

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

**Regular Meeting**

**Monday, April 28, 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  
Jeffrey Giannelli*

**MEETING PROCEDURES**

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Bass.
2. Consideration of the minutes of the February 24, 2025 meeting.
3. Consideration of a request for a recommendation in support of a variance from the steep slope setback for a partially below grade addition to the residence at **270 Overlook Drive**.  
Property Owners: Brian and Veronica DeNicolo  
Representative: Wells Wheeler, architect
4. Consideration of a request for a recommendation in support of variances from the side and rear yard accessory structure setbacks for a replacement garage at **587-589 Ivy Court**.  
Property Owner: McIlvaine Enterprises, LLC (Bruce McIlvaine)  
Representative: Wells Wheeler, architect
5. Consideration of a request for a recommendation in support of a variance from the front yard setback for an addition to the residence at **1360 Elm Tree Road**.  
Property Owners: Scott and Anne-Marie D'Angelo  
Representative: Diana Melichar, architect
6. Consideration of a request for a recommendation in support of variances from the front and extended side yard setbacks for an expanded driveway at the residence at **1510 Willow Street**.  
Property Owner and Representative: Michael Giannelli

**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.

*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.*