

**ORDINANCE NO. M - 2436**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN  
INDOOR COMMERCIAL PLACE OF ASSEMBLY USE AT 18027 DIXIE  
HIGHWAY IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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**WHEREAS**, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

**WHEREAS**, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by the passage of an Ordinance in districts where such a permit is required; and

**WHEREAS**, a request has been received for a special use permit to operate an event center business (classified as an *indoor commercial place of assembly*) at 18027 Dixie Highway in Homewood, Illinois; and

**WHEREAS**, the subject property is located in the B-2 Downtown Transition zoning district; and

**WHEREAS**, indoor commercial places of assembly are allowed as a special use in the B-2 Downtown Transition zoning district; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on June 18, 2026, and voted for approval with six (4) ayes to two (2) nays; and

**WHEREAS**, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a special use permit, subject to the terms and provisions hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

**SECTION ONE – FINDINGS OF FACT:**

1. The subject property is located at 18027 Dixie Highway and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-400-057-0000.
2. The subject property is currently owned by Kwan Pil Kim of Naperville, IL.
3. The proposed use of the property is an indoor commercial place of assembly, which is a special use in the B-2 Downtown Transition zoning district.
4. The subject site meets the use-specific standards for indoor commercial places of assembly in Section 44-04-04 of the Village Zoning Ordinance.
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11.

**SECTION TWO – LEGAL DESCRIPTION:**

The subject property is legally described as follows:

*Parcel 1: That Part of the West ½ of the South East ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian Described as Follows: Beginning at the Point of Intersection of the East Line of Dixie Highway (Said East Line Being 22 Feet East of Parallel to the West Line of Said South East ¼ of Section 31) with a Line 891.62 Feet South of and Parallel To the North Line of Said South East ¼ of Section 31; and Running Thence East Along the Last Above Mentioned Parallel Line, a Distance of 50.65 Feet to Its Intersection with the East Extension of the Line of the South Face of the South Wall of a One-Story Brick Building, Which Point of Intersection is 942.77 Square Feet South of the North Line of the South East ¼; Thence West Along Said Eastward Extension, Along Said South Face of the South Wall and Along the Westward Extension of the Line of Said South Face of the South Wall, a Distance of 140 Feet to its Intersection With Said East Line of Dixie Highway, at a Point Thereon Which is 941.59 Feet South of Said North Line of the South East ¼ and Thence North Along Said East Line of Dixie Highway, a Distance of 49.97 to the Point of Beginning, in Cook County, Illinois.*

*Parcel 2: Easement Appurtenant to and for the Benefit of Parcel 1 as set forth in Instrument dated September 20, 1966, recorded October 11, 1966 as Document No. 19966472 Over and Upon a Strip of Land 14 Feet Wide Extended East from Dixie Highway, the North Line of which is 150 Feet and the South Line is 140 Feet being Part of Lot 2 in Panos' Resubdivision of Part of the West ½ of the South East ¼ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as per Plat Recorded on March 4, 1965 as Document No. 19397294, said North Line of Aforesaid Strip Being 48 Feet South and Parallel to the Most Northerly Line of Said Lot 2, for Driveway Purposes, in Cook County, Illinois.*

Permanent Index Number: 29-31-400-057-0000

Common Address: 18027 Dixie Highway  
Homewood, IL 60430

**SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:**

A special use permit is hereby granted to Darshawn Hunter and Quanteisha Carter of Q & T Elegant Affairs to allow an indoor commercial place of assembly at the above-described property.

**SECTION FOUR - CONDITIONS**

None.

**SECTION FIVE - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:**

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of June 18, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of June 23, 2026, as they relate to the subject zoning.

**SECTION SIX- RECORDING:**

The Village Attorney shall cause this Ordinance, without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 23<sup>rd</sup> Day of June, 2026.

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Village President

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Village Clerk

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_