

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

Regular Meeting

**Monday, August 25, 2025
City Hall Council Chambers, 220 E. Deerpath**

6:30 p.m.

*Jeffrey Giannelli
Jan Gibson*

*Ari Bass, Chairman
Mike Adams
Fred Brewer*

*Vacant Position
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 Art Miller.
3. Consideration of the minutes of the May 27, 2025 and July 28, 2025 meetings.
4. Consideration of a request for a recommendation in support of a variance from the lot in depth side yard setback for an open pergola at **375 E. Westminster**.
Property Owners: Chris and Anne Policinski
Representative: Peter Witmer, architect
5. Consideration of a request for a recommendation in support of a variance to allow reconstruction of non-conforming pillars and a gate in the front yard setback at **916 W. Old Mill Road**.
Property Owner: The Chicago Trust Company DEW-4896 (Aiden Marquez, 100%)
Representative: Evan Perry, contractor

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

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