

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

Monday, May 18, 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  
Peter Clemens, Alderman First Ward  
John Powers, Alderman Second Ward  
Rosemary C. Kehr, Alderman Second Ward

Alice LeVert, Alderman Third Ward  
Nick Bothfeld, Alderman Third Ward  
Richard Walther, Alderman Fourth Ward  
Lloyd Culbertson, Alderman Fourth Ward

**PLEDGE OF ALLEGIANCE**

**REPORTS OF CITY OFFICERS**

**1. COMMENTS BY MAYOR**

- A. America 250<sup>th</sup> Lake Forest Celebration**
  - **Mike Wick, Director of Parks & Recreation, and Ara Goshgarian, Chairman of the Resident Advisory Group**
  
- B. 2026-2027 Board and Commission Appointments and Reappointments**

**AUDIT**

NAME OF MEMBER	APPOINT/REAPPOINT
Mike Slover	APPOINT
Jon Poth	APPOINT
Joy Larisey	APPOINT AS CHAIR
Robert Nowlin	REAPPOINT

**BUILDING REVIEW BOARD**

NAME OF MEMBER	APPOINT/REAPPOINT
Todd Puch	APPOINT

**CEMETERY**

NAME OF MEMBER	APPOINT/REAPPOINT
Debbie Saran	APPOINT TO OWN TERM
Maddie Dugan	APPOINT TO OWN TERM

**GORTON BOARD**

NAME OF MEMBER	APPOINT/REAPPOINT
Tom Fineis	APPOINT

**HISTORIC PRESERVATION COMMISSION**

NAME OF MEMBER	APPOINT/REAPPOINT
John Norkus	APPOINT AS CHAIR
Bridget Hutchen	APPOINT
Hector Hernandez	APPOINT
Elizabeth Dalieri	REAPPOINT
Geoffrey Hanson	REAPPOINT

**CROYA**

NAME OF MEMBER	APPOINT/REAPPOINT
Christine Carr	REAPPOINT AS CHAIR 1- additional term
Katie Donovan	REAPPOINT
Megan Carney	REAPPOINT
Ann Kiesling	REAPPOINT

**LIBRARY**

NAME OF MEMBER	APPOINT/REAPPOINT
Edward Cragwall	APPOINT
William Parthun	APPOINT
Emily Van Bel	REAPPOINT

**PLAN COMMISSION**

NAME OF MEMBER	APPOINT/REAPPOINT
Stewart Dixon	APPOINT

**SENIOR RESOURCE COMMISSION**

NAME OF MEMBER	APPOINT/REAPPOINT
Dennis Herrmann	REAPPOINT
Mark Dewart	REAPPOINT AS CHAIR

**ZONING BOARD OF APPEALS**

NAME OF MEMBER	APPOINT/REAPPOINT
Jay Soave	REAPPOINT
Patrick Marshall	REAPPOINT

Volunteer profile sheets are available at City Hall upon request.

**COUNCIL ACTION: Approve the Mayor's Appointments and Reappointments**

**C. Announcement of City Council Committee Appointments**

**2. COMMENTS BY CITY MANAGER**

- A. **Community Spotlight**  
**Deer Path Art League - Emerging Artists**  
 - Rosalind Doane, Executive Director

**3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL**

**4. COMMITTEE REPORTS**

**5. ITEMS FOR OMNIBUS VOTE CONSIDERATION**



- 1. **Approval of Monday, May 4, 2026, City Council Meeting Minutes, First and Second Sessions.**

A copy of the minutes is included in the packet on **page 19**.

COUNCIL ACTION: Approval of May 4, 2026 City Council Meeting Minutes, First and Second Session



- 2. **Approval of a Resolution of Appreciation for Retiring Members of Boards and Commissions as follows:**

BOARD, COMMISSION OR COMMITTEE	NAME OF MEMBERS(S)
<b>AUDIT COMMITTEE</b>	<b>Mark Dillon</b>
<b>BUILDING REVIEW BOARD</b>	<b>Sally Downey</b>

<b>CEMETERY COMMISSION</b>	<b>Robert Worobow</b>
<b>CROYA BOARD</b>	<b>Kristen Weisberg</b>
<b>GORTON BOARD</b>	<b>Mike Slover</b>
<b>LIBRARY BOARD</b>	<b>JoAnn Desmond and "JJ" John Johnson</b>
<b>HISTORIC PRESERVATION COMMISSION</b>	<b>Lloyd Culbertson, Chairman, and Robin Petit</b>
<b>PLAN COMMISSION</b>	<b>James Moorhead</b>

A copy of the resolution is included in the packet on **page 26**.

COUNCIL ACTION: Approve the Resolution of Appreciation for Retiring Members of Boards and Commissions



- 3. Approve the Purchase of Starcom Radios, Equipment and Programming in the Amount of \$48,056.89 for the Fire Department from State Bid Vendor Motorola Solutions.**

STAFF CONTACT: *Fire Chief Andy Rick, 847.810.3864*  
*Battalion Chief Andrew Allan, 847.810.3869*

**PURPOSE AND ACTION REQUESTED:** Staff requests City Council grant authorization to purchase new radio equipment to facilitate a continued switch to the Starcom radio system. Items included in this purchase are a mobile radio, three portable radios, and flashing/programming radios. The equipment is needed to broadcast the Starcom signal in our stations, operate via Wi-Fi systems when in buildings that make Starcom technology challenging, and allow for spare radios housed on vehicles. The spare equipment will allow in-house repairs and programming that will save money now and in the near future. Quotes for all purchases are attached to this request.

**BACKGROUND/DISCUSSION:** The Lake Forest Fire Department currently shares the Lake Shore Radio Network (LSRN), an intergovernmental consortium operating and maintaining a 30+ year old VHF radio communications and tower system, with Lake Bluff and Highland Park Fire Departments. As a part of Glenview Dispatching, in 2025 all communities moved to a more robust and reliable Starcom radio network for primary radio communications. We will continue to operate on the VHF network when needed, but ultimately, our day-to-day radio operations have moved to the Starcom system. The upgrades to our current stock of portable and mobile radios allow us to communicate effectively with our neighbors, and it will also position Lake Forest to seamlessly switch operate utilizing Wi-Fi networks in buildings where the Starcom network cannot transmit. By making these upgrades and improvements in our portable radios, we will be able to better communicate in large facilities, provide back up radios for repairs, and upgrade aging radios that are failing. The fire department was approved through the FY26 budgeting process for \$60,000 total to purchase these upgrades using funds available in the Joint Emergency Telephone Fund (JETSBS) account, and we are formally asking for approval to use the JETSBS funds for these purchases.

**Discounted Pricing:** Radio pricing is established by state bid. Motorola is under state contract with fixed pricing until the end of 2026. Following negotiations, Motorola offered a sizeable discount for Glenview consolidated dispatch agencies, which includes reductions for using State-bid pricing and an additional Motorola equipment reduction.

**Interoperability:** Many of our neighboring fire and police departments, including the Lake Forest Police Department, have recently switched to the Starcom radio platform. Upgrading all our portables, will allow us to communicate effectively with our police department, when we respond to other communities, and when surrounding communities respond to Lake Forest to assist us. Lake Forest Fire routinely works together on incidents with Libertyville, Mundelein and Countryside, all of which now operate on Starcom. The Dual Band radios will also enhance communications on calls for mutual aid to the many agencies in Lake County that have made the switch to Starcom. This update will provide improved communication ability for all members of the Lake Forest Fire Department and will greatly increase the safety of our members on emergency responses in any jurisdiction.

**BUDGET/FISCAL IMPACT:**

Has City staff obtained competitive pricing for the proposed goods/services? **NO**  
 If no, indicate the specific exception or waiver requested:  
 Administrative Directive 3-5, Section 6.1D – Government Joint Purchase

**Motorola Agreement and Pricing**

Motorola has offered the City a substantial reduction in price of equipment, as a member of the Glenview consolidated dispatch system.

Below is an estimated summary of Project budget:

FY2026 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Emergency Telephone Fund (JETSBS)	205-7552-475.75-18	\$48,199	\$48,056.89	Y

COUNCIL ACTION: Approve the Purchase of Starcom Radios, Equipment and Programming in the Amount of \$48,056.89 for the Fire Department from State Bid Vendor Motorola Solutions.



**4. Approval of Veeam Backup and Recovery annual maintenance for fiscal year 2027 from Heartland Business Systems in the amount of \$89,000.**

*STAFF CONTACT: Cameron Burrell, Director of Innovation and Technology (847-810-3598)*

**PURPOSE AND ACTION REQUESTED:** Staff requests approval to expend budgeted funds and continue maintaining the backup and recovery hardware and software necessary to support the City's data infrastructure and security needs.

**BACKGROUND/DISCUSSION:** The City utilizes Veeam as its disaster recovery backup solution to safeguard critical data, systems, and applications across all departments. Veeam provides reliable and secure backup, replication, and recovery capabilities for both on-premise and cloud-based environments, ensuring business continuity in the event of hardware failure or cyber incidents.

This annual renewal covers licensing and support services that enable the Innovation & Technology Department to perform daily backups, conduct disaster recovery testing, and maintain compliance and insurance requirements. Veeam allows for rapid restoration of individual files, databases, or full servers, reducing potential downtime and operational impacts on City services. As part of our monthly charges related to the upkeep of Veeam, we are required to maintain proper disk space reservation, licensing for the servers, as well as proper resource allocation for replication.

**BUDGET/FISCAL IMPACT:** The initial implementation and agreement for Veeam via Heartland Business Systems was executed on 10/22/2024. Per the agreement, this maintenance can only be provided by Heartland Business Systems.

Has City staff obtained competitive pricing for proposed goods/services? No Administrative Directive 3-5, Section 6.1B – Sole Source

FY2027 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Operating	101-1315-443.43-37	\$89,000	\$89,000	Y

**COUNCIL ACTION:** Approval of Veeam Backup and Recovery annual maintenance for fiscal year 2027 from Heartland Business Systems in the amount of \$89,000.



**5. Approve the Purchase of Structural Firefighting Turnout Gear for the Fire Department from Conway Shield in the amount not to exceed \$33,401.00.**

STAFF CONTACT: *Fire Chief Andy Rick, 847.810.3864 and Deputy Chief Chris Roberts, 847.810.3865*

**PURPOSE AND ACTION REQUESTED:** Staff requests City Council grant authorization to purchase 6 sets of structural firefighting turnout gear and accessories including helmets, boots, gloves, and Nomex hoods from Conway Shield. This gear is designed to protect our firefighters during interior firefighting operations when we encounter atmospheres that are immediately dangerous to life and health (IDLH). This gear is being purchased to properly and safely equip some of our most recent hires.

**BACKGROUND/DISCUSSION:** The fire department supplies employees with all the necessary equipment to safely and effectively perform firefighting duties. This includes turnout coats, pants, helmet, boots, gloves, and Nomex hoods which can total approx. \$5600 per full set. Our department has hired several new employees over the last year and typically tries to

utilize older gear that has been reassigned, but fit and condition are major factors impacting our ability to do this regularly.

Protective equipment needs to be replaced when damaged, worn, or when the service life is exceeded by NFPA Standard 1971 (10 years) to ensure that firefighters are safe in dangerous conditions. Industry standards dictate the care and replacement parameters for all firefighting clothing. The department has continued to maximize the use of the current gear whenever possible through reassignment, but we are running out of spare sets as well as sets that fit properly. The fire department utilizes a 10-year replacement plan approved by finance and will continue to seek out grant opportunities when they become available.

Additionally, the department has long committed to supplying 2 sets of full turnout gear to employees to allow for repairs, cleaning, and extending serviceable life while reducing exposure to carcinogens during transport in personal vehicles.

**State Legislation Requirements:** Beginning January 1, 2026, all turnout gear sold in Illinois is required to be PFAS free. Lakeland is one of the first manufacturers nationally to meet the requirements and receive approval to sell PFAS free gear which has limited the vendors we are able to select from.

**BUDGET/FISCAL IMPACT:** Has City staff obtained competitive pricing for the proposed goods/services? **NO**

If no, indicate the specific exception or waiver requested:

Administrative Directive 3-5, Section 6.1B – Sole Source Vendor. The 2026 Illinois legislative changes to require PFAS free gear has impacted the ability of manufacturers to sell gear to departments in Illinois. Lakeland is one of the first to comply with the federal standards both to meet NFPA safety standards for IDLH environments and to be PFAS free. The FD quartermaster also evaluated the gear to ensure it met the current internal requirements for training, mobility, and crew consistency.

Below is an estimated summary of Project budget:

FY2026 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
Quartermaster	101-7553-460.60-19	\$33,401.00	\$33,401.00	Y

**COUNCIL ACTION:** Approve the Purchase of Structural Firefighting Turnout Gear for the Fire Department from Conway Shield in the amount not to exceed \$33,401.00.



**6. Authorization to Dispose of City Surplus Property to the Highest Bidders via Obenauf Auction Service, Inc.**

STAFF CONTACT: *Matt Brugioni, Superintendent of Public Works (810-3561)*

**PURPOSE AND ACTION REQUESTED:** City staff requests City Council authorization to dispose of identified surplus equipment to the highest bidder through a public auction conducted by Obenauf Auction Service, Inc. Thirteen items in the auction have an estimated current value of \$4,000 or more, which requires City Council approval prior to disposal per Administrative Directive 3-2.

**BACKGROUND/DISCUSSION:** City staff has identified surplus and used equipment no longer needed by the City and has engaged Obenauf Auction Service, Inc. to conduct a public auction.

Obenauf Auction Service, Inc. is widely utilized by more than 200 municipalities across Lake, Cook, McHenry, and DuPage Counties in Illinois. References were reviewed, with all reporting favorable experiences and noting the firm's ability to generate significantly higher bid prices compared to individual municipal auctions. Additionally, Obenauf Auction Service, Inc. is a member of the National Auctioneers Association, the Illinois State Auctioneers Association, and the Wisconsin Auctioneers Association. Through these affiliations, the firm maintains access to industry professionals nationwide and stays informed on current laws, pricing, and marketing trends. The company is also fully licensed and insured.

Per Administrative Directive 3-2, Section 3.3, public notice of the auction will be provided through at least three of the following methods: posting at City Hall, publication on the City's website, publication in the City's newsletter, publication in a newspaper of general circulation, or posting on websites focused on City news. Notice will be posted no fewer than 15 days and no more than 45 days prior to the auction date.

Of the items included in the auction, 13 have the potential to exceed a sale price of \$4,000. A list of these items is provided in the agenda packet on **page 27**. The surplus items will be sold to the highest bidder at the auction.

**BUDGET/FISCAL IMPACT:** Per Section 3.10 of Administrative Directive 3-2, all revenues received from the sale of surplus property will be credited to the appropriate Fund from which each item was purchased and carried in inventory.

COUNCIL ACTION: Authorization to Dispose of City Surplus Property to the Highest Bidders via Obenauf Auction Service, Inc.



**7. Approval of a Public Works Committee Recommendation to Purchase of 2,700 Tons of Road Salt from Compass Minerals America, Inc. in the Amount of \$259,686 for the Fiscal Year 2027 Winter Season**

STAFF CONTACT: *Jim Lockfeer, Assistant Director of Public Works (810-3542) & Matt Brugioni, Superintendent of Public Works (810-3561)*

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests City Council approve a purchase of 2,700 tons of road salt from Compass Minerals America, Inc. in the amount of \$259,686 for the Fiscal Year 2027 winter. If the salt is not used in the upcoming winter, it will be stored and used the following winter.

**BACKGROUND/DISCUSSION:** The Municipal Services Building two salt bays allow the City to store 2,400 tons of road salt, equating to 83% of the City's average annual usage of 2,900 tons. Since 2016, the City has participated in the annual Lake County's joint salt bid and purchase.

The following chart provides a summary of the current inventory, tonnages requested for winter 2026/2027, and a reserve for the Fiscal Year 2027 winter. As the City is contractually obligated with IDOT to plow and salt both Rte. 43 and Rte. 60, staff again included 1,000 tons in its total estimate for these two State roads. If the total amount is not used this upcoming winter, it will be purchased next spring to lessen the amount requested next year at this time.

<b>End of Season Salt Inventory Total</b>	<b>1,200</b>
Total Salt Purchase Amount for Start 2026/2027 Winter	+1,200
<b>Total Salt for Start of 2026/2027 Winter</b>	<b>2,400</b>
Tons to be Purchased for 2026/2027 Winter Reserve	+1,500
Total Tons Available for Winter 2026/2027	3,900

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	5/4/2026	Reviewed and Recommended Fiscal Year 2027 Salt Purchase

**BUDGET/FISCAL IMPACT:** Lake County's Department of Transportation held its bid opening on April 14, 2026. Two companies submitted bids with Compass Minerals America, Inc. being the lowest bid at \$96.18 a ton.

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

Below is an estimated summary of the salt purchase budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
General Fund – Streets Section Acct. #: 101-5136-465-65-11	\$189,260	\$259,686	Y

The budgeted amount reflects expected salt usage rather than the total purchase price. Any salt purchased but not used during the fiscal year is carried forward as inventory available in future years, similar to how the Fleet Section manages fuel and parts accounts. In Fiscal Year 2026, the City purchased 1,500 tons of salt at a cost of \$88.69 per ton, for a total expenditure of \$133,035. The purchase quantity of 1,500 tons was well below average due to the very light 2024/2025 winter season. Salt usage during the 2025/2026 winter season was much more consistent with historical averages. The City will purchase \$259,686 in road salt this fiscal year, but actual expense will depend on winter conditions and the volume applied, and is expected to come in lower than the purchase amount.

**COUNCIL ACTION:** Approval of a Public Works Committee Recommendation to Purchase of 2,700 Tons of Road Salt from Compass Minerals America, Inc. in the Amount of \$259,686 for the Fiscal Year 2027 Winter Season



**8. Approval of Fiscal Year 2027 Sanitary Sewer Lining Program with Hoerr Construction, Inc. in the Amount not to Exceed \$125,000**

STAFF CONTACT: Jim Lockfeer, Assistant Director of Public Works (810-3555)

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and staff request City Council approval of the contract for the Fiscal Year 2027 Sanitary Sewer Lining Program to Hoerr Construction.

**BACKGROUND/DISCUSSION:** The City maintains approximately 140 miles of mainline sanitary sewers and 219 miles of storm sewer throughout the community. Historically, clay pipe was the predominant material used in sewer construction. These pipes are particularly susceptible to deterioration from natural elements and root intrusion, which can lead to cracking, joint failure, and leaks. As pipes deteriorate, their ability to effectively convey flows is reduced. To address these issues, trenchless lining rehabilitation methods are used in place of more costly and disruptive open-cut excavation. This process involves inserting a specialized liner within the existing pipe, effectively creating a new, smooth-surfaced, and durable pipe inside the original structure.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	5/4/2026	Reviewed & Recommended City Council Approval
Finance Committee	11/10/2025	Included with FY '27 Capital Plan

**BUDGET/FISCAL IMPACT:** The Fiscal Year 2027 contract unit prices reflect no increase from the prior year.

This project was originally bid under the Municipal Partnering Initiative (MPI) with Highland Park. The contract was awarded at the June 6, 2022, City Council meeting and included provisions allowing renewal for up to three additional consecutive one-year terms, subject to mutual written consent of the City and the contractor. Last year, both Lake Forest and Highland Park approved extending their respective portions of the contract with Hoerr Construction.

Although the original 2022 contract and the subsequent renewal terms have been fully utilized, Hoerr Construction has agreed to hold unit prices for an additional year. The contractor has successfully completed multiple sewer lining projects in Lake Forest with satisfactory results.

The City of Highland Park has also recommended proceeding with Hoerr Construction, citing the lack of cost increase, and is advancing a similar recommendation to its City Council.

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

Administrative Directive 3-5, Section 9.0K – Existing Relationship

Below is a summary of project budget by funding source:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted Y/N
Water and Sewer Fund 508-6103-467.67-46	\$100,000	\$100,000	Y
Water and Sewer Fund 508-3703-477.77-16	\$25,000	\$25,000	Y

If approved by City Council, the project would commence in late summer/ early fall and be completed in a few weeks. Upon confirming the start date of the project, a letter will be sent to the residents within the limits of the project two weeks prior to start of construction. The City's website, under "Construction Updates", will also provide details on the construction schedule.

COUNCIL ACTION: Approval of Fiscal Year 2027 Sanitary Sewer Lining Program with Hoerr Construction, Inc. in the Amount not to Exceed \$125,000



**9. Approval of a Recommendation from the Public Works Committee to Award of Bid for the Recreation Center Rooftop HVAC Unit Replacements Project to Cahill Heating, in the Amount of \$41,600, to Include a 10% Contingency in the amount of \$4,160 for a Total Cost of \$45,760**

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

**PURPOSE AND ACTION REQUESTED:** The Public Works Committee and City staff requests City Council award of bid to Cahill Heating for Recreation Center Rooftop HVAC Unit Replacements Project in the amount of \$41,600, to include a 10% contingency in the amount of \$4,160 for a total cost of \$45,760.

**BACKGROUND/DISCUSSION:** The City's Recreation Center features 20 rooftop HVAC units that are key components of the facility's cooling and heating systems. All rooftop units are serviced twice on an annual basis via the City's Building Maintenance Section, HVAC maintenance contractual program. These rooftop units have an estimated useful life of 15 years. There are two units that are currently at their end of estimated useful life, ranging from 15 – 20 years old. Both units have been identified and planned for replacement to avoid future costly repairs or a needed emergency replacement.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Public Works Committee	5/4/26	Reviewed and Recommended Approval to City Council

**BUDGET/FISCAL IMPACT:** On April 14, 2026, City staff initiated a public bid process for the Recreation Center Rooftop HVAC Unit Replacements Project. On April 29, 2026, the public bid process closed and in total, nine bids were received as outlined below.

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

Firm	Base Bid Amount
<b>Cahill Heating</b>	<b>\$41,600</b>
McDonough Mechanical Inc	\$46,000
GeoStar Mechanical LLC	\$53,300
OGNI Group	\$58,357
Moltree Mechanical	\$60,778
MK Industries	\$66,162
Mechanical Resources LLC	\$71,908
Core Mechanical	\$73,025
Amber Mechanical LLC	\$94,940

Cahill Heating has considerable HVAC system maintenance, repair, and replacement experience for residential and commercial clients. Cahill Heating also has completed favorable HVAC work for the City at Elawa Farms and the Recreation Center.

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-8003-476.76-09	\$75,000	\$45,760	Y

If approved, this replacement work is tentatively scheduled to occur late summer or fall of 2026.

**COUNCIL ACTION:** Approval of a Recommendation from the Public Works Committee to Award of Bid for the Recreation Center Rooftop HVAC Unit Replacements Project to Cahill Heating, in the Amount of \$41,600, to Include a 10% Contingency in the amount of \$4,160 for a Total Cost of \$45,760



**10. Approval of a Recommendation from the Parks & Recreation Committee to Award of Bid for the Deerpath Golf Course Irrigation Pump Station Replacement Project to MCI Flowtronex in the Amount of \$128,628, to include a 10% Contingency in the amount of \$12,872, for a Total Cost of \$141,500.**

STAFF CONTACT: *Mike Wick, Director of Parks & Recreation (847-810-3540)*

**PURPOSE AND ACTION REQUESTED:** The Parks & Recreation Committee and City staff requests City Council award of bid to MCI Flowtronex for the Deerpath Golf Course Irrigation Pump Station Replacement Project in the amount of \$128,628, to include a 10% contingency in the amount of \$12,872, for a total cost of \$141,500.

**BACKGROUND/DISCUSSION:** The current irrigation pump station at Deerpath Golf Course has reached its useful life. Staff have prioritized replacement of the pump station in FY 2027 to ensure reliable irrigation performance. This replacement will support course quality conditions,

playability, and long-term asset sustainability. Additionally, the installation of a new pump station will reduce the risk of in-season system failure.

**PROJECT REVIEW/RECOMMENDATIONS:**

Reviewed	Date	Comments
Parks & Recreation Committee	4/17/26	Reviewed and Recommended Approval to City Council

**BUDGET/FISCAL IMPACT:** On March 19, 2026, City staff initiated a public bidding process for the Deerpath Golf Course Irrigation Pump Station Replacement Project. On April 10, 2026, the public bid process closed and in total, three bids were received as outlined below.

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

Firm	Total Bid Amount
<b>MCI Flowtronex</b>	<b>\$128,628</b>
Leibold Irrigation Inc.	\$162,000
Halloran & Yauch, Inc	\$196,800

MCI Flowtronex, founded in 1974, is a privately held global water technology provider and manufacturer of packaged pumping systems and pump control solutions which are employed across multiple industries including Irrigation and Golf Course Management.

Today, with over 25,000 installations of pumping systems worldwide MCI Flowtronex continues to grow and expand leveraging vast knowledge base and resources. They are at the forefront of innovation, to produce state-of-the-art pumping systems, and to be continually evolving as a company.

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 510-6325-476.76-55	\$185,000	\$141,500	Y

**COUNCIL ACTION:** Approval of a Recommendation from the Parks & Recreation Committee to Award of Bid for the Deerpath Golf Course Irrigation Pump Station Replacement Project to MCI Flowtronex, in the Amount of \$128,628, to Include a 10% Contingency in the amount of \$12,872, for a Total Cost of \$141,500.



**11. Consideration of Ordinances Approving Recommendations from the Building Review Board for 725 Broadmoore Drive, 300 Majestic Oak Court, and 340 Majestic Oak 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**

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

300 Majestic Oak Court - The Board recommended approval of a new single family residence with an attached garage on vacant property and the associated hardscape and conceptual landscape plan. Public testimony was presented on this petition in support of the project. (Approved 6 to 0)

340 Majestic Oak Court - The Board recommended approval of a new single family residence with an attached garage on vacant property and the associated hardscape and conceptual landscape plan. Public testimony was presented on this petition in support of the project. (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 28**. 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 for 725 Broadsmoore Drive, 300 Majestic Oak Court and 340 Majestic Oak Court in accordance with the Building Review Board's recommendations.

**COUNCIL ACTION: Approve the eleven (11) omnibus items as presented**

**6. OLD BUSINESS**

**7. NEW BUSINESS**



**1. Approval to Execute Agreement for Migration to BS&A Cloud Enterprise Resource Planning System in the amount of \$169,785.**

*PRESENTED BY: Cameron Burrell, Director of Innovation and Technology (847-810-3598)*

**PURPOSE AND ACTION REQUESTED:** Staff requests approval to execute an agreement with Bellefeuil Szur & Associates (BS&A) to transition the City's current on-premise .NET Enterprise Resource Planning (ERP) system to the BS&A Cloud platform, including associated licensing, hosting, and support services.

**BACKGROUND/DISCUSSION:** BS&A has provided the City of Lake Forest with a comprehensive financial management system since its initial implementation in 2018. This system is one of the City's most critical enterprise platforms, supporting core operations such as payroll, purchasing, general ledger, budgeting, utility billing, accounts receivable, fixed assets, code enforcement, building permits, and business licensing.

The proposed transition from the current on-premise .NET environment to the BS&A Cloud platform represents a modernization of one of our core City platforms. The cloud-based system provides secure, browser-based access in an effort to improve accessibility for staff across all departments. Hosting services are maintained in secure U.S.-based data centers, ensuring high availability and system resiliency. In addition, the migration reduces the City's reliance on locally hosted servers and associated maintenance, including hardware lifecycle, critical monthly patching for updates, and security monitoring. BS&A assumes responsibility for infrastructure management and disaster recovery which allows for City IT staff to focus more on cybersecurity oversight and service delivery. The cloud platform also enhances data integrity by providing real-time integration across all modules. This ensures departments are working from a single, consistent dataset, improving reporting accuracy and workflows across the organization.

Cost Summary	Cost Totals
Implementation Services, Training, & Support	\$75,100
Upgrade for 14 ERP Modules	\$94,685

**BUDGET/FISCAL IMPACT:** The transition to the BS&A Cloud platform represents an increase over the current on-premise maintenance agreement, however it eliminates future capital expenditures related to server replacements and infrastructure upgrades. Additionally, the cloud model reduces risk exposure and potential costs associated with system downtime related to hardware failures or disaster recovery events.

Has City staff obtained competitive pricing for proposed goods/services? **No**  
 Administrative Directive 3-5, Section 6.1B – Sole Source

FY2027 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Capital	311-1303-466.66-13	\$175,000	\$169,785	Y

**COUNCIL ACTION:** Approval to Execute Agreement for Migration to BS&A Cloud Enterprise Resource Planning System in the amount of \$169,785.

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

**1. EXECUTIVE SESSION**

**Adjournment into Executive Session**

**Reconvene into Open Session**

<b>9. ADJOURNMENT</b>
-----------------------

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

Office of the City Manager

May 13, 2025

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.



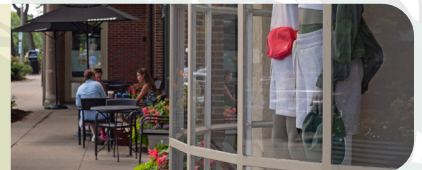
## COMMUNITY'S VISUAL CHARACTER AND DEVELOPMENT

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 MINUTES  
***Proceedings of the Monday, May 4, 2026 6:30 pm***  
***First Session***  
City Council Meeting – City Council Chambers  
**220 E Deerpath, Lake Forest, IL 60045**

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

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

Absent: Alderman Bothfeld

**CALL TO ORDER AND ROLL CALL**

**PLEDGE OF ALLEGIANCE** was recited by all.

**REPORTS OF CITY OFFICERS**

**COMMENTS BY MAYOR**

**A. Liquor License Request Gimme Café, formerly known as LF Juice**  
- **Joe Gryzik, Owner**

Joe Gryzik, owner of LF Juice (operating as Gimme Café), presented a concept to evolve his Bank Lane establishment into an all-day café offering coffee, wine, cocktails, and small bites, with outdoor seating on Bank Lane utilizing the recently installed bollard system to close the street to vehicles during evening hours. Catherine Czerniak, Director of Community Development, will work with Mr. Gryzik and other tenants on Bank Lane regarding closing the street.

City Council had a discussion, sharing enthusiasm for the proposal, and commended Mr. Gryzik for continuing to evolve his business to meet community needs. The liquor license ordinance was subsequently addressed as part of the omnibus agenda.

**B. Consideration of Actions Relating to the Previously Approved Senior Cottages Development on the Northwest Corner of Everett and Telegraph Roads:**

Catherine Czerniak, Director of Community Development, and Donald Schoenheider, Chairman of the Housing Trust Fund Board, presented a time-sensitive request prompted by the Illinois Housing Development Authority (IHDA) notifying the City of approximately \$2 million in available tax credits, requiring an immediate application with demonstrated local financial commitment. The project, envisioned for over a decade and previously approved by the City Council, Plan Commission, and Building Review Board, involves constructing up to twelve senior cottages on 2.23 city-owned acres at the northwest corner of Everett and Telegraph Roads. The Housing Trust Fund currently holds a balance of \$2,790,734 and, combined with a \$450,000 commitment from the Senior Citizens' Foundation and a \$687,274 Lake County grant, an increased city contribution of up to \$1 million would position the project to support full build-out of all twelve cottages with a targeted groundbreaking of spring 2027, contingent upon receiving the tax credits by end of June 2026.

Donald P. Schoenheider, Chairman, Housing Trust Fund Board, thanked Alderman Weber and Alderman Notz for their service. He mentioned the Community should be incredibly proud of what they have done with the Affordable Housing Trust Fund dollars.

City Council had discussions about the City's Trust Fund, who manages the wait list, and Illinois tax credits.

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

1. **An increase in the contribution from the City’s Housing Trust Fund conditioned upon related actions as detailed below.**
2. **Authorization to Sign a Donation Agreement documenting the City Council’s Previous Approval of Donating 2.23 Acres of Land.**

**COUNCIL ACTIONS: If determined to be appropriate by the City Council:**

**In support of the Senior Cottages development on the northwest corner of Everett and Telegraph Roads and with the expectation that community partners will join with the City toward the goal of supporting full buildout of the plan as previously approved.**

**By motion, conditionally approve a contribution of up to \$1 million from the City’s Housing Trust Fund subject to the award of tax credits to the City by IDHA and subject to concerted efforts to engage community partners to allow full buildout of the twelve Cottages. *The distribution of funds will be subject to future Council action.***

**AND**

**By motion, authorize the Mayor to sign the Land Donation Agreement documenting the City Council’s previous approval of the donation of land. *Further Council action is required prior to the actual transfer of the land.***

Alderman LeVert made a motion in support of the Senior Cottages development on the northwest corner of Everett and Telegraph Roads and with the expectation that community partners will join with the City toward the goal of supporting full buildout of the plan as previously approved. By motion, conditionally approve a contribution of up to \$1 million from the City’s Housing Trust Fund subject to the award of tax credits to the City by IDHA and subject to concerted efforts to engage community partners to allow full buildout of the twelve Cottages, and authorize the Mayor to sign the Land Donation Agreement documenting the City Council’s previous approval of the donation of land, seconded by Alderman Weber. Aldermen Novit, Clemens, Notz, Powers, LeVert, Weber, and Walther. The following voted “Nay”: none. 7-Ayes, 0-Nays, motion carried.

**COMMENTS BY CITY MANAGER**

City Manager Jason Wicha invited Library Board member Bob Shaw to the podium, who announced the planned retirement of the library's Executive Director, Ishwar Laxminarayan, later in 2026 and the commencement of a new Director search, noting that community input could be submitted to [directorsearch@lakeforestlibrary.org](mailto:directorsearch@lakeforestlibrary.org). Mr. Shaw also announced a ribbon-cutting for the library's new patios scheduled for May 21, 2026.

**OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL**

**COMMITTEE REPORTS**

**ITEMS FOR OMNIBUS VOTE CONSIDERATION**

1. **Approval of the April 20, 2026 City Council Meeting Minutes**
2. **Approval of the Check Register for the Period of March 28th – April 24th, 2026.**
3. **Approval of Ordinance Terminating Special Service Area 38 (First Reading, and if Desired by the City Council, Final Approval).**
4. **Consideration of an Ordinance Amending the City of Lake Forest City Code Regarding the Class C-2 and C-3 Liquor License (First reading and, if appropriate, final approval)**
5. **Approval of Benistar as a Vendor for the City’s Medicare Supplement and Part D Drug Coverage for Retirees and Spouses and Waiver of the Competitive Bidding Process per Administrative Directive 3-5, Section 6.1-I (Existing Relationship)**
6. **Approval of a Twelve (12) Month Renewal Agreement with BCM One Incorporated for (Session Initiation Protocol) SIP Telecommunication Services at an Estimated Expense of \$34,100.**
7. **Approval of a Purchase of a Replacement Recycle Truck Curotto-Can from EJ Equipment in the Amount of \$48,759.**
8. **Approval of a Purchase of a Replacement Streets Section, 5-Yard Dump Truck to JX Truck Center (Chassis) in the Amount of \$149,250 and Henderson Products (Dump Body) in the Amount of \$175,750 for a Grand Total Cost of \$325,000**
9. **Approval of a Purchase of Two Replacement Water and Sewer Section Vehicles to Currie Motors in the Amount of \$135,500 and the Trade In of the Current 2014 Chevy 3500HD Water and Sewer Section Truck in the Amount of \$6,500 to Currie Motors**
10. **Consideration to Waive the Bidding Process and Authorize the City Manager to Execute an Agreement with CRSEM LLC for Logistical Operations Services for the Festival and Fireworks Event Scheduled for July 4, 2026 at Deerpath Park in an Amount Not to Exceed \$95,000**
11. **Consideration of Ordinances Approving Recommendations from the Building Review Board for 710 Buena Road and 1760 Telegraph Road. (First Reading and if Desired by the City Council, Final Approval)**

**CITY COUNCIL ACTION Approve the eleven (11) omnibus items as presented.**

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

Alderman Clemens made a motion to approve the eleven (11) omnibus items as presented with amendments to the Ordinance in item #4, seconded by Alderman Weber. The following voted “Aye”: Aldermen Novit, Clemens, Notz, Powers, LeVert, and Weber. The following voted “Nay”: none. 7-Ayes, 0-Nays, motion carried.

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

<b>OLD BUSINESS</b>
---------------------

<b>NEW BUSINESS</b>
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**ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS**

**With Thanks and Appreciation**

**-City Manager Jason Wicha**

Jason Wicha, City Manager, presented Alderman Weber and Alderman Notz with a certificate for a tree to be planted in their honor, along with a personalized City street sign

**1. Final words for departing Council Member from remaining Council Members for Alderman Notz and Alderman Weber**

The City Council expressed sincere gratitude for the service of departing Aldermen Notz and Aldermen Weber, saying a few words regarding their service to the City.

**2. Final comments from Alderman Notz and Alderman Weber**

Alderman Notz and Alderman Weber made closing remarks to the Council, Residents, and Staff about their tenure and accomplishments on the City Council.

**ADJOURNMENT**

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Weber made a motion to adjourn, seconded by Alderman Notz. The motion was carried unanimously by voice vote at 7:52 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](http://www.cityoflakeforest.com). Click on I Want To, then click on View, then choose Archived Meetings Videos.*

The City of Lake Forest  
CITY COUNCIL MEETING  
**SECOND SESSION**  
*Proceedings of the Monday, May 4, 2026*  
City Council Meeting – City Council Chambers  
220 E Deerpath, Lake Forest, IL 60045

**CALL FOR ORGANIZATION OF THE 2026-2027 LAKE FOREST CITY COUNCIL**

The City Clerk called for the Organization of the 2026-2027 Lake Forest City Council and asked the Aldermen Elect to step forward to have the Oath of Office administered. Photos were taken.

**CITY CLERK ADMINISTERS THE OATH OF OFFICE TO:**

- First Ward Alderman-Elect - - Nancy Novit
- Second Ward Alderman-Elect - - Rosemary C. Kehr
- Third Ward Alderman-Elect - - Alice LeVert
- Fourth Ward Alderman-Elect - - Lloyd Culbertson

**CALL TO ORDER AND ROLL CALL**

**7:55 P.M.**

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     |
| John Powers, Jr., Alderman Second Ward | Richard Walther, Alderman Fourth Ward  |
| Rosemary C. Kehr, Alderman Second Ward | Lloyd Culbertson, Alderman Fourth Ward |

**ELECTION AND APPOINTMENT OF CITY OFFICERS**

**1. ELECTION BY THE CITY COUNCIL AND APPOINTMENTS BY THE MAYOR AS REQUIRED BY CHARTER AND CITY CODE**

- |                            |                            |
|----------------------------|----------------------------|
| City Supervisor            | Jason Wicha                |
| City Treasurer             | Katie Skibbe               |
| City Clerk                 | Margaret Boyer             |
| City Marshal & Collector   | John Burke                 |
| City Attorney              | Ancel Glink                |
| City Surveyor and Engineer | Gewalt Hamilton Associates |

**COUNCIL ACTION: Approve the Mayor's Appointments**

Alderman LeVert made a motion to approve the Mayor's Appointments, seconded by Alderman Powers. Motion carried unanimously by voice vote.

**REPORTS OF CITY OFFICERS**

**COMMENTS BY MAYOR**

**A. Resolution of Appreciation for Ward 2 Alderman Edward "Ted" U Notz, Jr.**

Mayor Tack read the resolution, and photos were taken.

**COUNCIL ACTION: Approve the Resolution of Appreciation**

Alderman Kehr made a motion to approve the Resolution of Appreciation, seconded by Alderman Walther. Motion passed unanimously by voice vote.

**B. Resolution of Appreciation for Ward 4 Alderman Eileen Looby Weber**

Mayor Tack read the resolution, and photos were taken.

**COUNCIL ACTION: Approve the Resolution of Appreciation**

Alderman Culbertson made a motion to approve the Resolution of Appreciation, seconded by Alderman LeVert. Motion passed unanimously by voice vote.

**COMMENTS BY CITY MANAGER**

City Manager Wicha congratulated and welcomed Alderman Kehr and Alderman Culbertson to the City Council, noting what a reward public service can be.

**OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL**

**COMMITTEE REPORTS**

**ITEMS FOR OMNIBUS VOTE CONSIDERATION**

1. Approval of the Regularly Scheduled Meetings of the Lake Forest City Council for the year 2027
2. Approval of a Recommendation from the Public Works Committee for the Annual Tree Purchasing for FY2027.

**CITY COUNCIL ACTION Approve the two (2) omnibus items as presented.**

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

Alderman Walther made a motion to approve the two (2) omnibus items as presented, seconded by Alderman Novit. The following voted "Aye": Aldermen Novit, Clemens, Powers, Kehr, LeVert, Walther, and Culbertson. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

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

**OLD BUSINESS**

**NEW BUSINESS**

**ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS**

**ADJOURNMENT**

*Proceedings of the May 5, 2025  
Second Session City Council Meeting*

There being no further business, Mayor Tack asked for a motion to adjourn. Alderman Clemens made a motion to adjourn, seconded by Alderman Powers. Motion carried unanimously by voice vote at 8:07 p.m.

Respectfully Submitted,  
Margaret Boyer, City Clerk

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RESOLUTION OF APPRECIATION

WHEREAS

*has served The City of Lake Forest as a member of the*

**BOARD OR COMMISSION  
YYYY-YYYY**

*WHEREAS, he/she has devoted much valuable time and personal attention to the work of this commission and, on behalf of the citizens of Lake Forest, continually met his/her responsibilities with purpose and dedication; and*

*WHEREAS, the citizens of Lake Forest recognize and are deeply appreciative of the valuable time and service she contributed to the preservation and improvement of the quality of life in our community by serving on this commission;*

*NOW, THEREFORE, BE IT RESOLVED that the City Council of The City of Lake Forest, Illinois, hereby expresses the profound gratitude of the citizens of Lake Forest to **NAME** for the loyal and faithful public service he/she has given by means of this resolution, which shall be spread upon the permanent records of the City Council.*

*Adopted by the City Council of  
The City of Lake Forest this  
XX day of XXXX, 20XX*

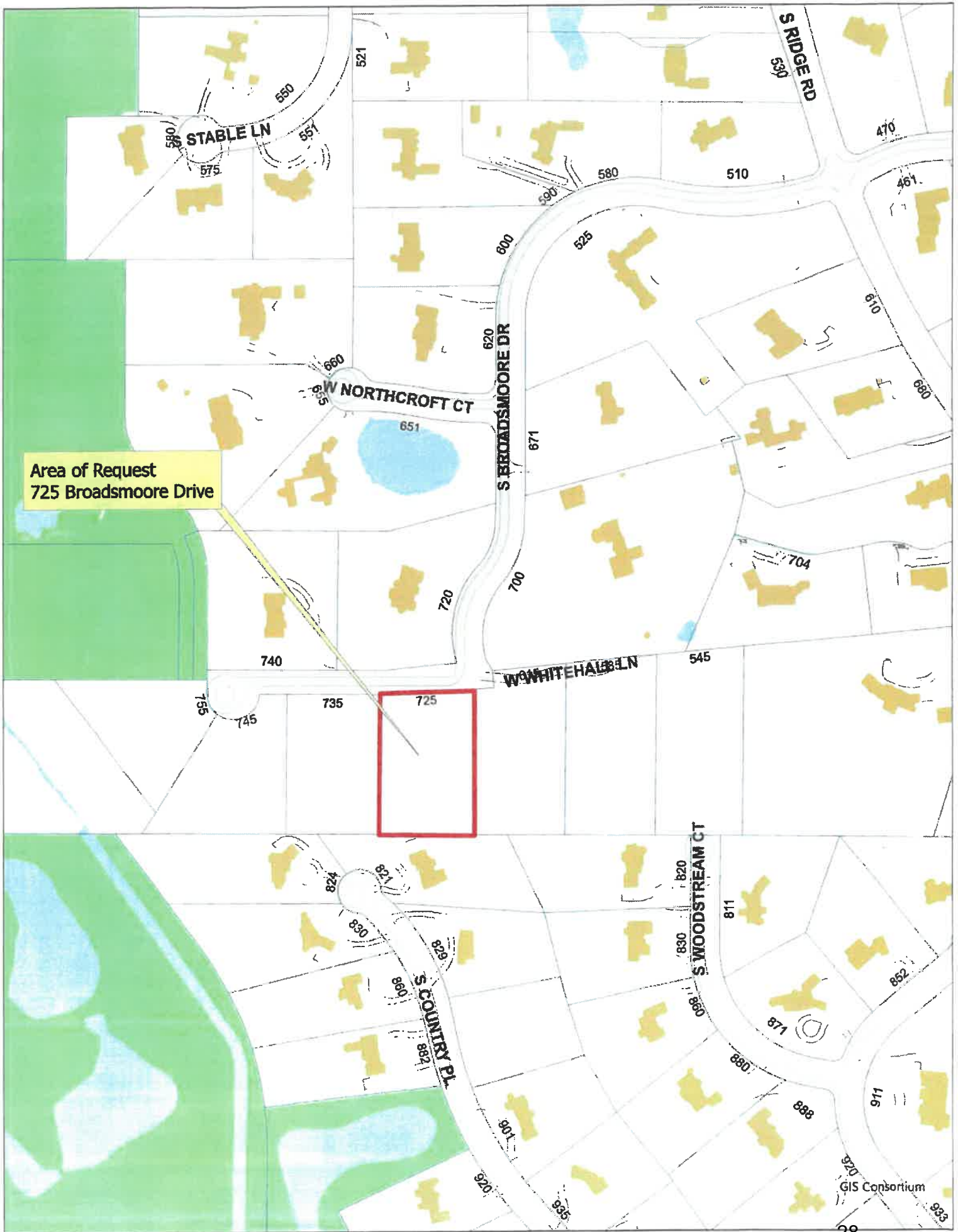
---

Mayor

## **City Surplus Property**

### **List of Items with Estimated Current Value Exceeding \$4,000**

1. 2020 Chevrolet Tahoe PPV Vin 1GNSKFEC6LR222011 (121,121 miles)
2. 2019 Ford Explorer PPV Vin 1FM5K8AR4KGB24578 (110,289 miles)
3. 1999 Trackless MT Series V (MT5TD); Cummins 4BT, Mileage 26,613, Hours 4,082
4. 2019 Honda Pioneer 1000; VIN# 1HFVE0486K4300344, Current Miles 5,609
5. Kohler 125REOZJD Generator; Hours 600, Operated with a John Deere 6.8L diesel for the Power Unit
6. 2011 Chevrolet Equinox Vin 2CNFLEEC5B6410106 (110,600 miles)
7. 2018 Chevrolet Silverado 1500 4WD crew cab regular bed Vin3GCUKNEC3JG433272 (190,035 miles)
8. 2003 GMC G3500 Vin 1GDJG31U731115868 (15,602 miles)
9. 2012 Autocar ACX Vin 5VCACS8F4CH214353 (89,987 miles)
10. 2003 International 7400 Vin 1HTWDAAR63J069844 (72,490 miles); Terex 926 Hi Ranger
11. 2005 Autocar Expedito Vin 5VCHC6MF35H201334 (123,838 miles)
12. 2013 GMC Sierra 1500 4WD extended cab short bed Vin 1GTR2TE7XDZ209188 (60,759 miles)
13. 2013 Chevrolet Tahoe 4WD Vin 1GNSK2E00DR336568 (184,240 miles)



THE CITY OF LAKE FOREST  
ORDINANCE NO. 2026- \_\_\_\_

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
PROPERTY LOCATED AT 725 BROADSMOORE DRIVE

**WHEREAS**, Ari and Erica Cohen ("**Owners**") are the owners of that certain real property commonly known as 725 Broadsmoore Drive, 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 Owners desire to construct a new residence and attached garage 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 Owners submitted an application ("**Application**") to permit the construction of the Improvements and were 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 April 1, 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. Owners propose 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 Owners' 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 Owners 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 Owners 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 Owners 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 Owners have 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

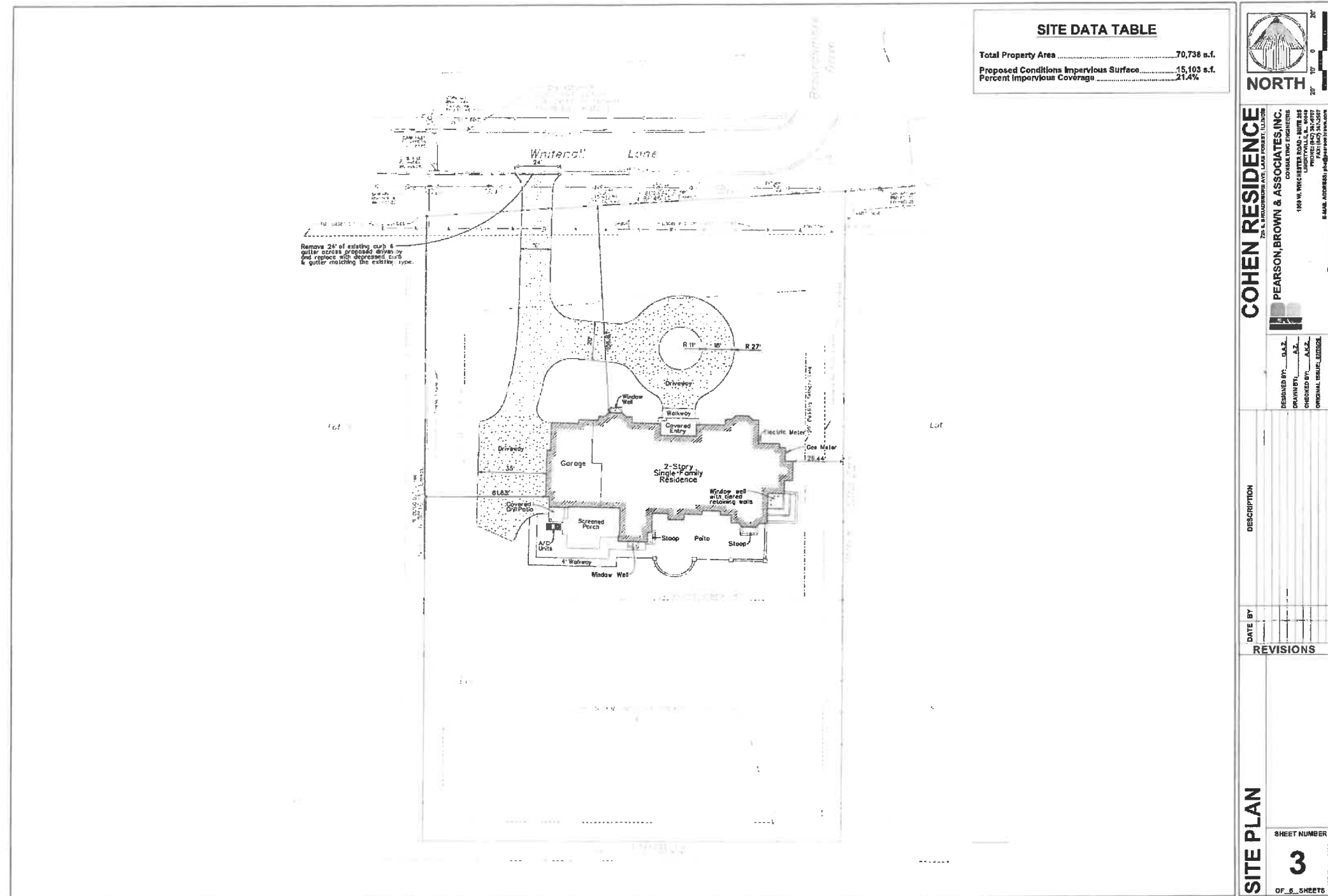
ATTEST:

\_\_\_\_\_  
City Clerk

**GROUP EXHIBIT B**

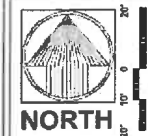
**The Plans**

PROPOSED SITE PLAN



**SITE DATA TABLE**

Total Property Area	70,736 s.f.
Proposed Conditions Impervious Surface	15,103 s.f.
Percent Impervious Coverage	21.4%



**COHEN RESIDENCE**  
 284 S. WASHINGTON AVE. LAWRENCEVILLE, GA 30046  
**PEARSON, BROWN & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 108 W. WILMINGTON ROAD - SUITE 208  
 LAWRENCEVILLE, GA 30046  
 PHONE: (770) 962-9777  
 FAX: (770) 962-9778  
 E-MAIL: ADDRESS@PEARSONBROWN.COM  
 © COPYRIGHT 2011 PEARSON, BROWN & ASSOCIATES, INC. ALL RIGHTS RESERVED.

DESIGNED BY: A.S.  
 DRAWN BY: A.S.  
 CHECKED BY: A.S.  
 ORIGINAL: 08/16/2011

DATE BY	DESCRIPTION

**REVISIONS**

NO.	DATE	DESCRIPTION

**SITE PLAN**

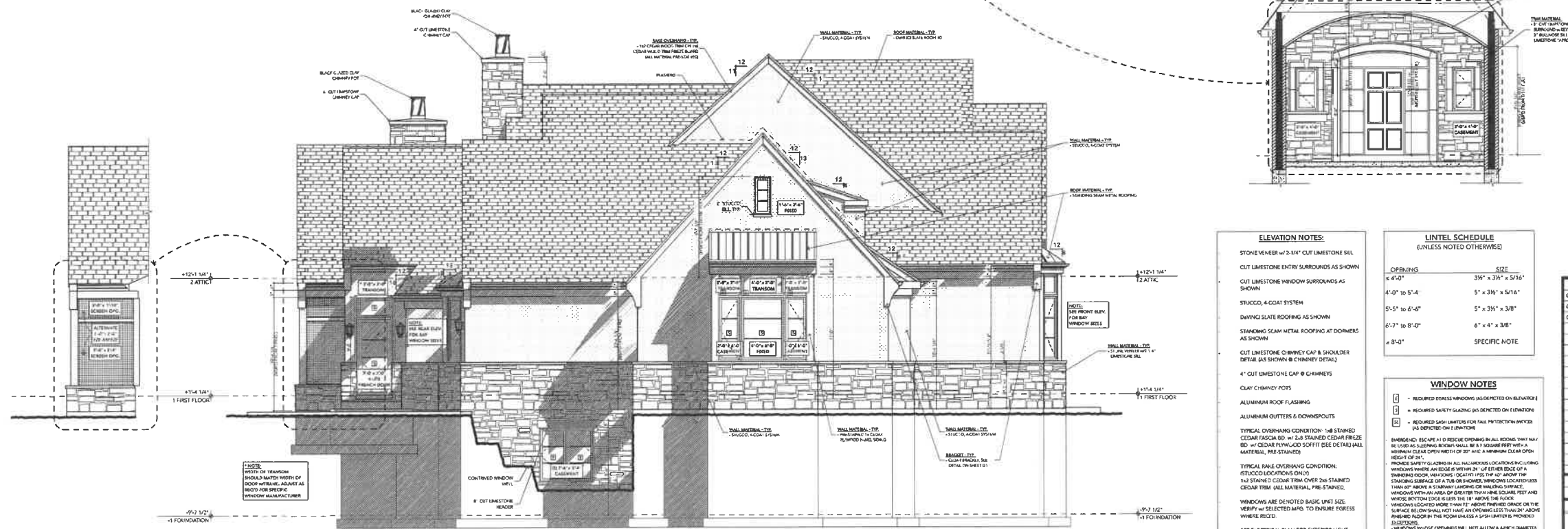
SHEET NUMBER  
**3**  
 OF 6 SHEETS  
 JOB NO. 284

# GROUP EXHIBIT B

## The Plans



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

- STONE VENEER w/ 2-1/4" CUT LIMESTONE SILL
- CUT LIMESTONE ENTRY SURROUNDS AS SHOWN
- CUT LIMESTONE WINDOW SURROUNDS AS SHOWN
- STUCCO, 4 COAT SYSTEM
- DRAWING SLATE ROOFING AS SHOWN
- STAINING SLATE METAL ROOFING AT DORMERS AS SHOWN
- CUT LIMESTONE CHIMNEY CAP & SHOULDER DETAIL AS SHOWN @ CHIMNEY DETAIL
- 4" CUT LIMESTONE CAP @ CHIMNEYS
- CLAY CHIMNEY POTTS
- ALUMINUM ROOF FLASHING
- ALUMINUM GUTTERS & DOWNPOUTS
- TYPICAL OVERHANG CONDITION: 1-1/2" STAINED CEDAR FASCIA RD. w/ 2-1/2" STAINED CEDAR FRIEZE RD. w/ CEDAR FASCIA TOP/FRONT SIDE OF FRIEZE WALL MATERIAL, PRE-STAINED.
- TYPICAL RAKE OVERHANG CONDITION: (STUCCO LOCATIONS ONLY) 1-1/2" STAINED CEDAR TRIM OVER 2x4 STAINED CEDAR TRIM (ALL MATERIAL, PRE-STAINED).
- WINDOWS ARE DEVOTED BASIC UNIT SIZE VERIFY w/ SELECTED MFG. TO ENSURE EGRESS WHERE REQ'D.
- SEE ELECTRICAL PLAN FOR EXTERIOR LIGHT LOCATIONS
- ALL GARAGE DOORS ARE REQUIRED TO HAVE PERMANENT LABELS INDICATING THE WIND PRESSURE RATING AND INCLUDE THE DOOR MANUFACTURER

**LINTEL SCHEDULE**  
(UNLESS NOTED OTHERWISE)

OPENING	SIZE
≤ 4'-0"	3/4" x 3/4" x 5/16"
4'-0" to 5'-4"	5" x 3/4" x 5/16"
5'-5" to 6'-4"	5" x 3/4" x 3/8"
6'-5" to 8'-0"	6" x 4" x 3/8"
≥ 8'-0"	SPECIFIC NOTE

**WINDOW NOTES**

- REQUIRED POINTS WINDOWS (AS DEPICTED ON BLUEPRINT)
- REQUIRED SAFETY GLAZING (AS DEPICTED ON ELEVATIONS)
- REQUIRED SAFETY LIMITERS FOR TILT/RETICULATED WINDOWS (AS DEPICTED ON ELEVATIONS)
- EMERGENCY ESCAPE & RESCUE OPENING (ALL ROOMS THAT MAY BE USED AS SLEEPING ROOMS SHALL BE 5.7 SQUARE FEET WITH A MINIMUM CLEAR OPENING WIDTH OF 20" AND A MINIMUM CLEAR OPENING HEIGHT OF 60")
- PROVIDE SAFETY GLAZING IN ALL INCLUDING LOCATIONS INCLUDING WINDOWS WHERE AN EDGE IS WITHIN 24" OF THE EDGE OF A SWIMMING POOL, UNIFORMS, OCCUPY UP TO 10' ABOVE THE SWIMMING POOL OR, IN OR ABOVE, WINDOWS LOCATED LESS THAN 10' ABOVE A SWIMMING POOL OR WALKING SURFACE, WINDOWS WITH AN AREA OF GREATER THAN THE SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
- WINDOWS LOCATED MORE THAN 18" ABOVE THE FLOOR SHALL BE SURFACE-BLOWN GLASS UNLESS THE OPENING IS LESS THAN 20" ABOVE FINISHED FLOOR IN THE ROOM UNLESS A SAFETY LIMITER IS PROVIDED.
- WINDOWS WHOSE OPENING SHALL NOT ALLOW A 4"x4" SQUARE OBJECT TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPENINGS THAT ARE FILLED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2056 OR F 2059.

DATE	DESCRIPTION
02/08/25	For Design Development
02/02/25	For Building Review Board
02/02/25	For Final Review

Professional Design Firm #  
18A.008742-0001  
ARCHITECTS SEAL

EXPIRES: 11/30/24

FRONT / LEFT ELEVATIONS

A-6

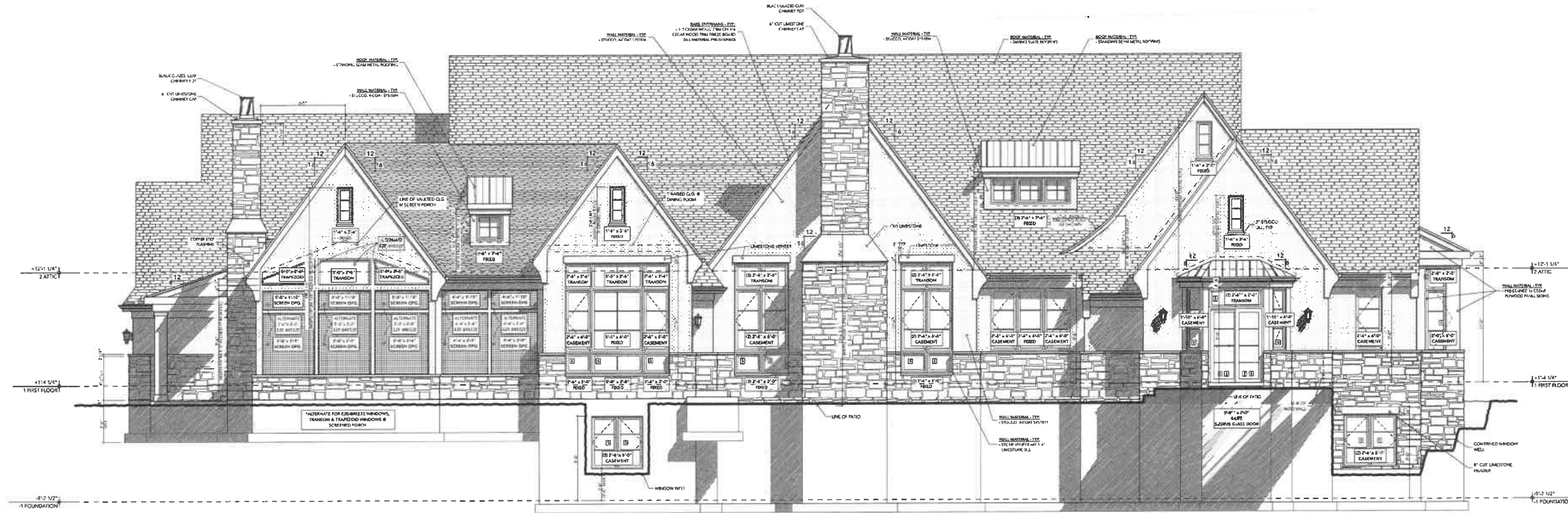
SHEET 7 of 10

**A. PERRY ARCHITECTS, ILLINOIS, P.L.L.C.**  
1220 WASHINGTON AVE.  
WILMETTE, IL 60091  
847.549.0668  
WWW.APERRYHOMES.COM

**COHEN RESIDENCE**  
725 BROADSMOORE DRIVE  
LAKE FOREST, IL 60045-2772

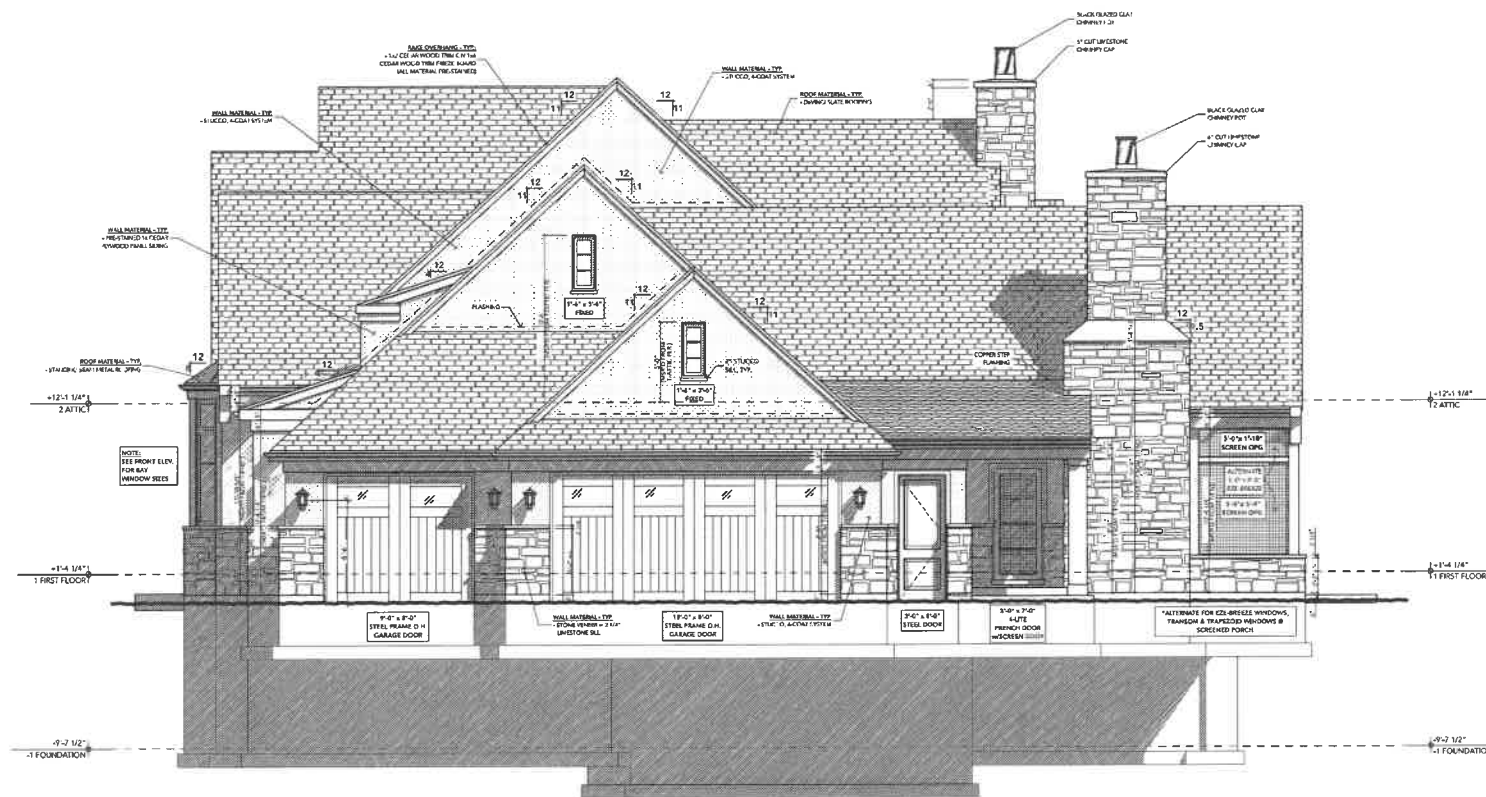
PROJECT NO.: 25378 IN  
PROJECT TYPE: NEW CONSTRUCTION  
FILE: 200907\_Cohen\_IL\_CD.ph  
DATE: 12/02/25  
© A. PERRY ARCHITECTS, ILLINOIS, P.L.L.C.

The Plans



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**  
 STONE VENEER w/ 2-1/4" CUT LIMESTONE SILL  
 CUT LIMESTONE ENTRY SURROUNDS AS SHOWN  
 CUT LIMESTONE WINDOW SURROUNDS AS SHOWN  
 STUCCO ACADAT SYSTEM  
 DAWNGI 1/2" R ROOFING AS SHOWN  
 STANDING SEAM METAL ROOFING AT DOORMERS AS SHOWN  
 CUT LIMESTONE CHIMNEY CAP & SHOULDER DETAIL (AS SHOWN IN CHIMNEY DETAIL)  
 4" CUT LIMESTONE CAP @ CHIMNEYS  
 CLAY CHIMNEY POTS  
 ALUMINUM ROOF FLASHING  
 ALUMINUM GUTTERS & DOWNSPOUTS  
 TYPICAL OVERHAND CONDITION: 1/2" STAINED CEDAR TRIM @ 1/2" STAINED CEDAR TRIM OVER 2x4 STAINED CEDAR TRIM (ALL MATERIAL, PRE-STAINED)  
 WINDOWS ARE 1/2" BUILT UP UNIT SIZE, VERIFY W/ SELECTED MFG. TO ENSURE REGRESS WHERE NOTED  
 SEE ELECTRICAL PLAN FOR EXTERIOR LIGHT LOCATIONS  
 ALL GARAGE DOORS ARE REQUIRED TO HAVE PERMANENT LABELS INDICATING THE WIND PRESSURE RATING AND INCLUDE THE DOOR MANUFACTURER

**LINTEL SCHEDULE**  
(UNLESS NOTED OTHERWISE)

OPENING	SIZE
4'-0" to 5'-4"	3/8" x 3/8" x 5/16"
5'-5" to 6'-4"	5" x 3/8" x 5/16"
6'-5" to 8'-0"	5" x 3/8" x 3/8"
8'-0"	6" x 4" x 3/8"
	SPECIFIC NOTE

**WINDOW NOTES**

- REQUIRED EGRESS WINDOWS (AS DEPICTED ON ELEVATION)
- REQUIRED SAFETY GLAZING (AS DEPICTED ON ELEVATION)
- REQUIRED SASH LIMITERS FOR FALL PROTECTION (AS DEPICTED ON ELEVATION)
- EMERGENCY ESCAPE AND RESCUE OPENING (ALL ROOMS THAT ARE REQUIRED AS SUCH) SHALL BE 20" ABOVE FLOOR WITH A MINIMUM CLEAR OPENING HEIGHT OF 20"
- PROVIDE SAFETY GLAZING IN ALL BALCONY LOCATIONS INCLUDING PATIOES, PORCHES, DECKS, AND STAIRS
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE 20" ABOVE FLOOR WITH A MINIMUM CLEAR OPENING HEIGHT OF 20"
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE 20" ABOVE FLOOR WITH A MINIMUM CLEAR OPENING HEIGHT OF 20"
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE 20" ABOVE FLOOR WITH A MINIMUM CLEAR OPENING HEIGHT OF 20"

DATE	DESCRIPTION
03/20/24	For Design Development
03/29/24	For Building Review
03/29/24	For Final Review

Professional Design Firm #  
184-008742-0001

ARCHITECT'S SEAL

EXPIRES 11/30/24

**A.P.**

A. PERRY ARCHITECTS, ILLINOIS, PLLC.  
1220 WASHINGTON AVE.  
WILMETTE, IL 60091  
847.549.0668  
WWW.APERRYHOMES.COM

**COHEN RESIDENCE**  
725 BROADSMOORE DRIVE  
LAKE FOREST, IL 60045-2772

PROJECT NO.: 25-378-N  
PROJECT TYPE: NEW CONSTRUCTION  
FILE: 202407\_Cohen\_CD.rvt  
DATE: 12/02/23  
© A. PERRY ARCHITECTS, ILLINOIS, PLLC.

**REAR / RIGHT ELEVATIONS**

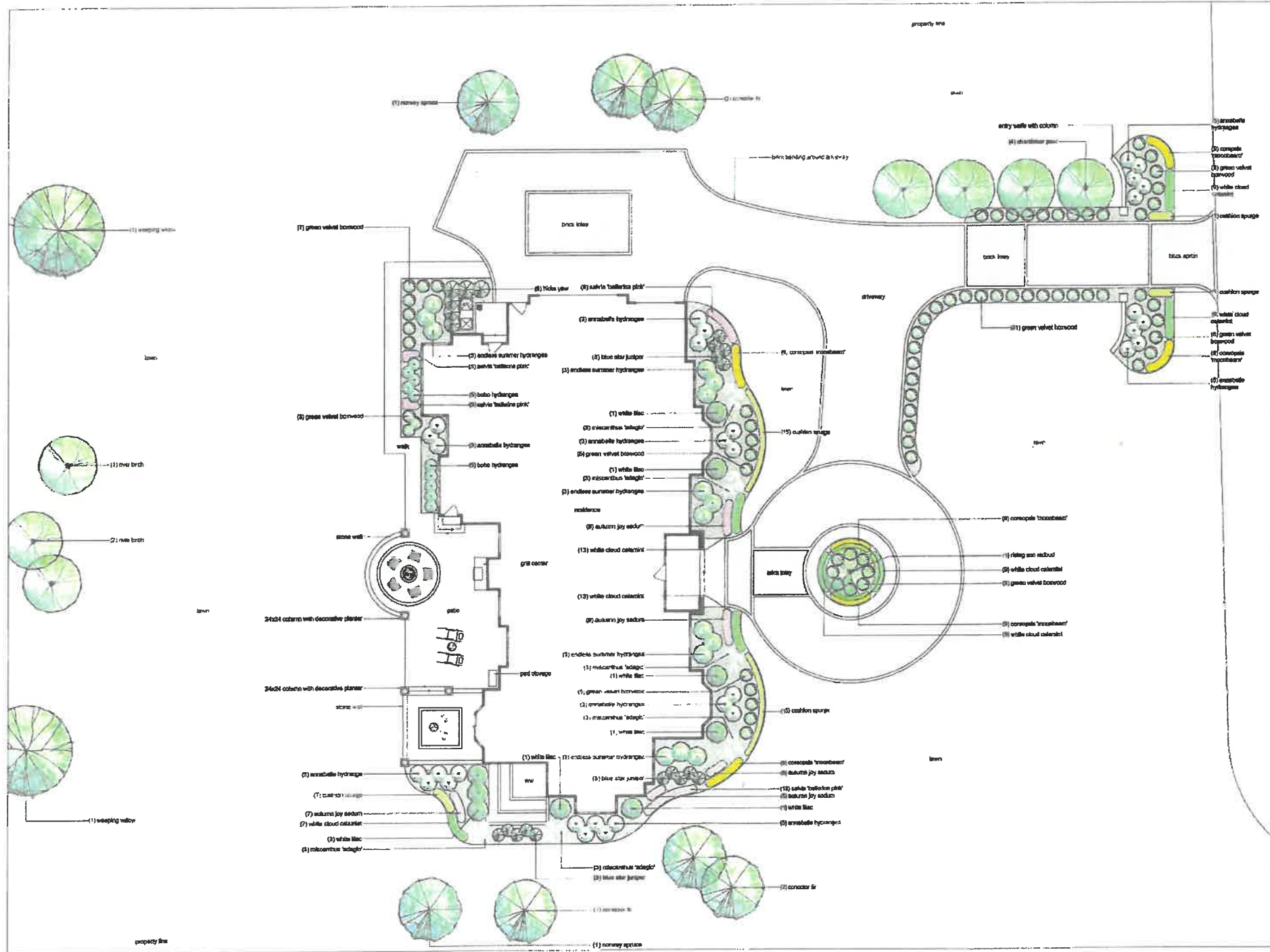
**A-7**

of 10  
SHEET B

GROUP EXHIBIT B

The Plans

PROPOSED CONCEPTUAL LANDSCAPE PLAN



525 Enterprise Plaza, Lake Zurich, Illinois 60047  
 PH.847.466.1160

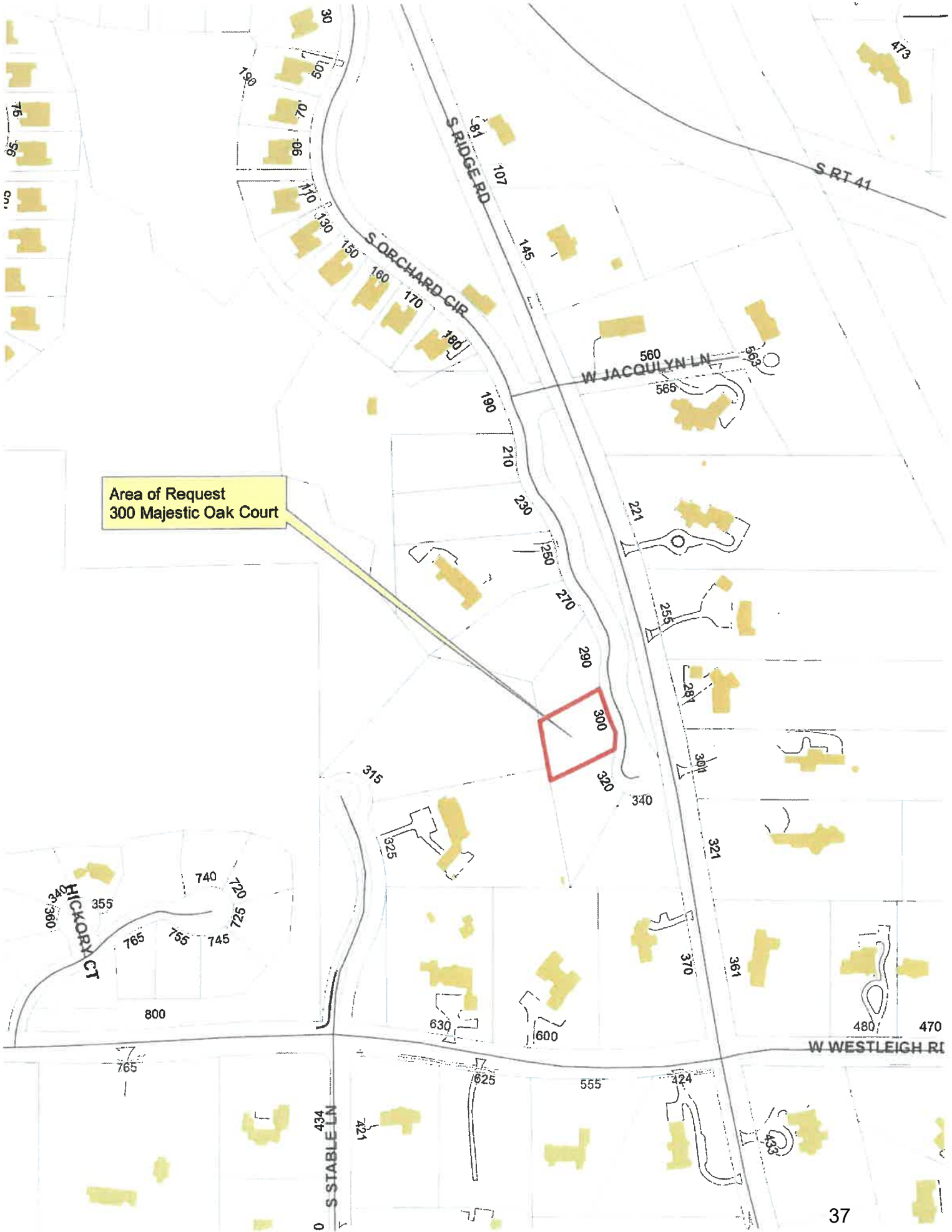
PROJECT:  
**Cohen Residence**  
 725 Broadmore Dr.  
 Lake Forest, Illinois

SHEET TITLE:  
**Site Plan**

ISSUE DATE:  
 February 18th, 2026  
 REVISIONS:  
 February 18th, 2026

SCALE:  
 1/10"=1'-0"





Area of Request  
300 Majestic Oak Court

**THE CITY OF LAKE FOREST**  
**ORDINANCE NO. 2026- \_\_\_\_**

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
PROPERTY LOCATED AT 300 MAJESTIC OAK COURT**

**WHEREAS**, 270-290 Majestic Oak LLC (Marcin Kopacz 50% and John Lawson 50%) ("**Owner**") is the owner of that certain real property commonly known as 300 Majestic Oak 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 attached garage 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 November 5, 2025, February 4, 2026 and 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-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.

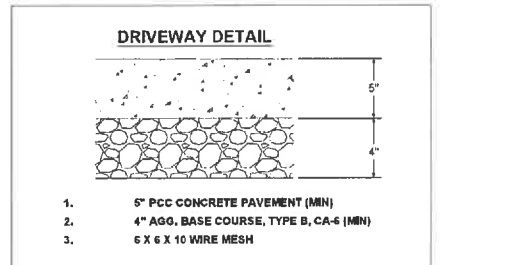
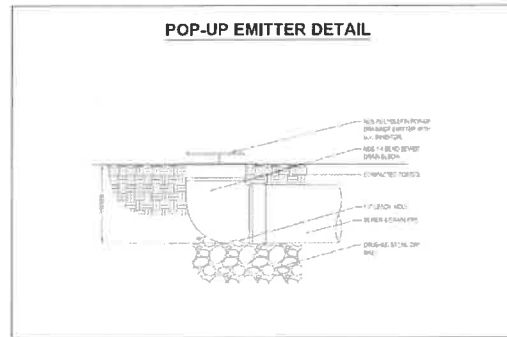
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

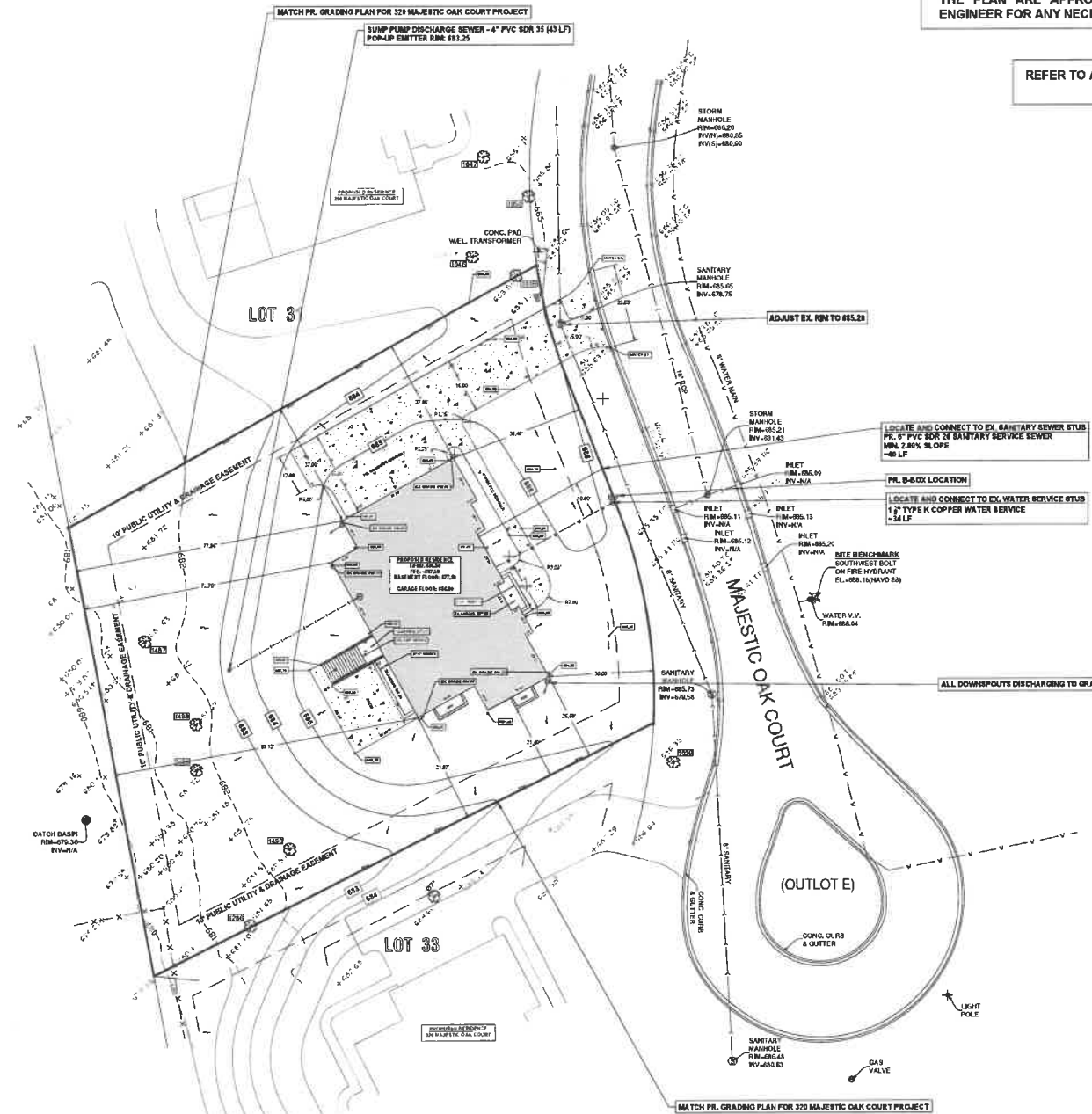
The Plans

PROPOSED GRADING & UTILITY PLAN



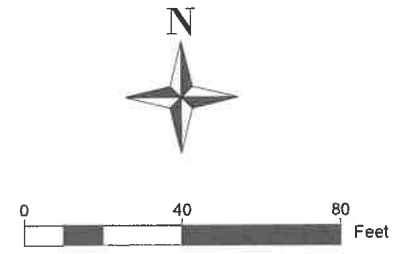
- UTILITY NOTES**
1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
  2. FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO STORM SEWER.
  3. DOWNSPOUTS TO SPLASH TO GRADE, BE DIRECTED TOWARD THE FRONT OR REAR OF THE HOME, NOT DISCHARGE WITHIN 10' OF THE PROPERTY LINES AND NOT CONNECT TO THE STORM SEWER.
  4. INSTALL TREES TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO HAVE A SECTION OF THE MAIN REPLACED WITH A WYE SECTION.
  5. ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGERED.
  6. WATER SERVICE, SANITARY SERVICE, AND STORM SEWER SHALL BE ACQUIRED UNDER THE STREET.
  7. MINIMUM 1' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
  8. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
  9. PLUMBER TO VERIFY THE INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.
  10. ALL SEWER LINES SHALL UTILIZE 70-DEGREE, 45-DEGREE, OR LONG-SWEEP 90-DEGREE FITTINGS TO ACCOMMODATE CHANGES IN DIRECTION.
  11. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.
  12. NEW WATER SERVICE SHALL BE INSTALLED WITHIN 5'-4" SERVICE DEPTH.
  13. CONTACT PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO REQUEST A MAIN TAP.
  14. WATER & SANITARY SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
  15. THE OWNER MUST PROVIDE WRITTEN NOTICE (WITH CONTACT PERSON'S NAME, ADDRESS & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGE WILL BE DISTURBED TO PERFORM ANY REQUIRED OFF-SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. SITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY, IN ADDITION, THE NOTIFICATION MUST STATE THE DATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREA, WEATHER PERMITTING, A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR, ONE WEEK BEFORE THE WORK IS TO BE PERFORMED.
  16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE.
  17. UTILITY SERVICES SHALL BE AS FOLLOWS:
  - 17.1. WATER - TYPE "TC" COPPER.
  - 17.2. SANITARY - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. DUCTILE IRON PIPE PAST FOUNDATION OVERLAP.
  - 17.3. STORM - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212.
  18. THE PROPOSED STORM/SANITARY SERVICE CONNECTION TO THE EXISTING SEWER LINE SHALL BE MADE WITH A SEWER TAP MACHINE WITH HUB AND STAINLESS STEEL SADDLE.
  19. SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING ANCH PVC SDR 26 PIPE.
  20. THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE.
  21. TO PREVENT "COATING" OF PVC PIPING, ONLY USE SELECT EARTH BACKFILL AND BEDDING WITH THE EXCEPTION OF ALL DRIVEWAY LOCATIONS WHERE FULL DEPTH CA-4 IS REQUIRED.
  22. PROTECT ALL EXISTING AND NEW DRAINS USING ABOVE-GRADE INLET FILTERS (SEE DETAIL 81-4).
  23. THE EXISTING WATER SERVICE DISCONNECTION AND THE PROPOSED WATER SERVICE CONNECTION SHALL BOTH BE MADE AT THE MAIN.
  24. THE PROPOSED SERVICE CONNECTION MUST BE AT LEAST 1" FROM THE EX. SERVICE DISCONNECTION.
  25. THE EXISTING B-BOX SHALL BE COMPLETELY REMOVED AND A NEW B-BOX SHALL BE PROVIDED IN A NON-PAVED AREA OF THE RIGHT OF WAY.
  26. NEW WATER SERVICE CONNECTION MUST BE A MINIMUM OF 4'-FEET FROM A FIRE HYDRANT.

- GRADING NOTES**
1. CALL UTILITIES FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
  2. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS, IF ANY DISCREPANCIES ARE NOTED ON THE PLOT PLAN OR ON THE CONSTRUCTION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
  3. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS, PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY, FINISHED DRY GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOG.
  4. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
  5. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
  6. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
  7. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE IN THE SUBJECT PROPERTY.
  8. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
  9. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
  10. INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK, REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
  11. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH BRANCHES OF TOPSOIL A 300 WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
  12. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
  13. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOE.
  14. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION)



CONTRACTOR SHALL FIELD-VERIFY THE LOCATIONS OF THE SANITARY SEWER STUB AND WATER SERVICE PRIOR TO CONNECTION. THE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR MUST COORDINATE WITH THE ENGINEER FOR ANY NECESSARY ADJUSTMENTS.

REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED FOUNDATION DIMENSIONS



ORIGINAL ISSUE DATE: 07-22-2025	DESCRIPTION
NO. 1	VILLAGE COMMENTS 1
NO. 2	VILLAGE COMMENTS 2
NO. 3	VILLAGE COMMENTS 3
NO. 4	VILLAGE COMMENTS 4
NO. 5	VILLAGE COMMENTS 5
NO. 6	VILLAGE COMMENTS 6
NO. 7	VILLAGE COMMENTS 7
NO. 8	VILLAGE COMMENTS 8
NO. 9	VILLAGE COMMENTS 9
NO. 10	VILLAGE COMMENTS 10
NO. 11	VILLAGE COMMENTS 11
NO. 12	VILLAGE COMMENTS 12
NO. 13	VILLAGE COMMENTS 13
NO. 14	VILLAGE COMMENTS 14
NO. 15	VILLAGE COMMENTS 15
NO. 16	VILLAGE COMMENTS 16
NO. 17	VILLAGE COMMENTS 17
NO. 18	VILLAGE COMMENTS 18
NO. 19	VILLAGE COMMENTS 19
NO. 20	VILLAGE COMMENTS 20
NO. 21	VILLAGE COMMENTS 21
NO. 22	VILLAGE COMMENTS 22
NO. 23	VILLAGE COMMENTS 23
NO. 24	VILLAGE COMMENTS 24
NO. 25	VILLAGE COMMENTS 25
NO. 26	VILLAGE COMMENTS 26
NO. 27	VILLAGE COMMENTS 27
NO. 28	VILLAGE COMMENTS 28
NO. 29	VILLAGE COMMENTS 29
NO. 30	VILLAGE COMMENTS 30

**KRUJENG**  
LICENSE NO. 164-00397-0002

PROPOSED GRADING & UTILITY PLAN  
300 MAJESTIC OAK COURT, LAKE FOREST, IL

JOB NO.	25-TIC
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 40'

GROUP EXHIBIT B

The Plans



FRONT ELEVATION  
SCALE: 1/4"=1'-0"

**ELEVATION GENERAL NOTES:**

- PELLA PRO LINE SERIES OR EQUAL UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS UNLESS OTHERWISE NOTED. U-FACTOR MIN. @.30 UNLESS OTHERWISE NOTED. U-FACTOR MAX. @.30 UNLESS OTHERWISE NOTED. U-FACTOR MIN. @.30 UNLESS OTHERWISE NOTED. U-FACTOR MAX. @.30 UNLESS OTHERWISE NOTED.
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED 4" REAR OF ROOF AND PAINTED TO MATCH ROOF.
- SHEET METAL FLASHING OVER ALL UNDOORS, DOORS AND WOOD TRIM

**NOTE:**

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE UNDOORS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS THAT HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING BOTH DIMENSIONS SHALL BE 20".

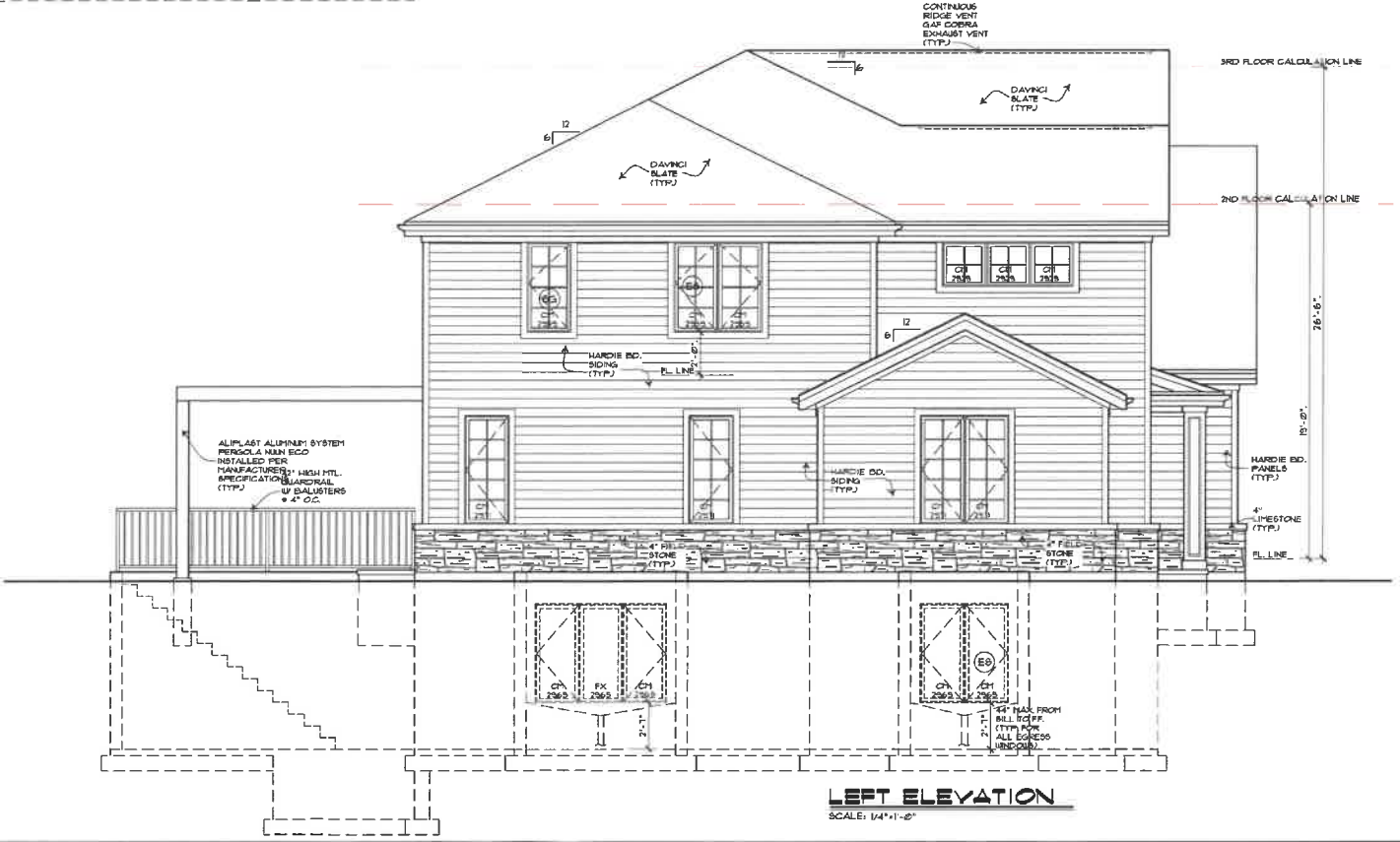
ⓔ EGRESS WINDOW  
Ⓢ SAFETY GLAZING

**MAIN ROOF ATTIC VENTILATION CALCULATION**

ROOF AREA AT TOP PLATE	= 3399 SF.
REQUIRED VENT AREA	2339 / 360 = 6.50 SF.
	100 SF. / 2
EXHAUST VENT REQUIRED	= 3.50 SF.
INTAKE VENT REQUIRED	= 3.50 SF.
ACTUAL EXHAUST VENT:	
GAP COBRA EXHAUST VENT (105 SQIN PER LF)	105 x 0.8 SQIN-LENGTH SQIN. / 144 = 5.4 SF.
ACTUAL TOTAL EXHAUST VENT:	9.4 SF.
SCAFF INTAKE VENT REQUIRED:	9.4 SF.
PERFORATED ALUMINUM SCOFF (5 SQIN PER 1 SF)	9.4 SF. x 144 = 1353.6 SQIN. / 5 SQIN. = 270.72 SQIN.

**ELEVATION NOTES**

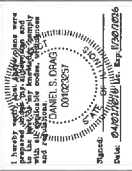
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS
- REFER TO BUILDING SECTIONS FOR PLATE HEIGHTS, HEEL HEIGHTS AND ADDITIONAL INFORMATION NOT REPRESENTED ON ELEVATIONS.
- REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATION, PER LOT SPECIFIC CONDITION.
- PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR OR CEILING ASSEMBLY, PER P2606. PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
- WATERPROOFING OF OPENINGS AT ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT, PER P2601.
- WHEN WINDOWS ARE ADJACENT TO A DOOR, THE BUILDER MAY ADJUST ADJACENT WINDOW HEADS AND ALL OTHER WINDOWS IN SAME ROOM TO ALIGN.
- EXTERIOR WALL COVERING PER R103; EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE. PER R1032, AND SHALL INCLUDE FLASHING PER R1032.4 RE FLASHING DETAILS, IF APPLICABLE.
- CLEARANCE TO GRADE: UNLESS NOTED OTHERWISE, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE (INCLUDING LANDSCAPE MATERIAL) A MINIMUM OF 4" FOR BEARING MASONRY VENEER AND 6" FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS OR 7" ABOVE ADJACENT FLOORS OR ROOF SURFACES FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS PER R311, R404.16, R1033, R1033.1 AND PER FIG. SPEC'S.



LEFT ELEVATION  
SCALE: 1/4"=1'-0"

ARCHIMAX, INC.  
1100 N. W. 11th St., Suite 100, Ft. Lauderdale, FL 33304  
Phone: 954.787.4414  
Archimax@archimax.com

PROPOSED NEW S.F. RESIDENCE  
300 MAJESTIC OAK CT.  
LAKE FOREST ILLINOIS

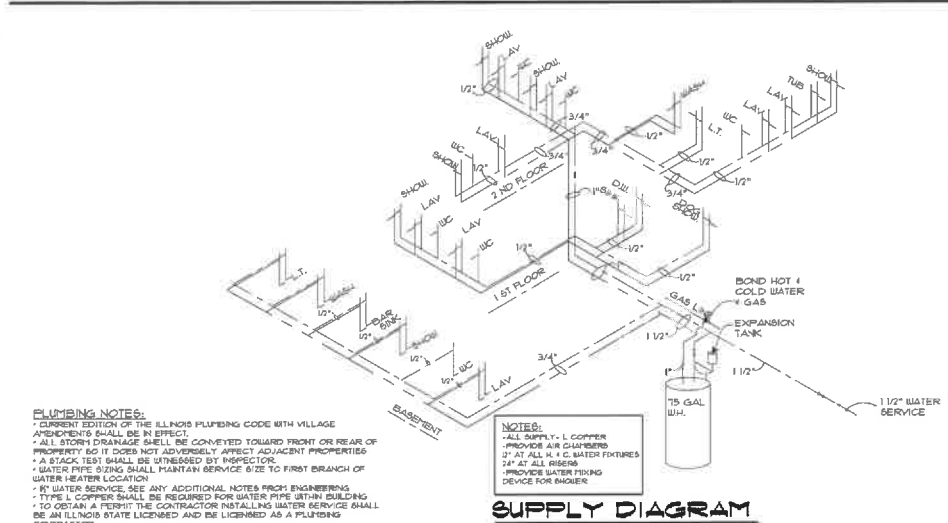
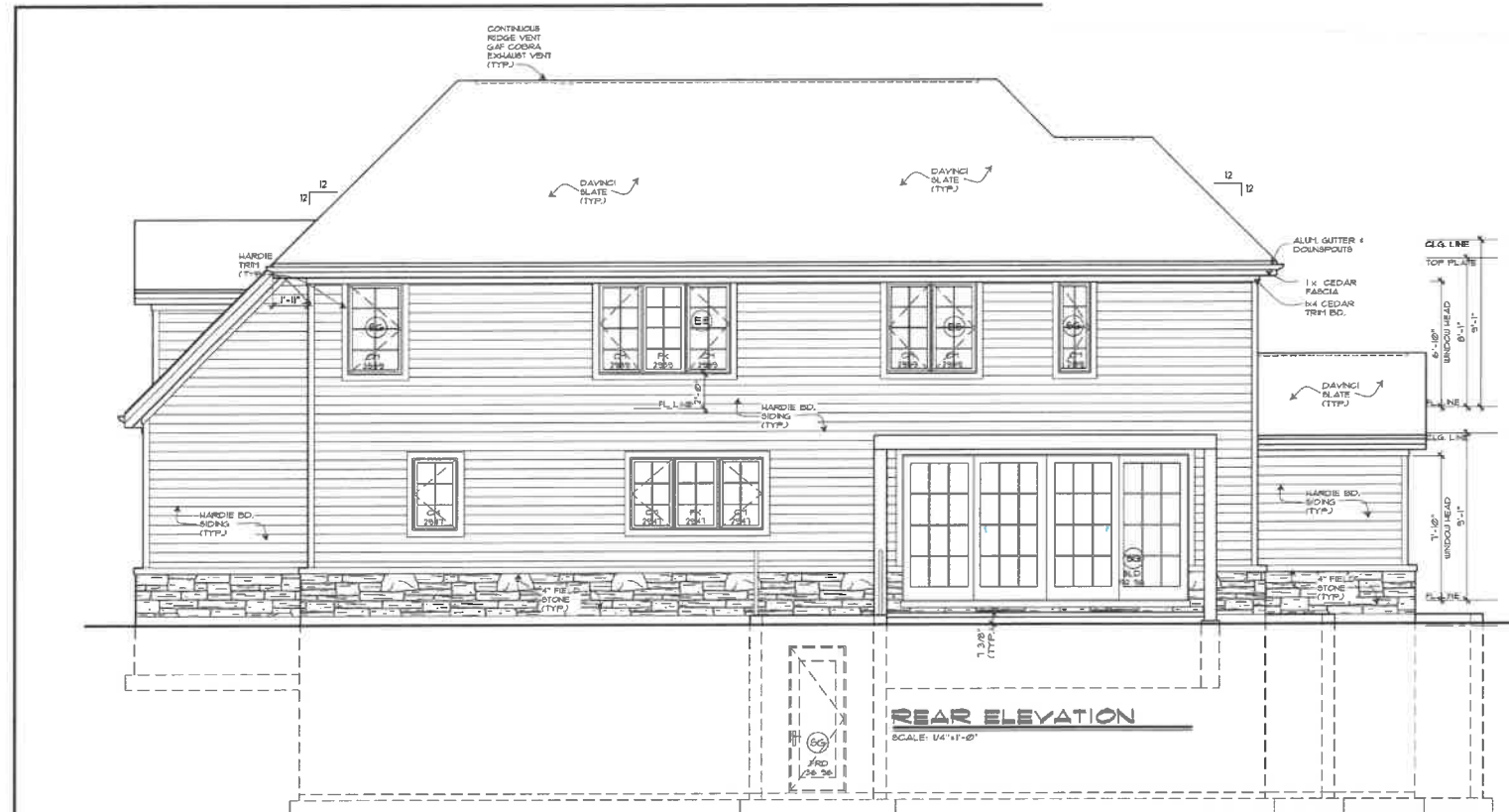


DATE: 04/02/2026  
PROJECT:  
SHEET NO.

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GROUP EXHIBIT B

The Plans



**PLUMBING NOTES:**

- \* CURRENT EDITION OF THE ILLINOIS PLUMBING CODE WITH VILLAGE AMENDMENTS SHALL BE IN EFFECT.
- \* ALL STORY DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- \* A BACK TEST SHALL BE PERFORMED BY INSPECTOR.
- \* WATER PIPE SIZING SHALL MAINTAIN SERVICE SIZE TO FIRST BRANCH OF WATER HEATER LOCATION.
- \* 1/2" WATER SERVICE, SEE ANY ADDITIONAL NOTES FROM ENGINEERING CONTRACTOR.
- \* SHOWER RECEPTACLE WASTE OUTLETS SHALL BE AT LEAST 2-INCHES (2") IN DIAMETER AND HAVE A REMOVABLE STRAINER.
- \* ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN ATMOSPHERIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 104.
- \* A FULL SIZE CLEAN-OUT SHALL BE LOCATED FIFTEEN FEET (15') OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.
- \* IF AN EJECTOR PUMP IS INSTALLED A BACKFLOW VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE TWO-INCH (2") EJECTOR DISCHARGE PIPE AND SHALL CONNECT TO THE TOP PORTION OF A FOUR-INCH (4") SANITARY DRAINAGE PIPE.
- \* ALL FLOOR DRAINS SHALL BE ACCESSIBLE AND READILY CLEANED, AND SHALL BE LOCATED SO THAT THEY ARE EASILY VISIBLE.
- \* ALL HOT WATER PIPING THREE-QUARTER-INCH (3/4") OR LARGER SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3.
- \* A DRAIN DOWN VALVE SHALL BE INSTALLED ON THE DISCHARGE SIDE OF THE WATER VALVE.
- \* SHED A DOMESTIC DISH-WASHING MACHINE DRAIN LINE IS CONNECTED TO THE HOSE SIDE OF A TRAP FROM A SINK, THE DRAIN FROM THE DISH-WASHER SHALL BE CARRIED UP TO THE UNDERSIDE OF THE SINK, REAR OF THE SINK, DISH-WASHING MACHINES SHALL DISCHARGE SEPARATELY INTO A TRAP OR TAIL PIECE OF THE KITCHEN SINK AND SHALL NOT CONNECT TO THE FOOD WASTE DISPOSAL UNIT.
- \* 1/2" PIPE IS REQUIRED FROM THE WATER METER LOCATION TO THE FRONT OF THE HOPE (VILLAGE POLICY).
- \* A TEST ON THE PLUMBING WATER SUPPLY PIPING IS REQUIRED AT 1/10 TIMES THE WORKING PRESSURE OR MORE (WHICHEVER IS GREATER (800/100)).
- \* ALL SHOWER COMPARTMENTS AND SHOWER-BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER FIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURE OR EXCESSIVE WATER TEMPERATURES, THE AUTOMATIC SAFETY WATER FIXING DEVICE SHALL BE ADDED TO A MAXIMUM SETTING OF 98 DEGREES FAHRENHEIT AT THE TIME OF INSTALLATION (SECTION 606.9.9.1).
- \* IN ACCORDANCE WITH VILLAGE POLICY, ALL NEW PLUMBING FIXTURES CONNECTED TO THE VILLAGE WATER SUPPLY SYSTEM SHALL BEAR THE WATERWISE LABEL (AS DESIGNATED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY WATERWISE PROGRAM).

**SUPPLY DIAGRAM**

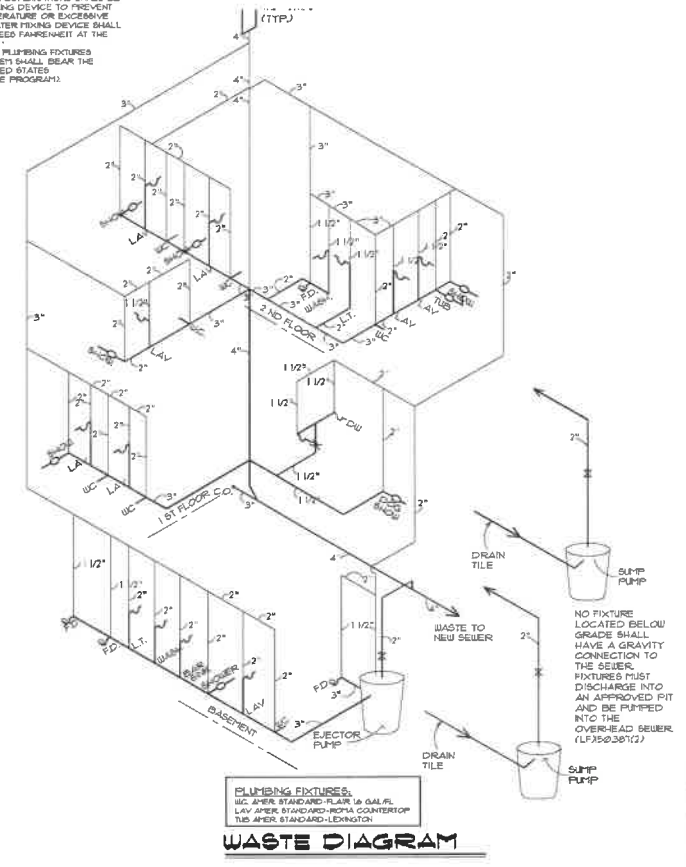
TOTAL WSFL PIPE SIZE

2-1	1/2"
8-19	3/4"
20-34	1"
35-55	1 1/4"
60-95	1 1/2"

1 1/2" SERVICE PROVIDED

**RESIDENTIAL WATER SUPPLY 4 METER SIZE REQUIREMENTS**

TYPE OF FIXTURE	NO.	WSFLS EACH	TOTAL WSFLS
WATER CLOSET	1	3	3
LAVATORY	9	1	9
BATH/TUB / SHOWER	8	2	16
KITCHEN SINK	1	2	2
DISHWASHER	1	1	1
BAR SINK	1	1	1
LAUNDRY TRAYS	2	3	6
LAUNDRY MACHINE	2	2	4
DOG SHOWER	1	2	2
<b>TOTAL:</b>			<b>62</b>



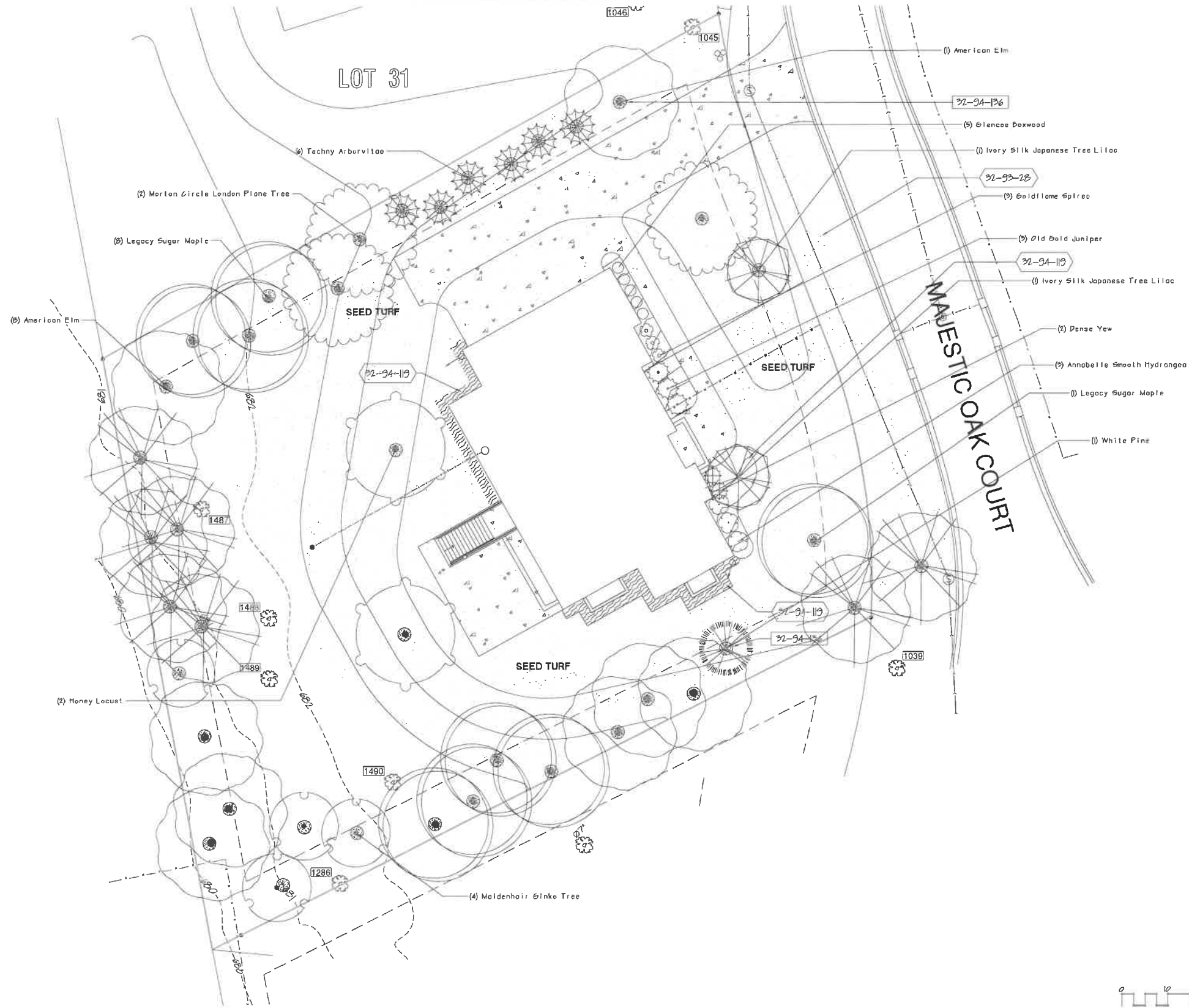
**WASTE DIAGRAM**

**ARCHIMAX, INC.**  
 PROFESSIONAL ARCHITECTS  
 315 S. WASHINGTON ST. SUITE 1000  
 CHICAGO, ILLINOIS 60604-1003  
 PHONE 312.786.7417  
 FAX 312.786.7418  
 WWW.ARCHIMAX.COM

**PROPOSED NEW S.F. RESIDENCE**  
**300 MAJESTIC OAK CT.**  
 LAKE FOREST ILLINOIS

DATE: 04/02/2026  
 PROJECT:  
 SHEET NO.

The Plans



Call (800) 242-8511  
www.DigitalArtline.com

THOMAS NORDLOH ASSOCIATES  
Landscape Architecture  
&  
Project Management  
4111 Taft Rd., Kenosha WI 53142

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_



No.	Description
1	
2	
3	
4	

**300 MAJESTIC OAK  
LAKE FOREST, ILLINOIS**

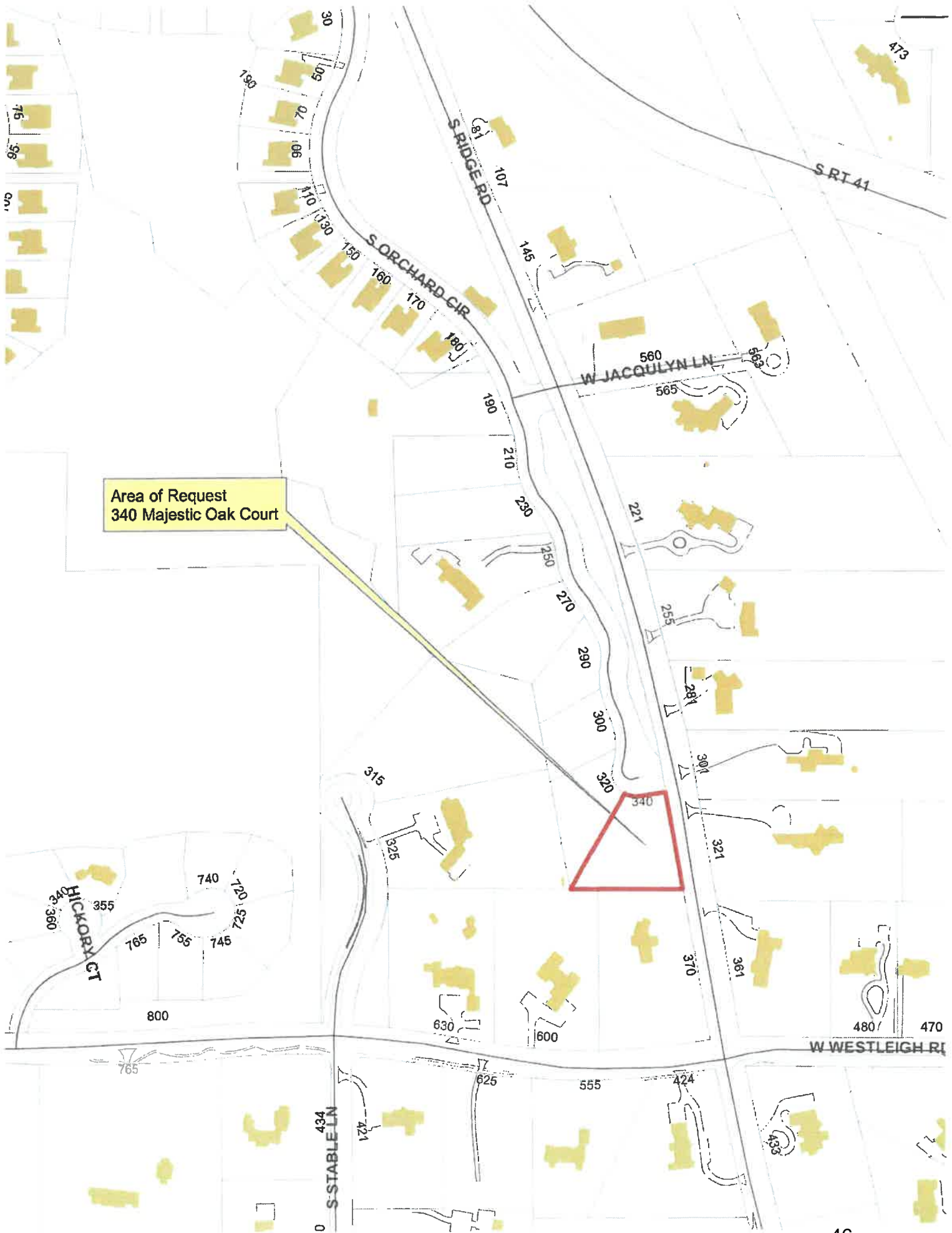
Thomas H. Nordloh  
Landscape Architect  
Reg. # 057-000629

20250821.2  
3-26-26\_1

Sheet

**L-1.0**





Area of Request  
340 Majestic Oak Court

THE CITY OF LAKE FOREST  
ORDINANCE NO. 2026- \_\_\_\_

**AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE  
PROPERTY LOCATED AT 340 MAJESTIC OAK COURT**

**WHEREAS**, Elite Development Group (Bartek Skrzynecki 50% and Grzegorz Malicki 50%) ("**Owner**") is the owner of that certain real property commonly known as 300 Majestic Oak 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 attached garage 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 November 5, 2025, February 4, 2026 and 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-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

PROPOSED GRADING & UTILITY PLAN

UTILITY NOTES

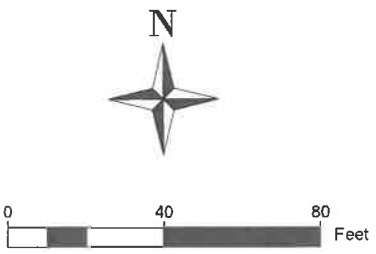
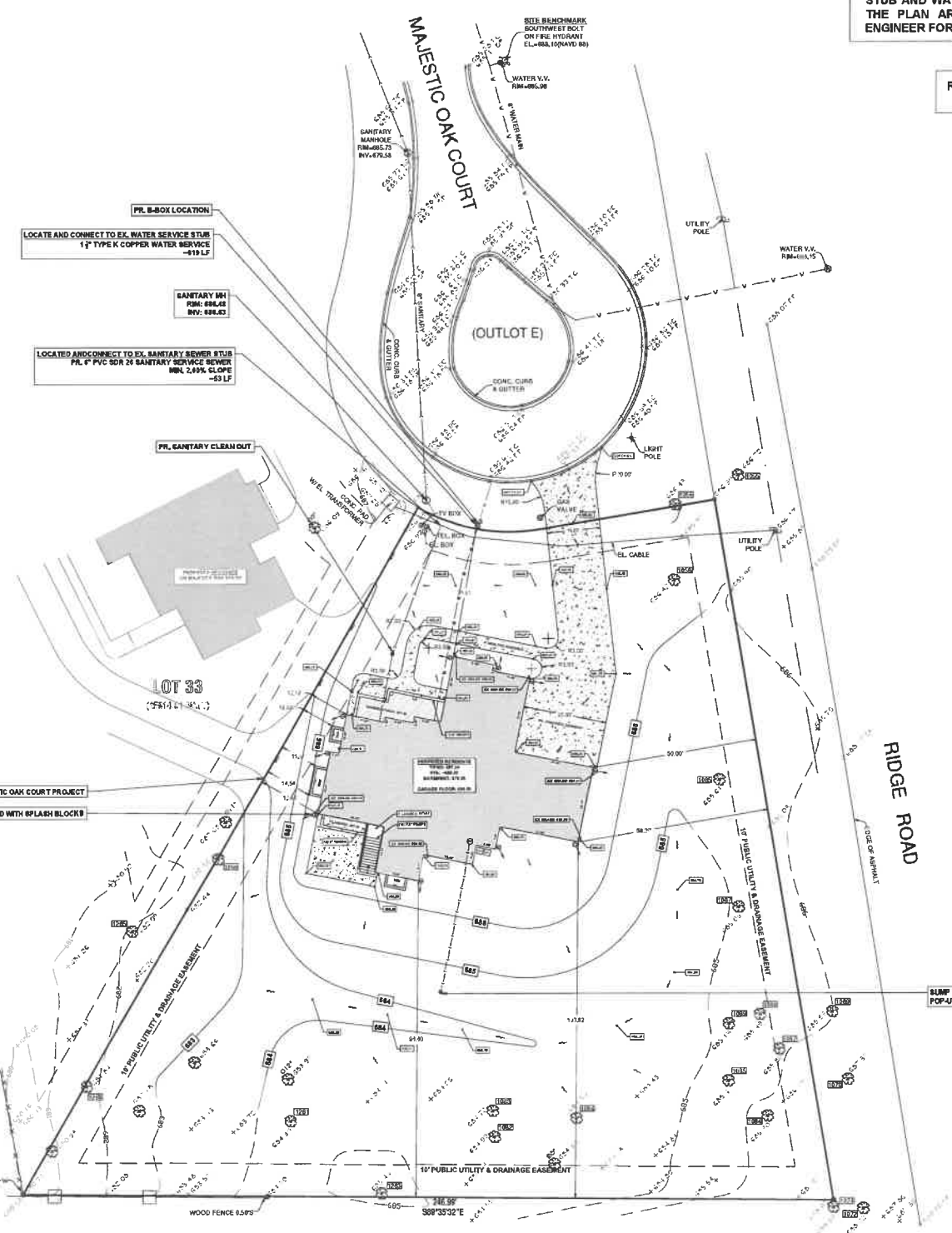
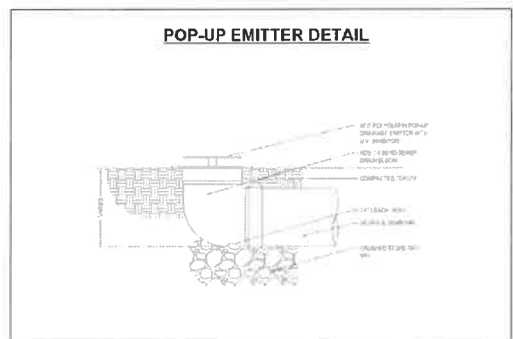
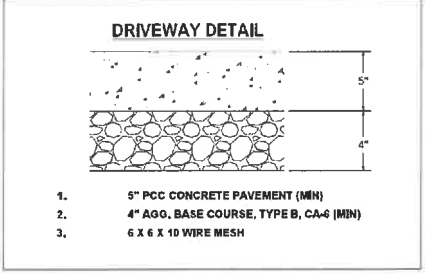
1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
2. FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO STORM SEWER.
3. DOWNSPOUTS TO FLASH TO GRADE, BE DIRECTED TOWARD THE FRONT OR REAR OF THE HOME, NOT DISCHARGE WITHIN 10 FEET OF THE PROPERTY LINES AND NOT CONNECT TO THE STORM SEWER.
4. INSTALL TIERS TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO HAVE A SECTION OF THE MAIN REPLACED WITH A WIFE SECTION.
5. ALL SEWER, WATER, AND GAS UTILITIES TO BE FIFTEEN (15) FEET FROM MATURE TREES AND FIVE (5) FEET FROM SMALL TREES. UTILITIES CLOSER THAN THESE LIMITS MUST BE AUGERED.
6. WATER SERVICE, SANITARY SERVICE, AND STORM SEWER SHALL BE ALIGNED UNDER THE STREET.
7. MINIMUM 18" DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
8. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
9. PLUMBER TO VERIFY THE EXISTING FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.
10. ALL SEWER LINES SHALL UTILIZE 22-DEGREE, 45-DEGREE, OR LONG-SWEEP 90-DEGREE FITTINGS TO ACCOMMODATE CHANGES IN DIRECTION.
11. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.
12. NEW WATER SERVICE SHALL BE INSTALLED WITH MIN 5'-4" SERVICE DEPTH.
13. CONTACT PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO REQUEST A MAIN TAP.
14. WATER & SANITARY SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
15. THE OWNER MUST PROVIDE WRITTEN NOTICE (WITH CONTACT PERSON'S NAME, ADDRESS & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGE WILL BE DISTURBED TO PERFORM ANY REQUIRED OFFSITE UTILITY SERVICE CONNECTION WORK ASSOCIATED WITH THE SUBJECT PROPERTY. THE NOTIFICATION MUST STATE THE DATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN BAD AREA, WEATHER PERMITTING, A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR, ONE WEEK BEFORE THE WORK IS TO BE PERFORMED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE.
17. UTILITY SERVICES SHALL BE AS FOLLOWS:
  - 17.A. WATER - 7" TYPE K COPPER
  - 17.B. SANITARY - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-2712. DUCTILE IRON PIPE PART FOUNDATION OVERLID.
  - 17.C. STORM - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-2712.
18. THE PROPOSED STORM/SANITARY SERVICE CONNECTION TO THE EXISTING SEWER LINE SHALL BE MADE WITH A SEWER TAP MACHINE WITH NEW AND STAINLESS STEEL HANDLE.
19. SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING 4-INCH PVC SDR 26 PIPE.
20. THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE.
21. TO PREVENT "FLOATING" OF PVC PIPING, ONLY USE SELECT EARTH BACKFILL AND BEDDING WITH THE EXCEPTION OF ALL DRIVEWAY LOCATIONS WHERE FULL DEPTH CA-6 IS REQUIRED.
22. PROTECT ALL EXISTING AND NEW DRAINS USING ABOVE-GRADE BALET FILTERS (SEE DETAIL BR-6)
23. THE EXISTING WATER SERVICE DISCONNECTION AND THE PROPOSED WATER SERVICE CONNECTION SHALL BOTH BE MADE AT THE MAIN.
24. THE PROPOSED SERVICE CONNECTION MUST BE AT LEAST 18" FROM THE EX. SERVICE DIS CONNECTION
25. THE EXISTING B-BOX SHALL BE COMPLETELY REMOVED AND A NEW B-BOX SHALL BE PROVIDED IN A NON-PAVED AREA OF THE FRONT OF WAY.
26. NEW WATER SERVICE CONNECTION MUST BE A MINIMUM OF 4 FEET FROM A FIRE HYDRANT

GRADING NOTES

1. CALL U.S.G.S. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE NOTED ON THE PLOT PLAN OR ON THE CONSTRUCTION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
3. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
4. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
5. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREA.
6. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
7. RUNOFF FROM ROOF OF NEW STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE IN THE EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
8. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
9. INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK, REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
10. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH BRANCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF RESTORATION WORK. WEATHER PERMITTING, ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
11. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
12. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOIL.
13. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION)

CONTRACTOR SHALL FIELD-VERIFY THE LOCATIONS OF THE SANITARY SEWER STUB AND WATER SERVICE PRIOR TO CONNECTION. THE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE. CONTRACTOR MUST COORDINATE WITH THE ENGINEER FOR ANY NECESSARY ADJUSTMENTS.

REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED FOUNDATION DIMENSIONS



ORIGINAL ISSUE DATE: 07-22-2025	DESCRIPTION: VILLAGE COMMENTS 1
NO. DATE	VILLAGE COMMENTS 2
1 1/2/25	
2 1/2/25	

**KRUENG**  
LICENSE NO. 18488997-0202  
EXPIRES: 11/30/2025

**PROPOSED GRADING & UTILITY PLAN**

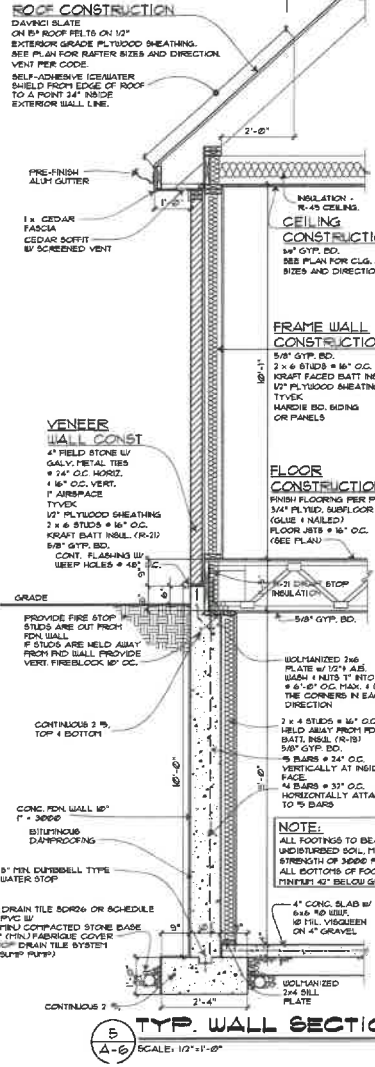
**340 MAJESTIC OAK COURT, LAKE FOREST, IL**

JOB NO.	25-37A
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 10'

The Plans

**MAIN ROOF ATTIC VENTILATION CALCULATION**

ROOF AREA AT TOP PLATE	- 2842 SF.
REQUIRED VENT AREA	2842 / 200 = 14.21 SF.
EXHAUST VENT REQUIRED	+ 3.489 SF.
INTAKE VENT REQUIRED	+ 3.489 SF.
ACTUAL EXHAUST VENT:	
GAF CORBA EXHAUST VENT (25 SQIN PER LF.)	08 LFS @ 25 SQIN = 2000 SQIN / 144 = 13.89 SF.
ACTUAL TOTAL EXHAUST VENT:	13.89 SF.
REQUIRED INTAKE VENT:	13.89 SF.
PERFORATED ALUMINUM SCRIP (75 SQIN PER 1 5/8" X 11 5/8" X 14.1" @ 1/8" SQIN @ 1/8" SQIN)	13.89 SF. x 144 = 1999.16 SQIN / 75 = 26.64 LF.



**ELEVATION GENERAL NOTES:**

- FIELLA FRO LINE SERIES OR EQUAL
- WINDOW (FIXED UNITS) U-FACTOR MIN @ 0.30
- WINDOW (VENT UNITS) U-FACTOR MIN @ 0.30
- DOORS U-FACTOR MAX @ 0.30
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED REAR OF HOME AND PAINTED TO MATCH ROOF.
- SHEET METAL FLASHING OVER ALL WINDOWS, DOORS AND WOOD TRIM

**NOTE:**

ALL TRIMS TO BE CEDAR.

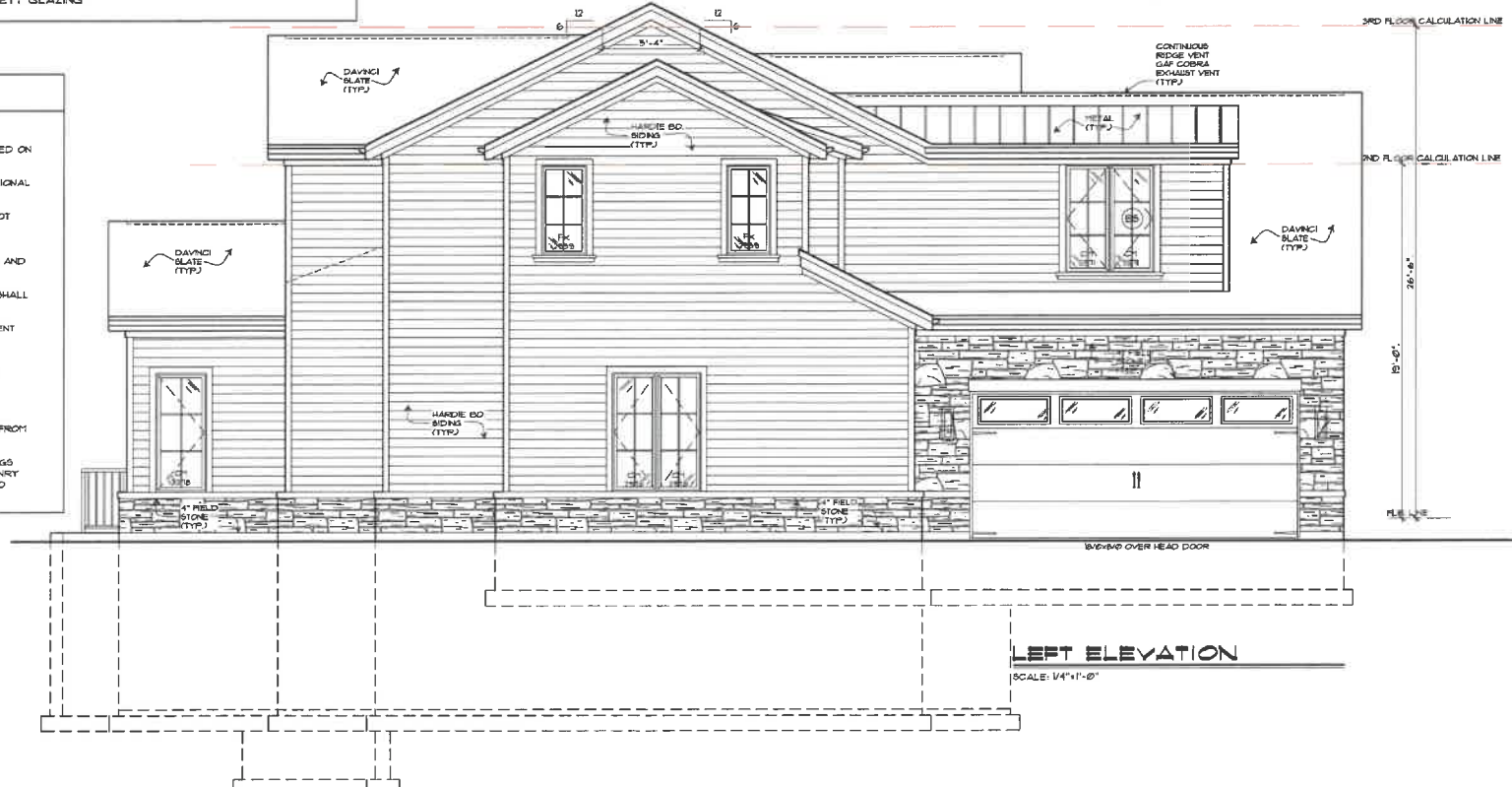
ALL THE WINDOW HUNTS TO BE SPILATED DIVIDED LITES WITH INTERIOR AND EXTERIOR TRIM TO BE APPLIED.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

(ES) EGRESS WINDOW  
(SG) SAFETY GLAZING

**ELEVATION NOTES**

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS
- REFER TO BUILDING SECTIONS FOR PLATE HEIGHTS, HILL HEIGHTS AND ADDITIONAL INFORMATION NOT REPRESENTED ON ELEVATIONS.
- PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR OR CEILING ASSEMBLY, PER R1204. PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
- WATERPROOFING OF OPENINGS AT ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT, PER R1204.
- WHEN WINDOWS ARE ADJACENT TO A DOOR, THE BUILDER MAY ADJUST ADJACENT WINDOW HEADS AND ALL OTHER WINDOWS IN SAME ROOM TO ALIGN.
- EXTERIOR WALL COVERING PER R1203. EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE, PER R1203, AND SHALL INCLUDE FLASHING PER R1203.4. SEE FLASHING DETAILS, IF APPLICABLE.
- CLEARANCE TO GRADE: UNLESS NOTED OTHERWISE, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE (INCLUDING LANDSCAPE MATERIAL) A MINIMUM OF 4" FOR BEARING MASONRY VENEER AND 6" FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS, OR 7" ABOVE ADJACENT PLATWORK OR ROOF SURFACES FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS PER R3011, R4041.6, R1033, R1033.2 AND PER FIG. SPEC'S.



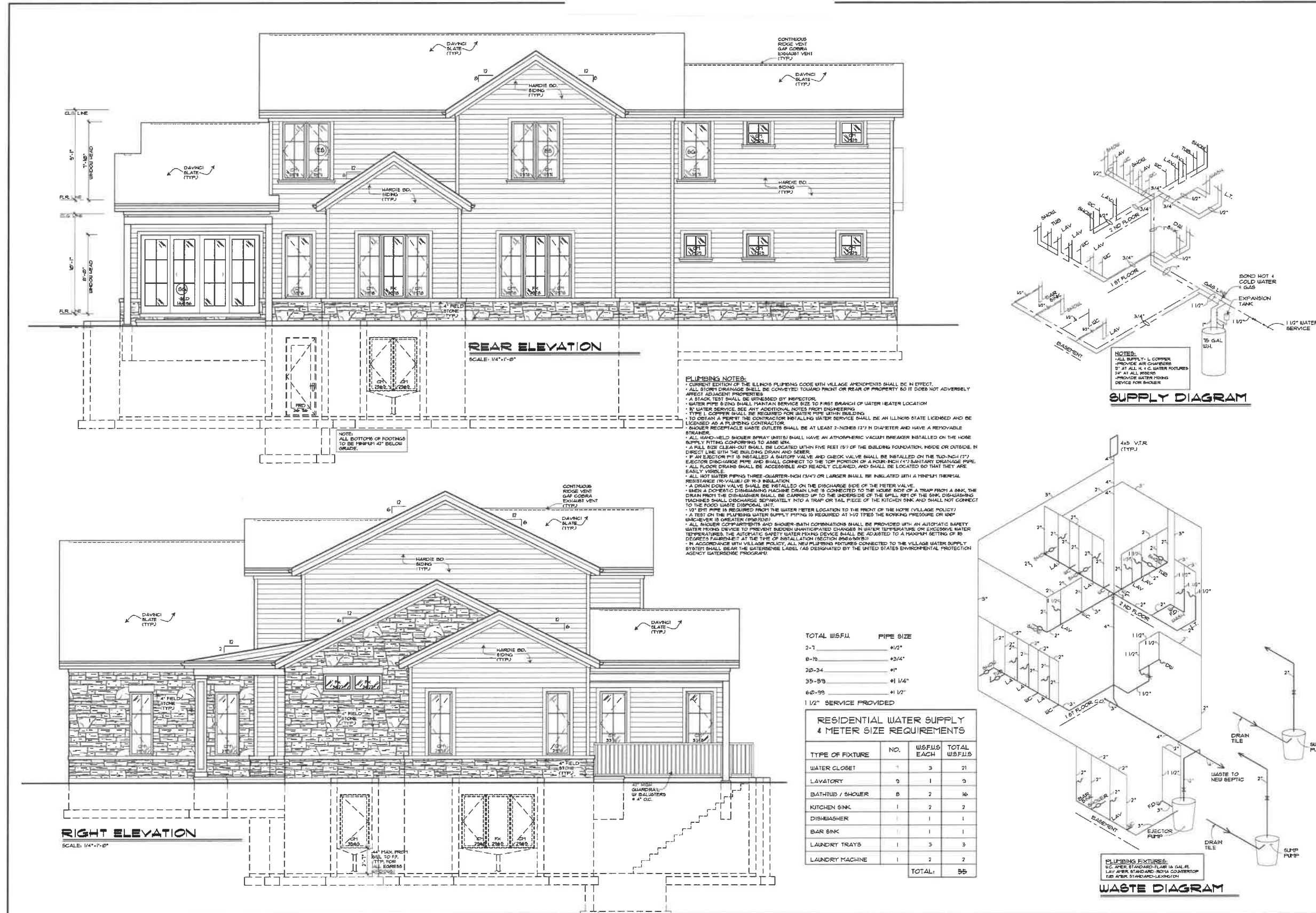
**ARCHIMAX, INC.**  
1100 S. DUBUQUE ST., W. CO. IL 62453-2001  
PH: 618-242-1111 FAX: 618-242-1112  
WWW.ARCHIMAX.COM EMAIL: ARCHIMAX@GMAIL.COM

PROPOSED NEW S.F. RESIDENCE  
**340 MAJESTIC OAK CT.**  
LAKE FOREST ILLINOIS

DATE: 04/06/2026  
PROJECT:  
SHEET NO.

GROUP EXHIBIT B

The Plans

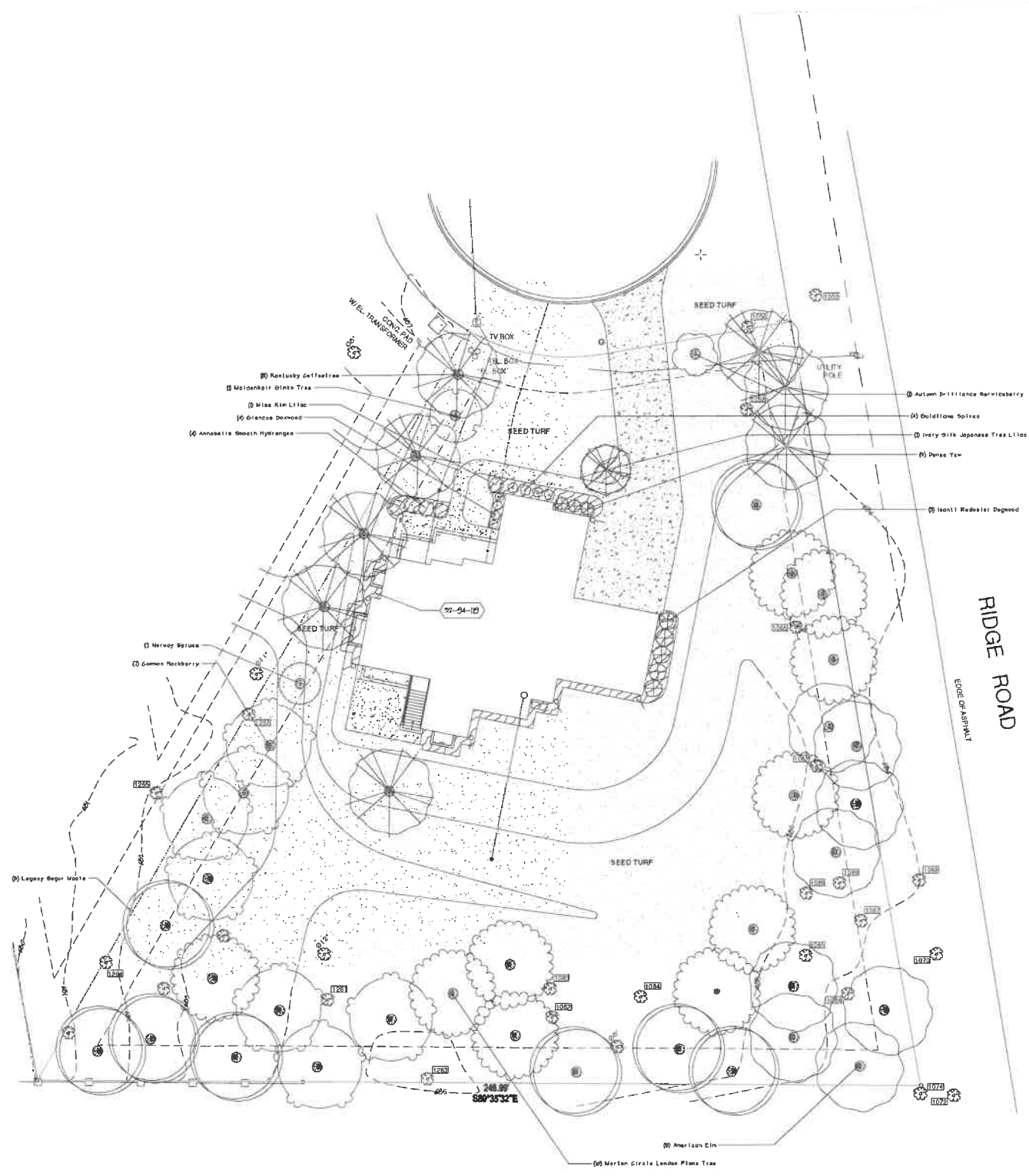


ARCHITMAX, INC.  
PHYSICAL DESIGN - NO. 154023-001  
154023-001-001  
154023-001-002

PROPOSED NEW S.F. RESIDENCE  
340 MAJESTIC OAK CT.  
LAKE FOREST ILLINOIS

DATE: 04/06/2026  
PROJECT:  
SHEET NO.

The Plans



**LANDSCAPE ORDINANCE**

**STREET FOUNDATION LINEAL FOOTAGE -80' 2 X 3' SHRUBS PER 10 LF - 16 SHRUBS**

**SIDE STREET FOUNDATION LINEAL FOOTAGE -25' 2 X 3' SHRUBS PER 10 LF - 5 SHRUBS**

**REQUIRED 3" CALIPER TREES PER 100 LINEAL FEET OR PORTION THEREOF - 80' = 2 TREES, PLAN HAS 2 TREES**

**REQUIRED ORNAMENTAL TREES - 3 ORNAMENTAL TREE PER 100 LINEAL FEET - 3 TREES, PLAN HAS 2 ORNAMENTAL TREES**

**OR**

**REQUIRED EVERGREEN TREES - 3 EVERGREEN PER 100 LINEAL FEET = 3 TREES, PLAN HAS 1 EVERGREEN TREE**

**TREE REPLACEMENT COUNT:**  
133 CALIPER INCHES = 44 TREE REPLACEMENTS BASED ON 3" CALIPER TREES.  
ROTTEN, DEAD, INVASIVE AND NUISANCE TREES ARE NOT COUNTED IN REPLACEMENTS.

**REFERENCE NOTES SCHEDULE**

SYMBOL	CODE	DESCRIPTION	QTY
	92-92-10	REMEMBER: PREPARE AS TOP-HEAVY AND ON EXISTING TOP SOIL. BROWN SLANT, BARK, FOR MANUFACTURED SUBSTRATE USE ONLY. INDEPENDENTLY STAPLED METAL OR FULLY METAL STAPLED METAL STAPLES ARE ACCEPTABLE.	1770 #1
	92-94-10	BRUSHED DARK HULL, 5/8" DEPTH	70 #1
	92-94-10	3" DIAMETER MESH FREE RAIN	40
	92-95-01	EDGE, SPREAD, 1/2" DEP. EDGE, 1/2" DEPTH-SEE DETAIL	18 #1

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	<b>TREES</b>			
	Acer saccharum 'Legacy' / Legacy Super Maple	5" cal.	500	0
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry # HI.	5" HI.	500	1
	Celtis occidentalis / Common Highberry	5" cal.	500	7
	Fraxinus americana 'Autumn Gold' TM / Maidenhair Olive Tree	5" cal.	500	1
	Gymnocladia dioica 'Express' / Kentucky Coffeetree	5" cal.	500	0
	Platanus x acerifolia 'Merlen Circle' / Merlen Circle Linden Plane Tree	5" cal.	500	10
	Springeria reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	5" HI.	500	1
	Ulmus x 'Franklin' / American Elm	5" cal.	500	0
	<b>SUBTOTAL</b>			44
	<b>EVERGREEN TREES</b>			
	Picea abies / Norway Spruce	4" HI.	500	1
	<b>SUBTOTAL</b>			1
	<b>SHRUBS</b>			
	Cornus sericea 'Zanotti' / Zanotti Redstart Dogwood	5"		6
	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5" DI.		4
	Spirea x japonica 'Goldflame' / Goldflame Spirea	5" DI.		4
	Springeria reticulata 'Miss Kim' / Miss Kim Lilac	5" HI.		1
	<b>SUBTOTAL</b>			14
	<b>SHRUBS EVERGREENS</b>			
	Dorcas x 'Chippendale Green' TM / Anabelle Smooth	5"		4
	Taxus x media 'Densiformis' / Densa Yew	5"		1
	<b>SUBTOTAL</b>			5
	<b>Existing Trees</b>			1

**INGERSOLL**  
 Call or (800) 242-8511  
 www.ingersoll.com

**THOMAS NORDLOH ASSOCIATES**  
 Landscape Architecture  
 &  
 Project Management  
 4111 Taft Rd, Kenosha WI 53142

**Revisions**

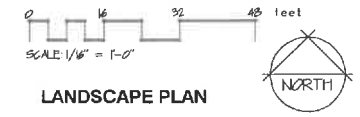
No.	Description / Issue	Date
1		
2		
3		
4		

**340 MAJESTIC OAK  
 LAKE FOREST, ILLINOIS**

Thomas H. Nordloh  
 Landscape Architect  
 Reg. # 057-000629

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LANDSCAPE PLAN