



**Meeting Date:** April 27, 2026

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

**Department:** Community Development

**Agenda Item:** Plan Commission recommendation on application of Francisco Martinez Trejo for an amended Special Use permit 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 (Case # V-26-4-4-2) with respect to real property located at 1923 N Broadway Street in Crest Hill, Illinois

**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 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.

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.

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. Additionally, the proposed businesses will encourage investment and revitalization in the surrounding neighborhood by activating a property that might otherwise remain underutilized.

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



The Plan Commission conducted the required public hearing for this application at its April 9, 2026, meeting and unanimously recommended approval of the requested amended Special Use permit 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, subject to the ten (10) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

**Council Action Requested:** Direction to include the draft approval Ordinance for a Special Use Permit 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 on the May 4, 2026, Regular City Council Agenda for final consideration.

**Attachments:**

- Attachment A – April 9, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving a Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/ Painting Business, and Variations from the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 1923 N Broadway Street in Crest Hill, Illinois - Application of Francisco Martinez Trejo (with associated Exhibits)