



STANDARDS FOR: SPECIAL USE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18027 Dixie Highway	Homewood, IL 60430
Requested Use: Multi-Purpose Center	Area: 1,800 sq. ft.
Business Name: Luxe Events Venue LLC	
Applicant Name: Marcella Abrams	Date: 03/31/2025

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.

Luxe Events Venue LLC is ideally suited to serve the community because it provides a versatile and intimate space for cherished gatherings such as baby showers, small birthday celebrations, micro weddings, business workshops, and new business product launch. Many families and small groups seek a space that feels personal rather than overwhelming. Luxe Events Venue LLC is designed to create a cozy yet stylish setting for special moments.

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

Will the business have a negative impact on other businesses?

Luxe Events Venue LLC will not 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.

By hosting small events and business workshops, Luxe Events Venue LLC creates opportunities for nearby small businesses to thrive, reinforcing a strong, interconnected local economy. Our venue provides a space for the community to celebrate life's milestones close to home, strengthening local connections.

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.

There aren't any negative impacts, external to Luxe Events Venue LLC 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.

Luxe Events Venue LLC is best suited for this property because it is convient and accessible. At 1,800 square feet, this property offers a versatile space that is conveniently located and accessible. Luxe Events Venue LLC will offer a community centered approach and would contribute to the area's economy and culture.

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?

Luxe Events Venue LLC will not decrease the value of the other properties.

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.

Luxe Events Venue LLC is designed to be a seamless addition to the neighborhood, complementing its character while providing a valuable service to the community. It fits naturally alongside other businesses like restaurants, boutiques, and service providers, creating a vibrant local economy.

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.

There aren't any negative impacts, external to Luxe Events Venue LLC that may result from it operating at this location.

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.

There aren't any negative impacts, external to Luxe Events LLC that may result from it operating at this location.

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.

A conveniently located venue makes it easier for guest to attend without the hassle of long commutes. Customers will arrive to our venue via ride share and personal vehicles. Our guest will utilize the convenient street parking as well as the village of Homewood paid parking lots.

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