

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

Regular Meeting	Wednesday, January 13, 2021 Remote Access Meeting	6:30 p.m.
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James Moorhead
Susan Athenson

Rosemary Kehr *Chairman*
Monica Ruggles
John Dixon

Michael Freeman
Stephen Douglass

The Plan Commission meetings are broadcast live on Cable TV

This meeting will be 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. The Governor’s Order: (1) suspends the requirement in Section 2.01 that “members of a public body must be physically present;” and (2) suspends the limitations in Section 7 on when remote participation is allowed.

Members of the public can view the meeting by following the public audience link below.

<https://us02web.zoom.us/j/84203247431>
Webinar ID 842 0324 7431 Passcode: 1861

The meeting will also be broadcast on Channel 17. **Members of the public who wish to testify during the public comment portions of the meeting can do so by calling 847-810-3643. Questions and comments can also be submitted using the Q&A function at the bottom of the screen.** City staff will be on site at the City’s Municipal Services Facility during the meeting however, the Plan Commissioners will participate remotely.

1. Introduction of Commission members and staff, overview of meeting procedures – Chairman Kehr
2. Consideration of the minutes of the September 9, 2020 Plan Commission meeting.
3. **Public Hearing and Action:** Consideration of a request for a Special Use Permit authorizing a drive thru lane, professional offices on the first floor and variances from setback and parking requirements for a commercial development proposed on the southeast corner of Everett and Waukegan Roads. A single story retail building near the corner, a three story medical office building on the southern part of the site, shared parking and landscape amenities are proposed. Property Owner/Applicant: 1015, LLC and 1045, LLC (Carmine Iosue, Luke and Nicole Mertens, Joshua Iosue, Megan Iosue and Joseph Iosue) Representative: Jack Frigo, Frigo and Associates and others

MEETING PROCEDURES

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.*

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4. **Public Hearing and Action:** Consideration of approvals related to the third and final phase of the McKinley Road Multi-Family Planned Development. The petition requests: a zone change from R-1 to GR-3 for the western portion of property addressed as 373 E. Westminster, a Special Use Permit, a tentative plat of consolidation and approval of the overall site plan. A two story condominium building is proposed with underground parking. The property proposed for development is located to the east of the condominium buildings addressed as 705, 723 and 727 McKinley Road, on the south side of Westminster.
Property Owners: 373 EW LLC (Todd Altounian and Peter Witmer)
361 Westminster LLC (Peter Witmer and Todd Altounian)
City of Lake Forest
Applicant: Peter Witmer and Todd Altounian

Other Items

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

Consideration of the 2021 Plan Commission Meeting Calendar.