

**The City of Lake Forest
Building Review Board Agenda**

Regular Meeting

**Wednesday, December 4, 2024
Municipal Services Facility – Lower Level**

6:30 P.M.

*Scott Renken
Justin Stamer*

*John Looby III, Chairman
Joanne Bluhm
Sarah Lamphere*

*Sally Downey
Eric Lohmueller*

1. Introduction of Board members and City staff, overview of meeting procedures – Chairman Looby.
2. Consideration of the minutes of the November 6, 2024 Building Review Board meeting.
3. Continued consideration of plans for a new two-story single-family residence on a vacant lot at **1425 Telegraph Road**. Hardscape and landscape plans will also be considered.
Property Owner: Forest Lake LLC (Teresa Rygielski 50%, Conrad Karbowski 50%)
Representative: Ivona Karbowski
4. Consideration of a new two-story single-family residence and its associated hardscape and conceptual landscape plan on a vacant lot at **1138 Ridge Road**.
Property Owner: 1132 Ridge Road LLC (Art Marti 50%, Nicholas Stratigates 50%)
Representative: Art Marti, Owner and President of Triple M Partners

Other Items

5. Opportunity for the public to address the Building Review Board on non-agenda items.
6. Additional information from staff.

Mandatory Adjournment time is 11:00 p.m.

MEETING PROCEDURES
Building Review Board 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 by members of the Board.
3. Presentation by the Petitioner – 10 minutes.
4. Identification of Issues by Staff - 5 minutes.
5. Questions or requests for clarification from Board to Petitioner or Staff.
6. Public Testimony - 5 minutes per speaker.
7. Staff response to public testimony- 5 minutes.
8. Petitioner Rebuttal - 10 minutes.
9. final Questions from Board to Petitioner or Staff
10. Board Discussion and Comment
11. Board 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, may contact the Community Development Department at 847-810-3511.