

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.**

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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 allowed, 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 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.**

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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**

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