

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 28, 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 Motor Vehicle Rental at 900 Ridge Road



Location of proposed business, in an office building at 900 Ridge Road

PURPOSE

General Information

The applicant, Mo'nique Smith of L & J Budget Truck Rentals, has applied for a special use permit for a motor vehicle rental facility at 900 Ridge Road, Suite 2P. The applicant plans to operate a pick-up/drop-off office for a Budget truck rental business from this location. This location will provide office visits for key pick-up and drop-off, customer service and assistance, and other administrative processing. This facility will only provide office administration and will not provide parking for Budget trucks on-site. This location will also provide key pick-up/drop-off in the building. A drop box for keys is already installed on the side of the building.

The business is proposed to operate on weekdays from 9:00 a.m. – 5:00 p.m., and Saturdays from 9:00 a.m. – 1:00 p.m. These hours are standard for most Budget truck rental facilities.

Parking

The property has 42 parking spaces on site. The 20,598-square-foot office building requires 68 parking spaces, which is significantly higher than current zoning requirements. Per Section 44-05-01 of the Village Zoning Ordinance, no building is required to add parking unless the total aggregate increase in required spaces is greater than 50% of the existing number of spaces on the site as of the adoption date of the ordinance (January 10, 2023). The owner of the property is not required to add additional parking spaces to meet this requirement.

No exchange, parking, or service of commercial vehicles will occur on the subject property, as the owner has explicitly prohibited these activities. The owner has stated that parking for trucks will not occur on-site (see attached letter with this memo). The vehicles will need to be parked legally in another location off-site. The applicant has been previously cited for illegal parking of Budget vehicles on other residential and commercial properties in the Village. The applicant has stated that they plan to park vehicles in another location outside of Village limits.

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PROCESS

Staff reviewed the proposed use against zoning requirements, including parking and use-specific requirements for vehicle-related uses. 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 specific approved location for where commercial vehicles will be parked, as this location was not provided by the applicant. The applicant has been cited numerous times for illegal parking of Budget commercial trucks in Homewood Village limits.

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 motor vehicle rental use. The Commission discussed the location of parking for commercial vehicles, commercial vehicle service, and building access for the business. Assessing potential impact of rental vehicle parking on surrounding uses is a common concern for special use permit applications for this type of use.

At the regular meeting of the Village Board on July 14, 2026, the Village Board requested to hear additional testimony from the applicant. Because the applicant was not in attendance, the item was deferred. The item was rescheduled and agendized for the regular meeting of the Village Board on July 28, 2026.

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 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.

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6. The proposed special use is consistent with the applicable 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 granting approval to operate a motor vehicle rental facility in the B-4 Shopping Center zoning district at 900 Ridge Road, Suite 2P, subject to the following condition: Documentation shall be provided to Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood.

ATTACHMENT(S)

Ordinance