

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

Regular Meeting

Wednesday, March 9, 2022

6:30 p.m.

**City Council Chambers – 220 E. Deerpath
Second Floor**

*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

MEETING PROCEDURES

1. Introduction of Commission members and staff, overview of meeting procedures – Chairman Dixon
2. Recognition of past Plan Commission Chairman Rosemary Kehr and past members Michael Freeman, Monica Artmann-Ruggles and Susan Athenson.
3. Consideration of the minutes of the November 10, 2021 and February 9, 2022 Plan Commission meetings.
4. **Continuation of Public Hearing and Action:** 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 Swarhout, The Highview Group
5. **Public Hearing and Action:** Consideration of a request for a Special Use Permit for “Bunker’s on Western”, a new golf themed restaurant in an existing tenant space located partially within 150 feet of property zoned for residential use. The property is located at **950 N. Western Avenue**, in Westwood Center. Property Owner: Westwood Center, LLC (Todd Altounian, Nicole Altounian, Jennifer Bianchi and James Altounian II)
Representative: Jeff Urso, tenant
6. **Presentation and Preliminary Input:** Consideration of a request for a zone change for property located on the south side of Old Everett Road, west of Country Place. A zone change from R-5, Single Family Residence District with a three acre lot minimum to R-2, Single Family Residence District with a 20,000 square foot lot minimum, is requested. The approximately two acre property is vacant parcel and is located **between 631 and 691 Everett Road**. Pending Plan Commission input on the requested zone change, a four lot subdivision of the property is proposed. Property Owner and Representative: Terralino, Ltd (Joe Passalino)

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.*

Other Items

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