



To: Plan Commission

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

Date: October 8, 2026

Re: 1700 Plainfield Road, Special Use Application for an Automobile Sales and/or Leasing business (Case # SU-26-9-9-2) *last revised 2026-10-08*

Project Details

Project:	Special Use Application for an Automobile Sales and/or Leasing business
Applicant:	Jawad Hamayel - First Global Trading LLC
Requests:	Special Use Application for an Automobile Sales and/or Leasing Business
Location:	1700 Plainfield Road (the "Subject Property")

Site Details

Lot Size:	Approximately 1.46 acres
Existing Zoning:	B-2 General Business District
Existing Improvements:	Approx. 19,932 SF existing one-story commercial building with approximately 19,932 SF basement, existing parking, pavement, and driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, and Retail	Local Commercial	B-2
North	Commercial, Storage, Vacant Land	Local Commercial, Detention	B-1, B-3
South	Commercial, Retail, Restaurant	Regional Commercial Local Commercial,	B-1, B-3
East	Commercial, Bank, Future QuikTrip Gas Station	Local Commercial, Community Facilities	B-3

West	Commercial, Bank, Restaurant	Regional Commercial, Local Commercial	B-1, B-2, B-3
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Exhibits

Application documents submitted by Applicant include:

1. Exhibit B – Application for Development 2026-06-13
2. Exhibit C – Legal Description 2026-06-13
3. Exhibit D – Plat of Survey 2026-06-13
4. Exhibit E – Project Narrative 2026-07-24
5. Exhibit F – Proposed Site Plan, Floor Plan, Elevations, and Signage Prepared by United Architects LTD., last revised 2026-08-18

Application Background and Project Summary

Jawad Hamayel - First Global Trading LLC (the Applicant) is the owner of the existing furniture store and the Subject Property located at 1700 Plainfield Road, Crest Hill. The Applicant is requesting approval of a Special Use permit for an Automobile Sales and/or Leasing business to be located at the rear of the existing commercial property. The existing furniture store will remain on the first floor. The applicant is proposing to renovate and use a portion of the basement floor (approx. 1200 sq-ft) at the rear of the Subject Property as the business office for the proposed Used Automobile Sales and/or Leasing business. The proposed vertical separation (furniture store on first floor and Automobile Sales and/or Leasing business on the basement floor), and separate parking and building access will allow both uses to operate efficiently in the existing commercial building. No variations have been requested as part of this application. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged. Proposed hours of operation for the Automobile Sales and/or Leasing business will be Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday Closed.

Figure 1: Location Map of 1700 Plainfield Road (the Subject Property)



Proposed Improvements

- **Interior Improvements:** Renovate a portion of the basement (approx. 1200 sq-ft) to accommodate the business office for the proposed Used Automobile Sales and/or Leasing business with exterior ADA access for customers.
- **Exterior Improvements:** Restripe the front and rear parking lots to improve traffic flow, safety, and overall appearance; remove and replace ground and wall signs; install new dumpster enclosure; and add protective parking islands, trees, and decorative landscaping throughout the site and along Plainfield Road to improve visibility and enhance aesthetic appeal.

Summary of Requested Petition

The Applicant is seeking approval of a Special Use permit for a Used Automobile Sales and/or Leasing business for the existing commercial property. No variations have been requested as part of this application.

Staff Analysis

Overall, the proposed Automobile Sales and/or Leasing business for the commercially zoned Subject Property is consistent with other automotive and commercial activities on Plainfield Road commercial corridor. By utilizing a B-2 zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Plainfield Road commercial corridor, while remaining compatible with the surrounding commercial uses.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. 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 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. Most sales are expected to occur online with minimal public visits and visibility of vehicles needed.

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 proposed Used Automobile Sales and/or Leasing business. Overall, the special use will encourage investment and revitalization in the surrounding neighborhood, and is compatible with surrounding commercial uses and will support, rather than hinder, the orderly growth and improvement of neighboring properties. Overall, the project includes visual site improvements to the existing property and brings it closer to compliance with current zoning requirements.

Staff feedback on specific aspects of the requested approval

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Automobile Sales and/or Leasing businesses as Special Use in the B-2 General Business District. No variations have been requested as part of this application. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged.

Special Use Approval Standards and Findings

Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a Special Use permit 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

The establishment, maintenance, and operation of the proposed Special Use will not be detrimental to or endanger the public health, safety, or general welfare. The facility will operate in accordance with all applicable building, fire, environmental, and health regulations, including proper storage and handling of vehicles.

The site is designed to safely accommodate vehicle circulation, parking, and loading areas, minimizing potential conflicts with adjacent properties and public streets. Any outdoor operations, such as vehicle display or storage, will be managed per the approved plan to prevent hazards and maintain visual order. Proper drainage, stormwater management, and waste disposal procedures will be implemented to protect the environment and public health. With adherence to all applicable City codes and best management practices, the proposed Special Use will provide necessary sale of automotive services without creating conditions that endanger public health, safety, or general welfare, while remaining compatible with surrounding commercial properties.

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 Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood. The use is located on a commercially zoned property and is consistent with other automotive and commercial activities on Plainfield Road commercial corridor.

Operations will be conducted in a manner that minimizes impacts on surrounding properties. Any outdoor vehicle display or storage will be organized and maintained to ensure it does not negatively affect the appearance of neighboring properties. By utilizing a commercially zoned property and providing a managed, well-maintained operation, the proposed Special Use is expected to support continued economic activity and stability on Plainfield Road commercial corridor, while remaining compatible with adjacent property uses and preserving property values.

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 establishment of the proposed Special Use will not impede the normal and orderly development or improvement of surrounding properties for uses permitted in the B-2 Zoning District. The site is located on commercially zoned property intended to accommodate similar commercial activities, and the proposed use is consistent with the B-2 Zoning District's intended character.

The operation will occur within the existing building and designated site areas, ensuring that it does not interfere with the development potential of adjacent properties. Overall, the special use is compatible with surrounding commercial development patterns and will support, rather than hinder, the orderly growth and improvement of neighboring 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 necessary facilities have been provided to serve the proposed auto body shop and car dealership. The property is already served by public water, sewer, electric, and telecommunications infrastructure sufficient to support the intended automotive and commercial operations.

The site has direct access to public roadways, with driveways designed to accommodate the movement of vehicles, including customer traffic and service vehicles, without creating congestion or safety hazards. Parking and circulation areas are sufficient to handle both car dealership display needs and auto body shop operations.

Stormwater management and drainage facilities are in place and will be maintained or upgraded as necessary to meet applicable City standards, ensuring proper runoff management and minimizing impacts on surrounding properties. Overall, the property is fully equipped with the necessary infrastructure to safely and efficiently support the proposed uses.

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 Automobile Sales and/or Leasing business 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 Automobile Sales and/or Leasing business.

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 Special Use will comply with building, fire, health, and safety codes, including proper storage and handling of automotive fluids, materials, and equipment. All required permits, inspections, and approvals will be obtained prior to occupancy and operation. The property will maintain compliance with parking, signage, lighting, accessibility, and site maintenance requirements as specified by the City. By adhering to these standards, the Special Use will operate safely, lawfully, and in a manner

consistent with the objectives of the Crest Hill Zoning Ordinance and other applicable City regulations.

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. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking.
3. Motor vehicles for sale may be displayed in the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road. Storage of vehicles after the regular business hours shall be limited to the rear parking lot and the ten (10) parking spaces in the front parking lot adjacent to Plainfield Road per the approved site plan.
4. Storage of motor vehicles shall not block the drive aisle access at any time. No vehicles may be stored inside of the building.
5. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
6. Adequate Exterior lighting shall be provided per the applicable City regulations. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
7. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage. Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.
8. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

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 a Special Use permit for a Used Automobile Sales and/or Leasing business located at 1700 Plainfield Road, Crest Hill, subject to the substantial conformance with the eight (8) Conditions for Approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for Case # SU-26-9-9-2.

EXHIBIT A**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 B

Application for Development

For Office Use Only: Case Number: _____

Project Name: 1700 Plainfield, Crest HillOwner: JAWAD HamayelCorrespondence To: JAWAD HamayelStreet address: 1700 Plainfield Rd

Street address: _____

City, St., Zip: Crest Hill IL

City, St., Zip: _____

Phone: _____

Phone: _____

Email: _____

Email: .com

Property Address:

Street address: 1700 Plainfield Rd

Property Information:

Lot Width: 249.85City, St., Zip: Crest Hill IL 60403Lot Depth: 254.00PIN: 04-31-407-004Total Area: 1.46 ACRES

*Submit an electronic version of the legal description only in a Word document to:
buildingdepartment@cityofcresthill.com

Existing Zoning: CExisting Land Use: CommercialRequested Zoning: SAMEProposed Land Use: Commercial

Adjoining Properties Zoning and Uses:

North of Property: Chase BankSouth of Property: McDonald RestaurantEast of Property: Empty landWest of Property: Plainfield Rd

Purpose Statement (intended use and approval sought):

obtain approval to establish and operate a used motor vehicle dealership. The business will engage in the sale of pre-owned vehicles to the public and will comply with all applicable city of Crest Hill and state requirements, licensing regulation, and state

governing motor vehicle dealers. Approval is sought for the use of the property as used car and related business activities.

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: used car dealer ship

☐ Variance: _____

☐ 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: TBD Phone: _____

Company: _____ Email: _____

☐ Contractor: TBD Phone: _____

Company: _____ Email: _____

☐ Architect: Bob Gebel Phone: _____

Company: United Architects Email: _____

☐ Builder: TBD 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]
Signature of the Applicant

06.13.26
Date

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

Signature of the Owner

Date

EXHIBIT C

1700 PLAINFIELD ROAD - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1700 PLAINFIELD ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-31-407-004-0000

LEGAL DESCRIPTION:

LOT 2 (EXCEPT THE NORTHEASTERLY 246 FEET) IN HILLCREST PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1969 AS DOCUMENT NO. R69-9124, AND CERTIFICATE OF CORRECTION RECORDED JUNE 3, 1969 AS DOCUMENT NO. R69-9689, IN WILL COUNTY, ILLINOIS.

EXHIBIT D

ITEM 21: AGREEMENT FOR WATER AND SEWER MAINS AND SYSTEM RECORDED NOVEMBER 7, 1966 AS DOCUMENT NUMBER R66-16721, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. SEE SAID DOCUMENT FOR PARTICULARS. SAID AGREEMENT DOES NOT EFFECT THE SUBJECT PARCEL.

PIN NO.: 04-31-407-004

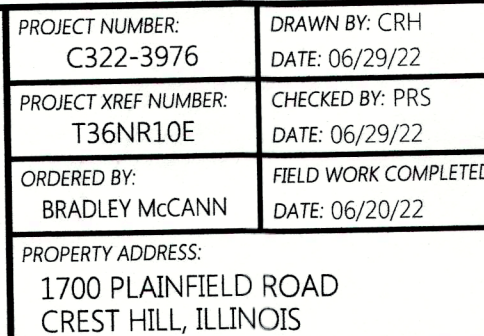


EXHIBIT E

Project's Overall Conformance with Applicable Regulations

High Bridge Auto Sale respectfully submits the following responses demonstrating compliance with the Standards for Special Use.

1. Compatibility with the Surrounding Area

The proposed automobile dealership is compatible with the surrounding commercial development along Plainfield Road. The business will operate in a professional manner and will complement existing commercial uses by providing quality vehicle sales and financing services. The proposed use is not expected to adversely affect neighboring properties.

2. Protection of Public Health, Safety, and Welfare

The dealership will comply with all applicable federal, state, county, and local laws, building codes, fire codes, and zoning regulations. The property will be maintained in a clean, safe, and orderly condition. Adequate lighting, security measures, and routine property maintenance will promote a safe environment for customers, employees, and neighboring businesses.

3. Traffic and Access

The existing access points from Plainfield Road are adequate to serve the proposed use. Customer traffic is expected to be typical of a small automobile dealership and is not anticipated to create significant congestion or negatively affect surrounding roadways. Parking and internal circulation will be maintained to provide safe vehicle movement on the site.

4. Parking and Loading

The property will provide sufficient parking for customers, employees, and vehicle inventory in accordance with applicable zoning requirements. Vehicle display areas will be organized to maintain safe access and visibility throughout the site.

5. Building and Site Improvements

The project includes improvements to both the building and the site, including interior renovations, exterior façade enhancements, upgraded landscaping where appropriate, improved site lighting, parking, and general property improvements. These enhancements will improve the appearance of the property and contribute positively to the surrounding area.

6. Lighting

Exterior lighting will consist of energy-efficient LED fixtures designed to provide adequate illumination for customer safety while minimizing glare and light trespass. Lighting fixtures will be shielded and directed downward in accordance with applicable municipal requirements.

7. Noise, Odors, and Environmental Impacts

The proposed dealership will generate minimal noise beyond normal customer and employee vehicle activity. No manufacturing or industrial processes will occur on the site. The business is not expected to create objectionable noise, odors, dust, smoke, vibration, or other environmental impacts that would adversely affect surrounding properties.

8. Property Maintenance

The property will be professionally maintained, including regular landscaping, litter removal, snow removal, pavement maintenance, and building upkeep. Vehicle inventory will be displayed in an orderly manner, and the site will be maintained in compliance with applicable municipal property maintenance standards.

9. Public Utilities

The property is served by existing public utilities necessary to support the proposed use, including water, sanitary sewer, electric, natural gas, and telecommunications services. No unusual demand on public infrastructure is anticipated.

10. Consistency with Community Planning Objectives

The proposed use supports the continued economic development of the City of Crest Hill by bringing a vacant or underutilized commercial property into productive use, creating employment opportunities, generating tax revenue, and expanding commercial services available to area residents.

Conclusion

High Bridge Auto Sale believes the proposed automobile dealership satisfies the applicable Standards for Special Use. The project is compatible with the surrounding area, will operate in a safe and responsible manner, and will enhance the property through building and site improvements while providing a valuable commercial service to the community. The applicant respectfully requests approval of the Special Use Permit.

Project Narrative

High Bridge Auto Sale is a newly established automobile dealership located at 1700 Plainfield Road in Crest Hill, Illinois. The dealership will specialize in providing quality pre-owned vehicles along with financing solutions designed to meet the needs of a broad range of customers. The business is committed to delivering a professional, transparent, and customer-focused buying experience Business Plan and Project Narrative

High Bridge Auto Sale

Business Information

Business Name: High Bridge Auto Sale

Business Address: 1700 Plainfield Road, Crest Hill, IL 60403

Business Type: New Automobile Dealership

Primary Services: Vehicle Sales and Vehicle Financing

Executive Summary while contributing to the economic growth of the local community.

Business History and Prior Business Experience

High Bridge Auto Sale is a new dealership established to serve the growing demand for dependable used vehicles and affordable financing options in Crest Hill and the surrounding communities. The dealership has been organized with the goal of providing customers with quality inventory, competitive pricing, and personalized customer service.

Management is committed to implementing industry best practices in vehicle acquisition, customer service, financing assistance, regulatory compliance, and dealership operations. The dealership will operate with a focus on honesty, integrity, and long-term customer relationships.

Hours of Operation

- Monday: 9:00 AM – 6:00 PM
- Tuesday: 9:00 AM – 6:00 PM
- Wednesday: 9:00 AM – 6:00 PM
- Thursday: 9:00 AM – 6:00 PM
- Friday: 9:00 AM – 6:00 PM
- Saturday: 9:00 AM – 5:00 PM
- Sunday: Closed

These hours may be adjusted to meet customer demand and seasonal business needs.

Number of Employees

At startup, High Bridge Auto Sale anticipates employing approximately four full-time staff members consisting of:

- Dealer/General Manager
- Sales Associate
- Finance and Administrative Coordinator
- Vehicle Preparation and Lot Attendant

Additional employees will be hired as the business expands.

Services Offered

High Bridge Auto Sale will provide the following services:

- Quality pre-owned vehicle sales
- Vehicle financing through third-party lending institutions
- Credit application assistance
- Trade-in evaluations
- Vehicle history reports
- Extended warranty options (when available)
- Customer vehicle sourcing upon request
- Title and registration processing
- Temporary registration assistance
- Customer consultation throughout the vehicle purchasing process

Interior Building Improvements

To provide a professional and welcoming environment, the dealership plans to complete the following interior improvements:

- Installation of new commercial flooring throughout the showroom and office areas
- Interior painting with modern finishes
- Upgraded LED lighting throughout the building
- Construction of customer sales offices
- Dedicated finance and document processing office
- Comfortable customer waiting area with seating
- Reception area for customer check-in
- Renovation of employee workspace
- Updated restroom facilities
- Installation of new office furniture and workstations
- Computer network and internet infrastructure
- Security camera system
- Alarm and monitoring system

- HVAC inspection and improvements as needed
- ADA accessibility improvements where required by applicable building codes

Exterior Building Façade Improvements

High Bridge Auto Sale plans to enhance the property's exterior appearance through:

- Exterior painting and façade improvements
- Installation of new dealership signage
- Updated building identification signage
- Exterior LED lighting
- Entryway improvements
- Replacement or repair of exterior doors as necessary
- Window cleaning and repair
- Roof inspection and repairs as needed
- Installation of security lighting around the property

These improvements will create an attractive, professional appearance while improving visibility and security.

Overall Site Improvements

The dealership will complete several site improvements to enhance customer access, safety, and vehicle display, including:

- Parking lot cleaning and resurfacing where necessary
- New parking lot striping
- Clearly designated customer parking
- Vehicle display areas
- Improved landscaping
- Sidewalk and entrance improvements
- ADA-compliant parking spaces and access routes
- Exterior security cameras
- Site lighting improvements
- Drainage maintenance and repair as needed
- Property cleanup and debris removal
- Installation of directional signage
- Enhanced traffic flow throughout the site

These improvements will create a safe, efficient, and attractive dealership environment for customers and employees.

Marketing Strategy

High Bridge Auto Sale will market its inventory through:

- Online vehicle listing platforms
- Company website
- Social media advertising
- Search engine marketing
- Community outreach
- Customer referral programs
- Local advertising
- Strategic partnerships with financial institutions

The dealership will focus on delivering excellent customer service to generate repeat business and referrals.

Business Goals

The primary objectives of High Bridge Auto Sale are to:

- Establish a trusted reputation in the local market
- Offer quality pre-owned vehicles at competitive prices
- Provide financing solutions for a wide range of customers
- Maintain exceptional customer satisfaction
- Increase annual vehicle sales through strong customer relationships
- Expand inventory and services as the business grows

Conclusion

High Bridge Auto Sale is committed to becoming a respected automotive dealership serving Crest Hill and the surrounding communities. Through quality vehicle sales, accessible financing options, professional facility improvements, and outstanding customer service, the dealership will provide a positive purchasing experience while contributing to local economic development and creating employment.

Examples of the Business in Other Locations and Business Website

High Bridge Auto Sale is a newly established independent automobile dealership and will operate from its first and only location at **1700 Plainfield Road, Crest Hill, Illinois 60403**. At this time, the business does not have any additional locations.

The dealership is currently developing its online presence and plans to launch a professional website following the completion of licensing and business startup activities. The website will provide customers with:

- Current vehicle inventory
- Online financing application
- Business hours and contact information
- Directions to the dealership

- Vehicle inquiry forms
- Customer service information

The dealership also plans to maintain active social media profiles and advertise its inventory through major online automotive marketplaces to reach customers throughout the greater Chicago metropolitan area.

Business Website: Currently under development (no active website at this time)

Specifications and Cut Sheets for Proposed Exterior Lighting

High Bridge Auto Sale will install energy-efficient LED exterior lighting to provide safe illumination for customers, employees, vehicle display areas, parking areas, and building entrances. All exterior lighting will be selected and installed in compliance with applicable Village of Crest Hill building codes and lighting ordinances.

The proposed lighting will include:

- LED wall-mounted building-mounted fixtures for entrances and the building perimeter.
- LED pole-mounted parking lot fixtures to illuminate customer parking and vehicle display areas.
- LED security lighting at building entrances and service areas.
- LED illuminated building and monument signage, if approved.

Lighting fixtures will utilize full cutoff (shielded) optics to minimize glare and light trespass onto neighboring properties. Fixtures will be downward-directed and designed to provide uniform illumination while reducing sky glow.

Manufacturer specifications and cut sheets, including fixture model numbers, photometric data, mounting heights, wattage, color temperature, and illumination levels, will be submitted with the building permit and electrical permit applications prior to installation.

Response to the City of Crest Hill Standards for Special Uses

**High Bridge Auto Sale
1700 Plainfield Road
Crest Hill, Illinois 60403**

High Bridge Auto Sale respectfully submits the following responses demonstrating that the proposed automobile dealership satisfies the Special Use Standards established in Section 12.7-6 of the City of Crest Hill Zoning Ordinance.

Standard 1

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 dealership will operate in compliance with all applicable federal, state, and local laws, including the City of Crest Hill Zoning Ordinance, building codes, fire codes, and health and safety regulations. The property will be professionally maintained and operated in a safe and orderly manner. Adequate lighting, security measures, and routine maintenance will provide a safe environment for customers, employees, and visitors. Vehicle sales and financing are low-impact commercial activities that do not involve manufacturing, hazardous materials, or operations that would adversely affect public health or safety.

Standard 2

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 dealership is compatible with surrounding commercial development along Plainfield Road. Operations will be conducted entirely within the commercial property and will be managed to minimize impacts on neighboring businesses and properties. The proposed improvements to the building, parking areas, landscaping, and site appearance are expected to enhance the property's visual appeal and contribute positively to the surrounding commercial corridor. The project is not anticipated to negatively affect nearby property values.

Standard 3

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 is consistent with the commercial character of the surrounding area and will encourage continued investment and redevelopment. The dealership will occupy an existing commercial property without limiting future development opportunities on adjacent parcels. The project will support economic activity and complement other permitted commercial uses within the district.

Standard 4

Adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The property is served by existing public infrastructure, including water, sanitary sewer, electrical service, telecommunications, and public road access. Existing drainage systems will continue to serve the site, and any required improvements will comply with City engineering requirements. No extraordinary demand on public utilities or municipal services is anticipated as a result of the proposed use.

Standard 5

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

The property has established vehicular access from Plainfield Road, allowing customers and employees to enter and exit the site safely. Internal circulation will be maintained to accommodate customer parking, vehicle display, and inventory movement while minimizing conflicts between vehicles. The dealership is expected to generate traffic levels typical of a neighborhood automobile sales business and is not anticipated to create significant congestion or adversely affect traffic operations on surrounding roadways.

Standard 6

The 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.

High Bridge Auto Sale will comply with all applicable provisions of the City of Crest Hill Zoning Ordinance, building codes, fire codes, stormwater regulations, signage requirements, landscaping requirements, and all other applicable municipal, county, state, and federal regulations. The applicant will obtain all required permits, inspections, and approvals before commencing operations and will continue to maintain the property in compliance with all applicable regulations.

Conclusion

High Bridge Auto Sale respectfully submits that the proposed automobile dealership satisfies each of the Special Use Standards contained in Section 12.7-6 of the City of Crest Hill Zoning Ordinance. The project represents an appropriate commercial use of the property, will improve the appearance and functionality of the site, will operate safely and responsibly, and will provide a valuable service to the residents of Crest Hill and the surrounding communities. Accordingly, the applicant respectfully requests approval of the requested Special Use Permit.

249.85'

254.00'

GRASS

BLOCK WALL

ASPHALT PAVEMENT

WOOD DECK

CONC.

CONCRETE HEAD WALL

1 STORY
COMMERCIAL
BUILDING

CONC.

GRASS

ROOFED CONCRETE

GRASS

CONCRETE HEAD WALL

GRASS

ASPHALT PAVEMENT

SIGN

249.85'

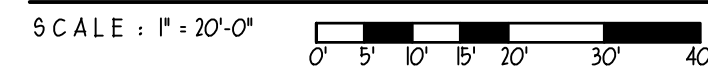
GRASS

CONCRETE

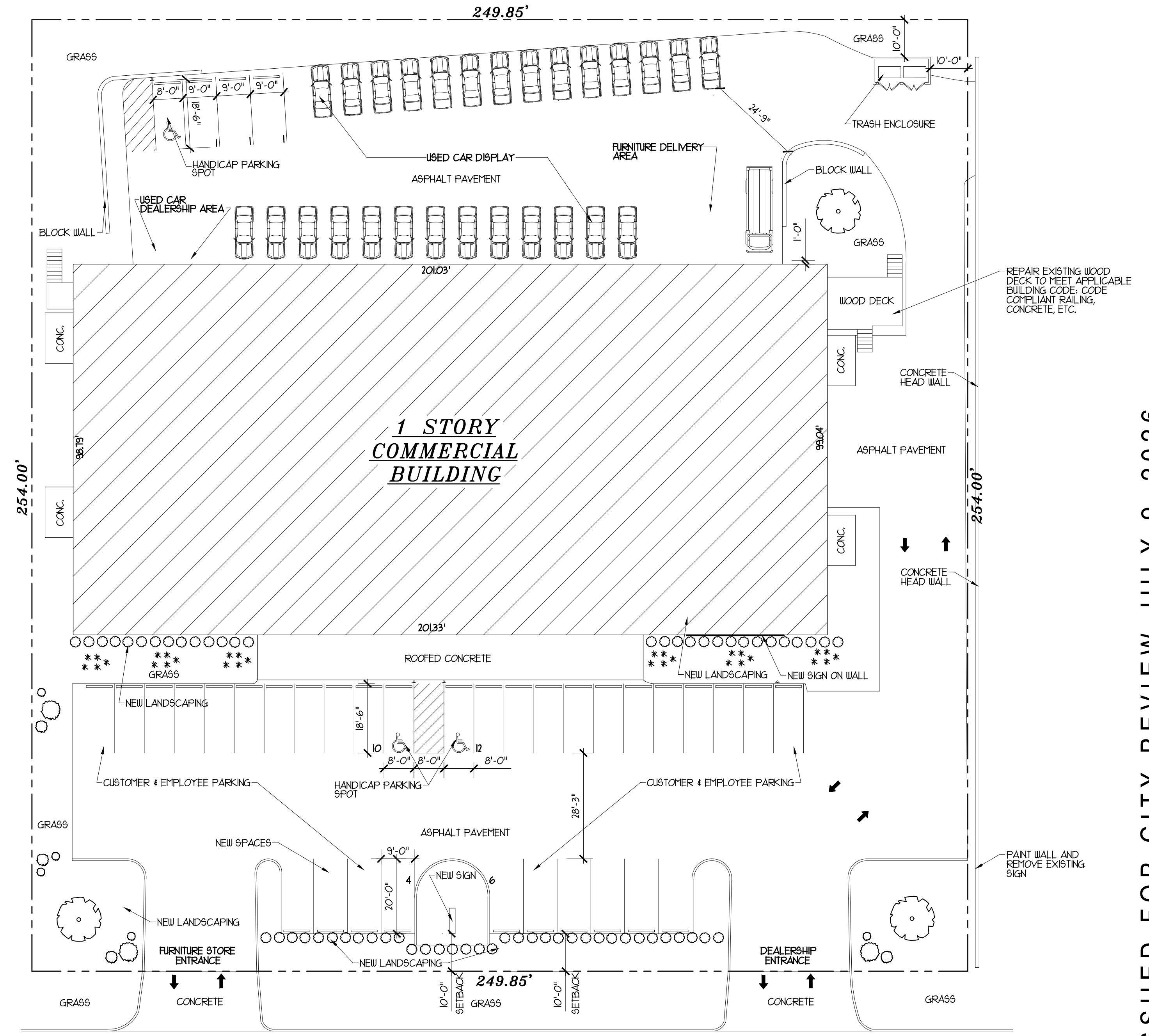
CONCRETE

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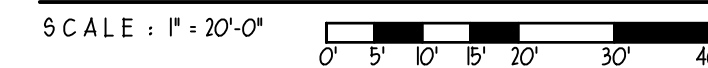
EXISTING SITE PLAN



BUILDING SQUARE FOOTAGE = 19,932 SF.

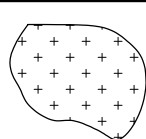


PROPOSED SITE PLAN



BUILDING SQUARE FOOTAGE = 19,932 SF.

NOTE: PROPERTY TO BE DESIGNED BY LANDSCAPE COMPANY

KEY	QUANTITY	DECIDUOUS SHRUBS
	64	VEBURNUM CARLESII 'COMPACTUM' - COMPACT KOREAN-SPICE VEBURNUM - 1' HIGH
KEY	QUANTITY	PERENNIALS
	30	HEMORCALLIS 'STELLA DE ORO DAYLILY' 1 GALLON - 9" HIGH
KEY	QUANTITY	GROUND COVER
		MULCH BED 4" THICK 2' IN PERENNIAL AREAS
KEY	QUANTITY	DECIDUOUS SHRUBS
	12	FORSYTHIA VIRIDISSIMA 'NEW HAMPSHIRE GOLD' - 36" HIGH
KEY	QUANTITY	TREE
	3	HORNBEEAM - AMERICAN MEDIUM SIZED

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ISSUED FOR CITY REVIEW JULY 9, 2026

PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS



United
ARCHITECTS LTD.

1002 PLAINFIELD ROAD, JOULET IL. 60435
815-723-8060 * office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM #: 184-002965

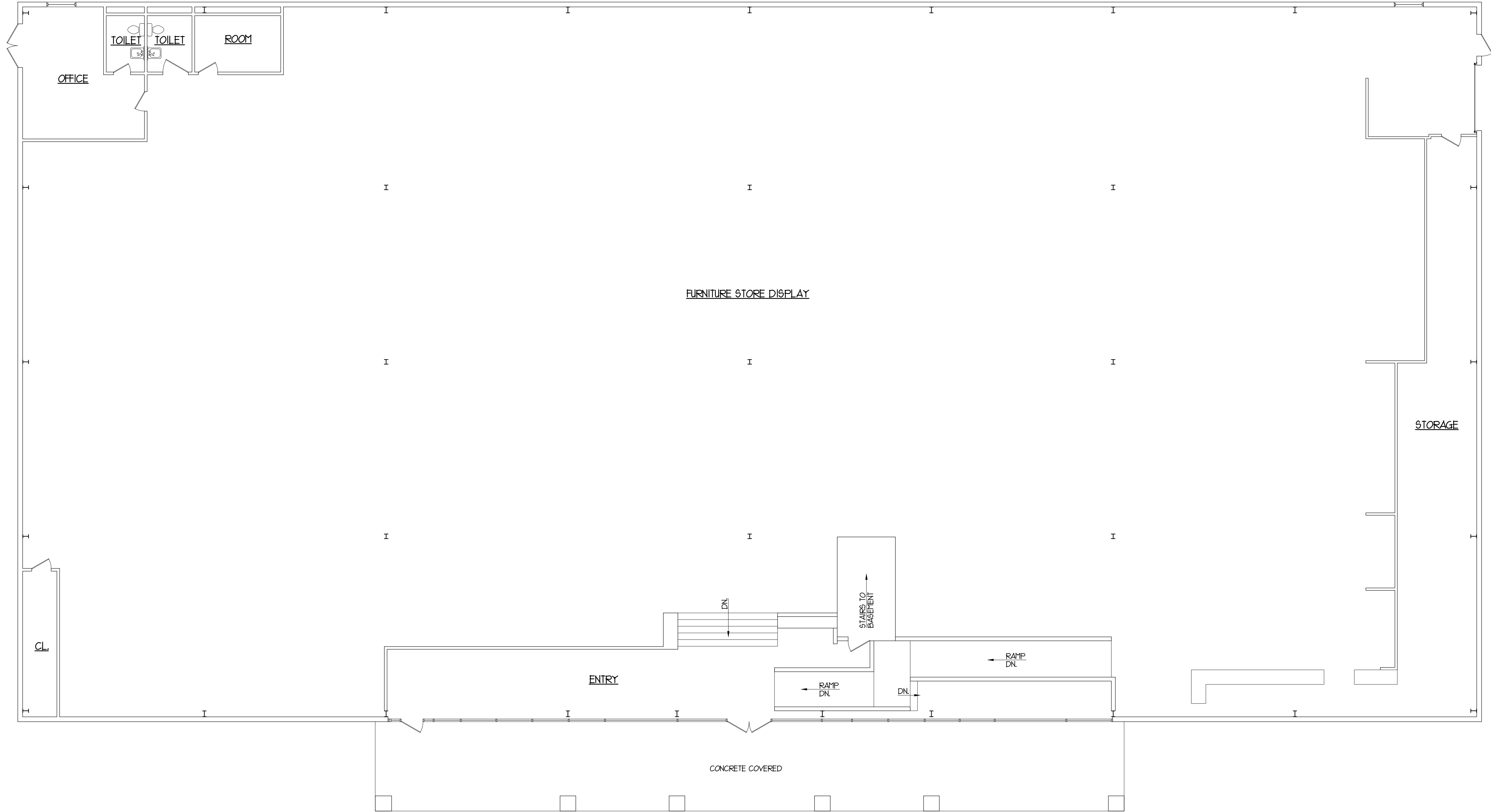
CHIEFCKED BY: DON CERN

CHECKED BY: BOB GEBEL

DATE: JULY 9, 2026
PROJECT NO: 25-C18

TITLE: EXISTING & PROPOSED SITE PLAN

SHEET
A-1



EXISTING FLOOR PLAN

SCALE : 1/8" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10

NORTH

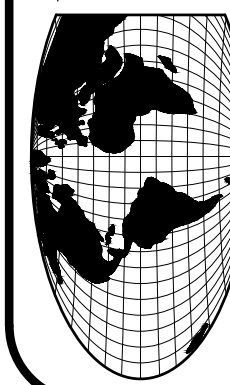
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PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING FLOOR PLAN

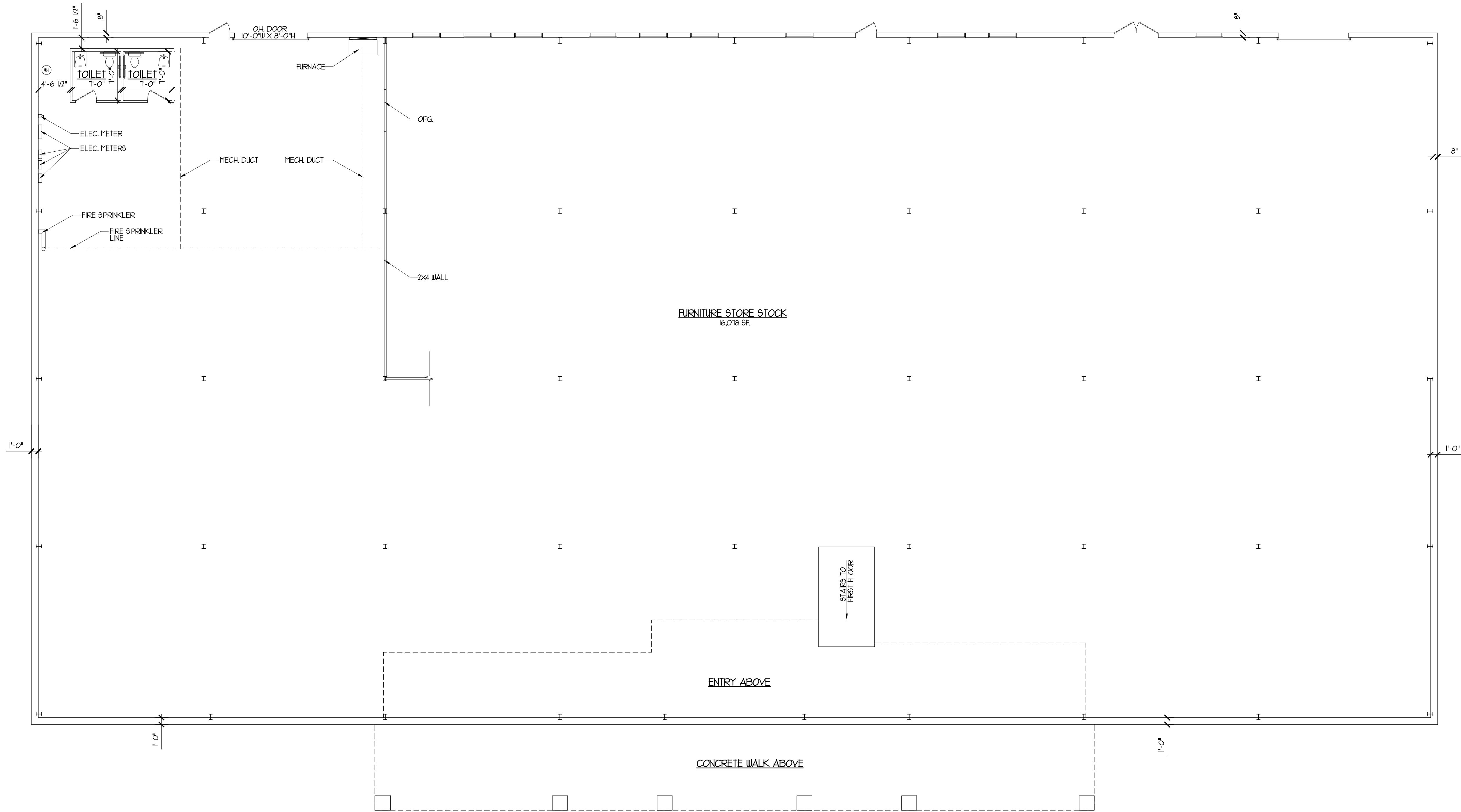
SHEET
A-2



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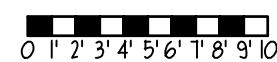
1002 PLAINFIELD ROAD, JOLET IL, 60435
815-723-8060 * office@unitedarchitects.biz
PROFESSIONAL DESIGN FIRM # 184-002866

REVISION NO.	DATE	REMARKS



EXISTING LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"



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PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING LOWER FLOOR PLAN

SHEET
A-3

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REVISION NO. DATE REMARKS



PROPOSED LOWER FLOOR PLAN
SCALE : 1/8" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10
NORTH

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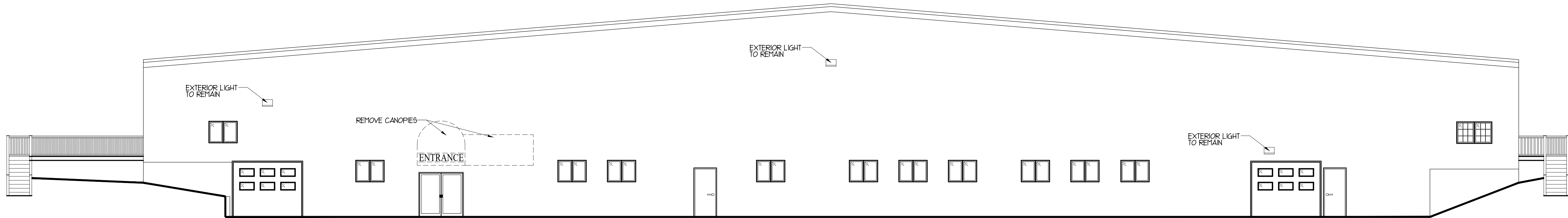
PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: PROPOSED FLOOR PLAN

SHEET
A-4

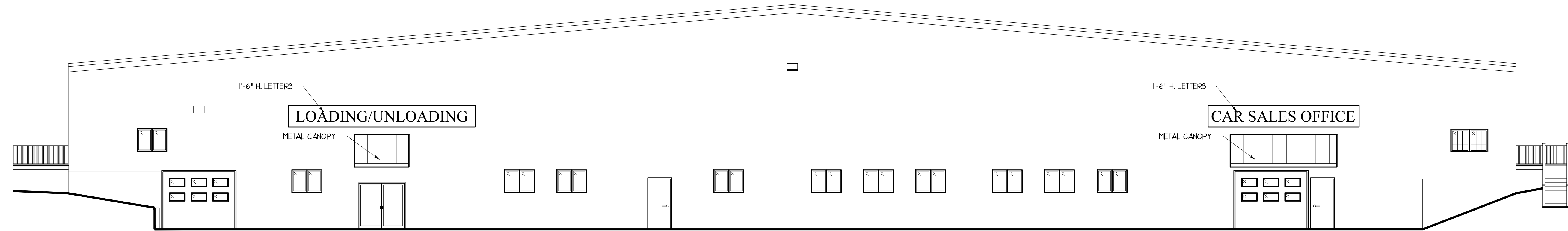
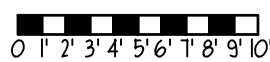
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REVISION NO. DATE REMARKS



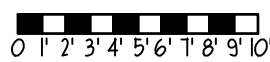
EXISTING REAR ELEVATION

SCALE : 1/8" = 1'-0"



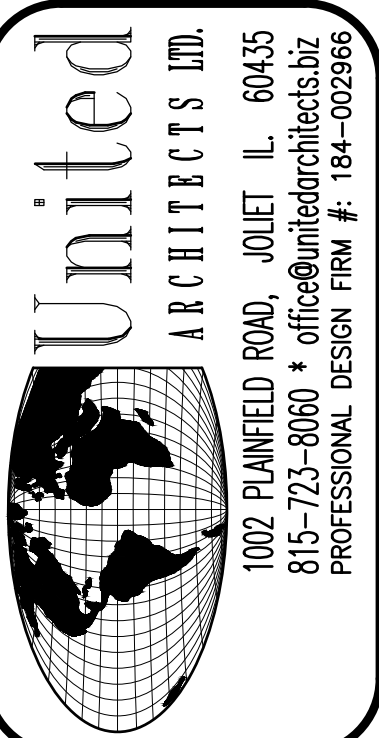
PROPOSED REAR ELEVATION

SCALE : 1/8" = 1'-0"



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ISSUED FOR CITY REVIEW JULY 9, 2026



REVISION NO.	DATE	REMARKS

PROPOSED USED CAR DEALER
FOR: AMERICAN FURNITURE OUTLET
1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS

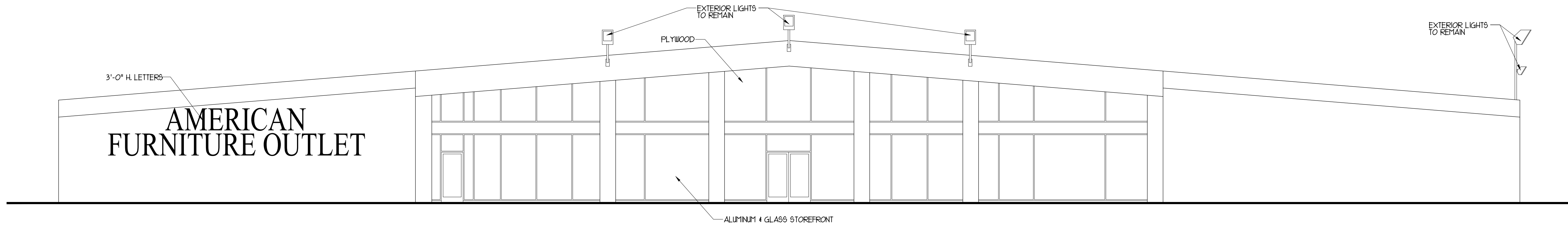
DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING & PROPOSED ELEVATION

SHEET
A-5

REVISION NO.	DATE	REMARKS

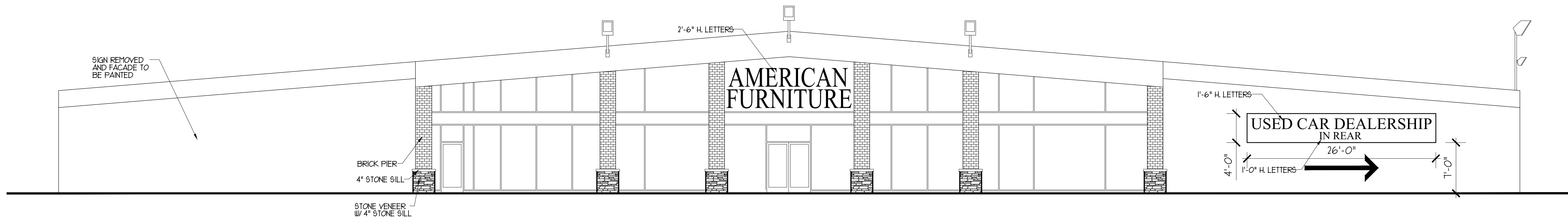
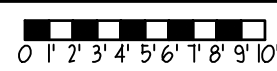
PROPOSED USED CAR DEALER FOR: AMERICAN FURNITURE OUTLET 1700 PLAINFIELD ROAD, CREST HILL, ILLINOIS
--

DRAWN BY: S.G. & M.A.
CHECKED BY: BOB GEBEL
DATE: JULY 9, 2026
PROJECT NO: 25-C18
TITLE: EXISTING & PROPOSED ELEVATION



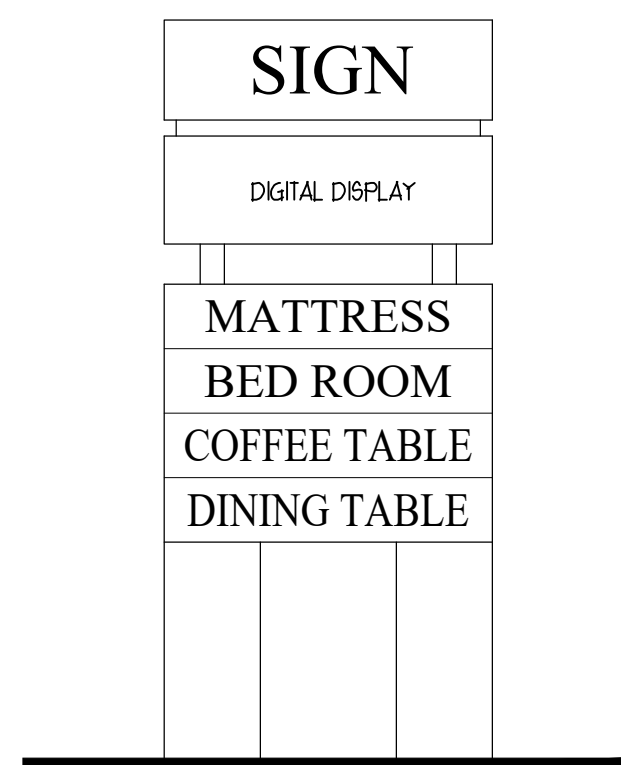
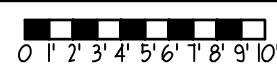
EXISTING FRONT ELEVATION

SCALE : 1/8" = 1'-0"



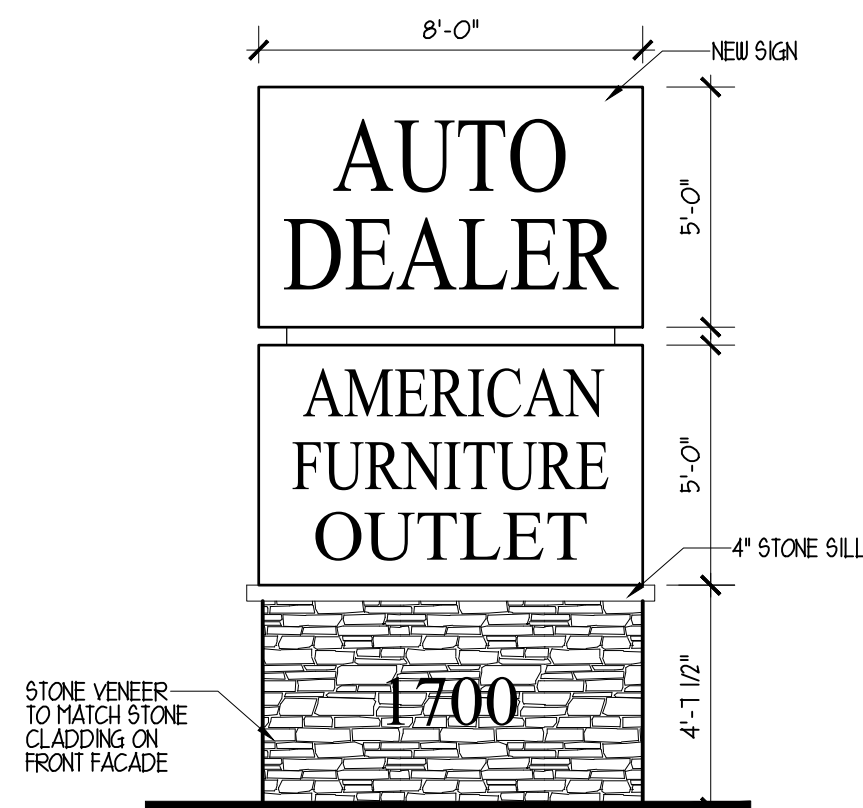
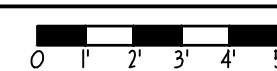
PROPOSED FRONT ELEVATION

SCALE : 1/8" = 1'-0"



EXISTING SIGN ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED SIGN ELEVATION

SCALE : 1/4" = 1'-0"

