
SHORTBAR

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September 11, 2023

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Village of Homewood
Planning and Zoning Commission
2020 Chestnut Road
Homewood, IL 60430

Chairman Sierzega and the Commission:

I am the managing member of Shortbar, which operates 18201-18209 Dixie (PIN 29-31-409-056-0000) on behalf of Unchecked Capital, LLC. The building is the six-unit commercial strip center located across Dixie Highway from St. Paul's Community Church, zoned B-2 "Downtown Transition".

We are requesting the committee recommend special use authorization for XFA Fitness, a high-intensity fitness/cycling gym, at 18203 Dixie Highway. The gym is an "Indoor Commercial Place of Assembly" less than 5,000 square feet, which requires special use authorization in B-2.

Jimmy and TaShyna, the owner/operators, live in Orland Park and opened their first location on Chicago's South Side, not far from where Jimmy grew up. It's an inspiring story—an entrepreneur, Jimmy was 50+ pounds overweight but after taking up cycling, found it so effective for weight loss, that he decided to open a commercial gym to help others get into shape. I visited their "complex", a short walk from the Stewart Ridge Metra stop in Chicago, and couldn't help noticing not just the commercial potential—wall-to-wall classes of 50+ cyclists—but what nice people they are. Speaking as the son of a clinical dietitian, this is a much-needed business that could do a lot of good for peoples' health if it opened.

In terms of zoning, there's hardly a better use for B-2 than a gym—a moderate-intensity use ideally situated close to/within a residential neighborhood, on the commute corridor between home and work (similar to a bank branch). The location couldn't be better—close to where people live, and also, just a short hop (0.3 miles) to the Metra Electric train station. Want to hit the gym before or after work?

In summary:

1. XFA's use is compatible with the overall standards and intent of the B-2 district ("to accommodate the variety of residential and nonresidential uses on the periphery of the downtown core", HMC Sec. 44-02-02);
2. The business offers major health benefits, and no comparable business (cycle gym) is operating in the area; and
3. Jimmy and TaShyna, and their business, XFA, would make a great addition to the community.

We respectfully request, and encourage, the Planning and Zoning Commission to authorize XFA Cycling and/or its owners, Jimmy Taylor and TaShyna Willis, to commence operation at 18203 Dixie Highway, without delay.

Thank you for your kind consideration in this matter.

DocuSigned by:
David Albrecht
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David Albrecht

Managing Member, Shortbar (manager of 18201-18209 Dixie)
