

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

Regular Meeting

**Monday, October 27, 2025
City Hall Council Chambers, 220 E. Deerpath**

6:30 p.m.

*Jeffrey Giannelli
Jan Gibson*

*Ari Bass, Chairman
Mike Adams
Fred Brewer*

*Jay Soave
Patrick Marshall*

MEETING PROCEDURES

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Bass.
2. Consideration of the minutes of the September 29, 2025 meeting.
3. Consideration of a request for a recommendation in support of a variance for a second story addition within the front yard setback at **1450 Old Mill Road**. (This petition was previously approved. The project was never pursued by the previous owner and approvals expired.)
Property Owners: Robert F and Amy L Perille Living Trust (Andrew James Perille 33.3%, Timothy Lind Perille 33.3% and Jeffrey Robert Perille 33.3%)
Representative: Steve Rugo, architect
4. Consideration of a request for a recommendation in support of a variance to allow the construction of a garage partially within the front yard setback at **1147 Valley Road**.
Property Owners: Kurt Ham and Betty Theriault
Representative: Shawn Purnell, architect

Other Items

5. Opportunity for the public to address the Zoning Board of Appeals on matters not on the agenda.
6. Additional information from staff.
 - Consideration of the 2026 Zoning Board of Appeals meeting calendar.

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.*