

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 23, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Noah Schumerth, Director of Economic and Community Development

**Topic:** Special Use Permit for Indoor Commercial Place of Assembly (Event Center) at 18027 Dixie Highway



Figure 1: Location of proposed business at 18027 Dixie Highway

## PURPOSE

### General Information

The applicant has proposed an event center for at 18027 Dixie Highway. This location is a 1,875 square-foot tenant space which shares a building with the existing Woori Taekwondo center. Event centers are classified as *indoor commercial places of assembly* and require a special use permit in the B-2 Downtown Transition zoning district, where the subject property is located.

The business will provide a permanent location and host site for the applicants' event planning business, which has been in operation in the region since 2018. The 1,875-square-foot space is proposed to be used as a flexible event space capable of hosting events such as showers, family gatherings, meetings, and other events. The applicant wishes to offer a variety of event opportunities, including a significant number of events for children instead of focusing on adults-only gatherings as many event centers in the region do.

The applicant plans to host events on weekday evenings (Monday – Friday), as well as on Saturdays and Sundays. Events will primarily be held during evening hours. The applicant plans to have one event an evening (with 4-5 hour average bookings, including setup and teardown).

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### Parking

The subject property does not have any parking located on-site. A small loading area is located in the rear of the property. The area is located within the B-2 zoning district, which is exempt from minimum parking requirements found in the Village zoning ordinance. The applicant has proposed to rely on street parking and public parking lots nearby to support events. The applicant

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has identified the Harwood Avenue (~120 spaces), Kroner Lane (~20 spaces), and Hickory Road (~35 spaces) parking lots to support event traffic, as well as parking areas around the former Homewood Library building (~60 spaces) and the St. John Neumann parking lot (~75 spaces) for future use.

The applicant has proposed scheduling events in a manner which avoids major Downtown events and recommends times when traffic is anticipated to be lower in the Village's central business district. The applicant plans to have security camera installed on the site and security staff available to hire for events.

### Liquor Licensing

The applicant is not permitted to offer alcoholic beverages, nor host an event with alcohol provided, without approval of a liquor license from the Village of Homewood. The Village currently does not have a class of liquor license which includes event centers.

### **PROCESS**

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for indoor commercial places of assembly. The proposed use was found to meet all current requirements of the Village Zoning Ordinance and was recommended for approval with conditions by staff, with a condition for the applicant to provide a parking plan for peak capacity events with their business operation certificate application.

At the rescheduled regular meeting of the Planning and Zoning Commission on June 18, 2026, the Commission considered the request for a special use permit to allow the proposed indoor commercial place of assembly use. The Commission discussed parking impacts on surrounding property, building capacity, hours of operation, and liquor licensing for the business. Relevant information about the proposed business on these topics is provided in this memo.

### **OUTCOME**

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant and considered the applicant's responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact were incorporated into the record.

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.

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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.

### **FINANCIAL IMPACT**

None

### **LEGAL REVIEW**

Completed

### **RECOMMENDED BOARD ACTION**

Pass an ordinance to grant a special use permit for an indoor commercial place of assembly (event center) in the B-2 Downtown Transition zoning district at 18027 Dixie Highway, subject to the following condition: Prior to issuance of any building permit or business operation certificate for the proposed use, documentation shall be provided demonstrating a parking plan indicating how parking for peak capacity events will be managed on any day of business operation.

### **ATTACHMENT(S)**

Ordinance