

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

*Regular Meeting*

*Wednesday, January 9, 2019  
City Hall – 220 E. Deerpath*

*6:30 p.m.*

*Remo Picchiatti  
Susan Athenson*

*Rosemary Kehr Chairman  
Monica Ruggles  
Guy Berg*

*Michael Freeman  
Stephen Douglass*

*The Plan Commission meetings are broadcast live on Cable TV*

1. Introduction of Commission members and staff, overview of meeting procedures – Chairman Kehr
2. Consideration of approval of the minutes of the December 12, 2018 Plan Commission meeting.
3. **Public Hearing and Action:** Consideration of a request for approval of the tentative and final plat for a 2-lot resubdivision of Lot 3 in the Conway Park at Lake Forest Subdivision. A hotel was recently approved for a portion of the site, Lot 3A. Lot 3B is planned for development with an office building in the future. A variance from the five acre minimum lot size in the OR-2 zoning district is requested. The property is located on the west side of Field Drive and addressed as 200 Field Drive.  
Property Owner: Laurel Avenue Lake Forest Limited Partnership (Trillium Investments, Inc. 1%, Gary Janko 79%, Janko Financial Group, LLC 7%)  
Presented by: Jim Purinton, Janko Group
4. **Public Hearing and Action:** Consideration of a request for approval of the tentative and final plat of condominium for the first condominium building in the Laurel and Western Avenues development. The plat of condominium delineates the individual units and the common areas in the condominium building on which construction is nearing completion. The building is addressed as 1155 Kelmscott Way and is located west of Western Avenue, between Laurel Avenue and Franklin Place. **No changes to the development as previously approved are proposed.**  
Property Owner: Kelmscott Park Condos LLC (Focus Kelmscott LLC 10%, CL IV REO USA LLC 90%)  
Presented by: Courtney Brower, Development Manager, Focus Development
5. **Public Hearing and Action:** Consideration of adoption of an updated Zoning Map. No zone changes are proposed as part of this periodic update of the City's Official Zoning Map.  
Presented by: City staff

**Other Items**

6. Opportunity for the public to address the Plan Commission on matters not on the agenda.
7. Additional information from staff.
  - Consideration of the Plan Commission meeting schedule for 2019.

**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.*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact the Community Development Department at (847)810-3503 promptly to allow the City to make reasonable accommodations for those persons.