

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

**Regular Meeting**

**Monday, December 11, 2023  
City Hall Council Chambers, 220 E. Deerpath**

**6:30 p.m.**

*Pete Clemens  
Henry Kleeman*

*Ari Bass, Chairman  
Laurie Rose  
Mike Adams*

*James Moorhead  
Arthur Miller*

**MEETING PROCEDURES**

1. Introduction of Board members and staff, overview of meeting procedures – Chairman Bass.
2. Consideration of the minutes of the July 24, 2023 and September 28, 2023 meetings.
3. Consideration of a request for a recommendation in support of variances from the corner and interior side yard setbacks to allow modifications to the roof and front porch and conversion of the garage to first floor living space and the addition of a second story over the garage. The existing residence is nonconforming to setbacks in these areas. The property is located at **1062 Valley Road**.  
Property Owner and Representative: Oana Herghelegiu, architect
4. Consideration of a request for a recommendation in support of variances from the front and interior side yard setbacks to allow construction of a two story addition and expansion of the driveway at **1055 Beverly Place**.  
Property Owners: Theodore Hadjis and Stephanie Poulos  
Representative: Jeff Letzter, project manager
5. Consideration of a request for a recommendation in support of updates and amendments to the Special Use Permit for **Gorton Center, 400 E. Illinois Road**. The updates are intended to align the Special Use Permit with current activities at Gorton and to establish some parameters for activities recognizing the adjacency to residential properties.  
Property Owner: The City of Lake Forest  
Tenant: Gorton Center  
Gorton Center Representative: Amy Wagliardo, Executive Director

**Other Items**

6. Opportunity for the public to address the Zoning Board of Appeals on matters not on the agenda.
  - Consideration of the 2024 Zoning Board of Appeals meeting dates.
7. Additional information from staff.

*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.*