

The City of Lake Forest
Plan Commission
Proceedings of the January 14, 2026 Meeting

A meeting of the Lake Forest Plan Commission was held on Wednesday, January 14, 2026, at 6:30 p.m.

Commission members present: Chairman Mark Pasquesi and Commissioners Louis Pickus, David Hunt, Lisa Nehring, Jamie Moorhead and Paul Thomas

Commissioners absent: Barrett Davie

Staff present: Luis Prado, Assistant Planner, Susan Thomas, Assistant Director of Community Development and Catherine Czerniak, Director of Community Development

1. Introduction of Commissioners and staff and review of meeting procedures.

Chairman Pasquesi introduced the members of the Commission and staff and reviewed the meeting procedures followed by the Commission.

2. Consideration of the minutes of the November 12, 2025 Plan Commission meeting.

The minutes of the November 12, 2025, meeting were approved as submitted.

3. Public Hearing and Action: A request for a recommendation in support of a Special Use Permit for a new real estate office, Remax Premier Luxury Collection, in first floor tenant space at 280 E. Deerpath. (This space was previously occupied by a different real estate office.)

Property Owner: Arcade on Deerpath, LLC (Altounian Family Members)

Presented by: Bobbie Fisher, Managing Broker

Chairman Pasquesi asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he stated that he is affiliated with Jameson Sothebys, another local real estate office. He stated that he will be able to consider the petition objectively. He swore in all those intending to testify and invited a presentation from the petitioner.

Ms. Fisher stated that she will be the managing broker for the Remax Premier Luxury Collection Lake Forest office. She stated that the tenant space will be used in the same way that it was used by Compass, the most recent real estate office to occupy the space. She stated that limited staff will be on site on a daily basis with agents coming into the space periodically. She stated that most agents work from home. She stated that parking permits will be obtained for all staff members who spend time in the office to allow parking in the remote employee parking lots. She stated that several members of the team are experienced Realtors having previously worked for Compass.

Mr. Prado stated that a Special Use Permit is requested for a new real estate office in a space previously occupied by another real estate office. He noted that a Special Use Permit is not transferable from business to business. He stated that findings in support of the requested Special Use Permit are detailed in the staff report.

Chairman Pasquesi invited questions from the Commission.

In response to a question from Chairman Pasquesi, Ms. Czerniak confirmed that Special Use Permits are granted to a specific business and business owner or representative.

In response to a question from Commissioner Pickus, Mr. Prado confirmed that Compass Real Estate was the most recent tenant in the space.

In response to a question from Commissioner Pickus, Ms. Fisher stated that a smaller office for Compass Real Estate will remain in the adjacent space to the east.

In response to questions from Commissioner Moorhead, Mr. Prado stated that the City did not receive complaints and is not aware of any issues that arose due to the former occupancy of the space by a real estate office.

Hearing no questions from the Commission, Chairman Pasquesi invited public testimony. Hearing none, he invited final comments from the Commission.

Commissioner Moorhead stated support for the Special Use Permits noting that all of the applicable criteria appear to be met.

The other Commissioners agreed with Commissioner Moorhead.

Hearing no further comments from the Commission, Chairman Pasquesi invited a motion.

Commissioner Moorhead made a motion to recommend approval of a Special Use Permit to authorize the office for Remax Premier Luxury Collection to locate in the existing first floor tenant space at 280 E. Deerpath. He stated that the motion is based on the findings as detailed in the staff report which are adopted as part of the motion. He stated that the recommendation includes the following conditions.

1. All building and window signage shall be subject to approval and the issuance of a permit consistent with the applicable Code requirements.
2. No exterior or interior alterations shall occur which limit the future re-use of this space for retail or restaurant uses.
3. The "store front" windows shall remain generally open to allow views into the space for the purpose of providing a pedestrian friendly streetscape.

The motion was seconded by Commissioner Pickus and approved by the Commission by a 6 to 0 vote.

4. Public Hearing and Action: A request for a recommendation in support of a Special Use Permit for a dental clinic at the north end of the first floor of the building at 580 Bank Lane.

Property Owner: 2600 Central, LLC (Paul Svigos)

Presented by: Michael Durlacher, attorney

Dr. W. Brian Ross, Ross & Burrett Family Dental

Betsy Gensburg, architect

Chairman Pasquesi asked the Commission for any conflicts of interest or Ex Parte contacts.

Commissioner Nehring stated that she is a patient of the petitioner but noted that she will be able to consider the petition objectively.

Hearing no further declarations of conflicts or Ex Parte contacts from the Commission, Chairman Pasquesi he swore in all those planning to testify and invited a presentation from the petitioner.

Dr. Brian Ross stated he is the third generation owner of his family's dental practice which has served Lake Forest since 1979. He stated that he joined the practice in 2018. He stated the practice is currently located less than a mile away. He stated that the move to 580 Bank Lane is an investment by his family into the community. He stated that the office will be located at the north end of the first floor. He reviewed the floor plan pointing out 11 treatment rooms, a lab, waiting room and office space. He presented a conceptual streetscape image of how the space will appear. He stated that one of the existing entrances along Bank Lane will serve as the patient entrance to the space. He stated that the office operates by appointment only with five to seven patients on site at any one time. He stated that including patients and staff, at peak times, there will be 14 to 18 people in the space. He stated that the office will be closed on weekends. He stated that staff will not be permitted to park on Bank Lane or in the parking deck across the street but instead, will be required to park in remote parking lots intended for employees. He stated that patient appointments are staggered so on street parking and spaces in the parking deck together will provide sufficient parking for patients. He stated that his office will be a low impact use, one that is compatible with other businesses in the area. He stated no exterior changes are proposed.

Ms. Czerniak reviewed that dental clinics are identified as Special Uses in the Code. She stated that two existing tenant spaces in the building will be combined for the proposed dental office. She stated that the two existing uses are both service businesses, not retail businesses. She pointed out that this block of Bank Lane is outside of the core retail area of the Central Business District making it appropriate for service businesses such as a dental clinic. She stated that findings in support of the Special Use Permit and recommended conditions of approval are detailed in the staff report.

Chairman Pasquesi invited questions from the Commission.

In response to questions from Commissioner Thomas, Ms. Czerniak confirmed that the proposed location of the dental clinic is outside of the core retail area of the Central Business District. She stated that service businesses bring people into the Central Business District and can generate pedestrian activity.

In response to questions from Commissioner Hunt, Dr. Ross stated that the new space will allow his business to better accommodate patients with expanded facilities. He stated that currently, his business serves about 1900 patients. He stated that the new location is desirable because of its proximity to the core of the Central Business District.

In response to questions from Commissioner Nehring, Ms. Czerniak explained that the City is investing in a license plate reader system which will allow more efficient and comprehensive enforcement of the parking regulations.

In response to questions from Commissioner Nehring, Dr. Ross stated that there are no plans to expand the number of dentists in the practice.

In response to questions from Commissioner Nehring, Mr. Durlacher acknowledged that there are a limited number of parking spaces available on the site that may be used by the dentists. He stated that no changes are proposed to the exterior of the building.

In response to questions from Commissioner Pickus, Dr. Ross stated that the parking lot to the north of the building is on the bank's property.

Hearing no further questions from the Commission, Chairman Pasquesi invited public testimony. Hearing none, he invited final comments by the Commission.

Commissioner Nehring stated support for the petition noting that the dental clinic will draw people into the Central Business District.

Commissioner Pickus stated support for the petition noting that the dental clinic will be a stable tenant and will have a low impact with respect to traffic and activity on the block.

Chairman Pasquesi agreed with the comments of the other Commissioners. Hearing no further comments from the Commission, he invited a motion.

Commissioner Moorhead made a motion to recommend approval of a Special Use Permit to authorize Dr. W. Brian Ross, Ross & Burrett Family Dental to locate a dental clinic in existing first floor tenant space at 580 Bank Lane. He stated that the motion is based on the findings detailed in the staff report which are adopted as part of the motion and noted that the comments of the Commission are incorporated as additional findings. Commissioner Moorhead stated that the recommendation includes the following conditions.

1. All building and window signage shall be subject to standard approval processes and the issuance of a permit by the City and shall be consistent with applicable Code requirements.
2. No exterior or interior alterations shall occur which limit the future re-use of this space for retail or restaurant uses.
3. The "store front" windows shall remain generally open in the spaces that are not treatment rooms to allow views into the space for the purpose of providing a more pedestrian friendly streetscape. Any application of screening materials to the store front windows to obscure treatment rooms shall be subject to City approval.

The motion was seconded by Commissioner Nehring and approved by the Commission by a 6 to 0 vote.

5. Additional public comment on non-agenda items

There was no public comment on non-agenda items.

6. Additional information from staff.

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Catherine Czerniak
Director of Community Development