

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

*Tuesday, May 26, 2026
City Hall Council Chambers, 220 E. Deerpath*

6:30 p.m.

Note Date Change

*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 April 27, 2026 meeting.
3. Continued consideration of a request for a recommendation in support of variances from the corner side yard setback and the permitted driveway width in the front yard setback for a replacement single family residence and attached garage at **870 Woodbine Lane**.
Property Owner: Chicago Title Land Trust #8002349280 (Bianca Timbota Balia)
Representative: Richard Swanson, architect
4. Consideration of a request for a recommendation in support of a front yard variance to recognize the existing location of a detached garage and permit a minor expansion of the garage at **301 Chiltern Drive**.
Property Owner: Susanne Woloson
Representative: Todd Wallace

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

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