



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

<b>Street Address:</b> 900 ridge rd ste 2p	Homewood, IL 60430
<b>Requested Use:</b> Professional Office Use	Area: 192 sq. ft.
<b>Business Name:</b> Budget Truck Rental DBA L&J RENTALS & LEASING	
<b>Applicant Name:</b> Mo'nique Smith/Christopher Jones	Date: 05/04/2026

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.*

This location is well-suited to serve the public because it functions as an administrative office where customers complete reservations and paperwork in a controlled, professional environment. The actual vehicle pick-up and storage occur offsite at a properly zoned commercial lot in another municipality. This separation reduces congestion, eliminates large vehicle presence at this location, and allows cust

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 use is not detrimental to the economic welfare of the community. To the contrary, it contributes positively by supporting local commerce, attracting customers to the area, and generating business activity without displacing or competing unfairly with surrounding businesses. Because no trucks are stored or operated from this location, the use is low-intensity and consistent with professiona

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 business aligns with the goals of the Village's Comprehensive Plan by promoting economic development, supporting small business operations, and utilizing existing commercial space efficiently. The use encourages responsible land use by separating administrative functions from vehicle operations, thereby reducing traffic, noise, and land use intensity at this location. This model supports s

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 use is designed to fully protect public health, safety, and welfare. No large commercial vehicles are stored, parked, or dispatched from this location in compliance with the landlord's restrictions. Customer interactions are limited to office visits, and all vehicle-related activity occurs offsite. As a result, there are no anticipated negative external impacts such as noise, emissions, traffic

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 is well-suited for this use because it functions as a standard commercial office space. The business operates in a manner consistent with typical office-based uses, including customer service, scheduling, and administrative processing. Without this use, the property would continue to function as general commercial space; however, this business provides an efficient and productive use that does n

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 use will not cause injury to the value of surrounding properties. Because operations are limited to office activity with no outdoor storage, noise, or heavy vehicle traffic, the use is neutral in impact and indistinguishable from other professional or administrative uses in the area.

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 use is fully compatible with the surrounding neighborhood. The business operates as a quiet administrative office with standard business hours and no outdoor operations. The absence of truck storage or dispatch ensures that the character of the area remains unchanged and consistent with surrounding commercial uses.

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 use will not be injurious to neighboring properties. There are no external impacts such as increased noise, traffic, lighting, or environmental effects. All activities occur indoors and are limited to administrative functions, ensuring no interference with neighboring uses.

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 use will not impede the normal and orderly development of surrounding properties. Because the business does not require modifications to infrastructure or introduce high-intensity operations, it integrates seamlessly into the existing commercial environment without affecting future development opportunities.

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.*

Customers will access the office using standard roadways and existing parking facilities. Traffic is minimal and consistent with typical office use. Vehicle pick-up occurs offsite, meaning no truck traffic is generated at this location, significantly reducing congestion and ensuring safe ingress and egress.

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 property is served by existing utilities, road access, and public safety services typical of commercial office use. No additional demand is placed on infrastructure beyond standard office operations.

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 use will not adversely affect any historical, cultural, natural, or scenic resources. The business operates entirely within an existing commercial space with no exterior modifications or environmental impact.