



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 920 W. 175th Street _____ Homewood, IL 60430	
Requested Use: Special Use for massage therapy _____	Area: _____ 1,900 sq. ft.
Business Name: bbHOLISTIC, LLC _____	
Applicant Name: Benita Best _____	Date: 04/17/2023 _____

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.

Yes, complimentary or alternative health practices can aid in achieving personal well-being goals, preventative care, improving and managing medical conditions and mental health. Overall, holistic self-care can help to relax, heal, nourish, and balance the mind, body, and spirit.

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

Will the business have a negative impact on other businesses?

No, bbHOLISTIC, LLC will offer services that can improve the overall well being of individuals, families and the community, which fuels economic growth, productivity, and individual earnings.

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.

Yes, bbHOLISTIC, LLC will be in complete agreement and consistent with the goals and policies of the Community Plan to help the community achieve its vision and objectives.

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.

Yes, It is the professional and ethical responsibility of bbHOLISTIC, LLC and its practitioners to follow the proper safety and sanitation guidelines, procedures, and recommendations to ensure that the health, safety, and welfare of the public is protected. The proposed design and location is adequate as well as conducive to operate business safely.

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.

Yes, the floor plan coordinates with the vision for the expansion of bbHOLISTIC, LLC and suitable for its operational needs. The uniqueness of bbHOLISTIC, LLC adds value by revitalizing the property and contributing to improved health outcomes in the community. It will support and be complementary to local businesses, which can help the local economy and add value as well.

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, bbHolistic, LLC will not cause substantial injury to the value of the property in the neighborhood in which it is located.

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, bbHolistic, LLC will offer a peaceful, uplifting, inviting and warm environment. Its earthy decor and focus on natural, non-toxic, and plant based products and health and wellness will coincide well with the efforts made to improve the overall well-being of the community and keeping the charm of 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.

No, bbHOLISTIC, LLC will not be injurious but instead add to the enjoyment that is provided by nearby properties. It will be a safe, tranquil, and healing space for the community to go rejuvenate, reenergize, maintain balance, connect, and receive holistic self care.

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, bbHOLISTIC, LLC is looking to lease the property and will not impede the normal and orderly development of surrounding properties for uses permitted in the zoning district.

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 property that bbHOLISTIC, LLC is looking to lease, provides a large parking lot that will be adequate for clients and employees.

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 that bbHOLISTIC, LLC is looking to lease, is served by adequate utilities, drainage, road access, public safety and other necessary facilities.

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, bbHOLISTIC, LLC is looking to lease the property and is a use within an existing building. There will be no new construction that could substantially adversely affect anything located on the parcel or surrounding properties.