

**The City of Lake Forest**  
**Plan Commission**  
**Proceedings of the May 12, 2020 Meeting**

A meeting of the Lake Forest Plan Commission was held on Tuesday, May 12, 2020, at 6:30 p.m. This meeting was conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body due to the Covid-19 pandemic.

Commission members present: Chairman Kehr and Commissioners John Dixon, Jamie Moorhead, Susan Athenson, Michael Freeman, Monica Ruggles and Stephen Douglass

Commissioners absent: None.

Staff present: Catherine Czerniak, Director of Community Development and Michelle Friedrich, Planning Technician

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

Chairman Kehr asked the members of the Commission and staff to introduce themselves and reviewed the meeting procedures followed by the Commission.

**2. Consideration of the minutes of the March 11, 2020 Plan Commission meetings.**

The minutes of the March 11, 2020 meeting of the Plan Commission were approved with corrections as requested by Commissioner Athenson.

Consideration of the minutes of the February 12, 2020 meeting was postponed.

**3. Public Hearing and Action: Consideration of a request for approval of a Plat of Condominium for the property located at 705 N. McKinley Road, Phase 2 of the McKinley Road Redevelopment. The Plat of Condominium is a procedural requirement that is necessary to allow the condominium units to be sold into individual ownership and establish the common and limited common areas. No changes to the previously approved site or building are proposed.**

**Property Owners: 711 McKinley LLC ( Todd Altounian and James Altounian)**

**Representative: Peter Witmer, architect**

Chairman Kehr introduced the agenda item and asked the Commission members to declare any conflicts of interest or Ex Parte contacts. Hearing none, she invited a presentation from the petitioner.

Mr. Witmer noted that the 705 McKinley Road building, Phase 2 of the McKinley Road Redevelopment, was previously approved by the Plan Commission and City Council and is currently under construction. He stated that completion of the condominium units is anticipated in late 2020 and early 2021. He reviewed the overall site plan of the development to date, the first and second phases. He stated that as occurred with the buildings in the first phase, now that the construction of the building in phase two is substantially complete and each unit is framed in, the plat of condominium is presented to the Plan Commission for review. He noted that a plat of condominium is required by the Code prior to the sale of the individual units adding that the plat cannot be prepared until the limits of the units, common areas and limited common areas are in place. He noted that the two outlots that were created through the earlier plat of subdivision are reflected on the plat of condominium however, no changes are proposed to the outlots as part of this plat. He reviewed each page of the plat, the underground level which provides parking for the units, the first floor with three units, the second floor with two units, and the third floor which is a single unit. He pointed out the private, common and shared common areas throughout the building.

Ms. Czerniak stated that approval of a plat of condominium is a procedural matter. She stated that the action requested of the Commission at this time does not request any changes to the approvals that were previously granted for the development. She confirmed that a plat of condominium is required by the Code prior to the sale of individual units.

In response to questions from Chairman Kehr, Mr. Witmer described the access to the staircases and elevator from the common areas and from the units.

Hearing no further questions from the Commission, Chairman Kehr invited public comment.

Doug Donovan, 373 E. Westminster, stated that he lives to the east of the proposed third phase of the McKinley Road Redevelopment. He stated ongoing concerns about the project and described ongoing impacts of construction activity on his property. He stated that when the development was originally proposed in 2016, he was supportive of the project. He stated that he no longer supports the development and has concerns about drainage, construction activity and the future phase of the project. He stated that his ongoing concerns have not been addressed.

Hearing no further requests to speak from members of the public, Chairman Kehr asked the petitioner and staff to respond to the public testimony.

Mr. Witmer stated that he is aware of Mr. Donovan's concerns and has worked to address them. He stated that construction activity is monitored on an ongoing

basis and attention is paid to maintaining the construction site properly and addressing drainage.

Ms. Czerniak noted that engineering inspectors regularly monitor the construction site and the Donovan's property. She stated that she has personally been to the site many times. She stated that the Donovan's property is in a low spot and she acknowledged that it receives water from various directions. She stated that at the direction of the City Engineer, a swale, silt fencing and seed and blanket were added to the construction site and are inspected and repaired or enhanced as needed. She also acknowledged that on a few occasions, trucks and workers have staged on or near the site prior to 7 a.m. She stated that when that has occurred, the developers have taken quick action to address the issue.

Chairman Kehr asked that the developer continue to work with the Donovans to address current issues and any issues that may come up in the future. Hearing no further comments from the Commission, she invited a motion.

Commissioner Freeman made a motion to recommend approval of the Plat of Condominium for the building addressed as 705 N. McKinley Road to the City Council. He stated that the recommendation is subject to the following conditions.

Prior to recording the Plat of Condominium with Lake County:

1. The plat shall be subject to final review and approval by the Director of Community Development, City Engineer and City Attorney.
2. All applicable fees must be paid in full.

Commissioner Dixon seconded the motion and it was approved by the Commission by a 6 to 1 vote with Commissioner Athenson voting nay.

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

There was no testimony presented on non-agenda items.

#### **5. Additional information from staff.**

No additional information was presented by staff.

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Catherine Czerniak  
Director of Community Development