

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

Regular Meeting

**Monday, February 28, 2022
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/81630952083?pwd=NTEwUXBkYVBydFISckJ2NEZ0NjVlUT09>

Webinar ID: 816 3095 2083

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 November 22, 2021 meeting.
3. Consideration of a request for a variance from the lot-in-depth setback for a new single family residence at **983 Maplewood Road**.
Property Owner: Lorraine M. DeGrazia Trust (Lorraine M. DeGrazia, 100%)
Contract Purchaser and Representatives: Codfish Partners, LLC (Tom Swarhout 50%, Tim Swarhout 50%)
4. Consideration of a request for a variance from the lot-in-depth setback for two single story additions and air conditioning units at **471 Illinois Road**.
Property Owners and Representatives: Alan and Angella Koncarevic
5. Consideration of a request for variances from the front and rear yard setbacks for a new single family residence at **50 June Terrace**. Variances related to the location of the driveway are also requested.
Property Owners: Alvin and Beverly McRae
Representative: Diana Melichar, architect
6. Consideration of a request for a variance from the front yard setback for an addition and modifications to the driveway at **821 Northmoor Road**.
Property Owner and Representative: Black House LLC - Series 821 Northmoor (Patrick Shaver 100%)

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.*

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7. Consideration of a request for a variance from the steep slope setback for a single story addition and dormers at **612 E. Woodland Road**.
Property Owners: 612 E. Woodland Road Trust #1 (Greg Sleight 100%) and 612 E. Woodland Road Trust #2 (Megan Sleight 100%)
Representative: Gary Beyerl, architect

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.