



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

<b>Street Address:</b> 18027 dixie highway _____ Homewood, IL 60430	
<b>Requested Use:</b> event hub _____	<b>Area:</b> _____ 1800 sq. ft.
<b>Business Name:</b> Q and T Elegant Affairs llc _____	
<b>Applicant Name:</b> Darshawn hunter, Quanteisha carter _____	<b>Date:</b> 05/24/2026 _____

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.*

This location is well-suited for a multi-purpose event venue due to its existing commercial layout, accessibility, and proximity to surrounding businesses and residents. The proposed venue will provide a local space for private celebrations, meetings, community gatherings, and social events, offering a convenient option for residents and organizations within the community.

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

*Will the business have a negative impact on other businesses?*

The proposed business is not going to negatively impact surrounding businesses or the economic welfare of the community. The business is expected to contribute positively to the local economy by attracting visitors, supporting nearby businesses, increasing commercial activity, and creating opportunities for local

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.*

The proposed event venue is consistent with the goals of the Comprehensive Plan by promoting productive use of an existing commercial property, encouraging economic activity, supporting small business development, and enhancing community gathering opportunities within the Village.

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.*

The proposed venue will operate within the existing commercial building and will comply with all applicable building, fire, occupancy, safety, and operational requirements established by the Village. The business is designed to minimize negative impacts on surrounding properties while maintaining a safe and professionally managed environment for guests and the community.

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.*

The proposed event venue is a suitable use for the property because the existing commercial space is capable of accommodating assembly and event-related activities with minimal structural modifications. The business will activate and maintain productive use of the property while providing a professional space for community and private events.

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?*

The proposed special use will not negatively impact surrounding property values. The venue will be professionally operated and maintained in compliance with Village regulations, and the business is expected to contribute positively to the appearance, activity, and economic vitality of the area.

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.*

The proposed event venue is compatible with the surrounding commercial area and existing nearby businesses. Operations will occur within the existing commercial building, and the use is intended to complement surrounding commercial activity while providing a safe and professionally managed environment for guests and the community.

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.*

The proposed special use will not negatively impact the use or enjoyment of surrounding properties. The venue will operate within an existing commercial building and will be professionally managed to minimize noise, traffic, and other potential impacts while remaining compliant with all Village regulations.

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.*

The proposed special use will not impede the orderly development or improvement of surrounding properties. The business will occupy and maintain an existing commercial space in a manner consistent with surrounding commercial activity and permitted uses within the zoning district.

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.*

The property provides existing access points for parking, and circulation patterns adequate to accommodate customers and guests. The proposed use is expected to operate primarily during scheduled events and will utilize the existing roadway access and parking facilities in a manner that minimizes traffic congestion on surrounding streets

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.'*

The proposed business will operate within an existing commercial building currently served by adequate utilities, drainage, roadway access, public safety services, and related infrastructure necessary to support the proposed use.

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. The proposed use involves occupancy of an existing commercial space and is not expected to adversely affect any historical, archaeological, cultural, natural, or scenic resources on the property or surrounding area.