

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

Regular Meeting	Wednesday, February 9, 2022 Remote Access Meeting	6:30 p.m.
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James Moorhead
Mark Pasquesi

John Dixon, Chairman
Stephen Douglass
Barrett Davie

Louis Pickus
Steve Lamontagne

The Plan Commission meetings are broadcast live on Cable TV

This meeting will be conducted remotely, the Commissioners and City staff will attend this meeting by electronic means in compliance with the exceptions to the Open Meetings Act in response to the COVID-19 pandemic. During the meeting, staff will be on site at the City's Municipal Services Facility, 800 Field Drive, lower level.

The meeting will be broadcast on Channel 17 and can also be viewed by following the link below:

<https://us02web.zoom.us/j/84188901954?pwd=cnVdkw3enNRMHJuaXIwQTlVYjlmZz09>
Webinar ID: 841 8890 1954 Passcode: 1861

Members of the public who wish to comment during the meeting will have the opportunity to do so by using the Raise Hand feature at the bottom of the screen or by calling 847-810-3643.

1. Introduction of Commission members and staff, overview of meeting procedures – Chairman Dixon
2. Consideration of the minutes of the November 10, 2021 Plan Commission meeting.
3. **Public Hearing and Action:** Consideration of a request for a recommendation in support of a plat of consolidation, site plan and setback variance for Senior Cottages to be located on the **northwest corner of Everett and Telegraph Roads**. 12 Cottages are proposed.
Property Owner: City of Lake Forest
Development Partners: Lake Forest/Lake Bluff Senior Citizens' Foundation,
Community Partners for Affordable Housing and the City of Lake Forest
4. **Public Hearing and Action:** Consideration of a request for a recommendation in support of tentative and final approval of the plat of resubdivision for **1361, 1371 and 1373 Edgewood Road**. Reconfiguration of three lots into two lots is proposed.
Property Owner: Lillian H. Shepard Trust (Joseph Duff, Rochelle Davis, Rudolph Duff Jr., Rahasaan Duff-Tatum, Gingi Wingard and Laura Stephenson)
Representative: Joseph Duff

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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*Plan Commission Agenda – continued
February 9, 2022*

5. **Initial Presentation:** Consideration of a request for a recommendation in support of a Special Use Permit for a Central Business District Planned Development. Modifications are proposed to the office building at **1401 N. Western Avenue** to support adaptive reuse of the building for multi-family residential. A 1.0 floor area ratio and a variance from parking standards are requested.
Property Owner: 1401 N. Western, LLC (Carmen Speranza)
Contract Purchaser and Representative: Tom Swarthout, The Highview Group

Other Items

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