

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 13, 2025

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 25-42: Special Use Permit, Indoor Commercial Place of Assembly at 18065 Harwood Avenue

APPLICATION INFORMATION

APPLICANT	Phillip Glapion
ACTION REQUESTED	Special Use Permit
ADDRESS	18065 Harwood Avenue, Homewood, IL 60430
PIN	29-31-310-020 (1 parcel)

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-1 Downtown Core	Vacant, salon, multi-family residential (above ground floor)
SURROUNDING	N: B-1 Downtown Core	Restaurant (Starbucks)
	E: B-1 Downtown Core	Salon, restaurant (2)
	S: B-2 Downtown Transition	Public parking lot
	W: B-2 Downtown Transition	Railroad viewing platform

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 30, 2025. Notice letters were sent to property owners and residents within 250' of the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Philip Glapion, Applicant	10/13/2025
Special Use Standards	2	Philip Glapion, Applicant	10/13/2025
Business Narrative	5	Philip Glapion, Applicant	Undated
Floor Plans	2	Philip Glapion, Applicant	Undated
Renderings	2	Philip Glapion, Applicant	Undated
Staff Exhibits	2	Noah Schumerth, A.D. ECD	11/5/2025

BACKGROUND

The applicant, Philip Glapion, has proposed the operation of a 5,000 square-foot fitness center in the currently vacant commercial space located at 18065 Harwood Avenue. A fitness center is classified as an indoor commercial place of assembly in the Zoning Ordinance, which requires a special use permit in the B-1 Downtown Core zoning district.

The applicant is the prospective buyer of the property. The commercial space was previously occupied by Suzie's Hallmark Shop.

DISCUSSION

Use and Layout

The applicant has proposed to remodel the currently vacant commercial space into a fitness center. The fitness business will utilize the main level of the business as a gym floor. A small reception area will be constructed near the current entrance to the commercial space. Machines for strength and cardio training exercises will be provided throughout most of the main floor. A small area will be dedicated for personal training work with employees of the business. A studio space for yoga, martial arts, and other group activities will be provided in the rear of the commercial space. The applicant has designed the space to be open with full sightlines through the building for safety. This space will be accessible from a new outdoor entrance in the rear of the space.

The lower level of the building will be dedicated to separate locker room facilities for men and women. Shower and restroom facilities will be provided. Vanity areas for personal use will also be made available. The applicant has indicated potential future plans for a sauna/steam room or other storage/utility space in the lower level of the building. The lower level will be accessible from a large set of stairs leading from the main level, and an emergency stairwell in the rear of the building.

Operations

The applicant has proposed to operate the fitness center from the hours of 5:00am to 10:00pm. Classes are proposed to be staggered throughout the day to manage traffic and promote efficiency of the business. The gym will operate on a membership model.

The applicant has proposed to operate a range of fitness services in addition to the gym, including health and wellness programs for families and people of various ages. The applicant has also considered the addition of future services such as saunas and additional types of classes.

The applicant has noted that massage was considered as a potential offering at this location. The Zoning Ordinance does not permit the massage therapy services within the B-1 Downtown Core zone.

Parking

The building at 18065 Harwood Avenue has multiple uses within the building, including Jonathan Kane salon and multiple residential units on the upper floor. The building requires a total of 41 parking spaces for all uses within the building:

- Jonathan Kane (salon): 3,000 s.f. x 1/250 s.f. = 12 parking spaces

- Residential units: 6 units x 1.5 spaces/unit = 9 spaces
- **Proposed Qi Fitness (indoor commercial place of assembly): 5,000 s.f. x 1/250 = 20 spaces**

The subject property currently has 32 off-street parking spaces. The proposed indoor commercial place of assembly use does not increase the parking demand for the building from the former use of the same commercial space (retail > 5,000 s.f. also requires 1 space per 250 s.f. floor area).

Per Section 44-05-01(a)(4), buildings erected prior to January 10, 2023 are not required to add additional parking spaces *“unless and until the aggregate increase in the required number of spaces shall be greater than 50% of the spaces existing on the effective date of the ordinance from which this chapter is derived [January 10, 2023].”* The number of spaces existing at the time of the new ordinance was 32 parking spaces. There is no aggregate increase in the required number of spaces for this property, and no additional spaces are required to approve this use.

Additional public parking facilities are located across Kroner Lane in a public parking lot with 22 parking spaces. Approximately 14 on-street public parking spaces are available within 300 feet of the subject property. The Village is also seeking to execute additional shared parking agreements in locations near the subject property.

The Planning and Zoning Commission may consider the sufficiency of parking based on the special use standards found in Section 44-07-11 of the Zoning Ordinance.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines an indoor commercial place of assembly as a *special use* in the B-1 Downtown Core 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 three similar uses (fitness gyms) within the vicinity of downtown:
 - Elite 24 Fitness (18033 Dixie)
 - XFA Fitness (18205 Dixie)
 - Fit By All Means LLC (18045 Martin)

There is also a specialty gym (focused on climbing) located at 18120 Harwood near the subject property, and a yoga studio located at 18300 Dixie Highway. The proposed use offers a different set of gym services from other gyms in the area, including a large open floor for general use of fitness equipment. The proposed use also offers other types of classes and services than those offered at other nearby gyms. The proposed use is significantly larger than any of the similar uses in the downtown area.

- 2) *Will the special use be detrimental to the economic welfare of the community?* The use has numerous unique characteristics and offerings compared to similar uses in the downtown area and is unlikely to compete with the other uses in 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? This property is designated for commercial use in the 1999 Comprehensive Plan. The use is also consistent with the goals of the Downtown Transit-Oriented Development (TOD) Master Plan, including increasing commercial activity and use mix within walking distance of Homewood's main transit station and supporting uses deemed complementary to transit-oriented development.
- 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 site has a large parking lot which frequently has available spaces. The interior of the space has been designed in a manner which promotes safety for patrons, including security cameras and promoting visibility throughout the gym from the main reception desk.
- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The building has been or is currently occupied by a number of high-volume commercial uses, including a large retail store and a salon with up to 31 employees. There have been no documented concerns about the capacity of the property with past or current uses or the suitability of such uses for the property.

The current sale of the property is contingent on approval of this use, as the property owner plans to be the primary operator of the new gym business.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? There are no projected impacts to neighboring properties, including parking overflow, noise, light, or other externalities which may impact the value of adjacent properties.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use will operate as an "18 hour" use from 5am to 10pm, which is similar to other gym uses in the Village's downtown. The use is a higher-intensity commercial use in the downtown core, which is designed to support commercial uses of similar intensity. The use is unlikely to negatively impact residential units located on the subject 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? This use will have similar hours of operation to businesses within the B-1 Downtown Core zoning district. The use will likely provide additional pedestrian traffic to the area and support the purpose and intent of the B-1 Downtown Core zoning district.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? This use is unlikely to impact surrounding properties in a manner which impedes development, including parking overflow onto neighboring property, noise, or other externalities.
- 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 property has two vehicular entry points. The property also has 32 on-site parking spaces. The circulation pattern of

the property guides vehicles to the side and rear of the building and is unlikely to cause any congestion or impacts to public 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 subject property, including the commercial space where the proposed use is to be located, is serviced by sufficient utilities for the use. The previous user of the space was a large retail tenant, which discontinued operation in 2024. The applicant will require additional plumbing installations to support showers and locker

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record:

1. The subject property is located at 18065 Harwood Avenue and is located within the B-1 Downtown Core zoning district;
2. The subject property is currently owned by Fred Sierzega of Homewood, Illinois;
3. The subject property is under contract for ownership with the applicant, Philip Glapion;
4. The proposed indoor commercial place of assembly use is a special use within the B-1 Downtown Core zoning district;
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 25-42, a request for a special use permit to allow the operation of an indoor commercial place of assembly at 18065 Harwood Avenue, subject to the following conditions:

1. Hours of operation shall be restricted to 5:00am to 10:00pm;
2. The applicant shall provide a security plan indicating the location of security cameras and other security features to the Police Department for review at the time of building permit submittal.

AND

Incorporate the Findings of Fact into the record.