



Meeting Date: March 2, 2026

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

Department: Community Development

Agenda Item: Approve an Ordinance Approving Final Plat of Subdivision, and Variations to 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)

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 1610 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:

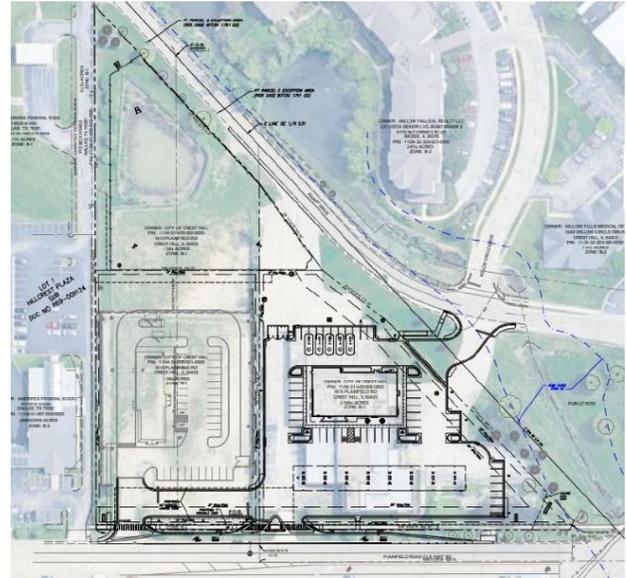
- **Lot 1** (eastern lot): Construct a new 6,445 square foot QT convenience store, an eight pump-island fueling canopy, 48 parking spaces, a right-in/right-out driveway on Route 30, and a new full access driveway on Knapp Drive. This use is a permitted use in the underlying B-3 Zoning District.
- **Lot 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 12, 2026, Plan Commission Public Hearing and Recommendation

The Plan Commission conducted a formal public hearing on this application/project at its February 12, 2026, meeting. Six individuals were in the audience at this meeting. Two of these individuals raised concerns regarding the impact that the new traffic of 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>

February 23, 2026, City Council Work Session Meeting

QT representatives presented their project and the related special zoning, sign code, and subdivision approvals it would require at this meeting. The City Council discussed the Project and expressed support for the approval of the Plan Commission’s conditional recommendation to approve QT’s special zoning, sign code, and subdivision requests at the March 2, 2026, City Council meeting.

Council Action Requested: Approve an Ordinance Approving Final Plat of Subdivision, and Variations to 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)

Attachments:

Exhibit A: February 12, 2026, Draft Plan Commission Meeting Minutes

Exhibit B: 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.

City Council Meeting
March 2, 2026
QuikTrip Variation and Subdivision Requests

EXHIBIT A

February 12, 2026, Draft Plan Commission Meeting Minutes

City Council Meeting
March 2, 2026
QuikTrip Variation and Subdivision Requests

EXHIBIT B

Zoning and Sign Code Variation and Plat of Subdivision Approval Ordinance