



STANDARDS FOR:  
**SPECIAL USE**

2020 Chestnut Road, Homewood, IL 60430

**Street Address:** 1149 175th Street Homewood, IL 60430

**Requested Use:** Hertz Rental Car Company

**Area:** 1,976 sq. ft.

**Business Name:** The Hertz Corporation

**Applicant Name:** Jim Boucher as representative of Hertz

**Date:** 12/05/2025

*Provide responses to each question below using complete sentences and specific to the proposed business and selected location.*

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Special Use in evaluating the application. No one is controlling.

1. Is the special use deemed necessary for the public convenience at this location?

*Describe why this location is best-suited for your business to serve the community.*

The site offers convenient access and close proximity to major expressways, combined with a demonstrated local market need. This use provides an additional option for nearby residents while remaining appropriately distanced from densely populated neighborhoods.

2. Will the special use be detrimental to the economic welfare of the community?

*Will the business have a negative impact on other businesses?*

No, the proposed special use will not negatively impact the economic welfare of the community.

3. Will the special use be consistent with the goals and policies of the Comprehensive Plan and other adopted plans of the Village?

*Describe how your business fits with the goals and policies summarized on the attached sheet.*

This proposed use will not conflict with or diminish any of the seven strategic priorities outlined in the Village of Homewood's Strategic Plan. The Hertz Corporation remains committed to serving as a responsible and engaged member of the community.

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?

*Describe any negative impacts, external to your business, that may result from it operating at this location.*

There are no identified concerns related to public safety.

5. Is the special use a suitable use of the property, and, without the special use, could the property be substantially diminished in value?

*Describe why your business is best-suited for your this property.*

Due to its proximity to Halsted Street and the I-80/I-94 Corridor, the location offers excellent accessibility. Additionally, the building is well suited for the intended use following planned layout modifications.

6. Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

*Will your business decrease the value of other properties?*

No, the proposed special use will not cause substantial injury to the value of other properties in the surrounding neighborhood.

7. Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property?

*Describe how your business is compatible with its neighbors.*

Yes, the business operation is consistent with other establishments in the area and offers ample on-site parking to accommodate customers and staff.

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?

*Describe any negative impacts, external to your business, that may result from it operating at this location.*

None. The proposed special use will not be injurious to the use or enjoyment of other properties in the neighborhood.

9. Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district?

*Describe any negative impacts, external to your business, that may result from it operating at this location.*

No, the proposed special use will not impede the normal and orderly development or improvement of surrounding properties.

10. Does the proposed special use at the subject property provide adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets?

*Describe how will customers get to and from your business.*

Yes, the property features two vehicle access points and will include two designated entry points for occupants.

11. Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use?

*A new business going into an existing development, may answer 'no.'*

Yes, the subject property is fully served by utilities, drainage, road access, public safety services, and all other necessary infrastructure.

12. Will the special use have a substantial adverse effect on one or more historical, archaeological, cultural, natural or scenic resources located on the parcel or surrounding properties?

*A new business going into an existing development, may answer 'no.'*

No, the proposed special use will not have a substantial adverse effect on any historical, archaeological, cultural, natural, or environmental resources.

## 1999 COMPREHENSIVE PLAN

*Below is an excerpt of the 1999 Comprehensive Plan containing those goals and objectives related to land use and community economic development which may be informative in the evaluation of special use permits.*

### Goal 1 - Land Use and Community Economic Development

Promote development of all remaining undeveloped property within the Village of Homewood for sound and orderly residential, commercial, and industrial development consistent with the Comprehensive Plan and the Future Land Use Map.

#### Objectives

- 1.1 - Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map [current zoning map].
- 1.2 - Prepare a streetscape right-of-way plan for 183rd Street from the intersection of Dixie Highway to Governor's Highway to establish commercial "entryways" into the downtown central business district.
- 1.3 - Complete a plan to assess the potential for the Downtown to serve as a regional entertainment and "upscale" shopping district, serving residents within a 10-mile radius.
- 1.4 - Establish a transition zone surrounding the current downtown where, depending on market timing, changes in zoning from residential to commercial or mixed-uses would be favorably considered depending on specifics of the proposal.
- 1.5 - Complete an assessment of the success of the recent parking improvement actions to provide additional parking in the downtown and, if warranted, study the need and location of additional parking- both surface and elevated.
- 1.6 - Establish guidelines for appropriate mixed-use downtown development, including parking requirements, acceptable uses, and Village financing assistance (if deemed appropriate).
- 1.7 - Implement municipal utility improvements, especially storm water improvements, sidewalk construction/ replacement, streetscape, street tree plantings, and signage improvements.

## 2009 DOWNTOWN MASTER PLAN

*Below is an excerpt of the 2009 Downtown Master Plan containing the objectives of the Master Plan. The Downtown Master Plan generally encompasses those areas zoned B-1 and B-2.*

### Master Plan Objectives

- » Sustain and enhance Downtown Homewood as a regional draw for the South Suburbs.
- » Encourage mixed-use development of key opportunity sites to create a more active "18-hour" downtown.
- » Increase commercial development to provide more goods and services for residents and visitors.
- » Increase commercial development to enhance the economic base of the Village.
- » Increase residential densities throughout Downtown to support transit use and new commercial activity.
- » Increase use of the Amtrak and Metra stations.
- » Encourage new residential development that provides a wider range of housing products in the Village, including apartments, condominiums, townhomes, and senior housing.
- » Enhance and increase open space within Downtown.
- » Significantly improve physical conditions by expanding streetscape improvements to all Downtown blocks, upgrading street furniture, and improving the pedestrian tunnel and viaducts under the tracks.
- » Improve pedestrian and vehicular access and circulation.