

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

**Regular Meeting**

**Monday, April 25, 2022  
City Hall Council Chambers, 220 E. Deerpath**

**6:30 p.m.**

*Nancy Novit  
Pete Clemens*

*Michael Sieman, Chairman  
Lisa Nehring  
Ari Bass*

*James Moorhead  
Laurie Rose*

**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 Board members and staff, overview of meeting procedures – Chairman Sieman.
2. Consideration of the minutes of the March 28, 2022 meeting.
3. Continued consideration of a request for an amendment to the Special Use Permit for Woodlands Academy to permit the replacement and addition of tennis courts, reconfiguration of a parking area and the addition of a vehicle turnaround all generally located at the rear of the academic building, near the northeast corner of the Campus. The property is addressed as **760 E. Westleigh Road**.  
Property Owner: Woodlands Academy of the Sacred Heart  
Representatives: Lynda Mooney, Chairman Woodlands Academy Board  
Kathryn Talty, Landscape Architecture, Inc.
4. Consideration of a request for variances from the side and rear yard accessory structure setbacks for a detached garage at **137 Atteridge Road**.  
Property Owner and Representative: Kathleen Taubensee
5. Consideration of a request for variances from the side yard setbacks for additions and alterations at **1245 W. Deerpath**.  
Property Owners: Matthew and Nicole Phelan  
Representative: Jonathan Clair, architect
6. Consideration of a request for an amendment to the Special Use Permit for Elawa Farm to allow improvements in a portion of the Garden to support improved access for all, to define permitted uses in the improved area, and to consider other amendments or clarifications as may be presented by interested parties. The property is addressed as **1401 Middlefork Drive**.  
Property Owner: The City of Lake Forest  
Tenant and Representative: Laura Calvert, Elawa Farm Foundation

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.*

**Other Items**

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