

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 28, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit at 18114 Gottschalk Avenue - Signature Smiles Dentistry

PURPOSE

The applicant, Alex Shore of Signature Smiles Dentistry, proposes construction of a 1,347 square-foot addition to an existing dental office (Signature Smiles Dentistry) at 18114 Gottschalk Avenue. This addition will expand the existing dental practice, adding new dental procedure rooms, expanding the waiting area and lobby, and adding new offices and employee spaces.



With the addition, the proposed medical office use would exceed 2,500 square feet, which requires a special use permit in the B-2 Downtown Transition zoning district.

PROCESS

The building at 18114 Gottschalk Avenue was constructed in 1950. It was occupied by an insurance office (Knoll Insurance) for many years and converted into a dental office in 2006, with a new practice (Signature Smiles) opening in 2024.



At its regular meeting on April 9, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With four (4) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the special use permit.

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OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 18114 Gottschalk Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-408-024-0000.
2. Alex Shore of Chicago, IL, currently owns the subject property.
3. The current use of the property is a medical office < 2,500 square feet, which is a permitted use within the B-2 Downtown Transition zoning district.
4. The proposed use is an expansion of the existing medical office use. The expansion of the medical office use to a floor area of greater than 2,500 square feet classifies the use as a special use within the B-2 Downtown Transition zoning district.
5. The subject site meets the use-specific standards for medical offices in Section 44-04-04 of the Village Zoning Ordinance.
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
7. The proposed expansion to an existing medical office business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for the expansion of a medical office (Signature Smiles Dentistry) to more than 2,500 square feet in the B-2 Downtown Transition zoning district at 18114 Gottschalk Avenue.

ATTACHMENT(S)

Ordinance