

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.