

ORDINANCE NO. _____

AN ORDINANCE APPROVING FINAL PLAT OF SUBDIVISION, AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1610 PLAINFIELD ROAD IN CREST HILL, ILLINOIS (APPLICATION OF QUIKTRIP CORPORATION)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of its local zoning requirements “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

WHEREAS, the Code states that subdivision of land and variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its zoning requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City has enacted procedures, requirements, and standards for subdivision of land in Section 15.32 Subdivision Regulations of the Crest Hill Code of Ordinances; and

WHEREAS, the City 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 legally described in Exhibit 1 of attached Exhibit A (the “Property”); and

WHEREAS, QuikTrip Corporation (the “Applicant”) entered into a real estate contract to purchase the Property from the City and has filed 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”). The City has consented to the filing of the Application; and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on February 12, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested preliminary and final plat of subdivision, and variations outlined in Exhibit 2 of attached Exhibit A at its February 12, 2026, meeting:

- A. The preliminary and final plat of subdivision, and variations are in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The plight of the Applicant is due to unique circumstances and thus strict enforcement of the Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and
- C. The Property cannot yield a reasonable return for the proposed commercial uses if permitted to be used only under the conditions allowed by the Zoning Ordinance; and
- D. The preliminary and final plat of subdivision, and variations, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission’s recommendation to approve the preliminary and final plat of subdivision, and variations listed in Exhibit 2 of attached Exhibit A was made subject to the project being implemented in substantial conformance with the five (5) conditions for approval and the application documents referenced in the February 12, 2026, Community Development Department Staff Report attached hereto as Exhibit 3 of attached Exhibit A (the “Staff Report”); and

WHEREAS, the City Council has examined the February 12, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the five (5) conditions for approval and application documents referenced in the Staff Report; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: The Preambles of this Ordinance are incorporated herein by reference.

SECTION 2: That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The plat of subdivision prepared by Farnsworth Group, last revised December 19, 2024, and the requested variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved 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 Plan Commission Case #V-26-2-2-1:

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.
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.

SECTION 4: This Ordinance shall become effective only upon the Applicant closing on the real estate contract and becoming the legal owner of the property, and then executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit 4 of the attached Exhibit A, within 60 days of the passage of this Ordinance. In the event that the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

SECTION 5: The City Clerk is hereby authorized and directed to record a copy of this Ordinance and the final plat of subdivision and related documents referenced in Section 3 against the Subject Property in the office of the Will County Recorder.

SECTION 6: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 2ND DAY OF MARCH, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 2ND DAY OF MARCH, 2026.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

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”). The City has consented to the filing of the Application;

D. That the Property is zoned B-3;

E. 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;

F. 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, 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;

G. 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;

J. That no interested parties filed their written appearance herein;

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

L. That all members of the public wishing to be heard were allowed to make public comment and question the Applicant's representative;

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

N. 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.
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.

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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.

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 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.*

EXHIBIT A-3

February 12, 2026 Community Development Department Staff Report

EXHIBIT A-4

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois ("**City**");

WHEREAS, QUIKTRIP CORPORATION (the "**Applicant**") entered into a real estate contract to purchase the real property in the City of Crest Hill, Illinois, bearing PINs 11-04-31-405-051-0000, 11-04-31-405-006-0000, and 11-04-31-405-050-0000 (the "Subject Property") and has applied for and been granted Final Plat of Subdivision and certain Variations from the City of Crest Hill Zoning Ordinance and Code of Ordinances; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on March 2, 2026, ("the **Ordinance**"), approved a Final Plat of Subdivision and certain Variations from the Crest Hill Zoning Ordinance and Code of Ordinances, subject to five (5) conditions; and

WHEREAS, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until the Owner has closed on the real estate contract and as, Owner, has also executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, the Owner does hereby agree, and covenant as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that it will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.
3. The Owner acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Final Plat of Subdivision and Variations or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure the Owner against damage or injury of any kind at any time.
4. The Owner hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

5. The undersigned is an authorized representative of the Owner duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Owner.

[Signature page to follow]

OWNER: QUIKTRIP CORPORATION

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me
this _____ day of _____, 2026.

Notary Public