

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

January 08, 2026

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the November 13, 2025 meeting of the Planning and Zoning Commission.

Approve minutes from the December 11, 2025 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Hearing** for Case 25-55: Special Use Permit for Motor Vehicle Rental Facility at 1149 W 175th Street

B. Public Hearing for Case 25-56: Special Use Permit for Crematorium at 1131 W 175th Street - **WITHDRAWN**

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0Y0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **November 13, 2025**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:00 pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Castaneda, O'Brien, Johnson, and Chair Sierzega. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 7 members of the public in attendance, and there were no members of the public attending on Zoom via webinar.

AYES: 5 (Members Bransky, Castaneda, O'Brien, Johnson, Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the October 23, 2025 meeting.

Member Bransky stated his statement at the bottom of page 10 is nonsensical and has no bearing on the case and asked it to be stricken from the record.

Member O'Brien stated on page 4 in the middle to change "stated" to "asked" with regards to fire alarms being required in salons/spas/ and in the paragraph above it to change "not" to "now".

A motion to approve the minutes as amended by Member O'Brien; seconded by Member Bransky.

AYES: 5 (Members Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Alfonso)

ABSENT: 1 (Member Cap)

PUBLIC COMMENT:

Chair Sierzega asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:**Case 25-36: Special Use Permit, Salon Establishment at 18110 Martin Avenue (Continued from October 23, 2025):**

Chair Sierzega recalled the case and asked Staff if any comments had been received.

- **Assistant Director Schumerth stated no responses to the letter had been received.**

Chair Sierzega swore in the applicant, Jaya Pittman from 6715 174th St Tinley Park, and asked if Ms. Pittman wanted to open a salon suites business at 18110 Martin Ave.

- **Ms. Pittman stated yes, and read a prepared statement. Ms. Pittman stated she was unaware of the steps to open a business and apologized for her ignorance of the process. Ms. Pittman stated that the proposed business will include hair, braids, and lashes, and have a retail component that will include products, extension, hot tools, and possibly clothing. Ms. Pittman said that all professionals have their own licenses, clientele, and insurance. Ms. Pittman stated there would be non-profit events in the community and would also like to take part in Homewood events. Ms. Pittman said that the customers are planned to be solely by appointment. Ms. Pittman noted that there is a private parking lot and public lots as well as street parking supporting the business. Ms. Pittman said that the location will not be 24-hours, the hours will be 10-10, and they have all signed agreements with her.**

Chair Sierzega asked if here would be 7 suites using the first floor and the basement.

- **Ms. Pittman stated yes.**

Chair Sierzega asked if it is 5 on the lower level and 2 on the main floor.

- **Ms. Pittman stated yes and the break room is on the main floor.**

Chair Sierzega asked how people would get between floors.

- **Ms. Pittman stated there are stairs. All the suites downstairs can be moved upstairs into the breakroom. The entrance to the location is accessible.**

Chair Sierzega asked about a second exit out of the basement.

- **Ms. Grace Cui, the property owner present, stated there are 2 sets of stairs out of the basement.**
- **Assistant Director Schumerth stated there is an emergency egress out of the basement that is not shown on the provided floor plan.**

Member Alfonso asked if the buildout was complete, if there is plumbing downstairs, and if she was operating.

- **Ms. Pittman stated it was started and the downstairs is complete and the plumbing is all upstairs, and she is not operating. She stopped when she learned she could not operate.**

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Member Alfonso asked where she was in business prior to now and if she would be sub-leasing to independent contractors.

- **Ms. Pittman stated she was leasing at a salon suite in Crestwood and they would be independent contractors.**

Member Alfonso asked if Ms. Pittman could expand on the community events.

- **Ms. Pittman stated she has had an off-site networking event, toy drives, and coat drives.**

Member Alfonso asked where the items were donated.

- **Ms. Pittman stated that they were donated locally in Country Club Hills, Markham, and would like to get connected with Homewood-Flossmoor schools, as well as surrounding schools and families.**

Member Bransky complimented the materials and noted the differences between them including the change in hours from staff being 9-10 but in the materials being 10-10 and no more 24-hour access and asked if there would still be access.

- **Ms. Pittman stated the main door is a key and the interior would be digital.**

Member O'Brien asked if Ms. Pittman would be accessible for 24-hours.

- **Ms. Pittman stated she changed the hours after the last meeting with the Commission, as she noted the hours were a concern and based the new hours on the other salon suites businesses in the area.**

Member O'Brien stated some of the services would take 4-8 hours, and asked if they would be scheduled earlier if closing was at 10.

- **Ms. Pittman stated yes, the longer services would be services such as braids and scheduled earlier.**

Member O'Brien asked how many employees there would be on-site.

- **Ms. Pittman stated zero, and that there would be 7 independent contractors using the space.**

Member O'Brien asked what the leasable space is and how big the suites are.

- **Ms. Pittman stated she is not unsure of the size of the entire space. She would be able to provide the space of each room; maybe 1700 total.**
- **Ms. Cui, the property owner, stated that the space is either 916 or 960.**

Member O'Brien stated at 816 square feet and a 1:1 ratio it would be 1,661 square feet.

Member O'Brien stated at the last meeting he asked staff about a fire alarm requirement for salons and also reached out to the Fire Department to find out if it's for every tenant or just salons. This one does not have one and should not be occupied.

- **Staff Liaison Mesaros stated that the business is not supposed to be occupied.**
- **Chair Sierzega stated it would not get an occupancy permit without meeting Fire Department requirements.**

Member O'Brien stated it was operating, but isn't now and asked why.

- **Ms. Pittman stated she didn't know. She had went off of what she was told by the landlord and realtor. She understands now and it working to rectify the situation as it was ignorance on her part.**

Member O'Brien asked if there is any requirement by the Building Department or the Fire Department for ventilation for the odors or scents emitted through the building.

- **Ms. Pittman stated she has air purifiers in the rooms. Ms. Pittman explained that downstairs spaces would be used for hair and lashes businesses, while the estheticians would be located upstairs.**

Member O'Brien asked about the hours of operation and if they would be 10-10 or opening at 8 or 9.

- **Ms. Pittman stated the business plan was before she had seen the building and it not accurate. The plan is to be flexible as things have changed.**

Member O'Brien stated the suites are different sizes and asked if there was a reason for it.

- **Ms. Pittman stated it's to draw more variety of people; some want more space whereas others don't. She wants to have a safe and professional space for people to work in.**

Member O'Brien asked about the sign on the outside, as it has been up for 3 months.

- **Ms. Pittman stated she thought it was allowed and that was before and it has stayed up while the business has been up in the air.**

Member O'Brien asked staff if any citations have been written for the temporary sign.

- **Building Department Secretary Leonard stated no, it's on hold pending the decision of the application.**

Member Bransky asked if the sign would go to the Appearance Commission.

- **Staff Liaison Mesaros stated it's just a banner and would not go to the Commission.**

Member Johnson stated he was impressed with the presentation and that there are long term plans, and added that this may be the first salon with this much detail and thought.

Member Johnson asked Staff regarding the ventilation issue and fire alarm, if there have been any conversations with the Fire Department about it.

- **Staff Liaison Mesaros stated if the Fire Department requires it then the fire alarm must be installed. The Fire Department must do an inspection and approve the space in order to open. Mesaros stated that the Fire Department will do an inspection, but that she is unaware if they have any special requirements for salons.**

Member Johnson asked if any complaints have been received about odors from the residents.

- **Assistant Director Schumerth stated no.**
- **Staff Liaison Mesaros stated she was not aware of any.**
- **Building Department Secretary Darlene Leonard stated that nothing has come in.**

Member Johnson stated only 24% of the business is hair.

- **Ms. Pittman stated there will only be two lessees doing hair and they will be doing different services from each other.**

Member Castaneda complimented Ms. Pittman on her presentation and stated that a lot of thought was put into it, and that time was taken to anticipate questions after the last meeting.

Member Castaneda stated she is concerned about the concentration of this type of business in the downtown area.

Chair Sierzega asked if there was a prior location for Ms. Pittman's business, and if any remodeling had been done yet.

- **Ms. Pittman stated she was renting at a salon suite in Crestwood and no remodeling has been done; the basement was already constructed.**

Chair Sierzega asked how much time is needed before they can operate.

- **Ms. Pittman stated 2-3 months. It was put on hold when she found out.**

Chair Sierzega asked if a lease was signed for the space and if the space was found through a realtor or broker.

- **Ms. Pittman stated yes, for the space but not with the independent contractors. She found the space through a broker/realtor.**

Chair Sierzega stated he was surprised she was not told by the lessor that permission was needed to open.

Member Johnson stated at the last meeting the realtor spoke about this.

Chair Sierzega asked Mr. Abron, the applicant's realtor in attendance, if he had worked with her to move in and if he had informed her that approval was needed to open.

- **Mr. Abron stated yes, he did work with her and no, he did not tell her approval was needed to open. Mr. Abron stated it was more a mentorship that client-based relationship and that it was a miscommunication on both sides.**

Chair Sierzega asked if the tenants renting the spaces would know the rules for the hours.

- **Ms. Pittman stated yes. Ms. Pittman said that she can edit the leases as needed for hours, parking, etc. The leases are for 6 months or 1-year and can be renewed. It would be in the lease for them to be done by 10.**

Chair Sierzega asked if approved, would a permit to operate be obtained from the Building Department.

- **Ms. Pittman stated yes and from the Fire Department.**

Chair Sierzega stated depending on what is being done an architect may be needed. If someone comes in that needs to go downstairs and cannot, what happens.

- **Ms. Pittman stated everything that is downstairs would be brought upstairs and the break room can accommodate any guest.**

Member Bransky asked Staff if #1 regarding the zoning map amendment can be stricken from the list of conditions.

- **Staff Liaison Mesaros stated yes.**

Member Bransky stated the hours of operation say 9-10 and the applicant says 10-10 and asked if a consensus can be reached and recommends 10-10 because of the residential upstairs.

- **Ms. Pittman stated she will go with 10am as the opening time.**

Member Bransky stated item 1 in the motion is being stricken and of the opinion that there is an oversaturation of this type in the downtown area, but if one looks at the changes that were made this accomplished what was planned to move the salons out of the downtown core and into B-2

Chair Sierzega asked if there were any comments from the public. There were no comments.

Motion made by Member Bransky to approve Case 25-36 a Special Use Permit at 18110 Martin Avenue with item 1 being stricken from the record, and in item 2 being amended with the hours of operation being 10a-10p, and incorporating the Findings of Fact into the record.

Motion seconded by Member O'Brien.

AYES: 4 (Members Alfonso, Bransky, Castaneda, and Johnson)
NAYES: 2 (Member O'Brien and Chair Sierzega)
ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Case 25-42: Special Use Permit for Indoor Commercial Place of Assembly at 18065 Harwood Avenue:

Chair Sierzega introduced the case and stated he will step down as he is the owner of the property and Member Bransky will take over as Chair Pro Tem.

Chair Pro Tem Bransky summarized the case, swore in the applicant, Phillip Glapion of Flossmoor, Illinois, and asked if any public comments were received.

- **Assistant Director Schumerth stated no comments were received.**

Chair Pro Tem Bransky requested a brief presentation from the applicant.

- **Mr. Glapion stated he is interested in buying the property and looking to open a fitness center in it. He thinks it is an ideal location for what he wanted to do. It has its own lot, nearby public parking, and it's across from the Metra. He has owned other fitness centers in the past and was taught by Ed Parker who introduced Bruce Lee to the world. Mr. Glapion said that he trained with a lot of Chicago police officers and was asked to train at the Chicago Police Academy.**
- **Mr. Glapion stated he is looking to start his own brand with his daughter, who is currently an online trainer, to meet a need because there is no full time fitness center in Homewood. It would have a studio for martial arts, yoga, and mobility classes and would buildout the basement for locker rooms and showers.**

Member Castaneda asked the size of the old 24-hour fitness location in Homewood.

- **Staff Liaison Mesaros stated she wasn't sure, but thinks it was 2500 square feet which is about half the size.**
- **Chair Pro Tem Bransky stated he had been in there and it was much smaller than this location. Bransky stated that the HF Racquet Club fitness area is about the same size as the proposed business.**

Member Castaneda asked if there would be weights, benches, and fitness classes at the gym.

- **Mr. Glapion stated the rear section would be the studio, which is currently walled off. Mr. Glapion said there are 3 different entrances and exits in the space, and that the front 4,000 square feet of the floor connected through the main entrance will have the equipment.**

Member Castaneda asked what kinds of martial arts will be offered.

- **Mr. Glapion stated different kinds including jiu jitsu and karate, and that there would be a variety of types.**

Member Castaneda asked if the hours of operation would be 5am to 10pm as stated in the memo.

- **Mr. Glapion stated 5 or 6 am.**
- **Staff Liaison Mesaros stated she found the size of the old 24-hour fitness location; it was 4,400 square feet.**

Member Johnson asked if the building is unoccupied.

- **Mr. Glapion stated is it partially occupied by the salon next door, and they have their own entrances.**

Member Johnson asked if he could speak about the buildout of the gym.

- **Mr. Glapion stated permits will be obtained. Mr. Glapion said that the downstairs is currently storage and it will be built out for showers and locker rooms, while an ADA bathroom will be added on the main floor. There will be 3 showers and 2-3 stalls and urinals.**
- **Mr. Sierzega of 18065 Harwood Avenue was sworn in and stated he is the current owner of the property. He stated the main floor is just under 5,000 square feet with a partial basement. There are two sets of stairs, one is what is now the backroom and the other opens to the back door. There are two ways to get out in addition to the main entrance. Mr. Sierzega stated that the building is fully sprinkled and alarmed, and that it is a well-built building.**

Member Johnson stated the parking lot looks adequate and asked about other parking nearby.

- **Staff Liaison Mesaros stated there is public parking directly across from the building.**

Member Johnson asked if the lot was public 24-hours a day.

- **Staff Liaison Mesaros stated yes.**
- **Mr. Glapion stated the peak hours are expected to be between 4pm and 8pm, after school and after work hours. And he would cap the hours at 10pm because of the residents living upstairs from the gym.**

Member O'Brien stated it seems to be a good fit and it is an attractive application. Member O'Brien asked if there is a rear door to the proposed business.

- **Mr. Glapion stated there are two rear doors.**

Member O'Brien asked if Tai Chi will be offered.

- **Mr. Glapion stated he hopes to offer it, as he wants the gym to be a well-rounded facility.**

Member O'Brien asked Staff about the parking code for the salon and gym, as the numbers between codes seem incorrect.

- **Staff Liaison Mesaros stated the code would have to be checked. It changed when doing the update for the zoning amendment project for a place of assembly on Bretz Drive; it's probably not updated on paper.**

- **Assistant Director Schumerth stated that the salons requires one space per 200 square feet and 15 spaces; and the assembly use requires 17 spaces with the new code. It would still be 41 spaces with the apartments and the new code changes.**

Member Alfonso asked how many people would be accommodated in the studio area for classes.

- **Mr. Glapion stated 15-20 at a time.**

Member Alfonso asked if there would be one-on-one work in the training area, and if the ADA washroom would have a shower, as it would be a nice addition.

- **Mr. Glapion stated yes, and there would be no equipment in the training area to not obstruct the walkway. Mr. Glapion said that the ADA washroom doesn't have a shower in it, but they can look into adding one.**

Chair Pro Tem Bransky stated that music is a concern, and asked if there will be music playing and if the classes will have music.

- **Mr. Glapion stated there will be light music, but it won't be loud. The building is well insulated, the ceiling is concrete and keeps noise down.**
- **Mr. Sierzega, the property owner, agreed and stated there are 9 foot ceilings and then an additional 3 feet to the ceiling tile.**

Chair Pro Tem Bransky asked if there is a dividing wall between the salon and the gym.

- **Mr. Sierzega stated every wall has insulation behind it. The walls are not touching.**

Chair Pro Tem Bransky asked if it would be membership or individual contracts.

- **Mr. Glapion stated he is not a big fan of contracts.**

Member O'Brien asked if there has been consideration of a shower on the first floor for ADA accessibility in the future.

- **Mr. Glapion stated he thinks there is space - they are in the early stage of figuring things out and it made sense to have the locker rooms and showers downstairs.**

Chair Pro Tem Bransky asked if there were any public comments. There were no comments.

Motion made by Member Alfonso to approve Case 25-42, a Special Use Permit to allow the operation of an indoor commercial place of assembly at 18065 Harwood Avenue, subject to the following conditions:

1. Hours of operation shall be restricted to 5am to 10pm;
2. The applicant shall provide a security plan indicating the location of security camera and other security features to the Police Department for review at the time of building permit submittal;

and incorporate the Findings of Fact into the record;

Motion seconded by Member O'Brien.

AYES: 5 (Members Alfonso, Castaneda, Johnson, O'Brien, and Chair Pro Tem Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Staff Liaison Mesaros stated a scam email went out saying it from from the Village asking for an application fee of \$4,800, and that this message should be reported.

Assistant Director Schumerth stated the scam used information from the applicant and agenda packet to generate an AI scam, and they will be strengthening the redactions in applications to counter the scams.

OLD BUSINESS:

Staff Liaison Mesaros stated the subdivision of Washington Park Plaza is being finalized.

Chair Pro Tem Bransky asked if it would come back.

Assistant Director Schumerth stated it would be in December when the application comes back.

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Alfonso. The meeting adjourned at 8:37 pm.

AYES: Members Alfonso, Castaneda, O'Brien, Johnson, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Member Cap

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

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Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **December 11, 2025**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:01 pm.

ROLL CALL:

Roll call was performed by Chair Sierzega. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 4 members of the public in attendance, and there were 2 members of the public attending on Zoom via webinar.

AYES: 4 (Members Cap, Castaneda, Johnson, Chair Sierzega)

NAYES (ABSENT): 3 (Members Alfonso, Bransky, O'Brien)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the November 13, 2025 meeting.

There were no changes or corrections.

A motion to approve the minutes as amended by Member Castaneda; seconded by Member Johnson.

AYES: 3 (Members Johnson, Castaneda, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Cap)

ABSENT: 3 (Member Alfonso, Bransky, O'Brien)

Assistant Director Schumerth stated that the minutes were not approved and that they will be brought back for review at the January 8, 2026 meeting.

PUBLIC COMMENT:

Chair Sierzega asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:

Assistant Director Schumerth stated Staff is requesting to change the order of the cases because of an additional condition on one of the cases which was submitted by staff and received by the Commission earlier in the day.

Case 25-49: Site Plan Review, Raising Cane's Restaurant, 17601 Halsted Street:

Chair Sierzega introduced the case and swore in the applicants, Dorothy Parks from Dallas, Texas and Juliette Stroesser from Warrenville, IL.

Chair Sierzega summarized the case with the location being the vacant former Freddy's and turning it into a Raising Cane's.

- **Ms. Parker stated that was correct and gave a presentation about the proposed business location. Ms. Parker stated each location's interior is different. However, each location has a disco ball and a community table inside. Ms. Parker stated that there will also be some refreshing of the building exterior and the addition of a patio area in the front.**
- **Ms. Stroesser stated the site layout will mostly be the same. There will be a landscape island added on the south side to protect the drive-thru traffic and the parking on the south side will be angled and the traffic direction will be one-way. The drainage will be matched and the sanitary sewer connection will remain. The storm sewer basin in the northeast corner is being affected and they are working with Thorn Creek to review these changes. The trash enclosure will be relocated and the water service line will be increased to a 6" line. When it comes to the ordinance requirements they like to match or exceed them in any community.**

Chair Sierzega asked where the next closest location of Raising Cane's is currently located.

- **Ms. Parker stated Oak Lawn.**
- **Ms. Stroesser stated 95th & Western.**

Chair Sierzega asked if the hours would be 9-2, if it was the restaurant or just the drive-thru, and if they would be open on Sundays.

- **Ms. Stroesser stated it would be 9-3:30 on Fridays and Saturdays.**
- **Ms. Stroesser and Ms. Parker stated that the business would be open on Sundays.**

Member Cap stated he wanted to speak to the engineering as not being final and walk through the circulation of the traffic in the lot.

- **Ms. Stroesser stated there will be full access to the lot on the south end of the property and an exit only at the southeast corner.**

Member Cap asked if the drive-thru direction is counter-clockwise, if the parking is on the south and west sides, and if the directional arrows on the map can be explained.

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- **Ms. Stroesser stated the arrows show for parking only. There will be “do not enter” signage and striping to keep traffic from entering the drive-thru incorrectly.**

Member Cap asked the location of the permeable pavers.

- **Ms. Stroesser stated they will be to the south end of the property and the existing exit will be moved over on the east side.**

Member Cap asked what will prevent people from entering the exit at the southeast corner of the property.

- **Ms. Stroesser stated there will be striping, signage, and bumper protection at the drive-thru and the drive-thru markings will be repainted.**

Member Cap suggested to extend the curbing by the exit to the southwest to use it as a direction island for the traffic.

- **Ms. Stroesser stated they can look into modifying the island or extending the flex bollards.**

Member Cap stated the bollards aren't always followed and not everyone follows the traffic laws. He added that maybe the “nose” of the curbing can be extended.

- **Ms. Stroesser stated they can look into it, but the trash truck would still have to have access. The trash enclosure is angled to the northeast so the truck can pull in the southeast entrance and then back out.**

Member Cap asked if the trucks would back in to the enclosure.

- **Village Trustee Mason stated no, the trucks pick up in the front.**
- **Ms. Stroesser stated usually there is additional signage to clear areas for trash pick-up.**

Chair Sierzega asked if they would roll out of the enclosure and then back out.

- **Ms. Parker stated yes.**

Chair Sierzega asked if the trucks would then have to back out.

- **Ms. Parker stated yes.**
- **Member Johnson stated it is no different from other business and they would have to go through zoning to move the enclosure in any proposal.**
- **Ms. Parker stated they would study it and look into what can they can do differently.**

Chair Sierzega asked what time pick up would occur.

- **Ms. Parker stated that trash service would be provided prior to opening.**

Member Cap what assurance there is that they would study the circulation changes.

- **Ms. Parker stated they would work with Asst. Dir. Schumerth and the civil plans to implement what they can.**
- **Ms. Parker added that they appreciate the feedback as it good for the operations and they want to do it now no during construction.**

Member Johnson asked how the drive-thru lanes would work.

- **Ms. Parker stated the 2 lanes would funnel into a single lane for pickup.**

Member Johnson asked the times of business and if they have thoughts about traffic backing up to the private drive.

- **Ms. Parker stated there is a lunch and dinner rush with 6-8pm being the heaviest time at most locations. The traffic is one reason why they oriented it this way to try and prevent traffic from backing up. The drive-thru holds about 20 cars in total.**

Member Johnson asked if the order time takes too long is there parking that can be used to wait.

- **Ms. Parker stated yes. The average time is 2.5 minutes except when someone orders a “naked bird”. When that happens the wait time increases.**

Chair Sierzega asked about the menu.

- **Ms. Parker stated there is a kids meal, 3-piece, 4-piece, tailgate packs and soda. Ms. Parker stated that there are only six items on the menu.**

Chair Sierzega asked if there are milkshakes.

- **Ms. Parker stated no, but they do have lemonade.**

Chair Sierzega asked about the changes to the exterior.

- **Ms. Parker stated they are reusing what they can and are upgrading to fit the Canes model as the building isn't that old.**

Chair Sierzega asked about the interior.

- **Ms. Parker stated the interior will have the same feel, but will not have the roll-up windows. They have an entire team that works in the interior to make it compatible with the area.**

Chair Sierzega asked about umbrellas in the outside area.

- **Ms. Parker stated that as the patio area will be covered there won't be any umbrellas.**

Motion made by Member Castaneda to approve Case 25-49, Site Plan Review for Raising Cane's Restaurant at 17601 Halsted Street, as proposed in the drawings by LuAron Forster, Kimley Horn, ADA Architects, and Belle Firma, subject to the following conditions;

1. Revise the landscape plan to meet the following standards:
 - a. Provide native grass planting within the parking median on the southern property line, with species approved by the Village Arborist.
 - b. Modify planting locations in the new landscape island near the proposed trash enclosures to avoid conflicts with the large storm drain to be installed within the island.
 - c. Replace plant species as recommended by the Village Arborist in the table provided in this memorandum.
2. The applicant shall submit utility drawings showing disconnection and removal of existing 2" water connection at the main with the final building permit submittal.
3. Provide Village staff with additional information on drainage and runoff control from awning structures, including the proposed pitch of awning structures, including the final awning roof pitch.
4. Provide Village staff with copies of MWRD stormwater drainage permit and either a) Thorn Creek Basin Sanitary District connection permit or "NPR" letter before issuance of any building permit.
5. The Director of Economic and Community Development shall approve and provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11. (d) of the Village Zoning Ordinance upon request of the applicant.
6. Provide Village staff with revised drawings or other information indicating the location of rooftop equipment and screening methods, which will be provided for rooftop screening.
7. Revise the photometric plan to reflect the relocated lighting fixtures and ensure that light levels at the neighboring property line do not exceed 0.5 foot candles, in compliance with the Village Zoning Ordinance.
8. Submit final photometric plan with values extending to Halsted Street to demonstrate conformance with IDOT requirements for photometrics with final building permit submittal.

Motion seconded by Member Johnson.

AYES: 4 (Members Cap, Castaneda, Johnson, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 3 (Members Alfonso, Bransky, and O'Brien)

Chair Sierzega asked about the anticipated opening date for the business.

- **Ms. Parker stated the date is not known yet. They will start building permit submittals in the next month, but do not anticipate approvals from MWRD until June 2026.**

Case 25-27: Final Plat for Resubdivison for Washington Park Plaza Subdivision, 17750-17956 Halsted Street:

Assistant Director Schumerth stated there was an additional condition added after the last discussion with Village Engineer Max Massi. The utilities must be included as a condition as part of the covenants of the center to be maintained by the common maintenance entity rather than each property owner.

Sophia Sianis stated they are requesting the final plat approve with the specific point for the maintenance of the infrastructure. They don't think it's an issue and are happy to work with the Engineer and his concerns. There is a CCR in place that was with the land and by legal description it stays in perpetuity unless all agree to remove it and it is recorded with the County. The Village Engineer wants them to be specifically listed. In order to amend the CCR the owner of the Plaza and outlots listed must agree. If they don't then they will have to create a new one that is amended.

Staff Liaison Mesaros stated it would be a condition of the Village Ordinance and that will be recorded.

Member Johnson asked why it was changed.

- **Staff Liaison Mesaros stated they want it to be more specific. It doesn't change anything. It just give more assurance.**
- **Ms. Sianis stated the change will make it more enforceable.**
- **Mr. Ken Vang, the Civil Engineer on the project, stated that the Village wants to list the utilities to increase the level of detail in the agreement.**

Chair Sierzega asked if the final plat would have to be approved.

- **Staff Liaison Mesaros stated yes, with the condition attached to the final approval.**

Motion made by Member Johnson to approve Case 25-27, final plat for the Washington Park Plaza Subdivision, located at 17750-17956 Halsted Street, resubdividing the existing properties into nine (9) lots, and incorporate the Findings of Fact into the record including the conditional language requirement and the reciprocal agreement and covenants; seconded by Member Castaneda.

AYES: 4 (Members Cap, Castaneda, Johnson, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 3 (Members Alfonso, Bransky, and O'Brien)

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked the date of the next meeting.

- **Assistant Director Schumerth stated January 8, 2026.**

ADJOURN:

Member Castaneda made a motion to adjourn; seconded by Member Johnson. The meeting adjourned at 7:58 pm.

AYES: 4 (Members Cap, Castaneda, Johnson, and Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 3 (Members Alfonso, Bransky, and O'Brien)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development

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.

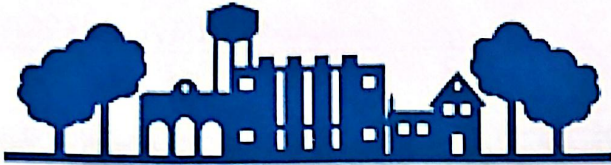
RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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.



VILLAGE OF HOMEWOOD

PROPERTY INFORMATION

Street Address: 1149 W 175th ST Homewood, IL 60430

Property Index Number(s): 29-32-200-029-0000

Lot Size: _____ sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:

☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☐ B-3 ☐ B-4 ☐ M-1 ☐ M-2 ☐ PL-1 ☐ PL-2

REQUESTED USE

Requested Use: Retail Rental Car location

Gross Floor Area: 1926 sq. ft. Parking Provided: _____

Existing Use: Office

SITE OR BUILDING CHANGES

Existing Development: Office

Proposed Development Check all that apply. Provide a description and metrics below.

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

Addition of 2 overhead doors for drive in access of vehicles for use as rental car retail location

Development Metrics

	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>1976</u>	<u>1976</u>
Parking Spaces	<u>10</u>	<u>10</u>
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

☐ yes ☒ no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

The requested use is:

- ☐ Permitted
☐ Limited
☐ Special
☐ Other:

New construction?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

☐ yes ☒ no

Is site circulation or parking impacted?

☐ yes ☒ no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

☒ yes ☐ no

→ If yes, requires Site Plan Review

Exterior building alterations?

☒ yes ☐ no

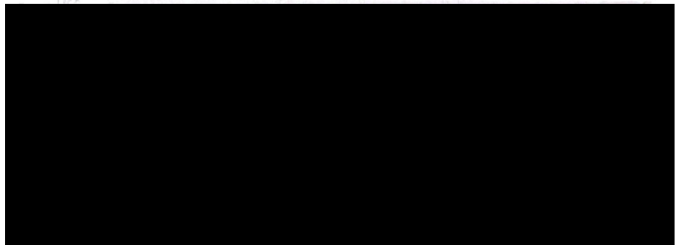
→ If yes, requires Appearance Review

The applicant requests:

- ☐ Variance
☐ Administrative Exception
☐ Zoning Text Amendment
☐ Zoning Map Amendment

APPLICATION

NON-RESIDENTIAL ZONING REVIEW

APPLICANTName Jim Boucher as representative of HertzCompany The Hertz CorporationPROPERTY OWNERName Representative for Ownership: Mark WrightCompany Axis Point Capital LLC.

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Jim Boucher as representative of Hertz

Applicant Name

Applicant Signature

12/05/2025

Date

Staff NotesDo not write below this line.Fee: ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:
☐ Approved

 ☐ Approved with Conditions

 ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:
☐ Approved

 ☐ Approved with Conditions

 ☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:
☐ Approved

 ☐ Approved with Conditions

 ☐ Denied

Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

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.

The Hertz Corporation Special Use Permit Narrative

Project Summary

The Hertz Corporation is requesting Special Use Permit and Site Plan approval to covert 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 is 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

Matt Johnson
General Manager

[REDACTED]
Candace Smith
Area Manager

334-760-4334

[REDACTED]
Robert (Robbie) Boullion
Project Manager – Construction

[REDACTED]
Claudia Miraldi
CAD Manager

[REDACTED]
Sean Thorson
Regional Facilities Manager – Midwest/Northeast

[REDACTED]
Joshua Layton
Real Estate Manager – Midwest

[REDACTED]
Jim Boucher
VP Global Real Estate & Facilities

[REDACTED]
Gary Daggett
Tenants Real Estate Agent – At Properties Commercial

LEGEND	
	ANCHOR
	B-BOX
	BASKETBALL HOOP
	BENCHMARK
	CLOSED LID MANHOLE
	FUEL TANK LID
	HYDRANT
	WATER SERVICE STAMP
	LIGHT STANDARD
	GROUND FLOOD LIGHT
	MAILBOX
	MONITORING WELL
	PARKING METER
	POST INDICATOR VALVE
	FLAGPOLE
	POWER POLE
	POST
	SANITARY CLEANOUT
	SIGN
	SPRINKLER HEAD
	SPRINKLER CONTROL VALVE
	WATER VALVE
	WELL HEAD
	WETLAND MARKER
	HANDHOLE
	ELECTRICAL JUNCTION BOX
	ELECTRIC MANHOLE
	ELECTRIC VAULT
	ELECTRIC SERVICE OUTLET BOX
	TRAFFIC CONTROL BOX
	TRAFFIC CONTROL VAULT
	TRANSFORMER PAD
	CATCH BASIN
	FLARED END SECTION
	HEADWALL
	OPEN LID MANHOLE
	STORM INLET
	BUBBLER
	WINDOW WELL
	GAS VALVE
	CABLE TV PEDESTAL
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	TEL., ELEC., CABLE PEDESTALS
	ELECTRIC METER
	GAS METER
	GAS VALVE VAULT
	TELEPHONE MANHOLE
	PAINTED ELECTRIC MARKER
	PAINTED GAS MARKER
	PAINTED TELEPHONE MARKER
	PAINTED WATERMAIN MARKER
	FIBER OPTIC MARKER
	PAINTED SANITARY MARKER
	PAINTED STORM MARKER
	PIPELINE MARKER
	SURVEY TRAVERSE POINT
	FOUND DISK IN CONCRETE
	FOUND ROW MARKER
	FRS FOUND RAILROAD SPIKE
	FIR FOUND IRON ROD
	FIP FOUND IRON PIPE
	FIB FOUND IRON BAR
	FBM FOUND BRASS MONUMENT
	SET MAG NAIL
	SET IRON PIPE
	DECIDUOUS TREE W/ TRUNK SIZE
	CONIFEROUS TREE W/ TRUNK SIZE
	CONIFEROUS TREE
	TRAFFIC LIGHT POLE
	TRAFFIC SIGNAL MAST ARM
	SECTION CORNER

LINE TYPES	
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	ADJACENT LOT LINE
	CENTERLINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	QUARTER SECTION LINE
	QUARTER-QUARTER SECTION LINE
	WIRE FENCE
	CHAINLINK FENCE
	WOOD OR WROUGHT IRON FENCE
	GUARDRAIL
	OVERHEAD WIRES
	UNDERGROUND CABLE TV
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	GAS MAIN
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	EDGE OF WATER
	BARRIER CURB
	DEPRESSED CURB
	CURB & GUTTER
	DEPRESSED CURB & GUTTER
	CONTOUR LINE
	RAILROAD TRACKS

ABBREVIATIONS	
####	EXIST. SPOT ELEVATION
A	ASPHALT
B	BRICK
B/W	BOTTOM OF WALL
B.L.	BRICK LEDGE
C	CONCRETE
CMP	CORRUGATED METAL PIPE
DEP	DEPRESSED CURB
DS	DOWNSPOUT
D.E.	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
E/P	EDGE OF PAVEMENT
EXIST.	EXISTING
F.F.	FINISHED FLOOR
FES	FLARED END SECTION
FL	FLOW LINE
H.C.	HANDICAP PARKING
INV	INVERT
MH	MANHOLE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY SEWER
STD	STORM DRAIN
SD	SUMP DISCHARGE
TC	TOP OF CURB
T/P	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALL
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
YIN	YARD INLET
N	NORTH
S	SOUTH
E	EAST
W	WEST
FBM	FOUND BRASS MONUMENT
FIP	FOUND IRON PIPE
FPK	FOUND PK NAIL
FRS	FOUND RR SPIKE
SIP	SET IRON PIPE
SPK	SET PK NAIL
####	RECORD/DEED
####	MEASURED

HATCHING	
	ASPHALT SURFACE
	ADA ACCESSIBLE RAMP
	BRICK SURFACE
	BUILDING LIMITS
	CONCRETE SURFACE
	GRAVEL SURFACE
	STONE SURFACE
	WATER
	WETLANDS/MARSH AREA
	WOOD DECK

GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, NUMBER CCHI2500274LD, DATED JANUARY 17, 2025 WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

UNLESS OTHERWISE NOTED, ALL EASEMENT AND SETBACK LINES SHOWN HEREON ARE PER SIMBORG SUBDIVISION, DOCUMENT # 86383195.

FOR BUILDING / ZONING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.

ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.

THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS PLAT WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.

ALL BUILDING DIMENSIONS AND TIES TO PROPERTY LINES ARE MEASURED TO THE FRAMED EXTERIOR UNLESS OTHERWISE NOTED.

FOUND OR SET MONUMENTS ARE AT ALL CORNERS UNLESS OTHERWISE SPECIFIED ON THE FACE OF THIS SURVEY.

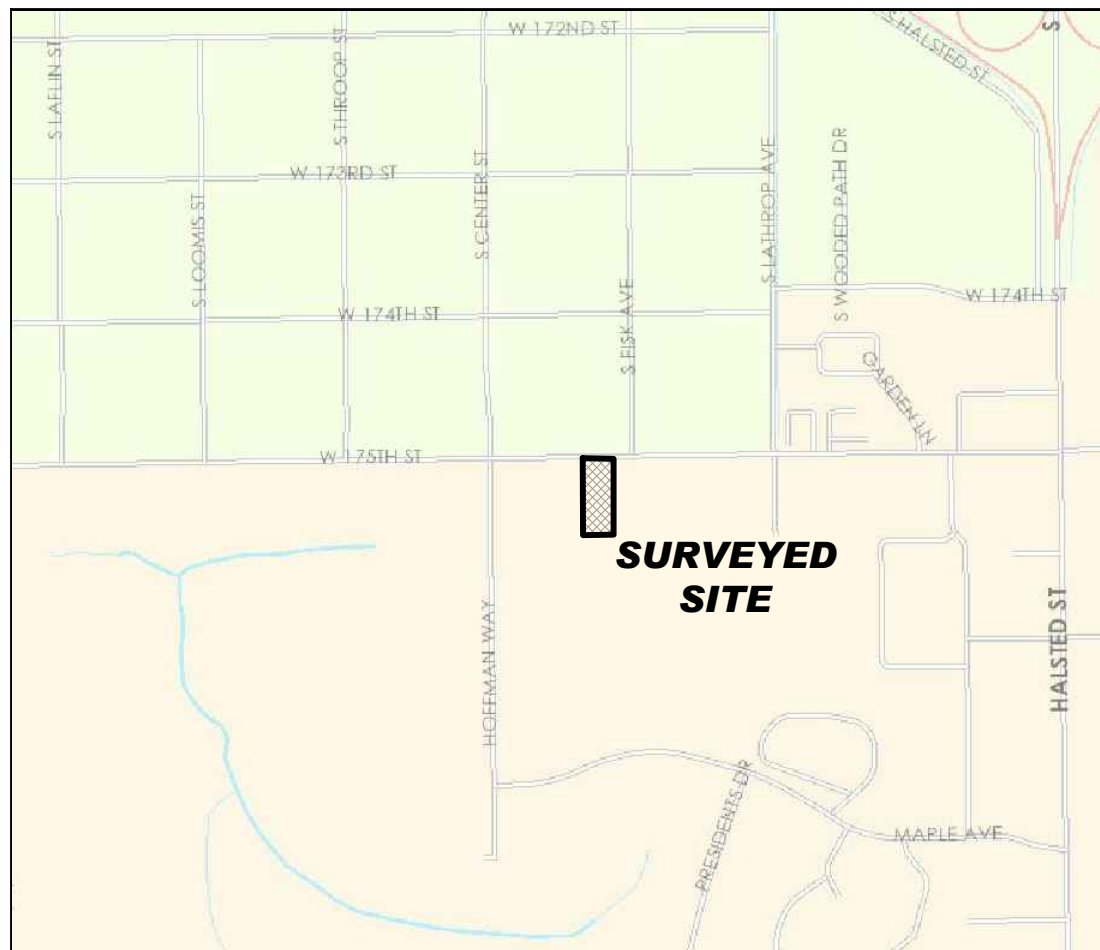
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

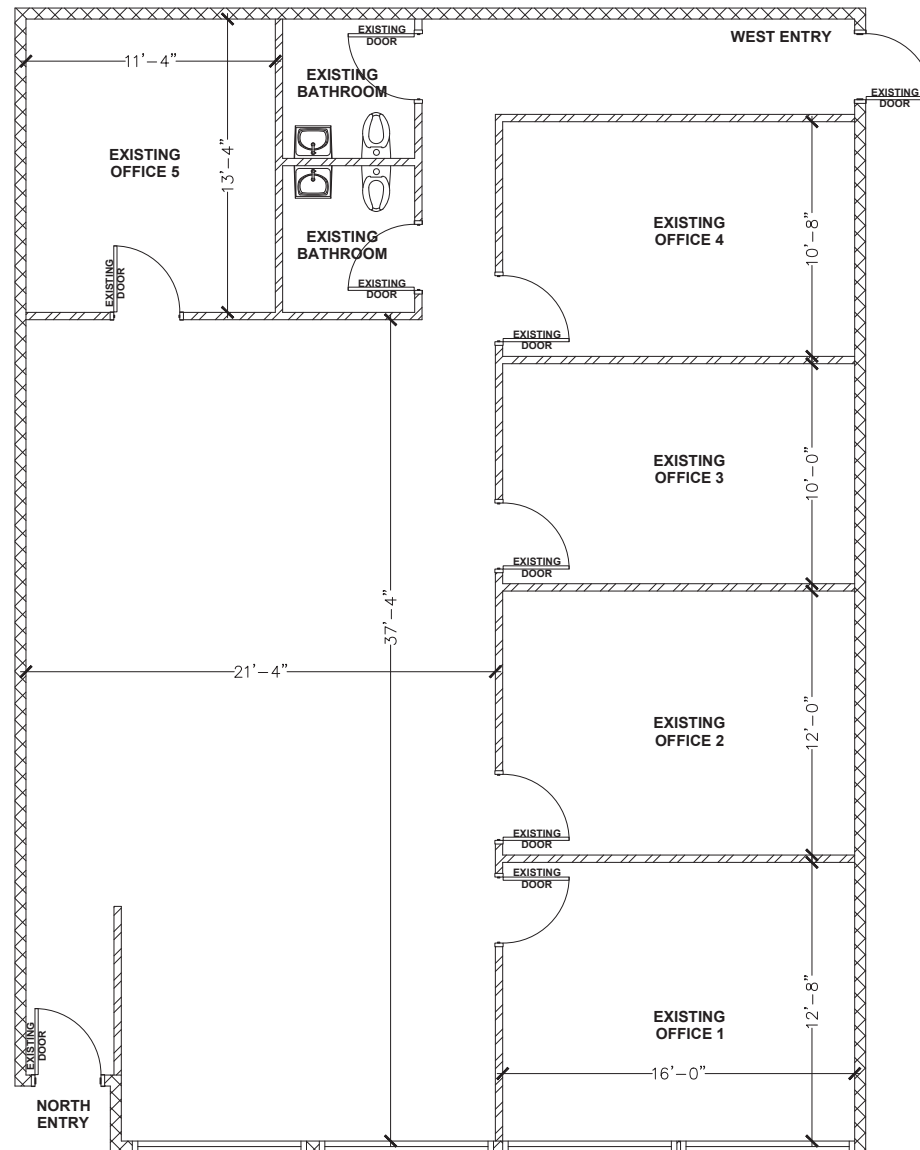
ALTA/NSPS LAND TITLE SURVEY

OF

1131-1149 W. 175TH STREET


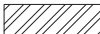
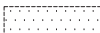

HOMEWOOD, ILLINOIS





1 EXISTING FLOOR PLAN
Scale: 3/8" = 1'-0"

Wall Pattern Legend

-  Existing Exterior Walls
-  Existing Interior Walls
-  Demolish Walls
-  New Interior Walls

- Layout is for concept purposes only. All dimensions should be field verified.

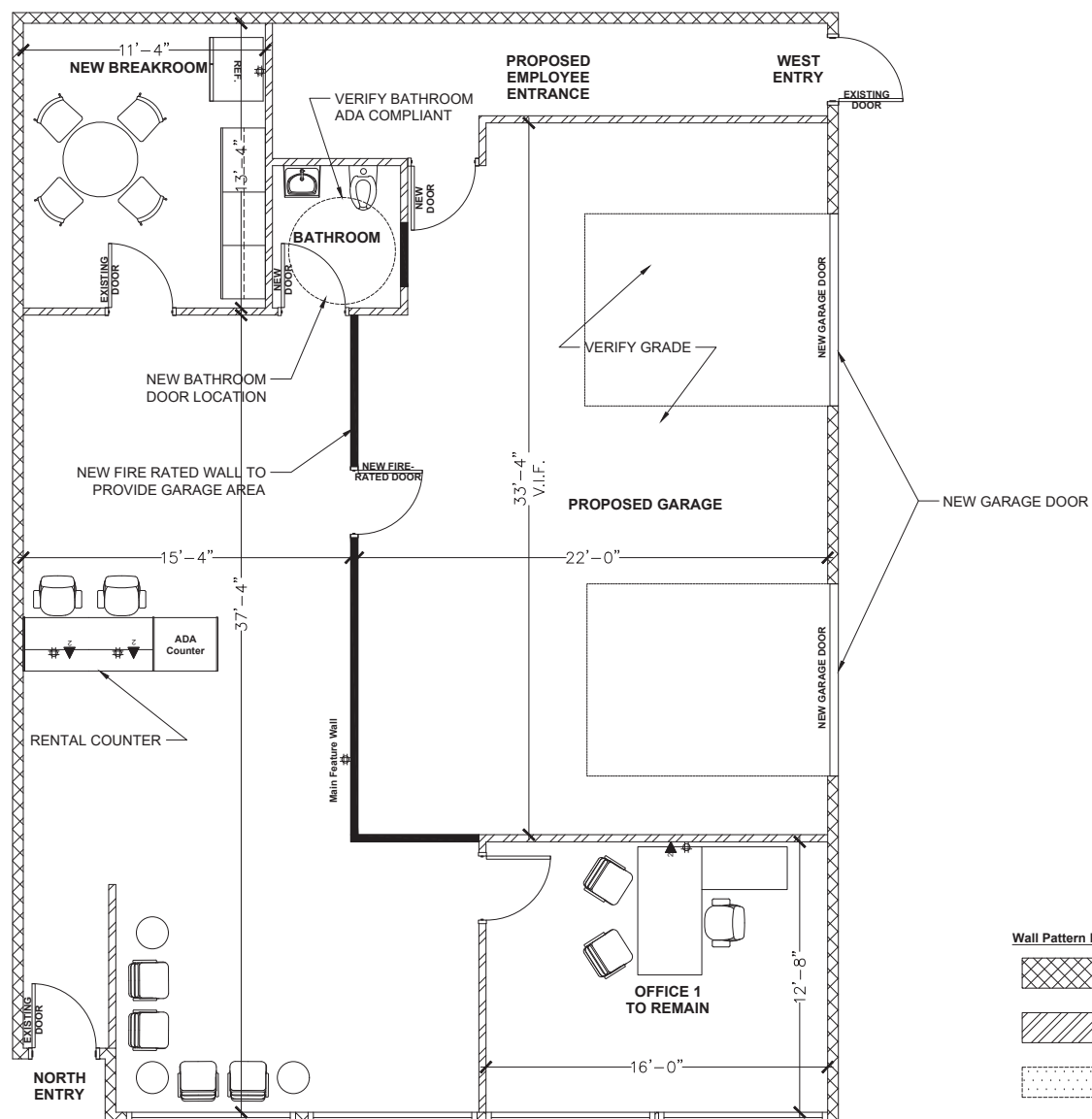
General Notes

01	INITIAL RELEASE	10.7.25
No.	Revision/Issue	Date



Project Name and Address
HERTZ -
1149 175TH ST.
HOMERWOOD, IL

Drawn By: C. MIRALDI	Sheet A.01
Date 10/7/2025	
Scale AS NOTED	



3 PROPOSED FLOOR PLAN
Scale: 3/8" = 1'-0"

1. Layout is for concept purposes only. All dimensions should be field verified.

01	INITIAL RELEASE	10.7.20
No.	Revision/Issue	Date



Project Name and Address
HERTZ—
1149 175TH ST.
HOMewood, IL

DRAWN BY: C. MIRALDI	Sheet
Date 10/7/2025	A.03
Scale AS NOTED	

