

ORDINANCE NO. M - 2394

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MOTOR VEHICLE RENTAL AT 1149 175TH STREET 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 passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit to occupy a 1,891-square-foot tenant space in the existing commercial building at 1131-1153 175TH Street to operate a motor vehicle rental facility; and

WHEREAS, the subject property is located in the M-1, Limited Manufacturing zoning district; and

WHEREAS, motor vehicle rental facilities are allowed as a special use in the M-1 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on January 8, 2026, and voted for approval with six (6) ayes to zero (0) nays; 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 provisions 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 1149 W 175th Street, a leasable tenant space within a building at 1131-1153 175th 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.
4. The proposed use is a special use within the M-1 Limited Manufacturing zoning district and requires approval of a special use permit to operate at the subject property;
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.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 in Simborg Subdivision, being a Subdivision in the Northeast 1/4 of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded on August 29, 1986 as Document No. 86383195, in Cook County, Illinois.

Permanent Index Number: 29-32-200-029-000

Common Address: 1149 175th Street
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Jim Boucher to operate a motor vehicle rental facility at the above-described property.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of January 8, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of January 27, 2026, as they relate to the subject zoning.

SECTION FIVE- 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 27th Day of January, 2026.

Village President

Village Clerk

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