

Plan Commission Meeting – May 11, 2022
Agenda Item 3

Sophia Steak – New Restaurant
Special Use Permit – Within 150’ of Residential Zoning

Staff Report
Vicinity Map
Air Photos
Zoning Map

Materials Submitted by the Petitioners

Application
Statement of Intent
Site Plan
Floor Plan

Correspondence



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Dixon and members of the Plan Commission
DATE:	May 11, 2022
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>Special Use Permit for Sophia Steak at 181 E. Laurel Avenue</i>

Petitioner

Sophia Steak Lake
Ryan O'Donnell, Glenn Keefer,
Jon Farrer (restaurant owners)

Property Location

181 E. Laurel Avenue

Zoning District

B-2 Community Commercial

Property Owner

Gershman Properties,
12300 Wilshire Boulevard Suite 310
Los Angeles, CA 90025

Representatives: Ryan O'Donnell, Glenn Keefer, Jon Farrer, Sophia Steak owners
Christopher Canning, attorney

Description of Request

This is a request for a Special Use Permit to allow a new restaurant to be located in space previously occupied by other restaurants. The property is located on the southwest corner of Western and Laurel Avenues and is a tenant space in a larger, multi-tenant commercial building.

In 2002 and 2003, the former Knausz car dealership building was modified to allow adaptive reuse as the multi-tenant commercial building that exists today. The Grille on Laurel restaurant was approved by the City Council through a Special Use Permit and was the first restaurant located in the space.

Review Process

Restaurants and bars are permitted outright in the B-2 zoning district except when located within 150 feet of property zoned for residential use. Restaurants proposed within 150 feet of a residential zoning district may only be authorized through a Special Use Permit. The proposed restaurant is located within 150 feet of residential zoning districts. A residential zoning district is located approximately 130 feet to the west, along Laurel Avenue, and a residential zoning district is located on the east side of Western Avenue extending across the railroad tracks and across McKinley Road. Therefore, this petition is presented to the Commission for consideration of a Special Use Permit consistent with the Code requirement. The property directly across Laurel Avenue is not a residential zoning district although the uses located there are part of a residential planned development.

The Special Use Permit process provides for a public hearing before the Plan Commission. The Commission is required to evaluate special use requests for restaurants based on the standard Special Use Permit criteria and on the performance standards that apply specifically to restaurants. The

criteria and standards are reviewed later in this staff report. As part of the special use process, the Plan Commission can recommend conditions to the City Council if the Commission determines that approval of the request, with some limitations and requirements, is appropriate. Conditions of approval as part of a Special Use Permit can impose a higher bar for restaurants located within 150 feet of residentially zoned properties than for restaurants located more centrally within the business district.

Conditions of approval were established for The Grille on Laurel, the restaurant that originally occupied the space. The conditions of that approval are attached to this staff report for information. It is important to note that because the request for a Special Use Permit for The Grille on Laurel was considered at the time that the building was being converted from a car dealership to a multi-tenant commercial building, many of the conditions related to the overall improvements that were required of the developer included work in the City right-of-way to enhance the on street parking in the area. That work was all completed many years ago.

Background

The corner of Laurel and Western Avenues has long been a commercial site. City records indicate that as early as the 1920's, commercial activity was taking place in this location. At the peak of commercial activity in this area, a large car dealership, a vehicle service garage including a paint spray area, a building materials yard and the City's Municipal Services Facility and maintenance yard were all located in this area.

In 2001, the City reconsidered whether the commercial zoning designation for the area that is the subject of this petition was appropriate. After much study and discussion, and after several public hearings on the matter, the Plan Commission reaffirmed that the commercial zoning in the area of Laurel and Western Avenues was not only appropriate, but important as a component of the City's business district. The matter of commercial zoning on the property is not before the Commission for discussion as part of this petition. The commercial zoning is in place, and the information above is offered as background only.

Description of the Site and Surrounding Area

The commercial building on the southwest corner of Western and Laurel Avenue is in the northern portion of the City's Central Business District and has been home to a variety of retail uses, service businesses, restaurants and office tenants for nearly 20 years. This building is located across the street from Kelmscott Park, a new residential development which includes apartments, condominiums and single family homes. Several condominium buildings are located to the west of the site of the proposed restaurant, on the south side of Laurel Avenue, and Regent's Row, the City's only rowhouse development, is located just to the south of the site of the proposed restaurant. Crystal Point Condominiums and other multi-family buildings are located further north on Western Avenue. Single family neighborhoods are located to the east, across the railroad tracks and to the west toward Green Bay Road. The location has proven in the past to be an optimal location for a restaurant.

Many commercial developments and businesses in the City's linear Central Business District abut residential uses. This juxtaposition can create conflicts while at the same time, provide a unique amenity to residents who are able to walk to restaurants, stores and service businesses. Together, the residential neighborhoods and the Central Business District create a character that is uniquely Lake Forest. The Special Use Permit process provides the opportunity to establish conditions that help to manage potential conflicts between adjacent uses.

KEY ISSUES

Restaurant

As noted above, Sophia Steak proposes to occupy the space previously occupied by restaurants. The size and overall configuration of the space will not change although there will be interior upgrades and alterations to better accommodate the established character of Sophia Steak. As proposed, the new restaurant will have a dining room with large booths and tables, a bar with both bar and table seating options, a room for private parties, and seasonal outdoor seating on the existing patio located in front of the restaurant, along Western Avenue.

The restaurant's planned hours are 4 p.m. to 10:30 p.m. Sundays through Thursdays, and 4 p.m. to 11:30 p.m. on Friday and Saturday evenings. No lunch time service is planned. Operating hours may be modified depending on customer patterns. The required City Liquor License allows the service of alcohol until midnight.

The existing hood and exhaust system will remain, it will be cleaned and inspected prior to the opening of the restaurant. As necessary systems will be repaired and replaced over time. The Code requires regular maintenance of the systems. Mechanical noise and odor concerns will be addressed through the best technology available.

Parking

Limited on site parking is available in the garage located at the west end of the building. Use of the garage is determined by the building owner in coordination with the tenants of the building. Most of the tenants of the building are daytime uses which frees up the garage space for use by the restaurant in the evening. There is considerable street parking in the immediate area of the restaurant, some on Laurel Avenue immediate adjacent to the building and more on both the east and west sides of Western Avenue. Since the previous restaurants operated in this space, additional diagonal parking spaces have been constructed on the east side of Western Avenue. The prior parallel spaces on the east side of Western Avenue, north of Laurel Avenue, were replaced with diagonal parking spaces as part of the Kelmscott Park development specifically to provide customer parking spaces for businesses in the area.

Valet parking for customers on busy evenings and for special events will need to be offered by the restaurant if demand warrants. Parking for valet service is available on the east side of the railroad tracks, just south of Woodland Road.

Employee parking is not permitted on public streets in the Central Business District. The restaurant owners and manager will be responsible for assuring that employees do not park on City streets. The parking lots on the east side of the railroad tracks can easily accommodate employee parking during the later afternoon and evening hours.

Since this is an existing building, with no expansion of the building footprint, compliance with current parking standards is not required. Importantly, the location of the restaurant is walkable from many of the nearby residential units as well as from many of the single family neighborhoods located in the general vicinity.

Staff Evaluation

Provided below is an evaluation of the **Performance Standards** for restaurants. The Performance Standards, like the special use criteria, are part of the City Code.

Performance Standard - Availability of parking

Unlike restaurants located in the core of the Central Business District, Sophia Steak will benefit from on site parking in the garage as well as ample on street parking. The site is located close enough to the public parking lots on the east side of the railroad tracks to facilitate valet parking is needed. As part of the Kelmscott Park development, additional on street parking spaces were added specifically to provide customer parking for businesses in this area.

Importantly, given the convenient location, it is expected that many customers from the surrounding residential areas will walk to the restaurant.

The restaurant owners and manager will be responsible for advising all restaurant employees that on street employee parking is not permitted. Community Development staff will work with the property and business owners and the City's Police Department to address any on street parking by employees.

Performance Standard – Building Review Board Approval

Only minor exterior alterations are proposed including modifications to the front entrance. If the proposed signage for the restaurant does not conform to previous approvals for the building, Building Review Board review will be required. Existing landscaping will be updated and enhanced in the patio area.

Performance Standard – Issuance of a Liquor License

The City Council has jurisdiction over the issuance of liquor licenses and determining whether businesses should or should not be permitted to serve or sell alcohol. An application for a liquor license will be considered by the City Council concurrent with the Special Use Permit. The issuance of a liquor license is not under the purview of the Plan Commission.

Liquor licenses granted by the City Council establish hours during which liquor can be sold. Most liquor licenses allow the sale of alcohol between the hours of 11 a.m. and midnight although some licenses permit the sale of alcohol earlier in the morning.

Performance Standard – Ventilation Systems

The City Code requires high quality air filtration and ventilation systems for restaurants. The existing systems will be clean and inspected and, if determined to be necessary, repaired or replaced.

The Code requires regular, ongoing maintenance and cleaning of the ventilation systems and documentation of that work must be submitted to the City on an annual basis.

Performance Standard – Amplified Sound

No amplified outdoor sound or outdoor speakers are permitted by the Code.

Performance Standard – Schedules for deliveries and trash pickup

Hours for deliveries to restaurants and trash pickup are limited by the Code and may not occur earlier than 7 a.m. Trash and recycling containers are located inside the garage on the site. Deliveries will be scheduled to minimize congestion on the adjacent streets.

Performance Standard – Minimizing impacts on single family homes: light, noise, traffic

The proposed restaurant is in an existing commercial building. Delivery trucks will be limited to Western Avenue and the portion of Laurel Avenue immediately adjacent to the commercial building.

City staff will work with the restaurant manager to schedule deliveries to minimize disruption to residential neighbors and traffic circulation in the area.

Provided below is an evaluation of the **Criteria for Special Use Permits** in the City Code.

Special Use Permit Criteria #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.

The proposed restaurant is consistent with other uses in the Central Business District and is not unlike other uses that are in proximity to the residential neighborhoods that border the full length of the City's business. In general, the business and residential uses have been able to co-exist for many years. Issues do come up from time to time and efforts are made to resolve them by working with all parties to assure that both the residential neighborhoods and the businesses thrive.

The continued operation of this space as a restaurant will not be detrimental to or endanger public health, safety, morals, comfort or general welfare and will offer an amenity often requested by Lake Forest residents.

Special Use Permit Criteria #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 and will not substantially diminish and impair property values within the neighborhood.

The proposed new restaurant is consistent with the long established use of the property. The proposed use, if operated consistent with the recommended conditions of approval, will not be injurious to the use and enjoyment or value of properties in the immediate area. Importantly, the restaurant operators are experienced and known for operating a first class restaurant. The proposed restaurant will be an amenity to the neighboring residential area and will add vitality to the City's business district.

Consistently, resident surveys indicate an interest in bringing new restaurants into the City's business district. In addition, the City's Strategic Plan places a high priority on encouraging new businesses to bring increased activity into the City's core and support property values throughout the community.

Special Use Permit Criteria #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. In business districts, the special use will not negatively affect the overall character of the area or detract from the primary retail nature of the district.

The surrounding area is already developed. The proposed restaurant may attract other tenants to this commercial building to provide increased options and to meet the needs and interests of the growing residential population located within walking distance.

The proposed restaurant will add to the vitality of the Central Business District and offer an additional dining option in the City's core area. The proposed restaurant, if operated consistent with the proposed conditions of approval, will not negatively affect the overall character of the area and will support and enhance the business district.

Special Use Permit Criteria #4: The exterior architectural appearance and functional plan of any proposed structure will not be incompatible with existing buildings, sites, the larger neighborhood or district so as to cause a substantial depreciation in the property values.

No new buildings are proposed. Minor exterior upgrades are proposed to enhance the entrance to the restaurant.

Special Use Permit Criteria #5: Adequate utilities, access roads, drainage and or necessary facilities have been or are being provided.

Adequate utilities and other infrastructure are in place to serve the new restaurant which will be in an existing commercial development.

Special Use Permit Criteria #6: Adequate measures have been or will be taken to provide ingress and egress.

This is an existing commercial site. No changes are planned to the location or configuration of the curb cuts.

Special Use Permit Criteria #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 part of the Special Use Permit.

As recommended, the Special Use Permit for the proposed restaurant will allow operation of the restaurant in a manner consistent with the regulations of the B-2, Community Commercial Business District. No variances from the regulations of the district are requested and the recommended conditions of approval will put operating parameters in place for the new restaurant.

Correspondence and Public Testimony

Notice of this petition was provided in accordance with the Code requirements. A legal ad was published in a newspaper with local circulation. Notices of the public hearing were mailed to residents in the surrounding area by the petitioner and by the City. The agenda for this meeting was posted at public locations and on the City's website. As of the date of this writing, no correspondence has been received on this petition.

Staff Recommendation

Based on the findings presented above, recommend approval of a Special Use Permit to authorize **Sophia Steak Lake Forest** to locate and operate in the existing commercial development, in the space previously occupied by a restaurant, at 181 E. Laurel Avenue. The following conditions are recommended recognizing the location of the restaurant partially within 150 feet of properties zoned for residential use.

1. No amplified music or speakers of any kind are permitted outside the building.
2. No employee parking is permitted on public streets.
3. No parking is permitted on private driveways or private property without prior written permission from the property owner(s).
4. No customer parking is permitted on Laurel Avenue, west of the commercial building.
5. Use of and activity on the patio in any form is not permitted after 10:30 p.m. Sunday through Thursday and after 11:30 p.m. on Friday and Saturday evenings. Clean up activity must be completed within the permitted times noted above.

6. If determined to be necessary, at the sole discretion of the City, Sophia Steak Lake Forest shall offer valet parking. City owned remote parking lots located on the east side of the railroad tracks, south of Woodland Road, are available for use for valet parking.
7. Exterior lighting, signage and awnings proposed for the site shall be subject to City review and if not in full compliance with Code requirements and City guidelines, will be referred to the Building Review Board. The light source for all exterior lighting shall be shielded from view from off the property and only essential security lighting is permitted to remain on after operating hours.
8. A high quality air filter/hood system is required and must be maintained on a regular basis. A maintenance schedule for the exhaust and filter system of the restaurant must be submitted and approved by the City prior to the issuance of an Occupancy Permit for the restaurant.

THE GRILLE ON LAUREL CONDITIONS OF APPROVAL
CONDITIONS OF APPROVAL – 1044 N. WESTERN AVENUE

1. Final plans for sidewalks, parking, curbing, and any other improvements proposed within the City right-of-way shall be subject to the review and approval of the City Engineer.
2. As proposed by the property owner and in order to address one of the impacts of the proposed development, the property owner shall pay for and construct public parking along the north side of the building and eliminate the parking on private property that requires vehicles to cross the public sidewalk.
3. The property owner shall pay for and re-construct the sidewalk along the north side of the building as reflected on the final plans approved by the City Engineer in order to accommodate the parking to be installed pursuant to Condition #2. The sidewalk shall be unobstructed and shall be a minimum of 5 feet wide. Because the sidewalk will be relocated on to private property, an easement for public pedestrian access shall be recorded for the sidewalk prior to the issuance of a Certificate of Occupancy for the renovated building.
4. Existing parallel parking shall remain undisturbed along the west side of Western Avenue except as may be authorized by the Director of Community Development during permitted construction activities.
5. The property owner shall submit a detailed landscape plan for review and approval by the Development Coordinator to ensure enhancement of the streetscapes, creation of a pedestrian friendly public sidewalk, softening of the building along the Laurel Avenue frontage, and landscaping of the courtyard.
6. Exterior lighting, signage, and awnings proposed for the site shall be subject to review and approval by the Building Review Board. The lighting should be focused away from the residential area and shall be on timers to automatically turn off immediately after business hours. Only essential security lighting, with the light source shielded from direct view, is permitted to remain on after operating hours.
7. A high quality air filter system shall be installed which system, shall be detailed in the building application materials submitted for build out of the restaurant and shall be subject to the review and approval of the City's Director of Community Development and shall be screened in a manner approved by the Building Review Board. An operation and maintenance schedule for the exhaust and filter system of the restaurant must be submitted and approved by the City prior to the issuance of a building permit for the restaurant and implementation of such operation and maintenance schedule shall be a condition of this Special Use Permit.
8. The Director of Community Development may require the restaurant to provide valet services during certain times based on an ongoing evaluation of activity levels and based on the timing of phased parking improvements that will occur as the Laurel and Western Avenue area revitalization continues.

9. The hours of operation of the restaurant kitchen shall be as follows:

Monday – Thursday 11am – 10pm

Friday, Saturday 11am – 10 pm

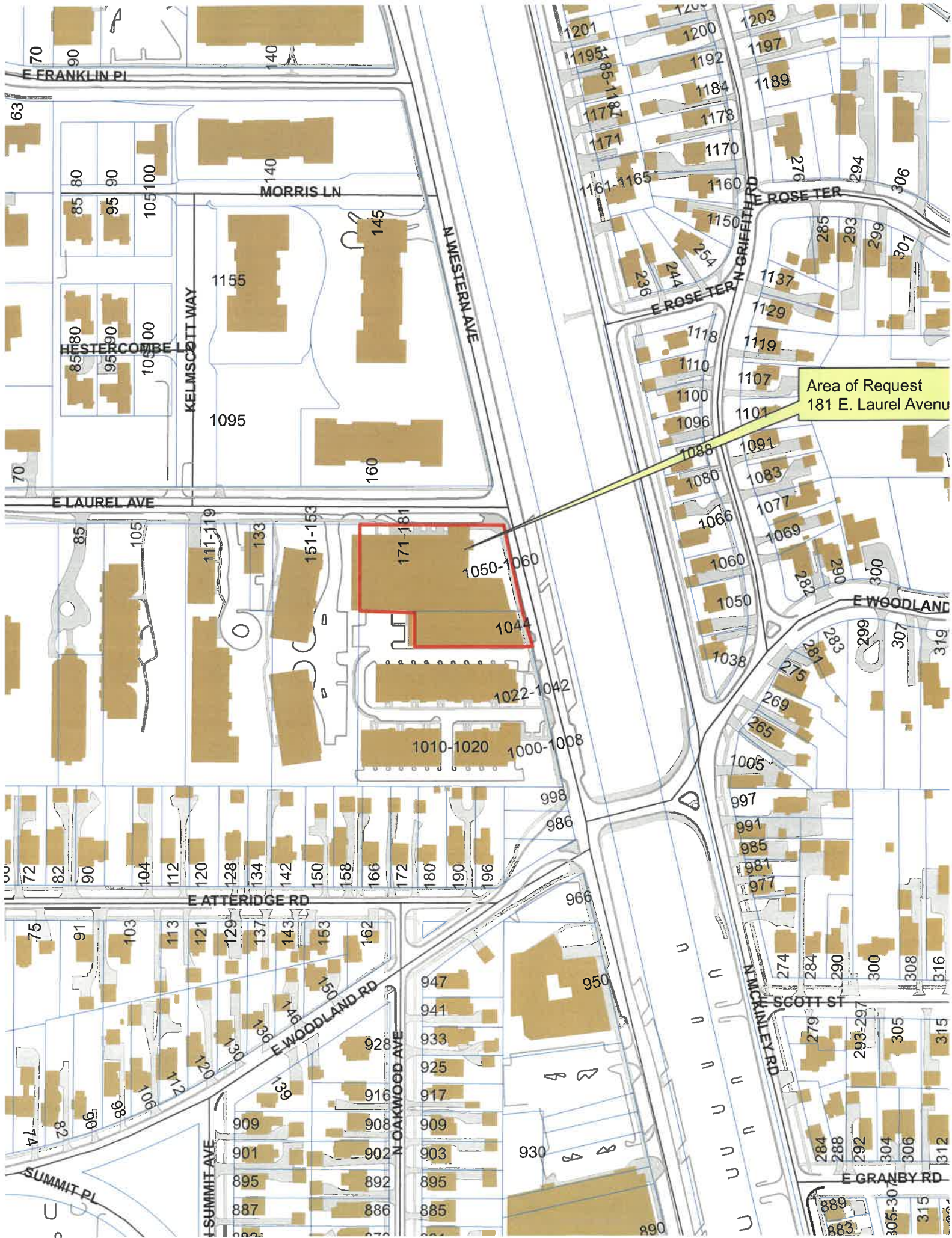
Sunday 10am – 10pm

The courtyard shall close at 10pm everyday of the week.

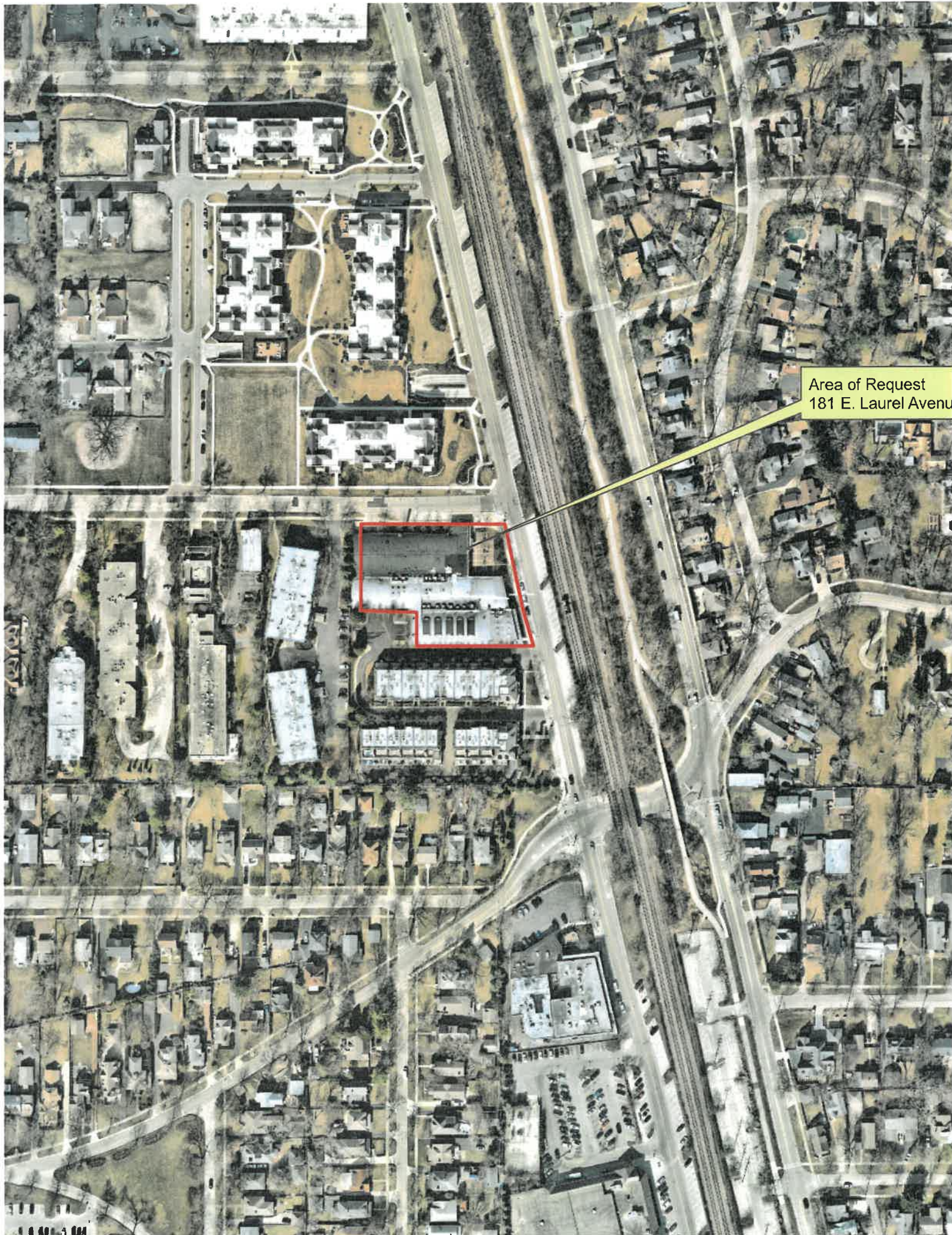
10. Deliveries and trash collection for the restaurant shall occur between the hours of 8am and 11am.

11. No loud speakers or sound amplification are permitted outside the building.

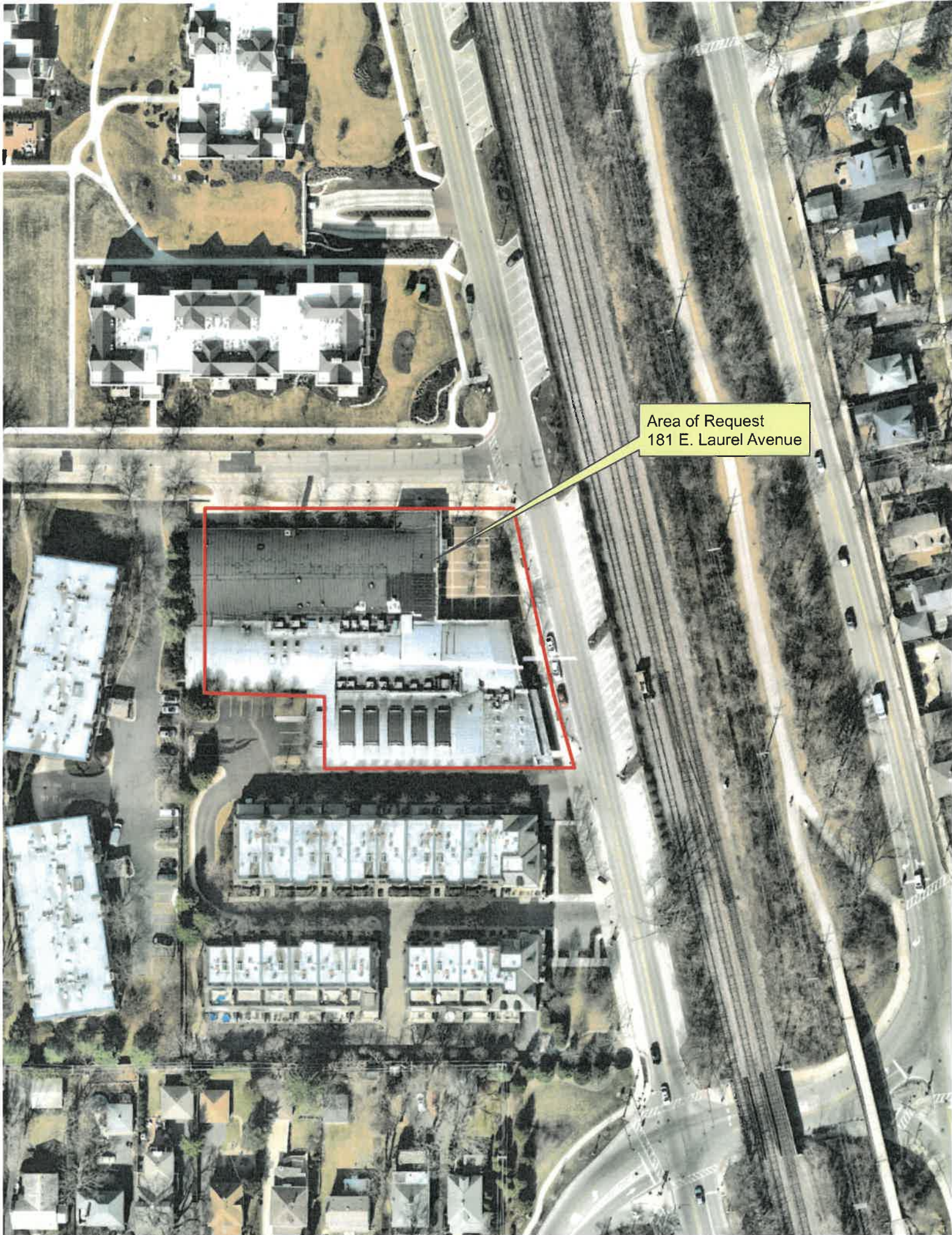
12. Diagonal parking shall be constructed at the expense of the property owner along the east side of Western Avenue, along the railroad tracks, from Laurel Avenue south across from the Knauz building with the configuration and extent of the parking subject to the approval of the City Engineer.



Area of Request
181 E. Laurel Avenue



Area of Request
181 E. Laurel Avenue



Area of Request
181 E. Laurel Avenue



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

PROPERTY ADDRESS 191 E. LAUREL ZONING DISTRICT BUSINESS

EXISTING USE THE GRILLE / MARCUS LEMON GRILL

PROPOSED USE SOPHIA STEAK LAKE FOREST

EXPANSION OF EXISTING USE YES (NO)

VARIANCE REQUIRED YES (NO)

APPLICANT

Name RYAN O'DONNELL

Address 1034 ELMWOOD

WILMETTE, IL 60091

Phone 312.217.7502

Relationship to Property TENANT
(Owner/Tenant/Attorney)

PROPERTY OWNER (if different from applicant)

Name GERSHMAN PROPERTIES

Address 12300 WILSHIRE BLVD.

ST. 310, LOS ANGELES, CA 90025

Phone 310.207.4562

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

[Signature] Executive Admin. 2/28/2022
Owner Date

[Signature]
Owner Date 2/28/22
Applicant Date 8/04

[Type here]

APPLICANT'S REPRESENTATIVES

ARCHITECT _____

FIRM WITMER & ASSOC.

ADDRESS 1000 N. WESTERN
LAKE FOREST, IL 60045

PHONE 847 234. 5240

ENGINEER _____

FIRM _____

ADDRESS _____

PHONE _____

SURVEYOR _____

FIRM _____

ADDRESS _____

PHONE _____

ARBORIST _____

FIRM _____

ADDRESS _____

PHONE _____

ATTORNEY CHRIS CANNING

FIRM CANNING & CANNING

ADDRESS 1000 SLOKIE BLVD
WILMETTE, IL 60091

PHONE 847. 853. 7040

BUILDER IVAN KATTAN

FIRM KATTARA CONST.

ADDRESS 4614 W. LAURENCE
CHICAGO, IL 60630

PHONE 312. 819. 4655

LANDSCAPE ARCH. STEVEN PRASSAS

FIRM PRASSAS LANDSCAPE STUDIO

ADDRESS 319 W. CONCORD PL
CHICAGO, IL 60614

PHONE 773. 879. 9048

OTHER _____

FIRM _____

ADDRESS _____

PHONE _____

EXHIBIT "B"

PARTNERSHIP OWNERSHIP

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

NAME RYAN O'DONNELL
ADDRESS 1034 ELMWOOD
WILMETTE, IL 60091
OWNERSHIP PERCENTAGE 40 %

NAME GLENN KEEFER
ADDRESS 651 HAPP RD.
NORTH BROOK, IL 60063
OWNERSHIP PERCENTAGE 40 %

NAME JON FARRER
ADDRESS 2341 N. DRAKE AVE
CHICAGO, IL 60647
OWNERSHIP PERCENTAGE 20 %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____

OWNERSHIP PERCENTAGE _____ %

**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX**

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
canningchris@comcast.net

March 1, 2022

VIA HAND DELIVERY

John Dixon, Chairman
Plan Commission
City of Lake Forest
c/o Catherine Czerniak
Director of Community Development
City of Lake Forest
220 East Deerpath
Lake Forest, IL 60045

Re: Special Use Application by Sophia Steak Lake Forest for 181 E. Laurel.

Dear Chairman Dixon and Members of the Plan Commission:

I am writing on behalf of Sophia Lake Forest LLC (hereinafter "Sophia's") regarding their Special Use Application in order to open and operate a restaurant at 181 E. Laurel in Lake Forest ("Subject Property"). As set forth more fully below, Sophia's believes that Lake Forest is a perfect location on the North Shore to expand their restaurant group to serve customers who have enjoyed dining at Sophia's sister properties in Wilmette and Winnetka. Due to the B2 Commercial District zoning of the Subject Property, Sophia must file this Special Use Application. For the reasons set forth below, Sophia's respectfully requests that the City of Lake Forest grant its requested Special Use.

I. About Sophia's.

Sophia was co-founded in 2020 by former colleagues and close friends Ryan O'Donnell and Glenn Keefer. The story of Keefer and O'Donnell's partnership is years in the making. It was in the early 1980s when Keefer began his Chicago restaurant career at The Palm. His 12

March 1, 2022

Page 2

years at the popular Gold Coast restaurant helped set the stage for Keefer's eternal love for steakhouses. At The Palm, Keefer met Bill O'Donnell, whose son, Ryan, would some 20 years later work for Keefer at his River North steakhouse, Keefer's Restaurant. Keefer quickly became a mentor to the aspiring restaurateur, who went on to be the driving force behind Ballyhoo Hospitality, which includes four Chicago restaurants— Gemini, Coda di Volpe, Walton Street Kitchen + Lounge and Old Pueblo Cantina — in its portfolio.

As for the Sophia's menu, Keefer and O'Donnell's extensive background in steak is invaluable to sourcing quality meats, whether they're petite filets, hangars, New York strips or Delmonico ribeyes. Each steak will be finished with a compound butter after it comes out of the restaurant's special 1800-degree infra-red steakhouse broiler according to the release. Fish and seafood will also be featured at Sophia, which speaks to Keefer's early days as a commercial fisherman on the East Coast. A Chilled section on the menu takes the traditional shrimp cocktail up a few notches with additional seafood options in addition to shrimp. Local fish will be represented too, such as trout from Wisconsin.

As with any great neighborhood restaurant, there's a terrific cheeseburger on the menu as well as a curated selection of intriguing salads and sandwiches. A robust starters section will provide plenty of delicious options for those looking for a snack or two while gathering with friends at the spacious bar or in the adjoining lounge. Befitting its steakhouse leanings, there are decadent sides too, including a number of vegetable-focused ones.

The interior of Sophia's will have some renovations from the existing vacant space. With an abundance of cozy tan leather booths, subdued lighting and chateau wood floors, Sophia is warm and welcoming. The energy and buzz of the restaurant starts from the moment you enter the bar area. Enjoy the full dinner menu in the bar area or head to the main dining room where the extra-spacious booths are designed for relaxed, leisurely gatherings. A major focus of Sophia will be private parties. Perfect for intimate soirees and lovely North Shore celebrations, the restaurant is equipped with a private room with the same energy and style of the main dining room. Once warmer weather arrives, the sidewalk patio and the prime people watching opportunity it provides will undoubtedly be a popular spot. Sophia's expects to be open for dinner Sunday-Thursday 4:30 pm-10:30 pm and on Friday-Saturday from 4:30 pm-11:30 pm.

II. The Subject Property.

The Subject Property is located within the B2 Commercial District. The Subject Property is located at the east side of East Laurel Avenue, west of Western Avenue. The Subject Property has approximately 80 feet of frontage on Laurel Avenue and is improved with a commercial building that has held restaurants uses in the past, containing a total of approximately 5,603 square feet of first floor commercial space for the restaurant.

March 1, 2022

Page 3

Sophia's intends to lease space within the Subject Property, ("Leased Space"). The Leased Space has been vacant since December 2019. Previously, the Leased Space was home to MLG, the restaurant owned by Marcus Lemonis and before that, the Grille on Laurel. The Subject Property is surrounded by properties zoned B2 Commercial.

III. Standards of Review.

Pursuant to the City of Lake Forest Zoning Ordinance, any application to establish a Special Use in the B2 Zoning District must establish how the proposed occupancy and its operation will be in compliance with the following standards.

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;*

Restaurants are permitted in the District pursuant to a Special Use Permit. The establishment of Sophia's at the Leased Space will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. In fact, restaurants have been located at the Subject Property in the past. In addition, the establishment of Sophia's in this location will return vibrancy to this location by removing a vacant retail space.

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 granting of a Special Use permit to Sophia's to establish a restaurant in the Leased Space will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, which are permitted by right in the district, nor will the establishment substantially diminish or impair property values in the immediate vicinity. To the contrary, the establishment of Sophia's will restore vibrancy to the neighborhood by turning a vacant space into a vibrant one with an extensive renovation including code compliant upgrades.

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 or districts;*

The establishment of Sophia's will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. The area is fully developed and Sophia's is simply replacing a prior restaurant use in the same location.

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

March 1, 2022

Page 4

Sophia's planned interior renovations will not be incompatible with the neighborhood or cause a substantial depreciation in the property values of the neighborhood. To the contrary, based on Sophia's success in Wilmette and her sister restaurant Pomeroy in Winnetka, it is likely that vibrancy will return to the neighborhood.

5. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;*

Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Sophia's exist and no additional facilities are necessary.

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.*

The Subject Property has been home to prior restaurant uses and Sophia's will utilize the existing methods of ingress and egress to minimize traffic congestion in the public streets.

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.*

Sophia's Special Use shall conform to the applicable regulations of the B2 Commercial District. Sophia's will also be seeking a liquor license and it will comply with the Village Code in all respects pertaining to the liquor licensing ordinance.

Sophia's looks forward to joining the Lake Forest business community and making the same contributions to the community as it has in the Wilmette and Winnetka communities. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have.

Thank you for your consideration of this request.

Very truly yours,

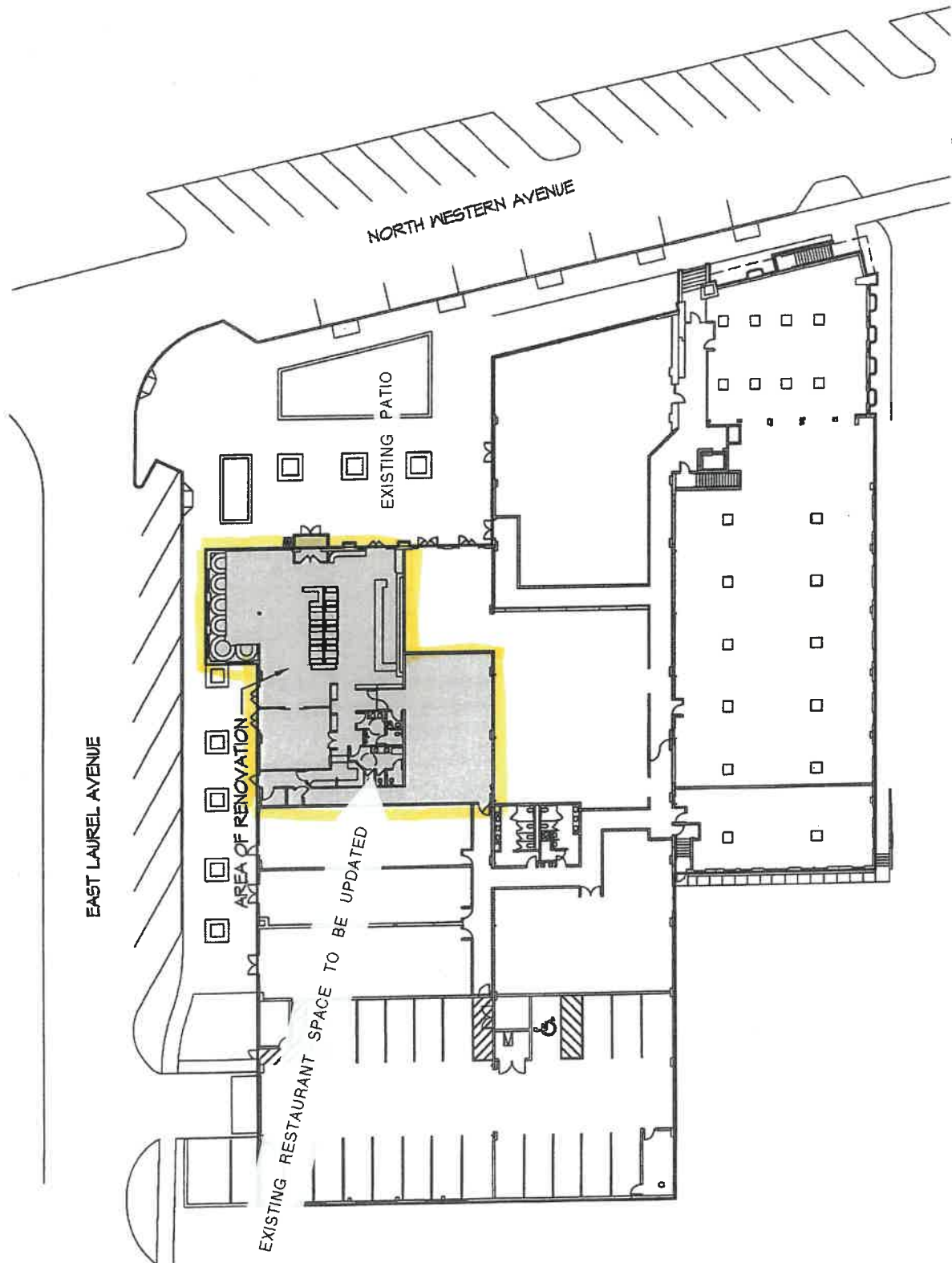


Christopher S. Canning

SOPHIA STEAK LAKE FOREST
SITE PLAN



181 E LAUREL AVENUE
SITE PLAN
February 25, 2022
SCALE 1" = 30.0'

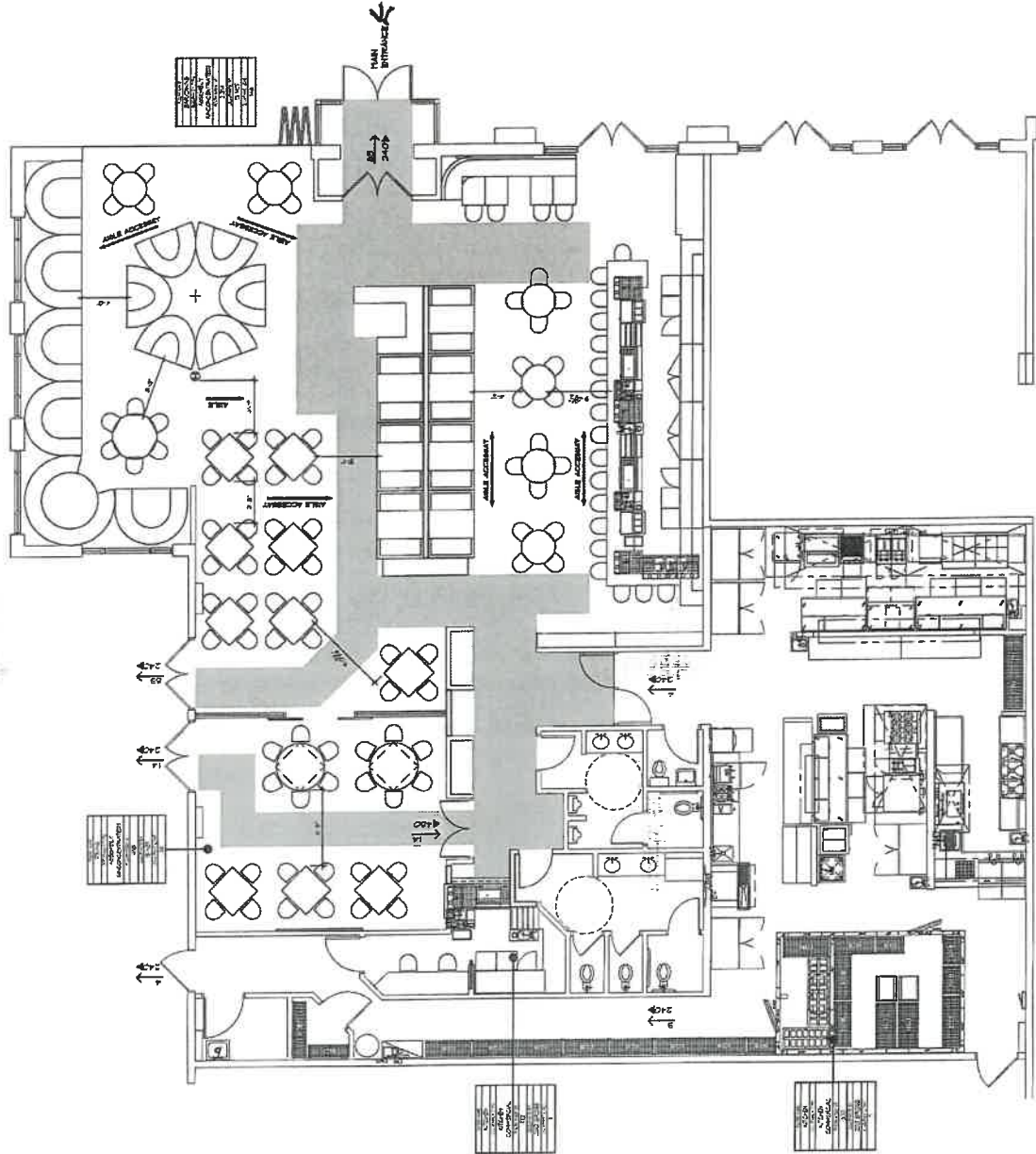


LAUREL AVENUE

WESTERN AVENUE

PATIO

RESTAURANT ENTRANCE



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RESTAURANT FLOOR PLAN

PERMIT ISSU
2022.02.10

MARK	DATE	DESCRIPTION
1	2022.02.10	ISSUED FOR PERMIT
2	2022.02.10	REVISIONS
3	2022.02.10	REVISIONS
4	2022.02.10	REVISIONS
5	2022.02.10	REVISIONS
6	2022.02.10	REVISIONS
7	2022.02.10	REVISIONS
8	2022.02.10	REVISIONS
9	2022.02.10	REVISIONS
10	2022.02.10	REVISIONS

OCCUPANCY
& EXITING PLAN

G-101

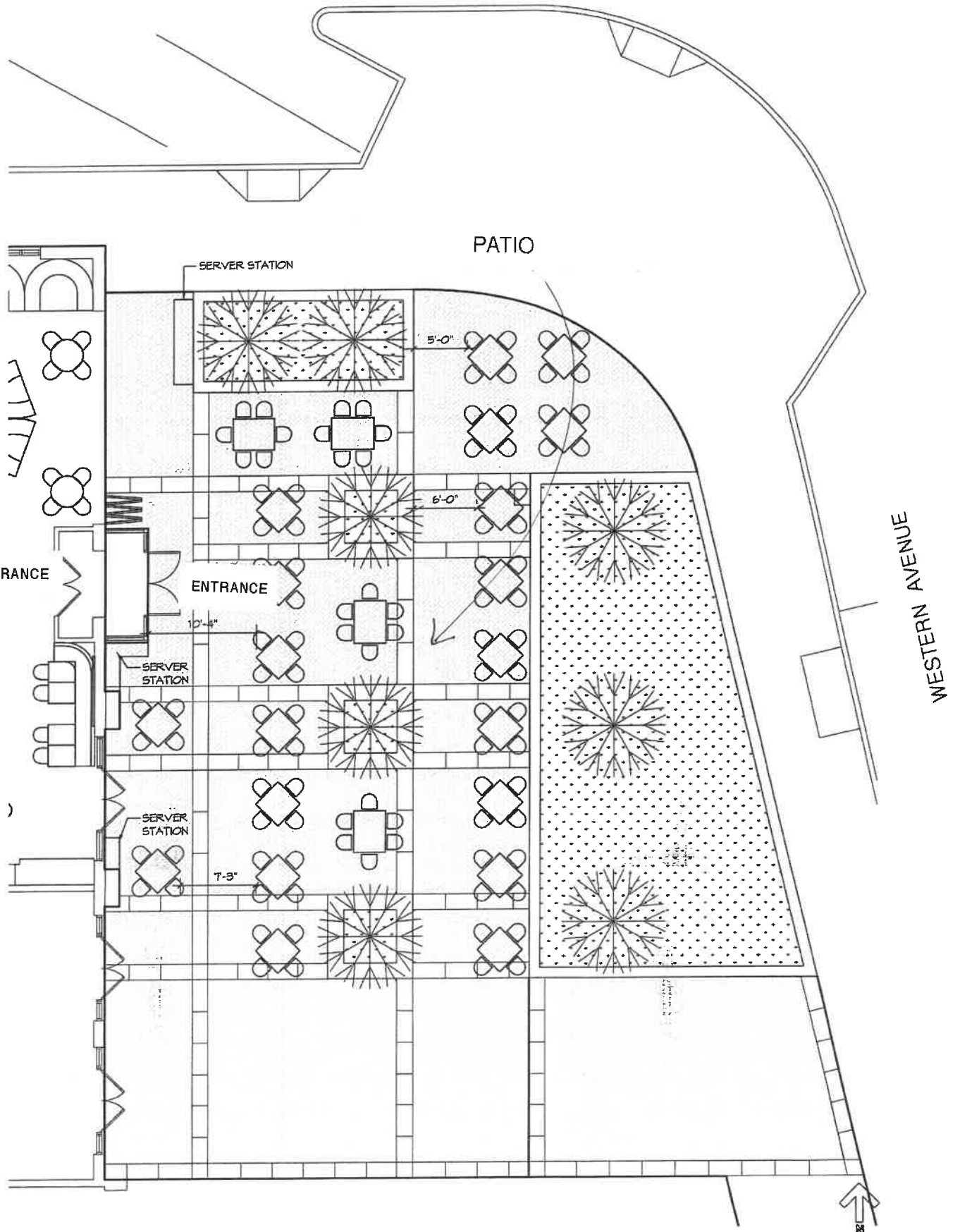


W & A
VOLUME & ASSOCIATES
ARCHITECTURE AND INTERIOR DESIGN
VOLUMEANDASSOCIATES.COM

10034 WESTERN AVE. LAKE FOREST, IL 60045
PH: 708.460.1000
COMBINANTS

INTERIOR RENOVATION
SOPHIA STEAK
181 E LAUREL AVE
LAKE FOREST, ILLINOIS 60045

LAUREL AVENUE



Witmer & Associates
Architecture and Interior Design
witmerandassoc.com

181 E LAUREL AVENUE
FIRST FLOOR PLAN
February 23, 2022 SCALE 1/8" = 1'-0"

Plan Commission Meeting – May 11, 2022
Agenda Item 4

The Skin Care Center
Special Use Permit - Dermatology Medical Clinic

Staff Report
Vicinity Map
Air Photos

Materials Submitted by the Petitioner

Application
Statement of Intent
Overall Building Footprint
Floor Plan
Signage Concept
Window Treatment Concept



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Dixon and members of the Plan Commission
DATE:	May 11, 2022
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>Special Use Permit – The Skin Care Center – Medical Office/Clinic</i>

BUILDING OWNER

Matthew Tarshis
Frontline Real Estate Partners
Court Appointed Receiver

PROPERTY LOCATION

225 E. Deerpath

ZONING DISTRICT

B-3 Preservation Business

Proposed Tenant: The Skin Care Center, Dermatologists of Central States

Description of Request

This is a request for a Special Use Permit to allow a medical office/clinic, The Skin Care Center, to occupy an existing building in the Central Business District located on the southeast corner of Deerpath and Oakwood Avenue. A Special Use Permit is required for medical laboratories and clinics in the B-3 zoning district. Special Use Permits are specific to an individual user or business.

The 225 E. Deerpath property is zoned B-3, Traditional Business District. This district is intended to accommodate a variety of uses in a mutually advantageous setting. Medical clinics and laboratories are permitted in the B-3 District as special uses if the Plan Commission and City Council determine that the applicable criteria are met. Those criteria are addressed later in this staff report. This property is not within the area covered by the 10% Non-Retail Rule which limits the number of first floor, non-retail businesses in the City's core commercial area.

Overview

The Skin Care Center is currently located on the Northwestern Lake Forest Hospital Campus and offers medical and cosmetic dermatology services, and offers retail products for sale. The proposed relocation will move The Skin Care Center from the hospital campus to a highly visible location in the community.

The Skin Care Center proposes to occupy 5,862 square feet of first floor space, at the corner of Deerpath and Oakwood Avenue. The space has prominent street frontage on both adjacent streets. This space is currently vacant and was most recently occupied by Coldwell Banker, a real estate office, and prior to that, by Bank of America and LaSalle Bank. It has been about 20 years since this space was occupied by a retail use, The Gap. The building overall is 48,000 square feet, two stories and is occupied by multiple tenants. There is a below grade parking garage for tenants, customers and patients. Other tenants in the building include dental offices, physical therapy and fitness services, a salon, and various professional offices.

Interior alternations are planned to convert the space to exam rooms, a waiting area, offices, employee spaces and storage areas consistent with a typical medical office space. A floor plan is included in the Commission's packet. The petitioner's statement of intent provides detail on the anticipated employee and patient numbers, the information is summarized below.

- An average of 12 employees are anticipated to be in the office at one time, on a daily basis.
- A weekly average of 290 patients is anticipated.
 - Generally, four to five patients will be in the office per hour ranging up to a peak of 10 to 12 patients per hour.

Key Points

- The space proposed for occupancy by The Skin Care Center was most recently occupied by three non-retail uses over the course of about 20 years.
- The space proposed for occupancy is located at a prominent corner which serves as an entrance to the Central Business District from the west.
- The space has been unoccupied since November 2020 after Coldwell Banker relocated to a smaller space within the Central Business District. The building and site are under the control of a Court appointed Receiver.
- The 225 E. Deerpath building is not located within the boundaries of the Non-Retail Rule.
- The Skin Care Center is currently located on the hospital campus and provides services to many Lake Forest residents.
- Five on site parking spaces in the below grade garage will be assigned to The Skin Care Center for employees. Additional parking spaces in the on site garage will be available for patients as shared parking spaces for patients/customers of all the tenants in the building.
- The Skin Care Center states in the application materials that parking permits will be purchased for employees. The permits will allow parking in the Central Business District employee parking lots located on the northwest corner of Deerpath and Oakwood Avenue and east of the railroad tracks.
- A limited number of parking spaces are available for patients in the private garage under the building on an “as available” basis as noted above. Parking spaces delineated on the adjacent public streets are available for patient parking as well as spaces in the public, time limited parking lots to the north of City Hall.

Public Notice

Public notice of this request was published in a newspaper of local circulation. The petitioner mailed notice to surrounding properties. The agenda for the meeting was posted at various public locations and on the City’s website.

Findings in Support of the Request

The following findings are offered in support of the request for a Special Use Permit to allow The Skin Care Center, a medical office/clinic, to occupy first floor space in the existing building located at 225 E. Deerpath. The following findings address both the specific Special Use criteria in the B-3 zoning district and the general Special Use Permit criteria.

1. The Zoning Code establishes special criteria that must be considered prior to approving non-retail businesses which are identified as special uses in the B-3 zoning district but does not prohibit such uses.

2. Past studies encourage consolidation of retail uses in and immediately around Market Square with office and services businesses located beyond the core area to bring people into the Central Business District. The proposed dermatology office will bring employees and patients to the City's core where retail businesses and an increasing number of restaurants are located. The proposed location for The Skin Care Center is outside of Market Square and the center of the business district.
3. Despite efforts to market the 225 E. Deerpath space to retailers over the course of many years, no retail tenant has emerged.
4. The Skin Care Center offers some products for retail sale.
5. No drive through is proposed.
6. A traffic study was completed prior to a previous non-retail use occupying the space the study concluded that access to this area is sufficient from all directions and that a variety of options for parking exist in the area to support either a retail or non-retail use.
7. Employee parking on public streets and in timed public parking lots will be prohibited as a condition of the Special Use Permit.
8. No exterior changes are proposed to the building. In particular, the large store front windows will remain to support future reuse of the space for retail or restaurant uses in the future.
9. The location of The Skin Care Center as proposed will not be detrimental to surrounding businesses or the business district as a whole and will bring more activity to the immediate area and the business district overall.
10. The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
11. The activity that will be generated by The Skin Care Center at the corner of Deerpath and Oakwood Avenue will increase pedestrian activity in the area and offer the opportunity for employees and patients to visit businesses located nearby.
12. The proposed special use will not substantially diminish property values in the Central Business District.

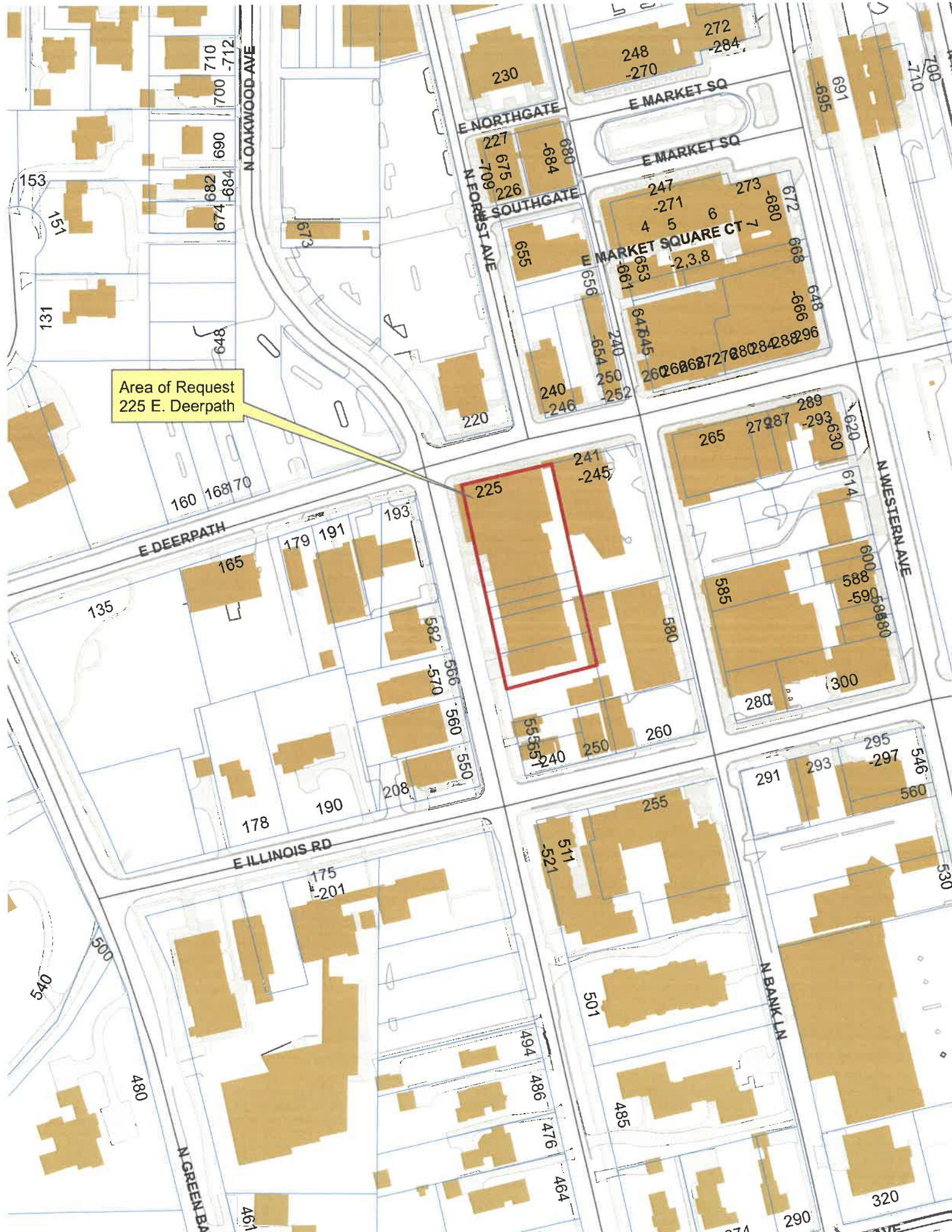
Staff Recommendation

Based on the information presented by the petitioner, review of applicable sections in the City Code and based on the findings detailed above, staff finds that the applicable Special Use criteria are satisfied. Staff recommends Plan Commission approval of a motion recommending City Council approval of an ordinance granting a Special Use Permit authorizing The Skin Care Center to occupy the first floor space at 225 E. Deerpath in a manner generally consistent with the floor plan presented subject to the following conditions of approval.

1. All employees shall park in the below grade parking garage under the building or in the City remote employee permit parking lots. Employees are prohibited from parking on the street and in time limited spaces in public parking lots. The Skin Care Center shall institute policies to enforce this condition and is responsible for enforcement.

2. Jockeying of cars in on street parking spaces on Deerpath, Oakwood Avenue or other streets in the Central Business District, or in time limited parking spaces in public lots, shall be considered a violation of this Special Use Permit.
3. All building and window signage and awnings shall be subject to City review and approval and the issuance of permits consistent with applicable Code requirements.
4. No exterior or interior alterations shall occur which limit or detract from the future re-use of this space for retail or restaurant uses.
5. Opportunities shall be explored for window treatments that help to create a pedestrian friendly streetscape. Community related photos or artwork should be considered along with coordination with local organizations like the Deerpath Art League and the History Center.

Area of Request
225 E. Deerpath



Area of Request
225 E. Deerpath



Area of Request
225 E. Deerpath





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

PROPERTY ADDRESS 225 E Deerpath **ZONING DISTRICT** B-3

EXISTING USE None. Prior use was a Coldwell Banker real estate office.

PROPOSED USE Dermatology office providing medical and cosmetic services.

EXPANSION OF EXISTING USE YES NO ☒

VARIANCE REQUIRED YES NO ☒

APPLICANT

Name The Skin Care Center

Address 900 Westmoreland, Suite 222

Lake Forest, IL 60045

Phone X

Relationship to Property Tenant
(Owner/Tenant/Attorney)

PROPERTY OWNER (if different from applicant)

Name Matthew Tarshis Frontline Real Estate Partners as Court Appointed Receiver

Address 477 Elm Place

Highland Park, IL 60035

Phone 847-542-9058

BENEFICIAL INTERESTS

Corporation

Partnership

Trust, land or other

☒ (see exhibit A)
____ (see exhibit B)
____ (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

Matthew Tarshis

Owner

4/13

Date

Owner

Date

Applicant

Date

8/04

[Type here]



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

PROPERTY ADDRESS 225 E Deerpath **ZONING DISTRICT** B-3

EXISTING USE None. Prior use was a Coldwell Banker real estate office.

PROPOSED USE Dermatology office providing medical and cosmetic services.

EXPANSION OF EXISTING USE YES NO ☒

VARIANCE REQUIRED YES NO ☒

APPLICANT

Name Dermatologists of Illinois, PLLC d/b/a The Skin Care Center

Address 900 Westmoreland, Suite 222
Lake Forest, IL 60045

Phone 847-234-6121

Relationship to Property Tenant
(Owner/Tenant/Attorney)

PROPERTY OWNER (if different from applicant)

Name _____

Address _____

Phone _____

BENEFICIAL INTERESTS

Corporation
Partnership
Trust, land or other

☒ (see exhibit A)
____ (see exhibit B)
____ (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

Owner _____

Date _____

Owner _____

Date _____

Applicant _____

Date 4-13-22

8/04

[Type here]

April 14, 2022

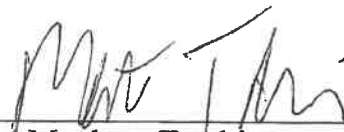
Catherine J. Czerniak
Director of Community Development
800 Field Drive
City of Lake Forest, IL 60045
czerniac@cityoflakeforest.com

**Re: Authorization to Execute and Submit Special Use Application
225 E Deerpath, Lake Forest, Illinois ("Subject Property")**

Dear Director Czerniak,

I am the court-appointed receiver in control of the Subject Property. I understand that the City of Lake Forest requires as part of Exhibit "A" to a Special Use Application, a resolution from the ownership entity authorizing the execution and submittal of the proposed special use application. Please consider this letter a resolution of such authorization by the owner of the Subject Property.

Executed on the 14th day of April 2022.

By: 
Name: Matthew Tarshis, court appointed
receiver



**DERMATOLOGISTS
OF CENTRAL STATES**

April 13, 2022

Catherine J. Czerniak
Director of Community Development
800 Field Drive
City of Lake Forest, IL 60045
czerniac@cityoflakeforest.com

**Re: Authorization to Execute and Submit Special Use Application
225 E Deerpath, Lake Forest, Illinois**

Dear Director Czerniak,

I am the Vice President of Integration and Operations of Dermatologists of the Central States ("DOCS") which wholly owns Dermatologists of Illinois, PLLC d/b/a The Skin Care Center. I understand that the City of Lake Forest requires as part of the special use application, a resolution of DOCS authorizing the execution and submittal of this Special Use Application ("Application"). I, as a vice president of DOCS, acting alone, am authorized, and directed on behalf of and in the name of DOCS to execute any documents in connection with the Application. Please consider this letter a resolution by DOCS to complete the Application and submit same to the City of Lake Forest.

Executed on the 13th day of April, 2022.

**DERMATOLOGISTS OF CENTRAL
STATES**, an Ohio Limited Liability
Company.

By: 

Name: Katy Eldridge

Its: Vice President, Integration &
Operations

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 Dermatologists of Central States
ADDRESS 9349 Waterstone Blvd. Third Floor
Cincinnati, Ohio 45249
OWNERSHIP PERCENTAGE 100 %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
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NAME _____
ADDRESS _____
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NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

APPLICANT'S REPRESENTATIVES

ARCHITECT	Jennifer Carney	ATTORNEY	Tyler Manic & Nick Standiford
FIRM	OHM Advisors	FIRM	Schain Banks
ADDRESS	580 N. Fourth Street, Suite 610	ADDRESS	70 W Madison, Ste 2300
	Columbus, OH 43215		Chicago, IL 60602
PHONE	614-418-0600	PHONE	312-345-5700
ENGINEER	N/A	BUILDER	N/A
FIRM		FIRM	
ADDRESS		ADDRESS	
PHONE		PHONE	
SURVEYOR		LANDSCAPE ARCH.	N/A
FIRM		FIRM	
ADDRESS		ADDRESS	
PHONE		PHONE	
ARBORIST	N/A	OTHER	N/A
FIRM		FIRM	
ADDRESS		ADDRESS	
PHONE		PHONE	



April 15, 2022

VIA EMAIL to czerniac@cityoflakeforest.com

**Re: Statement of Intent
Proposed Special Use at 225 E Deerpath**

Dear Director Czerniak,

Dermatologists of Illinois, PLLC d/b/a The Skin Care Center, an affiliate of Dermatologists of Central States (DOCS), is pleased to submit this Statement of Intent in support of its special use application for the above-referenced address and states as follows:

1. About The Skin Care Center

The Skin Care Center has been a proud member of the Lake Forest business community for nearly 25 years with its current location on the campus of Northwestern Lake Forest Hospital. Our lease is expiring, and we are seeking to move to a new location in the heart of historic downtown Lake Forest. The Skin Care Center provides both medical and cosmetic dermatology services to residents of Lake Forest and surrounding areas. Additionally, we provide retail service for both patients and other customers to purchase skin care and cosmetic products through our practice. We look forward to continuing to provide excellent care and service in the Lake Forest community for many years to come.

2. Parking, vehicle circulation

There are five (5) dedicated parking spaces for the practice's daily use in the parking garage attached to the building. The Skin Care Center will purchase Central Business District (CBD) parking permits for its remaining staff. Patients will use either surface lots or curbside street parking consistent with patrons of the other existing businesses at the Deerpath Plaza. Peak patient volume would average roughly 10-12 per hour.

3. Ingress/egress

Most patients will enter via the front entrance on the corner of Deerpath and Oakwood. There is patient parking in the lower level and a patient may take the elevator to enter the suite. Also, during inclement weather, patients may park farther to the south and may enter through the rear entrance rather than continue outdoors to the front.

4. Employee/customer numbers

The daily average number of staff is twelve (12), consisting of two (2) providers and ten (10) support staff. The weekly average number of patients is approximately 290.

5. Deliveries

Customary delivery of office/medical supplies will arrive via UPS/FedEx. Bottled gas deliveries typically 8:00 a.m. Request can be made to have the deliveries arrive at the rear.

6. Trash collection

Removed daily by cleaning contractor.

7. Hours of operation

Monday/Wednesday 7:30 am-7:00 pm
Tuesday/Thursday 7:00 am – 5:00 pm
Friday 8:00 am – 4:00 pm

8. Pedestrian walkways

There are existing sidewalks on Deerpath and Oakwood.

9. Outdoor activity areas

The Deerpath Plaza provides outdoor seating in the form of benches on the ground level. There are also existing water features at the exterior of the Plaza.

10. Lighting

No additional lighting is proposed beyond indoor office lighting noise.

11. Noise

The business will be self-contained within the DOCS suite, and the procedures that take place therein will create noise concerns.

12. Signage

Existing Coldwell Banker signage will be replaced with Skin Care Center signage that is the same color and style at the following locations: (1) monument signage at the exterior of Deerpath Plaza; (2) plaque signage at exterior above awning on Oakwood; and (3) lobby signage. Window treatments will be consistent with the City's signage regulations.

Sincerely,

The Skin Care Center

/s/ Katy Eldridge

Statement of Compliance with Special Use Criteria
225 East Deerpath Road
The Skin Care Center

- 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.**

The Applicant, The Skin Care Center ("Applicant"), seeks to relocate its business from the Northwestern Lake Forest Hospital Campus where it has operated successfully serving the residents of Lake Forest without issue for nearly the past 25 years. The proposed special use will serve the public convenience and will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare as demonstrated in the following ways:

The proposed special use will maintain an important medical service (dermatology) in Lake Forest. Founded in 1994, the Applicant's business has grown into three locations: Lake Forest, Glenview, and Chicago. The Applicant provides quality skin care dermatology services for the whole family. The Applicant's dermatology services advance the health and well-being of Lake Forest residents and promote the public health, safety, comfort, and general welfare.

The proposed special use will revitalize a dormant, vacant space with a new use. The prior use at the site was a Coldwell Banker real estate brokerage office. Coldwell Banker vacated the site in November 2021. Since then, the site has remained vacant. The Applicant will activate this dormant site with an active and proven use that will drive foot traffic to support the surrounding businesses. Vacant commercial spaces are detrimental to the overall well-being of commercial centers. Activating this site will bring a complimentary use that supports the surrounding businesses through harmonious cross traffic and increases the tax base at this location.

The proposed special use will generate sales tax to Lake Forest. The Applicant will offer for retail sale to the public a broad array of cosmeceuticals to improve the skin condition and address the skin concerns of Lake Forest and surrounding residents. These products are not offered elsewhere in Lake Forest. The sale of cosmeceuticals at the site will generate important sales tax for Lake Forest to benefit the general welfare.

- 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 special use is in a commercial building that is already developed, where similar medical services are already operating. Granting the special use

permit will not materially change the fundamental use of the property which was previously utilized as a real estate brokerage office. The anecdotal evidence from the operations of similar medical office and general office uses at and around this location have not resulted in any adverse impact on the surrounding businesses. Further, the proposed special use, which will provide retail on-site, will revitalize a vacant commercial space and bring new customers to the area who will patronize the surrounding businesses and generally benefit the entire business community.

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.

The proposed special use will reuse an existing, vacant commercial space located at 225 East Deerpath Road. The area surrounding the proposed location has already been improved and developed with uses compatible with the proposed medical service and retail use. Moreover, the Applicant's operations in Lake Forest and at its other two locations (Glenview and Chicago) have not resulted in any negative impact on development or surrounding uses. The proposed special use will meet all the area, bulk, yard, and density requirements of its zoning district; therefore, the nature, location, and size of the building involved with the establishment of the special use will not impede, hinder, or discourage development or use of the adjacent land and buildings pursuant to their zoning requirements. Instead, the Applicant will eliminate a vacancy and add a new, active use complimentary to the other existing businesses existing in the area. Adding this new, complimentary use will substantially improve conditions from the dormant vacancy currently existing, which is detrimental to development and the uses surrounding the property.

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 so as to Cause a Substantial Depreciation in the Property Values within the Neighborhood.

The proposed special use will be in an existing building that was developed in conformance with the Lake Forest Zoning Code. The proposed special use merely seeks to activate an existing vacant commercial space within the building. The granting of the special use will not alter the architectural appearance or functional plan of the existing structure, as the Applicant will merely replace the existing signage with signage of the same style, size, and materials to identify its business. All signage and window treatments will conform to the City's Municipal Code and the Design Guidelines For Signage & Awnings In The Office And Central Business Districts. Because there is no change to the exterior

architectural appearance or functional plan of the site, there will be no substantial depreciation in property values.

5. Adequate Utilities, Access Roads, Drainage and/or Necessary Facilities Have Been or Are Provided.

The existing road network, as it is configured, provides safe and convenient access to the property. The site is bounded by the two-way streets of Deerpath Road and Oakwood Avenue. Based on the proposed special use, the existence of comparable surrounding land uses, the prior use of the space, the presence of adequate access to and circulation throughout, and the nature and classification of the adjacent roadways, the proposed special use is expected to have minimal impact on the existing traffic operations of the area road network.

The building has existed for a long time without known drainage issues. The proposed special use can be accommodated in the existing space with no changes to the design or layout of the site. Therefore, there will be no change to the existing grades or increase to the impervious surface that would modify or increase stormwater runoff.

The proposed special use will continue to use the same general utilities as previously used by the previous business at this space. The building is connected to City of Lake Forest sanitary and water.

6. Adequate Measures Have Been or Will Be Taken to Provide Ingress and Egress So Designed to Minimize Traffic Congestion in the Public Streets.

The Applicant anticipates a total of twelve (12) employees on site. There are five (5) dedicated parking spaces for the Applicant's daily use in the parking garage attached to the building. The Applicant will further purchase Central Business District (CBD) parking permits for its remaining staff. The Applicant receives approximately 290 patients at the site per week, resulting in servicing 4-5 patients per hour with a maximum peak patient per hour of 10-12. There is patient parking in the lower level of the building. From the lower-level parking, a patient may take the elevator to enter the suite. Other than the lower-level parking, patients may use the nearby public parking lots or utilize curbside street parking to enter via the front entrance on the corner of Deerpath and Oakwood or through the rear entrance on the south side of the building.

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.

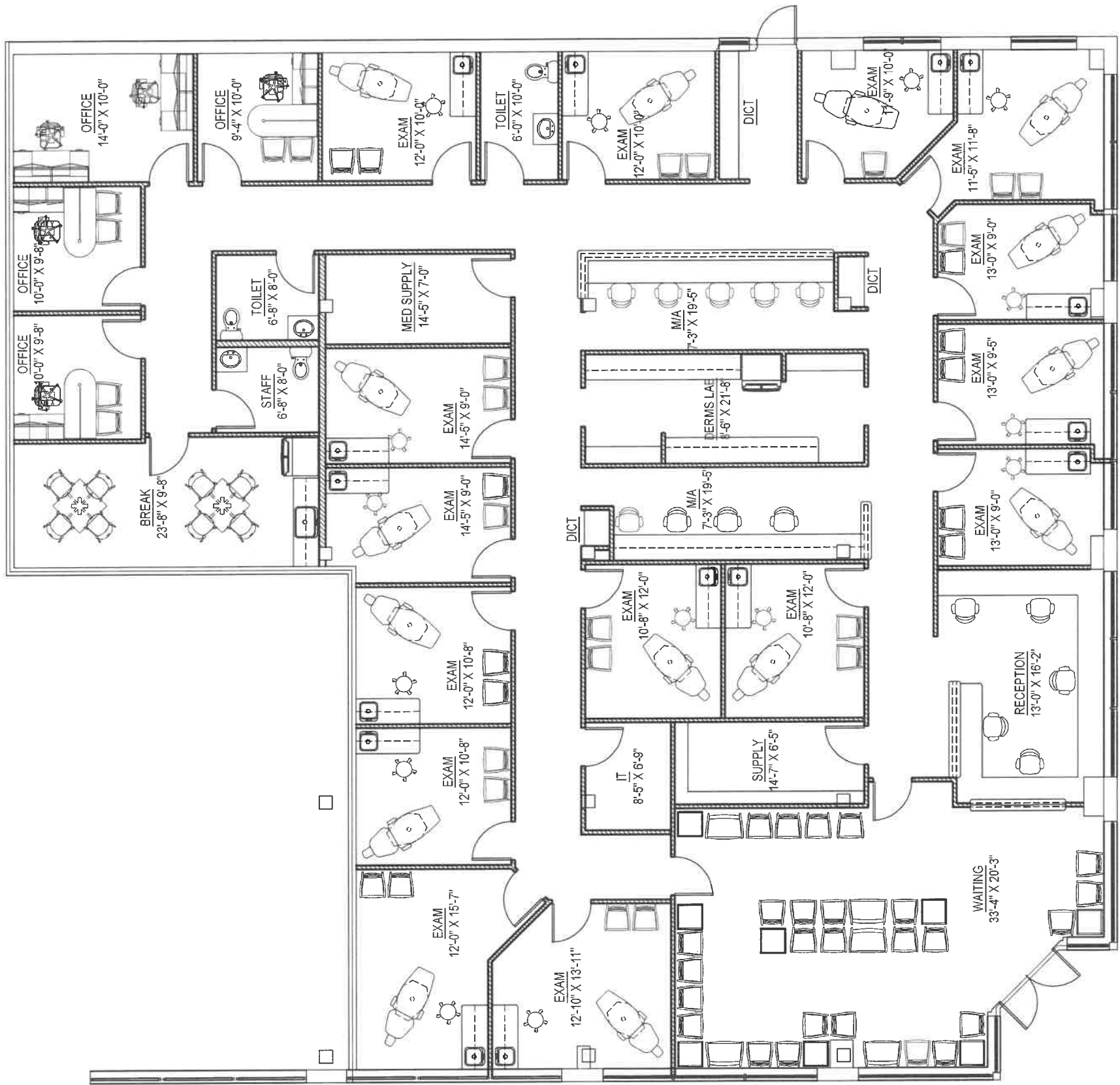
The only aspect of the Applicant's business that brings it before City Council is the need for a special use permit. For the reasons stated above, the Applicant's application for a special use permit meets the City of Lake Forest's special use criteria. Therefore, the proposed special use will comply with all applicable regulations of the B3 Zoning District in which the property is located.

DEERPATH



28 November 2006

OAKWOOD AVENUE



DEERPETH

FLOOR PLAN

1/8"=1'-0"

OAKWOOD AVENUE



SIGNAGE PLAN



Deerpath/Oakwood Entrance

Logo to be affixed to front doors.



Deerpath/Oakwood Entrance

For Lease sign to be removed. Window treatment will be added similar to that shown at current facility.



Close-up of proposed Skin Care Center wall sign.



Oakwood façade

Replacing existing wall sign with Skin Care Center sign. Add lettering of Skin Care Center to awning.



Deerpath façade

Replacing existing wall sign with Skin Care Center sign. Add lettering of Skin Care Center to awning.



Façade facing Oakwood

Window treatment will be added similar to that shown at current facility.



Rear (near atrium) entrance

Logo to be affixed to doors.