

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

April 09, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Minutes:
Approve minutes from the 2/26 meeting of the Planning and Zoning Commission.
4. Public Comments
5. New Business:
 - A. **Pre-Meeting for Planned Development** for two mixed-use development projects proposed at 2024 Chestnut Road and 2066 Ridge Road.
6. Regular Business:
 - A. **Public Hearing** for Case 26-02: Variance for Bulk and Dimensional Standards at 17863 Golfview Avenue
 - B. **Public Hearing** for Case 26-21: Special Use Permit for Professional Office at 18219 Dixie Highway
 - C. **Public Hearing** for Case 26-18: Special Use Permit for Medical Office Expansion at 18114 Gottschalk Avenue
 - D. **Public Meeting** for Case 26-19: Site Plan Review for Medical Office Expansion at 18114 Gottschalk Avenue
7. Old Business:
8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **February 26, 2026**

PLANNING AND ZONING COMMISSION 7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 6:59 pm.

ROLL CALL:

Roll call was performed by Chair Sierzega. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; and Darlene Leonard, Building Department Secretary. There were 9 members of the public in attendance, and there was no one on Zoom webinar.

AYES: 6 (Members Alfonso, Bransky, Castaneda, Johnson, O'Brien, Chair Sierzega)
NAYES (ABSENT): 1 (Member Cap)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the January 8, 2026 meeting.

Member O'Brien stated on page 3 in the vote, the number of Ayes should be changed to 5 and his name needs to be added. On page 6 the number of votes to adjourn should be changed to 6.

Chair Sierzega stated on page 2 the motion to approve and the second should be updated to the motion was by Member Castaneda and the second was by Member Cap.

A motion to approve the minutes as amended by Member O'Brien; seconded by Member Bransky.

AYES: 5 (Members Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega)
NAYES: 0 (None)
ABSTENTIONS: 1 (Member Alfonso)
ABSENT: 1 (Member Cap)

PUBLIC COMMENT:

Chair Sierzega asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:

Case 26-02, Variance for Bulk and Dimension Standards at 17863 Golfview Avenue:

Chair Sierzega introduced the case and stated it was continued at the request of the applicant and asked for a Motion to continue the case.

Motion by Member Bransky to continue Case 26-02 to the March 12, 2026 meeting; Motion seconded by Member Castaneda.

- AYES: 6 (Members Alfonso, Bransky, Castaneda, Johnson, O’Brien, and Chair Sierzega)
- NAYES: 0 (None)
- ABSTENTIONS: 0 (None)
- ABSENT: 1 (Member Cap)

Case 26-03, Special Use Permit for Indoor Commercial place of Assembly at 2000 W. 183rd Street:

Chair Sierzega introduced the case and asked if any comments had been received.

- **Staff Liaison Mesaros stated no comments were received.**

Chair Sierzega swore in the petitioner, Monique Gill from Chicago.

Ms. Gill stated she and her sisters are franchisees and they started 7 years ago by opening a location in Mount Greenwood. The business is a 24-hour infrared studio with workout saunas.

Chair Sierzega asked how many spaces are inside.

- **Ms. Gill stated it would be 10 pods with space for 3 people per pod. All the workouts are led virtually on a TV in the sauna.**

Chair Sierzega asked if someone would be onsite if a member or guest has questions.

- **Ms. Gill stated the location would be staffed Monday-Thursday 11-8, Fridays 9-6 and Saturdays 9-2 and no one would be onsite on Sundays. Ms. Gill stated the membership is subscription-based with 24-hour access and an app to download a session, staff will also clean, and there will be an emergency button and pendant members can utilize when there is no staff on site.**

Chair Sierzega asked to have the concept of the business explained.

- **Ms. Gill stated the business has workouts in saunas which use infrared heat, which helps with muscle recovery, elasticity, and the heart. Ms. Gill stated that workouts give a better burn in less time in a sauna.**

Chair Sierzega asked if it is a water sauna.

- **Ms. Gill stated no, it’s a dry heat from infrared plates.**

Chair Sierzega asked about the size of the pods and if there will be exercise bikes and weights in the pods.

- **Ms. Gill stated there is room for 3 people in each pod and a workout session can be booked in the app. The classes are 30 minutes long and there are 12 different classes. The pods would be utilized for HIT workouts including cycling and rowers in 3 of the pods with the other being empty. There is a functional area in the rear that is not heated. The area is designed to supplement the pod workout.**

Member Alfonso asked what the infrared light helps with.

- **Ms. Gill stated that infrared heats the body from the inside out, heating the body's core first which helps with inflammation, elasticity, stress relief, and lower blood pressure.**

Member Alfonso asked if there are face masks for patrons, and asked how hot the saunas get.

- **Ms. Gill stated there are no face masks as it's not red light therapy and it can get up to 130° whereas med spas can get up to 160°.**

Member Alfonso asked if there is someone that can be called in an emergency.

- **Ms. Gill stated there is a necklace that can be worn when the location is unstaffed and an intercom inside that connects to a monitoring service that will call 911 if there is an emergency.**

Member Alfonso asked if there has been security issues with other members.

- **Ms. Gill stated there have been no incidents in her other location. The door is locked at all times and the members would have to tap to unlock. The door is locked even when the location is staffed and there are interior cameras.**

Member Alfonso asked how many people could be in the pods at a time. And if there would be a shower.

- **Ms. Gill stated 3-5 at one time, and that there will be 2 bathrooms that will be ADA accessible and 1 will have a shower.**

Member Bransky asked if there will be 1 or 2 entry points.

- **Ms. Gill stated there will be the front door and a service door off the alley. Access will be through the app and members will have a PIN code as backup.**

Member Bransky asked there is an arrangement with local emergency services for 24/7 access in case of emergency.

- **Ms. Gill stated they have a company similar to ADT who handles emergencies.**

Member Bransky asked Staff if the business has been reviewed by the Fire and Police Departments.

- **Staff Liaison Mesaros stated they have not.**

Chair Sierzega stated there would be a lockbox on the outside for use in emergencies.

Member Bransky asked if the overnight shifts have lighter staffing.

- **Staff Liaison Mesaros stated the shift size is the same when staff is on-site.**

Member Bransky asked if the length of the classes is 30 minutes, and also asked about sanitation and clean-up.

- **Ms. Gill stated classes are scheduled in 45 minute blocks to give time for warm-up and cool-down. When staffed, the pods are cleaned between each session and equipment is wiped down. The location is cleaned twice a day at open and close. And, members are expected to wipe the equipment done using it throughout the day.**

Member O'Brien asked the size of the saunas.

- **Ms. Gill stated she was unsure off the top of her head, but thinks it's approximately 10 feet by 7 feet.**

Member O'Brien asked if it could not be a 24-hour facility.

- **Ms. Gill stated corporate requires the franchise to be open 24 hours.**

Member O'Brien stated previous applicants have wanted to operate 24-hours and they have not been amiable to it and the only ones in town are the casino and the suites.

- **Member Castaneda and Staff Liaison Mesaros stated the Stay Fit 24 directly across Dixie Highway where the vet clinic is now was open 24 hours when it was open.**
- **Ms. Gill stated she wants to give access and flexibility to people to attend classes whenever they can.**

Chair Sierzega swore in Darryl Hall from Crete and asked Mr. Hall how he is affiliated with the property.

- **Mr. Hall stated he has worked for the property owner for over 15 years and is the leasing agent for the location. Mr. Hall stated they did a vigorous vetting of the applicant. When the Stay Fit was in the location across the street it was staffed from 9-5 and open 24-hours and they never had any issues or any emergency calls after hours. Mr. Hall added they had a fob system for access afterhours and multiple cameras. Parking is a concern for this business and if necessary the lot across the street at the Vet's office can be used. The other businesses in the plaza are in-and-out businesses and do not require large amounts of parking.**

Member O'Brien stated there is no issue with the comments, the concern is Homewood. The previous 24-hour applicants were all turned down because they want to protect the bedroom community of Homewood.

- **Staff Liaison Mesaros stated we don't control the hours of operations.**

Member O'Brien stated personally he doesn't want a 24-hour business in residential areas. It would diminish the feel of Homewood as a bedroom community. O'Brien stated the business should be on Martin or Halsted instead. O'Brien stated that introducing 24-hour operators would affect the Village.

- **Mr. Hall stated Lassen's is open until 2:00 am and 5th Quarter is open late, as well as other businesses in Homewood.**
- **Ms. Gill stated the staffed hours are the peak operations. The 24-hour s is there for people that can't make it in during regular hours. Ms. Gill stated that being closed is missing out on a whole group of people, and that they expect business to be quiet with much less foot traffic at night. Ms. Gill stated there would not be 35 people in the studio at 2am.**

Member Johnson stated the 24-hour operation is a concern. Legally, the Village cannot prohibit businesses from operating in the transition district. The preference would be for shorter hours, but the location presents less of a problem across the street from an apartment building. Member Johnson asked for more information regarding the buildout, HVAC, and the dispatch service.

- **Ms. Gill stated for the security the franchise has certain standards and guidelines for security. The company employs Brivo and they are responsible for dispatch when there is an emergency. The system is tested on a monthly basis.**
- **Ms. Gill stated the location is currently a white box and a dividing wall will be going up between the gym and the urgent care. They are in the drawing stage currently. The location will have a standard buildout. The saunas are assembled onsite and installed. The biggest part of the project will be the bathrooms and the HVAC. There will be additional cooling needed for the space, which will require the replacement of an existing HVAC unit.**
- **Mr. Hall stated the plans would be approved by the landlord before being submitted to the Village.**

Member Castaneda stated it is a new concept and her other questions were answered and asked the potential percentage of people that use the facility between 10pm and 5am.

- **Ms. Gill stated less than 10%.**

Member Castaneda stated most people use gyms in their hometown.

Member Johnson stated the sauna workout is not a new concept and is found elsewhere.

Member Castaneda stated the pod concept is unique.

- **Mr. Hall stated they late night crowd would be those working out, not going to bars or the casino. They are health-conscious users who would be dedicated to using the space late at night.**

Member Castaneda stated it does not cause heavy traffic and is a good use.

Member Bransky asked about the peak capacity as it is unclear in the submitted materials. The materials state 12-18 users and the peak time is 5-8 pm.

- **Ms. Gill stated it is for a 3-hour period, and there is a lot of turnover.**

Member Bransky stated 12-18 users multiple times could cycle over 3 times and that can translate to 80-100 visits in 24 hours. It's a lot of traffic in short visits. It's at a busy intersection and the entrances to the lot are close to the intersection. Member Bransky stated that there is a concern about density when the business is adding to traffic. Member Bransky asked Staff what the process would be to have signs added saying "right turn only".

- **Staff Liaison Mesaros stated it can be looked into.**

Member Bransky asked if Police and Fire can provide a count of the accidents in the area, and expressed concern that there is a lot of traffic in and out of that lot.

- **Mr. Hall stated they can install signage saying "no left turn" during certain hours and thinks there may already be a sign at the east side entrance.**

Member Bransky asked if there have been issues at the other location in the area.

- **Ms. Gill stated there have been no issues. The location has been open for 13 months. There is no parking really at that location as it's on 111th.**

Chair Sierzega asked if there were any public comments.

Dan Carey of 2030 183rd St was sworn in. Mr. Carey asked about if the business would be very bright. He has lived there 36 years and it is quiet outside of business hours.

- **Ms. Gill stated she would have to double check about the lighting inside. During off hours there are shades that can be pulled down when not staffed. There is nothing super bright.**
- **Mr. Hall stated there is no anticipation of additional lights in the lot unless the city calls for it. The windows are only about 20 feet wide so there won't be a lot of interior light into the exterior.**

Mr. Carey asked about the signage.

- **Ms. Gill stated the signage would be backlit.**

Mr. Carey stated parking is a concern with 30 patrons inside and Marco's takes up about 1/3 of the parking spots. Mr. Carey asked if the parking is adequate if the business is at capacity.

- **Mr. Hall stated the peak hours are similar to Marco's but 80% of their customers are delivery based. The majority of the foot traffic is delivery drivers. Midwest Express's peak is more day hours and the parking can overflow into the vet lot across the street if there is any issue with parking.**

Mr. Carey asked if people would park in the rear and asked if maybe a guardrail could be added to prevent egress into the alley.

- **Mr. Hall stated there is no advantage to using the alley. Drivers would just go to the west. They previously added a higher curb and 3 feet worth of landscaping and that would have to be driven through to get to the alley. And, they have not had any issues in the past.**

Mr. Carey asked if a guardrail could be added along 183rd Street as there has been some accidents in the past.

- **Mr. Hall stated if it is a concern it can be addressed with the city.**

Michael Cameron of 18257 Martin Ave. was sworn in. And asked about the additional noise from the HVAC going 24/7 as now it's fairly quiet.

- **Mr. Hall stated there will be 1 rooftop unit and there may be an additional air conditioning unit added and they can look into dampening features if necessary.**
- **Ms. Gill stated the studio won't get as hot in the off-peak hours so the system wouldn't kick in as much.**

Chair Sierzega asked if the unit would be installed on the roof or on the ground.

- **Mr. Hall stated the unit on the roof would be new and they are looking into a split system because the roof top unit wouldn't be able to have the capacity as the roof wouldn't support it. There would just be a blower on the ground.**

Member O'Brien asked Staff about the turnover at Midwest Express clinic.

- **Staff Liaison Mesaros stated they haven't really looked into it, but if it's like any other similar locations in the Village, it would be minimal.**
- **Mr. Hall stated the plans and business model have not been seen yet, but when driving by one they do not appear busy.**

Member O'Brien told staff in the approval box for the application it says "panes" and asked what they are.

- **Staff Liaison Mesaros stated it should be panels.**

Chair Sierzega asked what the staffing would be.

- **Ms. Gill stated 2-3 employees on each shift with 1 manager, so 3-5 associates total. The shift would be 2-3 with an overlap at shift change.**

Chair Sierzega asked if that would be 5 people.

- **Ms. Gill stated the maximum is 3 employees at one time, the majority of hours would have 2 employees.**

Chair Sierzega asked the number of customers from midnight to 5am.

- **Ms. Gill stated very few. It’s approximately 5-10% of the membership base. At her other location she has 1 person in at 4am and 1 person in at midnight.**

Chair Sierzega asked if the hours can be limited.

- **Ms. Gill stated the franchise does not allow for the hours to be limited.**

Chair Sierzega asked how many people would be working on Sundays.

- **Ms. Gill stated no one would be scheduled on Sundays, but she goes in every other week or so to do a reset at the location on Sundays.**

Member O’Brien asked about the parking if the maximum for the reservations is 30 people and Marco’s and the clinic are operating.

- **Staff Liaison Mesaros stated there are 40 parking spaces.**

Member Bransky asked Staff if the special use permit goes to the Village board if approved.

- **Staff Liaison Mesaros stated yes, and they would have to complete a Business Operation Certificate application which would go to the Fire Department and the Village Engineer to review.**

Motion by Member Johnson to approved Case 26-03, for a request for a special use permit to allow the operation of and indoor commercial place of assembly at 2000 W. 183rd Street, subject to the following conditions: 1. The applicant received approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space; and Incorporate the Findings of fact into the record; Motion seconded by Member O’Brien.

AYES: 5 (Members Alfonso, Bransky, Johnson, Castaneda, and Chair Sierzega)
 NAYES: 1 (Member O’Brien)
 ABSTENTIONS: None
 ABSENT: 1 (Member Cap)

Case 26-04, Special Use Permit for Indoor Commercial Place of Assembly at 2139 W 183rd Street:

Chair Sierzega introduced the case and asked if any comments had been received.

- **Staff Liaison Mesaros stated no comments were received.**

Chair Sierzega swore in the applicant, Larissa Shipps, of Flossmoor.

- **Ms. Shippo stated it would be a small boutique yoga and Pilates studio by Domino's Pizza at 2139 183rd St. The location is approximately 1,983 square feet. The class sizes will be small roughly 8-12 people. No overnight, no loud music, no alcohol. Space will have to be reserved online. It would be classes and wellness events like mommy & me yoga, mindfulness, and physical wellness.**

Member Castaneda stated the parking variance is just for 1 space.

- **Ms. Shippo stated the business would have a class of 25 people and would be inspector led. The inspectors are all certified and hands on. The classes would max out at 12 and some may be 5-6 people. Ms. Shippo stated the lot across the street is an option, but may only be an issue in the evenings. The majority of classes would be in the morning with peak from 6am to 8 or 9am.**

Member Castaneda stated the public parking may be an issue on Saturday mornings because of Blueberry Hill and Lassen's in the evenings.

- **Ms. Shippo stated she doesn't think 30 people would fit on the floor space.**

Member Castaneda asked Staff if any responses were received to mailed notices.

- **Staff Liaison Mesaros stated no.**

Member Johnson asked about the parking lot across the street behind Blueberry Hill and any signage for it.

- **Staff Liaison Mesaros stated it is village-owned with 67 spaces. It gets used by patrons of Blueberry Hill and that Lassen's is allowed to use the lot at Goodspeed Cycles, as well.**

Member Johnson asked if adaptive yoga is offered.

- **Ms. Shippo stated no, but that she may offer it one day.**

Member O'Brien asked what ADA-accessible yoga is.

- **Ms. Shippo stated it is for seniors or with chair yoga. She is not certified to do yoga for anyone with severe disabilities, as that requires special certification.**

Member O'Brien asked if there will be a new front door and if the location and bathroom are ADA compliant.

- **Ms. Shippo stated the backdoor is currently solid metal and will be changed to glass in a new storefront, and that the space and proposed bathroom is ADA compliant.**

Member O'Brien asked if the access will remain from the door on 183rd St.

- **Ms. Shippo stated that the doors will be locked to prevent access during class.**

Member O'Brien stated on page 34 nothing is checked off and wants it clarified for the record.

- **Staff Liaison Mesaros stated that Staff could complete this for the record.**

Member Bransky stated there is concern about the parking because of the patrons of the other businesses.

- **Ms. Shipps stated most of the clients would be in the morning as seniors like to do it early.**

Member Alfonso stated it looks like a good use of the space.

- **Ms. Shipps stated she has been getting many questions about Pilates and thinks the closest studio is in Frankfort, but she will be offering mat Pilates.**

Chai Sierzega asked what Pilates is.

- **Ms. Shipps stated it's a lot of core work and is done with either small weights or no weights. Ms. Shipps described the exercises as a step up from yoga.**

Chair Sierzega asked for any public comments.

Gary Weisenberger from Klimm Avenue asked what the business was and where the primary entrance would be.

- **Ms. Shipps stated the primary entrance is in the rear of the tenant space off of the lot.**

Mr. Weisenberger stated the area is very busy from 5pm – 9pm because of the various businesses in the area and suggests the lot be marked better for access in from the alley.

Chair Sierzega asked if there were 14 spaces in the lot as that is hard to imagine.

- **Ms. Shipps stated yes there are and it is tight.**

Chair Sierzega stated there are 7 spaces in the front and 7 spaces in the rear of the lot. Domino's has hours seating too and the hours for the studio are 6-8 Monday-Saturday and 6-12 on Sundays. The Sundays would be difficult because of Blueberry Hill and the bike shop.

- **Building Department Secretary Leonard stated the bike shop is closed on Sundays and Mondays according to google.**

Chair Sierzega asked how many people would be working and the length of the classes

- **Ms. Shipps stated 1 instructor at a time and there will be 2 Pilates and 2 instructors and herself. The classes are 45-50 minutes long.**

Chair Sierzega asked the peak hours and if a membership is required.

- **Ms. Shipps stated peak would be 6-9am and maybe around lunch time if there is a class, in the evenings from 4-5 and be done by 7. Saturdays during the day, but it depends on the need.**

Meeting Minutes | February 26, 2026

Membership is not required, but people cannot just drop in. A class spot would have to be reserved.

A motion by Member Bransky to approved Case 26-04 a request for a special use permit to allow the operation of an indoor commercial place of assembly at 2141 W 183rd Street, subject to the following conditions: 1. The applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space; and Incorporate the Findings of Fact into the record; seconded by Member O’Brien.

AYES: 6 (Members Alfonso, Bransky, O’Brien, Johnson, Castaneda, Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Cap)

Member Alfonso asked when they would opening and the name of the Business.

- **Ms. Shipps stated April and the name is Purposeful Flow Wellness.**

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked if there was anything else that needed to be discussed.

- **Staff Liaison Mesaros stated no.**

Member O’Brien stated he wanted to recognize Building Department Secretary Darlene Leonard for being featured in the newest issue of the Village Key.

ADJOURN:

Member O’Brien made a motion to adjourn; seconded by Member Bransky. The meeting adjourned at 8:45 pm.

AYES: 6 (Members Alfonso, Bransky, Castaneda, Johnson, O’Brien, and Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Cap)

Respectfully submitted,

Darlene Leonard

**Darlene Leonard
Building Department Secretary**

Meeting Minutes | February 26, 2026

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: Pre-Meeting for Planned Development – 2024 Chestnut and 2066 Ridge Road

APPLICATION INFORMATION

APPLICANT	Holladay Properties
ACTION REQUESTED	Pre-Meeting for Planned Development
ADDRESS	2024 Chestnut Road, Homewood, IL 60430 2066 Ridge Road, Homewood, IL 60430
PIN	29-31-305-018 (2024 Chestnut), 29-31-307-004/005 (2066 Ridge)

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Presentation Packet	9	Holladay Properties, Applicant	04/01/2026
Board Agenda Memo	10	Village of Homewood Staff	03/10/2026

PROCESS

In September 2025, the Village issued a Request for Proposals (RFP) to attract qualified developers for mixed-use and multi-family projects for the redevelopment of two Village-owned downtown development sites (2024 Chestnut Road and 2066 Ridge Road). These are sites which the Village has long considered for redevelopment and are included in the Downtown Transit-Oriented Development Master Plan as priority development sites in the Village’s downtown. The Village recruited developers and advertised the properties for eight weeks. During these eight weeks, the Village received six proposals for mixed-use developments on these sites.

Between November 2025 and February 2026, the Village evaluated proposals and worked with proposal teams to gather additional information. On February 10, 2026, the Village Board selected Holladay Properties as the “preferred developer.” Following this selection, the Village was required to open a Solicitation of Alternative Proposals, which is a requirement for any potential sale and development of Village property within a TIF district. The Village received three revised proposals.

On March 10, 2026, the Village Board voted 5-1 to approve Holladay Properties’ proposal for both development sites. The Board directed staff to negotiate a redevelopment agreement, purchase and sale agreements, and complete required planning and zoning reviews for the property.

Holladay Properties will require the following planning and zoning reviews for each of the two properties:

- Planned Development (for any property within B-1 and B-2 zones)
- Resubdivision or Lot Consolidation (for Matrix Building property)
- Site Plan Review
- Appearance Review

Prior to applying for the Planned Development review, larger projects are required to complete several pre-filing meetings.

- **Pre-Meeting with Planning and Zoning Commission:** Meeting (open to the public) to introduce the project to the Commission, review project requirements with the Commission and Village, and allow for initial questions and feedback from the Commission.
- **Public Meeting:** One or more neighborhood meetings, generally performed in an “open house” format at a public location outside of Village Hall, where residents can learn more about the project, ask questions directly to the development team, and offer feedback or provide comments on the project.
- **Pre-Meeting with Site Plan Review Committee:** Meeting with Village staff to discuss project requirements, assess current site conditions, and discuss proposed development in greater detail prior to submitting applications.

This meeting is the pre-filing meeting with the Planning and Zoning Commission. This meeting is intended to provide the applicant with initial feedback on the proposed development prior to the applicant formally applying for a planned development. **Comments and feedback from this meeting are non-binding.** (Section 44-06-05, Village Zoning Ordinance).

DISCUSSION

Holladay Properties has prepared materials for review by Commission for the pre-meeting. Holladay Properties will present at the pre-meeting and an opportunity will be provided to ask questions and provide feedback.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

No action is required.

2024 CHESTNUT ROAD



A Transit-Oriented Development By:



HOLLADAY
PROPERTIES

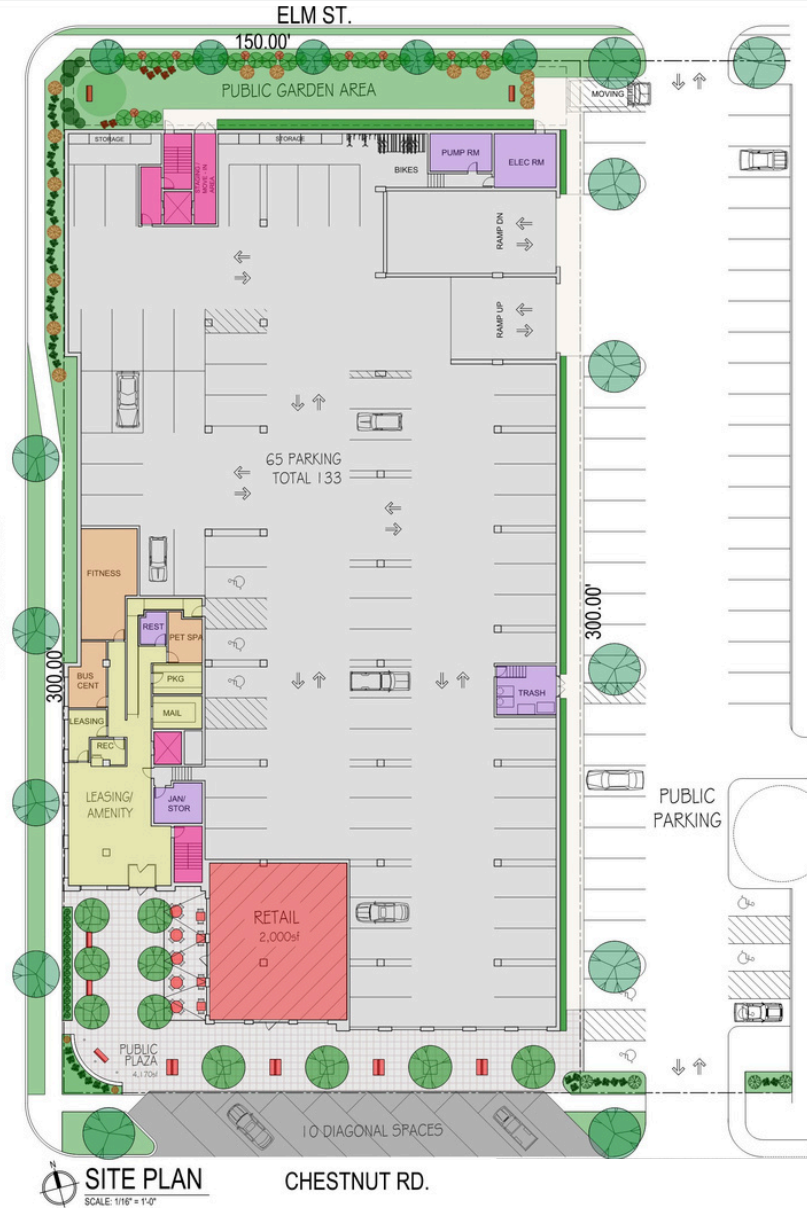
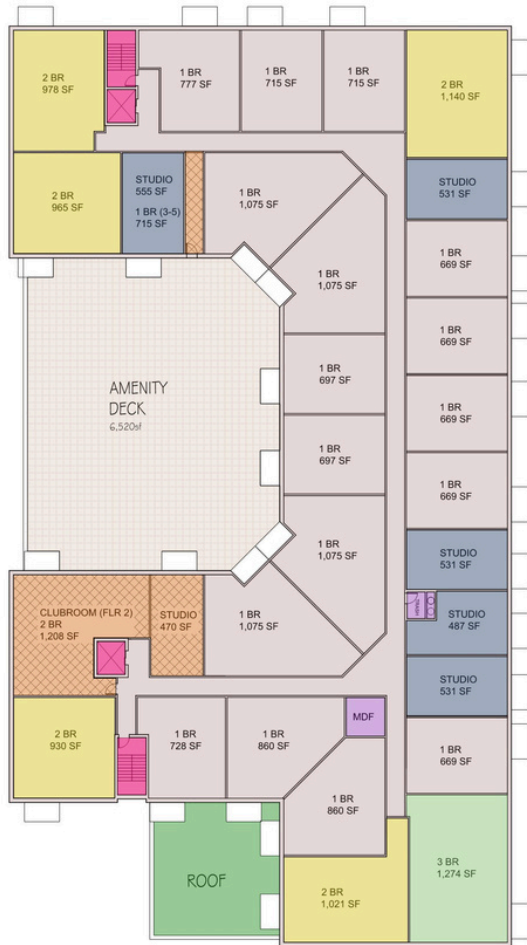
2024 CHESTNUT ROAD: CONCEPTUAL PLANS

2024 CHESTNUT RD. - DATA OVERVIEW

ITEM	UNIT SF
Site (1.03 acres)	45,000
Public Plaza	4,170
Public Garden Area	3,000
Total Dwelling Units	118
Main Building Height	5 Stories
Main Parking Level (SF)	28,434
Lower Parking Level (SF)	27,457
Total Parking Area SF	55,891
Main Level Utilities (Trash, Elec, Pump Rm) (SF)	873
Main Level Garage Stair & Elevator (SF)	585
Lower Level Garage Stairs & Elevators (SF)	1,101
Total Utility Areas, Garage Stair & Elevator	2,559
Second Level Courtyard Open Area (SF)	6,520
Level 1 Leasing, Offices & Lobby (SF)	3,740
Retail Space (SF)	2,000
Main Level (sf)	35,650
Level 2 (SF)	27,426
Level 3 (SF)	27,426
Level 4 (SF)	27,426
Total Building SF	145,354
Total Building SF (incl. Courtyrd & parking levels)	209,544
Indoor Parking Spaces - non-handicapped	127
Indoor Parking Spaces - handicapped	6
Total Site Parking Spaces (Ratio 1.13)	133

UNIT SUMMARY

	2nd Floor	3rd Floor	4th Floor	5th Floor	TOTAL	Percentage
Studio	5	5	5	5	20	16.95%
1 Bedroom	17	18	18	18	71	60.17%
2 Bedroom	5	6	6	6	23	19.49%
3 Bedroom	1	1	1	1	4	3.39%
Total Per Floor	28	30	30	30	118	100%



2066 RIDGE ROAD

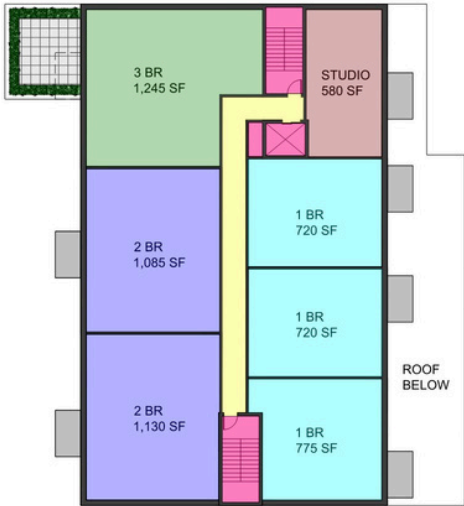


A Transit-Oriented Development By:



HOLLADAY
PROPERTIES

2066 RIDGE ROAD: CONCEPTUAL PLANS

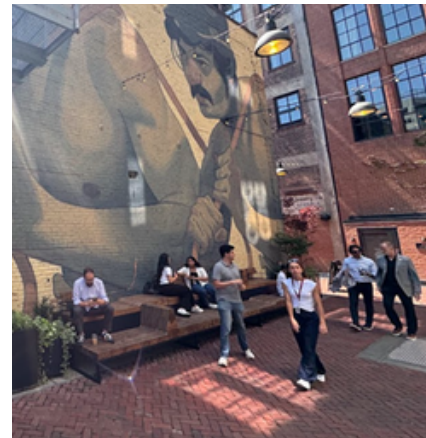


TYP 2nd - 5th FLOOR PLAN

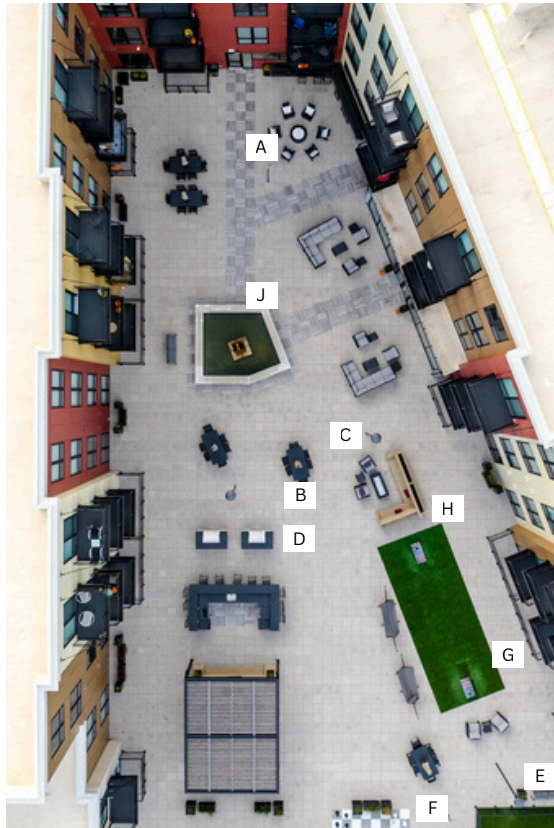


SITE PLAN

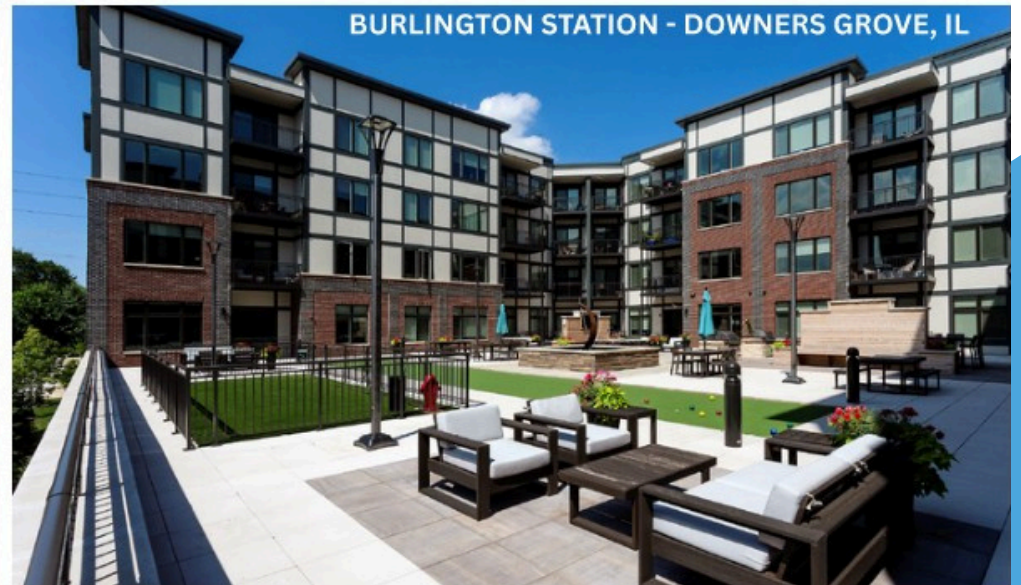
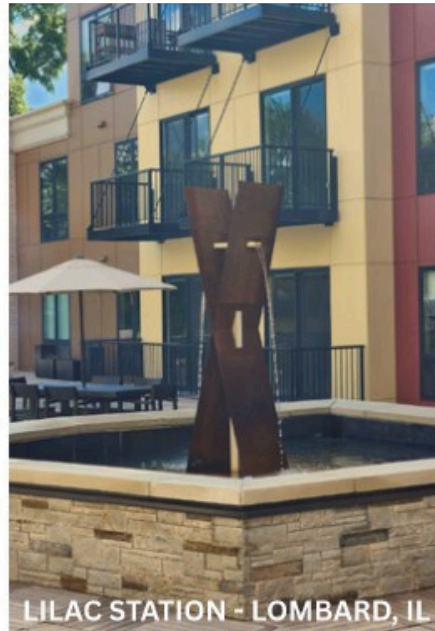
2066 RIDGE RD. - DATA OVERVIEW	
ITEM	UNIT SF
Site (0.46 acres)	19,750
Total Dwelling Units	28
Main Building Height	5 Stories
Garages	1,515
Lobby, Mail, Elev Stair & Storage (SF)	1,256
Retail Space (SF)	5,925
Main Level (sf)	8,883
Level 2 (SF)	7,128
Level 3 (SF)	7,128
Level 4 (SF)	7,128
Level 5 (SF)	7,128
Total Building SF	37,395
Indoor Parking Spaces - non-handicapped	8
Indoor Parking Spaces - handicapped	23
Total Site Parking Spaces	31
Resident Parking Spaces (1.11 ratio)	31



2024 CHESTNUT ROAD: OUTDOOR AMENITY DECK PROGRAMING

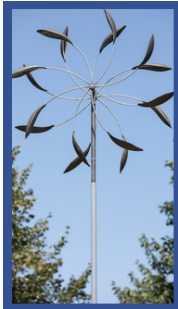


2024 CHESTNUT ROAD: OUTDOOR AMENITY DECK PROGRAMING



2024 CHESTNUT ROAD: OUTDOOR AMENITY DECK PROGRAMING

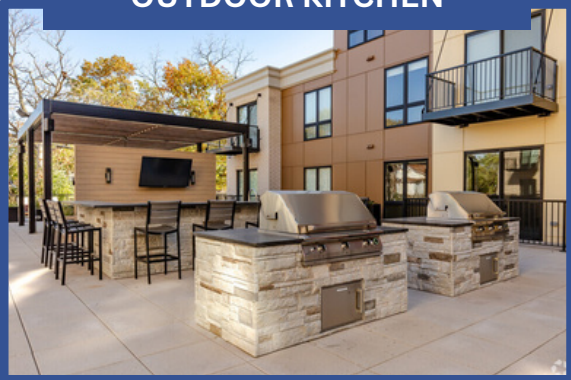
WIND FEATURE



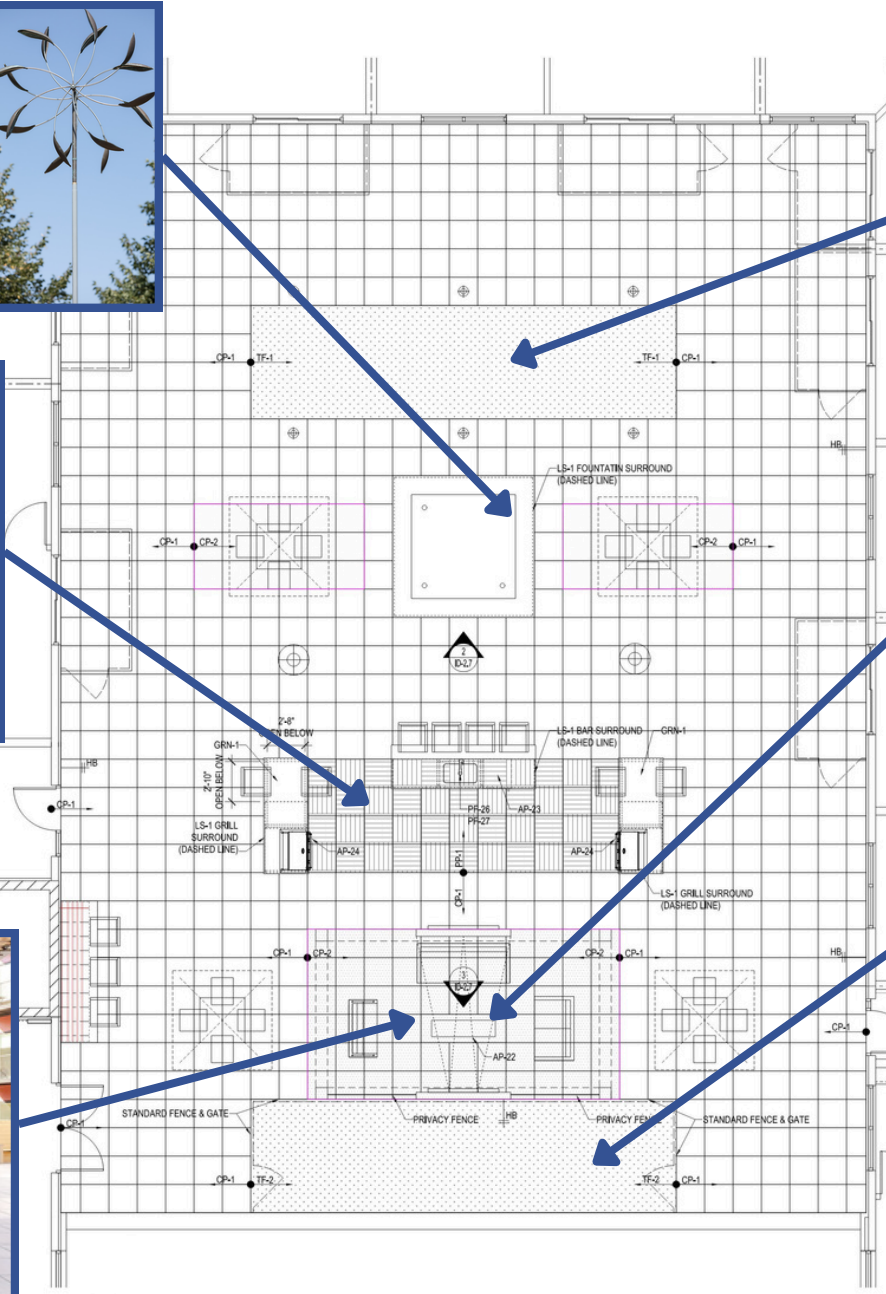
MULTIPURPOSE TURF



OUTDOOR KITCHEN



FIRE FEATURE



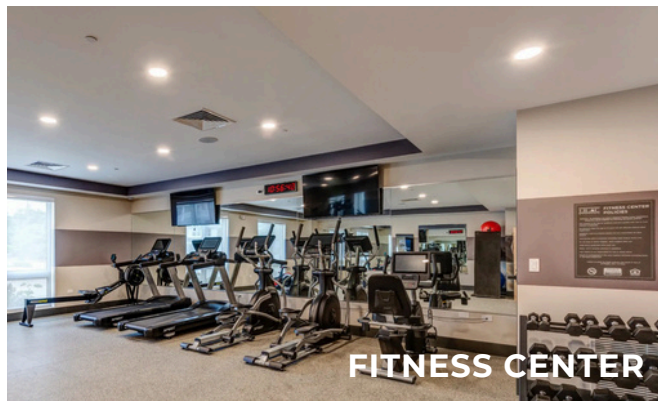
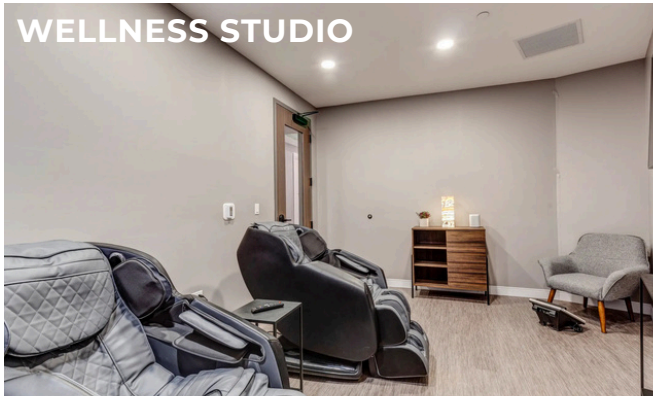
PERGOLA WITH SEATING



DOG RUN



2024 CHESTNUT ROAD: INDOOR AMENITY SPACE PROGRAMMING

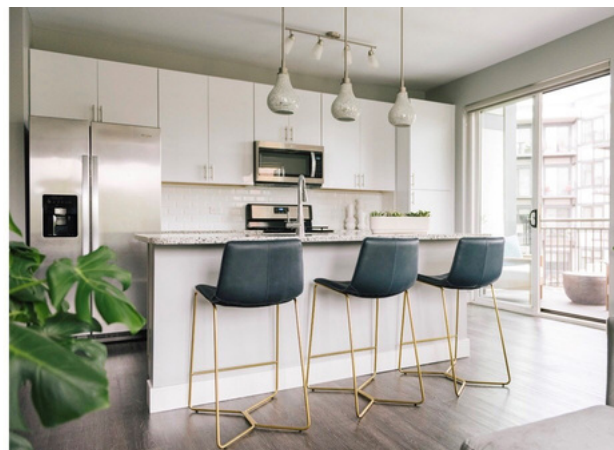


UNIT LAYOUT EXAMPLES



2024 CHESTNUT UNIT SUMMARY						
UNIT STYLE	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	TOTAL	PERCENTAGE
STUDIO	5	5	5	5	20	16.95%
1 BED	17	18	18	18	71	60.17%
2 BED	5	6	6	6	23	19.4%
3 BED	1	1	1	1	4	3.39%
TOTAL PER FLOOR	28	30	30	30	118	

2066 RIDGE ROAD UNIT SUMMARY						
UNIT STYLE	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	TOTAL	PERCENTAGE
STUDIO	1	1	1	1	4	14.29%
1 BED	3	3	3	3	12	42.86%
2 BED	2	2	2	2	8	28.58%
3 BED	1	1	1	1	4	14.29%
TOTAL PER FLOOR	7	7	7	7	28	



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 26-02: Variance for Bulk and Dimensional Standards at 17863 Golfview Avenue

APPLICATION INFORMATION

APPLICANT	Steven Scott
ACTION REQUESTED	Variance
ADDRESS	17863 Golfview Avenue, Homewood, IL 60430
PIN	29-31-121-008

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-1 Single-Family Residence	Vacant (formerly single-family residence, demolished 2011)
SURROUNDING	N: R-1 Single-Family Residence	Single-family residence
	E: R-1 Single-Family Residence	Single-family residence
	S: PL-2 Public Land and Open Space	Golf course (Ravisloe CC)
	W: PL-2 Public Land and Open Space	Golf course (Ravisloe CC)

LEGAL NOTICE

Legal notice was initially published in *Daily Southtown* on February 11, 2026. Letters were sent to property owners and residents within 250’.

Legal notice was published in the *Daily Southtown* on March 25, 2026 after the applicant changed the extent of the variance request. Letters were sent to property owners and residents within 250’.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Steven Scott, Applicant	01/26/2026
Narrative	6	Steven Scott, Applicant	04/01/2026
Variance Standards Worksheets	4	Steven Scott, Applicant	03/31/2026
Site Plan	1	Linden Group Inc., Architect	03/30/2026
Staff Exhibits	4	Noah Schumerth, A.D. ECD	04/03/2026

BACKGROUND

The applicant and property owner, Steven Scott, has requested a variance from bulk and dimensional standards in the R-1 Single-Family Residence zoning district. The variance would allow for the construction of a single-family residence on the property, located at 17863 Golfview Avenue in the R-1 Single-Family Residence zoning district.

The applicant has requested variances from maximum building coverage and maximum impervious surface coverage requirements, which apply to all lots in the R-1 zoning district. The applicant initially requested a variance from the rear setback requirement for the lot. The applicant has modified plans and removed this request from the application.

HISTORY

This property was initially constructed as a single-family residence in 1953. The residence was a one-story home with a front-facing garage. The home deteriorated in the 2000s, with numerous citations issued against the property owner due to the declining condition of the property. The home was demolished in 2011 by the former owner of the property. The property has remained as a vacant lot since the demolition of the original home on the property.

The property has been zoned R-1 since the initial platting of the lot in the 1930s. The lot became legal non-conforming with the adoption of subsequent zoning ordinances and remains legal non-conforming under the current Village Zoning Ordinance in 2023.

DISCUSSION

The applicant has proposed a 1,553 square-foot residence on the property. The residence is proposed to have a width of 36 feet and a depth of 62.5 feet. The residence will have an internal accessory dwelling unit, which is permitted by-right in the R-1 Single-Family Residence zoning district. The residence meets setback and height requirements of the R-1 zoning district:

- 30' front setback (30' required)
- 16' and 8' interior side setbacks (8' required each side)
- 40' rear setback (40' required)
- 25' 10" height (30' maximum)

The applicant has proposed to construct a detached garage and shed on the property. These two accessory structures are permitted structures and are located on the lot in conformance with current zoning requirements.

The lot is 8,130 square feet in area, which is smaller than the minimum lot size for the R-1 zoning district (minimum 10,400 square feet). The lot is 25% narrower and 22% smaller than a zoning lot platted to meet the current standards of the R-1 zoning district. This lot size minimum was established with the adoption of the current Village Zoning Ordinance in 2023. The lot is legal non-conforming.

The applicant has requested a variance from the building coverage and maximum impervious surface coverage standards of the R-1 zoning district. The applicant has requested the following variances:

- Maximum building coverage (max. 30% in R-1 zoning district) – **32.6% requested**
- Maximum impervious surface coverage (max. 40% in R-1 zoning district) – **52.3% requested**

The lot has additional development constraints due to the application of local building and engineering codes. These constraints include:

- **Driveway Location/Design:** The applicant must provide a minimum 10’ wide driveway. The driveway may not require the relocation of the fire hydrant located at the southwest corner of the subject property, and the driveway must job to avoid impacting the hydrant. The driveway requires a “hammerhead” or similar design to allow for vehicles to turn around in the driveway.
- **Water Line:** A 6” water line runs near the southwest corner of the property and limits any improvements which may be constructed on this corner of the property.
- **Berm Required:** An existing berm in the rear (east) of the property drains water in the rear of the property to the south toward the golf course and must remain. No improvements may be constructed in a manner which interrupts this drainage (generally, improvements must remain outside of 10’ from the rear property line unless otherwise approved by the Village engineer).
- **Drainage:** Drainage must be routed toward the front of the property and stormwater shall be directly to the existing sewer connection at an inlet on the southeastern end of Golfview Avenue.
- **Mature Vegetation:** The property has mature and healthy trees on both sides of the property, including large trees screening the golf course to the south of the subject property. Removal of trees of this size and quality is strongly discouraged under current Village tree preservation ordinances. These trees create additional development challenges for the property owner.

VARIANCE STANDARDS

(1) The Planning and Zoning Commission shall use the following standards when considering this variance request, as set forth in Section 44-07-12 of the Village Zoning Ordinance. No variance shall be granted unless findings of fact for each specific application demonstrate a suitable degree of hardship outside of the control of the property owner, and the minimal deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:

- a. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

The minimum lot size in the R-1 zoning district is 10,400 square feet with a minimum width of 80’ (requires minimum lot depth of 130’). With minimum setbacks applied to the smallest permitted lot under current R-1 setbacks, the building envelope would be 3,480 square feet (64’ width x 60’ depth).

Under the current regulations of the lot, the building envelope on this lot would be reduced to 2,860 square feet. The applicant has proposed a home which meets these setbacks. The smaller size of the lot (25% smaller than a minimum permitted lot in the R-1 lot) causes a home meeting the standard setbacks of the lot to contribute significantly more to the building coverage of the lot than a similar home on a lot which fully conforms to all of the requirements of the R-1 zoning district. The footprint of the home proposed (1,554 square feet) is smaller than the footprint of homes on other properties in the same zoning district and in the immediate vicinity of the subject property.

The applicant has proposed a two-car garage and a shed, which are both accessory structures which are permitted under current zoning requirements. These accessory structures are found on most properties located in the immediate vicinity of the property and within the R-1 zoning district more broadly. The area of these structures will also contribute significantly more toward the building and impervious surface coverage of the lot than similar structures proposed on a lot which fully conforms to all of the requirements of the R-1 zoning district. The size of these structures is similar to those found on other properties in the immediate vicinity.

The current requirements of the zoning district in which the subject property is located create restrictions on the property owner's ability to construct a residential structure which conforms with the setbacks and development standards for structures in the R-1 zoning district and has similar characteristics to other structures in the immediate vicinity.

b. Is the plight of the owner due to unique circumstances?

The property was platted in the 1920s at a size that is significant smaller than the current lot size requirement for the R-1 zone. This neighborhood was platted prior to the adoption of Homewood's first zoning ordinance in 1928. The developer has not modified the lot in any manner since purchasing the lot in 2020. **The current conditions of the lot, including the lot size and shape, are similar to those found in the immediate vicinity of the property, but are unique to the R-1 zoning district broadly across the Village which is generally comprised of larger-lot residential properties.**

The property has additional development constraints which further constrain development, including the requirement to maintain a berm on the rear of the property and to maintain clearance for utilities in the southwest corner of the property. **The property has additional unique development constraints due to existing utilities and drainage concerns.**

The plight of the owner is deemed to be due to circumstances which are unique to either the subject property itself or the broader neighborhood when compared to similarly-zoned property.

c. If granted, will the variance alter the essential character of the locality?

The proposed development meets the setbacks of the R-1 zoning district. The proposed home will match setbacks with the next three adjacent homes to the north of the subject property (30'). The proposed home will also have setbacks of 8' and 16' on each side of the property, which are similar to those found on other properties in the immediate vicinity which have setbacks between 5' and 10'. The location of the home on the property will not alter the essential character of the area surrounding the subject property.

The proposed home will have two stories and be within the maximum height of the zoning district (30'). Two of the three homes immediately adjacent to the subject property are also two-story homes, and numerous other homes in the immediate vicinity are two-story homes. The height and massing of the home will not alter the essential character of the area surrounding the subject property.

The applicant has designed the lot to minimize disruption to mature trees which line both sides of the property, including trees which screen the neighborhood from Ravisloe Country Club to the south. The landscaping planned for this home will maintain the existing character of the neighborhood, which includes mature foliage and large trees throughout the neighborhood.

The proposed development has been designed to minimize impact on the surrounding neighborhood, and is unlikely to alter the essential character of the locality.

(2) Supplemental to the above standards, the decision-making authority shall also consider findings on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's response to each of the following standards. Not one of the standards is controlling.

d. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

The lot is significantly smaller than the minimum lot size required for lots in the R-1 zoning district. The lot is 25% narrower and 22% smaller than the minimum size of lots permitted in the R-1 zoning district. The lot meets the minimum depth requirement of the R-1 zoning district, creating a uniquely narrow and deep lot compared to "standard" lots in the R-1 zoning district.

The subject property has additional site engineering requirements which apply to this particular property. Any development is required to maintain a berm which currently exists in the rear of the property, which drains water toward the southern property boundary. The Village Engineer has required that this berm be maintained to ensure proper drainage from the rear of the property. The Village Engineer has reviewed the proposed plans for the home and recommended that a flow diagram or similar exhibit be provided to demonstrate that the location of the proposed detached garage will not inhibit the flow of water from this berm to the southern property line.

Current engineering requirements for the driveway require additional turning radius to turn a vehicle around near the rear garages, including the one-car attached garage and the two-car detached garage. The applicant has requested both garage areas to provide covered parking for the attached accessory dwelling unit on the second floor of the proposed home. The Village Engineer has reviewed and approved the proposed driveway configuration, which adds significant amounts of paved area to the lot which increase the impervious surface coverage of the lot.

The lot also has dense vegetation growth to screen the property from the golf course. While the applicant proposes the removal of some of the undergrowth on this side of the property, the applicant has planned to retain all of the existing mature trees in this area. These trees provide an additional constraint on development of the property.

The shape, topographical and general physical condition of the property create additional development restrictions on the property under strict application of current zoning and engineering requirements of the Village.

e. Would the conditions upon which the petition for variance is based be generally applicable to other properties within the same zoning classification?

The subject property is located in the R-1 zoning district. The subject property currently has a width (60') and an overall lot area (8,130 s.f.) which are not in conformance with zoning requirements. The lot is

25% narrower and 22% smaller than a lot built to the current standards of the R-1 zoning district. The lot is determined to be legal non-conforming.

Staff completed an analysis of 26 properties within 500' of the subject property (see Staff Exhibits). This analysis found that 18 nearby properties have identical dimensions to the subject property (60' width x 135' depth, ~8,100 s.f. total area), which are not conforming with the current requirements of the R-1 zone (80' minimum width, 10,400 s.f. minimum area). These lots were platted prior to the current lot size requirements found in the Village Zoning Ordinance.

Of the 26 nearby properties analyzed, 8 properties (31%) exceed maximum allowable building coverage and 17 of 26 properties (65%) exceed maximum impervious surface coverage. Many of these lots are at or below the minimum allowable lot area for the R-1 zoning district.

The conditions of the subject property are similar to those found on other nearby properties located in the same zoning district. Should the variance be approved, the characteristics of the proposed development will be similar to the characteristics of existing development on nearby properties.

f. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

The owner purchased the property in 2020. **The lot has not been modified in any manner by the applicant or any other person having a current interest in the property.**

g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?

The proposed home meets the setback requirements of the R-1 zoning district and minimally impacts the mature vegetation on the property. The proposed development satisfies the engineering requirements placed on the property to mitigate any potential impact of drainage or utility access on surrounding properties. The property is unlikely to impact surrounding property and will not be detrimental to the welfare of the surrounding neighborhood or the general public.

The variance is unlikely to be detrimental to the public welfare or injurious to other neighboring property.

e. If granted, will the variance: impair an adequate supply of light and air to adjacent property; or substantially increase the danger of fire or otherwise endanger the public safety; or substantially diminish or impair values of neighboring property?

The proposed single-family residence is permitted and is in alignment with the surrounding neighborhood. The proposed development is similar to those constructed on surrounding properties and is unlikely to impact the value of neighboring property. The proposed development is subject to all applicable residential building and fire codes to ensure the safety of occupants and the general public.

The variance to increase building coverage and impervious surface coverage are also unlikely to impact the surrounding property or the general public. **The variance is unlikely to impair the adequate supply of light and air to adjacent property, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair the value of neighboring property.**

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-07-12 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:

1. The subject property is a 0.18-acre parcel, identified as Cook County PIN #29-31-121-008;
2. The subject property is owned by Steven Scott, the applicant for the proposed variance;
3. The subject property is located within the R-1 Single-Family Residence zoning district;
4. The subject property is proposed to be developed as a single-family residence;
5. The proposed development will include a two-story home with an internal accessory dwelling unit as permitted by-right in the R-1 Single-Family Residence zoning district;
6. The proposed development will include a detached garage and accessory shed, two accessory structures which are permitted by-right in the R-1 Single-Family Residence zoning district;
7. The bulk and dimensional standards of the R-1 Single-Family Residence zoning district, set forth in Table 44-03-01 of the Village Zoning Ordinance, restrict properties to a maximum building coverage of 30% of any lot and maximum impervious surface coverage of 40% of any lot;
8. The applicant has requested a variance from Table 44-03-01 of the Village Zoning Ordinance to permit the construction of a single-family residence which exceeds the maximum building coverage for the lot by 2.6% (211 square feet) and the maximum impervious surface coverage for the lot by 12.3% (1,000 square feet).
9. The proposed development meets the setback requirements and other applicable zoning and engineering requirements applied to the subject property;
10. The proposed variance for building coverage and impervious surface coverage standards meets the Standards of Variance required to be met prior to approval of any variation from the Village Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Approve Case 26-02: Variance for Bulk and Dimensional Standards at 17863 Golfview Avenue, to permit the construction of a single-family dwelling residence which exceeds the maximum building coverage and impervious surface coverage requirements which apply to the property, subject to the following condition:

1. The applicant shall provide a copy of flow diagrams or other grading and drainage plans as requested by the Village Engineer to demonstrate drainage from the rear 15' of the property. The drawings shall be reviewed and approved by the Village Engineer prior to issuance of building permits.

AND

Incorporate the Findings of Fact into the record.

RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- Completed application form
- Proof of ownership, or Letter of authorization by the owner
- Plat of survey with legal description
- Site plan
- Conceptual floor plan
- Materials, as listed below
- Payment of fee

Based on each action(s) requested, provide the following required materials:

Special Use, Limited Use, Temporary Use

- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

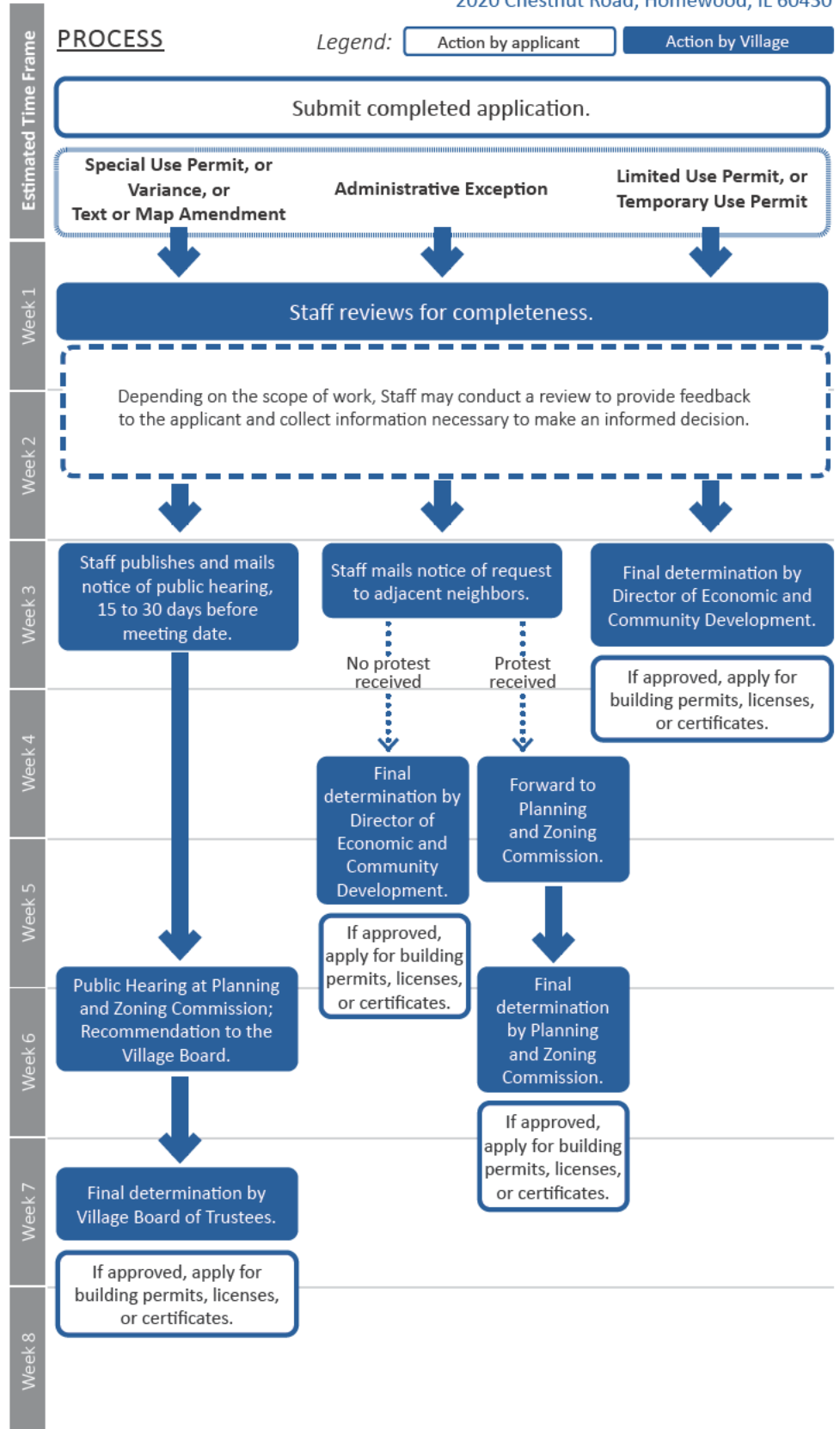
Variance

- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Text or Map Amendment

- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.





VILLAGE OF HOMEWOOD

APPL Item 6. A.
**RESIDENTIAL
ZONING REVIEW**

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17863 Golfview Avenue Homewood, IL 60430

Property Index Number(s): 29-31-121-008-0000

Lot Size: 8,130 sq. ft. _____ acres

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

Zoning District:

- R-1 B-1
- R-2 B-2
- R-3 B-3
- R-4 B-4

APPLICANT

Name Steven C. Scott
Company _____

PROPERTY OWNER

Name Steven and Deborah Scott
Company _____

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided.
For any construction work, complete page 2 to the best of your ability.

- Limited Use Permit
- Special Use Permit
- Temporary Use Permit

Requested Use Describe any requested principal, accessory, or temporary use(s).

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

1) Request to exceed the requirement that a maximum of 30% of the lot's square footage can be occupied by principal and accessory buildings.; and 2) Request to exceed the requirement that a maximum of 40% of the lot's square footage can be covered by impervious surfaces.

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Steven C. Scott
Applicant Name

Steven C. Scott
Applicant Signature

04/01/2026
Date

PROPOSED DEVELOPMENT

Description:

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

Principal Structure	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Single family detached dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,554 sf
Duplex dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Townhouse dwelling	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	591 sf
Accessory dwelling unit, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Garage, attached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	412 sf
Garage, detached	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	540 sf
Deck, Porch, or Patio	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144 sf
Solar energy collection, roof	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Solar energy collection, ground	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Swimming Pool or Spa	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,439 sf
Parking Pad	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input type="checkbox"/>	sf
Walkways	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	88 sf
Other:	<input type="checkbox"/>	<input type="checkbox"/>	sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	81 sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			0 sf			4,258 sf
Percentage of Total Site Area			0 %			52 %

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ Paid Date Received: _____

Request:	Action:	Comments/Conditions:	Date:

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

APPLICATION: RESIDENTIAL ZONING REVIEW

Zoning Variance or Amendment. Describe any requested zoning relief or changes below.

- 1) Request to exceed the requirement that a maximum of 30% of the lot’s square footage can be occupied by principal and accessory buildings.; and 2) Request to exceed the requirement that a maximum of 40% of the lot’s square footage can be covered by impervious surfaces.

PROPOSED DEVELOPMENT

Lot Size: 8,130 S.F.

Description:

This is a new development. It is a single family detached dwelling with an internal accessory dwelling unit, an attached garage, a detached garage, and a shed.

<u>Principal Structure</u>	<u>Building Footprint</u>
Single family detached dwelling	1,554 S.F.

<u>Accessory Structures</u>	<u>Area</u>	
Accessory dwelling unit, internal	591	S.F.
Garage, attached	412	S.F.
Garage, detached	540	S.F.
Shed	144	S.F.

<u>Impervious Surfaces</u>	<u>Area</u>	
Driveway	1,439	S.F.
Walkways	88	S.F.
Other:		
Front Porch	40	S.F.
Rear Stoop and Steps	29	S.F.
Garbage Receptacle Pad	12	S.F.

<u>Impervious Lot Coverage</u>	<u>Area</u>	
Total Impervious Area	4256.7	S.F.
Percentage of Total Site Area	52.4%	

<u>Lot Building Coverage</u>	<u>Area</u>	
Total Building Coverage	2,650	S.F.
Percentage of Total Building Coverage	32.6%	

Building Coverage

Request to exceed the zoning requirement that a maximum of 30% of the lot's square footage can be occupied by principal and accessory buildings.

1. **Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?** *Describe why you cannot comply with the zoning regulations and how it impacts the property value.*

Constructing a single family detached dwelling with an internal accessory dwelling; a garage that meets the zoning requirement's number of off-street parking spaces per Table 44-05-01(C); and an outdoor storage shed as permitted per 44-04-14-B-4-a, will require a variance that allow the property's building coverage area to exceed the amount permitted by the zoning regulation. If this variance request is not approved, the property will not have compatible structural amenities as neighboring properties, which will reduce the monetary value and usefulness of the property.

2. **Is the plight of the owner due to unique circumstances?** *Describe why this request is unique to you; would it apply to your neighbors as well?*

This lot is in a R1 zoning district and must comply with the R1 bulk and dimension standards. However, the lot's square footage and its width do not conform with the R1 zoning lot standard minimum per Table 44-03-01. This lot is 2,270 square feet smaller and 20 feet shorter in width than the area size and width prescribed by the R1 standards. What is being proposed is comparable with the characteristics of neighboring properties. Their properties were constructed before the current zoning requirements went into effect. In this case, the R1 zoning requirement is overly restrictive.

3. **If granted, will the variance alter the essential character of the locality?** *Describe how the property, with this relief, will compare to the surrounding properties.*

The floor coverage area of this primary structure is similar in size to its neighboring primary structure's floor coverage areas. Because this is a single-family detached dwelling with an internal accessory dwelling, the zone regulation requires that there be a total of three (3) off-street parking spaces per Table 44-05-01(C). This property's off-street parking garage is similar in size to its neighboring parking structures. The neighboring garage east of my property exceeds the size of the garage that is being proposed. Additionally, the zone ordinance prescribes that one (1) shed shall be allowed per lot per 44-04-14-B-4-a.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations? Describe the unique characteristics of the site that limits use or development without the requested relief.

This lot is in a R1 zoning district and must comply with the R1 bulk and dimension standards. However, the lot's square footage and its width do not conform with the R1 zoning lot standard minimum per Table 44-03-01. This lot is 2,270 square feet smaller and 20 feet shorter in width than the area size and width prescribed by the R1 standards.

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification? Do your neighbors have the same circumstances?

The neighbors do not have the same circumstances. Their properties were constructed before the current zoning requirements went into effect.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? Provide information about any personal gains related to the hardship.

This hardship was not created by any person presently having an interest in the property. There are no personal gains related to this hardship.

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties? Describe any potential negative impacts on neighboring properties and mitigation efforts.

An increase in the lot's building coverage area will increase the potential for flooding. This property has a very steep slope running along the south side of the property and a gentler slope running along the east side of the property, which will contribute to the potential for flooding. The potential for area flooding will be mitigated using rainwater collection barrels and the development of a drain system that will direct storm water to move west of the site towards Golfview Ave.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property? Explain how the requested relief will not create a hazard or de-value adjacent property.

The coverage area variance will allow the construction of the garage and shed in the site's buildable rear area of the property. The materials used to construct these buildings will comply with the zoning regulations. These guidelines will ensure that the structure does not create hazardous conditions for the adjacent properties. Allowing this variance will increase the value of the neighboring properties.

Impervious Surfaces Coverage

Request to exceed the zoning requirement that a maximum of 40% of the lot's square footage can be covered by impervious surfaces.

- 1. **Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?** *Describe why you cannot comply with the zoning regulations and how it impacts the property value.*

Constructing a direct ingress to and egress from the required off-street parking spaces requires a driveway that exceeds the prescribed impervious surface zoning requirements. Because of the irregular lot dimensions, the off-street parking must be located in the rear of the property, which will require a driveway that exceeds the zone impervious surface limitation. Neighboring properties have driveways that lead to the rear of their properties. Not being allowed to have this amenity will reduce the monetary value and usefulness of the property.

- 2. **Is the plight of the owner due to unique circumstances?** *Describe why this request is unique to you; would it apply to your neighbors as well?*

This lot is in a R1 zoning district and must comply with the R1 bulk and dimension standards. However, the lot's square footage and its width do not conform with the R1 zoning requirement. This lot is 2,270 square feet smaller and 20 feet shorter in width than the area size and width prescribed by the R1 standards. What is being proposed is comparable with the characteristics of neighboring properties. Their properties were constructed before the current zoning requirements went into effect. In this case, the R1 zoning requirement is overly restrictive.

- 3. **If granted, will the variance alter the essential character of the locality?** *Describe how the property, with this relief, will compare to the surrounding properties.*

Approval of this variance will allow the property to have a driveway similar to surrounding neighbor's driveways that lead to the rear of their properties.

- 4. **Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?** *Describe the unique characteristics of the site that limits use or development without the requested relief.*

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conform with the R1 zoning lot standard minimum per Table 44-03-01. This lot is 2,270 square feet smaller and 20 feet shorter in width than the area size and width prescribed by the R1 standards.

5. **Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?** *Do your neighbors have the same circumstances?*

The neighbors do not have the same circumstances. Their properties were constructed before the current zoning requirements went into effect.

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This hardship was not created by any person presently having an interest in the property. There are no personal gains related to this hardship.

7. **If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?** *Describe any potential negative impacts on neighboring properties and mitigation efforts.*

An increase in the use of impervious surfaces will increase the potential for flooding. This property has a very steep slope running along the south side of the property and a gentler slope running along the east side of the property, which will contribute to the potential for flooding. The potential for area flooding will be mitigated by the development of a drain system that will direct storm water to move west of the site towards Golfview Ave. Using permeable material in place of concrete was considered. However, the cost of using permeable material is \$20 per square foot more than the cost of using concrete.

8. **If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?** *Explain how the requested relief will not create a hazard or de-value adjacent property.*

The impervious surface variance will allow the construction of the garage and shed in the site's buildable rear area of the property. The materials used to construct the driveway will comply with the zoning regulations. These guidelines will ensure that the structure does not create hazardous conditions for the adjacent properties. Allowing this variance will increase the value of the neighboring properties.



STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 17863 Golfview Ave Homewood, IL 60430

Requested Variance: Impervious Surface Coverage

Zoning Requirement: A maximum of 40% of the square footage of the lot can be covered by impervious surfaces.

Ordinance Reference: Table 44-03-01. Bulk and Dimensional Standards Lot

Applicant Name: Steven C. Scott **Date:** January 26, 2026

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

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Describe how the property, with this relief, will compare to the surrounding properties.

Approval of this variance will allow the property to have a driveway similar to surrounding neighbor's driveways that lead to the rear of their properties.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

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STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 17863 Golfview Ave Homewood, IL 60430

Requested Variance: Building Coverage

Zoning Requirement: Request to exceed the zoning requirement that a maximum of 30% of the lot's square footage can be occupied by principal and accessory buildings.

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Applicant Name: Steven C. Scott **Date:** January 26, 2026

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Continued on following page.

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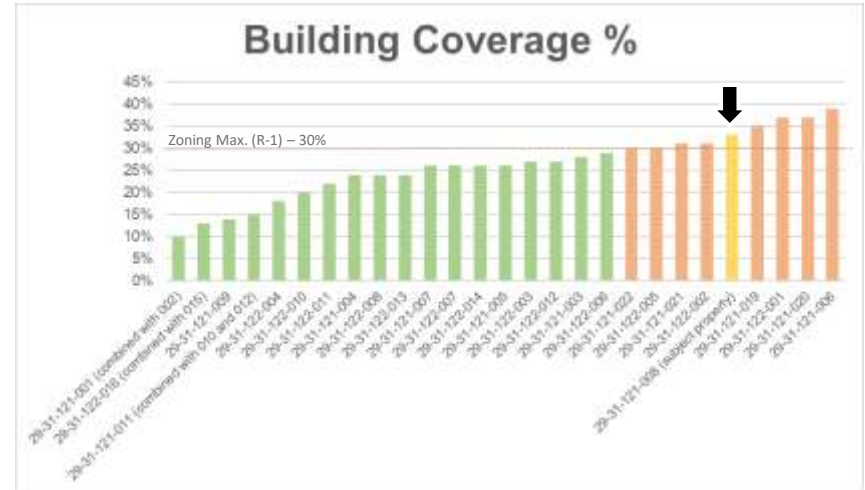
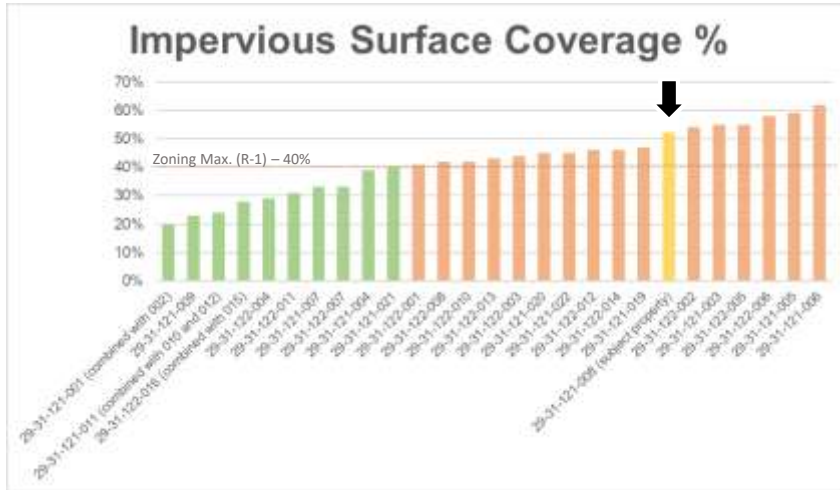




Parcels in Vicinity (within 500')	Address	Width (ft.)	Depth (ft.)	Area (sq. ft.)	Built On?	Impervious Surf. Coverage	Building Coverage
29-31-121-008 (subject property)	17863 Golfview	60	135	8130	No	N/A	N/A
29-31-121-007	17859 Golfview	60	135	8159	Yes	33%	26%
29-31-121-006	17853 Golfview	60	135	8159	Yes	62%	39%
29-31-121-005	17847 Golfview	60	135	8159	Yes	59%	26%
29-31-121-004	17841 Golfview	60	135	8159	Yes	39%	24%
29-31-121-003	17835 Golfview	60	135	8159	Yes	55%	28%
29-31-121-001 (combined with 002)	17821 Golfview	126	135	17078	Yes	20%	10%
29-31-121-009	17820 Tipton	94	137	12907	Yes	23%	14%
29-31-121-011 (combined with 010 and 012)	17830 Tipton	88	137	12153	Yes	24%	15%
29-31-121-019	17840 Tipton	68	137	9448	Yes	47%	35%
29-31-121-020	17842 Tipton	68	137	9448	Yes	45%	37%
29-31-121-021	17856 Tipton	79	137	10799	Yes	40%	31%
29-31-121-022	17864 Tipton	79	137	10799	Yes	45%	30%
29-31-122-001	2209 Cedar	60	135	8843	Yes	41%	37%
29-31-122-002	17827 Tipton	60	135	8102	Yes	54%	31%
29-31-122-003	17831 Tipton	60	135	8102	Yes	44%	27%
29-31-122-004	17841 Tipton	60	135	8102	Yes	29%	18%
29-31-122-005	17845 Tipton	60	135	8102	Yes	55%	30%
29-31-122-006	17851 Tipton	60	135	8102	Yes	58%	29%
29-31-122-007	17855 Tipton	60	135	8102	Yes	33%	26%
29-31-122-008	17859 Tipton	60	135	8102	Yes	42%	24%
29-31-122-010	17828 Howe	60	135	8102	Yes	42%	20%
29-31-122-011	17834 Howe	60	135	8102	Yes	31%	22%
29-31-122-012	17840 Howe	60	135	8102	Yes	46%	27%
29-31-122-013	17846 Howe	60	135	8102	Yes	43%	24%
29-31-122-014	17852 Howe	60	135	8102	Yes	46%	26%
29-31-122-016 (combined with 015)	17864 Howe	120	135	16204	Yes	28%	13%
Zoning Requirement (R-1)						40%	30%

This table includes various measurements from other properties within 500' of the subject property – all lots included in the same platted subdivision as the subject property (platted in the 1920s)

Zoning Max. (R-1)



These charts compare the request of the subject property to current measurements on other properties within 500'. Note that the property is among the smallest properties by area within the subdivision.

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 26-21: Special Use Permit for Professional Office at 18219 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Carmela Wallace
ACTION REQUESTED	Special Use Permit
ADDRESS	18219 Dixie Highway, Homewood, IL 60430
PIN	29-31-409-046-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant
PROPOSED	B-2 Downtown Transition	Professional Office
SURROUNDING	N: B-2 Downtown Transition	Vacant (former Care Cleaners)
	E: B-2 Downtown Transition	Parking Area (Homewood Brewing)
	S: B-2 Downtown Transition	Brewery (Homewood Brewing)
	W: B-2 Downtown Transition	Communications Center (AT/T)

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	Carmela Wallace, Applicant	03/24/2026
Special Use Standards	3	Carmela Wallace, Applicant	03/24/2026
Business Narrative	2	Carmela Wallace, Applicant	04/02/2026
Site Plan	1	Arete Design Ltd., Original Architect	05/29/2003
Existing Floor Plan	1	Linden Group Architects, Architect	03/17/2026
Proposed Floor Plan	1	Linden Group Architects, Architect	03/17/2026
Elevations and Renderings	8	Linden Group Architects, Architect	03/17/2026
Staff Exhibits	3	Linden Group Architects, Architect	03/17/2026

BACKGROUND

The applicant, Carmela Wallace of Homewood Brewing Company and the Live Free 999 Foundation, has proposed the renovation of a building at 18219 Dixie Highway. This renovation will convert the building into a new headquarters for the Live Free 999, a foundation aimed at funding and supporting preventative mental health services and efforts to heal substance abuse in teens and adults.

HISTORY

The current building was constructed in 1950. The building was a restaurant (Mama and Me Pizzeria) for 32 years, between 1990 and 2022. The building was clad in its current bright yellow stucco exterior around the time of the opening of the pizza restaurant in 1990. The building was purchased by the owner of the adjacent Homewood Brewing Company, Carmela Wallace, in 2022.



Figure 1: The existing building located at 18219 Dixie Highway (former Mama and Me Pizzeria)

DISCUSSION

Site Plan

The applicant does not propose any major changes to the existing site. The existing site includes a 4,425 square-foot building and a rear parking area with 14 parking spaces. While the applicant is proposing to redesign the interior of the building and is fully repairing and renovating the exterior of the building, the applicant is not proposing any site improvements which require a site plan review or the application of additional zoning regulations.

Landscaping

The applicant is not required to add landscaping to the site. At the April 2, 2026 Appearance Commission meeting to review the proposed exterior renovation of the building, the Appearance Commission conditioned their approval on the addition of landscape planters along Dixie Highway on the front elevation of the building.

Parking

The proposed use (professional office > 2,500 square feet) requires a minimum of 1 parking space per 300 square feet of building area. The 4,425 square-foot office will require 15 parking spaces (1 space per 300 square feet x 4,425 square feet = 14.75 spaces). There are 14 parking spaces on-site. The property owner also owns the neighboring parking lot with 46 spaces, which will also be available for use.

The applicant requires an administrative variance to reduce the required on-site parking by one (1) space. Administrative variances for up to one (1) parking space or 5% of the total parking requirement (whichever is greater) are permitted via Section 44-07-06 of the Village Zoning Ordinance. The process for approval

of an administrative variance is detailed in **Staff Comments**. Approval of this administrative variance has been listed as a condition of approval (see *Recommended Planning and Zoning Commission Action*).

The new office use will require a minimum of one (1) ADA-accessible space to meet the requirements of the 2018 Illinois Accessibility Code. The former pizzeria had one space informally reserved as an ADA-accessible space, with a parking space striped to serve as a passenger loading area. This space will need to be upgraded to meet current state and federal accessibility requirements. The addition of this required ADA-accessible parking space has been listed as a condition of approval (see *Recommended Planning and Zoning Commission Action*).

Elevations

The applicant is proposing a full exterior renovation of the existing building. The proposed renovation will include repairs to the existing EIFS wall cladding which has deteriorated since the closure of Mama and Me Pizzeria in 2022, and painting all stucco surfaces in a color palate of grey, purple and black. The chosen color palate reflects the branding colors of the Live Free 999 Foundation.

The proposed renovation will create minor structural changes to the building. The applicant will add a window to the south side of the building. The window will have a dimensions which match the other large windows on the south façade of the first floor, and a window head and pane structure which will match those found on the existing windows on the building. The upper windows of the building are currently blacked out, but these windows will be opened and used to bring additional light into the interior of the building.

The applicant has proposed the removal of the existing black canvas awning. A new purple canvas awning is proposed to match the branding colors of the foundation. The applicant plans to remove some of the existing sconce lights on the south façade of the building and replace the remaining lights with modern sconce fixtures.

At the April 2, 2026 meeting of the Appearance Commission, the Commission conditioned approved the proposed elevations of the building. The approval was conditioned on retaining sconce lighting on the rear 40' of the south façade of the building to ensure sufficient lighting of the drive aisle adjacent to the building.

Mural/Painted Wall Sign

The applicant proposes to replace the existing mural on the south façade of the building with a new mural. The Village maintains an agreement with the property owner which requires the owner to maintain the mural. The mural may not be removed without Village Board approval.

The new mural will require review through the Village's new public art review process. This process requires a recommendation of approval by the Appearance Commission and final approval by the Village Board. The new mural would be brought forward for approval by the Board at the same time as the termination of the existing contract to retain the existing mural. The property owner could not alter or remove the mural until the Board approves the new mural and terminates the existing contract protecting the former mural.

The Village plans to replicate the existing mural or create a similar mural at another location. The location has not been selected, but may be on public or private property. The Village has contacted the

artist who painted the existing mural, Thomas Melvin, to prepare plans for a replica mural or a mural with a similar style. If the new mural is approved, the property owner of 18219 Dixie Highway will be responsible for funding the removal and replacement of the mural.

If the new mural contains any branding related to the Live Free 999 Foundation (including the foundation name, branding, etc.), the mural will be classified as a *painted wall sign* and will follow a similar review process through the Appearance Commission.

Use Details

The applicant has proposed for the entire building to be used as administrative offices for the Live Free 999 Foundation. The offices will include an open office space with desks and group meeting areas, conference rooms, a lounge, and a podcast studio. The space will also include employee spaces such as a kitchenette and storage areas.

The applicant does not anticipate significant visitor traffic except for appointments or small group sessions (podcasts, content creation, or group sessions for foundation programs). The office will primarily be used by employees running and supporting programs supported by the foundation. The office will be open during weekday business hours (8:00am – 5:00pm). Visitor and employee traffic is expected to be minimal on weekends.

The space will include a merchandise display in a lounge in the front of the business. This lounge and merchandise area has a separate entrance which may be made accessible to the public. The foundation's merchandise sales are primarily handled online. These orders will also be processed and fulfilled from this office location.

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 professional office will provide a permanent home for the foundation operated by the owner of the adjacent Homewood Brewing Company at 18225 Dixie Highway. The foundation currently does not have a physical location. According to the foundation's website, the foundation is currently based remotely in Lake Success, New York.
- 2) *Will the special use be detrimental to the economic welfare of the community?* The addition of the Live Free 999 offices in the Village's downtown area will expand the employment base of the downtown area. While the use will have minimal visitor traffic along the Dixie Highway corridor, which is generally reserved for higher-traffic uses such as stores and restaurants, the approval of the special use will place a highly-recognizable business in a high-visibility location in the downtown area, which is likely to increase overall visibility and vibrancy of the downtown area. The location of this office use at this location will likely contribute to the overall visibility and

economic activity of the adjacent Homewood Brewing Company, as the office will be part of the overall “campus” of the applicant’s business. The use is not anticipated to cause any detriment to the economic welfare of the community.

- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The proposed use expands the employment base of the downtown area and eliminates a long-term vacancy along a downtown corridor, meeting two goals of the 1999 Comprehensive Plan. The proposed use also meets the purpose and intent of the B-2 Downtown Transition zoning district, which is to provide locations for “contextually sensitive infill development which supports the vibrancy of the downtown core.”
- 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 use will be operated in a manner which does not impact public safety, health and welfare. The property has sufficient parking and access for both vehicles and pedestrians. The building will be required to be updated to meet current building, accessibility, and life and safety codes adopted by the Village. The proposed office use is not anticipated to create external impacts which impact public health, safety, or welfare.
- 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 directly tied to the operation and business mission of the neighboring business, Homewood Brewing Company. The location of this use adjacent to Homewood Brewing Company will likely reduce traffic impacts by allowing for direct access between the two businesses by employees and allowing for shared parking between uses. The location of the proposed use at this location will also likely increase visibility and economic productivity of both the proposed use and Homewood Brewing Company. The use will also place additional employees in the downtown area, providing additional support for activity in the Downtown which is consistent of the uses encouraged in the B-2 Downtown Transition zone.

The property has been vacant for four years. Given the high level of traffic occurring at the neighboring business (Homewood Brewing Company), limited on-site parking and indirect site access (accessed through the Homewood Brewing Company property via access easement), the site may not as suitable as other nearby locations for high-traffic uses generally encouraged along Dixie Highway through the Village’s economic development efforts, such as “sit-down” restaurants and retail uses. This property is well-suited for a low-traffic use such as an office, especially an office which is directly supportive of the neighboring business, and owned and operated by the same property owner. Denial of the special use could further limit appropriate uses of the property, which may impact the property’s value.

- 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 the value of 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 use is closely related to the neighboring business (Homewood Brewing Company). There are also numerous other office uses (professional or

medical) in the immediately vicinity of the proposed use along Dixie Highway, including Homewood Dental Associates (18213 Dixie Highway), American Family Insurance (18159 Dixie Highway), and various office tenants in the Westwood Office Plaza (18141 Dixie Highway). These businesses offer additional employment and add visitor traffic to the downtown area. The proposed use is consistent with similar uses and the overall character of the surrounding area, and will contribute visibility and activity to the neighboring use at Homewood Brewing Company.

- 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 external impact which may harm the enjoyment or use of other property in the neighborhood.
- 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 use. Any potential traffic or parking impact which could affect neighboring property is likely to be lessened further by the large parking area attached to Homewood Brewing Company behind the subject property, which is owned by the same property owner and can accommodate additional parking demand without impacting surrounding properties or on-street parking.
- 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? Pedestrian access to the building is provided directly from Dixie Highway. Vehicle access to the building is provided via access easement which runs through the access drive to the south of the property. Because the property owner also owns the adjacent property (Homewood Brewing Company), the subject property may also be accessed through the parking area of the brewery on Miller Court.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The property was formerly used as a restaurant and has existing connections to water, electric, and sanitary sewer utilities. The applicant intends to utilize the existing connections to support the use. The property has appropriate pedestrian and vehicle access to support an office use with limited visitor traffic. The use is proposed in a manner which is not anticipated to impact public safety.
- 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 18219 Dixie Highway and is located within the B-2 Downtown Transition zoning district, with Cook County PIN #29-31-409-046-0000;
2. The subject property is currently owned by Carmela Wallace of Lake Success, New York;

3. The property is currently vacant and was formerly utilized as a restaurant use;
4. The proposed use is a professional office > 2,500 square feet, which is designated as a special use in the B-2 Downtown Transition zoning district;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. 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 Planning and Zoning Commission may wish to consider the following motion:

Approve Case 26-21: Special Use Permit for Professional Office at 18219 Dixie Highway, to allow the operation of the foundation offices of Live Free 999 Foundation, subject to the following conditions:

1. Revise site plan drawings to indicate the location of one (1) ADA-accessible parking space adjacent to the rear entrance of the building, as required in the 2018 Illinois Accessibility Code.
2. The applicant must receive approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|--|--|---|
| <input type="checkbox"/> Completed application form | <input type="checkbox"/> Proof of ownership, or Letter of authorization by the owner | <input type="checkbox"/> Materials, as listed below |
| <input type="checkbox"/> Plat of survey with legal description | | <input type="checkbox"/> Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

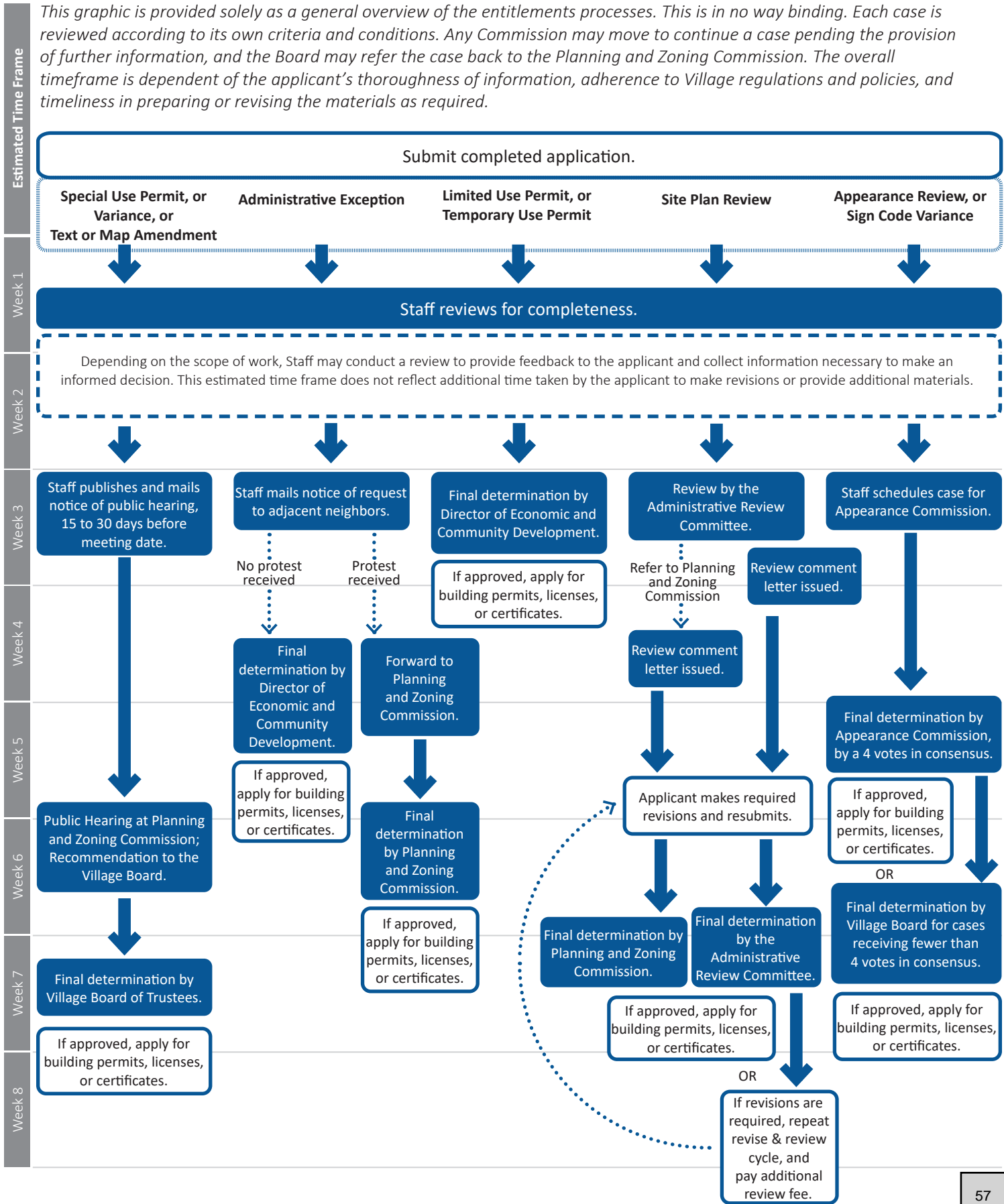
APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings

PROCESS

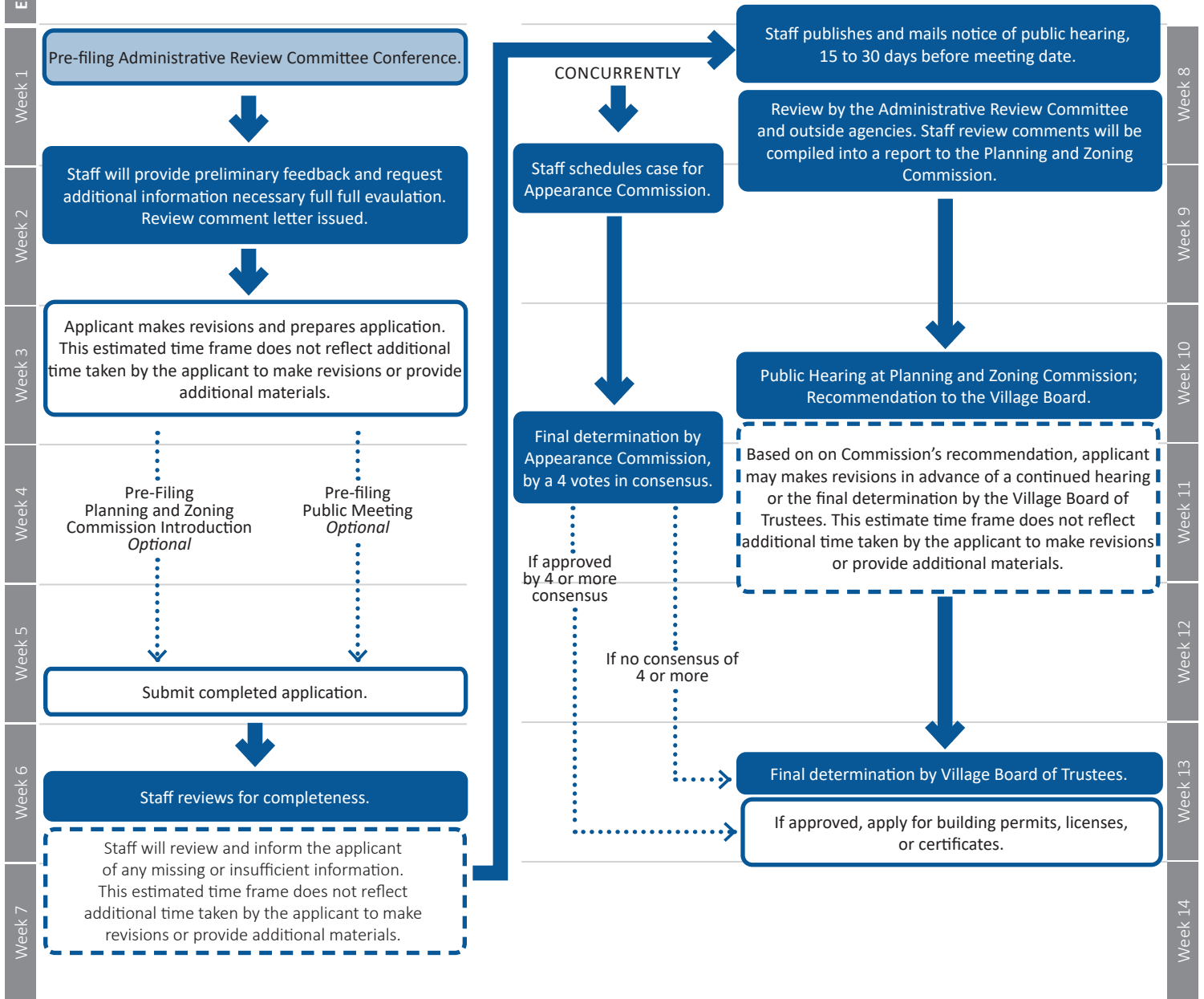
Legend: Action by applicant Action by Village



PROCESS - PLANNED DEVELOPMENT

Legend: Action by applicant Joint action Action by Village

This graphic is provided solely as a general overview of the Planned Development entitlement process. This is in no way binding. Each case is reviewed and judged according to its own merits. Any Commission may move to continue a case pending the provision of further information, and the Board may refer the case back to the Planning and Zoning Commission. The overall timeframe is dependent of the applicant's thoroughness of information, adherence to Village regulations and policies, and timeliness in preparing or revising the materials as required.





VILLAGE OF HOMEWOOD

APPL **Item 6. B.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18219 DIXIE HWY, HOMEWOOD IL Homewood, IL 60430

Property Index Number(s): 29-31-409-046-0000

Lot Size: 20000 sq. ft. 0.46 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

- yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: OFFICE

Gross Floor Area: 4425 sq. ft. **Parking Provided:** 14

Existing Use: RESTAURANT/VACANT

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: _____

Proposed Development *Check all that apply. Provide a description and metrics below.*

New Construction Addition Site Alterations Exterior Building Alterations

The proposed project consists of an interior buildout of an existing building for use as an administrative office. Interior improvements will include the construction of new wall partitions, installation of ceilings, new flooring finishes, and associated furniture and fixtures.

Exterior improvements will include the installation of new windows and

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):	4425	4425
Parking Spaces	14	14
Lot Coverage		
Impervious Area (sq. ft.)	20000	20000
Impervious Coverage (%)	1	1

New construction?

- yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

- yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

- yes no

Is site circulation or parking impacted?

- yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

- yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

- yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name CARMELA WALLACE
 Company LIVE FREE 999
 Address 3000 MARCUS AVE, SUITE IW5
LAKE SUCCESS, NEW YORK 11042
 Phone 7088023069
 Email CARMELA.WALLACE@LIVEFREE999.ORG
 Role OWNER

PROPERTY OWNER

Name CARMELA WALLACE
 Company 18219 DIXIE HIGHWAY LLC
 Address 3000 MARCUS AVE, SUITE IW5
LAKE SUCCESS, NEW YORK 11042
 Phone 7088023069
 Email CARMELA.WALLACE@LIVEFREE999.ORG
 Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

CARMELA WALLACE

3/24/2026

Applicant Name

Applicant Signature

Date

Staff Notes

Do not write below this line.

Fee: _____ Paid Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

CASE NO: _____ REQUEST: _____

Comments/Conditions: Approved Approved with Conditions Denied Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18219 DIXIE HWY, HOMEWOOD IL Homewood, IL 60430
Requested Use: OFFICE Area: 4425 sq. ft.
Business Name: LIVE FREE 999
Applicant Name: CARMELA WALLACE Date: 03/24/2026

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.
The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

- 1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

The proposed administrative office for Live Free 999 serves the public convenience by supporting programs focused on mental health awareness and substance dependency recovery. The Dixie Highway location provides strong accessibility and visibility, while fitting appropriately within the B-2 Downtown Transition District as a low-intensity, compatible use.

- 2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

The proposed administrative office for Live Free 999 will not be detrimental to the economic welfare of the community. The use is low-impact and will contribute positively by reinvesting in an existing property, improving the building's appearance, and supporting local economic activity.

The business will not have a negative impact on other businesses. As an administrative office, it will generate minimal traffic and operate in a manner that is compatible with surrounding commercial uses, while potentially increasing foot traffic and awareness of nearby businesses.

- 3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

The proposed administrative office for Live Free 999 is consistent with the goals and policies of the Comprehensive Plan. The project supports reinvestment in an existing property, enhances the appearance of the Dixie Highway corridor, and promotes compatible, low-intensity commercial use within the B-2 Downtown Transition District.

The organization's mission—advancing mental health awareness and supporting recovery—aligns with community goals related to health, wellness, and quality of life. The use is compatible with surrounding properties and contributes positively to the economic and social vitality of the Village.

- 4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The proposed administrative office for Live Free 999 is designed and will be operated in a manner that protects public health, safety, and welfare. The use is low-intensity, with typical office hours, minimal traffic generation, and no hazardous materials or operations.

No negative external impacts are anticipated. The business will not produce noise, odors, or other nuisances and will be fully compatible with surrounding properties. The project will also improve the existing building, contributing positively to the safety and appearance of the area.

- 5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

The proposed administrative office is a suitable use of the property and aligns with the intent of the B-2 Downtown Transition District. The existing building and site conditions are well-suited for a low-intensity office use, requiring only modest improvements to support operations.

Without the proposed special use, the property may remain underutilized, whereas this investment will enhance the building, improve its appearance, and support long-term viability. The Live Free 999 administrative office is appropriately scaled for the site and represents a compatible and productive use that contributes positively to the area.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

The proposed administrative office for Live Free 999 will not cause substantial injury to the value of other properties in the neighborhood. The use is low-intensity and fully compatible with surrounding commercial and nearby residential areas.

The project includes improvements to the existing building, including exterior upgrades and ongoing maintenance, which are expected to enhance the appearance of the property and contribute positively to the surrounding area. As a result, the business is anticipated to support, rather than diminish, nearby property values.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

The proposed administrative office for Live Free 999 is consistent with the uses and community character of the surrounding area. The B-2 Downtown Transition District is intended to accommodate low-intensity commercial uses that serve as a transition between more active commercial areas and nearby residential properties.

As a quiet, low-traffic office use, the business is fully compatible with neighboring properties and will not generate noise, congestion, or other impacts. The planned building improvements will further enhance the appearance of the property and contribute positively to the overall character of the corridor.

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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The proposed administrative office for Live Free 999 will not be injurious to the use or enjoyment of other properties in the neighborhood. The use is low-intensity and consistent with permitted uses in the B-2 Downtown Transition District.

No negative external impacts are anticipated. The office will operate during typical business hours and will not generate excessive traffic, noise, odors, or other nuisances, ensuring compatibility with surrounding properties.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

The proposed administrative office for Live Free 999 will not impede the normal and orderly development or improvement of surrounding properties. The use is consistent with the intent of the B-2 Downtown Transition District and aligns with other permitted commercial uses in the area.

No negative external impacts are anticipated. The low-intensity nature of the office use, combined with planned building improvements, will support continued investment and development in the corridor rather than hinder it.

10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

The proposed administrative office for Live Free 999 provides adequate ingress and egress and will not contribute to traffic congestion. The property is located along Dixie Highway, a well-established roadway with existing access points that safely accommodate vehicle entry and exit.

As an administrative office, the use will generate minimal traffic, primarily limited to staff and occasional visitors. Customers and staff will access the site via existing driveways and utilize on-site or nearby parking, ensuring efficient circulation without impacting public streets.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

The proposed administrative office for Live Free 999 is served by adequate utilities, drainage, road access, and public safety services. The property is an existing developed site with established connections to all necessary infrastructure, including water, sewer, and electrical service.

No significant modifications to existing infrastructure are required, and the low-intensity nature of the office use will not place additional demand on public services. The site's existing access and proximity to emergency services further support safe and efficient operation.

12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

The proposed administrative office for Live Free 999 will not substantially adversely affect any historical, archaeological, cultural, natural, or scenic resources on the subject property or surrounding properties. The project involves improvements to an existing developed site and does not include ground disturbance beyond typical maintenance and building upgrades.

No negative external impacts are anticipated, and the proposed improvements will enhance the overall appearance of the property.

1999 COMPREHENSIVE PLAN

Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.

Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

2009 DOWNTOWN MASTER PLAN

Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.

Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.

LEDE

Live Free 999 Overview

About Live Free 999

Live Free 999 is a nonprofit founded by Carmela Wallace to honor the life and legacy of her son, Jarad “Juice WRLD” Higgins, the multi-platinum artist whose music—which he used as an outlet for expressing pain, anxiety, depression, and addiction—resonated deeply with a generation. Live Free 999 channels that legacy into its work, using the “999” as a symbol of turning negative experiences into positive outcomes, transforming personal struggle into collective healing. The foundation is committed to supporting young people in their struggles with mental health, substance use, and the pressures of life in today’s world. Live Free 999’s mission is to fund and partner with organizations that provide preventative mental health services and effective pathways to overcome substance dependency. The organization champions evidence-based treatment approaches while advancing the public conversation on mental health and addiction.

Chicago-Focused Programming

- **“Shatter the Silence” Mental Health Day Event**
 - On April 20, Live Free 999 will align with key partners including Homewood-Flossmoor High School—Jarad’s alma mater, Kevin Love Fund—the evidence-based mental health organization founded by NBA Champion Kevin Love, Crisis Text Line—a global nonprofit organization providing free, confidential, 24/7 mental health support and crisis intervention through text messaging, and more to coordinate implementation across school-based, community, family, and creative-industry initiatives. This is a continuation of Live Free 999’s annual Mental Health Day event and a launch of expanded Crisis Text Line access in Chicago and the South Suburbs.
- **Bring Change to Mind (BC2M) Youth Fellowship**
 - BC2M will host the Live Free 999 Fellowship within their existing Teen Advisory Board (TAB) framework, engaging 10 participants per live program session (three sessions annually). Through this partnership, Live Free 999 will gain authentic perspectives from across the country—with a focus on Chicago—on local challenges and national trends in youth mental health.
- **Kevin Love Fund Arts-Based Mental Health Program**
 - Educators will be drawing from the Kevin Love Fund's arts-based mental health program to inspire activities that will provide participants with tools and skills to support their mental health. In addition, both organizations will amplify mental health resources across their respective platforms, including Crisis Text Line—a longtime partner to both organizations.
- **Crisis Text Line Code Expansion**

LEDE

Live Free 999 Overview

- Live Free 999 continues to drive awareness of the keyword “LF999” to 741741, ensuring Chicago youth can access immediate crisis support. The program centers around young people experiencing anxiety, depression, and substance use challenges, while monitoring the demand to strengthen localized mental health resources, specifically in the South Cook ISC territory which encompasses 66 public school districts—representing 254 schools, 5 special education cooperatives, 146,000 students, and over 12,000 educators.

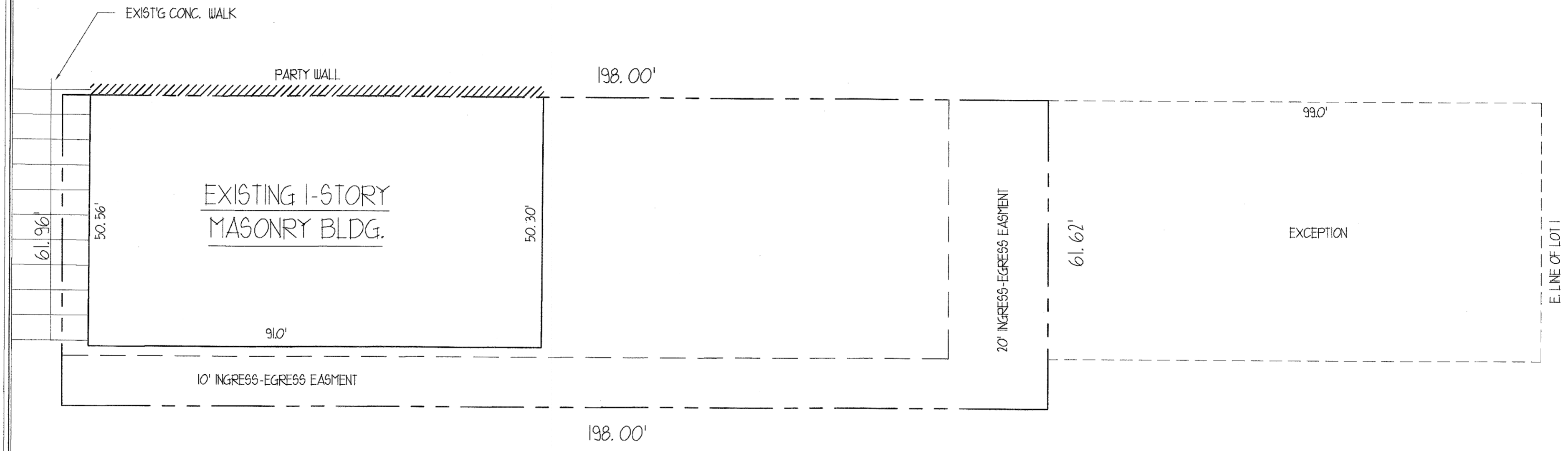
Additional Active National Partnerships

- **MusiCares**
 - Live Free 999’s partnership with MusiCares—the nonprofit charity founded by the Recording Academy which provides financial assistance, addiction recovery, and health services—entails the development of an extensive research program intended to collect data to improve the mental health and wellness of emerging young artists.
- **Music Health Alliance**
 - Live Free 999’s partnership with Music Health Alliance—a nonprofit that provides music industry professionals with free healthcare advocacy, health insurance guidance, and financial assistance—works to provide grants for outpatient therapy and ongoing mental health for emerging artists including \$1,000 grants for therapy sessions, personalized matching with licensed professionals, and ongoing support and navigation services.



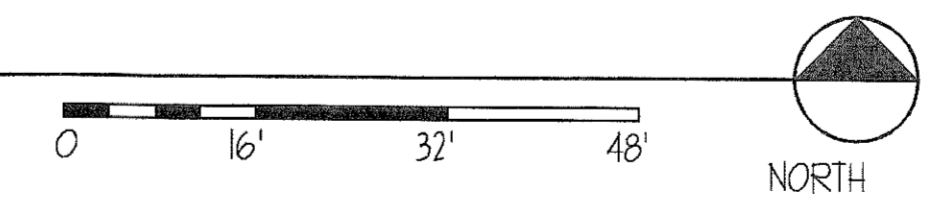
18845 S. WEST CREEK DRIVE TIMLEY PARK, IL 60477
708-342-1250 FAX 708-342-1241
E-MAIL: architect@arete3.com

DIXIE HIGHWAY



SITE PLAN

SCALE: 1/16" = 1'-0"



Village of Homewood
Building Division
APPROVED FOR CONSTRUCTION
Date: AUG 25 2003
By: *[Signature]*

08-18-03	RE-ENGINEER PERMIT
01-31-03	RE-ENGINEER PERMIT
05-23-03	FOR PERMIT

PROJECT NOTE:
The architect, in preparing these drawings, has assumed that the client has provided all necessary information and that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

DESCRIPTION

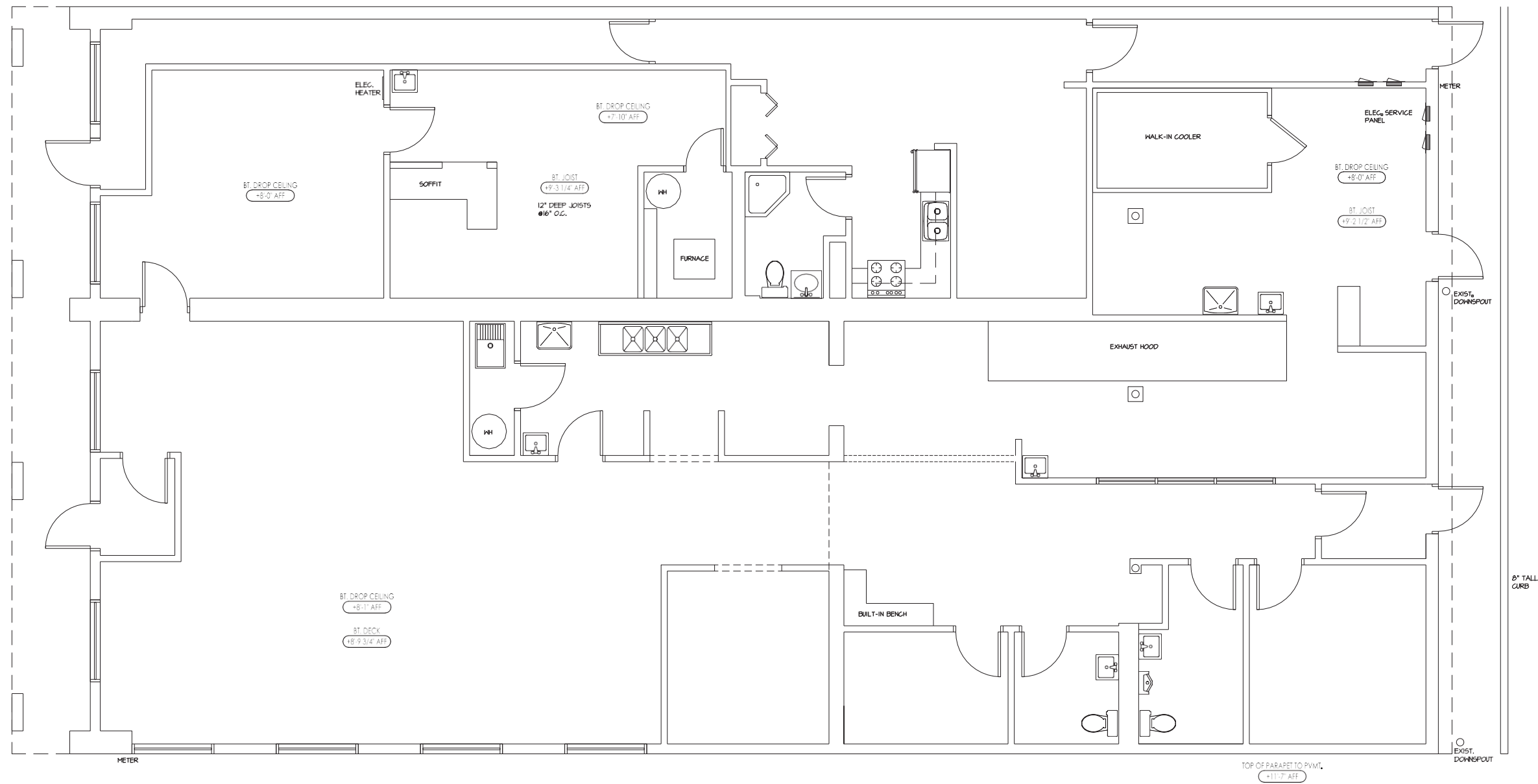
MAMA & ME PIZZERIA
1879 DIXIE HIGHWAY
HOMELWOOD, IL 60430

SITE PLAN

JOB NO: 0904 DRAWN: RB
DATE: 09-29-03 CHECKED: RB

SHEET NUMBER:
SP-1

PLOT: scale: AS NOTED date: 09-17-02
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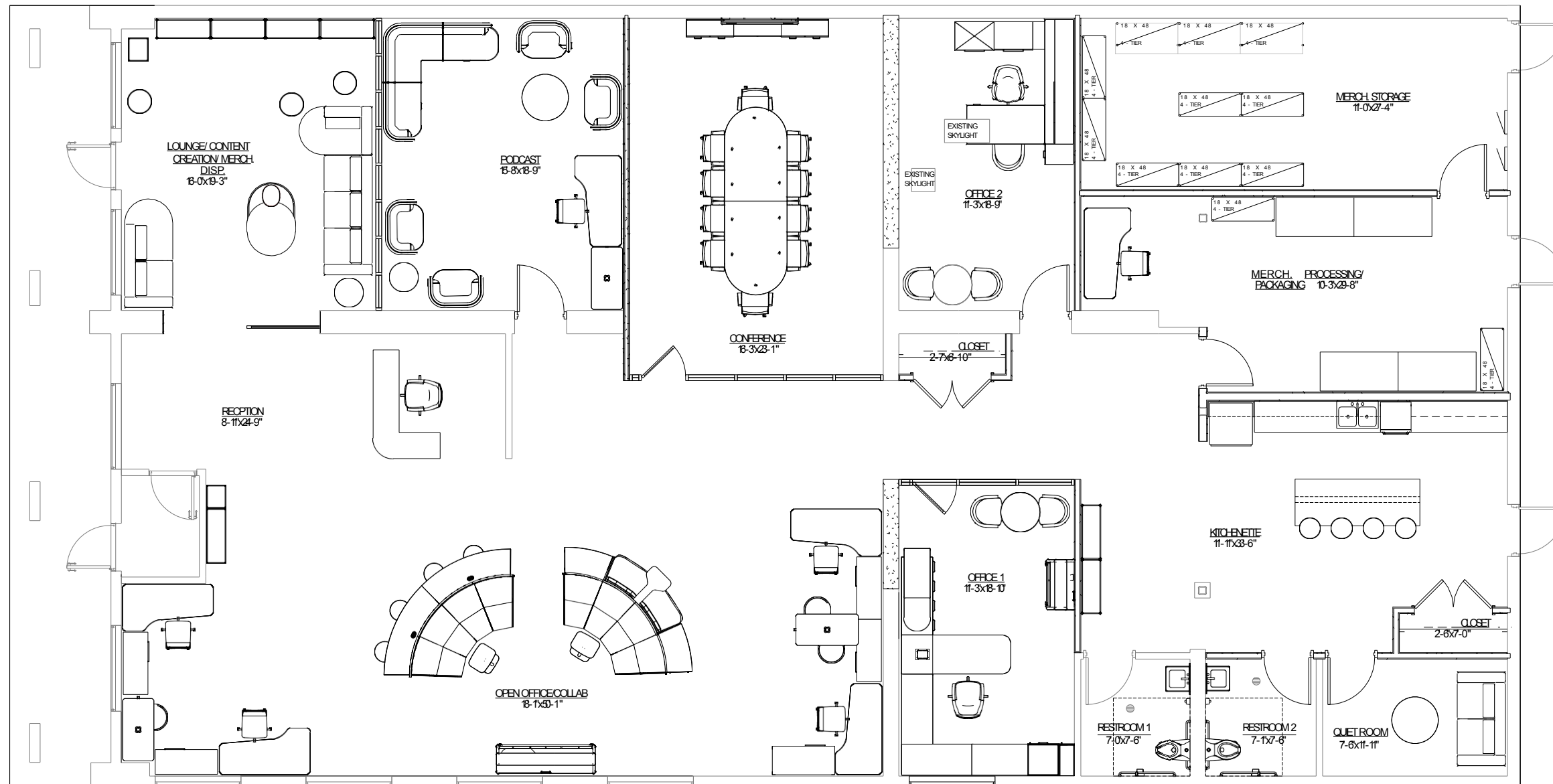


10100 ORLAND PARKWAY, SUITE 110
 ORLAND PARK, IL 60467
 P:708.799.4400 F:708.799.4434
WWW.LINDENGROUPINC.COM



HOMWOOD
 BREWING CO.

AS- BUILT FLOOR PLAN



10100 ORLAND PARKWAY, SUITE 110
 ORLAND PARK, IL 60467
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 WWW.LINDENGROUPINC.COM



HOMWOOD
 BREWING CO.

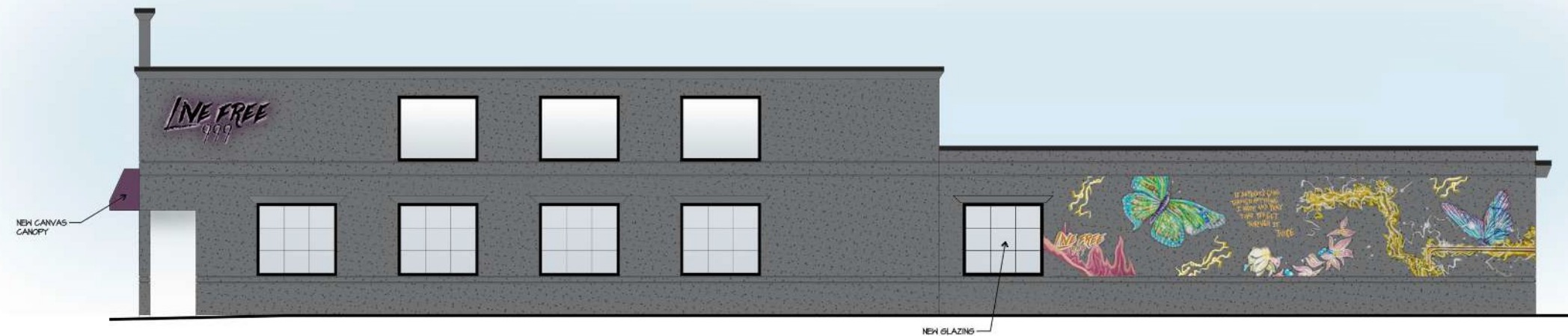
PROPOSED FLOOR PLAN



1
A-4.0
1/4" = 1'-0"
PROPOSED WEST ELEVATION



2
A-4.0
1/4" = 1'-0"
PROPOSED EAST ELEVATION



3
A-4.0
1/4" = 1'-0"
PROPOSED SOUTH ELEVATION

PROPOSED RENDERED ELEVATIONS



LINDENGROUP ARCHITECTS

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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.



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

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.

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.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Completed application form | <input checked="" type="checkbox"/> Proof of ownership, or Letter of authorization by the owner | <input checked="" type="checkbox"/> Materials, as listed below |
| <input checked="" type="checkbox"/> Plat of survey with legal description | | <input checked="" type="checkbox"/> Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

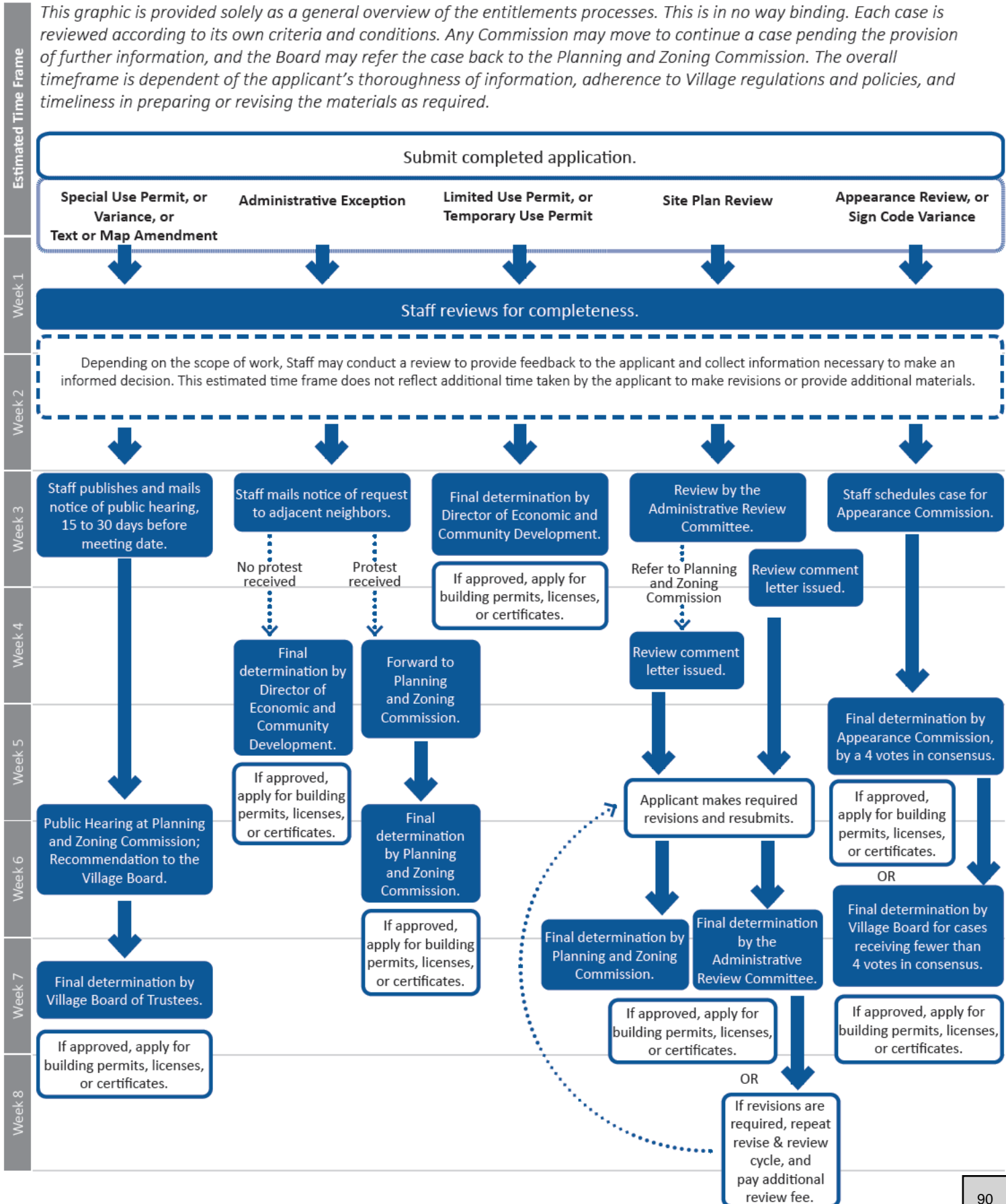
APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings

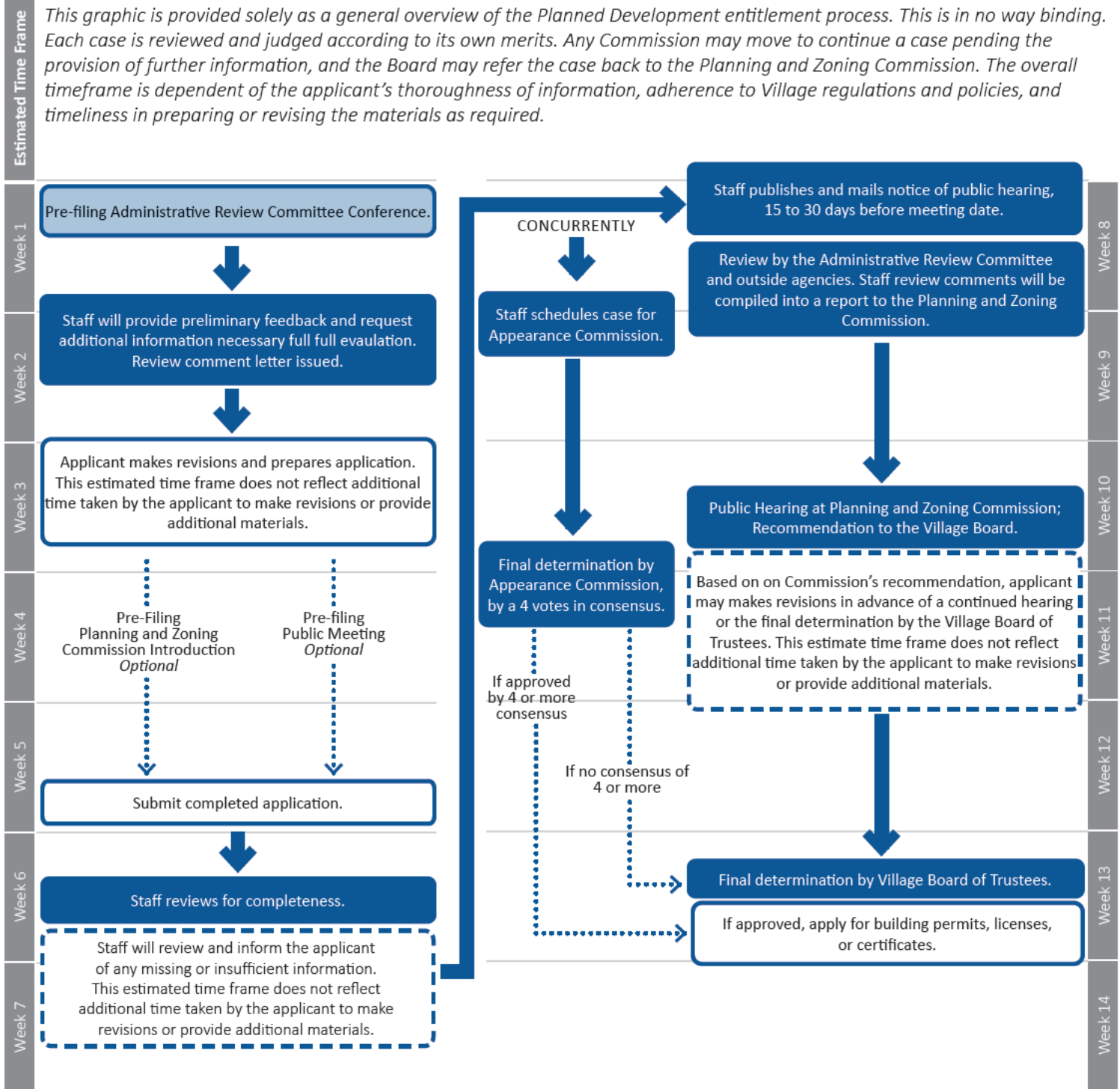
PROCESS

Legend: Action by applicant Action by Village



PROCESS - PLANNED DEVELOPMENT

Legend: Action by applicant Joint action Action by Village





VILLAGE OF HOMEWOOD

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18114 Gottschalk Ave. Homewood, IL 60430

Property Index Number(s): _____

Lot Size: 6,445 sq. ft. 0.15 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?
 yes no
 → If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Existing Dental Office Expansion

Gross Floor Area: 3,640 sq. ft. **Parking Provided:** 14

Existing Use: Dental Clinic

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: Dental Clinic

Proposed Development *Check all that apply. Provide a description and metrics below.*
 New Construction Addition Site Alterations Exterior Building Alterations

Existing building will receive an addition for a dental clinic expansion. See Architectural plans for details.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>2,293</u>	<u>3,640</u>
Parking Spaces	<u>5</u>	<u>14</u>
Lot Coverage		
Impervious Area (sq. ft.)	<u>3,600</u>	<u>4,950</u>
Impervious Coverage (%)	<u>56.0%</u>	<u>77.0%</u>

New construction?
 yes no
 → If yes, requires Site Plan Review

Floor area increase is 20% or more?
 yes no
 → If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?
 yes no

Is site circulation or parking impacted?
 yes no
 → If yes, requires Site Plan Review

Is site landscaping impacted?
 yes no
 → If yes, requires Site Plan Review

Exterior building alterations?
 yes no
 → If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

A portion of the existing parking lot will be used for the structure which resulted the owner to sign a lease with the adjacent parking lot for dental patients to use. See attached parking lease.

The applicant requests:

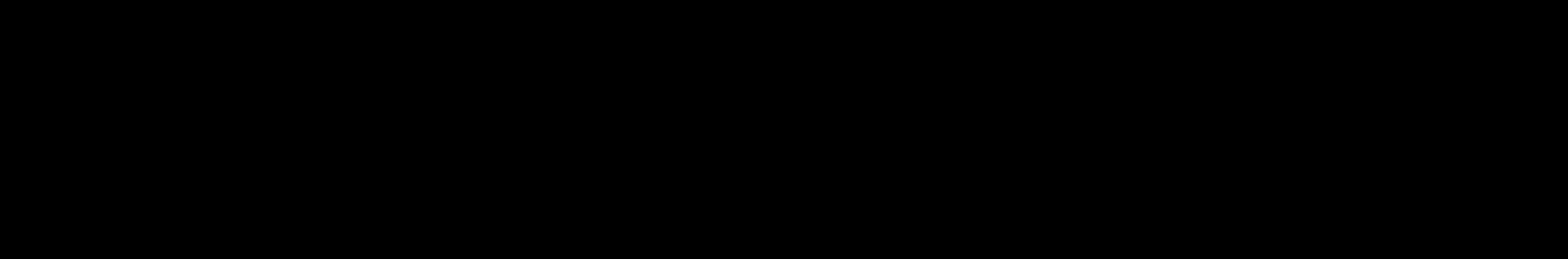
- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

PROPERTY OWNER

Name Stefano Fazio
Company _____

Name Dr. Alex Shore
Company _____



I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Stefano Fazio

Applicant Name

Applicant Signature

Date

Staff Notes

Do not write below this line.

Fee: _____ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

Approved Approved with Conditions Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

Approved Approved with Conditions Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:

Approved Approved with Conditions Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



VILLAGE OF HOMEWOOD

Item 6. C.

STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18114 Gottschalk Ave. _____ Homewood, IL 60430

Requested Use: Dental Office Expansion - Addition to existing building _____ **Area:** 1300 sq. ft.

Business Name: Signature Smile Arts _____

Applicant Name: Stefano Fazio - Domani Construction & Development _____ **Date:** 3/18/2026

Provide responses to each question below using complete sentences and specific to the proposed business and selected location.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

Describe why this location is best-suited for your business to serve the community.

According to the surveyor and architectural team, the proposed location of the addition as pertains to the property is the most feasible placement of the additional structure. The doctor is in need of expansion of workspace to accomodate overflow of local patients.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

No, it will not have a negative impact.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

Yes, the special use will be consistent with the goals and policies of the plan.

4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?

Describe any negative impacts, external to your business, that may result from it operating at this location.

Yes, it is designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected. There are no negative impacts.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

Yes, the special use is a suitable use of the property, and the property value will be diminished in value without the special use due to the patient demand of the local area.

- 6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

Will your business decrease the value of other properties?

No, the special use will not cause injury to the value of the other property in the area.

- 7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

Yes, the special use will be consistent with the uses and community character of the neighborhood surrounding the property.

- 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?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No, it will not.

- 9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

Describe any negative impacts, external to your business, that may result from it operating at this location.

No, it will not.

- 10. Does the special use provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

Describe how will customers get to and from your business.

Yes, it will provide adequate measures.

- 11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

Yes.

- 12. Will the special use substantially adversely affect one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

A new business going into an existing development, may answer 'no.'

No.

1999 COMPREHENSIVE PLAN

Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.

Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

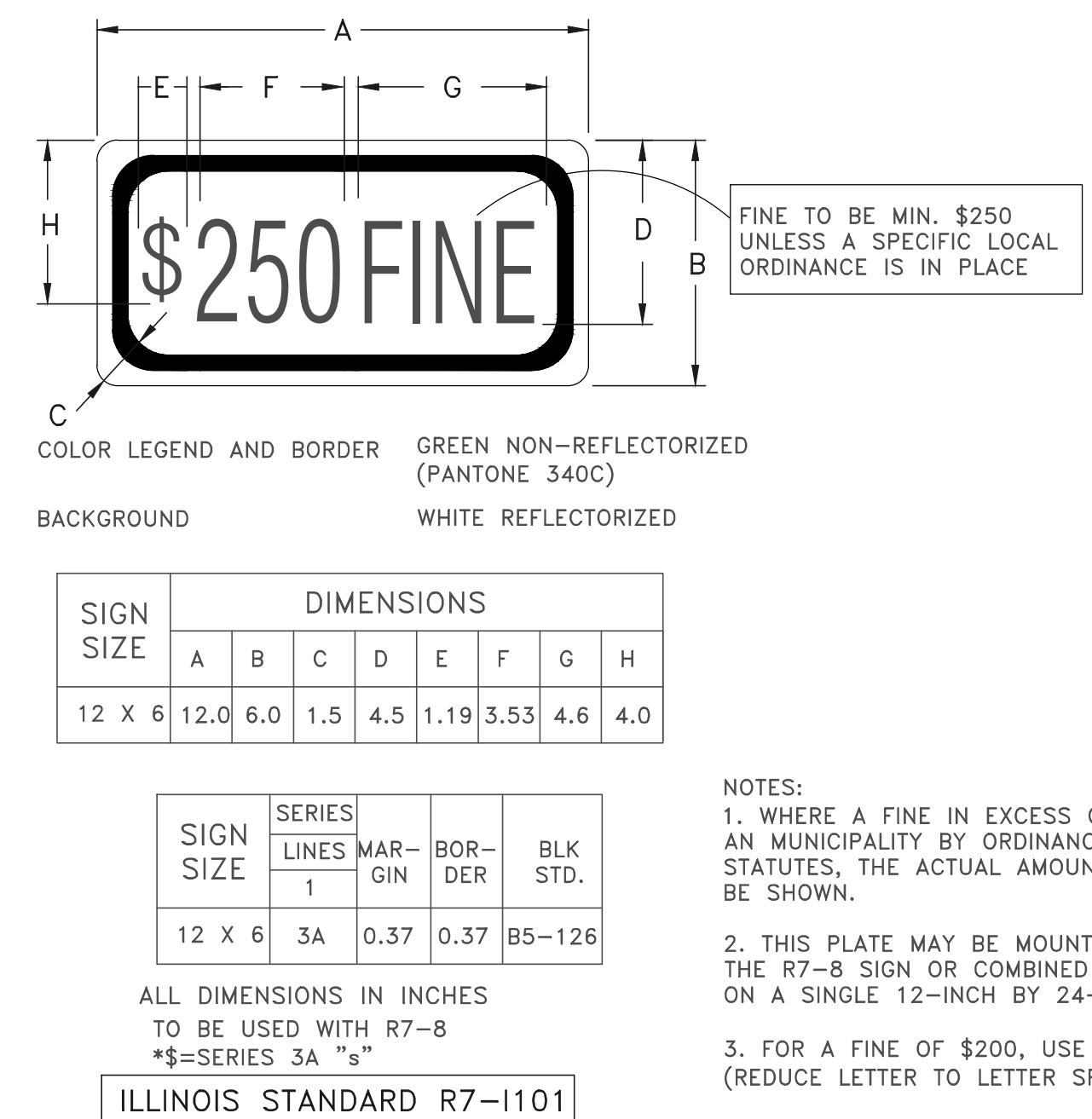
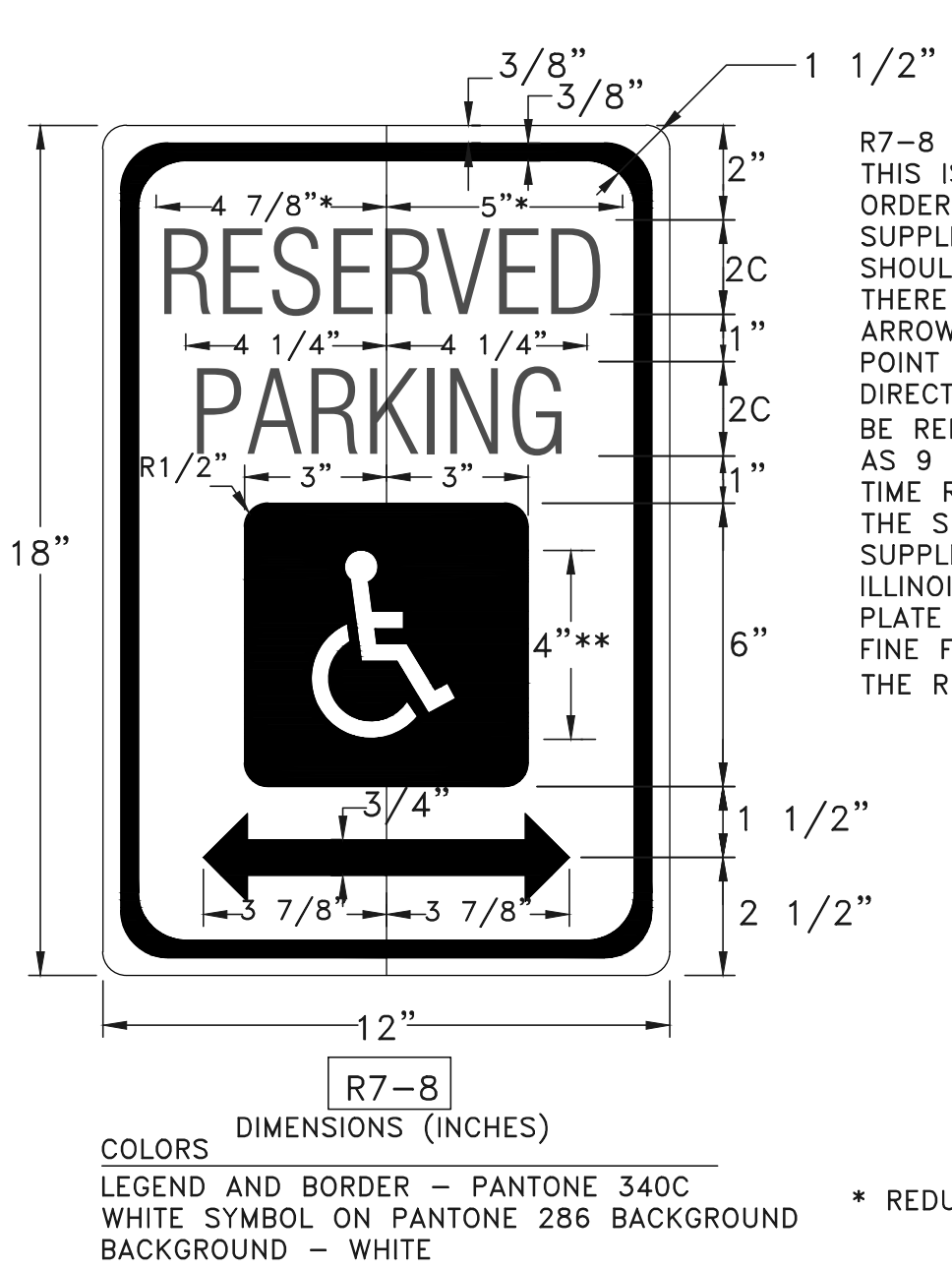
2009 DOWNTOWN MASTER PLAN

Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.

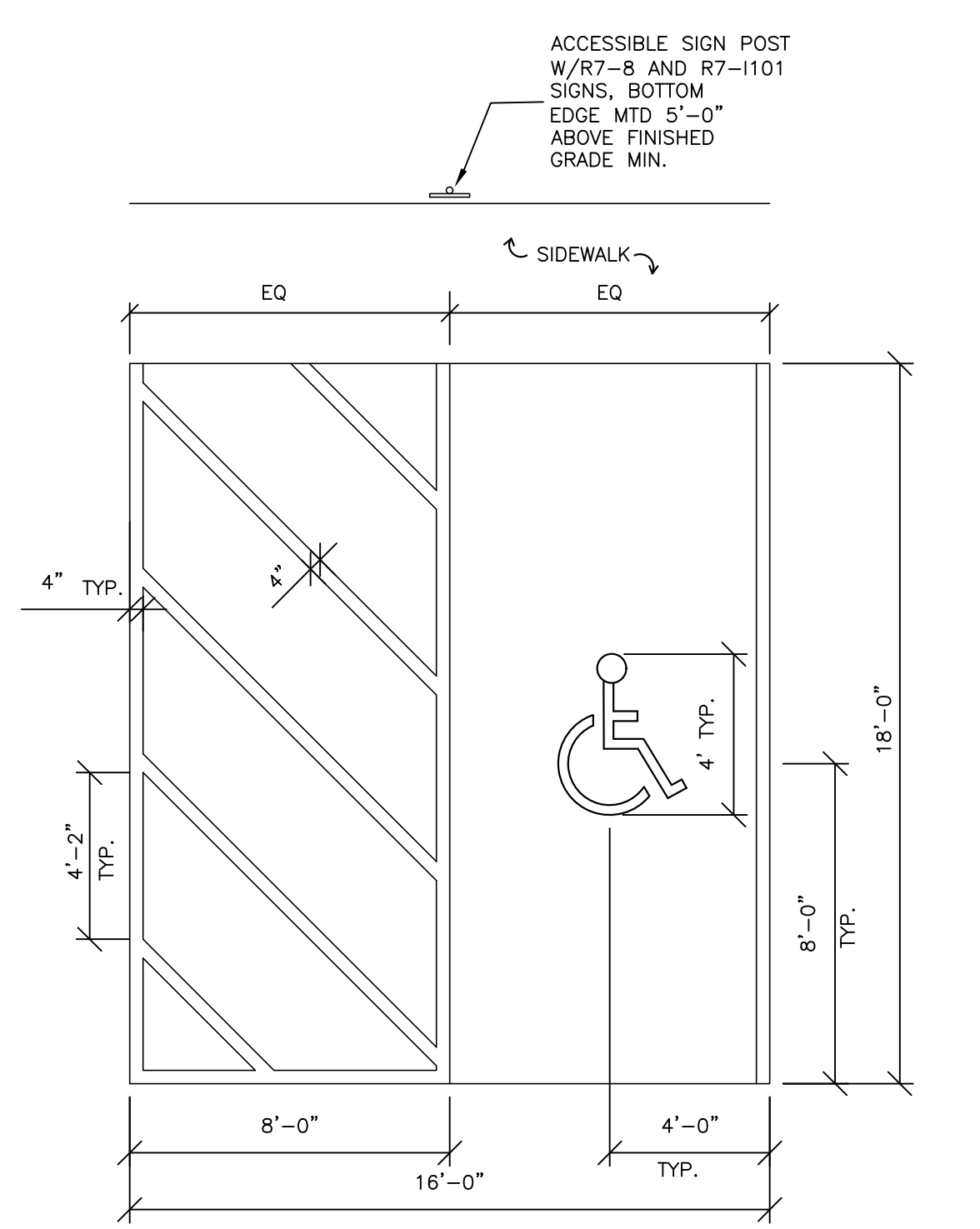
Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.

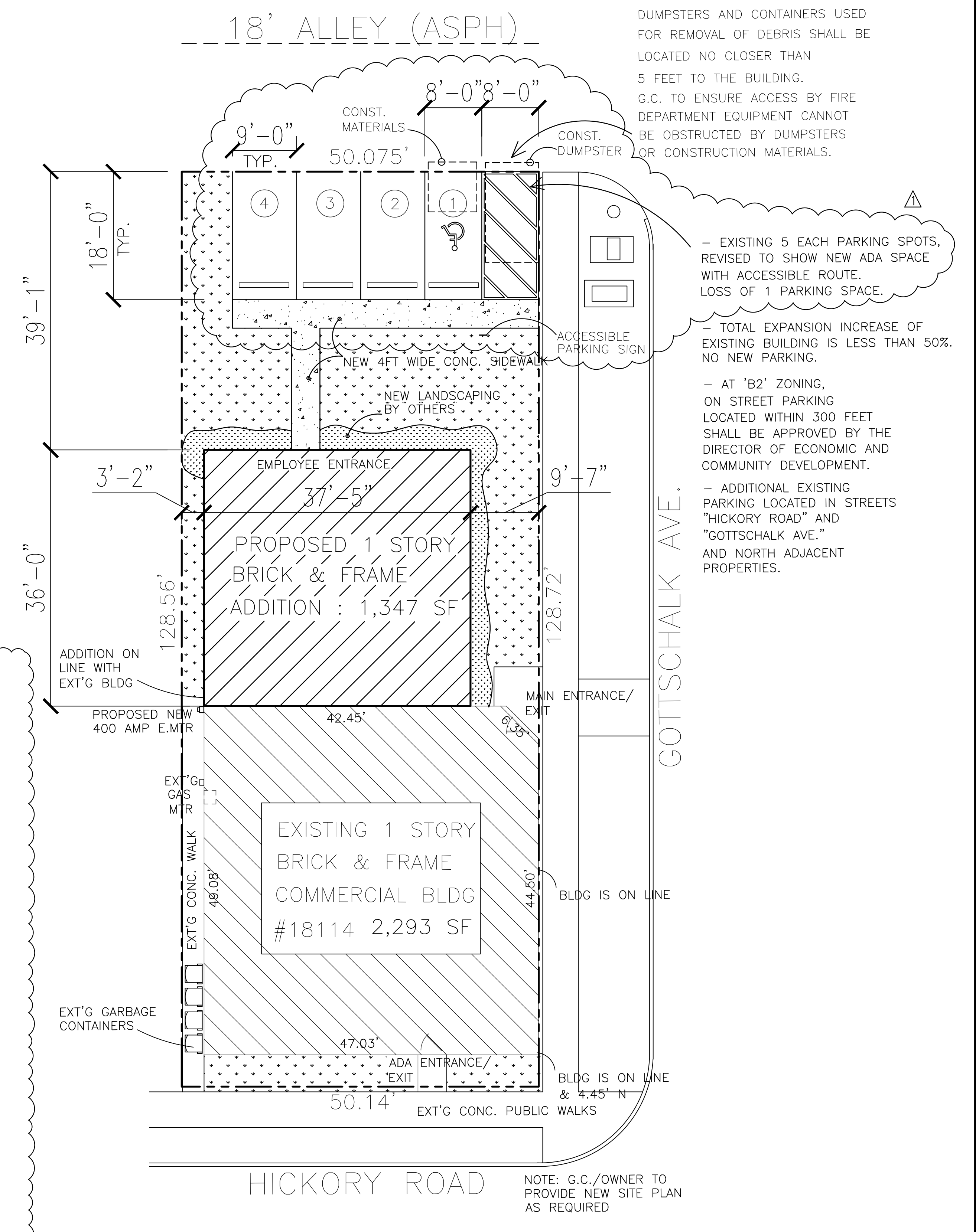
OFF-STREET PARKING:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
OFFICE AREA	(1 SPACES PER 200 SF OF GROSS FLOOR AREA)	3,640 SF DENTAL OFFICE = 18 SPACES 4 SPACES ON PROPERTY	NO



3 ACCESSIBLE PARKING SIGN DETAIL
SCALE: 3" = 1'-0"



2 ACCESSIBLE PARKING - STRIPING DETAIL
SCALE: 1/4" = 1'-0"



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

DUMPSTERS AND CONTAINERS USED FOR REMOVAL OF DEBRIS SHALL BE LOCATED NO CLOSER THAN 5 FEET TO THE BUILDING. G.C. TO ENSURE ACCESS BY FIRE DEPARTMENT EQUIPMENT CANNOT BE OBSTRUCTED BY DUMPSTERS OR CONSTRUCTION MATERIALS.

- EXISTING 5 EACH PARKING SPOTS, REVISED TO SHOW NEW ADA SPACE WITH ACCESSIBLE ROUTE. LOSS OF 1 PARKING SPACE.

- TOTAL EXPANSION INCREASE OF EXISTING BUILDING IS LESS THAN 50%. NO NEW PARKING.

- AT 'B2' ZONING, ON STREET PARKING LOCATED WITHIN 300 FEET SHALL BE APPROVED BY THE DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT.

- ADDITIONAL EXISTING PARKING LOCATED IN STREETS "HICKORY ROAD" AND "GOTTSCALK AVE." AND NORTH ADJACENT PROPERTIES.

ADDITION TO COMMERCIAL BLDG FOR: DOMANI BUILDERS
18114 GOTTSCALK AVE.
HOMEWOOD, ILLINOIS

DATE: 03/30/2026
LICENSE EXP. DATE: 11/30/26

DESIGN FIRM REG. NO. 184.006972
EXP. DATE 4/30/2027

REVISIONS

REV #	DATE	REV. PER:
1	03/30/26	REVISION #1

DATE 03/30/26
DRAWN BY: JV
PROJECT NO. 26002
SHEET NAME

ARCHITECTURAL SITE PLAN

SHEET NUMBER
T-1.2



REVISIONS

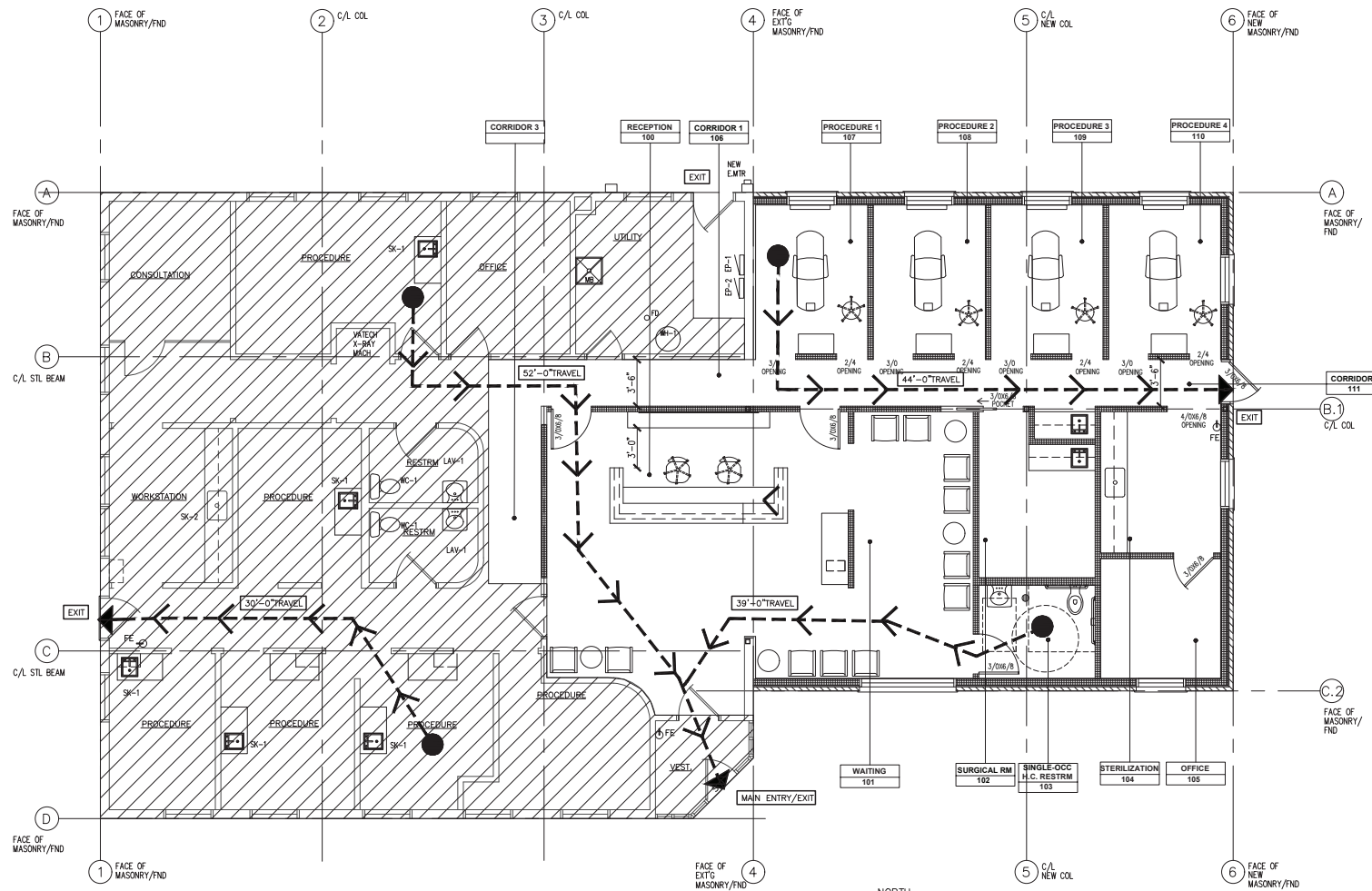
REV #	DATE	REV. PER.

LIFE SAFETY LEGEND

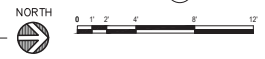
- EXIT ACCESS
- TRAVEL PATH
- EXIT ACCESS TRAVEL DISTANCE

LEGEND

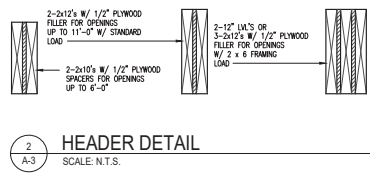
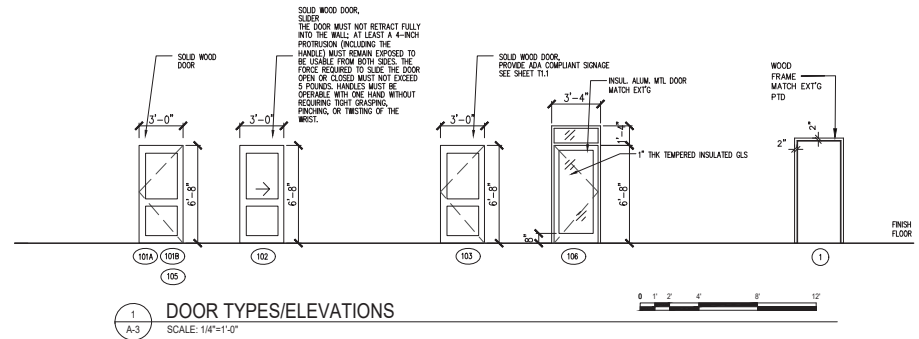
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- NEW INTERIOR GYPSUM BOARD WALL
- PARTITION TYPE TAG - SEE SHEET A-6
- DOOR TYPE TAG - SEE SHEET A-3
- N.L.C. - NOT IN CONTRACT, NO WORK



1 T-1.3 LIFE SAFETY COMPLIANCE PLAN
SCALE: 1/4"=1'-0"



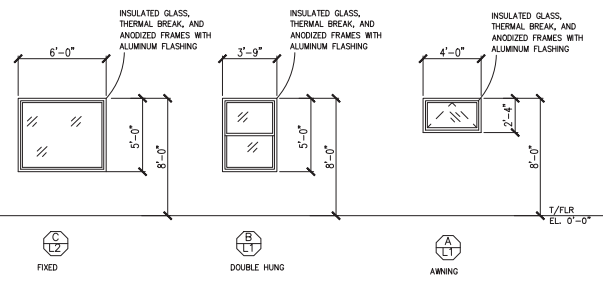
REV #	DATE:	REV. PER:



WINDOW SCHEDULE							
WINDOW MARK	MANUF.	PRODUCT CODE	J-FACTOR	DAYLIGHT SQ. FT.	VENT SQ. FT.	LINTEL	WINDOW FRAME DIMS. REMARKS
A	ANDERSEN	AW41	0.25	7.2	2.0	L1	4'-0"W x 2'-4 3/8"H AWNING
B	ANDERSEN	WDH38410	0.25	14.05	7.66	L1	3'-9 5/8"W x 5'-0 7/8"H DOUBLE HUNG
C	ANDERSEN	P6050	0.25	25.7	-	L2	5'-11 7/8"W x 4'-11 7/8"H FIXED

- NOTES:
1. SEE SHT A-3 FOR HEADER SCHEDULE AND SHT A-1 FOR LINTEL SCHEDULE.
2. MANUFACTURER "ANDERSEN" OR EQUAL.
3. WINDOWS TO HAVE STANDARD HIGH-PERFORMANCE LOW-E4 GLASS

NOTE: G.C. TO COORDINATE WITH OWNER AND VERIFY IN FIELD EXISTING WINDOW DIMENSIONS AND ADJUST DIMENSIONS SHOWN AS REDD, ALONG WITH HEIGHT AFF.



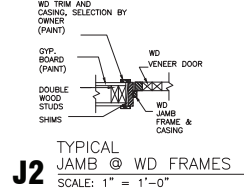
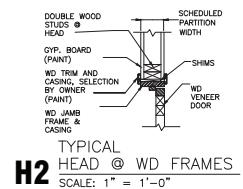
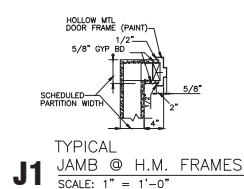
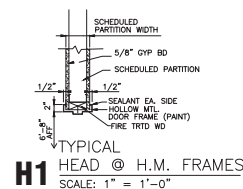
DOOR SCHEDULE							
MARK	OPENING	THICK	MTL	FRAME	LABEL	LOOK	REMARKS
101A	3'-0" x 6'-8"	1 3/4"	SOLID WOOD	WD	-	-	-
101B	3'-0" x 6'-8"	1 3/4"	SOLID WOOD	WD	-	-	SLIDING 3,4,5
103	3'-0" x 6'-8"	1 3/4"	SOLID WOOD	WD	-	-	PROVIDE SIGNAGE FOR 1/3 RESTRM. PER ILLINOIS ACCESSIBILITY CODE AND LAWS 3,4,5
105	3'-0" x 6'-8"	1 3/4"	SOLID WOOD	WD	-	-	-
106	3'-0" x 6'-8"	1 3/4"	INSUL. METAL	AL	-	-	TEMP. INSUL. GLS 1,2,4,6

- DOOR OPENING FORCE:
1. EXTERIOR HINGED DOORS: 8.5 LBF (37.8N)
2. INTERIOR HINGED DOORS: 5 LBF (22.2N)
- NOTE:
• ALL EXTERIOR WINDOWS TO BE MAX. 0.35 U-VALUE
• ALL EXTERIOR ENTRANCE DOORS TO BE MAX. 0.77 U-VALUE
• G.C. TO VERIFY SHCG BASED ON ORIENTATION, REFER TO EOC.

- DOOR & HARDWARE SCHEDULE NOTES:**
- ALL HARDWARE TO BE APPROVED HAND-CAPPED ACCESSIBLE SCHEDULE PHOENIX "NO SERIES" (HEAVY DUTY COMMERCIAL)
 - ALL METAL FRAMES TO BE 16 GA. MINIMUM
 - EGRESS DOOR HARDWARE REQUIREMENTS:
 - A. ALL EGRESS DOORS ARE TO UTILIZE KEYLESS LOCKSETS ON THE EGRESS SIDE.
 - B. NO FLUSH BOLTS, LEAD OR GRAB BOLTS, ETC. ARE ALLOWED.
 - C. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ARE REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
 - D. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES SHALL BE INSTALLED BETWEEN 48 INCHES AND 48 INCHES AFF.
 - E. PANG HARDWARE IS REQUIRED IN GROUP A & E OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE.
 - DOORWAY THRESHOLDS TO BE MAX. 1/2" IN HEIGHT ABOVE FINISHED FLOOR AND SHALL MEET THE REQUIREMENTS OF IBC 2018 SECTION 1003.1.6
 - DOOR AND HARDWARE SUPPLIER TO SUBMIT FOR OWNER'S FINAL APPROVAL CUTS ON ALL DOORS, FRAMES AND HARDWARE AND FOR COMPLETE SCHEDULE OF MATERIALS
 - HEIGHT OF DOOR HARDWARE SHALL BE A MIN. OF 34" AND A MAX. OF 48" AFF.
 - IMPACT SIGN STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
 - LOCKING DEVICES IS READY Distinguishable AS LOCKED
 - A READILY USABLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
 - THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
 - SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (250 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS COATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER CAVITIES CREATED BY ADDED MOOR PLATES SHALL BE CARVED.
 - G.C. TO VERIFY IN FIELD REQUIRED DOOR SIZES.
 - DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING (ELECTRIC ROOM).
 - G.C. TO COORDINATE FINAL DOOR AND HARDWARE FINISH/COLORS WITH OWNER PRIOR TO ORDERING.

HOW	DESCRIPTION	FINISH	REMARKS
1	PUSH BAR & PULL HANDLE	406 - CHROME	NORTON 1601 (OR APPROVED EQUAL)
2	DOOR CLOSER	406 - CHROME	"RICKLE" "RICKLES" NO SERIES
3	PRIVACY LOCK (ANSI F78)	406 - CHROME	"RICKLE" "RICKLES" NO SERIES
4	HINGES & 1/2" X 4 1/2"	SATIN CHROME	HAGER 881729 OR EQUAL
5	DOOR BUMPER	SATIN CHROME	HOODWOOD 403 OR EQUAL
6	DOOR PLATE	SATIN CHROME	1/2" X 48" SERIES OR EQUAL
7	PANG HARDWARE W/ CRASH BAR & LEVER SET	SATIN CHROME	VON DUPON SERIES 35A - 1" OR EQUAL
8	EXTERIOR WEATHERSTRIPPING	SATIN CHROME	METAL THRESHOLD DOOR SWEEP WEATHERSTRIPPING
9	PASSAGE LOCK (ANSI F76)	406 - CHROME	SOULAGE "RICKLES" NO SERIES
10	AUTOMATIC DOOR OPERATOR, POWER ASSISTED	AL - ALUMINUM	DETEX A019-1-MEETS ADA REQMENTS

SEE MANUFACTURER'S SPECS FOR DOOR HARDWARE. THE OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. EGRESS DOORS SHALL OPEN READILY FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



PLUMBING FIXTURE SCHEDULE & SPECIFICATIONS

SYMBOL	DESCRIPTION	MINIMUM BRANCH CONNECTION SIZE (N)				TRAP SIZE (N)	FIXTURE UNIT (WSFU/DFU)	FIXTURE		FLUSH VALVE/FAUCET		TYPICAL LOCATION	REMARKS		
		WASTE	VENT	CM	HW			MANUFACTURER/MODEL	FINISH	MANUFACTURER/MODEL	FINISH				
WC-1	EXISTING WATER CLOSET (ADA COMPLIANT)	4	2	3/4	-	4	3	4				RESTROOMS	FLOOR MOUNT FLUSH TANK, 1.6 GPM, ANTI-MICROBIAL PLASTIC OPEN FRONT SEAT, NO COVER, SELF-SUSTAINING CHECK HINGE, TOP LEVER ON RIGHT		
WC-2	EXISTING WATER CLOSET (ADA COMPLIANT)	4	2	3/4	-	4	3	4	TOTO CS7740CS(G)	WHITE	-	NEW RESTROOM	FLOOR MOUNT, TORNAADO FLUSH SYS, 1.6 GPM, 2 1/8" TRAPANTI-MICROBIAL PLASTIC OPEN FRONT SEAT, NO COVER, SELF-SUSTAINING CHECK HINGE		
LAV-1	EXISTING LAVATORY (ADA COMPLIANT)	1-1/2	2	1/2	1/2	1-1/2	2	2				RESTROOMS	WALL MTD, 24"WIDE X 18"D X 5 1/4", LEVER HANDLE FAUCET, TRUEBRO HAND LAV-GUARD INSULATOR KIT FOR W, CM, AND HW WHERE REQUIRED, PROVIDE TMV		
LAV-2	LAVATORY (ADA COMPLIANT)	1-1/2	2	1/2	1/2	1-1/2	2	2	TOTO LH24(G)	WHITE	AMERICAN STANDARD 7385.008	NEW RESTROOM	WALL MTD, MANUAL OPERATED FAUCET, ADA COMPLIANT, SINGLE HOLE, 0.5 GPM, TRUEBRO HAND LAV-GUARD INSULATOR KIT FOR W, CM, AND HW WHERE REQUIRED, PROVIDE TMV		
SK-1	EXISTING SINK	2	2	1/2	1/2	2	2	2		STAINLESS STEEL	ELKAY LK400		DROP-IN SINK, ADA COMPLIANT, 1 HOLE, 6" DEPTH, SS DRAIN FITTING AND STRAINER, SINGLE HOLE DECK MOUNT FAUCET WITH LEVER HANDLE, 1.5 GPM FLOW RATE		
SK-2	EXISTING SINK, TREATMENT ROOM	2	2	1/2	1/2	2	2	2		STAINLESS STEEL	ELKAY LK406GD414		CHROME	PROCEDURE ROOM	DROP-IN SINK, ADA COMPLIANT, 3 HOLES, 6 1/2" DEPTH, SS DRAIN FITTING AND STRAINER, EXPOSED DECK MOUNT FAUCET WITH 4" COGNESNECK SPOUT & 4" WRISTBLADE HANDLES
SK-3	SINK, TREATMENT ROOM	2	2	1/2	1/2	2	2	2	ELKAY/LANDI3166SPD	STAINLESS STEEL	ELKAY LK406GD414		CHROME	SURGICAL ROOM	DROP-IN SINK, ADA COMPLIANT, 3 HOLES, 6 1/2" DEPTH, SS DRAIN FITTING AND STRAINER, EXPOSED DECK MOUNT FAUCET WITH 4" COGNESNECK SPOUT & 4" WRISTBLADE HANDLES
SK-4	SINK, TREATMENT ROOM	2	2	1/2	1/2	2	2	2	FISHERBRAND/06-008-459	STAINLESS STEEL	ELKAY LK406GD414		CHROME	STERILIZATION	DROP-IN SINK, ADA COMPLIANT, 3 HOLES, 7 1/2" DEPTH, SS DRAIN FITTING AND STRAINER, EXPOSED DECK MOUNT FAUCET WITH 4" COGNESNECK SPOUT & 4" WRISTBLADE HANDLES
TMV	THERMOSTATIC MIXING VALVE	-	-	-	-	-	-	-	LAHLER TMV 1000	-	-	RESTROOMS, TREATMENT, BREAK ROOM SINKS	ASSE 1070 COMPLIANT, SET FOR 110 DEG F MAXIMUM		
MS	EXISTING MOP SINK (ON SLAB)	4	2	3/4	3/4	3	3	3				UTILITY	24X24 MOP BASIN, FAUCET WITH ELEVATED VACUUM BREAKER		
FD-1	FLOOR DRAIN (ON SLAB)	4	2	-	-	3	-	2	JAY R SMITH	NICKEL BRONZE	-	RESTROOMS, CLOSET W/WATER HEATER	MODEL 2010-B-U (RESTROOMS) WITH SQUARE TOP, SEDIMENT BUCKET, AND VALDAPROOF SCREENS, MODEL 2120-B (AT WATER HEATER), MODEL 3510-F11 (FUNNEL)		
CD	CLEANOUT	-	-	-	-	-	-	-	JAY R SMITH	NICKEL BRONZE	-		MODEL 4422 (WALL), MODEL 4140 (W/M), MODEL 4020-PB-Y (CARPET), MODEL 4040-PB (CERAMIC), MODEL 4020-PB (CEMENT)		
ET	EXPANSION TANK	-	-	-	-	-	-	-	WILKINS XT-18	BLAZER TANK	-	UTILITY	TOTAL VOLUME 4.8 GALLONS, MAX ACCEPTANCE VOLUME 2.4 GALLONS, 3/4" CONNECTION		
HWC	HOT WATER CIRCULATOR	-	-	-	-	-	-	-	BAG MBF-36	ALL BRONZE	-	UTILITY	45 GPM AT 15FT HEAD, 270W, 120V/1PH, 2.3 FLA, 3300 RPM, HWC TO BE CONTROLLED BY TIME CLOCK		

- NOTES:
1. FIXTURES SHALL MEET "LEAD FREE" STANDARDS AS DICTATED BY NSF.
2. PROVIDE MATCHING SILENCE RESISTANT WHERE FIXTURE MOUNTS WALL, FLOOR, OR COUNTER.
3. PROVIDE CHROME PLATED STOPS, SUPPLIES, AND ESCUTCHEON PLATES.
4. EXPOSED WASTE PIPING SHALL BE CHROME PLATED.
5. REFER TO THE RISER DIAGRAMS FOR QUANTITY AND LOCATIONS OF THERMOSTATIC MIXING VALVES.
6. ALL FLOOR DRAINS TO BE HONEY.
7. ALL WASTE/VENT LINES ARE TO BE SCH. 40 PVC.

☐= EXISTING

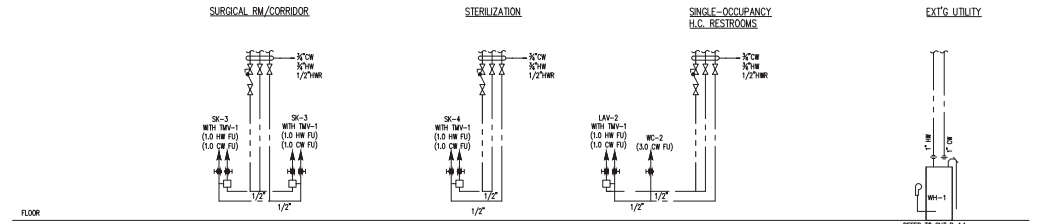
WATER SUPPLY FIXTURE UNITS - WSFU TOTAL

WSFU = 36 = PER ILLINOIS PLUMBING CODE, 1 1/4" WATER SUPPLY PIPE AND 1" WATER METER SIZE REQUIRED, PLUMBING CONTRACTOR TO VERIFY EXISTING IN FIELD AND COORDINATE REPLACEMENT AS REQUIRED.

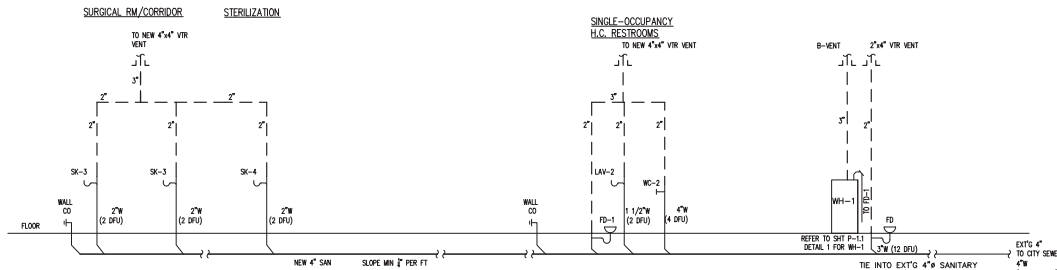
WATER HEATER SCHEDULE

SYMBOL	EQUIPMENT	SERVICE	MANUFACTURER & MODEL NO.	LOCATION	(FIR) OUTLET TEMP. DEG. F	CAPACITY		TANK CAPACITY GALLONS	REMARKS
						INPUT MBTU/HR	DELIVERY CAPACITY GPM AT 100FT RISE		
WH-1	WATER HEATER	EXTG & ADDITION	BRANDFORD WHITE LCP2050H/63N	UTILITY	120	76	82	50	GAS FIRED WATER HEATER, 94% THERMAL EFFICIENCY, 3/4" WATER CONNECTIONS, 3/4" GAS CONNECTION, 225 LBS, 3" PVC VENT AND COMBUSTION AIR PIPING, CONDENSATE NEUTRALIZATION KIT, 30A AT 120V 1PH

- NOTES:
1. CONTRACTOR TO EVALUATE CONDITION OF EXISTING WATER HEATER AND REPLACE AS REQUIRED WITH LISTED ABOVE.
2. MODEL/MANUF. CAN BE SIMILAR, BUT WATER HEATER TO BE HIGH-EFFICIENCY ET SERIES COMMERCIAL GRADE GAS UNIT, WITH POWER VENT, ENSURE 120V OUTLET IS NEARBY IN EXISTING UTILITY ROOM.



HOT & COLD WATER SUPPLY DIAGRAM



SANITARY & VENT DIAGRAM



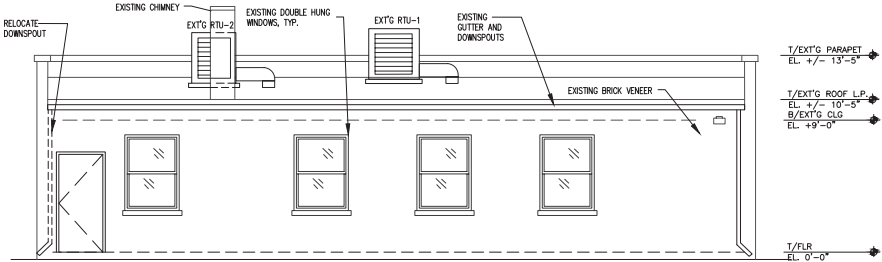
2 EXISTING PHOTO
D-1.1 SCALE: 1/4"=1'-0"



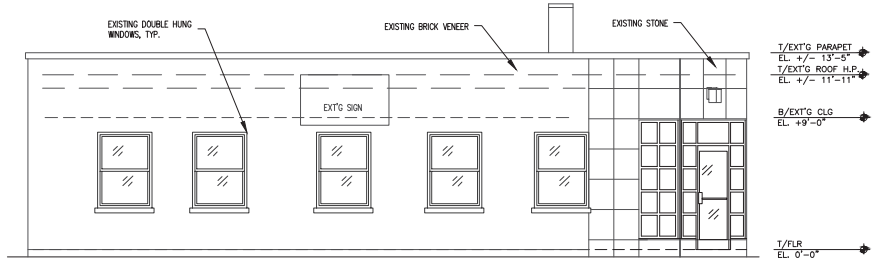
2 EXISTING PHOTO
D-1.1 SCALE: 1/4"=1'-0"



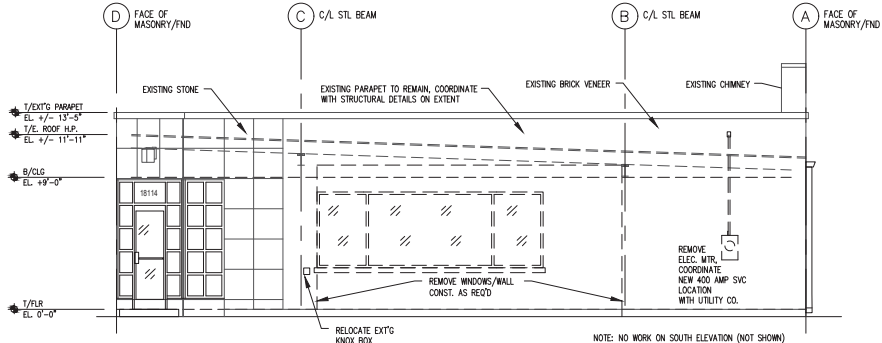
1 EXISTING PHOTO
D-1.1 SCALE: 1/4"=1'-0"



C WEST ELEVATION - EXISTING/DEMO
D-1.1 SCALE: 1/4"=1'-0"



B EAST ELEVATION - EXISTING/DEMO
D-1.1 SCALE: 1/4"=1'-0"



A NORTH ELEVATION - EXISTING/DEMO
D-1.1 SCALE: 1/4"=1'-0"

Ideal
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www.idealdcustomdesigns.com

ADDITION TO COMMERCIAL BLDG
FOR: DOMANI BUILDERS
18114 GOTTSCHALK AVE.
HOMERWOOD, ILLINOIS

DATE: 03/10/2026
LICENSED ARCHITECT
STATE OF ILLINOIS
LICENSE EXP. DATE: 11/30/26

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4/30/2026

REVISIONS

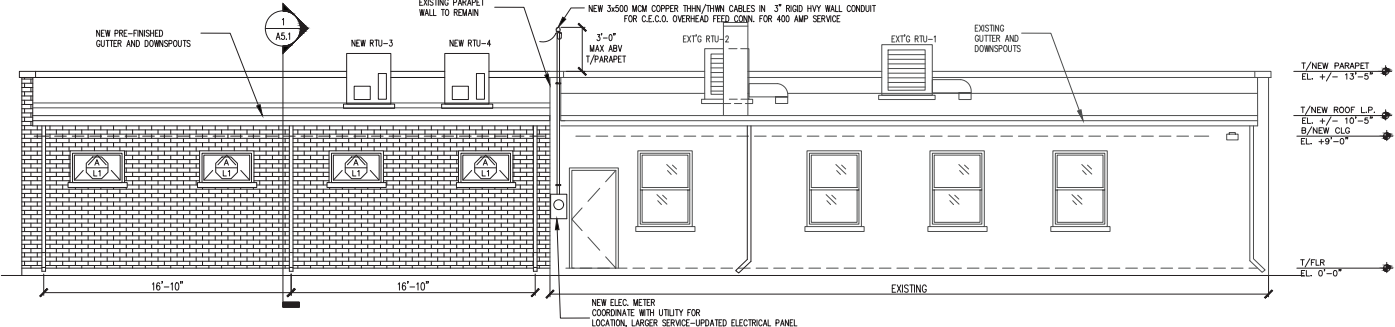
REV #	DATE	REV. PER.

DATE
03/10/26
DRAWN BY: JVV
PROJECT NO.
26002
SHEET NAME
EXISTING
ELEVATIONS

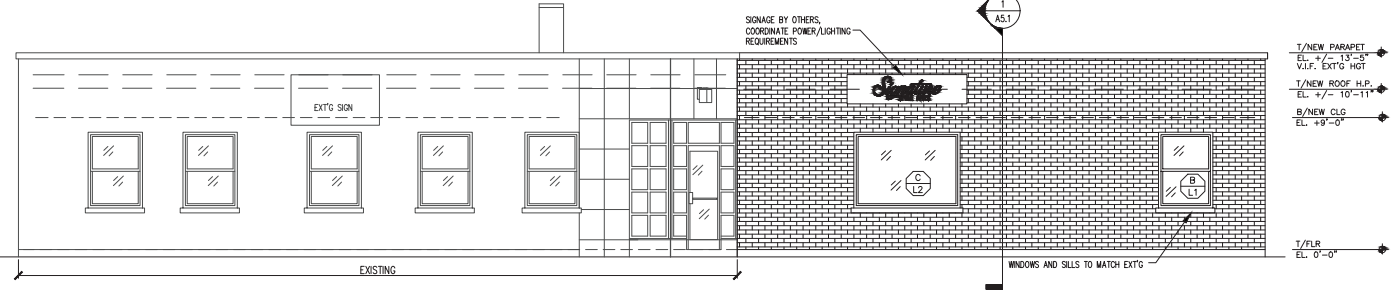
SHEET NUMBER
D-1.1

GENERAL CONSTRUCTION NOTES

- ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS IN THE FIELD, AND REVIEW ALL PROPOSED NEW CONSTRUCTION PRIOR TO SUBMITTING BIDS AND STARTING CONSTRUCTION OR DEMOLITION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. FAILURE TO MEET THIS REQUIREMENT SHALL NOT CAUSE FOR ANY ADDITIONAL COMPENSATION.
- ALL DIMENSIONS SHALL BE VERIFIED. WRITTEN DIMENSIONS, AND/OR LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ALL MATERIALS AND EQUIPMENT SHALL BE USED AND INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, REGULATIONS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING PERMITS. PERMITS SHALL BE POSTED ON THE JOBSITE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- ALL CONTRACTORS SHALL FURNISH AND INSTALL ALL NEW MATERIALS, FIXTURES, EQUIPMENT, ETC. AS INDICATED AND/OR SPECIFIED, AND AS REQUIRED TO COMPLETE THE WORK, WHETHER SPECIFICALLY CALLED FOR OR NOT. ANY DETAILS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL NOT BE EXECUTED WITHOUT THE OWNER'S APPROVAL.
- THE CONTRACTOR SHALL SUBMIT TO THE OWNER, FOR APPROVAL, A LIST OF MATERIALS, FIXTURES, AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED IN THE CONSTRUCTION OF THIS WORK. COLORS AND FINISHES SHALL BE SELECTED BY THE OWNER, UNLESS NOTED OTHERWISE.
- ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. THESE RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER CONFLICTING DETAIL DRAWINGS FOUND WITHIN.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE UNLOADING, STORAGE, INSPECTION, AND LOSS OR DAMAGE OF MATERIALS AFTER RECEIPT, WHETHER PURCHASED BY THE CONTRACTOR OR SUPPLIED BY THE OWNER.
- ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO AVOID DELAYS OR CONFLICTS WITH THE INTERCONNECTED WORK OF OTHERS.
- APPROPRIATE CONTRACTORS SHALL SUBMIT (1) REPRODUCIBLE COPY AND (4) COPIES OF SHOP DRAWINGS OF ALL NEW CONSTRUCTION (DOORS, WINDOW FRAMES, CASEWORK, EQUIPMENT CUTS, HARDWARE SCHEDULE, MECHANICAL/ELECTRICAL AND PLUMBING ITEMS, SAMPLES OF ALL FINISHES, ETC.) TO THE OWNER/ARCHITECT FOR FINAL REVIEW PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. THE GENERAL CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE OWNER/ARCHITECT FOR REVIEW. THE SHOP DRAWINGS SHALL INDICATE ALL DIMENSIONS, MATERIALS, AND DETAILS OF FABRICATION, CONSTRUCTION, CONNECTIONS, AND INSTALLATION FOR PROPER FIT AND COORDINATION WITH RELATED OR ADJACENT WORK.
- SEE PLUMBING, FIRE PROTECTION, ELECTRICAL, AND ROOM FINISH DRAWINGS FOR COORDINATION, ADDITIONAL INFORMATION, AND DETAILS.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- PROVISIONS FOR, AND LOCATIONS OF, FIRE EXTINGUISHERS, FIRE HOSES, SMOKE DETECTORS, SECURITY SYSTEMS, TEMPERATURE CONTROLS, EMERGENCY SYSTEMS, ETC. SHALL BE MADE JOINTLY BETWEEN THE OWNER, CONTRACTOR, AND THE AUTHORITY HAVING JURISDICTION, IF THE EQUIPMENT IS NOT ALREADY INDICATED ON THE DRAWINGS.
- ALL REQUIRED FIRESTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- ALL FINISHES SHALL BE CLASS 1, APPROVED BY A RECOGNIZED THIRD PARTY TESTING AGENCY.
- THERMAL AND SOUND INSULATING MATERIALS IN EXPOSED OR CONCEALED INSTALLATIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, AND A SMOKE DEVELOPED RATINGS OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM-E84.
- ALL ANGLES SHALL BE INDICATED AT 45° UNLESS NOTED OTHERWISE.
- NO ALTERATION TO WORK OR SUBSTITUTION OF MATERIALS WILL BE ACCEPTED UNLESS APPROVED BY OWNER IN ADVANCE.
- ALL DEFECTIVE OR INFERIOR MATERIALS, SLOPPY WORKMANSHIP, AND OTHER DEFICIENCIES SHALL BE CORRECTED AND/OR REPLACED BY THE APPROPRIATE CONTRACTORS AT THEIR EXPENSE.
- ALL CONTRACTORS SHALL BE RESPONSIBLE TO RESTORE OR REPLACE ALL DAMAGED OR REMOVED WORK (EXISTING OR NEW) TO THE SAME CONDITION AS ORIGINAL AT THEIR EXPENSE.
- IF THE DAMAGE IS NOT REPAIRED, THE OWNER SHALL HAVE THE RIGHT TO HAVE THE DAMAGE REPAIRED, AND SHALL HOLD LIABLE THE PARTY FOUND RESPONSIBLE FOR THE DAMAGE, WHETHER DIRECT OR INDIRECT. THE OWNER RETAINS THE RIGHT TO COLLECT DAMAGES IN ANY LEGAL MANNER.
- ALL CONTRACTORS SHALL COORDINATE HOURS OF WORK, REMOVAL, AND DELIVERY OF MATERIALS WITH THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AT ALL TIMES, AND DISPOSING OF DEBRIS FOR BUILDING REQUIREMENTS.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE BUILDING AND SITE CLEAN UPON COMPLETION OF WORK.
- ALL WORK MUST MEET THE OWNER'S APPROVAL BEFORE FINAL PAYMENT IS MADE.
- ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR.
- THE COMPLETED PROJECT SHALL BE TURNED OVER TO THE OWNER IN COMPLETE OPERATING CONDITION, REGARDLESS OF THE DRAWINGS, REFERENCE NOTES, OR SPECIFICATIONS, WHICH MAY NOT COVER EVERY DETAIL.
- THE OWNER SHALL HAVE CONTROL OF ALL OPERATIONS AND SHALL ACCEPT OR REJECT THE SCHEDULE AND PERFORMANCE OF THE CONTRACTOR.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILTS (ELECTRICAL, PLUMBING, FIRE PROTECTION, ETC.) AND OPERATING MANUALS FOR ALL EQUIPMENT AND SYSTEMS INSTALLED.
- SIGNS: ANY SIGNS PLANNED FOR THE BUSINESS NEED TO BE APPLIED FOR UNDER A SEPARATE SIGN PERMIT.
- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO INCLUDE ALL LABOR, MATERIALS, ANY TOOLS OR EQUIPMENT NECESSARY, EXPANDABLE EQUIPMENT, ALL TEMPORARY UTILITIES, TRANSPORTATION SERVICES, AND ANY OTHER INCIDENTAL SERVICES REQUIRED FOR THE COMPLETE CONSTRUCTION OF WORK REFERRED TO AND INDICATED.
- ALL CONSTRUCTION WORK AND MATERIALS ENTERING INTO THE PROJECT SHALL IN ADDITION TO COMPLYING WITH THE CONTRACT DOCUMENTS, SHALL ALSO FULLY COMPLY WITH ALL THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND ALL ORDINANCES, REGULATIONS, ETC., OF OTHER PUBLIC AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF WORK THAT IS TO BE PERFORMED. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL WORK INDICATED, DESCRIBED OR IMPLIED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THESE DRAWINGS REPRESENT WHAT IS TO BE THE END RESULT OF THE PROJECT AND DO NOT ACCOUNT FOR UNKNOWN EXISTING FIELD CONDITIONS. IF EXISTING CONDITIONS VARY FROM WHAT IS SHOWN ON THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- DIMENSIONS MAY VARY FROM THE DRAWINGS AND ACTUAL JOB SITE CONDITIONS. ALL WORK AND FIELD CONDITIONS SHALL BE VERIFIED BEFORE PROCEEDING WITH ANY WORK. IF ANY DISCREPANCY OCCURS, NOTIFY THE ARCHITECT IMMEDIATELY. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DISCREPANCIES CONCERNING THEIR INDIVIDUAL WORK.



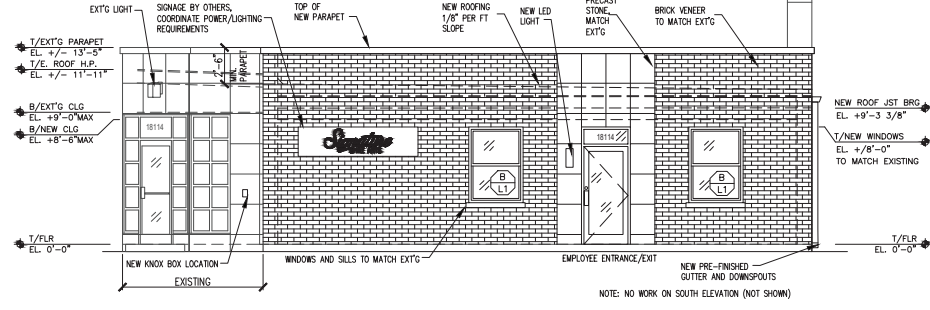
WEST ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"



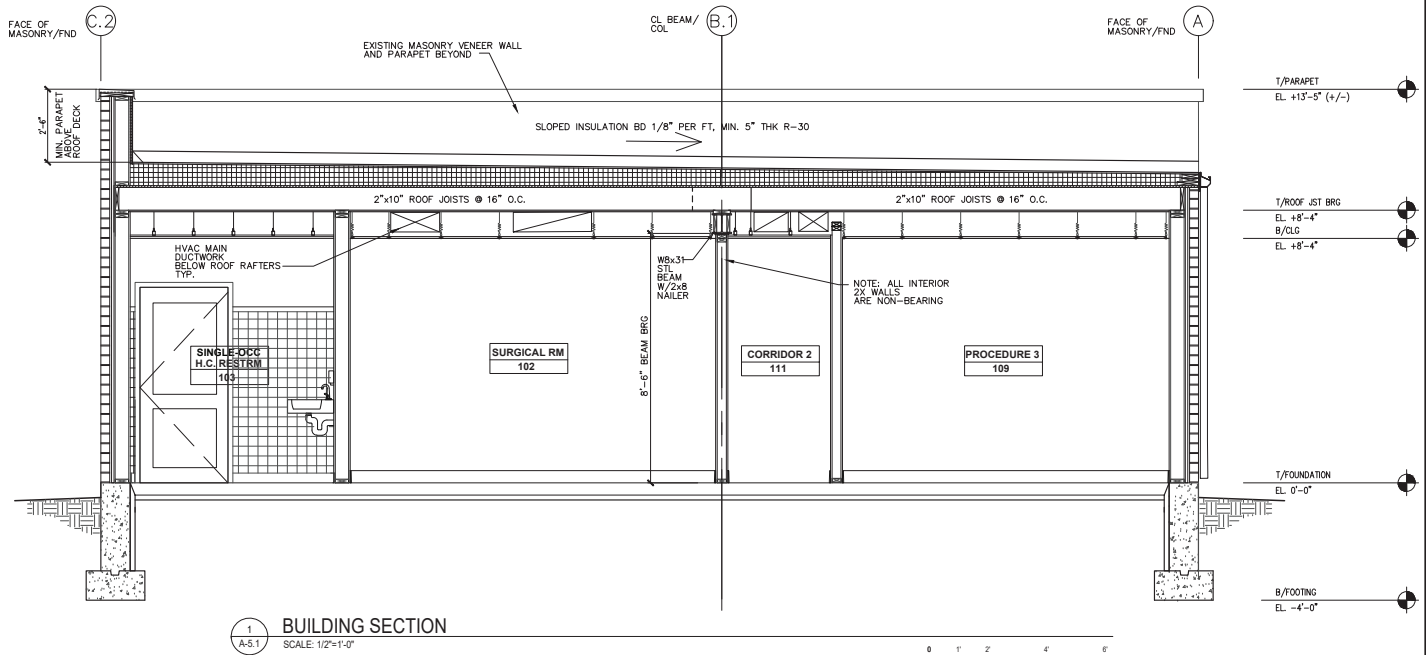
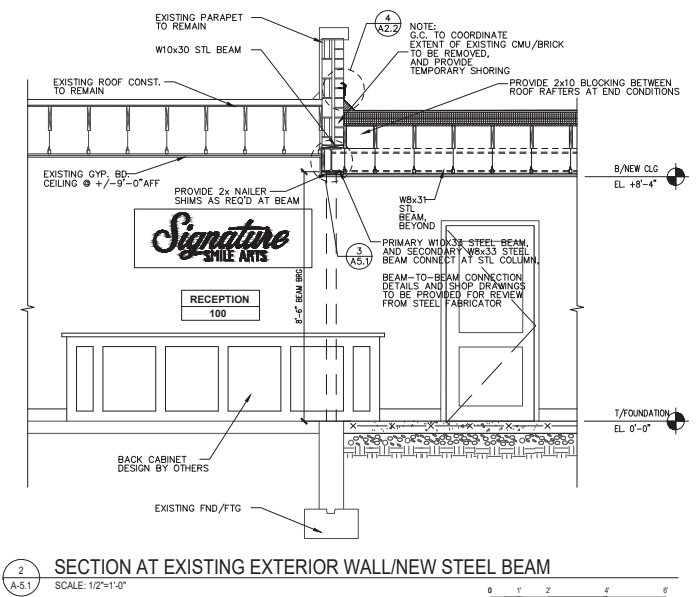
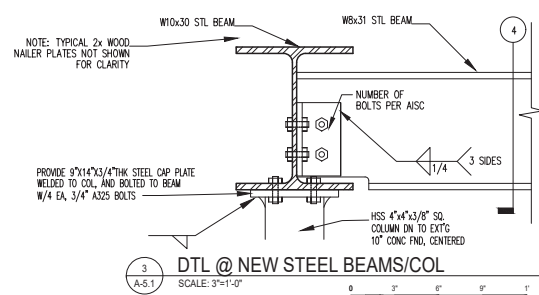
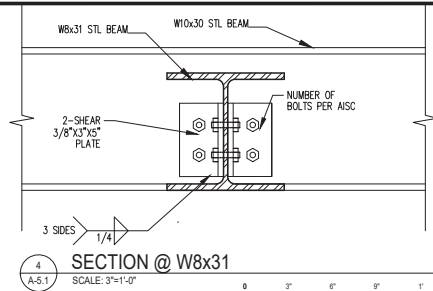
EAST ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE							
WINDOW MARK	MANUF.	PRODUCT CODE	U-FACTOR	DAYLIGHT SQ. FT.	VENT SQ. FT.	LINTEL	WINDOW FRAME DIMS. REMARKS
A	ANDERSEN	AW41	0.25	7.2	2.0	L1	4'-0" W x 2'-4 3/8" H ANNING
B	ANDERSEN	WH38410	0.25	14.05	7.66	L1	3'-0 5/8" W x 5'-0 7/8" H DOUBLE HUNG
C	ANDERSEN	PE650	0.25	25.7	-	L2	5'-11 7/8" W x 4'-11 7/8" H FIXED

- NOTES:
1. SEE SHT A-3 FOR HEADER SCHEDULE AND SHT A-1 FOR LINTEL SCHEDULE.
2. MANUFACTURER "ANDERSEN" OR EQUAL.
3. WINDOWS TO HAVE STANDARD HIGH-PERFORMANCE LOW-E4 GLASS



NORTH ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"



PARKING LEASE

THIS PARKING LEASE (this "Lease") is made and executed as of November ²²/~~20~~, 2025 (the "Effective Date"), by and between AMERICAN DANCE CENTER, INC., whose address 1933 Ridge Road, Homewood, IL 60430 (the "Landlord"), and SIGNATURE SMILE ARTS, P.C., whose address is 18114 Gottschalk Ave, Homewood, IL 60430 (the "Tenant").

1. Leased Premises. Landlord is the owner of the real property located at 1933 Ridge Road, Homewood, IL 60430 (the "Landlord's Property"). Landlord LETS AND LEASES to Tenant, and Tenant HIRES AND LEASES from Landlord, ~~at ten (10)~~ ten (10) of the parking spaces situated within Landlord's Property (the "Leased Premises"), at the rents and under the terms and conditions set forth in this Lease.

2. Use of Leased Premises. Tenant shall use and shall direct its patients to use and occupy the Leased Premises for patient parking, and any related purpose during regular business hours (the "Permitted Use"). The Leased Premises shall not be used in any manner which would violate any law, ordinance, code, rule or regulation applicable to the Leased Premises nor in any way to create any nuisance or trespass. Landlord represents and warrants to Tenant that Landlord is the owner of the fee simple title to the Leased Premises and has full right to lease the same as provided in this Lease, that the Permitted Use is a permitted use and not a permitted special or a nonconforming use under applicable zoning ordinances, and that there are no easements or building or use restrictions applicable to the Leased Premises which would restrict or prevent the Permitted Use.

3. Term of Lease. The term of this Lease shall commence on November ²²/~~21~~st, 2025 (the "Commencement Date") and shall continue until terminated pursuant to the terms hereof.

4. Rent. Beginning on the Commencement Date, Tenant covenants and agrees to pay to Landlord as rent for the Leased Premises an amount equal to One Hundred Dollars (\$100.00) monthly ("Rent") which shall be payable in arrears on the last day of each month during the term of the Lease.



5. Utilities. Landlord shall be responsible for and shall pay all bills and charges for utility services necessary for Tenant's reasonable use and operation of the Leased Premises.

6. Taxes and Special Assessments. Landlord shall pay and discharge all real property taxes and installments of special assessments which may be levied against all or any portion of the Landlord's Property and which first become due and payable during the term of this Lease prior to the same becoming subject to interest or penalties.

7. Environmental Matters. Tenant's use of the Leased Premises shall at all times be in compliance with all applicable federal, state and local environmental laws and regulations ("Environmental Laws"). Landlord represents and warrants that, as of the Commencement Date, the Leased Premises will be in full compliance with all Environmental Laws and Landlord shall indemnify and defend Tenant against and save Tenant harmless from any and all liabilities, obligations, damages, penalties, costs, and expenses, including reasonable attorneys' fees, paid or incurred as a result of the violation of any Environmental Laws by Landlord, its agents, employees or contractors.

8. Defaults and Remedies. In the event any Rent shall not be paid when due and such default continues for ten (10) days after written notice from Landlord or if Tenant shall fail in the performance of any of the other covenant or agreement to be performed by Tenant under the provisions of this Lease and such failure continues for thirty (30) days after written notice from Landlord, Landlord shall have the option to terminate this Lease without notice to Tenant, to re-enter into, and again have and enjoy, the Leased Premises, with or without legal process, and to remove and evict Tenant and any person holding under Tenant from the Leased Premises, all without prejudice to any other remedy available to Landlord for the collection of Rent coming due before or after such termination or the recovery of other damages. However, in the event any failure by Tenant cannot reasonably be cured within the thirty (30) day period set forth in this Paragraph, Tenant shall not be deemed in default so long as Tenant commences such cure within the thirty (30) day period and diligently pursues completion of such cure thereafter.

BY

11. Quiet Enjoyment. On paying the Rent and on performing all of the covenants and agreements on its part to be performed under the provisions of this Lease, Tenant shall peacefully and quietly have, hold and enjoy the Leased Premises for the term of this Lease.

12. Benefit and Obligation. The benefits of this Lease shall accrue to, and the burdens of this Lease shall be the liabilities of, the heirs, personal representatives, successors and assigns of Landlord and Tenant.

13. Notices. All notices required under any provision of this Lease shall be in writing and shall be deemed to be properly served if delivered personally, delivered by a reputable overnight delivery service or sent by certified mail to the party to be notified at its address as stated above or at such other address as each party shall designate in writing delivered to the other party. All mailed notices shall be effective upon mailing.

14. Unenforceability. In the event any covenant, term, provision, obligation, agreement or condition of this Lease is held to be unenforceable, it is mutually agreed and understood, by and between the parties hereto, that the other covenants, terms, provisions, obligations, agreements and conditions herein contained shall remain in full force and effect.

15. Governing Law. This Lease shall be governed by the laws within which the Leased Premises is located.

16. Counterparts. This Lease may be executed in one or more counterparts, and by different parties to this Lease on separate counterparts, each of which shall be deemed as original, but all of which together constitute one and the same document. Faxed signatures, or scanned and electronically transmitted signatures, on this Lease or any notice delivered pursuant to this Lease, shall be deemed to have the same legal effect as original signatures on this Lease.

17. Termination. Notwithstanding anything herein to the contrary, either Landlord or Tenant may terminate this Lease upon two (2) weeks' prior written notice to the other for any reason (or no reason) whatsoever; provided, however, that upon the consummation of a sale of the Landlord's Property, this Lease shall be automatically terminated, with no further action required by either party. Landlord shall provide written notice to

Tenant within five (5) business days following Landlord's execution of any agreement for the sale, lease or assignment of Landlord's property. Upon termination or expiration of this Lease, Tenant shall quit and surrender the Leased Premises in good condition and repair, reasonable wear and tear and damage by fire or other casualty excepted.

18. Miscellaneous. No failure or delay by a party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. This Lease may be modified or waived only by a separate writing signed by the parties expressly so modifying or waiving any provision of this Lease. This Lease constitutes the entire agreement between the parties with respect to the subject matter of this Lease and supersedes all earlier agreements and understandings, oral and written, between the parties with respect to the subject matter hereof.

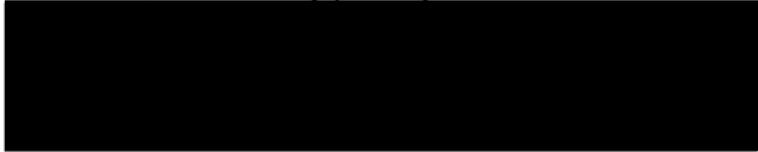
[Signatures on following page(s).]

WHEREOF, Landlord and Tenant have executed this Lease as of the Effective Date.

LANDLORD

AMERICAN DANCE CENTER, INC.

By: Brian Villari
Name: Brian Villari



TENANT

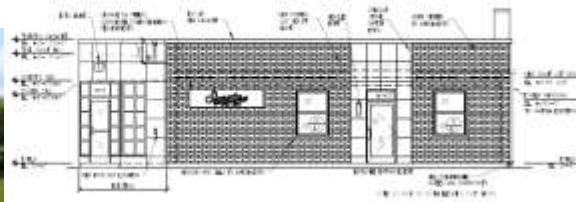
SIGNATURE SMILE ARTS, P.C.

By: Alexander Shore
Name: Alexander Shore









Currently Proposed Design

- Cream-colored brick – similar to existing building
- Stone accents remain unpainted (including cornice)
- Window frame remain metallic silver or white
- Non-illuminated rectangular signage

Alternative Design for Consideration

- White-colored brick– lighter/less tan than existing building
- Some stone accents (cornice, sills) painted black
- Window frames replaced as black frames
- Illuminated back-lit signage

The Appearance Commission reviewed both designed and favored the alternative design proposed by the applicant (right).