

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

February 26, 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 January 8, 2026 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Hearing** for Case 26-02: Variance for Bulk and Dimensional Standards at 17863 Golfview Avenue

B. **Public Hearing** for Case 26-03: Special Use Permit for Indoor Commercial Place of Assembly at 2000 W 183rd Street

C. **Public Hearing** for Case 26-04: Special Use Permit for Indoor Commercial Place of Assembly at 2139 W 183rd Street

6. Old Business:

7. New 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:

January 8, 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 7:02 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; Assistant Director Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There was 1 member of the public in attendance, and there was no one on Zoom webinar.

AYES: 6 (Members Bransky, Cap, Castaneda, Johnson, O'Brien, Chair Sierzega)

NAYES (ABSENT): 1 (Member Alfonso)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the November 13, 2025 meeting.

Member Bransky stated that Chair Sierzega should be marked absent for the November 13 meeting.

Member O'Brien stated on page 4 at the bottom, it should be changed from "bug" to "big. In the middle of the page "if the salon" should be added to the question about the access to the salon. At the bottom in the last line the "1:1 ratio" should be removed and replaced with the "the lower and ground levels". On page 5 in two locations in the middle in Ms. Pittman's comments should be corrected from "it" to "is".

Member O'Brien asked about the fire alarm mentioned at the top of page 6.

- **Building Department Secretary Leonard stated the fire alarm would be required if one is not in place.**

Member O'Brien stated on page 6 in the middle it is a contradictory statement from the comments at the bottom of page 3. In the middle of page 9 in Mr. Glapion's comment it should be changed from "sated" to "stated". And at the bottom of page 9 he stated a copy of what Staff has would be helpful.

A motion to approve the minutes as amended by Member Castaneda; seconded by Member Castaneda.

AYES: 5 (Members Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Cap)

ABSENT: 1 (Member Alfonso)

Chair Sierzega asked for any changes to the minutes from the December 11, 2025 meeting.

There were no changes.

A motion to approve the minutes from December 11 by Member O’Brien; seconded by Member Cap.

AYES: 4 (Members Cap, Johnson, Castaneda, Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Bransky)

ABSENT: 1 (Member Alfonso)

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 25-55: Special Use Permit for Motor Vehicle Rental Facility at 1149 W. 175th Street:

Chair Sierzega introduced the case and asked if there were any responses.

- **Staff Liaison Mesaros stated no.**

Chair Sierzega swore in Gary Daggett, the real estate agent for the applicant.

Chair Sierzega asked if the proposal is to have a Hertz Rental at 1149 175th Street.

- **Mr. Daggett stated yes. The new owner of the building will be building out the space which is a former office. Two doors will be added in the back and a wall will be moved approximately 2 feet to the east for vehicle staging. There will be a drop catch added for washing and service. There will be 2-3 employees and expects 7-10 customers at the business at the busiest times. The landlord is providing 10 parking spaces for the business, which may increase depending on what businesses open to the south of the location, which could increase site parking by an additional 5-7 spaces. The new business will use 5 spaces in the front and 5 spaces in the rear of the building. The doors will be installed where currently there are 2 windows.**

Member Bransky asked if the client is satisfied with the number of parking spaces.

- **Mr. Daggett stated yes, they are satisfied with 10 spaces.**

Member Cap asked where the inventory of cars would be kept and how they would be allocated to customers.

- **Mr. Daggett stated there is an inter-store delivery system for vehicles, and they will transfer vehicles around as needed based on the demand.**

Member Cap asked where the nearest staging area is located and asked if the operation model is to have the reservations done online and then position the cars.

- **Mr. Daggett stated Orland Park and near O'Hare. Mr. Daggett stated they will have some cars onsite for customers to walk in. He works with the regional manager and store manager. The company has set parameters and 10 spaces works for them.**

Member Cap asked the number of employees.

- **Mr. Daggett stated typically 2, but at shift change there would be 3 for half an hour or so.**

Member O'Brien stated to staff that the special use standard #2 answer doesn't make sense. On page 23, #12 is not listed and sometimes it's there and sometimes it's not. It should be included all the time.

- **Staff Liaison Mesaros stated the answer to #12 would be no.**

Members Johnson and Cap asked what the question is.

Member O'Brien recommended that it be included from here on and stated that #7 in the Findings of Fact is mis-stated.

- **Staff Liaison Mesaros stated it is not listed in the staff review and it should be in it.**

Member Castaneda stated it is a copy and paste error.

- **Staff Liaison Mesaros stated "salon" should be removed from #7.**

Member O'Brien stated on page 25 it is not listed on the request if it is a special use.

- **Staff Liaison Mesaros stated it is a special use.**

Member O'Brien stated that #11 & #12 can be answered no. on page 28 the answer should be no, on page 30 the last line of the top paragraph, "allowed" should be changed to "required". And asked why on page 31 the trees are being removed.

- **Mr. Daggett stated the trees would block the signage on 175th Street side and are small trees. He believes they have already been removed by the property owner.**

Member O'Brien asked if the bathrooms are ADA compliant.

- **Mr. Daggett stated they are planning on making them compliant. They will convert the 2 restrooms into 1 larger ADA restroom.**

Member Johnson asked specifically where the parking is located.

- **Mr. Daggett stated there are spaces in the rear that will likely be designated the rest would be in the lot in the front of the building.**

Member Johnson asked if oil changes would be done onsite.

- **Mr. Daggett stated they are not planning on it. Service is done at the dealerships. But he would have to ask to get a clearer answer before it goes to the Board.**

Member Castaneda stated she had no questions as all she had had been answered. She understands why they want to open here.

Chair Sierzega asked what the hours of operation would be.

- **Mr. Daggett stated Monday-Friday 8-6, Saturdays 9-12, and maybe abbreviated hours on Sundays.**

Chair Sierzega asked about the procedure if someone couldn't make it by closing.

- **Mr. Daggett stated there would have to be clarity to the procedures. There is an ability to provide key drop-offs, but Daggett stated that he is not sure about car pickup.**

Chair Sierzega asked when they anticipate opening.

Mr. Daggett stated 6-8 weeks will be needed for construction and a week for the inside branding, so 6-9 weeks.

Chair Sierzega asked if it's MWRD.

Building Department Secretary Leonard stated it's in Thorn Creek jurisdiction.

Staff Liaison Mesaros stated they would need a permit or letter from Thorn Creek.

Motion by Member Bransky to approve Case 25-55, a request for a special use permit to allow the operation of a motor vehicle rental facility in the M-1 Limited Manufacturing zoning district at 1149 W. 175th Street and Incorporating the amended Findings of Fact into the record; Motion seconded by Member O'Brien.

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

Case 25-56: Special Use Permit for Crematorium at 1131 W 175th Street:

Staff Liaison Mesaros stated the case was withdrawn as there is no landlord permission to operate and it is too close to Isaak Walton.

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked the date of the next meeting.

- **Staff Liaison Mesaros stated there will not be a second meeting in January.**

Chair Sierzega asked when they will get building plans for the project.

- **Staff Liaison Mesaros stated March.**

Member Bransky asked what the proposals are for.

- **Staff Liaison Mesaros stated that proposals were for the transit-oriented development opportunities in the Village Hall lot and the Matrix building. There are four proposals and other have shown interest. They may have to put out for alternative bids.**

Chair Sierzega stated one has underground parking.

- **Staff Liaison Mesaros stated yes, and another has all parking on the first floor.**

ADJOURN:

Member Cap made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 7:47 pm.

AYES: 4 (Members Bransky, Cap, Castaneda, Johnson, O’Brien, and Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Alfonso)

Respectfully submitted,

Darlene Leonard

**Darlene Leonard
Building Department Secretary**

Noah Schumerth

**Noah Schumerth
Assistant Director of Economic and Community Development**

Meeting Minutes | January 8, 2026

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: February 26, 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
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 published in *Daily Southtown* on February 11, 2026; letters were sent to property owners and residents within 250’.

BACKGROUND

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

The applicant has requested variances from the following requirements:

- Maximum building coverage (max. 30% in R-1 zoning district) – 32.8% requested
- Maximum impervious surface coverage (max. 40% in R-1 zoning district) – 54.5% requested
- Minimum rear setback (min. 40’ in R-1 zoning district) – 23.25’ requested

CONTINUATION

The applicant presented plans to staff through the review process for this variance application. The applicant is finalizing revised plans based on staff comments, and making additional changes to lessen the extent of the proposed variances. The applicant requested a continuation on February 18, 2026 to allow for additional time to finalize plans and revise materials.

The applicant has requested that the case is continued to the March 12, 2026 regular meeting of the Planning and Zoning Commission.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend continuance of Case 26-02, a request for a variance from bulk and dimensional standards found in Table 44-03-04 of the Village Zoning Ordinance, including:

- a) increase maximum permitted building coverage area by 2.8%;
- b) increase maximum permitted impervious surface coverage area by 14.5%
- c) decrease minimum required rear setback by 16.75 feet;

for property located in the R-1 Single-Family Residence zoning district at 17863 Golfview Avenue;

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: February 26, 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 26-03: Special Use Permit for Indoor Commercial Place of Assembly at 2000 W 183rd Street

APPLICATION INFORMATION

APPLICANT	Monique Gill
ACTION REQUESTED	Special Use Permit
ADDRESS	2000 W 183 rd Street
PIN	29-31-317-022

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Multi-tenant commercial center (two vacant spaces, Marco’s Pizza)
SURROUNDING	N: B-2 Downtown Transition	Indoor commercial place of assembly (Tews-Ryan Funeral Home)
	E: B-2 Downtown Transition	Veterinary clinic (Homewood Veterinary)
	S: B-2 Downtown Transition	Multi-tenant commercial center
	W: B-2 Downtown Transition	Single-family residence

LEGAL NOTICE

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

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Monique Gill, Applicant	01/23/2026
Special Use Standards	2	Monique Gill, Applicant	01/23/2026
Business Narrative	2	Monique Gill, Applicant	01/23/2026
Building Floor Plan	1	Legacy Commercial Property	09/18/2025
Business Floor Plan	1	Studio V Architects	10/06/2025
Staff Exhibits	2	Noah Schumerth, A.D. ECD	02/18/2026

BACKGROUND

The applicant, Monique Gill, has proposed a fitness studio (classified as an *indoor commercial place of assembly*) in a vacant 2,348 s.f. tenant space at 2000 W 183rd Street. The applicant plans to operate an infrared fitness studio with fitness classes occurring in saunas and other similar facilities. This proposed location will expand a chain of businesses with 17 other locations in the Chicago metropolitan area and 800 locations globally (closest current locations are Schererville, IN and Mokena, IL).

The operation of an indoor commercial place of assembly in the B-2 Downtown Transition zone requires a special use permit.

DISCUSSION

Proposed Business Details

The proposed business will provide 10 “workout saunas” for use during fitness classes and other sessions. The space will be available for HotWorx paid members. The business will also offer a limited range of retail products.

The proposed business will operate with 24/7 member-only access to sauna and workout facilities. Each of the 10 saunas will be used for either 45-minute “infrared isometric” classes or 5-minute “infrared high-intensity interval training” classes with specialized equipment for different workouts. Both types of sessions would be offered in 24-hour rotations. The rotating class schedule across 24 hours is designed to minimize overcrowding and increase turnover to spread visits out throughout the day, given the limited space available in each individual sauna (maximum 3 per sauna).

All classes will be provided virtually from screens located in each sauna. No instructors will be on-site to provide services. Members will be able to check-in and participate in the various rotating sessions at any time. The proposed business will also have staff on-site from 11:00am to 8:00pm Monday through Thursday, 9:00am to 6:00pm on Fridays, and 9:00am to 2:00pm on Saturdays. Staff will not be present on-site on Sundays. Staff are scheduled to be present during the business’ expected peak activity hours. Staff will provide customer service, enroll new members, manage retail sales, and provide cleaning services. The business will employ 3-5 part-time employees and one full-time manager.

The proposed business will have a maximum capacity of 30 members at any given time. The business will have two bathrooms with one shower located in one of the bathrooms. The applicant has stated that the Hotworx brand requires at least one (1) courtesy shower with at least one (1) additional restroom without a shower at any location.

Use-Specific Standards

Use-specific standards apply to this use, as stated in Section 44-04-04 of the Village Zoning Ordinance. According to this section, all indoor commercial places of assembly must be located on a collector or arterial roadway. This condition is met by the business’ location on 183rd Street (a major arterial). **The proposed business meets all use-specific standards for indoor commercial places of assembly.**

Parking

The proposed business is located within a multi-tenant commercial center, or a commercial center with three or more businesses sharing parking facilities. Multi-tenant commercial centers are required to

provide a minimum of one (1) parking space per 300 square feet of floor area. The 7,085 s.f. commercial center at 2000-2020 W 183rd Street is required to provide 23 off-street parking spaces (7,075 s.f. x 1 space per 300 s.f. = 23.58 parking spaces, rounded up to 24 spaces). The center currently has 40 parking spaces shared between building tenants. **The building meets all parking requirements for the site.**

Commercial Buildout/Utilities

Significant upgrades to electrical and HVAC equipment will be required to support the proposed business. The applicant will utilize the existing 400 amp electrical panel servicing the tenant space. New ventilation and HVAC equipment specialized to support the types of saunas used by Hotworx will be constructed in the space. The 10 sauna units will be assembled off-site and installed at the new location. HotWorx employs specialized contractors who work with the brand to design and oversee the construction of the specialized equipment for individual franchises. The local franchise manager will work with these specialized contractors to finalize plans for the utility and building system upgrades.

This proposed business is also opening concurrently with the adjacent Midwest Care Clinic, an urgent care clinic allowed by-right in the B-2 Downtown Transition zoning district. The original 5,000 s.f. tenant space was split into two tenant spaces as part of the commercial build-out.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines an indoor commercial place of assembly as a *special use* in the B-2 Downtown Transition zoning district. Any application for a special use permit must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

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

- 1) Is the special use deemed necessary for the public convenience at that location? There are similar uses which are existing or are proposed in the area:
 - Serendipity Yoga (18300 Dixie Highway)
 - Yogo studio @ 2139 W 183rd Street – on the 2/26 PZC agenda
 - Be Well Studio (2023 Ridge Road)

The applicant has stated that their high-heat, high-intensity workout offerings are unique to the community and differentiate themselves from existing gyms or wellness studios. The proposed business generally has a regional client base which will require a high level of access and visibility which this site provides.

- 2) Will the special use be detrimental to the economic welfare of the community? The use provides unique offering compared to nearby existing gyms and wellness studios and is unlikely to harm existing businesses. Place of assembly uses often create spillover traffic to other nearby commercial uses. The proposed business generally draws customers from a regional client base which may provide new customer traffic for business in the 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 proposed business is in alignment with the 1999 Comprehensive Plan by increasing community-oriented services and generating additional business opportunities in the Downtown area.

- 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 applicant has proposed significant upgrades to building infrastructure (including electrical and HVAC systems) to ensure safe operation within the multi-tenant building. The business has offered 24/7 secured access for members, with video security and on-site staffing during peak hours to ensure public safety. The space is heavily programmed (saunas, small activity areas), which limits opportunities for other gatherings which would not be authorized by this zoning approval.
- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? The business is deemed to be suitable for the proposed property. The tenant space has been vacant for several years, and the special use will provide significant upgrades to the building which may otherwise not occur.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is unlikely to cause substantial injury to the value of property in the surrounding neighborhood.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use would be consistent with the character of the neighborhood surrounding the subject property. Other similar businesses are present in the neighborhood, and the area has other high-traffic, high-turnover uses (banks, restaurants, etc.). The proposed business is unlikely to impact nearby residential 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? The property is unlikely to cause injury to the use or enjoyment of surrounding property. All aspects of the proposed use will be indoors with minimal external impacts onto neighboring property, and the business is proposed with hours to minimize overcrowding or disruptions to neighboring businesses. The peak hours of the business (11am – 8:00pm Mon-Thu, 9am – 6pm Fri, 9am – 2pm Sat) are unlikely to conflict with neighboring businesses in the same building (Marco's Pizza, proposed Midwest Express Clinic). The property has sufficient parking to meet local zoning requirements and to limit spillover onto neighboring properties or streets.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The special use is unlikely to impede the normal and orderly development and improvement of surrounding property.
- 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? The proposed use has two points of ingress/egress for vehicles (Dixie Highway and 183rd Street), and two points of pedestrian ingress/egress (front and emergency rear exit). There are unlikely to be impacts on traffic congestion in the area from the proposed use. The property has sufficient parking to meet local zoning requirements and to limit spillover onto neighboring properties or streets.

- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The proposed use has two points of ingress/egress for vehicles (Harwood Avenue and rear alley), and two points of pedestrian ingress/egress (front and rear). The property has sufficient parking to meet local zoning requirements and limit spillover onto neighboring properties or streets. The proposed business will require significant utility upgrades which will be subject to review through the building permit review process.

- 12) Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact is anticipated to any of these resources by the proposed use.

FINDINGS OF FACT

- 1. The subject property is located at 2000 W 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PIN 29-31-317-022;
- 2. The subject property is currently owned by Keith Hoogland of Springfield, IL;
- 3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district;
- 4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
- 5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
- 6. The proposed fitness 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:

Recommend approval of Case 26-03, a request for a special use permit to allow the operation of an indoor commercial place of assembly at 2000 W 183rd Street, subject to the following conditions:

- 1. Submit a load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, at the time of building permit submittal.
- 2. Submit third party testing approval (i.e. UL listing) of any sauna fixture at the time of building permit submittal.

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

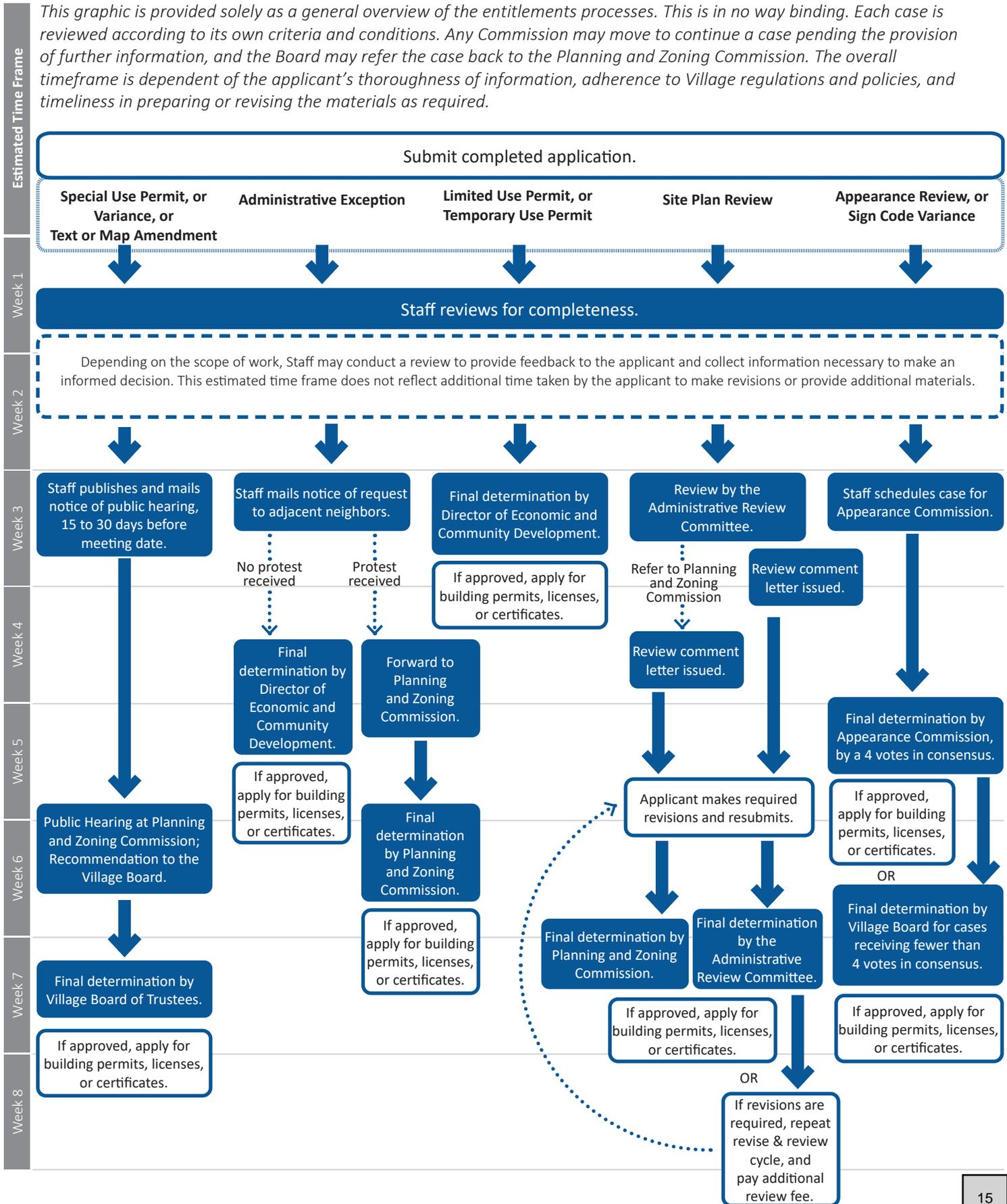
APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

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

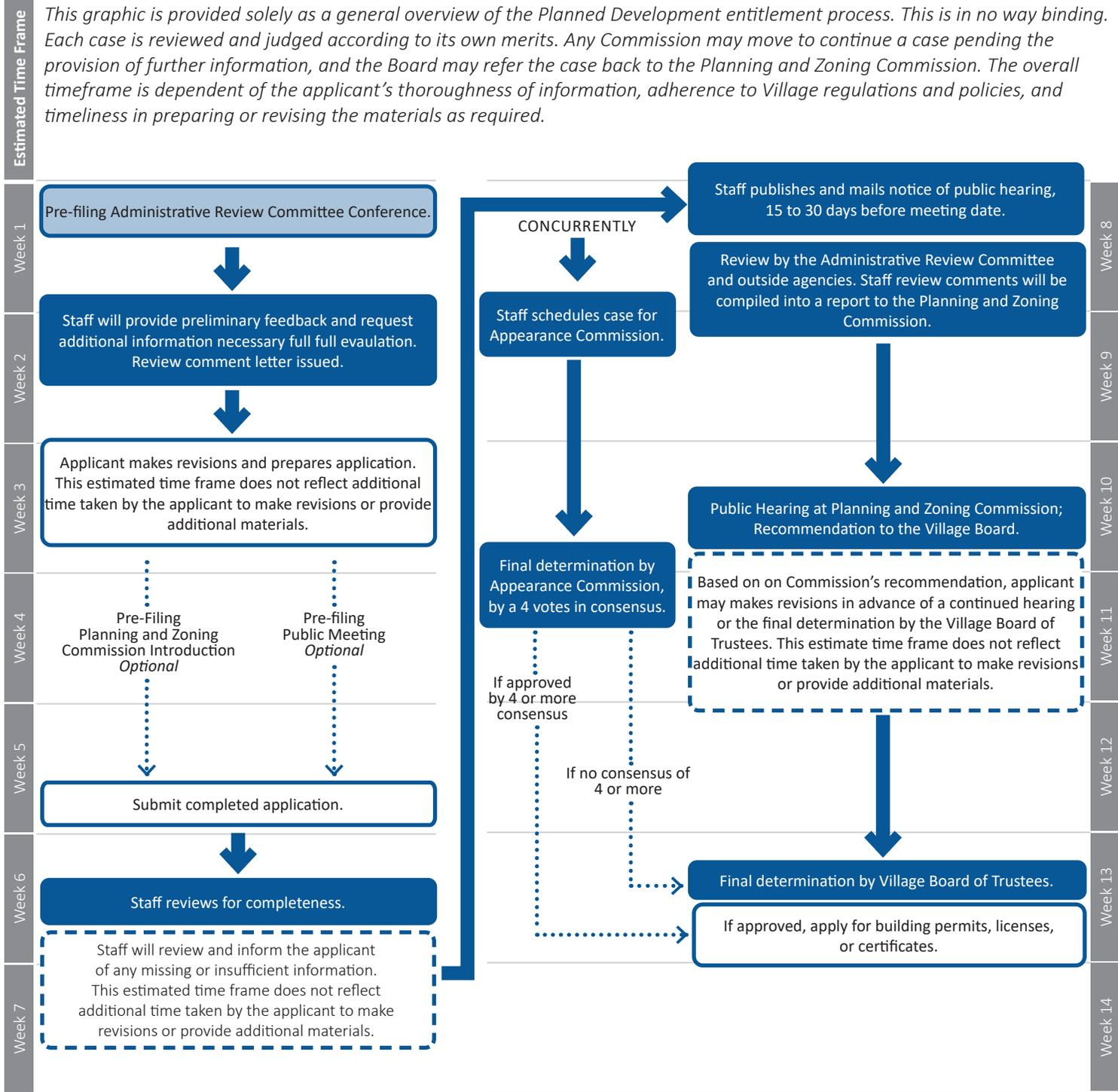
PROCESS

Legend: Action by applicant Action by Village



PROCESS - PLANNED DEVELOPMENT

Legend: Action by applicant Joint action Action by Village





VILLAGE OF HOMEWOOD

APPL **Item 5. B.**

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 2000 W. 183rd Street Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ 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: HOTWORX 24 hour infrared boutique fitness studio

Gross Floor Area: 2348 sq. ft. **Parking Provided:** 37

Existing Use: Vacant

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: 5000 sf vacant - formerly Family Video

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

New Construction Addition Site Alterations Exterior Building Alterations

Space will be divided and occupied by two tenants. Site alterations for this unit to include painting, flooring, lighting, brand finishings, upgraded HVAC, electrical updates, and 2 bathrooms. Exterior building alterations required to install new front entrance to meet building and accessibility standards once the space is divided into two.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>5000</u>	<u>2348</u>
Parking Spaces	<u>37</u>	<u>37</u>
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)		

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 Monique Gill
 Company SisFit 2, Inc
 Address 3235 W. 111th Street
Chicago, IL 60655
 Phone 773-387-1776
 Email monique.gill@hotworx.net
 Role President

PROPERTY OWNER

Name Keith Hoogland
 Company Keith Hoogland Limited Partnership
 Address 2701 West Lawrence Ave, Ste A
Springfield, IL 62704
 Phone 847-904-9201
 Email _____

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.

Monique Gill

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: 2000 W. 183rd Street	Homewood, IL 60430
Requested Use: 24/7 Infrared Sauna Fitness Studio	Area: 2400 sq. ft.
Business Name: HOTWORX	
Applicant Name: Monique Gill	Date: 01/23/26

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.

HOTWORX provides a modern, efficient fitness option that promotes community wellness and supports the Village's active lifestyle goals. This location offers strong visibility, easy access, and convenient parking, making it ideal to serve local residents and worker

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

Will the business have a negative impact on other businesses?

No. HOTWORX is a complementary, low-impact business that tends to strengthen surrounding commercial districts by bringing repeat customers who also patronize nearby restaurants, retail outlets, and services. The studio creates local employment, increases daytime and evening activity in the center, and adds a differentiated fitness option that attracts new customers to the area.

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

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

Our business aligns with the Village's goals of promoting health, supporting small business, and strengthening commercial vitality. HOTWORX enhances community wellness while utilizing existing commercial space efficiently.

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?

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

Yes — HOTWORX will be designed and operated with public health, safety, and welfare as priorities. Measures include: Licensed, commercial-grade HVAC and ventilation systems, routine cleaning and sanitation protocols, on-site staff during staffed hours to monitor safety and maintain equipment, and ADA-compliant access.

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

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

Yes. HOTWORX is a suitable tenant for commercial and mixed-use retail properties because it requires modest build-out, complements neighboring retailers and services, and generates consistent, repeat customer traffic. If the property remained vacant or was occupied by a less active use, it could reduce foot traffic and vibrancy of the center.

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?

HOTWORX will not decrease nearby property values. The studio will improve the appearance and activity of the area, attract consistent customer traffic, and maintain a clean, professional storefront that enhances the overall value of the commercial center.

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

Describe how your business is compatible with its neighbors.

HOTWORX is fully compatible with the surrounding neighborhood and nearby retail and service businesses. As a boutique fitness studio, it promotes wellness, supports a healthy lifestyle, and adds to the vibrant, community-oriented character of the 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?

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

The business will not be injurious to neighboring properties. Operations are quiet, clean, and contained within the building. Parking demand is moderate and staggered by appointment-based scheduling, minimizing external impacts.

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. HOTWORX is consistent with permitted commercial activity and will not impede surrounding development. Its presence encourages continued commercial investment by increasing customer traffic and maintaining occupancy.

10. Does the proposed special use at the subject property 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. Customers will access HOTWORX via the existing site drives and parking lot; the studio will not create curb cuts or new curbside access. The majority of customers are members who book specific class times via the HOTWORX app, which staggers arrivals and minimizes peak congestion.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

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

Yes — HOTWORX is a tenant-scale commercial operation and requires the same basic services already present at developed retail properties. These include; electricity, plumbing, drainage, road access and public safety. No major new infrastructure is required.

12. Will the special use have a substantial adverse effect on 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 only planned exterior modification is the installation of a new front entrance to meet building and accessibility standards. This minor improvement will enhance the property's appearance and functionality.

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.

Zoning Application Narrative: HOTWORX Homewood, IL

This narrative is submitted in support of the Special Use zoning application for a new HOTWORX location in the Village of Homewood, Illinois. This document details the proposed use of the property, including a description of the services offered, anticipated hours of operation, and projected capacity levels.

HOTWORX is a 24-hour infrared fitness studio that offers members the opportunity to maximize the benefits of exercise through heat and infrared energy. This unique workout environment accelerates detoxification, reduces stress, and promotes recovery, all within a virtually-instructed, semi-private setting. The concept is entirely distinct from traditional gyms or high-intensity interval training (HIIT) studios.

Services Provided

HOTWORX offers two primary categories of fitness services, both utilizing patented, small-group infrared sauna rooms (Saunas):

1. Infrared Isometrics (30-minute sessions)

These sessions involve various forms of heated yoga, pilates, and body-sculpting routines. The focus is on holding low-impact postures while utilizing the heat and infrared to enhance results.

2. Infrared HIIT (15-minute sessions)

These sessions feature high-intensity interval training on custom-designed equipment (e.g., stationary bikes, rowing machines) inside the Saunas. The short duration and high intensity are amplified by the infrared heat.

All workout sessions are virtually instructed by a high-definition video monitor inside each Sauna. The studio is video monitored by security and staffed during peak business hours.

Hours of Operation and Staffing

HOTWORX operates on a 24-hour access model for members, providing flexibility and accommodating various schedules. The following are the hours of operation for on-site staff and the building access schedule for members:

Category	Days of Operation	Time
Member Access (24/7)	Monday - Sunday	24 Hours

Category	Days of Operation	Time
On-site Staffed Hours	Monday - Thursday	11AM - 8PM
On-site Staffed Hours	Friday	9AM - 6PM
On-site Staffed Hours	Saturday	9AM - 2PM
On-site Staffed Hours	Sunday	Closed (Member Access Only)

Staffing is primarily focused on customer service, new member enrollment, retail sales, and facility cleanliness during the indicated staffed hours. The facility will employ approximately 3-5 part-time employees and one full-time manager.

Anticipated Capacity

The HOTWORX model is designed to naturally stagger attendance and minimize overcrowding, due to the limited capacity of the small-group Saunas and the 24-hour access. Capacity is measured by the number of members actively using a Sauna at any given time.

The facility is anticipated to feature a total of **10 Saunas**. Each Sauna has a maximum capacity of **3 users** at a time. The capacity analysis below reflects these parameters.

Average and Peak Capacity Projections

Metric	Projection	Description
Facility Max Capacity (Simultaneous Users)	24 - 30 users	Based on 10 Saunas * 3 users per Sauna
Anticipated Average Peak Capacity	12 - 18 users	Estimated 50-60% of Max Capacity during peak hours (e.g., 5:00 PM - 8:00 PM)
Anticipated Average Off-Peak Capacity	3 - 6 users	Estimated 10-20% of Max Capacity during midday or overnight hours
Average Member Visits Per Day	80 - 100 visits	Total number of unique member entries over a 24-hour period

Due to the short nature of the workout sessions (15-30 minutes), member turnover is rapid, and users are consistently cycling through the available Saunas, ensuring a steady, manageable flow of traffic throughout the day. The vast majority of activity is contained within the Saunas, minimizing noise and congregation in common areas.

Proposed Programming Schedule for 10-Sauna Location - Homewood, IL

HOTWORX® SCHEDULE

		6:00 AM	6:45 AM	7:30 AM	8:15 AM	9:00 AM	9:45 AM	10:30 AM	11:15 AM	12:00 PM	12:45 PM	1:30 PM	2:15 PM	3:00 PM	3:45 PM	4:30 PM	5:15 PM	6:00 PM	6:45 PM	7:30 PM	8:15 PM	9:00 PM	9:45 PM	10:30 PM	11:15 PM	12:00 AM	12:45 AM	1:30 AM	2:15 AM	3:00 AM	3:45 AM	4:30 AM	5:15 AM	
ISOMETRIC WORKOUTS	1	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	ISO	BUNS	
	2	YOGA																																
	3	PILATES																																
	4	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	STRETCH	BARRE NONE	
HIIT WORKOUTS	5	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	BANDS	WARRIOR	CORE	
	6	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	STRETCH	CORE	WARRIOR	BANDS	
	7	CYCLE																																
	8	CYCLE																																
9	BLAST																																	
10	THUNDER																																	

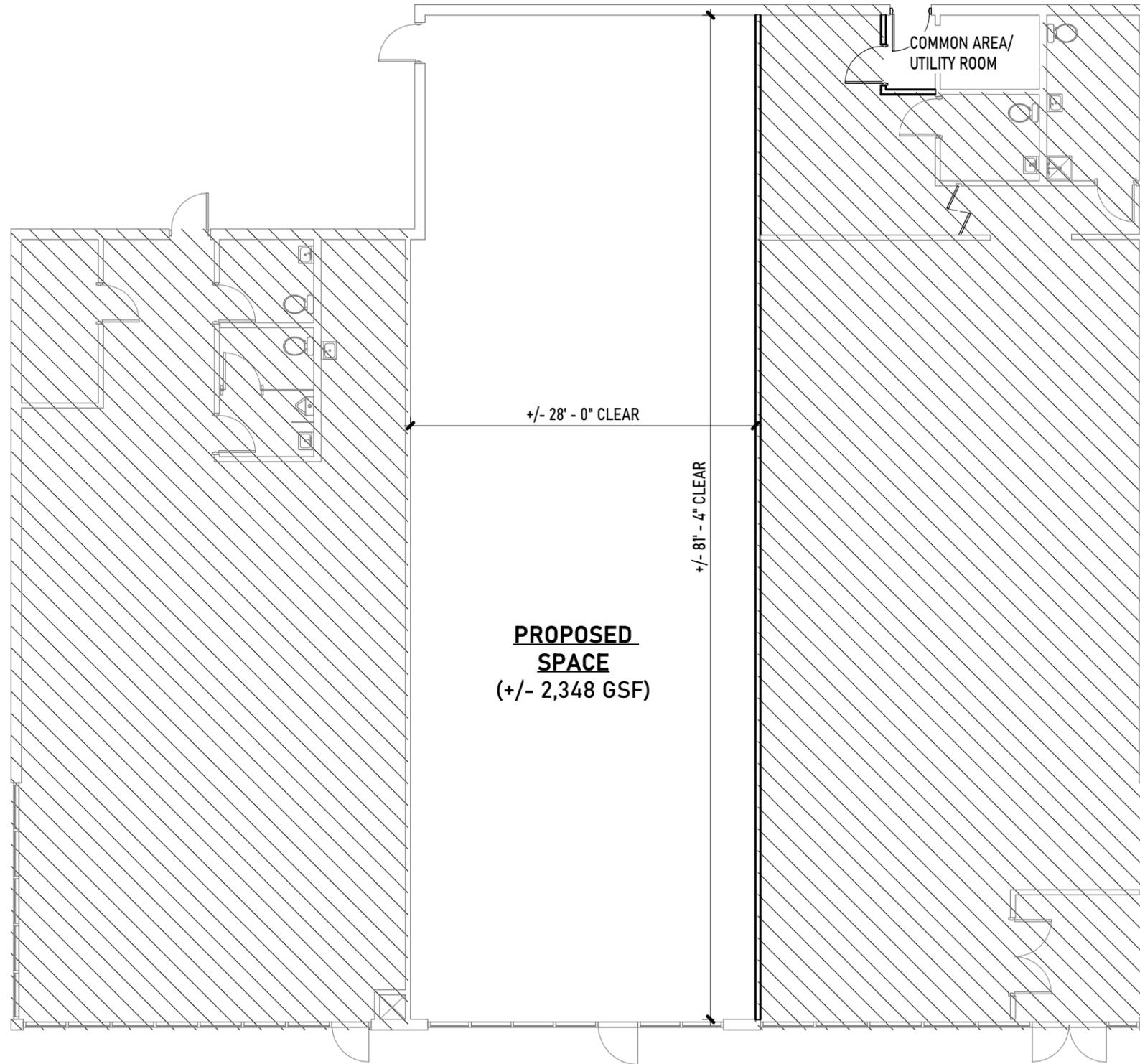
ADDRESS:
209 POWELL PL,
BRENTWOOD, TN 37027
PHONE: (847) 904-9200

HOMEWOOD, IL
2010 183RD ST.
HOMEWOOD, IL 60430

PROJECT NUMBER
#26
DATE
09/18/2025

**PROPOSED
FLOOR PLAN**

A103



1 PROPOSED FLOOR PLAN
3/32" = 1'-0"



STUDIO V ARCHITECTS 800 E CAMPBELL RD., SUITE 202 RICHARDSON, TEXAS 75081



VICINITY MAP

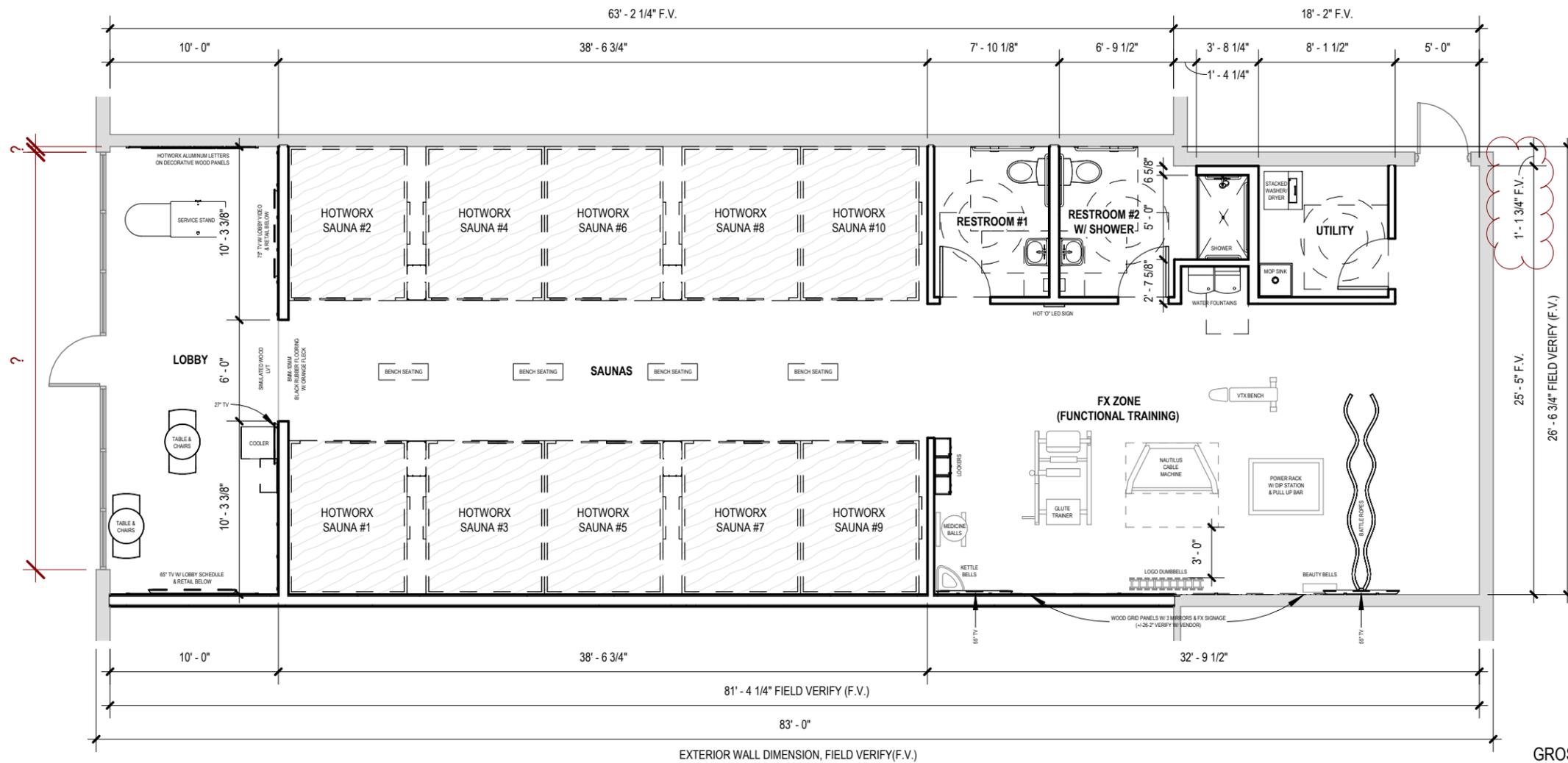
HOTWORX STUDIO IL0040

2000 W 183 ST, HOMEWOOD, IL 60430

ISSUE:

REV_00

10/06/25



GROSS AREA: +/- 2251 sq. ft.
NET AREA: +/- 2156 sq. ft.

PLAN NOTES

I HEREBY ACKNOWLEDGE THE FOLLOWING:

I HAVE VERIFIED THAT ALL INFORMATION IN THIS PRELIMINARY DESIGN PLAN INCLUDING BUT NOT LIMITED TO THE DIMENSIONS DISPLAYED IN THIS FILE HAVE BEEN CHECKED AND ARE ACCURATE.

I AUTHORIZE THE DESIGNER TO COMPLETE THE CONSTRUCTION DRAWINGS BASED ON THIS APPROVED PRELIMINARY DESIGN PLAN.

IF CHANGES ARE REQUIRED TO A CONSTRUCTION DOCUMENTS AFTER THE APPROVAL OF THE PRELIMINARY DESIGN PLAN, THE ARCHITECT MAY BE ENTITLED TO ADDITIONAL SERVICES AS OUTLINED IN THE ARCHITECTURAL SERVICE PROPOSAL.

SIGNATURE: _____

DATE: _____

PRELIMINARY DESIGN PLAN

SCALE: 1/8" = 1'-0"





Existing Marco's Pizza location

Proposed HotWorx location
(subject business)

Proposed Midwest Care
Clinic

VILLAGE OF HOMEWOOD



MEMORANDUM

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

APPLICATION INFORMATION

APPLICANT	Larissa Shipps
ACTION REQUESTED	Special Use Permit
ADDRESS	2139 W 183 rd Street
PIN	32-06-103-001, 32-06-13-002, 32-06-103-003

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant/Restaurant (Domino’s)
SURROUNDING	N: B-2 Downtown Transition	Fuel Sales (Shell Gas Station)
	E: B-2 Downtown Transition	Retail (Nix Nax)
	S: R-2 Single-Family Residential	Single-Family Residential
	W: B-2 Downtown Transition	Restaurant (Blueberry Hill)

LEGAL NOTICE

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

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Larissa Shipps, Applicant	01/30/2026
Special Use Standards	2	Larissa Shipps, Applicant	01/30/2026
Business Narrative	1	Larissa Shipps, Applicant	02/18/2026
Floor Plan	1	Larissa Shipps, Applicant	02/03/2026
Staff Exhibits	3	Noah Schumerth, A.D. ECD	02/18/2026

BACKGROUND

The applicant, Larissa Shipps, has proposed a yoga studio (classified as an *indoor commercial place of assembly*) in a vacant 1,896 sq. ft. tenant space at 2139 W 183rd Street. The applicant plans to operate a space for flexible programming, centered primarily on yoga and Pilates activities. The applicant is a licensed yoga instructor who is seeking to open their first independent business.

The operation of an indoor commercial place of assembly in the B-2 Downtown Transition zone requires a special use permit.

DISCUSSION

Proposed Business Details

The applicant has proposed to convert the 1,896 sq. ft. tenant space (currently vacant) tenant space into a multi-purpose space for fitness classes, centered on yoga and Pilates instruction. The space will be designed to host classes with a maximum of 25-30 people. The space will remain mostly free of furnishings or permanent interior fixtures, with fitness equipment placed around the sides of the open space. The applicant plans to install an ADA-bathroom (including on floor plans for the business), and an additional closet space is also planned to be constructed in the tenant space.

The applicant plans to operate the business from 6 am to 8 pm on Monday through Saturday, and from 6 am to 12 pm on Sundays. The applicant plans most classes to be 50 minutes. The applicant plans to have no classes operating later than 8 pm; the last 50 minute classes would begin at 7 pm to ensure that classes are finished before the business' closing time at 8 pm. The applicant anticipates that peak times will be in the early mornings and early evenings. The applicant plans to have up to 5 total employees working at the business.

The applicant has proposed access to the business from the rear of the building with a connection to the on-site parking area. The neighboring tenant in the building, Domino's Pizza, has a similar orientation toward the parking area. The applicant plans to have the front door (facing 183rd Street) used as an emergency exit only.

Use-Specific Standards

Use-specific standards apply to this use, according to Section 44-04-04 of the Village Zoning Ordinance, indoor commercial places of assembly must be located on a collector or arterial roadway. This condition is met by the business's location on 183rd Street (a major arterial).

Parking

The business is required to have 8 parking spaces ($1,896 \text{ s.f.} \times 1/250 \text{ s.f.} = 7.58 \text{ spaces}$, rounded to 8 spaces). The on-site parking lot has a total of 14 parking spaces. The neighboring business (Domino's Pizza) shares a parking lot with the proposed business and requires seven parking spaces. 15 spaces are required for the shared parking lot.

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.**)

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines an indoor commercial place of assembly as a *special use* in the B-2 Downtown Transition zoning district. 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 Special Use Standards in the application. The full responses to the Special Use Standards, completed by the applicant, are attached.

- 1) Is the special use deemed necessary for the public convenience at that location? There are similar uses which are existing or are proposed in the area:
 - Serendipity Yoga (18300 Dixie Highway)
 - HotWorx (2010 W 183rd Street – *under review on 2/26 PZC agenda*)
 - Be Well Studio (2023 Ridge Road)

The applicant has stated that they plan to differentiate their yoga and Pilates gym from similar businesses in the area. The applicant plans to achieve this by providing unique services (i.e. ADA-accessible yoga, specific unique forms of Pilates, etc.) and by focusing more on general meditation and educational opportunities.

- 2) Will the special use be detrimental to the economic welfare of the community? The use is similar to other businesses in the area. The applicant has provided numerous methods of differentiating their product from other studios. According to the applicant, the offering of unique wellness and educational programming will allow the business to compliment rather than compete with neighboring businesses.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The applicant is in alignment with the 1999 Comprehensive Plan by increasing community-oriented services and generating additional business opportunities in the Downtown area.
- 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 interior of the space is receiving upgrades necessary to ensure full compliance with current building codes, and safe and accessible operation for this type of business. The business has limited parking on-site, but is located adjacent to a large public parking area on Harwood Avenue with 67 additional spaces.
- 5) Is the special use a suitable use of the property and, without the special use, could the property be substantially diminished in value? This space has been vacant since 2014 when a paint and carpeting store closed.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed use is unlikely to cause substantial injury to the value of property in the surrounding neighborhood.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use would be consistent with the character of the neighborhood surrounding the subject property. Other similar businesses are present in the

neighborhood, and the use as proposed is suitable for a transitional environment between commercial and residential 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? The property is unlikely to cause injury to the use or enjoyment of the surrounding property. All aspects of the proposed use will be indoors with minimal external impacts on neighboring property.

Parking availability for other land uses in the neighborhood may be affected by this use. The use will generate a peak of 25-30 visitors who will likely require parking in the vicinity (on average, 90% of trips by Homewood residents are driven alone, according to CMAP). Seven parking spaces are available on the property, and 67 parking spaces are available in the nearby public parking lot on Harwood, shared by several businesses (including Blueberry Hill, Nix Nax, Lassen's Tap, and Goodspeed Cycles). Peak parking conditions may reduce availability for other businesses in the neighborhood or cause parking spillover onto neighboring side streets, primarily during limited times when classes intersect with peak hours for other nearby businesses (weekend evenings and mornings).

- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The special use is unlikely to impede the normal and orderly development and improvement of surrounding property.
- 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? The proposed use has two points of ingress/egress for vehicles (Harwood Avenue and rear alley), and two points of pedestrian ingress/egress (front and rear). There are unlikely to be impacts on traffic congestion in the area from the proposed use.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The proposed use has two points of ingress/egress for vehicles (Harwood Avenue and rear alley), and two points of pedestrian ingress/egress (front and rear). The building has been verified to have all utility connections necessary for the operation of this use. There are unlikely to be impacts on traffic congestion in the area from the proposed use.
- 12) Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impact is anticipated to any of these resources by the proposed use.

STAFF COMMENTS

This business will require an administrative variance prior to final Village Board approval to meet off-street parking requirements. According to Section 44-07-06 of the Village Zoning Ordinance, the following process is required for an administrative variance:

- 1) The use receives necessary planning and zoning approvals with condition of receiving an administrative variance.

- 2) Staff reviews an administrative variance against the standards for these variances, found in Section 44-07-06(e) of the Zoning Ordinance.
- 3) Staff provides written notice to all adjacent property owner detailing the exception being requested, including the contact information of the director of economic and community development. The written notice provides an opportunity to protest the variance via written response to the Village.
- 4) If a protest is received, staff shall bring the proposed variance to the Planning and Zoning Commission for review at a public meeting.**
- 5) If no protest is received, the director of economic and community development may approve the variance.
- 6) The administrative variance expires if the use or development to which the variance is applied is not constructed or occupied within one year from the date of staff approval.

Should this agenda item be recommended for approval, staff will provide an update once the administrative variance review is complete.

FINDINGS OF FACT

- 1. The subject property is located at 2139 W 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 32-06-103-001, 32-06-13-002, 32-06-103-003;
- 2. The subject property is currently owned by 2141 183rd Street LLC;
- 3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district;
- 4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
- 5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
- 6. The proposed fitness 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:

Recommend approval of 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.



VILLAGE OF HOMEWOOD

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 2139 W. 183rd St Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ 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:

indoor commercial place of assembly.

Gross Floor Area: 1896 sq. ft.

Parking Provided: _____

Existing Use: _____

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

Owner completing improvements

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	_____	_____
Parking Spaces	_____	_____
Lot Coverage	_____	_____
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</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.

The applicant requests:

- Variance
 Administrative Exception
 Zoning Text Amendment
 Zoning Map Amendment

APPLICANT

PROPERTY OWNER

Name Larissa Shipp
 Company Shipp & Co LLC
 Address 1407 Dixie Hwy, Bloomer
IL, 60422
 Phone 708-341-6891
 Email larissa.shipp@gmail.com
 Role owner

Name Chad
 Company 241 183 LLC
 Address 2405 Cotton Farm Rd.
Crest Hill, IL 60403
 Phone 347-392-8030
 Email _____
 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.

Larissa Shipp Applicant Name [Signature] Applicant Signature 1-30-24 Date

Staff Notes

Do not write below this line.

Fee: _____ Paid

Date Received: 1/30/26

CASE NO: 26-04 REQUEST: Special use permit - place of assembly

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

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:	2139 W. 183rd St	Homewood, IL 60430	
Requested Use:	<i>Indoor commercial place of assembly NS 1/30</i>		Area: 1,896 sq. ft.
Business Name:	PurposeFlow Yoga and Wellness		
Applicant Name:	Larissa Shipps	Date:	01/30/2026

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.

This location is well-suited to serve the public convenience because it is centrally positioned within the Village of Homewood and easily accessible to residents, families, and local businesses. The surrounding area provides convenient access by foot and vehicle, allowing individuals of all ages to participate in wellness services without needing to travel outside the community.

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

Will the business have a negative impact on other businesses?

The use will not be detrimental to the economic welfare of the community and is expected to contribute positively by attracting local residents and increasing foot traffic in the area. This business is designed to complement, not compete with, existing businesses by offering wellness and educational programming that enhances the overall appeal of the district and encourages community engagement.

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

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

The proposed special use is consistent with the goals and policies of the Village of Homewood's Comprehensive Plan by promoting community-oriented services, supporting healthy and active lifestyles, and encouraging local engagement. This business aligns with the Village's vision for vibrant, accessible commercial spaces that enhance quality of life and strengthen neighborhood connections.

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?

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

The special use is designed to protect public health, safety, and welfare by complying with all building, fire, and accessibility requirements and maintaining a quiet, professional environment. No significant negative external impacts are anticipated, as operations will be conducted indoors with controlled class sizes and minimal impact on noise, traffic, and parking.

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

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

The special use is a suitable and compatible use of the property and will not diminish its value. This business will enhance the space by maintaining a well-kept, professionally operated environment that supports long-term stability and positive community use.

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 special use will not cause injury to the value of surrounding properties. The business will operate in a clean, quiet, and professional manner that is compatible with the neighborhood. Its presence is expected to enhance the overall appeal of the area. As a result, nearby property values are not anticipated to decrease.

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

Describe how your business is compatible with its neighbors.

The proposed special use is consistent with the surrounding neighborhood's character and existing uses. The business will operate in a quiet, professional, and community-oriented manner that is compatible with nearby properties. Its focus on wellness and educational programming supports a positive, neighborhood-friendly presence.

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 special use will not be injurious to the use or enjoyment of surrounding properties. Operations will be conducted indoors with controlled class sizes, minimal noise, and orderly scheduling to reduce any potential impacts. No significant negative external effects related to traffic, parking, or neighborhood activity are anticipated.

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 special use will not impede the normal and orderly development of surrounding properties. The business will operate in a low-impact, community-oriented manner that is compatible with permitted uses in the zoning district. No significant negative external impacts related to traffic, noise, or parking are anticipated.

10. Does the proposed special use at the subject property 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 special use provides adequate measures of ingress and egress through existing public streets and designated parking areas that allow for safe and orderly access to the property. Customers will arrive by personal vehicle, walking, or drop-off, using clearly marked entrances and exits. Class scheduling and controlled attendance will help minimize peak traffic and prevent congestion on surrounding streets.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

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

Yes, the subject property is adequately served by existing utilities, drainage, road access, and public safety services within the current development. The proposed special use will operate within the capacity of these facilities and will not require additional infrastructure or public services.

12. Will the special use have a substantial adverse effect on 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, the proposed special use will not have a substantial adverse effect on any historical, archaeological, cultural, natural, or scenic resources. The business will operate within an existing developed property and will not alter the site or surrounding environment.

Business Narrative – PurposeFlow Wellness Studio

PurposeFlow Wellness is a woman-owned, community-focused wellness studio dedicated to promoting physical health, mental well-being, and personal growth through mindful movement and holistic practices. The studio will offer Yoga and Pilates based classes, gentle fitness, breathwork, meditation, and wellness workshops designed for individuals of all ages and fitness levels.

The primary use of the space will be small group instructional classes focused on low-impact movement, core strength, mobility, posture, and stress reduction. Classes are quiet in nature, require no amplified music, and do not generate excessive noise, traffic, or disruption to surrounding businesses or residents. The studio environment is calm, respectful, and intentionally designed to be a positive, peaceful presence within the community.

PurposeFlow Wellness emphasizes accessibility and inclusivity, serving beginners, older adults, working professionals, and community members seeking preventative wellness, injury prevention, and stress management. Programming may include:

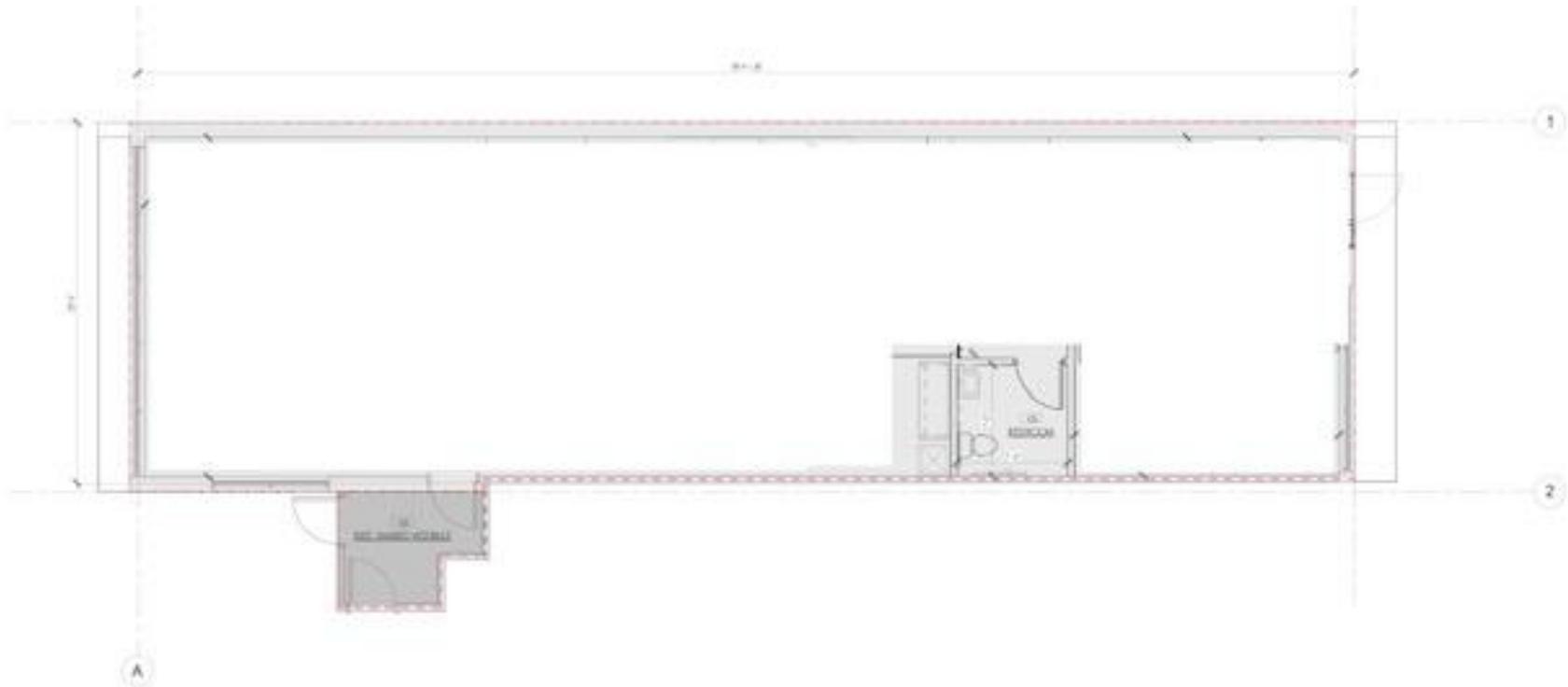
- Yoga and mindful movement classes
- Mat-based Pilates and Pilates-inspired strength and conditioning
- Stretching, mobility, and posture-focused sessions
- Guided meditation and breathwork
- Wellness workshops and small community events

Class sizes will be limited to maintain safety, quality instruction, and minimal impact on parking and building occupancy. The business will operate primarily during morning, daytime, and early evening hours, with no late-night operations.

PurposeFlow Wellness aligns with community values of health, balance, and well-being, and seeks to complement existing local businesses rather than compete with or disrupt them. The studio is expected to encourage foot traffic to nearby businesses and contribute positively to the economic and cultural vitality of the area.

The proposed use is well suited for existing commercial space and requires no structural changes that would negatively affect neighboring properties. All activities will comply with applicable zoning regulations, safety standards, and occupancy requirements.

Ultimately, PurposeFlow Wellness is intended to serve as a welcoming neighborhood wellness studio, supporting healthier lifestyles, physical strength, mental clarity, and community connection.



1 PRELIMINARY FIRST FLOOR PLAN







