



2020 Chestnut Road, Homewood, IL 60430

Street Address: 17803 Bretz Drive Homewood, IL 60430

Requested Use: Crematory Area: 1800 sq. ft.

Business Name: Manna Crematory

Applicant Name: Jeffery N Sachs Date: 7-14-2023

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.*

This location is best suited for our business to serve the community for several reasons. Firstly, it is easily accessible from Halsted Street. Secondly, there is a high demand for the type of services we offer in this area. Thirdly, the site is large enough to accommodate the size of the building we require and provides ample space for parking. Overall, we believe that this location is the best choice for our business to serve the community effectively.

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

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

Based on our assessment, the special use is not detrimental to the economic welfare of the community. On the contrary, it will create jobs, generate tax revenue, and provide a valuable service to the area. The proposed use will also attract customers to the area and may lead to increased economic activity in the surrounding businesses.

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.*

The comprehensive plan dated 1999 mostly contains development for the downtown area. From what I can see 1.1 and 1.7 under the objectives would pertain to our business.

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.*

With all the regulations for a crematory in the state of Illinois, I cannot for see any negative impact to the public health, safety, and the welfare of the area. There are strict guidelines and mandates that come from the state of Illinois, the federal government, and the EPA in regards to regulation of a crematory. with these regulations in place a crematory will have much oversight.

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.*

This property is suitable for all needs pertaining to Crematory. As the property sits currently, it is set up for all needs for the crematory. The front office and warehouse space are laid out to where no addition changes need to be made to the space. As far as substantially diminishing the value of the property I can only say that without the special use the property may sit empty.

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?*

I do not believe that operating at crematory out of that property that it will decrease the value of the surrounding properties. In the other adjacent warehouse, Cremation Society Of Illinois operates their crematory and I believe it has it increase the value of both their spaces.

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.*

Just as Cremation Society Of Illinois operates out of 17859 Bretz Drive and the adjacent space, it has operated it has been compatible with their neighboring businesses. I believe our crematory well operate in the same manner.

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.*

The special use will not be injurious to the use or enjoyment of other property in the neighborhood for the purpose permitted in the zoning district. The proposed use will not create excessive noise, light pollution, or traffic congestion that would disrupt the surrounding properties. In fact, the proposed use is compatible with the surrounding land uses and will provide a valuable service to the community.

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 proposed use is consistent with the zoning regulations and will not interfere with the surrounding land uses. In fact, the proposed use may enhance the development of the surrounding properties by attracting customers to the area and creating economic opportunities. Therefore, we do not believe that the special use will impede the normal and orderly development of the surrounding properties.

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.*

Yes, the special use provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets. Customers will arrive at the business by the way of halsted Street to Ridge Road and from there to Bretz Drive. Traffic and occupancy as it relates to the property will be greatly reduced by which most of the business will be contacted via the Internet.

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.'*

No

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.'*

No