

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.