



VILLAGE OF HOMEWOOD

STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	18124-F Martin Ave	Homewood, IL 60430
Requested Use:	Beauty Suites	Area: 1000 sq. ft.
Business Name:	TP Luxe Studios	
Applicant Name:	Tatiana Perkins	Date: 9/8/25

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 well suited for a beauty studio because it provides easily accessible services to residents & visitors of Homewood. TP Luxe Studios will offer a modern and welcoming space for hairstylists & clients. we will also serve as a hub for beauty education & community engagement.

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

Will the business have a negative impact on other businesses?

No, the business will not harm the community. Instead, it will create opportunities for local stylists, bring clients to the area, and support nearby 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.

This business supports the village's goals of growing small businesses, encouraging entrepreneurship, and strengthening the local economy.

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.

The business will follow all licensing, sanitation, and safety requirements. It will not create noise, hazards, or disruption for neighboring properties.

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.

The property is well-suited for a beauty studio. Our business will improve and maintain the space, adding value and consistent use for the community.

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 business will not decrease the value of other properties. It will improve the space and attract more activity to the area.

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.

Yes, this business is compatible with neighboring properties. Beauty services are a common and welcomed use in commercial areas and will fit well with the community character.

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 business will not interfere with other properties. It does not create noise, hazards, or disruptions that would affect surrounding businesses.

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, the business will not impede development. It will contribute positively by bringing more people and activity to the area.

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 access the business through existing parking and public streets. The studio will not create unusual traffic or congestion.

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, the property is already served by utilities, road access, and public safety services.

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, the business will not affect any historical, cultural, or natural resources in the area, it'll actually will add to it.