

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 9, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 26-18 and Case 26-19: Special Use Permit and Site Plan Review for Medical Office Expansion at 18114 Gottschalk Avenue

APPLICATION INFORMATION

APPLICANT	Stefano Fazio (Domani Builders)
ACTION REQUESTED	Special Use Permit, Site Plan Review
ADDRESS	18114 Gottschalk Avenue, Homewood, IL 60430
PIN	29-31-408-024-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Medical Office (2,293 sq. ft.)
PROPOSED	B-2 Downtown Transition	Medical Office (3,640 sq. ft.)
SURROUNDING	N: PL-2 Public Land and Open Space	Post Office
	E: PL-2 Public Land and Open Space	Irwin Park
	S: R-2 Single-Family Residence	Single-Family Residential
	W: B-2 Downtown Transition	Medical Office

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on March 25, 2026; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	5	Domani Builders, Applicant	03/18/2026
Special Use Standards	3	Domani Builders, Applicant	03/18/2026
Proposed Site Plan	2	Ideal Designs, Architect	03/10/2026
Proposed Floor Plans	2	Ideal Designs, Architect	03/10/2026
Building Detail Drawings	2	Ideal Designs, Architect	03/10/2026
Existing Elevations with Demo Plans	1	Ideal Designs, Architect	03/10/2026
Proposed Elevations	1	Ideal Designs, Architect	03/10/2026

Proposed Building Sections	1	Ideal Designs, Architect	03/10/2026
Copy of Parking Agreement	4	Alex Shore, Property Owner	03/10/2026
Staff Exhibits	3	Noah Schumerth, A.D. ECD	03/26/2026

BACKGROUND

The applicant has proposed the 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.

The expansion causes the medical office to exceed 2,500 square feet. Medical offices greater than 2,500 square feet in the B-2 Downtown Transition zoning district require a special use permit.

HISTORY

The original building was constructed in 1950. The building was occupied by an insurance office (Knoll Insurance) for many years. The building was converted into a dental office in 2006, with a new practice (Signature Smiles) opening in 2024. The building was originally clad in brown-orange brick with Art Deco stone accents. The building had awnings and windows added in 2006, and was renovated into its current appearance (cream-colored brick with Art Deco stone accents) in 2013.



Figure 1: Existing Building @ 18114 Gottschalk Avenue (2025)

SITE PLAN REVIEW

Site Plan

The 1,347 square-foot addition will be constructed on the north side of the building in an existing grass area. The expansion is required to conform to the bulk and dimensional standards of the B-2 Downtown Transition zoning district. **The proposed expansion conforms to the standards to the setbacks, dimensional standards, and other requirements of the Village Zoning Ordinance.**

Landscape Plan

The building expansion will remove the existing foundation landscaping located on the north side of the building. The existing landscaping includes a variety of shrubs and groundcover plantings, in addition to one (1) ornamental tree. All materials will be removed to accommodate the expansion.

Per the Village Zoning Ordinance, the applicant is required to provide foundation landscaping around the new area of the building being constructed. The applicant has proposed a new foundation landscape area along the north and east elevations of the expanded building area. This landscape area will include shrubs and a new ornamental tree planted on the northeastern corner of the building. The applicant has

expressed an interest in preserving the appearance of the existing landscaping around the new expansion. **The proposed landscape plan meets the zoning requirements for landscaping which will apply to the proposed expansion.**

The Village plans to remove one of the existing honeylocust trees located in the public parkway on Gottschalk Avenue adjacent to the existing building. This tree has been determined to be dying and is in need of replacement per Village standards. Replacement trees will be selected and planted by the Village concurrent with construction of the proposed business expansion.

This proposed development received conditional approval by the Appearance Commission on April 2, 2026. The Appearance Commission provided a condition of approval that a Village-approved plant list is provided with this proposed landscape plan. The applicant submitted a plant list on April 3, which includes:

- Prairie Dropseed
- Gro-Low Sumac
- Redbud (6ft)
- Double Play Doozie Spirea
- Densiformis Yew (18")
- Salsa Red Coneflower
- Dwarf Korean Lilac
- Millenium Allium

This plant palate is under review by the Village Arborist. Recommendations by the Village Arborist will be provided to the Planning and Zoning Commission prior to the hearing date via addendum. Any conditions of approval requested by the Village Arborist will be provided with this addendum.

Parking

The applicant currently has five (5) parking spaces located on the north side of the property. These spaces are accessed from the public alley which is located to the north of the property. These parking spaces conform to current parking design requirements in the Village Zoning Ordinance. One (1) space will be removed to accommodate a new ADA-accessible space which is required for this building expansion. An ADA-accessible route will be provided to the northern entrance into the building closest to the parking area. The subject property also has on-street parking spaces adjacent to the business on two sides (Gottschalk Avenue and Hickory Road).

The expanded medical office will be required to meet the parking requirements of the current zoning ordinance. The 3,640 square-foot dental office requires 10 parking spaces (3,640 square feet x 1 parking space per 250 square feet = 10 parking spaces). The applicant has provided an off-site parking agreement signed with Brian Villari (owner of the adjacent American Dance Center building at 1933 Ridge Road) which allows for the use of 10 additional parking spaces in the existing parking lot at 1933 Ridge Road. The agreement meets the minimum requirements for off-site parking agreements as found in Section 44-05-02.(j) of the Village Zoning Ordinance and has been filed with the director of economic and community development. **The proposed expansion meets current off-street vehicle parking requirements with 14 dedicated spaces for the business, both on-site and off-site as permitted in the Village Zoning Ordinance.**

The applicant will be required to add two (2) bicycle spaces, or one “U” rack near the building’s entrance. A condition of approval requiring the addition of the bicycle parking has been recommended with this memo.

Conditions: Staff has recommended the following parking considerations for approval (see *Recommended Planning and Zoning Commission Action*):

1. Revise site plan drawings to include bicycle parking for at least two bicycles (one rack) on a paved surface in conformance with standards for off-street bicycle parking in the Village Zoning Ordinance (Section 44-05-02.(n)).

Site Engineering

The applicant has proposed a drainage plan which will move water to the north toward the alley, where water currently drains from the property. Most runoff from the current property is absorbed in the area to the west of the building and in the grass area to the north of the existing building. The applicant has proposed to maintain this drainage flow. The applicant has provided additional gutters to drain roof runoff into the channel to the west of the building, which will be graded to avoid standing stormwater to the west of the building. The new grading will match the existing grade at this area of the property.

The building is serviced by an existing lead water service line. This line will be required to be replaced a new Type K copper line extending from the Village water main in Hickory Road to the water meter inside of the building. The existing water service will need to be disconnected at the Village water main, and the new copper service line will need to be tapped no closer than two (2) feet away from the existing connection point.

The current building has a connection permit from the Thorn Creek Basin Sanitary District. The expansion of building services will require review of this permit.

The Village Engineer has reviewed the plans and provided two conditions of approval which are detailed below.

Conditions: Staff has recommended the following engineering considerations for approval (see *Recommended Planning and Zoning Commission Action*):

1. Provide utility plans indicating the location and specifications for a new Type K copper water service line extending from the Village water main (at a location no less than two (2) feet from the current main connection point) to the water meter of the existing building, prior to issuance of building permits.
2. Provide verification to Village Engineer of requirement for connection permit or letter confirming that no additional connection permitting is required prior to issuance of building permits.

Elevations/Building Design

The exterior of the new building area will be clad in similar brick material to the brick found on all four elevations of the building. The cladding will be smooth-face brick with bricks measuring approximately 10” x 3”. This brick has been initially proposed to be colored in dark cream similar to the existing portion

of the building. The brick on the existing portion of the building is proposed to be retained or painted to match the brick on the new addition.

At the April 2, 2026 Appearance Commission meeting, the Commission recommended an alternative elevation style with brick painted white and building accents (cornice, window/door frames, etc.) painted black. A sample rendering of this alternative elevation design is included in this memo (see Staff Exhibit).

The angled front entry of the existing building facing northeast (toward the intersection of Gottschalk and Ridge) will remain, as the new building expansion will be setback from Gottschalk Avenue by approximately 10 feet. The precast stone accents around the front entry will also remain.

The new building will have a large picture window facing Gottschalk Avenue, which will replace the existing picture window facing north which will be removed with the building expansion. Three other single-hung windows installed in the north and east elevations of the building will mimic the single-hung windows installed in the existing building. New transom windows will also be installed in the west elevation of the building.

The north elevation facing the rear alleyway will have an employee entryway installed to connect to the existing parking area along the alley. The entryway will be designed with precast stone cladding to match the stone panels found around the front entry of the existing building. This entry meets ADA accessibility requirements for employee entrances.

The new building expansion will also feature an identical parapet design to the one which is currently installed on the existing building. The parapet will screen two new rooftop HVAC units which will upgrade the existing air conditioning system in the building. The new building expansion will have a flat roof at the same height as the roof on the existing building.

The new building addition is subject to the design standards found in the Village Zoning Ordinance:

- **Material Quality:** The Village Zoning Ordinance requires at least 50% of the exterior side (Gottschalk Avenue, east) façade of the building and 25% of all other facades to be clad in “Tier I” materials, determined to be of a higher quality standards for their longevity, durability, and overall aesthetic alignment with existing development in the Village. This requirement applies to the new building expansion only.

This applicant proposes Tier I materials on 100% of all three exterior sides of the building addition, as smooth-face brick and pre-cast stone are considered Tier I materials in the Village’s zoning regulations. **Requirement is met.**

- **Façade Articulation:** The Village Zoning Ordinance requires any wall face greater than 60’ long to be articulated with building façade movement, doors/windows, awnings, or other design features. The exterior side (Gottschalk Avenue, east) facade of the building will be greater than 60’ in length with the construction of the new building addition.

The applicant proposes to set the building addition back from the existing building by approximately 10’ on the Gottschalk Avenue side of the building. Pre-cast stone accents provide additional

articulation on the facade of the building. This design meets the requirement for façade articulation in the Village’s zoning regulations. **Requirement is met.**

- **Transparency:** New construction in an existing development (such as this building addition) requires that transparency requirements in the Village Zoning Ordinance be met “to the extent possible within existing conditions.” The new building addition is required to have a minimum of 40% façade transparency along the exterior side (Gottschalk Avenue, east) façade of the building.

The applicant has provided a design where 29% of the length of the façade has transparent openings, including a large picture window and an office window. Due to the presence of private offices along this wall of the building, there are limited opportunities to add additional transparency along this side of the building.

The Director of Economic and Community Development may waive the requirement for transparency on this project, provided the project is created façade transparency “to the extent possible within existing conditions.” Staff recommends that this requirement is waived on this façade.

Conditions: Staff has recommended the following building design considerations for approval (see *Recommended Planning and Zoning Commission Action*):

1. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance.

Lighting

The applicant has proposed new LED lighting fixtures on the north side of the building facing the public alleyway. These fixtures will be located near the employee entrance on the north side of the building. **The building meets the lighting requirements of the Village Zoning Ordinance.** Staff did not require the submission of photometric drawings for this application due to the limited scope of lighting improvements. Staff has requested the addition of security lighting on the west side of the building to ensure sufficient security lighting on all sides of the building.

At the April 2, 2026 Appearance Commission meeting, the Appearance Commission conditioned approval on the addition of security lighting on the west elevation of the expanded building area, and the replacement of lighting fixtures on the existing building to match those proposed on the new building expansion. These conditions are included below for inclusion in the approval of the Site Plan Review for the project.

Conditions: Staff has recommended the following lighting considerations for approval (see *Recommended Planning and Zoning Commission Action*):

1. Modify lighting fixtures on the existing entry to match LED fixtures proposed on the new section of the building to meet Appearance Plan standards and ensure consistency with current lighting requirements of the Village Zoning Ordinance.

2. Add an additional shielded security lighting fixture at the northwest corner of the building on the west façade, matching the existing security lighting fixture at the southwest corner of the building on the west façade, to ensure sufficient security lighting on this side of the building.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines salon and spa establishments as a *special use* in the B-2 Downtown Transition zone. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the application utilizing the Special Use Standards. The full responses to the Special Use Standards, completed by the applicant, are attached with this application.

- 1) *Is the special use deemed necessary for the public convenience at that location?* The proposed use is an expansion of an existing use at 18114 Gottschalk Avenue. The use is adjacent to another medical office offering similar dental services. This expansion is designed to accommodate an increasing number of clients visiting this business. Dental services are a critical service offering within the community.
- 2) *Will the special use be detrimental to the economic welfare of the community?* The expansion of the existing use is unlikely to be detrimental to the economic welfare of the community. The expansion will support a growing number of clients visiting the office. The business has a regional client base and likely generates additional trips into the Village's downtown area.
- 3) *Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?* The use is consistent with the goals and plans of the Village. The use is also consistent with the purpose and intent of the B-2 Downtown Transition zoning district, which provides opportunities for office development in the downtown area without impacting spaces reserved for businesses which rely on frontage on high-traffic streets (i.e. Ridge Road and Dixie Highway, where B-1 zoning district is concentrated).
- 4) *Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?* The proposed expansion is designed to minimize impacts on surrounding property. The applicant has provided sufficient dedicated parking on-site and through an off-site parking agreement at 1933 Ridge Road to accommodate their maximum client capacity. There are also additional on-street parking spaces located nearby which do not interfere with residential on-street parking or create unnecessary parking spillover into residential areas.
- 5) *Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value?* The proposed use is an expansion of an existing use. Without the special use, the business will be unable to expand. This may harm the locally-owned business currently located at this property and may also harm the value of the property.
- 6) *Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?* There are no anticipated negative impacts from the proposed building expansion on surrounding property in the neighborhood.

- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use is an expansion of an existing dental office. There are similar businesses in the area, including dental offices and other medical and professional offices. The property is zoned in the B-2 zoning district and is not located on a primary arterial in the Downtown; these areas are encouraged for office uses which can support additional traffic into the downtown area.
- 8) Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The expansion of the existing use is unlikely to create any impact which may harm the enjoyment or use of other property in the zoning district.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? No impact on the normal and orderly development of surrounding property is anticipated from this expansion of an existing use.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Access to the building is provided from the rear public alley. This public alley connects to both the use's on-site parking spaces and off-site parking spaces located in the parking area of the American Dance Center building at 1933 Ridge Road. The building also proposes direct pedestrian ingress and egress from the public sidewalk to the building in a manner which is direct and suitably designed for a new building in a more urban downtown area.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The use will require the replacement of a lead service line with a new copper service line which meets local building standards. No specific public health hazard has been demonstrated from this existing lead service line. The property has sufficient utilities for the operation of the building as a dental office.
- 12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact on these resources is anticipated.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

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. The subject property is currently owned by Alex Shore of Chicago, IL;
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; and
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.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The applicant may wish to consider the following motion:

Approve Case 26-18, Special Use Permit for Medical Office Expansion at 18114 Gottschalk Avenue, to allow for the expansion of an existing dental practice at the location;

AND

Approve Case 26-19, Site Plan Review for Medical Office Expansion at 18114 Gottschalk Avenue, to allow for the construction of a 1,347 square-foot expansion to the medical office at this location, subject to the following conditions:

1. Provide utility plans indicating the location and specifications for a new Type K copper water service line extending from the Village water main (at a location no less than two (2) feet from the current main connection point) to the existing water meter, prior to issuance of building permits.
2. Provide verification to Village Engineer of requirement for connection permit or letter confirming that no additional connection permitting is required prior to issuance of building permits.
3. Revise site plan drawings to include bicycle parking for at least two bicycles (one rack) on a paved surface in conformance with standards for off-street bicycle parking in the Village Zoning Ordinance (Section 44-05-02.(n)).
4. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance.
5. Modify lighting fixtures on the existing entry to match LED fixtures proposed on the new section of the building to meet Appearance Plan standards and ensure consistency with current lighting requirements of the Village Zoning Ordinance.
6. Add an additional shielded security lighting fixture at the northwest corner of the building on the west façade, matching the existing security lighting fixture at the southwest corner of the building on the west façade, to ensure sufficient security lighting on this side of the building.

AND

Incorporate the Findings of Fact into the record.