

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 at 2000 W. 183rd Street for Hotworx Fitness Studio

PURPOSE

The applicant, Monique Gill of Hotworx, wishes to operate a fitness studio at 2000 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.



Hotworx

HOTWORX is a national chain of 24-hour infrared fitness studios offering "3D Training"—a combination of heat, infrared energy, and exercise—designed for maximum efficiency in less time. Workouts generally take place in 125-degree saunas, featuring 30-minute isometric sessions (yoga, pilates) or 15-minute high-intensity interval training (HIIT), aimed at accelerating detoxification, calorie burn, and muscle recovery. This proposed location will expand a chain of businesses with 17 other locations in the Chicago metropolitan area and 800 locations globally (closest current locations are Schererville, IN and Mokena, IL). The tenant will occupy half of the former Family Video location retrofitted to ten (10) “workout saunas” for use during fitness classes. The space will be available for HotWorx paid members. The business will also offer a limited range of retail products.

The subject location is a 2,348 square-foot tenant space within the existing multi-tenant commercial building at 2000 W. 183rd Street. The use will operate with 24/7 member-only access to sauna and workout facilities. A rotating class schedule across 24 hours would minimize overcrowding and increase turnover to spread visits out throughout the day, given the limited space available in each individual sauna (maximum three (3) per sauna).

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Hours of Operation and Staffing

The proposed business will also have staff on-site from 11:00 a.m. to 8:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Fridays, and 9:00 a.m. to 2:00 p.m. on Saturdays. Staff will not be present on-site on Sundays. Staff would be present during the business' expected peak activity hours to provide customer service, enroll new members, manage retail sales, and provide cleaning services. The business will employ three to five part-time employees and one (1) full-time manager.

Zoning Requirements for Parking

The zoning ordinance requires one parking space per 300 square feet. The total square footage of the commercial center is 7,085 square feet; twenty (23) parking spaces is required. There are forty (40) spaces available in the parking lot shared between the building tenants. The current parking meets the zoning requirements.



PROCESS

At its regular meeting on February 26, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. With six (6) of the seven (7) commission members present, the Commission voted five to one (five ayes, one nay) to recommend approval of the special use permit. The one member who voted to oppose the use expressed concern about the 24-hour operation of the business. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

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OUTCOME

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

1. The subject property is located at 2000 W. 183rd Street and is located within the B-2 Downtown Transition zoning district, with Cook County PIN 29-31-317-022.
2. The subject property is currently owned by Keith Hoogland of Springfield, IL.
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

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for an indoor commercial place of assembly in the B-2 Downtown Transition zoning district at 2000 W. 183rd Street, with the following conditions: (1) submit load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, at the time of building permit submittal; and (2) submit third party testing approval (i.e. UL listing) of any sauna fixture prior to the issuance of a building permit.

ATTACHMENT(S)

Ordinance