

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

June 18, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 7:02 pm.

Chair Bransky mentioned that the initial meeting of Thursday, June 11, 2026 was rescheduled to Thursday, June 18, 2026 due to inclement weather.

ROLL CALL:

Roll call was performed by Chair Bransky. Present from the Village were Noah Schumerth Interim Director of Economic & Community Development, Charise Campbell, Building Department Secretary, and Village Manager Napoleon Haney. There were 3 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 6 (Members Alfonso, Sierzega, O'Brien, Johnson, Castaneda and Chair Bransky)

NAYES (ABSENT): 1 (Member Cap)

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for approval to the minutes from the May 28th meeting.

Member O'Brien requested that an insert is made on pg. 8 by adding a bullet stating that "Member O'Brien read the reference from the Zoning Code pg. 58.

Chair Bransky stated that there is a typo on his last name on pg. 3 third paragraph down under regular business and on pg. 9 third sentence up. Also on pg. 9 same sentence change the wording to "Build Illinois Act".

A motion to approve the minutes with amendments from the May 28th by Member O'Brien; seconded by Sierzega.

AYES: 5 (Members Sierzega, O'Brien, Johnson, Castaneda and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Alfonso)

ABSENT: 1 (Member Cap)

Chair Bransky stated that there was a continuance on the minutes from April 9th due to there not being enough commission members present at the meeting. It was determined that the minutes will be tabled until the next meeting on July 9th.

PUBLIC COMMENT:

Chair Bransky asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:**Case 26-38: Special Use Permit for an Event Center Indoor Commercial Place of Assembly at 18027 Dixie Highway:**

Chair Bransky introduced the case and asked if there were any comments received from any residents or nearby property owners.

- **Interim Director Schumerth stated that the Village received 1 comment from the owner at 1944 Ridge Rd. which is the former Eldridge & Eldridge Dental. Schumerth stated that they were curious as to the use of the premises and where guests plan to park. Interim Director Schumerth shared details of the applicant's response regarding parking and the owner accepted the information that was shared.**

Both applicants Darshawn Hunter and Quanteisha Carter introduced themselves.

Quanteisha Carter stated that the business that they are opening is an event space for families to create memories. Darshawn Hunter stated that they have been in the field for about 10 years and looking for a home to open their business.

Member Alfonso asked what would be the average size group that you would be entertaining?

- **Quanteisha Carter stated that that number varies based upon the event but maybe 50-75 people but their events don't never go up to that amount of people. She states it's definitely under the 50-75 people. But they do plan for last minute guest due to RSVP discrepancies.**

Member Alfonso asked do you have to bring any equipment such as tables, chairs, audio systems etc.?

- **Quanteisha Carter stated yes they will be providing equipment and plan to put up sound proof walls due to them having events involving children and music so that they are not causing a disruption to the neighbors.**

Member Alfonso asked do you have any ideas about parking. Have you contacted the neighbors about parking arrangements or maybe shared parking?

- **Quanteisha Carter stated that they had just started researching options for street parking but not for other areas yet. She stated that they have not had an opportunity to speak with the neighbors yet but do plan to speak with them and work out a plan for parking so they are not causing a disruption to the community.**

- **Member Alfonso suggested that they may want to have some written arrangement between them and the neighbor regarding parking.**
- **Interim Director Schumerth stated that if they wanted to park on private property that it would require a shared use agreement. There is a process in the code regarding that, but as far as public parking lots the agreement is not necessary.**
- **Quanteisha stated they are planning to put up signs and also provide a list of rules along with the contract to their clients ahead of time regarding parking so that there are no issues.**

Member Alfonso asked will you be serving food and beverages?

- **Quanteisha Carter stated that they are not supplying food and beverages to their guest and that they are only providing the space and the decorations for clients.**

Member Sierzega stated that the business has been operating in this region since 2018 and asked where is your current location.

- **Darshawn Hunter stated that they do not have a current location and that she previously had a location in Hazel Crest that closed in 2024.**

Member Sierzega asked so you do not have a current location and not operating anywhere?

- **Both applicants stated that they are travel decorators who are not currently operating from a single location.**

Member Sierzega stated what operating hours are planned to be.

- **Quanteisha Carter stated that the operation hours are not based upon when they have an event. Their operation times includes them showing the space for potential bookings.**

Member Sierzega asked when you do have an event going on what type of hours are you expecting to be opened.

- **Quanteisha Carter stated that the hours will vary. Carter said that most events will be after 5pm.**

Member Sierzega stated that his concerns about the business hours proposed are based upon parking concerns. Sierzega asked where guests will park if there are several restaurants in the area that are busy during the time an event is occurring.

Member O'Brien referenced the applicant statement on pg. 27 regarding avoiding traffic by scheduling events at a time when they anticipate the traffic volume to be lower. O'Brien stated that the applicants are proposing hours for events in the evening at a time that restaurants and nearby shops will have a high volume of traffic.

- **Darshawn Hunter stated that they were really expecting to rely on street and public parking to be enough parking.**

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Member O'Brien referenced pg. 34 regarding the applicant's response to the Special Use Standards, specifically to standard #10. O'Brien asked if the applicants could elaborate on the comments regarding circulation patterns in the area and comments about utilizing the existing roadway access.

- **Darshawn Hunter stated that when they initially applied that believed that they had parking in the rear of the building that was available to them. They were just made aware of the parking arrangements after they had submitted their application.**
- **Interim Director Schumerth provided additional clarification stating that the applicants believed that the parking spaces that belong to the former Eldridge & Eldridge Dental were part of their property. After their initial review they were informed that the spaces were not part of their property and they then submitted a list of potential parking spaces which was provided in the memo.**
- **Interim Director Schumerth also stated they are referring to the alley way north of the building and south of the neighboring property when stating they will utilize the roadway access.**

Member O'Brien stated that he is concerned about the road way access due to people being dropped off and cars stopping in front of the facility.

- **Darshawn Hunter stated that their intentions are for guests to enter and exit the side door of the property rather than the front. The front could be used as access but there will be no one standing there as an entry point.**
- **Quanteisha Carter stated that guests will be able to pull up to the side door and unload any items for the event and pull off to go park on the street or public parking lot.**

Member O'Brien stated that there is a concern for traffic in the northbound lane of Dixie Highway during emergency calls for the Fire Department. He stated there is already an occasional issue with St. John Newman Church having people parking on the front of the property.

Member Johnson stated that it is important to consider what is being communicated to guests about parking. Johnson asked what customers being told on social media? Johnson also asked how guests are going to communicate to guests about where they should park?

- **Quanteisha Carter stated yes we do have social media and plan to have information regarding the facility on there but also from previous experience we have placed all information in the contract as well.**

Member Johnson stated that he believes that parking instructions be in writing so that it's clear to the clients where they can park.

Member Johnson asked if alcohol will be served, or if BYOB service will be allowed?

- **Both applicants stated that there will not be liquor served and that they do not have a license to serve liquor or alcohol. The applicants stated that they would rather not have alcohol on the premises, and to ensure there is no alcohol brought in they are hiring a security team.**

Member Johnson asked if there would be “no liquor allowed” signage up in the facility and the website?

- **Quanteisha Carter stated yes, and that they have a clientele already that knows what to expect when it comes to alcohol at events. Carter noted they have a large number of existing customers who rely on them for events.**
- **Interim Director Schumerth stated that the Village does not have a class of liquor license for event centers. Schumerth stated that the Village does not currently allow liquor licensing for this type of use.**

Member Castaneda stated that when speaking with potential clients, the applicants should be clear on parking guidelines especially around peak times.

Member Castaneda stated that the parking lots can be a hot commodity when there are special events going on downtown and that they may want to consider avoiding scheduling events on event days or around the hours that the special events are going on in the area. Castaneda also stated while doing walk through with clients, that they should make sure they are very clear about putting on hazard lights when doing drop-offs at the building and avoiding drop-offs on Dixie Highway to prevent traffic or safety for all drivers.

- **Quanteisha Carter stated that they are not planning to allow guest to use the front entrance off Dixie Highway to avoid front drop-offs. Carter stated that they prefer side door entry into the business and will be encouraging guests to use the side door entrance.**

Member Castaneda suggested to distribute parking maps that the Village had created to guests.

Chair Bransky referenced pg. 35 the plat of survey for the property asking for clarification regarding access. He stated that there is an easement near the side entrance that can be used during loading and unloading vehicles. Bransky said that they would allow traffic to still flow through the alley way when loading vehicles.

- **Interim Director Schumerth stated yes that is correct. The building does have a cross access easement that runs on the back of the property but remember that is the primary vehicle access for the Taekwondo Studio next door. They could access that easement for loading and unloading just as long as their activities don't block property access for the neighbor.**

Interim Director Schumerth also stated to forgive the error of not adding the rear access door on the floor plan submitted with the application. He stated that there is an additional rear access door on the building serving as an emergency exit.

Chair Bransky mentioned if the applicants are relying on public parking, to make sure they are aware that the parking is limited on Thursdays, Fridays or Saturday nights in downtown Homewood. Bransky said that these are the conditions that will need to be navigated unless they end up in a successful parking agreement with a neighbor.

Chair Bransky asked what the limit on occupancy is for the space.

- **Interim Director Schumerth stated that he had the Chief Building Inspector Dennis Johnson re-run the occupancy allowances for the building because the Fire Code was recently updated this year. The occupancy load for the space is measured to be a maximum of 120 with standing guests only.**

Chair Bransky asked do the applicants foresee any event within the typical business model surpassing the 50-75 people?

- **Quanteisha Carter stated that it's difficult to come up with a specific number because it's a lot of in and out traffic due to people leaving early or coming late to the events. Carter said it is unlikely that there will be that number in the building at any given time.**

Member O'Brien referenced pages 35 and 37 stating that the layout of direction on the drawings are opposite of each other.

- **Interim Director Schumerth stated that there are a few discrepancies on the floor plan provided by the applicant, and that the plat of survey is more reliable to reference when looking at dimensions and layout of space.**

Member Sierzega asked how many people the applicants would normally get for a baby shower event on a weekday night, such as a Tuesday night.

- **Quanteisha Carter stated that typical baby showers would not be held a weekday. Carter stated that larger events are normally held on weekends. Carter said if they were to come across a situation like that, it would probably be a very small baby shower.**
- **Darshawn Hunter stated that once she hosted a baby shower on a Tuesday and it was about 15 people. Hunter said that those types of events are typically planned late and would probably be about 10-15 people.**

Member Sierzega asked what is the most popular type of event is in the applicants' experience?

- **Both applicants stated baby showers are the most popular type of event.**

Member Sierzega asked if there will be many events happening during weekdays.

- **Both applicants stated that during the week, they are generally doing showings or decorating for an event coming up for the weekend.**

Chair Bransky asked if there were there any public comments.

- **1 public comment was made by an individual in-person in the audience, who disclosed that she is the realtor for the business. She recommended the business for approval and stated how they have always presented professionalism in their work.**

Chair Bransky asked for a motion to approve Case 26-38.

Member Castaneda motioned to recommend approval for Case 26-38 Special Use Permit for an indoor commercial place of assembly located at 18027 Dixie Highway and incorporate the findings in fact into the record.

A motion to approve Case 26-38 motioned by Member Castaneda and second by Member O'Brien.

AYES: 4 (Members Alfonso, Johnson, Castaneda, and Chair Bransky)

NAYES: 2 (Members Sierzega and O'Brien)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Chair Bransky motioned for regular business Item "A" public hearing Case 26-36 and Item "C" 26-40 to continue those cases until the next meeting on July 9th as part of the old business item of the agenda.

Member O'Brien motioned and Member Sierzega seconded.

AYES: 6 (Members Alfonso, Sierzega, O'Brien, Johnson, and Castaneda and Chair Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Cap)

OLD BUSINESS:

None.

NEW BUSINESS:

Member Castaneda asked when Old Fashion Donuts will open.

- **Interim Director Schumerth stated it's supposed to open at the end of the month and the hot dog side of the business is already opened for business with a soft opening.**

Interim Director Schumerth stated that there was a community meeting with Holiday Properties on Tuesday, June 16, for the proposed development on the Village Hall parking lot site. Schumerth stated that there were many residents who came out and met with the developers to have one-on-one conversations with members of their development team. Schumerth stated that it was a positive experience for the Village and that staff are currently working on a redevelopment agreement for the project to move forward with incentives. Schumerth said that the agreement is currently scheduled to go before the Board on July 14th. Schumerth said that the Site Plan Review Committee will be having their first meeting with Holladay next week and then Holladay will submit their planning and zoning applications formally soon after the RDA is signed.

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Alfonso made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 8:18 pm.

AYES: 6 (Members Alfonso, Sierzega, O'Brien, Johnson, Castaneda and Chair Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Cap)

Respectfully submitted,



Charise Campbell
Building Department Secretary