

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

Regular Meeting

Note Date Change: **Tuesday, May 27, 2025**  
City Hall Council Chambers, 220 E. Deerpath

6:30 p.m.

Henry Kleeman  
Jan Gibson

Ari Bass, Chairman  
Mike Adams  
Fred Brewer

Jeffrey Giannelli  
Vacant Position

**MEETING PROCEDURES**

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Bass.
2. Recognition of past Zoning Board of Appeals member Laurie Rose.
3. Consideration of the minutes of the April 28, 2025 meeting.
4. Consideration of a request for a recommendation in support of variances from the setbacks along the east and west property lines for a new residence on a vacant lot at **375 Deerpath Square**. A variance is also requested to allow a driveway wider than 16 feet within the front yard setback.  
Property Owners: Daniel and Adriana Axente  
Representative: John Nelson, 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**

5. Opportunity for the public to address the Zoning Board of Appeals on matters not on the agenda.
6. 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.*