



STANDARDS FOR:
SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18207 DIXIE HIGHWAY	Homewood, IL 60430	
Requested Use: COMMERCIAL PLACE OF ASSEMBLY		Area: 2,173 sq. ft.
Business Name: XFA CYCLING & FITNESS COMPOUND		
Applicant Name: TASHYNA WILLIS		Date: 08/29/2023

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.

THIS LOCATION IS BEST BECAUSE THERE IS NO OTHER CYCLING FITNESS FACILITY EITHIN THE AREA. IT WILL BRING ECONOMIC GROWTH TO THE COMMUNITY AND VARIOUS PATRONS TO NEIGHBORING BUSINESSES

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

Will the business have a negative impact on other businesses?

NO IT WILL NOT HAVE A NEGATIVE IMPACT. IT IS FITNESS AND WITH NO OTHER CYCLING STUDIOS IN THE AREA IT WILL NOT AFFECT THE 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

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 PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED AS THE INDOOR CYCLING STUDIO WILL PROMOTE HEALTH AND WELLNESS TO THE COMMUNITY

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 PROPERTY FITS WELL WITH WHAT WE NEED AS IT WILL BE ENOUGH SPACE TO ACCOMMODATE THE STATIONARY CYCLING BIKES ALONG WITH A WEIGHT ROOM

- 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

- 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

- 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 NEGATIVE IMPACT

- 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

- 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. WE ONLY OPERATE DURING HOURS OF CLASS TIMES, WHICH WILL BE EARLY MONRING AND EVENING

- 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

- 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