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 2026-10-06

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

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. Motor vehicles for sale may be displayed in parking spaces adjacent to Plainfield Road during the regular business hours for Automobile Sales and/or Leasing business. Storage of vehicles after the regular business hours shall be prohibited in the front parking lot facing Plainfield Road.
3. Storage of motor vehicles after the regular business hours shall be limited to the rear parking lot per the approved site plan and shall not block the drive aisle access at any time. No vehicles may be stored inside of the building.
4. 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.
5. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
6. 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.
7. 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 seven (7) 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.*