City Council Memo

Crest Hill, IL

Meeting Date: November 2, 2026

Submitter: Daniel Ritter, AICP, Community Development Director

Department: Community Development

Agenda Item: Approval of an Ordinance Approving a Special Use for a Fueling Station and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances with Respect to Certain Real Property Located at 2350 Plainfield Road in Crest Hill, Illinois (Application Of Ahmed Mosin, Of 2350 Property LLC)

Summary:

Ahmed Mosin, 2350 Property LLC (the Applicant), is the owner of the Subject Property located at 2350 Plainfield Road, Crest Hill. The Applicant purchased the property in May 2026 and has continued operating the existing legal nonconforming gas station and convenience store ("c-store"). They are looking to redevelop the site with a new/modern c-store building with a quick-service restaurant (expected to be Wetzel's Pretzels) and improved landscaping, new signage, and better overall circulation. The vehicle access points will remain the same on Plainfield Road (IDOT) and Sycamore Street (Crest Hill). The ground sign will comply with the multi-tenant sign requirements of the new zoning ordinance, except for the reduced setback need due to the existing site constraints.

The site and use already exist as a fueling station and c-store, which was constructed around 1996. However, due to the proposal to substantially reconstruct and change the non-conforming site, it requires Special Use permit approval. Due to the age and limited size of the site, it is difficult to meet all of the current zoning code standards and setbacks. However, the Applicant has tried to meet and improve the site to bring it into closer compliance with the current codes, where feasible. The gas station and c-store are proposed to remain open 24/7. There is no dedicated truck fueling or diesel pumps proposed, with the canopy, pump, and underground tank layout proposed to remain the same as it is today. Proposed improvements include:

- **New C-Store:**
  - Demolish the existing ~2,200 sq. ft. convenience store building and construct a new 3,895 sq. ft. modern c-store building with an internal to-go food tenant. The building will be located closer to the public right-of-way and further from the neighboring homes
  - Utilize modern masonry materials, including brick and stone veneer for the building, dumpster, and canopy columns
  - Mechanical equipment will be located on the roof and screened by a parapet
- **Exterior Site Improvements:**
  - Reconstruct the pavement area and remove paved areas present in the Plainfield Road IDOT right-of-way as well as unneeded pavement areas near the buffer
  - Arrange a new parking lot and drive aisle layout while keeping pump and tank locations where they currently are situated
  - Install new landscaping in the front and improve the landscaping buffer at the rear(northeast) side of the property, including a new 8-foot solid fence

- New wall signage and ground signage in compliance with new sign code, except one variation for a reduced setback
- New lighting improvements to ensure the site is lit, with no off-site light pollution or glare
- Install public sidewalks along Plainfield Road and Sycamore Drive rights-of-way

The Plan Commission conducted the required public hearing for this application at the September 10, 2026, and October 8, 2026, meetings. After hearing public feedback and having the petitioner agree to some additional conditions, the Commission unanimously recommended approval of the requested amended Special Use permit for the Fueling Station and requested Variations from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances, subject to the nine (9) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

Council Action Requested: Approval of an Ordinance Approving a Special Use for a Fueling Station and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances with Respect to Certain Real Property Located at 2350 Plainfield Road in Crest Hill, Illinois (Application Of Ahmed Mosin, Of 2350 Property LLC)

Attachments:

- Attachment A – An Ordinance Approving A Special Use for a Fueling Station and Variations From the Crest Hill Zoning Ordinance and Code of Ordinances with Respect to Certain Real Property Located at 2350 Plainfield Road in Crest Hill, Illinois (Application of Ahmed Mosin, of 2350 Property LLC) (with attachments)

- Attachment B – September 10, 2026, and October 8, 2026, Plan Commission Meeting Minutes