

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN AUTOMOBILE
SALES AND/OR LEASING BUSINESS KNOWN AS DRIVE AUTO SALE WITH
RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1700 PLAINFIELD ROAD
IN CREST HILL, ILLINOIS (APPLICATION OF JAWAD HAMAYEL - FIRST
GLOBAL TRADING LLC)**

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of its local zoning requirements “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

WHEREAS, the Code states that Special Use requests shall be permitted only upon making certain findings pursuant to requirements listed in the Code; and

WHEREAS, the City has enacted procedures, requirements, and standards for Special Use in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, Jawad Hamayel - First Global Trading LLC (the “Applicant”) is the owner of the real property located at 1700 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-407-004-0000, which is legally described in Exhibit A-1 attached hereto (the “Property”); and

WHEREAS, the Applicant has filed an application requesting approval of a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale (the “Application”); and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on October 8, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission on October 8, 2026 recommended conditional approval of the requested Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale as follows:

- A. The Special Use Permit is in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and 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; and

- C. 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; and
- D. The Special Use Permit if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale was made subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and the application documents referenced in the October 8, 2026, Community Development Department Staff Report attached hereto as Exhibit A-2 (the "Staff Report"); and

WHEREAS, the City Council has examined the October 8, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant at a regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the eight (8) conditions for approval and application documents referenced in the Staff Report; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: The Preambles of this Ordinance are incorporated herein by reference.

SECTION 2: That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale is hereby granted and approved subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in the October 8, 2026, Community Development Staff Report for petition Case #SU-26-9-9-2:

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.

SECTION 4: This Ordinance shall become effective only upon the Applicant executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit A-3, within 60 days of the passage of this Ordinance. If the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

SECTION 5: The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the Special Use Permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 6: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 2ND DAY OF NOVEMBER, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF NOVEMBER, 2026.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

FINDINGS AND DECISION OF THE PLAN COMMISSION AS TO PETITION CASE NO. SU-26-9-9-2, APPLICATION OF JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE SALES AND/OR LEASING BUSINESS KNOWN AS DRIVE AUTO SALE ON PROPERTY LOCATED AT 1700 PLAINFIELD ROAD IN THE CITY OF CREST HILL, ILLINOIS.

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on October 8, 2026, being fully advised on the premises, THE COMMISSION HEREBY MAKES THE FOLLOWING FINDINGS:

A. That the applicant, Jawad Hamayel - First Global Trading LLC is the owner of the real property located at 1700 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-407-004-0000;

B. That the Application seeks approval of a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale for the property described in the application, commonly known as 1700 Plainfield Road in Crest Hill, Illinois (the "Property"), with PIN 11-04-31-407-004-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. No Variation has been requested as part of this application;

D. That the Property is zoned B-2;

E. That the Application was properly submitted and notice of the Application and the public hearing were properly made;

F. That no interested parties filed their written appearance herein;

G. That the public hearing was opened on September 10, 2026, and was continued to October 8, 2026;

H. That the continued public hearing was called to order on October 8, 2026, and the applicant presented evidence and arguments in support of its application on October 8, 2026;

I. That the rules adopted by the Plan Commission for the conduct of public hearings by the Plan Commission were duly followed and observed;

J. That the proposed Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale as considered under Section 12.7-6 of the Zoning Ordinance meets the six (6) standards for Special Use;

THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF SPECIAL USE PERMIT AS FOLLOWS:

1. That the approval of the application of Jawad Hamayel - First Global Trading LLC for a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale for the Property located at 1700 Plainfield Road in Crest Hill, Illinois with PIN 11-04-31-407-004-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale be granted subject to the project being implemented in substantial conformance with the following eight (8) conditions for approval and application documents referenced in the October 8, 2026, Community Development Staff Report for this request, as follows:

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.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 8th Day of October, 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	X			
Commissioner Ken Carroll	X			
Commissioner Cheryl Slabozeski	X			
Commissioner Marty Flynn			X	
Commissioner Jeff Peterson	X			
Commissioner John Stanton	X			

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

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 A-2

October 8, 2026 Community Development Department Staff Report

DRAFT

EXHIBIT A-3

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois ("**City**");

WHEREAS, JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC is the owner of the real property located at 1700 Plainfield Road in the City of Crest Hill, Illinois, bearing PIN 11-04-31-407-004-0000 (the "Subject Property") and has applied for and been granted a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on November 2, 2026, ("the **Ordinance**"), approved a Special Use Permit for an Automobile Sales and/or Leasing business known as Drive Auto Sale, subject to eight (8) conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC hereby agrees, warrants, and covenants as follows:

1. That JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC is the legal owner of the Subject Property and that JAWAD HAMAYEL has the authority to execute this Unconditional Agreement and Consent on behalf of FIRST GLOBAL TRADING LLC.
2. That the Owner hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
3. That the Owner acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.
4. That the Owner acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use Permit, or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure it against damage or injury of any kind at any time.
5. That the Owner hereby agrees to release, defend, indemnify, and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against

them in connection with (a) the City's review and approval of the Special Use Permit, and any plans and issuance of any other permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

6. The undersigned is an authorized representative of the Owner duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Owner.

[Signature page to follow]

OWNER: JAWAD HAMAYEL - FIRST GLOBAL TRADING LLC

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me

this _____ day of _____, 2026.

Notary Public

DRAFT