

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

**Regular Meeting**

**Monday, September 29, 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. Consideration of the minutes of the August 25, 2025 meeting.
3. Consideration of a request for a recommendation in support of variances for an open front porch within the corner side yard setback and a driveway wider than permitted within the front yard setback at **831 Rosemary Road**.  
Property Owners: Jackie and Robert Perna  
Representative: Doug Reynolds, architect
4. Consideration of a request for a recommendation in support of a variance to allow expansion of a driveway in the front yard setback at **491 Buena Road**.  
Property Owners: Christopher and Marianne Delhey

*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.*