

**The City of Lake Forest
Historic Preservation Commission Agenda - REVISED**

Regular Meeting

**Wednesday, February 25, 2026
City Hall Council Chambers – 220 E. Deerpath, 2nd Floor**

6:30 p.m.

*Geoffrey Hanson
Elizabeth Daliere*

*Lloyd Culbertson, Chairman
John Norkus
Leif Soderberg*

*Robin Petit
Tina Dann-Fenwick*

1. Introduction of Commissioners and staff, and overview of meeting procedures – Chairman Culbertson.
2. Consideration of the minutes of the January 28, 2026 meeting of the Commission.
3. Introduction: Ringwood Bridge replacement project. (No action requested at this time.)
Presented by: Salvatore Di Bernardo – CEO, Ciorba Group
Nicole Fayant – Roadway Project Manager, Ciorba Group
4. Continued consideration of a request for a Certificate of Appropriateness for a synthetic roof product **at 1536 Estate Lane**.
Property Owners: Bruce and Julia Burnham
Representative: Michael Denton, Redhawk Roofing, Inc.
5. Continued consideration of a request for a Certificate of Appropriateness to allow demolition of two historic outbuildings, a wood frame cottage and service building, and the construction of a new single-family residence and attached garage at **870 Woodbine Lane**. Hardscape and conceptual landscape plans will also be considered.
Property Owner: Bianca Timbota
Representative: Rick Swanson, architect
6. Consideration of a request for a Certificate of Appropriateness for a building scale variance for an infill addition on the north side of the residence and for a wall along the front property line and associated pillars and gates at **161 N. Sheridan Road**.
Property Owner: Jeremy M. Downs and Amy Kule Downs
Representative: Karl A. Strassburger, architect

Other Items

7. Opportunity for the public to address the Historic Preservation Commission on non-agenda items.
8. Additional information from staff.

Mandatory Adjournment time 11:00 p.m.

MEETING PROCEDURES

Historic Preservation 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 by members of the Commission.
3. Presentation by the Petitioner – 10 minutes.
4. Identification of Issues by Staff - 5 minutes.
5. Questions or requests for clarification from Commission to Petitioner or Staff.
6. Public Testimony - 5 minutes per speaker.
7. Final Questions from Commission to Petitioner or Staff, or direction to Petitioner and Staff to provide additional information.
8. Petitioner Rebuttal - 10 minutes.
9. Staff response to public testimony- 5 minutes.
10. Commission Discussion and Comment
11. Motion and second
12. Final Commission comments
13. Commission Action

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.