

The City of Lake Forest  
Building Review Board Agenda

Regular Meeting

Wednesday, April 7, 2021

6:00 P.M.

Remote Access Meeting

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/83783280094?pwd=M3BKS0RqS3JzUERuMENEEGhxdmpMz09>

Meeting ID: 837 8328 0094 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 the December 2, 2020 and January 6, 2021 Building Review Board meetings.
3. Continued Consideration of a request for approval of partial demolition of the existing residence including removal of the existing roof and portions of exterior walls to accommodate a second story addition and various exterior alterations. The property is located at **365 Chiltern Drive**.  
Property Owner: Albany Bk & Tr CO NA TTEE #11-6528  
Project Representative: Wojtek Bialy, designer
4. Consideration of a request for approval of a partial demolition of the existing residence and construction of a replacement front porch, a two-story rear addition, and various associated exterior alterations. Building scale and height variances are also requested. The property is located at **674 Oakwood Avenue**.  
Property Owners: Michael and Ashley Yakes  
Project Representative: Troy Mock, 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. Continued consideration of a request for approval of models for the remaining 19 lots in the Amberley Woods Courtyard Homes development located on the south side of Amberley Court, between Saunders Road and Conway Farms Drive, south of Route 60.  
Property Owner: McNaughton Development (Paul R. McNaughton, 100%)  
Project Representative: John Barry, McNaughton Development
  
6. 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 **1525 Sage Court** and is in the Oak Knoll Woodlands Subdivision.  
Property Owner: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)  
Contract Purchasers: Samantha and Tom Bakas  
Project Representative: Jeff Letzter, Aspect Design Inc.

**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.*