



**VILLAGE OF HOMEWOOD**

STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

<b>Street Address:</b> <u>18205 Dixie Highway</u> Homewood, IL 60430	
<b>Requested Use:</b> <u>fitness class</u>	<b>Area:</b> <u>2,500</u> sq. ft.
<b>Business Name:</b> <u>The Honeycomb Hideout Luxury Eventures</u>	
<b>Applicant Name:</b> <u>Dionne Townsend</u>	<b>Date:</b> <u>12/28/2023</u>

*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 will be renting out my space to another established business owner whose business recently closed down. I am in close proximity to her previous location so my space is ideal for her classes.

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

*Will the business have a negative impact on other businesses?*

There will not be any negative impact. The classes are for one hour only a couple of times per week.

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.*

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.*

There won't be any negative impact. Its a fitness class with a small group of people coming to work out for one hour.

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.*

My business is best suited because I have the wide open space for yoga mats, I have wall to wall mirrors and two approved ADA bathrooms.

## WORKSHEET

## STANDARDS FOR A SPECIAL USE

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, the space will just be used for fitness classes

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.*

Theres another fitness class coming right next door to my business so the fitness classes are very compatible with other businesses in the neighborhood

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.*

There's no negative impact for having the workout classes. There is a host that conducts the classes and the guest will workout on yoga mats for one hour.

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.*

The special use will not impede the normal development of surrounding properties. There will be no disruption to other businesses.

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.*

Customers will more than likely drive to my business. There is a parking lot and street parking for the small group of guest that will be working out.

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, this would be a new business going into an existing development.

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.'*

Nothing will be adversely affected by just having a small group of guest working out for an hour at a time.