

The City of Lake Forest
Zoning Board of Appeals - Meeting Agenda

Regular Meeting

Monday, October 28, 2024
City Hall Council Chambers, 220 E. Deerpath

6:30 p.m.

Henry Kleeman
Arthur Miller

Ari Bass, Chairman
Laurie Rose
Mike Adams

James Moorhead
Vacant Position

MEETING PROCEDURES

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Bass.
2. Consideration of the minutes of the September 23, 2024 meeting.
3. Consideration of a request for a recommendation in support of a variance from the accessory structure side yard setback for a replacement detached garage at **854 Highview Terrace**.
Property Owners: Tomas and Catherine Fencil
Representative: Andrew Venamore, contractor
4. Consideration of a request for a recommendation in support of a side yard variance for a mud and storage room addition and air conditioning units at **40 N. Sheridan Road**.
Property Owners: Casamigos 2 LLC (John Davidson, 50% and Amy Davidson, 50%)
Representative: Scott Streightiff, architect
5. Consideration of a request for a recommendation in support of variances from the front yard and lot in depth setbacks for a garage addition and variances from the front yard and steep slope setbacks for a screen porch addition at **600 Myflower Road**.
Property Owners: JE Ventures, LLC (Judy Nygard, 100%)
Representative: Nick Marmitt, architect
6. Consideration of a request for a recommendation in support of a rear yard variance for a rear addition at **1320 Elm Tree Road**.
Property Owners: Chicago Title Land Trust #9002345942
Representative: Scott Streightiff, architect

Zoning Board of Appeals' 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 10 minutes for variances, 20 minutes for Special Use Permits.
5. Identification of Issues by Staff - not to exceed 5 minutes.
6. Questions and requests for clarification from Board 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 Board to Petitioner or Staff, or direction to Petitioner and Staff to provide additional information.
10. Petitioner Rebuttal - not to exceed 10 minutes.
11. Staff Response to Public Testimony - not to exceed 5 min.
12. Board Discussion and Comment
13. Board Action

*Mandatory Adjournment Time
11:00 p.m.*

Other Items

7. Opportunity for the public to address the Zoning Board of Appeals on matters not on the agenda.
8. Additional information from staff.
 - Consideration of the 2025 Zoning Board of Appeals meeting dates.