

SPECIAL START TIME 5:00 PM

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**

Monday, April 6, 2026
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL

5:00 pm.

1. EXECUTIVE SESSION

Adjournment into Executive Session

Reconvene into Open Session

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

B. Onwentsia Popular Storm Sewer Improvement Overview

- Byron Kutz, Superintendent of Engineering

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION



1. Approval of Monday, March 16, 2026, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 17**

COUNCIL ACTION: Approval of the Monday, March 16, 2026 City Council Meeting Minutes



2. Approval of the Check Register for the Period of February 21st – March 27th, 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 February 21st - March 27, 2026

	Fund	Invoice	Payroll	Total
101	General	874,253	2,273,926	3,148,179
501	Water & Sewer	246,959	232,013	478,972
220	Parks & Recreation	216,624	468,365	684,989
311	Capital Improvements	3,746,463		3,746,463
202	Motor Fuel Tax	0		0
230	Cemetery	7,925	46,544	54,469
210	Senior Resources	22,528	49,473	72,001
510	Deerpath Golf Course	14,960	3,211	18,171
601	Fleet	157,743	67,149	224,892
416 - 434	Debt Funds	0		0
248	Housing Trust			0
201	Park & Public Land	0		0
	All other Funds	828,492	273,165	1,101,657
		\$6,115,947	\$3,413,846	\$9,529,793

Included in the subtotal denoted as "All other Funds" is \$420,752 in Water & Sewer Capital Improvement Fund expenditures.

COUNCIL ACTION: Approval of the Check Register for the Period of February 21– March 27, 2026.



3. Approval of a Resolution Authorizing Intervention in Property Tax Assessment Appeal 2025-01333 Before the Illinois Property Tax Appeal Board

STAFF CONTACT: *Katie Skibbe, Finance Director (847-810-3612)*

PURPOSE AND ACTION REQUESTED: Staff requests City Council approval of the proposed Resolution authorizing legal counsel to intervene in the Illinois Property Tax Appeal Board (PTAB) appeal filed by Kelmscott Apartments.

BACKGROUND/DISCUSSION: Kelmscott Apartments has filed an appeal with the Illinois Property Tax Appeal Board seeking to reduce the assessed valuation of 140-145 Morris Lane from \$17,864,880 to \$14,865,180, a reduction of approximately 20%. If the reduction is granted in full, it would reduce the City's property tax revenue by approximately \$46,865.

The Kelmscott Apartments are located within the City's TIF District. Unlike a reduction affecting properties outside the TIF, a reduction in assessed value for a TIF property directly reduces TIF increment revenue, which is the revenue the City relies on to pay down TIF-related debt and reimburse Districts 67 and 115 for increased costs attributable to the TIF. Lost TIF increment cannot be recovered through the Refund Recapture Law or any rate adjustment.

A taxing district may not intervene in a PTAB appeal without prior authorization from its governing board. The City's deadline to file a Request to Intervene in Kelmscott Apartments' PTAB appeal is April 18, 2026. Passage of the proposed Resolution will authorize legal counsel to file the Request to Intervene on the City's behalf prior to that deadline.

BUDGET/FISCAL IMPACT: Ancel Glink estimates legal costs will not exceed \$7,500 and will be drawn from the City's existing legal services budget. The City previously paid \$2,500 for an appraisal of the property, which will serve as evidence in the PTAB proceeding. If successful, the intervention would maintain approximately \$46,865 in annual TIF increment revenue for each of the remaining three years of the current assessment cycle.

COUNCIL ACTION: Approve a Resolution Authorizing Intervention in Property Tax Assessment Appeal 2025-01333 Before the Illinois Property Tax Appeal Board (**page 21**).



4. Approve a Resolution Authorizing the City Manager to Execute an Agreement pertaining to Settlement of the DuPont PFAS Class Action Lawsuit

STAFF CONTACT: *George Issakoo, Deputy City Manager (847-810-3680)*

PURPOSE AND ACTION REQUESTED: The action requested today is formal authorization to allow the City Manager to execute any necessary documents pertaining to the settlement of the DuPont PFAS Class Action Lawsuit.

BACKGROUND/DISCUSSION: In 2023, the City Council approved an engagement with the Driscoll Firm , LLC, and their partner agencies to pursue class action litigation against companies that have contributed to the production or infiltration of PFAS in water distribution systems. The City's intent with this lawsuit was to protect ratepayers and ensure future costs associated with removing PFAS from its water supply are borne by the companies responsible for creating the contamination. It is important to note that City of Lake Forest's drinking water meets and exceeds all relevant Illinois and Federal regulations for drinking water. However, filtration requirements may become more stringent over time.

In November of 2025, The City Council approved the first of these settlements from the 3M Companies. This is the second settlement stemming from the class action lawsuit. The DuPont company has agreed to a class-wide settlement that was subsequently approved by the court. The City's portion of those payments amounts to \$49,888 which will be paid through installments.

BUDGET/FISCAL IMPACT: The City's settlement amount is \$49,888.

COUNCIL ACTION: Approve a Resolution Authorizing the City Manager to Execute Agreements pertaining to Settlement of the DuPont PFAS Class Action Lawsuit.



5. Authorization of a Contractual Agreement for Recreation Department Pickleball Instruction with Jam Pickleball, LLC, not to exceed \$95,000 for FY27.

STAFF CONTACT: *Jason Busdeker, Program Manager 847-810-3934*

PURPOSE AND ACTION REQUESTED: Staff requests City Council approval of a contractual agreement for the Recreation Department Pickleball Instruction with Jam Pickleball, LLC, not to exceed \$95,000 for FY27

BACKGROUND/DISCUSSION: The Recreation Department utilizes contractual instructors as part of the program offerings to the community. The instructors are paid on a percentage basis of the total revenue collected. As participation increases and revenue exceeds expectations, the expenses will be paid to the instructor, which may extend beyond the budgeted amount for the program.

The Recreation Department currently offers instructional Pickleball Classes utilizing a contractual instructor who receives 80% of total revenue collected. Therefore, staff are requesting the authorization to enter into a contractual agreement with the contractual instructor not to exceed the amount of \$95,000 in FY27. Over the past 2 years, Pickleball has averaged over 600 registration units with a gross revenue close to \$100,000. The requested

amount is sufficient to cover the 80% revenue split with the contractual instructor and allows for additional growth of the program without returning to council for additional approvals.

BUDGET/FISCAL IMPACT: The increase in expense for the contractual Pickleball Instructor will be paid through registration fees collected by the Recreation Department for the Pickleball Classes.

Has City staff obtained competitive pricing for proposed goods/services? **No**
 City Code Section 38.37 grants the City Manager authority to enter into contractual instructional services as part of fee-based recreation programs to \$75,000. City Council approval is requested to exceed the City Manager’s authority with the current contractual instructor for FY27.

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
220-8088-435.35-10	\$95,528.00	\$95,000.00	Y

The additional expenses will be offset by the increase in revenue from registration fees collected for the Pickleball Classes.

COUNCIL ACTION: Authorization of a contractual agreement for Recreation Department Pickleball Instruction not to exceed the amount of \$95,000 in FY27.



6. Approval of a Grant Agreement between the City of Lake Forest and the Illinois Department of Natural Resources for a Grant Award in the Amount of \$600,000, through the Open Space Land Acquisition and Development (OSLAD) Program, for the South Park Improvement Project (Phase II)

STAFF CONTACT: *Corey Wierema, Superintendent of Public Works (810-3565)*

PURPOSE AND ACTION REQUESTED: City staff recommends approval of a grant agreement (Intergovernmental Agreement) between The City of Lake Forest and The State of Illinois Department of Natural Resources for Phase II of the South Park Improvement Project. This agreement provides a \$600,000 OSLAD grant to support the Phase II Improvements at South Park.

BACKGROUND/DISCUSSION: Phase I of the South Park Master Plan was completed in 2020 and delivered major upgrades, including a new east-side parking lot, walking loop trail, fitness station, bocce and basketball courts, a tennis court with pickleball overlay, batting cage, rain garden, and drinking fountain, integrated with existing park amenities.

In January 2026, the City received an OSLAD grant to implement Phase II of the 2018 Master Plan. This phase expands recreation and improves accessibility with a splash pad, renovation of the 1976 baseball field, a hammocking grove, woodland trail with interpretive signage, picnic shelter, fitness station, game tables, bag toss games, bike racks with repair station, and

a second batting cage. It also adds an accessible connection to the regional bike trail and includes parking lot improvements.

These enhancements align with priorities in the 2019 Parks and Recreation Comprehensive Master Plan, addressing community demand for improved ballfields, adult fitness, walking and biking opportunities, and water-based play, and continue the City's long-term investment in South Park as a high-quality, inclusive neighborhood park.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	03/16/2026	Reviewed and Recommended Approval to City Council the Phase II Design Services Agreement
Finance Committee	03/9/2026	Reviewed and Discussed Project Parking Lot Options
City Council	01/20/2026	Reviewed Project Components, Grant Award, and Project Budget

BUDGET/FISCAL IMPACT: The project is identified and included in the Capital Improvement Program, with \$250,000 budgeted for design in Fiscal Year 2027 and an estimated \$1,980,000 for construction in Fiscal Year 2028. The \$1,980,000 total for construction is currently comprised of \$1,380,000 that includes the park and the parking lot improvements in City funds, and \$600,000 from the OSLAD grant.

COUNCIL ACTION: Approval of a Grant Agreement between the City of Lake Forest and the Illinois Department of Natural Resources for a Grant Award in the Amount of \$600,000, through the Open Space Land Acquisition and Development (OSLAD) Program, for the South Park Improvement Project (Phase II)



- 7. Approval of a Recommendation from the Public Works Committee to Award a Design Services Agreement to RVI for the South Park Phase II Project in the Amount of \$180,600, to Include a 10% Contingency in the Amount of \$18,060 for a Grand Total Amount of \$198,660**

STAFF CONTACT: *Corey Wierema, Superintendent of Public Works (810-3565)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff requests City Council authorization to enter into a professional services agreement with RVI for landscape architectural services required to implement the South Park Phase II OSLAD Grant Improvement Project.

BACKGROUND/DISCUSSION: Phase I of the South Park Master Plan was completed in 2020 and delivered a series of major upgrades, including a new parking lot on the east side of the park, a walking loop trail, fitness station, bocce court, basketball court, tennis court with pickleball

overlay, batting cage, rain garden, and drinking fountain. These improvements were integrated with existing amenities such as the ballfield, pitching mound, playground, and restroom/storage building.

In January 2026, the City was awarded an OSLAD grant to implement Phase II of the 2018 South Park Master Plan. Phase II focuses on expanding recreational offerings and improving accessibility and connectivity. Planned improvements include a splash pad, renovation of the existing baseball field originally constructed in 1976, and new passive and active recreation features such as a hammocking grove, woodland trail with interpretive signage, picnic shelter, fitness station, game tables, bag toss games, bike racks with repair station, and an additional batting cage. The project will also establish an accessible connection from the park to the regional bike trail. Parking lot improvements are included in the scope.

These enhancements directly relate to priorities identified in the 2019 Parks and Recreation Comprehensive Master Plan, which highlighted community demand for improved ballfields, adult fitness equipment, walking and biking opportunities, and water-based play amenities. Phase II continues the City’s long-term investment in South Park and supports its role as a high-quality, inclusive, and well-programmed neighborhood park.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	03/16/2026	Reviewed and Recommended Approval to City Council

BUDGET/FISCAL IMPACT: On February 11, 2026, a Request for Proposals (RFP) was released by the City, published in the Lake County News Sun, and posted on the City’s website. On March 4, 2026, three submittals were received, and staff reviewed and evaluated each firm’s qualifications and their ability to successfully provide these services for the City.

After careful consideration, RVi was selected by staff as the successful candidate. The basis for the selection was as follows:

- RVi met and surpassed all qualifications outlined in the RFP.
- RVi has extensive experience with municipal projects and specifically parks and recreation related projects.
- RVi has an excellent record working with the City on other projects, including the development of the South Park Master Plan.
- RVi proposed the lowest overall design cost for the South Park project.

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

Firm	Park/Parking Lot Design Cost
RVi	\$180,600
Confluence	\$222,955
Lakota	\$306,915

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund	\$250,000	\$198,660	Y

A 10% contingency is included in the design contract to account for several project unknowns. These include whether the Stormwater Management Commission will accept woodchips as an alternate surface for the woodland trail, as well as the potential need for additional permitting depending on final design.

RVi is prepared to begin this design project on May 1st to ensure the design is completed and final cost estimates are ready for the City’s fall CIP planning.

COUNCIL ACTION: Approval of a Recommendation from the Public Works Committee to Award a Design Services Agreement to RVi for the South Park Phase II Project in the Amount of \$180,600, to Include a 10% Contingency in the Amount of \$18,060 for a Grand Total Amount of \$198,660



8. Approval of a 1-Year Professional Services Agreement Renewal for Plan Review and City Engineering Services with Gewalt Hamilton Associates, Inc. in an Amount Not to Exceed \$45,000

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

PURPOSE AND ACTION REQUESTED: Staff is recommending City Council award a one-year professional services agreement renewal for plan review and part-time City engineering services to Gewalt Hamilton Associates, Inc., and to provide permit reviews when the full cost is reimbursable by the developer or property owner, and authorize the City Manager to execute the agreement.

BACKGROUND/DISCUSSION: The Superintendent of Engineering manages and oversees the day-to-day operations of the Engineering Section with consultant assistance for plan reviews and part-time City Surveyor and Engineering to fulfill all statutory requirements particularly assisting with plan reviews for watershed development, and commercial development permits. Recent plan reviews have primarily focused on time-consuming applications that fall under the regulations of the Watershed Development Ordinance governed by the Lake County Stormwater Management Commission. In addition to the Superintendent of Engineering, GHA will also review plans for all the City’s large infrastructure projects including storm sewers, ravines, water mains, and bridges. The assigned engineers from GeWalt Hamilton have been extremely responsive and able to participate in a multitude of meetings requested. Staff were also pleased with the quality of work.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
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Public Works Committee	3/16/25	Reviewed and Approved Request to Enter Into a 1-Year Professional Services Agreement Renewal
City Council	4/21/25	Approved Request to Enter Into a 1-Year Professional Services Agreement, with two additional one-year optional renewals
Public Works Committee	4/7/25	Reviewed and Approved Request to Enter Into a 1-Year Professional Services Agreement, with two additional one-year optional renewals
City Council	4/3/23	Approved Request to Execute the Two Remaining Optional Renewals in the form of a two-year agreement
City Council	4/18/22	Approved Request to Enter Into a 1-Year Professional Services Agreement, with two additional one-year optional renewals
Public Works Committee	4/6/22	Reviewed and Approved Request to Enter Into a 1-Year Professional Services Agreement, with two additional one-year optional renewals
City Council	4/15/19	Approved 3-Year Professional Services Agreement
City Council	2/1/16	Approved 3-Year Professional Services Agreement
City Council	4/15/13	Approved 3-Year Professional Services Agreement

BUDGET/FISCAL IMPACT: On February 27, 2025, the City published a Request for Proposals (RFP hereafter) for plan review and as-needed City engineering services. The agreement to GHA was approved last year at the April 21, 2025 Council meeting and included two additional one-year optional renewals.

Gewalt Hamilton is the engineer for Lake Forest College, If at any point in the future, Lake Forest College proposes any development, expansion, or infrastructure modifications, such plans would be reviewed by the Superintendent of Engineering and staff or by another consultant. In addition, Gewalt Hamilton Associates has committed to not performing any engineering services for other private/commercial Lake Forest clients while working as the role of City Surveyor and Engineer.

The City budget recently has included \$45,000 annually for consultant services as they specifically pertain to City projects or issues requiring input from the statutory City Engineer position. Any additional dollars expensed for permit reviews are reimbursed by the developer or property owner (separate from the agreement amount).

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

GHA utilizes numerous specialized staff depending on the type of review. As an organization, GHA hourly rates are only increasing 4.9% since last year.

Based on reliable and quality service that has been provided over the past ten+ years, the staff committee recommends that the GeWalt Hamilton agreement be renewed for plan-review and as-needed City Engineer services. The basis for the selection was as follows:

- Gewalt Hamilton Associates, Inc. met and surpassed all qualifications outlined in the RFP (2025).
- Gewalt Hamilton Associates, Inc. has extensive experience in providing municipal engineering services and has provided plan-review and as-needed City Engineer services successfully for the City since 2013.
- Gewalt Hamilton Associates, Inc. has presented a reasonable fee schedule associated with their proposed teams (4.9% organization-wide hourly-rate increase since last year).

Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
FY 2027 General Fund Operating Budget 101-3747-435.35-10	\$45,000	\$45,000	Y

In addition to these services, reimbursable permit review expenses are authorized and tracked in a separate account (101-3748-435.35-52).

COUNCIL ACTION:

Approval of a 1-Year Professional Services Agreement Renewal for Plan Review and City Engineering Services with Gewalt Hamilton Associates, Inc. in an Amount Not to Exceed \$45,000



- 9. Approval of Design Engineering Services for the Onwentsia Poplar Storm Sewer Improvements Project to Mackie Consultants, LLC., and Authorize the City Manager to Execute an Agreement in the Amount of \$146,400 Plus a 5% Contingency in the Amount of \$7,320 for a Total Cost of \$153,720**

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff are requesting approval of an agreement with Mackie Consultants, LLC (Mackie hereafter) to provide civil engineering design services for the Onwentsia Poplar Storm Sewer Area Improvements project in an amount of \$146,400 with a 5% Contingency in the Amount of \$7,320 for a Total Cost of \$153,720. In addition, authorization for the City Manager to Execute the Agreement.

BACKGROUND/DISCUSSION: In 2019, Baxter & Woodman completed the Storm Water Masterplan for The City of Lake Forest. This is the highest priority project from that report now that Burr Oak, and Ahwahnee storm sewer improvements have been completed. The area is comprised of single-family residences. It is roughly bound by Onwentsia Road to the north, Westleigh Road to the south, Skokie River on the east, and Ridge Road on the west. The report identified that the existing storm sewer needs to be upsized to meet the minimum requirements of the Lake County Watershed Development Ordinance in order to handle a 10-year storm event. The previous modeling for this study area showed the existing sewer is

undersized having only a 2-year capacity which does not provide much protection against street flooding. Specifically, the model showed 2 feet of street flooding at the depressional areas on Poplar just south of Onwentsia.

Scope has been included for stormwater modeling to confirm existing conditions and to develop design assumptions, as well as coordination with the adjacent Illinois Department of Transportation (IDOT) Onwentsia Storm Sewer project. For reference, the IDOT Onwentsia Storm Sewer Project is intended to address drainage issues beneath the Illinois Route 41 viaduct just west of Onwentsia Road. The IDOT project includes installing additional storm sewer structures within the viaduct and constructing a new, larger storm sewer east along Onwentsia Road, ultimately discharging to the Skokie River. The project is currently in Phase II (final design), with construction anticipated in 2028 or 2029.

Although Onwentsia Road is locally owned, the City must submit stormwater modeling to IDOT for the City’s project to demonstrate that connecting to the Onwentsia storm sewer system—which also serves IDOT facilities—will not create any adverse impacts. The City will also be required to provide a letter of intent and ultimately enter into an intergovernmental agreement with IDOT. The design of the City’s project is split between FY2027 and FY2028. The FY2027 design will focus on pre-design activities, including stormwater modeling and preliminary design of the storm sewer stub connection at the Onwentsia Road and Poplar Road intersection. Construction of this storm connection will be coordinated with the IDOT Onwentsia Storm Sewer Project to avoid reconstructing the Poplar intersection in consecutive years. The FY2028 design of the City’s project will complete final design of the upstream improvements associated with the Onwentsia–Poplar project, with construction anticipated the year following construction completion of the IDOT project.

Mackie will provide storm sewer modeling and civil engineering services which include project design and specifications, preliminary and final cost estimates, and development of construction documents. The pre-design modeling results will be delivered to City Staff late summer in advance of the City’s budget process, this way revisions in cost estimates can be updated.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	3/16/2026	Reviewed & Recommended City Council Approval of Design Engineering Services
Finance Committee	11/10/2025	Included with FY2027 Capital Plan
Workshop Meeting	9/16/2019	Reviewed Updates to Storm Water Masterplan
Finance Committee	11/5/14	Reviewed Storm Water Masterplan

BUDGET/FISCAL IMPACT: The Engineering Section solicited Request for Proposals (RFP) from professional engineering firms to perform civil engineering design services. Ten firms acquired the RFP package and four submitted proposals. The proposals were reviewed by a committee of staff members.

The proposal from Mackie Consultants best fit the needs of the City for providing these design engineering services. Mackie was involved with the Phase I Design for the adjacent IDOT Onwentsia storm sewer project and has thorough understanding of drainage in this area.

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

The following is a summary of the four proposals received:

Company Name	Proposal Amount
Mackie Consultants	\$146,400
CBBEL	\$172,250
Baxter & Woodman	\$172,800
Civiltech	\$257,916

Below is an estimated summary of project budget:

Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
FY2027 Capital Improvements Fund 311-3703-478.78-06	\$50,000	\$50,000	Y
FY2028 Capital Improvements Fund 311-3703-478.78-06	\$150,000	\$103,720	Y

Design in FY2027 is anticipated to cost \$48,000 plus a \$2,000 contingency. Design in FY2028 is anticipated to cost \$98,400 plus a \$5,320 contingency; for a total project design cost of \$153,720 including contingency. Although City Council is approving the overall agreement, the FY2027 contract will be limited to the \$50,000 appropriated in FY2027. Staff will execute an agreement for the remaining design amount once funds are appropriated in FY2028.

COUNCIL ACTION: Approval of Design Engineering Services for the Onwentsia Poplar Storm Sewer Improvements Project to Mackie Consultants, LLC., and Authorize the City Manager to Execute an Agreement in the Amount of \$146,400 Plus a 5% Contingency in the Amount of \$7,320 for a Total Cost of \$153,720



10. Consideration of Ordinances Approving Recommendations from the Building Review Board for 938 Walden Lane, 1241 Ash Lawn Drive and 1925 Field Court. (First Reading and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Susan Thomas,*
Assistant Director of Community Development (810-3505)

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

938 Walden Lane - The Board recommended approval of a new single family residence with an attached garage on a vacant property, the associated hardscape, and the conceptual landscape plan. No public testimony was presented on this petition. (Approved 6 to 0)

1241 Ash Lawn Drive - The Board recommended approval of a new single family residence with an attached garage on a vacant property, the associated hardscape, and a conceptual landscape plan. Public testimony was presented from neighboring property owners on the architectural style of the home, the potential for light spillover from the interior due to extensive glazing, and drainage. The Board concluded that the revisions made to the plans mitigate the potential for off site light impacts, noted that the Board cannot dictate a particular architectural style, and confirmed that prior to the issuance of building permits, grading and drainage plans will be subject to review and approval by the City Engineer. (Approved 6 to 0)

1925 Field Court - The Board recommended approval of the overall signage plan for the new Police Facility including entrance, building, and on-site directional signage. No public testimony was presented on this petition. (Approved 6 to 0)

Ordinances approving the petitions as recommended by the Building Review Board with key exhibits attached are included in the Council packet beginning on **page 25**. 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 938 Walden Lane, 1241 Ash Lawn Drive, and 1925 Field Court in accordance with the Building Review Board’s recommendations.

COUNCIL ACTION: Approve the ten (10) omnibus items as presented

6. OLD BUSINESS

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

March 31, 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.



The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of Monday, March 16, 2026
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

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

Present: Mayor Tack, Alderman Novit, Alderman Clemens, Alderman Notz, Alderman Powers, Alderman LeVert, Alderman Bothfeld, Alderman Weber, and Alderman Walther.

PLEDGE OF ALLEGIANCE was recited by all those present.

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Lake Forest Day Proclamation, The American Legion "Salutes the 250th Anniversary of the United States of America!"

Mayor Tack read the Proclamation. Lake Forest Day celebration is declared to be a City Fair, and Tuesday, August 4, 2026, and Wednesday, August 5, 2026 shall be observed as a holiday in the City of Lake Forest.

Mayor Tack asked for a motion to approve. Photos were taken. Adjutant Tom Marks expressed his gratitude.

CITY COUNCIL ACTION Lake Forest Day Proclamation, The American Legion "Salutes the 250th Anniversary of the United States of America!"

Alderman Novit made a motion to approve the Proclamation, seconded by Alderman Notz. Motion carried unanimously by voice vote.

Mayor Tack reported that Ward Meetings will begin in a few weeks. The first Ward Meeting will be for Ward 2 on Thursday, April 9, at 6:30 pm at CROYA. Residents can hear directly from their Aldermen and ask questions. Additional details about future Ward Meetings can be found on the City's website, [cityoflakeforest.com/Ward Meetings](http://cityoflakeforest.com/Ward%20Meetings)

2. COMMENTS BY CITY MANAGER

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

Diane thanked the staff for their kindness at the Operating Budget Workshop Meeting.

4. COMMITTEE REPORTS

PARKS & RECREATION SUBCOMMITTEE

- 1. Approval of (1) a Beach Concessions Management Agreement with the Cotton Duck LLC as the Recommended Vendor for the Forest Park Beach Concessions Operation; and (2) Approval of an Ordinance Amending the City Code Regarding the Class K Liquor License for Forest Park Beach.**

-Mike Wick, Director of Parks & Recreation

Mike Wick, Director of Parks & Recreation, provided a timeline of discussions regarding a recommendation to award a beach concessions contract for the 2026 beach season. After six local businesses were interviewed, staff and the Parks & Recreation Committee recommend that vendor The Cotton Duck LLC., be selected.

Dominic Zumpano and Cecilia Lanyon from The Cotton Duck LLC expressed their appreciation for awarding them the contract for the 2026 Forest Park Beach Concessions Operation.

City Council had discussions about inclement weather operations, credit card processing fees, and serving alcoholic beverages.

Alderman Walther requested the language in the contract be amended to include that the contract is renewable on an annual basis for a term not to exceed five years. After five years, the City would be required to conduct another RFP process.

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

COUNCIL ACTION: Approval of (1) a Beach Concessions Management Agreement with the Cotton Duck LLC as the Recommended Vendor for the Forest Park Beach Concessions Operation; and (2) Approval of an Ordinance Amending the City Code Regarding the Class K Liquor License for Forest Park Beach.

Alderman Powers made a motion to (1) approve a Beach Concessions Management Agreement with the Cotton Duck LLC as the Recommended Vendor for the Forest Park Beach Concessions Operation; and (2) Approve of an Ordinance Amending the City Code Regarding the Class K Liquor License for Forest Park Beach with the modifications as discussed, seconded by Alderman Notz. Aldermen Novit, Clemens, Notz, Powers, LeVert, Bothfeld, Weber, and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

PUBLIC WORKS COMMITTEE

**2. Overview Map for Public Works Omnibus items # 4, #5, and #6
-Byron Kutz, Superintendent of Engineering**

Byron Kutz, Superintendent of Engineering, provided an overview of three items on the Omnibus agenda. The first item (#4) is the Green Bay Watermain replacement project. The one-hundred-year-old pipe is scheduled to be replaced from June 8 through August 10.

The second item (#5) is the Concrete Streets, Curb, and Sidewalk replacement project. Repairs are scheduled to begin in early June and is estimated to last for one month.

The third item (# 6) is the Patching and Resurfacing project scheduled to begin early May and continue until August 7. The project consists of resurfacing 2.7 miles of streets and 3,200 square yards of patches. Motor Fuel Tax funds will be utilized for resurfacing, while local capital funds will be utilized for street patching.

City Council had a discussion regarding communication with residents as the projects proceed.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of Monday, March 2, 2026, City Council Meeting Minutes**
- 2. Consideration of an Ordinance Prohibiting the Use of Coal Tar Sealant Products in the City of Lake Forest (Final Reading)**

3. **Annual Vendor Approval for FY2027**
4. **Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding the Raffles in the City of Lake Forest for McKinlock American Legion Post 264 (Approval by Motion)**
5. **Award the Low Bid for the Green Bay Watermain Replacement and Valve Repairs Project to DiMeo Brothers., Inc., and Authorize the City Manager to Execute an Agreement in the Amount of \$1,214,850 and a Contingency in the Amount of \$55,150 for a Total Project Cost of \$1,270,000**
6. **Approval of a Third-Year Renewal with Schroeder & Schroeder, Inc., for the 2026 Concrete Streets, Curb, and Sidewalk Replacement Project, and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$310,000**
7. **Award of the Low Bid for the 2026 Patching & Resurfacing Project to Peter Baker & Son Co., and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$1,580,000**
8. **Consideration of Ordinances Approving Recommendations from the Building Review Board for 163 Washington Road and 290 Majestic Oak Court. (First Reading and if Desired by the City Council, Final Approval)**
9. **Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission in Support of a Building Scale Variance for an Infill Addition at 161 N. Sheridan Road. (First Reading and if Desired by the City Council, Final Approval)**
10. **Consideration of an Ordinance Approving a Recommendation from the Zoning Board of Appeals for 284 Granby Road. (First Reading, and if Desired by the City Council, Final Approval)**

Mayor Tack asked if anyone would like an item removed or taken separately. Seeing none, he asked for a motion.

CITY COUNCIL ACTION Approve the ten (10) omnibus items as presented.

Alderman Clemens made a motion to approve the ten (10) omnibus items as presented, seconded by Alderman Powers. The following voted "Aye": Aldermen Novit, Clemens, Notz, Powers, LeVert, Bothfeld, Weber, and Walther. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

6. OLD BUSINESS

1. **Consideration of an Ordinance Approving Construction of a Telecommunications Tower at the City's Compost Center, 1381 Kennedy Road (Route 60), and the Associated Ground Lease with Tower North Development, LLC and Authorize the City Manager to Execute all related documents subject to final approval by the City Attorney. (Waive First Reading and Grant Final Approval)
-Catherine Czerniak, Director of Community Development**

Catherine Czerniak, Director of Community Development, presented the next step in achieving the City Council's goals of improving telecommunication service in the Fourth Ward and community-wide. Last year, the Plan Commission recommended City Council amend the code and allow a standalone tower at the City's compost center. Staff was then directed to prepare a Request-for-Proposals to tower builders. Tower North was the successful bidder, and staff was directed to move forward with negotiating the lease. Ms. Czerniak

stated the request to City Council is an approval of the ground lease and authorize construction of the tower at the compost center.

Currently, there are two providers, AT&T and T-Mobile, located on the north-west side of the water tower at the Compost Center. The proposed location for the new tower is south-east of the water tower. Ms. Czerniak spoke to key lease terms. She reported that by the end of 2027, the City would anticipate having all three major carriers on the tower: Verizon, T-Mobile, and AT&T.

The goal of the project is to improve wireless service. There is a potential loss of revenue when the current leases come to an end with AT&T and T-Mobile. Ms. Czerniak spoke of the next steps, both short and long term.

City Council had a discussion about the range for cell towers, and whether the height of the water tower is sufficient for telecommunication service.

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

CITY COUNCIL ACTION Consideration of an Ordinance Approving Construction of a Telecommunications Tower at the City’s Compost Center, 1381 Kennedy Road (Route 60), and the Associated Ground Lease with Tower North Development, LLC and Authorize the City Manager to Execute all related documents subject to final approval by the City Attorney. (Waive First Reading and Grant Final Approval)

Alderman Weber made a motion to approve an Ordinance Approving Construction of a Telecommunications Tower at the City’s Compost Center, 1381 Kennedy Road (Route 60), and the Associated Ground Lease with Tower North Development, LLC and Authorizing the City Manager to Execute all related documents subject to final approval by the City Attorney. (Waive First Reading and Grant Final Approval), seconded by Alderman Clemens. The following voted “Aye”: Aldermen Novit, Clemens, Notz, Powers, Bothfeld, Weber, and Walther. The following voted “Nay”: none. Abstain: 1 Alderman LeVert. 7-Ayes, 1-Obstention, motion carried.

7. NEW BUSINESS

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

City Council k reminded the public that the Caucus Election is open until 8:00 pm, March 16, 2026, and stated that the Primary Election is on Tuesday, March 17.

ADJOURNMENT

There being no further business, Mayor Tack asked for a motion to adjourn. Alderman LeVert made a motion to adjourn, seconded by Alderman Powers. Motion carried unanimously by voice vote at 7:18 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

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

THE CITY OF LAKE FOREST

RESOLUTION NO. 2026 - _____

A RESOLUTION AUTHORIZING INTERVENTION IN PROPERTY TAX ASSESSMENT APPEAL 2025-01333 BEFORE THE ILLINOIS PROPERTY TAX APPEAL BOARD

WHEREAS, the City of Lake Forest ("**City**") is a home rule, special charter municipal corporation organized and operating in accordance with the Illinois Constitution of 1970; and

WHEREAS, the City acknowledges that the owner of certain parcels of real property located within the corporate boundaries of the City have heretofore filed an appeal of the assessments of certain parcels of real property with the State of Illinois Property Tax Appeal Board ("PTAB"); and

WHEREAS, the petitioner in PTAB appeal 25-01333 seeks a reduction in the assessed value of the parcels that are the subject of the appeal; and

WHEREAS, Illinois Administrative Code Title 86, Section 1910.60(d), authorizes any taxing body that has a revenue interest in an appeal proceeding before the PTAB to intervene in the proceeding; and

WHEREAS, the City finds that the protection of the City's revenue interest in the assessed value of said parcels is best served by intervening in the 25-01333 appeal proceedings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Lake Forest, County of Lake, and State of Illinois, in exercise of its home rule powers, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated into and made a part of this Resolution.

SECTION TWO: Authorization. The City Council hereby authorizes Ancel Glink, P.C., as its legal representative, to file a Request to Intervene in Appeal Proceedings 25-01333 with the PTAB, and to represent the City's interests in PTAB appeal 25-01333.

SECTION THREE: Effective Date. This Resolution shall be in full force and effect upon its passage and approval.

Passed this ____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ___ day of _____, 2026.

Mayor

ATTEST:

City Clerk

THE CITY OF LAKE FOREST

RESOLUTION NO. 2026 - _____

**A RESOLUTION APPROVING THE PFAS CLASS ACTION
SETTLEMENT WITH DUPONT**

WHEREAS, the City of Lake Forest ("**City**") is a home rule, special charter municipal corporation organized and operating in accordance with the Illinois Constitution of 1970; and

WHEREAS, the City and numerous other public water systems are parties to a multi-district lawsuit filed against manufacturers of synthetic per- and polyfluoroalkyl substances ("**PFAS**"), which is pending in the U.S. District Court for South Carolina bearing master docket number 2:18-mn-2873 ("**Lawsuit**"); and

WHEREAS, the Lawsuit seeks to recover the costs the water systems may incur to protect drinking water supplies from PFAS contamination; and

WHEREAS, DuPont, one of the defendants in the Lawsuit, agreed to a class-wide settlement that was subsequently approved by the Court ("**DuPont Settlement**"); and

WHEREAS, the City has been allocated a gross total of \$49,888.00 under the DuPont Settlement, which will be paid out to the City in installments; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to approve the DuPont Settlement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Lake Forest, County of Lake, and State of Illinois, in exercise of its home rule powers, as follows:

SECTION ONE: Recitals. The foregoing recitals are incorporated into and made a part of this Resolution.

SECTION TWO: Approval; Authorization. The City Council hereby approves the DuPont Settlement. The City Manager is authorized and directed to execute any documents and take any actions that are necessary to approve the DuPont Settlement and authorize the disbursement of the DuPont Settlement funds.

SECTION THREE: Effective Date. This Resolution shall be in full force and effect upon its passage and approval.

Passed this ____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ___ day of _____, 2026.

Mayor

ATTEST:

City Clerk



Area of Request
938 Walden Lane

THE CITY OF LAKE FOREST
ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 938 WALDEN LANE**

WHEREAS, Bernbaum 2012 Investment Trust (Anastasia Bernbaum, 100%) ("**Owner**") is the owner of that certain real property commonly known as 938 Walden Lane, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, 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 March 4, 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-3, 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

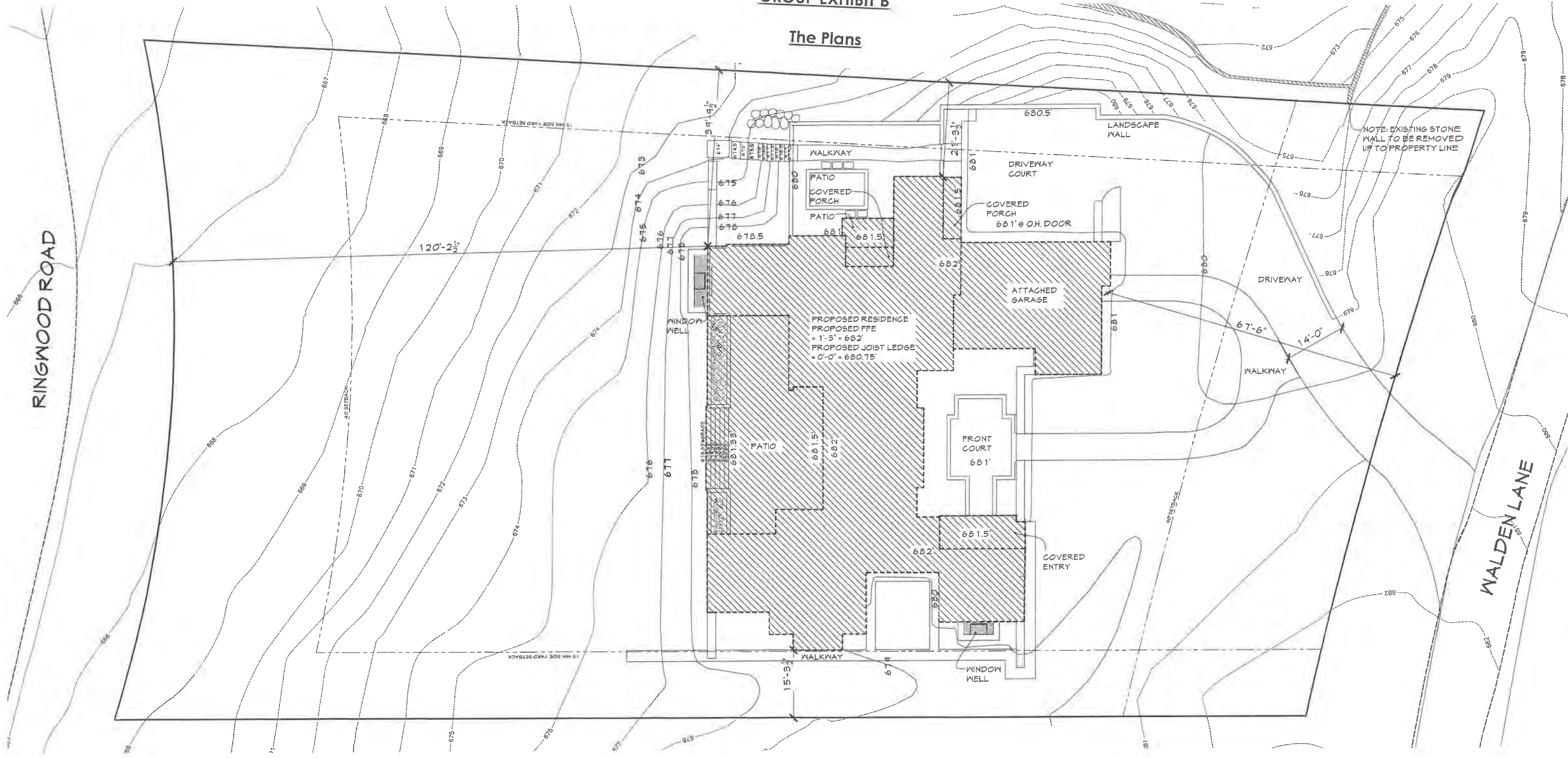
ATTEST:

City Clerk

GROUP EXHIBIT B

SITE PLAN

The Plans



PROPOSED SITE PLAN
 SCALE: 3/64" = 1'-0"

The Bernbaum Residence

938 Walden Lane
 Lake Forest, IL

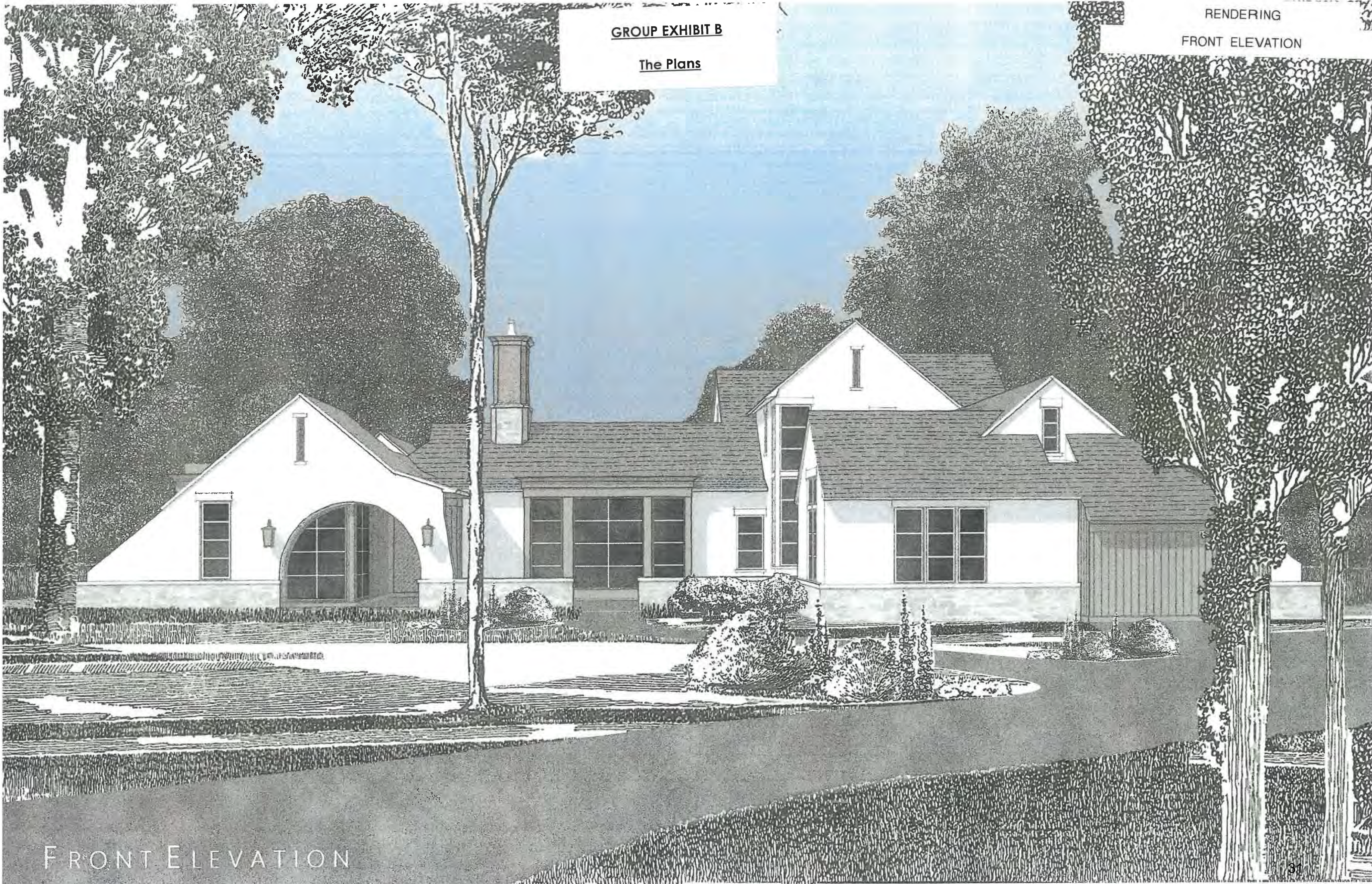


DATE: 02/18/26

GROUP EXHIBIT B

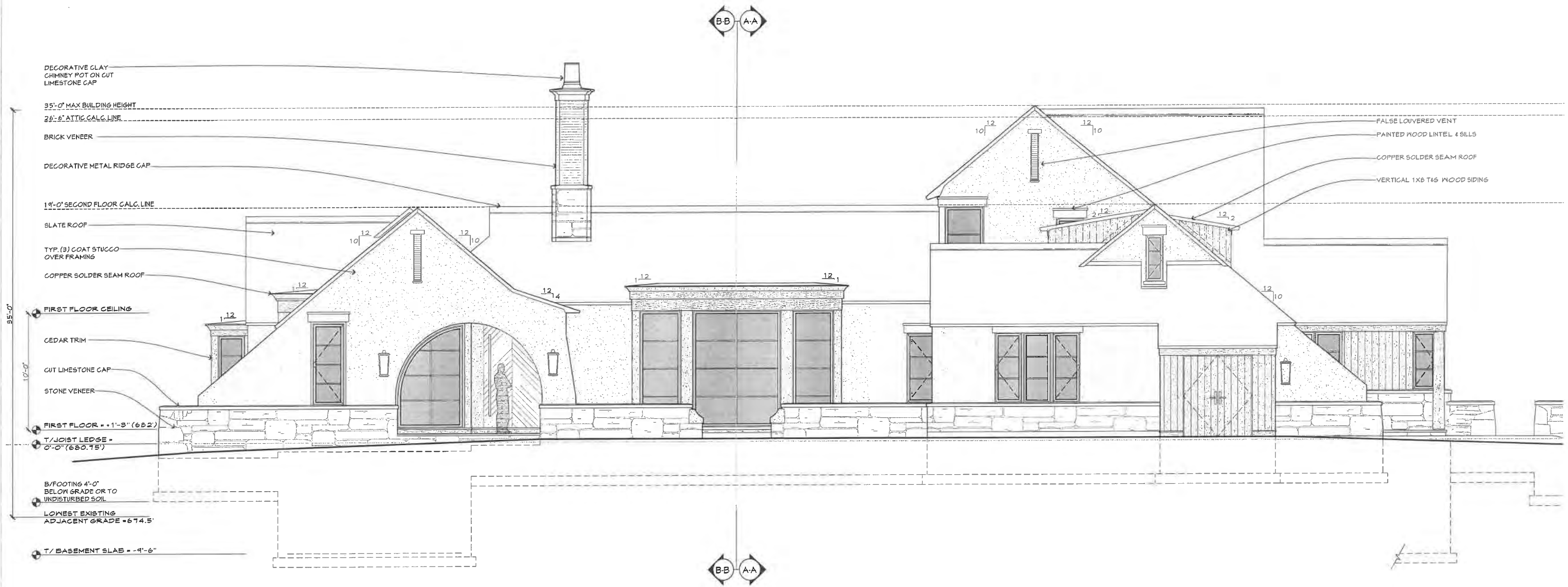
The Plans

RENDERING
FRONT ELEVATION



FRONT ELEVATION

The Plans



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

The Bernbaum Residence

938 Walden Lane
Lake Forest, IL



The Plans



PROPOSED EAST ELEVATION

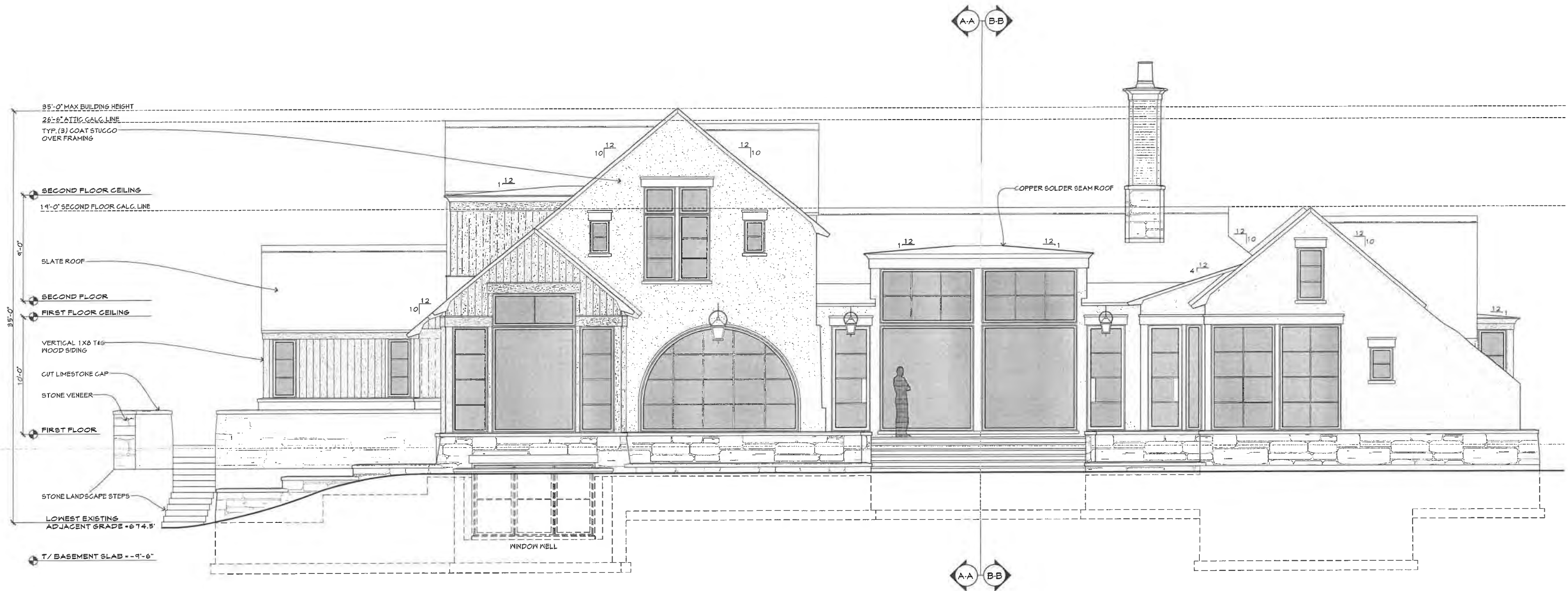
SCALE: 1/8" = 1'-0"

The Bernbaum Residence

938 Walden Lane
Lake Forest, IL



The Plans



PROPOSED NORTH ELEVATION

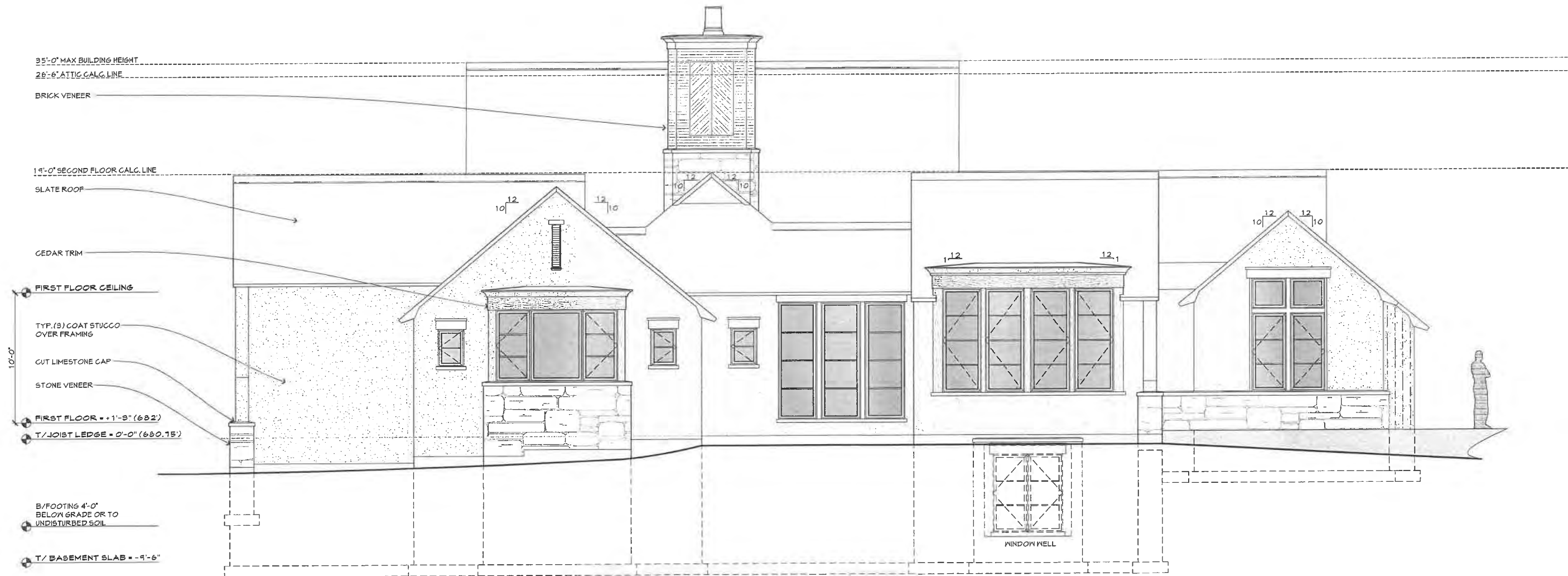
SCALE: 1/8" = 1'-0"

The Bernbaum Residence

938 Walden Lane
Lake Forest, IL



The Plans



PROPOSED WEST ELEVATION

The Bernbaum Residence

938 Walden Lane
Lake Forest, IL





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 www.eisermanandassociates.com P. 847-363-4644
 F. 847-262-4462
 info@eisermanandassociates.com

PROJECT:
**THE BERNBAUM
 RESIDENCE**
 LAKE FOREST, IL 60045

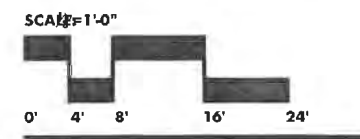
LEGEND

- EXISTING PLANT MATERIAL
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB MASSING, TYP.
- PERENNIAL BED AREAS, TYP.

SHEET TITLE:
**PRELIMINARY
 PLANTING PLAN -
 FRONT**

ISSUE DATE:
 1/22/2026
 DRAWN BY: BAW APPROVED BY: WPE

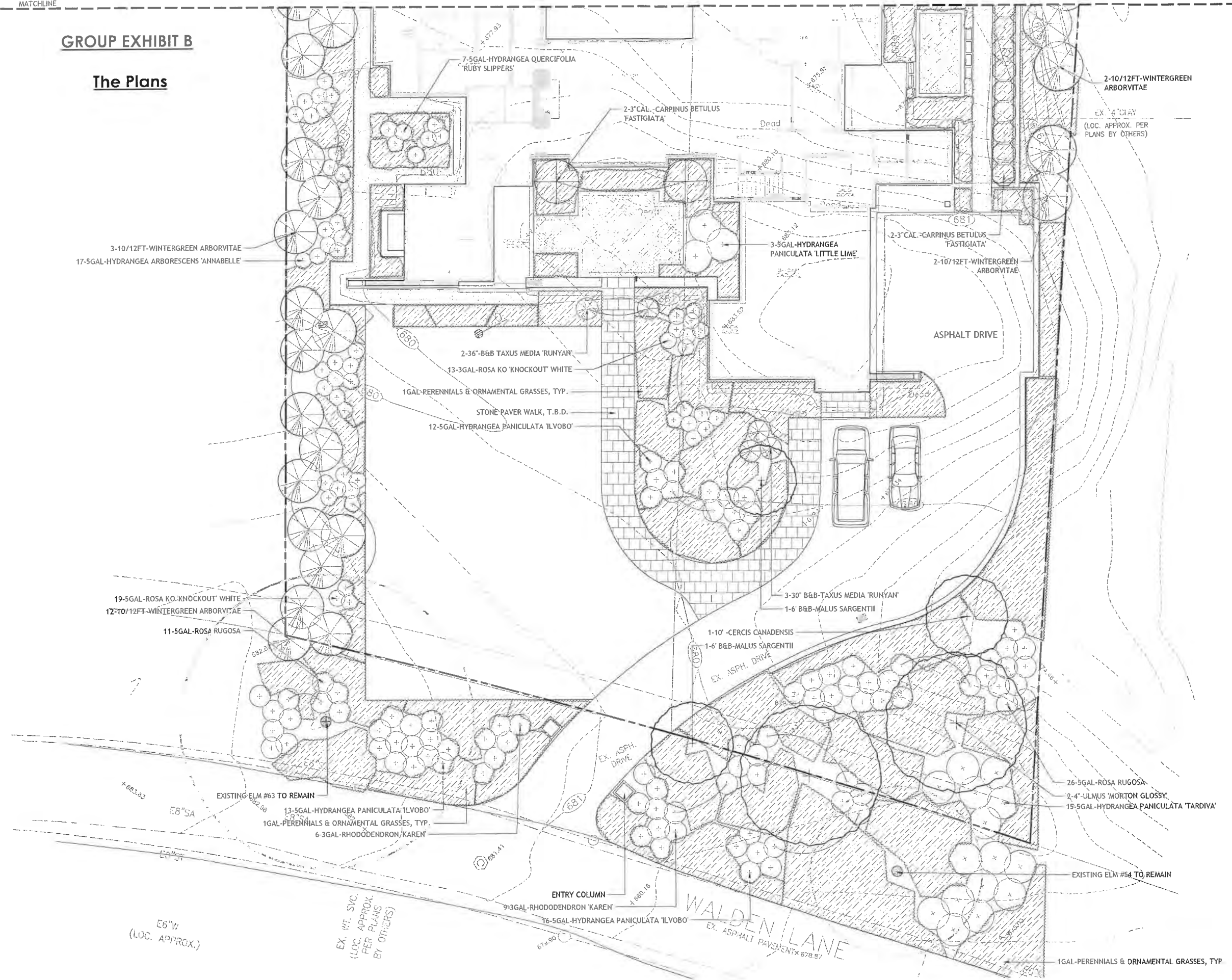
DATE:	REVISION:	REV BY:
01/23/2026	DRIVEWAY LAYOUT	PK



SHEET NUMBER:
L2-01

GROUP EXHIBIT B

The Plans



3-10/12FT-WINTERGREEN ARBORVITAE
 17-5GAL-HYDRANGEA ARBORESCENS 'ANNABELLE'

7-5GAL-HYDRANGEA QUERCIFOLIA
 'RUBY SLIPPERS'

2-3\"CAL.-CARPINUS BETULUS
 FASTIGIATA

2-10/12FT-WINTERGREEN
 ARBORVITAE

EX. 4\"CLAY
 (LOC. APPROX. PER
 PLANS BY OTHERS)

3-5GAL-HYDRANGEA
 PANICULATA 'LITTLE LIME'

2-3\"CAL.-CARPINUS BETULUS
 FASTIGIATA

2-10/12FT-WINTERGREEN
 ARBORVITAE

ASPHALT DRIVE

2-36\"B&B TAXUS MEDIA 'RUNYAN'

13-3GAL-ROSA KO 'KNOCKOUT' WHITE

1GAL-PERENNIALS & ORNAMENTAL GRASSES, TYP.

STONE PAVER WALK, T.B.D.

12-5GAL-HYDRANGEA PANICULATA 'ILVOBO'

19-5GAL-ROSA KO 'KNOCKOUT' WHITE
 12-10/12FT-WINTERGREEN ARBORVITAE

11-5GAL-ROSA RUGOSA

3-30\"B&B-TAXUS MEDIA 'RUNYAN'
 1-6\"B&B-MALUS SARGENTII

1-10\"-CERCIS CANADENSIS
 1-6\"B&B-MALUS SARGENTII

26-5GAL-ROSA RUGOSA
 2-4\"-ULMUS 'MORTON GLOSSY',
 15-5GAL-HYDRANGEA PANICULATA 'TARDIVA'

EXISTING ELM #63 TO REMAIN
 13-5GAL-HYDRANGEA PANICULATA 'ILVOBO'
 1GAL-PERENNIALS & ORNAMENTAL GRASSES, TYP.
 6-3GAL-RHODODENDRON 'KAREN'

ENTRY COLUMN
 9-3GAL-RHODODENDRON 'KAREN'
 16-5GAL-HYDRANGEA PANICULATA 'ILVOBO'

EXISTING ELM #54 TO REMAIN

1GAL-PERENNIALS & ORNAMENTAL GRASSES, TYP.

E6\"W
 (LOC. APPROX.)

EX. WT. SVC.
 (LOC. APPROX.
 PER PLANS
 BY OTHERS)



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 F. 847-362-4652

PROJECT:
**THE BERNBAUM
 RESIDENCE**
 LAKE FOREST, IL 60045

LEGEND

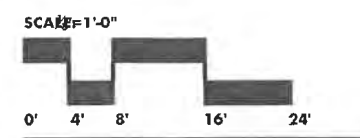
- EXISTING PLANT MATERIAL
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB MASSING, TYP.
- PERENNIAL BED AREAS, TYP.

SHEET TITLE:
**PRELIMINARY
 PLANTING PLAN -
 BACK**

ISSUE DATE:
 1/22/2026
 DRAWN BY: BAW APPROVED BY: WFE

REVISIONS:

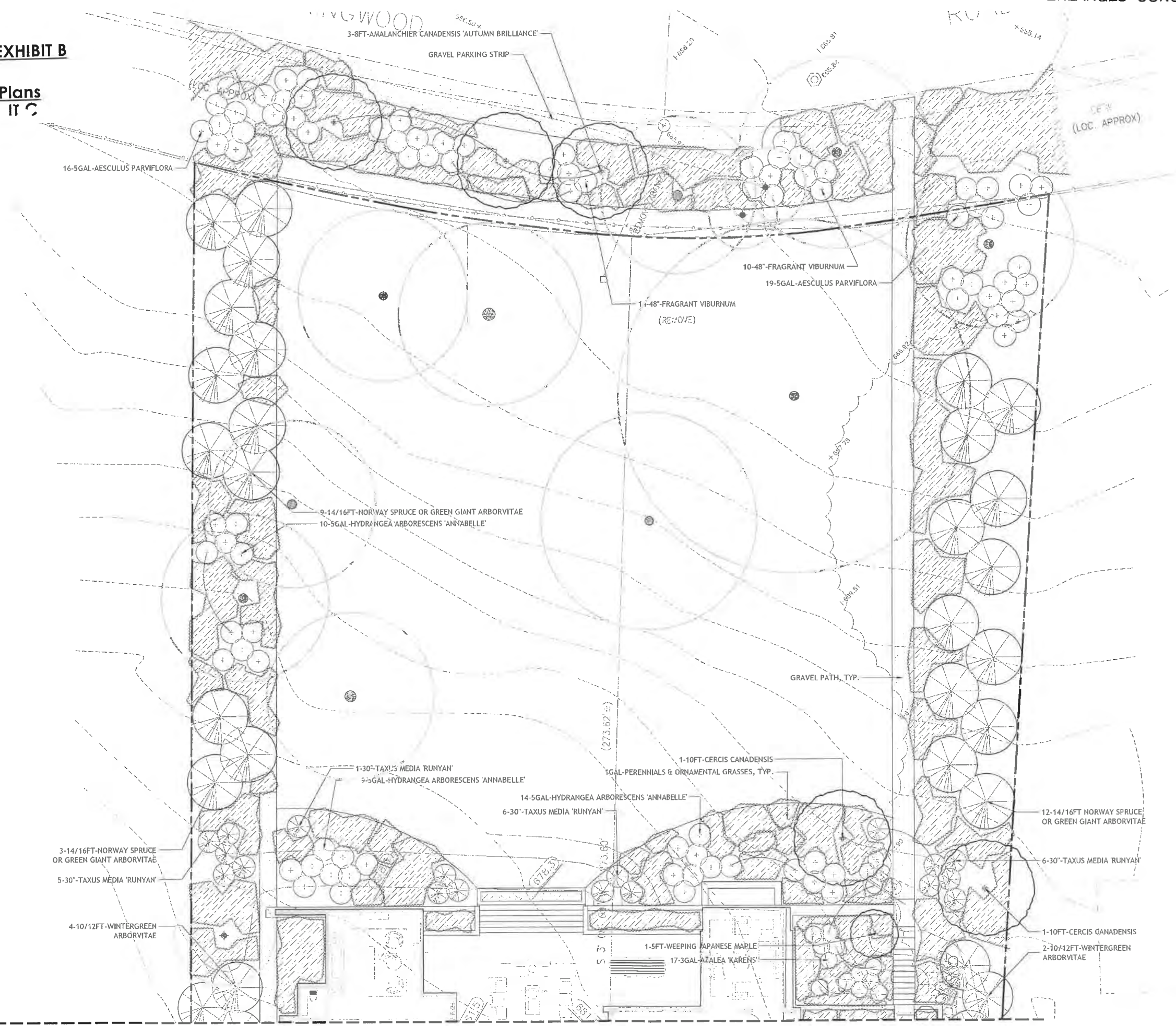
DATE	REVISION	REV BY
01/23/2026	DRIVEWAY LAYOUT	PX



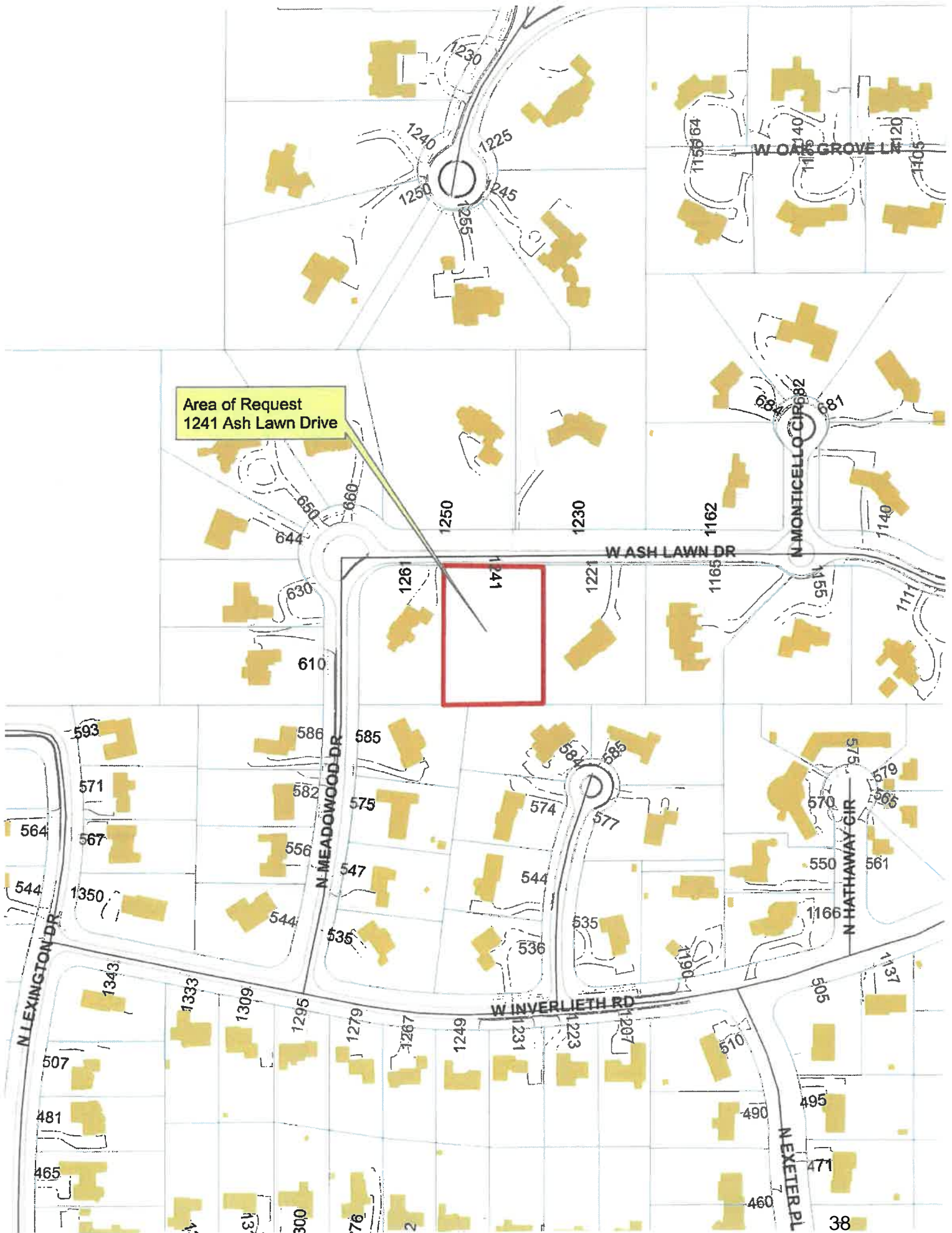
NORTH
 SHEET NUMBER:
L2-02

GROUP EXHIBIT B

The Plans
 IT C



MATCHLINE



Area of Request
1241 Ash Lawn Drive

THE CITY OF LAKE FOREST
ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1241 ASH LAWN DRIVE**

WHEREAS, 1241 Ash Lawn LLC (Daniel Daoud, 100%) ("**Owner**") is the owner of that certain real property commonly known as 1241 Ash Lawn Drive, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-5, 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 December 3, 2025 and continued 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-5, 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:

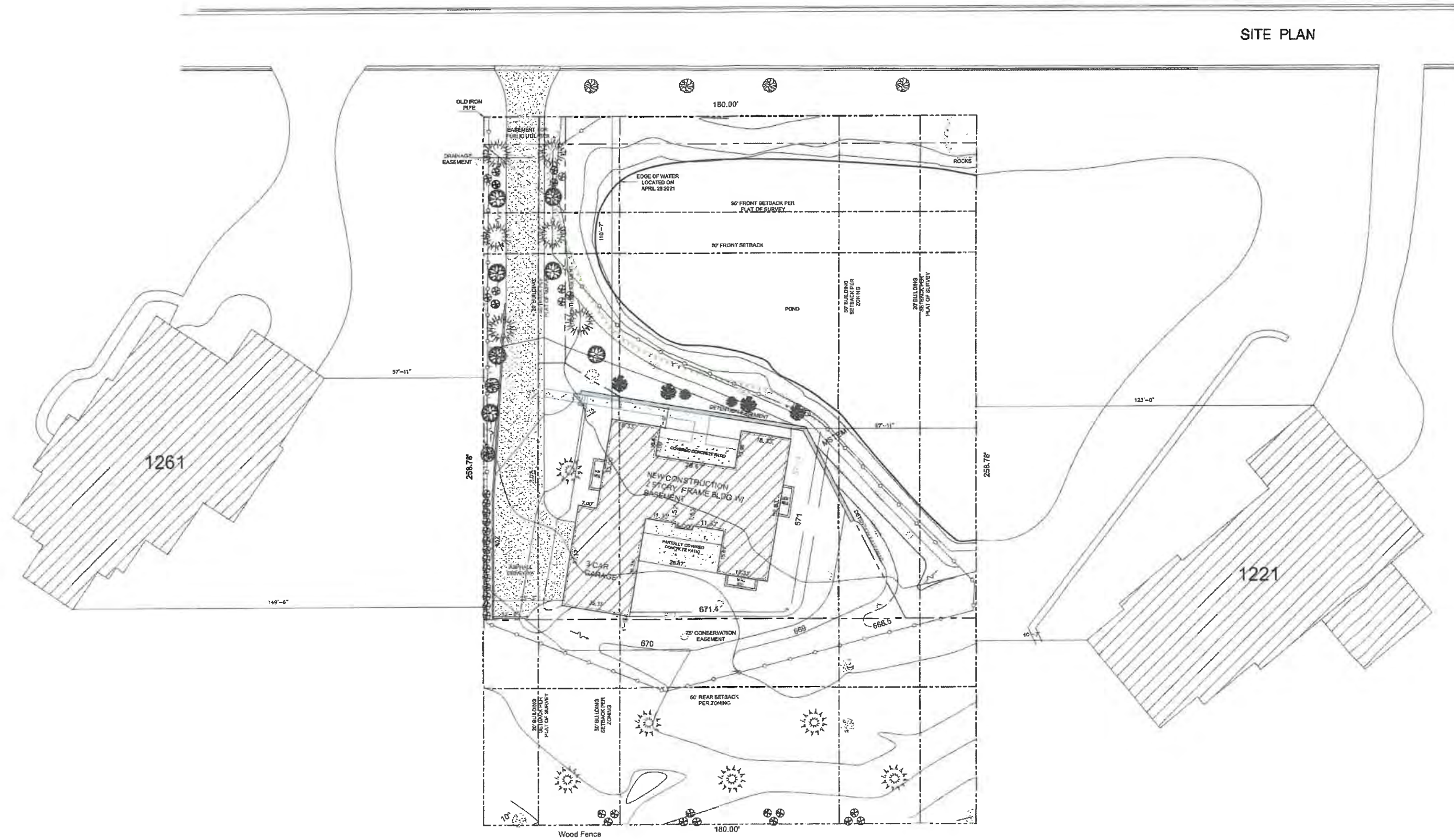
City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED PROJECT SCOPE: SITE PLAN

PROPOSED SITE PLAN

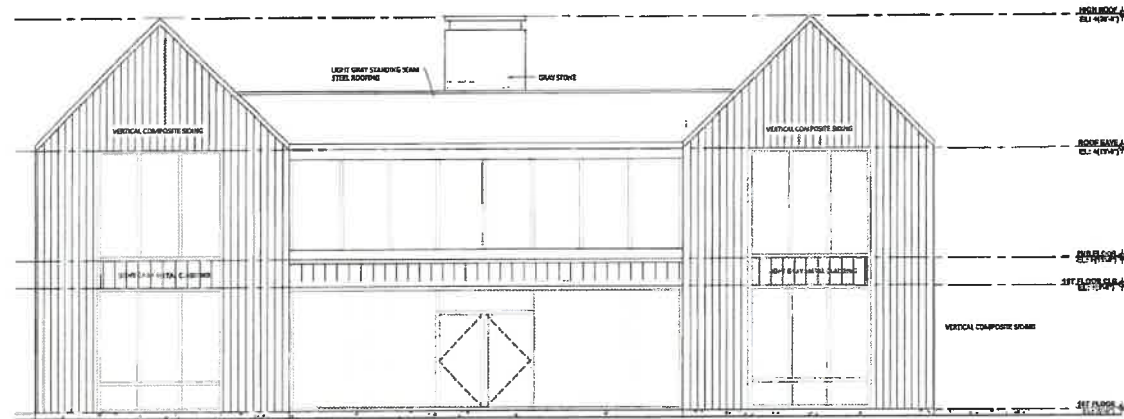


GROUP EXHIBIT B

The Plans

ELEVATIONS:

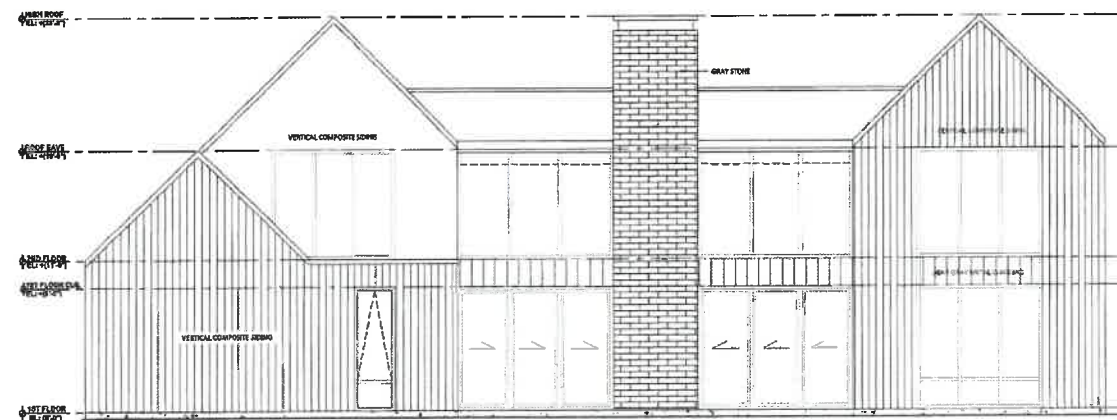
NORTH AND SOUTH ELEVATIONS



ARCHITECTURAL NORTH ELEVATION



PROPOSED NORTH ELEVATION



ARCHITECTURAL SOUTH ELEVATION

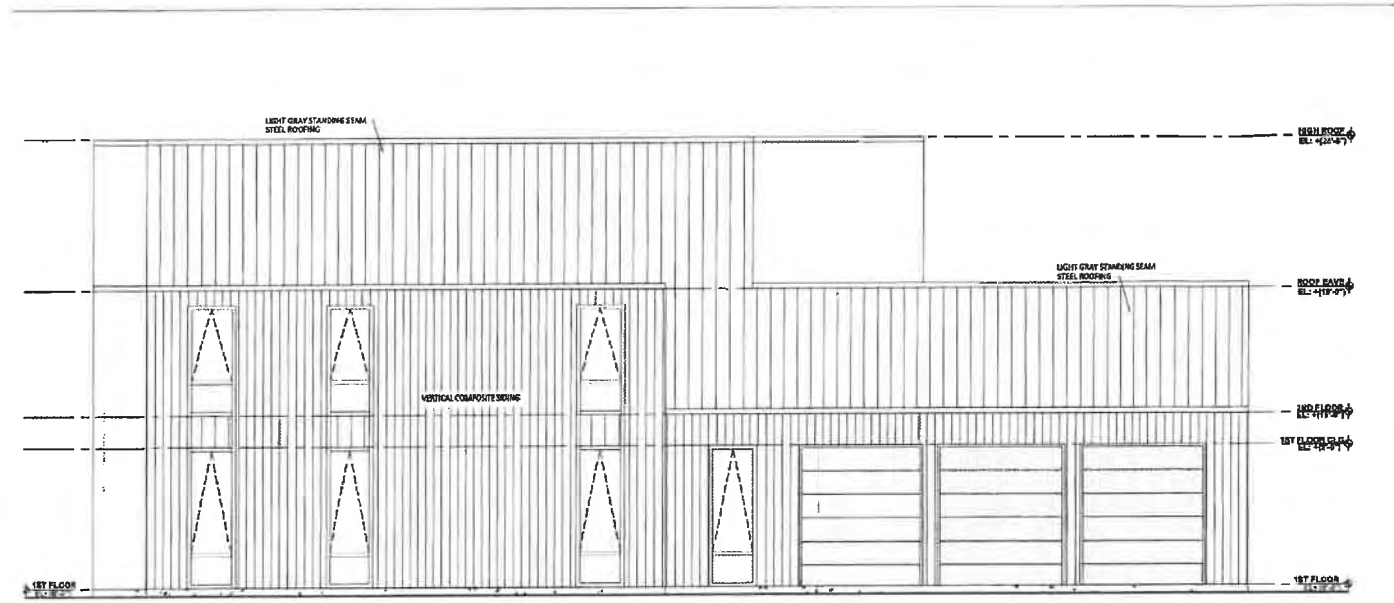


PROPOSED SOUTH ELEVATION

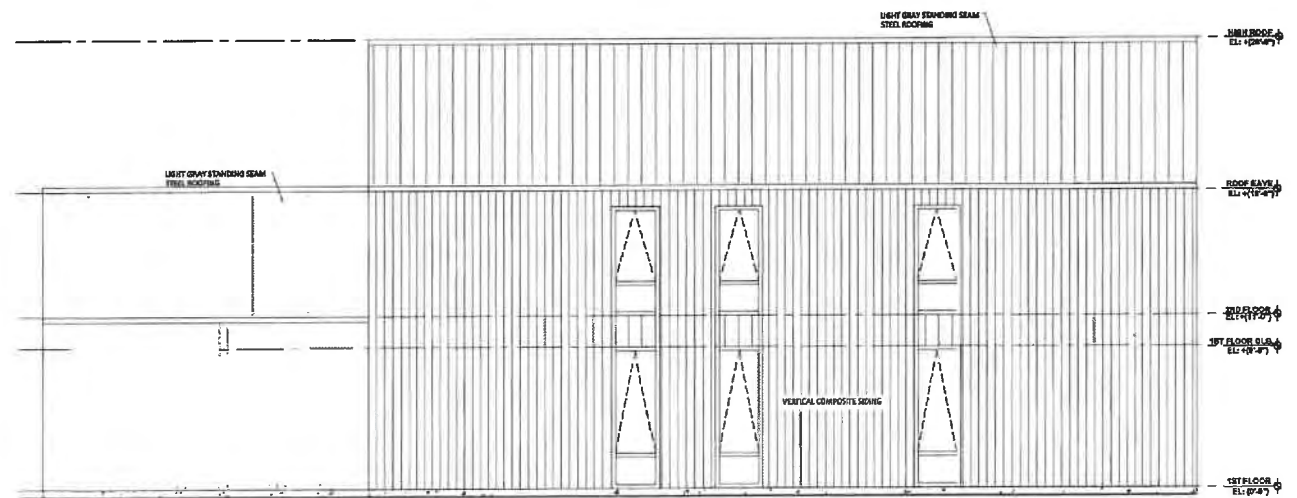
GROUP EXHIBIT B

The Plans

ELEVATIONS:



ARCHITECTURAL WEST ELEVATION



ARCHITECTURAL EAST ELEVATION

EAST AND WEST ELEVATIONS



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

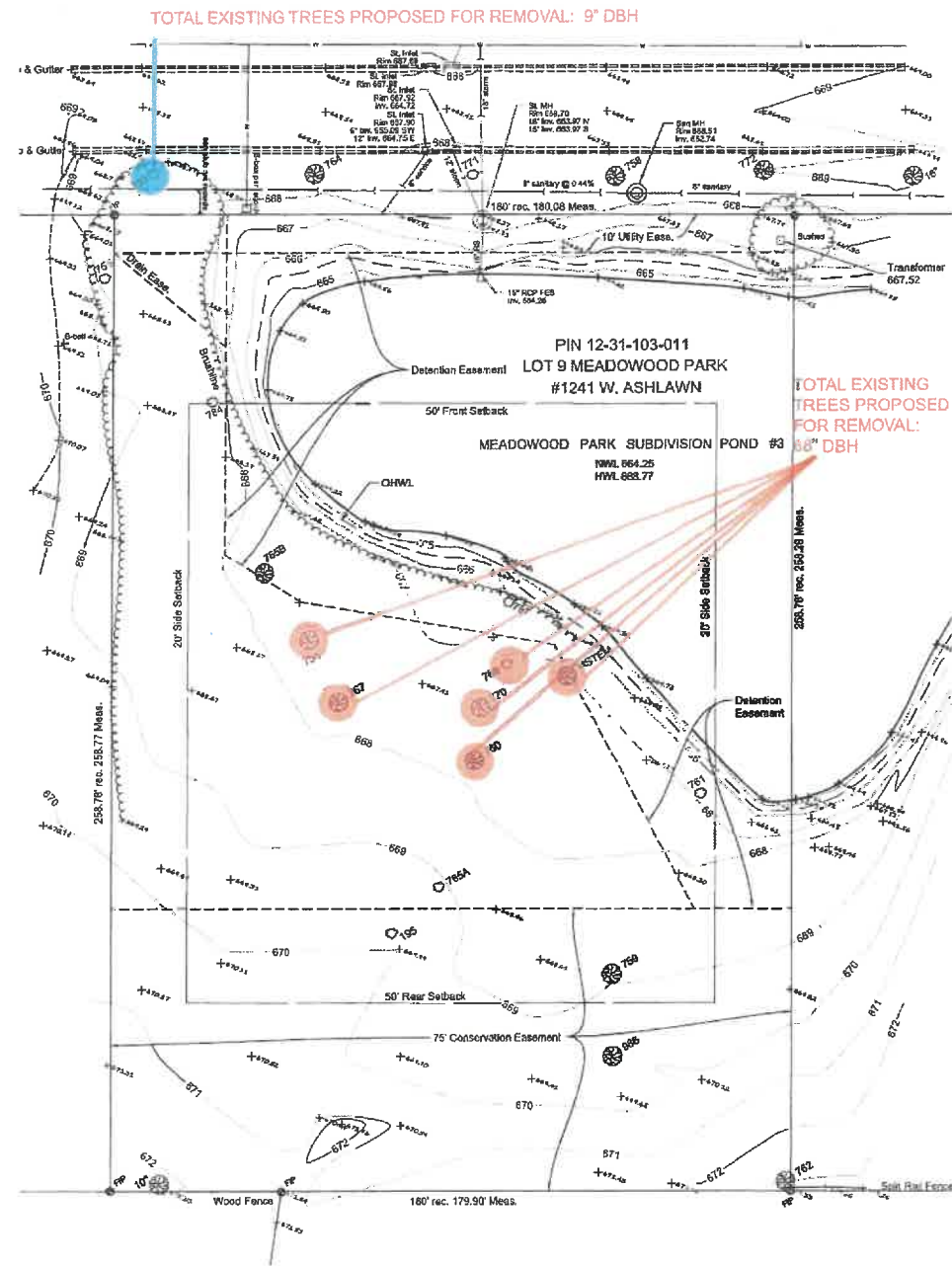
GROUP EXHIBIT B

The Plans

OVERALL SITE LAYOUT

LANDSCAPE

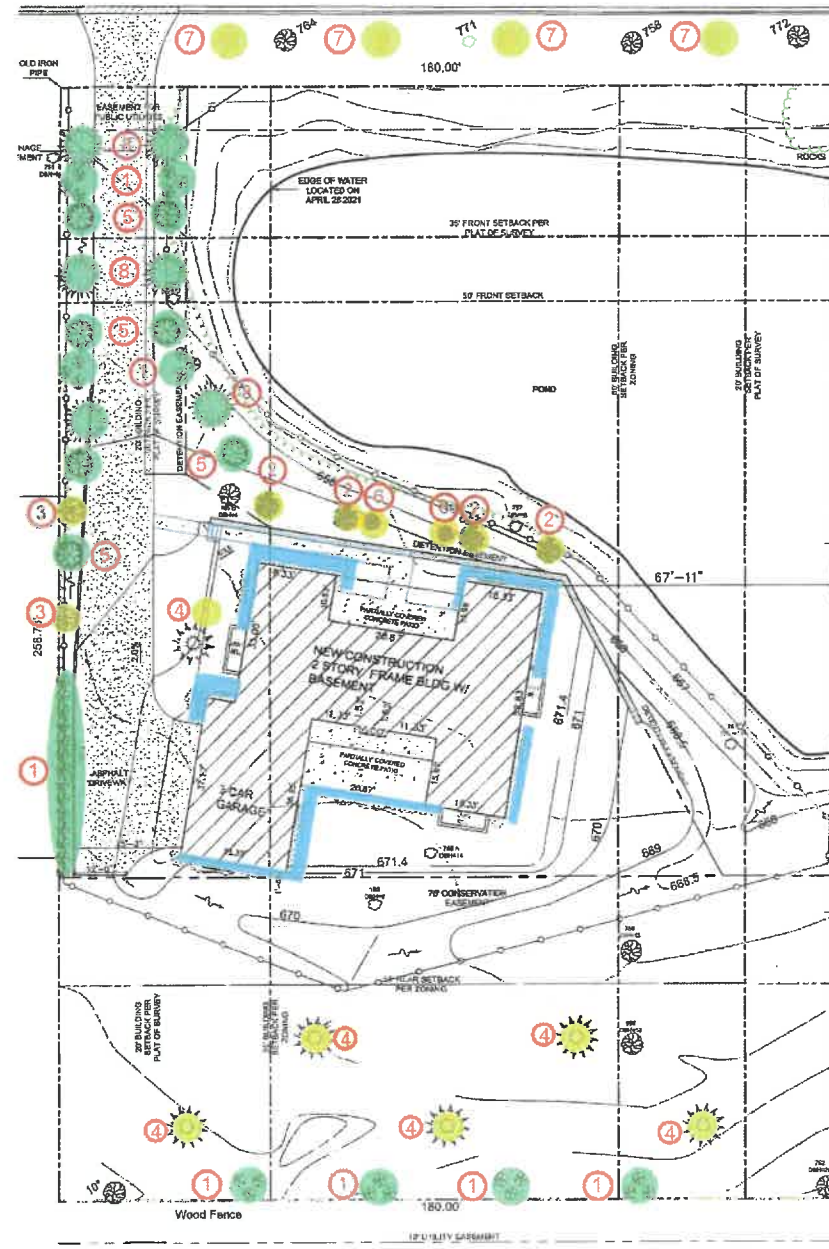
EXISTING LANDSCAPE ALTERATIONS



- TREES PROPOSED FOR REMOVAL ON PUBLIC PARKWAY
- TREES PROPOSED FOR REMOVAL ON PROPERTY

PROPOSED LANDSCAPE

TREE REMOVAL AND LANDSCAPE PLAN



- EVERGREEN TREES
- NEW DECIDUOUS TREES
- FOUNDATION PLANTING

LANDSCAPE CALCULATION

REMOVED TREES ON PROPERTY:
 #754 - 10" DBH (Removed for new construction)
 #767 - 10" DBH (Removed for new construction)
 #768 - 6" DBH (Removed for new construction)
 #770 - 12" DBH (Removed for new construction)
 #760 - 12" DBH (Removed for new construction)

Multistem = 18" (Removed for new construction)

Total Removed Trees DIA = 68" DBH
 Required New Trees DIA = 136" DBH

PROPOSED TREES ON PROPERTY:

- ① (26) Emerald Green Arborvitae @ 2.5" = 65" DBH
- ② (4) Himalayan Birch @ 2.5" = 10" DBH
- ③ (6) Cornelian Cherry @ 1.5" = 9" DBH
- ④ (6) Bald Cypress @ 2" = 12" DBH
- ⑤ (7) White Pine @ 2" = 14" DBH
- ⑥ (7) Winter King @ 2.5" = 17.5" DBH
- ⑧ (6) Red Cedar @ 3" = 18" DBH

Total Proposed on Property: 146.5" DBH

REMOVED TREES ON PARKWAY:

#753 = 9" DBH (New driveway construction)

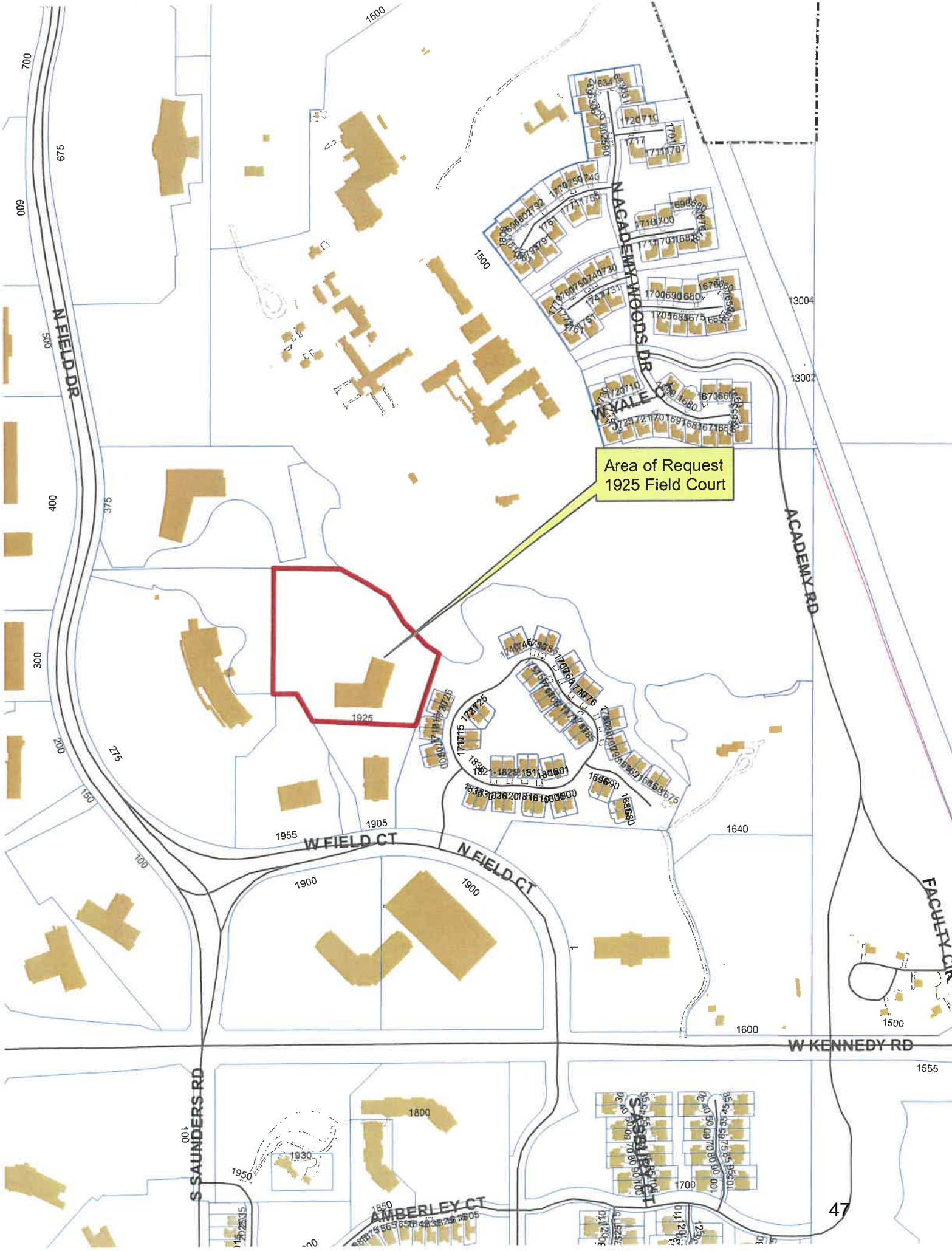
Total Removed Trees DIA = 9" DBH
 Required New Trees DIA = 18" DBH

PROPOSED TREES ON PUBLIC RIGHT OF WAY:

- ⑦ (4) White Ash @ 2.5" = 10" DBH

Total Proposed on Public Right of Way: 10" DBH

TOTAL PROPOSED ON PROPERTY & PUBLIC RIGHT OF WAY: 156.5" DBH



Area of Request
1925 Field Court

THE CITY OF LAKE FOREST
ORDINANCE NO. 2026- ____

**AN ORDINANCE APPROVING A SIGNAGE PLAN FOR THE POLICE HEADQUARTERS
AT 1925 FIELD COURT**

WHEREAS, The City of Lake Forest ("**Owner**") is the owner of that certain real property commonly known as 1925 Field Court, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the OR-2, Office Research Zoning District; and

WHEREAS, the Owner desires to install signage on the building and the site ("**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 March 4, 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 OR-2, Office Research District under the City Code,
2. the 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 the 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. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- D. 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.
- E. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action, 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 Owner has 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 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

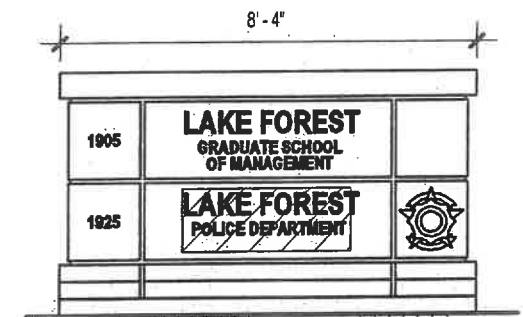


- B1
- F
- A1
- E
- D
- NEW ENTRY CANOPY SIGNAGE, REFER TO SHEET S.2
- C
- A
- NEW ENTRY MONUMENT SIGN, SEE 1/S.3
- EXISTING PANEL SIGN TO BE REPLACED, SEE SHEET 2/S.3

B



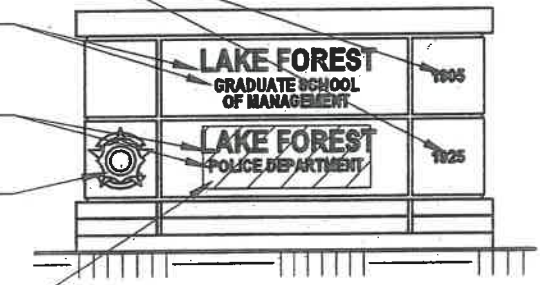
EXISTING MARQUEE - EAST ELEVATION



MARQUEE - WEST ELEVATION

NOTE: WORK SIM TO EAST ELEVATION

- EXISTING DIMENSIONAL SIGNAGE TO REMAIN
- EXISTING DIMENSIONAL SIGNAGE TO REMAIN
- PROVIDE SIGNAGE TO MATCH EXISTING DIMENSIONAL SIGNAGE
- LFPD BADGE LOGO GRAPHIC, BLACK OUTLINE
- CLEAN AND PATCH EXISTING CAST STONE SURFACE PRIOR TO INSTALLING NEW SIGNAGE



MARQUEE - EAST ELEVATION

B MARQUEE SIGN
1/4" = 1'-0"

S.1



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026



The Plans



GENERAL AREA OF NEW MONUMENT SIGN, 10' X 1'-6"

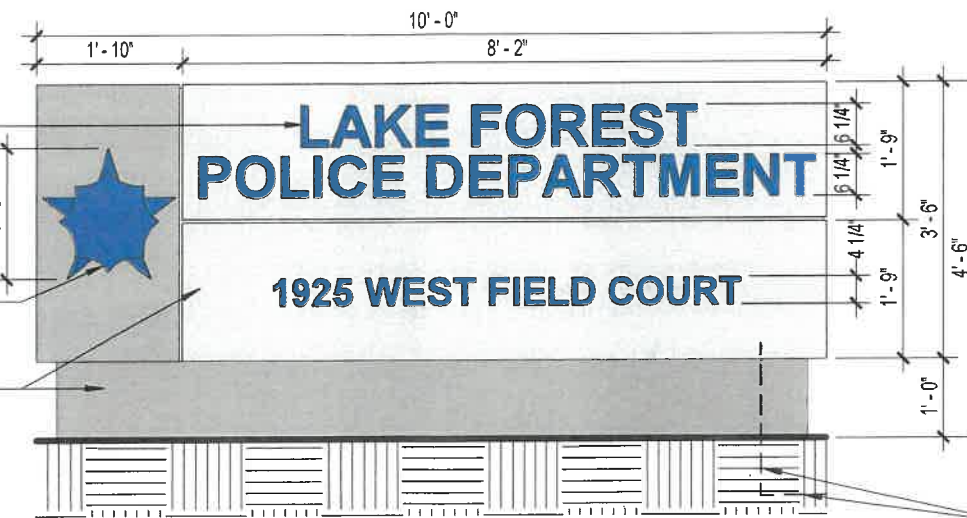
NOTE: INTENT IS FOR MONUMENT SIGN TO BE CLEAR OF TREE TRUNK, COORDINATE WITH ARCHITECT AS NEEDED

EXTRUDED DIMENSIONAL ACRYLIC LETTERS WITH NAVY BLUE FACE. INTENT IS TO HAVE THE LETTERS GLOW FROM THE SIDES WHEN ILLUMINATED AT NIGHT. BOTH SIDES, TYP.

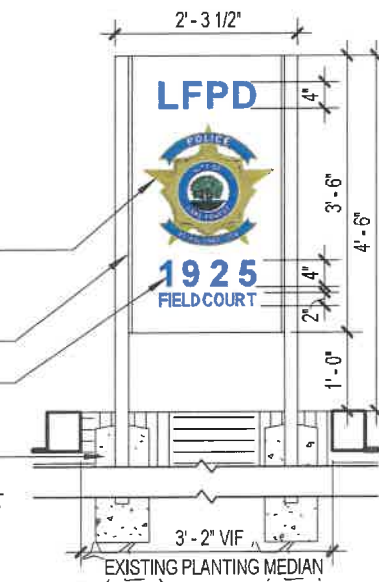
EXTRUDED WHITE DIMENSIONAL ACRYLIC BADGE SYMBOL WITH NAVY BLUE FACE. INTENT IS TO HAVE THE SYMBOL GLOW FROM THE SIDES WHEN ILLUMINATED AT NIGHT. BOTH SIDES, TYP.

CUSTOM ILLUMINATED METAL BOX SIGN, TYP.

EXISTING PANEL SIGN TO BE MODIFIED, REFER TO DETAILS



1 MONUMENT SIGN ELEVATION
1/2" = 1'-0"



2 PANEL SIGN AT EXISTING MEDIAN
1/2" = 1'-0"

LFPD BADGE LOGO GRAPHIC, MULTI-COLORED

METAL PANEL SIGN ASSEMBLY, WHITE POWDER COAT FINISH, TYP.

NAVY BLUE TEXT, TYP.

CONCRETE PIER ON 6" COMPACTED FILL, TYP.

PROVIDE CONDUIT AND CIRCUIT TO JUNCTION BOX IN CUSTOM ILLUMINATED BOX SIGN

SIGNAGE AT SITE ENTRY

S.3



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026



The Plans



EXISTING CONDITIONS AT ENTRY CANOPY

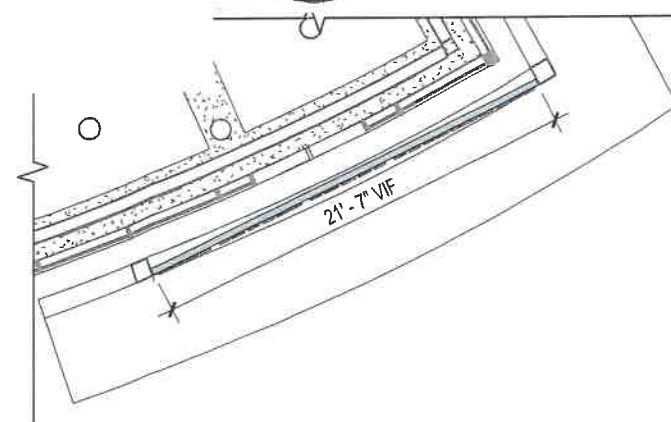


NOTE: VERIFY LETTER DIMENSIONS AND LAYOUT PRIOR TO FABRICATION

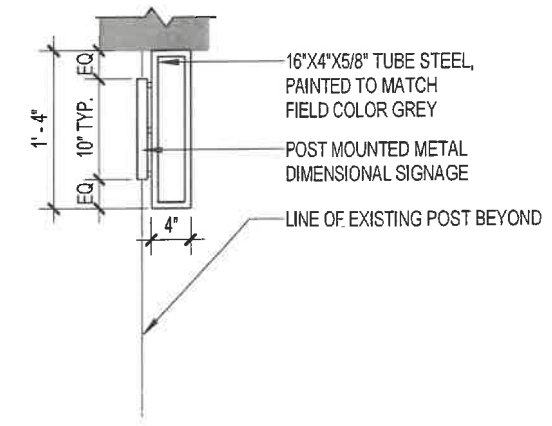


1 CANOPY SIGN
1/8" = 1'-0"

1 CANOPY SIGN



2 REFLECTED CEILING AT CANOPY
1/8" = 1'-0"



3 SECTION AT CANOPY
3/4" = 1'-0"

CANOPY SIGNAGE

S.2



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

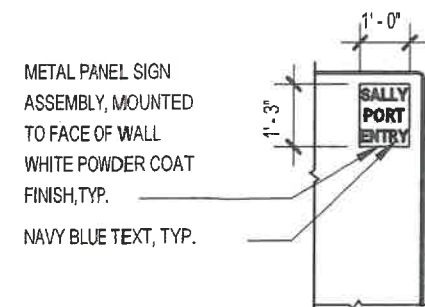
02.27.2026



The Plans



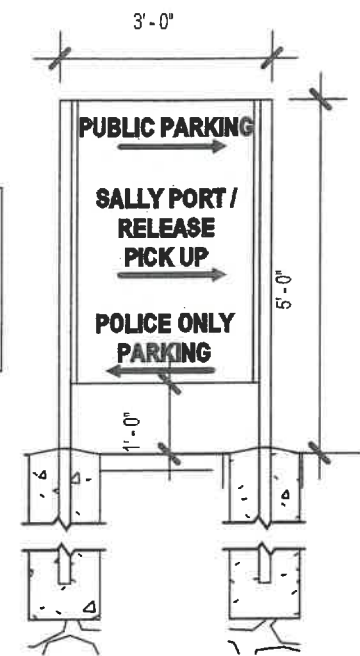
- B1
 - F
 - A1
 - E
 - D
 - C
 - A
 - B
- EXISTING BUILDING
- NEW ENTRY CANOPY SIGNAGE, REFER TO SHEET S.2
- NEW ENTRY MONUMENT SIGN, SEE 1/S.3
- EXISTING PANEL SIGN TO BE REPLACED, SEE SHEET 2/S.3
- W FIELD COURT



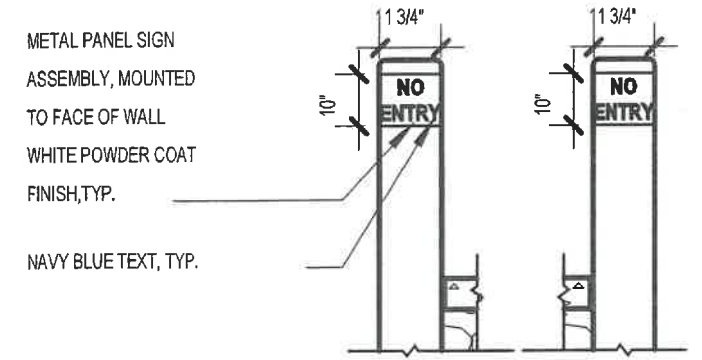
METAL PANEL SIGN ASSEMBLY, MOUNTED TO FACE OF WALL
 WHITE POWDER COAT FINISH, TYP.
 NAVY BLUE TEXT, TYP.

B1 WALL MOUNTED SIGN B1
 1/4" = 1'-0"

REFER TO SHEET S.1B FOR TYPICAL NOTES AND COLOR OPTIONS



A EXTERIOR PANEL SIGN_A
 1/4" = 1'-0"



METAL PANEL SIGN ASSEMBLY, MOUNTED TO FACE OF WALL
 WHITE POWDER COAT FINISH, TYP.
 NAVY BLUE TEXT, TYP.

A1 WALL MOUNTED SIGN_A1
 1/4" = 1'-0"

S.1



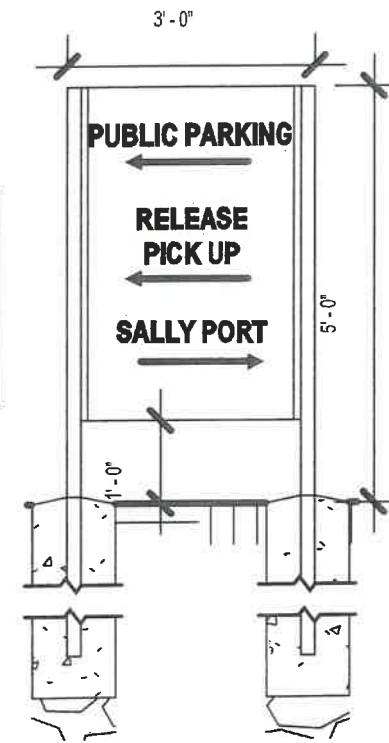
LAKE FOREST POLICE DEPARTMENT HEADQUARTERS
 1925 W Field Court, Lake Forest, Illinois, 60045



The Plans



REFER TO SHEET
 S.1B FOR TYPICAL NOTES AND COLOR
 OPTIONS



C EXTERIOR PANEL SIGN_C

1/4" = 1'-0"

SITE SIGNAGE

S.1



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026



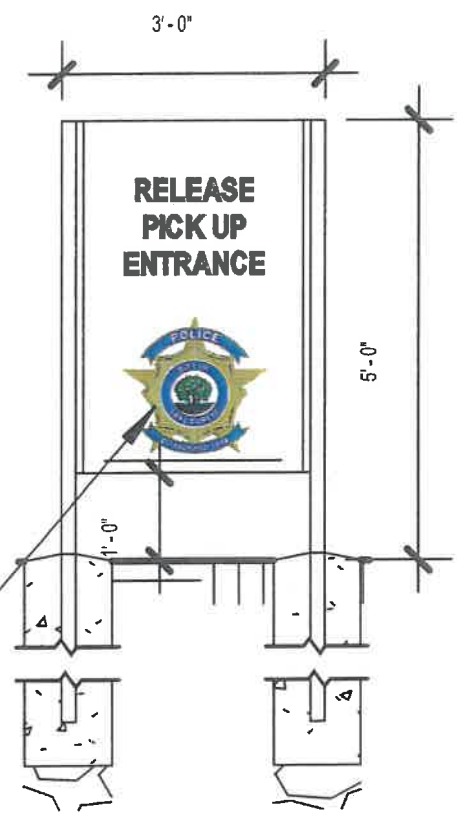
The Plans



- B1
- F
- A1
- E
- D**
- NEW ENTRY CANOPY SIGNAGE, REFER TO SHEET S.2
- C
- A
- NEW ENTRY MONUMENT SIGN, SEE 1/S.3
- EXISTING PANEL SIGN TO BE REPLACED, SEE SHEET 2/S.3
- B

REFER TO SHEET
S.1B FOR TYPICAL NOTES AND COLOR
OPTIONS

LFPD BADGE LOGO
GRAPHIC, MULTI-
COLORED



D EXTERIOR PANEL SIGN_D

1/4" = 1'-0"

SITE SIGNAGE

S.1



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026



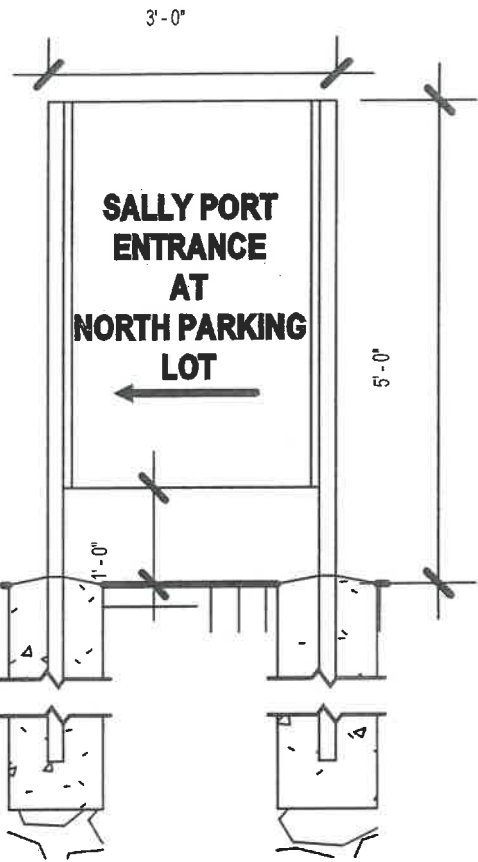
GROUP EXHIBIT B

The Plans



- B1
- F
- A1
- E**
- D
- NEW ENTRY CANOPY SIGNAGE, REFER TO SHEET S.2
- C
- A
- NEW ENTRY MONUMENT SIGN, SEE 1/S.3
- EXISTING PANEL SIGN TO BE REPLACED, SEE SHEET 2/S.3
- B

REFER TO SHEET
S.1B FOR TYPICAL NOTES AND COLOR OPTIONS



E EXTERIOR PANEL SIGN_E

1/4" = 1'-0"

SITE SIGNAGE

S.1



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026



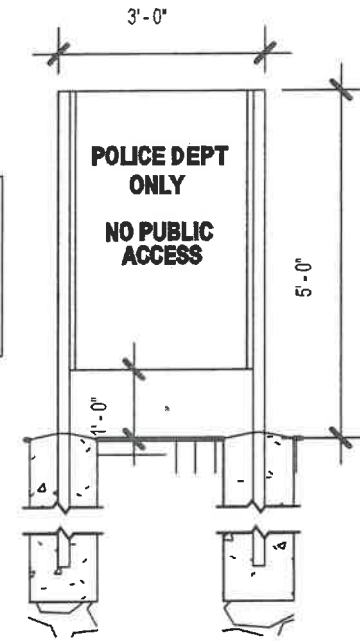
GROUP EXHIBIT B

The Plans



- B1
- F
- A1
- E
- D
- NEW ENTRY CANOPY SIGNAGE, REFER TO SHEET S.2
- C
- A
- NEW ENTRY MONUMENT SIGN, SEE 1/S.3
- EXISTING PANEL SIGN TO BE REPLACED, SEE SHEET 2/S.3
- B

REFER TO SHEET
S.1B FOR TYPICAL NOTES AND
COLOR OPTIONS



F EXTERIOR PANEL SIGN_F

1/4" = 1'-0"

SITE SIGNAGE

S.1



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

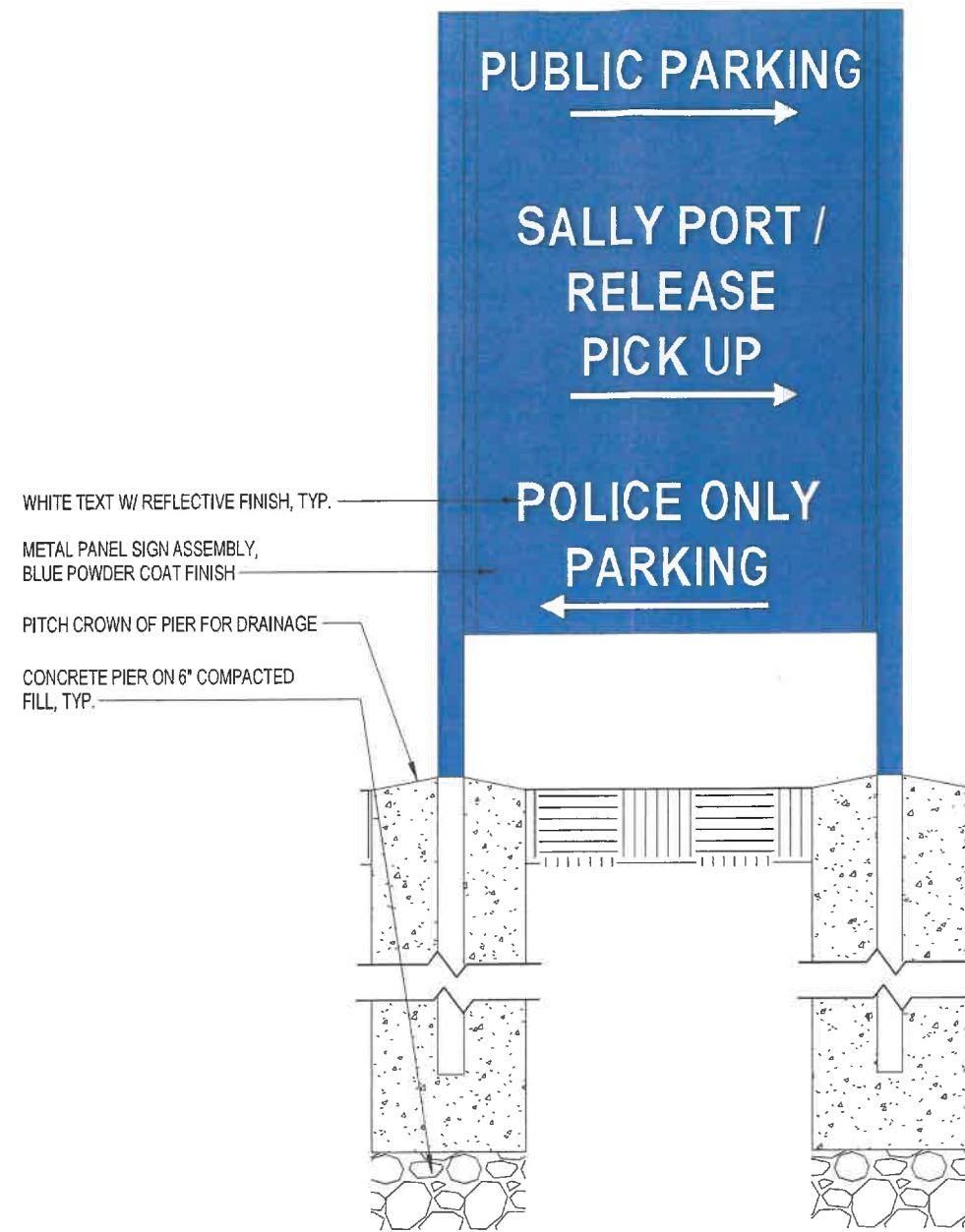
1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026



GROUP EXHIBIT B

The Plans



PANEL SIGN COLOR STUDY

S.1B



LAKE FOREST POLICE DEPARTMENT HEADQUARTERS

1925 W Field Court, Lake Forest, Illinois, 60045

02.27.2026

