

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.