

The City of Lake Forest
Plan Commission
Proceedings of the July 9, 2025 Meeting

A meeting of the Lake Forest Plan Commission was held on Wednesday, July 9, 2025, at 6:30 p.m.

Commission members present: Chairman Mark Pasquesi and Commissioners David Hunt, Jamie Moorhead, Lisa Nehring and Paul Thomas

Commissioners absent: Commissioners Barrett Davie and Louis Pickus

Staff present: Catherine Czerniak, Director of Community Development

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

Chairman Pasquesi introduced the members of the Commission and reviewed the meeting procedures followed by the Commission. He welcomed Commissioner Hunt to the Commission.

2. Recognition of past Plan Commission Chairman John Dixon.

Chairman Pasquesi recognized former Chairman John Dixon for his service to the Commission and the community. He stated that former Chairman Dixon led the Commission through many challenging discussions in a respectful and effective manner. He reviewed some of the projects that came before the Commission during former Chairman Dixon's time on the Commission and presented him with a plaque commemorating his time on the Commission.

3. Public Hearing and Action: A request for consideration of zone changes for various properties owned by Lake Forest Open Lands Association. A change from R-4 and R-5, Single Family Residential zoning to OA, Open Area, zoning is requested to reflect the use of the properties in perpetuity as preserved open space and natural areas. The properties include:

- Middlefork Vicinity Parcels
- Hawk Meadow Parcel
- Derwen Mawr Chandler Additions (2008, 2021)
- Caruthers Nature Preserve
- Lot 10 Whitehall (portion)

Presented by: Ryan London, President, Lake Forest Open Lands Association

Chairman Pasquesi asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he swore in all those planning to testify. He invited a presentation from the petitioner.

Mr. London stated that a recent land acquisition by Lake Forest Open Lands Association (LFOLA) spurred a conversation about ensuring that all properties owned by LFOLA reflect zoning that is aligned with the preserved open space use. He reviewed the location and provided some history on each of the parcels proposed for rezoning from residential districts to OA, the Open Area zoning district. He stated that other land in the ownership of LFOLA is already zoned OA. He acknowledged that a letter was received from Ms. Serafine about a parcel, Lot 10, owned by LFOLA in the Whitehall Meadows Subdivision. He stated that LFOLA complied with the plat of subdivision, covenants, restrictions and with the legal process for dividing off a buildable lot that meets the 60,000 square foot minimum size. He pointed out that the Whitehall Meadows plat of subdivision acknowledges the presence of wetlands and floodplain on the property and identifies a limited buildable area which is the portion of the lot that was sold to a private party for development.

Ms. Czerniak stated that the proposed zone changes align the zoning with the use of the property and will ensure that the Lake Forest Zoning Map accurately reflects land that is preserved as open space in perpetuity.

In response to questions from Chairman Pasquesi, Mr. London confirmed that all of the properties proposed for rezoning are in the ownership of LFOLA and are preserved as open space in perpetuity.

In response to questions from Commissioner Nehring, Mr. London clarified that LFOLA purchased Lot 10 totaling 4.4 acres. He stated that the land was not donated. He stated that the buildable portion of the property was then divided off from the larger parcel in conformance with the R-4 zoning and the lot was sold for development. He stated that the remainder of Lot 10 remains in the ownership of LFOLA and will be preserved as open land. He stated that the easements established on Lot 10 as part of the original subdivision remain.

In response to questions from Commissioner Moorhead, Mr. London stated that the Plat Act was followed in subdividing the property which is permitted by the City Code when a subdivision is done for the purpose of creating a parcel that will be preserved as open space in perpetuity.

Ms. Czerniak confirmed that Lot 10 in the Whitehall Meadows Subdivision was divided in a manner that complies with the City Code.

In response to questions from Commissioner Moorhead, Mr. London confirmed that Lot 10 was divided to carve off the buildable portion of the lot in accordance with the covenants and other requirements of the subdivision plat. He stated that Chicago Title Company handled the process.

In response to questions from Commissioner Hunt, Ms. Czerniak stated that if there is a disagreement about compliance with private covenants, the matter will be private, between LFOLA and the Homeowners' Association, not involving the City.

Chairman Pasquesi invited public comment. He swore in all those intending to speak on the matter.

Mike Sieman, 1300 N. Waukegan Road, offered comments on the parcel most recently acquired by LFOLA off of Waukegan Road referred to as the Hawk Meadow parcel. He provided some history of the land noting that it was the north half of his family's farm. He stated that he helped build the house on the property. He stated that the property along with his property to the south, is accessed from a private road on the west side of Waukegan Road but noted that there is an opportunity for access to his property through the Middlefork Farm Subdivision to the south. He stated that his property is not bordered on three sides by preserved open land. He stated appreciation for receiving notice of the proposed zone change. He stated that the area is a great place for a solar farm. He stated support for the proposed zone changes.

Commissioners Nehring and Thomas stated support for the zone changes as requested.

Commissioner Moorhead stated his support for the requested zone changes. He stated that the letter from the Whitehall Meadows Subdivision Association seems to raise a private matter not related to the proposed rezonings.

Commissioner Hunt stated support for the petition.

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

Commissioner Nehring made a motion to recommend approval of zone changes for the various properties in the ownership of LFOLA from R-4 and R-5, Single Family Residential Districts, to the OA, Open Area District.

The motion was seconded by Commissioner Thomas and approved by the Commission by a 5 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.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Catherine Czerniak
Director of Community Development