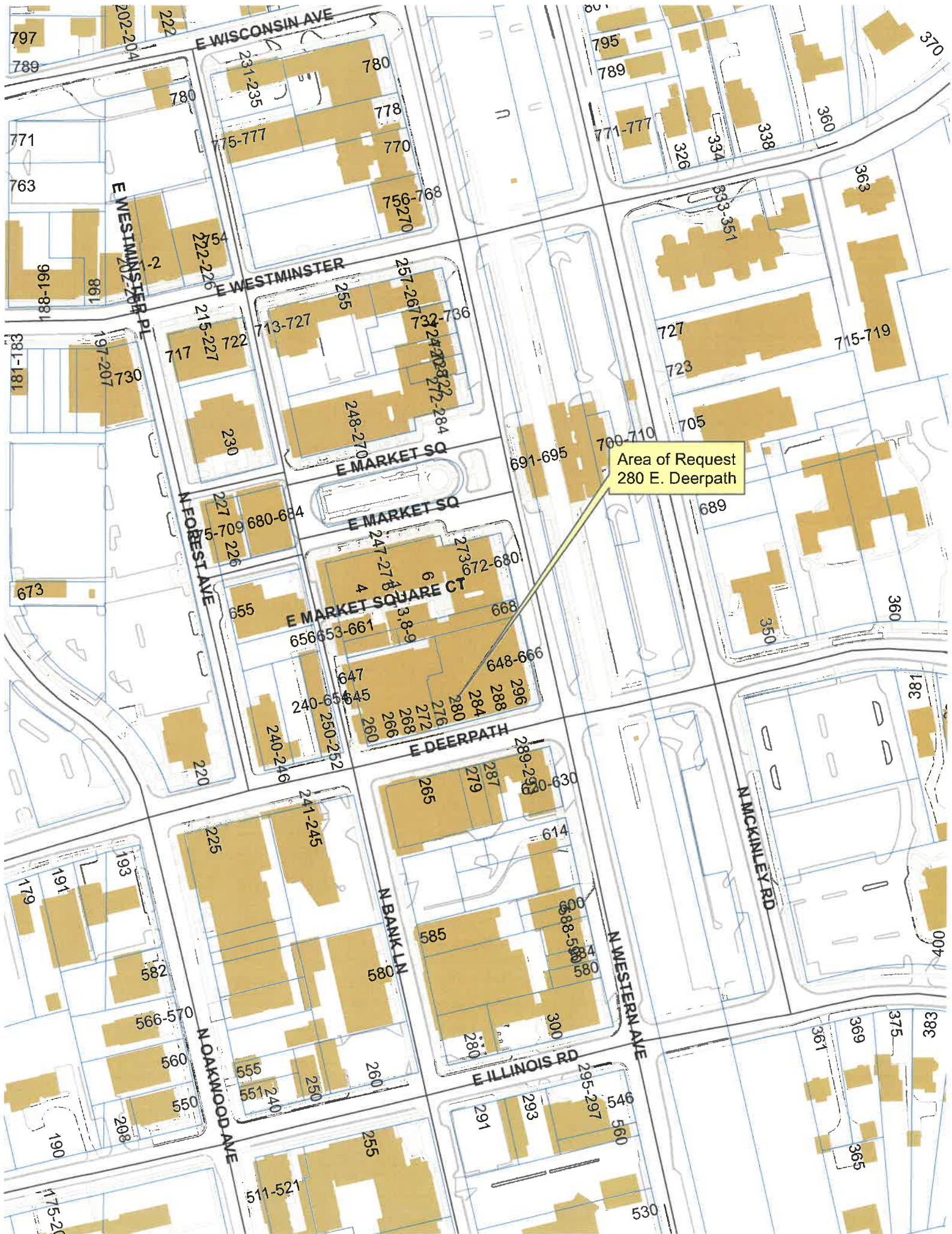


Plan Commission Meeting – January 14, 2026
Agenda Item 3

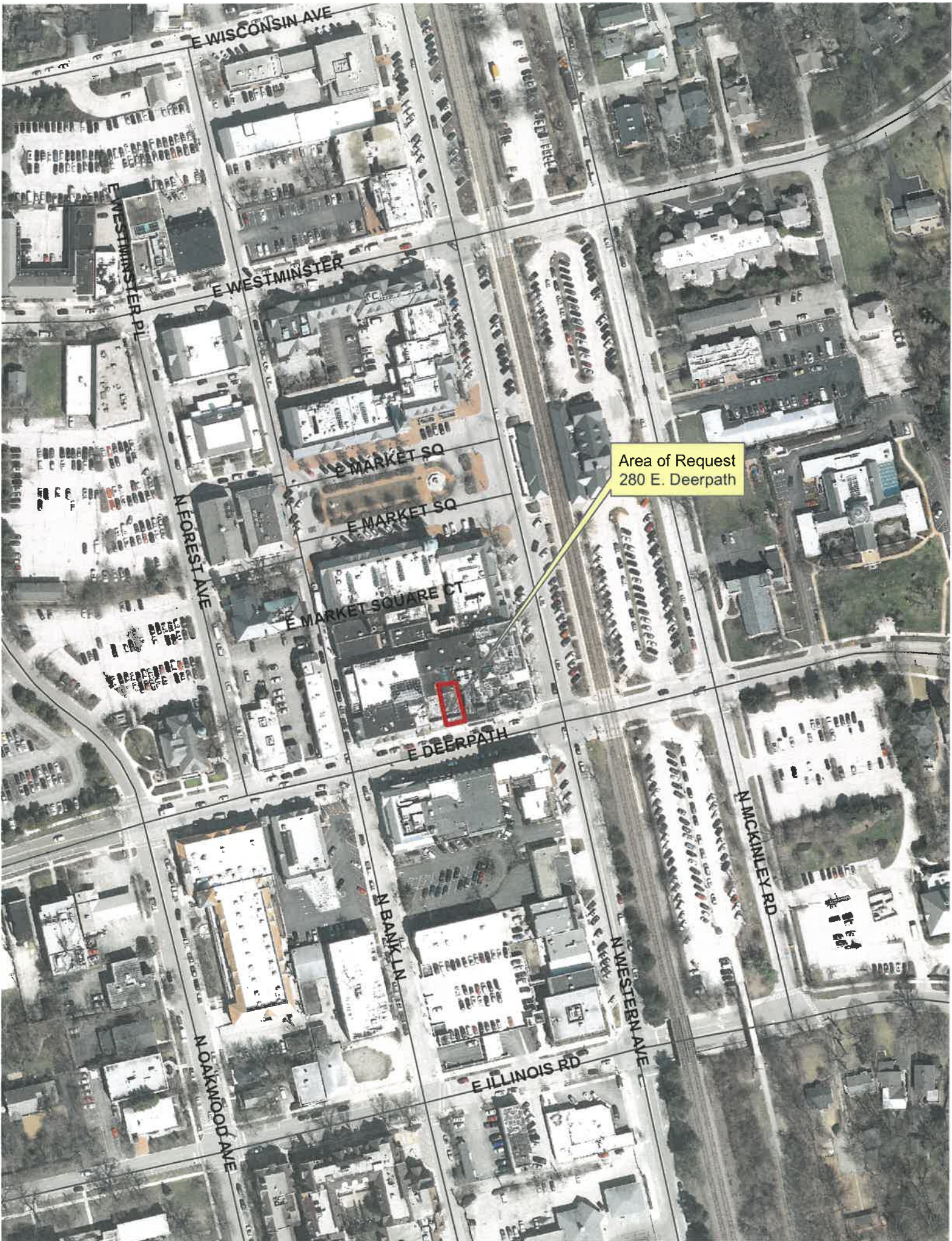
280 E. Deerpath
Special Use Permit - Real Estate Office

Vicinity Map
Air Photo
Staff Report

Materials Submitted by the Petitioner
Application
Statement of Intent
Floor Plan of Proposed Commercial Use



Area of Request
280 E. Deerpath



Area of Request
280 E. Deerpath



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and Members of the Plan Commission
DATE:	January 14, 2026
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Special Use Permit – RE/MAX Premier Luxury Collection</i>

<u>BUILDING OWNER</u>	<u>PROPERTY LOCATION</u>	<u>ZONING DISTRICT</u>
Arcade on Deerpath LLC (Audrey Altounian 5% Jennifer Bianchi 23.75% Todd Altounian 23.75% Nicole Altounian 23.75% James Altounian, II 23.75%)	280 E. Deerpath	B-4 – Preservation Business District

Proposed Tenant: RE/MAX Premier Luxury Collection
Representative: Bobbi Fisher, Managing Broker

Summary of the Request

This is a request for a Special Use Permit to allow a real estate office to occupy first floor space in the City's B-4 Preservation Business District. RE/MAX Premium Luxury Collection desires to open a small office in Lake Forest in a multi-tenant building at 280 E. Deerpath. The space will serve as an office and point of contact for residential home sellers and buyers, both local residents and those interested in moving into the community.

This request is before the Plan Commission because the Code classifies all real estate offices as special uses therefore, a public hearing and review by the Plan Commission based on the applicable criteria is required. The criteria are addressed below.

The proposed RE/MAX Premier Luxury Collection office will be located in tenant space that was most recently occupied by Compass Real Estate and prior to that, the Griffith, Grant, and Lackie real estate office. Compass will remain in the adjacent space to the east at 284 E. Deerpath.

The 280 E. Deerpath space fronts on Deerpath and is located between The UPS Store to the west and Fred's to the east. There are other real estate offices located in the Central Business District, in first floor spaces.

The petitioner has indicated that no interior alterations are planned due to the prior use as a real estate office. If changes are planned, depending on the scope of work, permits may be required. In the future, the space could easily be adapted to accommodate a retail use or could be occupied by some other type of office or service business.

Minimal signage is planned for the new office, similar to the signage that existed for the previous office use in the space. The signage will be reviewed for compliance with the Code and if

determined to be appropriate, presented to the Historic Preservation Commission for review. A permit for the signage is required.

Traffic and parking generated from the office will be minimal, similar to that produced by the prior tenant. At peak usage times, the petitioner estimates that there will be no more than 20 total staff and agents within the space at a time. The hours of operation for the office will be between 9:00AM to 5:00PM on weekdays and by appointment on the weekends, similar to the hours of operation of the prior tenant.

This property is zoned B-4 Preservation Business District, designed to preserve the unique attributes of the historic retail, residential and office core of the city. As noted above, real estate offices are classified as special uses in the B-4 District and are permitted only if the Plan Commission and City Council determine that the applicable criteria are met. The applicable criteria are addressed with findings of fact later in this staff report.

Background

In 2003, after instituting a 90-day moratorium on non-retail uses including banks and real estate offices in the City's Central Business District, the City Council adopted an amendment to the Zoning Code establishing banks, real estate offices and some other non-retail uses as special uses in the City's business and commercial zoning districts. This action by the Council was an effort to encourage and support predominantly retail uses in the Central Business District and to ensure that prime tenant spaces were available for retail uses at a time when banks and real estate offices seemed to be growing rapidly in numbers, and in size. The Code amendment established criteria to guide the City in responding to future requests for Special Use Permits for real estate offices as well as other non-retail uses. Since the amendment was adopted establishing real estate offices as special uses, several real estate offices have been authorized through this process. The approved locations for real estate offices have worked well and have not impeded the location of new retail businesses or restaurants in the Central Business District.

Key Points

- The tenant space was most recently occupied by a real estate office and the proposed use is a real estate office.
- The proposed office use is low volume. The space will primarily be used as a location for showcasing The City of Lake Forest to potential home buyers and supporting local residents in selling their homes. Use of the space as proposed will not perceptibly alter traffic volumes, parking demands or activity levels in and around the Central Business District.
- The 280 E. Deerpath location is within walking distance of public employee parking lots both to the east and to the west.
- Although the use of the space will not produce retail sales taxes, the sale of homes benefits the City in many ways including through the generation of Real Estate Transfer Tax revenues which are levied on the buyer at a rate of \$4.00 per \$1,000.

Findings in Support of a Special Use Permit

The following findings of fact are offered in support of the request for a Special Use Permit to allow RE/MAX Premier Luxury Collection, a real estate office, to occupy first floor space in the existing building located at 280 E. Deerpath. The following findings address both the specific

Special Use criteria applicable to non-retail uses in the B-4 zoning district and the general Special Use Permit criteria. The Zoning Code establishes criteria that must be considered prior to approving certain non-retail businesses in the B-4 zoning district but does not prohibit such uses. The applicable criteria are met as detailed in the following findings.

1. The Code encourages consolidating retail uses in and immediately around Market Square and promotes the location of office and service businesses outside of the immediate core area as a way to bring people in to support retail and restaurant businesses. This site is located outside of Market Square, the primary retail core.
2. The streets in this area and the on-street and remote parking lots can accommodate continued use of this space for office purposes.
3. On street customer parking, together with the nearby parking lots, are adequate to meet the limited demand generated by customers of the proposed real estate office.
4. No exterior changes are proposed to the building other than the installation of new signage. Nothing will prevent this space from easily being used by a retail tenant in the future.
5. The location of this non-retail use in the Central Business District will not limit prime opportunities for retail tenants.
6. The proposed location will not be detrimental to surrounding businesses or the business district as a whole and the proposed use is located in a manner that enhances the core area by attracting employees and clients to the Central Business District.
7. The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
8. The proposed special use will not substantially diminish property values in the Central Business District.

STAFF RECOMMENDATION

Based on the information presented by the petitioner, review of applicable sections in the City Code and based on the findings of fact detailed above, staff finds that the applicable special use criteria are satisfied. Staff recommends that the Plan Commission approve a motion in support of a Special Use Permit authorizing RE/MAX Premier Luxury Collection to occupy the first floor space at 280 E. Deerpath subject to the following conditions of approval.

1. All building and window signage shall be subject to approval and the issuance of a permit 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 to allow views into the space for the purpose of providing pedestrian friendly streetscape.



Application for Plan Commission Review Special Use Permit - Central Business District – New Use

PROPERTY ADDRESS 280 E Deerpath Lake Forest IL 60042 **ZONING DISTRICT** _____

EXISTING USE Real Estate Office

PROPOSED USE The Real Estate Office will be open Monday through Friday from 9:00 AM to 5:00 PM, and on weekends by appointment only.

EXPANSION OF EXISTING USE YES NO

VARIANCE REQUIRED YES NO

APPLICANT _____ **PROPERTY OWNER** (if different from applicant)

Name REMAX Premier Luxury Collection

Name ARCADE ON DEERPETH LLC

Address 280 E Deerpath Lake Forest IL 60045

Address 919 Sherwood Drive, Lake Bluff IL 60044

janicecorley@remax.net

Phone 847-250-6391

Phone 847-340-0151

Relationship to Property Tenant
(Owner/Tenant/Attorney)

BENEFICIAL INTERESTS Corporation x (see exhibit A)
Partnership _____ (see exhibit B)
Trust, land or other _____ (see exhibit C)

I have read the complete application packet and understand the Special Use Permit process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

SIGNATURES

DocuSigned by:
Jennifer Altounian 12/10/2025
7030BB79A3F473... _____
Owner Date

Owner _____ Date
DocuSigned by:
Janice Corley 12/9/2025
F46364B1ECF046F... _____
Applicant Date
8/04

[Type here]

EXHIBIT "B"

PARTNERSHIP OWNERSHIP ARCADE ON DEERPATH LLC

Please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.

NAME AUDREY ALTOUNIAN
ADDRESS _____
OWNERSHIP PERCENTAGE 5 %

NAME JENNIFER BIANCHI
ADDRESS _____
OWNERSHIP PERCENTAGE 23.75 %

NAME TODD ALTOUNIAN
ADDRESS _____
OWNERSHIP PERCENTAGE 23.75 %

NAME NICOLE ALTOUNIAN
ADDRESS _____
OWNERSHIP PERCENTAGE 23.75 %

NAME JAMES ALTOUNIAN II
ADDRESS _____
OWNERSHIP PERCENTAGE 23.75 %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

Czerniak, Cathy

Subject: FW: Floor Plan for Lake Forest

From: Janice Corley <janicecorley@rpremierproperties.com>
Sent: Tuesday, January 6, 2026 2:38 PM
To: Czerniak, Cathy <CzerniaC@cityoflakeforest.com>; Bobbie Fisher <bobbiefisher@remax.net>
Cc: janicecorley@remax.net
Subject: Re: Floor Plan for Lake Forest

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Good Afternoon Cathy:

Our goal for this office is similar to the other office that was there

aka Compass. I have been in the real estate business for 40 years and own offices in the City of Chicago in total 4 offices.

Our goal is present a service to the cliente of Lake Forest and surrounding areas the services of representing buyers and sellers in the purchase and selling of Real Estate. I am the Owner of the Company but not the Managing Broker, I will have the Managing Broker, Bobbie Fisher attend this hearing to describe the services and intent of using the space. Although we will be meeting some clients in the space but majority of the space and most of the time will be used for agents to come in and do their work. We will not have anything to do with the other space. Compass remains to use that space.

The Managing Broker will make sure the employees and agents will not park public streets and permits will be purchased.

At the peak, no more than 20 total staff and agents are anticipated to be in the space at one time

Best Regards,

Janice Corley is the Founder and Chief Executive Officer of **RE/MAX Premier Luxury Collection**, a luxury real estate brokerage with multiple offices across the Chicagoland area and Houston. With more than **30 years of experience** in residential real estate brokerage, Janice has overseen **in excess of \$1 billion in real estate transactions** and has built multiple highly respected firms through disciplined growth, strong governance, and a commitment to professional excellence.

Janice holds a **Bachelor of Finance from Texas Southern University** and began her career as a **Financial Analyst with General Motors**, bringing a data-driven, fiscally responsible approach to real estate leadership. She later served as **Vice President of Coldwell Banker Residential Brokerage (1992–2000)**, where she coached and developed management teams and mentored top-producing agents across multiple markets.

From **2000 through 2004**, Janice acquired **RE/MAX Exclusive Properties**, expanding the brokerage from **17 to more than 250 agents** and increasing annual sales volume from approximately **\$110 million to over \$1 billion**. In **2005**, she founded a **Sotheby's International Realty** office, successfully leading more than **400 agents** and facilitating transactions in **over 44 countries worldwide**.

RE/MAX Premier Luxury Collection operates under the global **RE/MAX® brand**, one of the most recognized and trusted real estate networks in the world. Founded in **1973**, RE/MAX today includes **more than 140,000 agents in over 110 countries and territories** and is consistently ranked among the top real estate brands globally for agent productivity, consumer trust, and market share. The RE/MAX model emphasizes professionalism, ethical business practices, rigorous compliance, and agent-level accountability. core values that guide the daily operations of RE/MAX Premier Luxury Collection.

Beyond transactional success, Janice Corley and RE/MAX Premier Luxury Collection are deeply **community-focused**, supporting stable housing markets, long-term homeownership, and responsible real estate stewardship. The brokerage serves residential neighborhoods throughout the


City of Chicago, the North Shore communities, and the western suburbs—from Lake Forest, Glencoe, and Winnetka to Burr Ridge and Western Springs bringing trusted market expertise, high standards of representation, and thoughtful engagement to each community it serves.

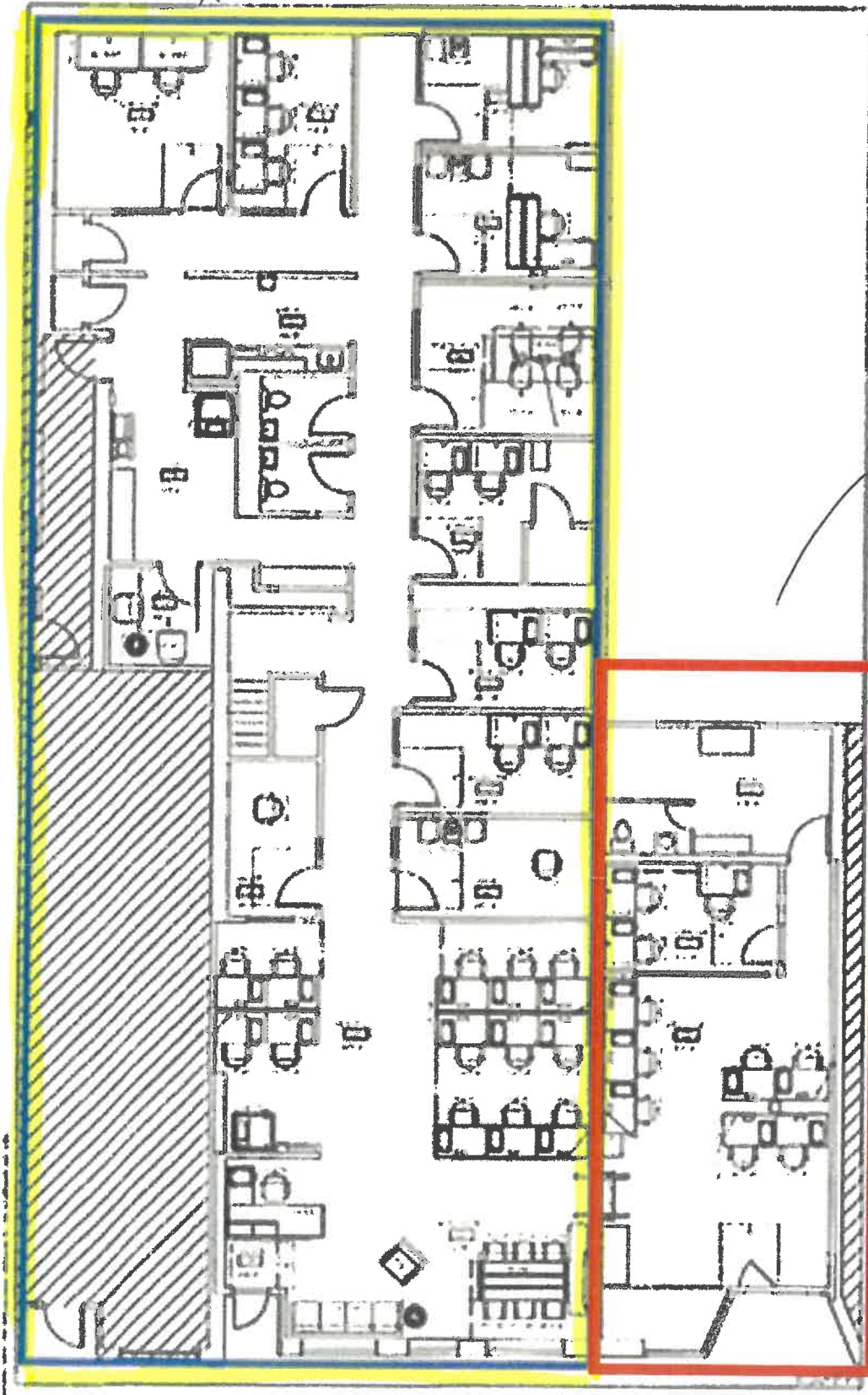
Within the **City of Lake Forest**, RE/MAX Premier Luxury Collection adds value by **anchoring experienced, high-caliber real estate professionals locally**, maintaining strong operational and compliance standards, and contributing to the City's reputation for quality, professionalism, and economic vitality. The firm's presence supports thoughtful development, helps protect property values, and enhances the character and stability of the local real estate marketplace through ethical practices, agent education, and meaningful community engagement. RE/MAX Premier Luxury Collection is committed to being a long-term, responsible business partner aligned with Lake Forest's expectations for stewardship, integrity, and community benefit.

Janice Corley
Ceo

Extraordinary homes. A global stage. The RE/MAX Collection brings fine homes and luxury properties to the world. With over 145,000 agents in 110+ countries, no other brand offers greater exposure to the international marketplace.

SUBLELEASE PREMISES

RE MAX  AREA OF PROPOSED USE



Compass

280

284

Plan Commission Meeting – January 14, 2026
Agenda Item 4

580 Bank Lane
Special Use Permit – Dental Clinic

Vicinity Map
Air Photo
Staff Report

Materials Submitted by the Petitioner

Application
Statement of Intent
Site Plan
Enlarged Site Plan
Floor Plan
Streetscape View
Streetscape View – Tenant Space Identification



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Pasquesi and Members of the Plan Commission
DATE:	January 14, 2026
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	<i>Special Use Permit – Dental Clinic at 580 Bank Lane</i>

BUILDING OWNER

2600 Central, LLC
(Paul Svigos)

PROPERTY LOCATION

580 Bank Lane

ZONING DISTRICT

B-3 – Community
Commercial
Business District

Proposed Tenant: W. Brian Ross, Ross & Durrett Family Dental
Representative: Dr. W. Brian Ross, tenant
Michael Durlacher, attorney
Betsy Gensburg, architect

Summary of the Request

This is a request for a Special Use Permit to allow a dental clinic to occupy first floor space in the B-3 Community Commercial Business District. The three story building is located on the west side of Bank Lane, between Deerpath and Illinois Road. The site is outside of the Historic District.

This request is before the Plan Commission because the Code classifies dental clinics as special uses therefore, a public hearing and review by the Plan Commission based on the applicable criteria is required. The criteria are addressed later in this staff report.

The proposed clinic will occupy the north half of the first floor, approximately 4,000 square feet, and will have frontage on Bank Lane. The space is currently occupied by two tenants, a salon and a frame shop. The petitioner's representative has stated that the two existing tenants have each been given a 60-day lease termination notice. The upper floors of the building are residential units.

The proposed clinic will have eleven treatment rooms, lab and x-ray spaces, offices, and a waiting area. As detailed in the petitioner's statement of intent, nine to eleven employees will be on site at any one time along with 14 to 18 patients during peak times. Employees will be required to park off site in remote parking lots on the east side of the railroad tracks or in the parking lot on the northwest corner of Deerpath and Oakwood Avenue. The business owner will be responsible for requiring employees to park off site. On street parking by employees will be a violation of the Special Use Permit and could result in the

revocation of the permit. It is anticipated that the City will soon purchase and implement license plate reader software that will allow the Community Service Officers to track parking violations more closely and more accurately.

Traffic generated by the proposed clinic and the resulting parking demand will likely be generally similar to the existing uses. The clinic will not have weekend hours and will see patients on a limited basis on Fridays. Weekends and Fridays are peak times for nearby restaurants.

Key Points

- The Code limits the number of non-retail uses within the core area, in Market Square and on the blocks immediately adjacent to Market Square. There are no limitations on non-retail businesses on the block of Bank Lane between Deerpath and Illinois Road.
- The tenant spaces proposed to be reconfigured as a dental clinic are currently occupied by service businesses, a well-established salon that offers a wide range of services, and a frame shop that offers custom framing services. As noted above, based on information provided by the petitioner, both existing tenants have been given notice of termination of their leases by the property owner. The City does not get involved in or have purview over private lease negotiations.
- The proposed dental clinic use as described is not expected to generate significantly more traffic than the two existing uses. The clinic's hours of operation generally do not conflict with the peak times of activity at the nearby restaurants. The anticipated hours are Monday 9 a.m. to 6:30 p.m., Tuesday 10 a.m. to 5:30 p.m., Wednesday and Thursday 7 a.m. to 2:30 p.m., and the first Friday of each month 8 a.m. to 2 p.m. The dental clinic will not be open on weekends.
- The proposed dental clinic is within walking distance of public parking lots that are designated for employees. Parking spaces are also located on the site for private use of the building tenants as permitted by the building owner. No employee parking is permitted on public streets or in the parking structure on the east side of Bank Lane. These areas are intended for customer and patient parking for all of the surrounding businesses.
- Parking for patients of the clinic is available on Bank Lane, on adjacent streets, and on the upper level of the parking structure on the east side of Bank Lane.
- The dental practice is currently located at the north end of the Lake Forest Central Business District. The new location will attract patients to the

core of the business district, providing convenient opportunities to eat and shop at nearby businesses.

Findings in Support of a Special Use Permit

The following findings are offered in support of the request for a Special Use Permit to allow a dental clinic to occupy first floor space in the existing building located at 580 Bank Lane. The Zoning Code establishes criteria that must be considered prior to approving certain non-retail businesses in the B-3 zoning district but does not prohibit such uses. The applicable criteria are met as detailed in the following findings.

1. The Code encourages consolidating retail uses in and immediately around Market Square and promotes the location of office and service businesses outside of the immediate core area as a way to bring people in to support retail and restaurant businesses. This site is located outside of Market Square, the primary retail core.
2. The streets in this area and the on-street and remote parking lots can accommodate continued use of this space for a service business.
3. On street customer parking and the nearby parking structure are adequate to meet the demand generated by patients particularly in light of the limited hours of the clinic.
4. Minor exterior changes are proposed to the front of the building to locate the entrance to the south end of the space. Nothing will prevent this space from easily being used by a retail tenant in the future.
5. The location of this non-retail use in the Central Business District will not limit prime opportunities for retail tenants.
6. The proposed location will not be detrimental to surrounding businesses or the business district as a whole and the proposed use will attract employees and clients to the Central Business District.
7. The proposed dental clinic will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The dental group already provides services to Lake Forest residents from another location in the Central Business District.
8. No evidence was submitted demonstrating that the proposed special use will substantially diminish property values in the Central Business District.

STAFF RECOMMENDATION

Based on the information presented by the petitioner, review of applicable sections in the City Code, and based on the findings of fact detailed above,

staff finds that the special use criteria are satisfied. Staff recommends that the Plan Commission approve a motion in support of a Special Use Permit authorizing the Ross & Durrett Family Dental Clinic to occupy first floor space at 580 Bank Lane subject to the following conditions of approval.

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.



Area of Request
580 Bank Lane

Area of Request
580 Bank Lane





**Application for Plan Commission Review
Special Use Permit - Central Business District – New Use**

PROPERTY

ADDRESS 580 N Bank Lane, Suites 4,5,6 **ZONING DISTRICT** B-3

EXISTING USE Hair Salon and Frame Store

PROPOSED USE Dental Office

EXPANSION OF EXISTING USE NO

VARIANCE REQUIRED NO

APPLICANT

Name: W. Brian Ross DDS PC
DBA Ross & Durrett Family Dental

Address: 1400 N Western Ave
Lake Forest, IL 60045

Brian Ross - 630.485.0195

Relationship to Property: Tenant
(Owner/Tenant/Attorney)

PROPERTY OWNER (if different from applicant)

Name: 2600 Central LLC
c/o Svigos Asset Management, Inc.

Address: 1 W Dundee, Suite 200
Buffalo Grove, IL 60089

Paul Svigos - paul@svigos.com

BENEFICIAL INTERESTS

Corporation (see exhibit A)
Partnership (see exhibit B)
Trust, land or other (see exhibit C)

I have read the complete application packet and understand the Special Use Permit process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

SIGNATURES

Nicholas Vitore, Real Estate ^{VP} 12/16/25
Owner 2600 Central LLC, Svigos Asset Mgt Date

Owner Date
W. Brian Ross 12/16/25
Applicant Date
8/04

[Type here]

APPLICANT'S REPRESENTATIVES

ARCHITECT Betsy Gensburg

FIRM Gensburg LTD

ADDRESS 105 Revere Dr, G
Northbrook, IL 60062

PHONE 847-715-9591

ATTORNEY Michael Durlacher

FIRM Grogan Hesse & Uditsky, P.C.

ADDRESS 2 Mid America Plaza, Suite 110
Oak Brook Terrace, IL 60181

PHONE 312-304-6453

ENGINEER _____

FIRM _____

ADDRESS _____

PHONE _____

BUILDER Jim Andrews

FIRM Andrews Construction Co, Inc.

ADDRESS 800 E Oak St.
Lake In The Hills, IL 60156

PHONE 847-989-5052

SURVEYOR _____

FIRM _____

ADDRESS _____

PHONE _____

LANDSCAPE ARCH. _____

FIRM _____

ADDRESS _____

PHONE _____

ARBORIST _____

FIRM _____

ADDRESS _____

PHONE _____

OTHER _____

FIRM _____

ADDRESS _____

PHONE _____

EXHIBIT "A"

CORPORATE OWNERSHIP

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

NAME	William Brian Ross	NAME	Kimberly Ross
ADDRESS	4436 N Hermitage Ave	ADDRESS	4436 N Hermitage Ave
	Chicago, IL 60640		Chicago, IL 60640
OWNERSHIP PERCENTAGE	50%	OWNERSHIP PERCENTAGE	50%
NAME	_____	NAME	_____
ADDRESS	_____	ADDRESS	_____
	_____		_____
OWNERSHIP PERCENTAGE	_____ %	OWNERSHIP PERCENTAGE	_____ %
NAME	_____	NAME	_____
ADDRESS	_____	ADDRESS	_____
	_____		_____
OWNERSHIP PERCENTAGE	_____ %	OWNERSHIP PERCENTAGE	_____ %
NAME	_____	NAME	_____
ADDRESS	_____	ADDRESS	_____
	_____		_____
OWNERSHIP PERCENTAGE	_____ %	OWNERSHIP PERCENTAGE	_____ %

Statement of Intent for the Special Use Permit for

W Brian Ross DDS PC, Dental Office at 580 N. Bank Lane, Suite 4,5,6, Lake Forest, IL 60045

Property Location: 580 N. Bank Lane Lake Forest suite 4,5 & 6, IL 60045 (“the Property”)
Applicant: W. Brian Ross DDS PC dba Ross & Durrett Family Dental
Owner: 2600 Central LLC c/o Svigos Asset Management Inc. Attn: Paul Svigos

The Applicant is seeking to open a Dental Office at the Property offering family dental services at 580 N. Bank Lane Lake Forest on the ground floor. The Applicant will be a long-term Tenant with a 10-year lease plus options for additional years. The Petitioner is requesting a Special Use Permit (“SUP”) to allow a permit to be issued for a dental office as a permitted use at the Property, as required for the Central Business District required under the City of Lake Forest Municipal Code.

Proposed Hours of Operations and History of the Petitioner

Ross and Durrett Family Dental is a third-generation, family-owned dental practice offering family dental services to residents of Lake Forest which Dr. W. Brian Ross joined in 2018. Currently, Ross & Durrett Family Dental is an established dental office located less than one (1) mile away in Lake Forest on Western Avenue and provides dental services to over 1,900 Lake Forest residents.

The proposed hours of operation for dental office are: Monday: 9:00AM – 6:30PM; Tuesday 10:00AM – 5:30 PM; Wednesday 7:00 AM – 2:30PM; Thursday 7:00AM – 2:30PM; and the first Friday of each month 8AM - 2PM. The dental office will be closed on Saturdays and Sundays.

The Dental Office employs a total of eleven (11) full-time staff members, including two (2) licensed dentists, as well as two (2) part-time employees. At any given time, approximately nine (9) to eleven (11) employees are present in the office. During peak operating periods, the office typically accommodates five (5) to seven (7) patients, either receiving treatment or waiting for appointments. Accordingly, total on-site occupancy during peak hours ranges from approximately fourteen (14) to eighteen (18) individuals. Patient and staff volumes are lower during non-peak hours. Additionally, the dental office’s peak operating hours do not coincide with the busiest periods for nearby restaurants and retail establishments, which generally occur during evening dining hours, Fridays, and weekends. The dental office is not open on weekends. It operates on the first Friday of each month and closes by 2:00 p.m.

Parking, Vehicle Circulation and Ingress and Egress

The Office operates by appointment only, which limits patient flow and daily occupancy. The Tenant’s Lease provides for one dedicated on-site parking space at the north end of the building.

However, additional tenant parking may be available during the Applicant's operating hours on a non-reserved basis.

Employee parking. Employees of Ross & Durrett Family Dental will not be permitted to park in the street parking on Bank Lane directly in front or along 580 N. Bank Lane, or in Municipal Lot at 585 N Bank Lane leaving those open to patient, tenants of the Building or other patrons of local businesses. Remote parking is available to employee at the Oakwood Lot and ample parking in the City lots east of the railroad tracks.

Patient Parking. Patient appointments typically last 1 hour and are staggered throughout the day. Patients will be able to use street parking on Bank Lane and the adjacent streets plus the top level of the municipal parking lot at 585 N Bank Lane directly across from 580 Bank Lane which has approximately 30 parking spaces available.

The Applicant will not be performing any construction, reconfiguration or changes to the existing public streets. All parking will be on or from public roadways or on the City's municipal lots, and the proposed use does not appear to have an effect on vehicle circulation or impact on traffic. Furthermore, with patient appointments occurring throughout the day, there is no expectation for a large number of patients to be on the road or looking for parking at the same time.

Employees and Patients will have walk up access on public and existing sidewalks with the ingress and egress on main entryway at 580 N. Bank Lane without any new or additional construction, using the existing entrance for the current ground floor tenant. This entrance is separate from the entrance used by the residential tenants at 580 N. Bank Lane.

Please note that one of the existing entrance for the existing tenant operating the framing storage will not be used in lieu of the main entrance, as the spaces will be combined in accordance with the current Tenant's Site Plan. *See Site Plan.*

Criteria for a Special Use Permit

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Ross & Durrett Family Dental, and its predecessor practices, have provided family dentistry services to the Lake Forest community since the 1970s. Dr. Ross joined the practice in 2018 and formally established Ross & Durrett Family Dental in 2021. The practice provides essential professional healthcare services to residents in a safe, regulated, and well-managed manner consistent with community needs. Granting the Special Use Permit Ross & Durrett Family Dental will promote the public health, safety, morals, comfort, and general welfare of Lake Forest and its residents.

The proposed special use is consistent with the City of Lake Forest Comprehensive Plan and downtown planning objectives, which encourage a balanced mix of professional services, retail,

and commercial uses that serve residents and support a vibrant, walkable business district. A neighborhood-serving dental office strengthens downtown vitality by generating regular, predictable activity during business hours without creating late-night impacts, excessive noise, or public safety concerns.

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed use operates by appointment only, with controlled patient flow and limited daily occupancy. Noise, odors, vibrations, glare, and other potential nuisances are minimal or nonexistent, ensuring compatibility with nearby residential, retail, and office uses.

Properties in the immediate vicinity include other professional health care services, including dental and orthodontist practices, a mix of business offices, retail establishments, restaurants, the Metra station, and apartment buildings. The granting of a special use for Ross & Durrett Family Dental is a compatible, low-impact professional use that is consistent with these surrounding uses and is expected to enhance, rather than detract from, the vitality and value of nearby properties and businesses.

3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Professional medical and dental offices are already present within the Central Downtown Lake Forest Business District, including existing dental and orthodontic practices. The proposed use is consistent with the established development pattern and land-use character of the district and will not impede normal or future development.

4. The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with either the exterior architectural appearance or functional plan of structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district to cause a substantial depreciation in the Property values within the neighborhood.

Ross & Durrett Family Dental does not propose any exterior structural alterations. Any exterior changes will be limited to customary window signage, which will be submitted for review and approval in accordance with applicable City of Lake Forest guidelines. As such, the proposed use will maintain the existing architectural character of the area.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Adequate utilities, access, drainage, and necessary facilities are already in place to serve the proposed use. No new construction is proposed outside of interior remodeling within the leased premises; therefore, no additional utility or infrastructure improvements are required.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

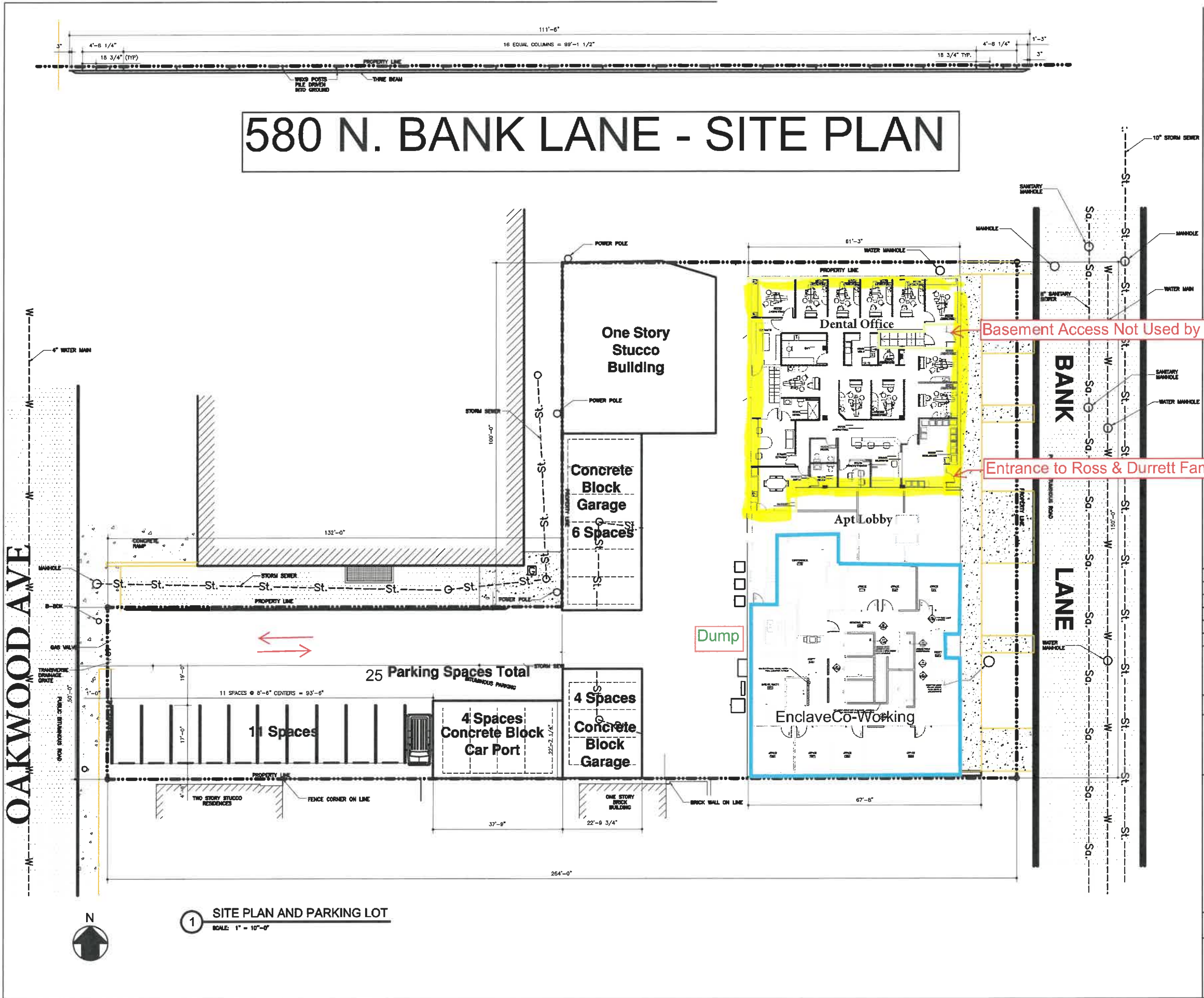
At peak hours, the practice is expected to accommodate a maximum of approximately 14–18 individuals. Ross & Durrett Family Dental will enforce internal restrictions on employee parking in the adjacent off-street municipal lot. Patient appointments are scheduled throughout the day to avoid concentrated traffic impacts and do not coincide with busier times for the restaurant or retail businesses in the surrounding area. Accordingly, the proposed use is expected to have a minimal impact on traffic and circulation in the area.

7. The special use shall conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council.

As referenced in this Statement of Intent, due to the nature of the Dental Practice, the relatively low number of people onsite at any given time, the dental office's peak hours not coinciding with peak traffic counts for the surrounding business, and the limited number of available dedicated parking spaces for the building at 580 N Bank, the Petitioner is requesting that approval of the Special Use Permit and any applicable parking space requirement be modified in the granting of the Special Use Petition for the reasons set forth therein.

580 N. BANK LANE - SITE PLAN

ZONING DATA
 EXISTING LAND AREA: 26,400 SQUARE FEET
 AREA OF EXG. RESIDENTIAL USE: 19,624 S.F.
 TOTAL NUMBER OF DWELLING UNITS: 20 D.U.
 TOTAL AREA OF EXISTING FIRST FLOOR COMMERCIAL SPACE: 7,813 S.F.
 TOTAL AREA OF EXISTING BASEMENT COMMERCIAL SPACE: 2,850 S.F.
 TOTAL AREA OF EXG. BASEMENT: 8,112 S.F.
 OPEN LAND AREA FOR PARKING: 5,753 S.F. -
 PARKING SPACES
 EXG. PARKING IN CARPORTS - 14 SPACES
 TOTAL AVAILABLE PARKING: 25 Spaces
 SIZE OF EXG. ONE STORY OUT BUILDING: 2,193 S.F.



Basement Access Not Used by Dentist

Entrance to Ross & Durrett Family Dentist

REVISIONS

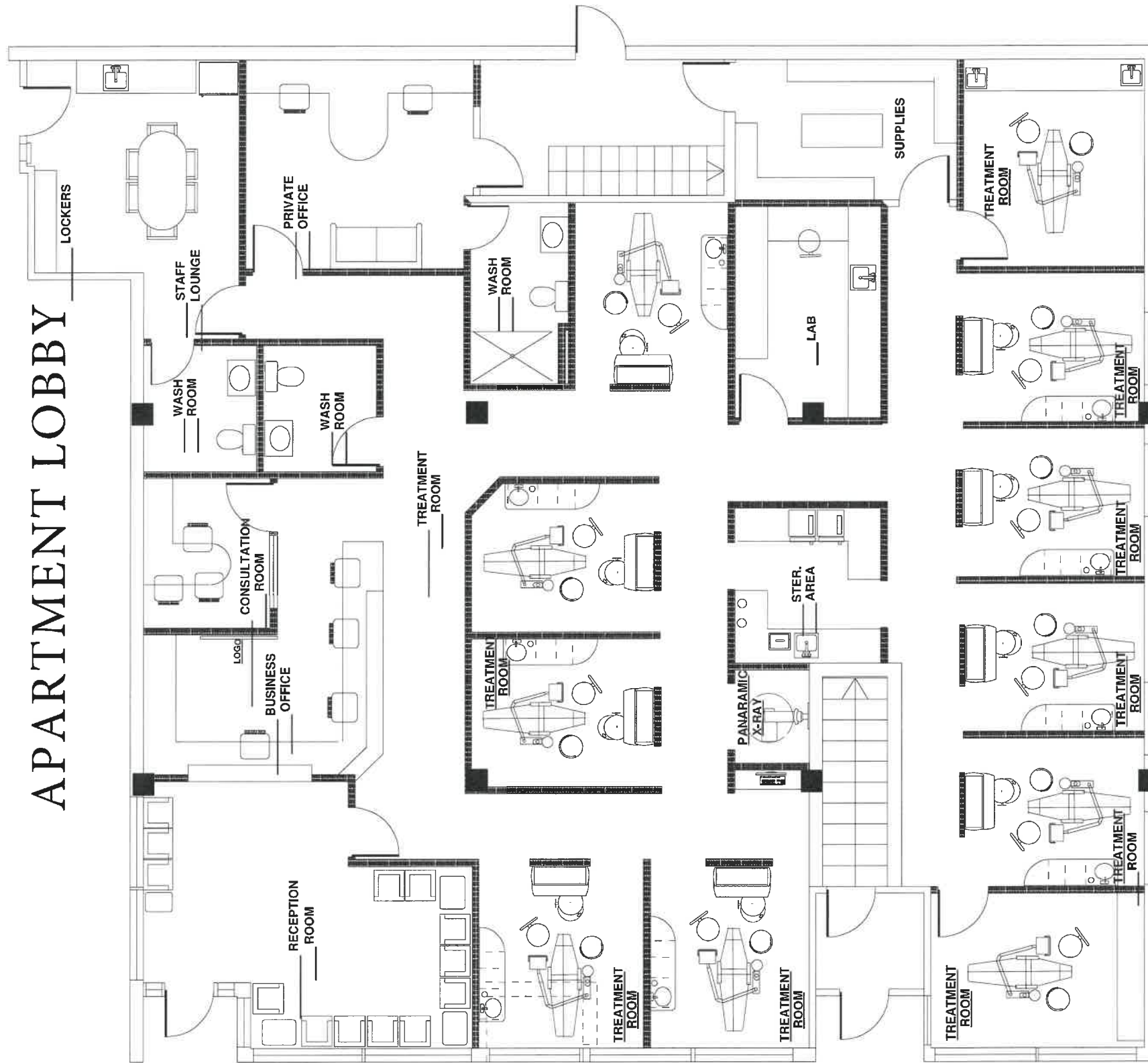
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 ROCCHIO & ROCCHIO ARCHITECTS, LTD.

Project:
 580 N. BANK LANE
 LAKE FOREST, ILLINOIS

1 SITE PLAN AND PARKING LOT
 SCALE: 1" = 10'-0"

REAR PARKING AREA



APARTMENT LOBBY

OLD NATIONAL BANK PARKING AREA

ENTRANCE

BANK LANE

HENRY SCHEIN
DENTAL

DR. ROSS

JOB # 00252

REVISION: 1 DATE: _____

SHEET #

DRAWN BY: STEVE OBRIEN

DATE:

SCALE: 1/4" = 1'-0"

FLOOR PLAN

