

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, October 21, 2024
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL Immediately following Finance Committee meeting at 6:30

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward	Ara Goshgarian, Alderman Third Ward
Peter Clemens, Alderman First Ward	Alice LeVert, Alderman Third Ward
Edward U. Notz, Jr., Alderman Second Ward	Eileen Looby Weber, Alderman Fourth Ward
John Powers, Alderman Second Ward	Richard Walther, Alderman Fourth Ward

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Resolutions of Sympathy for former Alderman James Altounian

A copy of the City's Resolution can be found on **page 16**

COUNCIL ACTION: Approve the Resolution of Sympathy

B. Forest Park Pathway Project and Bluff Stabilization

2. COMMENTS BY CITY MANAGER

A. Community Spotlight
- Fill A Heart 4 Kids, Annie McAweeney, Founder and President

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

FINANCE COMMITTEE

1. GFOA Triple Crown Award Presentation and Distinguished Budget Presentation Award

PRESENTED BY: Finance Committee Chair, Alderman Weber

Recently, the City was notified by the Government Finance Officers Association that the City's FY23 Popular Annual Financial Report (PAFR) has received the GFOA's PAFR Award. The GFOA established the Popular Annual Financial Reporting Awards Program (PAFR Program) in

1991 to encourage and assist state and local governments to extract information from their annual comprehensive financial report to produce high quality popular annual financial reports specifically designed to be readily accessible and easily understandable to the general public and other interested parties without a background in public finance and then to recognize individual governments that are successful in achieving that goal.

Successfully achieving this award puts the City in a very exclusive club as a GFOA "Triple Crown" winner for the 3rd year in a row. This designation is for governmental units that have been awarded the GFOA Certificate of Achievement for Excellence in Financial Reporting, the GFOA Distinguished Budget Presentation award, and the GFOA PAFR Award.

- The City has earned the GFOA Financial Reporting Award 45 consecutive years
- The City has earned the GFOA Budget Presentation Award for 9 consecutive years, including recently being notified of receiving the award for the City's FY25 budget
- The City has earned the GFOA PAFR award for 3 consecutive years

According to the US Census Bureau, there are more than 90,000 units of government in the US. **Only 354 units of government in the United States currently hold "GFOA Triple Crown" recognition!**

The Finance Department team is to be commended for the excellent work they do each and every day that allows for the City to be successful in achieving these national recognitions.

2. Acknowledge Receipt of the FY2024 Treasurer's Report

PRESENTED BY: James Scott, Staff Accountant (847-810-3618)

PURPOSE AND ACTION REQUESTED: Staff requests that the City Council acknowledge receipt of the Fiscal Year 2024 Treasurer's Report.

BACKGROUND/DISCUSSION: Pursuant to Illinois Statute, a Treasurer's Report must be filed with the City Clerk, the County Clerk, and published in a Lake Forest newspaper within six months after the end of each fiscal year. The report will be published in the October 24, 2024, edition of the Lake Forester. The report may be found beginning on **page 17**.

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Acknowledge receipt of the FY2024 Treasurer's Report

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION
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1. Approval of the October 7, 2024, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 24**

COUNCIL ACTION: Approval of the October 7, 2024, City Council Meeting Minutes

2. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding Three Raffles in the City of Lake Forest for the School of St. Mary Parent Association (Approval by Motion)

STAFF CONTACT: Margaret Boyer, City Clerk (847.810.3674)

PURPOSE AND ACTION REQUESTED: Staff requests City Council consideration of waiving the fidelity bond requirements in connection with the three proposed raffles from the School of St. Mary Parent Association.

BACKGROUND: In January 2020 the City Council approved an Ordinance Amending Chapter 110, titled "Licenses and Miscellaneous" related to Raffles, to align these sections with recent State of Illinois Legislation. Section 110.0149, J, allows the raffle manager designated by the organization to seek a waiver of the bond requirement from the City Council.

At this time the School of St. Mary Parent Association is requesting waivers of the bond requirements and has submitted three requests. A copy of the requests can be found beginning on **page 27**

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding Three Raffles in the City of Lake Forest for the School of St. Mary Parent Association. (Approval by Motion)

3. Approval of Health Insurance Contracts for Calendar Year 2025

STAFF CONTACT: Amber Campbell, Director of Human Resources (847-810-3532)

PURPOSE AND ACTION REQUESTED: The PCA Committee and staff are recommending City Council approval of contracts for medical, dental and related insurance benefits for calendar year 2025.

BACKGROUND/DISCUSSION: The City currently provides medical and dental insurance benefits for City and Library employees through a self-insured plan. With annual plan costs of \$6.5 million budgeted for FY25, City Manager Wicha tasked an administrative team to conduct a comprehensive review of the City's current plan and explore options for consideration. The administrative team included Assistant City Manager George Issakoo, Finance Director Elizabeth Holleb, and Human Resources Director Amber Campbell.

The review process began in August 2023 with an in-depth analysis of the City's current self-insurance model, focusing on potential risk mitigation strategies. The administrative team also explored two potential pools serving neighboring municipalities. Similar to the City's membership in the Intergovernmental Risk Management Agency for liability, property, and workers' compensation, the two pools explored provide enhanced benefits for their members while allowing for risk mitigation and cost sharing, resulting in more predictability in annual plan costs. One pool had a smaller membership base and did not allow for flexibility in plan design, with all pool members offering identical benefits to their employees.

On a parallel track, the City's Employee Benefits Committee held a series of meetings to review alternatives and provide critical feedback. The Benefits Committee comprises representatives from each City operating department and the library. One key component of the Benefits Committee discussions included results of a comprehensive employee benefits survey conducted over the summer. The survey results indicated the following concerns:

- Confusion regarding plan benefits
- Frustration with the plan administrator in processing claims
- Desire for changes in plan design options

Through this rigorous process, City staff identified the Intergovernmental Personnel Benefit Cooperative (IPBC) as the best option for the City and its employees. As an established cooperative serving 162 Illinois local governments, IPBC offers a business model that enhances employee experience, mitigates the risks associated with the City's self-insured program, and retains flexibility in plan design. Membership in IPBC provides greater cost stability, competitive rates, collective risk-sharing, and enhanced customer service through dedicated claims support and IPBC administration support.

The City's current self-funded medical and dental plan, along with insured life insurance, transplant coverage, and stop-loss reinsurance, carries fluctuating costs. By joining IPBC, the City aims to achieve more predictable healthcare costs, improved administrative efficiency, and access to extensive provider networks. On September 16, 2024, the City Council authorized the City joining IPBC effective January 1, 2025.

The transition to IPBC brings several key benefits to the City and its employees:

The City will gain access to enhanced services offered by IPBC, such as benefit enrollment services, employee assistance programs, wellness programs, and virtual visits for non-emergent medical needs. These services contribute to the overall well-being of employees while reducing administrative burdens. IPBC membership also includes dedicated administrative support, vendor management, claims processing assistance, and wellness reimbursements for biometric screenings and flu shots, all of which support improved employee health.

The City will offer multiple plan options, including an HSA with a high-deductible plan, a Traditional PPO, and an HMO. Each option meets different employee needs, such as the simplicity of the HMO with no deductibles or the long-term financial benefits of the HSA through tax-free contributions. The new four-tier structure for medical, dental, and vision plans will allow for more precise pricing, benefiting employees nearing retirement by making premiums for single-plus-spouse coverage more affordable.

Employees will benefit from improved health plan options, including broader network access, enhanced mental health support, better vision and dental plans, and more comprehensive EAP services. These enhancements offer more tailored plan designs, greater flexibility, and additional coverage choices that were previously unavailable.

Administrative support from the IPBC partnership will alleviate some of the workload on City staff, allowing for more efficient plan management and better employee experiences. This includes improved claims handling, customer service, and HR support.

Finally, the expected cost savings from the transition include lower employee premiums, reduced administrative costs, and long-term savings from risk-sharing in a larger pool. The

predictability and stability in health plan expenses moving forward will benefit both the City and its employees.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Personnel, Compensation and Administration (PCA) Committee	10/09/24	Reviewed and recommended for City Council approval plan designs for 2025 and employee premium structure
City Council	9/16/24	Approval to join IPBC effective January 1, 2025.
PCA Committee	9/12/24	Reviewed and recommended City Council approval to join IPBC

BUDGET/FISCAL IMPACT:

Transition Health Plan Services to IPBC Including Medical, Dental, and Vision Provider Partnerships:

- Medical:** The City will transition to Blue Cross Blue Shield through IPBC for medical insurance, offering three plan options: a High-Deductible Health Plan (HDHP) PPO with an HSA, a Traditional PPO, and an HMO. These options provide employees with greater flexibility and choice in their healthcare coverage. The new four-tier plan structure allows for more precise pricing, making retiree premiums at the single-plus-spouse level more affordable.

As part of IPBC, the City benefits from the cooperative’s purchasing power; additionally, IPBC’s risk model provides predictable premiums by sharing higher-cost claims among all members, ensuring more effective cost management. This model ensures that claims below a certain threshold are paid by individual members while higher-cost claims are shared among all members. This structure protects the City against catastrophic claims and enables better cost-sharing for mid-range claims, leading to predictable budgeting for healthcare expenses. The potential savings from this transition will depend on employee plan selections, as each option offers a different cost-benefit structure. While preliminary estimates have been made, the actual savings may fluctuate based on final employee enrollments.

- Dental:** The City will transition to Delta Dental through the Intergovernmental Personnel Benefit Cooperative (IPBC). Delta Dental offers a network of providers, but employees will have the flexibility to use any dentist they prefer, similar to the City’s current dental insurance structure.

The dental plan’s benefit structure remains unchanged from the previous plan, ensuring that employees can continue receiving the same level of coverage. Employees will also have the option to retain their current dentists if they prefer, limiting the transition’s overall impact. The flexibility provided by IPBC’s plan design allows the City to offer competitive pricing while maintaining continuity in employee dental care.

- **Vision:** The City's previous vision plan was included as part of the medical insurance, offering employees a set allowance of \$300 per year for any eligible vision services without a designated network. Employee feedback from the benefits survey indicated a desire for a more streamlined, industry-standard vision plan.

To address this, the City will transition to VSP (Vision Service Plan) through IPBC, providing enhanced services, savings opportunities, and quality care. VSP offers an extensive provider network, allowing employees to save more by using in-network services. Employees will still have the flexibility to go out-of-network, but greater savings will be realized with in-network providers.

- **Prescription Plan (Rx):** The City will transition prescription services to Express Scripts through IPBC. As an industry leader in pharmacy benefits management, Express Scripts provides efficient and cost-effective prescription solutions. This partnership enhances the City's ability to manage pharmacy costs while ensuring reliable access to medications through a trusted provider.
- Health Savings Account (HSA), Flex Plan Administration, Affordable Care Act (ACA) Reporting and COBRA administration will be provided through IPBC by WEX.

ComPsych EAP (Employee Assistance Program): Staff recommends the EAP benefit with IPBC supplement our current EAP offering. There is a growing need for mental health and support services, and the industry has seen a significant increase in demand while experiencing a decrease in the availability of specialists. The City is implementing an EAP through IPBC to better serve employees and first responders. This plan provides up to 8 sessions per issue for employees and their family members, covering in-person or tele-behavioral health assessments, referral counseling, and brief treatment. It also includes work-life services, computerized cognitive behavioral therapy (CCBT), and well-being coaching. The EAP also includes a first responder-specific portion designed to cater to the unique needs of those in emergency and high-stress roles. This includes intake and triage, annual mental health assessments, and access to a network specializing in trauma and PTSD. These resources align with the requirements of Public Act 101-652.

- \$1.61 Per Employee Per Month (PEPM) - EAP Services
- \$2.15 PEPM - First Responder Program

Transition to Securian for Group and Voluntary Supplemental Life Insurance: The City will participate in the IPBC life insurance option through Securian, leveraging group discounts for significant savings. The Securian Group Term Life and AD&D Insurance program offers competitive rates and customizable coverage for employees and their families. The City currently provides \$50,000 in basic life insurance for all full-time employees and 1x salary for sworn police and fire personnel. The IPBC plan will match this coverage at a combined rate of \$0.123 per \$1,000, compared to the current rate of \$0.173 per \$1,000, resulting in cost savings. The voluntary supplemental life insurance plan through IPBC offers enhanced benefits, allowing employees to elect up to \$300,000 in supplemental life coverage, with spouse coverage up to \$50,000 and child coverage up to \$20,000. The IPBC plan eliminates age reductions, providing improved and cost-effective options for employees seeking additional financial protection for their families.

Retain Asset Health services for Think Healthy Wellness Program: Staff recommends renewing the contract for wellness services through Asset Health, a leading wellness technology provider and administration for 1 million members, including Fortune 500 companies. Asset Health offers consulting, online administration, wellness activities, and educational programs. The services meet expectations for reduced staff time in administration, improved communication, and education resources available to participants while reducing health cost growth over time. The service has been well received by employees and is actively managed through our Employee Wellness Committee. Through reporting from Asset Health and the City’s health plan, we have observed that costs may trend lower than other employers through reduced utilization. Results suggest the City continues to see positive behavioral change and lower health plan utilization, particularly for drugs, compared to other plans. Given the widespread participation and unique features beyond IPBC's offerings, staff recommends retaining the service this year. The program will be evaluated and compared with IPBC's offerings, and its effectiveness will continue to be assessed.

- \$30,000 for Calendar Year 2025

Retain Benistar Medicare Supplement and Part D Plans as Retiree Benefit: Retain Benistar Medicare Supplement and Part D Plans as Retiree Benefit Effective since 2018, the City makes available a separate fully insured Retiree Medical and Drug program for retirees eligible for Medicare through Benistar. Retirees pay 100% of the cost. The City provides billing remittance and Benistar provides customer service and coordination of a Harford Medicare Supplement Plan, and an Express Scripts Part D prescription drug plan. This policy is less costly for retirees over 65 and is fully insured, so the City has no liability. The plans are subject to annual Medicare Supplement and Part D Drug Coverage cost adjustments. The Part D Premium is guaranteed for three years until December 2026. Staff recommends continuing to offer this coverage.

Age Band-Medical	Current	January 1, 2025
65-69	\$141.39	\$158.36
70-74	\$162.55	\$182.05
75-79	\$189.22	\$211.93
80-84	\$213.74	\$239.39
85 and over	\$224.84	\$251.82
Express Scripps Part D	\$246.00	\$257.81

Retain Professional Benefit Administrators (PBA) for Current Plan Run Out Costs: The City of Lake Forest will transition from the self-insured medical plan to IPBC on January 1, 2025. During the transition, Professional Benefit Administrators (PBA) will process run-out claims for medical and dental services during a six-month run-out period to align with our current plan design requirements. Claims incurred through December 31, 2024, will be processed up until June 30, 2025, to ensure all outstanding claims are handled properly.

The City will continue to incur administrative fees for PBA services during the run-out period. This includes claims administration fees at the current per-employee-per-month (PEPM) rates for both medical and dental plans for the first three months, followed by a fee of \$25 per claim for the remaining months of the run-out period. The city will be responsible for a 4-month access fee for CIGNA.

- \$18,256.48 - CIGNA Access Fee (4 months)

- \$33,105.60 - PBA Administrative Fee (3 months), and \$25 per claim from April 1, 2025 to June 30, 2025

Symetra Stop Loss Run Out Costs: The City’s current stop-loss policy with Symetra includes an optional Terminal Liability coverage and Optum Health for Transplant coverage, which extends for three months. This coverage ensures that claims incurred in 2024 but paid through March 31, 2025, are covered, maintaining financial protection for high-cost claims during the transition.

- \$174,781.44 - Symetra Stop Loss Premiums

Retiree HRA Administration for Over 65 Employees: The City will convert its current HRA plan to ensure that retirees over age 65 continue to have access to a limited-purpose HRA for eligible insurance premiums, aligning with the existing plan design. This limited-purpose HRA will be administered separately by Professional Benefit Administrators (PBA) and will allow retirees to submit for reimbursement of qualified medical expenses, including Medicare Part B premiums and other supplemental insurance costs. The administrative cost for maintaining the limited-purpose HRA for retirees over 65 will be \$10 per employee per month (PEPM).

- \$10 per employee per month

Summary Budget Impact: Amounts below are estimated and may vary depending on elections by employees during open enrollment.

FY2025 and FY2026 Funding Source Self-Insurance Fund	Amount Budgeted	Amount Requested	Budgeted? Y/N
IPBC – insurance premiums and plan administration costs	\$6,425,000	\$5,800,000	Y
ComPsych EAP		\$12,000	Y
Securian Life Insurance		\$30,000	Y
Asset Health Services - Wellness		\$30,000	Y
Benistar – Medicare Supplement		\$250,000	100% paid by enrollee
Symetra – Current Plan Run Out		\$180,000	Y
CIGNA – Current Plan Run Out		\$20,000	Y
PBA - Current Plan Run Out and Retiree HRA administration		\$50,000	Y

Has City staff obtained competitive pricing for proposed goods/services? **YES**

COUNCIL ACTION: Approval of Health Insurance Contracts Calendar Year 2025

4. Approve the contract to Camp Nageela Midwest, dba Camp Henry Horner in the amount of \$34,000.

STAFF CONTACT: *Todd Nahigian, CROYA Manager 810-3982*

PURPOSE AND ACTION REQUESTED: The CROYA Staff is recommending approval of a contract with Camp Nageela Midwest, dba Camp Henry Horner in the amount of \$34,000.

BACKGROUND/DISCUSSION: CROYA High School weekend Retreats date back to 1987 with over 5,000 high school students attending over 35 years. CROYA youth and staff consider the Retreats the most meaningful and impactful programs CROYA provides. Camp Henry Horner in Ingleside, IL, provides the highest quality experience while maintaining reliability. CROYA began attending Camp Henry Horner in Fall, 2016. Their facilities, location, service quality, price and overall experience are a great fit for CROYA. The Camp Henry Horner staff is accessible and responsive to our needs. The total cost of the two annual retreats will be approximately \$34,000.

BUDGET/FISCAL IMPACT: CROYA currently charges students \$200 each to attend a Retreat. Revenue for the 2 Retreats during this fiscal year is estimated to be \$32,000.

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

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

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
101-1601-483.60-17	\$34,000	\$34,000	(Y)

COUNCIL ACTION: Approval of the contract to Camp Nageela Midwest, dba Camp Henry Horner in the amount of \$34,000

5. Approval of a Public Works Committee Recommendation to Authorize the City Manager to Execute all Required Permanent Easement Acquisition Documents for the Deerpath Streetscape Project to Include the Potential Purchase of Needed Easements in an Amount not to Exceed \$54,700

STAFF CONTACT: *Byron Kutz, Superintendent of Engineering (810-3555)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff requests City Council authorize the City Manager to execute all required permanent easement acquisition documents for the Deerpath Streetscape Project to Include the potential purchase of necessary easements in an amount not to exceed \$54,700. Permanent Sidewalk easements are necessary to construct sidewalk improvements along Deerpath Road as the property line for ten parcels extends into the sidewalk areas.

BACKGROUND/DISCUSSION: In early 2025, the City plans to begin construction of the Deerpath Streetscape Project. The first phase of the project will be from mid-January to the end of

March 2025. A water main under Deerpath Road, east of Green Bay Road to west of Western Avenue, will be replaced. Following the completion of the water main construction, the second phase of streetscape improvements will begin. These streetscape improvements will occur on Deerpath Road from Oakwood Avenue to Western Avenue. The second phase of construction is anticipated to begin in early April 2025 and all project construction is estimated to be completed in mid-October 2025.

The project aims to improve pedestrian safety, update aging infrastructure, enhance plantings and greenery, and incorporate more decorative elements along Deerpath Road. Plans for the Deerpath Streetscape Project have been underway for years, dating back to preliminary conversations with the Civic Beautification Committee in 2016. More detailed project information can be found on the City's project webpage at www.cityoflakeforest.com/deerpathstreetscape.

There are a total ten parcels in which the Illinois Department of Transportation (IDOT) design process requires easements to be acquired and certified by November 25, 2024 in order for the project to be placed out to bid by the State for the January 17, 2025 letting. The necessary easement areas extend from building faces into existing sidewalk areas that range from 0.5 feet to 7 feet. There are six properties that are anticipated to be donated by the property owner. The remaining four parcels that have not yet been donated or secured total to an estimated appraisal value of \$54,700. Staff is working with the City's Attorney Office for the permanent easement agreement language. The required appraisals have been completed and approved by IDOT. The City's consultants can now negotiate acquiring these easements. To comply with federal laws and IDOT policies the City is required to fairly compensate property owners based on the fair market value of the easement areas. If sidewalk easements are not acquired, then the new decorative sidewalk would only be constructed up to the property line with the old existing sidewalk from there to the building faces.

Approval of this item will authorize the City Manager to 1) Approve the purchase of remaining permanent easement areas in an amount not to exceed \$54,700 2) Execute final agreements and all required IDOT forms.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	10/7/2024	Reviewed and Recommended Approval
City Council	9/3/24	Project Presentation on Schedule & Communications

BUDGET/FISCAL IMPACT: While there are no allocated FY2025 funds to support the purchase of these easements, the FY2026 proposed Capital Fund budget provided for Deerpath Streetscape Project construction in the amount of \$4,350,000 (this total will likely increase as part of the October 2025 Capital Improvement Program budget updates). Should City Council need to approve this request for FY25, the FY26 budget will be reduced by the \$54,700 to accommodate the needed easement purchases. The amount exceeding budget will be funded from Capital Fund reserves. If necessary, a FY25 supplemental appropriation will be submitted for City Council approval at the close of the current fiscal year.

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

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-3703-478.78-94	\$0	\$54,700	N

COUNCIL ACTION: Approval of a Public Works Committee Recommendation to Authorize the City Manager to Execute all Required Permanent Easement Acquisition Documents for the Deerpath Streetscape Project to Include the Potential Purchase of Needed Easements in an Amount not to Exceed \$54,700

- 6. Approval of a Purchase of a Replacement Forestry Section Stump Grinder in the Amount of \$105,316 and the Trade-In of the Current 2005 Forestry Section Stump Grinder as Surplus Property in the amount of \$7,500 to Alexander Equipment Co. Inc.**

STAFF CONTACT: *Jim Lockfefer, Assistant Director of Public Works (810-3542)*

PURPOSE AND ACTION REQUESTED: City staff request City Council approve of a purchase of a replacement Forestry Section stump grinder to Alexander Equipment Co. Inc. in the amount of \$105,316 and the trade-in of 2005 stump grinder as surplus property to Alexander Equipment Co. Inc. in the amount of \$7,500.

BACKGROUND/DISCUSSION: The Forestry Section stump grinder is a very important piece of equipment in removing public tree stumps for landscape restoration and new tree planting. This recommended purchase will replace their existing stump grinder that has been in service and utilized by the Forestry Section since 2005. This stump grinder has accrued over 1,700 operating hours. After 19 years of in-service operation, the equipment has exceeded its estimated useful life. The most significant concerns with the stump grinder include severe rust and corrosion, electrical and wiring issues, and engine issues with oil consumption and the speed governor. Going on 20 years of service, this piece of equipment has gone above and beyond its estimated useful life and needs to be replaced.

City staff is also seeking the approval to trade-in the existing stump grinder for a total of \$7,500. Per Administrative Directive 3-2, any identified surplus property item that has a current value of \$4,000 or more requires City Council approval to trade-in. City staff have reviewed the trade-in offer in detail and has assessed the \$7,500 trade-in value as fair.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	11/20/23	Reviewed & Approved FY25 Capital Equipment List
Finance Committee	11/13/23	FY25 Capital Equipment Replacement List Included in Meeting Packet

BUDGET/FISCAL IMPACT: The purchase price provided for the stump grinder is Sourcewell pricing. Sourcewell, formerly National Joint Powers Alliance, was created by State law as a service cooperative to provide programs and services to members in education and

government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board. The City has previously utilized national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative for equipment and services.

Has City staff obtained competitive pricing for proposed goods/services? **No**
 Administrative Directive 3-5, Section 6.1D – Government Joint Purchase.

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund (Expense) 311-5003-475-75-02	\$100,000	\$105,316	Y
Capital Fund (Revenue) 311-0000-392.11-00	\$0	\$(7,500)	N

The above amount requested reflects the \$105,316 Sourcewell purchase price of the new stump grinder and the 2005 stump grinder trade-in amount of \$7,500. The \$105,316 purchase price less the \$7,500 trade-in amount represents a grand total amount of \$97,816. If approved, City staff anticipates taking delivery of the new stump grinder in about one month.

COUNCIL ACTION: Approval of a Purchase of a Replacement Forestry Section Stump Grinder in the Amount of \$105,316 and the Trade-In of the Current 2005 Forestry Section Stump Grinder as Surplus Property in the amount of \$7,500 to Alexander Equipment Co. Inc.

7. Consideration of a Recommendation from the Plan Commission in Support of a Plat of Condominium for a building under construction at 1095 Kelmscott Way. (Approval by Motion)

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

PURPOSE AND ACTION REQUESTED: Consideration of a recommendation from the Plan Commission for approval of a plat of condominium for the final multi-family building in the Kelmscott Park development. The plat, once approved and recorded, will allow each of the 12 units in the building now under construction to be held in separate ownerships and will identify common areas and limited common areas.

BACKGROUND/DISCUSSION: In April 2016, the City Council approved the overall Kelmscott Park development on the northwest corner of Laurel and Western Avenues, the former site of the City's Municipal Services Facility. The overall development includes three apartment buildings all of which are completed and occupied, twelve single family homes ten of which are complete and occupied with the final two nearing completion, and two condominium buildings the first of which is completed and occupied. The plat now before the Commission is for the second and final condominium building in the Kelmscott development.

The City Code requires that any development that creates parcels or units that will be held in separate ownerships must be approved through a public process and documented with a recorded plat. The plat of condominium as recommended by the Plan Commission delineates each unit and identifies common and limited common areas. A Declaration of Covenants and Bylaws for the condominium units will be recorded with the property as required by State Statute.

No changes to the previously approved development are proposed or authorized through the approval of the plat of condominium. If approved by the Council, the plat will be recorded with the County which will allow the sales of the units to proceed. All of the units are under contract and closings on several of the units is anticipated in the near future.

The Plan Commission held a public hearing on October 9, 2024, to consider the plat of condominium. No public comment was offered. The Plan Commission voted 6 to 0 to recommend approval of the plat of condominium to the City Council. The Plan Commission's report and a copy of the plat are included in the Council packet beginning on **page 30**.

COUNCIL ACTION: By motion, approve the plat of condominium for a building under construction at 1095 Kelmscott Way.

COUNCIL ACTION: Approve the seven (7) omnibus items as presented

6. OLD BUSINESS

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS
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9. ADJOURNMENT

A copy of the Decision Making Parameters is included with this agenda following this page.

Office of the City Manager

October 16, 2024

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Jason Wicha, at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.





THE CITY OF LAKE FOREST

DECISION-MAKING PARAMETERS FOR CITY COUNCIL, AND APPOINTED BOARDS & COMMISSIONS

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

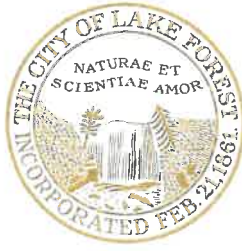
“Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement.”

The Lake Forest City Council, with the advice and recommendations of its appointed advisory Boards and Commissions, Lake Forest Citizens, and City Staff, is responsible for policy formulation and approval. Implementation of adopted strategy, policy, budgets, and other directives of Council is the responsibility of City Staff, led by the City Manager and Senior Staff. The Mayor and Aldermen, and appointed members of Boards and Commissions should address matters in a timely, deliberate, objective and process-driven manner, making decisions guided by the City of Lake Forest Strategic and Comprehensive Plans, the City’s Codes, policies and procedures, and the following parameters:

- Motions and votes should comprise what is in the best long-term interests of all Lake Forest citizens, measured in decades, being mindful of proven precedents and new precedents that may be created.
- All points of view should be listened to and considered in making decisions with the long-term benefit to Lake Forest’s general public welfare being the highest priority.
- Funding decisions should support effectiveness and economy in providing services and programs, while mindful of the number of citizens benefitting from such expenditures.
- New initiatives should be quantified, qualified, and evaluated for their long-term merit and overall fiscal impact and other consequences to the community.
- Decision makers should be proactive and timely in addressing strategic planning initiatives, external forces not under control of the City, and other opportunities and challenges to the community.

Community trust in, and support of, government is fostered by maintaining the integrity of these decision-making parameters.

The City of Lake Forest’s Decision-Making Parameters shall be reviewed by the City Council on an annual basis and shall be included on all agendas of the City Council and Boards and Commissions.



Resolution of Sympathy

WHEREAS, on behalf of The City of Lake Forest, the City Council expresses its profound sadness at the passing of James Altounian at the age of 87, on September 27, 2024; and

WHEREAS, Jim, together with Audrey, his wife of 63 years, raised four children in Lake Forest, Jennifer, Todd, Nicole, and James Altounian II and was a proud grandfather of 11; and

WHEREAS, since he arrived in Lake Forest in 1963, Jim was strongly committed to Lake Forest and his passion and love for the community grew deeper with each passing year; and

WHEREAS, Jim willingly gave his time and talent to the community; as 3rd Ward Alderman from 1979 to 1985, as a member of the Plan Commission, as Chairman of the Forest Park Beach Shoreline Restoration Project, on Boards for both the Hospital and Lake Forest Country Day School, and as a volunteer firefighter; and

WHEREAS, Jim Altounian was generous, in 1982 he personally donated the dais at which the Council still sits today; and

WHEREAS, Jim's fingerprints are found throughout the community, he had vision and took risks always with the best long term interest of the community in mind and he achieved great success, his impact will endure for decades; and

WHEREAS, Jim loved Lake Forest, the people and the places, and was often surrounded by family and friends who simply enjoyed being in his presence; and

WHEREAS, Jim had a way of making people feeling respected and valued, he inspired many and made a positive difference in the community and in the lives of so many and he will long be remembered for his accomplishments and contributions to The City of Lake Forest.

NOW, THEREFORE, BE IT RESOLVED that the City Council of The City of Lake Forest in session on October 21, 2024, hereby expresses its deep regret and sincere sympathy to all the members of the Altounian Family.

BE IT FURTHER RESOLVED that this Resolution be appropriately inscribed and conveyed to the Altounian family, with a copy to be included in the official minutes of the October 21, 2024 meeting of the Lake Forest City Council.

Stanford R. Tack
Mayor

ANNUAL TREASURER'S REPORT

THE CITY OF LAKE FOREST

FISCAL YEAR ENDING APRIL 30, 2024

COMPENSATION SUMMARY:

Under \$25,000

EMILY ADAMS, JOYCE ALLEN, ADAM ANDERSON, NICHOLAS ANGELOS, RICHARD AUERBACH, CASEY AUSTIN, VINCENT AYALA, FRANCISCO AYALA-RODRIGUEZ, KAYLA BADGER, BRADY BAKER, LILLY BALDWIN, PETER BARNARD, SUEANN BARRETT, STEVEN BARTOLAI, CHLOE BAUGHMAN, THEODORE BECKER, DENISA BELEI, WALTER BELENKIY, HARRISON BELSANTI, JACK BERGER, LYDIA BETTIS, LESLEY BEVAN, MAHEKA BHALLA, LEVI BIEDA, MELISSA BLAKE, RYAN BOUDREAU, LISA BRODSKY, JENNIFER BRODY, HOLDEN BROWNING-CLEARY, NATHANIEL BRYK, ELIZABETH BURDIK, TADGH BURKE, BRENDAN BURKE, BROOKE BURTON, MAURA CAMOLETTO, Charles Capps, JOSEPH CARLUCCI, ULISES CARRILLO, CAROLINE CARTER, MARY CARTER, ELLEN CHA, PIERRE CHARLOT, KEEGAN CHATBURN, JAMAL CLARKE, LILLIAN COHEN, ALIDA COMILLA, CORBIN CORNELISON, MAYA CRECOS, ADRIANA CROCKETT, JASON CROCKETT, JACK CUSHING, GWENDOLYN DALIERE, FINN DAVIS, JAMES DAVIS, AUGUSTO DEFILIPPIS, RENEE DELEON, CATHERINE DEMET, NELLYKA DENNIS, VICTOR DIAZ, MATT DIEDRICH, RYAN DONES, PAULINE DROEGE, JOHN DUFFY, GRAYDON DUNCAN, MATTHEW DURBURG, TARA EGGERS, CAMPBELL EGGERS, JAMES ENGELLAND, CHRISTIAN ENGFER, CLAIRE ERDMAN, JULIA ESSARY, WENDI EWALT, PERI FEDDERMANN, ZUZANNA FEDIUK, MONSERRAT FIGUEROA, CLARA FINLEY, REAGAN FISCH, ISABELLA FISHER, DAKOTA FITZGERALD, SEAN FITZGIBBONS, THOMAS FOLEY, AMELIA FONTANA, ALEXANDRA FONTANA, LINDSAY FONTANA, ZACHARY FOSTER, ISABELLA FRABONI, DELANEY GALVIN, RONALD GARBETT, ALEXANDER GERTH, ALYSSA GIANGIORGI, ROSEANN GIANGIORGI, CHARLES GISH, TESSA GLATTE, ROBERT GLEESON, YASMIN GLICK, SPENCER GLICKSON, CONNOR GLYNN, LEE GOLDFINE, SANDI GOLLER, YAZMIN GOMEZ, GILLIAN GOODFRIEND, GRACE GOODMAN, LILI GOSHGARIAN, CAROLINE GOSHGARIAN, CLARA GOSHGARIAN, ANDREW GOUGH, KEVIN GRAHAM, MIKEY GRAY, CAROLINE GRAY, FRANCES GRAZIANO, HARRISON GREEN, YAIR GUERRERO, EMMA GURROLA, KEVIN GUZMAN, DEREK HALL, MAITA ARGY HAMBURG, FREDERICK HAMBURG, KATHLEEN HART, CHRISTINA HARTLEY, WILLIAM HARTNETT, SHARON HARTSHORNE, DAVID HARTSHORNE, Jonathan Hawkins, CHLOE HENRETTA, AMY HEPBURN, ALIN HERNANDEZ-SANCHEZ, AUSTIN HERZFELDT, LARRY HODGE, KATHY HODGE, PHOENIX-ROSE HONEYCUTT, GRACE HUBER, STEVEN HUCK, SARAH HUNTER, COURTNEY HVOSTIK, EVAN HVOSTIK, AHMED IBRAHIM, JOSEPH JAGIELLO, AVA JANDA, PETER JANOWICZ, JOSEPHINE JANOWICZ, TEDDY JENKINS, ARON JERSILD, THOMAS JOHN, MADISON JOHNSON, JOHN JOHNSON JR, ZOE JOSEPH, KAMIL KALETA, JAKE KAZIMOUR, EVERETT KEHE, ANNE KELLY, MASON KELLY, MARJORIE KEMP, ALEXANDER KENDZIOR, JONATHAN KERR, MILES KING, CONNOR KNIGHTON, PATRICIA KOCHAVER, RENEE KOERTEN, RENEE KOERTEN, ISABELLA KOHOUT, OWEN KOHUT, TARA KOLBER, CHRISTOPHER KONDILES, ELLA KORCZAK, JENNA KRAKOWSKI, DIMITER KRAMER, VICTOR KRAS, CATHERINE KUCERA, LEO KUMAR, AARON KURIAN, GABRIEL KURZYNSKI, JOHN LAMBERTI, SOPHIA LANE, JULIANNE LAPETINA, JOHN LARSON, HANNAH LIDDICOAT, KATHRYN LOTHARIUS, TYLER LOWIS, CYNTHIA LOWRANCE, PETER LUCAS, KIMBERLY LYSZCZARCZYK, AMELIA MACARTHUR, JACQUELINE MADURA, MICHAEL MAJOR, OSCAR MANCILLA, ANDREA MANNARINO, LUCIA MARQUEZ, OLIVIA MARSICO, ISABELLA MARSICO, ISAAC MARTINEZ, ULISES MATEOS, COLE MATULENKO, CARINA MATUSZEWSKI, NINA MCCULLOUGH, TRISTAN MCDONALD, LAUREN MCFARLAND, KEVAN MCGARRIGLE, RUSSELL MCLAUGHLIN, ROBERT MEERS, BENJAMIN MERFELD, MADDIE MERRILD, ELLIE MERRILD, GAGE MESSNER, MADISON MIKS, AINSLEY MILLS, CLAYTON MOBILE, CALE MOBILE, MARCO MONTEJANO, OLIVIA MOORE, MAX MOORE, GEMMA MUELLER, LUCY MULLOY, RAFAEL MURILLO, CAROL MYERS, CHRISTOPHER NEILL, MADISON NEKVINDA, KATIE-MAY NEWMAN, JUSTIN NOSTER, JUDITH NUSINOW, KEVIN O'BRIEN, MARGARET O'BRIEN, FACUNDO OCAMPO, LAKSHMI OJHA, OLIVER ORR, LISA ORSINI, ERIN O'TOOLE, JULIE PASEK, ALEX PASINATO, MATEO PASSALINO, BERENIS PAVELCHIK, MIGUEL PEREA, LENA PERRY, NINA PFEIFFER, ZACHARY PIPIN, NICHOLAS PIZZO, RACHEL POGANY, ROBIN POWER, KATHLENE POWERS, LUIS PRADO, JANICE PRICE, KATHERINE PROESEL, DYLAN PROJANSKY, DEBORAH PTAK, AIDEN PUTHENVEETIL, ELIZABETH RAMIREZ, CHRISTIAN RAMIREZ, MATTHEW RANKER, ALEXANDER RANKER, DAVID RANSELL, JOSHUA RAUTANEN, JOHN REID, MATTHEW REID, THOMAS REILLY, JOSEPH REMUS, ASHLEY RENAUD, RYAN RICE, MILES RICHARDSON, THERESA RISI, JAMES RISI, DELANEY RITSEMA, MICHAEL RIVERA, MEGAN ROBERTS, ALEXUS ROBINSON, GAVIN ROBY, PAIGE ROBY, MADISON RODE, MANUEL RODRIGUEZ, FRANCIS ROMEO, TAYLOR ROSS, PETER RUKAVINA, TIMOTHY RUKAVINA, STEPHEN RYDER, ROSEMARY SARMAS, REBECCA SAUSER, STEVEN SCHECHTER, JOSEPH SCHNACK, HENRY SCHOLZ, JACOB SCHRAYER, AVA SEITZ, CASEY SERVATIUS, MATTHEW SEXTON, ANN SHAW, SAGE SHERMAN, KARA SHIELDS, MATTHEW SHIPKO, CHLOE SICKLES, ARTURAS SIMENAS, NOVA SINSKUL, CAREN SKARZYNSKI, ANGELINA SLOMBA, ALEX SLOMBA, STELLA SMITH, WILLIAM SMITH, TRINITY SMITH, KAHREE SMITH, WILLIAM SMITH, ASHLEY SOBOLEWSKI, JOHN SOKOLOWSKI, MARCOS SOTELO OCAMPO, JULIA SOTOS, CORY

SPANN, VANESSA STALTER, AMI STELLATOS, CAROLANN STICKLER, ALLEN STINSON, FRANCA STOHLGREN, MARY STRANG, SAMUEL SUBAR, NGWANUI TANGOUNG, ALEXIS TANTIMONICO, MARGARET TATELLI, KRISITN TENOSO, ERIC THOMPSON, BRETT TIBBITTS, DEZERENE TILMON, ADAM TJARKSEN, DENISA TKACOVA, ALLISON TODD, ANA TORRES, KARA TRICK, JOHN TURELLI, PETER TURELLI, NATHAN UHART, KRISTIN VALLALY, ELEANOR VAN ANTWERP, NEIL VASQUEZ, THERESA VEENEMAN, ARETA VERSCHOOR, ABIGAIL VOLLMERS, PATRICK WALSH, LESLIE WALTON, ALEX WAN, KYLIE WARNER, BRIAN ZEEMAN, SEMO ZITOUNI, MIRANDA ZOGLMAN

\$25,000 to \$49,999.99

KAREN AVERY, ARIANA AYALA NUNES, JENNIFER BAEHR, JUAN BARAJAS, MITCHELL BEATTY, JOY BEYDA, JOSE CALDERON-LOPEZ, PATRICIO CAMARENA, ROBERT CARMICHAEL, MATTHEW CHOUINARD, THOMAS CRONIN, LINDSEY DEROSE, IRVING DOMINGUEZ, ARTURO ESCOBAR, JAVIER FAVELA, ANTHONY FLORES, RUSSELL FOWLER, MARIANO GOMEZ, CATHERINE GREY, ESTHER GUTIERREZ-SLOAN, NAOMI JAMBORETZ, DANIELLE KNIGHTON, MONICA KRZEMINSKI, MELISSA LAIRD, CATHERINE LAWNICZAK, DEBRA LERMAN, SERGIO LIRA TAJONAR, ASHLEY LOVE, EDWIN MARTINEZ, ADRIAN MATA, ALEJANDRO MATA, JACOB MICKSCH, LUKE MILLER, JAKOB MORTENSEN, CHRISTOPHER POMMER, OMAR RAMIREZ-CARDENAS, PEDRO SANCHEZ CARDOZA, ERIK SCHAUL, JAMES SCHMIDT, RYAN SHEEHAN, BENITO SILVA, MATTHEW SOMERVILLE, JAMES THIEL, ALEXIS TORRES, SAM VOLPE, REAGAN WALSH

\$50,000 to \$74,999.99

JOSUE AGUIRRE, CLAUDIA AUSTIN, MATTHEW BACHLER, LESLIE BRUNING, ZENAIDA CABRERA, ROBERTO CHICO, ROBERT COPELAND, RAFAEL DAVILA, RENEE DE LEON, KATIE DOLAN, JENNIFER EGGERT, CHRISTINE FAUDEL, SHANE FOREMAN, GARRETT GRATZ, KEVIN HILL, MARA JOSEPH, WESLEY KENNEDY, KIMBERLY KRAUS, ERIC KRUEGER, SALOMON MARTINEZ JR, SAMUEL NOTTINGHAM, THAIS O'MALLEY, MARIJA PERISIC, TARA PURTELL, JACOB RIEPER, SARAHI RIVERA-MARTINEZ, NICKOLAS SANDSTROM, JACOB THOMA, AMIAS TURMAN, ANDREW WEIHOFFEN, ALYSSA WILLIAMS

\$75,000 to \$99,999.99

JUAN AGUIRRE, ANTHONY ANASZEWICZ, JOHN BALDWIN, JOYCE BETTINGER, DAVID BIDDLE, AARON BISHOP, KELLY BOUGHER, MARGARET BOYER, ANTHONY CARABALLO, TONY CARINGELLO, JUAN CASTREJON, ULISES CASTRO, CHRISTOPHER CORDOVA, RIGOBERTO CORIA, ROBERT CRAWFORD, FILIP CZARNECKI, AARON DALZOT, CHANZE DAVIS, RICHARD DAY, BRYAN DEBAETS, BRINA DIAZ, JOSE DIAZ, DANIEL EDWARDS, JOHN ELDRIDGE, KRISTIN ELLIOTT, CHRISTOPHER GALGAN, YONI GARCIA, CAROLYNN GAYLORD, MIKE GERNEZ, VALERIE GONZALEZ, TIMOTHY GRETZ, SARA HARTNETT, ERIC HILL, ROBERT JANUARY, CHARLES KRIENS, MARK KRYGERIS, JESSICA LINDERS, BILLY LOYD, BARBARA LUEDER-MANETTI, LONDON LUZAR, KEITH MASLON, JAKE MATTSON, KRYSTAL MEDINA, NICHOLAS MICHL, JAMIE NIXON, JASON OLSON, SEAN O'NEILL, RICKEY PARHAM, RICHARD PAULSEN JR, KENNETH PIERINI, BECKY POCASANGRE, MADISON POLSTER, ISMAEL RAMIREZ, LISSARDA ROGOZ, JAMES SANTOSTEFANO, JAMESE SCOTT, JAMES SHELTON IV, SUSAN SIMMS, DANIELLE SPANN, DUSTIN SPENCE, RAYMOND SPETZ, ANGELA TAPPA, MICHAEL WHALEN, MARK ZALKE

\$100,000 to \$124,999.99

BRIAN ACELLO, MATTHEW ALLEN, ROBERT BROWN, CAMERON BURRELL, JASON BUSDEKER, MIGUEL CAMARENA, ANTHONY CANANIA, TREVOR CHANDLER, STUART COX, TROY DEVRIES, NICHOLAS DOVEL, CHRISTOPHER FREUND, MICHELLE FRIEDRICH, PABLO GARCIA, TYLER GATES, MATTHEW GOODMAN, STEVEN HILL, SAMANTHA HILLER, WILLIAM HOWARD, JOSHUA HUCKER, ERIK HUSTON, ERUBIEL JAQUEZ, BRIAN JOYCE, DOUGLAS JUHREND, LAWRENCE KENAR, KATHERINE LACIVITA, EMILY MELGAR, BRIAN MIKLOVIC, ADAM MILCZAREK, ASHLEY MOLINARI, TODD NAHIGIAN, DANA OLSON, LAUREN PEREZ, BRIAN POGACHNIK, BERNARD PONDEXTER, JUAN RAMIREZ, KYLE ROEDER, PATRICIA SCHWALL, SAM SINENI, ZACHARY STYX, MICHAEL SZYMANEK, CHRISTINE TERESI, MICHAEL TIEGS, JOSEPH TOMASELLO

\$125,000 and over

PHILLIP ALDERKS, ANDREW ALLAN, ZACHARY AMREIN, RICK ANDERSON, ANDREW BARNES, DANIEL BLAUL, ERIK BLOMBERG, MATT BRUGIONI, AMBER CAMPBELL, MARINA CHERNIKOVICH, SCOTT CHRISTENSEN, WILLIAM CLIFFORD, CHRISTINE CUSTER, CATHERINE CZERNIAK, PAUL DAIZOVI, SALVADOR ENRIQUEZ, BRIAN ESMON, ERIC FARR, CHARLES FLESCHE, JOSEPH GABANSKI, MICHAEL GALLO, JAMES GLUTH, RONALD GRAMER, BENJAMIN GRUM, PHILIP GUALDONI, JOHN GULLEDGE, DIANE HALL, ELIZABETH HOLLEB, MICHAEL HUGHES, ADLIL ISSAKOO, PATRICK ISSEL, MATTHEW JAKOB, CORY KAZIMOUR, MATTHEW KLUCHKA, RUSSELL KLUCHKA, JAMES KOBLAS, ERIK KOSITZKI, AARON KRUCHKO, BYRON KUTZ, DANIEL LAINIO, MICHAEL LANGE, JAMES LOCKEFEER, MARK LONG, JAMES MAGNA, MISAKO MAJ, BRETT MARQUETTE, DANIEL MARTIN, DAVID MINISCALCO, JOSEPH MOBILE, MICHAEL MOUNTS, CHARLES MYERS, RICHARD PAULSEN, TRAVIS PEDERSEN, MATTHEW PENAR, MATTHEW RAUSCH, DANIEL RICE, ANDREW RICK, CHRISTOPHER ROBERTS, NICHOLAS SAVEL, JAMES SHAW, PETER SIEBERT, MATTHEW SIGNA, JEFFREY SULKIN, SALLY SWARTHOUT, MICHAEL THOMAS, RICHARD VOLPE, KARL WALLDORF, STEVEN WERCHEK, JASON WICHA, COREY WIEREMA, AUSTIN YARC, KEVIN ZELK

Total Compensation: \$26,441,724.46

EXPENDITURE SUMMARY

1ST AYD CORPORATION 18,344.25, 20-10 ENGINEERING GROUP, LLC 22,500.00, 3M COMPANY 6,205.66, 4IMPRINT 3,452.50, A & A SPRINKLER COMPANY INC 13,135.00, A LAMP CONCRETE CONTRACTORS, INC 879,284.11, ABSOLUTE LANDSCAPE INC 2,980.00, ABT ELECTRONICS & APPLIANCES CO 2,699.39, ACCREDITED CONSTRUCTION 3,250.00, ACCURATE BIOMETRICS 2,643.75, ADI 4,111.33, ADVANCE AUTO PARTS 11,811.10, ADVANCED TREE CARE 77,028.10, AIR ONE EQUIPMENT INC 9,623.82, AL WARREN OIL COMPANY, INC. 511,906.86, ALAN F. FRIEDMAN, PHD, INC. 4,561.25, ALEXANDER CHEMICAL CORPORATION 53,004.35, ALEXANDER EQUIPMENT CO INC 2,993.05, ALFA LAVAL INC. 12,329.58, ALL CRANE & HOIST, LLC 4,922.00, ALPHA PAINTWORKS INC 19,104.00, ALTORFER INDUSTRIES, INC. 3,654.05, ALUMINUM ATHLETIC EQUIPMENT CO 10,017.25, AMALGAMATED BANK OF CHICAGO 4,694,337.49, AMAZON CAPITAL SERVICES, INC 100,016.90, AMERICAN BACKFLOW & FIRE PREVENTION 10,527.00, AMERICAN GAS LAMP WORKS, LLC 7,966.05, AMERICAN GASES CORP 7,064.04, AMERICAN HEART ASSOCIATION, INC. 5,173.00, AMERICAN HOIST & MANLIFT, INC. 15,124.00, AMERICAN LEGAL PUBLISHING CORP 4,450.07, AMERICAN OUTFITTERS LTD 28,027.04, AMERICAN PRINTING TECH. INC. 21,055.45, AMERICAN WATER WORKS ASSOCIATION 2,674.00, AMERICA'S ACTION TERRITORY 3,526.32, AMLINGS INTERIOR LANDSCAPE 5,217.76, ANA BEE WELL LLC 16,498.00, ANCEL GLINK, P.C. 203,036.70, ANDERSON PEST SOLUTIONS 4,007.66, ANDRES MEDICAL BILLING LTD 38,810.28, APEX SIGNS & GRAPHICS, INC 2,672.50, AQUATIC ECOSYSTEMS MANAGEMENT, INC 8,449.48, ARCHIVESOCIAL 5,988.00, ARTHUR WEILER INC. NURSERY 7,495.00, ASCENDA 18,329.00, ASJ TOOL SALES 2,640.78, ASSET HEALTH, INC. 30,000.00, AT & T 22,834.46, ATLAS BOBCAT, LLC 7,738.27, AUSTIN EISCHEID GARDEN DESIGN LLC 3,000.00, AUTOMATIC CONTROL SERVICES 4,100.00, AWARDCO 13,440.00, AXON ENTERPRISE, INC. 118,721.77, BAKER TILLY US, LLP 121,725.00, BANNER PLUMBING SUPPLY CO., INC 4,489.63, BARTLETT TREE EXPERTS 11,535.00, BASELINE YOUTH SPORTS, INC. 12,423.00, BAXTER AND WOODMAN INC 72,227.75, BEAVER CREEK ENTERPRISES INC 3,430.00, BENTZ, JAMES ROBERT 19,475.00, BERNARDINI, DEAN 7,790.00, BERRY TIRE & AUTO 2,590.28, BERTOG OPCO LLC 4,994.00, BESTCO HARTFORD 231,999.70, BIOGREEN ORGANICS 7,000.00, BIO-TRON INC 3,202.00, BLECK ENGINEERING CO INC 35,775.80, BOS 4,732.40, BOUND TREE MEDICAL, LLC 25,163.56, BOYER, MARGARET 2,764.75, BREEZY HILL NURSERY, INC. 28,504.45, BROOKSTONE PRINTING COMPANY 16,740.33, BRUCE BRUGIONI CONSTRUCTION CO, INC 105,874.00, BS&A SOFTWARE 47,534.00, BSN SPORTS LLC 15,390.68, BUILDING PERMIT REFUNDS 1,088,269.60, BURRIS EQUIPMENT COMPANY 17,949.12, BUSHNELL, INCORPORATED 4,692.93, CABLES AND KITS 5,571.65, CAHILL HEATING, AIR CONDITIONING 8,402.00, CAMP NAGEELA MIDWEST, INC. 32,040.00, CARTEGRAPH SYSTEMS LLC 46,350.00, CASSIDY TIRE & SERVICE 29,320.31, CASTLE MOTORS OF MCHENRY LLC 58,943.26, CATERED BY DESIGN 25,492.57, CDS OFFICE TECHNOLOGIES 64,225.00, CDW GOVERNMENT 67,914.12, CEMETERY LOT REFUNDS 110,950.00, CENTER FOR INTERNET SECURITY, INC. 13,800.00, CENTURY LAUNDRY DISTRIBUTING, INC 28,562.00, CERAMIC SUPPLY CHICAGO INC 5,289.00, CERTIFIED POWER, INC 9,326.09, CFA SOFTWARE, INC. 10,490.00, CHALET ENTERPRISES LLC 3,500.00, CHEVY CHASE COUNTRY CLUB 20,172.50, CHICAGO FIRE YOUTH CAMPS, LLC 5,738.25, CHICAGO PARTS AND SOUND LLC 7,580.07, CHICAGO TRIBUNE CO 5,565.85, CIVICPLUS, LLC 9,449.60, CIVILTECH ENGINEERING INC 4,885.98, CLARK BAIRD SMITH, LLP 64,883.75, CLARKE ENVIRONMENTAL MOSQUITO 5,574.00, CLASSIC GARDEN ORNAMENTS, LTD 13,174.00, CLAVEY'S NURSERY INC 4,999.05, CLEARSTAR, INC. 15,424.57, CLESEN BROTHERS 2,871.89, CLESEN WHOLESALE 3,637.58, CLEVERBRIDGE, INC. 2,600.00, CLUB MOMENTUM ATHLETICS 6,983.75, COLD BLOODED CAFE LLC 5,445.30, COLLEGE PARK ATHLETIC CLUB 5,589.60, COLUMBIA PIPE AND SUPPLY CO 5,112.68, COMCAST 22,675.70, COMCAST 24,000.00, COMED 68,356.58, COMPUTERSHARE TRUST COMPANY, N.A. 623,050.00, CONSERV FS 62,654.98, CONSTELLATION NEWENERGY 54,301.75, CONSTELLATION NEWENERGY, INC. 348,355.72, CONSULTING ENGINEERING INC. 24,430.00, CONTINENTAL CLAY COMPANY 14,982.26, CONVERGED TECHNOLOGY PRO, INC 2,699.50, CONWAY PARK AT LAKE FOREST 5,576.99, CONWAY SHIELD, INC. 9,315.18, CORE & MAIN LP 127,931.86, CORGARD, CONNOR 4,200.00, CRAFTWOOD LUMBER & HARDWARE 2,587.56, CREATIVE PRODUCT SOURCE, INC. 2,863.47, CUMMINS SALES AND SERVICE 12,785.28, CURRENT TECHNOLOGIES 5,597.85, DAIZOVI, PAUL R. 8,987.41, DAVEY RESOURCE GROUP, INC. 18,746.00, DEER PATH INN 6,103.64, DELL MARKETING L.P 165,230.66, DEMAND & PRECISION PARTS 186,376.00, DENNY'S FIRE CONTROL - MSI CO. 6,295.50, DI MEO BROS INC 151,493.81, DINGES FIRE COMPANY 5,586.95, DITOMASSO EXCAVATING 16,800.00, DIVINCI PAINTERS INC 66,261.00, DIVISION OF VITAL RECORDS 21,172.00, DJ'S SCUBA LOCKER, INC. 4,762.10, DK ORGANICS LLC 3,104.40, DONATI'S PIZZA 6,235.21, D'ORAZIO FORD 46,959.26, DOUGLASS, ROBERT 7,432.00, DP WEST LAKE AT CONWAY, LLC 300,000.00, DRONATION, LLC 9,200.00, DROPBOX INC 4,500.00, DRURY LANE THEATRE 4,181.40, DRYDON EQUIPMENT, INC. 2,871.00, DTN, LLC 2,832.00, DULTMEIER SALES DAVENPORT, INC 11,795.43, DUO SECURITY, LLC. 6,000.00, DUROWELD CO INC 3,684.80, ECIVIS, INC 13,125.00, EDWARD DEEGAN ARCHITECTS 12,908.75, EFRAIM CARLSON & SON INC 219,649.08, EICKHOF COLUMBARIA INC. 63,480.94, ELAWA FARM FOUNDATION 2,637.06, ELECTRONIC ENTRY SYSTEMS, INC 2,926.25, ELEVATED SAFETY LLC 2,997.96, ELEVATOR INSPECTION SERVICE CO, INC 4,489.00, ELLICOTT DREDGE TECHNOLOGIES 6,152.56, EMS LOGIK, NARCBOX 10,000.00, EMS MANAGEMENT & CONSULTANTS, INC 3,995.90, ERNIE'S WRECKER SERVICE 6,257.50, ESO SOLUTIONS 10,235.46, ESRI 6,505.00, ESSCOE, LLC 14,698.50, ETC INSTITUTE 18,281.34, ETRUSCAN EXTERIORS CORPORATION 8,760.00, EUCLID MANAGERS 2,752.52, EVANSTON AWNING COMPANY 6,720.00, F.H PASCHEN,S.N NIELSEN & ASSOC LLC 179,408.35, FACTORY MOTOR PARTS CO. 19,181.80, FASTSIGNS 6,510.33, FELDER, WILLIAM 4,979.78, FENSTER, LESLIE R. 3,512.00, FILOTTO ROOFING, INC. 116,189.75, FILTER SERVICES INC 7,060.20, FIORE NURSERY & LANDSCAPE SUPPLY 9,276.31, FIRE CATT, LLC

4,911.95, FIRE PENSION PAYMENTS 3,357,671.77, FIRE SERVICE, INC 4,378.18, FIRST NATIONAL BANK OF OMAHA 322,908.75, FISH WINDOW CLEANING 13,689.00, FITNESS EQUIPMENT SERVICES, INC 7,201.00, FLOCK SAFETY 18,250.00, FLOLO CORPORATION 2,618.00, FLOORS, INC 4,930.00, FOSTER COACH SALES, INC. 2,872.85, FOUNDATION BUILDING MATERIALS, LLC 6,788.88, FOX VALLEY FIRE & SAFETY CO, INC. 3,638.39, FRANK'S GLASS SERVICE INC 6,502.00, FREDRICK PAUL PRODUCTIONS, LTD 10,886.27, FRIENDS OF LAKE FOREST PARKS & REC 101,000.00, FRONTLINE PUBLIC SAFETY SOLUTIONS 3,360.00, FULL COMPASS SYSTEMS LTD 5,580.65, FYDA FREIGHTLINER CINCINNATI, INC 78,937.00, G & O THERMAL SUPPLY CO. 2,805.11, GARDENSIDE LTD 9,838.00, GATE OPTIONS 16,718.00, GATWOOD CRANE SERVICE, INC 2,900.00, GEMPLER'S INC 3,878.91, GETZ'S INCORPORATED 9,640.13, GEWALT HAMILTON ASSOCIATES, INC. 159,036.40, GFL ENVIRONMENTAL 348,880.74, GIS CONSORTIUM 6,800.00, GOOD NATURE ORGANIC LAWN CARE 23,828.00, GOODMAN ELECTRIC SUPPLY 8,841.25, GOVERNMENTJOBS.COM, INC. 34,090.91, GOVHR USA LLC 55,165.14, GRAINGER 82,022.84, GRAPHIC PARTNERS, INC. 3,767.00, GRAYBAR ELECTRIC COMPANY, INC. 24,776.05, GREEN CONCEPTS INC 23,946.40, GREG'S AUTO BODY, INC. 20,323.60, GRUM, BENJAMIN 2,588.35, GZA GEOENVIRONMENTAL, INC. 11,880.00, H T STRENGER INC 3,216.75, H W LOCHNER, INC. 370,655.44, H2I GROUP INC 3,263.63, HACH COMPANY 24,537.63, HALLORAN & YAUCH INC. 3,614.63, HASTINGS AIR-ENERGY CONTROL 4,042.03, HAVEY COMMUNICATIONS INC 29,162.80, HEALTH ENDEAVORS, S. C. 18,857.00, HEARTLAND BUSINESS SYSTEMS 121,111.80, HERITAGE CRYSTAL CLEAN LLC 3,765.90, HERKY'S TRUCKING INC 18,705.00, HEY & ASSOCIATES, INC. 90,670.94, HIGH PSI LTD. 19,112.55, HIGHLAND PARK FORD LINCOLN 3,387.77, HISTORY CENTER LAKE FOREST 75,000.00, HITCHCOCK DESIGN GROUP 160,507.58, HOERR CONSTRUCTION, INC 106,993.97, HOME DEPOT 61,668.20, HOWARD, WILLIAM R. 8,288.62, HOWE SECURITY, INC 7,533.62, ICMA 2,549.00, IDLEWOOD ELECTRIC SUPPLY 14,088.30, IL DEPT OF HEALTHCARE & FAMILY SRVS 222,356.41, IL DEPT. OF INNOVATION & TECHNOLOGY 6,488.07, IL PUB EMPL LABOR RELATIONS ASSOC 5,500.00, ILL DEPT OF EMPLOYMENT SECURITY 77,636.50, ILLINOIS DEPARTMENT OF REVENUE 5,532.01, ILLINOIS DEPT OF TRANSPORTATION 23,155.92, ILLINOIS ENVIRON. PROTECTION AGENCY 3,500.00, ILLINOIS FIRE CHIEFS ASSOCIATION 5,765.00, ILLINOIS MUNICIPAL RETIREMENT FUND 1,001,642.79, ILLINOIS PUMP INC 11,981.43, ILLINOIS ROOF CONSULTING ASSOC 15,840.00, IMAGINUIITY SOLUTIONS 21,450.00, IMPACT COMPLIANCE TRAINING CORP 3,700.00, IMS INFRASTRUCTURE MANAGEMENT SRVS 13,400.00, INFERNO DANCE, LLC 3,726.00, INFOSEND, INC. 13,353.27, INNER SECURITY SYSTEMS, INC. 13,793.03, INTEGRATED LAKES MANAGEMENT, INC 4,172.00, INTEGRATED PROCESS SOLUTIONS, INC. 48,887.69, INTERGOVERNMENTAL RISK MNMGT 1,583,880.11, INTERNAL REVENUE SERVICE 1,569,218.56, INTERNATIONAL SECURITY PRODUCTS 3,548.33, INTERSTATE POWER SYSTEMS, INC. 33,925.67, INTOXIMETERS INC 9,821.25, J.A. JOHNSON PAVING COMPANY 1,481,244.70, JACKS TENTS INC. 4,320.00, JAMES ANDERSON COMPANY 3,500.00, JAMES MARTIN ASSOCIATES, INC. 4,300.00, JAMES W SMITH PRINTING COMPANY 9,840.00, JASCULA TERMAN STATEGIC COMM 3,770.00, JC LICHT LLC 3,409.89, JEWEL-OSCO 12,943.39, JG UNIFORMS, INC. 21,400.51, JIM JOLLY SALES, INC 3,304.96, JNL CLIMATE CONTROL, INC. 65,068.00, JOEL KENNEDY CONSTRUCTING CORP 68,018.33, JOHN KENO AND COMPANY, INC 4,732,492.00, JOHNSON FITNESS & WELLNESS 7,220.00, JOHNSON'S NURSERY INC 7,175.00, JS COMMUNICATIONS TECHNOLOGIES LLC 4,059.47, JULIE INC 5,983.47, JUMP AMERICA, LLC 2,624.88, JX ENTERPRISES, INC. 12,655.00, KEMPER SPORTS MANAGEMENT, INC. 117,158.82, KENNICOTT BROTHERS 2,824.00, KH KIM TAEKWONDO 17,988.75, KIDDLES INC 44,604.13, KIMLEY-HORN AND ASSOCIATES, INC 254,148.75, KINNUCAN COMPANY 9,850.00, KLM ENGINEERING, INC 3,500.00, KNAPHEIDE TRUCK EQ CENTER 4,627.24, KNOX SWAN AND DOG, LLC 4,500.00, KONICA MINOLTA BUSINESS SOLUTIONS 13,847.18, KONICA MINOLTA BUSINESS SOLUTIONS 5,029.10, KOWALSKI MEMORIALS INC 4,790.00, K-TECH SPECIALTY COATINGS, LLC. 7,813.86, L.B. HALL ENTERPRISES, INC 10,014.00, L.F. GEORGE, INC 4,995.00, LAI LLC 3,614.07, LAKE CO. STATE'S ATTORNEY'S OFFICE 4,995.00, LAKE COUNTY 2,587.50, LAKE COUNTY COLLECTOR 16,585.75, LAKE COUNTY HOSE AND EQUIPMENT 13,196.11, LAKE COUNTY IL RECORDER 6,745.00, LAKE COUNTY MUNICIPAL LEAGUE 2,784.95, LAKE COUNTY PARTNERS 4,260.74, LAKE FOREST BANK & TRUST CO 156,108.38, LAKE FOREST BP 4,327.36, LAKE FOREST CLUB 6,849.22, LAKE FOREST FIRE PENSION 18,605.00, LAKE FOREST FOUNDATION FOR 5,399.00, LAKE FOREST HIGH SCHOOL 59,835.04, LAKE FOREST OPEN LANDS ASSOCIATION 27,714.00, LAKE FOREST POLICE PENSION FND 16,480.00, LAKE FOREST SCHOOL OF MANGEMNT 17,250.00, LAKE STATES EVERGREEN COMPANY LLC 3,793.42, LAKELAND HVAC AUTOMATION INC 17,895.60, LAKESIDE INTERNATIONAL, LLC 51,293.37, LALUZERNE & SMITH LTD. 84,678.00, LANDSCAPE CONCEPTS MANAGEMENT INC 177,845.92, LANDSCAPE HUB, INC 8,769.50, LANDSCAPE STRUCTURES, INC. 273,327.00, LARSEN FLORIST / GREENHOUSE 6,363.00, LARSON & DARBY, INC 17,842.91, LAUNCH GURNEE 6,824.09, LAUTERBACH & AMEN LLP 5,070.00, LAW OFFICE OF HENRY TONIGAN, RET PC 9,000.00, LAWSON PRODUCTS, INC. 17,965.58, LCM ARCHITECTS, LLC 23,579.30, LE COLONIAL 93,002.00, LEACH ENTERPRISES INC 8,617.21, LEADS ONLINE LLC 3,085.00, LEAF 3,136.68, LEGALSHIELD 5,555.60, LEUCK, STEVEN 15,959.69, LEXIPOL, LLC 5,284.67, LF CONWAY HOTEL LLC 214,523.37, LF/LB CHAMBER OF COMMERCE 14,610.00, LIBERTY PRAIRIE RESTORATIONS 4,169.50, LIBERTYVILLE LINCOLN SALES, INC 15,043.97, LIBERTYVILLE TILE & CARPET 60,703.00, LINA 55,823.28, LINDA PORTER COUNSELING, LLC 8,650.00, LINDCO EQUIPMENT SALES, INC. 17,739.27, LOWE'S CREDIT SERVICES 6,494.50, LUCAS LANDSCAPE AND DESIGN 4,688.00, LURVEY LANDSCAPE SUPPLY 3,493.24, LYONS PINNER ELECTRIC CO. 27,434.21, MABAS DIVISION 4 9,011.00, MACQUEEN EMERGENCY 62,356.37, MAG CONSTRUCTION CO 21,500.00, MAGER METAL ART LTD 8,059.00, MAGIC OF KANTOR 3,553.00, MAGLIN SITE FURNITURE 23,752.50, MAJESTIC OAKS NURSERY LLC 9,374.00, MANEVAL CONSTRUCTION CO INC 280,240.45, MANFREDINI LANDSCAPING CO., INC. 46,973.00, MAPLE AVE REAL ESTATE ADVISORS LL 12,580.00, MARIANI LANDSCAPE 46,827.48, MARIANI PLANTS 18,097.75, MARTELLE WATER TREATMENT, INC. 28,007.00, MARVIN DESIGN GALLERY 21,644.08, MASS MEDICAL S.C. 14,597.00, MASTER TRUCK & TRAILER, LLC 25,666.91, MASTERBILT FENCE & SUPPLIES 10,400.00, MATTSOON, JAKE 2,922.03, MC SQUARED ENERGY SERVICES, LLC 9,251.60, MCKINLOCK POST FOUNDATION 14,391.28, MCMMASTER CARR 7,746.25, MCNEILUS TRUCK & MFG CO 141,784.40, MEDICAL DENTAL CLAIMS 5,735,805.34, MENONI & MOCOGNI INC 13,412.42, METRA 56,213.37,

MGT OF AMERICA CONSULTING, LLC 4,818.38, MGT OF AMERICA CONSULTING, LLC 4,818.38, MID AMERICAN WATER OF WAUCONDA 23,190.28, MIDWEST ARBORIST SUPPLIES 5,664.44, MIDWEST ECO PAVERS 4,800.00, MIDWEST FUEL INJECTION SERVICE 12,308.09, MIDWEST GROUNDCOVERS 28,083.09, MIDWEST LEADERSHIP INSTITUTE 10,150.00, MIDWEST POWER INDUSTRY, INC. 495,712.06, MIDWEST SOLAR CONTROL CORP 24,278.00, MIDWEST SPORT AND TURF SYSTEMS LLC 3,450,000.00, MIDWEST TRADING HORTICULTURE SUPPLY 33,733.13, MIDWEST TRANSIT EQUIPMENT, INC. 112,048.00, MILLENNIUM 23,148.54, MISC ONE-TIME VENDORS 102,724.75, MK INDUSTRIES, INC. 103,470.81, MODERN MEDIA TECH LLC 99,745.00, MONSIDO, INC 4,906.92, MORTON SALT CO 218,716.38, MOST DEPENDABLE FOUNTAINS, INC. 7,500.00, MOTOR PARTS & EQUIPMENT CORPORATION 50,253.17, MOTOROLA SOLUTIONS, INC. 156,770.12, MPC COMMUNICATIONS & LIGHTING, INC 20,975.60, MULTISYSTEM MANAGEMENT COMPANY 200,546.50, MUNICIPAL EMERGENCY SERVICES 5,964.51, MUNICIPAL GIS PARTNERS, INC. 112,500.72, MUSCO SPORTS LIGHTING, LLC 813,900.00, MUTUAL SERVICES OF HIGHLAND PARK 9,775.18, MUVZ, INC 3,048.30, NATIONAL TESTING NETWORK, INC 6,680.00, NBWW 12,774.08, NCPERS GROUP LIFE INSURANCE 3,280.00, NETWRX CORPORATION 2,545.08, NICHOLAS & ASSOCIATES, INC 10,328,623.68, NIELSEN ENTERPRISES, INC. 25,622.28, NIPSTA 14,400.00, NORTH EAST MULTI-REGIONAL TRAINING 2,605.00, NORTH SHORE AUTO SPA 2,911.00, NORTH SHORE BORING 49,946.24, NORTH SHORE GAS 44,158.17, NORTH SHORE LAWNSPRINKLER 20,914.46, NORTH SHORE WATER RECLAMATION DIST 33,117.07, NORTHEASTERN IL REGIONAL CRIME LAB 31,276.00, NORTHERN DIVERS USA, INC 3,660.00, NORTHERN IL POLICE ALARM SYSTEM 11,307.97, NORTHERN POWER WASHING LLC 4,980.00, NORTHSHORE OMEGA 6,190.00, NORTHWEST MUNICIPAL CONFERENCE 9,877.17, NORTHWESTERN LAKE FOREST HOSPITAL 5,100.00, NORTHWESTERN UNIVERSITY 8,400.00, NORTHWIND PERENNIAL FARM, INC 4,059.50, NORTHWOODS WREATHS LLC 6,604.50, NSSRA 303,216.65, NYHART 14,400.00, OAK BROOK MECHANICAL SERVICES, INC 209,697.90, O'MALLEY BROTHERS, INC. 4,290.00, ON TIME EMBROIDERY, INC 14,763.50, OPENGOV, INC. 22,575.00, OTIS ELEVATOR COMPANY 7,452.16, OVERHEAD DOOR OF LAKE & MCHENRY CTY 75,260.46, OZINGA READY MIX CONCRETE, INC. 2,752.04, P&G KEENE ELECTRICAL REBUILDERS LLC 6,629.18, P&H SENESAC, INC 20,050.00, PACE ANALYTICAL SERVICES 14,789.30, PACE SYSTEMS, INC 3,360.00, PALMER & CO CUSTOM WOODWORKING LLC 3,281.32, PARKMOBILE, LLC 7,494.56, PARKVA CORPORATION 4,320.00, PASQUESI HOME & GARDENS 2,690.02, PASQUESI PLUMBING CORP 5,906.00, PATRIOT PAVEMENT MAINTENANCE 38,975.00, PAULSEN, RICHARD 2,748.42, PEERLESS NETWORK, INC. 6,821.18, PERRY WEATHER, INC 4,900.00, PETER BAKER & SON CO 21,410.60, PETERSON PRODUCTS 11,167.01, PETROCHOICE LLC 62,231.59, PIONEER MANUFACTURING COMPANY 5,160.58, PIT STOP 4,644.72, PITNEY BOWES GLOBAL 2,675.52, PITNEY BOWES RESERVE ACCOUNT 3,500.00, PIXELLOT US, INC 4,416.00, PLAN IT SOFTWARE LLC 2,600.00, PLAN-IT GEO, LLC 5,500.00, PLUNKETT'S PEST CONTROL, INC 2,925.00, POLICE PENSION PAYMENTS 3,898,515.94, POLIGON 108,216.00, POMP'S TIRE SERVICE INC 15,214.32, POYNETTE IRON WORKS INC 4,040.00, PRAIRIE MOON NURSERY 3,995.34, PRECISION ARTS INC 3,969.10, PRO SPORTS EXPERIENCE, LLC 10,728.00, PROFESSIONAL BENEFIT ADMIN. 908,210.16, PROFESSIONAL BOATS 45,865.16, PURE TECHNOLOGIES U.S. INC 16,737.00, QUADIANT, INC. 3,648.80, QUICKET SOLUTIONS, INC. 4,218.00, R & S BRISTOL FARM LLC 9,990.00, R C TOPSOIL, INC 9,054.37, RAE PRODUCTS & CHEMICALS CORP 3,462.36, RAGDALE FOUNDATION 600,000.00, RAINBOW COLLISION CENTER, INC 11,828.80, RAY O'HERRON CO INC 5,430.48, RAY SCHRAMER & CO 13,507.96, READING ROOKIES, LLC 16,302.00, RECREATION PROGRAM REFUNDS 9,724.88, RECTITUDE TRAINING 2,600.00, RED WING SHOES 4,809.72, REINDERS, INC. 105,136.03, RESOURCE MANAGEMENT 234,567.40, RESOURCE MANAGEMENT ASSOCIATES 8,378.48, REAL ESTATE TRANSFER TAX REFUNDS 48,870.00, REVIZE LLC 5,900.00, REVOLUTION DANCEWEAR 3,706.80, REX RADIATOR & WELDING CO., INC. 4,390.00, RJN GROUP INC 217,634.00, RLB HYDRAULICS, INC 12,013.12, ROBERTS, CHRISTOPHER 5,311.00, ROGAN SHOES, INC 5,720.83, ROMERO, JUAN C SALAS 13,500.00, RON CLESEN'S ORNAMENTAL PLANTS 8,012.44, RONDOUT SERVICE CENTER 4,433.00, RUSH TRUCK CENTERS OF ILLINOIS, INC 5,749.80, RUSSO HARDWARE, INC. 25,583.28, RYDIN DECAL 7,826.59, S & S WORLDWIDE, INC. 4,065.10, SAFEWAY TRANSPORTATION SERVICES COR 77,555.20, SAM'S CLUB/ SYNCHRONY BANK 19,353.97, SANTACRUZ LAND ACQUISITIONS 7,358.00, SAVATREE 4,150.00, SCANDROLI CONSTRUCTION CO. 434,754.00, SCHAEFER PLASTICS NORTH AMERICA LLC 9,919.00, SCHOOL DISTRICT 67 126,168.20, SCHROEDER & SCHROEDER, INC. 229,861.20, SEDDOL FOUNDATION 4,535.79, SEMERSKY ENTERPRISES 18,488.78, SEMPER FI LANDSCAPING INC 794,960.54, SENTINEL TECHNOLOGIES, INC. 25,051.85, SERVICE EXPRESS LLC 8,593.20, SHERRILL INC. 3,149.34, SHI INTERNATIONAL CORP 29,754.34, SICALCO LTD 2,986.97, SIMO BROTHERS TREE SERVICE INC 8,325.00, SITEONE LANDSCAPE SUPPLY, LLC 3,651.69, SKIPPERBUD'S NORTHPOINT 3,454.99, SNAP-ON INDUSTRIAL 3,782.43, SOLARWINDS, INC 12,610.02, SOLID WASTE AGENCY OF LAKE COUNTY 9,588.75, SOLITUDE LAKE MANAGEMENT, LLC 9,744.48, SOLOW, DALE WEINBAUM 2,976.00, SPECIALTY FLOORS, INC 2,525.00, SPRING ALIGN 10,980.47, STAGESTEP INC. 19,777.73, STANDARD EQUIPMENT COMPANY 45,102.24, STANDARD INDUSTRIAL & 3,021.00, STEIN, RONALD W. 30,453.00, STENSTROM PETROLEUM SERVICES INC 4,071.00, STRAND ASSOCIATES, INC 100,871.45, STRYKER SALES, LLC 49,532.84, SUCIU, JESSICA 12,911.20, SUNDANCE LAWNCARE INC 17,159.90, SUPERIOR INDUSTRIAL SUPPLY 19,041.97, SUPERIOR ROAD STRIPING INC 94,491.47, SWEET COMMUNICATIONS & CONSULTING 14,400.00, T.O.P.S. IN DOG TRAINING CORP. 4,203.00, TANK INDUSTRY CONSULTANTS, INC. 5,033.13, TARGET SOLUTIONS LEARNING 3,831.50, TDS DOOR COMPANY 9,938.01, TEC ELECTRIC INC 39,310.88, TERMINAL SUPPLY COMPANY 4,042.61, TESKA ASSOCIATES INC 8,469.00, THE ALL-INVESTIGATIONS GROUP PLLC 11,373.00, THE BANK OF NEW YORK MELLON 2,088,055.00, THE BLUE LINE 2,632.00, THE CARROLL-KELLER GROUP 9,800.00, THE CITY OF LAKE FOREST 3,605.37, THE DAVEY TREE EXPERT COMPANY 4,816.00, THE FARM SYSTEM LLC 47,506.87, THE FERGUSON GROUP, LLC 24,000.00, THE JOSSELYN CENTER 7,700.00, THE MEJORANDO GROUP 24,632.04, THE MULCH CENTER 3,928.00, THE PARK CATALOG 20,671.02, THELEN MATERIALS 92,390.50, THENNES, ALLEN J. 3,010.00, THOMAS ENGINEERING GROUP, LLC 76,847.71, THOMAS FLEMING COMPANY 4,985.00, THOMSON REUTERS - WEST 8,571.18, TILES IN STYLE LLC 64,686.00, TINO BRICK PAVING INCORPORATED 4,850.00, TKB ASSOCIATES, INC. 21,945.00, TOTAL PARKING SOLUTIONS, INC.

12,045.00, TOWN SQUARE PUBLICAITONS LLC 2,970.00, TRADITIONAL CONCRETE PRODUCTS 18,080.00, TRAFFIC CONTROL & PROTECTION INC 8,695.80, TRUCK CENTER COMPANIES EAST LLC 188,578.00, TURN IT UP DANCE CHALLENGE 4,294.00, ULINE, INC. 18,340.11, ULTIMATE NINJAS LIBERTYVILLE, LLC 3,291.70, UNDERWRITERS LABORATORIES, INC 3,740.00, UNIFIRST CORPORATION 8,469.92, UNITED ASPHALT SERVICES LLC 4,285.00, UNITED STATES POSTAL SERVICE 20,000.00, UNIVAR SOLUTIONS USA INC 112,917.19, UNIVERSAL GOAL MOVERS LLC 4,490.00, UNIVERSITY OF ILLINOIS 10,009.00, UNIVERUS INC 10,663.00, USABLUEBOOK 16,861.57, V3 COMPANIES OF ILLINOIS, LTD 719,127.77, VANDERSTAPPEN LAND SURVERYING INC. 3,200.00, VAN'S ENTERPRISES LTD 3,982.90, VARNER, JOHN 7,269.17, VELOCITY EHS 3,000.00, VERIZON WIRELESS 161,725.08, VERIZON WIRELESS 22,799.76, VERMEER ILLINOIS INC 232,500.84, VERMONT SYSTEMS, INC 15,926.40, VICTOR STANLEY 4,864.19, VIKING CHEMICAL COMPANY 37,147.75, VILLAGE OF GLENVIEW 886,595.58, VILLAGE OF LAKE BLUFF 58,855.48, VILLAGE OF LIBERTYVILLE 271,530.00, VILLAGE OF VERNON HILLS 8,008.34, VISOGRAPHIC, INC 20,940.61, VOGUE PRINTERS INC 28,162.09, VOLPE, APRIL W. 52,117.43, VULCAN CONSTRUCTION MATERIALS, LLC 19,665.19, W.S. DARLEY & CO. 4,750.00, WAREHOUSE DIRECT 34,872.64, WASTEQUIP, LLC 3,104.32, WATER REFUNDS 8,134.01, WATERWORTH 11,600.00, WAUKEGAN SAFE & LOCK LTD 3,836.80, WAUKEGAN TIRE & SUPPLY CO, INC. 29,561.71, WEISSMAN'S DESIGNS FOR DANCE 12,309.03, WELDING BY K & K, LLC 9,152.62, WENNINGTON, WILLIAM 12,761.13, WEST MARINE PRODUCTS, INC. 2,883.58, WEST SIDE TRACTOR SALES CO 17,884.33, WET SOLUTIONS, INC. 9,504.02, WHOLESALE DIRECT INC 8,367.85, WILL ENTERPRISES 14,676.74, WILLIAM BLAIR & COMPANY, LLC 77,010.51, WILLIAM SCHELHAS MEDIA SERVICES 11,680.00, WILSON NURSERIES, INC 16,520.20, WINTERGREEN CORPORATION 4,900.31, WISS JANNEY ELSTNER ASSOC 52,710.75, WRIGHT BENEFIT STRATEGIES INC 30,000.00, WRIGHT LANDSCAPING, INC. 2,964.50, WUNDERLICH-MALEC SERVICES, INC 39,935.02, WWW.IMPRINTITEMS.COM 3,222.64, XO COMMUNICATIONS 34,452.59, XYLEM DEWATERING SOLUTIONS, INC 16,737.00, ZELK, KEVIN 2,640.36, ZENON ENVIRONMENTAL CORP 324,615.33, ZOLL MEDICAL CORPORATION 57,015.56, ZOOM VIDEO COMMUNICATIONS, INC 6,982.23

TOTAL VENDORS \$71,689,862.79

SUMMARY STATEMENT OF CONDITION

	<u>General</u>	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Enterprise</u>	<u>Internal Service</u>	<u>Fiduciary</u>	Discretely Presented Component <u>Unit</u>
Revenues	\$ 48,024,342	\$ 15,691,756	\$ 9,752,612	\$ 2,442,806	\$ 14,504,795	\$ 10,985,332	\$ 91,614	\$ 5,691,108
Expenditures	<u>(39,230,610)</u>	<u>(15,663,614)</u>	<u>(23,840,067)</u>	<u>(4,154,686)</u>	<u>(13,446,472)</u>	<u>(9,370,627)</u>	<u>(43,111)</u>	<u>(4,893,375)</u>
Excess of Revenues Over (Under) Expenditures	8,793,732	28,142	(14,087,455)	(1,711,880)	1,058,323	1,614,705	48,503	797,733
Transfers In	-	309,307	7,090,639	689,432	411,275	1,500		-
Transfers Out	(6,608,782)	(90,397)	(1,364,432)	(438,542)	-			-
Bonds Issued		-	-	-	-			
Premium Debt Issuance			-	-				-
Payment to Escrow				-				
Bond Proceeds		-	-	-	-			-
Other	<u>-</u>	<u>-</u>	<u>13,256</u>	<u>-</u>				<u>-</u>
Net Increase (Decrease) in Fund Balance	2,184,950	247,052	(8,347,992)	(1,460,990)	1,469,598	1,616,205	48,503	797,733
Previous Year Fund Balance	31,356,906	23,247,825	37,520,447	2,011,962	14,253,200	13,065,599	629,864	7,603,523
Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Current Year Ending Fund Balance	<u>\$ 33,541,856</u>	<u>\$ 23,494,877</u>	<u>\$ 29,172,455</u>	<u>\$ 550,972</u>	<u>\$ 15,722,798</u>	<u>\$ 14,681,804</u>	<u>\$ 678,367</u>	<u>\$ 8,401,256</u>

Total Debt Outstanding			
Beginning of <u>Year</u>	Issued Current <u>Fiscal Year</u>	Retired Current <u>Fiscal Year</u>	Outstanding <u>End of Year</u>
<u>\$ 44,335,612</u>	<u>-</u>	<u>4,930,612</u>	<u>\$ 39,405,000</u>

Subscribed and sworn to this 21st of October, 2024 /s/ Elizabeth A. Holleb, City Treasurer

I, Margaret Boyer, City Clerk of The City of Lake Forest, Lake County, Illinois, do hereby certify that the above is a true copy of the Annual Treasurer's Report for the fiscal year ending April 30, 2024 /s/ Margaret Boyer, City Clerk

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, October 7, 2024 6:30 pm
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Honorable Mayor Tack called the meeting to order at 6:30 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Tack, Alderman Novit, Alderman Notz, Alderman Powers, Alderman Goshgarina, Alderman LeVert, and Alderman Weber.

Absent: Alderman Walther

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Tack asked Fire Chief Pete Siebert to introduce Eric Farr to the community. Mayor Tack administered the Oath of Office, and his family pinned him, and photos were taken.

A. Fire Department Promotion- Swear in Eric Farr, Battalion Chief

COMMENTS BY CITY MANAGER

City Manager Wicha reported that due to an unseen technical issue both Spotlights we will be rescheduled.

A. Community Spotlight

- **Fill A Heart 4 Kids, Annie McAweeney, Founder and President**

B. Department Spotlight- Communications and Community Engagement

- **Dana Olson, Director**

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

Janice Aull offered her opinion to the Council on grant writing for flooding related to the Foster Ave Ditch and communication issues with Sheilds Township.

Diane offered her opinion to the Council on Coffee with the Police, and Streets and Sanitation is quickly resolving an issue.

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. **Approval of the September 16, 2024, City Council Meeting Minutes**

2. **Approval of the Check Register for the Period of August 24 – September 27, 2024**
3. **Approval of a Three Year Renewal Agreement for Microsoft Enterprise Licensing with Dell Marketing L.P. Based on State of Illinois Contract**
4. **Approval to Purchase Upgraded Digital, Audio Visual System for City Council Chambers from CTI in the Amount of \$203,667.**
5. **Approval of a Water Service Fee Waiver Adjustment to James Utts, 441 Thorne Lane for a Total Amount of \$5,777.10 Per City Code 51.075**
6. **Consideration of Ordinances Approving Recommendations from the Building Review Board for 210 Majestic Oak Court and 230 Majestic Oak Court. (First Reading and if Desired by the City Council, Final Approval)**

COUNCIL ACTION: Approve the six (6) omnibus items as presented

Mayor Tack asked the Council if there were any items to be removed or taken separately. Seeing none, he asked for a motion.

Alderman Weber made a motion to approve the six (6) Omnibus items as presented, seconded by Alderman Clemens. The following voted "Aye": Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, and Weber. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Council Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

1. Consideration and Adoption of the 2025-2030 Strategic Plan

George Issakoo, Assistant City Manager gave an overview of the final Strategic Plan, he reviewed the process to date including extending the opportunity for public feedback. Mr. Issakoo noted that the Strategic Plan reaffirms the Mission, Vision and Values and Cornerstones of the previous plans, but based on the public feedback, offers newly created and refocused Focus Areas with fresh objectives for future planning and policy guidance. The new Focus Areas are as follows, Fiscal Stewardship, Infrastructure and City Facilities, Public Safety, Recreation and Community Well-Being, Community's Visual Character and Development, Business and Economic Vitality and Community Engagement.

Lastly, he noted that as has been the practice for many years, the new Strategic Plan will guide policy and budget recommendations made by City Staff over the next five years. The new Focus Areas will respectively be tied to budget goals established by each department in the budget process. Also, during the annual budget process, an annual progress report will be provided to provide an update on the implementation status on various aspects of the plan

The City Council thanked all staff involved, and the community who provided feedback in developing the Strategic Plan.

Mayor Tack asked if there was anyone from the Public who would like to comment. Seeing none, he asked for a motion.

COUNCIL ACTION: Consider and Adopt the 2025-2030 Strategic Plan

Alderman Powers made a motion to approve and **Adopt the 2025-2030 Strategic Plan**, seconded by Alderman Notz. The following voted “Aye”: Alderman Novit, Clemens, Notz, Powers, Goshgarian, LeVert, and Weber. The following voted “Nay”: none. 7-Ayes, 0-Nays, motion carried.

NEW BUSINESS

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS

Alderman Weber reminded residents of Coffee in the Park for Fourth Ward will be Saturday at Everett Park. Alderman Goshgarian comments on the Pathway Project, noting over 800 plantings done in house, thanking all staff under the direction of Micheal Thomas for a job done well. Additionally, he thanked Diana and David Moore for the generous donation showcasing the work of Public Private Partnerships within the City.

Mayor Tack noted there will be no further business following executive session, he then asked for a motion to adjourn into **Executive Session pursuant to 5 ILCS 120/2 (c)(1), the City Council will be discussing specific personnel.**

Alderman Novit made a motion to adjourn into executive session pursuant to 5 ILCS 120/2 (c)(1), The City Council will be discussing specific personnel, seconded by Alderman Goshgarian. The following voted “Aye”: Alderman Novit, Clemens, Waldeck, Notz, Powers, Preschlack, Goshgarian, and Weber. The following voted “Nay”: none. 7-Ayes, 0-Nays, motion carried.

1. EXECUTIVE SESSION

Adjournment into Executive Session 6:57 pm.

Reconvene into Regular Session 7:13 pm.

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Weber made a motion to adjourn, seconded by Alderman Powers. The motion was carried unanimously by voice vote at 7:14 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

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



SCHOOL OF ST. MARY

To Learn, To Serve, To Lead

September 25, 2024

Mayor Tack
The City of Lake Forest
220 E. Deerparh
Lake Forest, IL 60045

Dear Mayor Tack,

The Parents Association of the School of St. Mary is asking the City to consider waiving the fidelity bond requirements regarding our Tuition Raffle license application. The Raffle includes items estimated at approximately \$5,000, and we anticipate selling 200 tickets.

Thank you in advance for your consideration.

Sincerely,

Melissa Haak
Director of Marketing and Communications
School of St. Mary, Lake Forest

Primary Grade Center
900 West Everett Road, Lake Forest, IL 60045
phone (847) 283-9800, fax (847) 283-0742



Upper Grade Center
185 East Illinois Road, Lake Forest, IL 60045
phone (847) 234-0371, fax (847) 234-9593



SCHOOL OF ST. MARY

To Learn, To Serve, To Lead

October 7, 2024

Mayor Tack
The City of Lake Forest
220 E. Deerparh
Lake Forest, IL 60045

Dear Mayor Tack,

The Parents Association of the School of St. Mary is asking the City to consider waiving the fidelity bond requirements regarding our Golden Ticket license application. The Raffle includes items estimated at a maximum value of \$8,000, and we anticipate selling 200 tickets.

Thank you in advance for your consideration.

Sincerely,

Melissa Haak
Director of Marketing and Communications
School of St. Mary, Lake Forest





SCHOOL OF ST. MARY

To Learn, To Serve, To Lead

October 7, 2024

Mayor Tack
The City of Lake Forest
220 E. Deerparh
Lake Forest, IL 60045

Dear Mayor Tack,

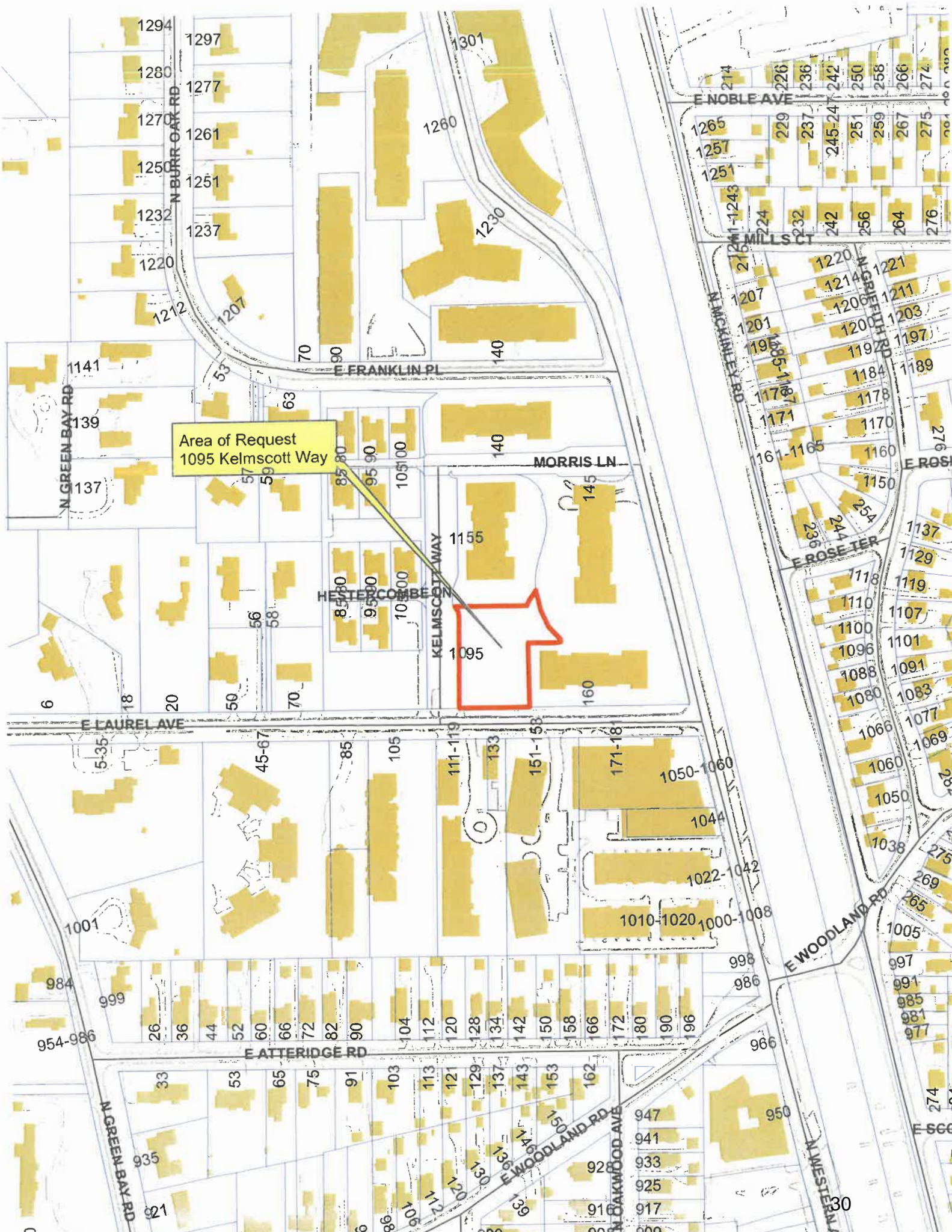
The Parents Association of the School of St. Mary is asking the City to consider waiving the fidelity bond requirements regarding our Paddle Drop license application. The Raffle includes items estimated at value of \$7,500, and we anticipate selling 200 tickets.

Thank you in advance for your consideration.

Sincerely,

Melissa Haak
Director of Marketing and Communications
School of St. Mary, Lake Forest





Area of Request
1095 Kelmscott Way

1095

57

59

85

90

95

105

100

140

MORRIS LN

KELMSCOTT WAY

1155

145

160

E LAUREL AVE

1001

984

999

26

36

44

52

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66

72

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104

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120

128

134

142

150

158

166

172

180

190

196

998

986

E ATTERIDGE RD

33

53

65

75

91

103

113

121

129

137

143

153

162

947

941

933

925

917

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PLAN COMMISSION REPORT AND RECOMMENDATION

TO: Honorable Mayor Tack and members of the Council
DATE: October 9, 2024
FROM: Chairman Dixon and members of the Commission
SUBJECT: **Request for Approval of a Plat of Condominium for the Building Located at 1095 Kelmscott Way**

OWNER

1095 Kelmscott Way LLC
50% Peter Witmer
50% Todd Altounian
1000 N. Western Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

1095 Kelmscott Way

ZONING

B-2 Community
Commercial District

REPRESENTATIVE

Peter Witmer, architect/owner

Plan Commission Recommendation

Approve the Plat of Condominium for the building addressed as 1095 Kelmscott Way subject to the following conditions of approval.

Prior to recording the Plat of Condominium with Lake County, the following conditions shall be satisfied:

1. The plat shall be subject to final review and approval by the Director of Community Development and the City Engineer.
2. All applicable fees must be paid in full.

Summary of the Request

This is a request for tentative and final approval of a Plat of Condominium. The plat is necessary, and required by law, to define the ownership limits of each condominium, the common areas, and the limited common areas of the new three story condominium building which is now under construction. The building is comprised of twelve units, four on each floor. The development was previously approved, no modifications to the site, use, or building design are proposed as part of this request.

A plat of condominium cannot be created or considered until the “as built” interior dimensions of each unit are known; therefore, a plat of condominium is presented once the base building is well under way. Approval of a plat of condominium is required prior to the sale of the individual condominium units. Each of the units will be customized, built out to the buyer’s specifications, so sale of the units in advance of completion of the units and prior to the issuance of any Certificates of Occupancy is appropriate and consistent with the procedures followed with the other condominium building in this development and other condominium buildings in the community.

Approval of the plat of condominium is a procedural matter since approval of the development has already been granted. The twelve condominium units in the three story building are all under contract and the closings are pending the recording of the plat.

Background

In April 2016, the City Council approved the overall Kelmscott Park development on the northwest corner of Laurel and Western Avenues, the former site of the City's Municipal Services Facility. The overall development includes three apartment buildings all of which are completed and occupied, twelve single family homes ten of which are complete and occupied with the final two nearing completion, and two condominium buildings the first of which is completed and occupied. The plat now before the Commission is for the second and final condominium building in the Kelmscott development.

Staff Analysis

The City Code requires that any development that creates distinct parcels or units must be approved through a public hearing process at which the plat is presented for review. The proposed plat, as noted above, establishes each of the residential condominium units in the new building as separate ownership entities. The plat delineates the following: 1) the units which will be owned individually, 2) common elements which are defined in the Declaration of Covenants as all portions of the property except the units, and 3) portions of the common elements, outside of the individual units, that are designated on the plat as limited common elements and as such are restricted for use by the occupants of specific units. For example, the below grade garage is a common element however, the individual parking spaces in the garage are assigned to certain units so the spaces themselves are limited common elements. (Note: Tandem parking spaces are provided for some of the units offering space to accommodate additional vehicles or for use as storage space.) Balconies and at grade patios are outside the walls of individual units and are limited common elements and reserved for use by only the specified units. Shared hallways and stairways are common elements.

The plat includes pages detailing the three floors of the condominium building and delineates each of the four units on each floor. The plat also delineates the garage level under the building.

A survey of the site is included for reference.

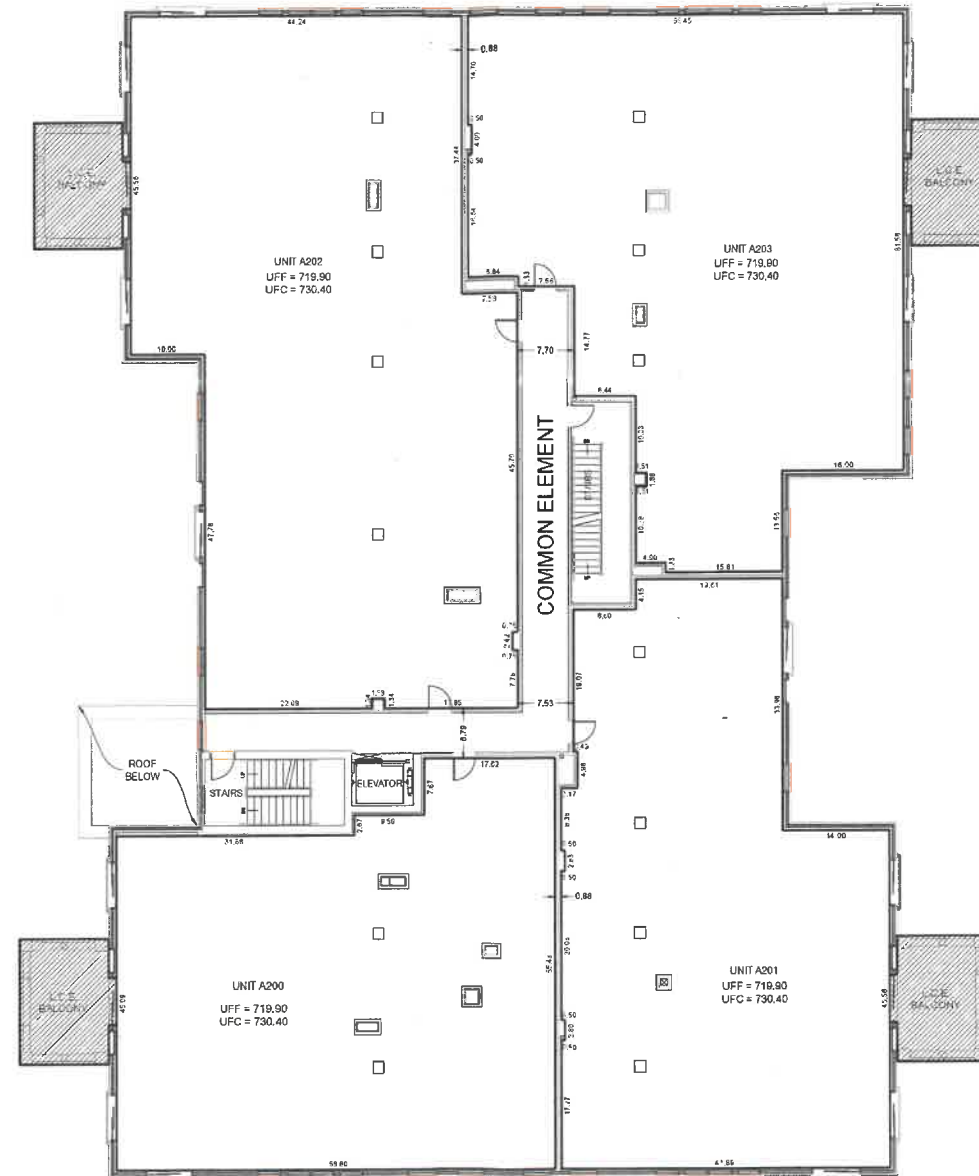
No improvements or alterations to the property are proposed or authorized in conjunction with the approval of the plat now presented to the Council for consideration. As noted above, the overall site plan, landscaping, and the architectural design and exterior materials were all previously reviewed by the Plan Commission and the Building Review Board and approved by the City Council.

The Declaration of Covenants has been provided to the City for review and will be recorded along with the Plat of Condominium as required by the Lake County Recorder's Office.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to addresses in the surrounding area in accordance with Code requirements. The agenda for this meeting was posted at public locations and on the City's website. No response to the public notice was received by staff as of the date of this writing.

PLAT OF SURVEY
 EXHIBIT " " TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR
 KELMSCOTT PARK MIDRISE CONDOMINIUM

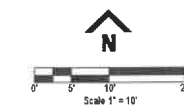


SECOND FLOOR

NOTES:
 ALL UNITS ARE UNDER CONSTRUCTION.
 VERTICAL DIMENSIONS FOR THE FIRST FLOOR AND SECOND FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF CONCRETE SLAB ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR ARE FROM CONCRETE SLAB TO BOTTOM OF SUPPORT I-BEAM ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR CATHEDRAL CEILING ARE FROM CONCRETE SLAB TO BOTTOM OF METAL FRAMING ABOVE.
 HORIZONTAL DIMENSIONS FOR ALL UNITS HAVE BEEN ADJUSTED TO THE PROPOSED FIRST LAYER OF 5/8" DRYWALL.
 MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND HAVE BEEN ADJUSTED BASED ON THE ABOVE CRITERIA.

- (765 ILCS 605.4.1) (from Ch. 30, par. 304.1)
 Sec. 4.1. Construction, interpretation, and validity of Condominium Instruments.
- (a) Except to the extent otherwise provided by the declaration or other condominium instruments.
 - (1) The terms defined in Section 2 of this Act shall be deemed to have the meaning specified therein unless the context otherwise requires.
 - (2) To the extent that perimeter and partition walls, floors or ceilings are designated as the boundaries of the units or of any specified units, all decorating wall and floor coverings, paneling, molding, tile, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof, shall be deemed a part of such units, while all other portions of such walls, floors or ceilings and all portions of perimeter doors and all portions of windows in perimeter walls shall be deemed part of the common elements.
 - (3) If any chutes, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit, while any portions thereof serving more than one unit or any portion of the common elements shall be deemed a part of the common elements.
 - (4) Subject to the provisions of paragraph (3) of subsection (a), all space and other fixtures and improvements within the boundaries of a unit shall be deemed a part of that unit.
 - (5) Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios, perimeter doors, windows in perimeter walls, and any other apparatus designed to serve a single unit shall be deemed a limited common element appertaining to that unit exclusively.

MAP KEY
 LIMITED COMMON ELEMENT



SHEET 4 OF 5
 Job # 70-888
 August 16, 2024

PRELIMINARY

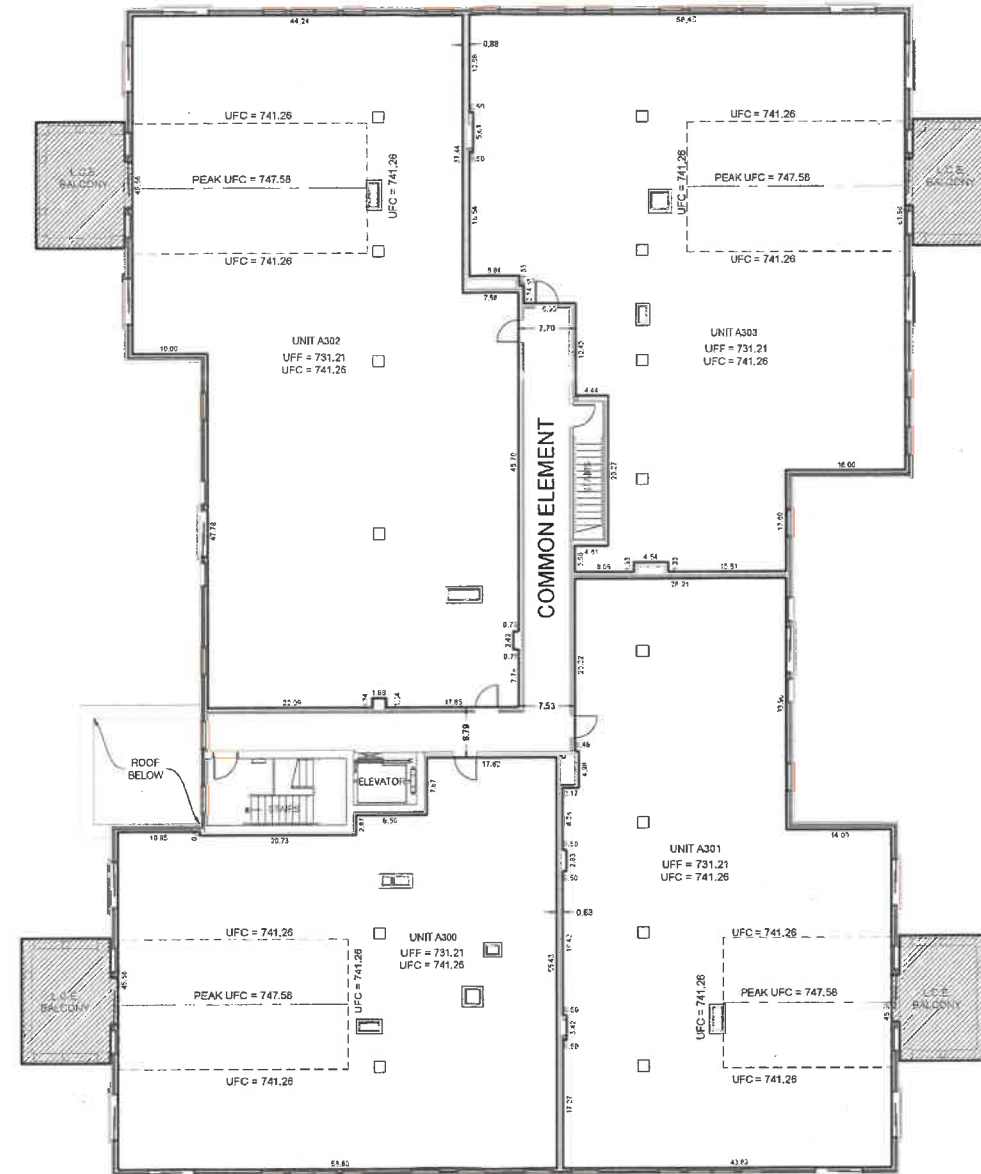
 engineers | surveyors

ABBREVIATIONS
 m. or meas. = measured
 r. or rec. = record
 CB = chord bearing
 CH = chord length
 L = arc length
 N = North
 S = South
 E = East
 W = West
 S.F. = square feet
 L.C.E. = Limited Common Element
 UFC = unfinished ceiling elevation
 UFF = unfinished floor elevation

Bleck Engineering Company, Inc.
 1375 North Western Avenue
 Lake Forest, Illinois 60045
 T 847.235.5200 F 847.235.7081
 www.bleckeng.com

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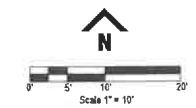
PLAT OF SURVEY
EXHIBIT " " TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR
KELMSCOTT PARK MIDRISE CONDOMINIUM



THIRD FLOOR

NOTES
 ALL UNITS ARE UNDER CONSTRUCTION.
 VERTICAL DIMENSIONS FOR THE FIRST FLOOR AND SECOND FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF CONCRETE SLAB ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR ARE FROM CONCRETE SLAB TO BOTTOM OF SUPPORT I-BEAM ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR CATHEDRAL CEILING ARE FROM CONCRETE SLAB TO BOTTOM OF METAL FRAMING ABOVE.
 HORIZONTAL DIMENSIONS FOR ALL UNITS HAVE BEEN ADJUSTED TO THE PROPOSED FIRST LAYER OF 5/8" DRYWALL.
 MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND HAVE BEEN ADJUSTED BASED ON THE ABOVE CRITERIA.

(75 ILCS 805/4.1) (from Ch. 30, par. 304.1)
 Sec. 4.1. Construction, interpretation, and validity of Condominium Instruments.
 (a) Except to the extent otherwise provided by the declaration or other condominium instruments.
 (1) The terms defined in Section 2 of this Act shall be deemed to have the meaning specified therein unless the context otherwise requires.
 (2) To the extent that perimeter and partition walls, floors or ceilings are designated as the boundaries of the units or of any specified units, all decorating, wall and floor coverings, paneling, molding, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof shall be deemed a part of such units, while all other portions of such walls, floors or ceilings and all portions of perimeter doors and all portions of windows in perimeter walls shall be deemed part of the common elements.
 (3) If any chases, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit, while any portions thereof serving more than one unit or any portion of the common elements shall be deemed a part of the common elements.
 (4) Subject to the provisions of paragraph (3) of subsection (a), all space and other fixtures and improvements within the boundaries of a unit shall be deemed a part of that unit.
 (5) Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios, perimeter doors, windows in perimeter walls, and any other apparatus designed to serve a single unit shall be deemed a limited common element appertaining to that unit exclusively.



SHEET 5 OF 5
 Job # 70-858
 August 16, 2024

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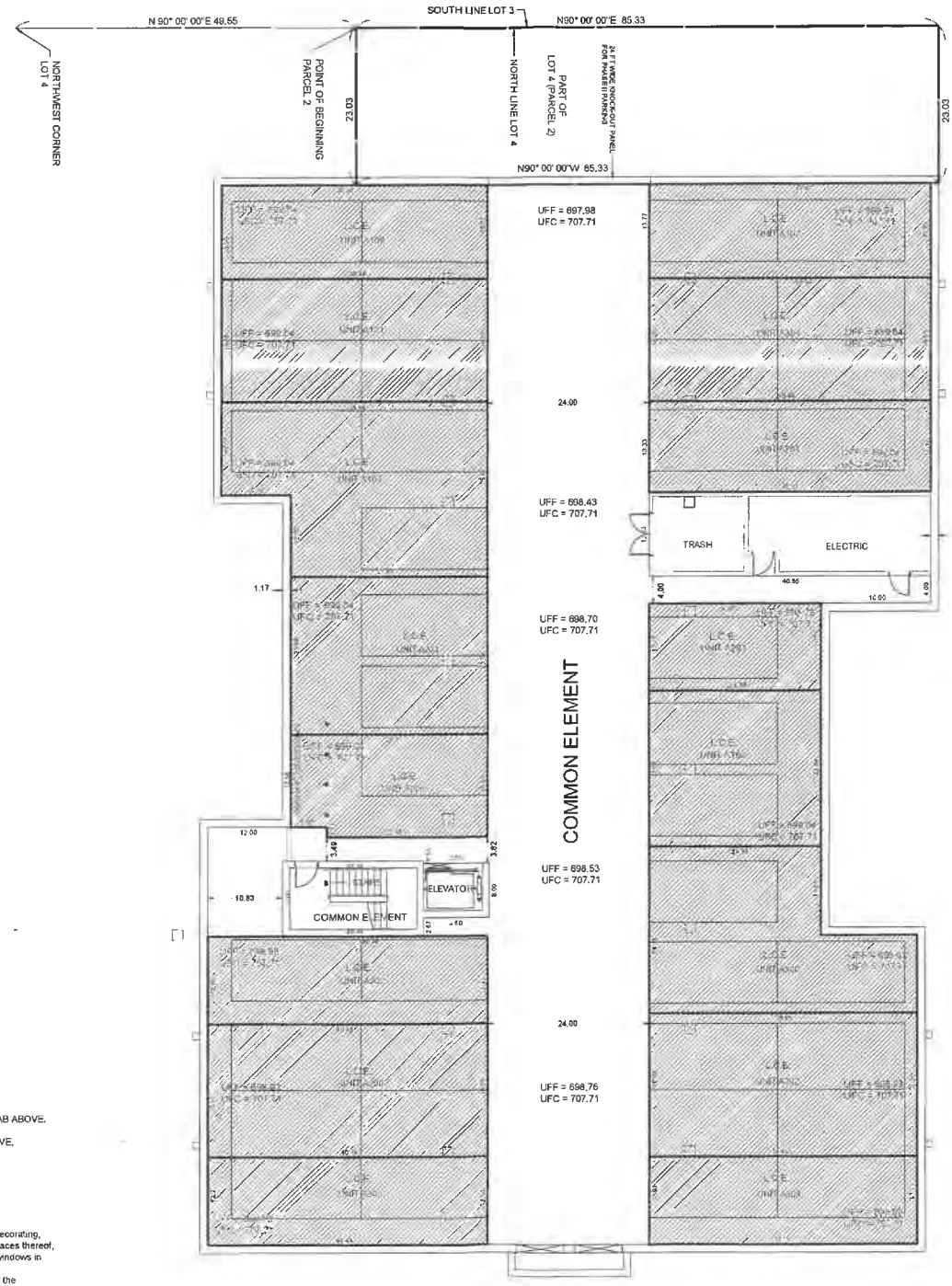
ABBREVIATIONS:
 m. or meas. = measured
 r. or rec. = record
 CB = chord bearing
 CH = chord bearing
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 S.F. = square feet
 L.C.E. = Limited Common Element
 UFC = unfinished ceiling elevation
 UFF = unfinished floor elevation

Bleck Engineering Company, Inc.
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 Lake Forest, Illinois 60045
 847.295.5200 • 847.255.7081
 www.bleckeng.com

Project Name: Kelmscott Park Midrise Condominium
 Job # 70-858
 Date: 8/16/24
 Sheet: 5 of 5
 Scale: 1" = 10'
 Drawing: PLAT OF SURVEY
 Title: EXHIBIT " " TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KELMSCOTT PARK MIDRISE CONDOMINIUM

PLAT OF SURVEY

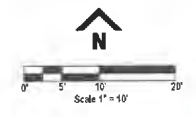
EXHIBIT " " TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KELMSCOTT PARK MIDRISE CONDOMINIUM



GARAGE FLOOR

NOTES
 ALL UNITS ARE UNDER CONSTRUCTION.
 VERTICAL DIMENSIONS FOR THE FIRST FLOOR AND SECOND FLOOR ARE FROM CONCRETE SLAB TO BACK SIDE OF CONCRETE SLAB ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR ARE FROM CONCRETE SLAB TO BOTTOM OF SUPPORT I-BEAM ABOVE.
 VERTICAL DIMENSIONS FOR THIRD FLOOR CATHEDRAL CEILING ARE FROM CONCRETE SLAB TO BOTTOM OF METAL FRAMING ABOVE.
 HORIZONTAL DIMENSIONS FOR ALL UNITS HAVE BEEN ADJUSTED TO THE PROPOSED FIRST LAYER OF 5/8" DRYWALL.
 MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND HAVE BEEN ADJUSTED BASED ON THE ABOVE CRITERIA.

(765 ILCS 605.4-1) (from Ch. 30, par. 304.1)
 Sec. 4-1. Construction, interpretation, and validity of Condominium Instruments.
 (a) Except to the extent otherwise provided by the declaration or other condominium instruments:
 (1) The terms defined in Section 2 of this Act shall be deemed to have the meaning specified therein unless the context otherwise requires.
 (2) To the extent that perimeter and partition walls, floors or ceilings are designated as the boundaries of the units or of any specified units, all decorating, wall and floor coverings, paneling, molding, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof, shall be deemed a part of such units, while all other portions of such walls, floors or ceilings and all portions of perimeter doors and all portions of windows in perimeter walls shall be deemed part of the common elements.
 (3) If any chutes, flues, ducts, conduits, wires, bearing walls, bearing columns, or any other apparatus lies partially within and partially outside of the designated boundaries of a unit, any portions thereof serving only that unit shall be deemed a part of that unit, while any portions thereof serving more than one unit or any portion of the common elements shall be deemed a part of the common elements.
 (4) Subject to the provisions of paragraph (3) of subsection (a), all space and other fixtures and improvements within the boundaries of a unit shall be deemed a part of that unit.
 (5) Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios, perimeter doors, windows in perimeter walls, and any other apparatus designed to serve a single unit shall be deemed a limited common element appertaining to that unit exclusively.



SHEET 2 OF 5
 Job # 70-888
 August 16, 2024

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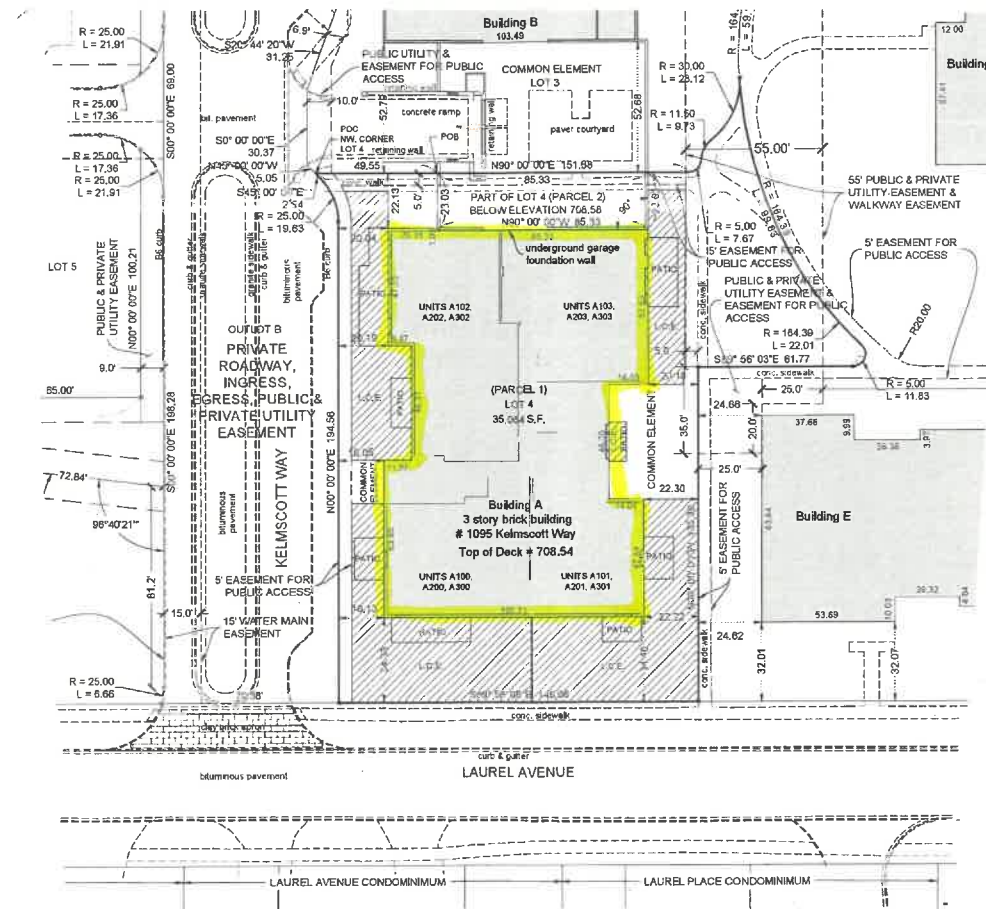
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3: Project File: 20240815\KELMSCOTT MIDRISE CONDO\GARAGE FLOOR\PLAT OF SURVEY\DWG\20240815.DWG

PLAT OF SURVEY

EXHIBIT " " TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR KELMSCOTT PARK MIDRISE CONDOMINIUM

PARCEL 1:
 LOT 4 IN KELMSCOTT PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT 7332263, IN LAKE COUNTY, ILLINOIS, EXCEPT PARCEL 2.
 THAT PART OF LOT 4 LYING BELOW AN ELEVATION OF 708.54 (CITY OF LAKE FOREST DATUM), IN KELMSCOTT PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 28, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT 7332263, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT, 49.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 90°00'00" EAST 85.33 FEET; THENCE SOUTH 00°00'00" EAST 23.03 FEET; THENCE NORTH 90°00'00" WEST 85.33 FEET; THENCE NORTH 00°00'00" EAST 23.03 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR
 STATE OF ILLINOIS } S.S.
 COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON. CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
 ON BEHALF OF: BLECK ENGINEERING COMPANY, INC., JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROPERTY WAS PREPARED IN ACCORDANCE WITH AND IS BEING RECORDED IN COMPLIANCE WITH THE ILLINOIS CONDOMINIUM PROPERTY ACT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

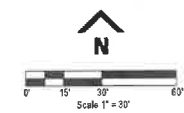
DATED AT LAKE FOREST, ILLINOIS, THIS 18TH DAY OF AUGUST, 2024.

BY: _____
 REGISTERED ILLINOIS LAND SURVEYOR NO. 3531

- BENCHMARKS**
 BM 1. ARROW NUT ON FIRE HYDRANT LOCATED AT NORTHWEST CORNER OF THE SITE ALONG THE SOUTH SIDE OF FRANKLIN PLACE. ELEVATION 704.14
 BM 2. ARROW NUT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF THE SITE ALONG THE SOUTH SIDE OF FRANKLIN PLACE, 100 FEET +/- EAST OF LAUREL AVENUE. ELEVATION 705.64
 BM 3. ARROW NUT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF WESTERN AVENUE JUST NORTH OF THE ENTRANCE TO THE LF MUNICIPAL SERVICES CENTER. ELEVATION 706.30
 BM 4. ARROW NUT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LAUREL AND WESTERN AVENUES. ELEVATION 702.75
 BM 5. ARROW NUT ON FIRE HYDRANT LOCATED IN FRONT OF 120 LAUREL AVENUE ON NORTH SIDE OF STREET. ELEVATION 708.07.
 ALL ELEVATIONS ON THESE PLANS ARE ON CITY OF LAKE FOREST (USGS NAVD 88) DATUM

MAP KEY
 LIMITED COMMON ELEMENT

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 m, or meas, = measured
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 E = East
 W = West
 S.F. = square feet
 POC = point of commencement
 POB = point of beginning
 L.C.E. = Limited Common Element
 U.F.C. = unfinished ceiling elevation
 U.F.F. = unfinished floor elevation



SHEET 1 OF 5

Job # 70-888
 August 16, 2024

PRELIMINARY

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