

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: June 11, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Case 26-38: Special Use Permit for Indoor Commercial Place of Assembly at 18027 Dixie Highway

## APPLICATION INFORMATION

APPLICANT	Darshawn Hunter and Quanteisha Carter (Q and T Elegant Affairs)
ACTION REQUESTED	Special Use Permit
ADDRESS	18027 Dixie Highway
PIN	29-31-400-057-0000

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (neighboring tenant space occupied by Woori Taekwondo studio)
SURROUNDING	N: B-2 Downtown Transition	Professional Office
	E: B-2 Downtown Transition	Parking (owned by Homewood Family Dental)
	S: B-2 Downtown Transition	Restaurant (Mitchell and Michael's)
	W: B-1 Downtown Core	Homewood Science Center

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on May 27, 2026. Letters were sent to property owners and residents within 250 feet.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Darshawn Hunter and Quanteisha Carter, Applicants	05/24/2026
Special Use Standards Worksheet	2	Darshawn Hunter and Quanteisha Carter, Applicants	05/24/2026
Plat of Survey/Site Plan	2	Sable Law Group/Exacta Land Surveyors	06/20/2023
Floor Plan	1	Grace Kim, Realtor	Undated
Narrative	1	Darshawn Hunter and Quanteisha Carter, Applicants	05/06/2026
Staff Exhibits	2	Noah Schumerth, Int. Dir. ECD	06/06/2026

## BACKGROUND

The applicants, Darshawn Hunter and Quanteisha Carter, have proposed to operate an event center (indoor commercial place of assembly) at 18027 Dixie Highway. 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 1,800-square-foot space is proposed as an event center capable of hosting events such as showers, family gatherings, meetings, and other events.

All indoor commercial places of assembly located within the B-2 Downtown Transition zoning district require a special use permit to operate.

## HISTORY

The property was originally constructed as a vehicle sales facility in the 1930s (Van Drunen Ford). The building was occupied as general commercial space in the 1960s. The space has served as a wide variety of uses, including mortgage lending offices, a kitchen goods store, and other retail and office uses. The building was converted to Vice District Brewery in 2018. The brewery closed in 2023 and the building was substantially remodeled. Woori Taekwondo opened in 2024 in the neighboring commercial space at 18029 Dixie Highway.

## DISCUSSION

The applicant has proposed to operate an event center in the existing tenant space at 18027 Dixie Highway. The space is approximately 1,875 square feet in total area. The property meets all of the use-specific requirements for the operation of an indoor commercial place of assembly.

### Floor Plan

The tenant space has a large amount of open "flex space," measuring approximately 40' x 45' in area. A small bathroom (~75 square feet) is located near the front of the tenant space. The space is proposed to remain open as a large flex space for events.

### 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 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 Planning and Zoning Commission may consider parking impacts on surrounding properties and businesses through review of the special use standards.

### Operation Details

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

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.

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. 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.

### **SPECIAL USE STANDARDS**

Indoor commercial places of assembly require a *special use permit* in the B-2 zoning district. Any special use permit application must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the application utilizing the Special Use Standards. The full responses to the Special Use Standards, completed by the applicant, are attached with this application.

- 1) *Is the special use deemed necessary for the public convenience at that location?* There are few event centers in the Downtown area. There is currently one event space operating in the Downtown area (Infinite Event Suite, 1820 Ridge Road). Another event space, Eos House at 18148 Martin Avenue, recently closed and is no longer in operation. The Homewood-Flossmoor Park District operates events from Irwin Park nearby.
- 2) *Will the special use be detrimental to the economic welfare of the community?* The use is likely to increase economic activity in the area with spillover traffic to other nearby businesses. While there is parking availability in the area in the evenings (including the Harwood Metra lot), and the Village will be adding parking in the form of multiple shared-parking agreements in the area adding over 100 new parking spaces, an over-reliance on street parking from this business may be detrimental to the economic productivity of other nearby businesses.
- 3) *Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?* The subject property is located in the B-2 Downtown Transition zoning district, which is designed to support traditional downtown uses such as retail, restaurants, and employment uses. The proposed use may encourage activity for these other types of uses in a manner consistent with the purpose of the B-2 Downtown Transition zoning district.

The 1999 Comprehensive Plan encourages the expansion of downtown commercial uses, especially along Dixie Highway, to increase commercial activity.

- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The applicant is required to meet all building, fire, and health codes adopted by the Village of Homewood. The use is designed to ensure security and public safety with cameras and additional staff available for event security. Additional pressure on street parking without additional measures for guiding patrons to parking facilities, as well as potential drop-off and pick-up activity on Dixie Highway, may impact the welfare of local customers or business owners.
- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The subject property was remodeled in 2023 following the closure of Vice District Brewery. The tenant space at 18027 Dixie Highway has been vacant since the remodeling. The vacancy is causing significant financial burden for the property owner and may be impacting the overall value of the building.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? No impacts on surrounding property values are anticipated.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The proposed use will create additional activity in a neighborhood which is suitable for the neighborhood, with few residential properties nearby and a large number of customer-facing businesses nearby which can also generate high amounts of customer/patron traffic.
- 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? Without additional care taken to limit impacts on street parking and guide patrons to other nearby parking areas where parking is more available at peak event hours (such as weekday evenings), the full enjoyment of neighboring property may be impacted. Drop-off and pick-up traffic is also prohibited in the traffic lanes of Dixie Highway, and limited space is available for drop-offs and pick-ups (the alley to the north is not located on the subject property and belongs to the property owner to the rear of the subject property). The use is unlikely to create any other impacts which could be injurious to the enjoyment of nearby property.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The use is not anticipated to impact the development of surrounding properties.
- 10) Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? Parking will be required to be located off-site; public parking lots have been designed in a manner which reduces or eliminates congestion risk. Drop-off and pick-up traffic is prohibited in the traffic lanes of Dixie Highway, and limited space is available for drop-offs and pick-ups (the alley to the north is not located on the subject property and belongs to the property owner to the rear of the subject property). These types of drop-offs and pick-ups may create additional congestion on public streets, especially given the level of traffic using Dixie Highway (> 20,000 ADT).
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety, and other necessary facilities to support the special use? The building is suitable for the operation of

an indoor commercial place of assembly. The building is connected to all necessary utilities and public facilities to support the proposed use. Proposed security cameras and available on-site security staff provide additional public safety resources.

12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural, or scenic resources located on the parcel or surrounding properties? No impacts are anticipated.

**STAFF COMMENTS**

The Planning and Zoning Commission shall provide a recommendation of approval or denial of the special use permit to the Village Board, based on the Special Use Standards and approval of the Findings of Fact. The Village Board reserves the final authority to approve or deny a special use permit application.

**FINDINGS OF FACT**

Staff has prepared the draft findings of fact following the standards outlined in Sections 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

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.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

The Planning and Zoning Commission may wish to consider the following motion:

**Recommend approval** of Case 26-38: Special Use Permit for an indoor commercial place of assembly located at 18027 Dixie Highway, subject to the following condition:

1. 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.

AND

**Incorporate** the Findings of Fact into the record.