



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	18065 Harwood Ave	Homewood, IL 60430
Requested Use:	Gym & Fitness center	Area: 5,000 sq. ft.
Business Name:	Qi Fitness / T B D	
Applicant Name:	Phillip Glapion	Date: 10/13/2025

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.

I strongly believe that this particular site is ideally suited for "Qi fitness gym". Establishing such a facility would provide a significant health and wellness option for the local community, which is particularly important given the average age range of residents in this area. It would contribute positively and offer a valuable resource for improved physical & mental health, social opportunities, and by reducing stress and other risk that come with lack of movement.

2. Is the special use detrimental to the economic welfare of the community?

Will the business have a negative impact on other businesses?

Based statistics, the average age range for adults 20 and older who go to the gym. The median age in Homewood is 39, with a general population of over 19,000 people. Qi-Fitness aims to serve this community by helping people stay fit and active. We believe that Qi-Fitness will not have a negative economic impact on the community. Instead, it will contribute to the well-being and health of the residents, which indirectly supports the overall economic vitality of the area.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?

Describe how your business fits with the goals and policies summarized on the attached sheet.

As small business owners, we contribute to the health of the local population and neighborhood, fitting perfectly with the community's comprehensive growth plan. We see an opportunity to communicate the benefits of our fitness business to the mixed-use development plan for downtown Homewood. The reputation of Qi-fitness owners presents a growth opportunity for pedestrians to utilize public transportation, which is outlined in Homewood's goals and objectives.

4. Is the special use 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.

Our business prioritizes public health through strict adherence to regulatory compliance, OSHA standards, and established safety and emergency response protocols, all designed to ensure the safety of our members. The safety of our patrons is a shared responsibility among all staff members. We implement proactive risk management to identify potential hazards within our operations and provide life-saving training to our team.

5. Is the special use a suitable use of the property, and will the property will be substantially diminished in value without the special use?

Describe why your business is best-suited for your this property.

Our business, Qi-Fitness, is ideally suited for this location. The property has been vacant for an extended period. The size and location of the available property perfectly meet our needs. We believe the property's value would be diminished without the special use because our purchase of the building is predicated on operating a gym in the currently empty space as owner-operators.

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?

No, my business will add to the value of the property and business within the area making the area of Homewood even more attractive with diverse businesses.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the property?

Describe how your business is compatible with its neighbors.

Yes, as such property is zoned for mixed use. The special use permit for Qi-fitness does not require any physical changes to neighboring structures. The proposed use will add value and increase business in the downtown Homewood 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.

No, The special use will not create nuisances in the neighborhood, negatively affect property values, or disrupt existing neighborhood activities. Business operations are of low impact and will not cause issues.

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, the special use will not impede on the orderly development. We do not anticipate any negative impacts, outside of natural risks such as weather, current zoning requirements or regulatory orders like those experienced during COVID-19, that could affect non-essential business operations.

10. Does the special use 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.

Qi-Fitness customers will have multiple convenient options for accessing our business. Many will be able to walk from the surrounding neighborhood. Additionally, customers can arrive by personal vehicle or utilize the multimodal options of public transportation services available throughout Homewood.

11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?

A new business going into an existing development, may answer 'no.'

Yes, the proposed location has historically had, and currently maintains, active and operating access to adequate utilities, drainage, road access, public safety, and other necessary facilities.

12. Will the special use substantially adversely affect 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 special use will not substantially or adversely affect any historical, archaeological, cultural, natural, or scenic resources on the parcel or surrounding properties. This is based on previous business operations at the proposed location.