

**The City of Lake Forest  
Plan Commission Agenda**

**Regular Meeting**

**Wednesday, March 13, 2019  
City Hall – 220 E. Deerpath**

**6:30 p.m.**

*Remo Picchiatti  
Susan Athenson*

*Rosemary Kehr Chairman  
Monica Ruggles  
Guy Berg*

*Michael Freeman  
Stephen Douglass*

*The Plan Commission meetings are broadcast live on Cable TV*

**MEETING PROCEDURES**

1. Introduction of Commission members and staff, overview of meeting procedures – Chairman Kehr
2. Consideration of approval of the minutes of the February 13, 2019 Plan Commission meeting.
3. **Public Hearing and Action:** Consideration of a request for approval of: 1) an amendment to an Annexation Agreement, 2) an amendment to an existing Special Use Permit to allow a change of use from office/commercial to institutional (assisted living/memory care facility) and commercial, 3) variances from established setbacks, 4) a site plan for the proposed institutional use, 5) a conceptual site plan for future commercial uses, 6) tree removal and circulation plans and 7) a tentative plat of subdivision. The property is located on the southeast corner of Route 60 and Saunders Road, commonly known as **Amberley Woods**.  
Property Owners: Pendulum Lake Forest Partners, LLC (Jason P.C. Smith 50% and Middleton Partners, LLC 50%)  
Developer: Oakleigh Development, LLC (Bill Biermann, Dan Thies, Dan Truetzel, Scott Sachtelban, Jim Koman)  
Representatives: Jason Smith and others
4. **Public Hearing and Action:** Continued consideration of a request for approval of the tentative and final plat of resubdivision and overall site plan for the second phase of the McKinley Road Redevelopment based on the previously approved master plan. One lot and two outlots are proposed. The second phase of the development is proposed on property currently addressed as **711 McKinley Road** and a portion of the property currently addressed as **697 McKinley Road**.  
Property Owners/Contract Purchaser: 711 McKinley LLC (Todd Altounian 50%, Peter Witmer 50%), Church of the Covenants (697 McKinley Road)
5. **Public Hearing and Action:** Consideration of a request for a Special Use Permit to authorize Scouts, a casual restaurant, to occupy space in an existing building at **950 N. Western Avenue**, commonly known as Westwood Square. A portion of the proposed restaurant is located within 150 feet of property zoned for residential use.  
Property Owners: Westwood Center LLC (Todd Altounian 25%, Nicole Altounian 25%, Jennifer Bianchi 25%, James Altounian II 25%)  
Tenant: Scouts, Jason Akemann, Bottleneck Management, partner  
Representative: Peter Witmer, architect

*Plan Commission meetings follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chairman.*

1. Introduction of the Item by the Chairman
2. Declaration of Conflicts of Interest and Ex Parte Contacts
3. Swearing in of Parties Intending to Testify
4. Presentation by the Petitioner – not to exceed 20 minutes.
5. Identification of Issues by Staff - not to exceed 5 minutes.
6. Questions and requests for clarification from Commission to Petitioner or Staff.
7. Public Testimony - not to exceed 5 minutes per speaker.
8. Opportunity for cross examination. *Requires submittal of request to cross examine prior to meeting.*
9. Final Questions from Commission to Petitioner or Staff, direction to Petitioner and Staff, requests for additional information.
10. Petitioner Rebuttal - not to exceed 10 minutes.
11. Staff Response to Public Testimony - not to exceed 5 min.
12. Commission Discussion and Comment
13. Commission Action

*Mandatory Adjournment Time  
11:00 p.m.*

Individuals with disabilities 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 asked to contact the Community Development Department at (847)810-3503 promptly to allow the City to make reasonable accommodations.

**Other Items**

6. Opportunity for the public to address the Plan Commission on matters not on the agenda and additional information from staff