

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, February 2, 2026
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL

6:30 pm.

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward

Alice LeVert, Alderman Third Ward

Peter Clemens, Alderman First Ward

Nick Bothfeld, 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

2. COMMENTS BY CITY MANAGER

- A. Police Station Construction Update**
 - John Burke, Chief of Police

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

AUDIT COMMITTEE

- 1. Approval of an Audit Committee Recommendation to Award a Contract with Baker Tilly US LLP to Provide Audit Services for Fiscal Years 2026 through 2028, With an Option to Renew the Agreement for Two Additional Years.**

PRESENTED BY: Eileen Weber, City Council Finance Committee Chair
Staff Contact: *Katie Skibbe, Finance Director (847-810-3612)*

PURPOSE AND ACTION REQUESTED: The Audit Committee recommends City Council approval of a contract with Baker Tilly US LLP (Baker Tilly) for financial audit services for the fiscal years ended April 30, 2026 through 2028, with an option to renew the agreement for two additional years at the City's sole discretion.

BACKGROUND/DISCUSSION: The City's Fiscal 2025 audit was the fifth year of a five-year contract with Baker Tilly. The Audit Committee recommended at their October 2025 meeting that the City conduct a Request for Proposals (RFP) for auditing services.

Three (3) firms submitted proposals for the City’s consideration. A requirement to provide an online secured portal for document management was included in the RFP. Utilizing the evaluation criteria outlined in the RFP, the Finance Department staff completed a thorough review of all proposals and recommended two firms be interviewed by the Audit Committee. The Audit Committee was provided with all three proposals, a summary of proposed fees and estimated hours to conduct the annual audit, as well as references for all three firms. At its January 15th meeting, the Committee conducted interviews of the two finalist firms. Based on all information received, the Audit Committee unanimously approved a recommendation for City Council consideration to appoint Baker Tilly as the City’s audit firm.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
RFP Released	11/24/25	RFP issued
Proposals Received	12/18/25	Three (3) proposals submitted
Audit Committee	1/15/26	Interviews of two finalist firms

BUDGET/FISCAL IMPACT: Responding firms were asked to provide fee quotations for each of the five potential fiscal years of the agreement. Audit service costs are allocated to several funds and the costs associated with the FY2026 audit are incorporated in the FY2027 operating budget.

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

Below is a summary of the fees proposed by the three firms compared to the budgeted services for FY2027:

FY26 Audit Fees	Prelim. Budget	Baker Tilly	Sikich	Crowe
CAFR	\$67,079	63,300	58,500	80,000
TIF	3,180	1,400	2,000	1,500
Comptroller Report	1,000	910	500	1,000
Library*	9,000	8,000	9,000	8,000
Single Audit	5,000	3,800	3,500	5,500
Total	\$84,259	77,410	73,500	96,000

* Library is also assessed a portion of the CAFR cost.

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Various Funds/Accounts	\$84,259	\$77,410	Y

COUNCIL ACTION: Approval of an Audit Committee recommendation to award a contract with Baker Tilly US LLP to provide audit services for fiscal years 2026 through 2028, with an option to renew the agreement for two additional years.

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION



- 1. Approval of the Check Register for the Period of December 27th – January 23rd, 2026.**

STAFF CONTACT: *Diane Hall, Assistant Finance Director (847-810-3614)*

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register for December 27th - January 23, 2026

	Fund	Invoice	Payroll	Total
101	General	609,366	1,549,825	2,159,191
501	Water & Sewer	112,826	157,152	269,978
220	Parks & Recreation	83,765	317,454	401,219
311	Capital Improvements	1,853,799		1,853,799
202	Motor Fuel Tax	2,851		2,851
230	Cemetery	8,455	31,584	40,039
210	Senior Resources	17,882	31,035	48,917
510	Deerpath Golf Course	13,861	2,140	16,001
601	Fleet	161,932	53,393	215,325
416 - 434	Debt Funds	0		0
248	Housing Trust			0
201	Park & Public Land	0		0
	All other Funds	2,412,100	180,733	2,592,833
		\$5,276,837	\$2,323,316	\$7,600,153

Included in the subtotal denoted as "All other Funds" is \$589,631 in Water & Sewer Capital Improvement Fund expenditures.

COUNCIL ACTION: Approval of the Check Register for the Period of December 27 – January 23, 2026.



2. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding the Raffles in the City of Lake Forest for Allendale Women’s Board (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 requirement in connection with a proposed raffle from the Allendale Women’s Board.

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 Allendale Women’s Board is requesting a waiver of the bond requirement and has submitted a request. A copy of the request can be found beginning on **page 22**

BUDGET/FISCAL IMPACT: N/A

COUNCIL ACTION: Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding a Raffle in the City of Lake Forest for the Allendale Women’s Board (Approval by Motion).



3. Approval of a Recommendation from the Public Works Committee to Award a Proposal to Lakeland Larsen Elevator for the Water Plant Elevator Replacement Project in the Amount of \$401,330 to Include a 10% Contingency in the Amount of \$41,000 for a Total Cost of \$442,330

STAFF CONTACT: *Jim Lockfeer, Assistant Director of Public Works (847-810-3542)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff request City Council approval to award a proposal to Lakeland Larsen Elevator for the Water Plant Elevator Replacement Project in the amount of \$401,330 to include a 10% contingency in the amount of \$41,000 for a total cost of \$442,330.

BACKGROUND/DISCUSSION: The Water Plant’s existing freight elevator was installed in 1956 and is a critical component of the facility’s infrastructure. Most notably, the elevator is required for maintenance of the Water Plant’s pumps located on the lowest level of the facility. For repairs or maintenance activities, a pump must be removed from service. The pumps are mounted on skids and are loaded into the freight elevator using a forklift, then transported out of the facility through the loading dock.

The elevator has received regular annual maintenance over the years, which has allowed it to remain in service well beyond its estimated useful life. However, the elevator has been out of service since July 2025 following a complete failure of the elevator’s control central processing unit (CPU). Multiple attempts to repair the system were unsuccessful. Replacement of the failed CPU is not feasible without addressing several additional deficiencies and required upgrades necessary to meet current code requirements.

The specific scope of work for this project includes the replacement of major components, including the motor and associated mechanical systems, piping, doors, hoist equipment, and piston, as well as upgrades to the elevator car and pit.

To support the development of the project scope, budget, and request for proposal (RFP) process, Public Works staff engaged Certified Elevator Inspection and Consulting to provide professional consulting services. This firm will also assist staff during construction and installation by providing project oversight and inspection services.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	1/20/2026	Reviewed and Recommended Approval to City Council

BUDGET/FISCAL IMPACT: This project followed the City’s standard RFP procedures. The RFP was publicly advertised in accordance with legal requirements and the two proposals received are outlined below.

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

Firm	Total Proposal Amount
Lakeland Larsen Elevator	\$401,330
Otis Elevator	\$400,350

It is important to note that the proposal submitted by Lakeland Larsen Elevator includes replacement of the elevator doors and piston. The proposal submitted by Otis Elevator did not include pricing for these components. Staff and the project consultant determined that inclusion of the doors and piston would significantly increase the total cost of the Otis Elevator proposal.

Following review of the proposals, City staff and Certified Elevator Inspection and Consulting recommend awarding the project to Lakeland Larsen Elevator as the most complete and responsive proposal. Certified Elevator Inspection and Consulting has worked with Lakeland Larsen Elevator on numerous elevator projects, all of which were completed successfully. In addition, Lakeland Larsen Elevator has successfully completed major elevator improvement projects at the Waukegan Water Plant and the CLC JAWA Water Plant, demonstrating relevant experience with similar facilities and project scope.

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Water Fund 508-6003-477.77-04	\$500,000	\$442,330	Y

While there are no allocated FY26 funds to support this Elevator Replacement Project, the FY27 proposed Water Fund budget provides for the project in the amount of \$500,000. Any costs incurred in FY26 related to this contract would reduce the amount budgeted for FY27. If necessary, an FY26 supplemental appropriation will be submitted for City Council approval at the close of the current fiscal year.

If approved, coordination with the contractor and procurement of project materials would begin immediately. The project is anticipated to take approximately 19 weeks total, including both material acquisition and on-site installation.

COUNCIL ACTION: Approval of a Recommendation from the Public Works Committee to Award a Proposal to Lakeland Larsen Elevator for the Water Plant Elevator Replacement Project in the Amount of \$401,330 to Include a 10% Contingency in the Amount of \$41,000 for a Total Cost of \$442,330



4. Consideration of action items relating to the Waukegan and Westleigh Intersection Project: (1) Approval of a Construction Contingency in the Amount of \$148,479 for Invoices to the State of Illinois Department of Transportation; (2) Approval of a Construction Contingency in the Amount of \$148,478 to D'Land Construction, LLC

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and Staff request approval of a construction contingency in a total amount of \$296,957 for the Waukegan and Westleigh Project. Splitting the \$296,957 contingency 50/50 between IDOT (\$148,479) and work payable directly to D'Land Construction (148,478). In addition, Staff requests authority to execute required IDOT paperwork for this project.

BACKGROUND/DISCUSSION: This intersection has frequent north-south rear-end collisions, as well as left-turning collisions. This intersection is also very congested, especially during events at the West Campus. The City's proposed intersection improvements project will improve the traffic-flow and safety at this intersection by widening the roadway, constructing dedicated left and right turn lanes and adding pedestrian signals, cross-walks, sidewalks, and ADA accessible curb ramps. The proposed improvements along Waukegan Road (IL 43) include installing a dedicated left-turn lane for northbound traffic and a dedicated right and left-turn lane for south-bound traffic. Along Westleigh Road, a dedicated left-turn lane will be added for westbound traffic. The existing traffic signals at this intersection will also be upgraded to accommodate the additional dedicated turning lanes. Pedestrian safety will be improved by upgrading pedestrian signals, with new cross-walks and ADA accessible curb ramps installed throughout the intersection. In January 2022, a call for submissions was released for federal Surface Transportation Program (STP) grant funding via the Lake County Council of Mayors, which the City applied for and received \$2,620,000 federal funding.

In terms of the contingency request: IDOT agreements do not include local contingency above the award amount therefore staff is requesting award of a contingency which is consistent with the City's local construction practices. Contingency is for any unforeseen items, or small scope changes in which any unused contingency remains in the Capital Fund.

Tentative construction is scheduled to begin in mid to late March, with substantial completion anticipated in late July—just before the High School West Campus becomes busy with fall sports activities. Engineering Staff is working with the Communications team for a comprehensive public outreach plan.

PROJECT REVIEW/RECOMMENDATIONS:

Project history is shown dating back to 2020.

Reviewed	Date	Comments
Public Works Committee	1/20/2026	Reviewed & Recommended City Council Approval of Construction Contingencies
City Council	1/20/2026	City Council Approval of Phase III Engineering
Public Works Committee	11/03/2025	Reviewed & Recommended City Council Approval of Phase III Engineering
City Council	12/1/2025	City Council Approval of Watermain Testing to RJN
City Council	11/17/2025	Received City Council Direction to Prepare a Watermain Testing Agreement for 12/1/25 City Council

City Council	11/17/2025	City Council Approval of IDOT Joint Funding Agreement
Public Works Committee	11/3/2025	Reviewed & Recommended City Council Approval of IDOT Joint Funding Agreement
City Council	11/3/2025	City Council Approval to Grant Easement to ComEd
Public Works Committee	10/20/2025	Reviewed & Recommended City Council Approval to Grant Easement to ComEd
City Council	8/5/2024	City Council Approval to dedicate City Property for Road Purposes as Needed for the Waukegan Westleigh Intersection
Public Works Committee	7/1/2024	Reviewed & Recommended City Council Approval to dedicate City Property for Road Purposes as Needed for the Waukegan Westleigh Intersection
Public Works Committee	4/1/21	Reviewed, recommended Phase II Design for approval
Finance Committee	11/9/2020	Phase II Design Included with Capital Plan

BUDGET/FISCAL IMPACT: Construction of this project will be partially funded by Surface Transportation Program (STP) grant funding. The City submitted for a STP grant through the Lake County Council of Mayors in March 2022 and was notified on October 12, 2022, of an award of \$2,620,000 for construction.

Phase III Construction Engineering Services for the project were awarded January 20, 2026 and therefore is not included in the budget below.

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

The project was bid by the State of Illinois Department of Transportation on the January 16, 2026 Letting (bid opening). The lowest bidder was D'Land Construction in the amount of \$3,663,043. The City amount is the total amount less the grant amount of \$2,620,000 therefore is \$1,043,043 (excluding contingency). Any costs above the available grant funds in general are always local capital funds. The State will pay for the grant-eligible construction work and will invoice the City for the City's share of the project (with the final invoice sometimes not being paid for several years after project completion due to the extensive amount of closeout paperwork).

As customary with local construction projects, Staff is requesting construction contingency, With an available total budget amount of \$3,960,000, staff is requesting an ~8% contingency of the total project cost of \$3,663,043. This amounts to a total contingency of \$296,957. Fifty-percent of the contingency will be payable directly to IDOT (\$148,479) for any grant-eligible change-orders while the other fifty-percent of the contingency payable directly to D'Land

Construction (\$148,478) for any grant-ineligible change-orders or for any other miscellaneous services related to the project. The contingency is fully locally funded. Contingency is for any unforeseen items, or small scope changes in which any unused contingency remains in the Capital Fund.

Below is an estimated summary of the project budget:

The below budget excludes the Construction engineering being funded from FY26 (\$190,000) and FY27 (\$208,00).

Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
FY 2026 Capital Fund 311-3703-478.78-80	\$415,000	*\$96,957	Y
FY 2027 Capital Fund 311-3703-478.78-80	\$925,000	**\$200,000	Y

*\$96,957 of the FY26 Budget is available for a portion of the contingency so that it is available prior to May 1 (\$48,479 to IDOT; \$48,478 to D'Land)

**\$200,000 of the FY27 Budget is available for the remaining portion of the contingency (\$100,000 to IDOT; \$100,000 to D'Land)

COUNCIL ACTION: Consideration of action items relating to the Waukegan and Westleigh Intersection Project: (1) Approval of a Construction Contingency in the Amount of \$148,479 for Invoices to the State of Illinois Department of Transportation; (2) Approval of a Construction Contingency in the Amount of \$148,478 to D'Land Construction, LLC



5. Consideration of Ordinances Approving Recommendations from the Building Review Board for 855 Fox Trail Court and 1206 Estate Lane. (First Reading and if Desired by the City Council, Final Approval)

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

PURPOSE AND ACTION REQUESTED: The following recommendations from the Building Review Board are presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND:

855 Fox Trail Court - The Board recommended approval of a new single family residence on a vacant lot along with the associated hardscape and the conceptual landscape plan. No public testimony was presented on this petition. (Approved - 5 to 0)

1206 Estate Lane - The Board recommended approval of a new single family residence on a vacant lot along with the associated hardscape and the conceptual landscape plan. A neighboring property owner raised concerns about the orientation of the house and drainage. In response, the petitioner shifted the siting of the house. The Board noted that prior to the issuance of a permit, the drainage and grading plan will be subject to review and approval by the City Engineer. (Approved - 5 to 0)

The Ordinances approving the petitions as recommended by the Building Review Board with key exhibits attached are included in the Council packet beginning on **page 23**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions for 855 Fox Trail Court and 1206 Estate Lane in accordance with the Building Review Board's recommendations.



- 6. Consideration of Ordinances Approving Recommendations from the Plan Commission in Support of Special Use Permits to Authorize a Real Estate Office, Re/Max Premier Luxury Collection, at 280 E. Deerpath, and to Authorize a Dental Clinic, Ross & Durrett Family Dental, at 580 Bank Lane. (If desired by the Council, Waive First Reading and Grant Final Approval of the Ordinances.)**

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

PURPOSE AND ACTION REQUESTED: The following recommendations from the Plan Commission are presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND/DISCUSSION

Real estate offices and dental clinics are classified as special uses in the B-3 and B-4 business districts. Requests for Special Use Permits require review by the Plan Commission at a public hearing.

280 E. Deerpath - A Special Use Permit is requested to allow a new real estate company, Re/Max Premier Luxury Collection, to locate in a portion of the tenant space formerly occupied by the Compass real estate office. Special Use Permits are issued to specific companies and are not transferable from one real estate office to another.

No public testimony was presented to the Commission on this petition. The Commission voted 6 to 0 to recommend approval of the Special Use Permit subject to the conditions as detailed in the Ordinance included in the Council packet beginning on **page 44**. The Commission's report provides additional background and is included in the Council packet beginning on **page 49**.

580 Bank Lane - A Special Use Permit is requested to allow Ross & Durrett Family Dental to locate in the northern half of the first floor at 580 Bank Lane. No public testimony was presented to the Commission on this petition. The Commission voted 6 to 0 to recommend approval of the Special Use Permit subject to the conditions as detailed in the Ordinance included in the Council packet beginning on **page 53**. The Commission's report provides additional background and is included in the Council packet beginning on **page 58**.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of Ordinances granting Special Use Permits to Authorize a Real Estate Office, Re/Max Premier Luxury Collection, at 280 E. Deerpath, and to Authorize a Dental Clinic, Ross & Durrett Family Dental, at 580 Bank Lane.

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

6. OLD BUSINESS



- 1. Consideration of Ordinance to Amend Chapter 78 of the City Code, Parking and Loading Schedules (first reading), to modify parking regulations in the Central Business District and implement new technology solutions for permit management and parking enforcement.**

PRESENTED BY: *Keri Kaup, Assistant to the City Manager (847-810-3677)*

PURPOSE AND ACTION REQUESTED: As part of the Council priorities for FY26, City Council requested an evaluation of the Central Business District (CBD) parking and recommendations to improve user experiences. Staff has conducted a comprehensive assessment of parking in the CBD and is providing City Council with several recommendations for Council approval.

BACKGROUND/DISCUSSION: In August 2025, City staff from multiple departments formed a committee to review parking in the CBD. At the December 1, 2025 City Council meeting, staff shared the Committee’s initial recommendations and received feedback from the Council.

Based on City Council input, the Committee added a 30-minute parking zone on Western Ave south of Deerpath. Additionally, the Committee met with the recommended permit management and parking enforcement vendors to better understand the capabilities of their proposed products.

Recommended Permit Management Vendor – ParkLync

The Committee is recommending the City move to ParkLync for permit management. ParkLync is a preferred vendor of ParkMobile which is a vendor already in use by the City for daily parking fee collection. ParkLync offers license-plate based permits (no physical hangtags), can manage all permit types (resident, non-resident, and CBD employee), and allows customers to register more than one vehicle to a permit. Vehicles on the same permit cannot be parked in the same zone at the same time. This allows customers to switch between different vehicles throughout the year while still disallowing permits to be shared.

For businesses, ParkLync allows the City to set up business accounts that can be managed directly by the business. This allows businesses to purchase permits when new employees start or reassign permits when employee turnover occurs. ParkLync also allows businesses to share permits when needed for seasonal or part-time employees. Rather than pass a physical permit between employees (as is done now), employees would log in to ParkLync at the beginning of their shift and enter their license plate number in the system. That license plate would stay in the system until the next person registers their license plate to the permit.

Recommended Parking Enforcement Vendor – Minuteman

The Committee is recommending the City utilize Minuteman Security and Life Safety for parking enforcement management. Minuteman proposes installing Genetec LPR systems in two parking enforcement vehicles. This product integrates with the ParkLync permit management system so officers have real-time parking permit data while conducting enforcement. It also has the capability of connecting with Flock. The system conducts timed zone enforcement and permit enforcement by scanning license plates. Zones are established by GPS and can be set by parking lot or block. For enforcement purposes, this means a vehicle parked in a certain timed zone cannot be anywhere in that zone after the time expires. For example, if an employee parks in a 3-hour customer lot and moves to a different parking space within that customer lot, the vehicle would be flagged in violation of the timed zone.

Recommended Permit Fee Schedule

CBD PARKING PERMIT	CBD BUSINESS RATE	RESIDENT RATE	NON-RESIDENT RATE
MONTHLY	\$20	\$30	\$60
ANNUAL	\$180	\$313	\$700

Given the fact that permits for businesses are already discounted more than the resident rate and that permits can continue to be purchased in the manner they are today with a sharing option for seasonal and part-time staff, staff does not recommend reducing the permit cost further. If Council desires to reduce the employee permit rate, staff recommends not reducing by more than 25%. We recognize that we will be taking on additional expenses for the new technology implementation, and the revenue generated from the sale of permits helps support that aspect of the program.

Valet Regulations

The City currently does not have regulations specific to valet companies. Staff have received complaints that valets are operating in an unsafe manner, such as not wearing their high-visibility reflective vests or making U-turns in the middle of the street. Additionally, there are often complaints that valets are taking up the public spaces closest to the restaurants themselves. Without any regulations in place, the City does not have a mechanism to meaningfully address repeated complaints.

The Committee reviewed valet regulations from other municipalities and reached out to the four restaurants who utilize valets on a regular basis. Based on that research, staff is recommending moving toward a valet licensing process. The licensing process would include a nominal fee, submission of a parking plan by the valet operator to be approved by the City, submission of private property parking agreements if any are in place, and an agreement to follow all regulations and traffic rules. Staff is not looking to establish an overly burdensome process; however, is recommending the establishment of a regulation that allows the City to address violations in a meaningful way.

Next Steps

Once parking zones and software vendors are approved, staff will begin a significant communications campaign to notify residents and CBD permit holders about the upcoming changes that will go into effect in May 2026. We will work with our MGP GIS Analyst to build an interactive parking map for our website and begin the process of reviewing signage throughout the CBD. We will also work with the City Attorney to draft a valet permit ordinance for future consideration by the Council.

Summary

The recommendations satisfy the three goals established by the Committee at the start of the evaluation process: 1) Simplify parking zones and signage; 2) Ensure customer zones are near shopping and dining destinations, and designate employee parking zones; and 3) Improve permit management and parking enforcement capabilities through technology.

Staff recognizes that these recommendations and proposed changes are significant and will need to be evaluated further post-implementation. Staff proposes that updates be implemented in May 2026 to align with the new fiscal year and that the impacts are monitored throughout the first year to evaluate their success.

A map of the recommended parking zones, applicable draft code amendments, and a copy of the current code can be found beginning on **page 62** of the agenda packet.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	12/1/25	Review of initial recommendations and direction to staff for further modifications.
City Council	10/6/25	Review of community and business survey results and opportunity to provide feedback.

BUDGET/FISCAL IMPACT: The permit management system and parking enforcement system would both be new, ongoing expenses to the City. The cost for the ParkLync permit management system is \$4,776 per year and initial setup fees would be waived. The first-year cost of the Minuteman parking enforcement system is \$48,712.78 and annual ongoing costs are \$6,267.10.

Has City staff obtained competitive pricing for proposed goods/services? **Yes (for parking enforcement)**

Vendor	Dollar Amount Proposed
Minuteman Security and Life Safety	Year 1 - \$48,712.78 Ongoing - \$6,267.10
Allerin US, Inc.	Year 1 - \$79,000.00 Ongoing - \$9,000

Below is an estimated summary of the project budget:

FY2026 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
(ParkLync) 101-1314-435.35-10	\$0	\$4,776.00	N
(MinuteMan) 101-7603-475.75-49	\$0	\$12,000.00	N
(MinuteMan) 101-1101-484.84-95	\$0	\$36,712.12	N

In FY27, the ongoing annual expenses of \$6,267.10 for Minuteman parking enforcement and \$4,776.00 for ParkLync permit management will be budgeted in the Police and Finance operating budgets.

COUNCIL ACTION:

- 1) **Approve the zones depicted in the map provided titled “Central Business District Parking Zones” and grant first reading of the Ordinance amending Chapter 78 of the City Code related to Parking and Loading Schedules.**
- 2) **Authorize the City Manager to execute an agreement with Minuteman Security and Life Safety in the amount of \$48,712.78 for year one plus \$6,267.10 for ongoing annual maintenance for a total of \$54,979.88 for parking enforcement software.**
- 3) **Authorize the City Manager to execute an agreement with ParkLync in the amount of \$4,776 for permit management software.**
- 4) **Approve the recommendation to maintain the current CBD parking permit costs for businesses, residents, and non-residents.**
- 5) **Approve a recommendation to establish a valet regulation and direct staff to begin drafting an ordinance for future City Council consideration.**



2. Consideration of an Ordinance approving a Fee Schedule Adjusting Water Rates for FY2027 (First Reading)

PRESENTED BY: Katie Skibbe, Finance Director (847-810-3612)

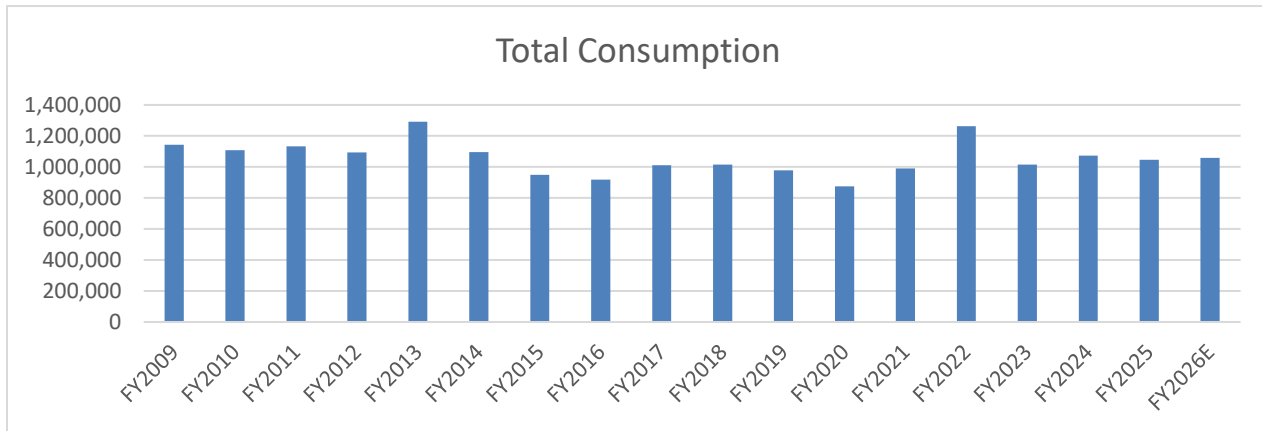
PURPOSE AND ACTION REQUESTED: Staff requests that the City Council grant first reading of an Ordinance amending the City’s Fee Schedule setting forth the rates for water service effective May 1, 2026.

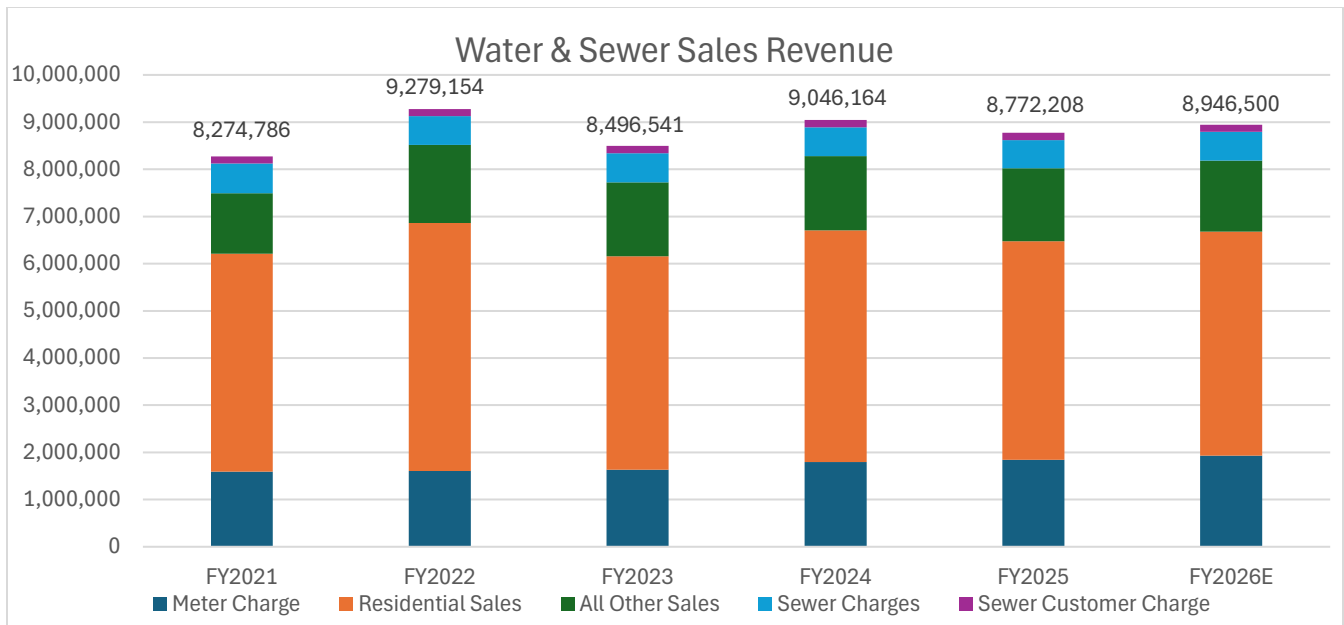
BACKGROUND/DISCUSSION: The City’s Water & Sanitary Sewer Fund is an enterprise fund and does not receive property tax revenue or other General Fund support. Enterprise funds are

used by governments for services that are intended to be fully self-supporting. All costs of providing water and sewer services, including daily operations, capital improvements, and debt service, must be funded through water rates, not taxes. This structure promotes transparency and financial accountability by directly linking rates to the true cost of service. As a result, the financial health of the Water & Sewer Fund depends on appropriate rate setting, customer usage, and long-term infrastructure planning to ensure revenues are sufficient to meet both current and future obligations.

The City's current water rate methodology is based on a rolling five-year average of water consumption and a blended rate structure that includes both fixed and variable charges, with a target of maintaining overall revenue at approximately 25% fixed fees and 75% consumption-based charges. Because summer weather conditions significantly affect water use, annual water revenues can vary by as much as \$1 million from budgeted levels in any given year. This variability requires the City to maintain adequate fund balances to ensure all operating and capital commitments can be met while providing rate stability from year to year.

Over the past five years, the Water Fund has experienced significant increases in operating expenses. Water treatment chemical costs have doubled, utility costs have increased by approximately 22%, and salaries and benefits have increased by 14%. During this same period, water revenues have remained relatively flat, increasing pressure on the fund's long-term sustainability.





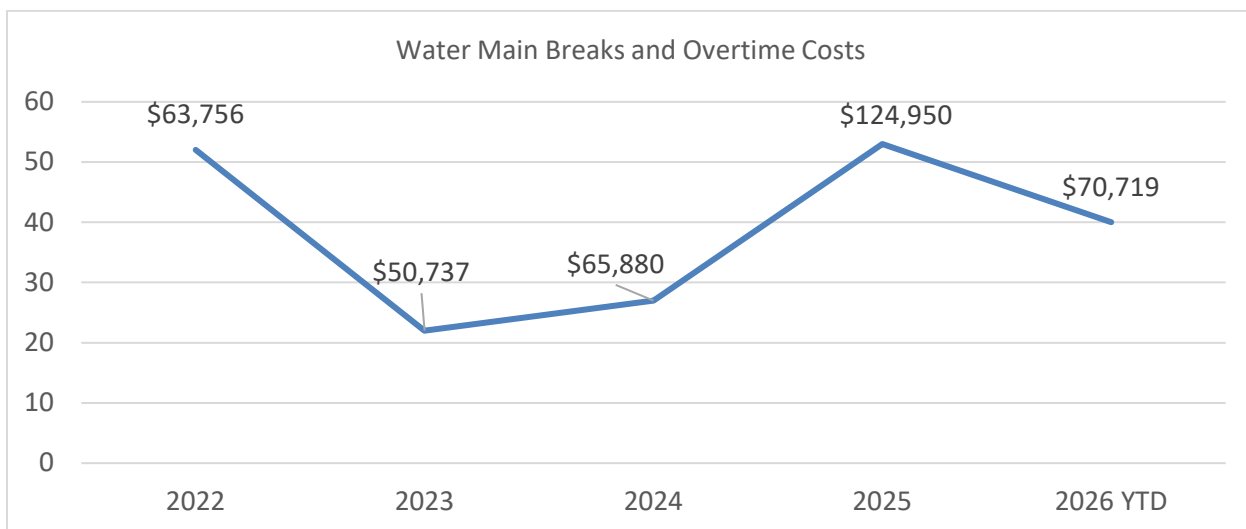
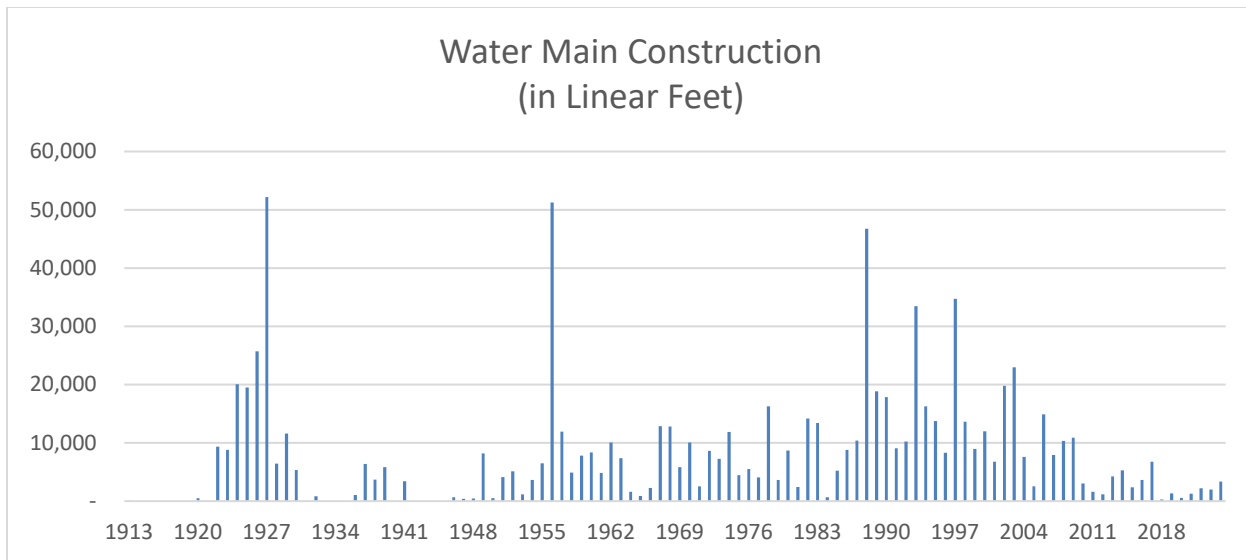
The Water Fund has benefited from higher interest rates in the recent few years, generating over \$600,000 in interest revenue in FY25. Additional revenues include lease payments from a cell tower located on the water tower. Historically, this lease has provided approximately \$200,000 annually, but changes to the agreement will result in lower revenue in future years.

Water System

The utility system consists of 166 linear miles of water mains, 139 miles of sanitary sewer, 5 sanitary lift stations, a booster station, a water tower, a water treatment plant, and various pieces of capital equipment. The entire water and sewer system is maintained and replaced through the yearly capital budget.

The average age of the City’s water mains is 53 years. Based on field experience and industry standards, the service life of the water main infrastructure is 75-100 years. Over the next 20 years, it is estimated that 20 percent of the water mains will reach the end of their useful life. As the first iterations of infrastructure replacement have come due, the City is planning to engage in an extensive study of the system and develop a replacement program.

The following charts show the number of water main breaks in the last five years and the historical pattern of water main construction since 1913.



The City invests a significant amount of money into the water system, annually transferring millions of dollars—approximately 40% to 50% of total revenue—toward capital projects or debt service related to capital investments. These investments have been critical to maintaining system reliability and addressing aging infrastructure. From FY 2017 through FY 2024, annual capital contributions were held at approximately \$1.3 million due to debt service associated with water treatment plant improvements. Beginning in FY 2027, capital funding increased to \$3.8 million, reflecting the start of a multi-year water meter replacement project. Because the Water Fund does not receive tax support, sustaining this level of capital investment requires water rates that are sufficient to fully fund both operating and long-term infrastructure needs.

Looking Forward

The FY27 Budget proposes an increase of \$242,361 in Operating Expenses and \$375,000 in additional capital funds for transmission watermain testing and a booster station improvement study, for a total of \$617,361. The additional capital requests were added following a water main break this fall that resulted in a City-wide boil order. These studies will help identify long-term system replacement needs, assess system risks, and develop strategies to guide future capital investments and funding decisions.

To fund these additional costs, staff are proposing a 6.75% increase in water and sewer rates. This recommendation is intended to ensure that increased operating expenses and the costs of long-term infrastructure studies can be funded without reducing planned investments previously included in the Capital Improvement Plan. The proposed rates are summarized below:

	FY26	FY27 Proposed	FY27 % Incr
Water			
Fixed Quarterly Rates:			
Small Meter	60.00	64.05	6.75%
Medium Meter	220.00	234.85	6.75%
Large Meter	955.00	1,019.46	6.75%
Consumption Charges:			
Residential to 10k/Qtr	4.50	4.80	6.75%
Residential 11-60k/Qtr	6.20	6.62	6.75%
Residential over 60k/Qtr	7.00	7.47	6.75%
All other - per unit	6.50	6.94	6.75%
City Accounts Rate*	3.25	3.25	0.00%
Sewer			
Fixed Quarterly Rates:			
5/8" to 1.5" meter	5.00	5.34	6.75%
2" to 4" meter	20.00	21.35	6.75%
6" and above meter	100.00	106.75	6.75%
Consumption Charges:			
Gallons based on 3 Winter Months	1.16	1.24	6.75%

Customer impacts will vary based on water use. Low-usage customers are expected to see an increase of approximately \$35 per year, medium-usage customers about \$110 per year, and high-usage customers approximately \$350 per year. For context, each 1% increase in City water and sewer rates generates roughly \$92,000 in additional annual revenue.

Overall, the proposed rate adjustment is intended to maintain the financial stability of the Water & Sanitary Sewer Fund while initiating a comprehensive water rate study and development of a 20-year financial pro forma. These efforts will help ensure rates cover the full cost of service, support necessary infrastructure investments, and guide long-term financial planning. The results of these studies will drive more substantive discussions this fall regarding the future structure and funding of the Water & Sanitary Sewer Fund.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	2/2/26	First Reading of Ordinance

Finance Committee	11/10/25	Discussion of FY27 Water Rates
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BUDGET/FISCAL IMPACT: Annual revenue budget is projected to increase \$620,849, achieving a 6.75% increase in projected revenue for FY2027.

COUNCIL ACTION: Grant first reading of the proposed Ordinance (page 81).

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

9. ADJOURNMENT

A copy of the Decision Making Parameters, along with a guide to icons focusing on the Priority Areas in the Strategic Plan, is included with this agenda, starting on the following page.



Office of the City Manager

January 28, 2026

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.

Priority Areas



FISCAL STEWARDSHIP

Implement an operating budget and capital improvement strategy that is balanced over the long-term.



INFRASTRUCTURE & CITY FACILITIES

Invest in and maintain infrastructure and facilities to ensure they are safe, reliable, and capable of meeting current and future needs of the community.



PUBLIC SAFETY

Ensure the safety and security of all residents by providing efficient and effective police, fire, and emergency services while promoting community-based crime prevention initiatives.



RECREATION AND COMMUNITY WELL-BEING

Promote a healthy and active community by providing diverse recreational opportunities, maintaining parks and open spaces, and supporting programs that enhance residents' quality of life.



COMMUNITY'S VISUAL CHARACTER AND DEVELOPMENT

Enhance the aesthetic appeal of Lake Forest by balancing preservation of historic buildings, distinct streetscapes and landscapes with being open to opportunities and new ideas.



BUSINESS & ECONOMIC VITALITY

Enhance the business community so that it remains economically viable, enticing to visit, and meets the needs of the community and visitors.



COMMUNITY ENGAGEMENT

Encourage active participation and communication between the City government and residents, fostering a sense of community and ensuring that voices are heard in the decision-making process.



January 15, 2026


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

Dear Mayor Tack,

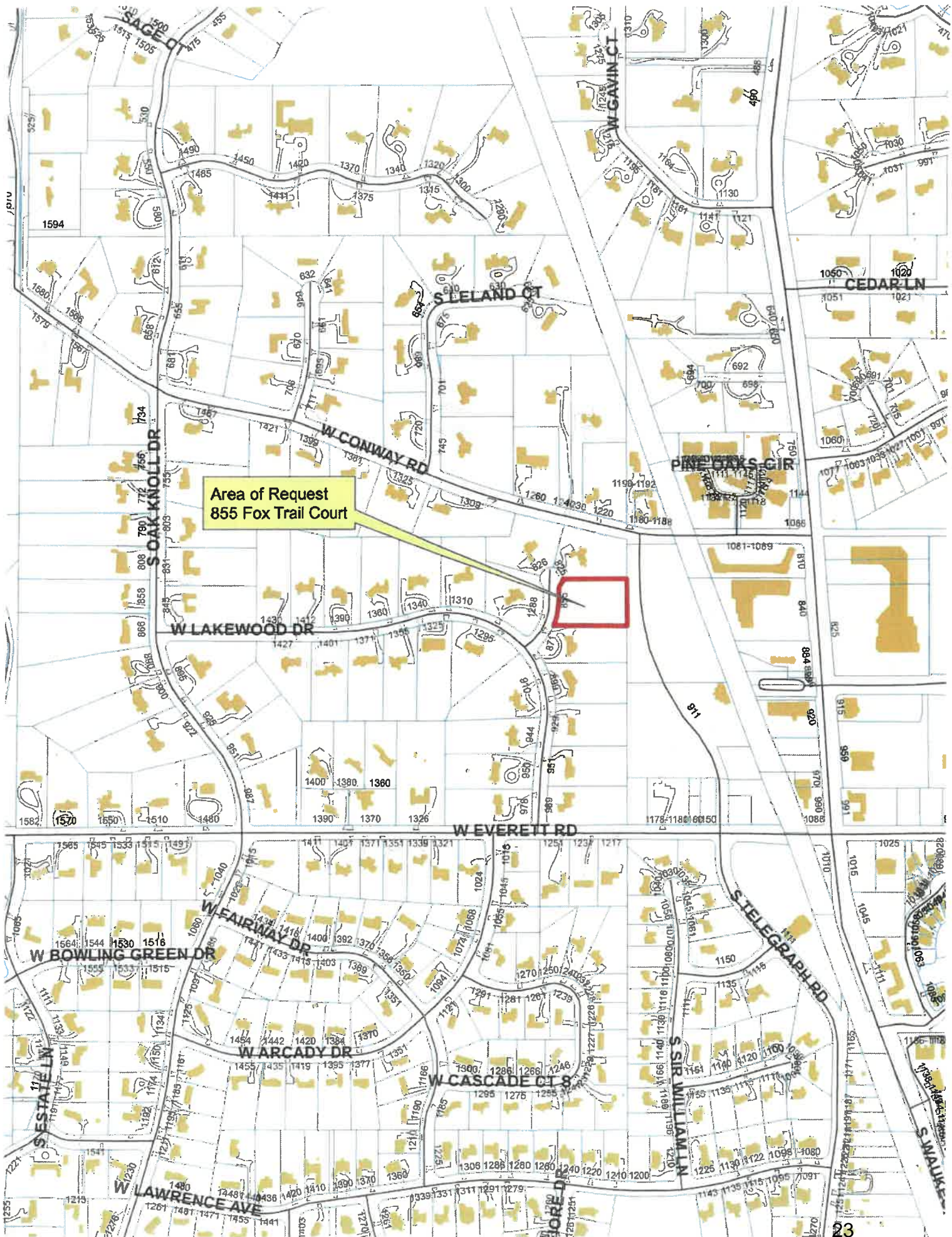
Allendale is asking for the City Council's consideration of a waiver for the requirements of the fidelity bond, with regards to our Après Ski raffle license application. The Après Ski raffle includes items with an estimated value of approximately \$5,500, and we anticipate the number of tickets sold to be 200.

Thank you in advance for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Isabel Fiore".

Isabel Fiore
President, Allendale Women's Board



Area of Request
855 Fox Trail Court



THE CITY OF LAKE FOREST

ORDINANCE NO. 2026- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 855 FOX TRAIL COURT

WHEREAS, Arthur J. Greene Construction Company ("**Owner**") is the owner of that certain real property commonly known as 855 Fox Trail Court, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to construct a new residence and install hardscape and landscape ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on January 7, 2026; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4, Single Family Residence District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Plans,

3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit D** and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

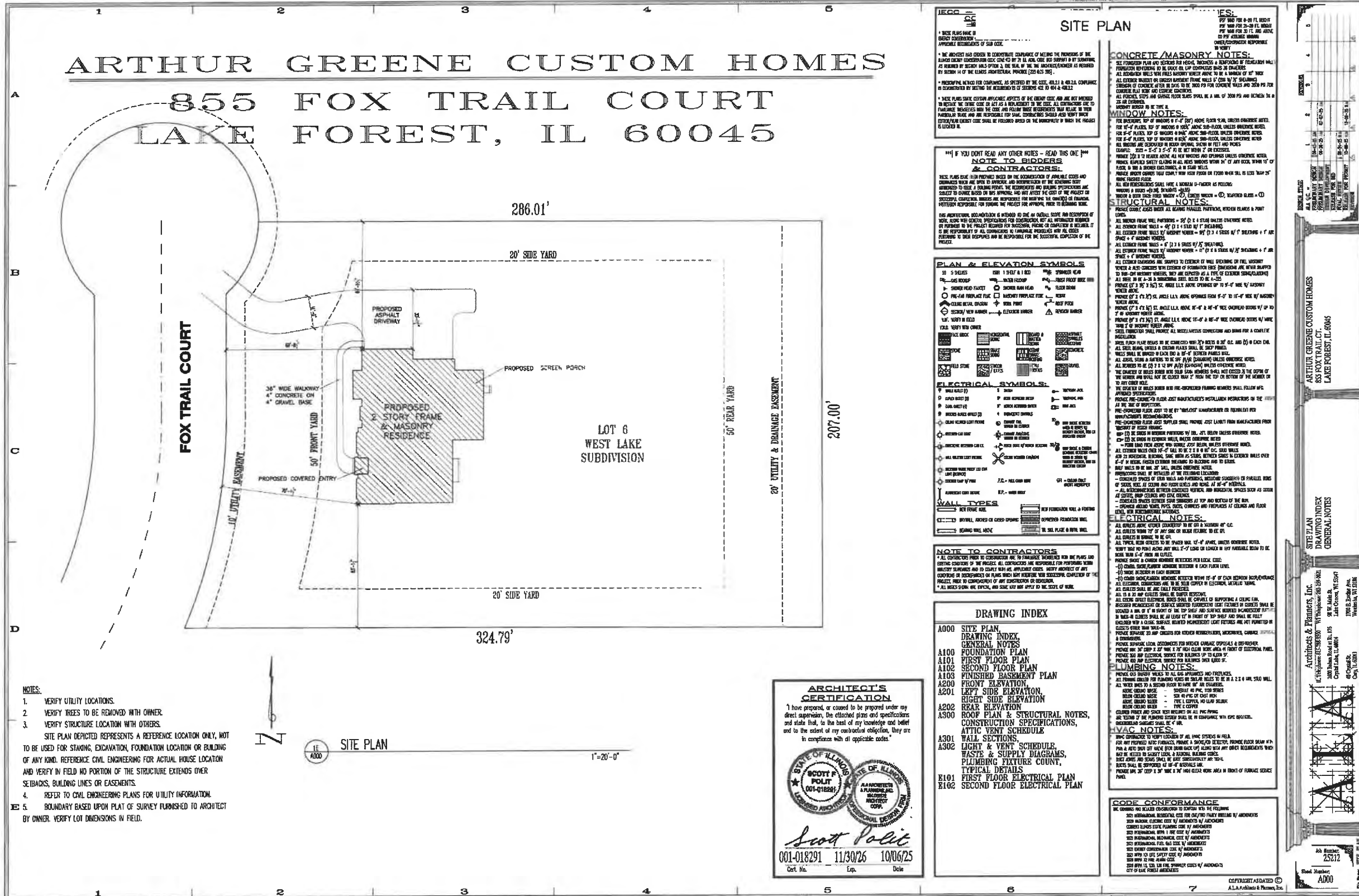
PASSED THIS __ DAY OF _____, 2026.

Mayor

ATTEST:

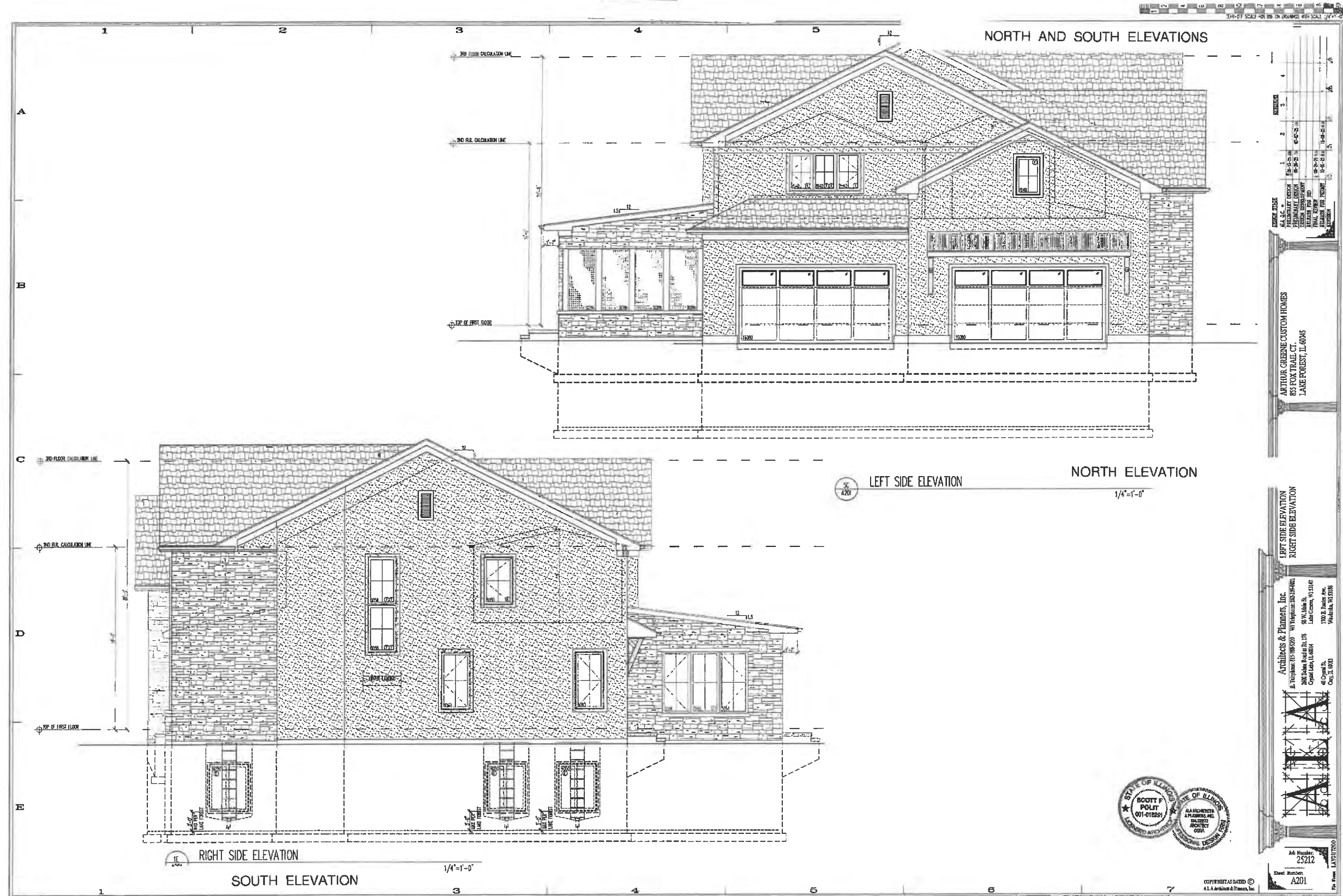
City Clerk

The Plans



GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans



Acer rubrum Frank Jr.

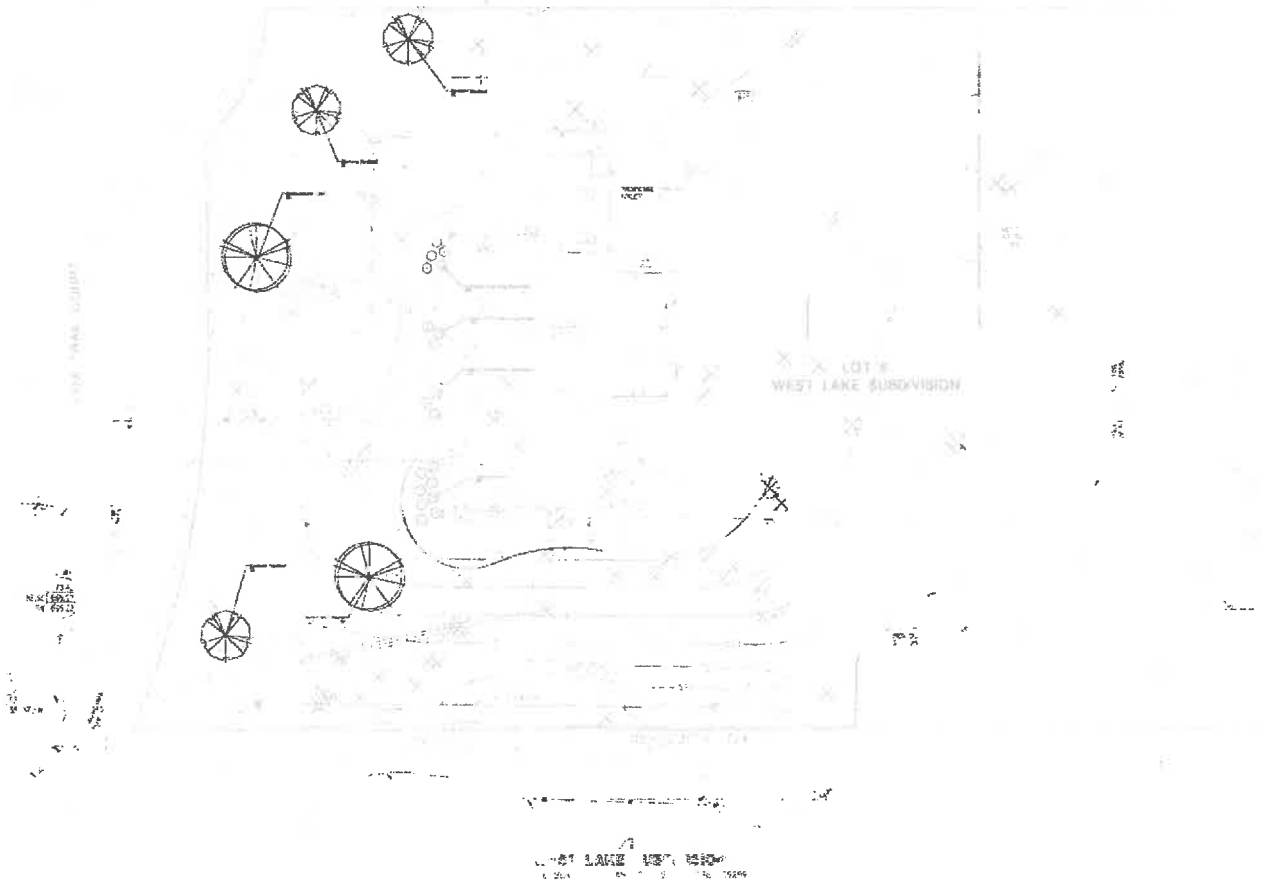
Cercis canadensis

Cornus sericea

Hydrangea paniculata Little Quick Fire

Viburnum x Juddi

BEAC



PLANT SCHEDULE 855 FOX TRAIL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.
	2	ACER RUBRUM FRANK JR. / REDPOINTED MAPLE	3" GAL
ORNAMENTAL TREES			
	5	CERCIS CANADENSIS / EASTERN REDBUD	5" GAL
SHRUBS			
	5	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TIGER DOGWOOD	56"
	6	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / QUICK FIRE PANICLE HYDRANGEA	5 GAL
	6	VIBURNUM X JUDDI / JUDD VIBURNUM	36"

NOTE: All Beds will be mulched

LANDSCAPE PLAN



2865 West Foxe Road Wauconda, IL 60084
Phone: 847.487.5200 Fax: 847.487.5265

**855 FOX TRAIL COURT
LAKE FOREST, IL**

Arthur J. Greene Construction
175 E Hawthorn Flory, Ste 200
Vernon Hills, IL 60061

This drawing is the property of I.T. Vignocchi and cannot be used for any other project without the express written consent of I.T. Vignocchi. If the work shown hereafter is to be used for any other project, the user must obtain the express written consent of I.T. Vignocchi.

It is the responsibility of the contractor to verify all dimensions and conditions affecting their work with the actual conditions of the project site. Any discrepancies shall be immediately reported to the Landscape Architect before any work is performed. Otherwise, the contractor assumes full responsibility. In the event of discrepancies or omissions in the plans or specifications, the contractor shall obtain written instructions from the Landscape Architect prior to proceeding with any part of the work collected. Failure to obtain such instructions will result in the contractor proceeding at their own risk and expense.

ISSUE DATE: 12-9-25
REVISIONS:

DATE	DESCRIPTION

APPROVED BY: [Signature]

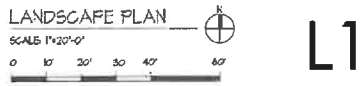
NOTES:

- The contractor shall verify all dimensions and conditions affecting their work with the actual conditions of the project site. Any discrepancies shall be immediately reported to the Landscape Architect before any work is performed. Otherwise, the contractor assumes full responsibility. In the event of discrepancies or omissions in the plans or specifications, the contractor shall obtain written instructions from the Landscape Architect prior to proceeding with any part of the work collected. Failure to obtain such instructions will result in the contractor proceeding at their own risk and expense.
- All work performed under the contract shall be guaranteed against defect in materials and workmanship.
- When the plans include information pertaining to the location of underground facilities, such information represents only the opinion of the Landscape Architect as to the location of such utilities and is only included for the convenience of the contractor. The owner and Landscape Architect assume no responsibility in respect to the sufficiency or accuracy of the information shown on the plans relative to the location of underground utility facilities or the manner in which they are to be removed or adjusted. It shall be the contractor's responsibility to determine the actual location of all such facilities.
- The contractor agrees to indemnify and hold harmless the owner, municipality, and landscape architect from all liability and expenses including the cost of legal defense arising out of the performance of the work or out of any claim by any subcontractor or anyone who furnishes materials or labor.
- All, during construction operations, any loose material deposited in the flow line of gutters, drainage structures, inlets, ditches, etc. such that the flow of water is obstructed in any way, the loose material shall be removed at the close of each day by the responsible party. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
- Failure of contractor to agree to these conditions, as indicated by signature and date below, will render this drawing null and void, and will fully indemnify I.T. Vignocchi of any and all liability claims relating to construction of any and all portions or elements set forth in drawing set.

Contractor Agreement

I certify under penalty of law that I understand and agree to all terms and conditions set forth in this contract.

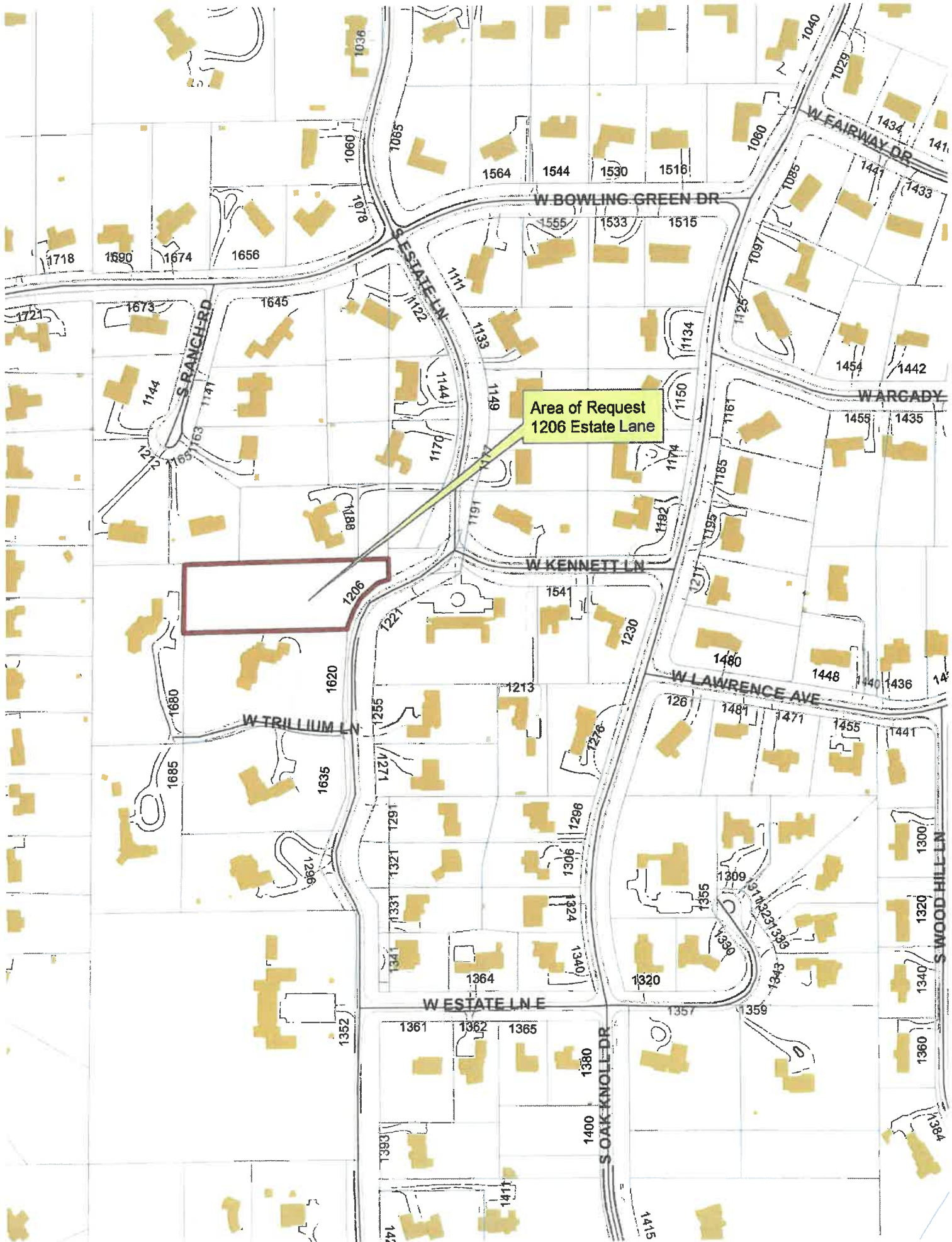
Contractor Name: _____
Company: _____
Address: _____
Phone: _____
Date: _____



PAGE TITLE : Landscape Plan

I.T. VIGNOCCHI
Landscape Architects & Contractors

2865 West Foxe Road Wauconda, IL 60084
Phone: 847.487.5200 Fax: 847.487.5265



Area of Request
1206 Estate Lane

THE CITY OF LAKE FOREST
ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1206 ESTATE LANE**

WHEREAS, 1206 Estate Lane, LLC (Matan Aharoni, 100%) ("**Owner**") is the owner of that certain real property commonly known as 1206 Estate Lane, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to construct a new residence and install hardscape and landscape ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owner submitted an application ("**Application**") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at public hearings held on October 7, 2025 and January 7, 2026; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-4, Single Family Residence District under the City Code,

2. Owner proposes to construct the Improvements as depicted on the Plans,
3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the

discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board’s deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit D** and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()
NAYS: ()
ABSENT: ()
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

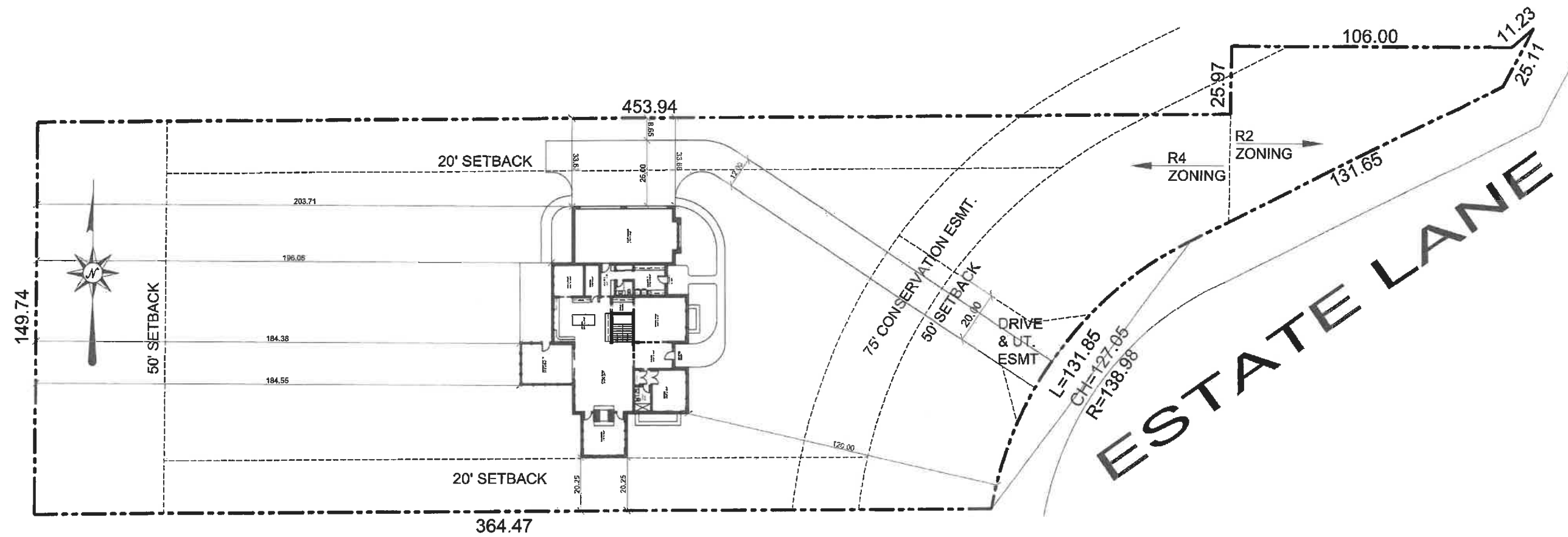
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

SITE PLAN



SITE PLAN

1206 ESTATE LANE, LAKE FOREST

11.26.25

GROUP EXHIBIT B

The Plans

EAST ELEVATION



FRONT ELEVATION

1206 ESTATE LANE, LAKE FOREST

11.26.25

GROUP EXHIBIT B

The Plans



LEFT SIDE ELEVATION

11.26.25

1206 ESTATE LANE, LAKE FOREST

GROUP EXHIBIT B

The Plans

WEST ELEVATION



REAR ELEVATION

1206 ESTATE LANE, LAKE FOREST

11.26.25

The Plans



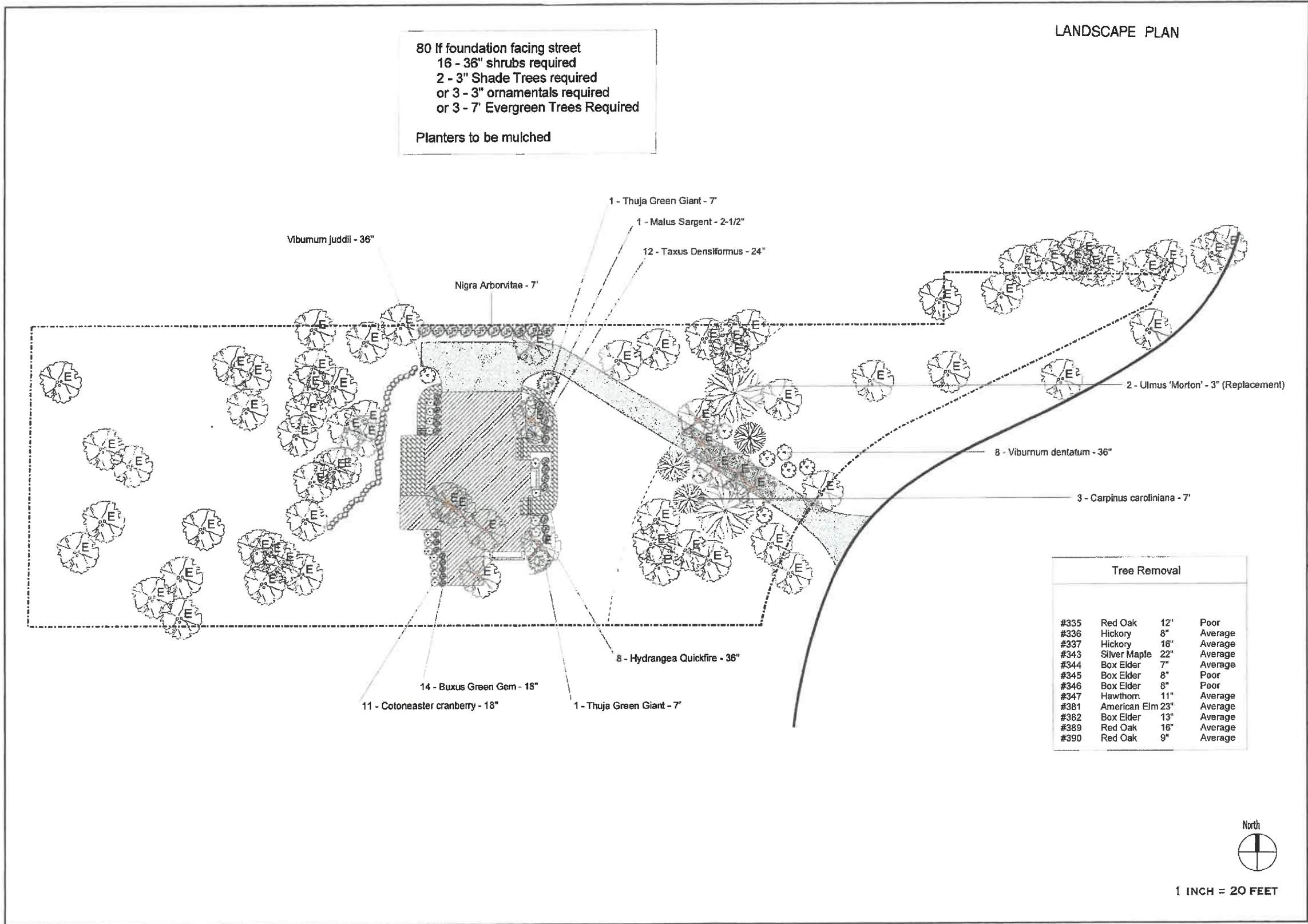
RIGHT SIDE ELEVATION

1206 ESTATE LANE, LAKE FOREST

11.26.25

GROUP EXHIBIT B

The Plans



THESE DRAWINGS AND DESIGNS ARE PROTECTED BY COPYRIGHT. NO REPRODUCTION OR USE IN WHOLE OR PART SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ELAN LANDSCAPE DEVELOPMENT INC.

WWW.ELANLANDSCAPES.COM

PROPERTY ADDRESS:

1206 ESTATE LN
LAKE FOREST

DRAWN FOR:

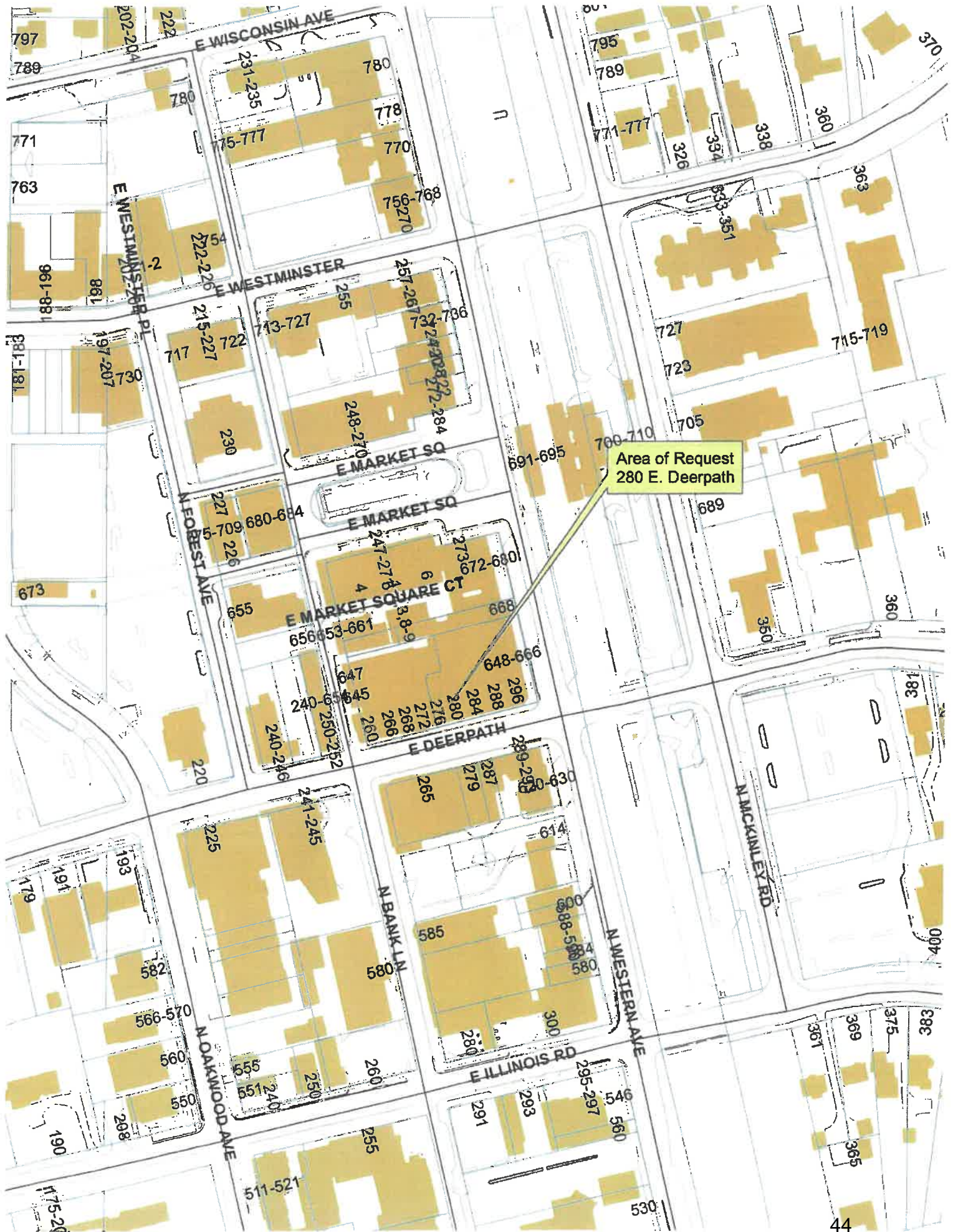
AHARONI GROUP



LANDSCAPE DESIGN BY:
DAN WELLS

LANDSCAPE PLAN REVISED

DEC 1, 2025



Area of Request
280 E. Deerpath

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026 - ____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AUTHORIZE RE/MAX PREMIER LUXURY COLLECTION, A REAL ESTATE OFFICE, TO OCCUPY FIRST FLOOR SPACE AT 280 E. DEERPATH IN THE B-4 PRESERVATION BUSINESS DISTRICT

WHEREAS, Arcade on Deerpath, LLC (Audrey Altounian, 5%, Jennifer Bianchi, 23.75%, Todd Altounian, 23.75%, Nicole Altounian, 23.75%, James Altounian II, 23.75%) ("**Owner**") is the owner of that certain real property commonly known as 280 E. Deerpath, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the B-4, Preservation Business District and real estate offices are designated as special uses in said District; and

WHEREAS, Bobbi Fisher, Managing Broker doing business as Re/Max Premier Luxury Collection, with the consent of the Owner, petitioned the City for a Special Use Permit in accordance with the regulations of Section 159.045, Special Uses, and 159.113, B-4, Preservation Business District, of the City of Lake Forest Code to allow Re/Max Premier Luxury Collection to occupy first floor space in the existing multi-tenant building at 280 E. Deerpath; and

WHEREAS, pursuant to notice duly published, the Plan Commission reviewed and evaluated the request at a public hearing held on January 14, 2026; and

WHEREAS, the Plan Commission having fully considered the evidence and testimony presented by all those attending the public hearing who wished to testify made the following findings:

1. The Code encourages consolidating retail uses in and immediately around Market Square and promotes the location of office and service businesses outside of the immediate core area as a way to bring people in to support retail and restaurant businesses. This site is located outside of Market Square, the primary retail core.
2. The streets in this area and the on-street and remote parking lots can accommodate continued use of this space for a real estate office.
3. On street customer parking, together with the nearby parking lots, is adequate to meet the limited demand generated by customers of the proposed real estate office.
4. No exterior changes are proposed to the building other than the installation of new signage. Nothing will prevent this space from easily being used by a retail tenant in the future.
5. The location of this non-retail use in the Central Business District will not limit prime opportunities for retail tenants.
6. The proposed location will not be detrimental to surrounding businesses or the business district as a whole and the proposed use is located in a manner that enhances the core area by attracting employees and clients to the Central Business District.
7. The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
8. The proposed special use will not substantially diminish property values in the Central Business District.

and recommended that the City Council grant approval of the Special Use Permit subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council concur with the findings of the Plan Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval. Pursuant to Sections 159.045 and 159.113 of the City Code and the City's home rule authority and other statutory powers, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Special Use Permit to allow Re/Max Premier Luxury Collection to locate at 280 E. Deerpath.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

1. On street parking by employees and real estate agents is prohibited. Employee and agents shall park in remote lots designated for Central Business District employees.
2. All building and window signage shall be subject to approval and the issuance of a permit by the City and shall be consistent with applicable Code requirements.
3. No exterior or interior alterations shall occur which limit the future re-use of this space for retail or restaurant uses.
4. The "store front" windows shall remain generally open to allow views into the space for the purpose of providing pedestrian friendly streetscape.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner and tenant have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the

form attached hereto as Exhibit B and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2026.

- AYES: ()
- NAYS: ()
- ABSENT: ()
- ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

ATTEST:

City Clerk



PLAN COMMISSION REPORT AND RECOMMENDATION

TO: Honorable Mayor Tack and members of the Council
DATE: January 14, 2026
FROM: Chairman Pasquesi and Members of the Plan Commission
SUBJECT: *Special Use Permit – Re/Max Premier Luxury Collection*

BUILDING OWNER

Arcade on Deerpath LLC
(Audrey Altounian 5%,
Jennifer Bianchi 23.75%,
Todd Altounian 23.75%,
Nicole Altounian 23.75%,
James Altounian 23.75%)

PROPERTY LOCATION

280 Deerpath

ZONING DISTRICT

B-4 – Preservation Business
District

Proposed Tenant: Re/Max Premier Luxury Collection
Representative: Bobbi Fisher, Managing Broker

Plan Commission Recommendation

Based on the information presented by the petitioner, review of applicable sections in the City Code and based on the findings of fact detailed in the Ordinance, the Commission finds that the applicable special use criteria are satisfied. The Commission recommends approval of a Special Use Permit authorizing Re/Max Premier Luxury Collection to occupy first floor space at 280 Deerpath subject to conditions of approval as detailed in the Ordinance.

Summary of the Request

This is a request for a Special Use Permit to allow a real estate office to occupy first floor space in the City’s B-4, Preservation Business District. Re/Max Premier Luxury Collection desires to open an office in the multi-tenant building at 280 E. Deerpath. The space will serve as an office and point of contact for residential home sellers and buyers, both local residents and those interested in moving into the community.

This request is before the Plan Commission because the Code classifies real estate offices as special uses therefore, a public hearing and review by the Plan Commission based on the applicable criteria is required.

The proposed Re/Max Premier Luxury Collection office will be located in tenant space that was most recently occupied by Compass Real Estate and prior to that, by Griffith, Grant, and Lackie. The 280 E. Deerpath space fronts on Deerpath and is located between the UPS store to the west and the remaining

Compass real estate office to the east. There are other real estate offices located in the Central Business District, in first floor spaces.

The petitioner has indicated that no interior alterations are planned due to the prior use as a real estate office. If changes are planned, depending on the scope of work, permits may be required. In the future, the space could easily be adapted to accommodate retail use or could be occupied by some other type of office or service business.

Minimal signage is planned for the new office, similar to the signage that existed for the previous office use in the space. The signage will be reviewed for compliance with the Code and if determined to be appropriate, presented to the Historic Preservation Commission for review. A permit for the signage is required.

Traffic and parking generated from the office will be minimal, similar to that produced by the prior tenant. At peak usage times, the petitioner estimates that there will be no more than 20 total staff and agents within the space at a time. The hours of operation for the office will be between 9:00 a.m. and 5:00 p.m. on weekdays and by appointment on the weekends, similar to the hours of operation of the prior tenant.

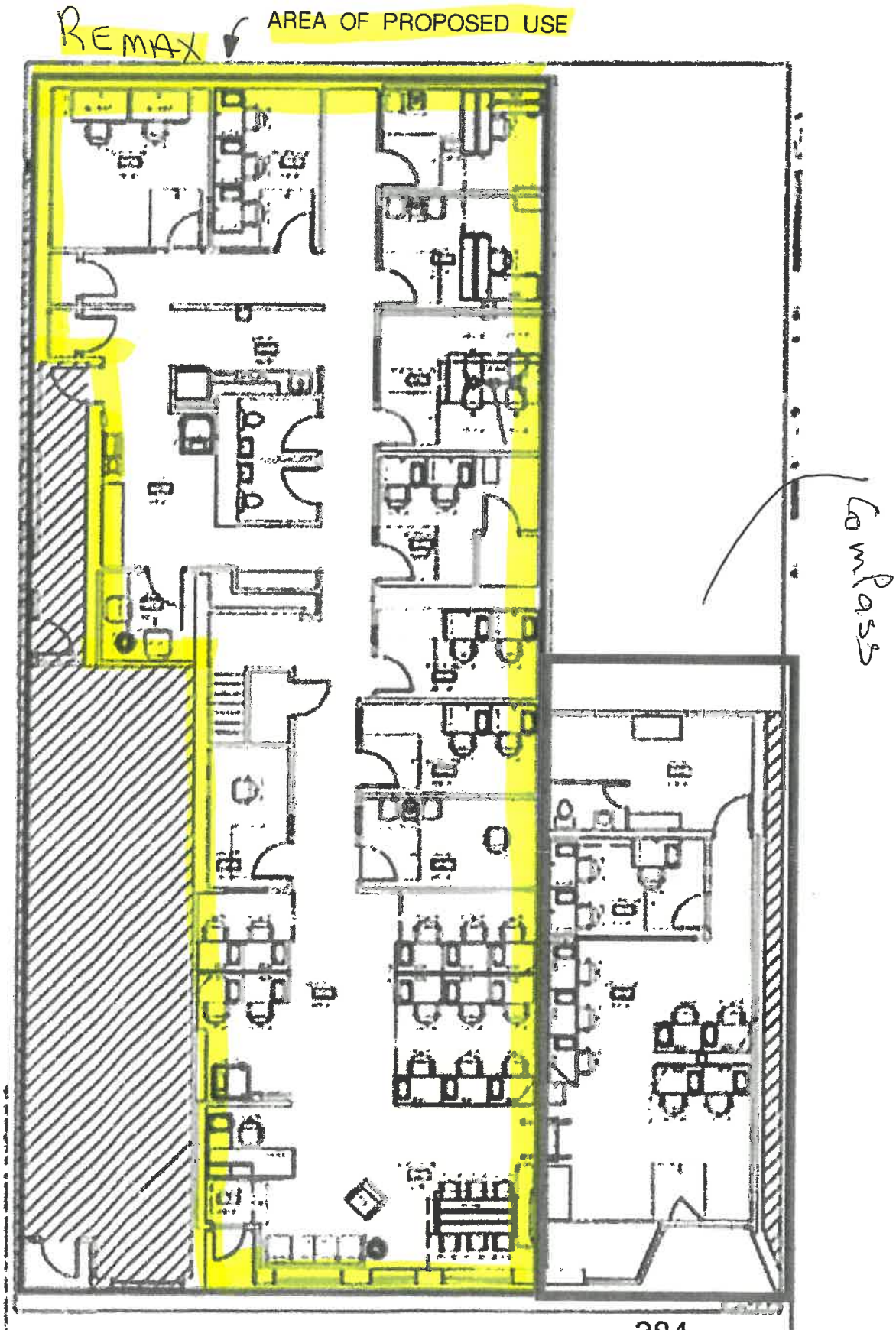
This property is zoned B-4 Preservation Business District, designed to preserve the unique attributes of the historic retail, residential and office core of the city. As noted above, real estate offices are classified as special uses in the B-4 District and are permitted only if the Plan Commission and City Council determine that the applicable criteria are met. The applicable criteria are addressed with findings of fact later in this staff report.

Key Points

- This tenant space was most recently occupied by a real estate office, and the proposed use is a real estate office.
- The proposed office use is low volume. The space will primarily be used as a location for showcasing The City of Lake Forest to potential home buyers and supporting local residents in selling their homes. Use of the space as proposed will not alter traffic volumes, parking demand or activity levels in and around the Central Business District.
- The 280 E. Deerpath location is within walking distance of public employee parking lots both to the east and to the west.
- Although the use of the space will not produce retail sales taxes, the sale of homes benefits the City in many ways including through the generation

of Real Estate Transfer Tax revenues which are levied on the buyer at a rate of \$4.00 per \$1,000.

SUBLELEASE PREMISES



THE CITY OF LAKE FOREST
ORDINANCE NO. 2026 - ____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AUTHORIZE W. BRIAN ROSS,
ROSS & DURRETT FAMILY DENTAL CLINIC TO OCCUPY FIRST FLOOR SPACE AT 580
BANK LANE IN THE B-3 TRADITIONAL BUSINESS DISTRICT**

WHEREAS, 2600 Central, LLC (Paul Svigos) ("**Owner**") is the owner of that certain real property commonly known as 580 Bank Lane, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the B-3, Traditional Business District and real estate offices are designated as special uses in said District; and

WHEREAS, Ross and Durrett Family Dental, with the consent of the Owner, petitioned the City for a Special Use Permit in accordance with the regulations of Section 159.045, Special Uses, and 159.112, B-3, Traditional Business District, of the City of Lake Forest Code to allow Ross and Durrett Family Dental to occupy first floor space in the existing multi-tenant building at 580 Bank Lane; and

WHEREAS, pursuant to notice duly published, the Plan Commission reviewed and evaluated the request at a public hearing held on January 14, 2026; and

WHEREAS, the Plan Commission having fully considered the evidence and testimony presented by all those attending the public hearing who wished to testify made the following findings:

1. The Code encourages consolidating retail uses in and immediately around Market Square and promotes the location of office and service businesses outside of the immediate core area as a way to bring people in to support retail and restaurant businesses. This site is located outside of Market Square, the primary retail core.

2. The streets in this area and the on-street and remote parking lots can accommodate continued use of this space for a service business.
3. On street customer parking and the nearby parking structure are adequate to meet the demand generated by patients particularly in light of the limited hours of the clinic.
4. Minor exterior changes are proposed to the front of the building to locate the entrance to the south end of the space. Nothing will prevent this space from easily being used by a retail tenant in the future.
5. The location of this non-retail use in the Central Business District will not limit prime opportunities for retail tenants.
6. The proposed location will not be detrimental to surrounding businesses or the business district as a whole and the proposed use will attract employees and clients to the Central Business District.
7. The proposed dental clinic will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The dental group already provides services to Lake Forest residents from another location in the Central Business District.
8. No evidence was submitted demonstrating that the proposed special use will substantially diminish property values in the Central Business District.

and recommended that the City Council grant approval of the Special Use Permit subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council concur with the findings of the Plan Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval. Pursuant to Sections 159.045 and 159.112 of the City Code and the City's home rule authority and other statutory powers, and

subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Special Use Permit to allow Ross and Durrett Family Dental to locate at 580 Bank Lane.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

1. Employees shall park in remote lots designated for employee parking. No on street employee parking or parking in spaces designated for customers or patients of business in the area is permitted.
2. All building and window signage shall be subject to approval processes and the issuance of a permit by the City and shall be consistent with applicable Code requirements.
3. No exterior or interior alterations shall occur which limit the future re-use of this space for retail or restaurant uses.
4. The "store front" windows shall remain generally open in the spaces that are not treatment rooms to allow views into the space for the purpose of providing a more pedestrian friendly streetscape. Any application of screening materials to the store front windows to obscure treatment rooms shall be subject to City approval.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner and tenant have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the

form attached hereto as Exhibit B and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()
NAYS: ()
ABSENT: ()
ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

ATTEST:

City Clerk



COMMISSION REPORT AND RECOMMENDATION

TO: Honorable Mayor Tack and members of the Council
DATE: January 14, 2026
FROM: Chairman Pasquesi and Members of the Plan Commission
SUBJECT: *Special Use Permit – Dental Clinic at 580 Bank Lane*

BUILDING OWNER

2600 Central, LLC
(Paul Svigos)

PROPERTY LOCATION

580 Bank Lane

ZONING DISTRICT

B-3 – Community Commercial
Business District

Proposed Tenant: W. Brian Ross, Ross & Durrett Family Dental
Representative: Dr. W. Brian Ross, tenant
Michael Durlacher, attorney
Betsy Gensburg, architect

Plan Commission Recommendation

Based on the information presented by the petitioner, review of applicable sections in the City Code and based on the findings of fact detailed in the Ordinance, the Commission finds that the applicable special use criteria are satisfied. The Commission recommends approval of a Special Use Permit authorizing Ross & Durrett Family Dental to occupy first floor space at 580 Bank Lane subject to conditions of approval as detailed in the Ordinance.

Summary of the Request

The proposed clinic will occupy the north half of the first floor of the three story building at 580 Bank Lane. The dental clinic will have frontage on Bank Lane. The space is currently occupied by two tenants, a salon and a frame shop. The petitioner’s representative advised the Commission that both existing tenants were provided with 60-day termination notices in accordance with the provisions in their leases. The upper floors of the building are residential units.

The proposed dental clinic will have eleven treatment rooms, lab and x-ray spaces, offices, and a waiting area. Nine to eleven employees will be on site at any one time along with 14 to 18 patients during peak times. Employees will be required to park off site in remote parking lots on the east side of the railroad tracks or in the parking lot on the northwest corner of Deerpath and Oakwood Avenue. On street parking by employees will be a violation of the Special Use Permit and could result in the revocation of the permit if there are ongoing violations.

Traffic generated by the proposed clinic and the resulting parking demand will likely be generally similar to the traffic and parking needs related to the existing

tenants. The clinic will not have weekend hours and will see patients on a limited basis on Fridays. Weekends and Fridays are peak times for nearby restaurants.

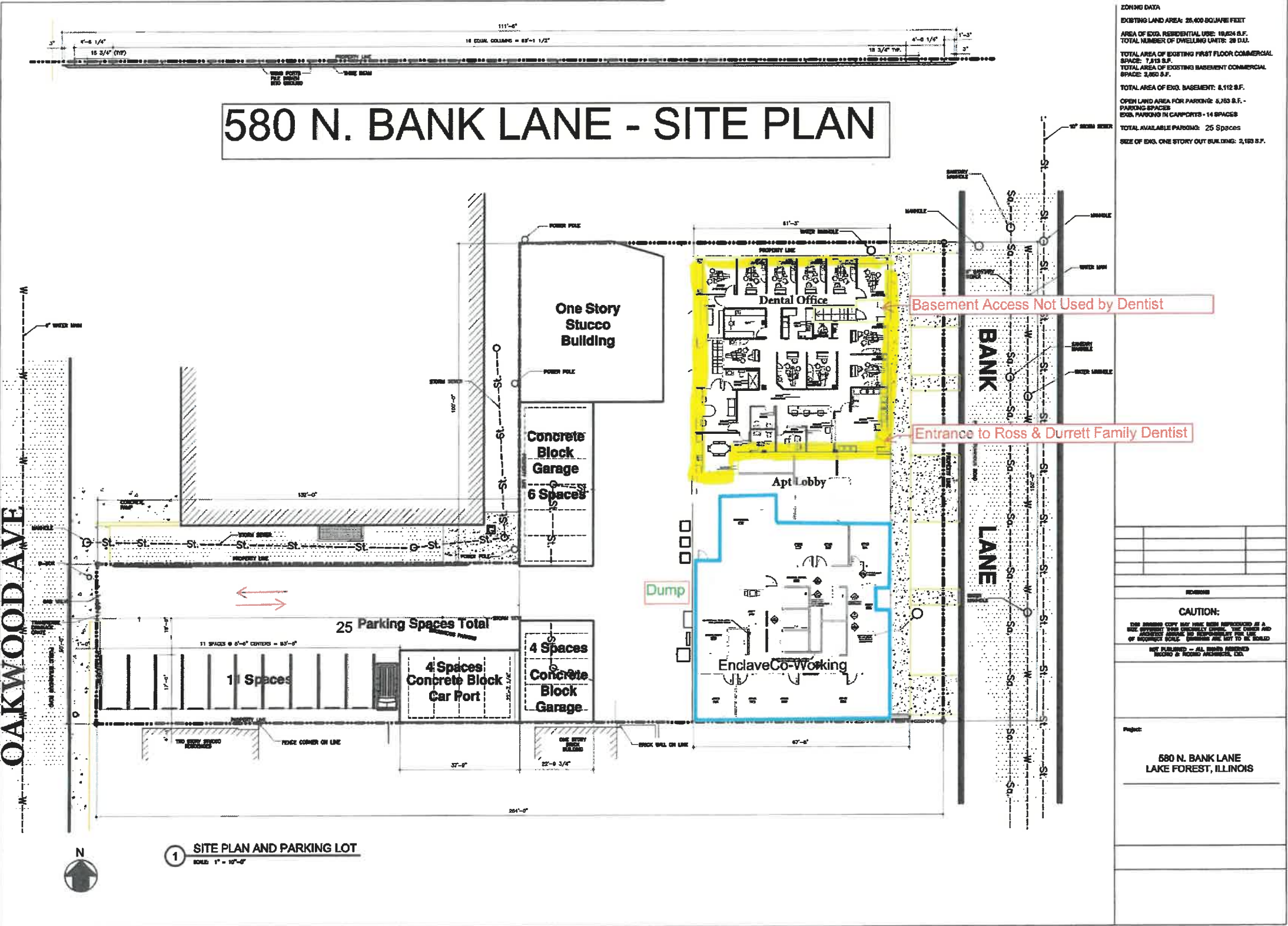
Key Points

- The Code limits the number of non-retail uses within the core area, in Market Square and on the blocks immediately adjacent to Market Square. There are no limitations on non-retail businesses on the block of Bank Lane between Deerpath and Illinois Road.
- The tenant spaces proposed to be reconfigured as a dental clinic are currently occupied by service type businesses, a well-established salon that offers a wide range of services and a frame shop that offers custom framing services. Based on information provided by the petitioner, both existing tenants have been given notice of termination of their leases by the property owner. The City does not get involved in private lease negotiations.
- The proposed dental clinic use is not expected to generate significantly more traffic than the two existing uses in the space. The clinic's hours of operation generally do not conflict with the peak times of activity of the nearby restaurants. The anticipated hours are Monday 9 a.m. to 6:30 p.m., Tuesday 10 a.m. to 5:30 p.m., Wednesday and Thursday 7 a.m. to 2:30 p.m., and the first Friday of each month 8 a.m. to 2 p.m. The dental clinic will not be open on weekends.
- The dental clinic is within walking distance of public parking lots that are designated for employees. Parking spaces are also located on the site for use by the tenants of the building as permitted by the building owner. No employee parking is permitted on public streets or in the parking structure on the east side of Bank Lane. These areas are intended for customer and patient parking for all of the surrounding businesses.
- Parking for patients of the clinic is available on Bank Lane, on adjacent streets, and on the upper level of the parking structure on the east side of Bank Lane.
- The dental practice is currently located at the north end of the Central Business District. The new location will attract patients to the core of the business district, providing convenient opportunities to eat and shop at nearby businesses.

STREETSCAPE VIEW – TENANT SPACE IDENTIFICATION



PROPERTY, BUILDING, AND TENANT SPACE FOOTPRINTS



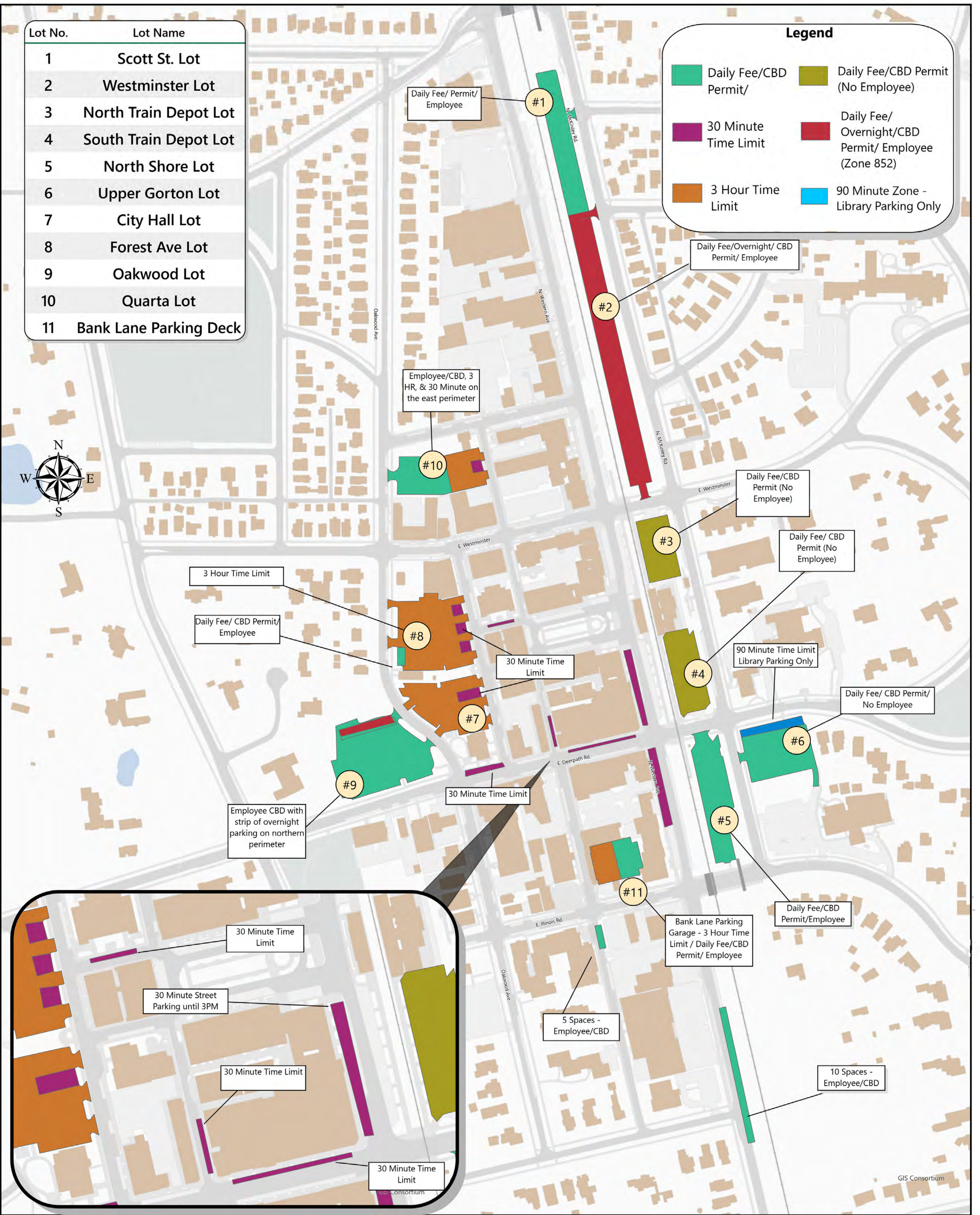


Central Business District Parking Zones

Lot No.	Lot Name
1	Scott St. Lot
2	Westminster Lot
3	North Train Depot Lot
4	South Train Depot Lot
5	North Shore Lot
6	Upper Gorton Lot
7	City Hall Lot
8	Forest Ave Lot
9	Oakwood Lot
10	Quarta Lot
11	Bank Lane Parking Deck

Legend

- Daily Fee/CBD Permit/
- 30 Minute Time Limit
- 3 Hour Time Limit
- Daily Fee/CBD Permit (No Employee)
- Daily Fee/Overnight/CBD Permit/ Employee (Zone 852)
- 90 Minute Zone - Library Parking Only



THE CITY OF LAKE FOREST
ORDINANCE NO. 2026-____
AN ORDINANCE AMENDING CHAPTER 78,
PARKING AND LOADING SCHEDULES

Adopted by the City Council
of the City of Lake Forest
this ____ day of _____ 2026

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this ____ day of _____ 2026

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026 - ____

AN ORDINANCE AMENDING CHAPTER 78, PARKING AND LOADING SCHEDULES

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation; and

WHEREAS, the City has, in the past, adopted various Schedules relating to Parking and Loading in and around the Business Districts and in other areas throughout the community; and

WHEREAS, it is appropriate from time to time to review and revise said Schedules in response to the ever changing mix of businesses in the District and to support economic vitality; and

WHEREAS, the recent review of parking regulations for parking lots and on street spaces was conducted with input from business owners, employees, and residents of the community; and

WHEREAS, the changes as proposed are intended to prioritize convenience for customers who support local businesses while also ensuring adequate, easily accessible, and clearly identified parking areas for employees and commuters; and

WHEREAS, the proposed amendments serve to preserve and protect the character of the community and quality of life by supporting thriving business districts, promote life safety, and support property values: and

WHEREAS, from time to time it is appropriate for the City to review and amend the Code to update, provide clarification, and address current issues, and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: **Recitals.** The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this Section as if fully set forth.

SECTION TWO: **Amendments to Chapter 78 entitled "Parking and Loading Schedules"**

CHAPTER 78 PARKING AND LOADING SCHEDULES

- I. Restricted parking areas.
- II. Curb loading zones
- III. Reserved
- IV. Bus stops
- V. Parking east of Sheridan Road
- VI. On street parking prohibited
- VII. No parking; tow away zone
- VIII. City parking lots - Identified
- IX. City parking lots - time limits/requirements
- X. On Street parking time limits (30 minutes)
- XI. On Street parking time limits (90 minutes)
- XII. Parking time limits (two hour)
- XIII. No parking during school hours
- XIV. No parking between 3:00 a.m. and 5:00 a.m.

Schedules I through VII – No amendments proposed

Schedule VIII – is hereby replaced in its entirety as reflected in Exhibit A attached hereto and made a part hereof.

Schedule IX is hereby replaced in its entirety as reflected in Exhibit B attached hereto and made a part hereof.

Schedule X is hereby replaced in its entirety as reflected in Exhibit C attached hereto and made a part hereof.

Schedule XI is hereby replaced in its entirety as reflected in Exhibit D attached here to and made a part hereof.

Schedule XII is hereby replaced in its entirety as reflected in Exhibit E attached hereto and made a part hereof.

Schedules XIII and XIV – No amendments proposed.

SECTION THREE: **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2026

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ____ day of _____, 2026

Mayor

ATTEST:

City Clerk

EXHIBIT A

SCHEDULE VIII. CITY PARKING LOTS - IDENTIFIED.

Lot No.	Location – Central Business District	Common Name
1	East of railroad tracks West of McKinley Road North of Granby Road South of Woodland Road	Scott Street Lot
2	East side of railroad tracks West of McKinley Road North of Westminster South of Granby Road	Westminster Lot
3	East of railroad tracks West of McKinley Road South of Westminster North of Train Depot	North Train Depot Lot
4	East of railroad tracks West of McKinley Road North of Deerpath South of the Train Depot	South Train Depot Lot
5	East of railroad tracks West of McKinley Road South of Deerpath	North Shore Lot
6	Southeast corner of Deerpath and McKinley Road	Upper Gorton Lot
7	Between Forest Avenue and Oakwood Avenue North of City Hall	City Hall Lot
8	Between Forest Avenue and Oakwood Avenue West of the Post Office	Forest Avenue Lot
9	Northwest corner of Deerpath and Oakwood Avenue	Oakwood Lot
10	Between Bank Lane and Oakwood South of Wisconsin Avenue	Quarta Lot
11	East of Bank Lane North of Illinois Road	Bank Lane Parking Deck

EXHIBIT A (continued)

Lot No.	Location – Settlers’ Square Business District (West Lake Forest)	
12	East of Telegraph Road, North of Conway Road	West Lake Forest Train Depot Lot (Lot A)
13	East of Telegraph Road, North of Train Depot	West Lake Forest Train Depot Lot (Lot B)
14	East of Telegraph Road, North of Everett Road	West Lake Forest Train Depot Lot (Lot C)
15	Southeast Corner Everett and Telegraph Roads, North of Fire Station	Fire Station Lot
Lot No.	Location – Forest Park and Forest Park Beach	
16	Parking area adjoining the Forest Park Beach and driveway leading thereto	North Forest Park Beach Lot
17	Parking area adjoining the Forest Park Ramp and the driveway leading thereto	South Forest Park Beach Lot
Lot No.	Location – Old Elm Road	
18	East side of railroad tracks Northwest corner of Sheridan Old Elm Roads	Fort Sheridan Lot

Hereafter, the number and location of short-term spaces (30 minute spaces) shall be set and approved under the administrative authority of the City Manager and marked with appropriate signage.

EXHIBIT B

SCHEDULE IX. CITY PARKING LOTS - TIME LIMITS/REQUIREMENTS

Lot No.	Common Name	Time Limit
1	Scott Street Lot	Daily Fee/CBD Permit/CBD Employees
2	Westminster Lot	Daily Fee/Overnight with Permit/CBD Permit/CBD Employees
3	North Train Depot Lot	Daily Fee/CBD Permit (No CBD Employees)
4	South Train Depot Lot	Daily Fee/CBD Permit (No CBD Employees)
5	North Shore Lot	Daily Fee/CBD Permit/CBD Employees
6	Upper Gorton Lot	90 Minute Library Patron Parking – North Row Only/Remainder Daily Fee/CBD Permit/CBD Employees
7	City Hall Lot	3 Hour Customer Parking/30 Minute Quick Stop Along Forest Avenue as Signed (No CBD Employees)
8	Forest Avenue Lot	3 Hour Customer Parking/30 Minute Quick Stop Along Forest as Signed/SW Corner 6 Spaces Daily Fee or CBD Permit for CBD Employees
9	Oakwood Lot	Daily Fee/CBD Permit/CBD Employees Overnight with Permit North Row Only
10	Quarta Lot	East Portion 3 hours/30 Minute Quick Stop Along Forest Avenue as Signed/West Portion of Lot (West 160') Daily Fee/CBD Permit/CBD Employees
11	Bank Lane Parking Deck	Upper Level East Half – Daily Fee/CBD Permit/CBD Employee Upper Level West Half – 3 Hour Customer Parking
12	West Lake Forest Train Depot Lot – North End (Lot A)	Permit/Daily Fee/Overnight
13	West Lake Forest Train Depot Lot – Middle (Lot B)	Permit/Daily Fee

EXHIBIT B (continued)

14	West Lake Forest Train Depot Lot – South End	Permit/Daily Fee
15	Southeast Corner Everett and Telegraph Roads	Permit
16	North Forest Park Beach Lot	Resident Vehicle Sticker Required
17	South Forest Park Beach Lot	Permit
15	Fort Sheridan Lot	Permit/Overnight Parking

DRAFT

Exhibit C

SCHEDULE X. ON STREET PARKING TIME LIMITS (30 MINUTES)

Street	Side	Area
Western Avenue	East side	Market Square South to Mid-Block Between Deerpath and Illinois Road (extending 220' south of Deerpath)
Deerpath	North side	Western Avenue to Bank Lane and Forest Avenue to Oakwood Avenue
Bank Lane	East side	Deerpath North to Alley (extending 130' north of Deerpath)
Northgate	North side	Bank Lane to Forest Avenue

DRAFT

EXHIBIT D

SCHEDULE XI. CENTRAL BUSINESS DISTRICT ON STREET PARKING TIME LIMITS (90 MINUTES)

In all areas identified below parking is hereby permitted ONLY in delineated parking spaces.

Street	Side	Area
Bank Lane	East side	Westminster South to Market Square
	East side	Market Square South to Deerpath
	West side	Deerpath to Illinois Road
	East side	Illinois Road to Vine Avenue
Deerpath	North side	In front of the Lake Forest Library
	South side	Green Bay Road to Western Avenue
	North side	Forest Avenue to Bank Lane
Forest Avenue	East side	Deerpath to Westminster
Illinois Road	North side	Western Avenue to Oakwood Avenue
	South side	Green Bay Road to Western Avenue
Oakwood Avenue	East side	Vine Avenue to Wisconsin Avenue
	West side	Illinois Road to Deerpath
South Gate	South side	Forest Avenue to Bank Lane
Summit Avenue	East side	Westminster Avenue to Summit Place
Vine Avenue	North side	Green Bay Road to Oakwood Avenue
Western Avenue	East side	Woodland Road to mid-block Between Illinois Road and Vine Avenue (260' south of Illinois Road)
	East side	Mid-block Between Illinois Road and Vine Avenue (10 southernmost spaces) CBD Permit/CBD Employee Parking Permitted
	West side	140' South of Woodland Road to Market Square and Mid-block Between Deerpath and Illinois Road

EXHIBIT D (continued)

		(starting 220' south of Deerpath) to Vine Avenue
Westminster	North side	Oakwood Avenue to Western Avenue
	South side	Oakwood Avenue to Western Avenue
Wisconsin Avenue	North side	Oakwood Avenue to Western Avenue
	South side	Bank Lane to Western Avenue

DRAFT

Exhibit E

SCHEDULE XII. PARKING TIME LIMITS (TWO HOUR).

Street	Side	Area
Gloucester Crossing	North side	Parking in Settlers Square
	South side	West of Waukegan Road Striped and Signed
Laurel Avenue	South side	Western to approximately 105 Laurel
Sunset Place	South side	Green Bay Road to Summit Avenue

DRAFT

SCHEDULE VIII. CITY PARKING LOTS.

<i>Lot No.</i>	<i>Location</i>	<i>Common Name</i>	<i>Ord. No.</i>	<i>Date Passed</i>
2	East side of CNWRR West side of McKinley Road North side of Westminster	Westminster Lot	2016-57	10-3-2016
3	West side of Forest Avenue Opposite Post Office	Forest Avenue Lot	2016-57	10-3-2016
5	East side of CNWRR West side of McKinley Road North side of Deerpath South side of Westminster	Northwestern RR	2016-57	10-3-2016
6	East side of Everett Fire Station	Everett Fire Station	2016-57	10-3-2016
7	East side of McKinley Road South side of Deerpath	Deerpath Lot	2016-57	10-3-2016
8	East side of CNWRR West side of McKinley Road South side of Deerpath	North Shore Lot	2016-57	10-3-2016
9	East side of Bank Lane North side of first lot on northeastern corner of Illinois Road and Bank Lane	Bank Lane Lot	2016-57	10-3-2016
10	West side of Oakwood Avenue North side of Deerpath	Oakwood Lot	2016-57	10-3-2016
11	East side of Oakwood Avenue West side of Forest Avenue North side of City Hall	City Hall Lot	2016-57	10-3-2016
12	East side of Oakwood Avenue South side of Wisconsin Avenue	Quarta Lot	2016-57	10-3-2016
13	Either side of Telegraph Road from Everett Road south approximately 800 feet	Milwaukee Road Train Station Lot	2016-57	10-3-2016
15	Parking area adjoining the Forest Park Beach and driveway leading thereto	Forest Park Beach Lot	2016-57	10-3-2016
16	Parking area adjoining the Forest Park Ramp and the driveway leading thereto	Boat Ramp Lot	2016-57	10-3-2016

<i>Lot No.</i>	<i>Location</i>	<i>Common Name</i>	<i>Ord. No.</i>	<i>Date Passed</i>
17	West side of McKinley Road at Scott Street	Scott Street Lot	2016-57	10-3-2016
18	East side of CNWRR West of Sheridan Road North side of Old Elm Road	Fort Sheridan Commuter Lot	2016-57	10-3-2016
19	East side of North Western Avenue from a point 130 feet north of Woodland Road continuing north approximately 725 feet; and East side of North Western Avenue from a point 228 feet north of the center line of Franklin Place to a point 280 feet south of the center line of Franklin Place	North Western Avenue	2016-57	10-3-2016
20	East side of North Western Avenue from Illinois Road south to Vine Avenue	North Western Avenue	2016-57	10-3-2016
21	East side of Bank Lane South of Illinois Road	Bank Lane Remote	2016-57	10-3-2016
22	South side of Wisconsin Avenue west of Bank Lane	Wisconsin Avenue	2016-57	10-3-2016
23	Parking area adjoining the Lake Forest Library and driveway leading thereto	Lake Forest Library	2016-57	10-3-2016
24	Parking area adjoining 361 East Westminster and driveway leading thereto	Temporary City Hall	2016-57	10-3-2016
25	Northeast corner of Bank Lane and Illinois Road	Bank Lane Parking Deck	2016-57	10-3-2016

Hereafter, the number of short-term spaces in the Quarta Lot, Lot 12, shall be fixed at eight spaces in a location to be set and approved under the administrative authority of the City Manager; and said spaces will be marked with appropriate signage.
(Ord. 2016-57, passed 10-3-2016)

SCHEDULE IX. CITY PARKING LOT TIME LIMITS.

<i>Lot No.</i>	<i>Common Name</i>	<i>Time Limit</i>	<i>Ord. No.</i>	<i>Date Passed</i>
3	Forest Avenue Lot	Three hours (entire lot)	2016-57	10-3-2016
5	Northwestern RR	Three hours (a portion of the southern 1/2 of the lot, not to exceed approximately 65 spaces), 3 spaces on the north side are 30 minutes; 3 spaces on the south side are 60 minutes.	2016-57	10-3-2016
9	Bank Lane Lot	Three hours (entire lot)	2016-57	10-3-2016
11	City Hall Lot	Three hours (entire lot except for 20 spaces that are 90 minutes)	2016-57	10-3-2016
12	Quarta Lot	Three hours (southeast portion of lot, 11 spaces)	2016-57	10-3-2016
23	Lake Forest Library	Three hours (entire lot)	2016-57	10-3-2016
24	Lake Forest Historical Society	Three hours (entire lot) (361 E. Westminster)	2016-57	10-3-2016
25	Bank Lane Parking Deck	Three hours (upper level)	2016-57	10-3-2016

The time limits for parking in Lots 3, 9 and 11 may be extended pursuant to the City Manager's administrative authority, but shall not be less than the three-hour time limit established above. (Ord. 2016-57, passed 10-3-2016)

SCHEDULE X. PARKING TIME LIMITS (15 MINUTES).

<i>Street</i>	<i>Side</i>	<i>Area</i>	<i>Ord. No.</i>	<i>Date Passed</i>
Bank Lane	East side	North of Northgate	2016-57	10-3-2016
262 Deerpath	North side	Last space before Bank (1 space)	2016-57	10-3-2016
297 E. Illinois	South side	Third space west of Western (1 space)	2016-57	10-3-2016
Northgate	North side	Bank Lane to Forest Avenue	2016-57	10-3-2016
747 Oakwood	East side	4 spaces starting at Westminster north	2016-57	10-3-2016
842 Western	West side	2 spaces in front of 842 Western	2016-57	10-3-2016

SCHEDULE XI. PARKING TIME LIMITS (90 MINUTE).

<i>Street</i>	<i>Side</i>	<i>Area</i>	<i>Ord. No.</i>	<i>Date Passed</i>
Bank Lane	East side	Illinois Road to Wisconsin Avenue	2016-57	10-3-2016
	West side	Illinois Road to Wisconsin Avenue	2016-57	10-3-2016
	West side	Seven spaces in front of 580 N. Bank Lane	2016-57	10-3-2016
Deerpath	North side	In front of the Public Library property	2016-57	10-3-2016
	South side	Green Bay Road to Oakwood Avenue	2016-57	10-3-2016
Deerpath	North side	Western Avenue to Oakwood Avenue	2016-57	10-3-2016
	South side	Oakwood Avenue to Western Avenue	2016-57	10-3-2016
Forest Avenue	East side	Deerpath to Westminster	2016-57	10-3-2016
Illinois Road	North side	Western Avenue to Oakwood Avenue	2016-57	10-3-2016
	South side	Green Bay Road to Western Avenue	2016-57	10-3-2016
Oakwood Avenue	East side	Vine Avenue to Wisconsin Avenue	2016-57	10-3-2016
	West side	Illinois Road to Deerpath	2016-57	10-3-2016
South Gate	South side	Forest Avenue to Bank Lane	2016-57	10-3-2016
Summit Avenue	East side	Westminster Avenue to Summit Place	2016-57	10-3-2016
Vine Avenue	North side	Green Bay Road to Oakwood Avenue	2016-57	10-3-2016
Westminster	North side	Forest Avenue to Western Avenue	2016-57	10-3-2016
	South side	Forest Avenue to Western Avenue	2016-57	10-3-2016
Wisconsin Avenue	North side	Western Avenue to Oakwood Avenue	2016-57	10-3-2016
	South side	Bank Lane to Western Avenue	2016-57	10-3-2016

SCHEDULE XII. PARKING TIME LIMITS (TWO HOUR).

<i>Street</i>	<i>Side</i>	<i>Area</i>	<i>Ord. No.</i>	<i>Date Passed</i>
Gloucester Crossing	North side	Parking in Settlers Square	2016-57	10-3-2016
	South side	West of Waukegan Road Striped and Signed	2016-57	10-3-2016
Laurel Avenue	South side	Western to approximately 105 Laurel	2016-57	10-3-2016
Market Square	North side	Western Avenue to Bank Lane	2016-57	10-3-2016
	South side	Western Avenue to Bank Lane	2016-57	10-3-2016
	West side	North Gate to South Gate	2016-57	10-3-2016
Sunset Place	South side	Green Bay Road to Summit Avenue	2016-57	10-3-2016
Western Avenue	East side	Illinois to 936 North Western	2016-57	10-3-2016
	West side	Woodland Road to Thomas Place	2016-57	10-3-2016
Western Avenue	West side	North approximately 340 feet from a point approximately 48 feet north of Vine Avenue to Wisconsin Avenue to Thomas Place	2016-57	10-3-2016

THE CITY OF LAKE FOREST

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A
FEE SCHEDULE FOR THE CITY OF LAKE FOREST**

WHEREAS, The City has established various fees and charges as part of its codes, ordinances, rules, regulations, and policies, which fees and charges are reviewed from time-to-time; and

WHEREAS, the City Council has reviewed such fees and charges, and hereby determines that it is necessary to adjust certain existing fees and charges, and/or to establish formally other fees and charges; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to adopt this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated as the findings of the City Council and are hereby incorporated into and made a part of this Ordinance.

SECTION TWO: Approval of Fee Schedule. The City Council hereby approves the fee schedule set forth in Exhibit A ("***Fee Schedule***"). To the extent any provision of any code, ordinance, regulation, rule, or policy of the City is

contrary to the Fee Schedule, such provision is hereby deemed amended so that the Fee Schedule shall control. Any fee or charge not otherwise listed on the Fee Schedule shall remain unchanged and in full force and effect.

SECTION THREE: Effective Date of Fee Schedule. The fees and charges set forth on the Fee Schedule shall take effect as of the date noted on the Fee Schedule. To the extent that any fees or charges were imposed consistent with the Fee Schedule prior to the effective date of this Ordinance as set forth in Section Four hereof, such fees and charges so imposed are hereby approved and ratified.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2026

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2026

Mayor

ATTEST:

City Clerk

Exhibit A

Schedule of Fees and Charges

City of Lake Forest Fee Schedule - Exhibit A

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Public Works						
Water Fees:						
Water Utility Fees/Charges						
Turn Off Water Fee	Water	75				51.064
Turn Off Water Fee After Hours	Water	100				51.064
Turn On Water Fee	Water	75				51.064
Turn On Water Fee After Hours	Water	100				51.064
Water Main Taps						
1 Inch	Water	500				51.030(b)
1-1/2 Inch	Water	1,000				51.030(b)
2 Inch	Water	1,300				51.030(b)
3,4,6 and 8 inch taps	Water	900				51.030(b)
Water Meter Fees						
3/4 Inch	Water	470				51.045(e)
1 Inch	Water	540				51.045(e)
1-1/2 Inch	Water	910				51.045(e)
2 Inch	Water	1,165				51.045(e)
3 inch	Water	2,615				51.045(e)
4 inch	Water	3,950				51.045(e)
6 inch	Water	6,840				51.045(e)
Water Meter Contractor Bond - Temporary Meter						
	Water	1,500			0	51.015
Water Plant Investment Fee						
New Single Family Home - vacant lot	Water	2,900				52.15
Multi-Family Dwelling - new structure	Water	2,652				52.15
Residential pools, sprinkler systems	Water	459				52.15
Nonresidential buildings - new structures and additions	Water	1.02/sq ft of entire				52.15
	Water	interior area of the building				
Institutional buildings - new structure and additions	Water	.94/sq ft of entire				52.15
only if eligible for fed and state tax exempt status	Water	interior area of the building				
General Fees:						
Sticker for Leaf/Grass Bags						
	General	1.00 per sticker				50.016
Sanitation:						
Special Pickup	General	40 per 2 cubic yard				50.039 (c)
White Goods	General	65				50.015
White Goods W/CFC	General	90				50.015

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Monthly refuse collection fee	General	12 Per Month				50.021
55 Gallon Recycle Cart/Fee for extra cart only	General	75				
35 Gallon Recycle Cart/Fee for extra cart only	General	55				
Earth Machine Back Yard Composter	General	55				
Licenses:						
Scavengers - collects and disposes of multi-family and commercial waste		1,500 per company				50.055
Scavengers - collects and disposes of residential and commercial roll-offs		750 per company				50.055
Scavengers - collection and cleaning of portable toilets		200 per company				50.055
Engineering						
Sewer System Connection Fee:						
Single Family Dwelling		825				N/A
Two - family Dwelling		825 per unit				N/A
Multi-family Dwelling		165 per population equiv				N/A
		1,650 min				
Non-Residential Buildings		165 per population equiv				N/A
		1,650 min				
Institutional buildings with Fed and State tax exempt status		825 per connection				N/A
Site Grading:						
Site Grading - New construction		640				N/A
If no grading, request may be submitted for a waiver of the requirement of grading plan		240				N/A
Resubmittal		165				N/A
Revisions to approved grading plans		125				N/A
Erosion and sediment control measures		240				N/A
Site grading security (financial guarantee - refundable)		3,000 per acre of development				N/A
Floodplain Development Permit						
1 & 2 FAMILY		355				
ALL OTHERS		530				
Water Shed Development Fee: Revised Fee Schedule:						
General Fees						
Sediment and Erosion Control Only						
Single Family Residential Lot (See site grading ordinance)		see ordinance				151.05
Single Family Residential Lot (within regulatory floodplain)		1,040				151.05

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Development (<10 acres)		2,400				151.05
Development (≥ 10 acres)		3,560				151.05
Minor Development						
Without detention		2,120				151.05
With detention or Fee - in - lieu		3,120				151.05
Major Development						
With detention or Fee-in-lieu		5,400				151.05
Within regulatory floodplain (< 10 acres)		3,280				151.05
Within regulatory floodplain (≥ 10 acres)		8,640				151.05
Wetland Fees						
Category I Wetland impacts less than or equal to 1 acre		880				N/A
Category II Wetland impacts greater than 1 acre and less than 2 acres		3,640				N/A
Category III Wetland impacts greater or equal to 2 acres or impacts a HQAR		4,400				N/A
Category IV Wetland impacts involving either restoration, creation or enhancement		2,760				N/A
Resubmittal fee (1/3 of total watershed Dev. Fee + General + wetland fees)		347-2,880				N/A
Earth Change Approval		1,720				N/A
Securities - financial guarantee refundable		3,000 per acre of development				N/A
Variances		4,240				N/A
Appeals		1,920				N/A
Flood Plain Analysis and Report		35				N/A
Construction Engineering Standards Manual		35				N/A
Community Development						
Water Utility Fees/Charges:						
Water Service Inspection Fee	Water	50				N/A
Home Inspection Fee	Water	150				51.065
Home Inspection Fee - Re-Inspection	Water	50				51.065
Home Inspection Waiver	Water	25				51.065
General Fees:						
Zoning Analysis	General	100				159.052
Building & Development Fees:						
Service Contracts:						
Lake Bluff	General	Per Agreement				N/A
Bannockburn	General	5,000 min. & 50% over that				N/A

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Plan Review :						
Remodeling up to \$12,000	General	55				150.145
\$12,001 to \$48,000 Remodeling	General	82				150.145
\$48,001 - \$120,000 Remodeling	General	145				150.145
Over \$120,000 Remodeling	General	246				150.145
Additional fee for plan reviews that require more than 2 hours	General	55 per additional hour				150.145
New Construction - SFD	General	428				150.145
New Construction - 2FD	General	246/unit				150.145
New Const. - Com. & Multi. Fam. 3 or more units		612+50/ 1,000 Sq. Ft.				150.145
Plan Re-Submittal Fee	General	140 per re-submittal				150.145
Alterations to Approved Plans	General	140 + 55 per hour fee for reviews requiring more than 2 hours				150.145
Contractor Change	General	\$50 (plu \$20 each Additional)				150.145
Building Scale Calculation Fees:						
Single Family residence - first review	General	400				150.148
With completed Building Scale worksheet/detailed plans	General	200				150.148
Two-family dwelling	General	189 per unit				150.148
With completed Building Scale worksheet/detailed plans	General	120				150.148
Additional reviews (for revised plans)	General	102				150.148
On-site inspection for an existing dwelling	General	102				150.148
Office meeting to discuss for building scale calculation	General	50				150.148
Building Scale Waiver Request	General	100				150.148
Building Review Board Fees:						
Signs/Awnings/Landscaping/Lighting/Fences	General	75				150.147
Two or more of above	General	125				150.147
Storefront Alterations	General	100				150.147
New Commercial building, school, hospital or multi-family building per building	General	700				150.147
Alterations or major additions to commercial buildings, schools, hospitals or multi-family buildings - per building	General	323				150.147
New multi-building projects - per building	General	850 + 175 for more than 4 buildings (per building)				150.147
Changes to approved building materials	General	60				150.147
Demolition with replacement structure	General	2,230				150.147
Demolition partial and replacement addition	General	1,310				150.147

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Demolition w/o Replacement Structure	General	1,310				150.147
New Residence on Vacant Property (building scale fee also)	General	1,050				155.07
Additions & Alterations to Existing Residence (building scale fee also)	General	500				155.07
Replacement/new single family home/duplex structure	General	1,310				155.07
Variance from Building Scale Ordinance	General	374				155.07
Revisions to Approved Plans	General	229				155.07
Historic Preservation Commission Fees:						
Demolition (complete) and replacement structure	General	2,450				155.07
Demolition (partial) and replacement structure	General	1,529				155.07
Removal of less than 50%						155.07
Replacement Structure, prior demolition	General	1,310				155.07
Demolition w/o Replacement Structure	General	1,441				155.07
Changes to approved building materials	General	60				39.140
New Residence on Vacant Property (building scale fee also)	General	1,050				155.07
Additions & Alterations to Existing Residence (building scale fee also)	General	500				155.07
Variance from Building Scale Ordinance	General	374				155.07
Revisions to Approved Plans	General	229				155.07
Rescission of local landmark designation, amendment of local landmark designation or historic map amendment	General	2,500				155.07
Signs/Awnings/Landscaping/ Lighting/Fences	General	75				155.07
Two or more of above	General	125				155.07
Storefront Alterations	General	100				155.07
New Commercial building, school, hospital or multi-family building per single building	General	700				155.07
Alterations or major additions to commercial buildings, schools, hospitals or multi-family buildings - per building	General	323				155.07
New multi-building projects - per building	General	850 + 175 for more than 4 buildings (per building)				155.07
Project Fees:						
Red Tag , per violation, per day (minimum \$150 first offense)	General	300				150.005
Stop Work Order (Minimum \$250 first offense, limited scope)	General	750				150.005
Street Obstruction - per 30 lineal feet of public right-of-way	General	100				150.005
Re-Inspection all permits (failed/no show)	General	175				150.005
Additional Inspections	General	50				150.005
Off Hour Inspections	General	50 administration fee plus per hour cost of inspector				150.005
Tree fencing inspection fee		135				N/A

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Recording of Right-of-Way agreement for sprinkler system, driveway apron	General	70 (up to 4 pages, 5 each addl page)				150.145
Construction Trailer Permit (Commercial Construction Sites only)	General	100 per month				150.145
Tree removal without permit	General	750 per inch				999.999
Vegetation removal in protected area without permit	General	750 per violation				999.999
Recording of Plat of Subdivision	General	75 plus Lake County Fee				
Const. Codes Comm. Fees:						
Variances from Construction Code	General	250				150.110
Administrative Appeals	General	150				150.110
Material/Product Evaluation	General	350				150.110
Demolition Tax	Cap Imp & Afford Housing	12,000				150.110
Zoning Board of Appeals:						
Variations from Zoning Code	General	310				159.02
Administrative Appeals	General	150				159.02
Special Use Permit - Existing Developments	General	755				159.02
Legal Ad Publication (as required)	General	85				159.02
Plan Commission:						
Minor Subdivisions-Tentative Approval 2,3 or 4 lots payable at time of application	General	2,184				156.026(a)(3)
Minor Subdivisions-Final Approval	General	250+35/lot plus engineering and recording fees				156.026(a)(3)
Major Subdivisions-Tentative Approval 5 or more lots	General	3,822+35 for each lot over 5				156.026(a)(3)
Major Subdivisions-Final approval paid prior to recording of plat	General	400+35/ plus 5/lot				156.026(a)(3)
	General	over 10; + engineering and recording fees				156.026(a)(3)
Planned Preservation Subd Special Use Permit plus minor/major subdivision fee	General	2,500				156.026(a)(3)
Zoning Change	General	3,328				156.026(a)(3)
Filing fee for all other developments	General	788				156.026(a)(3)
Code Amendment	General	3,328				156.026(a)(3)
Extension of Tentative Subdivision Plat Approval	General	150				156.026(a)(3)
Administrative Property Line shift	General	250				156.026(a)(3)
Special Use Permit	General	1,035				156.026(a)(3)
Special Use Permit - Restaurant within 150' of Residential	General	500				156.026(a)(3)

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Escrow Deposit - 3rd Party Review (Refundable)	General	5000				
Permits:						
Building Permits repair and maintenance under \$6,000	General	40				150.145
Building Permits - \$100,000 or less	General	1.5% of total construction 50 min				150.145
Building Permits - over \$100,000						
\$100,001 - \$200,000	General	2% of total construction				150.145
\$200,001 - \$500,000	General	4,000 + 1% of total cc in excess of 200,000				150.145
\$500,001 and above	General	7,000 + .5% of total cc in excess of 500,000				150.145
Solar installation/Geo Thermal/Wind/Electric Charging Stations	General	.05% of construction cost				150.145
Underground storage tank removal	General					
single family and duplex		150 per tank				150.145
All other properties	General	250 per tank				150.145
Permit Extensions - After Final Expiration	General	150 administration fee plus 20% of the original permit fee - 6 month extension				150.145
Sign	General	1.5% construction cost 50 min				150.145
Administration Demolition Approval - Life Safety/Nuisance	General	500				150.145
Driveway Permits:						
Driveway Resurfacing Permit (not required for sealcoating)	General	50				150.145
Driveway Bond	General	250				150.485
Plumbing /Electric/HVAC:						
Irrigation Systems	General	2.00 per head 60 min				150.145
Plumbing - base charge	General	60+5.50/fix.				150.145
Sanitary Sewer	General	50 min + 1.00/ft over 50 ft				150.145
Storm Sewer	General	50 min + 1.00/ft over 50 ft				150.145
Electrical	General	100, plus 1 per unit beyond 100 total units				150.145
Electrical Service	General	75				150.145
Electric - motors	General	75 + .50 per horsepower				150.145
HVAC						
Residential - New or replacement						
1 or 2 units	General	52				150.145
Each additional unit	General	45				150.145
Duct work	General	52				150.145
Commercial New	General	52 per 1,500 sq ft of floor area				150.145

Add prior approved fees

New Fee

Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Commercial - replacement of existing units	General	same as residential				150.145
Purchase of Parking						
Space per Zoning Code	General	to be set by City Council at the time of approval based on market costs				150.145
						150.145
Elevators:						
Elevator Inspection Fee	General	Variable				150.145
Elevator Permits - New elevators	General	65				150.145
Licenses - Annual:						
Health -Restaurant (20 or Less)	General	250				113.03(d)(1)
Health - Restaurant (21-99)	General	350				113.03(d)(2)
Health - Restaurant (100 + Seats)	General	600				113.03(d)(3)
Health - Itinerant Restaurant	General	250				113.03(d)(4)
Health - Food Store	General	100				113.21(d)
Health - Limited Food Store (selling candy)	General	50				113.21(d)
Health - Mobile Food/Beverage Vendor	General	100				113.21
Food Vendor (delivery)	General	150/Veh.				113.21(d)
Milk Vendor (delivery)	General	100/Veh.				113.21(d)
Ice Vending Machine per machine	General	110				95.061
Food Vending Machine per machine	General	55				113.21(d)
Candy Vending Machine per machine	General	55				113.21(d)
Pop/Soft drink Vending Machine per machine	General	55				113.21(d)
Milk Vending Machine per machine	General	55				113.21(d)
Tobacco vending machine per machine	General	50				135.136
Amusement Machine per machine	General	110				110.104
HVAC Contractor	General	60				150.145
Electrical Contractor	General	60				150.145
Juke Box	General	25				110.083
Pool Table	General	25				112.095(b)(1)
Tree and Vegetation Removal:						
Application Review Fee	General	40				99
Removal of Heritage Tree	General	40 per tree				99
Removal of tree 10" DBH or larger within the streetscape preservation area, the front yard or the corner side yard	General	40 per tree				99
						99
Removal of trees or vegetation from a Conservation Easement	General	35 per 1 1/2 acre site				99
Removal of trees from a Tree Preservation or No Disturbance area	General	40 per tree				99
Removal of trees or shrubs from any ravine or bluff	General	40 per 1 1/2 acre site				99
Removal of trees or shrubs from a public right of way	General	40 per 1 1/2 acre site				99

Add prior approved fees

New Fee

Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
or other public property						99
Ash tree removals, dead or hazardous trees (application fee only)	General	No Fee				99
Bonds: Refundable Upon Timely/Satisfactory Completion						
Permit Renewal - for projects with estimated construction costs of \$200,000 or less refundable upon completion of project within one year	General	20% of permit fee			0	150.145
Permit Renewal - for projects with estimated construction costs of more than \$200,000 refundable upon completion of project within 20 months	General	22% of permit fee			0	150.145
Street Opening Bond	General	500				98.058
Public Sanitary/Storm Sewer or Water Main Bond/R.O.W. (each)	General	500				
New Curb Cut and Temporary Curb Crossing	General	500				
Fire Protection Fees:						
Life Safety Plan Review Fee - New Constr/Addition	General	500 min or .05 sf includes all floors				150.145
Life Safety Plan Review Fee - Remodel/Alteration	General	60 min or .05 sf includes all areas				150.145
Fire Suppression Systems (Plan review and 2 inspections)						
Single Family/Duplex Residential						
New	General	120 or .05 per sf whichever is greater				150.145
Addition/Alteration	General	60 or .05 per sf for scope of work area whichever is greater				150.145
Hot work	General	100				150.145
Commercial/Multi Family						
New	General	500 or .05 per s.f. whichever is greater 250 or .05 s.f. for scope of work area whichever is greater				150.145
Addition/Alteration	General	150 per system (in addition to above fees for the overall system)				150.145
Specialized Suppression (FM 200, clean agent)	General					150.145
Stand pipe riser	General	100				150.145
Hood and Duct Extinguishing System - New	General	300 per system				150.145
Hood and Duct Extinguishing System - Alteration	General	100 per system				150.145
Fire Alarms						
Single Family/Duplex Residential	General	75 or .05 per s.f. whichever is greater				150.145
Commercial/Multi Family - New	General	500 or .05 per s.f. whichever is greater				
Commercial/Multi Family - Addition/Alteration	General	75 or .05 per s.f. whichever is greater				150.145

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Inspections/Tests						
Annual & New Underground Flush test	Water	75 + cost per gallon of water at current rate as approved by the City Council based on pipe size				150.145
Annual & New Fire Pump Test	Water	175 + cost per gallon of water at current rate as approved by the City Council based on pump size				150.145
						150.145
Small Wireless Facilities:						
Application for Collocation - Installation of facility	General	650				
Application for Collocation - Installation of multiple facilities	General	350 per facility				
Application for installation of new utility pole or support structure	General	1,000				
Annual recurring rate for collocations on a City utility pole located in the right-of-way. (* Or the City's actual, direct, and reasonable costs related to the wireless provider's use of space on the City utility pole)	General	200				
Other:						
Alternative Letter of Credit Review	General	100 per review				150.145
Conditional Certificate of Occupancy - Landscape only due to season (single family and duplex)	General	300 per unit				150.145
Conditional Certificate of Occupancy(single family and duplex)	General	550				150.145
Conditional Certificate of Occupancy(multi-family and commercial)	General	25 per square foot, whichever is greater, to a maximum of 2,000				150.145
Estate Sale - Non-Resident operator	General	50				
Finance						
Water Utility Fees/Charges:						
Water Sales/1,000 Gallons						
Effective with Water Bills mailed on or after May 1, 2026						
Lake Forest Residential - to 10,000 Gallons per Quarter	Water	4.50	4.80	6.75%		51.061(a)
Lake Forest Residential - 10,001 to 60,000 Gallons per Quarter	Water	6.20	6.62	6.75%		51.061(a)
Lake Forest Residential - over 60,000 Gallons per Quarter	Water	7.00	7.47	6.75%		51.061(a)
Lake Forest All Other Users	Water	6.50	6.94	6.75%		51.061(a)
Lake Forest - Billable City Accounts	Water	3.25				51.061(a)

Add prior approved fees

New Fee

Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Del Mar Woods	Water	9.15				51.061(a)
Other Non resident users	Water	9.15				51.061(a)
Sewer Charge/1,000 Gallons (winter usage)	Water	1.16	1.24	6.75%		51.061(a)
Customer Charge - Water (Inside)						
5/8" to 1.5" meter	Water	60/quarter	64.05	6.75%		51.061(b)
2" to 4" meter	Water	220/quarter	234.85	6.75%		51.061(b)
6" and above meter	Water	955/quarter	1019.46	6.75%		51.061(b)
Benefit Access Program Discount - must renew annually	Water					N/A
Customer Charge - Water (Outside)						
5/8" to 1.5" meter	Water	75/quarter				51.062(b)
2" to 4" meter	Water	240/quarter				51.062(b)
6" and above meter	Water	1000/quarter				51.062(b)
Customer Charge - Sewer						
5/8" to 1.5" meter	Water	5/quarter	5.34	6.75%		52.15€(1)
2" to 4" meter	Water	20/quarter	21.35	6.75%		52.15€(1)
6" and above meter	Water	100/quarter	106.75	6.75%		52.15€(1)
Beach Parking Fee:						
Beach Parking						
Temporary (Resident)	General	85				73.45
Temporary (Non-Resident)	General	910				73.45
Parking Permits:						
Resident-Full Year	Parking	313				73.27(c)(7)
Resident-Monthly	Parking	30/Month				73.27(c)(7)
Resident - Unlimited	Parking	1,000				73.27(c)(7)
Employer Purchased-Full Yr.	Parking	180				73.27(c)(7)
Employer Purchased-Monthly	Parking	20/Month				73.27(c)(7)
Non-Resident-Full Year	Parking	700				73.27(c)(7)
Non-Resident - Monthly	Parking	60/Monthly				73.27(c)(7)
Daily Parking Fee-Telegraph	Parking	3				73.27(c)(7)
Daily Parking Fee-All Other	Parking	3				73.27(c)(7)
Licenses:						
Car and Lt Truck	General	85				74.179(b)
Heavy Truck (8,000+ lbs.)	General	110				74.179(b)
Motorcycles	General	45				74.179(b)
Senior Citizen 65 and over	General	no discount				N/A
Transfers	General	5				74.184 & 185
Penalties	General	50%				74.179(b)

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Auto Dealer License	General	50+20/Veh				74.183
Disabled vehicle sticker (Benefit Access Program)	General	45				N/A
Real Estate Transfer Tax	Cap Imp	4.00 per 1,000				39.155(b)
Non-sufficient funds Fee	General	25				10.99
Credit Card Service Fees:						
Daily Parking	General	.25 per transaction				73.27(c)(7)
Development Related Fees	General	2.95% (Minimum 1.95)				N/A
Cemetery Related Fees	Cemetery	2.95% (Minimum 1.95)				N/A
Public Safety Pension Fee:						
Residential Utility Accounts	General	20 per Quarter				N/A
All Other Utility Accounts (exclude irrigation only services)	General	70 per Quarter				N/A
Parks and Recreation						
Golf Course Fees/Charges:						
Seasonal Fees-Resident: effective January 1, 2026						
Class A -Adult Single	DPG	1,800				97.051
Class B -Adult Combo	DPG	3,200				97.051
Class D -Junior	DPG	825				97.051
Class F - Senior Citizen	DPG	1,350				97.051
Seasonal Fees (Non-Resident) effective January 1, 2026						
Class A -Adult Single	DPG	2,420				97.051
Class B -Adult Combo	DPG	3,200				97.051
Class D -Junior	DPG	825				97.051
Class F - Senior Citizen	DPG	1,550				97.051
Daily Fees-Resident: effective January 1, 2026						
Weekday-9	DPG	50				97.051
Weekday-18	DPG	85				97.051
Weekend 9	DPG	63				97.051
Weekend -18	DPG	110				97.051
Electric Golf Carts: effective January 1, 2026						
9 Holes Single Rider	DPG	20				97.052

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
18 Holes Single Rider	DPG	25				97.052
Range Balls						
Small Bucket	DPG	12				97.051
Medium Bucket	DPG	17				97.051
Large Bucket	DPG					97.051
Pull cart						
9 holes	DPG	10				97.051
18 hoes	DPG	12				97.051
USGA Handicap Fees - Members	DPG	50				97.051
Permanent Tee Time - Weekend	DPG	525				97.051
Lockers						
18 inch	DPG	200				97.051
12 inch	DPG	150				97.051
Park Fees						
Park Picnic Permits						
0 - 149 People	Parks/Rec	125				N/A
150 or more People	Parks/Rec	175				N/A
Picnic Tables	Parks/Rec	25 per table				
Grills	Parks/Rec	85 per grill				
Boating and Beach Fees - effective February 1, 2026						
Watercraft Ramp/Sailboat Permits-Recreation						
Watercraft Ramp (R)	Parks/Rec	582				97.066
Watercraft Ramp 2nd boat/ half season	Parks/Rec	292				97.066
Watercraft Ramp (R) (Sen.)	Parks/Rec	465				97.066
Watercraft Ramp (R) (Sen) 2nd boat/ half season	Parks/Rec	234				97.066
Watercraft Ramp (NR)	Parks/Rec	1,164				97.066
Watercraft Ramp (NR) (Sen) 2nd boat/ half season	Parks/Rec	582				97.066
Year round compound storage Resident	Parks/Rec	2,556				97.066
Year round compound storage Resident senior	Parks/Rec	2,062				97.066
Year round compound storage non-resident	Parks/Rec	3,868				97.066
Seasonal compound storage Resident	Parks/Rec	1,746				97.066
Seasonal compound storage Resident Senior	Parks/Rec	1,396				97.066
Seasonal compound storage Non-resident	Parks/Rec	2,616				97.066
Year round watercraft rack storage resident	Parks/Rec	705				97.066

Add prior approved fees

New Fee

Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Year round watercraft rack storage resident senior	Parks/Rec	565				97.066
Year round watercraft rack storage non-resident	Parks/Rec	1,164				97.066
Seasonal watercraft rack storage resident	Parks/Rec	412				97.066
Seasonal watercraft rack storage resident senior	Parks/Rec	329				97.066
Seasonal watercraft rack storage non-resident	Parks/Rec	780				97.066
Year round watercraft sand storage resident	Parks/Rec	873				97.066
Year round watercraft sand storage resident senior	Parks/Rec	698				97.066
Year round watercraft sand storage non-resident	Parks/Rec	1,308				97.066
Seasonal watercraft sand storage resident	Parks/Rec	535				97.066
Seasonal watercraft sand storage resident senior	Parks/Rec	427				97.066
Seasonal watercraft sand storage non-resident	Parks/Rec	802				97.066
South Beach Parking Permit (R)	Parks/Rec	172				97.066
South Beach Parking Permit (R) (Sen.)	Parks/Rec	135				97.066
South Beach Parking Permit (NR)	Parks/Rec	910				97.066
South Beach Parking Permit Employee/Retiree	Parks/Rec	100				97.066
Daily Boat Launch resident	Parks/Rec	65				97.066
Daily Boat Launch nonresident	Parks/Rec	80				97.066
Resident Guest Daily Parking Pass, limit 5 per season	Parks/Rec	15				97.066
Nanny Parking Pass	Parks/Rec	85				97.066
Senior Caregiver Parking Pass	Parks/Rec	85				97.066
Non resident beach fee, weekends and holidays	Parks/Rec	25				97.069
<u>Fitness Center Fees - effective May 1, 2026</u>						
Individual resident rate	Parks/Rec	528				
Individual resident rate - 1 months	Parks/Rec	53				
Individual non-resident rate	Parks/Rec	660				
Individual non-resident rate - 1 months	Parks/Rec	66				
Couple resident rate	Parks/Rec	912				
Couple resident rate - 1 month	Parks/Rec	91				
Couple non-resident rate	Parks/Rec	1,104				
Couple non-resident rate - 1 months	Parks/Rec	111				
Family resident rate	Parks/Rec	1,224				
Family resident rate - 1 months	Parks/Rec	122				
Family non-resident rate	Parks/Rec	1,464				
Family non-resident rate - 1 months	Parks/Rec	146				
Senior resident rate	Parks/Rec	396				
Senior resident rate - 1 months	Parks/Rec	40				
Senior non-resident rate	Parks/Rec	480				
Senior non-resident rate - 1 months	Parks/Rec	48				
Senior couple resident rate	Parks/Rec	648				

Add prior approved fees

New Fee

Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Senior couple resident rate - 1 months	Parks/Rec	65				
Senior couple non-resident rate	Parks/Rec	828				
Senior couple non-resident rate - 1 months	Parks/Rec	82				
Student resident rate	Parks/Rec	396				
Student resident rate - 1 month	Parks/Rec	40				
Student non-resident rate	Parks/Rec	480				
Student non-resident rate - 1 month	Parks/Rec	48				
Matinee resident rate	Parks/Rec	300				
Matinee resident rate - 1 month	Parks/Rec	30				
Matinee non-resident rate	Parks/Rec	360				
Matinee non-resident rate - 1 month	Parks/Rec	36				
All-inclusive - member - effective December 6, 2012	Parks/Rec	420				
All-inclusive - non-member - effective December 6, 2012	Parks/Rec	908				
OCM						
General Fees & Charges:						
Birth certificates (January 1, 2010)	General	10 first/4 additional				5.36
Death certificates (January 1, 2013)	General	14 first/6 additional				5.36
On-line data entry fee by city staff (January 1, 2010)	General	10				N/A
Solicitor/Peddler Permit Original Application	General	55				117.01(b)
Solicitor/Peddler Permit Renewal	General	40				117.40
Electric Car	General	1 per Hour				N/A
Licenses:						
Raffle License	General	40				110.150
Tobacco License	General	500				135.138(f)
Landscape License (March 1 to Feb 28)	General	100				110.217
Penalties - Landscape License Applications after June 1	General	25				110.217
Auctioneers License	General	5 Daily & 1.00 per employee				110.026
Factories and Slaughterhouses	General	500				110.047
Mobile Auto Service	General	50 per unit				110.200
Athletic Contests	General	50 per day				112.0029B)
Bowling Alley	General	10 per lane per year				112.025
Circuses	General	100 per day circus conducted				112.041
Circuses - Side Show	General	50 per day circus conducted				112.042
Motion Pictures - Establishment capacity 500 or more persons	General	.50 per seat				112.075
Public Dances	General	500				112.112
Theatrical Performances - less than 500 persons	General	100				112.126

Add prior approved fees

New Fee

Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Theatrical Performances - more than 500 persons	General	150				112.126
Theatrical Performance not covered by 112.126	General	25 per day				112.127
Junk Yard or Junk Shop	General	75				114.22
Junk Dealer collected by vehicle	General	20 per vehicle				114.23
Pawnbroker	General	100				116.03
Expressmen and Draymen	General	25				118.156
<u>Alcoholic and Beverages:</u>						
Class A-1	General	2,700				111.036
Class A-2	General	1,500				111.036
Class A-3	General	275				111.036
Class B-1	General	2,500				111.036
Class C-1	General	2,600				111.036
Class C-2	General	3,000				111.036
Class D-1	General	2,500				111.036
Class E-1	General	3,000				111.036
Class F-2	General	100 for each 48 hour period or any part thereof: 50 not for profit with proof of 501 (c)3 status				111.036
Class F-3	General	75 for each 48 hour period or any part thereof: 50 not for profit with proof of 501 (c)3 status				111.036
Class F-4	General	500 per vendor for the duration of the sporting event				111.036
Class F-5	General	1,100				111.036
Class F-6	General	600				111.036
Class G-1	General	200				111.036
Class G-2	General	600				111.036
Class I-1	General	150				111.036
Class I-2	General	100				111.036
Class I-3	General	100				111.036
Class J	General	500				111.036
Class K	General	40/each 7 day license period				111.036
Annual Renewal	General	150 renewal existing or change in owners or officers				111.036
Application Fee	General	300 new license				111.043
Application for Change in Owners or Officers	General	100				111.043
Liquor License Penalty Fee	General	25				111.036

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Impact Fees:						
Library	Library	see ordinance				150.023
Fire and Emergency Services	General	see ordinance				150.023
Park Site	PPL	see ordinance				150.023
Park Development	PPL	see ordinance				150.023
Police	General	see ordinance				150.023
Public Works	General	see ordinance				150.023
School District 67 (information only)	pay School	see ordinance				150.023
High School District 115 (information only)	pay School	see ordinance				150.023
Police						
Fines & Penalties:						
Overtime Parking - Lot (base fee - 1st Offense)	General	25/75/125				73.99
Improper Parking - Lot (base fee - 1st Offense)	General	25/75/125				73.99
Parking in Prohibited Area- Lot (base fee - 1st Offense)	General	25/75/125				73.99
Overtime Parking - Other (base fee - 1st Offense)	General	25/75/125				73.99
Improper Parking - Other (base fee - 1st Offense)	General	25/75/125				73.99
Parking in Prohibited Area- Other	General	25/75/125				73.99
Parking at Boat Ramp (base fee - 1st Offense)	General	125/250/350				73.46
No Vehicle License (base fee - 1st Offense)	General	75/100/125				74.179
No parking east of Sheridan Road (base fee - 1st Offense)	General	125/150/175				73.99
No Animal License (base fee - 1st Offense)	General	15/25/35				91.032
Dog-At-Large (base fee - 1st Offense)	General	40/50/100				91.050
Code Violations	General	variable				Variable
Motor Code Violations	General	variable				Variable
Recreational Powered Device Violation	General	100 - 300				79.11
Dog Barking (base fee - 1st Offense)	General	40/50/100				91.004
Dog Impound	General	25				91.014
Leaf Burning	General	100				94.2
Handicapped Parking	General	250				73.21
Dog Public Nuisance	General	100/500/750				91.053
Burglar Alarm Fees	General	0/50/100/250				110.125
Vehicle Immobilization fee	General	100				73.50
E-911 Surcharge	E911 Fund	0.65				39.181
Copies of Accident Reports	General	5				71.032
FOIA copy fees >50 pages	General	.15 per page				33.3
Transient Merchant License	General	100.00				117.20(f)

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
Fire						
General Fees & Charges:						
Ambulance-Resident ALS transport	General	1,300.00				94.51
Ambulance-Resident ALS2 transport	General	1,400.00				94.52
Ambulance-Resident BLS transport	General	1,200.00				94.53
Ambulance-Non Resident ALS transport	General	1,700.00				94.54
Ambulance- Non Resident ALS2 transport	General	1,800.00				94.55
Ambulance-Non Resident BLS transport	General	1,600.00				94.56
Ambulance - Mileage	General	11.00 per mile				94.58
Fireworks Permit	General	250				94.5
Open Burn Permit	General	100				94.5
Bonfire Permit	General	100				94.5
Fire Watch	General	Overtime hourly Rate				94.5
Annual Fire Pump Test	General/Water	10 Admin Fee + Water Usage				94.5
Annual Inspections - 4th re-inspection	General	100				94.5
Annual Inspections - 5th re-inspection	General	200				94.5
Annual Inspections - 6th re-inspection	General	400				94.5
Fire Alarm Fees	General	0/50/100/250				110.125
Hazardous Substance Incident						
Level I Hazardous Substance Incident	General	250 per day during hazard substance incident occurs or removal activities				41.01
Level II Hazardous Substance incident	General	500 per day during hazard substance incident occurs or removal activities				41.01
Level III Hazardous Substance incident	General	1,000 per day during hazard substance incident occurs or removal activities				41.01
Miscellaneous Materials Cost - Level I incident	General	50				41.01
Miscellaneous Materials Cost - Level II incident	General	100				41.01
Miscellaneous Materials Cost - Level III incident	General	500				41.01
Reimbursable Costs	General	100% of cost incurred				41.01
Senior Resources						
Membership Dues:						
Residents of Lake Forest, Lake Bluff and unincorporated						
Lake Forest and Lake Bluff	Senior Resources	35 per person				97.087
		55 per family				97.087
Outside of Lake Forest and Lake Bluff	Senior Resources	45 per person				97.087

Add prior approved fees
 New Fee
 Change to fee

	Fund	FY2026 (\$)	PROPOSED FY2027 (\$)			City Code Section
			FEE (n/c if blank)	% CHANGE	Amount \$\$ Projected Revenue	
		75 per family				97.087
Circuit Breaker participants Lake Forest and Lake Bluff residents only	Senior Resources	10 per person				97.087
		15 per family				97.087
Car and Bus rides	Senior Resources	3/fee each direction				97.087
		6 round trip				97.087
Taxi subsidy- Lake Forest and Lake Bluff residents living within the Lake Forest High School District	Senior Resources	16 coupons/month for a value of 3/each				97.087

Special Events						
<u>Special Event Fees:</u>						
Application Fee	General	50				10.13
Application Fee - Late Fee	General	50% of fee per 30 days				10.13
Escrow Deposit - Special Events	General	500				10.13
Police Officer hourly rate	General	103				10.13
Firefighter/Paramedic hourly rate	General	99				10.13
Police and Fire Vehicle	General	110				10.13
Public Works hourly rate	General	78				10.13
Parks hourly rate	Parks/Rec.	78				10.13
Special Event Inspection	General	100				94.5
Tent Permit	General	100 or .05 per sq ft				94.5
A-Frame Barricades	General	5				98.011
Barricades 1 - 10	General	40				98.011
Parking Cones	General	1				98.011
Bleacher keep in park	General	50				10.13
Bleacher move to another location	General	195				10.13
Litter Barrels 1-6	General	14				10.13
Picnic Tables 1 - 6	General	32				10.13
Grills	General	195				10.13
Inflatable amusement inspection	General	100				94.5
Carnival rides	General	200				94.5
Filming Class A - Application	General	150				
Filming Class B - Application	General	100				
Filming Class C - Application	General	50				
Filming Class A - Permit	General	475				
Filming Class B - Permit	General	375				
Filming Class C - Permit	General	125				
Filming Class A - Deposit (Refundable)	General	1000				
Filming Class B - Deposit (Refundable)	General	500				