

VILLAGE OF HOMewood



MEMORANDUM

DATE OF MEETING: January 8, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-55: Special Use Permit, Motor Vehicle Rental at 1149 175th Street

APPLICATION INFORMATION

APPLICANT	Jim Boucher, Hertz Corporation
ACTION REQUESTED	Special Use Permit
ADDRESS	1149 175 th Street (within Homewood Business Center, 1131-1153 175 th Street)
PIN	29-31-303-031 (1 parcel)

ZONING & LAND USE

SUBJECT PROPERTY		ZONING	LAND USE
CURRENT		M-1 Limited Manufacturing	Multi-tenant commercial center
SURROUNDING	N:	Single-Family Residential (East Hazel Crest)	Single-family residential
	E:	M-1 Limited Manufacturing	Vacant (former professional office)
	S:	PL-1 Natural Area Preserve	Nature preserve (Izzac Walton)
	W:	M-1 Limited Manufacturing	Professional office

LEGAL NOTICE Legal notice was published in *Daily Southtown* on December 24, 2025. Mailed notice was sent to residents and property owners within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Jim Boucher, Hertz Corporation	12/05/2025
Special Use Standards	2	Jim Boucher, Hertz Corporation	12/05/2025
Business Narrative	2	Gary Daggett, Properties Commercial	12/15/2025
Survey	2	DesignTek Engineering Inc.	01/30/2025
Existing Floor Plan	1	C. Miraldi, Hertz Corporation	10/07/2025
Proposed Floor Plan	1	C. Miraldi, Hertz Corporation	10/07/2025
Parking Plan	1	Gary Daggett, Properties Commercial	12/15/2025
Staff Exhibits	3	Noah Schumerth, A.D. ECD	12/30/2025

BACKGROUND

The applicant, Jim Boucher of Hertz Corporation, has requested a special use permit to operate a motor vehicle rental facility at 1149 175th Street. The business is proposed to provide a location for rental vehicle drop-off and pick-up services. An existing tenant space will be retrofitted to create new offices and interior vehicle staging. The business will provide on-site parking for several rental vehicles. The use is proposed to provide expansion into a new market in the south suburbs of Chicago.

DISCUSSION

The use is proposed to operate as a local vehicle rental facility operated by the Hertz Corporation. The facility will include offices and rental pick-up and drop-off services. The existing 1,891 square-foot tenant space (previously used as a professional office use) is proposed to be heavily modified to support the new use.

Tenant Space and Buildout

The applicant has proposed the removal of three interior offices and a reduction in lobby area in the existing tenant space to create an interior staging area. The proposed buildout for the use includes two new garage doors on the western wall of the building to provide access for the interior vehicle staging area. Vehicles are proposed to be staged in this area when customers arrive for vehicle pick-up. The staging area may also be used for additional vehicle storage outside of the proposed hours of operation. This staging area will be constructed with a new catch basin and oil separator to meet zoning requirements and additional requirements from the Thorn Creek Basin Sanitary District. The proposed tenant space will have customer-facing frontage with windows along the north side of the building, and will utilize an existing pedestrian entrance on the north side of the building.

Use Operations

The use will operate six days a week (Monday – Saturday). The use is proposed to be open from 8:00am to 6:00pm on weekdays (Monday-Friday), and 9:00am to 12:00pm on Saturdays. The use will be closed on Sundays. 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 a two employees on-site at any given time, with a third employee serving as an additional representative at busier time. The applicant has estimated a maximum occupancy of 10 people (including both customers and employees) at any given time.

Parking

The proposed use is located within the existing Homewood Business Center at 1131-1153 175th Street. This building is classified as a *multi-tenant commercial center*. The total square footage of the commercial center is 18,250 square feet. The parking requirement for the commercial center is 62 parking spaces (18,250 s.f. * 1 space per 300 s.f. = 62.5 spaces, dropped to 62 spaces). There are 63 spaces available to the west and east of the commercial building. The current parking arrangement meets local zoning requirements.

The applicant has proposed that up to 10 spaces will be used for rental vehicles and other parking related to the use. The applicant does not plan to reserve parking for the use. A parking plan has been provided from the applicant indicated preferred spaces for parking for the use. Should these spaces not be available, vehicles for the use (including rental vehicles) will be parked in other spaces within the parking area.

SPECIAL USE STANDARDS

The Village Zoning Ordinance defines a motor vehicle rental facility as a *special use* in the M-1 Limited Manufacturing zone. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the application utilizing the Special Use Standards. The full responses to the Special Use Standards, completed by the applicant, are attached with this application.

- 1) *Is the special use deemed necessary for the public convenience at that location?* There is one other motor vehicle rental facility approved within Village limits (17803 Bretz Drive – approved as special use in March 2024). There is one other motor vehicle rental facility within a two-mile radius (Enterprise Rent-a-Car in Glenwood, 18300 Halsted Street). This use provides an additional option for motor vehicle rental in Homewood, where limited options currently exist.
- 2) *Will the special use be detrimental to the economic welfare of the community?* The use is not anticipated to provide additional revenue to the Village.
- 3) *Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?* The 1999 Comprehensive Plan identifies this property area for industrial use, with additional policies stating that the Prairie Lakes Business Park area should be used as a focus for new non-retail commercial and light industrial development. The location of the proposed use within the Prairie Lakes area is consistent with the goals and policies of Village planning documents.
- 4) *Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected?* The proposed use is not anticipated to create any adverse impacts to health, safety and public welfare. The tenant space has sufficient fire suppression systems for the proposed use. Additional infrastructure plans, including the installation of new catch basins and oil separators, are sufficient to meet local and regional requirements and protect the quality of local environmental resources.
- 5) *Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value?* The use is similar to other office and non-retail commercial uses in the area, including within the same building. The tenant space has been vacant for a significant amount of time, and the special use determination is unlikely to substantially alter the value of the building.
- 6) *Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?* The proposed use is not anticipated to impact the value of surrounding properties.
- 7) *Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property?* The proposed use is similar to other office and non-retail commercial uses in the vicinity. Other tenant spaces within the same building have installed garage doors for interior vehicle access, and the proposed buildout will be similar to other uses in the building. The proposed buildout may alter the appearance of the front of the multi-tenant commercial center within which the proposed use is to be located due to the replacement of new

garage doors where frontage windows currently exist. Other buildings nearby also have prominent garage doors and other features associated with vehicle-related uses, and this change is unlikely to substantially alter the community character of this area, which is primarily used for non-retail commercial and industrial uses.

- 8) Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The use is not anticipated to cause any adverse impacts which may impact the enjoyment and use of property in the neighborhood. The parking for the proposed use, including the storage of rental vehicles, is unlikely to impact circulation and parking for the rest of the building.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? This use is not anticipated to generate impacts which affect neighboring properties. This use is consistent with the purpose of the M-1 Limited Manufacturing zoning district to provide opportunities for higher-intensity land uses and activities conducted primarily indoors with limited external impacts. The applicant has proposed an interior staging area and other infrastructure to relocate activities to the interior of the space and further reduce potential impacts on surrounding uses.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The property has suitable vehicular access via two driveways into the property. The use will locate new garage doors in the rear of the property to minimize the impact on parking for the site and to limit the circulation of rental vehicles in the larger parking lot to the east of the building, where parking exists for the majority of customers and employees at other tenant spaces in the building.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The use will require the installation of additional drainage infrastructure, including a new catch basin and oil separator within the interior garage space, to support the special use. The utilities, fire suppression systems, parking, and circulation on the site are deemed to be sufficient to support the special use.

STAFF COMMENTS

No additional planning and zoning reviews are required for this use. Should the Village Board approve this special use permit application, the application may proceed to building permit and business operation certificate reviews.

FINDINGS OF FACT

The staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record:

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 salon business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Recommend approval of Case 25-55, a request for a special use permit to allow the operation of a motor vehicle rental facility in the M-1 Limited Manufacturing zoning district at 1149 W 175th Street;

AND

Incorporate the Findings of Fact into the record.