

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: January 27, 2026

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Special Use Permit at 1149 175<sup>th</sup> Street for Hertz Corporation

### PURPOSE

The applicant, Jim Boucher of Hertz Corporation, wishes to operate a motor vehicle rental facility at 1149 175<sup>th</sup> Street. The proposed business will include offices and rental pick-up and drop-off services as a local vehicle rental facility operated by the Hertz Corporation. The tenant space was previously used as a professional office and will be retrofitted to create new offices and an interior vehicle staging area. The business will provide on-site parking for several rental vehicles. The use will provide an expansion of Hertz rental into a new market in the south suburbs of Chicago.



The subject location is a 1,891 square-foot tenant space within the existing multi-tenant Homewood Business Center at 1131-1153 175<sup>th</sup> Street. The use will operate Monday through Saturday, with hours of 8:00 a.m. to 6:00 p.m. on weekdays (Monday-Friday) and 9:00 a.m. to 12:00 p.m. on Saturday. The business will be closed on Sunday. After-hours vehicle drop-off will be permitted, with a key drop-off box and designated parking provided for vehicles being dropped off. The use will operate with two employees on-site. The applicant has estimated a maximum occupancy of 10 people (including both customers and employees) during peak times.

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The zoning ordinance requires one parking space per 300 square feet. The total square footage of the commercial center is 18,250 square feet; a total of 62 parking spaces is required. There are 63 spaces available in the parking lots on the east and west of the building. The current parking meets the zoning requirements. The business has ten dedicated parking spaces behind the building, used for rental vehicles and other parking related to the use.



### PROCESS

At its regular meeting on January 8, 2026, the Homewood Planning and Zoning Commission reviewed the request for a special use permit. All commission members present voted unanimously to recommend approval of the special use permit. In making its recommendation, the Planning and Zoning Commission reviewed the application and submittals and the standards outlined in the zoning ordinance.

### OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the Standards for a Special Use. The following Findings of Fact were incorporated into the record:

1. The subject property is located at 1149 W. 175<sup>th</sup> Street, a leasable tenant space within a building at 1131-1153 175<sup>th</sup> Street on a 1.38-acre parcel with a Cook County PIN of 29-32-200-029.
2. The subject property is owned by Axis Point Capital of Chicago, Illinois.
3. The subject property is currently located within the M-1 Limited Manufacturing District.
4. The proposed use requires approval of a special use permit to operate at the subject property in the M-1 zoning district.

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5. The subject property meets applicable use-specific standards for vehicle-related uses in Section 44-04-19 of the Village Zoning Ordinance.
6. The subject property meets applicable development standards in Section 44-05 of the Village Zoning Ordinance.
7. The proposed business 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 a Special Use Permit for a motor vehicle rental facility in the M-1 Limited Manufacturing zoning district at 1149 175<sup>th</sup> Street.

### **ATTACHMENT(S)**

Ordinance