

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

**Regular Meeting**

**Monday, November 22, 2021  
REMOTE ACCESS MEETING**

**6:30 p.m.**

Nancy Novit  
Pete Clemens

Michael Sieman, Chairman  
Lisa Nehring  
Ari Bass

James Moorhead  
Laurie Rose

This meeting will be conducted remotely, the Board members and City staff will attend this meeting by electronic means in compliance with the exceptions to the Open Meetings Act made in response to the COVID-19 pandemic. During the meeting, staff only will be on site at the City's Municipal Services Facility, 800 Field Drive.

**The meeting can be viewed by following the link below:**

<https://us02web.zoom.us/j/87894463267?pwd=STJuVmdreTc3M2JhUEIEV2lJcjk5UT09>

Webinar ID: 878 9446 3267

Passcode: 1861

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

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Sieman.
2. Consideration of the minutes of the October 25, 2021 meeting.
3. Consideration of a request for approval of amendments to the Special Use Permit for Ragdale, a residential artists' retreat, to incorporate portions of the property currently addressed as **1272 N. Green Bay Road** into the Ragdale Campus, to approve an updated Master Campus Plan and to modify the conditions in relation to the changes proposed on the Campus.  
Property Owners: The City of Lake Forest and Ragdale Foundation  
Representatives: Michael C. Cleavenger, Executive Director of Ragdale  
Taylor Lininger, Rosborough Partners
4. Consideration of a request for a variance from the rear yard setback to allow expansion and alterations to the existing garage and a variance from the side yard setback for an air conditioning unit for the silo at **550 Hathaway**.  
Property Owner: Mike and Melissa Ginter  
Representative: Michael Breseman, architect
5. Consideration of a request for variances from the front and side yard setbacks to allow construction of a front porch and a second story addition at **624 Highview Terrace**. A lot coverage variance is also requested.  
Property Owners: Jerry O'Brien and Laura Nekola  
Representative: Chris Russo, project manager

**Other Items**

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

**MEETING PROCEDURES**

*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.*

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, are required to contact the Community Development Department at (847)810-3511 promptly to allow the City to make reasonable accommodations for those persons.