

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: November 25, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit, Indoor Commercial Place of Assembly, 18065 Harwood Avenue

PURPOSE

The applicant, Phillip Glapion, requested a special use permit to operate a fitness center at 18065 Harwood Avenue. The proposed fitness use 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 building at 18065 Harwood Avenue has multiple uses, including Jonathan Kane salon and residential units on the upper floor. The commercial space was previously occupied by Suzie's Hallmark Shop.

The fitness center will utilize the main level of the space as a gym floor with a small reception area near the entrance. Machines for strength and cardio training exercises would be located throughout most of the main floor. The space will include a small area dedicated to personal training work, and a studio space for yoga, martial arts, and other group activities in the rear of the commercial space. 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 locker room facilities. The applicant has indicated potential plans for a sauna/steam room or other storage/utility space in the lower level in the future.

The fitness center is proposed to operate from 5:00 a.m. to 10:00 p.m. Classes are proposed to be staggered throughout the day to manage traffic and promote the efficiency of the business. The gym will operate on a membership model. Fitness services, in addition to the gym, would include health and wellness programs for families and people of various ages.

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PROCESS

At its regular meeting on November 13, 2025, the Homewood Planning and Zoning Commission reviewed the request for a special use permit in a public hearing. The Chairperson recused himself from the vote due to his current ownership of the property. With six (6) of the seven (7) commission members present, the Commission voted unanimously (five ayes, zero nays) to recommend approval of the special use permit. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.



The Planning and Zoning Commission recommended that the applicant provide a security plan due to the nature of the larger assembly space with lower level (basement) access. This is consistent with similar requests for assembly uses.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact 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.

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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.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly (fitness center) in the B-1 Downtown Core zoning district at 18065 Harwood Avenue to Phillip Glapion.

ATTACHMENT(S)

Ordinance