



VILLAGE OF HOMEWOOD

APPLICATION: 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 (%)	0.0%	0.0%

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

PROPERTY 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

L. Shipp
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.