

The City of Lake Forest  
Building Review Board Agenda

Regular Meeting

Wednesday, February 2, 2022

6:30 P.M.

Remote Access Meeting

John Looby III  
Scott Renken

Jim Diamond, Chairman  
Richard Walther  
Joanne Bluhm

Sally Downey  
Timothy G. Franzen

This meeting will be conducted remotely, the Board members and City staff will attend this meeting by electronic means in compliance with the exceptions made to the Open Meetings Act in response to the pandemic. During the meeting, staff will be on site at the City's Municipal Services Facility, 800 Field Drive, lower level however, the Board members will not be on site. The meeting can be viewed by following the public audience link below.

<https://us02web.zoom.us/j/87223583896?pwd=RjVoSjZabnNaNXh5SIzZWUVRnlOUT09>

Meeting ID: 872 2358 3896 Meeting Password: 1861

Members of the public who wish to comment during the meeting may do so by calling 847-810-3643 or by using the *Raise Hand* feature at the bottom of the screen.

1. Introduction of Board members and City staff, overview of meeting procedures – Chairman Diamond.
2. Consideration of minutes from the April 7, 2021 and January 10, 2022 Building Review Board meetings.
3. Consideration of a request for approval of a new residence and detached garage on the site of a previous demolition. Approval of a conceptual landscape plan, and overall site plan is also requested. The property is addressed as **158 N. Western Avenue**.  
Property Owner: Grace 90 LLC, (Peter Brennan, 100%).  
Project Representative: Jeff Letzter, project manager
4. Consideration of a request for approval of design concepts for single family homes on nine vacant lots in **The Preserve at Westleigh, a new subdivision located on the north side of Westleigh Road, between Wallace Road and Stable Lane**. The prototype design is intended to establish overall parameters for the style, quality, and character of the new homes in the subdivision.  
Property Owner: (Gary Janko, 95.31% Various Parties, 4.69%)  
Project Representatives: Thomas Pins and Michael Piskule, Orren Pickell Design Group
5. Consideration of a request for approval of additions to the garage and second floor to the existing residence located at **821 Northmoor Road**. Exterior alterations including window replacement and new exterior materials are proposed.  
Property Owner: Black House LLC – Series 821 Northmoor (Patrick Shaver, 100%).  
Project Representative: Patrick Shaver, builder
6. Consideration of a request for alterations to an existing office building located at **1401 N. Western Avenue** including the addition of a third floor, modification of the street facing façade and changes to exterior building materials. A height variance is requested.  
Property Owner: 1401 North Western LLC, (Carmen Speranza, 100%)  
Contract Purchaser: Tom Swarthout, The Highview Group Ltd.  
Project Representative: Robert Shemiot, 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.

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**Other Items**

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

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