

The City of Lake Forest  
Building Review Board Agenda

**Regular Meeting**

**Wednesday, May 7<sup>th</sup>, 2025**  
**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 April 2<sup>nd</sup>, 2025, Building Review Board meeting.
3. Continued consideration of a request for approval of revisions to previously approved plans for additions and alterations to a residence at **821 Northmoor**. A building scale variance is also requested.  
Property Owner: Black House LLC – Series 821 Northmoor  
Representative: Patrick Shaver, President of Black House
4. Continued consideration of a request for a recommendation in support of substantial demolition, alterations, a first floor addition, hardscape and landscape plans at **980 Melody Road**.  
Property Owner: Karzatron Holdings LLC  
(Karl Svensson 50%, Marzena Svensson 50%)  
Representative: Karl Svensson, Owner
5. Continued consideration of a request for a recommendation in support of a new single-family residence, attached garage and associated hardscape and landscape plan on a vacant lot at **375 Deerpath Square**.  
Property Owners: Daniel and Adriana Axeunte  
Representative: John Nelson, Architect
6. Consideration of a recommendation in support of a new house on a vacant lot, hardscape and landscape plans at **30 Washington Circle**.  
Property Owner: Gary Penella  
Contract Purchasers: John and Robyn Suba  
Representative: Jeffrey Letzter, President of Aspect Design, Inc.

**Other Items**

7. Opportunity for the public to address the Building Review Board on non-agenda items.
8. 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.