



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

<b>Street Address:</b> 18219 DIXIE HWY, HOMEWOOD IL _____ Homewood, IL 60430	
<b>Requested Use:</b> OFFICE _____	<b>Area:</b> _____ 4425 sq. ft.
<b>Business Name:</b> LIVE FREE 999 _____	
<b>Applicant Name:</b> CARMELA WALLACE _____	<b>Date:</b> 03/24/2026 _____

*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.*

The proposed administrative office for Live Free 999 serves the public convenience by supporting programs focused on mental health awareness and substance dependency recovery. The Dixie Highway location provides strong accessibility and visibility, while fitting appropriately within the B-2 Downtown Transition District as a low-intensity, compatible use. The office will generate minimal traffic and no adverse impacts on surrounding properties. The project will also improve the existing building and contribute positively to the corridor and community.

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

*Will the business have a negative impact on other businesses?*

The proposed administrative office for Live Free 999 will not be detrimental to the economic welfare of the community. The use is low-impact and will contribute positively by reinvesting in an existing property, improving the building's appearance, and supporting local economic activity.

The business will not have a negative impact on other businesses. As an administrative office, it will generate minimal traffic and operate in a manner that is compatible with surrounding commercial uses, while potentially increasing foot traffic and awareness of 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.*

The proposed administrative office for Live Free 999 is consistent with the goals and policies of the Comprehensive Plan. The project supports reinvestment in an existing property, enhances the appearance of the Dixie Highway corridor, and promotes compatible, low-intensity commercial use within the B-2 Downtown Transition District.

The organization's mission—advancing mental health awareness and supporting recovery—aligns with community goals related to health, wellness, and quality of life. The use is compatible with surrounding properties and contributes positively to the economic and social vitality of the Village.

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 proposed administrative office for Live Free 999 is designed and will be operated in a manner that protects public health, safety, and welfare. The use is low-intensity, with typical office hours, minimal traffic generation, and no hazardous materials or operations.

No negative external impacts are anticipated. The business will not produce noise, odors, or other nuisances and will be fully compatible with surrounding properties. The project will also improve the existing building, contributing positively to the safety and appearance of the area.

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 proposed administrative office is a suitable use of the property and aligns with the intent of the B-2 Downtown Transition District. The existing building and site conditions are well-suited for a low-intensity office use, requiring only modest improvements to support operations.

Without the proposed special use, the property may remain underutilized, whereas this investment will enhance the building, improve its appearance, and support long-term viability. The Live Free 999 administrative office is appropriately scaled for the site and represents a compatible and productive use that contributes positively to the area.

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?*

The proposed administrative office for Live Free 999 will not cause substantial injury to the value of other properties in the neighborhood. The use is low-intensity and fully compatible with surrounding commercial and nearby residential areas.

The project includes improvements to the existing building, including exterior upgrades and ongoing maintenance, which are expected to enhance the appearance of the property and contribute positively to the surrounding area. As a result, the business is anticipated to support, rather than diminish, nearby property values.

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.*

The proposed administrative office for Live Free 999 is consistent with the uses and community character of the surrounding area. The B-2 Downtown Transition District is intended to accommodate low-intensity commercial uses that serve as a transition between more active commercial areas and nearby residential properties.

As a quiet, low-traffic office use, the business is fully compatible with neighboring properties and will not generate noise, congestion, or other impacts. The planned building improvements will further enhance the appearance of the property and contribute positively to the overall character of the corridor.

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.*

The proposed administrative office for Live Free 999 will not be injurious to the use or enjoyment of other properties in the neighborhood. The use is low-intensity and consistent with permitted uses in the B-2 Downtown Transition District.

No negative external impacts are anticipated. The office will operate during typical business hours and will not generate excessive traffic, noise, odors, or other nuisances, ensuring compatibility with surrounding properties.

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.*

The proposed administrative office for Live Free 999 will not impede the normal and orderly development or improvement of surrounding properties. The use is consistent with the intent of the B-2 Downtown Transition District and aligns with other permitted commercial uses in the area.

No negative external impacts are anticipated. The low-intensity nature of the office use, combined with planned building improvements, will support continued investment and development in the corridor rather than hinder it.

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.*

The proposed administrative office for Live Free 999 provides adequate ingress and egress and will not contribute to traffic congestion. The property is located along Dixie Highway, a well-established roadway with existing access points that safely accommodate vehicle entry and exit.

As an administrative office, the use will generate minimal traffic, primarily limited to staff and occasional visitors. Customers and staff will access the site via existing driveways and utilize on-site or nearby parking, ensuring efficient circulation without impacting public streets.

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.'*

The proposed administrative office for Live Free 999 is served by adequate utilities, drainage, road access, and public safety services. The property is an existing developed site with established connections to all necessary infrastructure, including water, sewer, and electrical service.

No significant modifications to existing infrastructure are required, and the low-intensity nature of the office use will not place additional demand on public services. The site's existing access and proximity to emergency services further support safe and efficient operation.

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.'*

The proposed administrative office for Live Free 999 will not substantially adversely affect any historical, archaeological, cultural, natural, or scenic resources on the subject property or surrounding properties. The project involves improvements to an existing developed site and does not include ground disturbance beyond typical maintenance and building upgrades.

No negative external impacts are anticipated, and the proposed improvements will enhance the overall appearance of the property.

## 1999 COMPREHENSIVE PLAN

*Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.*

### Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

#### Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

## 2009 DOWNTOWN MASTER PLAN

*Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.*

### Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.