

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

**Regular Meeting**

**Monday, January 27, 2025  
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 November 25, 2024 meeting.
3. Consideration of minor modifications to a previously recommended variance, additional encroachment is proposed into the front and lot in depth setbacks for a garage addition and into the front yard and steep slope setbacks for a screen porch at **600 N. Mayflower Road**.  
Property Owners: JE Ventures, LLC (Judy Nygard, 100%)  
Representative: Nick Marmitt, 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.*

**Other Items**

4. Opportunity for the public to address the Zoning Board of Appeals on matters not on the agenda.
5. Additional information from staff.

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.*