MINUTES OF THE
CREST HILL PLAN COMMISSION

The October 8, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following were present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Cheryl Slabozeski, Commissioner Jeff Peterson, and Commissioner John Stanton.

Also present were: Community Development Director Dan Ritter, and City Planner Atefa Ghaznawi.

Absent was: Commissioner Marty Flynn.

Chairman Thomas noted that Commissioner Flynn had informed the Commission of his inability to attend.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on September 10, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Stanton, to approve the minutes from the Plan Commission meeting held on September 10, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Slabozeski.
ABSENT: Commissioner Flynn.
There being four (4) affirmative votes, the MOTION CARRIED.

NEW BUSINESS:
Chairman Bill Thomas stated there are two cases on the agenda and both were continued from the September 10, 2026, Plan Commission meeting.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawal Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sale located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is in order. Chairman Thomas stated that the public hearing remained legally in process and requested City Planner Ghaznawi to present the specifics of the case.

City Planner Ghaznawi summarized the case. The applicant, Jawad Hamayel, owner of the subject property at 1700 Plainfield Road, is requesting approval of a used automobile dealership — High Bridge Auto Sale — to operate in conjunction with an existing furniture store on the same property. The property is zoned B-2 General Business District, which requires a special use permit for a used car dealership. The furniture store will remain on the first floor with front access, while the car dealership office will be located in the basement level accessed from the rear of the building. Vehicle storage for the dealership is proposed at the rear of the property.

No variations are being requested. The legal non-conforming conditions of the property will remain unchanged. The two uses are vertically separated with separate access points and parking areas, allowing them to operate independently without conflict.

City Planner Ghaznawi highlighted significant proposed site improvements, including enhanced landscaping along Plainfield Road, removal of all non-conforming signage, installation of a new monument sign and wall signs compliant with the recently adopted sign code, installation of a dumpster enclosure, and full repair and restriping of both the front and rear parking lots. Staff concluded that the proposal is consistent with the auto-oriented and commercial character of the Plainfield Road corridor and recommended approval subject to seven conditions, with the application materials and the project to be implemented in substantial conformance with those conditions.

Mr. Jawad Hamayel was sworn in and addressed the Commission. He described his background as a long-standing business owner in the community, noting that his family has operated a furniture business in the area since 2019, most recently relocating to 1700 Plainfield Road in March 2023. He expressed his intent to expand the family's existing automobile wholesaling activities into retail sales at the same location. Mr. Hamayel emphasized his commitment to long-term investment in Crest Hill and his desire to improve the property's appearance to better match the City's standards.

Commissioner Peterson asked for clarification on the plan for vehicle display along Plainfield Road. City Planner Ghaznawi explained that one of the seven conditions for approval, Condition No. 3, restricted the display of vehicles in the front row of parking spaces along Plainfield Road to business hours only, requiring vehicles to be moved to the rear lot after business hours. Mr. Hamayel indicated that while he had agreed to that condition, he would prefer to keep the display vehicles in the front overnight, as visibility from the road is important for attracting customers and promoting the business. He noted that the front and rear entrances serve distinct purposes, and that having cars visible at night provides a marketing advantage.

Commissioner Stanton confirmed that no automotive repairs would take place on the premises; the dealership would operate as a sales-only facility. City Planner Ghaznawi and Mr. Hamayel both confirmed this.

Commissioner Stanton raised a question regarding the signage layout on the proposed monument sign, noting that the furniture business name appeared in the upper portion of the sign while the auto dealership name was in a lower position. Mr. Hamayel explained the rationale, noting that the car dealership sign was placed at the top to draw attention from the passing traffic. Chairman Thomas and other commissioners agreed that the signage arrangement was acceptable, as no ordinance dictates the ordering of tenants on a sign.

Commissioner Carroll asked about the maximum number of vehicles to be displayed in the front at any one time. City Planner Ghaznawi confirmed the maximum would be eleven* vehicles, corresponding to the available parking spaces facing Plainfield Road. *Note: It was determined after the meeting that the correct number of parking spaces for the car dealership to display vehicles is actually ten parking spaces, so it will be referenced as ten parking spaces maximum going forward.

Commissioner Peterson and Commissioner Carroll both expressed support for allowing 24-hour display in the front parking spaces, citing the precedent set by other car dealers on Plainfield Road. Chairman Thomas agreed, proposing that Condition No. 3 be modified to permit vehicle storage and display in the front row at all times, limited to a maximum of ten spaces facing Plainfield Road.

Community Development Director Dan Ritter acknowledged that there is no existing ordinance prohibiting overnight vehicle storage, but noted that staff had originally proposed the restriction because overnight display had not been part of the applicant's initial proposal, and to prevent the site from becoming unmanageable. He indicated that the planning commission had the authority to modify that condition and that if the commission was comfortable with allowing overnight display, it could be permitted.

Director Ritter raised the additional concern that overnight vehicle storage typically warrants review of exterior lighting and security measures, noting that vehicle theft at car dealerships is not uncommon and that the Police Department generally recommends adequate lighting, security cameras, and gate access. It was acknowledged that exterior lighting plans had not been formally reviewed under the assumption that vehicles would not remain in the front lot overnight. City Planner Ghaznawi proposed that the condition be modified to allow overnight storage subject to the applicant providing an adequate exterior lighting plan to be reviewed and approved by applicable City departments, including the Police Department, as part of the permit application process. Chairman Thomas and the Commission concurred with this approach. It was agreed that Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application. The Commission also briefly discussed the applicant's mention of a security gate on the side of the building near the driveway, and staff confirmed that gate installation requirements — including a Knox Box for fire department access — would be handled through the standard permit review process without the need for a separate condition.

No members of the public came forward to comment.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case SU-26-9-9-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the Public Hearing on case number SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:38 p.m.

Chairman Thomas confirmed for the public record that Mr. Hamayel had reviewed and agreed to all seven conditions of approval. Mr. Hamayel confirmed this.

The Conditions of Approval are 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. 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. *Note: Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application.
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.

The Plan Commission recommends City Council's 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 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.

Chairman Bill Thomas asked for a motion to approve the recommendation for case # SU-26-9-9-2.

(#3) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the conditional Approval of the petition SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas thanked Mr. Hamayel for his commitment to investing in Crest Hill and for his willingness to improve the appearance of the Route 30 corridor.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork was in order.

Chairman Thomas stated that since the Public Hearing is still in process, he asked Community Development Director Dan Ritter to state the details of the case.

Community Development Director Ritter presented the case. The applicant, Ahmed Mosin of 2350 Property LLC, has owned the subject property — an existing gas station and convenience store constructed in 1995 — since May 2026. The current use is a legal nonconforming use under the B-2 zoning district, which now requires a special use permit for fueling stations. The proposed redevelopment of the site triggers the requirement to bring the property into conformance with current special use standards.
The applicant is proposing to demolish the existing approximately 2,200 square foot convenience store and construct a new approximately 3,895 square foot modern C-store building with an internal food tenant. The new building will feature masonry materials including brick and stone veneer, with mechanical equipment screened on the roof. The building will be shifted toward the Plainfield Road right-of-way and away from the adjacent residential properties to the northeast, improving the rear yard setback. Other site improvements include reconstruction of the pavement areas, removal of paved areas encroaching into the IDOT right-of-way, a new parking lot layout, enhanced landscaping along Plainfield Road and the side of the property, new wall and ground signage, upgraded LED lighting throughout, public sidewalk installation along both Plainfield Road and Sycamore Drive frontages, and updated canopy columns and a dumpster enclosure matching the new building's masonry materials.

Director Ritter outlined the requested variations, most of which reflect existing site conditions or represent improvements over the current state: a reduced lot area (existing condition); reduced front yard and corner side yard setbacks (new conditions resulting from the building shift toward the right-of-way and away from residential neighbors); a reduced front yard landscape setback (improved from a current negative setback that encroaches into the IDOT right-of-way); an increased driveway width (existing condition, slightly above the 40-foot maximum); and a reduced ground sign setback (improved from the current 0-foot condition to approximately 4.5 feet from the property line, though still below the 10-foot minimum).

Director Ritter noted that the site access points on Plainfield Road and Sycamore Drive will remain unchanged, as they are positioned as far from the intersection as possible and cannot be relocated without compromising traffic safety.

Director Ritter also reported on actions taken since the September hearing in response to concerns raised by two neighboring residents. The petitioner agreed to: trim overgrown vegetation along the Sycamore Drive right-of-way that was obstructing sight lines; install stop signs and stop bars at both exit points; review and, if necessary, restore the existing vegetative buffer along the residential boundary that had been thinned by a utility company's trimming; replace the existing deteriorated fence in its entirety with a new 8-foot-tall fence; and explore relocation of the dumpster enclosure away from the residential properties. Director Ritter noted that one resident, Kristi Flores, had communicated to staff that she felt heard and was pleased with the proposed improvements.

Staff recommended approval of the special use and all requested variations, subject to nine conditions for approval.

Bill Kokalias of Axios Architects representing Ahmed Mosin the applicant, who was out of town, was sworn in and addressed the Commission. He also introduced Waleed Houleis, the on-site property manager. Mr. Kokalias noted that the collaboration with City staff over approximately the past year had yielded a significantly improved site design. He confirmed that the decision to demolish the existing building, rather than attempt a remodel, was reached after extensive evaluation and that the new 3,800 square foot structure would be taller, brighter, and more modern. He confirmed the applicant's agreement to the stop signs, landscaping improvements, 8-foot fence replacement, and willingness to relocate the dumpster enclosure further north if needed.

Mr. Kokalias raised a concern regarding the proposed location of the ground monument sign, which as shown in the submitted plans was positioned at the corner of Plainfield Road and Sycamore Street at the same plane as the front of the building. He acknowledged that this placement would render the sign largely invisible to passing motorists and that the existing sign would need to be removed as it currently sits within the IDOT right-of-way. Director Ritter confirmed that signs within the right-of-way are outright prohibited under the City's code and that placement there would not be permissible regardless of IDOT approval, as allowing commercial signage in the right-of-way would create broader legal complications. City Planner Ghaznawi further noted that the City's sign code prohibits off-premises signs.

Director Ritter suggested that the sign could be relocated to the northwestern corner of the property near the gas pumps, which would provide significantly better visibility to traffic on Plainfield Road from both directions. Mr. Kokalias agreed this would be a preferable location. The Commission reached consensus that the sign relocation made practical sense. Staff recommended that the approval be conditioned such that the sign, wherever located on the property, must maintain at minimum the 4.5-foot setback from the property lines that was the subject of the variation request. Any final sign location would be reviewed through the permit application process without requiring the applicant to return to the Commission.

Randy Massey, a neighboring resident, was sworn in and addressed the Commission. Mr. Massey raised concerns about the height of the new building relative to the existing structure and asked whether lighting from the redeveloped site would spill onto adjacent residential properties. Director Ritter responded that the applicant had submitted a photometric study demonstrating improved lighting conditions, with all new fixtures to be full-cutoff, downcast LED lights that prevent glare and light trespass onto neighboring properties, replacing existing fixtures that were in some cases angled outward. The resident also confirmed their understanding that the parking area to the rear would not be expanded closer to the residential properties.

Mr. Massey additionally requested that the dumpster enclosure be relocated toward Sycamore Drive rather than further north. Director Ritter acknowledged this preference and indicated that the trash hauler's operational requirements would also need to be factored into any final location decision. Mr. Kokalias stated the applicant was open to relocating the enclosure to better accommodate the neighbors. Mr. Massey also raised a concern about an unauthorized early-morning trash pickup occurring around 3:30 a.m. Director Ritter acknowledged the concern, noted the City's noise ordinance would apply, and indicated that the Police Department was monitoring the situation. He suggested that changing the waste hauler or contacting the hauler directly may resolve the issue and offered to assist in following up.

Mr. Massey further noted the presence of a large tree growing within a stormwater detention swale on the property, which appeared to be obstructing the drainage infrastructure. Director Ritter confirmed that given the scope of the construction project, this could be addressed as part of the site work.

No additional public comments were received.

Chairman Thomas asked for a Motion to Close the Public Hearing for petitions Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to close the Public Hearing on case numbers SU-26-10-9-3 and V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:25 p.m.

Chairman Thomas confirmed for the public record that the applicant had reviewed and agreed to all nine conditions of approval.

The Conditions of Approval are as follows:

1. The project shall obtain a permit and start work within 6 months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

The Plan Commission recommends City Council's conditional approval of a Special Use for a Fueling Station with a Convenience Store; and Variations requested from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers, subject to the project being implemented in substantial

conformance with the nine (9) conditions for approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for petitions Case #SU-26-10-9-3, and Case #V-26-8-9-2.

Chairman Bill Thomas asked for a motion to approve petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#5) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional Approval of the petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas expressed thanks to the applicant and the architect for his commitment to investing in Crest Hill, for working with City staff to improve the site with beautiful designs and for his willingness to improve the appearance of the Route 30 corridor. He further stated that the building and landscaping look incredible. Chairman Thomas had one last question of whether the gas station would be open while the building gets torn down and rebuilt. Mr. Kokalias stated that the gas station would be closed during construction.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

STAFF UPDATES:
Community Development Director Dan Ritter provided the following updates:

Email Domain Transition: Community Development Director Ritter informed the Commission that the City's email addresses are transitioning from the @cityofcresthill.com domain to @cresthill.gov. He requested that commissioners bring their City-issued devices to City Hall on Friday, October 9, the following Monday, or the following Wednesday, when IT staff would be available to assist with the changeover, a process expected to take approximately 15–20 minutes. Commissioners unable to attend those times were asked to contact Director Ritter to arrange an alternative time.

Comprehensive Plan Update: Director Ritter reported that the City's consultant is preparing an updated draft of the Comprehensive Plan, incorporating staff comments. A draft is expected to be distributed to the Plan Commission and City Council steering committee by the end of October, with a public open house anticipated in November and potential adoption proceedings to follow. Director Ritter thanked City Planner Ghaznawi for her presentation on community planning month at the October City Council meeting.
Prior Case Update — Reasonable Tree Experts Redevelopment (Broadway Street): Director Ritter reported that the redevelopment project for the Reasonable Tree Experts property on Broadway Street, which the Commission had previously reviewed, received City Council approval and is moving forward.
Old City Hall Demolition: Director Ritter reported that permits for the demolition of the old City Hall building have been approved. The City Council has requested that certain bricks be saved prior to demolition. A demolition timeline had not been confirmed but was expected within the next couple of weeks.

There being no further business before the Commission, a motion for adjournment was in order.

(#6) Motion by Commissioner Peterson seconded by Commissioner Carroll, to adjourn the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:36 p.m.

As approved this 12th day of November, 2026.
As presented X
As amended_____

Bill Thomas
BILL THOMAS, COMMISSION CHAIRMAN