

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: March 10, 2026

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, 2139 W. 183rd Street

PURPOSE

The applicant, Larissa Shipp, requested a special use permit to operate a fitness center at 2139 W. 183rd Street. 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-2 Downtown Transition zoning district.

The building at 2139 183rd Street has two (2) uses; the other use is a Domino's Pizza. The commercial space was formerly a paint and carpet store and has been vacant since 2014.



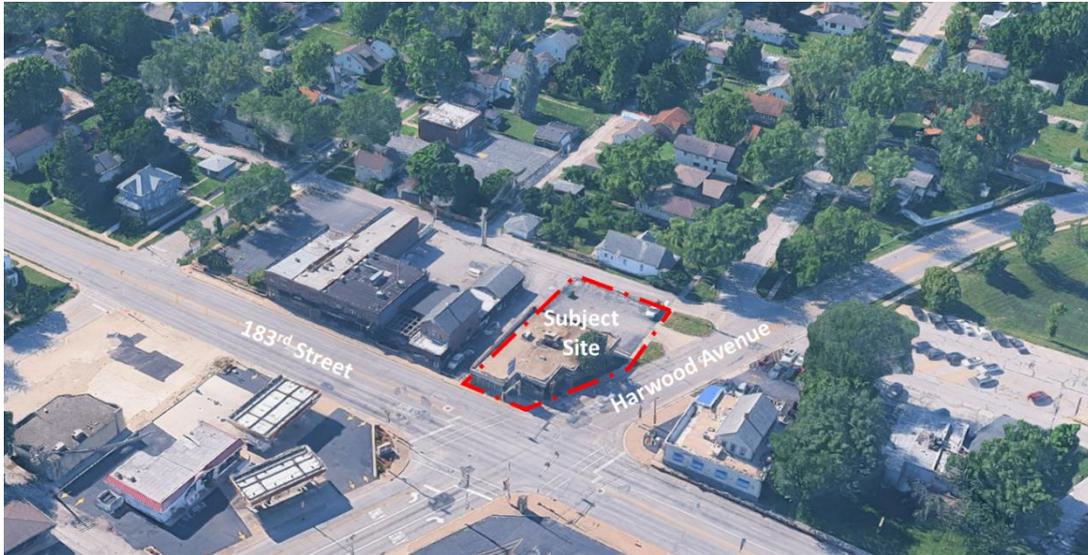
The fitness center will focus on yoga and Pilates instruction. The space will remain mostly free of furnishings or permanent interior fixtures, with fitness equipment placed around the sides of the open space. The applicant plans to update the space with an ADA-bathroom. Access to the business is from 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.

The business will be in operation from 6:00 a.m. to 8:00 p.m. on Monday through Saturday, and 6:00 a.m. to 12:00 p.m. on Sundays. Most classes would be 50 minutes; the last 50-minute class

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would begin at 7:00 p.m. The applicant anticipates that peak times will be in the early mornings and early evenings.



PROCESS

At its regular meeting on February 26, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit in a public hearing. With all seven (7) members present, the Commission voted unanimously 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 zoning ordinance requires one parking space per 300 square feet. The total square footage of the business is 1,896 square feet; eight (8) parking spaces are required. There are fourteen (14) spaces available in the parking lot shared between the building tenants. The neighboring business (Domino's Pizza) shares a parking lot with the proposed business and requires seven parking spaces. Fifteen spaces are required for the shared parking lot. The current parking lot is deficient by one parking space.

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 are permitted in Section 44-07-06 of the Village zoning ordinance. Approval of this administrative variance is a condition of approval.

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:

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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, 32-06-103-002, 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.
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-2 Downtown Transition zoning district at 2139 W. 183rd Street to Larissa Shipps, with the following condition: the applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.

ATTACHMENT(S)

Ordinance