

The City of Lake Forest
Plan Commission Agenda

Regular Meeting

Thursday, February 15, 2024

6:30 p.m.

City Council Chambers – 220 E. Deerpath
Second Floor

John Dixon, Chairman

James Moorhead
Mark Pasquesi

Louis Pickus
Barrett Davie

Lisa Nehring
Paul Thomas

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 November 16, 2023 Plan Commission meeting.
3. **Public Hearing and Action:** Consideration of a request for a Special Use Permit for a Starbuck's with a drive through on the **southeast corner of Waukegan and Everett Roads**. This plan replaces the redevelopment plan previously presented for consideration for the larger site and identifies the south portion of the site for future development. Approval is only requested for the Starbuck's site at this time. Future development to the south will require separate review and approval.
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.
4. **Public Hearing and Action:** Consideration of a tentative and final Plat of Condominium to allow each condominium unit in the building now under construction at **715 and 719 McKinley Road** to be held in separate ownership and to identify common and limited common areas. No changes to the previously approved site plan or building are proposed.
Property Owners and Representatives: 715 N. McKinley, LLC (Peter Witmer 50%, Todd Altounian 50%)
5. **Public Hearing and Action:** Consideration of a request for tentative and final approval of a two lot Resubdivision and associated variances at **195 E. Onwentsia Road**.
Property Owners: Matt and Nicole Eisler
Representative: Nick Patera, Teska Associates, Inc.

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

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