VILLAGE OF HOMEWOOD

MEMORANDUM **DATE OF MEETING: November 12, 2026**

To: Planning and Zoning Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-65: Special Use Permit, Major Amendment, Vehicle Rental and Repair Service Expansion at 17803 Bretz Drive

APPLICATION INFORMATION

APPLICANT	119 Tranzit ATTN: Lakeisha Williams 17803 Bretz Drive Homewood, IL 60430
ACTION REQUESTED	Major amendment to a Special Use Permit to expand vehicle rental and repair services in the M-1 Light Manufacturing district at 17803 Bretz Drive.
ADDRESS	17803 Bretz Drive Homewood, IL 60430
PIN	29-33-100-067-1001

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE
CURRENT		M-1 Light Manufacturing	Vehicle rental and limited repair service
SURROUNDING	N:	M-1 Light Manufacturing	Vacant
	E:	M-1 Light Manufacturing	Vacant
	S:	B-4 Shopping Center	Telecommunications
	W:	B-4 Shopping Center	Commercial/Retail

LEGAL NOTICE Legal notice was published in the *Daily Southtown* on October 28, 2026; Letters were sent to property owners and residents within 250'.

BACKGROUND

The Applicant, Lakeisha Williams of 119 Tranzit, is requesting a major amendment to an existing Special Use Permit to expand their existing motor vehicle rental and automotive repair operation located at 17803 Bretz Drive.

The currently approved business operates within a 1,850-square-foot tenant space in the Homewood Business Condominium complex at 17759-17859 Bretz Drive. The complex is a multi-tenant commercial center located in the M-1 Limited Manufacturing zoning district. The existing business at 17803 Bretz includes a commercial/office area open to customers of the business and a rear service space which can

hold a single vehicle for light automotive repair. The rear space also provides storage for business supplies. The office space includes areas dedicated for rental vehicle transactions, while the rear bay is used for light automotive repair, dent removal and storage for vehicle service uses.

The building is serviced by a parking area with 145 parking spaces, arranged in a single aisle along the front of each of the three buildings on the site. The service bays in the rear of each building are accessed by a service drive in the rear of each of the buildings on the property. The site has three driveways which connect to Bretz Drive.

The Village Board originally approved a Special Use Permit for the business on May 27, 2025. This allowed the use to operate with the tenant space at 17803 Bretz Drive and reserve four parking spaces for rental vehicle parking.

CONTINAUATION

The applicant continues to work with staff to provide needed documentation. Staff has requested that the applicant provide additional documentation showing floor plans and details about the proposed scope of repair services that may be offered by the business. Staff recommends a motion to continue consideration of this case to a future meeting.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Continue Case 26-65: Major Amendment to a Special Use Permit for the expansion of an approved motor vehicle rental use at 17803 Bretz Drive.