

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

Monday, June 15, 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. Resolution of Appreciation for Retiring Media Specialist, William A. Schelhas

A copy of the resolution can be found on **page 18**

COUNCIL ACTION: Approve the Resolution of Appreciation

2. COMMENTS BY CITY MANAGER

- A. Community Spotlight**
"Spirit of CROYA" Margot Martino Essay Contest Winner
 - Todd Nahigian, CROYA Manager

- B. Annual Strategic Plan Update**
 - Presented by City Staff

A copy of the Strategic Plan can be found on **page 115**.

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

FINANCE COMMITTEE

- 1. Consideration of the Annual Appropriation Ordinance for FY2027 and Approval of Rollovers (First Reading)**

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

PURPOSE AND ACTION REQUESTED: Staff requests approving the first reading of the FY2027 appropriation ordinance. Rollovers will be included in the appropriation ordinance for final reading.

BACKGROUND/DISCUSSION: While the annual municipal budget represents the City's financial plan for expenditures over the course of the fiscal year, the annual Appropriation Ordinance is the formal legal mechanism by which the City Council authorizes the actual expenditures of funds budgeted in the annual budget. It appropriates specific sums of money by object and purpose of expenditures. State statutes require the passage of an Appropriation Ordinance by the end of July, which must be filed with the County Clerk within 30 days of approval. The Ordinance and exhibits can be found on **page 19**

There are some differences between the budget and the Appropriation Ordinance. The Appropriation Ordinance includes the Library, which was not included in the budget approved at the April 20, 2026 City Council meeting. The Library expenses are approved by the Library Board. Debt service payments are included in the budget but are excluded from the Appropriation Ordinance. The ordinances approving the bond issues serve as the legal authorization for these annual expenditures.

The Appropriation Ordinance provides for a 10% "contingency" above the budgeted expenditures. Each separate fund includes an item labeled "contingency" with an appropriate sum equivalent to 10% of the total funds budgeted. This practice has been followed for many years and has worked very efficiently, while still providing for City Council control over budgeted expenditures. It is important to note that the City Council and City staff follow the adopted budget as its spending guideline, not the Appropriation Ordinance. Without the contingency, the City Council would have to pass further modifications to the Appropriation Ordinance to cover any unforeseen expenditures exceeding the budget throughout the year.

In order to provide more accurate and efficient accounting and budgeting of City funds, an annual rollover of funds is requested as part of the Appropriation Ordinance. This eliminates both under and over budgeting of funds in the new fiscal year. Rollovers consist of projects that were appropriated in FY2026 and will not be completed until FY2027. Since the City is still paying invoices attributable to FY2026, the rollovers will be added to the Appropriation Ordinance for final approval in July.

School District 67 does not recognize the Appropriation Ordinance in their budgeting or auditing standards. However, due to the fact they are a special charter district, their budget must be included in the City's Appropriation Ordinance. School District 67 numbers are estimates and subject to change, but they are not available until second and final reading of the Ordinance.

Exhibit A of the Appropriations Ordinance is included to address requirements of the Illinois Pension Code and Illinois Administrative Code.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	April 20, 2026	Adoption of FY27 Comprehensive Fiscal Plan

BUDGET/FISCAL IMPACT: The attached Appropriation Ordinance Worksheet demonstrates the reconciliation of the FY2027 Adopted Budget to the Appropriation Ordinance by fund.

COUNCIL ACTION: Approve first reading of the FY2027 Appropriation Ordinance. A copy of the ordinance is available for review by the public in the City Clerk’s office. A public hearing will be conducted on July 20, 2026 in conjunction with the second reading of the ordinance.

ENVIRONMENTAL SUSTAINABILITY COMMITTEE

1. Committee Quarterly Report
 - Chairman Nick Bothfeld

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION



1. Approval of Monday, June 1, 2026, City Council Meeting Minutes.

A copy of the minutes is included in the packet on **page 31**.

COUNCIL ACTION: Approval of June 1, 2026 City Council Meeting Minutes.



2. Approval of Resolutions Required for Bank Purposes to Amend Authorized Signers on City bank accounts.

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

PURPOSE AND ACTION REQUESTED: Staff requests approval of changes to the authorized signers on City bank.

BACKGROUND/DISCUSSION: The City is required to approve resolutions establishing authorized signers on each bank account. Due to the change in Staff Accountant position effective May 11, 2026, new resolutions are required for City bank accounts. Following are the proposed signers by account:

Lake Forest Bank & Trust – Operating & Transfer Accounts	Lake Forest Bank & Trust – Flex Benefit Plan	Lake Forest Bank & Trust – Medical and Dental	Lake Forest Bank & Trust – Golf Operating Account
Jason Wicha	Jason Wicha	Jason Wicha	Jason Wicha
Diane Hall	Diane Hall	Diane Hall	Diane Hall
America Hill	America Hill	America Hill	Bryan Howard
Mark Krygeris	Mark Krygeris	Mark Krygeris	Jonathan Grossman
Katie Skibbe	Katie Skibbe	Katie Skibbe	Vince Juarez

			Katie Skibbe
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Illinois Funds	Lake Forest Bank & Trust – Market Square
Jason Wicha	Jason Wicha
Diane Hall	Diane Hall
Katie Skibbe	Katie Skibbe

BUDGET/FISCAL IMPACT: None

COUNCIL ACTION: Approval of Resolutions Required for Bank Purposes to Amend Authorized Signers on City bank accounts.



3. Approval of a Two-Year Contract Extension with Lake Forest Bank and Trust for Banking Services to June 30, 2028

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

PURPOSE AND ACTION REQUESTED: Staff requests approval of a two-year contract extension with Lake Forest Bank and Trust for banking services.

BACKGROUND/DISCUSSION: The City has enjoyed a mutually beneficial banking relationship with Lake Forest Bank and Trust (LFBT) since 1995. LFBT provides a high level of service to the City with favorable pricing. City Council most recently extended the contract with LFBT in March of 2024. The contract history is reflected in the Project Review table below.

An RFP for banking services was conducted in 2014. Lake Forest Bank & Trust submitted the lowest-cost proposal of the three bids received and was unanimously recommended by the review committee. The 2014 fee comparison is shown below for reference:

Bank:	Total Est. Annual Cost
Lake Forest Bank & Trust	\$8,888
First Midwest	\$28,282
BMO Harris	\$34,616

Lake Forest Bank and Trust has offered to extend the agreement for an additional two years. The current rate of \$1,337 per month would remain in effect until March 2027 when, after a pricing review, LFBT may increase fees by a maximum of 3%. The maximum projected annual banking fees under the proposed extension are \$16,124 in FY27 and \$16,525 in FY28, representing a year-over-year increase of \$401. This remains the lowest annual cost based on the 2014 proposals. The city would continue to earn interest on its deposits at a rate more favorable than other options available to the city. There are no minimum balance requirements, so the city is able to invest its liquid cash in other investment options to achieve a higher interest rate, if available.

The renewal agreement (**page 34**) also modifies the interest rate formula on City deposits from the 90-day Treasury Bill rate plus 20 basis points to the Illinois Funds rate plus 10 basis points. The

change aligns the City's contract with industry standards for municipal clients and at current rates, the two formulas produce comparable yields.

A survey of comparable communities indicates that the City's current contract terms, including an earnings rate on deposits, collateralization at 110%, and low service fees, compare favorably to market alternatives. Staff does not believe a new RFP process would yield materially different results. Lake Forest Bank & Trust has demonstrated a high level of service and community commitment throughout the relationship.

Staff recommends that the City Council approve the two-year contract extension with Lake Forest Bank & Trust and forgo a new Request for Proposals for banking services.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	3/4/24	Approved 2-year contract extension
City Council	9/6/22	Approved 18-month contract extension
City Council	7/15/19	Approved 3-year contract extension
City Council	11/20/17	Approved 2-year contract extension
City Council	12/1/14	Approved 3-year agreement with option to renew for 2 additional years

BUDGET/FISCAL IMPACT:

Has City staff obtained competitive pricing for the proposed goods/services? **YES**
 An RFP process was conducted in 2014 and fees proposed for the contract extension period remain below market.

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Water Fund 501-2501-435-3510	\$3,000	\$3,000	Y
General Fund 101-2501-435-3510	\$13,764	\$13,124	Y

The cost of banking services is split between the Water and General Funds and are included in the proposed FY27 Budget.

COUNCIL ACTION: Approval of a Two-Year Contract Extension with Lake Forest Bank and Trust for Banking Services to June 30, 2028



- Approval of a One-Year Contract Extension with OpenGov for transparency and open data software in the amount of \$26,134.**

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

PURPOSE AND ACTION REQUESTED: Staff requests approval of an additional one-year extension with OpenGov for transparency and open data software used to create the monthly flash reports, Budget-in-Brief, and other public-facing financial reports.

BACKGROUND/DISCUSSION: The City began using OpenGov in September of 2020 to create dynamic, interactive financial reports for residents and outside users. The Finance Department creates a monthly flash report utilizing the OpenGov software along with the annual Budget-in-Brief, and Popular Annual Financial Report. These reports allow users to drill-down to financial details and interact with the City's financials. The City's Check Register with history back to 2019 is also available for the public to review.

Staff is requesting approval of an additional one-year renewal at this time. Over the past three years, staff have continued to explore how the OpenGov software can continue to better inform and engage the public. This portal has resulted in increased transparency and more community engagement.

BUDGET/FISCAL IMPACT: The original contract price started at \$21,500 a year and has increased by 5% each year. The 2026 renewal price is \$26,133.39.

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

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
101-1315-443.43-37	\$26,134	\$26,134	Y

COUNCIL ACTION: Approval of a One-Year Contract Extension with OpenGov for transparency and open data software in the amount of \$26,134.



5. Approval of a Purchase of Two Replacement Police Department Vehicles to Kayser Ford in the Amount of \$94,000

STAFF CONTACT: *Matt Brugioni, Superintendent of Public Works (810-3561) & John Burke, Police Chief (810-3803)*

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff request City Council approval of the purchase of two replacement Police Department vehicles to Kayser Ford, in the amount of \$94,000.

BACKGROUND/DISCUSSION: This recommended purchase will replace two existing in-service Police Department vehicles. The first replacement is a 2020 Ford Police Interceptor that has accumulated more than 91,744 miles. The second replacement is a 2022 Ford Police

Interceptor with over 70,858 miles. Both new Ford Police Interceptors will be assigned to patrol operations.

As part of the vehicle replacement plan, the 2022 Ford Police Interceptor will be reassigned within the Police Department to replace the Chief’s vehicle, which currently has more than 120,000 miles. The Chief’s existing vehicle, along with the retired 2020 Ford Police Interceptor, will then be reassigned to the Community Development Department and the Engineering Section, respectively, replacing aging vehicles currently in service.

This replacement strategy maximizes the useful life of the City’s fleet assets while ensuring frontline patrol operations are supported with reliable and up-to-date equipment.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	12/01/25	Reviewed & Approved FY27 Capital Equipment list
Finance Committee	11/10/25	FY27 Capital Equipment Replacement List Included in Meeting Packet

BUDGET/FISCAL IMPACT: The City traditionally utilizes the Suburban Purchasing Cooperative (SPC) joint purchasing program for the procurement of Ford Police Interceptors. However, the manufacturer’s order banks for the current SPC contract closed earlier than anticipated and are currently holding orders for the 2027 model year agreement. Unfortunately, this timeline does not align with the City’s planned vehicle replacement schedule.

City staff identified an opportunity to purchase Ford Police Interceptors through Kayser Ford of Wisconsin. Kayser Ford is a longstanding dealership that participates in Ford’s Government Price Concession (GPC) program, which provides municipal pricing comparable to SPC (Suburban Purchasing Cooperative) contract pricing. In addition, the vehicles are currently available in dealer inventory, eliminating the extended lead times associated with factory orders.

To ensure the City receives the best value, staff conducted additional market research and obtained pricing from other dealerships. Based on this review, staff determined that the pricing offered by Kayser Ford is competitive and represents the most advantageous procurement option while meeting the City’s operational needs and replacement timeline.

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

Dealer	Vehicle Bid
Kayser Ford	\$47,500
Wetzel Ford	\$53,975
Ford Square of Mt Vernon	\$56,372

The City would again follow a very similar purchase process that occurred on February 16, 2026, when the City Council approved the purchase of two Ford Rangers replacement vehicles for the Police Department from Kayser Ford. That purchase process went well and City staff had no issues in finalizing the purchase and delivery. All warranty work will be completed by a local Ford authorized dealer.

Below is an estimated summary of the equipment purchase budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-5003-475-75-02	\$100,000	\$94,000	Y

If approved by the City Council this evening, staff would place the order now to secure and hold this vehicle. Actual delivery and subsequent payment of the vehicle will be in the coming weeks.

COUNCIL ACTION: Approval of a Purchase of Two Replacement Police Department Vehicles to Kayser Ford in the Amount of \$94,000



6. **Approval of a Purchase of a Replacement Front-Load Sanitation Section Truck to TransChicago Truck Group (Chassis) in the Amount of \$240,000 and Macqueen Group (Body) in the Amount of \$286,594 for a Grand Total Cost of \$526,594 and the trade-in of the current 2016 Autocar front-load for \$50,000 to Macqueen Group.**

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

PURPOSE AND ACTION REQUESTED: The Public Works Committee and City staff request City Council approval of a purchase to replace a Sanitation Section front-load truck to TransChicago Truck Group (chassis) in the amount of \$240,000 and Macqueen Group (body) in the amount of \$286,594 for a grand total cost of \$526,594.

BACKGROUND/DISCUSSION: The Sanitation Section operates three front load recycle trucks in their fleet. This recommended purchase will replace an existing front-load recycle truck that has been in service and utilized by the Sanitation Section since 2016. The accrued operating hours for the existing truck are over 15,000 hours. After 10 years of significant in-service operation hours, the truck has exceeded its estimated useful life.

There are concerns with the current truck’s engine, transmission, and body. The engine is deteriorated, leading to excessive buildup and failures within the aftertreatment system. Issues also extend to the fuel and air intake systems, including the injectors and turbocharger. The transmission shows signs of degradation, with several component failures. The body of the truck is severely worn and has been patched multiple times. Additionally, the hydraulic system is worn and exhibits weak performance.

City staff is also seeking approval to trade in the 2016 Autocar front-load refuse truck for a total trade-in value of \$50,000. Pursuant to Administrative Directive 3-2, any surplus property with an estimated value of \$4,000 or greater requires City Council approval prior to disposition through a trade-in. City staff has thoroughly reviewed the proposed trade-in offer and determined that the \$50,000 value represents a fair and reasonable market price for the vehicle.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	12/1/25	Reviewed & Approved FY27 Capital Equipment List
Finance Committee	11/10/25	FY27 Capital Equipment Replacement List Included in Meeting Packet

BUDGET/FISCAL IMPACT: The purchase price provided by both TransChicago Truck Group and MacQueen Group features Sourcewell pricing. Sourcewell was created by State law as a service cooperative to provide programs and services to members in education and government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board. The City has previously utilized national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative for equipment and services. The City has been utilizing the TransChicago Truck Group (Autocar) truck chassis and Macqueen Group (formerly McNeilus) truck bodies for many years. The City has experienced excellent success with each of these products with their longstanding wear, responsive parts delivery, and service when needed.

Has City staff obtained competitive pricing for proposed goods/services? **Yes**
 Administrative Directive 3-5, Section 6.1D – Government Joint Purchase.

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-5003-475-75-02	\$500,000	\$526,594	Y
311-0000-392.11-00	0	\$50,000	N

The amount requested reflects the \$526,594 purchase price of the new replacement truck and the \$50,000 trade-in value of the City's 2016 Autocar front-load refuse truck. The purchase price of \$526,594, less the \$50,000 trade-in allowance, results in a total net cost of \$476,594.

If approved, City staff anticipates taking delivery of the new truck during the second quarter of 2027.

COUNCIL ACTION: Approval of a Purchase of a Replacement Front-Load Sanitation Section Truck to TransChicago Truck Group (Chassis) in the Amount of \$240,000 and Macqueen Group (Body) in the Amount of \$286,594 for a Grand Total Cost of \$526,594 and the trade in of the current 2016 Autocar front-load for \$50,000 to Macqueen Group.



7. Approval of a Purchase for a Streets Section Arrow Board Replacement in the Amount of \$49,000 to Street Smart Rentals, LLC

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

PURPOSE AND ACTION REQUESTED: City staff request City Council approve of a replacement purchase for the Streets Section arrow board trailer to Street Smart Rentals, LLC in the amount of \$49,000.

BACKGROUND/DISCUSSION: During this past fall’s preliminary Capital Equipment planning discussions, a 2003 streets Section arrow board trailer was identified as a replacement piece to be included on the fiscal year 2027 Capital Equipment Replacement Program. The 2003 Trailer has been in service and utilized by the Streets Section for over 23 years. This piece of equipment has gone above and beyond its estimated useful life and needs to be replaced.

As staff evaluated options for replacing the arrow board trailer, it became apparent that operational needs had evolved significantly since the original equipment was purchased. Rather than replacing the existing trailer with a direct equivalent, staff recommends the purchase of a mounted attenuator (TMA) trailer equipped with an integrated digital message board.

This equipment will support operations across the entire Public Works Department and provide benefits to multiple City Departments. The trailer will be utilized during emergency responses such as water main breaks, roadway repairs, utility work, as well as for routine maintenance activities, including Route 60 median and island maintenance. In addition, the digital message board will enhance traffic control, community outreach efforts, and special event operations by providing real-time messaging to motorists and pedestrians.

Most importantly, the attenuator trailer will significantly improve employee safety by providing a crash-cushion barrier between workers and approaching traffic in active work zones. The equipment meets all applicable Illinois Department of Transportation (IDOT) standards and will enhance the City’s ability to safely manage roadway operations while protecting both employees and the traveling public.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Public Works Committee	12/01/25	Reviewed & Approved FY27 Capital Equipment List
Finance Committee	11/10/25	FY27 Capital Equipment Replacement List Included in Meeting Packet

BUDGET/FISCAL IMPACT: The purchase price provided for the trailer is Sourcewell pricing. Sourcewell, formerly National Joint Powers Alliance, was created by State law as a service cooperative to provide programs and services to members in education and government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board. The City has previously utilized national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative for equipment and services.

Has City staff obtained competitive pricing for proposed goods/services? **Yes**
 Administrative Directive 3-5, Section 6.1D – Government Joint Purchase.

Below is an estimated summary of Project budget:

FY2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Fund 311-5003-475-75-02	\$50,000	\$49,000	Y

If approved, City staff anticipates taking delivery of the new trailer mid-summer.

COUNCIL ACTION: Approval of a Purchase for Streets Section Arrow Board replacement in the Amount of \$49,000 to Street Smart Rentals, LLC



8. Approval of a Purchase of a Replacement City Fuel Management System to Stenstrom Petroleum Services in the Amount of \$58,600.

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

PURPOSE AND ACTION REQUESTED: City staff requests City Council approval to replace the City's existing fuel management system with the FuelMaster fuel management system manufactured by Syntech Systems. The proposed system will improve fuel inventory control, transaction tracking, and fleet fueling operations. Installation will be completed by Stenstrom Petroleum Services, an authorized FuelMaster distributor and installer, at a total cost of \$58,600.

BACKGROUND/DISCUSSION: The Public Works Fleet Maintenance Section has utilized the City's existing Phoenix fuel management and tracking system for approximately 25 years. The system serves as an important operational and financial management tool for both the Fleet Maintenance Section and Finance Department by providing important fuel usage, budgetary, and cost-tracking data for the City's fleet. The system tracks daily fuel usage for all City vehicles and equipment and provides important month-end and fiscal year-end reporting. This information is essential for monitoring fuel consumption, allocating costs, and preparing fuel budget projections.

The current Phoenix fuel management system has reached the end of its useful life and is no longer functioning properly. The system can no longer be repaired. Approximately one year ago, a repair was completed that was expected to extend the system's useful life for several additional years; however, the system has since experienced an additional failure that cannot be repaired.

City staff identified Syntech's FuelMaster fuel management system as a viable replacement. FuelMaster is an industry-leading fuel management platform utilized by federal, state, and local government agencies throughout the country. Regionally, the system is used by numerous municipalities throughout Lake and Cook Counties, including Barrington, Highland Park, Glencoe, Northbrook, Streamwood, Wheeling, and Wilmette.

As part of the evaluation process, the City's Fleet Maintenance staff visited the Village of Glencoe's fleet facility to conduct an in-person review of the FuelMaster system. Following a positive site visit, representatives from the City's Finance, Public Works, and IT Departments participated in a formal demonstration and project review meeting with Syntech

representatives. Based on the site visit, system demonstration, and staff evaluation, representatives from all Departments unanimously agreed that the FuelMaster system is the recommended replacement for the City's existing fuel management system

BUDGET/FISCAL IMPACT: The purchase price provided by Syntech and Stenstrom Petroleum Services is Sourcewell pricing. Sourcewell, formerly National Joint Powers Alliance, was created by State law as a service cooperative to provide programs and services to members in education and government. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell is a public agency governed by an eight-member board. The City has previously utilized national bids to include Sourcewell, Omnia Partners, State bid, and the Suburban Purchasing Cooperative for equipment and services.

Has City staff obtained competitive pricing for proposed goods/services? **Yes**
Administrative Directive 3-5, Section 6.1D – Government Joint Purchase

Below is an estimated summary of Project budget:

FY 2027 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Fleet Fund 601-5901-475-75.02	\$0	\$58,600	N

As noted above, this replacement was *not* included in the FY2027 budget due to a repair completed on the existing Phoenix fuel management system in July 2025. At the time, the repair was believed to be a long-term solution that would extend the system's useful life for additional years. Unfortunately, subsequent system failures have demonstrated that replacement is now necessary.

Staff recommends funding this non-budgeted purchase through the City's Fleet Fund. The Fleet Fund maintains a sufficient balance and is an appropriate funding source for this purchase.

The \$58,600 fee is related to system implementation. Going forward, the FuelMaster system will require an annual subscription fee of \$7,000. This fee includes cloud-hosting services, software updates, and on-call remote technical support. The annual subscription cost will be funded through the Fleet Maintenance Section's operating budget.

COUNCIL ACTION: Approval of a Purchase of a Replacement City Fuel Management System to Stenstrom Petroleum Services in the Amount of \$58,600.



- 9. Consideration of Ordinances Approving Recommendations from the Building Review Board for 1241 Kajer Lane, 1135 Windhaven Court, 320 Majestic Oak Court, and 255 W. Deerpath. (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

1241 Kajer Lane - 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 5 to 0)

1135 Windhaven 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 5 to 0)

320 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 5 to 0)

255 W. Deerpath – The Board recommended approval of additions and alterations to the Public Safety Building. No public testimony was presented on this petition. (Approved 6 to 0)

Ordinances approving the petitions as recommended by the Building Review Board with key exhibits attached are included in the Council packet beginning on **page 35**. 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 1241 Kajer Lane, 1135 Windhaven Court, 320 Majestic Oak Court and 255 W. Deerpath in accordance with the Building Review Board’s recommendations.



10. Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals for 437 N. Green Bay Road, 200 N. Ridge Road and 301 Chiltern Drive. (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 Zoning Board of Appeals are presented to the City Council for consideration as part of the Omnibus Agenda along with the associated Ordinances.

BACKGROUND

437 N. Green Bay Road – The Zoning Board of Appeals recommended approval of an Ordinance granting front and corner side yard setback variances for an expanded, open front porch. No public testimony presented on this petition. This petition was also heard by the Historic Preservation Commission as detailed in the following agenda item. (Board vote: 7-0, approved)

200 N. Ridge Road – The Zoning Board of Appeals recommended approval of an Ordinance granting a variance to permit a third curb cut on the property. A neighbor spoke in general about drainage concerns in the neighborhood. The Board confirmed that a grading and drainage plan will be required at the time of submittal for permit and will be subject to review and approval by the City Engineer. (Board vote: 4-0, approved)

301 Chiltern Drive – The Zoning Board of Appeals recommended approval of an Ordinance granting a variance from the front yard setback to allow a minor expansion of an existing, nonconforming detached garage. Three letters in support of the petition were submitted by neighboring residents. (Board vote: 6-0, approved)

The Ordinances approving variances as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 80**. 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 Ordinances approving variances for 437 N. Green Bay Road, 200 N. Ridge Road, and 301 Chiltern Drive in accordance with the Zoning Board of Appeals' recommendations.



11. Consideration of Ordinances Approving Recommendations from the Historic Preservation Commission in Support of Building Scale Variances for 437 N. Green Bay Road and 161 N. Sheridan Road. (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 Historic Preservation Commission are presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND:

437 N. Green Bay Road – The Commission recommended approval of an Ordinance granting a building scale variance to allow an expanded replacement front porch and a smaller replacement screen porch. The Historic Preservation Commission has final authority over design related decisions however City Council action is required when a variance is requested from the allowable building square footage. Public testimony was presented by the Lake Forest Preservation Foundation in support of the petition. This petition was also heard by the Zoning Board of Appeals as detailed in the previous agenda item. (Approved - 6 to 0)

161 N. Sheridan Road – The Commission recommended approval of an Ordinance granting a building scale variance to allow an open, second floor balcony to be enclosed. Public testimony was presented by the Lake Forest Preservation Foundation in support of the petition. (Approved - 6 to 0)

The Ordinances approving building scale variances for 437 N. Green Bay Road and 161 N. Sheridan Road with key exhibits attached are included in the Council packet beginning on **page 102**. The

Ordinances with complete 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 granting building scale variances for 437 N. Green Bay Road and 161 N. Sheridan Road as recommended by the Historic Preservation Commission.

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

6. OLD BUSINESS

7. NEW BUSINESS

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS

1. EXECUTIVE SESSION

Adjournment into Executive Session

Reconvene into Open Session

9. ADJOURNMENT

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



Office of the City Manager

June 10, 2026

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



THE CITY OF LAKE FOREST

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

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

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

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

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

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

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

Priority Areas



FISCAL STEWARDSHIP

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



INFRASTRUCTURE & CITY FACILITIES

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



PUBLIC SAFETY

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



RECREATION AND COMMUNITY WELL-BEING

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



COMMUNITY'S VISUAL CHARACTER AND DEVELOPMENT

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



BUSINESS & ECONOMIC VITALITY

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



COMMUNITY ENGAGEMENT

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



Resolution of Appreciation

WHEREAS, WILLIAM A. SCHELHAS has been a dedicated and valued employee and contractor of The City of Lake Forest since May 1, 2009; and

WHEREAS, WILLIAM A. SCHELHAS will honorably retire from the City on June 15, 2026, after more than seventeen years of loyal and distinguished service; and

WHEREAS, BILL's patience, dependability, and support during meetings, location shoots, and community events were greatly appreciated, his work leaves an exceptional legacy to the history and events captured through his lens; and

WHEREAS, BILL maintained the City's audiovisual system, broadcasting capabilities, and assisted staff in navigating the technology that supports our transparency to the Community; and

WHEREAS, throughout his career, **BILL** spent countless hours listening to Board and Commission meetings, sometimes for hours and hours; and

WHEREAS, BILL's quiet, humble approach to his responsibilities, behind the scenes and out of the spotlight, exemplifies the traditions of the City organization.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST that the Council, on behalf of the administration and residents of the community, hereby expresses its deep appreciation and sincere gratitude to **WILLIAM A. SCHELHAS** for his years of service and commitment to the City of Lake Forest; and

BE IT FURTHER RESOLVED that this Resolution be appropriately inscribed and conveyed to **BILL**, and spread upon the permanent record of the Lake Forest City Council.

Stanford R. Tack, Mayor

**AN ORDINANCE MAKING APPROPRIATION FOR CORPORATE PURPOSES AND
FOR THE PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST, COUNTY OF
LAKE AND STATE OF ILLINOIS, FOR THE FISCAL YEAR COMMENCING
MAY 1, 2026 AND ENDING APRIL 30, 2027**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST,
an Illinois special charter and home rule municipal corporation
located in Lake County, Illinois, as follows:**

Section 1: That the following sums, or so much thereof as may be authorized by law, be and the same are hereby appropriated from the respective fund designated in this ordinance for the corporate purposes of The City of Lake Forest and for the objects and purposes stated herein according to departments and other separate agencies, and for the Public Schools of The City of Lake Forest, County of Lake and State of Illinois, to defray the necessary expenses of the City and its Public Schools for the fiscal year commencing May 1, 2026 and ending April 30, 2027.

GENERAL FUND

<u>General Government</u>	<u>Appropriation</u>
Salaries and Benefits	\$ 4,611,106
Supplies/Other Services and Charges	4,400,957
Capital Equipment	200,000
Contingency - to meet expenses of emergencies and optional expenses not otherwise provided for	4,542,987
TOTAL GENERAL GOVERNMENT	<u><u>\$ 13,755,050</u></u>
<u>Law</u>	
Contractual Services	\$ 450,000
TOTAL LAW	<u><u>\$ 450,000</u></u>
<u>Community Development</u>	
Salaries and Benefits	\$ 2,368,987
Supplies/Other Services and Charges	452,582
Capital Equipment	-
TOTAL COMMUNITY DEVELOPMENT	<u><u>\$ 2,821,569</u></u>
<u>Public Works Administration</u>	
Salaries and Benefits	\$ 672,002
Supplies/Other Services and Charges	139,792
TOTAL PUBLIC WORKS ADMINISTRATION	<u><u>\$ 811,794</u></u>
<u>Public Buildings</u>	
<u>Building Maintenance</u>	
Salaries and Benefits	\$ 1,157,485

	<u>Appropriation</u>
Supplies/Other Services and Charges	765,943
Capital Improvements	150,000
TOTAL PUBLIC BUILDINGS	\$ 2,073,428
<u>Streets</u>	
Salaries and Benefits	\$ 1,446,612
Supplies/ Other Service and Charges	734,481
Capital Improvements	550,000
TOTAL STREETS	\$ 2,731,093
<u>Sanitation</u>	
Salaries and Benefits	\$ 1,891,617
Supplies/ Other Service and Charges	1,284,863
TOTAL SANITATION	\$ 3,176,480
<u>Storm Sewers</u>	
Salaries and Benefits	\$ 160,007
Supplies/ Other Service and Charges	40,929
Capital Improvements	50,000
TOTAL STORM SEWERS	\$ 250,936
<u>Engineering</u>	
Salaries and Benefits	\$ 714,784
Supplies/ Other Service and Charges	260,886
TOTAL ENGINEERING	\$ 975,670
<u>Fire</u>	
<u>Administration</u>	
Salaries and Benefits (see Exhibit A)	\$ 5,708,606
Supplies/ Other Service and Charges	3,072,469
Capital Improvements	50,000
Sub-Total	\$ 8,831,075
<u>Emergency Medical Services</u>	
Supplies/ Other Service and Charges	\$ 46,800
Sub-Total	\$ 46,800
<u>Fire Suppression</u>	
Supplies/ Other Service and Charges	\$ 156,250
Sub-Total	\$ 156,250
TOTAL FIRE	\$ 9,034,125

Appropriation

Police

Salaries and Benefits (see Exhibit A)	\$	8,259,704
Supplies/ Other Service and Charges		5,568,009
Capital Improvements		65,000
TOTAL POLICE	\$	13,892,713

TOTAL AMOUNT APPROPRIATED FROM THE GENERAL FUND	\$	49,972,858
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FLEX FUND

Supplies/Other Services and Charges	\$	9,500
Contingency to meet expenses of emergencies and expenses not otherwise provided for		950
TOTAL AMOUNT APPROPRIATED FROM FLEX FUND	\$	10,450

FIBER INSTALLATION

Supplies/Other Services and Charges	\$	150,000
Contingency to meet expenses of emergencies and expenses not otherwise provided for		15,000
TOTAL AMOUNT APPROPRIATED FROM FLEX FUND	\$	165,000

MOTOR FUEL TAX FUND

Capital Improvements	\$	1,500,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for		150,000
TOTAL AMOUNT APPROPRIATED FROM THE MOTOR FUEL TAX FUND	\$	1,650,000

EMERGENCY TELEPHONE FUND

Police

Salaries and Benefits	\$	-
Supplies/ Other Service and Charges		349,121
Capital Equipment		200,115
Contingency to meet expenses for emergencies and expenses not otherwise provided for		54,924
TOTAL POLICE	\$	604,160
TOTAL AMOUNT APPROPRIATED FROM THE EMERGENCY TELEPHONE FUND	\$	604,160

Appropriation

SENIOR RESOURCES COMMISSION FUND

Salaries and Benefits	\$	588,135
Supplies/Other Services and Charges		200,600
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for		78,874
TOTAL AMOUNT APPROPRIATED FROM THE SENIOR RESOURCES COMMISSION FUND	\$	867,609

PARKS AND RECREATION FUND

Recreation

Recreation Programs

Salaries and Benefits	\$	3,965,662
Supplies/ Other Service and Charges		2,573,823
Capital Equipment		175,000
Sub-Total	\$	6,714,485

Contingency to meet expenses of emergencies and expenses not otherwise provided for		1,164,643
TOTAL RECREATION SECTION	\$	7,879,128

Parks and Forestry

Administration

Salaries and Benefits	\$	3,118,637
Supplies/ Other Service and Charges		1,259,053
Capital Improvement		100,000
Capital Equipment		-
Sub-Total	\$	4,477,690

Grounds Maintenance

Supplies/ Other Service and Charges	\$	91,000
Sub-Total	\$	91,000

Athletic Field Plg/Tennis

Supplies/ Other Service and Charges	\$	111,491
Sub-Total	\$	111,491

Lakefront Facilities

Supplies/ Other Service and Charges	\$	37,500
Sub-Total	\$	37,500

Appropriation

Tree Trimming

Supplies/ Other Service and Charges	\$ 87,000
Sub-Total	<u>\$ 87,000</u>

Tree Removal

Supplies/ Other Service and Charges	\$ 44,460
Sub-Total	<u>\$ 44,460</u>

Insect & Disease

Supplies/ Other Service and Charges	\$ 23,500
Sub-Total	<u>\$ 23,500</u>

Tree & Shrub Planting/Care

Supplies/ Other Service and Charges	\$ 14,500
Sub-Total	<u>\$ 14,500</u>

Natural Areas Management

Supplies/ Other Service and Charges	\$ 44,800
Sub-Total	<u>\$ 44,800</u>

TOTAL PARKS AND FORESTRY SECTION

\$ 4,931,941

**TOTAL AMOUNT APPROPRIATED FROM THE
PARKS AND RECREATION FUND**

\$ 12,811,069

SPECIAL RECREATION FUND

Salaries and Benefits	\$ 99,199
Supplies/Other Services and Charges	347,131
Capital Improvements	165,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	61,133

**TOTAL AMOUNT APPROPRIATED FROM THE
SPECIAL RECREATION FUND**

\$ 672,463

CEMETERY COMMISSION FUND

Salaries and Benefits	\$ 724,419
Supplies/Other Services and Charges	630,952
Capital Improvements	1,660,000
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for	301,537

**TOTAL AMOUNT APPROPRIATED FROM THE
CEMETERY COMMISSION FUND**

\$ 3,316,908

PUBLIC LIBRARY FUND

Appropriation

Library Services

Salaries and Benefits	\$	3,247,238
Supplies/Other Services and Charges		1,548,041
Building Maintenance - Supplies/Other Services and Charges	\$	327,000
Contingency to meet expenses of emergencies and operational expenses not otherwise provided for		1,077,228
Sub-Total	\$	<u>6,199,507</u>

Capital Equipment	\$	-
Capital Improvements		5,650,000
Sub-Total	\$	<u>5,650,000</u>

**TOTAL AMOUNT APPROPRIATED FROM THE
PUBLIC LIBRARY FUND**

\$ 11,849,507

POLICE RESTRICTED FUND

Supplies/Other Services and Charges	\$	85,000
Contingency to meet expenses of emergencies and expenses not otherwise provided for		8,500

TOTAL AMOUNT APPROPRIATED FROM POLICE RESTRICTED FUND

\$ 93,500

HOUSING TRUST FUND

Supplies/Other Services and Charges	\$	585,000
Capital Improvements		-
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for		58,500

TOTAL AMOUNT APPROPRIATED FROM THE HOUSING TRUST FUND

\$ 643,500

CAPITAL IMPROVEMENTS FUND

Salaries and Benefits	\$	-
Supplies/Other Services and Charges		3,839
Capital Equipment		2,425,000
Capital Improvements		19,193,330
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for		2,162,217

**TOTAL AMOUNT APPROPRIATED FROM THE
CAPITAL IMPROVEMENTS FUND**

\$ 23,784,386

LAUREL/WESTERN REDEVELOPMENT FUND

Supplies/Other Services and Charges		1,946,939
Capital Improvements	\$	100,000

Appropriation

Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	204,694
TOTAL AMOUNT APPROPRIATED FROM THE LAUREL/WESTERN REDEVELOPMENT FUND	\$ 2,251,633

WATER AND SEWER FUND

General Government

Salaries and Benefits	\$ 301,802
Supplies/Other Services and Charges	4,924,652
Debt retirement	785,178
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	1,067,597
TOTAL GENERAL GOVERNMENT	\$ 7,079,229

Public Works

Salaries and Benefits	\$ 2,758,325
Supplies/Other Services and Charges	1,646,011
Capital Improvements	260,000
TOTAL PUBLIC WORKS ADMINISTRATION	\$ 4,664,336

TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER FUND	\$ 11,743,565
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WATER AND SEWER CAPITAL FUND

Capital Equipment	\$ 590,000
Capital Improvements	3,595,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	\$ -
TOTAL AMOUNT APPROPRIATED FROM THE WATER AND SEWER CAPITAL FUND	\$ 4,603,500

DEERPATH GOLF COURSE FUND

Administration

Salaries and Benefits	\$ 612,278
Supplies/Other Services and Charges	344,025
Capital Equipment	55,000
Capital Improvements	210,000
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	238,821
TOTAL ADMINISTRATION	\$ 1,460,124

Appropriation

Course Maintenance

Salaries and Benefits	\$ -
Supplies/Other Services and Charges	159,400
TOTAL COURSE MAINTENANCE	<u>\$ 159,400</u>

Clubhouse

Salaries and Benefits	\$ 297,993
Supplies/Other Services and Charges	709,511
TOTAL CLUBHOUSE	<u>\$ 1,007,504</u>

**TOTAL AMOUNT APPROPRIATED FROM THE
DEERPATH GOLF COURSE FUND**

\$ 2,627,028

FLEET FUND

Salaries and Benefits	\$ 944,230
Supplies/Other Services and Charges	1,415,243
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	235,947
TOTAL AMOUNT APPROPRIATED FROM THE FLEET FUND	<u>\$ 2,595,420</u>

LIABILITY INSURANCE FUND

Supplies/Other Services and Charges	\$ 1,998,463
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	199,846
TOTAL AMOUNT APPROPRIATED FROM THE LIABILITY INSURANCE FUND	<u>\$ 2,198,309</u>

SELF INSURANCE FUND

Supplies/Other Services and Charges	\$ 6,696,861
Contingency to meet expenses for emergencies and capital improvements not otherwise provided for	669,686
TOTAL AMOUNT APPROPRIATED FROM THE SELF INSURANCE FUND	<u>\$ 7,366,547</u>

FIREFIGHTERS' PENSION FUND

Other Services and Charges	\$ 4,307,365
Contingency to meet expenses for emergencies and expenses not otherwise provided for	430,737
TOTAL AMOUNT APPROPRIATED FROM THE FIREFIGHTERS' PENSION FUND	<u>\$ 4,738,102</u>

Appropriation

POLICE PENSION FUND

Other Services and Charges	\$	4,624,308
Contingency to meet expenses for emergencies and expenses not otherwise provided for		462,431
TOTAL AMOUNT APPROPRIATED FROM THE POLICE PENSION FUND	\$	<u>5,086,739</u>

Public Schools THE CITY OF LAKE FOREST

School District No. 67

From the Education Fund	\$	-
From the Operations, Building and Maintenance Fund	\$	-
From the Capital Projects Fund	\$	-
From the Illinois Municipal Retirement/Social Security Fund	\$	-
From the Transportation Fund	\$	-
TOTAL AMOUNT APPROPRIATED FOR PUBLIC SCHOOLS OF THE CITY OF LAKE FOREST (School District No. 67)	\$	<u>-</u>

Summary of the Amounts Appropriated From the Several Funds

<u>Fund</u>		<u>Appropriation</u>
General	\$	49,972,858
Flex		10,450
Fiber Installation		165,000
Motor Fuel Tax		1,650,000
Emergency Telephone		604,160
Senior Resources Commission		867,609
Parks and Recreation		12,811,069
Special Recreation		672,463
Cemetery Commission		3,316,908
Public Library		11,849,507
Alcohol Asset Forfeiture		93,500
Affordable Housing		643,500
Capital Improvements		23,784,386
Laurel/Western Redevelopment		2,251,633
Water and Sewer		11,743,565
Water and Sewer Capital Fund		4,603,500
Deerpath Golf Course		2,627,028
Fleet		2,595,420
Liability Insurance		2,198,309

Self Insurance	7,366,547
Firefighters' Pension	4,738,102
Police Pension	5,086,739
Sub-Total	<u>\$ 149,652,253</u>

The City of Lake Forest School District No. 67

Education	\$ -
Operations, Building and Maintenance	\$ -
Capital Projects	\$ -
Illinois Municipal Retirement/Social Security	\$ -
Transportation	\$ -
Sub-Total	<u>\$ -</u>

GRAND TOTAL \$ 149,652,253

Section 2: That any sum of money heretofore appropriated and not expended now in the Treasury of The City of Lake Forest, or that hereafter may come into the Treasury of The City of Lake Forest, is hereby reappropriated by this Ordinance.

Section 3: That the funds derived from sources other than the 2025 tax levy and other revenue pledged for specific purposes may be allotted by the Mayor and City Council to such appropriations and in such amounts respectively, as said Corporate Authorities may determine within the limits of said appropriations, respectively, insofar as doing same does not conflict with the law.

Section 4: That any unexpended balances of any items of any general appropriation made by this Ordinance may be expended in making up any deficiency in any other item in the same general appropriation made by this Ordinance and is hereby appropriated therefore.

Section 5: That any sum of money received for a specific purpose or category of expenditure from any source other than real estate taxes (including without limitation grants and donations) that is not specifically authorized by this appropriation ordinance shall be authorized for expenditure upon acceptance of such sum of money by the City, provided that such expenditure is approved in accordance with applicable City ordinances and procedures.

Section 6: That the sum of money that the Corporate Authorities of the City (or such subordinate body of the City empowered to authorize the expenditure of funds) have approved, or will approve, to satisfy a lawful debt of the City, and for which money is available in the Treasury (or in the specific fund over which a subordinate body may have authority) at the time of such approval, is hereby appropriated by this ordinance.

Section 7: That if any item or portion thereof of this Appropriation Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portion of such item or the remaining portions of this Ordinance.

Section 8: The City Council shall at any time have the power, to make transfers of sums of money appropriated for one corporate object or purpose, but no appropriation for any object or purposes shall thereby be reduced below any amount sufficient to cover all obligations incurred or to be incurred against such appropriation.

Section 9: At any time during the fiscal year when an expenditure shall exceed the amounts set forth in this ordinance and there are funds available in the City's Treasury, the City Council may approve such expenditure and grant a supplemental appropriation for such purpose contemporaneously.

Section 10: This ordinance shall be in force ten (10) days from and after its passage, approval and publication.

PASSED THIS ____ day of _____, 2026

APPROVED THIS ____ day of _____, 2026

ATTEST:

City Clerk

That this ordinance be published in pamphlet form and be made available to the public at the City Hall service counter.

**CITY OF LAKE FOREST, ILLINOIS
 APPROPRIATIONS ORDINANCE
 FISCAL YEAR 2027 (May 1, 2026 – April 30, 2027)**

EXHIBIT A

In accordance with §3-125.1 of the Pension Code and §4402.30 of the Administrative Code, the City shall annually establish pensionable salary for all City employees covered by Article 3 of the Pension Code in the City's Appropriations Ordinance. **Salary attached to rank** for officers covered by Article 3 of the Pension Code are as follows:

POSITION	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Police Officer	\$85,831	\$92,898	\$99,964	\$107,031	\$114,098	\$121,164	\$128,231
Police Sergeant	\$141,293	\$143,291	\$145,289	\$147,288	\$149,286	\$151,284	\$153,282
Police Commander	Salary Range \$158,783 - \$171,145						
Deputy Police Chief	Salary Range \$173,032 - \$188,072						
Police Chief	Base Salary \$211,470						

In accordance with §4-118.1 of the Pension Code and §4402.30 of the Administrative Code, the City shall annually establish pensionable salary for all City employees covered by Article 4 of the Pension Code in the City's Appropriations Ordinance. **Salary attached to rank** for officers covered by Article 4 of the Pension Code are as follows:

POSITION	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Firefighter	\$74,883	\$81,049	\$83,190	\$90,818			
Firefighter Paramedic	\$81,316	\$86,042	\$91,427	\$98,118	\$103,229	\$109,701	\$117,600
Fire Lieut. Paramedic	\$121,213	\$125,579	\$127,519	\$129,462	\$131,406	\$133,345	\$135,286
Fire Battalion Chief	Salary Range \$148,101 - \$165,921						
Fire Division Chief	Salary Range \$149,553 - \$161,196						
Deputy Fire Chief	Salary Range \$173,032 - \$188,072						
Fire Chief	Base Salary \$201,571						

LAKE FOREST BANK
& TRUST COMPANY, N.A.®

June 1, 2026

Katie Skibbe
Finance Director
The City of Lake Forest
800 N. Field Drive
Lake Forest, Illinois 60045

Re: Professional Services Agreement (the "Agreement") between The City of Lake Forest (the "City") and Lake Forest Bank & Trust Company (the "Bank") dated December 9, 2014

Dear Ms. Skibbe:

Please accept this correspondence as a formal extension of the Agreement with the City for an additional 24 months. The current Agreement expires on June 30, 2026. The extended Agreement will run from July 1, 2026, until June 30, 2028.

The Agreement is being extended on the same terms that are presently contained in the current Agreement except the following:

- We will be modifying the interest rate on the operating account from the 90 Day T-Bill + 20bps to IL Funds + 10bps.
- We will review pricing in March of 2027 – treasury fees will not increase by more than 3%.

As Lake Forest's community bank, we look forward to continuing our relationship with the City for many years to come.

Please do not hesitate to contact me with any questions.

Very truly yours,



Chris Baker
President & CEO

A WINTRUST COMMUNITY BANK

727 North Bank Lane, Lake Forest, Illinois 60045 | 847-234-2882 | www.lakeforestbank.com

31 Member
FDIC 

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of Monday, June 1, 2026 6:30 pm
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

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

Present: Mayor Tack, Alderman Novit, Alderman Clemens, Alderman Powers, Alderman Kehr, Alderman LeVert, Alderman Bothfeld, Alderman Walther, and Alderman Culbertson.

PLEDGE OF ALLEGIANCE was recited by all those present.

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Introduction of Mayor for a Day, Beckett Conley

Mayor Tack introduced 5th-grade St. Mary student, Beckett Conley, as the Mayor for a Day.

B. Resolution of Sympathy for former Fire Chief Michael J. Beatty

Mayor Tack read the Resolution of Sympathy.

COUNCIL ACTION: Approval of the Resolution of Sympathy

Alderman Clemens made a motion to approve the Resolution of Sympathy, seconded by Alderman Bothfeld. The motion passed unanimously by voice vote.

C. School Proclamation for Lake Forest High School 90 years

Mayor Tack read the proclamation and presented it to Ann Geraghty Helms, Vice President for District 115 School Board for Lake Forest High School. Photos were taken.

Mayor for the Day, Beckett Conley, made announcements on up-coming events regarding Meet the Fleet on June 12, and Independence Day Weekend.

2. COMMENTS BY CITY MANAGER

**A. Community Spotlight
Lake Forest Preservation Foundation
- Jennifer McGregor**

Jennifer McGregor, Executive Director, shared an update on the upcoming 50th Anniversary events. A video presentation gave an overview of the City’s architectural history. Henry Kleeman, President of the Lake Forest Preservation Foundation, thanked City staff for its support.

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

Police Chief John Burke reviewed May’s construction summary for the interior and exterior, and shared a video of work completed to date. For further updates on the scope of the project, follow the videos on the City’s website at cityoflakeforest.com/departments/police.

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of Monday, May 18, 2026, City Council Meeting Minutes.
2. Approval of the Check Register for the Period of April 25 – May 22, 2026.
3. Consideration of a Request to Waive the Fidelity Bond Requirement in Connection with Holding the Raffles in the City of Lake Forest for the Jr. Garden Club of Lake Forest (Approval by Motion)
4. Approval of a Purchase of a Special Use Vehicle (Polaris UTV) in the Amount of \$28,110.31
5. Approval of purchasing a new safety boat from Professional Boats in the amount of \$42,100 for the Recreation Department Sailing Program
6. Approval of a Purchase of Two Replacement Sanitation Section Scooters to Russo Equipment in the Amount of \$79,425
7. Approval of a Recommendation from the Public Works Committee to Award a Bid Extension for the FY27 Longline Striping Program to High Star Traffic in the Amount of \$85,000

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

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

Alderman Powers made a motion to approve the seven (7) omnibus items as presented, seconded by Alderman Walther. The following voted "Aye": Aldermen Novit, Clemens, Powers, Kehr, LeVert, Bothfeld, Walther, and Culbertson. The following voted "Nay": none. 8-Ayes, 0-Nays, motion carried.

6. OLD BUSINESS

7. NEW BUSINESS

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

Mayor Tack thanked Mayor for a Day Beckett Conley and presented him with a Certificate. Pictures were taken.

Alderman Clemens suggested a crosswalk for the Market Square employees that park at Oakwood Parking Lot. City Manager Wicha stated the Traffic Safety Committee will review a Midblock Crosswalk.

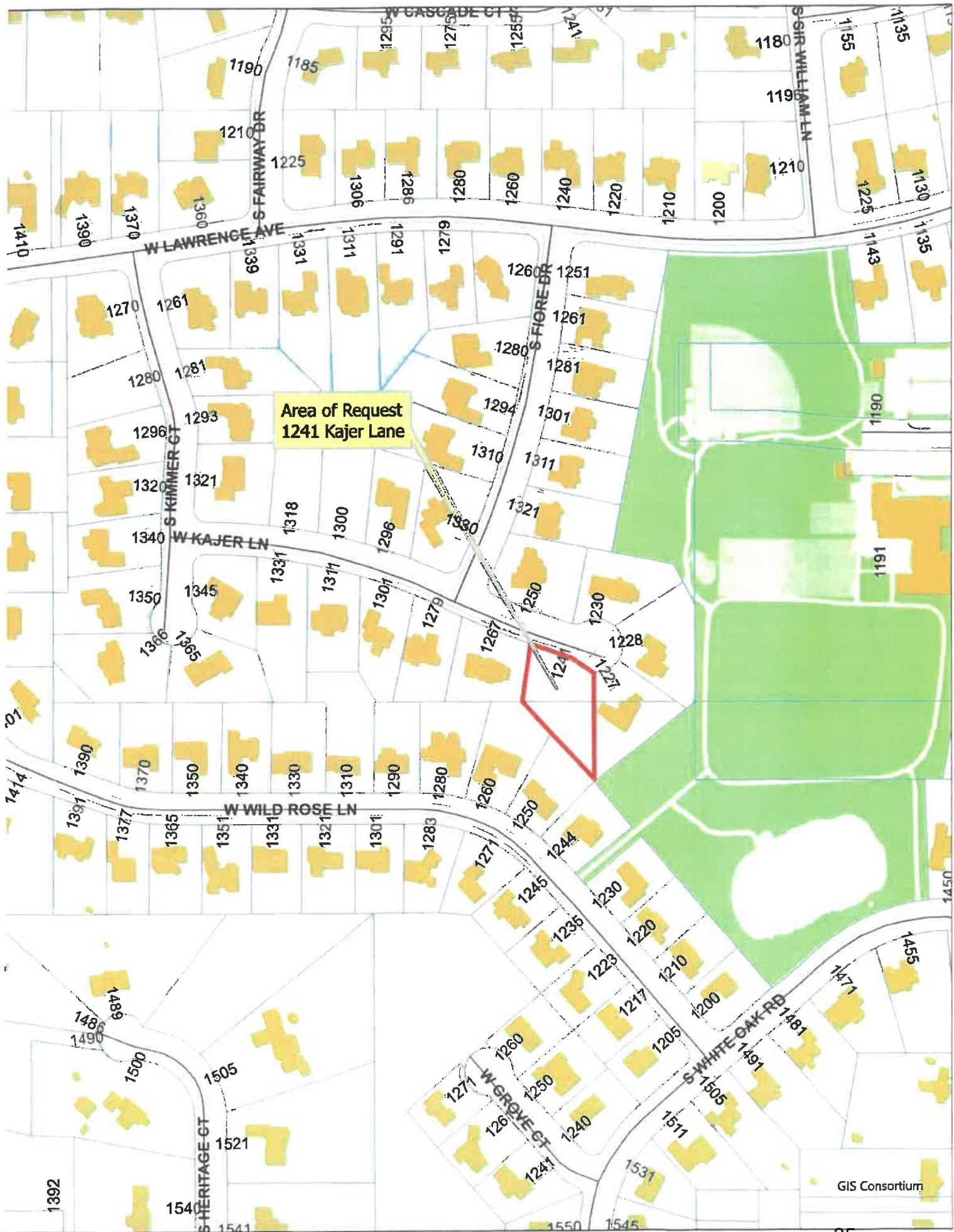
9. ADJOURNMENT

There being no further business, Mayor Tack asked for a motion to adjourn. Alderman LeVert made a motion to adjourn, seconded by Alderman Powers. Motion carried unanimously by voice vote at 7:02 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

*Proceedings of the June 1, 2026
Regular City Council Meeting*

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



THE CITY OF LAKE FOREST

ORDINANCE NO. 2026- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1241 KAJER LANE

WHEREAS, James Kuhn ("**Owner**") is the owner of that certain real property commonly known as 1241 Kajer Lane, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

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

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on May 6, 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-2, Single Family Residence District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Plans,

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

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

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

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

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

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

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

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

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

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

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

PASSED THIS __ DAY OF _____, 2026.

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

PASSED THIS __ DAY OF _____, 2026.

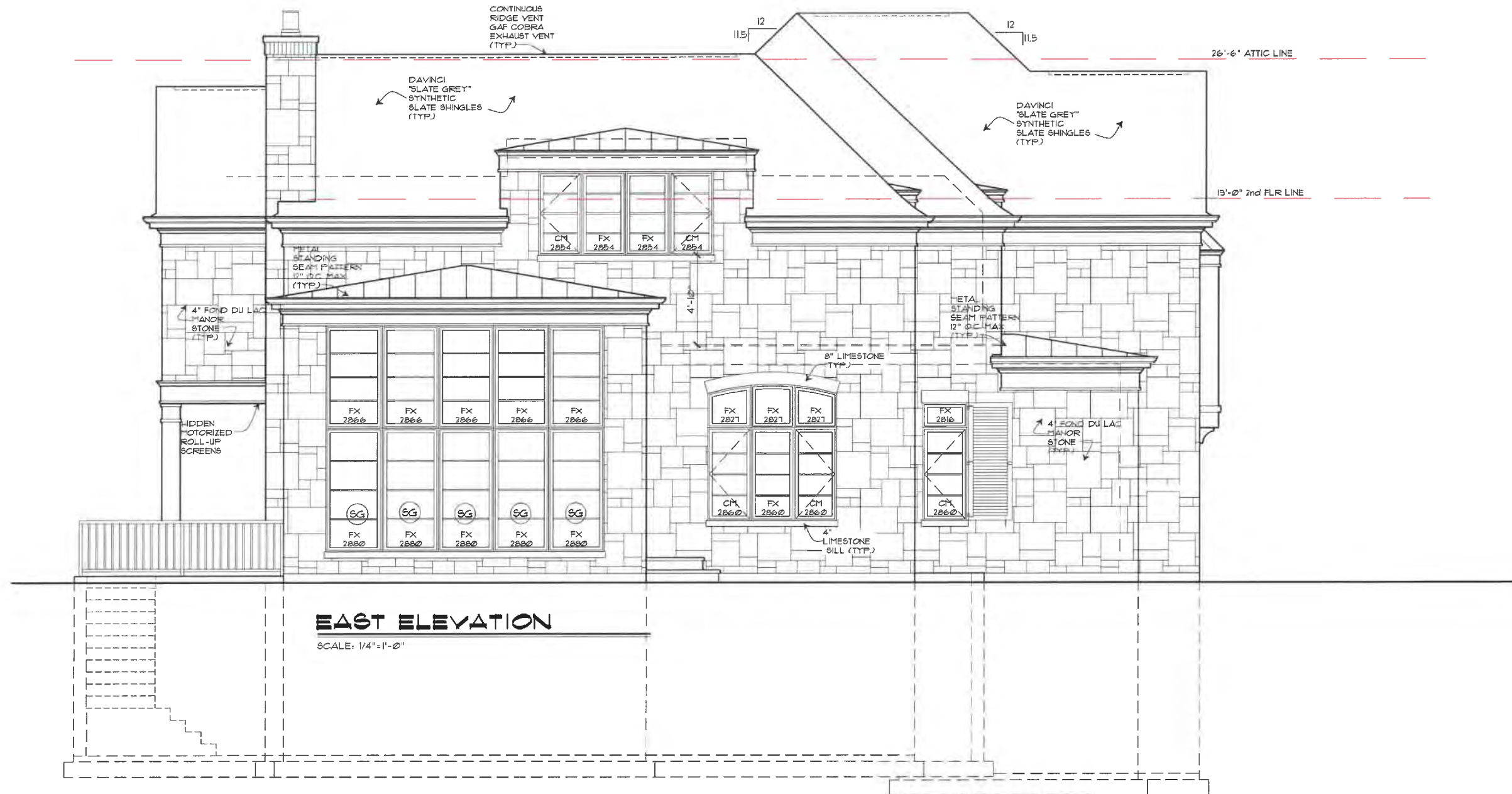
Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

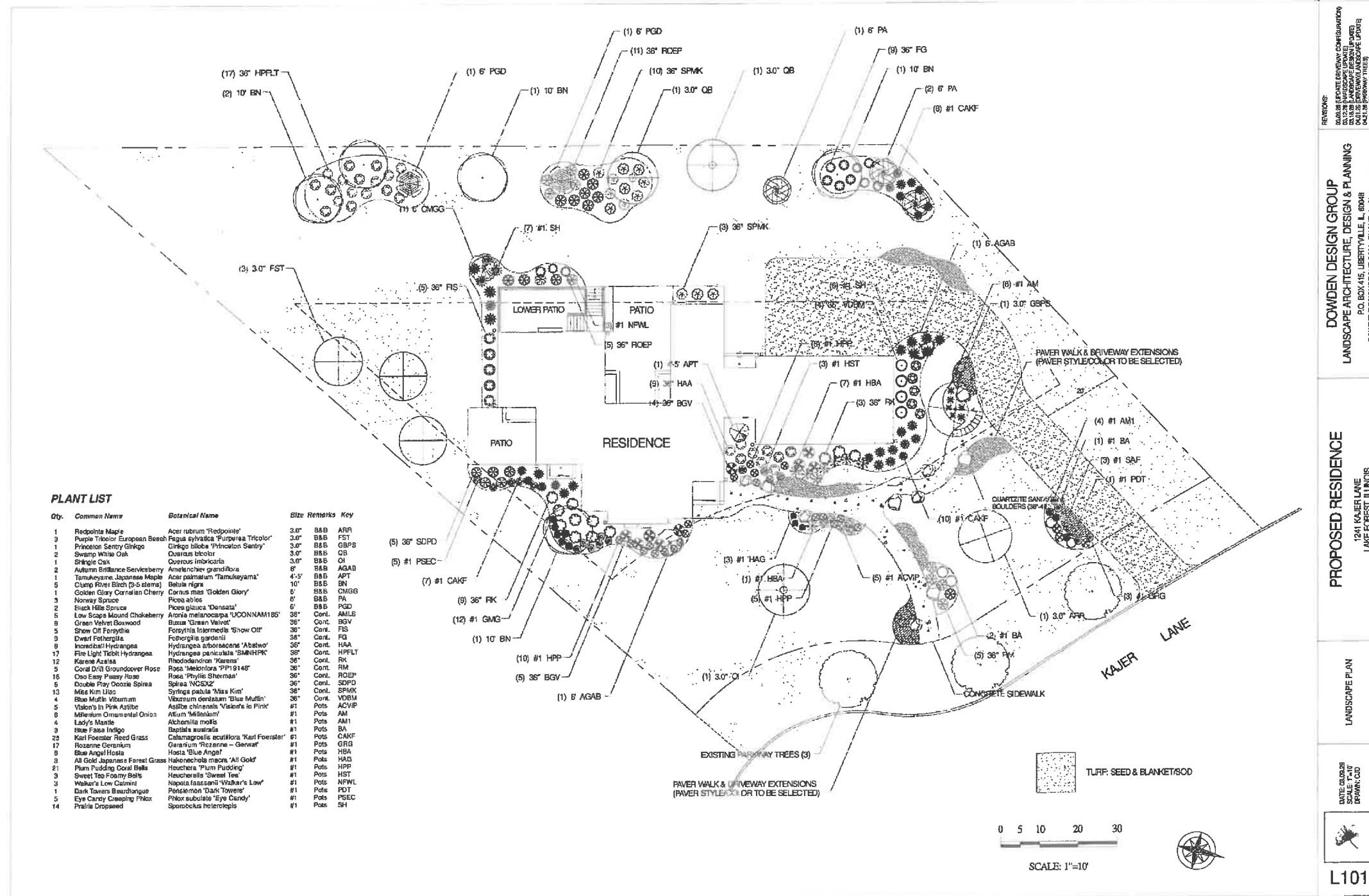
The Plans

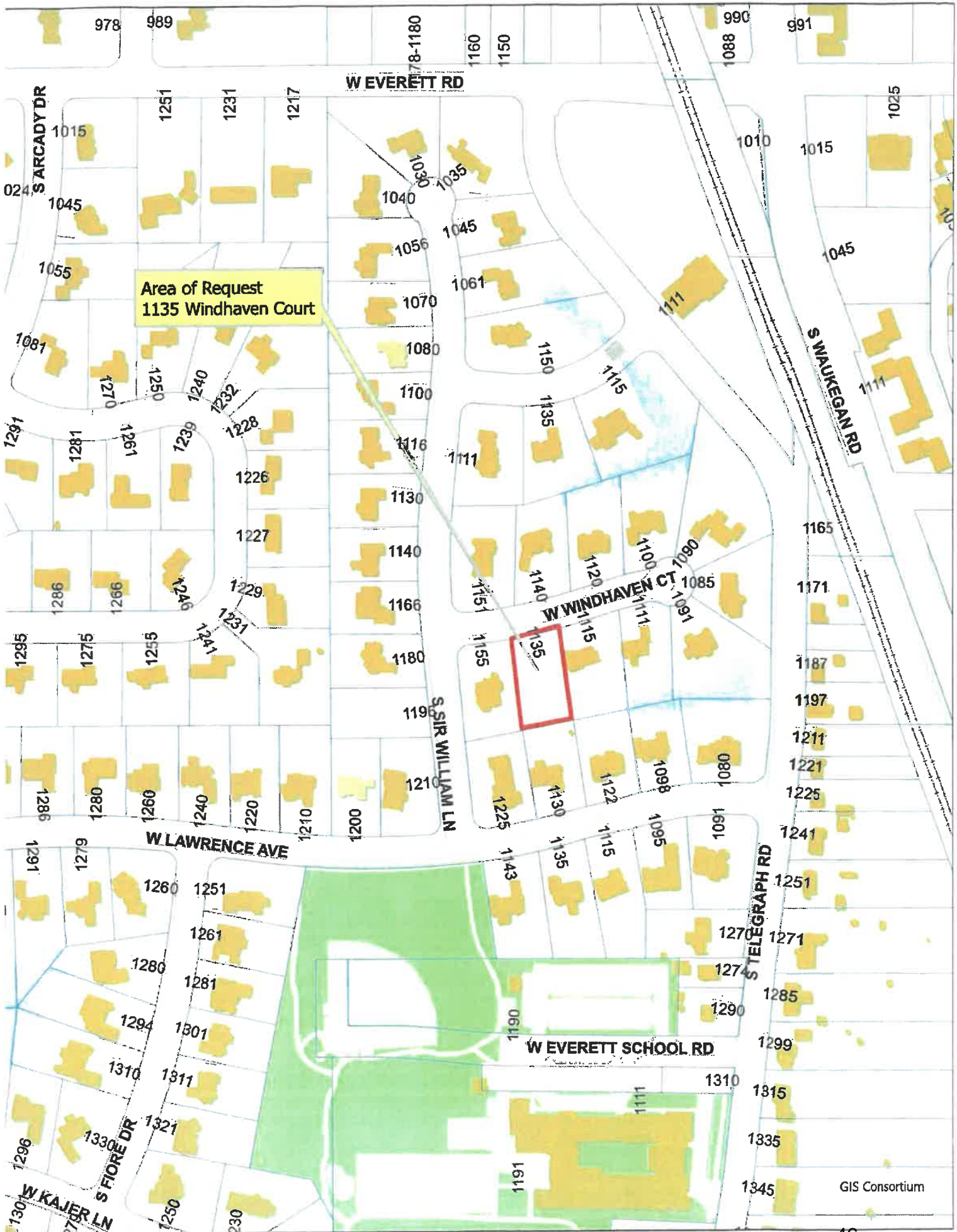


GROUP EXHIBIT B

The Plans

LANDSCAPE PLAN





Area of Request
1135 Windhaven Court

GIS Consortium

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 1135 WINDHAVEN COURT

WHEREAS, 1135 Windhaven LF LLC (Matan Aharoni, 50% and Tom Voitik, 50%) ("**Owner**") is the owner of that certain real property commonly known as 1241 Kajer Lane, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

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

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on May 6, 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-2, Single Family Residence District under the City Code,

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

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

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

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

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

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

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

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

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

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

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

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

ATTEST:

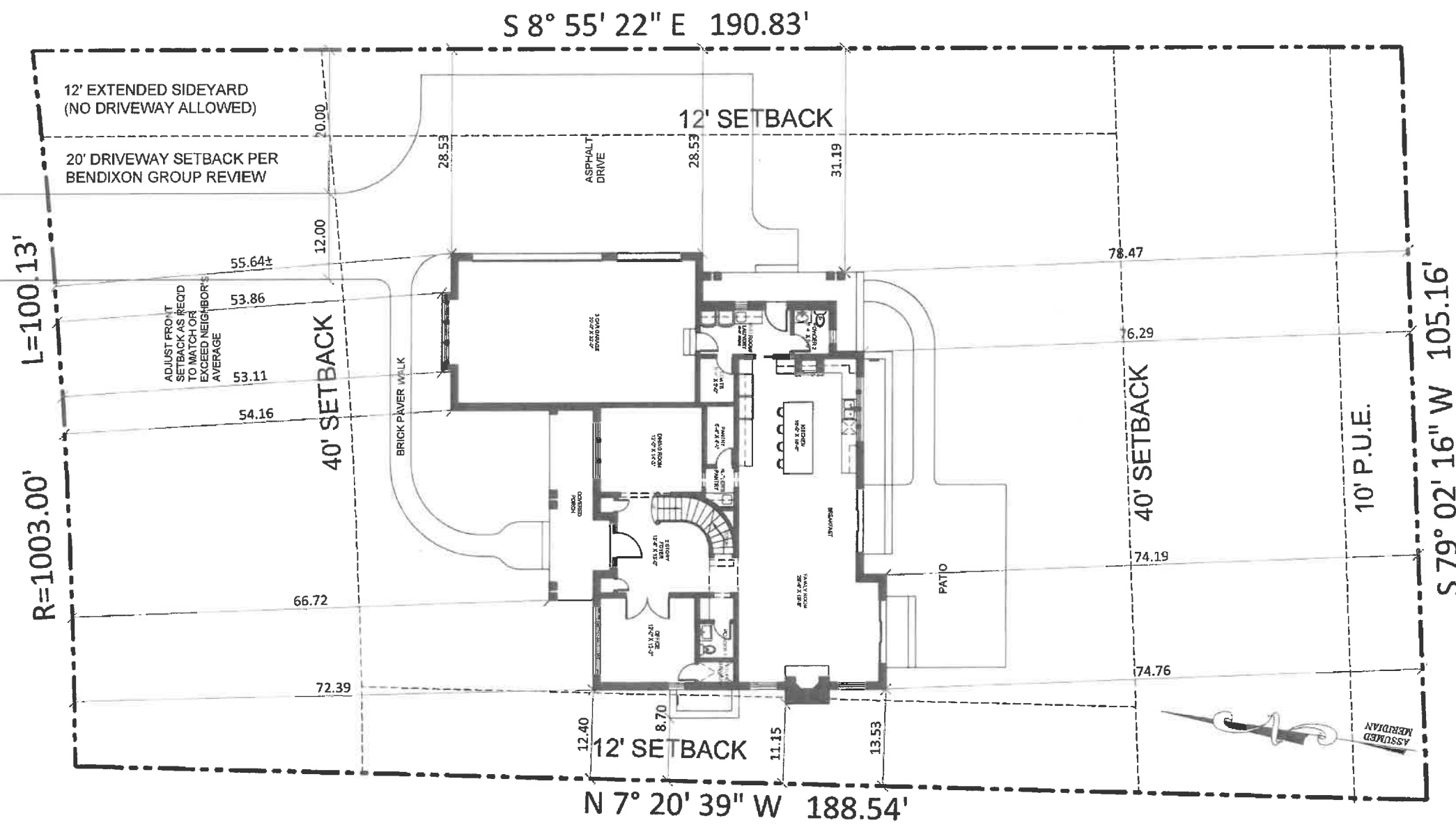
City Clerk

GROUP EXHIBIT B

The Plans

SITE PLAN

WINDHAVEN COURT



SITE PLAN 4.9.26

1135 WINDHAVEN COURT, LAKE FOREST

GROUP EXHIBIT B

The Plans

RENDERING - FRONT ELEVATION

FRONT ELEVATION
exterior



windhaven

GROUP EXHIBIT B

The Plans



FRONT ELEVATION

4.29.26

1135 WINDHAVEN COURT, LAKE FOREST

MATERIALS:
ROOF: DAVINCI SLATE.
BRICK VENEER: GLEN GERY "ANTIQUE WHITE" WITH REGULAR COLOR FLUSH MORTAR JOINTS
BRICK SOLDIER: SOLDIER COURSE TO MATCH BUFF LIMESTONE WITH CUT LIMESTONE KEYSTONE AT CENTER. SOLDIER COURSE TO MATCH TYPICAL BRICK VENEER.
SILLS & ACCENTS: STANDARD BUFF CUT LIMESTONE.
WINDOWS: MARVIN WINDOWS "SIMULATED RAIL RECTANGULAR" IN BRONZE.
GUTTERS/DOWNSPOUTS: PREFINISHED EXTRUDED ALUMINUM IN "THUNDER"
FASCIA/SOFFIT/TRIM/COLUMNS: "THUNDER"
EXTERIOR SCONCE LIGHTS: COPPERSMITH LIGHTING IN COPPER FINISH.
CUPOLA ROOF: BRONZE
FRONT DOOR: AS SHOW W/ DARK STAIN & BRONZE HARDWARE.
EXPOSED FLASHING: COPPER
GARAGE DOORS: DARK STAIR TO MATCH FRONT DOOR. 9'-0" X 8'-0" SINGLE DOOR, 18'-0" X 8'-0" DOUBLE DOOR
PORCH & STEPS: CONCRETE BASE W/ BRICK PAVERS

GROUP EXHIBIT B

The Plans



LEFT SIDE ELEVATION

4.29.26

The Plans



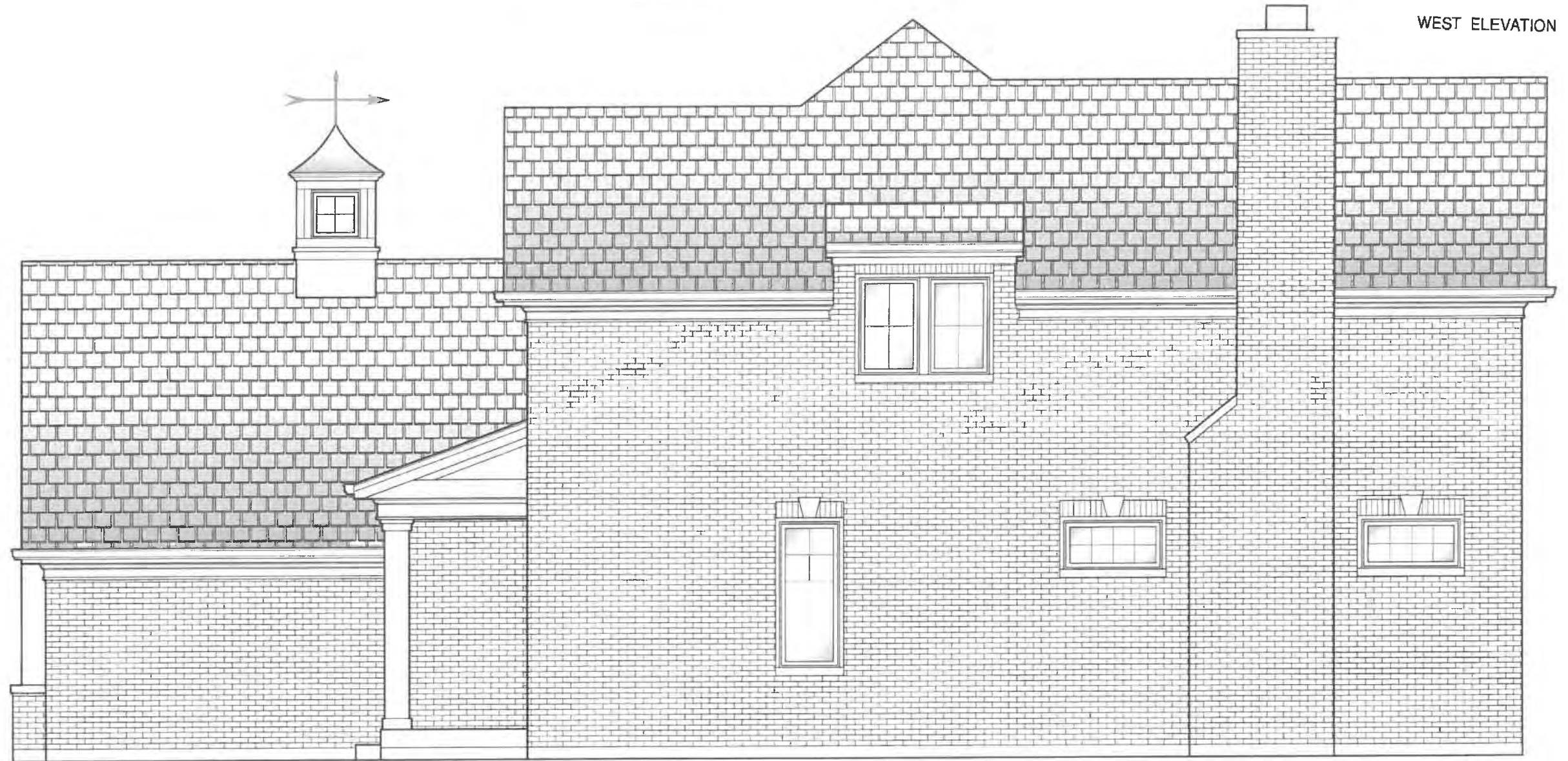
REAR ELEVATION

1135 WINDHAVEN COURT, LAKE FOREST

4.29.26

GROUP EXHIBIT B

The Plans



RIGHT SIDE ELEVATION

1135 WINDHAVEN COURT, LAKE FOREST

4.29.26

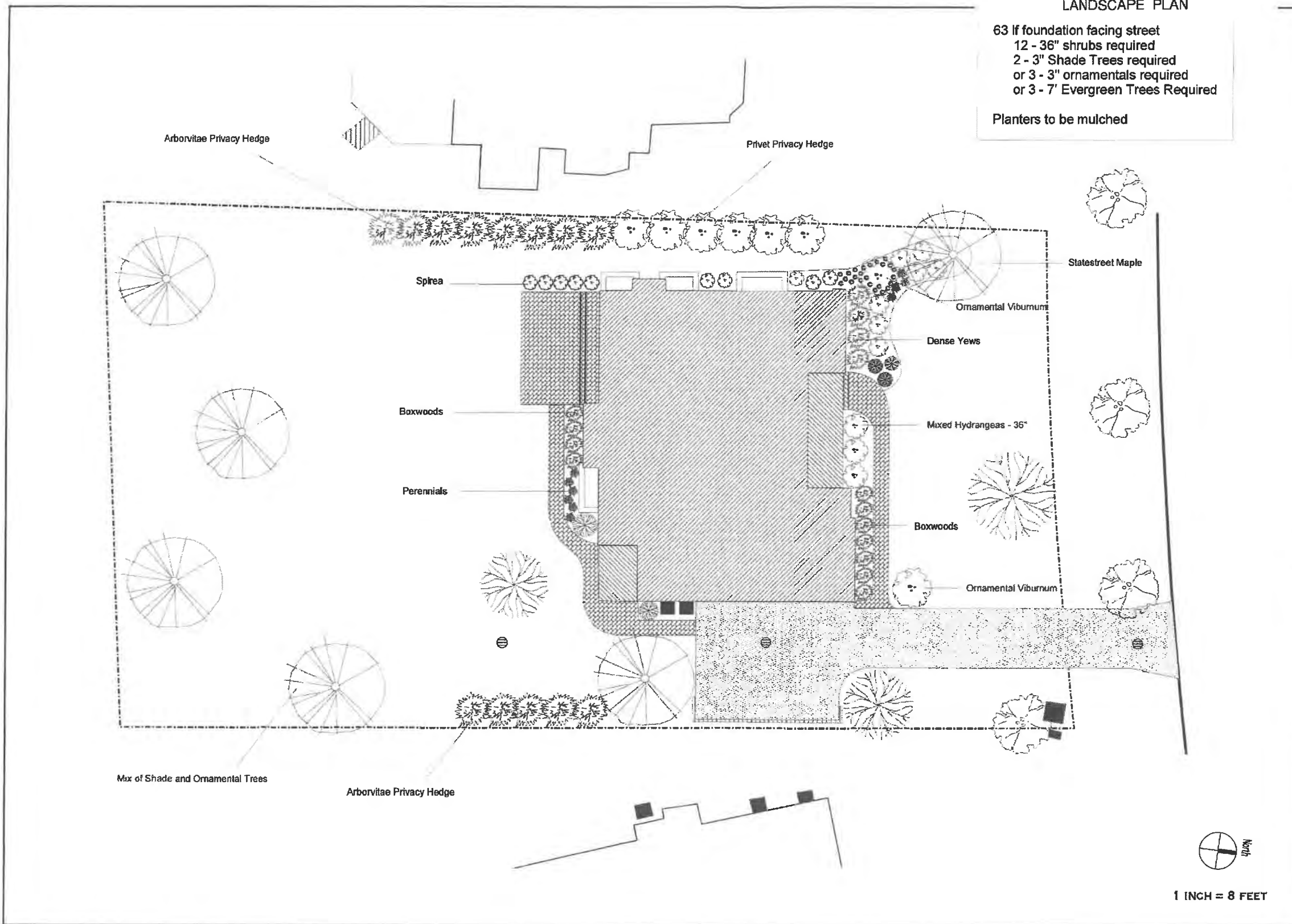
GROUP EXHIBIT B

The Plans

LANDSCAPE PLAN

63 lf foundation facing street
 12 - 36" shrubs required
 2 - 3" Shade Trees required
 or 3 - 3" ornamentals required
 or 3 - 7' Evergreen Trees Required

Planters to be mulched



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 WWW.ELANLANDSCAPES.COM

PROPERTY ADDRESS:
 1135 WINDHAVEN CT.
 LAKE FOREST

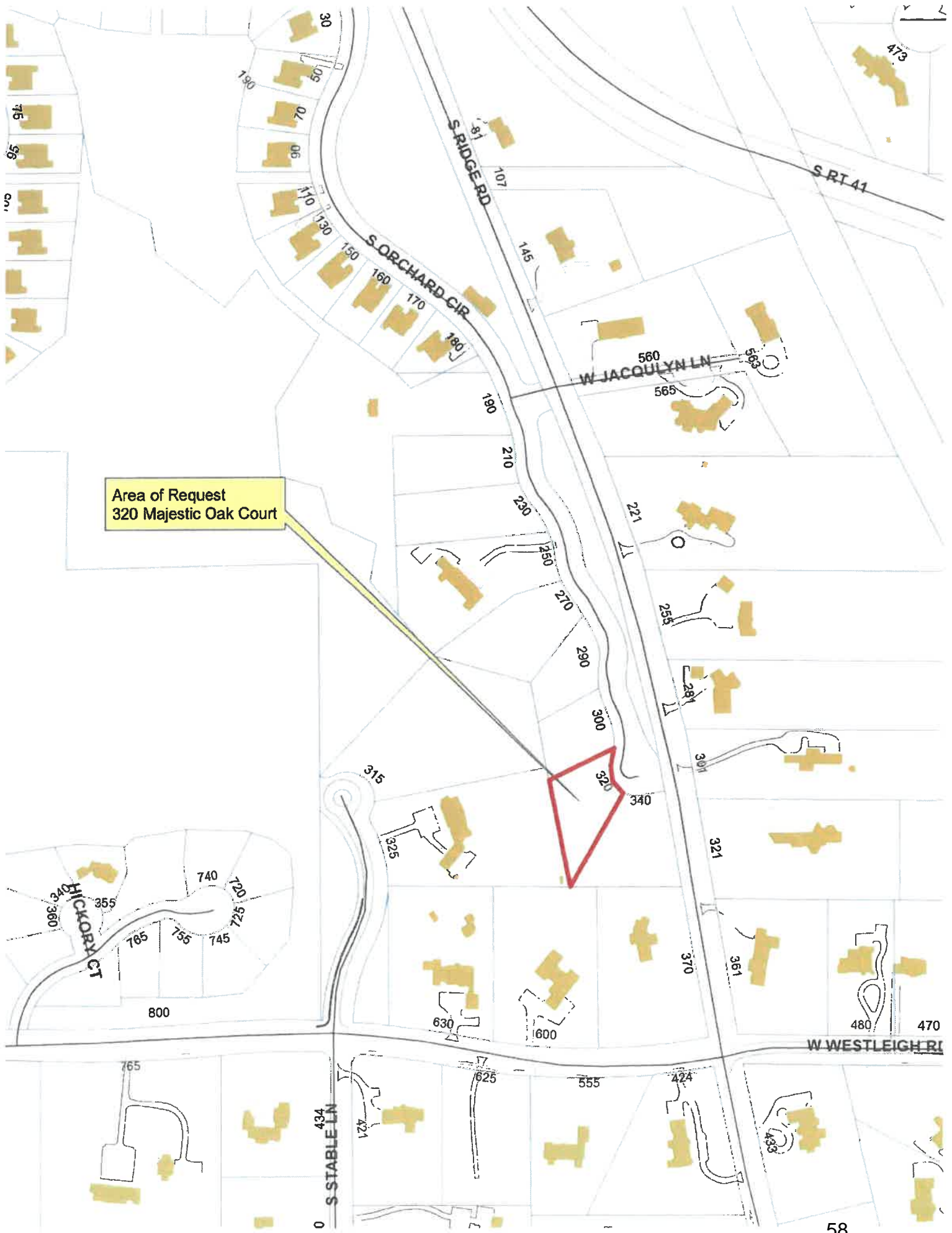
DRAWN FOR:
 AHARONI GROUP

ELAN
 LANDSCAPING DESIGN CO.
 1068 E. PARK AVE.
 LIBERTYVILLE, IL 60088
 847-362-1483

LANDSCAPE DESIGN BY:
 DAN WELLS

LANDSCAPE PLAN

AUGUST 7, 2025



Area of Request
320 Majestic Oak Court

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE
PROPERTY LOCATED AT 320 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 320 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 January 7, 2026, February 4, 2026 and May 6, 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

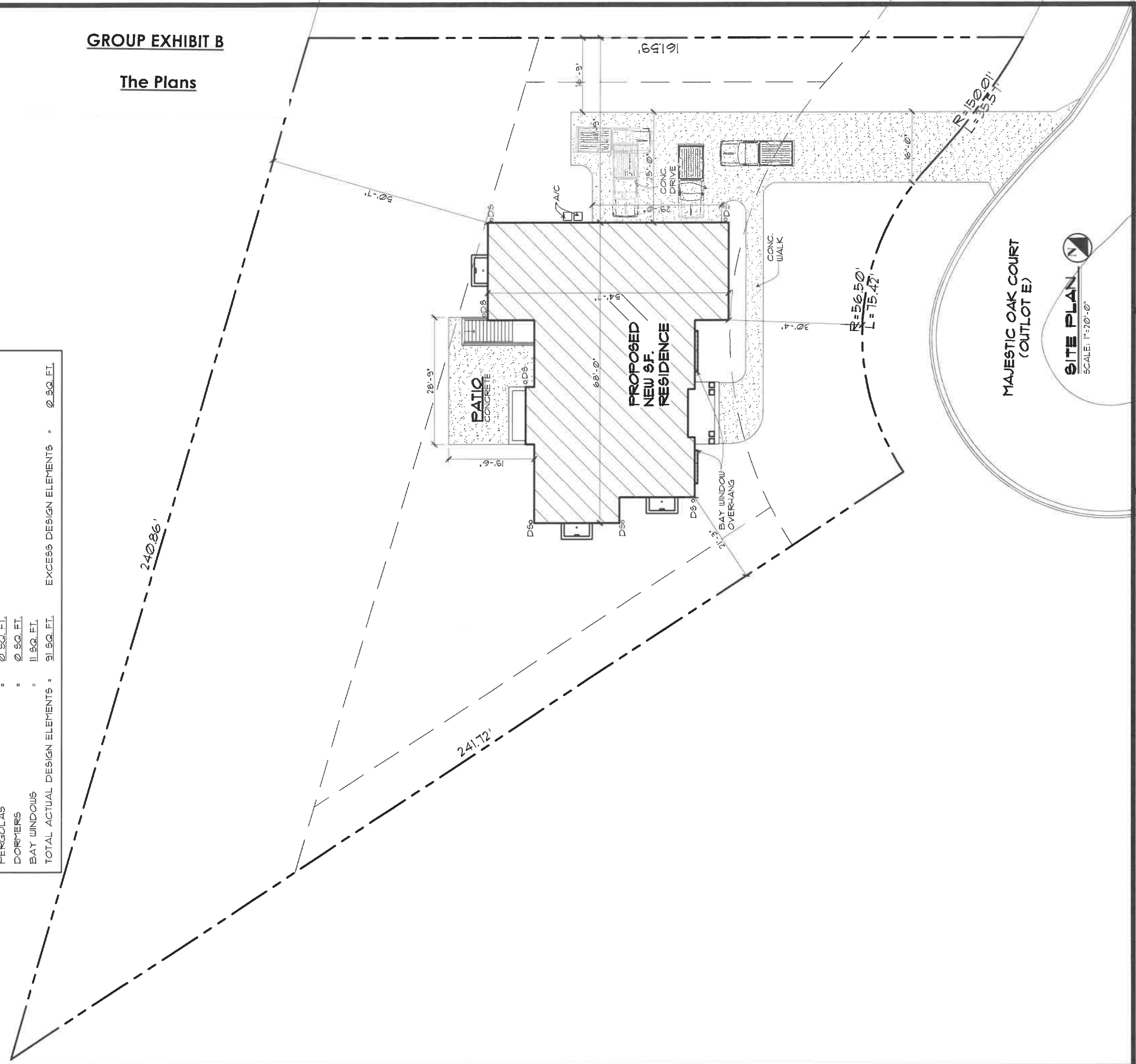
LOT AREA: 25,614 SQ.FT.
 ALLOWABLE BULK BY CODE: 4,280 SQ.FT.
 GARAGE BONUS: 600 SQ.FT.
 TOTAL ALLOWABLE F.A.R.: 4,880 SQ.FT.
 DESIGN ELEMENTS BONUS 10%: 428 SQ.FT.

SQUARE FOOTAGE OF PROPOSED RESIDENCE	1ST FLOOR	2ND FLOOR	2031	3RD FLOOR	0	4,193 SQ. FT.
DESIGN ELEMENTS ALLOWANCE	= 428 SQ. FT.					0 SQ. FT.
TOTAL ACTUAL DESIGN ELEMENTS	= 91 SQ. FT.					EXCESS = 0 SQ. FT.
GARAGE	= 604 SQ. FT. ACTUAL					ALLOWANCE EXCESS = 84 SQ. FT.
BASEMENT AREA	= 0 SQ. FT.					0 SQ. FT.
ACCESSORY BUILDINGS	= 0 SQ. FT.					0 SQ. FT.
TOTAL SQUARE FOOTAGE OF RESIDENCE	= 4,277 SQ. FT.					4,277 SQ. FT.
TOTAL SQUARE FOOTAGE ALLOWED	= 4,280 SQ. FT.					4,280 SQ. FT.
DIFFERENTIAL	= 3 SQ. FT.					3 SQ. FT.
						UNDER MAXIMUM
						NET RESULTS:
						3 SQ. FT. IS
						0% UNDER
						MAX. ALLOWED

ALLOWABLE HEIGHT 35 FT. ACTUAL HEIGHT 31'-5" FT.

DESIGN ELEMENTS EXEMPTIONS	428 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	11 SQ. FT.	91 SQ. FT.	EXCESS DESIGN ELEMENTS = 0 SQ. FT.
DESIGN ELEMENTS ALLOWANCE	428 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
OPEN PORCHES	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
SCREEN PORCHES	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
COVERED ENTRIES	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
PORTICO	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
PORTE-COCHERE	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
BREEZEWAY	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
PERGOLAS	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
DORMERS	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
BAY WINDOWS	11 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	11 SQ. FT.	11 SQ. FT.	0 SQ. FT.
TOTAL ACTUAL DESIGN ELEMENTS	91 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	91 SQ. FT.	91 SQ. FT.	EXCESS DESIGN ELEMENTS = 0 SQ. FT.

GROUP EXHIBIT B
The Plans



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

DATE: 20 MAR. 26

ARCHIMAX, INC.
 PROFESSIONAL DESIGN FIRM - NO: 184.007363-0001
 3315 W. ALGONQUIN RD., STE. 440, ROLLING MEADOWS, IL 60008
 Phone: 847/877/4414
 Archimaxinc@gmail.com

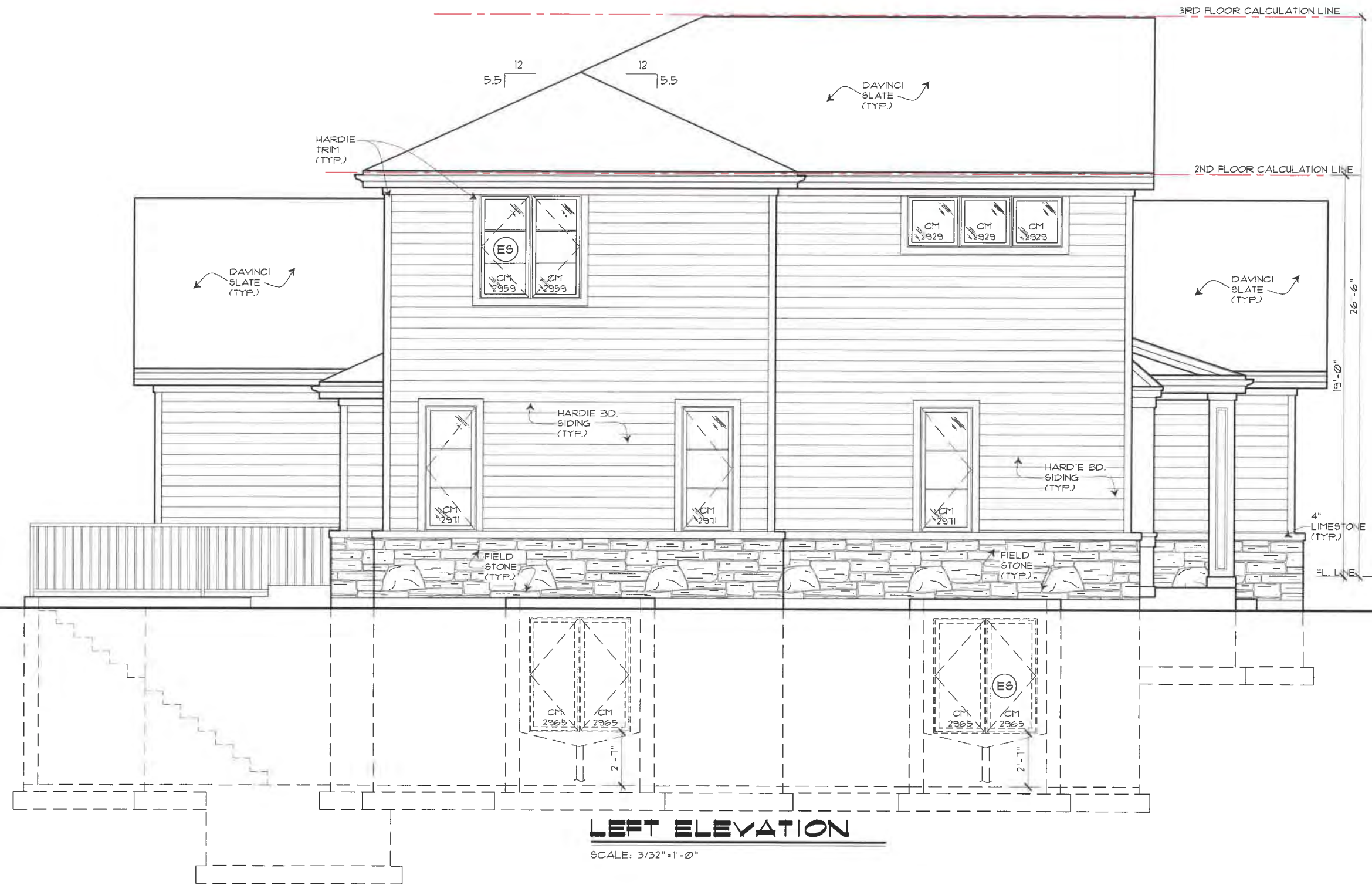
GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans

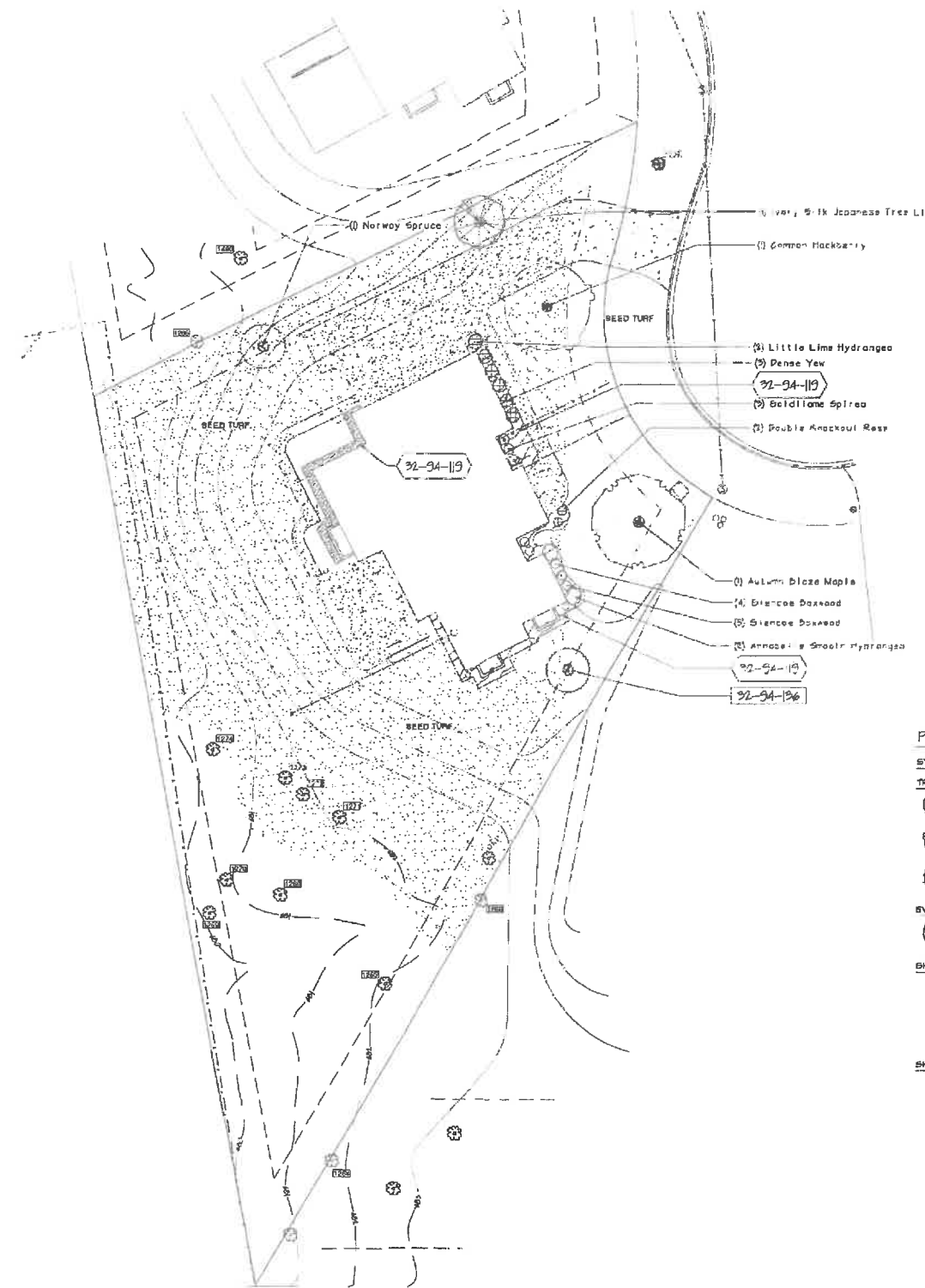


RIGHT ELEVATION

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

The Plans

LANDSCAPE PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	32-99-12	REPAIRS PREMIUM 60 TURF-DEEP AND ON SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. USE ONLY 4x8 IMPERMEABLE STAPLES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. PNEUMATICALLY INSTALLED METAL STAPLES ARE ACCEPTABLE.	14247 @1
	32-94-119	SHREPPED DARK MULCH 3-4" DEPTH	564 @1
	32-94-136	3" DIAMETER MULCH TREE RING	6
	32-95-01	EDGE SHOVEL CUT BED EDGE, 4" DEPTH-SOE DETAIL	146 /

LANDSCAPE ORDINANCE

STREET FOUNDATION LINEAL FOOTAGE = 20' x 2' SHRUBS PER 10 LF = 10 SHRUBS
 REQUIRED 2' CALIPER TREES PER 100 LINEAL FEET OR PORTION THEREOF = 2 TREES. PLAN HAS 3 TREES
 REQUIRED ORNAMENTAL TREES = 3 ORNAMENTAL TREE PER 100 LINEAL FEET = 3 TREES. PLAN HAS 1 ORNAMENTAL TREES
 OR
 REQUIRED EVERGREEN TREES = 3 EVERGREEN PER 100 LINEAL FEET = 3 TREES. PLAN HAS 2 EVERGREEN TREE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	A2E A2E	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	5' Gal	250	30	5' x 5' Mature Size
	CEL 023	Cellis occidentalis / Common Hackberry	5' Gal	250	30	5' x 5' Mature Size
	SHR 102	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac w/ Hl.	250		1	15' x 15' Mature Size
	PG A2E	Picea abies / Norway Spruce	6' Ht	250	3	40' x 25' Mature Size
	HYD AN1	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5' Ht.		3	Mature Size 5' x 5'
	HYD L44	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5' Ht.		3	5' x 5' Mature Size
	ROS 220	Rosa x 'Double Knockout Red' / Double Knockout Rose	5' Gal		2	5' x 5' Mature Size
	SP1 004	Spiraea x 'Bumalda' 'Goldflame' / Goldflame Spiraea	6' Gal		3	4' x 4' Mature Size
	SHRUB 011	Duxia x 'Chicagoland Green' TM / Gienace Boxwood	14"		5	36" x 30" Mature Size
	TAX 021	Taxus x media 'Densiformis' / Dense Yew	14"		3	5' x 5' Mature Size
		Existing Trees				

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

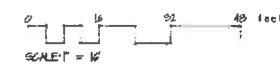
THOMAS NORDLOH ASSOCIATES
 Landscape Architecture
 Project Management
 4111 Taft Rd, Kenosha WI 53142



NO.	DESCRIPTION	DATE
1		
2		
3		
4		

320 MAJESTIC OAK
 LAKE FOREST, ILLINOIS

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000829
 20250822.1
 8-22-25 1

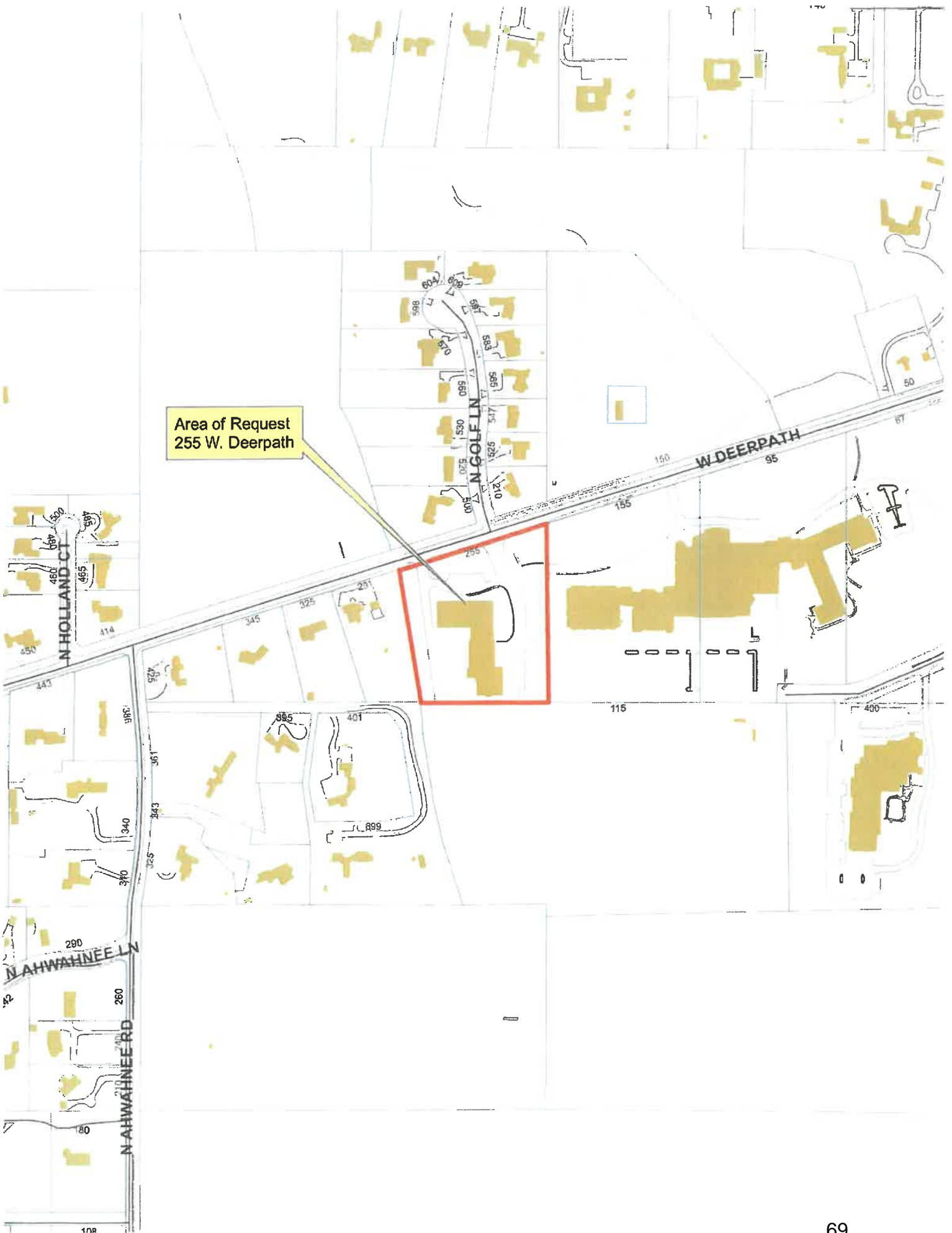


LANDSCAPE PLAN



Sheet

L-1.0



Area of Request
255 W. Deerpath

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026- ____

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE CITY OF LAKE FOREST FIRE STATION AT 255 W. DEERPATH

WHEREAS, The City of Lake Forest is the owner of that certain real property located at 255 W. Deerpath, 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 build additions and make alterations to the building to support adaptive reuse of the building for The City of Lake Forest Fire Station ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as **Group Exhibit B ("Plans")**; and

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

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on 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. 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: ()

ABSENT: ()

NAYS: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2025

Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

CONCEPTUAL VIEW – EAST AND NORTH ELEVATIONS

Building Review Board Meeting
PROPOSED NORTHEAST CORNER



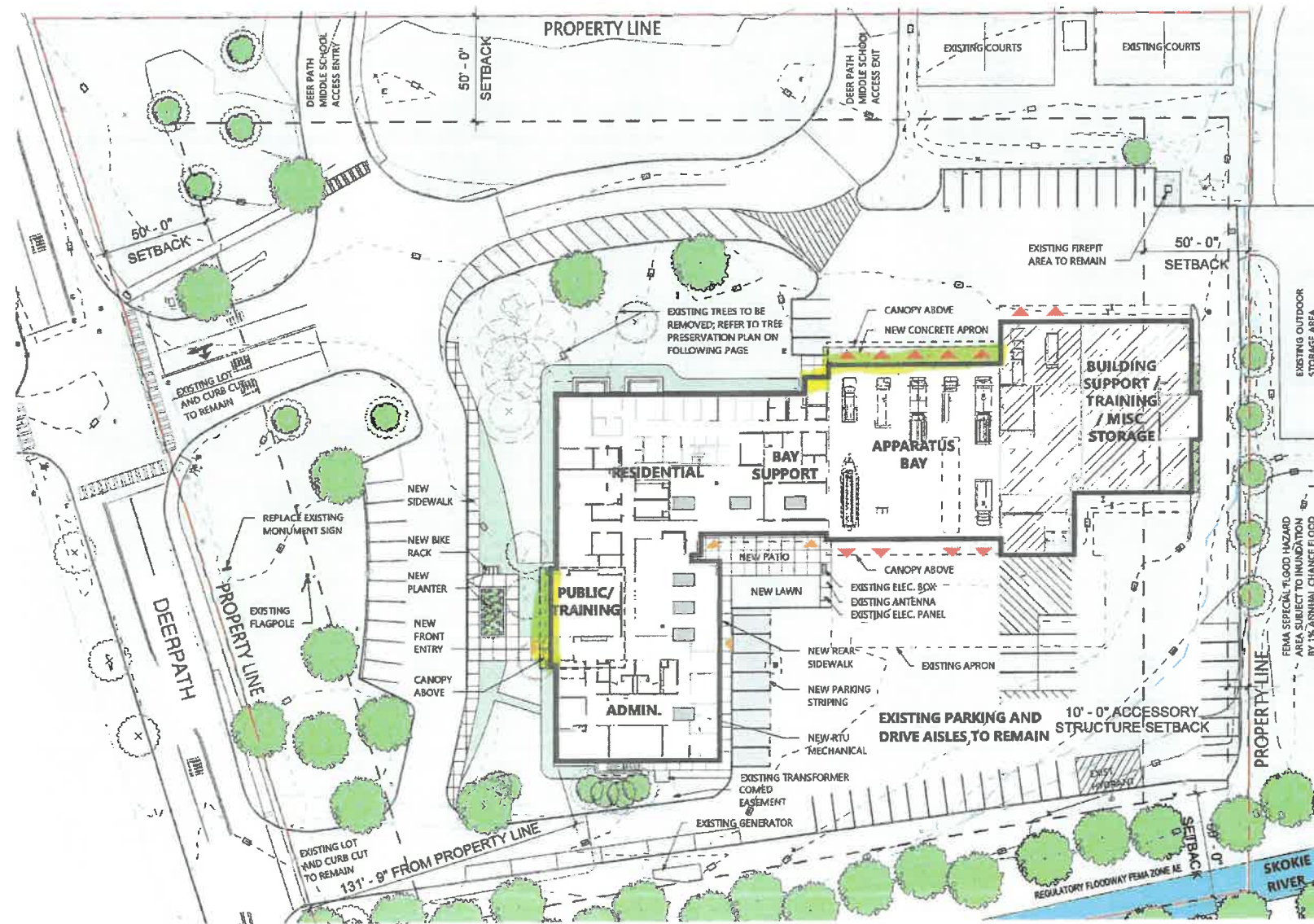
GROUP EXHIBIT B

The Plans

SITE PLAN/FLOOR PLAN

AREAS OF PROPOSED MINOR FOOTPRINT EXPANSION

Building Review Board Meeting
PROPOSED SITE PLAN

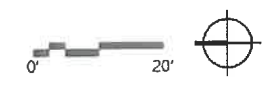
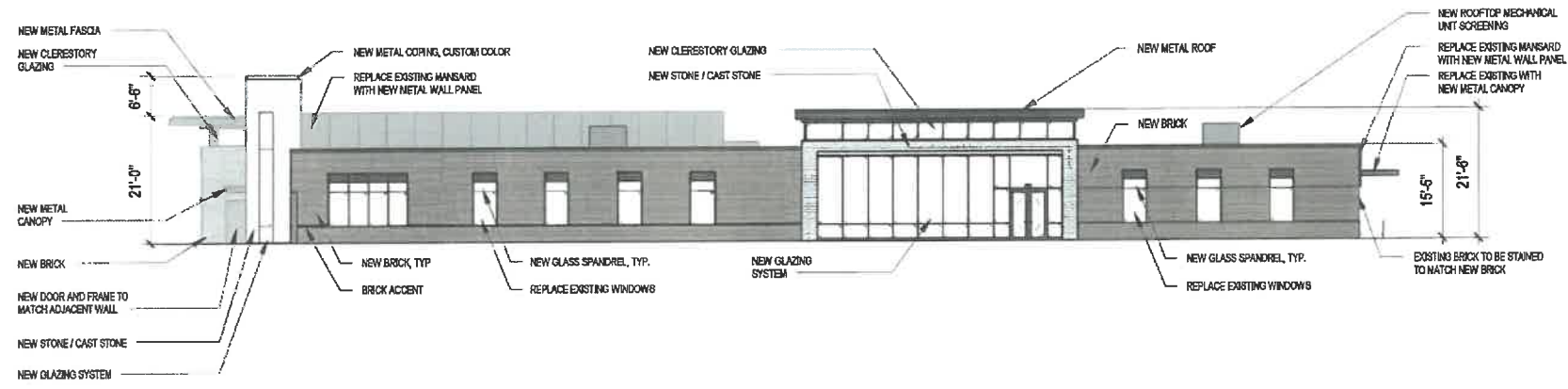


Lake Forest HQ Fire Station 250155 04/01/2026

GROUP EXHIBIT B

The Plans

Building Review Board Meeting
NORTH EXTERIOR ELEVATION

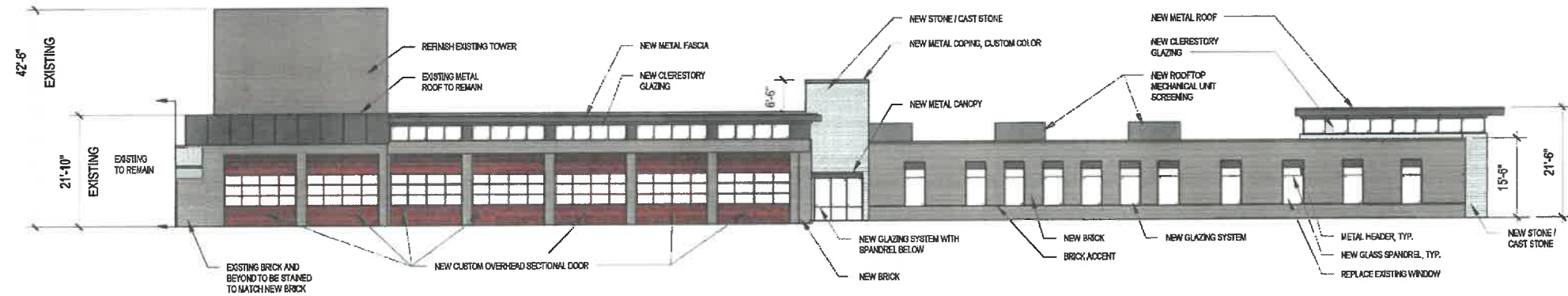


Lake Forest HQ Fire Station 250155 04/01/2026

GROUP EXHIBIT B

The Plans

Building Review Board Meeting
EAST EXTERIOR ELEVATION

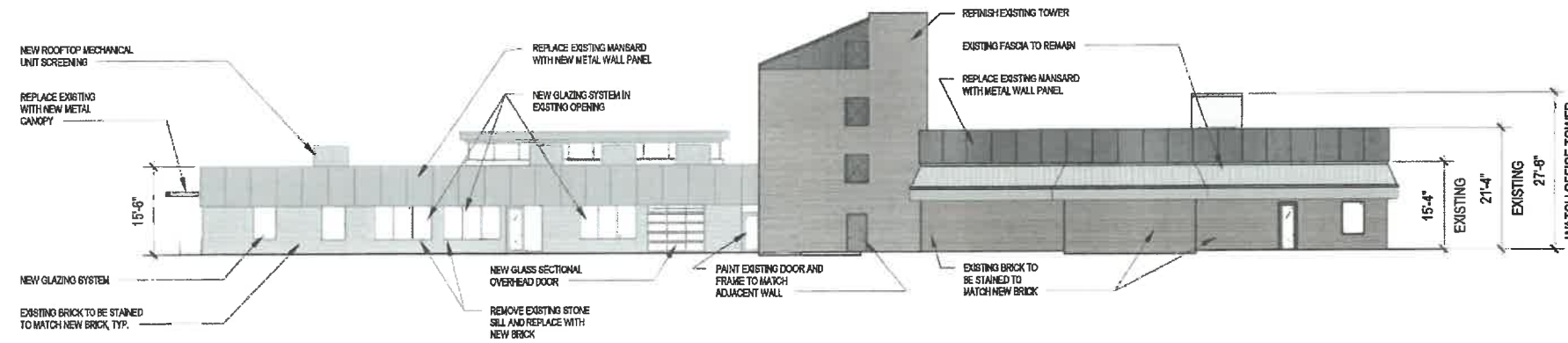


Lake Forest HQ Fire Station 250155 04/01/2026

GROUP EXHIBIT B

The Plans

Building Review Board Meeting
SOUTH EXTERIOR ELEVATION

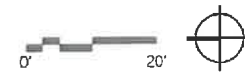
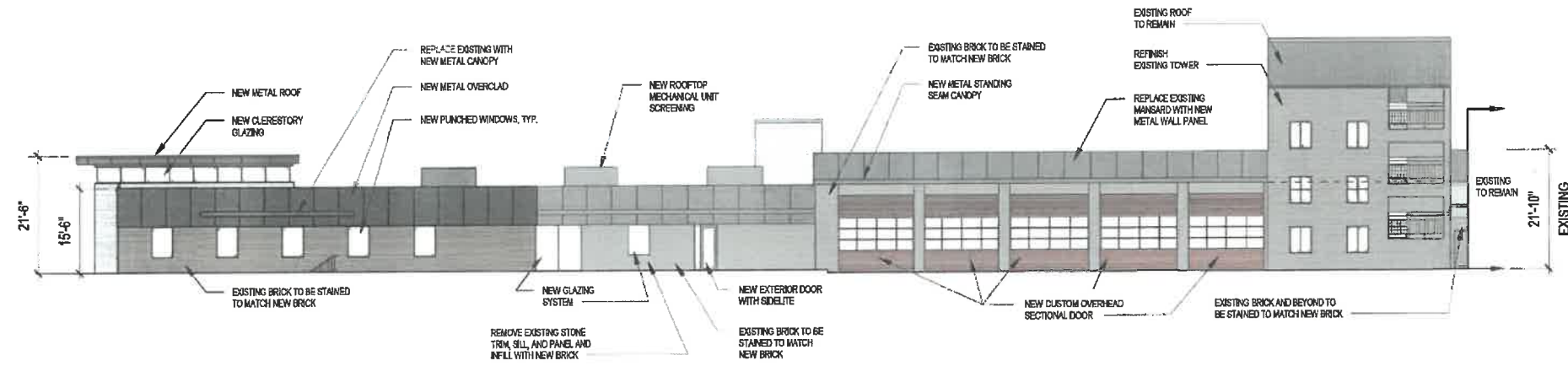


Lake Forest HQ Fire Station 250155 04/01/2026

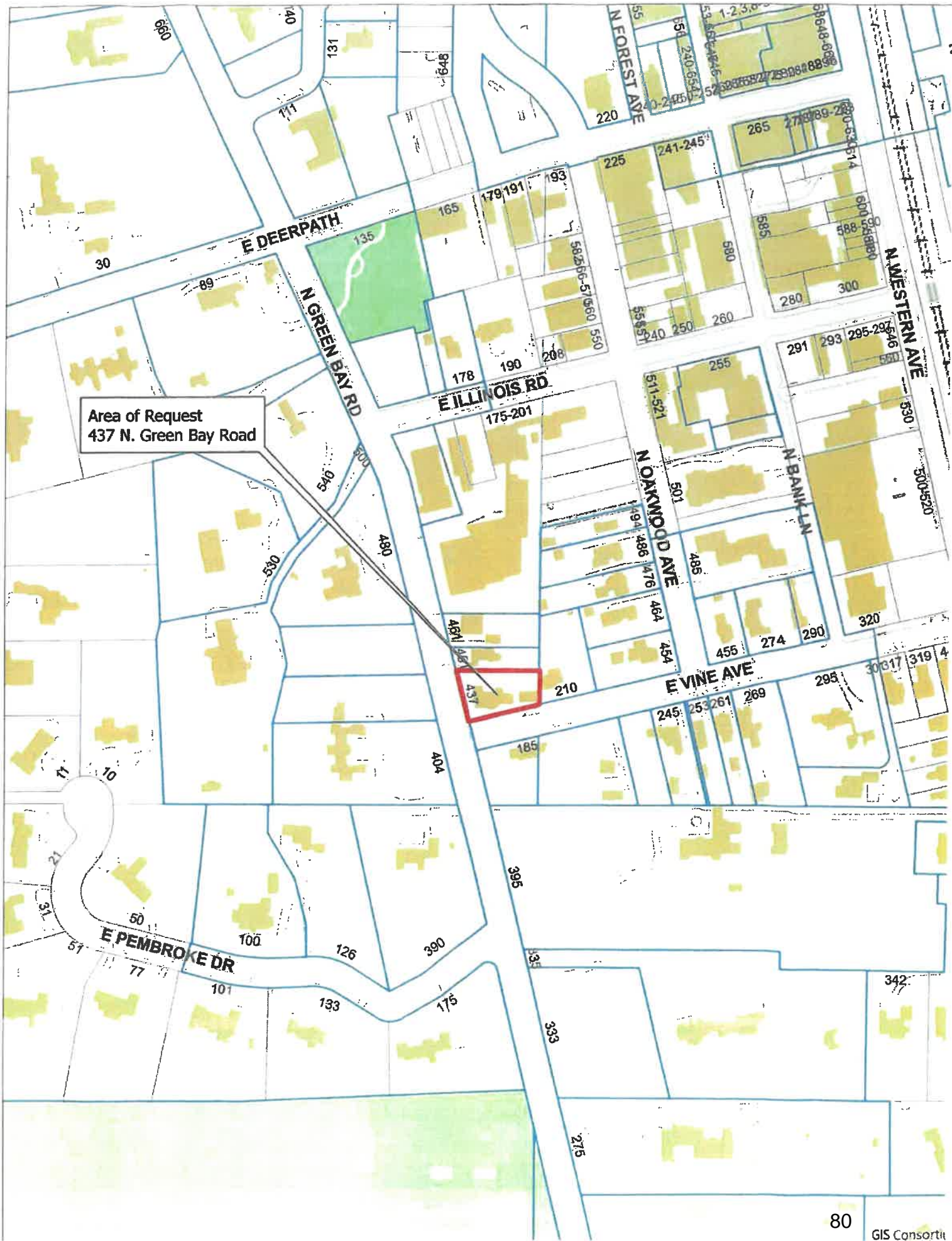
GROUP EXHIBIT B

The Plans

Building Review Board Meeting
WEST EXTERIOR ELEVATION



Lake Forest HQ Fire Station - 250155 - 04/01/2026



Area of Request
437 N. Green Bay Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026-___

AN ORDINANCE GRANTING VARIANCES FROM THE FRONT AND CORNER SIDE YARD SETBACKS FOR PROPERTY LOCATED 437 N. GREEN BAY ROAD

WHEREAS, Nancy and Jim Powers ("**Owners**") are the owners of that certain real property commonly known as 437 N. Green Bay Road, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct an expanded replacement front porch partially within the front and corner side yard setbacks ("**Improvements**") as depicted on the site plan attached hereto as **Exhibit B** ("**Plan**"); and

WHEREAS, the Owners submitted an application ("**Application**") requesting approval of variances from Section 159.084, R-2, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements partially within the front and corner yard setbacks; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on March 30, 2026; and

WHEREAS, the ZBA, 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 existing residence encroaches into the front and corner side yard setbacks. The proposed expansion of the open front porch will not extend any further into the corner side yard setback than the existing residence and will encroach slightly further into the front yard setback than the existing residence. The open porch will encroach into the 40-foot front yard setback 25 feet and into the 40-foot corner side yard setback by 25.50 feet. The replacement front porch, although slightly larger than the existing porch, does not represent a significant change to the property. The removal of the screen porch from within the front yard setback eliminates an existing encroachment. The variances, if granted, will not alter the essential character of the property, streetscape, or the surrounding neighborhood.

2. The property is a corner lot that does not meet the current minimum lot size or lot width requirements of the R-2 Zoning District. The home was constructed prior to the adoption of the current zoning regulations creating a unique condition upon which the variances are requested.
3. The hardship on which the request for the variances is based is the creation of the lot and the relocation of the structure to this site from the Central Businesses District prior to current zoning regulations.
4. No evidence has been submitted that indicates that the variances if approved will impact natural light or air to neighboring homes, increase congestion, endanger public safety, or diminish property values in the neighborhood.

and recommended that the City Council approve the variances 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 ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variances 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 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four 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: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow a replacement front porch to encroach no further than 14 feet into the front yard setback and to encroach no further than 15 feet into the corner side yard setback as depicted on the proposed site plan.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three 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 building 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. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for contractor parking and staging and storage of materials and equipment shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans as presented.
- F. 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.

SECTION FIVE: 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 C** 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. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

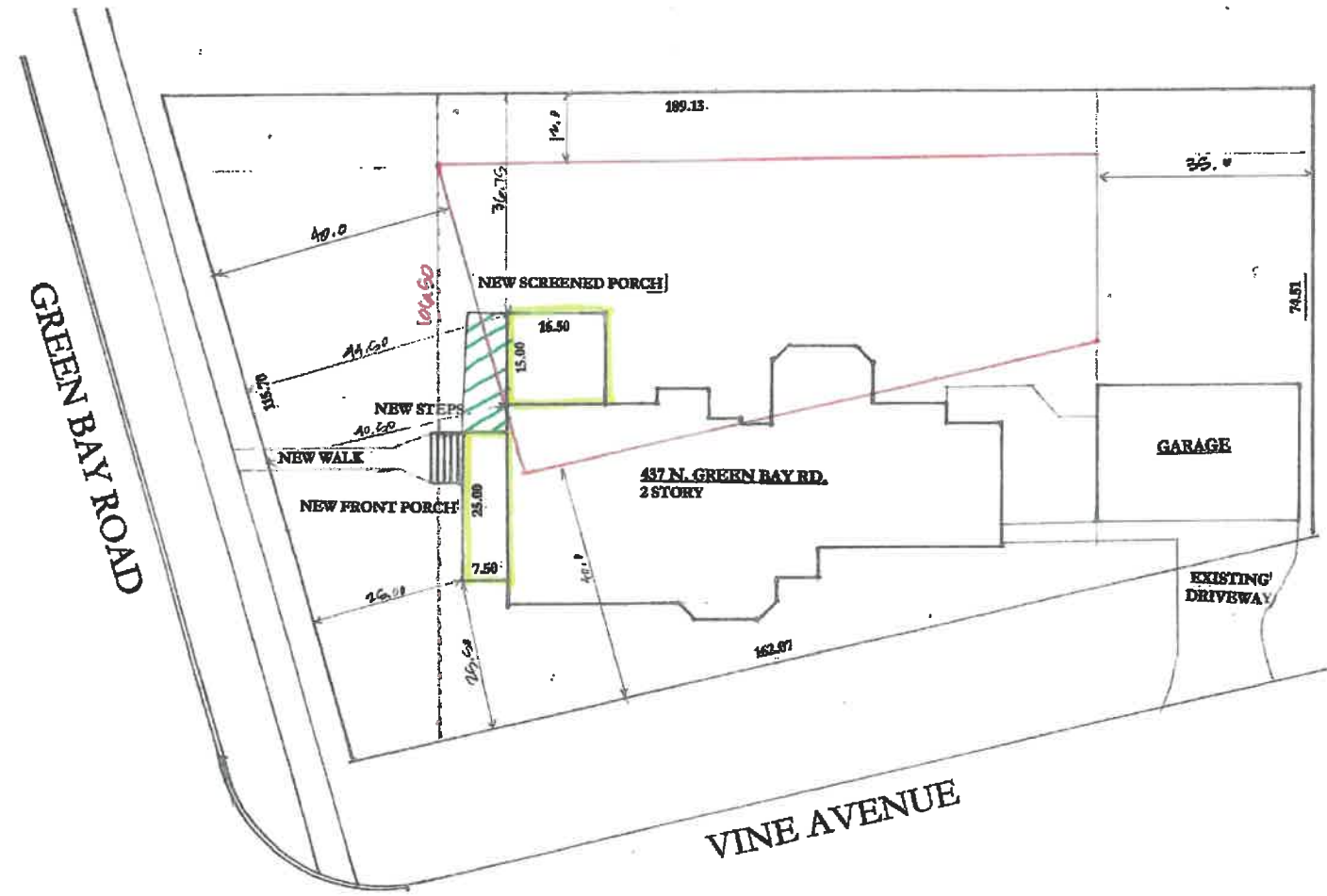
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED SITE PLAN



- PROPOSED PORCH
- EXISTING PORCH TO BE REMOVED
- SETBACKS

SITE PLAN N
1" = 20'-0"
POWERS RESIDENCE
437 N, GREEN BAY RD.
LAKE FOREST, IL. 60045

GROUP EXHIBIT B

The Plans

PROPOSED WEST ELEVATION



- WOOD LOUVERED SHUTTERS
- MEMBRANE ROOF
- ALUMINUM GUTTERS
- 4/4 x 8 FASCIA
- 5/4 x 12 FRIEZE
- 4/4 x 2 TRIM BOARD
- 10" SQUARE FIBREGLASS COLU
- CEDAR RAILING AT 36" AFF
- 2 x 2 CEDAR BALUSTERS - 4" O
- 2 x 4 CEDAR BASE RAIL @ 4" AI
- 3 1/4" T&G FIR DECKING
- 5/4 x 12" SKIRT BOARD
- 2 x 12 CEDAR TREADS
- PAINTED RISER
- FRAMED CEDAR LATTICE

WEST ELEVATION

1/4" = 1'-0"

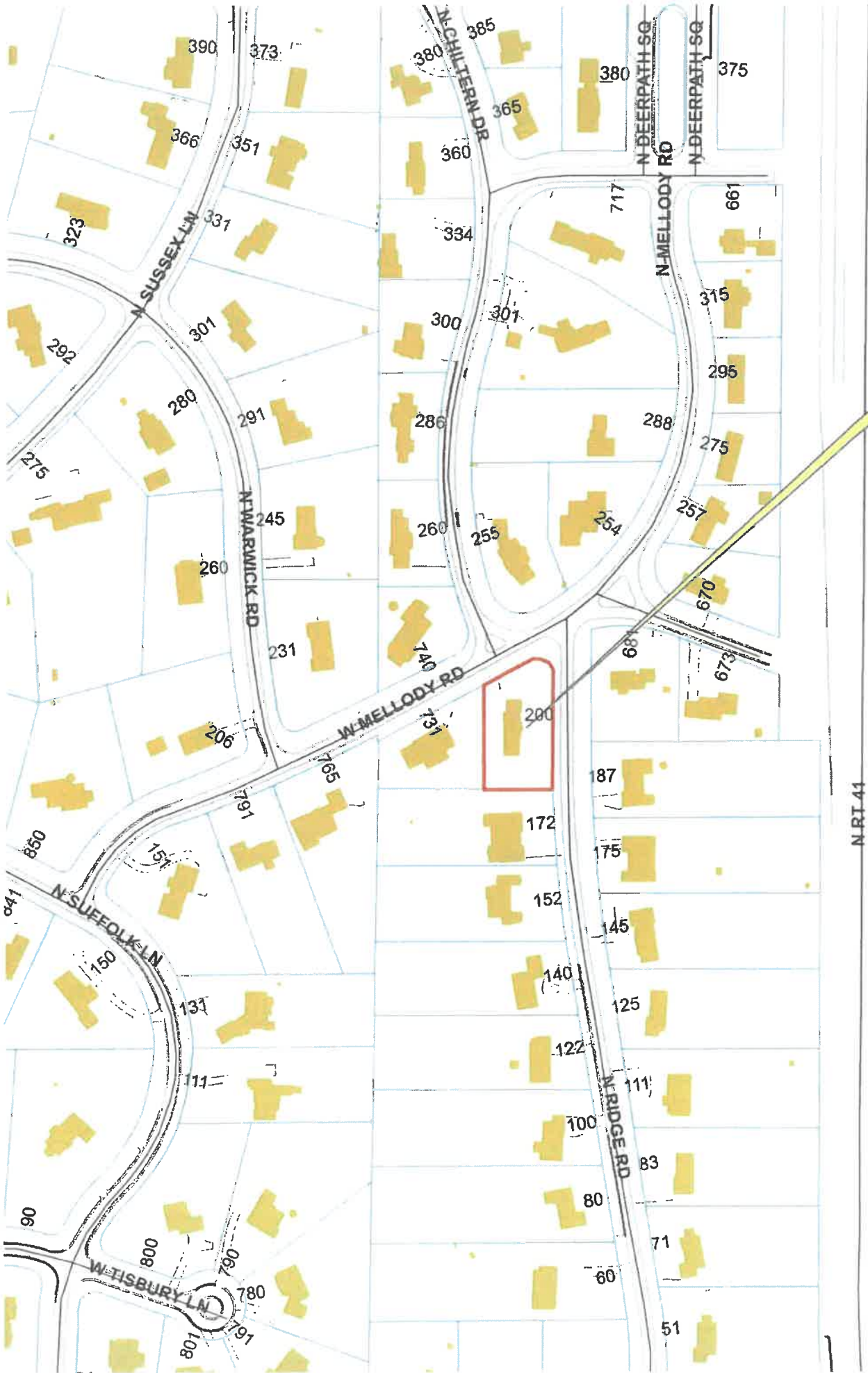
ADDITIONAL ENCROACHMENT AREA

POWERS RESIDENCE
437 N. GREEN BAY RD.
LAKE FOREST, IL 60045

HEALY M. RICE, PC
415 WASHINGTON AVE.
WILMETTE, IL 60091
847-853-0824
healyrice1@gmail.com

DATE 15 FEB 26
REVISED

SHEET 1 OF 2



Area of Request
200 N. Ridge Road

THE CITY OF LAKE FOREST
ORDINANCE NO. 2026-__

**AN ORDINANCE GRANTING A VARIANCE ALLOWING A THIRD CURB CUT FOR
PROPERTY LOCATED AT 200 N. RIDGE ROAD**

WHEREAS, Ahmed Azhari ("**Owner**") is the owner of that certain real property commonly known as 200 N. Ridge Road, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to install a third curb cut to accommodate a new circular driveway in front of the home on to Ridge Road ("**Improvements**") as depicted on the site plan attached hereto as **Exhibit B ("Plan")**; and

WHEREAS, the Owner submitted an application ("**Application**") requesting approval of a variance from Section 150.488, "Location and Corner Setback", of the City of Lake Forest Code to allow construction of the Improvements; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on April 27, 2026; and

WHEREAS, the ZBA, 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 requested variance will not alter the essential character of the neighborhood. The third curb cut will be one of two on Ridge Road. The three curb cuts will only be visible all together from limited points. The proposed driveway configuration is proposed for functional and safety reasons.
2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. The property is a corner lot, at an irregular intersection.
3. The hardship in conforming with the requirements of the Zoning Code is that the property was created and developed prior to the current zoning regulations and as a result, the existing driveway is nonconforming. Since the property was developed, traffic on Ridge Road has increased.
4. The variance, if granted to allow a third curb cut, will not impair light or ventilation to adjacent properties, increase congestion, endanger public

safety, or diminish property values. The proposed circular driveway will minimize the potential for congestion by providing an option to parking on Ridge Road near the intersection.

and recommended that the City Council approve the variance 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 ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variance 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 150.488 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four 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: Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow a third curb cut to accommodate a circular driveway off of Ridge Road, in front of the residence as depicted on the proposed site plan.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three 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 building 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. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for contractor parking and staging and storage of materials and equipment shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans as presented.
- F. 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.

SECTION FIVE: 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 C** 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. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

ATTEST:

City Clerk

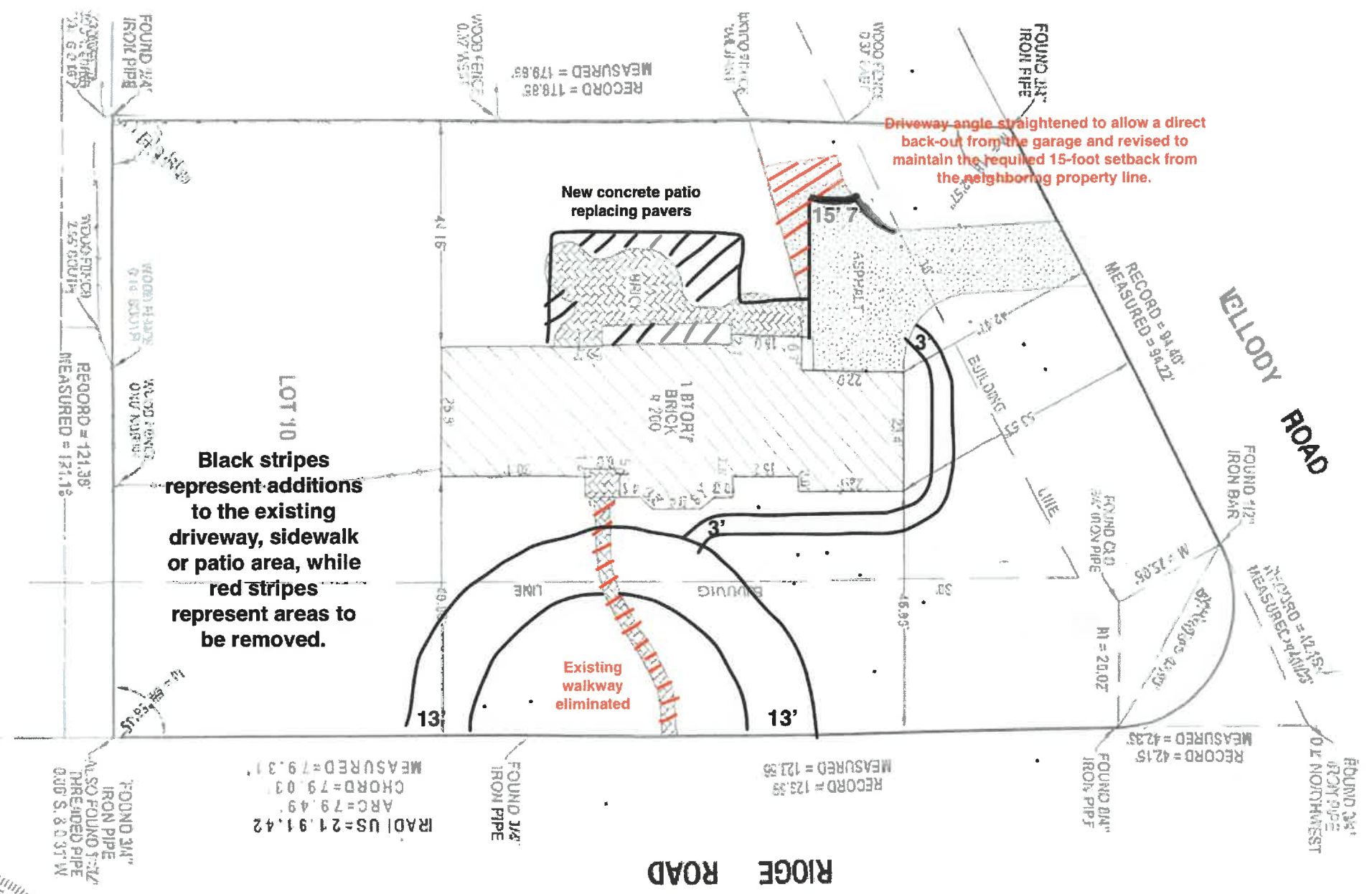
The Plans

INCLAS 4: ARKASIA/ILKON
 1578 Model 337
 Address: 1, 12/19/20

MID LAKES SURVEY COMPANY
 Midlake Professional Center, P.O. Box 187
PLAT OF SURVEY

Phone: 617.871.6373
 Fax: 617.253.2113
 midlakesurvey@comcast.net

1571 TO 16 ACRES, BEING A SUBDIVISION OF LOT 16 ON SECOND ADDITION TO DEERATHILL ESTATES AND OF A PART OF THE SOUTHWEST 1/4 OF THE SECTION 14 OF SECTION 12 TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT DATED AND RECORDED JUNE 6, 1979 DOCUMENT 83295 IN BOOK 34 OF PLATE, PAGE 29, IN LAKE COUNTY, ILLINOIS.



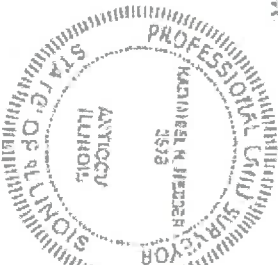
Black stripes represent additions to the existing driveway, sidewalk or patio area, while red stripes represent areas to be removed.

Existing walkway eliminated

Driveway angle straightened to allow a direct back-out from the garage and revised to maintain the required 15-foot setback from the neighboring property line.

SURVEY AREA = 23,093 SQ. FT. ± 0.58 ACID ±
 DATE OF ILLINOIS 1955
 COUNTY OF LAKE 1
 On behalf of MID LAKES SURVEY COMPANY, I HEREBY CERTIFY that the above described property was surveyed under my supervision and that the returned plat is a correct representation of said survey. This professional service certificate is the current Illinois minimum standard for a boundary survey.

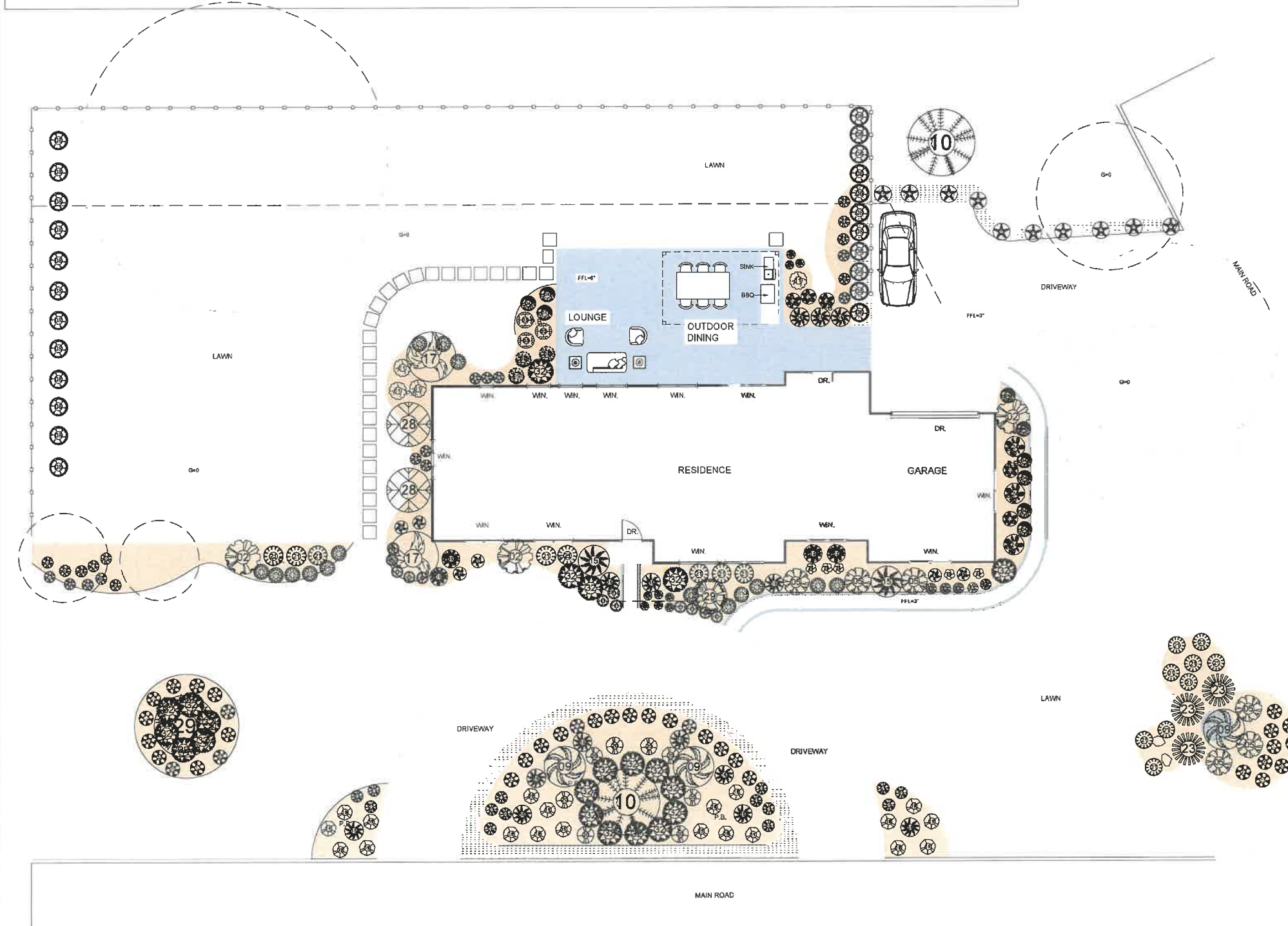
Address: 200 N. RIDGE ROAD, LAKE FOREST, IL 60045
 Date: DECEMBER 15, 2010



GROUP EXHIBIT B

The Plans

PLANT LIBRARY			
	Color size	count	
1. Blue Wonder Columbine	01	(14)	9. Blue Salvia
2. Babo Hydrangea	03	(03)	10. Flowering Dogwood
3. Coral Bells	01	(03)	11. Frances Horta
4. Stephan Bugloss	01	(09)	12. Lavender
5. Ivory Hole Dogwood	02	(04)	13. Russian Sage
6. Anilba	01	(03)	14. Woodford Sage
7. Karl Foerster	02	(22)	15. Green Velvet Boxwood
8. Arborvitae	04	(23)	16. Kales Gold
			17. Japanese Maple
			18. Shenandoah Switch Grass
			19. Fountain Grass
			20. Spiraea Goldmound
			21. Blue Feshco Glauca
			22. Lighurts
			23. Sweet Olive / Christmas Star
			24. Sweetpea
			25. Inkberry Holly
			26. Shesto Daisy
			27. Japanese Forest Grass
			28. Viburnum
			29. Eastern Redbud
			30. Japanese Spirea Pink
			31. Origina Plant
			32. panacea hydrangea



Founded by L.Arcf. Sankalpa Gunasekara, Urba Flora is a global landscape architectural studio focused on creating sustainable, luxurious outdoor spaces. We specialize in designing eco-friendly, high-end environments that bring the beauty of nature into modern living. Our mission is to transform urban and residential landscapes into thriving, peaceful oases that enhance both the environment and the lives of those who experience them.

Residential Full Yard
 Ahmed
 200 N Ridge Rd, Lake Forest, IL 60045, USA
 Coordinates 42°14'36.7" N 87°51'53.0" W



Other Consultation

Revisions

Rev.	Date	Description	Made by

Notes

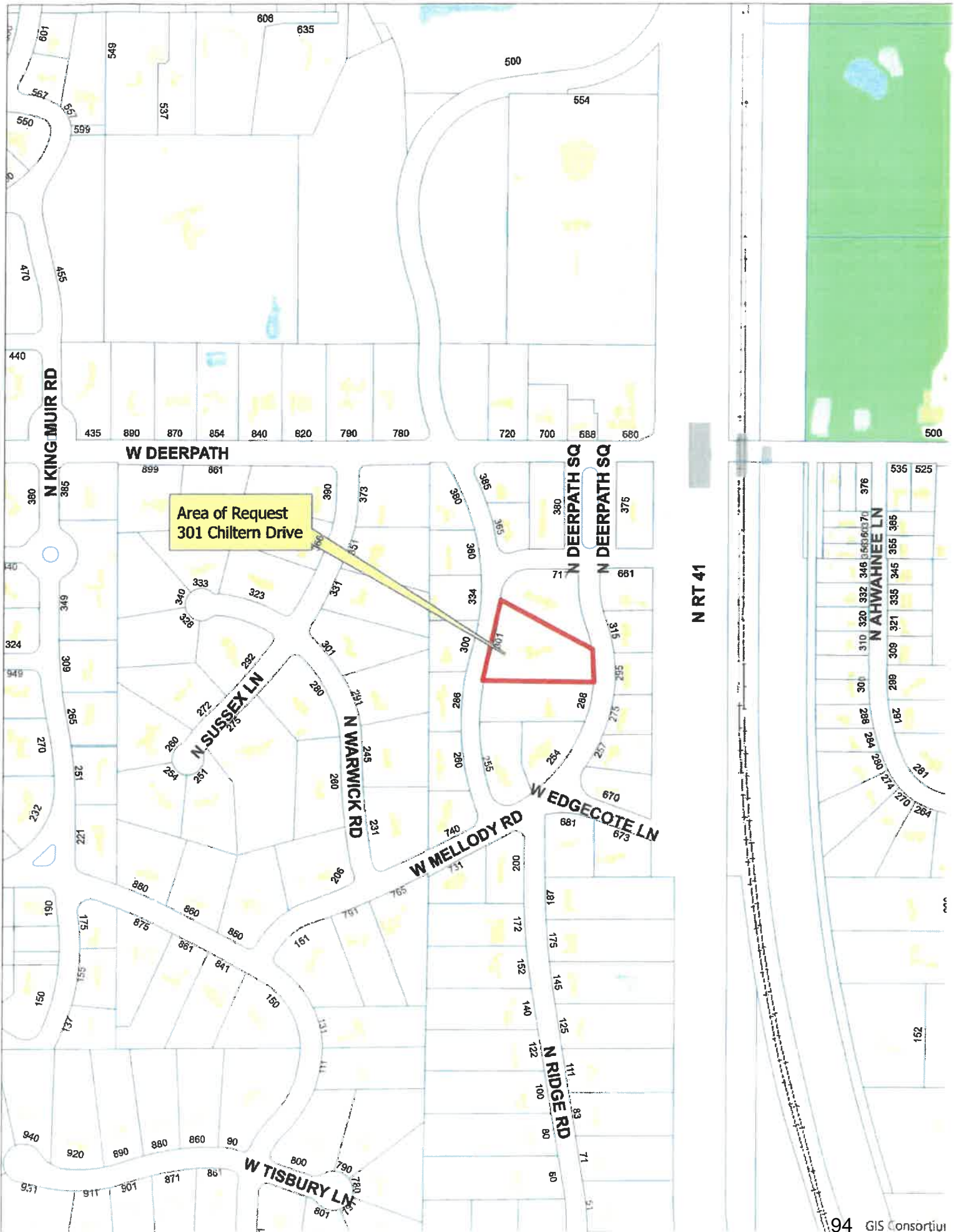
This plant library and schedule have been developed using data sourced from local context research and online resources. Therefore, prior to implementation, it is recommended to consult a local landscape architect or horticulturist for professional supervision.

Date:	14/05/2026
Scale:	1/8" = 1' @ A1
Site Area:	20071 sq. ft.
Designed By:	Sankalpa Gunasekara
Drawn By:	Sankalpa Gunasekara

Drawing Title: Plant Layout

Drawing No: 26/12-1





N RT 41

THE CITY OF LAKE FOREST
ORDINANCE NO. 2026-___

**AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK FOR
PROPERTY LOCATED AT 301 CHILTERN DRIVE**

WHEREAS, Kent and Susanne Woloson ("**Owners**") are the owners of that certain real property commonly known as 301 Chiltern Drive, Lake Forest, Illinois and legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-3, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to repair and slightly expand an existing non-conforming detached garage within the setback area ("**Improvements**") as depicted on the site plans attached hereto as **Group Exhibit B** ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") for variances from Section 159.083, R-3, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the setbacks; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on May 26, 2026; and

WHEREAS, the ZBA, 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 proposed minor expansion of the garage three feet to the north, will not encroach further into the front yard setback than the existing garage. The repaired and expanded garage is intended to blend better with the architectural style of the home than the existing condition. The proposed modifications will not alter the essential character of the property or the surrounding neighborhood.
2. The existing garage was permitted by the City, constructed, and approved prior to current zoning regulations. The placement of the existing garage, as approved by the City, creates a unique condition upon which the variance is requested.
3. The hardship on which the request for the variance is based is the permitting and construction of a garage which does not conform to current zoning regulations.
4. No evidence has been submitted that indicates that the variance, if approved, will increase congestion, endanger public safety, or diminish

property values in the neighborhood. Investment in the property will likely support property values in the neighborhood. The existing garage is in deteriorating condition.

and recommended that the City Council approve the variance 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 ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variance 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 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four 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: Zoning Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to recognize the pre-existing location of the garage partially within the front yard setback and allows a minor expansion of the garage consistent with the existing encroachment and no further than eight feet into the front yard setback consistent with the plans presented to the Board.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three 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 building 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. Staging, Parking and Storage. Prior to the issuance of building permits, a plan for staging and storage of construction materials, construction vehicles, and contractor parking shall be submitted and will be subject to City review and approval.
- E. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans and the Board's deliberations.
- F. 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.

SECTION FIVE: 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 C** 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. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

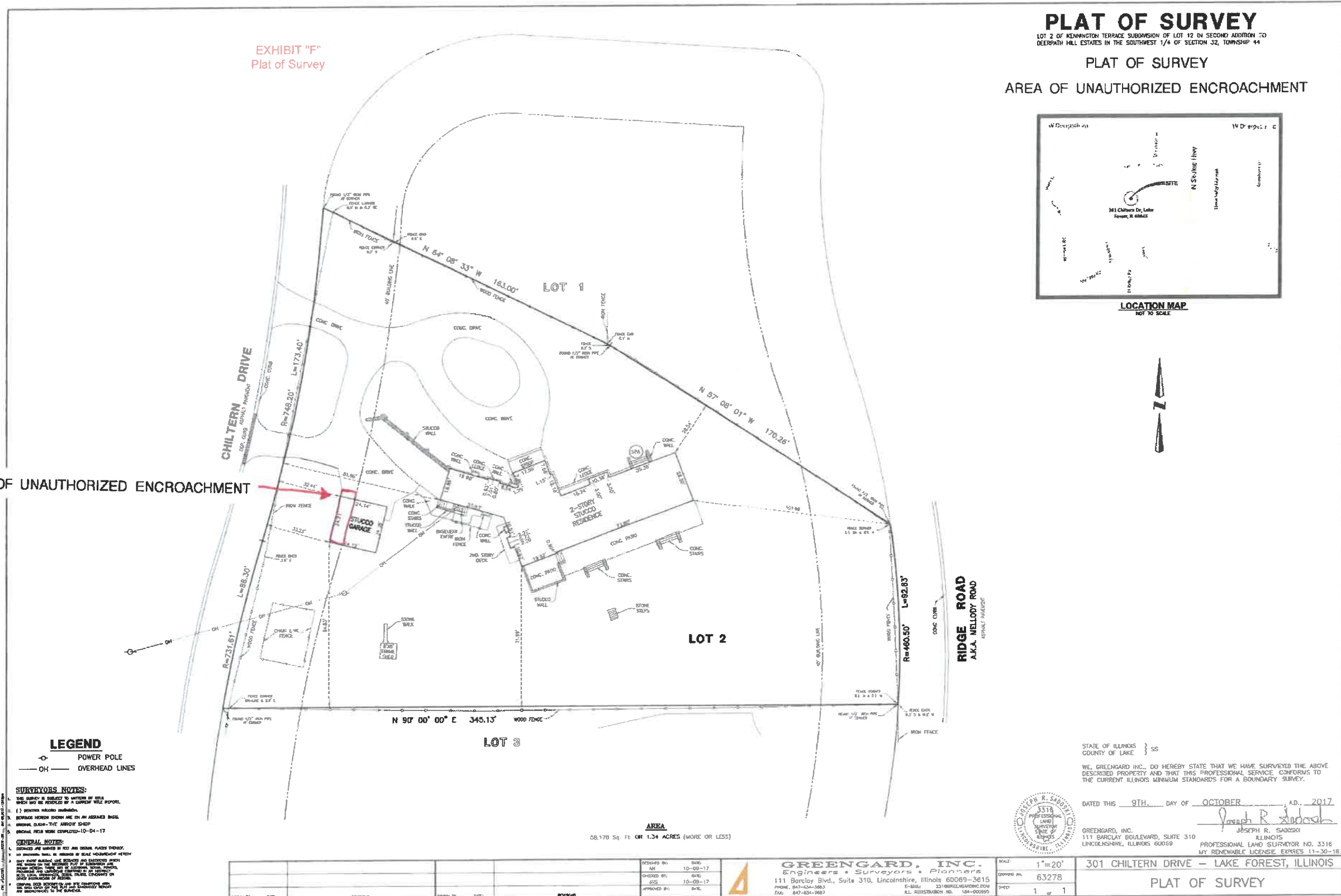
Mayor

ATTEST:

City Clerk

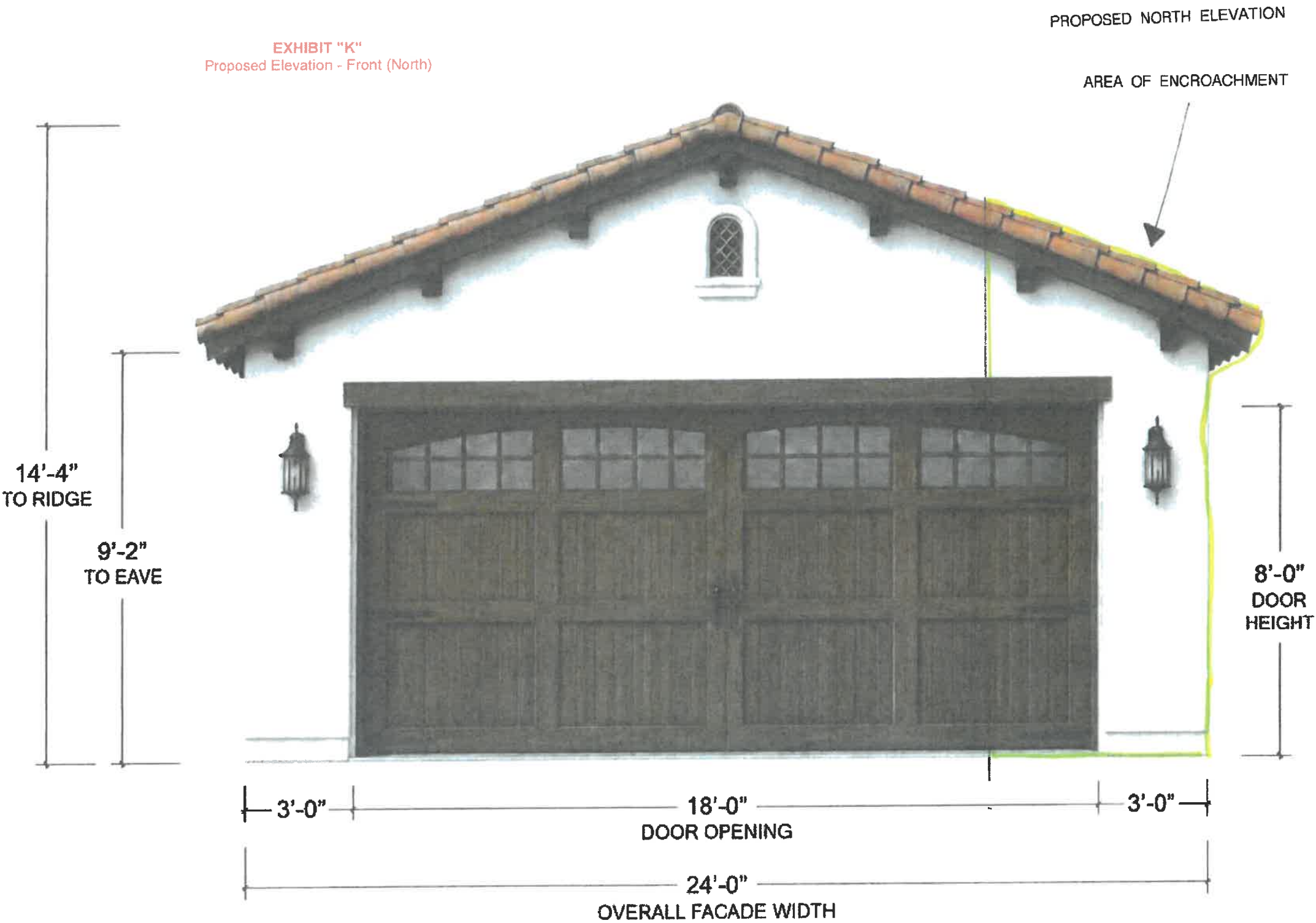
GROUP EXHIBIT B

The Plans



GROUP EXHIBIT B

The Plans

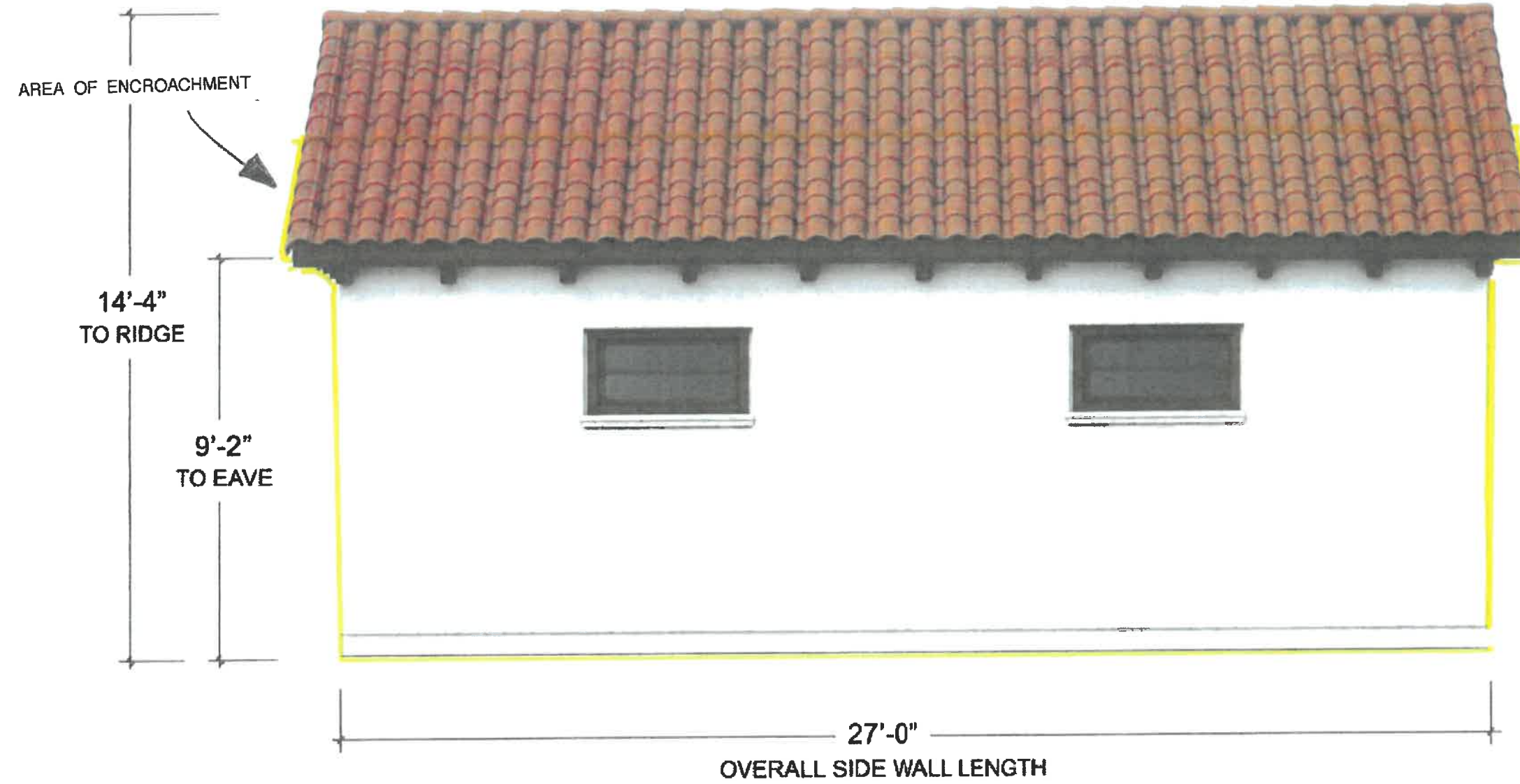


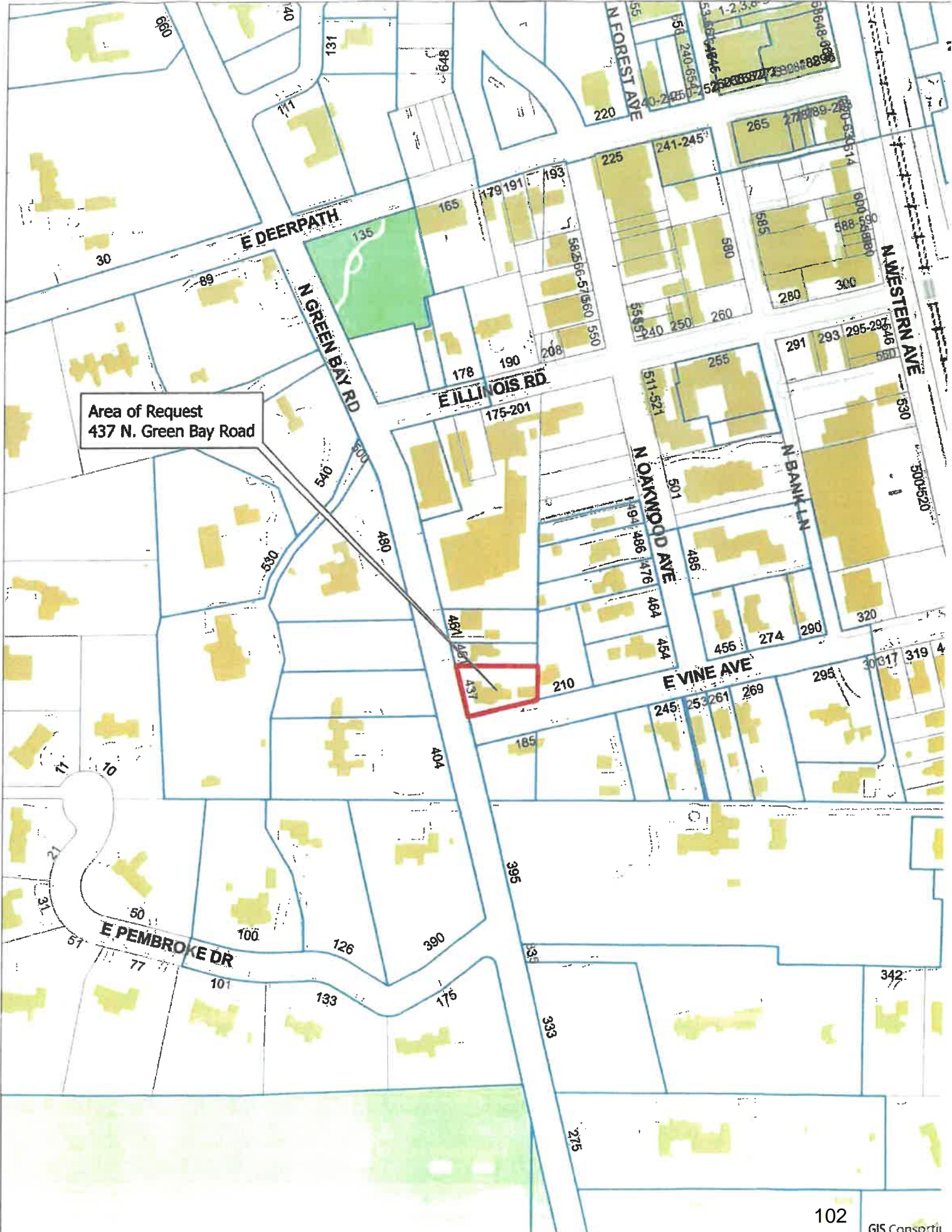
GROUP EXHIBIT B

The Plans

PROPOSED WEST ELEVATION

EXHIBIT "N"
Proposed Elevation - Right (West)





Area of Request
437 N. Green Bay Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 437 N. GREEN BAY ROAD

WHEREAS, Nancy and Jim Powers ("**Owners**") are the owners of that certain real property commonly known as 437 N. Green Bay Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

WHEREAS, the Property is in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements including an expanded, replacement front porch and a replacement screen porch ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owners to obtain a Certificate of Appropriateness ("**CoA**") from the Historic Preservation Commission ("**HPC**");

WHEREAS, some of the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on March 18, 2026; and

WHEREAS, the HPC, 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-2 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the Property is in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
6. the HPC has determined that the Plans qualify for a Certificate of Appropriateness under the standards set forth in Section 155.08 of the City Code;
7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
8. the Improvements are sited in a manner that minimizes the appearance of mass from the

streetscape and neighboring residences due to existing fencing and vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes.

9. the height and mass of the Improvements will generally be compatible with the existing improvements on the site and with neighboring homes, will be subordinate to the existing structure and to structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, 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: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 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 an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 4,200 square feet.

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 building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, 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 Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, 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 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. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

PROPOSED WEST ELEVATION



- WOOD LOUVERED SHUTTERS
- MEMBRANE ROOF
- ALUMINUM GUTTERS
- 4/4 x 8 FASCIA
- 5/4 x 12 FRIEZE
- 4/4 x 2 TRIM BOARD
- 10" SQUARE FIBREGLASS COLU
- CEDAR RAILING AT 36" AFF
- 2 x 2 CEDAR BALUSTERS - 4" O
- 2 x 4 CEDAR BASE RAIL @ 4" AI
- 3 1/4" T&G FIR DECKING
- 5/4 x 12" SKIRT BOARD
- 2 x 12 CEDAR TREADS
- PAINTED RISER
- FRAMED CEDAR LATTICE

WEST ELEVATION
1/4" = 1'-0"

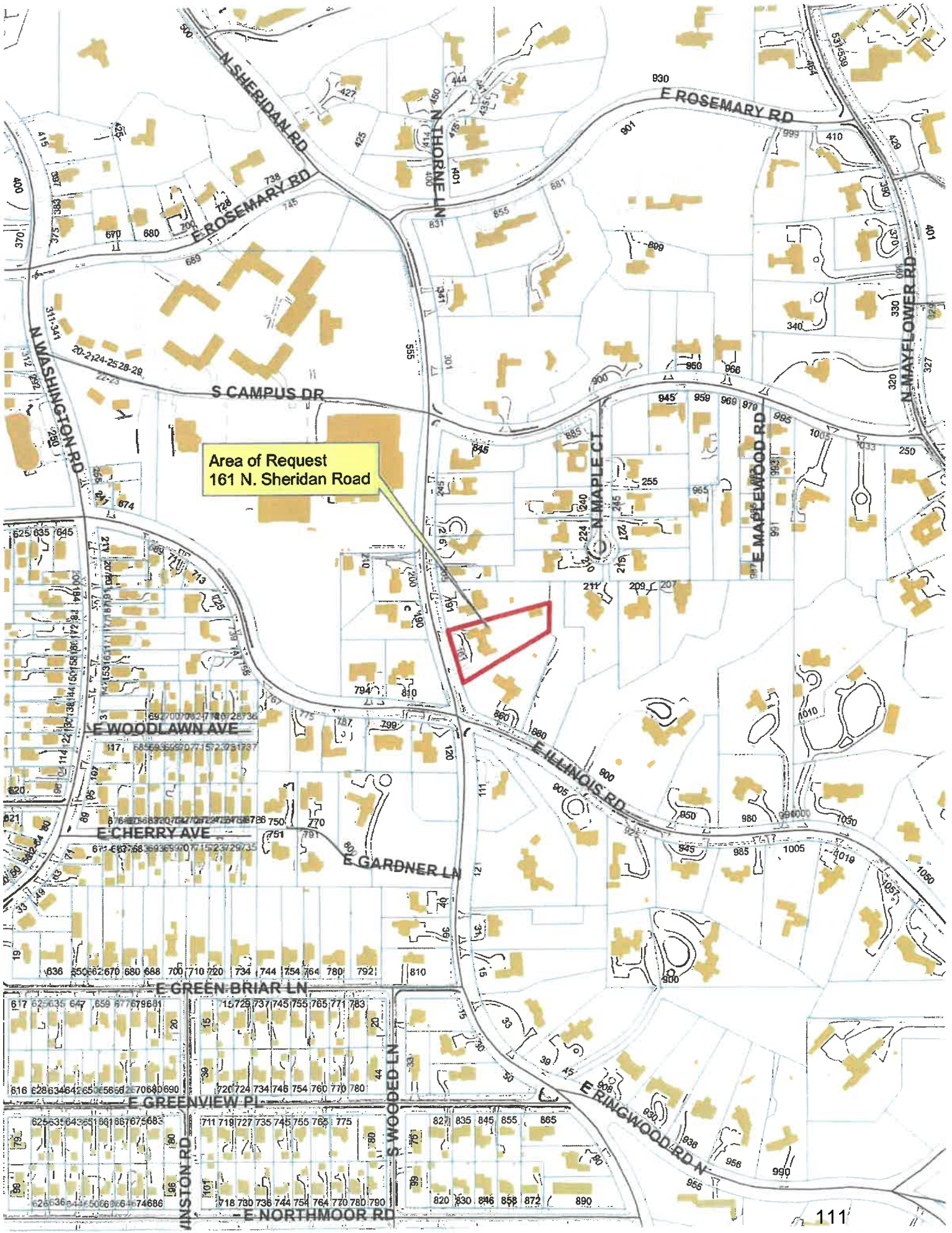
ADDITIONAL ENCROACHMENT AREA

POWERS RESIDENCE
437 N. GREEN BAY RD.
LAKE FOREST, IL 60045

HEALY M. RICE, PC
415 WASHINGTON AVE.
WILMETTE, IL 60091
847-853-0824
healyrice1@gmail.com

DATE 15 FEB 26
REVISED

SHEET 1 OF 2



Area of Request
161 N. Sheridan Road

THE CITY OF LAKE FOREST

ORDINANCE NO. 2026 - ____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 161 N. SHERIDAN ROAD

WHEREAS, Jeremy M. Downs Trust and Amy Kule Downs Trust ("**Owners**") are the owners of that certain real property commonly known as 161 N. Sheridan Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("**Property**"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

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

WHEREAS, the Owners desire to construct improvements including an enclosure of a second floor balcony ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("**Plans**"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owners to obtain a Certificate of Appropriateness ("**CoA**") from the Historic Preservation Commission ("**HPC**");

WHEREAS, some of the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on May 27, 2026; and

WHEREAS, the HPC, 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 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the Property is in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
6. the HPC has determined that the Plans qualify for a Certificate of Appropriateness under the standards set forth in Section 155.08 of the City Code;
7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
8. the Improvements are sited in a manner that minimizes the appearance of mass from the

streetscape and neighboring residences due to existing fencing and vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes.

9. the height and mass of the Improvements will generally be compatible with the existing improvements on the site and with neighboring homes, will be subordinate to the existing structure and to structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, 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: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 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 an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 5,771 square feet.

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 building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, 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 Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, 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 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. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2026.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2026.

Mayor

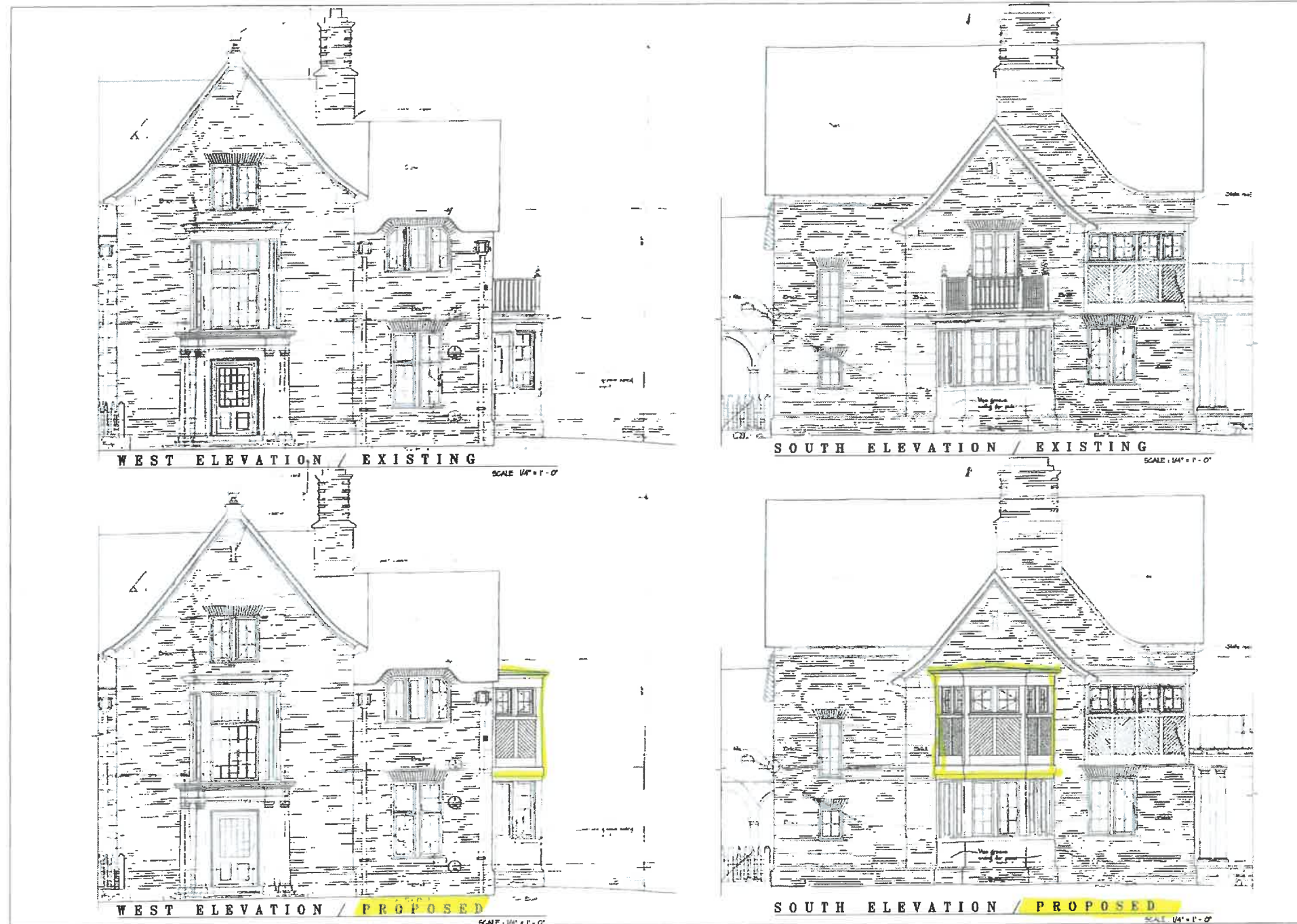
ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans

EXISTING & PROPOSED ELEVATIONS



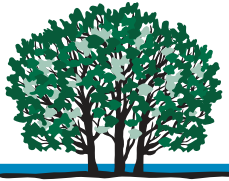
STRASSBURGER & ASSOCIATES, LTD.
ARCHITECTS
Lake Forest, IL 60045
Lake Forest, IL 60045

The use of these drawings is limited to the project and site for which they were prepared and shall not be used for any other project without the written consent of Strassburger & Associates, Ltd.

DOWN'S RESIDENCE
161 N. SHERIDAN ROAD
LAKE FOREST, ILLINOIS

DRAWING

A-2



THE CITY OF
LAKE FOREST
CHARTERED 1861



2025-2030 Strategic Plan FY2026 Update

The City of Lake Forest gathered community feedback through a Community-Wide Survey, in-person and online workshops, and online surveys to help shape the 2025-2030 Strategic Plan.

This update highlights the City's progress across all seven priority areas from the plan's adoption by City Council in October 2024 through the end of Fiscal Year 2026.





FISCAL STEWARDSHIP

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



Objectives	Initiatives	Actions
<p>OBJECTIVE ONE: Implement an operating budget and capital improvement strategy that is balanced over the long-term.</p>	<p>Continue the tradition of considering the long-term time horizons that guide decision making when developing financial forecasts that predict future revenue and expenditure trends.</p>	<ul style="list-style-type: none"> • Long-term capital and financial plans updated annually. • Issued \$25 million in bonds for the new Police Facility while maintaining the City’s Aaa bond rating (January 2026).
	<p>Based on the financial forecasts developed annually, proactively take steps to address anticipated problems in a timely fashion.</p>	<ul style="list-style-type: none"> • Installed fiber conduit at Deerpath construction to avoid any future possibility of disturbing or damaging new decorative streetscape elements (FY26).
	<p>Identify potential internal and external challenges that may impact the City’s ability to remain flexible and responsive in managing City finances.</p>	<ul style="list-style-type: none"> • Addressed State of Illinois decision to eliminate local grocery tax (2025). • Worked with the Illinois Municipal League to calculate the cost of a potential reduction in the Local Government Distributive Fund by the State of Illinois (FY26).
	<p>Retain and attract a high-quality workforce through competitive salaries, benefits, training, and development opportunities with an emphasis on succession planning.</p>	<ul style="list-style-type: none"> • Continue to look at the Apprentice Program for ways to improve it while maintaining competitive hourly wages (ongoing). • Retention Grants for MAP Members and Sergeants (August 2025). • Promoted multiple Public Works employees into management roles as part of the City’s ongoing succession planning (FY26, FY27). • Implemented a 12-hour shift model within the Police Department to improve scheduling stability and work-life balance (FY26). • Provided professional development training for Executive Staff to implement shared language around project management and task assignment (FY26). • Redesigned employee intranet for a more dynamic and intuitive experience to locate policies and benefits information (FY26). • Expanded social media recruitment efforts, increasing awareness of employment opportunities and supporting workforce recruitment. • Increased holiday bonus to recognize employees who work observed holidays and their time away from family and friends (FY27). • Executed IGA with six regional communities to provide leadership training for new or aspiring supervisors led by faculty from the Lake Forest Graduate School of Management (FY27).

Objectives	Initiatives	Actions
	<p>Explore opportunities for continuous improvements to the cost effectiveness and efficiency of City programs, activities, and services with particular focus on those identified by residents as being highly valued.</p>	<ul style="list-style-type: none"> • Updated Lake Bluff Intergovernmental Agreement, generating an additional \$100,000 in revenue (FY25). • Achieved Recycling Processing Fee Savings of over \$100,000 annually by implementing a more cost-effective recycling disposal program with no change to resident curbside collection (FY26). • Projected cost savings of \$360,000 in FY26 through insurance pooling with the Intergovernmental Personnel Benefit Cooperative (FY26). • Using historical data, increased the deductible for workers' compensation and general liability claims to mitigate future costs (FY26). • Implemented new A/V technology in Council Chambers to enhance service quality and reduce long-term contractual service costs (FY26). • Implemented Routeware to help improve efficiency of snow routes (FY26). • Created a new Horticulture/Landscape maintenance section to enhance the community's aesthetics (FY26). • Implemented three new credit card merchant accounts to streamline payment processing and improve customer and staff experience (FY26). • Completed comprehensive review of Central Business District parking regulations, leading to the implementation of a new license-plate-based permit program (September 2025-February 2026). • Led billing system updates and customer account transitions for the first year of the City's water meter replacement project (FY26). • Implemented a new Streets shop sign printer that can create efficiencies in printing signage further supporting other Department sign printing needs (FY26). • Implemented two additional credit card processors to increase operational efficiency and customer satisfaction in the Recreation Department and at the Golf Course (FY26). • Transitioned parking permits from physical hang tags to an electronic, license-plate-based system to improve customer convenience and reduce administrative workload in the Finance Department (FY26). • Implemented updated investment strategy to maximize long-term earnings on City funds (FY26).
OBJECTIVE TWO:	Create a revenue diversification plan.	

Objectives	Initiatives	Actions
<p>Continue to pursue alternative sources of revenue while thoughtfully reducing expenditures and exploring public and private partnerships and special service agreements, which have served the City well in the past.</p>	<p>Continue emphasis on pursuit of grant opportunities to supplement the City's Capital Improvement Program.</p>	<ul style="list-style-type: none"> • Since October 2024, the City has secured grants for: <ul style="list-style-type: none"> ○ Lake-Woodbine Bridge Replacement - \$1,945,000 (ISBP) and \$1,735,000 (IDOT) for total grant funding of \$3,680,000 ○ Open Space Lands Acquisition and Development Grant for South Park Phase II Improvements - \$600,000 ○ McClory Bike Path Repaving from Westleigh to Old Elm Rd (IDNR) - \$200,000 ○ Police Retention Grant (ILETSB) - \$141,226 ○ Law Enforcement Camera Grant - \$136,153 ○ Police Highway Enforcement (STEP) - \$17,150 ○ Police Highway Enforcement (Mini Enforcement Program) - \$9,660 ○ Westleigh Rd Resurfacing (Rt 41- Western Ave, STP) - \$931,016 ○ Cemetery Ravine (IEPA) – Amount pending • Secured IDOT grant funding for enhanced traffic enforcement efforts. This funding allowed additional proactive patrols without impacting the City's budget (FY26). • Received ILTESB Grant funding for the recruitment and retention of Police officers, along with receiving reimbursement funds for current in-car and body-worn cameras (FY26). • Received grant funding from the Illinois Attorney General's Office to combat retail theft. Partnered with City staff and Flock to install four new cameras in the Business District (FY26).
	<p>Pursue consortiums and shared service agreement opportunities with neighboring municipalities to reduce expenditures.</p>	<ul style="list-style-type: none"> • Engineering continues shared service agreement with Village of Lake Bluff for street resurfacing and patching to reduce costs (ongoing). • Continue Municipal Partnership Agreements with multiple operating and capital programs (ongoing). • Extended the Northshore Electricity Aggregation Consortium Agreement that will generate \$90,000 (up from \$60,000) in revenue for environmental sustainability initiatives (FY26). • Began updating Intergovernmental Agreement with Lake Forest Schools (In progress).
	<p>Further steward relationships between the City and community stakeholders to identify potential public/private partnerships to support capital projects, community events, and unique initiatives.</p>	<ul style="list-style-type: none"> • Completed Forest Park Beach Boardwalk using \$1.3 million in private donations (October 2024). • Facilitated donations from Friends of Parks and Recreation Foundation for sailing boat, batting cage at Steven Malin Jr. Baseball Field at Everett Park, and Stirling Hall equipment (FY26). • Police Foundation continues to support police operations and has expressed interest in funding enhancements to new building (ongoing).

Objectives	Initiatives	Actions
	Create opportunities for residents, family foundations, and businesses to make “legacy contributions” - donations for specific purposes or to support the General Fund.	
	Explore opportunities to increase volunteer efforts to reduce City operational costs.	<ul style="list-style-type: none"> • Launched Community Emergency Response Team (CERT) to assist with traffic control and other public safety needs during special events (FY26).
OBJECTIVE THREE: Ensure the public is well informed and understands the financial condition of the City and the proactive efforts to continue to keep the budget in balance.	Publicize the Comprehensive Fiscal Plan, cost-savings initiatives and staff reductions that have been implemented.	<ul style="list-style-type: none"> • Redesigned the FY26 Budget Introduction to enhance clarity (FY26). • In 2026, Achieved the Government Finance Officers Association “Triple Crown” earning national recognition for financial reporting (46 years), budget presentation (10 years) and popular financial reporting (5 years).
	Utilize multiple modes of media and communication to inform the community with an emphasis on presenting complex financial information in an easy-to-understand format.	<ul style="list-style-type: none"> • Published the Popular Annual Financial Report to summarize City finances in a reader-friendly format. • Published Budget in Brief.
	With the goals of both transparency and keeping residents informed, publicize monthly updates to track financial performance and deviations from projected budgets.	<ul style="list-style-type: none"> • Publishing monthly financial “Flash Reports” to track performance and trends (ongoing). • Continue regular eNews notifications regarding City Finances (ongoing).
OBJECTIVE FOUR: Continue to actively encourage and support economic development.	Explore opportunities to create jobs, enhance economic diversification within the community, and promote income growth.	<ul style="list-style-type: none"> • Ongoing coordination with the Conway Park Owners’ Association supporting new corporate tenants in Conway Park most recently Consumer’s Credit Union and Alderidge Electric (ongoing). • Recent expansion at the hospital offers increased employment opportunities in the community. Additional employees support the housing market and local businesses (FY26).
	Develop a dedicated Fund and/or revenue to allocate for business/economic development initiatives.	<ul style="list-style-type: none"> • Created a Business Disruption Grant program to assist struggling businesses during construction of the Deerpath Streetscape and Bank Lane Enhancement Projects (FY26).
	Develop and implement options for incentive programs targeted toward sites, business types, or other development identified by City officials as essential to maintaining thriving business districts.	<ul style="list-style-type: none"> • On a case by case and limited basis, incentives to support businesses continue to be considered. Examples include Le Colonial and The Forester Hotel (ongoing).



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.



Objectives	Initiatives	Actions
<p>OBJECTIVE ONE: Continue to utilize the annual five-year Capital Improvement Program Plan as a budgeting and prioritization tool for all City infrastructure, assets, and facility-related improvement, enhancement, and replacement projects.</p>	<p>Provide funding for studies of infrastructure, assets, and facilities to assist in prioritizing and forecasting costs related to future needs and to minimize accelerating expenditures resulting from the deferred maintenance.</p>	<ul style="list-style-type: none"> • Refreshed existing Stormwater Management Study, reflected in the Capital Plan (2025). • Completed part one of detailed bridge analysis (2025). • Completed multiple infrastructure design studies in FY26, including: <ul style="list-style-type: none"> ○ Cherokee Sewer Improvements (Grandview-Forest Hill) ○ Basswood Rd Watermain (Blackthorn-Westleigh) ○ Green Bay Rd Watermain (Linden-Greenwood) ○ Westleigh Resurfacing ○ Waukegan & Westleigh Intersection • Completed multiple infrastructure projects: <ul style="list-style-type: none"> ○ Ahwahnee Road Storm Sewer Project (FY26) ○ Ahwahnee Watermain Replacement (S. Of Deerpath) (FY26) ○ West Park Tennis Court Reconstruction (FY26) ○ Deerpath & Bank Lane Streetscape (FY26) ○ McClory Bike Path Resurfacing (Old Elm-Westleigh) (FY26) ○ Forest Park Playground Equipment Replacement (FY26) • Working on multiple infrastructure design studies to position priority projects for construction and future grant funding: <ul style="list-style-type: none"> ○ Water Distribution Study (FY27) ○ South Park Improvements and Parking Lot Design (FY27) ○ Onwentsia and Poplar Storm Sewer Design (FY27) ○ Forest Park Beach Belvedere Steps Study (FY27) ○ Walden East Bridge Repairs (FY27) ○ Ringwood Bridge Replacement Phase I (FY27) ○ Waukegan & Everett ROW Acquisitions (FY27) • Work underway or planned on multiple infrastructure projects: <ul style="list-style-type: none"> ○ Lake & Woodbine Bridge Replacement (FY27) ○ Lake & Spruce Bridge Rehabilitation (FY27) ○ Waukegan and Westleigh Intersection Improvements (FY27) ○ Griffith Woodland Storm Sewer Replacement (FY27) ○ Resurfacing and Patching (FY27) ○ Green Bay Road Watermain Replacement (FY27) ○ Sewer Lining and Inspecting (FY27) ○ City-Wide Private Fiber Installation (FY27)

Objectives	Initiatives	Actions
	Develop a forward looking and ongoing assessment and evaluation process for City facilities, parking lots, bike and walking paths, and parks.	<ul style="list-style-type: none"> • Maintaining third-party infrastructure condition assessments across major asset categories (ongoing).
	Recognize that the cost of supporting infrastructure and facilities will likely continue to outpace available dollars. Continue to explore grant opportunities, public/ private partnerships, and other outside funding sources to help finance priority projects and special initiatives desired by the community.	<ul style="list-style-type: none"> • Continue to seek grant funding for priority projects identified in the five-year CIP (mentioned above, ongoing).
	Continue to use funding targets to ensure that available dollars are allocated to a wide range of infrastructure and facility needs including, but not limited to roads, bridges, buildings/facilities, ravines, storm sewers, water and sanitary systems, operating equipment and vehicles.	<ul style="list-style-type: none"> • Integrated funding priorities and planning philosophy into annual budget and capital planning processes (ongoing).
OBJECTIVE TWO: Identify and pursue road, sidewalk, and bike/pedestrian path improvements to promote mobility, safe and efficient movement of various transportation modes, and inter-connectedness throughout the community.	Develop and implement an ongoing process to identify and prioritize future transportation enhancement projects throughout the City.	<ul style="list-style-type: none"> • Philosophy is incorporated into annual planning processes. • Skokie Bike Path Plans Under Review by LCDOT (FY26). • Effectively maintain the new Deerpath and Bank Lane Streetscape enhancements utilizing efficient and cost-effective practices (FY27).
	Take steps necessary to advance and complete the intersection improvements at both Waukegan and Everett Roads and Waukegan and Westleigh Roads through partnership with IDOT.	<ul style="list-style-type: none"> • Construction underway for Westleigh and Waukegan intersection improvements (March-September 2026). • Beginning land acquisition conversations for Waukegan and Everett intersection improvements with construction expected summer 2028 (Spring 2026).
OBJECTIVE THREE: Research, develop, and implement innovative and modern solutions for all City infrastructure repairs and improvements that promote efficiency, cost effectiveness, and	Continue to evaluate and implement new technologies, means, and methods to improve infrastructure in areas that may present both funding and construction challenges/limitations. These may include but are not limited to stormwater management, facility improvements, road resurfacing, parking lot replacement, and street lighting.	<ul style="list-style-type: none"> • Implemented the Cartegraph work order system to streamline daily operations and track infrastructure maintenance (FY25, FY26). • Integrated new technological solutions into the comprehensive Central Business District parking update (FY26). • Began multi-year process to replace all water meters with new “smart” meters that allow customers to track daily usage and detect leaks sooner, while also improving the City’s efficiency (FY26).

Objectives	Initiatives	Actions
environmental sustainability.	Protect waterways and ravines by maintaining and improving storm water and sanitary infrastructure, and stream system health.	<ul style="list-style-type: none"> Completed Ahwahnee Storm Sewer Improvements (Spring/Summer 2025). Planning to begin design on Cemetery Ravine project in FY27 or FY28, pending grant funding.
	Continue to explore opportunities to include features such as rain gardens, pervious pavement, and bioswales where appropriate in infrastructure projects.	<ul style="list-style-type: none"> Elawa Farm parking lot bioswale design and construction (2024).



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.



Objectives	Initiatives	Actions
<p>OBJECTIVE ONE: Improve the effectiveness of joint police, fire, and emergency management response through enhanced coordination, integrated training programs, new protocols, and the development of best practices for critical incidents and planned events.</p>	<p>Ensure public safety agencies have the training, equipment and resources needed to deliver timely and effective services and develop ways to measure and report on the quality of those services.</p>	<ul style="list-style-type: none"> Several staff completed National Incident Management System (NIMS) and Chief Fire Officer training to strengthen leadership and emergency response capabilities (ongoing). Placed a new ambulance into service, enhancing EMS response capacity (FY26). Upgraded police squad car tablets to improve field communication and data access (FY26). Police command staff completed specialized emergency preparedness and leadership training (FY26). Collaborated with Public Works to update the fire training tower, improving facilities for realistic victim rescue training (FY26). Implemented ImageTrend electronic patient care reporting to streamline hospital reporting and enhance the ability to track and analyze emergency medical data (FY26). Transitioned radio network to StarCom significantly improving communication capabilities and interoperability (FY26).

Objectives	Initiatives	Actions
	Continue joint efforts to plan for and respond to significant community safety events through combined training and utilization of emergency operation plans.	<ul style="list-style-type: none"> Continue supporting Fire Officers in National Incident Management courses to strengthen emergency leadership and response capabilities (ongoing). Hosted Crisis Communications Training for Management Staff in June 2026 (FY27).
	Enhance the community’s ability to prevent, protect against, mitigate, respond to, and recover from critical incidents and large-scale events.	<ul style="list-style-type: none"> Conduct regular joint training exercises with Police, Fire, EMS, and other key partners to improve coordinated response to critical incidents (ongoing). Conduct regular risk assessments for natural disasters, severe weather, and security vulnerabilities (ongoing). Lead training sessions for summer beach and lakefront staff to ensure preparedness for seasonal operations (FY26). Completed Active Shooter Incident Management and School Safety training with partner agencies to strengthen coordinated response (FY26). Provided on-site mental health assessments for all police and fire personnel to eliminate barriers to these resources (FY26).
	Evaluate and project major capital expenses to responsibly maintain a high level of service and response to emergencies.	<ul style="list-style-type: none"> Continue investing in public safety capital equipment (ongoing).
<p>OBJECTIVE TWO: In partnership with the community, professionally and efficiently deliver high-quality law enforcement services; foster a feeling of safety and security; and provide outreach and educational programs to enrich all persons in the City of Lake Forest.</p>	Research and implement new training, technology, processes, facilities, and equipment that support the mission of the Police Department.	<ul style="list-style-type: none"> Implemented FLOCK License Plate Reader technology to enhance investigative capabilities and public safety operations. There are 33 cameras within the City, and the City pays for 12 and the rest are sponsored through private partnerships with homeowner associations, neighbors, etc. (ongoing). Conduct training on de-escalation, mental health response, use of force, and new investigative tools to strengthen officer preparedness (ongoing). Installed advanced parking enforcement technology to improve efficiency, accuracy, and compliance in the Central Business District (FY26).
	Increase police department transparency through new tools and growing current practices.	<ul style="list-style-type: none"> Created and launched the crime map transparency portal (FY26).
	Continue efforts to support industry-leading police/community strategies that will support the community and strengthen public trust.	<ul style="list-style-type: none"> Police Department hosts regular community outreach events, including Coffee with a Cop, Breast Cancer Awareness Events, youth hockey and football events with CROYA, Safety Presentations to Community Groups, Chat with the Chief, and more. Hosted Citizens Police Academy (Fall 2024, Spring 2025, Fall 2025 and Spring 2026).

Objectives	Initiatives	Actions
	Expand social services throughout the community by increasing the use of the police social worker and other crisis intervention programs.	<ul style="list-style-type: none"> Created the Emotional Support Animal program to assist on mental health related calls (FY26). Social Worker and comfort dog have conducted significant community outreach through direct public engagement, social media, and news media coverage (FY26-present).
<p>OBJECTIVE THREE: Provide a safe environment through efficient and effective fire rescue and EMS services for the residents, businesses, and visitors.</p>	Ensure the seamless operation and continual enhancement of fire rescue services, emergency medical services, life safety code enforcement, and 911 operations to advance public safety.	<ul style="list-style-type: none"> Re-established shared staffing between Fire and Community Development to improve coordination on life safety inspections (FY26). Placed a new ambulance in service, helping increase staff and patient care quality and satisfaction (FY26).
	Identify and adapt to public safety service models that support ever evolving changes in service delivery expectations and opportunities.	<ul style="list-style-type: none"> Adjusted staffing models to ensure effective emergency response (FY26). Received approval to increase firefighter shift staffing by one per shift. Continued refining the hiring process to bolster staffing and hire qualified candidates (FY26). Revised the Board of Fire and Police Commissioner Rules and Regulations. The revisions allow for continuous recruitment with the goal of filling multiple vacant positions more quickly (FY26). Established a partnership with The Josselyn Center to implement our first mental health screening program for staff in conjunction with our Employee Assistance Program (FY26).
	Continue implementation of progressive fire and injury prevention activities (i.e. Citizen’s Fire Academy, Risk Watch, Public Education Initiatives).	<ul style="list-style-type: none"> Hosted the Citizens Fire Academy to strengthen public awareness of fire operations (FY26). Continue visiting classrooms to share fire safety tips (year-round). Participate in annual fire alarm drills at public and private schools (ongoing).
	Explore, implement, and integrate technological innovations and advancements.	<ul style="list-style-type: none"> Conducting a trial of new communication technology to improve reliability and overcome cellular coverage challenges (FY26).
<p>OBJECTIVE FOUR: Plan for, design, and build updated police and fire headquarters facilities in a manner that is both fiscally responsible and meets the current and future needs of the community and our public safety.</p>	Convert the vacant office building at 1925 Field Court to a new Police Headquarters.	<ul style="list-style-type: none"> Design for new police headquarters completed in Fall 2025 and City Council approved construction in October 2025. Base project came in under budget.
	Explore various funding mechanisms, public/private partnerships, and other revenue streams to offset buildout and ongoing operational costs for the Police Headquarters.	<ul style="list-style-type: none"> Exploring Police Foundation support for additional enhancements to the building (FY27).
	Develop a plan for renovation of the existing Public Safety Building to meet the needs of the Fire Department in the short term, and over the longer term.	<ul style="list-style-type: none"> Began design to renovate the Public Safety Building into a dedicated Fire Station (FY26).

Objectives	Initiatives	Actions
	Assess the impact the new police headquarters location will have on law enforcement operations, Police-Fire cooperation, community relations, and other metrics and plan for and implement appropriate strategies.	<ul style="list-style-type: none"> Plans to continue cross-training and joint drills with the Fire Department to strengthen Police-Fire cooperation in the new location (FY27).



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.



Objective	Initiatives	Actions
<p>OBJECTIVE ONE: Identify opportunities to enhance recreational programs and facilities to better serve the needs and interests of residents and to continue to attract new families to the community.</p>	Identify opportunities to enhance existing offerings and develop new programs to meet the expressed needs and ever-changing interests of all community members.	<ul style="list-style-type: none"> More than 9,000 program registrations throughout fiscal year 2026 (FY26) More than 2,700 registrations were recorded across summer programs in 2025, reflecting strong community demand (FY26). Summer program registration was moved two weeks earlier to give families additional time to review offerings and plan their summer activities (FY26). Expanded summer camp offerings with an additional week at the front end and back end to meet the school schedule. Roughly 120 additional registrations were added during this period (FY26). Youth Baseball grew from five teams in 2024 to eight teams in 2025 (FY26). Launched the Parks and Recreation Subcommittee to guide future recreation facility and program planning (FY26). The Tackle Football program expanded from 96 to 123 participants, while a brand-new Cheerleading program launched with 141 participants (FY26). A new spring flag football program was offered with five teams competing across the northwest suburbs (FY26) Hired new program supervisor position to enhance and expand athletics programming needs (FY26). In FY26, there were over 5,000 hours of reserved field usage at Deerpath Park (FY26). Sixteen user groups actively are using Deerpath Park on a consistent basis (FY26). Planning underway for an elevated Independence Day weekend filled with events to commemorate America's 250th anniversary including new Bites on Bank Food Festival, Elawa Farm Dinner, Festival & Fireworks, and Ice Cream Social at Forest Park Beach (FY26-FY27). The Holiday Train program returned and filled all 200 seats available for two days (FY26). Created two new fitness classes specifically for golf and sailing in February and March (FY26).


Objective	Initiatives	Actions
	Begin to develop a long-term plan for the enhancing, renovating, or replacing the Recreation Center. Consider scope, timing, and financial strategies.	<ul style="list-style-type: none"> • Installed a new floor in the multi-purpose room of the CROYA Student Union facility (FY26). • Refurbished CROYA patio table and benches, completed as a Boy Scout Eagle Project (FY26). • The Rec Fitness Center made targeted upgrades to key, high-use areas and purchased new equipment (FY26). • In fall 2026, will begin the multi-year process to update the Parks and Recreation Master Plan, which was last updated in 2019 (FY27).
OBJECTIVE TWO: Offer community events and educational opportunities that address the diverse needs and interests of Lake Forest residents and increase the sense of community.	In addition to larger community events, support grass-roots initiatives for localized gatherings within subdivisions and neighborhoods to build community and strengthen neighbor to neighbor relationships.	<ul style="list-style-type: none"> • Presented a series of Summer Concerts in Market Square, Northcroft Park, and Townline Park, providing free entertainment and community gathering opportunities (FY26, FY27). • Hosting Unplug Illinois Day event encouraging residents to connect with nature (FY26, FY27).
OBJECTIVE THREE: Encourage and promote community use of the City's natural assets including neighborhood and community parks and preserved and protected natural areas.	Continue to maintain City parks and open spaces at a high level making them safe, comfortable, and inviting to residents.	<ul style="list-style-type: none"> • Completed the Forest Park Beach Pathway Project, improving accessibility and enhancing the visitor experience (FY25). • Adopted the Deerpath Park Usage Fee Policy to update rates for field rental groups (FY25). • Completed Tennis Court renovations at West Park and resurfacing at Waveland and South Park, improving playability and safety (Summer 2025). • Completed City Hall landscape improvements (FY26). • Began construction on the new Waveland Park Pavilion, designed with community feedback to enhance recreational and gathering opportunities (FY26). • Installed a new playground at Forest Park Beach, one designed with community input (FY26). • Continued evaluation of 10-year comprehensive master park plan, including potential enhancements at Meadowood Park (FY26). • Awarded OSLAD grant contributing \$600,000 to the completion of Phase 2 at South Park (FY26). • Installed bottle-fill stations at park facilities to provide access to drinking water while also encouraging the use of refillable water bottles rather than single-use plastics (FY26)
	Evaluate opportunities to improve pedestrian (both walkers and runners) and bicycle access to parks and open spaces.	<ul style="list-style-type: none"> • Completed McClory Bike Path Repaving from Westleigh to Old Elm Road (FY26).

Objective	Initiatives	Actions
	Promote and celebrate the community's unique natural assets, the beach, parks, prairies, and woodlands.	<ul style="list-style-type: none"> • City Council Approved Naming Rights & Recognition Policy (FY25). • Dedicated the Everett Park baseball field renaming it the Steven Malin Jr. Memorial baseball field (FY26). • West Park skate pond was open for 31 days during FY26 and over 2,600 visits were recorded (FY26). • Over 26,000 rounds of golf were played in FY26 (FY26). • Over 86,000 beach visits were accounted for in FY26, in alignment with previous year's trends. July 5 was the busiest beach day with over 2,000 visits (FY26). • A portion of cell four at the beach (southernmost area) was opened to swimming, expanding the swim area for residents (FY26). • Enhanced beach concessions experience with a new vendor with expanded offerings and more flexible hours (FY27).
	Provide information on regulations that apply to the use of parks, the beach, and preserved open spaces in order to enhance the experience for all residents.	<ul style="list-style-type: none"> • Launched education campaign to raise awareness of no dogs at the beach policy (Spring 2025).
	Continue to promote programs including the award-winning Rethink Recycle Program, use of the City's Compost & Recycling Center, curbside compost collection service, and the exploration of other environmentally friendly initiatives.	<ul style="list-style-type: none"> • Launched the Hefty Renew Orange Bag Program to make recycling hard-to-recycle plastics more convenient for residents (FY25). • Continued the Rethink Recycling Campaign by engaging student interns to support education and awareness around recycling best practices (FY26, FY27). • Introduced an aggressive campaign to eliminate the disposal of lithium batteries in regular refuse, reducing fire risks and promoting safe recycling (FY26, FY27). • Partnered with SWALCO to add an additional textile recycling location at the Recreation Center (FY26). • Negotiated a five-year franchise agreement with WasteNot to continue the curbside composting program to ensure continued curbside composting services to residents and businesses (FY26).
	Provide public education opportunities with the goal of increasing awareness of the benefits of protecting and preserving the extraordinary natural environment in the City.	<ul style="list-style-type: none"> • Partnered with SWALCO on events such as the hazardous waste collection program (ongoing). • Shared "Sustainability Sunday" posts on social media to highlight tips and resources (ongoing). • Invited WasteNot to public events to share information about curbside composting, including Bites on Bank Food Festival on July 2, 2026 (ongoing).

Objective	Initiatives	Actions
	Assure that the City organization, elected and appointed officials and City staff lead by example in accordance with the City's Values: Trust, Respect, Integrity and Excellence.	
OBJECTIVE FOUR:	Strive to create an environment of civility at public meetings by encouraging openness to listening and understanding diverse points of view	<ul style="list-style-type: none"> Continued to encourage open dialogue by supporting the sharing and consideration of all perspectives in City decision-making processes (ongoing). Hosted community engagement events, including Ward Meetings, Coffee in the Park with Your Aldermen, and Chat with the Chiefs, to provide in-person opportunities for residents to share input (ongoing).
Create opportunities to partner with schools, the hospital, the Library, Gorton Center, religious institutions, and other not for profit groups to support the success and well-being of children, youth, seniors, and families.	Continue to support, promote, and enhance the services and programs offered by CROYA to respond to current interests and needs of the community's youth.	<ul style="list-style-type: none"> Served approximately 12,000 youth through CROYA programs and services, including 9,000 participants in programming and 3,000 participants during after-school drop-in hours (FY25). Conducted 380 youth programs and meetings that engaged nearly 9,000 participants through weekly youth meetings, peer training classes, leadership programs, community service projects, retreats, music jams, and social activities (FY26). Expanded the CROYA Peer Training Program to all Lake Forest High School Freshman Scout Seminar classes, reaching more than 300 students across 12 classes (FY26). Launched the Middle School "Girls Night In" program to provide additional opportunities for student connection, engagement, and support (FY26). Added a Service & Leadership Youth Worker position to expand leadership development, community service, and teen engagement opportunities (FY26). Facilitated community service projects in partnership with organizations including Kiwanis, Feed My Starving Children, Beacon Place, Camp Hope, Gorton, House of Peace, Fill A Heart 4 Kids, and Habitat for Humanity (FY26). Created two youth-led weekend retreats that engaged approximately 85 high school students and fostered connection, peer support, and leadership development (FY26). Delivered Peer Training, Peer Assisted Leadership, Peer Pressure, and Upstander curricula to hundreds of Lake Forest and Lake Bluff students, including all Lake Forest High School freshmen and students at Woodlands Academy (FY26). Hosted the 27th annual Donut Bowl flag football event and 23rd annual Donut Cup floor hockey event in partnership with the Lake Forest Police Department, strengthening positive relationships between youth and law enforcement (FY26). Participated in the Community Wellness Task Force to support mental health and wellness initiatives throughout the Lake Forest area (FY26, FY27).


Objective	Initiatives	Actions
	<p>Continue to support, promote, and enhance the services and programs provided by Dickinson Hall to respond to current interests and needs of the community's aging population.</p>	<ul style="list-style-type: none"> • Conducted a customer service survey to gather member feedback and identify opportunities to better meet the needs of Dickinson Hall participants (FY26). • Launched WebTrac online registration, modernizing program registration and improving access to Dickinson Hall services (FY26). • Implemented a technology assistance program offering 30-minute troubleshooting sessions for iOS and Android users (FY26). • Expanded Dickinson Hall's network of community partners, resulting in a projected 55% increase in sponsorship revenue (FY26). • Expanded transportation services by adding Wednesday service and increasing total rides from 485 to 759 compared to the same period in the previous year (July–December 2024 vs. 2025). • Achieved a record-high membership of 1,070, representing an 8.3% increase over FY25 (FY26). • Connected adults age 55 and older with food, financial, housing, legal, medical, and social service resources through the Senior Advocate Program, assisting 57 clients through 611 unique touchpoints (FY26). • Added a new wheelchair-accessible van to enhance transportation services and replace an aging vehicle (FY26). • Expanded program offerings with new activities including Exploring Shakespeare, Novice Mah Jongg, Mah Jongg lessons, Karaoke Fridays, and Chef Susan cooking demonstrations (FY26). • Increased new member enrollment by 24%, with 225 individuals joining Dickinson Hall Senior Center during FY26. • Enhanced member engagement by attracting approximately 100 additional participants through specialized programming, including culinary demonstrations, line dancing, Shakespeare classes, and a recurring lecture series (FY26).
	<p>Cultivate partnerships with School Districts 67 and 115, community groups and organizations to enhance opportunities for collaboration and building trust while promoting physical and emotional well-being for all residents.</p>	<ul style="list-style-type: none"> • Utilized school buildings and grounds to support recreation programming, including summer camps, athletics, and arts programs (ongoing). • Provided scheduled access to the Deerpath Athletic Complex for school-day programming, practices, and athletic competitions (ongoing). • Partnered with Lake Forest College and Lake Forest Open Lands to offer GO Lake Forest Walks at local parks and nature preserves (ongoing). • Hosted Lake Forest baseball alumni Caleb Durbin, a Major League Baseball player, at a winter baseball clinic attended by approximately 80 players and family members for instruction and a question-and-answer session (FY26).

Objective	Initiatives	Actions
	Continue to hold events that provide opportunities for the Police Department, including the Department's Social Worker, to interact in a positive way with community members with a focus on providing opportunities for interactions with youth and seniors.	<ul style="list-style-type: none"> The Police Department's Social Worker and Comfort Dog frequently visit Lake Forest schools and have participated in events with youth and senior groups, including Association of Parents and Teachers meetings and senior wellness workshops (ongoing).
	Identify and promote resources that are available in the community through local and regional agencies that support physical and mental health awareness.	



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.



Objectives	Initiatives	Actions
OBJECTIVE ONE: Maintain the established development review processes and public input opportunities which have historically served the community well.	Respect the decisions of the various Boards and Commissions, recognizing that each has a specific purview and charge and recognizing the Council's responsibility for taking a broader perspective.	<ul style="list-style-type: none"> Boards and Commissions maintained a strong track record of timely and thorough development reviews supporting community character.
	Evaluate proposals holistically: what is in the best interest of the entire community over the long term.	<ul style="list-style-type: none"> Reviews of development proposals are coordinated with multiple sections/departments as appropriate.
	Continue to adhere to the review processes that have served the City well for decades.	<ul style="list-style-type: none"> Established processes are continually reviewed for improvement opportunities.


Objectives	Initiatives	Actions
<p>OBJECTIVE TWO: Recognize, respect, and preserve significant buildings, landscapes, and distinct streetscapes carrying on the tradition of actively working to preserve the community’s unique character while at the same time, being open to development and redevelopment that introduces appropriate new ideas and opportunities.</p>	<p>Recognize and celebrate the historic and unique aspects of the community to raise awareness about and remind people of what makes the community special.</p>	<ul style="list-style-type: none"> • Ongoing support for special uses throughout the community often in adaptive reuse settings: Gorton Center, Elawa Farm, Grove Campus.
	<p>Consider development and redevelopment plans in a careful and deliberate manner as has traditionally occurred in the community.</p>	<ul style="list-style-type: none"> • Maintaining processes for deliberate review of development proposals with opportunities for public comment.
	<p>Develop guiding parameters for “opportunity areas” that exist in the business districts to serve as a road map for developers who may have interest in Lake Forest and to set realistic expectations for all stakeholders.</p>	<ul style="list-style-type: none"> • Foundation for this work was established through recent Central Business District study. • Research and data gathering is in progress to support further public discussion about appropriate building massing, green space, mix of uses, traffic, and parking needs as part of developing parameters for specific opportunity sites in the Central Business District (FY27).
	<p>Avoid following “trends of the day” without careful due diligence about unintended consequences and impacts, positive or negative, on the community’s character over the long term.</p>	<ul style="list-style-type: none"> • Review processes are in place to guide development that supports the quality, character, and timelessness of new developments. • Monitoring implications of any new legislation that is passed, if any, and considering how existing Code language addresses new requirements and considering amendments that may need to be considered at the local level (FY27).
<p>OBJECTIVE THREE: Support construction that is safe, durable, of high quality, and responsible.</p>	<p>Continually adopt updated National and State Life Safety and Building Codes.</p>	<ul style="list-style-type: none"> • Adoption of updates to National and State Codes scheduled every two years. • Re-adoption scheduled for fall 2026.
	<p>Review and reduce local Building and Life Safety Codes, relying on the well-researched State and National Codes to provide clarity and consistency for contractors and design professionals and to further streamline review processes.</p>	<ul style="list-style-type: none"> • Local Codes are reviewed on an ongoing basis for alignment with State and National Codes, to eliminate duplication, and for clarification when local Codes are more restrictive.
	<p>Evaluate new materials and methods that take advantage of new technology or are more environmentally responsible.</p>	<ul style="list-style-type: none"> • Staff participate in online and in person classes to keep current with new construction methods, materials, and trends and the pros and cons identified to date. • The City has recently transitioned to allowing synthetic roof products recognizing the challenge of cedar shakes and shingle due to the limited availability of old growth wood and insurance coverage (FY26). • Adopted Code language prohibiting the use of coal tar sealant for driveways throughout the City to ensure the use of healthier, more environmentally responsible products (FY26).

Objectives	Initiatives	Actions
	Support quality development that will stand the test of time.	<ul style="list-style-type: none"> Boards and Commissions evaluate petitions on a monthly basis with the goal of supporting quality development. Technical staff reviews verify compliance with building and life safety Codes.
<p>OBJECTIVE FOUR: Recognize the key role preserved open space, streetscapes, and well landscaped public spaces play in the community’s visual character.</p>	Continue to partner with Lake Forest Open Lands as the appropriate long-term use of the limited remaining vacant land in the community is considered.	<ul style="list-style-type: none"> A “clean-up” of the zoning on properties owned by LFOA was recently completed by the Plan Commission to apply the OA, Open Area zoning district to properties that will be preserved as natural open space in perpetuity (FY26) LFOA participated in the work to date to update the Land Use Designation Map in the Comprehensive Land Use Plan to ensure that preserved open land is property identified and to identify environmental challenges and values of remaining undeveloped properties.
	Consider appropriate lighting levels for different areas of the community to provide for comfort and safety while respecting the community’s character.	<ul style="list-style-type: none"> A review and update of the City’s Exterior Lighting Guidelines is underway. Initial work includes review of lighting regulations in other similar communities (FY27). New and easy to install exterior lighting products have resulted in increased resident complaints about light impacts. Input received to date will help to frame this discussion as it moves to the Building Review Board and Historic Preservation Commission for public discussion (FY27).



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.



Objective	Initiatives	Actions
<p>OBJECTIVE ONE: Maintain a focus on the health and vibrancy of the Central Business District and the Waukegan Road/Settlers’ Square Business District.</p>	Maintain and upgrade essential infrastructure as needed to provide safe, functional, and welcoming business districts.	<ul style="list-style-type: none"> Completed Deerpath Streetscape Project to improve safety, aesthetics, and pedestrian experience in the Central Business District (FY26). Implemented first phase of Bank Lane Pedestrian Corridor Enhancements from Deerpath to Southgate (FY26). Administered the City’s Business Disruption Grant Program distributing \$100,000 to businesses affected by Deerpath Streetscape construction (FY26).


Objective	Initiatives	Actions
	Try out new ideas. Implement pilot projects that require minimal investment at the outset and observe community reaction, evaluate pros and cons.	<ul style="list-style-type: none"> Bank Lane improvements north of Market Square will provide the opportunity to evaluate materials, use of bollards to close the street for public use, and use of seat walls, pavers, and vehicle and pedestrian interaction (FY27).
	Continue to offer events to draw people, both residents and visitors, into both business districts.	<ul style="list-style-type: none"> Expanded and enhanced community events near the Waukegan Road Business District/Settlers' Square, including the annual Winter Market and Auto Show (FY25, FY26, and planned FY27). Focused work continues on key sites which have proven to be challenges. Slow but steady progress is being made (FY27) Quality housing of various types (owner and rental) and of different sizes continues to be in demand (FY27).
	Welcome visitors by providing clear parking information through various means and provide adequate parking capacity in appropriate locations.	<ul style="list-style-type: none"> Led a multi-department committee conducting a comprehensive analysis of parking in the Central Business District and recommended and implemented modifications to support customer parking near businesses and clearly identify employee parking lots (FY26). Short term, quick responses to current issues experienced as a result of increased restaurant activity and valet services have been implemented as pilot projects and to gauge effectiveness (FY26, FY27).
	Actively work to support existing and new businesses through initial site selection, an efficient and responsive development/redevelopment process, on site problem solving (in particular to support adaptive reuse of historic buildings), and as may be appropriate, considering unique incentives for exemplary projects.	<ul style="list-style-type: none"> Supported expansion of Northwestern Medicine Catherine Gratz Griffin Lake Forest Hospital, opened February 2026 (FY25, FY26, FY27). Encouraged early developer engagement and provided no-cost inspector walkthroughs identify opportunities for adaptive reuse of existing tenant spaces. Ongoing work directly with outside agencies to problem solve and make sites development ready (ongoing).
OBJECTIVE TWO: Support a mix of uses in the business districts including retail (everyday necessities and specialty retail), a variety of restaurants at various price points service businesses, residential options, and community gathering spaces, small and larger.	Welcome both national brands and local businesses.	<ul style="list-style-type: none"> Market Square and the larger business districts are home to both local and national retailers, service businesses, and restaurants. Landlord/prospective tenant discussions are in progress on the limited, but prominent vacant spaces in the Central Business District (FY27).
	Promote shopping and eating locally.	<ul style="list-style-type: none"> Conducted Deerpath Streetscape "Open for Business" campaign (FY26).
	Implement the recommendations in the Comprehensive Plan pertaining to both business districts: develop parameters for "opportunity areas" and consider amendments to zoning regulations if needed to support the parameters.	<ul style="list-style-type: none"> Development of parameters for redevelopment opportunity sites will follow current data gathering process. The data gathered will provide a framework for initial discussions about parameters to guide future development particularly in areas of transition between large and smaller structures (FY27).
OBJECTIVE THREE: Promote Conway Park locally, regionally and	Engage with regional agencies to promote Conway Park.	<ul style="list-style-type: none"> Member of Lake County Partners which serves as a resource and promoter of Conway Park (ongoing).

Objective	Initiatives	Actions
beyond as a premier office opportunity.	Evaluate the need for re-establishing a shuttle service from the train stations to Conway Park as an amenity for employees in collaboration with the Conway Park Owners' Association. (Prior service was discontinued during Covid.)	<ul style="list-style-type: none"> Monthly discussions occur regarding re-establishing a shuttle. To date, there is not sufficient interest/need identified by employers to re-establish a comprehensive shuttle service. Individual shuttles operate on weekdays (FY27).



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.



Objectives	Initiatives	Actions
OBJECTIVE ONE: Increase the usefulness and accessibility of current communication channels, as highlighted in the Community-Wide Survey.	Utilize survey results on communication preferences to better understand demographic data and how best to focus on unreached groups.	<ul style="list-style-type: none"> Expanded the City's communication reach by increasing email newsletter subscribers to 13,644, an increase of more than 1,350 subscribers over FY25 (FY26). Increased enrollment in the Smart911 emergency notification platform to 5,307 users through ongoing outreach and public education efforts (FY26). Strengthened communication partnerships with community organizations, schools, and the Chamber of Commerce to expand the reach of important City information (ongoing).
	Identify the top five sources used by residents and explore how to best leverage those channels to continue to increase information retention.	<ul style="list-style-type: none"> Completed a comprehensive redesign of the City website to improve navigation, accessibility, and the overall user experience (FY26). Expanded the print Recreation Seasonal Program Guide to include more program information and streamline the registration process for residents (FY26). Tailored communication strategies to audience preferences, utilizing digital, print, and social media channels to maximize engagement (ongoing). Adopted Loomly to streamline, organize, and schedule our social media content, making it easier to plan ahead and maintain a consistent presence across all platforms (FY26). Refreshed Lake Forest Now App functionality and design to align with the City's new website, creating a more consistent and user-friendly experience across platforms (FY26).
	Reassess the lower utilized channels and work to better understand an appropriate reallocation of resources or reimagining of those tools.	<ul style="list-style-type: none"> Explored phasing out the City's cable TV channel but ultimately decided to maintain it (FY26).

Objectives	Initiatives	Actions
	Be a trusted messenger for community information. Proactively anticipate and address questions.	<ul style="list-style-type: none"> Launched “Talking Taxes” educational series in eNews to share bite sized information about the City’s tax levy, pension funding, and capital projects (FY25, FY26, FY27). Shared regular updates on the status of the New Police Station Project, including FAQs for questions that were heard in the community (FY26, FY27).
OBJECTIVE TWO: Enhance access to community engagement opportunities for residents in all stages of life.	Clearly inform community members about how they can interact with the City and provide easily accessible ways to be involved.	<ul style="list-style-type: none"> Offered multiple opportunities for engagement through both digital (online surveys) and in-person forums (open houses, ward meetings, and public meetings) to ensure residents could participate in ways that were convenient and accessible (ongoing). Regularly highlight upcoming engagement opportunities in eNews, website, social media, and print newsletters (ongoing). Demonstrated how resident feedback influenced decisions related to projects such as the Forest Park Beach Playground Design, Central Business District parking regulations, and other community initiatives (ongoing). Earned national recognition from the City-County Communications and Marketing Association (3CMA) for the Dialogue Newsletter and the 2025-2030 Strategic Plan (FY26) Led communications during the October 2025 boil order and implemented post-incident outreach efforts that increased enrollment in emergency notification tools and strengthened emergency preparedness communications (FY26).
	Organize regular meetings and forums to solicit feedback and foster dialogue between residents and City leadership.	<ul style="list-style-type: none"> Convened the Resident Advisory Group for the New Police Station Project (FY25). Convened Resident Advisory Groups for Comprehensive Plan Update, Fire Station Remodel, and America 250 Celebration to gather residents perspectives on significant initiatives (FY26). In FY25, hosted multiple community engagement events and forums, including Deerpath Streetscape outreach events, Chat with the Police & Fire Chiefs, New Police Station open houses, and Ward Meetings, engaging more than 300 residents and stakeholders (FY25). In FY26, hosted more than 20 community engagement events and public forums, including Meet the Fleet, Meet the Engineers, Coffee in the Park with Your Aldermen, Central Business District Parking outreach events, Public Safety Open House, Citizens Police Academy, project open houses, ribbon cuttings, and Ward Meetings, engaging more than 2,700 residents and stakeholders (FY26).
	Continue using pulse surveys to gather feedback from residents on specific projects or initiatives.	<ul style="list-style-type: none"> Collected feedback through resident surveys on the Deerpath Streetscape Project, Parks and Recreation Programs, and the Police Department Comfort Dog naming initiative, generating more than 850 responses to inform City programs and projects (FY25). Collected more than 1,100 survey responses on Central Business District parking, boil order communications, and other City initiatives to guide service improvements (FY26).
	Increase use of intercept surveys as a tool to reach key stakeholder groups where they are at.	<ul style="list-style-type: none"> Hosted on-site intercept surveys in Market Square and parking areas to gather real-time community feedback (FY26).

Objectives	Initiatives	Actions
<p>OBJECTIVE THREE: Enhance sense of community by encouraging communication and collaboration between community partners (schools, non-profit organizations, institutions, businesses, etc.)</p>	<p>Facilitate events and opportunities to increase visibility for local businesses and organizations.</p>	<ul style="list-style-type: none"> Partnered with the Chamber of Commerce to host the Think Local Pop-Up Shop, showcasing 20 local non-profit organizations in December 2024 and 17 non-profits in December 2025. Partnered with local businesses for three events in the “Deerpath Streetscape Meet the Engineer” series (FY26). Partnered with Chamber of Commerce for the Deerpath Streetscape Central Business District Business Giveaway (FY26). Coordinated community partner engagement and promotional efforts for the America 250 Celebration (FY26-FY27).
	<p>Share information about volunteer opportunities.</p>	<ul style="list-style-type: none"> Feature volunteer opportunities in the City’s weekly email newsletter (ongoing).
	<p>Foster strong relationships between the City and community organizations, businesses, and institutions.</p>	<ul style="list-style-type: none"> Continued hosting quarterly Community Coalition Meetings to encourage communication, coordination, and collaboration among schools, non-profits, institutions, and local government (ongoing). Expanded internship opportunities in partnership with Lake Forest College to introduce students to careers in local government and public communications (ongoing).
<p>OBJECTIVE FOUR: Continue to optimize openness in City decisions, actions, and decision-making processes.</p>	<p>Increase awareness of the City’s transparency portal and access to City Council, Boards and Commissions activity and documentation.</p>	<ul style="list-style-type: none"> Enhanced the public meeting experience through upgraded audiovisual technology and livestreaming improvements (FY25-FY26). Improved access to agendas, minutes, and public documents through the redesigned City website and ongoing expansion of the Laserfiche document repository (FY26).
	<p>Through existing technologies, improve the City’s transparency portal by providing a central location for publicly available information.</p>	<ul style="list-style-type: none"> Continue to add documents to the City’s Laserfiche repository (ongoing).
	<p>Improve the user experience for watching live-streamed City Council Meetings.</p>	<ul style="list-style-type: none"> Implemented new A/V technology in council chambers, improving service and reducing long-term contractual service costs (FY25). Utilize the Lake Forest Now app to send push notifications before every City Council meeting (ongoing).
	<p>Utilize Agenda Management software to increase accessibility and synchronization between agenda management and recorded videos of City business.</p>	