

**The City of Lake Forest**  
**Plan Commission**  
**Proceedings of the November 12, 2025 Meeting**

A meeting of the Lake Forest Plan Commission was held on Wednesday, November 12, 2025, at 6:30 p.m.

Commission members present: Acting Chairman Louis Pickus and Commissioners David Hunt, Lisa Nehring, Barrett Davie, Jamie Moorhead and Paul Thomas

Commissioners absent: Chairman Pasquesi

Staff present: Luis Prado, Assistant Planner and Catherine Czerniak, Director of Community Development

**1. Introduction of Commissioners and staff and review of meeting procedures.**

Acting Chairman Pickus introduced the members of the Commission and reviewed the meeting procedures followed by the Commission.

**2. Consideration of the minutes of the October 8, 2025 Plan Commission meeting.**

Consideration of the minutes of the October 8, 2025 meeting was postponed.

**3. Public Hearing and Action: A request for a recommendation in support of a Special Use Permit to authorize a new real estate office, Jameson Sotheby's International Realty, to occupy an existing first floor tenant space at 1050 N. Western Avenue. Property Owner: Gershman Properties, LLC Presented by: Sarah Lynott, Director of Operations for Jameson Sotheby's International Realty**

Acting Chairman Pickus asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he stated that Chairman Pasquesi has a business interest in the petition and therefore is not in attendance as a Commissioner. He swore in all those planning to testify and invited a presentation from the petitioner.

Ms. Lyncott stated that a Special Use Permit is requested for a new real estate office, Jameson Sotheby's International Realty, in first floor tenant space at 1050 N. Western Avenue. She stated that the office will be open from 9 to 5 Monday through Friday with one employee on site regularly and three to four additional staff or real estate professionals visiting the office on a typical day. She explained that the real estate professionals will primarily be out of the office, working remotely or showing properties. She stated that the office will be used for administrative functions, client consultations, office meetings, and a monthly staff meeting. She stated that the office will generate very little traffic in comparison to other commercial uses. She stated that there will be

little overlap in business hours with Sophia Steak next door. She stated the intention to have positive impacts on the community through partnerships with local businesses and involvement in community events. She stated that Jameson Sotheby's also has offices in Chicago, Evanston, Barrington, and Hinsdale. She stated that the City of Lake Forest is a perfect fit for the company's focus on the luxury market. She asked for a recommendation in support of the Special Use Permit.

Mr. Prado stated that real estate offices are classified as special uses in the Zoning Code. He stated that findings in support of the petition are detailed in the staff report in response to the criteria that must be considered for special uses in the Central Business District. He stated that the proposed use should have little impact on parking demand and traffic in the area. He reiterated that the business hours of the real estate office have little overlap with the peak times at Sophia Steak.

Acting Chairman Pickus invited questions from the Commission. Hearing no questions from the Commission, he invited public testimony. Hearing no requests to speak from the public, he asked for any final comments from the Commission.

Commissioner Nehring stated support for the petition noting that the proximity to Sophia Steak could generate additional business for the restaurant.

Acting Chairman Pickus stated that the proposed use will fill a prominent, vacant tenant space and agreed that the impact will be minimal. He commented that the proposed use will likely generate less traffic and parking demand than the previous tenant, a fitness facility.

Hearing no further comments from the Commission, Acting Chairman Pickus invited a motion.

Commissioner Hunt made a motion to recommend approval of a Special Use Permit to authorize Jameson Sotheby's International Realty to locate in an existing first floor tenant space at 1050 N. Western Avenue. He stated that the motion is based on the findings as detailed in the staff report which are adopted as part of the motion. He stated that the recommendation includes the following conditions.

1. All building and window signage shall be subject to City approval and permitting consistent with applicable Code requirements.
2. No exterior or interior alterations shall occur which, in the determination of the City, limit the future re-use of the space for retail or restaurant uses.
3. The "store front" windows shall remain generally open to allow views into the space for the purpose of providing a pedestrian friendly streetscape.

The motion was seconded by Commissioner Nehring and approved by the Commission by a 6 to 0 vote.

**4. Additional public comment on non-agenda items**

There was no public comment on non-agenda items.

**5. Additional information from staff.**

No additional information was offered by City staff.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

Luis Prado  
Assistant Planner