



xios Architects & Consultants Ltd

801 W. Adams St. • Suite 205 • Chicago • Illinois • 60607
Tel. 312.750.1333

August 4, 2026

RE: Plan Review #1 – Shell Gas Station/C-Store Redevelopment
2350 Plainfield Road, Crest Hill

Sent via Email Only
Daniel Ritter, AICP
DRitter@cityofcresthill.com
Community Development Director
Village of Crest Hill

Project Narrative

Business name: 2350 Food and Fuel DBA Supreme Station
Brands: Wetzel's Pretzels (Take-out Only)

The subject property located at 2350 Plainfield Road., contains approximately 34,450 SF. Or 0.79 acres more or less. It is improved with an existing operating six (6) pump gas station and accessory retail building. Vehicle access to the site is provided via one (1) existing driveways on Plainfield Rd., and one (1) existing driveway on Sycamore St.

The property has been utilized as a gasoline service station with an accessory convenience retail use. The proposed is intended to modernize the site, enhance the site through new architecture, improved landscaping and more efficient site layout,

The applicant is proposing to remove the existing retail building and construct a new one-story retail convenience store at the front of the lot. The proposed retail store will operate accessory to the gas station. The new store will contain approximately 3,895 SF of total floor area (see Floor Plans for reference).

The proposed renovation provides fifteen (15) off-street parking spaces and landscaping elements throughout the site. Please note the plans call for existing landscaping to remain, and the two (2) existing driveways for vehicle ingress and egress to remain at same locations. The gas station will operate 24 hours a day, seven (7) days a week. The future restaurant for take-out only will operate from 9:00 am to 7:00 pm. The facility will operate with 2-4 employees per shift, except for the night shift which has only 1 employee. It is anticipated to have a total of 6-10 employees.

The proposed redevelopment represents an investment in the property that will modernize an existing commercial site, improve its visual character, and continue providing convenient retail and fueling services to the surrounding community while maintaining the property's' longstanding commercial use.

Please feel free to contact me at (312) 750-1333 should you required any additional information to complete your review of the proposed redevelopment.

Sincerely,

Bill Kokalias
President