

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

Regular Meeting

**Monday, August 24, 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. Recognition of past Zoning Board of Appeals member Art Miller.
3. Consideration of the minutes of the May 26, 2026 and July 27, 2026 meetings.
4. Consideration of a request for an extension of a previous approval of a variance from the front yard setback for an open front porch at **872 Northmoor Road**.
Property Owner: LoraLee Van Vleet Trust
5. Consideration of a request for a recommendation in support of variances from the front and extended side yard setbacks to allow expansion of a driveway at **170 E. Louis Avenue**.
Property Owners and Representatives: Keith and Alaina Fournier
6. Consideration of a request for a recommendation in support of a variance from the steep slope setback for a boat house and shore cottage at the base of the bluff at **1345 Lake Road**.
Property Owner: Peter and Sofia Westmeyer
Representative: Nate Lielasus, architect
7. Consideration of a request for a recommendation in support of a variance from the lot-in-depth setback for a replacement residence at **63 Franklin Place**.
Property Owner: 63 Franklin LLC
(Eddie Babayev 50%, Dmitriy Bondarenko 50%)
Representative: Karl Smolov, builder

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

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