | 0.04 | 4,919 | 4,102 | 5,500 | 4,683 | 0.25 | 4,919 | 4,102 | | |
| R3 | 20,076 | 1,206 | 806 | 0.04 | 5,019 | 4,213 | 5,500 | 4,694 | 0.25 | 5,019 | 4,213 | | |
| R3 | 8,768 | 1,133 | 733 | 0.08 | 2,192 | 1,459 | 5,500 | 4,767 | 0.25 | 2,192 | 1,459 | | |
| R3 | 20,001 | 1,128 | 728 | 0.04 | 5,000 | 4,272 | 5,500 | 4,772 | 0.25 | 5,000 | 4,272 | | |
| R3 | 10,091 | 1,013 | 613 | 0.06 | 2,523 | 1,910 | 5,500 | 4,887 | 0.25 | 2,523 | 1,910 | | |
| R3 | 11,168 | 1,013 | 613 | 0.05 | 2,792 | 2,179 | 5,500 | 4,887 | 0.25 | 2,792 | 2,179 | | |
| R3 | 12,676 | 1,013 | 613 | 0.05 | 3,169 | 2,556 | 5,500 | 4,887 | 0.25 | 3,169 | 2,556 | | |
| R3 | 16,043 | 1,013 | 613 | 0.04 | 4,011 | 3,398 | 5,500 | 4,887 | 0.25 | 4,011 | 3,398 | | |
| R3 | 17,827 | 1,013 | 613 | 0.03 | 4,457 | 3,844 | 5,500 | 4,887 | 0.25 | 4,457 | 3,844 | | |

REQUEST FOR BOARD ACTION
Regular Village Board
November 11, 2019**Subject:** Fiscal Year 2020 Budget**Action Requested:** Approval of the Fiscal Year 2020 Budget**Originated By/Contact:** Brad Burke, Village Manager
Jack Cascone, Administrative Intern**Referred To:** Mayor and Village Board of Trustees**Summary / Background:**

The Village Board met over the course of several meetings in October to discuss the proposed budget for Fiscal Year 2020 (FY20). As a result of Board direction and staff's continued work on the proposed budget, several changes were identified since the original draft was distributed in early October. These changes are reflected on the attached spreadsheet. Changes reflect increasing 2020 capital expenditures in the following areas:

- Increase the amount allocated in the General Capital Fund for the 2020 Annual Street Resurfacing Program from \$385,000 to \$1,385,000 to complete more road resurfacing in the coming year. Proposed roads for resurfacing include Brampton Lane (east and west) and Farrington Drive area. The additional expense is to be funded via existing General Capital Fund reserves.
- Related to the increased scope of the 2020 Annual Street Resurfacing Project, the proposed budget for the Motor Fuel Tax (MFT) Fund has been changed to reflect no expenditures for 2020. The draft budget initially reflected use of \$175,000 in MFT funds to offset costs of the 2020 Annual Street Resurfacing Project. With the additional street resurfacing anticipated in 2020, MFT funds previously contemplated for use in 2020 will accumulate in 2020 and future years to be used to offset resurfacing activities in a future year.
- Increasing the amount budgeted in the General Capital Fund for storm water capital projects (\$260,000) in anticipation of projects identified as a result of the Village-Wide Drainage Study to be completed in early 2020.
- Increasing the amount budgeted in the General Capital Fund for various bike path resurfacing activities by \$315,000. The bike path resurfacing project for 2019 will not be started by the end of 2019. This amount reflects the previously awarded contract with Builders Asphalt for bike path resurfacing for various connector paths as well as the Riverwoods Road path from the southern Village limit to Duffy Lane.

The proposed 2020 budget reflects revenues based upon the Village's current fee and revenue structure. Total expenditures for all funds are \$29,738,220 with revenues of \$25,803,740 and use of reserves in the amount of \$4,438,150. The proposed 2020 budget reflects the use of reserves to fund necessary required capital projects as designed. The General Fund operating budget and Water & Sewer Fund operations budget are balanced and reflect anticipated revenues adequate to fund day-to-day operations.

Recommendation:

Consideration and placement on the November 25, 2019 Regular Village Board meeting agenda for approval.

Reports and Documents Attached:

- Spreadsheet Detailing Changes to Proposed Budget from the Initial Draft
- Summary of Revenue / Expenditures All Funds

| Meeting History | |
|---|--------------------------------------|
| Special Committee of the Whole Budget Discussion & Workshops | October 16, 2019 October 24, 2019 |
| Committee of the Whole Meeting | November 11, 2019 |
| Regular Village Board Meeting | November 25, 2019 (Anticipated) |

Changes to 2020 Budget since Draft Print

| Account Description | Original | Original | New | New | Difference | Difference |
|---|-----------|-------------|-----------|-------------|------------|-----------------------------|
| | Est. 2019 | Budget 2020 | Est. 2019 | Budget 2020 | Est. 2019 | New vs Original Budget 2020 |
| FUND 03 - MFT FUND | | | | | | |
| 03-01-88-5009 Infra- Road Resurfacing | 175,000 | 175,000 | 175,000 | 0 | 0 | -175,000 |
| FUND 51 - GENERAL CAPITAL FUND | | | | | | |
| STORM SEWER & WATER | | | | | | |
| 51-21-84-5116 Storm Line Replacement | 0 | 0 | 0 | 260,000 | 0 | 260,000 |
| <u>ROADWAYS</u> | | | | | | |
| 51-21-88-5009 Infra- Road Resurfacing | 75,000 | 200,000 | 75,000 | 1,100,000 | 0 | 900,000 |
| 51-21-88-5025 Engineering | 100,000 | 185,000 | 100,000 | 285,000 | 0 | 100,000 |
| PARKS | | | | | | |
| 51-22-86-5906 Bike Path Resurf- Various Areas | 250,000 | 0 | 0 | 315,000 | -250,000 | 315,000 |

VILLAGE OF LINCOLNSHIRE
2020 BUDGET SUMMARY



| REVENUE | RESERVES | EXPENSE | OVER/(UNDER) |
|---------|----------|---------|--------------|
|---------|----------|---------|--------------|

| GENERAL FUND | | | | |
|---------------------------------|----------------------|-------------|----------------------|-------------------|
| 01-00 Revenue | 12,834,350 | | | |
| 01-01 Administration | | | 375,190 | |
| 01-02 Finance | | | 352,210 | |
| 01-05 Police | | | 4,553,210 | |
| 01-08 Community & Economic Dev. | | | 1,076,740 | |
| 01-12 Insurance & Common | | | 1,640,970 | |
| 01-20 PW: Administration | | | 276,830 | |
| 01-21 PW: Streets | | | 1,357,950 | |
| 01-22 PW: Parks & Open Spaces | | | 1,469,290 | |
| 01-25 Buildings & Grounds | | | 166,610 | |
| 01-26 Debt & Transfers | | | 1,326,180 | |
| TOTAL GENERAL FUND | \$ 12,834,350 | \$ - | \$ 12,595,180 | \$ 239,170 |

| CAPITAL PROJECT FUNDS | | | | |
|------------------------------------|-------------------|---------------------|---------------------|-------------|
| 51-xx General Capital | 805,670 | 3,510,330 | 4,316,000 | - |
| TOTAL CAPITAL PROJECT FUNDS | \$ 805,670 | \$ 3,510,330 | \$ 4,316,000 | \$ - |

| ENTERPRISE FUNDS | | | | |
|------------------------------------|---------------------|-------------|---------------------|------------------|
| 02-00 Water & Sewer Revenue | 5,260,300 | | | |
| 02-01 Water & Sewer Administration | | | 930,670 | |
| 02-02 Public Works Operating | | | 4,259,840 | |
| 07-01 Water & Sewer Improvements | 3,147,710 | | 3,138,000 | |
| TOTAL ENTERPRISE FUNDS | \$ 8,408,010 | \$ - | \$ 8,328,510 | \$ 79,500 |

| NON-OPERATING FUNDS | | | | |
|--------------------------------------|-------------------|-------------------|---------------------|-------------------|
| 03-01 Motor Fuel Tax | 185,000 | - | - | 185,000 |
| 11-05 Fraud Alcohol Drug Enforcement | - | 61,990 | 61,990 | - |
| 12-01 Vehicle Maintenance | 509,050 | | 509,050 | - |
| 18-01 Park Development Fund | 178,170 | 865,830 | 1,044,000 | - |
| TOTAL NON-OPERATING FUNDS | \$ 872,220 | \$ 927,820 | \$ 1,615,040 | \$ 185,000 |

| TRUST FUNDS | | | | |
|-----------------------------|---------------------|--|---------------------|-------------|
| 05-01 Police Pension Fund** | 1,702,800 | | 1,702,800 | - |
| 20-01 Sedgebrook SSA | 1,180,690 | | 1,180,690 | - |
| TOTAL TRUST FUNDS | \$ 2,883,490 | | \$ 2,883,490 | \$ - |

REQUEST FOR BOARD ACTION

Subject: Consideration and Discussion of an Ordinance Levying Taxes for Corporate Purposes of the Village of Lincolnshire, Lake County, Illinois for the Fiscal Year Beginning the first day of January, 2019 and Ending December 31, 2019

Action Requested: Consider Proposed Tax Levy Ordinance and Direct Placement on the November 25, 2019 Consent Agenda

Originated Michael R. Peterson, Finance Director/ Treasurer
By/Contact: Bradly J. Burke, Village Manager

Referred To: Mayor and Village Board of Trustees

Summary / Background:

Attached for consideration and discussion by the Mayor and Board of Trustees is the Ordinance levying taxes for corporate purposes of the Village of Lincolnshire, Lake County, Illinois to be collected in the fiscal year beginning January 1, 2020 and ending December 31, 2020. The proposed levy is intended to raise the required funds to contribute to the Village's Police Pension Fund, offset Retirement expenses, and partially fund Police Protection activities.

Pursuant to State statute, the Village Board previously declared its estimated levy at the October 15, 2019 Committee of the Whole meeting. The Truth-In-Taxation Act requires that for any increase in the "aggregate levy"¹ more than 105% of the previous year's tax extension, the Village to publish a legal notice making known the size of the tax levy and announce a Public Hearing to be held prior to the adoption of the Levy Ordinance. Lake County reports Lincolnshire's preliminary total estimated assessed value (EAV) has increased 1.8% or approximately \$12 million compared to the previous year. To take advantage of the increase in assessed valuation, staff recommends a total property tax levy of \$1,667,500. The proposed levy amount is not more than 105% of the 2018 levy extension; therefore, no formal public hearing or posting of the proposed levy is required. The amount levied is similar to the tentative number reflected in the draft 2020 Budget. Staff continues to emphasize the need for the Village's revenue sources to be diversified to minimize losses related to various economic conditions. The proposed levy provides an opportunity for the Village to capture \$78,400 additional property tax revenue while maintaining a tax rate freeze of .241. Staff believes the actual revenue will be closer to \$28,800, based on Lake County's EAV estimate.

The 2019 estimated property tax levy to be collected in Fiscal Year 2020 is \$1,667,500. The property tax revenue reflected in the Proposed 2020 Budget will be used to fund Police Protection services, Police Pension Contributions, Social Security, and IMRF expenses. The total proposed levy is exclusive of election costs and debt retirement, which is equivalent to last year's contributions.

¹ For Lincolnshire's purpose, "aggregate levy" is defined as corporate and pension levies, and excludes debt service

A comparison with the previous fiscal year's tax extension and this year's tax levy is supplied for your information.

| | FY 2018 Extension ¹ | FY 2019 Levy | Percent Change |
|---------------------|-----------------------------------|--------------------|-------------------|
| Police Protection | \$262,003 | \$196,000 | -21.19% |
| Social Security | \$201,004 | \$211,000 | 4.97% |
| IMRF | \$301,005 | \$301,000 | 11.03% |
| Police Pension Fund | \$855,006 | \$959,500 | 12.22% |
| TOTAL | \$1,189,116 | \$1,667,500 | 4.93% |

Budget Impact:

Prior to the County Clerk establishing the 2019 tax levy extension, staff will request the tax rate not to exceed .241 which has been the tax rate extended since tax year 2012. In brief, Treasurer Peterson will request an estimated \$49,500 reduction to the Police Protection levy.

Service Delivery Impact:

N/A

Recommendation:

Staff recommends the Village Board direct placement of the proposed ordinance for inclusion on the November 25, 2019 Regular Village Board Meeting agenda for approval.

Reports and Documents Attached:

- Tax Levy Ordinance

| Meeting History | |
|---|------------|
| Tax Levy Estimated (COW): | 10/15/2019 |
| Initial Referral to Village Board COW): | 11/11/2019 |
| Regular Village Board Meeting: | 11/25/2019 |

¹ Lake County Certificate of Rates and Extension

CERTIFICATE

I, Elizabeth J. Brandt, President of the Village of Lincolnshire, hereby certify that I am the presiding officer of the Village of Lincolnshire, and as such presiding officer, I hereby certify that the Levy Ordinance, a copy of which is appended hereto, was adopted pursuant to, and in all respects in compliance with, the provisions of Section 4 through 7 of the so-called "The Truth in Taxation Act".

Specifics: For tax year 2019 the Village's tax levy did not exceed 5% of the 2018 tax year levy extended and therefore was not required to publish a notice. On October 15, 2019, as prescribed by the Truth in Taxation Act, the Village Board "did determine how many dollars in aggregate property tax extensions will be necessary" during its regular meeting, which was not less than 20 days before the Tax Levy Ordinance's passage on November 25, 2019. A certified copy of the October 15, 2019 minutes are appended hereto attached.

Dated: _____, 2019

Elizabeth J. Brandt, President
Village of Lincolnshire, Illinois

ORDINANCE NO.19-XXXX-XX

AN ORDINANCE LEVYING TAXES FOR CORPORATE PURPOSES OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING THE 1ST DAY OF JANUARY 2019 AND ENDING DECEMBER 31, 2019

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, as follows:

WHEREAS, the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County Illinois did on the 25th of February, 2019, pass the Annual Appropriation Ordinance #19-3795-225 for said municipality for the fiscal year ending December 31, 2019, in the amount of which is ascertained to be in the aggregate sum of \$30,034,210 (thirty million thirty four thousand and two hundred ten dollars) which said Appropriation Ordinance was duly published in pamphlet form on the 25th day of February, 2019; and

WHEREAS, in order to finance in part expenditures authorized pursuant to the Annual Appropriation Ordinance, and pursuant to the authority granted under Section 6 of Article VII of the Constitution of the State of Illinois, the Mayor and the Board of Trustees hereby deem it necessary and appropriate to levy ad valorem taxes for extension upon all taxable real property in the Village so hereinafter set forth; and

WHEREAS, a proposed or tentative Tax Levy Ordinance for said municipality for the aforesaid fiscal year, upon which said Tax Levy Ordinance was based, had been duly prepared and made conveniently available on October 15, 2019 for public inspection by said Corporate Authorities of this municipality continuously for at least twenty days prior to the adoption of said Tax Levy Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE, COUNTY OF LAKE AND STATE OF ILLINOIS, as follows:

SECTION 1: Finding of Facts. The Corporate Authorities of this municipality hereby find all facts all of the matters hereinabove recited in the "whereas" clauses hereof.

SECTION 2: General Corporate. That there be and hereby is levied for corporate purposes upon all taxable property within the corporate limits of said Village for the Fiscal Year 2019 the total sum of Zero dollars (\$0).

| | <u>AMOUNT APPROPRIATED</u> | <u>AMOUNT LEVIED</u> |
|---|---------------------------------------|---------------------------------|
| ADMINISTRATION | 316,030 | 0 |
| FINANCE | 314,440 | 0 |
| POLICE | 1,840,120 | 0 |
| COMMUNITY & ECONOMIC DEVELOPMENT | 1,128,780 | 0 |
| INSURANCE & COMMON | 1,786,200 | 0 |
| PUBLIC WORKS: ADMINISTRATION | 241,150 | 0 |
| STREETS | 1,279,050 | 0 |
| PARKS & OPEN SPACES | 1,381,050 | 0 |
| BUILDINGS & GROUNDS | 208,530 | 0 |
| DEBT & TRANSFERS | 2,021,350 | <u>0</u> |
| TOTAL GENERAL FUND APPROPRIATION | \$10,516,700 | |

SECTION 3: Special Levies. That there be and is hereby levied upon all taxable property within the corporate limits of said Village for the Fiscal Year 2019 in addition to the maximum of the taxes authorized for general purposes the total sum of One million, six hundred sixty seven thousand five hundred dollars (\$1,667,500), for the following special purposes set forth in said Appropriation Ordinance in the respective sums as follows, to wit:

| | <u>AMOUNT APPROPRIATED</u> | <u>AMOUNT LEVIED</u> |
|--|---------------------------------------|---------------------------------|
| <u>POLICE PROTECTION</u> | | |
| Police: Regular Salaries | \$2,668,600 | \$196,000 |
| <u>FICA EXPENSE</u> | | |
| Admin: FICA Expense | \$21,070 | \$20,000 |
| Finance: FICA Expense | \$21,670 | \$20,500 |
| Police: FICA Expense | \$57,510 | \$54,400 |
| C&ED: FICA Expense | \$32,860 | \$31,100 |
| PW Admin: FICA Expense | \$14,310 | \$13,500 |
| PW Street: FICA Expense | \$36,940 | \$34,900 |
| PW Parks & Open Spaces: FICA Expense | <u>\$38,710</u> | <u>\$36,600</u> |
| TOTAL | \$223,070 | \$211,000 |
| <u>IMRF CONTRIBUTIONS</u> | | |
| Admin: IMRF Contributions | \$34,180 | \$33,100 |
| Finance: IMRF Contributions | \$38,210 | \$37,100 |
| Police: IMRF Contributions | \$31,470 | \$30,500 |
| C&ED: IMRF Contributions | \$57,950 | \$56,200 |
| PW Admin: IMRF Contributions | \$25,220 | \$24,500 |
| PW Street: IMRF Contributions | \$62,780 | \$60,900 |
| PW Parks & Open Spaces: IMRF Contributions | <u>\$60,540</u> | <u>\$58,700</u> |
| TOTAL | \$310,350 | \$301,000 |
| | | |
| | <u>AMOUNT APPROPRIATED</u> | <u>AMOUNT LEVIED</u> |
| <u>POLICE PENSION FUND</u> | | |
| Retirement Payments & Reserves | \$1,359,560 | \$959,500 |
| TOTAL TAXES LEVIED FOR SPECIAL PURPOSES | | \$1,667,500 |

SECTION 4: That the following is a summary of the items herein before levied:

| | |
|----------------------------|--------------------|
| General Corporate | 0 |
| Police Protection Services | \$196,000 |
| FICA Expense | \$211,000 |
| IMRF Contributions | \$301,000 |
| Police Pension Fund | <u>\$959,500</u> |
| TOTAL LEVIED | \$1,667,500 |

SECTION 5: Filing with the County Clerk. The Village Manager is authorized and directed to file a certified copy of this Ordinance with the County Clerk, Lake County, Illinois.

SECTION 6: Partial Invalidity. If any item or portion of this Ordinance is for any reason held invalid, such decision shall not affect the validity of remaining portions of this Ordinance.

SECTION 7: This Tax Levy Ordinance is adopted pursuant to procedures set forth in the Illinois Municipal Code, provided, however, any limitations in the Illinois Municipal Code in conflict with the provisions of this Ordinance shall not be applicable to this Ordinance pursuant to Section 6 of Article VII of the Constitution of the State of Illinois. This Ordinance is enacted pursuant to the home rule powers of the Village of Lincolnshire.

SECTION 8: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form.

SECTION 9: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the Board of Trustees of the Village of Lincolnshire on this ____ day of _____, 2019 by a roll call vote as follows:

AYES:
NAYS:
ABSENT:

APPROVED by the Mayor of the Village of Lincolnshire on this _____ day of _____, 2019.

Elizabeth J. Brandt, Village Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

REQUEST FOR BOARD ACTION

Subject: Consideration of an Ordinance Abating and Reducing Certain Taxes Heretofore Levied to Pay Debt Service on Special Service Area (SSA) Bonds of the Village of Lincolnshire, Lake County, Illinois (Sedgebrook Special Service Area No. 1 Special Tax Bonds)

Action Requested: Consideration of Ordinance and Direct Placement on the November 25, 2019 Consent Agenda

Originated Brad Burke, Village Manager
By/Contact: Jack Cascone, Administrative Intern
Referred To: Village Board

Summary / Background:

In November 2004, the Village signed an agreement with Erickson Retirement Communities calling for the establishment of a Special Service Area (SSA) and the authorization of the sale of \$15 million of SSA bonds. The major portion of the bond proceeds (\$11.5 million) was used for the construction of infrastructure (roads, water retention ponds, and utilities) that serves the Sedgebrook community.

A levy is required each year until the bonds are retired. The bond agreement states that each year a pre-determined maximum property tax is to be levied. This amount will then be adjusted downward based on the actual amount of taxes required to service the debt.

Budget Impact:

N/A

Service Delivery Impact:

N/A

Recommendation:

Placement of the proposed SSA No.1 (Sedgebrook) Tax Levy Abatement Ordinance on the November 25, 2019 Consent Agenda of the Regular Village Board meeting for approval.

Reports and Documents Attached:

- SSA No.1 Abatement Ordinance

| Meeting History | |
|--------------------------------|-------------------|
| Special Committee of the Whole | October 16, 2019 |
| Budget Discussion & Workshops | October 24, 2019 |
| Committee of the Whole Meeting | November 11, 2019 |
| Regular Village Board Meeting | November 25, 2019 |

ORDINANCE NO. XXXXXX

**AN ORDINANCE ABATING AND REDUCING CERTAIN TAXES
HERETOFORE LEVIED TO PAY DEBT SERVICE ON SPECIAL SERVICE AREA
(SSA) BONDS OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS.**

(SEDGEBROOK SPECIAL SERVICE AREA NO. 1 SPECIAL TAX BONDS)

WHEREAS, the Village of Lincolnshire, Lake County, Illinois (the "Village") has heretofore issued \$15,000,000 Special Service Area Number 1 Special Tax Bonds, Series 2004 (Sedgebrook Project) (the "Bonds"); and

WHEREAS, the Village adopted an Ordinance on September 27, 2004 (the "Bond Ordinance"), which authorized the Bonds and levied the taxes to pay debt service on the Bonds; and

WHEREAS, pursuant to Section 10 of the Bond Ordinance, the Special Tax Requirement of the Bonds (as defined in the Rate and Method of Apportionment of Special Tax prepared for the Special Service Area of the Village) has been calculated and is hereby approved, and the Village desires to abate the taxes previously levied for 2019 for those Bonds and establish the new levy for 2019;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Abatement of Taxes. The taxes in the following amounts heretofore levied for the Bonds are hereby partially abated:

| <u>For the Year</u> | <u>Original Levy</u> | <u>Current Abatement</u> | <u>New Levy</u> |
|---------------------|----------------------|--------------------------|-----------------|
| 2019 | \$1,625,000.00 | \$465,312.50 | \$1,159,687.50 |

Section 2. Filing of Ordinance. Following adoption of this Ordinance, the Village Clerk shall file a certified copy hereof with the County Clerk of Lake County, Illinois, and it shall be the duty of said County Clerk to abate and reduce the taxes heretofore levied as provided in Section 1 hereof.

Section 3. Effective Date. This Ordinance shall be in full force and effect forthwith upon its adoption.

ADOPTED this _____ day of _____, 2019 by a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2019.

Elizabeth J. Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

REQUEST FOR BOARD ACTION

Committee of the Whole Meeting November 11, 2019

Subject: Ordinance Amending Chapter 15 of Title 1 - Comprehensive Fee Schedule of the Lincolnshire Village Code Related to the Establishment of Fees and Charges for Service (Water and Sewer Rates and Billing Practices)

Action Requested: Approval of Proposed Ordinance (Village of Lincolnshire)

Originated Brad Burke, Village Manager
By/Contact: Jack Cascone, Administrative Intern

Referred To: Mayor and Village Board of Trustees

Summary / Background:

Staff annually reviews the Comprehensive Fee schedule related to water and sewer rates and recommends modifications. These changes are discussed by the Mayor and Board of Trustees during the consideration of the budget for the coming fiscal year. Discussion of water and sewer rates and the Water & Sewer Fund budget took place on October 16 & 24, 2019. Based on the Board's feedback from these budget workshops, the attached ordinance amending Chapter 15 of Title 1 - Comprehensive Fee Schedule of the Lincolnshire Village Code Related to the Establishment of Fees and Charges for Service provides a detailed schedule for current and proposed rates recommended for approval to be effective with the February 1, 2020 billing. The proposed ordinance reflects a 5% increase in water rates, and a 5% increase in sewer rates for 2020. The increases are directly related to the increases in the water purchase charge assessed by the City of Highland Park, as well as the increase for wastewater treatment services assessed by Lake County, both of which will take effect on January 1, 2020.

Recommendation:

Staff recommends placing this ordinance on the November 25, 2019 consent agenda for approval so the fees will be effective with the January 1, 2020 billing.

Reports and Documents Attached:

- An Ordinance Amending Chapter 15 Of Title 1- Comprehensive Fee Schedule Related To The Establishment Of Fees Of The Lincolnshire Village Code
- October 18, 2019 Letter from City of Highland Park Regarding Purchase of Wholesale Water Rate Increase
- August 28, 2019 Letter from Lake County Regarding Wholesale Sewer Rate & Connection Fee Increase

| Meeting History | |
|---|--------------------------------------|
| Special Committee of the Whole Budget Discussion & Workshops | October 16, 2019 October 24, 2019 |
| Committee of the Whole Meeting: | November 11, 2019 |
| Regular Village Board Meeting: | November 25, 2019 |

ORDINANCE NO. XXXXX

AN ORDINANCE AMENDING CHAPTER 15 OF TITLE 1 – COMPREHENSIVE FEE SCHEDULE OF THE LINCOLNSHIRE VILLAGE CODE RELATED TO THE ESTABLISHMENT OF FEES AND CHARGES FOR SERVICE (Water and Sewer Connection Charges and Rates)

WHEREAS, from time-to-time, the Village reviews its codes and regulations of public ways and facilities to ensure users fees are established at an amount to cover the cost of providing services as intended by the Village; and

WHEREAS, as part of the development of the budget for Fiscal Year 2020, Village staff recently undertook a review of Water and Sewer Connection Charges and Water and Sewer Rates to ensure such charges for service are set at amount to cover the costs of said services; and

WHEREAS, Village staff recommended to the Mayor and Board of Trustees of the Village of Lincolnshire that it revise Water & Sewer Rates; and

WHEREAS, the Mayor and Board of Trustees, as part of the annual budget process, have reviewed and considered the recommendations of Village staff and have considered all the facts and circumstances related to the proposed Municipal Code amendments;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS, ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: The foregoing recitals are incorporated into this Ordinance as findings of the Mayor and Board of Trustees.

SECTION TWO: Section 1-15 of the Village Code of the Village of Lincolnshire, under the title “Comprehensive Fee Schedule”, shall be revised as reflected in Exhibit A attached to this ordinance [added text **bolded and double underlined**; deleted text ~~struck through~~]:

SECTION THREE: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form.

ADOPTED this ____ day of ____, 2019 by a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2019.

Elizabeth J. Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

Exhibit A

| 1-15-8: PUBLIC WAYS AND PROPERTY (TITLE 8) | | |
|--|--|----------------------------|
| <u>WATER AND SEWER RATES</u> | <u>AMOUNT OF FEE</u> | <u>CODE SECTION</u> |
| Utility Service Filing Fee | \$150.00 Water Connection Charge, Per EDU | 8-2-3 |
| Well Permit | \$50.00 | 8-2-3(B) |
| Sewer – Excess BOD Surcharge | \$.13 per excess BOD | 8-2A-1(B1) |
| Sewer – Excess SS Surcharge | \$.19 per excess SS | 8-2A-1(B2) |
| Residential Water rate, per 1,000 gallons | \$6.83 \$6.50 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Residential Sewer rate, per 1,000 gallons of water usage | \$6.49 \$6.18 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Residential Water rate, Out-of-Village, per 1,000 gallons of water usage | \$7.51 \$7.15 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Residential Sewer rate, Out-of-Village, per 1,000 gallons of water usage | \$7.14 \$6.80 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| COMMERCIAL WATER AND SEWER RATES | | |
| Commercial Water rate, per 1,000 gallons of water usage, first 50,000 gallons | \$6.83 \$6.50 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Sewer rate, per 1,000 gallons of water usage, first 50,000 gallons | \$6.49 \$6.18 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Water rate, out of Village, per 1,000 gallons of water usage, first 50,000 gallons | \$7.51 \$7.15 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Sewer rate, out of Village, per 1,000 gallons, first 50,000 gallons | \$7.14 \$6.80 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Water rate, per 1,000 gallons of water usage, 51,000 gallons - 400,000 gallons | \$7.08 \$6.74 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Sewer rate, per 1,000 gallons of water usage, 51,000 gallons - 400,000 gallons | \$6.73 \$6.41 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Water rate, out of Village, per 1,000 gallons of water usage, 51,000 gallons - 400,000 gallons | \$7.78 \$7.41 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Sewer rate, out of Village, per 1,000 gallons of water usage, 51,000 gallons - 400,000 gallons | \$7.40 \$7.05 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Water rate, per 1,000 gallons of water usage, 401,000 gallons - 750,000 gallons | \$7.56 \$7.20 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Sewer rate, per 1,000 gallons of water usage, 401,000 gallons - 750,000 gallons | \$7.19 \$6.85 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Water rate, out of Village, per 1,000 gallons of water usage, 401,000 gallons - 750,000 gallons | \$8.32 \$7.92 (Eff. 1/1/20 Billing Period) | 8-2A-2 |
| Commercial Sewer rate, out of Village, per 1,000 gallons of water usage, 401,000 gallons - 750,000 gallons | \$7.92 \$7.54 (Eff. 1/1/20 Billing Period) | 8-2A-2 |

| | | |
|--|--|-----------|
| Commercial Water rate, per 1,000 gallons of water usage, 751,000 gallons - 1,099,000 gallons | \$8.10 \$7.71 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Sewer rate, per 1,000 gallons of water usage, 751,000 gallons - 1,099,000 gallons | \$7.70 \$7.33 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Water rate, out of Village, per 1,000 gallons of water usage, 751,000 gallons - 1,099,000 gallons | \$8.90 \$8.48 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Sewer rate, out of Village, per 1,000 gallons of water usage, 751,000 gallons - 1,099,000 gallons | \$8.47 \$8.07 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Water rate, per 1,000 gallons of water usage, 1,100,000 gallons or more | \$8.66 \$8.25 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Sewer rate, per 1,000 gallons of water usage, 1,100,000 gallons or more | \$8.23 \$7.84 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Water rate, out of Village, per 1,000 gallons of water usage, 1,100,000 gallons or more | \$9.52 \$9.07 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Commercial Sewer rate, out of Village, per 1,000 gallons of water usage, 1,100,000 gallons or more | \$9.06 \$8.63 (Eff. 1/1/ <u>20</u> Billing Period) | 8-2A-2 |
| Construction use water, per acre (one acre minimum for all building permits involving construction water) | \$125.00 | 8-2A-2(D) |
| ¾" M-25 meter with Orion ME encoder and brass connection set | \$355.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| ¾" M-35 meter (short) with Orion ME encoder and brass connection set | \$385.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 1" M-55 meter with Orion ME encoder and brass connection set | \$455.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 1" M-70 meter with Orion ME encoder and brass connection set | \$490.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 1 ½" M-120 elliptical long meter, Orion ME encoder, with cast iron connection set | \$715.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 2" Recordall compound meter, Orion ME encoder, with cast iron round connection set | \$2,480.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 3" Recordall compound meter, Orion ME encoder, with cast iron round connection set | \$2,835.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 4" Recordall compound meter, Orion ME encoder, with cast iron round connection set | \$4,245.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| 6" Recordall compound meter, Orion ME encoder, with cast iron round connection set | \$5,915.00 Effective 3/12/18, 18-3765-193 | 8-2A-2(E) |
| Lien Release Fee | \$15.00 | 8-2A-6 |
| Unpaid Water/Sewer Fees – Lien Release Fee | \$15.00 | 8-2A-6 |

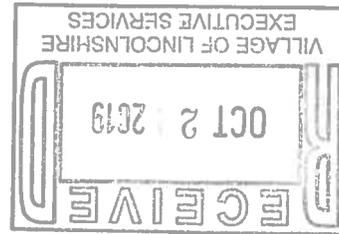
| WATER AND SEWER RATES | AMOUNT OF FEE | CODE SECTION |
|---|----------------------|---------------------|
| Discontinuing Service – Administration Fee | \$25.00 | 8-2A-7 |
| Reinstatement of Utility Service Admin. Fee | \$25.00 | 8-2A-7 |
| <p>Residential meters are installed by Water Department personnel. Meter fee includes purchase of the meter, inspection, all accessories, administrative costs and installation.</p> <p>Commercial meter installation is performed by the contractor. Meter fee includes purchase of the meter, all accessories, administrative costs and inspection. (Amd. Ord. 08-3074-57, eff. 12/8/08), (Amd. Ord. 11-3186-08, eff. 2/28/11).</p> <p>CONNECTION FEE ESTABLISHED</p> <p>In order for the Village to collect a fair and reasonable charge for connection to the water and sanitary sewer systems of this Village, the parcels as set forth in Exhibit “A” shall pay to the Village, prior to connecting to the system of the Village, the sums as set forth in Exhibit “B” for each such parcel. Such sums shall be in addition to, and not as a credit against, all other connection or hook-on fees as may be imposed by other rule, regulation, resolution or ordinance of this Village, or shown by its fee schedule, the connection fee hereby imposed being directly related to the costs to the Village of constructing, expanding and extending the existing systems to accommodate the parcels as set forth in Exhibit “A”.</p> <p>ADJUSTMENT FOR FUTURE COSTS AND EXPENSES</p> <p>The allocation of connection fees as set forth in Exhibit “B” is based upon actually incurred as well as estimated future costs to the Village of constructing, expanding and extending the water and sewer systems as determined as of the date of this ordinance. In the event costs as actually incurred by the Village vary from those estimated, the Village reserves the right, for any parcel for which payment in full of connection fees has not been received, to modify, alter or amend the allocation of connection fees to such parcel to reflect the actual costs to the Village of constructing, expanding and extending the waterworks and sewerage systems. The Village further reserves the right to increase such connection fees to reflect any financing and interest costs or other changes which the Village reasonably determines are to be allocated to the construction, expansion and extension of said water and sewer systems.</p> <p>The allocation of connection fees (Exhibit “B”) is further based upon the presently existing or anticipated future zoning of such parcels and the anticipated water and sewer requirements related thereto. In the event any such parcel is zoned differently than anticipated at the time of request for connection to the Village water or sanitary sewer system, the Village reserves the right to alter or amend the connection fees for such parcel in order to reflect such change in zoning and water or sewer requirements.</p> <p>This ordinance shall further serve as notice to affected property owners of the additional connection fees associated with connection of their parcels to the Village water and sewer systems. Affected property owners must contact the Village in order to determine the adjustment, if any, to the connection fee figures as set forth herein which will be applicable to any specific parcel and arising out of changes in costs, allocation of interest or other charges, charges in zoning, or other similar costs related to the construction, expansion and extension of the systems.</p> | | |



City of Highland Park

1707 St. Johns Avenue
Highland Park, Illinois 60035
847.432.0800
cityhpil.com

Finance Department



October 18, 2019

Mr. Brad Burke, Village Manager
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Dear Mr. Burke:

In accordance with Section 7.C. of the Agreement for Water Supply Services, you are hereby notified that the proposed Water Rate for Calendar Year 2020 will be \$2.396 per 100 cubic feet. The water export surcharge provided in Section 7.E. of the agreement will be assessed in addition to the Water Rate, resulting in a total charge of \$2.755 per 100 cubic feet. These charges are consistent with the proposed rates the City Manager verbally discussed with the Contract Customers during July 2019, and were approved by the City Council at its meeting on October 15, 2019.

Should you have any questions or require additional information, please contact me at 847.926.1020.

Sincerely,

Julie Logan
Finance Director
City of Highland Park





Department of Public Works

Rodney O. Worden
Director

650 W. Winchester Road
Libertyville, Illinois 60048
Phone 847 377 7500
Fax 847 984 5665
PublicWorks@lakecountyil.gov

August 28, 2019

Mayor Elizabeth Brandt
Village of Lincolnshire
One Oldge Half Day Road
Lincolnshire, IL 60069

Via email and USPS

RE: Notice of Wholesale Sewer Rate and Connection Fee Increase

Dear Mayor Brandt:

The Lake County Public Works Department recently completed a system wide Rate and Connection Fee Study which indicated the need to increase the County's portion of water and sewer user rates and connection fees to ensure the most efficient and reliable services possible and to cover the cost of future growth across the County's water and sewer systems.

As a result of this study, on August 13, 2019 the Lake County Board approved an ordinance which increases water and sewer user rates, and connection fees for all wholesale and retail sewer systems for the County's 2020 fiscal year beginning December 1, 2019. Rates for the customers tributary to the Southeast (SE) Region including users in Lincolnshire's service area shall be subject an increase to wholesale sewer rates effective for all consumption after December 1, 2019.

Please note that the newly adopted wholesale sewer rate and connection fees in the Southeast Region do not reflect the flow component from third-party passthroughs. This published rate excludes any separate city permit or connection fees which may be required in addition.

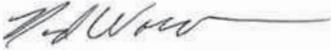
- **Lake County Wholesale Sewer Charges:** Sewer charges consist of property tax and interceptor charge components. **The current rate increases from \$4.08 per 1,000 gallons to \$4.25 per 1,000 gallons.**
- The current Residential Customer Equivalent (RCE) rate increases from **\$30.60 per RCE to \$31.88.**
- The amended LCPW sewer system connection fee in the Southeast Region has increased from **\$3,780 per RE to \$4,030.**

The enclosed Rate Ordinance also identifies increases for fiscal years beyond 2020 based on the Consumer Price Index (CPI). However, the County Board can modify future rates during its annual update of all water and sewer user rates and connection fees for the County's water and sewer systems. The final version of the Rate and Connection Fee Study can be found at the Lake County website at www.lakecountyil.gov/publicworks in mid-September.

If you have any questions regarding this matter, feel free to contact me.

Sincerely,

LAKE COUNTY PUBLIC WORKS DEPARTMENT



Rod Worden, P.E.

Director

cc: Bradley Burke, Village Manager
Michael Peterson, Finance Director

Enclosure

REQUEST FOR BOARD ACTION

Subject: Consideration and of Change Regarding Funding Policy for the Lincolnshire Police Pension Fund

Action Requested: Consideration of Proposed Changes to Police Pension Funding Policy

Originated By/Contact: Michael Peterson, Finance Director/ Treasurer
Brad Burke, Village Manager

Referred To: Mayor and Village Board of Trustees

Summary / Background:

Per the recommendation of the Lincolnshire Police Pension Board and pension actuary; as well as Village Board direction during the October budget workshops, staff updated the Police Pension Funding Policy. The revised policy reflects the update to various actuarial assumptions outlined below:

Actuarial Assumption/Method Changes Proposed

Based on the results of the 2017 Department of Insurance experience study, the following assumption changes are recommended to be incorporated into the Pension Funding Policy:

- Updated retirement, termination and disability rate tables.
- Updated the percentage of disabilities assumed to be in the line of duty from 70% to 60%.
- Updated the percentage of deaths assumed to be in the line of duty from 5% to 10%.
- The marriage assumption percentage was updated from 85% to 80%.

Additionally, the mortality rates are recommended to be updated to reflect the PubS-2010 tables. Given the recent release of a report by the Society of Actuaries on public pension mortality, the Police Pension Fund actuary feels these tables are the most representative of the population in question. These tables are the first to consider only public plan mortality experience, analyzing the data from over 78 public pension plans which included 46 million life-years of exposure and around 580,000 deaths.

Recommendation:

Staff recommends incorporating the proposed funding policy language into the budget for Fiscal Year 2020.

Reports and Documents Attached:

- Proposed Police Pension Fund Policy

| Meeting History | |
|--------------------------------|-------------------|
| Village Board (SCOW) Budget: | October 16, 2019 |
| Village Board (SCOW) Budget: | October 24, 2019 |
| Committee of the Whole: | November 11, 2019 |
| Regular Village Board Meeting: | November 25, 2019 |

**Village of Lincolnshire
Funding Policy for
Lincolnshire Police Pension Fund**

I. INTRODUCTION

The purpose of this policy statement is to define the manner in which the Village of Lincolnshire funds long-term cost of benefits promised to plan participants and defines the calculation of Lincolnshire's "actuarially determined contribution" (ADC) to the Police Pension.

The ultimate goal of this policy is to ensure that pension benefits can be paid, employer costs can be managed, and the plan to fund pensions is clear.

II. GENERAL FUNDING POLICY OBJECTIVES

The fundamental financial objective of a public employee defined benefit pension plan is to fund the long-term cost of benefits provided to the plan participants. To assure the plan remains sustainable, the plan should accumulate adequate resources for future benefit payments in a systematic and disciplined manner during the active service life of the benefitting employees.

- Actuarially Determined Contributions
- Funding Discipline
- Intergenerational Equity
- Contributions as a Stable Percentage of Payroll
- Accountability and Transparency

A. ACTUARIALLY DETERMINED CONTRIBUTIONS

A pension funding plan should be based upon an actuarially determined contribution (ADC) incorporating both the cost of benefits in the current year and the amortization of the plan's unfunded actuarial accrued liability.

SPECIFIC POLICY ASSUMPTIONS

| | |
|---------------------------|---|
| 1. FUNDING METHODOLOGY | Entry Age Normal Cost Method |
| 2. AMORTIZATION METHOD | 100% of the UAAL is amortized according to a Level Dollar method <u>The UAAL is amortized according to a Level Dollar method over a period ending in 2041. The initial amortization amount is 100% of the Accrued Liability less the Actuarial Value of Assets</u> |
| 3. AMORTIZATION PERIOD | "Closed" 30 year period beginning Jan. 1, 2011 for Tax Years 2014-2025, "Open" 15 Year period for Tax Year 2026 and thereafter. |
| 4. ACTUARIAL ASSET METHOD | Investment gains and losses are smoothed over a 5 year period. |
| 5. FUNDING POLICY TARGET | 100% |
| 6. INFLATION | 2.50% per year |

7. COST-OF-LIVING ADJUSTMENT Tier 1: 3.00% per year after age 55. Those that retire prior to age 55 receive an increase of 1/12 of 3.00% for each full month since benefit commencement upon reaching age 55.
- Tier 2: 1.25% per year after the later of attainment of age 60 or first anniversary of retirement.
8. ADMINISTRATIVE EXPENSES Expenses paid out of the fund other than investment-related expenses are assumed to be \$35,000 per year equal to those paid in the previous year.
9. RATE OF RETURN 6.5% per year compounded annually, net of investment related expenses.
10. SALARY INCREASES Rates vary by age from 25 to 55, with level increases after age 55.
- | Age | Rate |
|-----|-------|
| 25 | 7.36% |
| 30 | 5.48% |
| 35 | 4.53% |
| 40 | 4.02% |
| 45 | 3.81% |
| 50 | 3.68% |
| 55 | 3.62% |
11. PAYROLL GROWTH None assumed. Level dollar amortization
12. MORTALITY ~~RP-2000 Combined Healthy Mortality with a blue collar adjustment, projected to current year using Scale BB.~~
- PubS-2010 Mortality Table for Employees. 10% of active deaths are assumed to be in the line of duty.
13. DISABLED MORTALITY RATE ~~RP-2000 Disabled Retiree Mortality, projected to the current year using Scale BB.~~
- PubS-2010 Mortality Table for Disabled Retirees.
14. DISABILITY RATE ~~70% of the disabilities are assumed to be in the line of duty.~~
- 60% of the disabilities are assumed to be in the line of duty. Based on Dept of Ins 2017 study using actual experience from all Police Pension plans in Illinois
15. MARITAL STATUS ~~85%~~ 80% of police officers are assumed to be married.

16. SPOUSE'S AGE Males are assumed to be 3 years older than females.
17. CENSUS DATA Collected as of measurement date
Example: 12/31/~~2014~~ 2019 for fiscal year ~~2015~~ 2020
18. PARTICIPANT DATA "Number Included" and Active Participants data shall be based on authorized staffing level
19. MEASUREMENT DATE OF THE NET PENSION LIABILITY
12/31 (ie: ~~fye2014~~ fye2019 will be measured ~~12/31/2014~~ 12/31/2019)
20. RETIREMENT & TERMINATION RATES
Based on Department of Insurance 2017 study using actual experience from all Police Pension plans in Illinois

DISCUSSION

1. Adequacy: Lincolnshire strives to fund the obligation for benefits using assumptions that are estimated to be realizable 50% of the time.
2. Measurement of the actuarial value of assets: In a 5-year smoothed market method, the current market value of assets is reduced (increased) for the current year and each of three succeeding years, by a portion of the gain/(loss) in market value during the prior year. Such gain/(loss) is determined as the excess/ (deficit) of the current market value of assets over the market value of assets as of the prior year, increased to reflect interest at the actuarial rate and adjusted to reflect contributions and benefit payments during the prior year. ~~The portion of such gain/(loss) by which the current market value of assets is reduced (increased) shall be 80% in the current year, 60% in the first succeeding year, 40% in the second succeeding year and 20% in the third succeeding year.~~ In the first year, 20% of the gain or loss is recognized. In the second year 40%, in the third year 60%, in the fourth year 80%, and in the fifth year 100% of the gain or loss is recognized. The actuarial investment gain or loss is defined as the actual return on investments minus the actuarial assumed investment return. Actuarial Assets shall not be less than 80% nor greater than 120% of the Market Value of Assets. Additionally, in accordance with government accounting standards, the actuarial value of assets excludes any contributions receivable on the reporting date.
3. The Date of the actuarial valuation used to determine the total pension liability information about changes in assumptions or other inputs/benefits basis for determining employer contributions. Lincolnshire Police Pension Fund's Actuarial Valuation shall be stated as of January 1 of the current fiscal year (i.e.: Actuarial Valuation as of Jan 1, ~~2015-2019~~ for Fiscal Year Ending Dec 31, ~~2015-2019~~).
4. Actuarial assumption changes: as approved by the Village Board, shall be effective upon the preceding Actuarial Valuation date (i.e.: Village approves November 25, 2019 with an effective date of January 1, 2020 Actuarial Valuation).

B. FUNDING DISCIPLINE

A commitment to make timely, actuarially determined contributions to the retirement system is needed to ensure sufficient assets are available for all current and future retirees.

SPECIFIC POLICY OBJECTIVES AND CONSIDERATIONS

1. ~~EMPLOYER CONTRIBUTIONS- Employer contributions will be direct deposited from General Revenues to the Lincolnshire Police Pension Fund as five distributions of 20% deposited on or before July 15, August 15, September 15, October 15 and November 15.~~ EMPLOYER CONTRIBUTIONS- Property Tax Receipts will be direct deposited from the Lake County Treasurers Office to the Lincolnshire Police Pension Fund.
2. EMPLOYEE CONTRIBUTIONS- Employee contributions obtained through payroll deduction will be electronically transferred to the Police Pension Fund no later than the employee check date.

C. INTERGENERATIONAL EQUITY

Annual contributions should be reasonably related to the expected and actual cost of each year of service so the cost of employee benefits is paid by the generation of taxpayers who receives services from those employees.

SPECIFIC POLICY OBJECTIVES AND CONSIDERATIONS

Fully funding pension benefits over the amortization period reasonably aligns the cost of the benefits of the public services with the taxpayers who benefit from those services.

D. CONTRIBUTIONS AS A STABLE PERCENTAGE OF PAYROLL

Contributions should be managed so employer costs remain consistent as a percentage of payroll over time.

E. ACCOUNTABILITY AND TRANSPARENCY

Clear reporting of pension funding should include an assessment of whether, how, and when the plan sponsor will ensure sufficient assets are available for all current and future retirees.

SPECIFIC POLICY OBJECTIVES AND CONSIDERATIONS

1. A copy of the annual actuarial valuation for the Lincolnshire Police Pension Fund shall be made available to the Pension Board and Village Board per 40 ILCS 5/3-143.
2. The Village's Annual Financial Report shall be published on its website; uploaded to the State of Illinois Comptroller's Office; and hard copies will be available at Village Hall, Lake County Clerk's Office, and Vernon Area Public Library. This report includes various financial reports related to the Lincolnshire Police Pension Fund and the Village's annual contribution to the Pension Fund.
3. The Village's Annual Budget shall be published on its website; hard copies will be available at Village Hall, ~~Lake County Clerk's Office~~ and Vernon Area Public Library. The Budget shall include the Village's contribution to the Lincolnshire Police Pension Fund as well as this Funding Policy.

III. REVIEW OF FUNDING POLICY

Funding a defined benefit pension plan requires a long-term horizon. Assumptions and inputs into the policy should focus on long-term trends, not year-to-year shifts in the economic or noneconomic environments. Generally, assumptions or inputs should be

evaluated and changed if long-term economic or non-economic inputs have fundamentally changed or are no longer reasonable. As such, the Village will review this policy at least every three years to determine if changes to this policy are needed to ensure adequate resources are being accumulated in the Lincolnshire Police Pension Fund. The Village reserves the right to make changes to this policy at any time if it is deemed appropriate.

REQUEST FOR BOARD ACTION

Subject: Consideration and Discussion of 2020 Village Calendar and Meeting Schedule (Village of Lincolnshire)

Action Requested: Consideration of Proposed Calendar and Meeting Schedule and Direct Placement on Consent Agenda for Approval

**Originated
By/Contact:** Brad Burke, Village Manager

Referred To: Village Board

Summary / Background:

Attached is a copy of the proposed Village meeting calendar for 2020. The following are a list of dates identifying Village Board meetings. A majority of dates fall on the regularly scheduled second and fourth Mondays of the month. However, those dates noted with the "*" reflect a date shift due to a holiday falling on that date. An explanation of the reason for the shift is listed below.

| | |
|------------------|------------------|
| January 13 | January 27 |
| February 10 | February 24 |
| March 9 | March 23 |
| April 13 | April 27 |
| May 11 | May 26* |
| June 8 | June 22 |
| July 13 | July 27 |
| August 10 | August 24 |
| September 14 | September 29 *** |
| October 13 ** | October 26 |
| November 9 | November 23 |
| December 14***** | |

*Changed to Tuesday due to Memorial Day

**Changed to Tuesday due to Columbus Day

***Changed to Tuesday due to Yom Kippur

****There will only be one meeting in December due to the Christmas holiday

Once the meeting dates are approved, staff will send out electronic meeting invites to the Village Board.

Budget Impact: Not Applicable.

Service Delivery Impact: Not Applicable.

Recommendation: Consideration and discussion of proposed meeting calendar.

Reports and Documents Attached:

- Proposed meeting calendar listing standing meetings of all Village Boards.

| Meeting History | |
|---|-------------------|
| Initial Referral to Village Board (COW): | 11/11/2019 |
| Regular Village Board Meeting: | 11/25/2019 |

January 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|---------------------------------|-----------------------------|---|-----|-----|-----|
| | | | 1 New Year's Day - Village Offices Closed | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 RVB/COW - 7 p.m. | 14 Zoning Board - 7 p.m. | 15 | 16 | 17 | 18 |
| 19 | 20 Martin Luther King Day | 21 ARB - 7 p.m. | 22 *Park Board - 7 p.m. (changed due to Martin Luther King Day) | 23 | 24 | 25 |
| 26 | 27 RVB/COW - 7 p.m. | 28 | 29 | 30 | 31 | |

February 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|------------------------|-----------------------------|---|-----|-----|-----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 RVB/COW - 7 p.m. | 11 Zoning Board - 7 p.m. | 12 | 13 | 14 | 15 |
| 16 | 17 President's Day | 18 ARB - 7 p.m. | 19 *Park Board - 7 p.m. (moved due to President's Day) | 20 | 21 | 22 |
| 23 | 24 RVB/COW - 7 p.m. | 25 | 26 | 27 | 28 | 29 |

March 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|---------------------------|-----------------------------|-----|-----|-----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 Daylight Savings - set clock ahead 1 hour | 9 RVB/COW - 7 p.m. | 10 Zoning Board - 7 p.m. | 11 | 12 | 13 | 14 |
| 15 | 16 Park Board - 7 p.m. | 17 ARB - 7 p.m. | 18 | 19 | 20 | 21 |
| 22 | 23 RVB/COW - 7 p.m. | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

April 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| | | | | | | |
|--------------|---|-----------------------------|----------------------|---------------------|----|----|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 Passover Begins | 9 | 10 | 11 |
| 12 Easter | 13 RVB/COW - 7 p.m. | 14 Zoning Board - 7 p.m. | 15 | 16 Passover Ends | 17 | 18 |
| 19 | 20 Park Board - 5:30 p.m. Tours starting at North Park | 21 ARB - 7 p.m. | 22 | 23 | 24 | 25 |
| 26 | 27 RVB/COW - 7 p.m. | 28 | 29 | 30 | | |

May 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--------------------|--|---|-----|-----|-----|-----|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 Mother's Day | 11 RVB/COW - 7 p.m. | 12 Zoning Board - 7 p.m. | 13 | 14 | 15 | 16 |
| 17 | 18 Park Board - 5:30 p.m. Tours starting at Spring Lake Park | 19 ARB - 7 p.m. | 20 | 21 | 22 | 23 |
| 24 | 25  Memorial Day - Village Offices Close | 26 *RVB/COW - 7 p.m. (moved due to Memorial Day) | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

June 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| | | | | | | |
|--------------------|---------------------------|----------------------------|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 RVB/COW - 7 p.m. | 9 Zoning Board - 7 p.m. | 10 | 11 | 12 | 13 |
| 14 | 15 Park Board - 7 p.m. | 16 ARB - 7 p.m. | 17 | 18 | 19 | 20 |
| 21 Father's Day | 22 RVB/COW - 7 p.m. | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | | | | |

July 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|---------------------------|-----------------------------|-----|-----|--|--|
| | | | 1 | 2 | 3 4th of July Observed - Village Offices Closed | 4  |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 RVB/COW - 7 p.m. | 14 Zoning Board - 7 p.m. | 15 | 16 | 17 | 18 |
| 19 | 20 Park Board - 7 p.m. | 21 ARB - 7 p.m. | 22 | 23 | 24 | 25 |
| 26 | 27 RVB/COW - 7 p.m. | 28 | 29 | 30 | 31 | |

August 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| | | | | | | |
|----|---------------------------|-----------------------------|----|----|----|----|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 RVB/COW - 7 p.m. | 11 Zoning Board - 7 p.m. | 12 | 13 | 14 | 15 |
| 16 | 17 Park Board - 7 p.m. | 18 ARB - 7 p.m. | 19 | 20 | 21 | 22 |
| 23 | 24 RVB/COW - 7 p.m. | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

September 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| | | | | | | |
|--------------------------|--|----------------------------|----|----|----------------------------|----|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 Labor Day - Village Offices Closed | 8 Zoning Board - 7 p.m. | 9 | 10 | 11 | 12 |
| 13 | 14 RVB/COW - 7 p.m. | 15 ARB - 7 p.m. | 16 | 17 | 18 Rosh Hashanah Begins | 19 |
| 20 Rosh Hashanah Ends | 21 Park Board - 7 p.m. | 22 | 23 | 24 | 25 | 26 |
| 27 Yom Kippur Begins | 28 Yom Kippur Ends | 29 RVB/COW - 7 p.m. | 30 | | | |

October 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| | | | | | | |
|----|---------------------------|--|---|----|---|--|
| | | | | 1 | 2 Sukkot Begins | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 Sukkot Ends | 10 |
| 11 | 12 Columbus Day | 13 *RVB/COW - 7 p.m. (moved due to Columbus Day) | 14 *Zoning Board - 7 p.m. (moved due to Columbus Day) | 15 | 16 | 17 |
| 18 | 19 Park Board - 7 p.m. | 20 ARB - 7 p.m. | 21 | 22 | 23 | 24 |
| 25 | 26 RVB/COW - 7 p.m. | 27 | 28 | 29 | 30  | 31 Halloween Trick or Treat hours 4 - 8 p.m. |

November 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun

Mon

Tue

Wed

Thu

Fri

Sat

| | | | | | | |
|--|---------------------------|-----------------------------|--------------------|--|--|----|
| 1 Daylight Savings Ends set clocks back 1 hour | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 RVB/COW - 7 p.m. | 10 Zoning Board - 7 p.m. | 11 Veterans Day | 12 | 13 | 14 |
| 15 | 16 Park Board - 7 p.m. | 17 ARB - 7 p.m. | 18 | 19 | 20 | 21 |
| 22 | 23 RVB/COW - 7 p.m. | 24 | 25 | 26 Thanksgiving Holiday Village Offices Closed | 27 Thanksgiving Holiday Village Offices Closed | 28 |
| 29 | 30 | | | | | |

December 2020

ARB = Architectural Review Board

RVB/COW = Regular Village Board/Committee of the Whole

Sun Mon Tue Wed Thu Fri Sat



| | | | | | | |
|----|---------------------------|----------------------------|----|---|--|----|
| | | 1 | 2 | 3 | 4  | 5 |
| 6 | 7 | 8 Zoning Board - 7 p.m. | 9 | 10 Hanukkah Begins | 11 | 12 |
| 13 | 14 RVB/COW - 7 p.m. | 15 ARB - 7 p.m. | 16 | 17 | 18 Hanukkah Ends | 19 |
| 20 | 21 Park Board - 7 p.m. | 22 | 23 | 24 Christmas Eve - Village Offices Closed | 25 Christmas Day - Village Offices Closed | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

REQUEST FOR BOARD ACTION
Committee of the Whole Meeting
November 11, 2019

Subject: Purchase of Rock Salt for the 2019-2020 Winter Season

Action Requested: Approval of a Joint Purchasing Agreement with Morton Salt, Inc. in a not-to-exceed amount of \$33,325.00, and Compass Minerals America, Inc. in a not-to-exceed amount of \$28,611.00, for the Purchase of Rock Salt for the 2019-2020 Winter Season (Village of Lincolnshire)

Originated By/Contact: Joshua Markham, Streets & Storm Water Foreman

Referred To: Mayor and Board of Trustees

Summary / Background:

The Public Works Department recently received the Lake County Cooperative Purchase Contract and the State of Illinois Department of Central Management Services Joint Purchasing Contract for bulk rock salt for the 2019-20 Winter Season. The Village's supplier through the Lake County Joint Contract will be Morton Salt, Inc., and the State program supplier will be Compass Minerals. Staff proposes the purchase of 500 tons from Morton Salt, Inc. and 300 tons from Compass Minerals to ensure an adequate supply for the coming season.

Budget Impact:

Staff is required to provide an estimated quantity to be purchased for both of these programs in March of each year; prior to bid issuance. The State contract was rebid this year and the came in at \$95.37 per ton. This is an increase from last year where the Village through the State paid \$55.61 per ton. Staff elected to increase the State bid quantities from 240 ton to 300 ton due to a heavier winter with 25.23" more snow in 2018-2019 than in 2017-2018. In 2018-2019, the Village used an additional 182.87 tons of salt than the previous winter season.

The Lake County contract is in a renewal year, and the price increased the maximum 5% that is allowed under the agreement the cost is \$66.65 per ton as compared to the \$63.48 per ton the Village paid last season.

The State bid unit price per ton of \$95.37 represents an increase of \$39.67 per ton from last year's price. The County renewal price per ton of \$66.65 per ton represents an increase of \$3.17. The proposed FY 2020 budget includes funds of \$56,000 for rock salt. The total of these two contracts is \$61,936. Per the terms of both contracts, the Village is committing to purchasing between 80% and 120% of its 800 ton allocation. The Village currently has 450 tons in storage for the upcoming winter. These contracts coupled with the stored tonnage totals approximately 1,250 tons of rock salt available for snow and ice control for the season. Last winter, the Village used approximately 863.82 tons of salt spread over 23 snow and ice control events. In addition the Village also used approximately 50 tons of salt to produce the brine that is mixed with other liquids which are then blended and used to anti ice the Village streets before a snow storm. Vernon Township provides the Village the salt brine in exchange for the amount of rock salt it takes to make the brine.

Service Delivery Impact:

Allocating this amount ensures the Village an adequate supply of rock salt at the best possible price should a shortage of material occur.

Recommendation:

The Public Works Department recommends that the Village of Lincolnshire accept the Lake County and State of Illinois Joint Purchasing Agreements for rock salt with Morton Salt, Inc. for 500 tons at \$66.65 per ton and Compass Minerals America, Inc. for 300 tons at \$95.37 per ton.

Reports and Documents Attached:

- Lake County Contract
- CMS Contract and Requisition

| Meeting History | |
|--|-------------------|
| Initial Referral to Village Board (COW): | November 11, 2019 |
| Regular Village Board Meeting | November 25, 2019 |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|------------------------------|--|-----------------------------------|------|------------------|-------------|---------------|---|--|--|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| Lake County | | | | | | | | | |
| 1 | Lake County Division of Transportation | 23,000 | tons | \$ 65.39 | \$ 70.39 | \$ 65.39 | Kevin Kerrigan 600 W. Winchester Road Libertyville, IL 60048 Ph: (847) 878-9792 kkerrigan @lakecountyil.gov | 600 W. Winchester Road Libertyville, IL 60048 | Kevin Kerrigan 600 W. Winchester Road Libertyville, IL 60048 Ph: (847) 878-9792 kkerrigan @lakecountyil.gov |
| 2 | Lake County Forest Preserve District | 550 | tons | \$ 64.97 | \$ 69.97 | \$ 64.97 | Greg Townsend 1899 W. Winchester Road Libertyville, IL 60048 Ph: (847) 968-3412 gtownshne@LCFPD.org | 19808 W. Grand Avenue Lindenhurst, IL 60046 | Accounts Payable - Jordan Wagner 1899 W. Winchester Road Libertyville, IL 60048 Ph: (847) 968-3226 jpiotrowski@LCFPD.org |
| Lake County Townships | | | | | | | | | |
| 3 | Antioch Township | 1,200 | tons | \$66.190 | \$ 71.19 | \$ 66.19 | Eric Ring 933 Bartlett Avenue Antioch, IL 60002 Ph: (847) 395-2070 antiochtownshipwy@sbcglobal.net | 933 Bartlett Avenue Antioch, IL 60002 | Mark Ring 933 Bartlett Avenue Antioch, IL 60002 Ph: (847) 395-2070 antiochtownshipwy@sbcglobal.net |
| 4 | Avon Township | 900 | tons | \$66.970 | \$ 71.97 | \$ 66.97 | Bob Kula 389 W. Main Street Hainesville, IL 60073 Ph: (847) 875-5887 bob@avontownship.us | 389 W. Main Street Hainesville, IL 60073 | Bob Kula 389 W. Main Street Hainesville, IL 60073 Ph: (847) 875-5887 bob@avontownship.us |
| 5 | Ela Township | 900 | tons | \$66.690 | \$ 71.69 | \$ 66.69 | Bill Kruckenberg 23605 Echo Lake Road Lake Zurich, IL 60047 Ph: (847) 438-2371 elahwydept@comcast.net | 23605 Echo Lake Road Lake Zurich, IL 60047 | Bill Kruckenberg 23605 Echo Lake Road Lake Zurich, IL 60047 Ph: (847) 438-2371 elahwydept@comcast.net |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|----|-------------------------|-----------------------------------|------|------------------|-------------|---------------|--|--|--|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| 6 | Fremont Township | 1,300 | tons | \$66.690 | \$ 71.69 | \$ 66.69 | Herb Riedel 22376 W. Erhart Road Mundelein, IL 60060 Ph: (224) 475-7131 herbriedel@fremonttownship.com | 22376 W. Erhart Road Mundelein, IL 60060 | Mike O'Kelly 22376 W. Erhart Road Mundelein, IL 60060 Ph: (847) 223-2848 highway@fremonttownship.com |
| 7 | Grant Township | 1,800 | tons | \$67.030 | \$ 72.03 | \$ 67.03 | Kimber Kiesgen 26535 Molidor Road Ingleside, IL 60041 Ph: (847) 546-7623 road5467@msn.com | 26535 Molidor Road Ingleside, IL 60041 | Kimber Kiesgen 26535 Molidor Road Ingleside, IL 60041 Ph: (847) 546-7623 road5467@msn.com |
| 8 | Lake Villa Township | 2,100 | tons | \$66.020 | \$ 71.02 | \$ 66.02 | Jane Simi 37822 North Fairfield Road Lake Villa, IL 60046 Ph: (847) 356-5831 lvthwy@comcast.net | 37822 North Fairfield Road Lake Villa, IL 60046 | Jane Simi 37822 North Fairfield Road Lake Villa, IL 60046 Ph: (847) 356-5831 lvthwy@comcast.net |
| 9 | Libertyville Township | 1,200 | tons | \$66.300 | \$ 71.30 | \$ 66.30 | Martin J. Neal 343 Merrill Court Libertyville, IL 60048 Ph: (847) 362-3350 highwaydepartment@libertyvilletownship.us | 343 Merrill Court Libertyville, IL 60048 | Martin J. Neal 343 Merrill Court Libertyville, IL 60048 Ph: (847) 362-3350 highwaydepartment@libertyvilletownship.us |
| 10 | Newport Township | 300 | tons | \$71.310 | \$ 76.31 | \$ 71.31 | Rodger Edmonds 39207 Magnetics Boulevard Wadsworth, IL 60083 Ph: (847) 812-9546 newporthighwaydept@gmail.com | 39207 Magnetics Boulevard Wadsworth, IL 60083 | Toni Edmonds Newport Township Highway Department P.O. Box 312 Russell, IL 60075 Ph: (847) 812-9546 newporthighwaydept@gmail.com |
| 11 | Warren Township | 3,000 | tons | \$66.560 | \$ 71.56 | \$ 66.56 | Amy Sarver 17801 W. Washington Street Gurnee, IL 60031 Ph: (847) 244-1101 Ext.3 highway@warrentownship.net | 17801 W. Washington Street Gurnee, IL 60031 | Amy Sarver 17801 W. Washington Street Gurnee, IL 60031 Ph: (847) 244-1101 Ext.3 highway@warrentownship.net |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|--------------------------------|--------------------------|-----------------------------------|------|------------------|-------------|---------------|---|---|---|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| 12 | Wauconda Township | 800 | tons | \$66.920 | \$ 71.92 | \$ 66.92 | Scott Weisbruch 505 W. Bonner Road Wauconda, IL 60084 Ph: (847) 951-9881 Highwaydepartment@waucondatownship.com | 505 W. Bonner Road Wauconda, IL 60084 | Scott Weisbruch 505 W. Bonner Road Wauconda, IL 60084 Ph: (847) 951-9881 Highwaydepartment@waucondatownship.com |
| 13 | Waukegan Township | 200 | tons | \$73.380 | \$ 78.38 | \$ 73.38 | Arthur Craigen Sr. 36117 N Green Place Waukegan, IL 60087 Ph: (847) 244-4900 acraigen@waukegantownship.com | 36117 N Green Place Waukegan, IL 60087 | Arthur Craigen Sr. 36117 N Green Place Waukegan, IL 60087 Ph: (847) 244-4900 acraigen@waukegantownship.com |
| Lake County Communities | | | | | | | | | |
| 14 | Village of Antioch | 1,500 | tons | \$64.090 | \$ 69.09 | \$ 64.09 | Dennis Heimbrodt 796 Holbek Drive Antioch, IL 60002 Ph: (847) 395-1881 dheimbrodt@antioch.il.gov | 796 Holbek Drive Antioch, IL 60002 | Dennis Heimbrodt 796 Holbek Drive Antioch, IL 60002 Ph: (847) 395-1881 dheimbrodt@antioch.il.gov |
| 15 | Village of Beach Park | 600 | tons | \$63.720 | \$ 68.72 | \$ 63.72 | Gina Nelson 40185 Glendale Road Beach Park, IL 60099 Ph: (847) 246-6000 gina.nelson@villageofbeachpark.com | 40185 Glendale Road Beach Park, IL 60099 | Pat Spencer 40185 Glendale Road Beach Park, IL 60099 Ph: (847) 887-9223 pat.spencer@villageofbeachpark.com |
| 16 | Village of Buffalo Grove | 1,750 | tons | \$64.880 | \$ 69.88 | \$ 64.88 | Brett Robinson 51 Raupp Boulevard Buffalo Grove, IL 60089 Ph: (847) 777-6001 brobinson@vbg.org | 51 Raupp Boulevard Buffalo Grove, IL 60089 | Scott Fontanez 51 Raupp Boulevard Buffalo Grove, IL 60089 Ph: (847) 459-2545 sfontanez@vbg.org |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|----|-------------------------|-----------------------------------|------|------------------|-------------|---------------|--|---|--|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| 17 | Village of Deerfield | 1,500 | tons | \$64.510 | \$ 69.51 | \$ 64.51 | Robert Phillips 465 Elm Street Deerfield, IL 60015 Ph: (847) 719-7464 rphillips@deerfield.il.us | 465 Elm Street Deerfield, IL 60015 | Dan Busscher 465 Elm Street Deerfield, IL 60015 Ph: (847) 561-1834 dbusscher@deerfield.il.us |
| 18 | Village of Grayslake | 2,000 | tons | \$65.240 | \$ 70.24 | \$ 65.24 | Daniel Leicht 585 Berry Avenue Grayslake, IL 60030 Ph: (847) 986-3237 dleicht@villageofgrayslake.com | 585 Berry Avenue Grayslake, IL 60030 | Daniel Leicht 585 Berry Avenue Grayslake, IL 60030 Ph: (847) 986-3237 dleicht@villageofgrayslake.com |
| 19 | Village of Gurnee | 3,500 | tons | \$64.460 | \$ 69.46 | \$ 64.46 | Thomas Rigwood 1151 Kilborne Road Gurnee, IL 60031 Ph: (847) 599-6811 trigwood@village.gurnee.il.us | 1151 Kilborne Road Gurnee, IL 60031 | Kristine Poisl 1151 Kilborne Road Gurnee, IL 60031 Ph: (847) 599-6801 kristinep@village.gurnee.il.us |
| 20 | Village of Hainesville | 550 | tons | \$72.220 | \$ 77.22 | \$ 72.22 | Mike DePouw 389 West Main Street Hainesville, IL 60073 Ph: (847) 366-4744 mdepouw@hainesville.org | 389 West Main Street Hainesville, IL 60073 | Mike DePouw 389 West Main Street Hainesville, IL 60073 Ph: (847) 366-4744 mdepouw@hainesville.org |
| 21 | City of Highland Park | 2,000 | tons | \$64.510 | \$ 69.51 | \$ 64.51 | Ramesh Kanapareddy 1150 Half Day Road Highland Park, IL 60035 Ph: (847) 432-0807 rkanapareddy@cityhpil.com | 1180 Half Day Road Highland Park, IL 60035 | Ron Bannon 1150 Half Day Road Highland Park, IL 60035 Ph: (847) 926-1146 rbannon@cityhpil.com |
| 22 | City of Highwood | 1,000 | tons | \$66.610 | \$ 71.61 | \$ 66.61 | Scott Coren 552 Bank Lane Highland Park, IL 60040 Ph: (847) 302-0087 scoren@cityofhighwood.org | 529 Bank Lane Highland Park, IL 60040 | Jack Harding 552 Bank Lane Highland Park, IL 60040 Ph: (224) 456-8273 |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|----|-------------------------|-----------------------------------|------|------------------|-------------|---------------|---|--|---|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| 23 | Village of Island Lake | 400 | tons | \$67.840 | \$ 72.84 | \$ 67.84 | Brian Bartnick 3720 Greenleaf Avenue Island Lake, IL 60042 Ph: (847) 526-8767 brian.bartnick@voislk.com | 3720 Greenleaf Avenue Island Lake, IL 60042 | Dara Villarreal 3720 Greenleaf Avenue Island Lake, IL 60042 Ph: (847) 416-7444 dara.villarreal@voislk.com |
| 24 | Village of Kildeer | 1,100 | tons | \$65.640 | \$ 70.64 | \$ 65.64 | Michael Talbett 21911 Quentin Road, Kildeer, IL 60047 Ph: (847) 438-6000 mtalbett@villageofkildeer.com | 500 Rose Road, Lake Zurich, IL 60047 | Bill Schuldt 21911 Quentin Road Kildeer, IL 60047 Ph: (847) 438-6000 |
| 25 | City of Lake Forest | 3,600 | tons | \$64.880 | \$ 69.88 | \$ 64.88 | Michael Thomas 800 N. Field Drive Lake Forest, IL 60045 Ph: (847) 810-3540 thomasm@cityoflakeforest.com | 800 N. Field Drive Lake Forest, IL 60045 | Michael Thomas 800 N. Field Drive Lake Forest, IL 60045 Ph: (847) 810-3540 thomasm@cityoflakeforest.com |
| 26 | Village of Lake Villa | 1,800 | tons | \$64.970 | \$ 69.97 | \$ 64.97 | Glenn McCollum 222 South Oakknoll Lake Villa, IL 60046 Ph: (847) 356-6100 gmccollum@lake-villa.org | 222 South Oakknoll Lake Villa, IL 60046 | Glenn McCollum 222 South Oakknoll Lake Villa, IL 60046 Ph: (847) 356-6100 gmccollum@lake-villa.org |
| 27 | Village of Libertyville | 2,800 | tons | \$65.250 | \$ 70.25 | \$ 65.25 | Michael R. Brady 600 North Avenue Libertyville, IL 60048 Ph: (847) 362-3434 or (847) 344-1360 mbrady@libertyville.com | 600 North Avenue Libertyville, IL 60048 | Martin Wittrock 118 West Cook Avenue Libertyville, IL 60048 (847) 362-3434 or (847) 344-1451 mwittrock@libertyville.com |
| 28 | Village of Lincolnshire | 500 | tons | \$66.650 | \$ 71.65 | \$ 66.65 | Bradford Woodbury One Olde Half Day Road Lincolnshire, IL 60069 Ph: (847) 913-2381 bwoodbury@lincolnshireil.gov | 205 Schelter Road Lincolnshire, IL 60069 | Bradford Woodbury One Olde Half Day Road Lincolnshire, IL 60069 Ph: (847) 913-2381 bwoodbury@lincolnshireil.gov |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|----|-------------------------|-----------------------------------|------|------------------|-------------|---------------|---|---|---|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| 29 | Village of Lindenhurst | 800 | tons | \$64.970 | \$ 69.97 | \$ 64.97 | Charles Hernandez 2060 Grasslake Road Lindenhurst, IL 60046 Ph: (847) 356-1765 chernandez@lindenhurstil.org | 2060 Grasslake Road Lindenhurst, IL 60046 | Charles Hernandez 2060 Grasslake Road Lindenhurst, IL 60046 Ph: (847) 356-1765 chernandez@lindenhurstil.org |
| 30 | Village of Long Grove | 1,400 | tons | \$66.340 | \$ 71.34 | \$ 66.34 | David Lothspeich 1980 S. Highway 83 Grayslake, IL 60030 Ph: (847) 634-9440 dlothspeich@longgrove.net | Lester's Material Service 1980 S. Highway 83 Grayslake, IL 60030 | David Lothspeich 1980 S. Highway 83 Grayslake, IL 60030 Ph: (847) 634-9440 dlothspeich@longgrove.net |
| 31 | Village of Mettawa | 120 | tons | \$65.180 | \$ 70.18 | \$ 65.18 | Bob Irvin 26225 N. Riverwoods Blvd Mettawa, IL 60045 (847) 494-0308 birvin@mettawa.org | 800 N. Field Drive Lake Forest, IL 60045 (Lake Froest Facility) | Bob Irvin 26225 N. Riverwoods Blvd Mettawa, IL 60045 (847) 494-0308 birvin@mettawa.org |
| 32 | Village of Mundelein | 2,400 | | \$65.250 | \$ 70.25 | \$ 65.25 | Kelsey Langelier 440 E. Crystal Street Mundelein, IL 60060 Ph: (847) 949-3269 klangeler@mundelein.org | 440 E. Crystal Street Mundelein, IL 60060 | Craig Schaul 440 E. Crystal Street Mundelein, IL 60060 Ph: (847) 949-3272 cschaul@mundelein.org |
| 33 | City of North Chicago | 500 | tons | \$67.210 | \$ 72.21 | \$ 67.21 | Ed Wilmes 1850 Lewis Avenue North Chicago, IL 60064 (847) 504-9298 edwwil@northchicago.org | 1421 Renken Avenue North Chicago, IL 60064 | Toni Moreino 1850 Lewis Avenue North Chicago, IL 60064 (847) 596-8870 tonmor@northchicago.org |
| 34 | City of Park City | 150 | tons | \$71.280 | \$ 76.28 | \$ 71.28 | Kenneth Magnus 333 Teske Boulevard Park City, IL 60085 Ph: (847) 623-5030 kenneth.magnus@parkcityil.org | 333 Teske Boulevard Park City, IL 60085 | Kenneth Magnus 333 Teske Boulevard Park City, IL 60085 Ph: (847) 623-5030 kenneth.magnus@parkcityil.org |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|----|-------------------------------|-----------------------------------|------|------------------|-------------|---------------|---|--|---|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| 35 | Village of Round Lake | 1,600 | tons | \$65.920 | \$ 70.92 | \$ 65.92 | Adam Wedoff 751 W. Townline Road Round Lake, IL 60073 Ph: (847) 546-0962 awedoff@eroundlake.com | 751 W. Townline Road Round Lake, IL 60073 | Adam Wedoff 751 W. Townline Road Round Lake, IL 60073 Ph: (847) 546-0962 awedoff@eroundlake.com |
| 36 | Village of Round Lake Beach | 1,400 | tons | \$68.020 | \$ 73.02 | \$ 68.02 | Scott Hilts 911 Lotus Drive Round Lake Beach, IL 60073 Ph: (847) 546-8752 shilts@rlbeach.org | 911 Lotus Drive Round Lake Beach, IL 60073 | Scott Hilts 911 Lotus Drive Round Lake Beach, IL 60073 Ph: (847) 546-8752 shilts@rlbeach.org |
| 37 | Village of Round Lake Heights | 350 | tons | \$72.220 | \$ 77.22 | \$ 72.22 | Bud Kowalski 619 West Pontiac Court Round Lake Heights, IL 60073 Ph: (847) 546-1206 mayorlumpkins@comcast.net | 619 West Pontiac Court Round Lake Heights, IL 60073 | Bud Kowalski 619 West Pontiac Court Round Lake Heights, IL 60073 Ph: (847) 546-1206 mayorlumpkins@comcast.net |
| 38 | Village of Vernon Hills | 1,600 | tons | \$67.350 | \$ 72.35 | \$ 67.35 | Carissa Hansen 490 Greenleaf Drive Vernon Hills, IL 60061 Ph: (847) 367-3726 carissah@vhills.org | 490 Greenleaf Drive Vernon Hills, IL 60061 | David Brown 490 Greenleaf Drive Vernon Hills, IL 60061 Ph: (847) 918-3544 daveb@vhills.org |
| 39 | Village of Wadsworth | 800 | tons | \$63.960 | \$ 68.96 | \$ 63.96 | Moses Amidei 14155 West Wadsworth Road Wadsworth, IL 60083 Ph: (847) 336-7771 mamidei@villageofwadsworth.org | 14155 West Wadsworth Road Wadsworth, IL 60083 | Moses Amidei 14155 West Wadsworth Road Wadsworth, IL 60083 Ph: (847) 336-7771 mamidei@villageofwadsworth.org |
| 40 | Village of Wauconda | 300 | tons | \$66.340 | \$ 71.34 | \$ 66.34 | Brad C. Fink 302 Slocum Lake Road Wauconda, IL 60084 Ph: (847) 526-9610 bfink@wauconda-il.gov | 302 Slocum Lake Road Wauconda, IL 60084 | Connie Watkins 302 Slocum Lake Road Wauconda, IL 60084 Ph: (847) 526-9610 cwatkins@wauconda-il.gov |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|--------------------------------|-------------------------|-----------------------------------|------|------------------|-------------|---------------|--|---|--|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| Cook County Communities | | | | | | | | | |
| 41 | Village of Glencoe | 1,180 | tons | \$ 68.94 | \$ 73.94 | \$ 68.94 | Don Kirk 1900 Frontage Road Glencoe, IL 60022 Ph: (847) 461-1154 or (224) 216-9150 (cell) dkirk@villageofglencoe.org | 1900 Frontage Road Glencoe, IL 60022 | Don Kirk 1900 Frontage Road Glencoe, IL 60022 Ph: (847) 461-1154 or (224) 216-9150 (cell) dkirk@villageofglencoe.org |
| 42 | Village of Glenview | 2,000 | tons | \$ 63.90 | \$ 68.90 | \$ 63.90 | Phil Perna 2498 East Lake Avenue Glenview, IL 60026 Ph: (847) 904-4463 pperna@glenview.il.us | 2498 East Lake Avenue Glenview, IL 60026 | Phil Perna 2498 East Lake Avenue Glenview, IL 60026 Ph: (847) 904-4463 pperna@glenview.il.us |
| 43 | Village of Kenilworth | 100 | tons | \$ 68.94 | \$ 73.94 | \$ 68.94 | Donald Leicht 347 Ivy Court Kenilworth, IL 60043 (847) 257-2354 dleicht@kenilworthil.org | 347 Ivy Court Kenilworth, IL 60043 | Donald Leicht 347 Ivy Court Kenilworth, IL 60043 (847) 257-2354 dleicht@kenilworthil.org |
| 44 | Village of Winnetka | 1,300 | tons | \$ 68.94 | \$ 73.94 | \$ 68.94 | James Bernahl 1390 Willow Road Winnetka, IL 60093 (847) 716-3261 jbernahl@winnetka.org | 1390 Willow Road Winnetka, IL 60093 | Mike Mahoney 1390 Willow Road Winnetka, IL 60093 (847) 716-3263 mmahoney@winnetka.org |

2020 PATROL 1 MAINTENANCE SALT BID

| | Local Governmental Unit | 2020 Quantity: Estimated Usage | | 2019 Unit Prices | | | Contact Information | Delivery Location | Bill To Contact/Address |
|-----------------------------------|----------------------------|-----------------------------------|------|------------------|-------------|---------------|---|---|---|
| | | | | 80% - 120% | 120% - 150% | Early Deliver | | | |
| McHenry County Communities | | | | | | | | | |
| 45 | Village of Cary | 2,500 | tons | \$ 65.64 | \$ 70.64 | \$ 65.64 | Steve Kopacz 454 Cary Woods Circle Cary, IL 60013 Ph: (847) 980-8840 skopacz@caryillinois.com | 454 Cary Woods Circle Cary, IL 60013 | Village of Cary finance Dept. 655 Village Hall Drive Cary, IL 60013 Ph: (847) 639-0003 finance@caryillinois.com |
| 46 | Village of Fox River Grove | 700 | tons | \$ 66.34 | \$ 71.34 | \$ 66.34 | John Reese 305 Illinois Street Fox River Grove, IL 60021 Ph: (224) 888-0850 j.reese@foxrivergrove.org | 1229 Lincoln Avenue Fox River Grove, IL 60021 | Village of Fox River Grove 305 Illinois Street Fox River Grove, IL 60021 |
| 47 | City of Woodstock | 3,500 | tons | \$ 65.56 | \$ 70.56 | \$ 65.56 | Jeff Van Landuyt 326 Washington Street Woodstock, IL 60098 Ph: (815) 338-6118 jvanlanduyt@woodstockil.gov | 326 Washington Street Woodstock, IL 60098 DO NOT USE THE DAIRY QUEEN ENTRANCES - USE ONLY MARKED PUBLIC WORKS ENTRANCES. DELIVERY HOURS ARE 7:00 AM TO 3:30 PM | Jeff Van Landuyt 326 Washington Street Woodstock, IL 60098 Ph: (815) 338-6118 jvanlanduyt@woodstockil.gov |



ILLINOIS

JOINT PURCHASING REQUISITION CY'19-'20 New Purchase Commitment

PLEASE RETURN TO:
Illinois Department of
Central Management Services
IEPA North Building
1000 E. Converse Street
Springfield, IL 62702

Email Address for submission:
CMS.BOSS.EC@illinois.gov

____ No Thank You,
But keep on mailing list.

Opt-Out-> Our unit does not want to participate in the CY' 2019-2020 Contract Procurement.
Notice:-> Please complete and return the Contact information below to remain on the mailing list.

Joint Purchasing #: L3150 - 3150
Government Unit: 246 Village of Lincolnshire
Mailing Address: One Olde HALF DAY Road
City / State / Zip: Lincolnshire, IL 60069
County: LAKE
Contact Person: Josh Markham
Telephone Number: 847-913-2388
Fax Number: 847-913-0869
Contact Email: Jmarkham@lincolnshireil.gov

Date: 03 / 27 / 2019

| Delivery Point |
|---|
| (Provide Delivery Details To Contract) (Vendor At Time Of Order Placement) |
| Village of Lincolnshire 205 Shelter Rd Lincolnshire, IL 60069 |
| <- Please provide Email Address <- Please ensure Address is Legible |

***** Participant, Complete Only One - Either "Table-A" or "Table-B" Below *****

| Table A: Complete this table to have the State "SOLICIT BIDS" for your governmental entity | | |
|--|-----------------------------------|---|
| ITEM DESCRIPTION | BID QUANTITY (Total Tonnage) | UNIT MEASURE (22 - 25 Ton / Truck) |
| AASHTO M143 Road Salt or Equivalent Rock Salt, Bulk | <u>300</u> | <u>Compass Tons 169 95.37</u> |
| Please note your Purchase Commitment Percentage for Total Tonnage Quantity as stated above (choose one): OPTION 1 <input checked="" type="checkbox"/> 80% minimum purchase requirement/120% maximum purchase requirement OPTION 2 <input type="checkbox"/> 100% minimum purchase requirement/120% maximum purchase requirement | | |

***** Participant, Complete Only One - Either "Table-A" Above or "Table-B" Below *****

| Table B: Complete this table to have the State "RENEW" Requirements for your governmental entity | | |
|---|-------------------------------|---|
| ITEM DESCRIPTION | QUANTITY (Total Tonnage) | UNIT MEASURE (22 - 25 Ton / Truck) |
| AASHTO M143 Road Salt or Equivalent Rock Salt, Bulk | _____ | Tons |
| Note: Renewal is available ONLY under CMS BidBuy Contract # 18-416CMS-BOSS4-P-4129 for prior CY' 2018-2019. Your quantity may not exceed more than a 20% increase of last season's quantity, and price cannot increase more than 10.% of last season's price. Other Terms & Conditions of Contract will remain the same as last year. Please Check Contract # Below: | | |

I certify that funds are available for the purchase of the items on this Requisition and that such items are for the sole use of this governmental unit, and not for personal use of any official or individual or re-sale.

In addition, I agree to abide by the Joint Purchasing Procedure established by the Department of Central Management Services.

Josh Markham
SIGNATURE OF AUTHORIZED OFFICIAL OR AGENT

Streets & Stormwater Foreman
TITLE



October 1, 2019

Dear Joint Purchasing Participant:

Subject: 2019 - 2020 Rock Salt, Bulk Contract Information

In completing the 2019 – 2020 Rock Salt season contract re-procurement the State of Illinois did encounter supply-related issues experienced in previous seasons, which resulted in significantly higher pricing. We have made every effort to secure Road Salt at the best available price for participants in our contract solicitation and gladly report the State was able to obtain an offer for your location requirements through the State's procurement efforts.

We again recommend that participating agencies examine their application rates and roadway priorities in order to minimize next season's maintenance program cost while also ensuring the safety of the public.

Enclosed is a copy of the requisition you submitted to us for the purchase of rock salt. The information from the requisition, including purchase commitment, can be used to submit your requirements to this year's contract vendor:

| | |
|---|--------------------------------------|
| BidBuy PO# 20-416CMS-BOSS4-P-12695 | Term: 09/27/2019 – 09/26/2020 |
| Compass Minerals America Inc. | FEIN Number: 48-1047632 |
| 9900 West 109-th. Street | |
| Overland Park, KS 66210 | |
| Phone (800) 323-1641 or (913) 344-9330 | Contact Name: Sean Lierz |

Your unit is **Contract Line No: _ 169 _ / Price per ton F.O.B. destination, is \$ 95.37**

Emergency pickup of salt from vendor's warehouse is not made available in this contract.

The additional price per ton to have rock salt delivered in trucks equipped with coal/grain chute openings in the tailgate to permit controlled off-loading of rock salt onto conveyors was not provided for by this vendor in this season's procurement process.

You are responsible for issuing your own purchase order document to the vendor. Orders may be placed with the vendor via telephone, with a written or fax confirmation to follow immediately. ***You are strongly encouraged to order and store as much salt as possible in order to help prevent potential salt shortages this winter.*** Also, you must place orders in full truckload (typically 22-25 tons) delivery quantities or multiples of such.

Your governmental unit is responsible for ensuring that the 80 or 100 percent minimum guaranteed purchase commitment (as noted on your Requisition) is met before the end of the winter season, June 30, 2020. The vendor is required to furnish not less than 120-percent (if needed) of the contract quantity by March 1, 2020. Your governmental unit is responsible for processing vendor invoices in a timely manner.

Delivery shall be made as soon as possible after vendor receipt of order by phone or mail. The maximum time from receipt of order to the actual delivery for orders placed between December 1, 2019 through April 1, 2020 shall not exceed seven working days, unless as modified in the Order Guidelines herein.

For orders placed between December 1, 2019 and April 1, 2020, if a vendor is unable to make delivery within the order timeline, local governmental units shall have the right to retain as liquidated damages, not as a penalty, 5.% per working-day on the undelivered portion of the order, but not to exceed 50.%. For orders placed prior to 9:00 a.m. on a given day, that day to be considered as the first calendar day of the seven-day delivery period. For an order placed after 9:00 a.m. on a given day, the following day shall be considered as the first calendar day of the seven-day delivery period.

CMS reserves the right to mitigate application of liquidated damages imposed against a vendor, in the event of orders exceeding the maximum percentages outlined below:

An agency may order up to 20.% of their awarded contract tonnage in any given week and vendor shall deliver within 7 working-days after receipt of order. Quantity ordered above the 20.% threshold shall have an extended deliver time of one-working-day for each one-percentage-point above the 20.% guideline. For example, if an agency orders 25.% of their awarded total 100 ton, delivery of the first 20 ton (20.%) shall be within 7 working-days after receipt of order, the remaining 5 ton should be delivered within 12 working-days after receipt of order.

If after seven working-days of liquidated damages assessment, the vendor has still failed to deliver, local governmental unit shall have the right to terminate an order and purchase road salt or abrasives from another source, or take action consistent with public safety as needed to continue daily business. Any and all additional costs incurred may be collected from the original vendor, in addition to liquidated damages, by participant's legal action.

All deliveries shall be covered with approved weatherproof materials. The vendor shall ensure that delivery person inspects the inside of the trailer and that all salt is removed from the trailer before leaving a delivery point. The vendor will ensure all weights and measures shown on delivery tickets are correct. Local governmental units reserve the right to require that delivery trucks occasionally be directed to a scale in the vicinity of the delivery point as a check on delivered truckloads.

Deliveries of rock salt containing any foreign material such as mud, rocks, grader teeth, wood, tarpaulins, etc., may be rejected at the delivery site. In the event that any foreign material is discovered in dumped deliveries, the salt and foreign matter may be reloaded onto the cartage hauler's truck by the local governmental unit and returned for credit, or the vendor shall immediately ship a specification compliant load of replacement salt, or issue a refund to the governmental unit consistent with the contract price.

In December 2019, the contract vendor shall have in place stockpile(s) located in or near Illinois covering the tonnage awarded for the northern regions of the State, and in January of 2020 the contract vendor shall have in place stockpile(s) in or near to Illinois covering the total tonnage awarded for all regions of the State. At our discretion, we will inspect the stockpiles to ensure that these stockpiles are in sufficient quantities, and that vendor commitments to the stockpiles are with the users of this contract.

Enhanced Rock Salt 2019 - 2020 season availability:

The Department of Central Management Services has surveyed vendors for availability of an enhanced rock salt option in the invitation for bid, and availability was not provided for by this vendor in this season's procurement process.

It is hoped that this information will be beneficial to you in the utilization of this contract. If you have any further questions concerning the rock salt contract, please feel free to contact me at (217) 782-8091.

Sincerely,

Wayne Ilsley, CPPB, Buyer
Bureau of Strategic Sourcing

Joint Purchasing Participant.

BidBuy is the new procurement system implemented by the State Of Illinois, in which this Master Blanket Purchase Order (Master Contract) was re-established.

As a municipality, you do not need to register in BidBuy. To access master contracts you only need to follow the steps outlined in the following document.

Locating State Wide Master Contracts (without registration in BidBuy)
 (To begin you just click on the 'Contract & Bid Search' as shown below.)

| Screen | Task |
|--|--|
| To BidBuy Homepage |  https://www.bidbuy.illinois.gov/bs/ |
| BidBuy Homepage |  Click Contract & Bid Search at bottom of screen |
| Advanced Search |  Select radio dial next to Contracts/Blankets |
| Advanced Search |  Enter Search Criteria or enter nothing to receive all contracts  Click Find It |
| Advanced Search |  Click on Contract/Blanket# (underlined) to show contract information |
| Master Blanket Purchase Order Under Header Information | Verify Field " Master Contract? " = Yes  Click on Copy of contract (underlined) next to Agency Attachment field to download contract document |
| To Exit | In BidBuy  Click Exit at bottom of screen |
| Advanced Search |  Click Exit at bottom of screen to return to BidBuy homepage |

**REQUEST FOR BOARD ACTION
Committee of the Whole
November 11, 2019**

Subject: GIS Consortium One-Year Service Agreement

Action Requested: Consideration of a One-Year Supplemental Statement of Work with GIS Consortium Service Provider, Municipal GIS Partners (MGP) for Geographic Information Services (GIS)

Originated By: Bradford H. Woodbury, Public Works Director

Referred To: Village Board

Background/Summary:

- The Village's Geographic Information System (GIS) services are based upon participation in the GIS Consortium (GISC); a public entity consisting of 35 municipalities working collectively to achieve benefits of GIS and related technologies.
- Municipal GIS Partners, Inc. (MGP), based in Des Plaines, Illinois, is the service provider of the GISC. MGP has been the service provider since Lincolnshire's initial charter-member involvement in the Consortium in 2000.
- The multi-year agreement allows for the option to renew the agreement for successive one- year periods or for any other period as mutually agreed. With pending changes in the MGP Membership Board structure, most MGP member communities are scheduled to approve one-year "supplemental statement of work" agreements.
- The 2020 service agreement is for an amount not to exceed \$62,640.00, which is a 3.04% increase from 2019. These funds have been properly allocated in the 2020 Proposed Budget.
- Terms stay the same as previous agreements; the supplemental statement of work provides for continuation of the work of MGP's GIS Specialist assigned to the Village of Lincolnshire. This specialist is responsible for providing support in the development and maintenance of the Village's various digital mapping layers.

Recommendation: Consideration and discussion of the one-year supplemental statement of work for continued participation in the GIS Consortium and GIS services provided by MGP, Inc., and placement on the November 26th Consent Agenda.

Reports and Documents Attached:

- GIS Consortium Service Provider Supplemental Statement of Work.
- MGP 2020 Rates Allocations

| Meeting History | |
|-------------------------|-------------------|
| Current COW Discussion: | November 11, 2019 |



MEMORANDUM

TO: Doug Strempek, GIS Consortium Secretary Treasurer
FROM: Thomas A. Thomey, MGP Inc. General Manager
DATE: June 26, 2019
SUBJECT: MGP 2020 GISC Staffing Budgets

EXECUTIVE SUMMARY

This memorandum contains the MGP Inc. (MGP) proposed staffing budgets for GIS Consortium (GISC) members based on updated rates and allocations for the calendar year 2020. Approval of this proposal requires a majority vote of the GISC Board of Directors which typically occurs at the July Board meeting each year. New contract values will take effect on January 1, 2020 regardless of fiscal year.

MGP is the founding service-provider for the GISC and has worked in partnership with the membership to provide high-quality GIS programs at below market costs. MGP's model requires open and free sharing of hardware and software, products and solutions, and ideas and innovations among our clients. We do this to inspire innovation, and partner with local government to better manage and visualize their data affordably. These things allow our clients to make informed decisions with fact-based data.

In addition to the cost-savings generated by our shared-services model, we remain committed to offering competitive rates for our GISC clients. The number of hours allocated to member programs will remain unchanged in 2020. Contract value variances for 2020 will range from 2.24% to 3.45% with an average increase of 2.86%. The variance range is due to differences between some communities' direct allocations and their GISC shared allocations.

FACTORS CONTRIBUTING TO THE 2020 CONTRACT VALUE CHANGE

- MGP has modified its recruitment practice and is now drawing from a more experienced and costly professional pool.
- MGP has completed our compensation consultant's recommendation of retitling the GIS Specialist role to GIS Analyst which has contributed to higher salaries.

- Based on SHRM (Society of Human Resource Management) salaries nationwide are projected to rise 3.2 percent in 2019 and markets consensus indicates these levels will remain or increase in the coming years. MGP's projected increases are aligned with this forecast.
- MGP has made a strategic decision to level Analyst salaries regardless of their assignment. We believe Analysts that service our client sites should have the same earning potential as Analysts that serve the shared initiatives.
- MGP completed the transition from local client GIS workstations to MGP centralized and remote-access shared workstations. Annual savings per client is \$3,000 and collectively GISC membership save \$105,000 per year.
- MGP's largest expense after employee compensation and payroll taxes is healthcare. Our rate increase for this year was 10.00%.

FOCUS ON STAFF CONTINUITY

Attrition is something all organizations experience, and we remain committed to creating an environment where we can hire and retain the very best performers in our industry. MGP experienced more attrition than usual in 2018, and we have since implemented the following measures to help mitigate this situation.

- ✓ We emphasize more years of experience in our recruitment process. We believe MGP offers an exceptional career opportunity and culture and this may not be evident for professionals that have not experienced other organizations.
- ✓ We make it clear to candidates what is expected of them before we offer a position and give them permission to evaluate and withdraw from consideration.
- ✓ We retitled our GIS Specialist role to GIS Analyst to attract more experienced professionals.
- ✓ We instituted standard meeting practices so that Site Analysts have at least one weekly check-in meeting with their manager.
- ✓ We conduct a weekly all-hands meeting to seek clarity and alignment from staff.
- ✓ We have implemented lead-times on projects that support the shared-services initiatives so that Site Analysts can gain alignment and schedule appropriately.
- ✓ We reinforce our benefits and enrichment opportunities more to ensure staff know what is available to them.
- ✓ We routinely ask staff for their perspective on staff meeting topics and what is most important to the organization and clients.
- ✓ Starting in 2020, Site Analysts will have the same earning potential as Shared Analysts.

MGP will continue to innovate how we mitigate attrition, and we know we cannot eliminate it. We believe that in partnership with our clients we can reduce it by creating the environments that offer professionals a sense of achievement and acknowledgement.

MEMBER STAFFING BUDGETS

The following is the proposed staffing budget with a year-over-year comparison. The figures represented below do not include your GIS Consortium Shared Initiatives budgets. Variances may occur with actual contract values because of spreadsheet rounding. These contract variances are typically less than \$2.00.

| Member | 2020 | 2019 | \$Variance | %Variance |
|---------------------|-----------------|-----------------|-------------------|--------------|
| Arlington Heights | \$208,964 | \$203,421 | \$5,543.00 | 2.72% |
| Bensenville | \$83,699 | \$81,488 | \$2,211.00 | 2.71% |
| Buffalo Grove | \$146,332 | \$142,278 | \$4,054.00 | 2.85% |
| Carol Stream | \$146,332 | \$142,278 | \$4,054.00 | 2.85% |
| Deerfield | \$83,699 | \$81,488 | \$2,211.00 | 2.71% |
| Des Plaines | \$208,964 | \$203,421 | \$5,543.00 | 2.72% |
| Elk Grove Village | \$167,267 | \$162,892 | \$4,375.00 | 2.69% |
| Glen Ellyn | \$104,436 | \$101,534 | \$2,902.00 | 2.86% |
| Glencoe | \$62,632 | \$60,790 | \$1,842.00 | 3.03% |
| Glenview | \$208,964 | \$203,421 | \$5,543.00 | 2.72% |
| Hanover Park | \$104,436 | \$101,534 | \$2,902.00 | 2.86% |
| Highland Park | \$188,227 | \$183,022 | \$5,205.00 | 2.84% |
| La Grange | \$41,896 | \$40,744 | \$1,152.00 | 2.83% |
| Lake Forest | \$208,964 | \$203,421 | \$5,543.00 | 2.72% |
| Libertyville | \$125,504 | \$122,148 | \$3,355.85 | 2.75% |
| Lincolnshire | \$62,640 | \$60,790 | \$1,850.00 | 3.04% |
| Lincolnwood | \$44,537 | \$43,563 | \$974.00 | 2.24% |
| Morton Grove | \$81,016 | \$78,317 | \$2,699.00 | 3.45% |
| Mundelein | \$125,504 | \$122,148 | \$3,356.00 | 2.75% |
| Norridge | \$41,896 | \$40,744 | \$1,152.00 | 2.83% |
| Northbrook | \$208,964 | \$203,421 | \$5,543.00 | 2.72% |
| Oak Brook | \$125,504 | \$122,148 | \$3,356.00 | 2.75% |
| Oak Park | \$101,795 | \$98,715 | \$3,080.00 | 3.12% |
| Park Ridge | \$104,436 | \$101,534 | \$2,902.00 | 2.86% |

| Member | 2020 | 2019 | \$Variance | %Variance |
|-----------------|-----------|-----------|------------|-----------|
| River Forest | \$41,896 | \$40,744 | \$1,152.00 | 2.83% |
| Riverside | \$41,896 | \$40,744 | \$1,152.00 | 2.83% |
| Rolling Meadows | \$120,088 | \$116,158 | \$3,930.00 | 3.38% |
| Schiller Park | \$81,016 | \$78,317 | \$2,699.00 | 3.45% |
| Skokie | \$146,332 | \$142,278 | \$4,054.00 | 2.85% |
| Streamwood | \$125,504 | \$122,148 | \$3,355.85 | 2.75% |
| Tinley Park | \$208,964 | \$203,421 | \$5,543.00 | 2.72% |
| Wheeling | \$146,332 | \$142,278 | \$4,054.00 | 2.85% |
| Wilmette | \$83,699 | \$81,488 | \$2,211.00 | 2.71% |
| Winnetka | \$81,016 | \$78,317 | \$2,699.00 | 3.45% |
| Woodridge | \$125,504 | \$122,148 | \$3,356.00 | 2.75% |

MGP is completely dedicated to the GIS Consortium and the shared-services model. All our revenue is based on our core belief that we can do more together, in partnership, than we can on our own.

Supplemental Statement of Work

Pursuant to and in accordance with Section 1.2 of that certain GIS Consortium Service Provider Contract dated January 1, 2015 (the "Contract") between the Village of Lincolnshire, an Illinois municipal corporation (the "Municipality") and Municipal GIS Partners, Incorporated (the "Consultant"), the parties hereby agree to the following SUPPLEMENTAL STATEMENT OF WORK, effective January 1, 2020 ("SOW"):

In consideration of the mutual covenants and agreements hereinafter set forth the Municipality and the Consultant agree to amend the Contract as follows:

1. Project Schedule/Term:

Pursuant to Section 5.2 of the Contract, this SOW shall extend the Initial Term for an additional one (1) year period. For the avoidance of doubt, this Renewal Term shall commence on January 1, 2020 and remain in effect for one (1) year.

2. Projected Utilization:

As set forth in Section 4.1(c) of the Contract, the project utilization shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC. The projected utilization for the calendar year beginning January 1, 2020 and ending December 31, 2020 is set forth in this SOW as follows:

- A. 493 hours of Site Analyst
- B. 100 hours of Shared Analyst
- C. 49 hours of Client Account Manager
- D. 25 hours of Manager

3. Service Rates:

As set forth in Section 4.1(c) of the Contract, the service rates shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC. The service rates for the calendar year beginning January 1, 2020 and ending December 31, 2020 is set forth in this SOW as follows:

- A. \$ 91.15 per hour for Site Analyst
- B. \$ 91.15 per hour for Shared Analyst
- C. \$106.90 per hour for Client Account Manager
- D. \$134.00 per hour for Manager

Total Not-to-Exceed Amount for Services (Numbers): \$62,640.00.

Total Not-to-Exceed Amount for Services (Figures): sixty-two thousand six hundred forty dollars zero cents.

In the event of any conflict or inconsistency between the terms of this SOW and the Contract or any previously approved SOW, the terms of this SOW shall govern and control with respect to the term, projected utilization rates, service rates and scope of services. All other conflicts or inconsistencies between the terms of the Contract and this SOW shall be governed and controlled by the Contract. Any capitalized terms used herein but not defined herein shall have the meanings prescribed to such capitalized term in the Contract.

4. Modifications to the Contract:

1. Section 6.1 of the Contract (“Voluntary Termination”) is hereby amended to read as follows:

6.1 Voluntary Termination. Notwithstanding any other provision hereof, the Municipality may terminate this Contract during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant. The Consultant may terminate this Contract or additional Statement of Work, with or without cause, at any time upon one hundred and eighty (180) calendar days prior written notice to the Municipality.

2. Section 6.2 of the Contract (“Termination for Breach”) is hereby amended to read as follows:

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) calendar days of receipt of written notice of such breach from the non-breaching party.

3. The following provisions are hereby incorporated into the Contract:

Equal Employment Opportunity Clause. In the event of the Consultant’s non-compliance with the provisions of this section or the Illinois Human Rights Act, 775 ILCS 5/1-101, et seq., as it may be amended from time to time, and any successor thereto (the “Act”), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, et seq., as it may be amended from time to time, and any successor thereto (the “Applicable Regulations”)) of minorities and women in the areas from which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant’s behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant’s obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant’s efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the “Department”) and the Municipality and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Municipality, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts and work sites by personnel of the Municipality and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this section in every subcontract awarded under which any portion of the Contract

obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this section by subcontractors; and further the Consultant will promptly notify the Municipality and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

SIGNATURE PAGE FOLLOWS

Signature Page to Supplemental Statement of Work

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of _____, _____.

ATTEST:

VILLAGE OF LINCOLNSHIRE

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

ATTEST:

CONSULTANT:

**MUNICIPAL GIS PARTNERS,
INCORPORATED**

By: Donna J. Thomey
Name: Donna Thomey
Its: Management Support Specialist

By: Thomas A. Thomey
Name: Thomas Thomey
Its: President