

The City of Lake Forest  
Building Review Board Agenda

Regular Meeting

**DATE CHANGE: Wednesday, May 5, 2021**  
**Remote Access Meeting**

6:00 P.M.

John Looby III  
Vacant Position

Jim Diamond, Chairman  
Richard Walther  
Joanne Bluhm

Sally Downey  
Vacant Position

This meeting will be conducted remotely in compliance with Governor's Executive Order 2020-07, issued on March 16, 2020 that suspended certain Open Meetings Act provisions relating to in-person attendance by members of a public body. The Governor's Order: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present;" and (2) suspends the limitations in Section 7 on when remote participation is allowed.

The meeting can be viewed by following the public audience link below. The meeting ID and password are provided:

<https://us02web.zoom.us/j/84542002314?pwd=ZWVUbkmM5aVNVYmtSWk9mVG55dWladz09>  
Meeting ID: 845 4200 2314 Meeting Password: 1861

Members of the public who wish to comment on a petition are encouraged to submit written comments in advance of the meeting to [baehrj@cityoflakeforest.com](mailto:baehrj@cityoflakeforest.com). Members of the public who wish to comment on this petition during the public comment portion of the meeting may do so by calling 847-810-3643 or by using the *Raise Hand* feature at the bottom of the screen. City staff will be at the Municipal Services Facility during the meeting however, the Board members will all participate remotely.

1. Introduction of Board members and City staff, overview of meeting procedures – Chairman Diamond.
2. Consideration of the minutes from past meetings of the Board.
3. Consideration of a request for approval of a small addition to the connecting element between the house and garage and various exterior alterations to the residence at **175 Pembroke Drive**. A building scale variance is also requested.  
Property Owners: Paul and Melanie Thomas  
Project Representative: Michael Breseman, architect
4. Consideration of a request for extension of an expired approval for the demolition of the existing residence, and construction of a replacement residence, conceptual landscape plan, and overall site plan. The property is addressed as **854 Everett Road**.  
Property Owner: Elena Ciorobitca  
Project Representative: Firmin Senga, architect

**MEETING PROCEDURES**  
*Building Review Board 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 by members of the Board.
3. Presentation by the Petitioner – 10 minutes.
4. Identification of Issues by Staff - 5 minutes.
5. Questions or requests for clarification from Board to Petitioner or Staff.
6. Public Testimony - 5 minutes per speaker.
7. Staff response to public testimony- 5 minutes.
8. Petitioner Rebuttal - 10 minutes.
9. final Questions from Board to Petitioner or Staff
10. Board Discussion and Comment
11. Board Action

*Mandatory Adjournment time*  
*11:00 p.m.*

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, may contact the Community Development Department at 847-810-3503.

*Continued*

5. Consideration of a request for approval of a new residence on a vacant lot, a conceptual landscape plan, and overall site plan. The property is addressed as **1545 Sage Court** and is in the Oak Knoll Woodlands Subdivision.  
Property Owner: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)  
Contract Purchasers: Eric Han and Carol Chang  
Project Representative: Jeff Letzter, Aspect Design Inc.
  
6. Consideration of request approval of the demolition of the existing residence and a replacement residence, conceptual landscape plan, and overall site plan. The property is addressed as **1825 Telegraph Road**.  
Property Owner: Bel Sogno, LLC (Michael Donato 50%, Wendy Donato, 50%)  
Project Representative: Rick Vanselow, builder

**Other Items**

6. Opportunity for the public to address the Building Review Board on non-agenda items.
  
7. Additional information from staff.

*Mandatory Adjournment time is 11:00 p.m.*