

ORDINANCE NO. M - 2441

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A
MOTOR VEHICLE RENTAL FACILITY USE AT 900 RIDGE ROAD, SUITE
2P IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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, Mo'nique Smith of L & J Budget Truck Rentals has applied for a special use permit to operate a motor vehicle rental facility at 900 Ridge Road, Suite 2P; and

WHEREAS, the subject property is located in the B-4 Shopping Center zoning district; and

WHEREAS, motor vehicle facility uses are allowed as a special use in the B-4 Shopping Center zoning district; and

WHEREAS, the applicant has represented that they intend to operate a pick-up/dropoff office for the truck rental business and that this location will provide key pick-up and drop-off, customer service and assistance, and other administrative processing, but that this location will not provide on-site parking for rental trucks; and

WHEREAS, the Homewood Planning and Zoning Commission considered this request at its regular meeting on July 9, 2026, and voted for approval with five (5) ayes to one (1) nay; 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 conditions 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 900 Ridge Road and is located within the B-4 Shopping Center zoning district, with Cook County PIN # 29-32-401-018-0000.
2. The subject property is currently owned by the 900 Ridge Road Building LLC of Bedford Park, IL.
3. The proposed use of the property is a motor vehicle rental facility, which is a special use in the B-4 Shopping Center zoning district.
4. The subject site meets the use-specific standards for motor vehicle rental facilities in Section 44-04-09 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.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 3 in Washington Subdivision, being a resubdivision of Lot 2 in Village of Homewood Subdivision in Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-32-401-018-0000

Common Address: 900 Ridge Road, Suite 2P
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Mo’nique Smith of L & J Budget Truck Rentals to allow a motor vehicle rental facility at the above-described property.

SECTION FOUR – CONDITIONS

1. Prior to the issuance of any business operation certificate or building permit associated with the proposed use, the applicant shall provide documentation reflecting where the commercial vehicles associated with the use will be parked.
2. No exchange, parking, or service of commercial vehicles associated with the proposed use shall occur on the subject property.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

Homewood Planning and Zoning Commission minutes of July 9, 2026, as they relate to the subject zoning.

Homewood Village Board minutes of July 14, 2026, as they relate to this ordinance.

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 14th Day of July, 2026.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____