



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: <u>18110 martin ave</u>	Homewood, IL 60430	Area: <u>2010</u> sq. ft.
Requested Use: _____		
Business Name: <u>House of Glam Salon Suites</u>		Date: <u>09/09/25</u>
Applicant Name: <u>Jaya Pitman</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.

Yes. House of Glam Salon Suites will provide a variety of professional beauty and wellness services—such as hair, lashes, braids, aesthetics, and more—in one convenient location. This eliminates the need for residents to travel outside of Homewood to access specialized beauty care, supporting local convenience and keeping consumer spending within the village.

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

Will the business have a negative impact on other businesses?

No. Our business will have a positive economic impact by creating opportunities for independent beauty professionals to operate their own suites, attract new visitors to the area, and increase foot traffic for neighboring businesses. Rather than competing with existing salons, our suites model will complement the local economy by offering flexible space for entrepreneurs to thrive.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan and other adopted plans of the Village?

Describe how your business fits with the goals and policies summarized on the attached sheet.

Yes. The Comprehensive Plan emphasizes economic growth, supporting small businesses, and enhancing community services. House of Glam Salon Suites directly aligns with these goals by fostering entrepreneurship, improving access to personal care services, and encouraging reinvestment in the community.

4. Is the special use at the subject property 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.

Yes. The business will be professionally designed and operated to meet all health and safety standards. Each suite will follow Illinois Department of Public Health and State Board of Cosmetology regulations. Proper sanitation, ventilation, and building code compliance will ensure that clients and staff remain safe.

5. Is the special use a suitable use of the property, and, without the special use, could the property be substantially diminished in value?

Describe why your business is best-suited for your this property.

Yes. The property is well-suited for salon suites due to its square footage and layout, which allows for multiple private service areas. Without this special use, the property would not maximize its potential value or contribution to the community compared to a thriving, multi-service salon suites business.

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. Our business will enhance the value of surrounding properties by improving the appearance and activity level of the area, attracting more visitors, and contributing to a vibrant business district.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property?

Describe how your business is compatible with its neighbors.

Yes. The salon suites will be consistent with the neighborhoods commercial and service-oriented character. Our business fits naturally with nearby retail, service, and professional uses, offering a professional yet welcoming environment that supports community needs.

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.

No. The salon suites will not interfere with neighboring properties. Instead, it will create complementary services that may benefit surrounding businesses by bringing additional customers to the area.

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.

No. Our business will support the continued development of the area by demonstrating investment in the community. It will not prevent or discourage other businesses from opening nearby.

10. Does the proposed special use at the subject property 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 property provides adequate parking and access for clients and staff. Appointments will primarily be scheduled, which will stagger customer traffic and prevent congestion in surrounding streets.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

A new business going into an existing development, may answer 'no.'

Yes. The property already has the necessary utilities, road access, drainage, and public safety infrastructure in place to support the proposed use.

12. Will the special use have a substantial adverse effect on 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.