



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: <u>18019 Dixie Hwy Ste 1A</u>	Homewood, IL 60430
Requested Use: <u>Beauty Bar.</u>	Area: _____ sq. ft.
Business Name: <u>Trenz from Beauty Bar.</u>	
Applicant Name: <u>Henry Ivy</u>	Date: <u>3/30/24.</u>

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.

2. Is the special use detrimental to the economic welfare of the community?
Will the business have a negative impact on other 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.

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.

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.

VILLAGE OF HOMEWOOD

IL 60430
STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 6043

Street Address: 18019 Dixie Hwy ste, 1A Homewood, IL 60430

Requested Use: Beauty Bar **Area:** sq.ft.

Business Name: Tranz Form Beauty Bar

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, this use is necessary for public convenience as it provides essential beauty and personal care services in one accessible location. The site is well-suited due to its placement in a commercial area, supporting walkability and convenient access for residents and visitors. Additionally, the business aligns with the Village's goal of strengthening downtown as a destination for diverse services.

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 negatively impact the economic welfare of the community. It will increase foot traffic, support nearby businesses, and contribute positively to the local economy without directly competing with surrounding uses. Personal care services typically draw repeat customers, which can benefit neighboring 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.

Yes, the proposed Beauty Bar is consistent with the goals and policies of the Comprehensive Plan and Downtown Master Plan. The business supports economic development by occupying commercial space and providing services that meet community needs. By contributing to a diverse mix of services and helping create a more active commercial environment, the Beauty Bar directly supports the Village's long-term vision for growth and development.

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, the business is designed and will be operated with a strong focus on public health, safety, and welfare. All services will be performed by licensed professionals following strict sanitation and infection control procedures in compliance with state and industry regulations.

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 Beauty Bar is a suitable use of the property because it is a low-impact, service-based business that fits well within a commercial or mixed-use area. The business is designed to integrate seamlessly into the community while contributing positively to the local environment and economy.

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 proposed use will not cause injury to surrounding property values. The business will enhance the area by occupying and maintaining a commercial space, contributing to a more active and attractive environment.

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, the business is consistent with the surrounding commercial and mixed-use character. Personal care services are a common and appropriate use that complements nearby businesses and supports a welcoming, service-oriented environment.

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 be injurious to neighboring properties. It is a low-impact use with minimal noise, no odors, and controlled customer flow through appointments. No significant negative external impacts are expected.

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 the development of surrounding properties. It supports normal and orderly growth by contributing to a stable, active commercial area. No negative external impacts are anticipated.

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, customers will access the business using existing parking. Clients live in the community and can walk to and from the business. I will also encourage clients to utilize homewood new Train station that is easily accessible and convenient.

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.'

No, the property is already served by existing utilities, drainage, road access, and public safety services. No additional infrastructure is needed for 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.'

No, the business will not adversely affect any historical, archaeological, cultural, natural, or scenic resources, as it is located within an existing commercial development.

WORKSHEET STANDARDS FOR A SPECIAL USE

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.

2009 DOWNTOWN MASTER PLAN

- 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.

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.