



**To:** Plan Commission

**From:** Daniel Ritter, AICP, Community Development Director  
Atefa Ghaznawi, AICP, LEED AP, City Planner

**Date:** April 9, 2026

**Re:** 1923 N Broadway Street, Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business (Case # SU-26-4-4-2); and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business (Case # V-26-4-4-2).

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#### Project Details

<b>Project:</b>	Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business.
<b>Applicant:</b>	Francisco Martinez Trejo, Fava Auto Body LLC
<b>Requests:</b>	Special approvals from the City of Crest Hill Zoning Ordinance for an Amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations Request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to Decrease Required Parking Spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business.
<b>Location:</b>	1923 N Broadway Street (the "Subject Property")

#### Site Details

<b>Lot Size:</b>	Approximately 20,575 sq-ft
<b>Existing Zoning:</b>	B-3 Business Service District (Special Use 2009)
<b>Existing Improvements:</b>	Approx. 6,100 SF existing one-story 2-unit commercial building, and two existing parking lots and driveways

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**Surrounding Zoning and Land Use Summary**

	<b>Land Use</b>	<b>Comp Plan</b>	<b>Zoning</b>
<b>Subject Parcels</b>	Commercial, Auto Repair and Sale of Vehicles	Local Commercial	B-3
<b>North</b>	Commercial, Auto Repair Restaurant, Warehouse	Local Commercial	B-2, B-3, M-1
<b>South</b>	Commercial, Auto Repair	Local Commercial	B-2, B-3
<b>East</b>	Industrial, Truck Parking and Repair	Unincorporated, Heavy Industrial	Unincorporated, Will County
<b>West</b>	Single-Family Detached Residence	Mixed-Use/Flex	R-1

**Exhibits**

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2025-12-11
2. Exhibit D – Legal Description 2026-03-12
3. Exhibit E – Plat of Survey 2026-03-12
4. Exhibit F – Existing Floor Plan 2026-03-12
5. Exhibit G – List of Requested Variations 2026-03-12
6. Exhibit H – Project Narrative 2026-03-16
7. Exhibit I – Response to Standards for Special Use 2026-03-16
8. Exhibit J – Proposed Site Plan with Landscaping, by Enrique Castel Architect, last revised 2026-03-12

**Application Background and Project Summary**

Francisco Martinez Trejo (the Applicant) is the owner of the Subject Property located at 1923 N Broadway Street, Crest Hill. The Applicant is proposing to amend and expand the existing 2009 Special Use permit (ORD #1499) to change the Automobile Body Repairing business to include Automobile Body Repairing/Painting business, continue the Automobile Sales/Leasing business on the Subject Property, and seek relief from the Crest Hill Zoning Ordinance parking requirements to reduce the number of required parking spaces for both businesses. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community. The proposed hours of operation for the Automobile Body Repairing/Painting business are Monday – Friday: 9:00 AM – 7:00 PM, Saturday: 9:00 AM – 6:00 PM, Sunday: closed.

The Automobile Sales/Leasing business will operate in conjunction with the Automobile Body Repairing/Painting business, and will specialize in pre-owned vehicles that have been properly inspected and prepared for sale. Vehicles will be displayed on the property in designated parking areas. The proposed hours of operation for the Automobile Sales/Leasing business are Monday-Saturday: 9:00am-6:00pm and Sunday: closed.

The combination of repair services and vehicle sales allows the business to provide complete automotive services to customers, including repair, restoration, and vehicle replacement when needed.

**Figure 1: Location Map of 1923 N Broadway Street (the Subject Property)**



**Proposed Improvements**

- **Interior Improvements:** Renovate the interior space to accommodate the Automobile Body Repairing/Painting business in compliance with all building and fire code requirements.
- **Exterior Improvements:** Restripe the east and west parking lots to improve traffic flow, safety, and overall appearance; install new fencing along the south and west of the Subject Property, bordering the residential and commercial properties; install new dumpster enclosure; and add protective parking islands and decorative landscaping along driveways to improve visibility and enhance aesthetic appeal.

**Summary of Requested Petitions**

The Applicant is seeking approvals of the following petitions:

- (i) Amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business
- (ii) Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business.

**Staff Analysis**

Overall, the proposed uses for the commercially zoned Subject Property are consistent with other automotive and commercial activities on Broadway Street commercial corridor. By utilizing a B-3 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Broadway Street commercial corridor, while remaining compatible with the surrounding commercial uses.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. Vehicle repair and service activities will occur indoors, reducing noise, dust, and other disturbances. Any outdoor vehicle display or storage will be organized and maintained to ensure it does not negatively affect the appearance of the neighborhood. Adequate measures have been taken to provide safe and efficient vehicle ingress and egress for the proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business, while minimizing traffic congestion on public streets. No changes are proposed to the established driveways connecting directly to public roadways that are designed to accommodate customers and employees.

On-site circulation and parking areas are configured to allow smooth entry and exit, reducing the potential for queuing or spillover onto adjacent streets. Vehicle display areas and service bays are arranged to keep operations organized and prevent conflicts between incoming and outgoing traffic. Additionally, any necessary site improvements will be implemented in accordance with City requirements to ensure traffic flows safely and efficiently. These measures will help maintain the functionality of surrounding streets while supporting the operation of the Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business.

Additionally, the proposed businesses will encourage investment and revitalization in the surrounding neighborhood by activating a property that might otherwise remain underutilized. Overall, the special use is compatible with surrounding commercial uses and will support, rather than hinder, the orderly growth and improvement of neighboring properties.

The variations request to decrease the required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business, if granted, will not alter the essential character of the neighborhood. Strict adherence to the required parking standards will reduce the functional space available for vehicle display and service operations, limiting the property's ability to operate efficiently and generate adequate revenue. This unique circumstance creates an economic hardship, as the property cannot achieve a reasonable return under the existing parking regulations. Additionally, the property's size, layout, and configuration limit the ability to provide the full number of parking spaces required by the Crest Hill Zoning Ordinance without compromising essential operational areas for the Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business, such as service bays, vehicle display, and circulation. These site-specific conditions are not generally shared by other properties in the B-3 Zoning District, creating a practical difficulty in fully complying with the parking requirements while maintaining a viable and functional business. The requested variations address this unique circumstance by allowing the property to be used efficiently and economically without negatively impacting surrounding properties or the overall character of the neighborhood.

### Staff feedback on specific aspects of the requested approvals

- **Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:**

n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, i.e., 5 parking spaces. *3 parking spaces (including one ADA parking) are proposed for the Automobile Sales and/or Leasing business (excluding three parking spaces for the vehicle display).*

o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. i.e., 14 parking spaces. *6 parking spaces (including one ADA parking space) are proposed for the Automobile Body Repairing/Painting business.*

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Automobile Sales and/or Leasing and Automobile Body Repairing/Painting as Special Use in the B-3 Business Service District. To expand the operations to include the Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing, the existing 2009 Special Use permit must be amended, and the above-mentioned variation granted.

### Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

***The property cannot yield a reasonable return if limited to the standard parking requirements currently allowed in the B-3 Zoning District. The proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business require sufficient on-site parking to accommodate customer vehicles, service bays, and vehicle display areas. Strict adherence to the required parking standards reduces the functional space available for vehicle display and service operations, thus limiting the property's ability to operate efficiently and generate adequate revenue.***

***This unique circumstance creates an economic hardship, as the property cannot achieve a reasonable return under the existing regulations. Granting the variation to reduce the required parking will allow both businesses to operate effectively while maintaining safe circulation, accommodating customers, and remaining compatible with surrounding commercial and residential properties.***

2. That the plight of the owner is due to unique circumstances.

***The plight of the owner is due to unique circumstances that justify the requested variation to reduce the required parking. The property's size, layout, and configuration limit the ability to provide the full number of parking spaces required by the Crest Hill Zoning Ordinance without compromising essential operational***

**areas for the Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business, such as service bays, vehicle display, and circulation.**

**These site-specific conditions are not generally shared by other properties in the B-3 Zoning District, creating a practical difficulty in fully complying with the parking requirements while maintaining a viable and functional business. The requested variations address this unique circumstance by allowing the property to be used efficiently and economically without negatively impacting surrounding properties or the overall character of the neighborhood.**

3. That the variation, if granted, will not alter the essential character of the locality.  
**The variation to reduce the required parking, if granted, will not alter the essential character of the neighborhood. The proposed Automobile Body Repairing/Painting business and Automobile Sales and/or Leasing business are consistent with other commercial and automotive uses on Broadway Street Commercial Corridor, and the reduction in parking will be accommodated entirely on-site without impacting surrounding streets or neighboring properties.**  
**The site will maintain organized circulation, safe access, and sufficient parking to serve customers and operations, ensuring that the property remains visually and functionally compatible with the surrounding neighborhood. Granting the variation will allow for practical and efficient use of the property while preserving the overall character and commercial activity of the neighborhood.**

In addition, Section 12.6-2 Standards for Variations and Section 12.7-6 Standards for Special Use of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A and Exhibit B have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests. Please refer to Exhibit I for the Applicant's response to Standards for Special Use.

### **Conditions of Approval**

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. The applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking, and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.

6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

### **Staff Recommendation**

Based on the drafted findings reflected in this staff report, Staff recommend the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommend that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

**The Plan Commission recommends City Council conditional approval of the amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business; and Variations request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business, subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-4-4-2, and Case # V-26-4-4-2.**

**EXHIBIT A****Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as “similar and compatible uses.”*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

**EXHIBIT B**

**Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6**

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*



EXHIBIT C

Application for Development

For Office Use Only: <b>Case Number:</b> SU-26-4-4-2 & V-26-4-4-2
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**Project Name:** FAVA AUTO BODY LLC

**Owner:** Francisco Martinez Trigo **Correspondence To:** \_\_\_\_\_

**Street address:** 1923 N Broadway St **Street address:** \_\_\_\_\_

**City, St., Zip:** Crest Hill, IL 60403 **City, St., Zip:** \_\_\_\_\_

**Phone:** [REDACTED] **Phone:** [REDACTED]

**Email:** [REDACTED] **Email:** \_\_\_\_\_

<b>Property Address:</b>	<b>Property Information:</b>
<b>Street address:</b> <u>1923 N Broadway St</u>	<b>Lot Width:</b> _____

<b>City, St., Zip:</b> <u>Crest Hill, IL 60403</u>	<b>Lot Depth:</b> _____
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<b>PIN:</b> <u>11-04-33-402-014-0000</u>	<b>Total Area:</b> _____
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\*Submit an electronic version of the legal description only in a Word document to: [buildingdepartment@cityofcresthill.com](mailto:buildingdepartment@cityofcresthill.com)

**Existing Zoning:** B-3 Special Use **Existing Land Use:** Auto repair & dealership

**Requested Zoning:** B-3 Special Use **Proposed Land Use:** Auto repair and painting & dealership

**Adjoining Properties Zoning and Uses:**

**North of Property:** B-2 and B-3

**South of Property:** B-2

**East of Property:** Unincorporated/Industrial

**West of Property:** R-1

**Purpose Statement (intended use and approval sought):** \_\_\_\_\_

Amending the existing 2009 Special Use to add an auto repair/painting business and continuing the dealership business.

Development Request: Please check all that apply and describe:

[ ] Rezoning: \_\_\_\_\_

[X] Special Use: Auto body / Dealership.

[X] Variance: Reduced parking requirements for both auto repair/painting & dealership

[ ] Planned Unit Development: \_\_\_\_\_

[ ] Annexation: \_\_\_\_\_

[ ] Plat: \_\_\_\_\_

[ ] Other: \_\_\_\_\_

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

[ ] Civil Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

[ ] Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

[ ] Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

[ ] Builder: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

\_\_\_\_\_  
Signature of the Applicant

12/11/2025  
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

\_\_\_\_\_  
Signature of the Owner

12/11/2025  
Date

**EXHIBIT D**

**1923 BROADWAY STREET - LEGAL DESCRIPTION**

PROPERTY ADDRESS: 1923 BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-402-014-0000

LEGAL DESCRIPTION:

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.

ADDRESS:  
1923 S. Broadway St. Crest Hill, IL 60403  
PIN: 11-04-33-402-014-0000

# PLAT OF SURVEY

FIELD WORK COMPLETED ON: 06/02/2025

CLIENT:  
Francisco Martinez

Area: 20,575.20 Sq. Feet

LOT 61, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61, THENCE ON AN ASSUMED BEARING OF SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST 9.27 FEET, ALONG THE EASTERLY LINE OF SAID LOT 61, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE NORTH 44 DEGREES 08 MINUTES 35 SECONDS WEST 13.22 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER IPLS 2017", THENCE SOUTH 88 DEGREES 32 MINUTES 58 SECONDS EAST 10.10 FEET, ALONG SAID NORTHERLY LINE OF LOT 61, TO THE POINT OF BEGINNING, AN ALL OF LOTS 62 AND 63 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, AS DOCUMENT NO. 299218, IN WILL COUNTY, ILLINOIS.



SCALE 1"=20'

Basis of Bearing

STATE PLANE COORDINATES

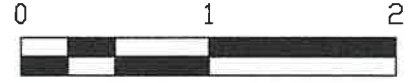
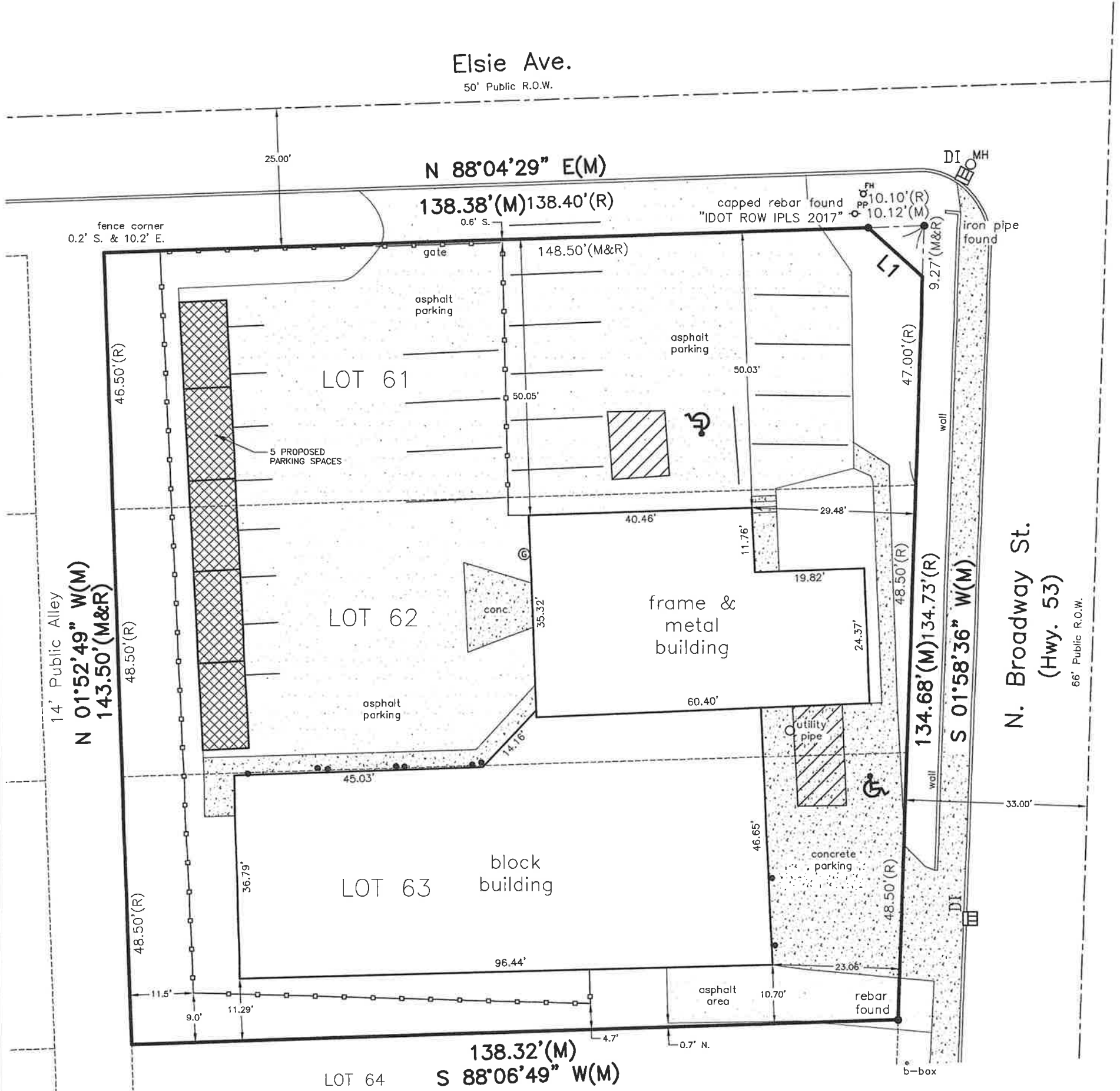


EXHIBIT E

Elsie Ave.

50' Public R.O.W.



LINE TABLE

L1	13.24'(M), 13.22'(R)	S 47°43'39" E(M)
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STATE OF ILLINOIS  
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS 2ND DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS  
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

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



## LEGEND

- Concrete Surface
- Asphalt Surface
- Center Line
- Boundary Line
- Adjacent Line
- Fence Line
- Easement Line
- DI curb inlet
- FH fire hydrant
- bollard
- PP utility pole
- b-box
- gas meter
- MH manhole
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:  
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING  
P.O. BOX 681  
Minooka, IL 60447  
(815) 521-6354  
salaslandsurveying.com

ADDRESS:  
1923 S. Broadway St. Crest Hill, IL 60403  
PIN: 11-04-33-402-014-0000

FIELD WORK COMPLETED ON: 06/02/2025

CLIENT:  
Francisco Martinez

# BUILDING INTERIOR SURVEY



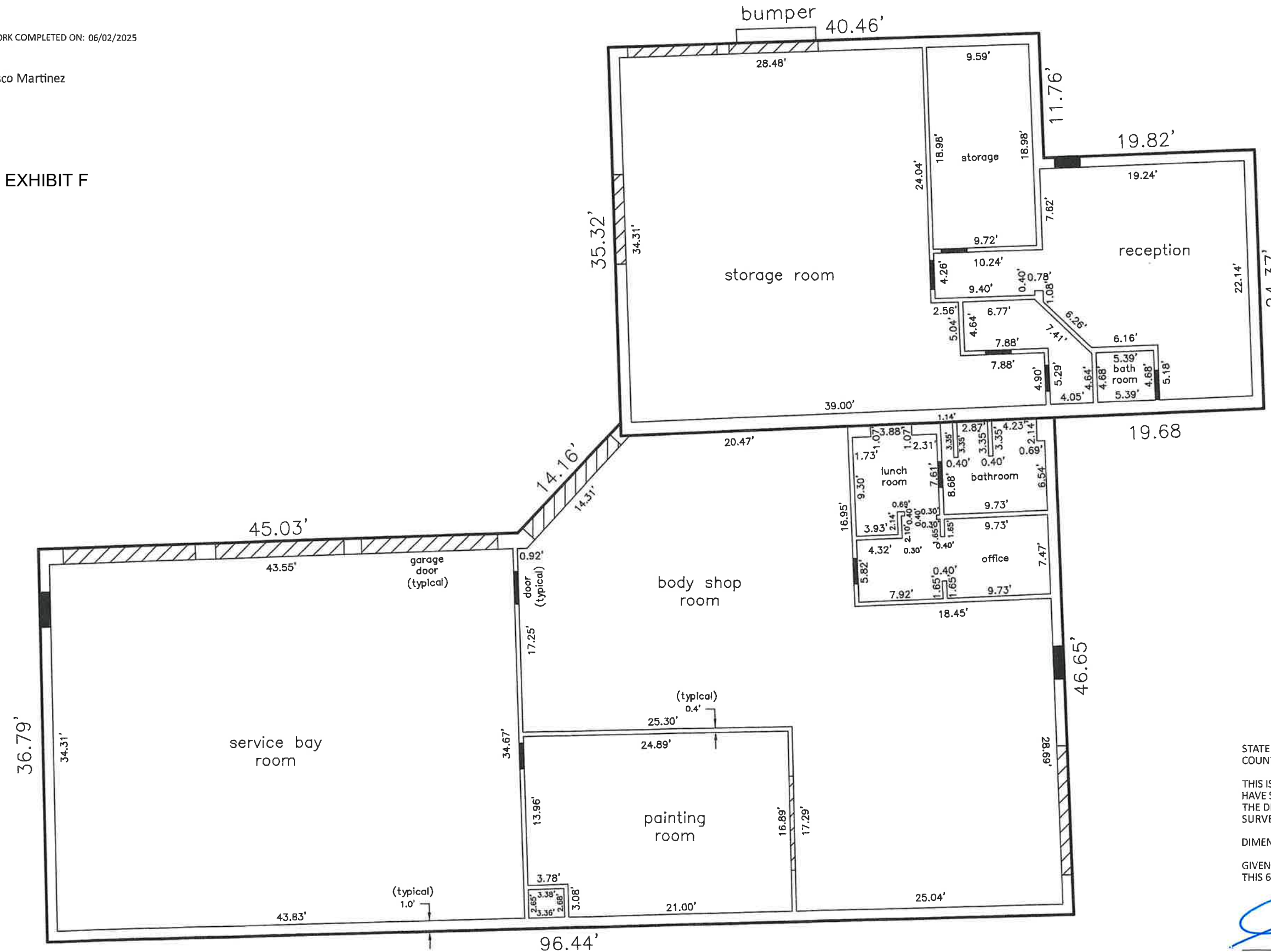
SCALE 1"=10'

Basis of Bearing

STATE PLANE COORDINATES



EXHIBIT F



STATE OF ILLINOIS  
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,  
THIS 6TH DAY OF JUNE OF 2025.

JOSE RAFAEL SALAS  
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

Notes:  
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING  
P.O. BOX 661  
Minooka, IL 60447  
(815) 521-6354  
salaslandsurveying.com

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

## EXHIBIT G

### 1923 N BROADWAY ST – LIST OF REQUESTED VARIATIONS

#### **Crest Hill Zoning Ordinance, Section 11.8 Schedule of Parking Requirements, Sub-Section 11.8-2 Retail and Service Uses:**

n. Automobile Sales and/or Leasing: One (1) parking space shall be provided for each three hundred (300) square feet of floor area, i.e., 5 parking spaces. [3 parking spaces \(including one ADA parking\) are proposed for the Automobile Sales and/or Leasing business \(excluding three parking spaces for the vehicle display\).](#)

o. Automobile Body Repairing/Painting: Four (4) parking spaces shall be provided for each service bay, plus one (1) space per employee for the work shift with the largest number of employees. i.e., 14 parking spaces. [6 parking spaces \(including one ADA parking\) are proposed for the Automobile Body Repairing/Painting business.](#)

## **EXHIBIT H**

### **Project Narrative – Auto Body, Paint, and Dealership**

This project proposes the operation of an **automotive body repair, paint facility, and small vehicle dealership** located at the subject property. The purpose of the business is to provide high-quality automotive repair, refinishing, and vehicle sales services to the surrounding community.

#### **Hours of Operation**

The proposed hours of operation for the business are:

- **Monday – Friday:** 9:00 AM – 7:00 PM
- **Saturday:** 9:00 AM – 6:00 PM
- **Sunday:** Closed

#### **Number of Employees**

The business is expected to employ approximately 2–4 employees including: owner/manager, auto body technicians, paint technicians, detailing staff, office/customer service staff, and a sales associate.

Staff levels may increase in the future depending on business growth and demand.

#### **Services Offered**

The business will provide a full range of automotive services including:

##### **Auto Body Repair**

- Collision repair
- Dent and scratch repair
- Frame straightening and structural repairs
- Panel replacement and repair

##### **Automotive Painting and Refinishing**

- Full vehicle paint jobs
- Spot and panel painting
- Color matching and blending

- Clear coat refinishing
- Paint correction and polishing

### **Vehicle Detailing**

- Interior and exterior detailing
- Paint protection services
- Vehicle cleaning after repair

### **Vehicle Sales (Dealership)**

- Sale of quality pre-owned vehicles
- Vehicle inspections and reconditioning prior to sale
- Customer vehicle financing assistance through third-party lenders

All operations will take place **inside the building**, and the property will be maintained in a clean, organized, and professional manner to ensure compatibility with the surrounding area.

### **Prospective Dealership Tenant**

The dealership portion of the business will operate in conjunction with the auto body and paint services. The dealership will specialize in **pre-owned vehicles that have been properly inspected and prepared for sale**. Vehicles will be displayed on the property in designated parking areas.

The dealership will operate **Monday- Saturday 9:00am-6:pm and Sunday: CLOSED** during the and will be staffed by a sales associate and the business manager. The combination of repair services and vehicle sales allows the business to provide complete automotive services to customers, including repair, restoration, and vehicle replacement when needed.

## EXHIBIT I

### Response to Standards for Special Use

**1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.**

The proposed use will not endanger public health, safety, or welfare. The proposed auto body repair, paint facility, and used vehicle dealership will operate in accordance with all local, state, and federal regulations. All automotive repair and paint work will occur inside the building using proper equipment and ventilation systems. Automotive fluids and waste materials will be handled and disposed of through licensed recycling or disposal services. These measures will ensure safe operations and protection of public health and safety.

**2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The proposed use will not be injurious to the use and enjoyment of other property in the surrounding area. The business will operate during standard daytime business hours and will maintain a clean and organized property. All major repair and painting activities will occur inside the building to minimize noise and visual impact. Vehicle parking and storage will be managed on-site to prevent congestion and maintain an orderly appearance. These practices will ensure the business remains compatible with surrounding properties.

**3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed use will not impede the normal and orderly development of surrounding property. The proposed business is consistent with automotive-related commercial uses commonly found in similar commercial areas. The project will maintain the property in good condition and will not interfere with the development or use of nearby properties.

**4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

Adequate utilities, access roads, drainage, and other facilities are available. The property has access to existing roads, utilities, and infrastructure necessary to support the proposed business operations. Customer and employee parking will be provided on-site, and vehicle access to the property will utilize existing driveways and traffic patterns

**5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

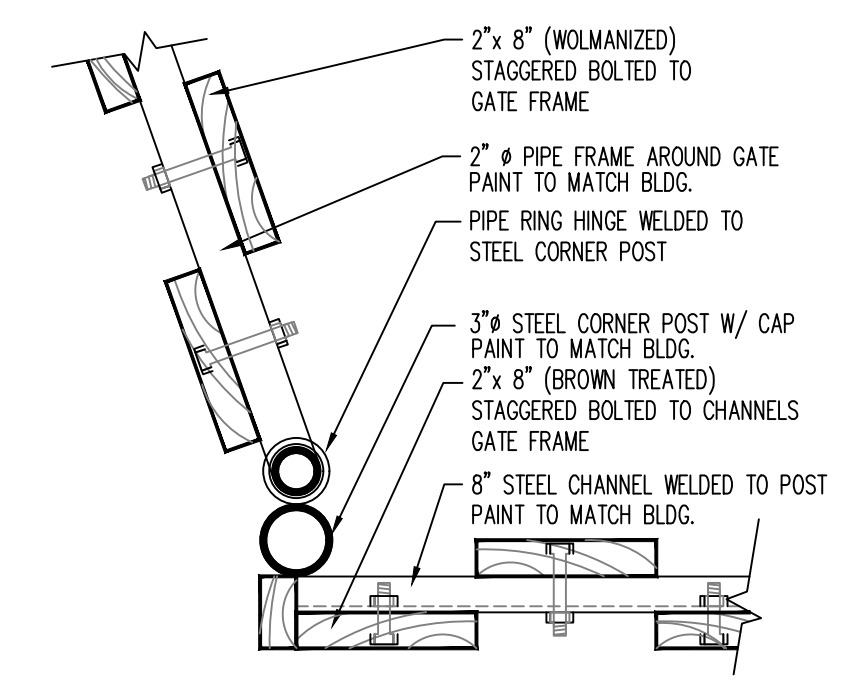
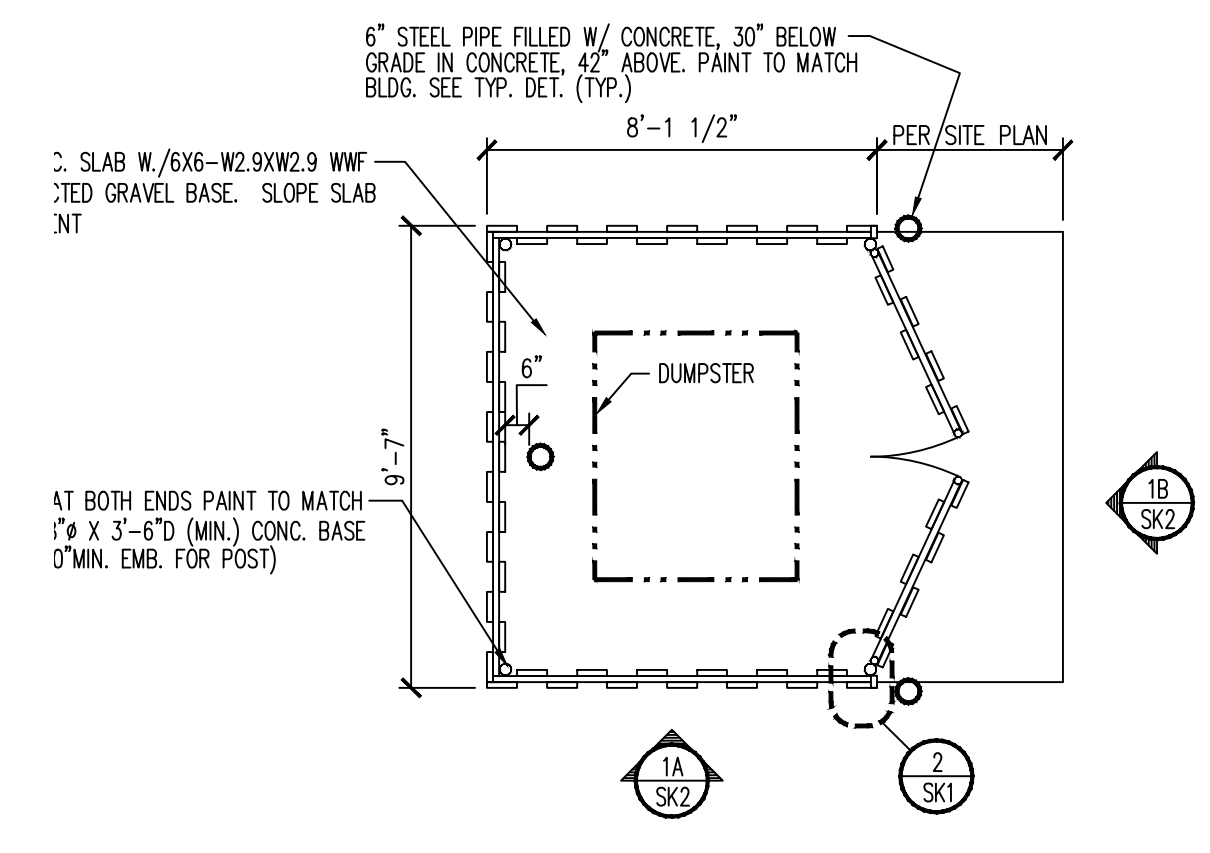
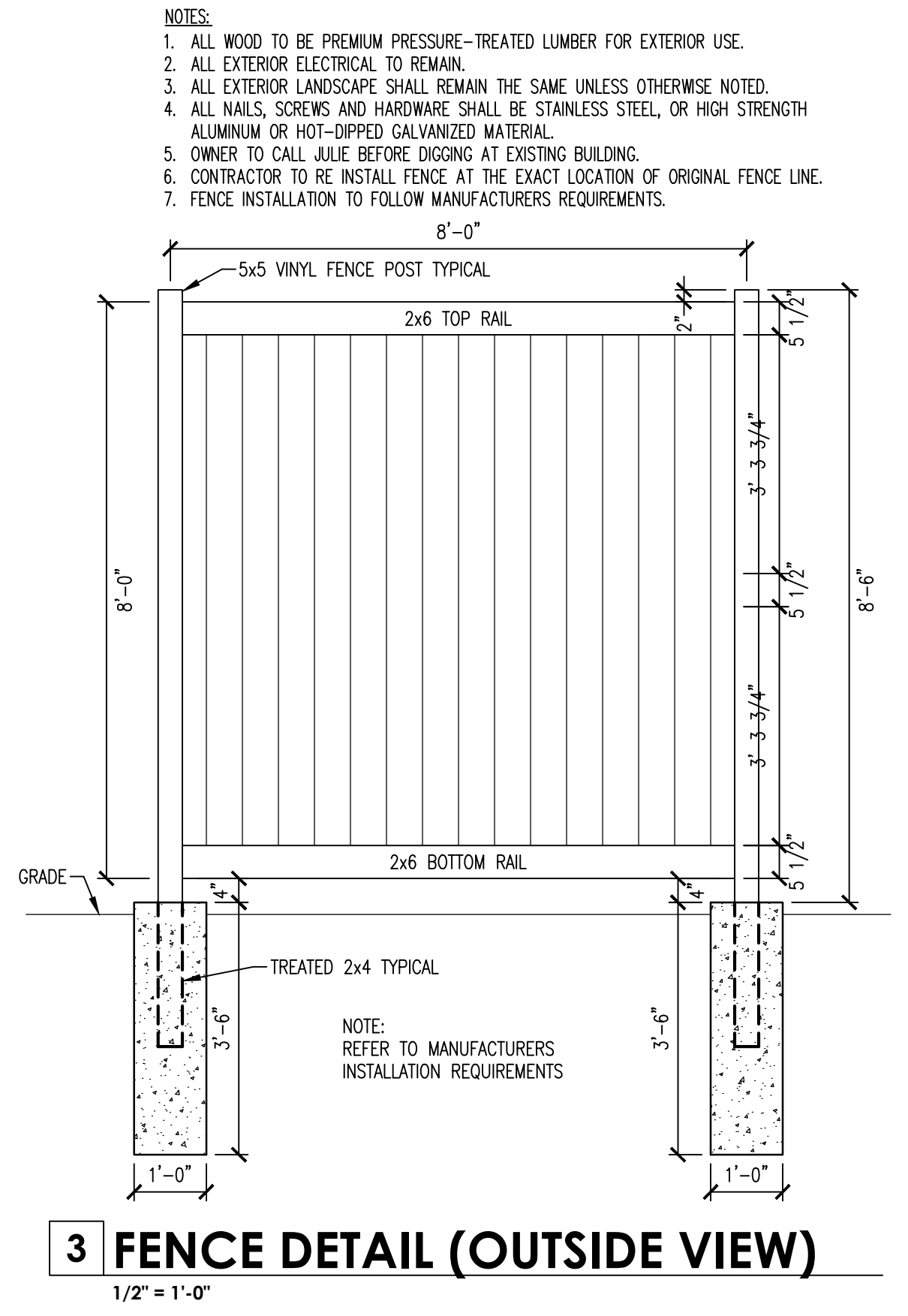
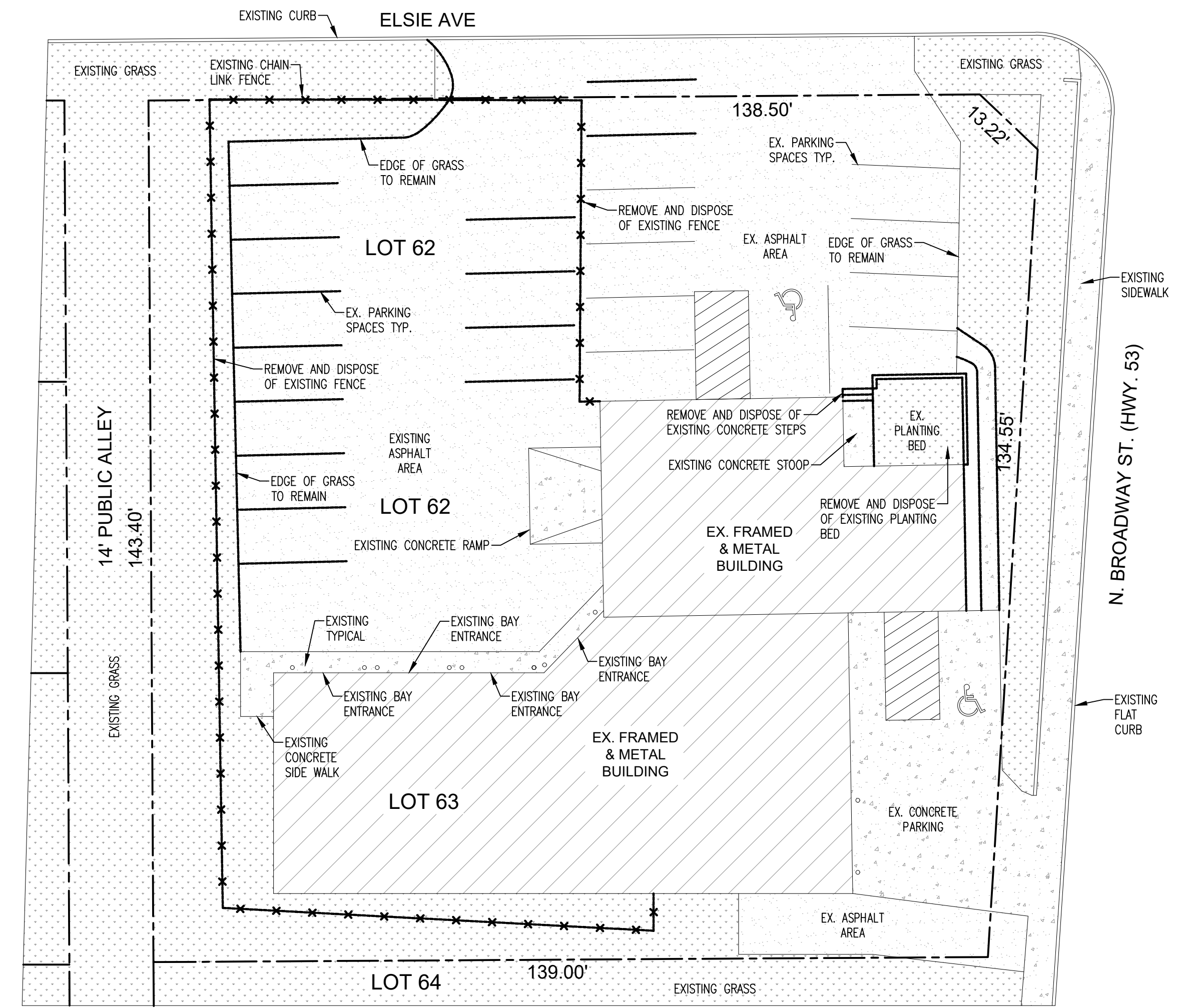
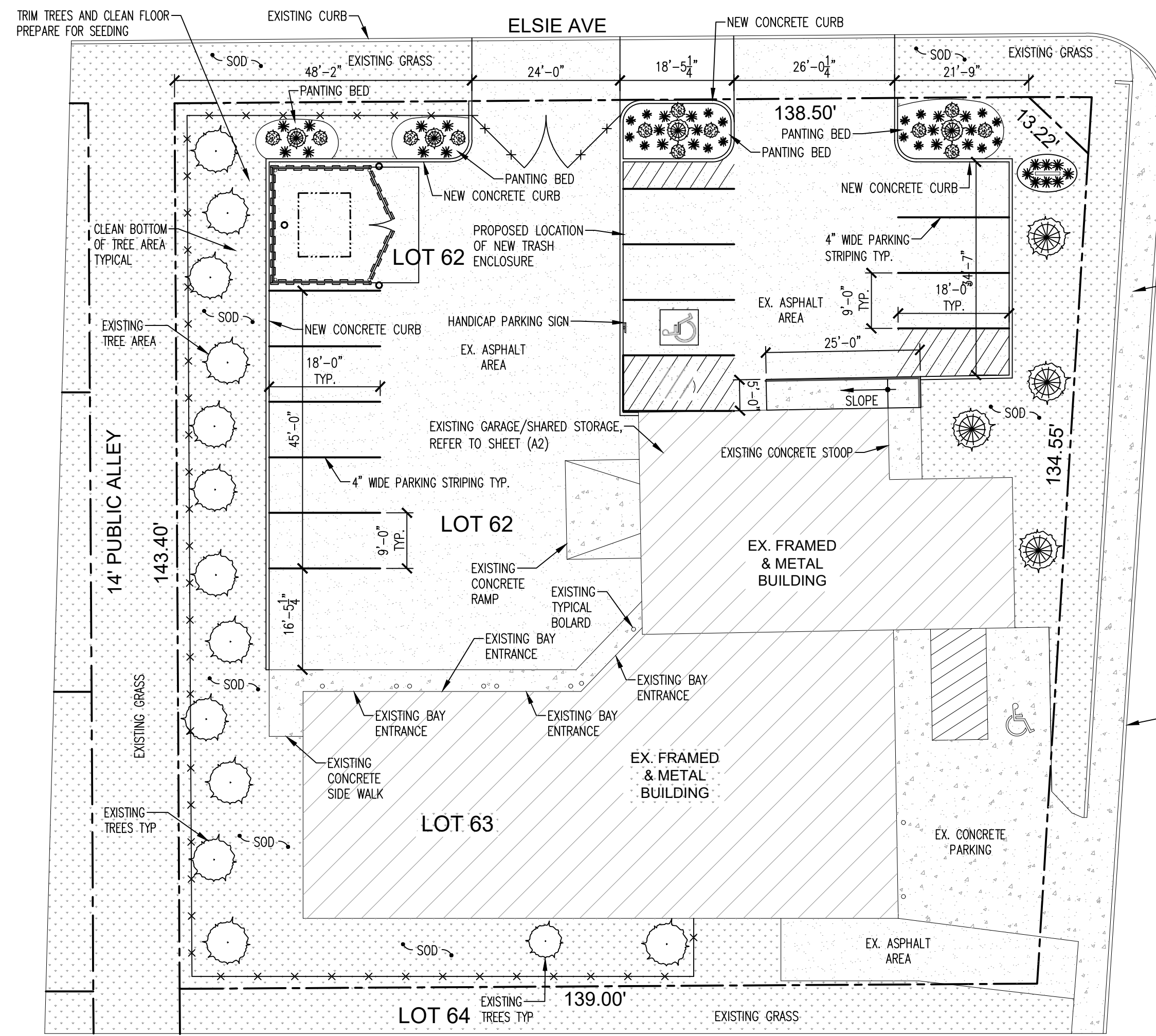
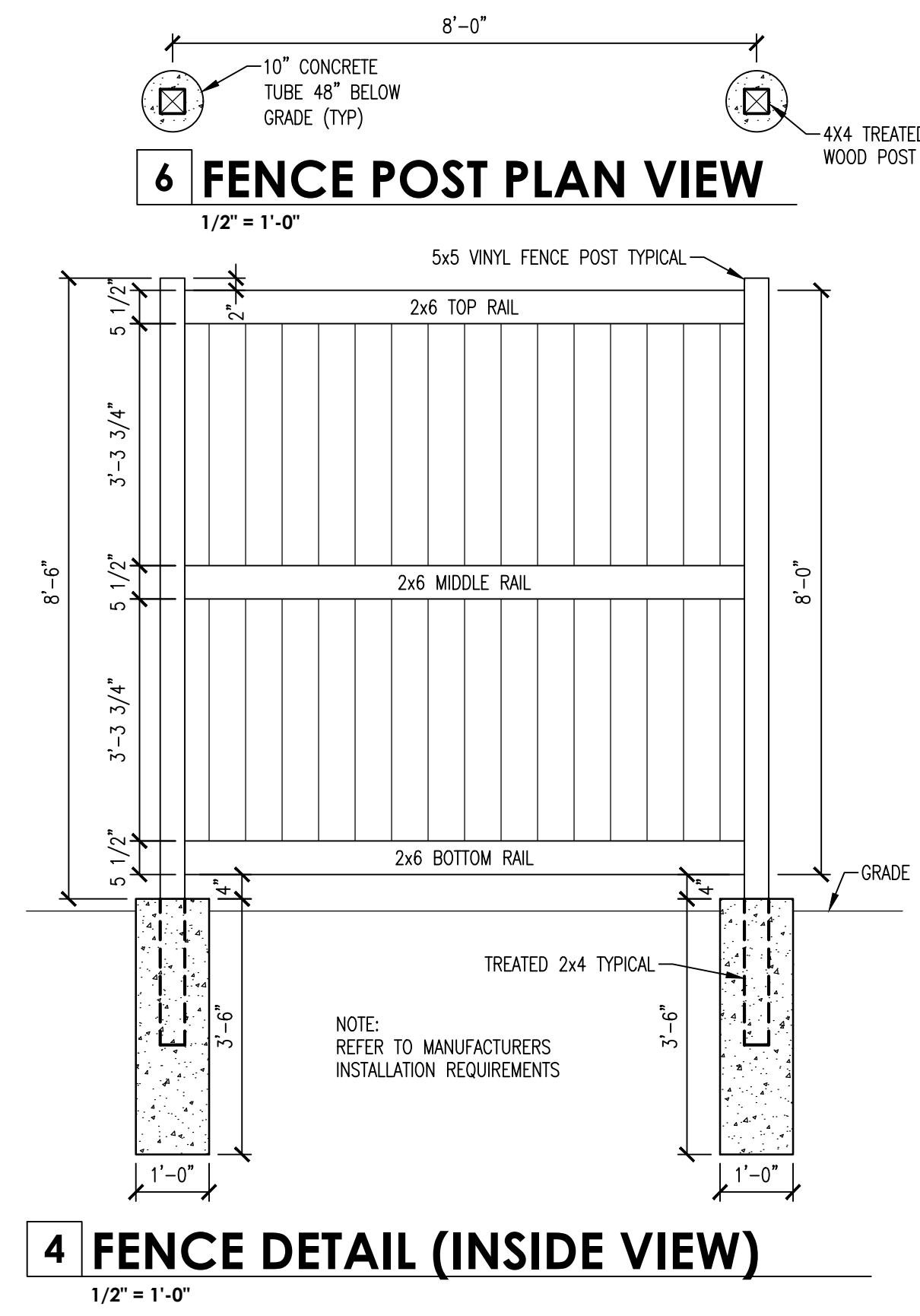
Adequate measures have been taken to provide safe and efficient ingress and egress for the proposed auto body shop and car dealership while minimizing traffic congestion on public streets. The site has established driveways connecting directly to public roadways, designed to accommodate both customer vehicles and service traffic.

On-site circulation and parking areas are configured to allow smooth entry and exit, reducing the potential for queuing or spillover onto adjacent streets. Vehicle display areas and service bays are arranged to keep operations organized and prevent conflicts between incoming and outgoing traffic. Additionally, any necessary site improvements will be implemented in accordance with City requirements to ensure traffic flows safely and efficiently. These measures will help maintain the functionality of surrounding streets while supporting the operation of the auto body shop and car dealership.

**6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.**

The proposed use will be consistent with the intent of the zoning regulations and comprehensive planning goals of the city. The project will provide valuable automotive services and employment opportunities to the local community. The business will maintain professional operations, comply with city regulations, and contribute positively to the commercial activity within Crest Hill.

**EXHIBIT J**

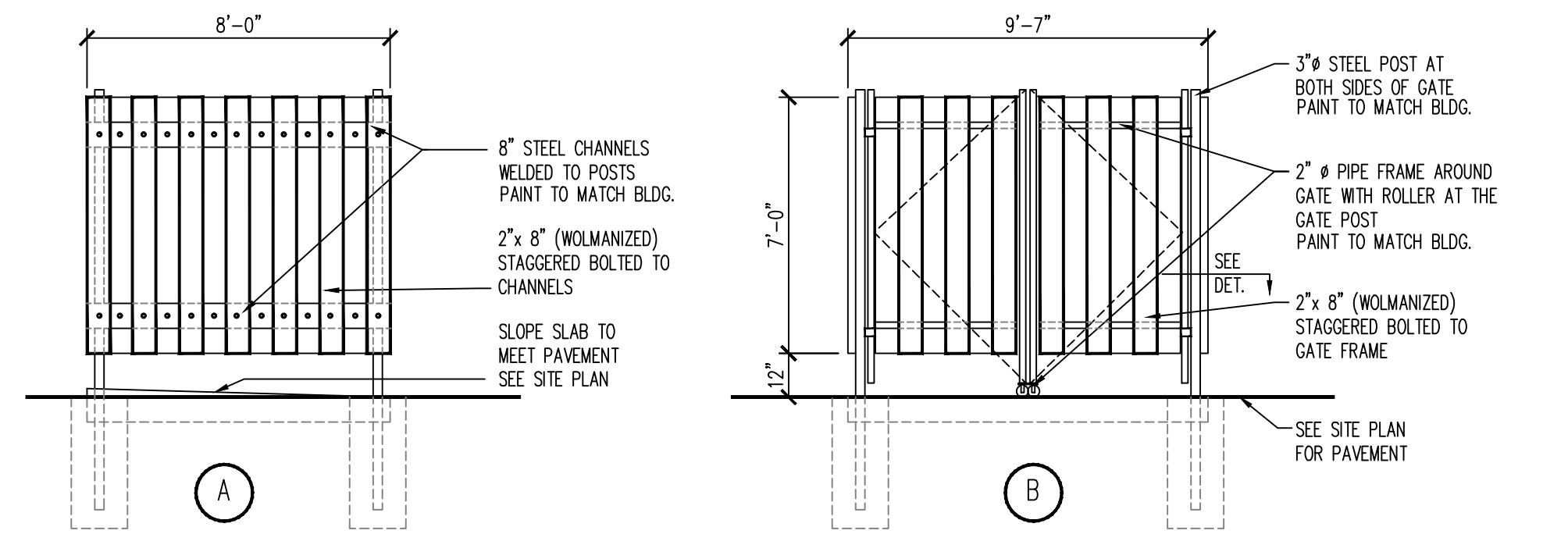


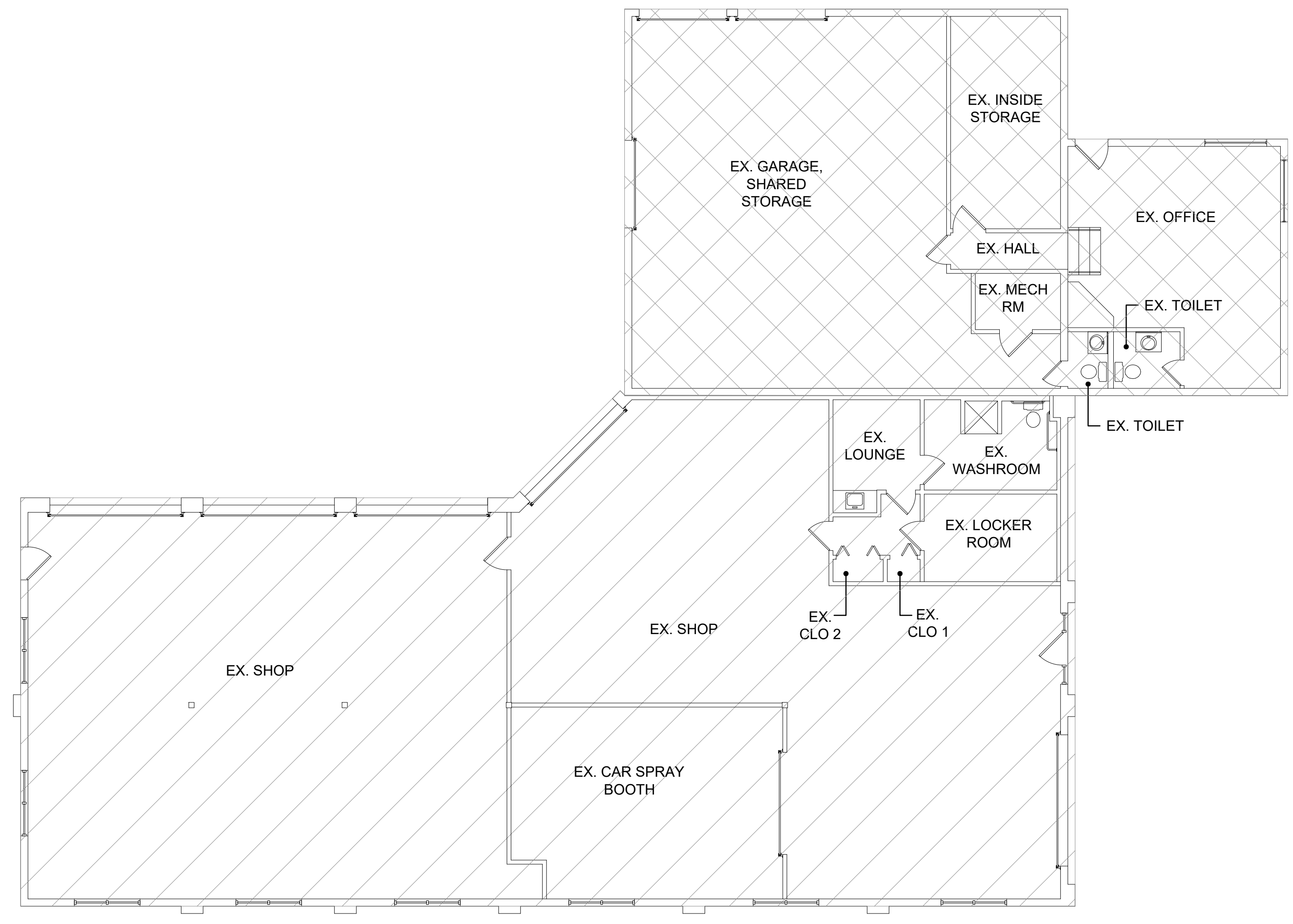
**SITE DATA**

DESCRIPTION	EXISTING	PROPOSED	TOTAL
TOTAL LOT AREA	20,574.2 SQ FT	20,574.2 SQ FT	20,574.2 SQ FT
BUILDING FOOTPRINT	1,978.1 SQ FT	3,964 SQ FT	5,942.9 SQ FT
BUILDING HEIGHT	---	18.0 FT	---
LOT COVERAGE	---	15,312 FT	---
PARKING	---	14 STALLS	---
NORTH SETBACK	50.0 FT	96.7 FT	---
SOUTH SETBACK	56.7 FT	10.0 FT	---
WEST SETBACK	75.3 FT	20.0 FT	---
EAST SETBACK	7.3 FT	24.0 FT	---

**LANDSCAPE LEGEND**

SYMBOL	ABBREVIATION	SIZE	DESCRIPTION
(Symbol)	NORWAY MAPLE	2 1/2" (DIA)	QUANTITY AS SHOWN ON PLAN
(Symbol)	NORWAY MAPLE	4" HEIGHT	QUANTITY AS SHOWN ON PLAN
(Symbol)	DAYLILY	16" HEIGHT	QUANTITY AS SHOWN ON PLAN
(Symbol)	MINIATURE ROSE	8" HEIGHT	QUANTITY AS SHOWN ON PLAN





**1 EXISTING FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH

DRAWN BY <b>ENC</b>	
DATE: <b>01.15.26</b>	
PROJECT NO: <b>2025-052</b>	
SCALE: <b>AS NOTED</b>	
DRAWING NO:	
VILLAGE REVIEW	02.16.26
No. Revisions / Submissions	Date
No. Revisions / Submissions	Date
<b>FAVA AUTO BODY LLC AT:</b> 1923 Broadway St. Crest Hill, IL 60403	
<b>Enrique Castel Architect</b> 10368 CENTRAL PARK BLVD. HUNTLEY, IL 60142. P 224-253-8027. ENC.AST@COMCAST.NET	