



Meeting Date: October 26, 2026

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

Department: Community Development

Agenda Item: Plan Commission recommendation on 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 with Respect to Certain Real Property Located at 1700 Plainfield Road in Crest Hill, Illinois

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-conforming physical attributes of the Subject Property will remain unchanged. As part of this project, the applicant will repair the front and rear parking lots to improve traffic flow, safety, and overall appearance; remove and replace ground and wall signs; and add decorative landscaping throughout the site and along Plainfield Road to improve visibility and enhance aesthetic appeal, and to bring the existing property closer to compliance with the current zoning requirements.

Overall, the proposed Automobile Sales and/or Leasing business for the commercially zoned Subject Property is consistent with other automotive and commercial activities on the 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 the Plainfield Road commercial corridor, while remaining compatible with the surrounding commercial uses.

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



The Plan Commission conducted the required public hearing for this application at its October 8, 2026, meeting and recommended unanimous approval of the requested a Special Use Permit for an Automobile Sales and/or Leasing Business known as Drive Auto Sale, subject to the eight (8) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item. During the Plan Commission meeting on October 8, 2026, a discussion took place regarding the Conditions for Approval, and the Plan Commission recommended providing more flexibility for displaying cars for sale along Plainfield Road after business hours. The conditions for approval referenced in the Staff Report and the approval Ordinance reflect the Plan Commission recommendations.

Council Action Requested: Direction to include the draft approval Ordinance for 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, on the November 2, 2026, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A – October 8, 2026, Draft Plan Commission Meeting Minutes
- Attachment B – 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 (with associated Exhibits)