



Meeting Date: February 23, 2026

Submitter: Daniel Ritter, Community and Economic Development Director
Ron Mentzer, Community and Economic Development Consultant

Department: Community Development

Agenda Item: Plan Commission recommendation on QuikTrip’s Preliminary and Final Plat of Subdivision, Zoning Ordinance, and Sign Code Application – Crest Hill Plan Commission Case # V-26-2-2-1

Project Summary

The Subject Property is owned by the City of Crest Hill. The eastern portion of the 4.9 +/- acre site is improved with the former City Hall/Public Works/Police Department Building which has been vacant since the City took occupancy of its new Public Works Building on Oakland Avenue and the new City Hall on City Center Boulevard. The western portion of the site is a vacant future commercial development site.

In the summer of 2024, QuikTrip Corporation (QT) executed a contract with the City of Crest Hill for the purchase of the 4.9-acre, B-3 zoned site located at 1618 Plainfield Road and currently occupied by the former Crest Hill City Hall/Public Works Facility (the “Subject Site”). QT is proposing to demolish the existing building and pavement improvements on the Subject Property, resubdivide it into three lots, and develop each lot as follows:

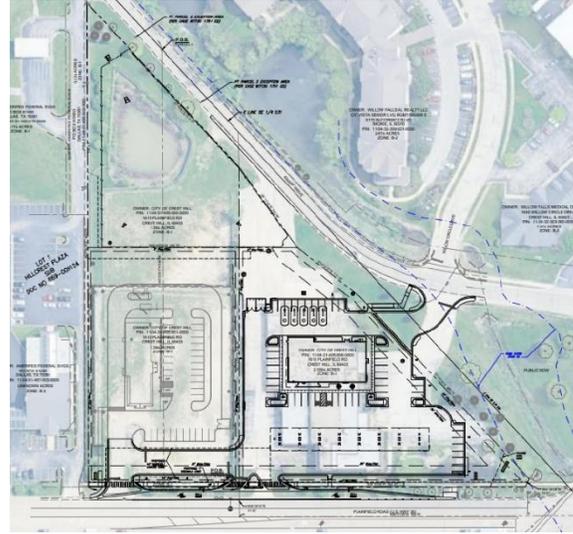
- **Lot 1** (eastern lot): Construct a new 6,445 square foot QT convenience store, an eight pump-island fueling canopy, 48 parking spaces, a right-in/right-out driveway on Route 30, and a new full access driveway on Knapp Drive. This use is a permitted use in the underlying B-3 Zoning District.
- **Lot 2** (western lot): Construct a new full-access driveway on Route 30 at the very west edge of the lot, a new internal cross-access driveway between it and Lot 1 and prepare the lot for future sale and development. It is anticipated to be marketed for a quick-serve restaurant or a multi-tenant commercial building.
- **Lot 3** (northern lot): Expand the existing stormwater detention facility in this area of the Subject Property.

Collectively, these improvements comprise the “Project”.

Site Location Map



Site Plan



Requested Approvals

QT has requested Zoning Ordinance and Sign Code Variations and subdivision-related approvals for the Project to allow:

1. Increased Driveway Widths

- a. The proposed full-access driveway on Knapp Drive to be 81 feet wide
- b. The proposed eastern Route 30 right-in/right-out driveway to be 95 feet wide
- c. The proposed western Route 30 full-access driveway to be 47 feet wide

2. A Multi-Tenant Off-Premises Monument Sign with Increased Sign Area

- a. A multi-tenant, vertical monument sign that would include advertising for the QT facility proposed on Lot 1 to be installed on the very west edge of proposed Lot 2, adjacent to the Project's only full-access drive on Route 30.
- b. Allow this sign to have a combined sign face area, excluding the electronic gas price component, of approximately 67 sq. ft.

3. Increased Number of Commercial Wall Signs on Lot 1 Including:

- a. A 56 sq. ft. QT wall sign on the QT building and a 20 sq. ft. QT wall sign on the gas pump island canopy facing Knapp Drive.
- b. A 56 sq. ft. QT wall sign and a 43.5 sq. ft. QT wall sign on the building and a 20 sq. ft. QT wall sign on the gas pump island canopy facing Route 30/Plainfield Road.
- c. A 20 sq. ft. QT wall sign on the gas pump island canopy facing the west interior side property line.

4. Location of Wall/Canopy Signs

- a. Permit each of the three IDC 20 QT wall signs proposed on the gas pump island canopy to extend four inches above the top edge of the canopy.

5. Increased Area of Commercial Wall Signs

- a. Permit the 20 QT wall signs on the east and west façades of the gas pump island canopy to cover approximately 17.1% of the canopy face they are mounted to.

6. Preliminary/Final Plat of Subdivision: The proposed Final Plat of Subdivision would create three new lots, vacate existing unnecessary utility easements, and dedicate required new utility, stormwater, and cross access easements.

A digital copy of QT's complete application package can be reviewed on the City's website at the following link: <https://meetings.municode.com/app/cresthill#!/item-detail/1e372d16-f02b-4dc4-aa1e-87318218bc76> Paper copies of specific components of these application materials will be provided by the Community Development Department upon request.

February 23, 2026, Plan Commission Public Hearing and Recommendation

The Plan Commission conducted a formal public hearing on this application/project at its February 23, 2026, meeting. Six individuals were in the audience at this meeting. Two of these individuals raised concerns regarding the impact traffic the QT project would have on the Willow Falls neighborhood and Knapp Drive and what type of site lighting would be installed in the Project. Director of Engineering, Ron Wiedeman, summarized the City Council's recent discussions and decisions involving traffic calming on Knapp Drive.

The Plan Commission recommended unanimous (7-0) but conditional approval of all the requested special approvals for the QT Project based on the findings and subject to the conditions outlined in the draft Plan Commission Findings and Decision document attached for review and reference as Exhibit A. The video recording of this meeting can be reviewed at the following link: <https://www.youtube.com/watch?v=SOjqJJ6ExIk>

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

Attachment:

- Exhibit A: Draft Plan Commission Findings and Decision for the QuikTrip Project, Case No. V-26-2-2-1.

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO PRELIMINARY AND FINAL PLAT OF SUBDIVISION, AND
CASE NO. V-26-2-2-1, THE APPLICATION OF QUIKTRIP CORPORATION FOR
PRELIMINARY AND FINAL PLAT OF SUBDIVISION AND VARIATIONS FROM THE
CREST HILL ZONING ORDINANCE AND CREST HILL SIGN CODE FOR THE PROPERTY
LOCATED AS 1610 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 February 12, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. The City of Crest Hill is the owner of real property located at 1610 Plainfield Road in the City of Crest Hill, Illinois, known as the former City Hall, bearing PINs 11-04-31-405-051-0000, 11-04-31-405-006-0000, and 11-04-31-405-050-0000, and which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference (the “Property”);

B. That QuikTrip Corporation (the “Applicant”) entered into a real estate contract to purchase the Property located at 1610 Plainfield Road in the City of Crest Hill, Illinois from the City of Crest Hill;

C. That the Applicant has submitted an application requesting approval of a preliminary and final plat of subdivision and variations from the Crest Hill Zoning Ordinance and the Crest Hill Sign Code that would allow the Property to be redeveloped with a new QuikTrip convenience store, an 8 pump island fueling canopy, and a future, yet-to-be determined, quick serve restaurant or multi-tenant commercial building (the “Application”);

D. That the Property is zoned B-3;

A. That the Application seeks approval of a preliminary and final plat of subdivision to re-subdivide the 4.9-acre Property into three (3) separate lots and dedicate access, utility and drainage easements;

B. That the Application seeks approval of variations from Section 11.6-7.2 Commercial Districts General Requirements of the Crest Hill Zoning Ordinance, to permit a new 47-foot wide full access driveway and a new 95-foot wide right-in/right-out driveway onto Plainfield Road/U.S. Route 30 and a new 81-foot wide full access driveway onto Knapp Drive;

C. That the Application seeks approval of variations from Section 15.12.080 of the Crest Hill City Code of Ordinances-Sign Code to allow a multi-tenant off-premises freestanding sign, increased sign area for a multi-tenant freestanding sign, increased number of commercial wall signs, and adjustments to the permitted locations for commercial wall signs.

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

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J. That no interested parties filed their appearances herein;

K. That the public hearing was opened and called to order and the Applicant presented evidence and arguments in support of its Application on February 12, 2026.

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

M. That the requested variations meet the three (3) standards for the granting of a variation under Section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8) of the Zoning Ordinance.

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, SUBDIVISION CODE, AND SIGN CODE FOR THE GRANTING OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION AND VARIATIONS AS FOLLOWS:

1. That the approval of the application of QuikTrip Corporation for preliminary and final plat of subdivision, and variations as listed in attached Exhibit A-2 for property located at 1610 Plainfield Road in Crest Hill, Illinois with PINs 11-04-31-405-051-0000, 11-04-31-405-006-0000, and 11-04-31-405-050-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the preliminary and final plat of subdivision, and variations request be granted subject to the project being implemented in substantial conformance with the following five (5) conditions for approval and application documents referenced in the February 12, 2026, Community Development Staff Report for this request, as follows:

1. The final plat of subdivision shall satisfy all applicable City ordinance, staff, and City Attorney requirements and shall include (either on the plat or in a separate document recorded with the final plat) appropriate cross-access easement and maintenance provisions for shared site improvements (pond, sign, and roadway). Any separate agreements/covenants shall be approved and recorded prior to any building occupancies or sale of any lots.
2. All final engineering plans, related supporting information, and development security for the project shall be submitted for the Director of Engineering's review and approval in conjunction with the formal building permit application submitted for the project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #V-26-2-2-1.

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3. All final architectural, signage, and landscape plans for the project shall be submitted for Community Development Department staff review and approval in conjunction with the formal building permit application submitted for the project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #V-26-2-2-1.
4. No new permanent driveway improvements shall be constructed onto the adjacent public roadways until proper permits have been issued by the authority having jurisdiction over the adjacent public roadway.
5. The final design for the 15-foot-tall, multi-tenant, vertical monument sign (MV-E2PQ-CC-65-BB) installed on the very west edge of proposed Lot 2 shall be updated so that the tenant panel for the yet-to-be identified future commercial tenant on Lot 2 is located at the top of the sign face. A private agreement and covenant for this sign shall be approved by the city and recorded prior to issuance of a sign permit.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 12TH Day of February 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Cheryl Slabozeski	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Gordon Butler	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Jeff Peterson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Approved:

 Bill Thomas, Chairman

Attest:

 Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 1610 PLAINFIELD ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NOs: 11-04-31-405-051-0000, 11-04-31-405-006-0000, and 11-04-31-405-050-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 36 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LOCKPORT TOWNSHIP, WILL COUNTY, ILLINOIS, AS HEREINAFTER DESCRIBED: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY ROUTE NO. 30, 500.00 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT IS A RIGHT ANGLE TO THE AFORESAID CENTER LINE OF SAID RIGHT OF WAY OF SAID HIGHWAY, 541.1 FEET, TO THE EAST LINE OF SAID SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 31, 736.9 FEET TO THE POINT OF BEGINNING, **EXCEPTING** THEREFROM THE RIGHT OF WAY OF U.S. HIGHWAY ROUTE NO. 30 (PLAINFIELD ROAD) AND WEBER ROAD WHICH INCLUDES THAT PART TAKEN AS PARCEL NO. 0138, CONDEMNED IN CASE NO. W73G1751ED, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF UNITED STATES HIGHWAY ROUTE NUMBER 30, 500.00 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE 541.10 FEET TO THE EAST LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE SAID EAST LINE OF THE SOUTHEAST 1/4, 157.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID EAST LINE OF THE SOUTHEAST 1/4, 156.16 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 137 DEGREES 15 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 729.37 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY ROUTE NUMBER 30; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY ROUTE NUMBER 30, 106.00 FEET; THENCE NORTHEASTERLY 615.01 FEET TO THE POINT OF BEGINNING, **EXCEPTING** THEREFROM THE RIGHT OF WAY OF WEBER ROAD WHICH INCLUDES THAT PART TAKEN AS PARCEL NUMBER 0138 CONDEMNED IN CASE NUMBER W73G1751ED, IN WILL COUNTY, ILLINOIS.

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PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCKPORT TOWNSHIP, WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF U.S. HIGHWAY ROUTE NUMBER 30, 500.00 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED LINE 41.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NUMBER 30; THENCE CONTINUE NORTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE 500.00 FEET TO THE EAST LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE SAID EAST LINE OF THE SOUTHEAST 1/4 157.04 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 137 DEGREES 15 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 615.01 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 30; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NUMBER 30, 106.60 FEET TO THE POINT OF BEGINNING, **EXCEPTING** THEREFROM THE RIGHT OF WAY OF WEBER ROAD WHICH INCLUDES THAT PART TAKEN AS PARCEL NUMBER 0138 CONDEMNED IN CASE NUMBER W773G 1751 ED, IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

1610 PLAINFIELD ROAD - LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance (ZO) Section 11.6-7.2 Commercial Districts General Requirements

- Minimum commercial driveway width shall be twenty (20) feet at the lot line. Maximum commercial driveway width shall be forty (40) feet at the lot line. In no instance shall a commercial driveway or combination of driveways have a width greater than fifty (50) percent of total lot width facing the public right-of-way. *Proposed driveways include a new 47-foot-wide full access driveway, a new 95-foot wide right-in/right-out driveway onto Plainfield Road/U.S. Route 30, and a new 81-foot-wide full access driveway onto Knapp Drive.*

Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.067 On Premises Signs

- Only on premises signs are permitted in any zoning district and must comply with the regulations set forth in this chapter. Off-premises signs are not permitted, except when approved by City Council. *QT has requested a variation that allows for a 15-foot-tall, multi-tenant, vertical monument sign (MV-E2PQ-CC-65-BB) to be installed on the very west edge of proposed Lot 2, adjacent to the Project's only full-access drive on Route 30. As reflected in the application materials for this sign, it will include a tenant panel for the future business that operates on Lot 2 and miscellaneous advertising and gas pricing information for the proposed Lot 1 QT store.*

Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (D)(1) Freestanding Signs in Business Districts

- (d) The maximum allowable area for freestanding signs for lots less than 5 acres is 50 square feet, and the maximum allowable sign height is 15 feet. *QT has requested a variation that allow for the proposed multi-tenant monument sign on Lot 2 to have a combined sign face area, excluding the electronic gas price component, of approximately 67 sq. ft.*
- (e) Electronic message center sign/changeable copy. In the case of electronic message center/changeable copy signs, the electronic message/changeable copy portion of the sign shall not exceed 20 square feet and will not be counted towards the area of the sign but will be included in the overall height.

Crest Hill Code of Ordinances Chapter 15.12 Sign Code, Section 15.12.080 (C) Wall Signs in Business Districts

- (1) Permitted number. One wall sign is permitted per public right-of-way. In no case shall more than two such signs be erected upon each frontage. One additional wall sign may be erected on any premises abutting upon a railroad right-of-way. *QT has requested approval of a variation that allow for the following wall signs to be installed on Lot 1: (i) Knapp Drive Frontage: An IDB 56 sq. ft. QT wall sign on the QT building and an IDC 20 sq. ft. QT wall sign on the gas pump island canopy; (ii) Route 30 Frontage: An IDB-56*

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sq. ft. QT wall sign and a 43.5 sq. ft. Gen4-CL60 Quick Trip Wall sign on the building and an IDC 20 sq. ft. QT wall sign on the gas pump island canopy; and (iii) West Interior Side Property Line: An IDC 20 sq. ft. QT wall sign on the gas pump island canopy.

- (2) Placement of sign. No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached. No wall sign shall be permitted to extend more than 15 inches beyond the building line, and shall not be attached to a wall of a height of less than ten feet above the ground level. *QT has requested a variation that allows each of the three IDC 20 QT wall signs proposed on the gas pump island canopy to extend four inches above the top edge of the canopy.*

- (3) Allowable area. Any one wall sign shall not exceed 15% of the wall area of the wall surface, including window and door areas on which they are displayed. *QT has requested a variation that allows the IDC 20 QT wall signs proposed on the east and west façades of the gas pump island canopy to cover approximately 17.1% of the canopy face they are mounted to.*

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EXHIBIT A-3

February 12, 2026, Community Development Department Staff Report