

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

Regular Meeting

**Monday, April 27, 2026
City Hall Council Chambers, 220 E. Deerpath**

6:30 p.m.

*Jeffrey Giannelli
Jan Gibson*

*Ari Bass, Chairman
Mike Adams
Fred Brewer*

*Jay Soane
Patrick Marshall*

MEETING PROCEDURES

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Bass.
2. Consideration of the minutes of the March 30, 2026 meeting.
3. Consideration of a request for a recommendation in support of a variance from the corner side yard setback for a replacement single family residence at **870 Woodbine Lane**.
Property Owner: Chicago Title Land Trust #8002349280 (Bianca Timbota Balia)
Representative: John Timbota
4. Consideration of a request for a recommendation in support of a variance from the driveway regulations to allow two new driveway curb cuts on Ridge Road at **200 N. Ridge Road**
Property Owner and Representative: Ahmed Azhari

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.*