



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

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| 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.