



STANDARDS FOR SPECIAL USE

Street Address: 18036 Gottschalk Ave.
Zoning District: B-1 Central Business District
Special Use: Massage Therapy

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?
Simply Massage for the past 9 years, has provided exemplary customer service and Therapeutic Massage and Body work to Homewood and its surrounding areas. Massage Therapy is a necessity, it has a myriad of benefits which foster healing for the mind, body and spirit.
2. Is the special use detrimental to the economic welfare of the community?
No, there will be no detriment to the economic welfare of the community. Simply Massage (...) is self-sustaining, operating for over 12 year 9 of which in Homewood. Simply Massage (...) has a loyal and consistent clientele, and looking forward to extending its services to a broader market through expansion and growth.
3. Will the special use be consistent with the goals and policies of the Comprehensive Plan?
Yes, Simply Massage (...) will exercise clear intentionality by executing the goals and policies of the Comprehensive Plan. Further playing an integral role in fostering professional and community growth.
4. Is the special use so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?
Yes, Simply Massage (...) has an obligation through its affiliation as a professional member of AMTA (American Massage Therapy Association) to ensure the health, safety and welfare of the public during all hours of operation.
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 property floor plan captures exactly what was foreseen as the future expansion for Simply Massage (...) Subsequently, Simply Massage (...) will add value to said property by creating a unique community identity, promote environmental friendliness, networking through other local businesses, and increase community economic health through local spending.
6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?
No, Simply Massage (...) products and services will not be harmful or injurious to the environment or the value of other 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, Simply Massage (...) is conveniently located at the south end corner of a residential block, just adjacent to Richard D Larkin park. Excitedly, Simply Massage (...) intends to maintain the warm and charming, welcoming and inviting aesthetically pleasing exterior and equally mediatively appropriate interior.
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, Simply Massage (...) contrarily speaking, will promote enjoyment through its services for the entire family. Stated earlier EVERYONE can benefit from Massage Therapy.
9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?
Not applicable. Property leased.
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 being leased by Simlpy Massage (...) provides adequate parking and is nestled at the begining of a one way street. Located on a one way street further provides efficient measures of minimizing traffic congestion. Furthermore, it is our belief that Simply Massage (...) will attract more locals through foot traffic as many passerbyers have been observed.
11. Is the special use served by adequate utilities, drainage, road access, public safety and other necessary facilities?
Yes, the property being leased by Simply Massage (...) 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, not applicable. Property is being leased, exterior owner responsibility.