

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

Regular Meeting

**Wednesday, September 13, 2023
City Council Chambers – 220 E. Deerpath
Second Floor**

6:30 p.m.

*James Moorhead
Mark Pasquesi*

*John Dixon, Chairman
Louis Pickus
Barrett Davie*

*Lisa Nehring
Vacant Position*

The Plan Commission meetings are broadcast on Cable TV

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 Commission members and staff, overview of meeting procedures – Chairman Dixon

2. Consideration of the minutes of the June 14, 2023 Plan Commission meeting.

3. **Presentation, Opening of Public Hearing, Preliminary Comments:**

Introduction of a new plan for redevelopment of the vacant property located on the **southeast corner of Waukegan and Everett Roads** (formerly Pasquesi Home and Garden and a gas station). A multi-family residential building with detached garages, a coffee shop with a drive through, surface parking, and landscaping are proposed. A subdivision with cross easements, Special Use Permits, and variances are requested.

Property Owner: Iosue Investments LLC (Carmine Iosue, Nicole Mertens)

Presented by: Carmine Iosue, Property Owner

Jack Frigo, Real Estate Advisor

Nick Patera, Teska Associates, Inc.

Other Items

4. Opportunity for the public to address the Plan Commission on matters not on the agenda.

5. Additional information from staff.

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.*