



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).

Project Details

Project:	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.
Applicant:	Francisco Martinez Trejo, Fava Auto Body LLC
Requests:	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.
Location:	1923 N Broadway Street (the "Subject Property")

Site Details

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

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Auto Repair and Sale of Vehicles	Local Commercial	B-3
North	Commercial, Auto Repair Restaurant, Warehouse	Local Commercial	B-2, B-3, M-1
South	Commercial, Auto Repair	Local Commercial	B-2, B-3
East	Industrial, Truck Parking and Repair	Unincorporated, Heavy Industrial	Unincorporated, Will County
West	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:

- Amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business
- 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.*