



## STANDARDS FOR SPECIAL USE

**Street Address:** 18203 Dixie Highway  
**Zoning District:** B-1 Central Business District  
**Special Use:** Salon/Spa Establishment

The Planning and Zoning Commission and the Village Board shall consider the following standards when evaluating an application for a special use. The responses provided shall be specific to the requested special use and property in question.

1. Is the special use deemed necessary for the public convenience at that location?  
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?  
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?  
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?  
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?  
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?  
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?  
Yes, bbHOLISTIC, LLC will offer a peaceful, friendly, uplifting, caring, inviting, comfortable and warm environment. Its earthy decor and focus on natural, non toxic, and plant based products, health and wellness, and holistic self care treatments and events, will coincide very well with the many trees, green spaces, parks, and charm of the neighborhood surrounding the property.
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?  
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?  
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?  
Yes, the property that bbHOLISTIC, LLC is looking to lease provides a large parking lot that will be adequate for clients and employees. Street parking is also available on both sides of the street that is located in front of the property.
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?  
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, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties?  
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.