

The Hertz Corporation Special Use Permit Narrative

Project Summary

The Hertz Corporation is requesting Special Use Permit and Site Plan approval to convert the existing space at 1149 175th St from an office Retail to a automotive rental care location including indoor garage area complete with oil and water separator collection system within the Commercial Zoning district as is allowed by Homewood Village Code as follows:

Background

In August of 2025 The Hertz Corporation identified Homewood as a community and market that would be a good fit for the expansion of their retail operation with a new location. Subsequently, the property at 1149 175th St was found to be a property that would fit the operation needs with reasonable changes and improvements to the existing property. Furthermore, the location was deemed as a property that would not bring adverse effects to the community by the addition of The Hertz Corporation retail car rental location.

As a part of this project The Hertz Corporation will make application for a special use permit on the subject property. If special use permit approval is granted the Hertz Corporation would continue with the plans to redevelop the property in partnership with the current owner/landlord, to fit it out for the intended use in keeping with the rules, regulations and stipulations established in scope of the special use permit.

Parcel Details

Size: 1976 sq ft

Zoning: M1

Access: Two separate driveway entrances off 175th St

Ownership: Axis Point Capital LLC

Current Conditions

The property is in an M1 zoning district and is currently built out for offices and sits in the same building that houses Windy City Cannabis dispensary. There is currently a lack of overhead garage doors at this location that would be required for the proposed use. Additionally, there are some trees and shrubs on the North exterior that are obstructions to a clear view of the building facade. There is ample parking at this location for the planned occupancy.

Proposed Conditions

The proposed use is a Hertz retail car rental location. The proposal includes converting the parts of the West section to drive in garages for vehicle prep and delivery. This area will have a triple catch basin installed to ensure the proper and controlled collection and removal of wastewater and any potential hazard chemicals or pollutants. There will be a remodeled and updated office and customer waiting and reception area.

Hours of operation

Hours of operation at this time are Monday – Friday 8:00 a.m. – 6:00 p.m. and Saturday 9:00 a.m. – 12 p.m. and closed on Sundays. With an estimated occupancy ranging from 2-10 people including employees and customers at any given time.

Access

The site is currently accessed by two entry drives off of 175th St which will not be changed.

Services

No needed changes to levels of services will be required.

Exterior

External of the building will have signage added that meet the requirements of the village of Homewood. Additionally, several trees will be removed and some shrubs may be cut back to allow for full visibility of the exterior North facade and signage.

Parking

Per agreement with the landlord there will be 10 designated parking spots for the operation with some possibly being added as the other vacant space is filled and based on need.

List of Persons and contact information

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