



To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director

Date: October 8, 2026

Re: 2350 Plainfield Road, Shell Gas Station and C-Store Redevelopment - Special Use for a Fueling Station (Case #SU-26-10-9-3); Variations from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers (Case #V-26-8-9-2)

Project Details

Project:	Shell Gas Station Redevelopment, 2350 Plainfield Road - Special Use and Variations
Applicant:	Ahmed Mosin, of 2350 Property LLC
Requests:	Approvals from the City of Crest Hill Zoning Ordinance for a Special Use for a Fueling Station; Variations Request from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers
Location:	2350 Plainfield Road (the "Subject Property")

Site Details

Lot Size:	Approximately .79 acres
Existing Zoning:	B-2, General Business District, Legal Non-Conforming Use
Existing Improvements:	Approx. 2,177 SF existing convenience store (Crest Hill Grab & Go) with six fueling pumps and canopy accessed by two driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Passenger Vehicle Fueling	Local Commercial	B-2
North	Commercial, Single-Family Home	Local Commercial/ Residential	B-1, R-1
South	Commercial, Vacant Land, Single-Family Home	Local Commercial	B-1, B-2, R-1B
East	Vacant Land and Single-Family Home	Unincorporated, Heavy Industrial	B-1, R-1
West	Commercial	Local Commercial	B-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit C – Application for Development 2026-6-25
2. Exhibit D – Legal Description
3. Exhibit E – Project Narrative 2026-08-04
4. Exhibit F – Existing Site Plan and Proposed Survey, Floor Plan, Landscaping & Elevations 2026-08-04
5. Exhibit G – Existing and Proposed Site Geometrics and Preliminary Engineering
6. Exhibit H – Proposed Photometric Plans 2026-07-28

Application Background and Project Summary

Ahmed Mosin, of 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 to operate the existing legal non-conforming gas station and convenience store (“c-store”). They are now looking to redevelop the site with a new/modern c-store building with a quick service restaurant and improved landscaping, signage, and overall circulation. The new building will be larger in size and include an internal small “to-go” food tenant. The public access points will remain the same on both 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.

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 a special use. Due to the age and size of the site, it is very difficult to meet all of the current zoning code standards and setbacks. However, the Applicant has tried to meet and improve the site where possible to bring it into closer compliance with the current codes where feasible. The gas station and c-store are proposed to be open 24/7. There are no dedicated truck fueling or diesel pumps proposed. The overall canopy, pump, and underground tank layout is proposed to remain the same as it is today.

Figure 1: Location Map of 2350 Plainfield Road (the Subject Property)**Proposed Improvements**

- **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.
 - Utilize modern masonry materials, including brick and stone veneer.
 - The building will be located closer to the public right-of-way and further from the neighboring residential homes.
 - 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 landscaping in the front and improve the landscaping buffer at the rear(northeast) side of the property.
 - 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 glare.
 - Install public sidewalks along Plainfield Road and Sycamore Drive rights-of-way.
 - Canopy columns and dumpster enclosure exterior materials to match the new c-store building masonry materials.

Figure 2: Proposed Site Plan for Redevelopment of 2350 Plainfield Road (Shell)

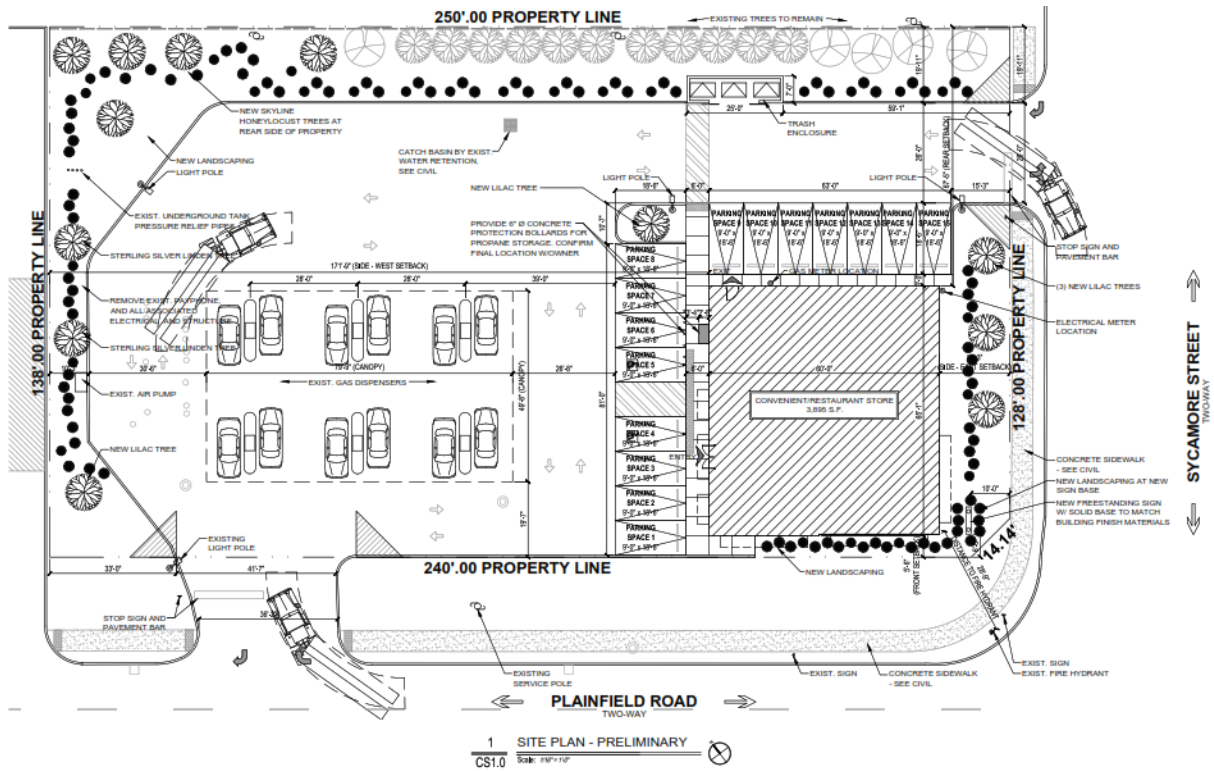


Figure 3: Proposed Rendering for Redevelopment of 2350 Plainfield Road (Shell)



Summary of Requested Petitions

The Applicant is seeking approval of the following petitions:

- (i) Special Use permit for a fueling station with a convenience store
- (ii) Variations from Table 2: Zoning Districts and Standards, Nonresidential Districts for:
 - a. A reduced minimum lot size to .79-acre instead of 1 acre.
 - b. A reduced minimum front yard setback to 12 feet instead of 30 feet.
 - c. A reduced minimum corner side yard setback to be 5.47 feet instead of 30 feet.
- (iii) A Variation from Section 11.5 of the Zoning Ordinance to allow a front yard landscape setback for parking and drive aisles of 0 feet.
- (iv) A Variation from Section 11.6 of the Zoning Ordinance to allow for an increased driveway width to remain at 41.14 feet instead of the maximum of 40 feet and no internal parking lot landscape islands.
- (v) A Variation from Section 15.12 of the Crest Hill Code of Ordinances to reduce the minimum ground sign setback to 4-6 feet instead of the minimum of 10 feet.

Staff Analysis

Staff reviewed the proposed redevelopment with respect to the applicable provisions of the Crest Hill Zoning Ordinance and the existing conditions of the Subject Property. The proposed use is generally consistent with the existing character of the Plainfield Road commercial corridor, which contains a variety of automotive, service, and commercial uses. The gas station has operated on the property since 1995 and is considered a legal nonconforming use under the current Zoning Ordinance. Due to the existing site configuration, established access points, and infrastructure associated with the fueling operation, continued use of the property as a fueling station is a reasonable and practical redevelopment scenario.

The proposed project represents a substantial improvement to the existing site. The redevelopment will replace the existing aging building and site improvements with an updated facility that will comply with current City requirements to the greatest extent practicable. The proposal includes improvements to landscaping, lighting, parking, trash enclosure, and site screening. No outdoor storage is proposed, and trash receptacles will be located within a masonry enclosure. The existing fence adjacent to the residential properties will be replaced with a new 8-foot solid fence, and additional landscaping will be installed in currently bare areas.

Consideration has been given to the relationship between the commercial property and the residential properties located to the northwest. The site plan reduces the overall amount of paved area while increasing the separation between the proposed building and the rear property line. The building is proposed to be located approximately 67.5 feet from the rear property line, compared to approximately 50 feet under the existing configuration. Additional landscaping and screening will further enhance the buffer between the commercial operation and adjacent residential properties. These improvements are intended to reduce the visual and operational impacts of the site while maintaining the circulation necessary for customers, employees, fuel delivery trucks, and emergency vehicles.

The facility currently operates 24 hours per day, and the proposed redevelopment will maintain the existing hours of operation. The proposal also includes an interior pickup food tenant space within the building. No new outdoor commercial activity or outdoor storage is proposed. The established driveways providing access to Plainfield Road will remain. Existing paved areas within the IDOT Plainfield Road right-of-way will be addressed as part of the site improvements, as applicable. Any required improvements within the right-of-way or to site access will be subject to the requirements of IDOT and the City. The proposed internal circulation has been designed to accommodate passenger vehicles, fuel delivery trucks, and emergency access while maintaining safe and efficient movement throughout the site.

Variations

Several variations are requested due to the size and configuration of the Subject Property. The property is smaller than the minimum lot area contemplated for a new fueling station under the current Zoning Ordinance. As a result, strict application of the current dimensional requirements substantially limits the ability to redevelop or improve the property while maintaining the existing fueling use and necessary vehicle circulation.

The requested building, parking, and signage setback variations are intended, in part, to allow the building to be positioned farther from the adjacent residential properties while maintaining adequate internal drive aisles and circulation. Although certain proposed setbacks are less than the current minimum requirements, the site retains additional separation through existing and proposed parkway areas. Staff has also considered visibility at the intersections and site access

points and finds that the proposed configuration provides adequate visibility for vehicles entering and exiting the property.

The requested driveway-width variation allows the established driveway configuration to remain. The proposed driveway dimensions and radii are intended to accommodate normal customer traffic, fuel delivery vehicles, and emergency vehicles. The driveway configuration will also remain subject to applicable IDOT requirements.

Overall Finding

Overall, Staff finds that the proposed redevelopment represents an opportunity to substantially improve an existing legal nonconforming fueling station while maintaining a use that is established and compatible with the surrounding commercial corridor. The proposal makes reasonable efforts to accommodate current zoning requirements within the physical limitations of the property and, where strict compliance is not feasible, incorporates alternative improvements that address the intent of those requirements.

Of particular significance is the increased separation between the proposed building and the adjacent residential properties, reduction in paved area, enhanced landscaping and screening, updated lighting, improved site circulation, and compliance with current site-improvement standards. These improvements are expected to reduce the existing visual and site-related impacts on the surrounding properties while allowing the established commercial use to continue. Adding a substantial number of parking stalls will also give customers the ability to park, rather than park along the existing drive aisles when visiting the convenience store.

Based on the proposed site improvements, the established nature of the use, the surrounding commercial development pattern, and the measures proposed to minimize impacts on the adjacent residential properties, Staff finds the proposed Special Use and associated variations to be generally compatible with the surrounding area and supportive of the continued reinvestment and economic activity along the Plainfield Road commercial corridor.

September 10, 2026 – Plan Commission Public Hearing

At the September 10th meeting, two residents spoke of their concerns prior to the continuation of the item. These concerns were passed along to the Applicant, who has agreed to several conditions and changes to their plans. Notably, they will be revising the buffer to ensure the fence is replaced with an eight (8) foot tall fence and that any landscaping removed by utility companies shall be replaced in a comparable size and location. Additionally, to improve visibility and safety, the foliage will be trimmed back near the roadway to improve visibility; stop bars and stop signs will be placed, and repairs will be made to both exits (Plainfield Road and Sycamore Street). Several conditions were added or amended to address these items and ensure they are completed with the final project.

One item they will need more time to review is the location of the dumpster enclosure. They are open to moving it to the open space near the northwest corner where it is furthest from the residents. However, they do need to work with their engineer to ensure it doesn't cause other site issues, so they will work to move it if there are no issues. The Applicant did review the hours and noted that the extended hours are needed to keep the project viable. Often, they are busy early and late, and closing for just a few hours does not make financial sense. Additionally, having the property actively staffed and monitored during those hours can deter issues, as opposed to attracting them. They have offered to work with police or post signs if there are any issues with loud noise, loitering, or other nuisances. The Applicant will be present to address any other

concerns or issues and is open to making necessary adjustments to ensure it operates as improved property compared to how it has operated in the past.

Special Use Approval Standards and Findings

Section 12.7-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a special use only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings may be modified or changed as the Plan Commission deems fit and based upon any specific findings from the public hearing before their adoption.

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
The proposed redevelopment will not be detrimental to public health, safety, or general welfare. The site will be improved to meet current City requirements for landscaping, lighting, parking, screening, and circulation. The proposed layout will maintain safe access for customers, fuel delivery vehicles, and emergency vehicles while improving separation and screening from the adjacent residential properties. Removing pavement from the right-of-way and adding public sidewalks will also benefit public safety short and long-term.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
The proposed redevelopment will not be injurious to surrounding properties or their use and enjoyment. The site improvements, including increased building separation, additional landscaping and screening, improved lighting, and reduced paved area, will improve the relationship between the commercial use and adjacent residential properties. The updated and well-maintained site is also expected to support the continued value and stability of properties in the surrounding area.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
The proposed special use will not impede the normal and orderly development of surrounding properties and complies with the city's long-range plan objectives for redevelopment of aging commercial corridors. The fueling station is an established use along the Plainfield Road commercial corridor, and the proposed redevelopment will maintain the existing commercial character of the area while improving the site's appearance, landscaping, screening, and overall condition.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
Adequate utilities, access, drainage, and other necessary facilities are available to serve the proposed redevelopment. The existing access points will remain, with improvements made as necessary to meet City and IDOT requirements. The site will also be reviewed for compliance with applicable drainage, utility, building, and infrastructure requirements as part of the redevelopment process.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate ingress and egress are provided through the existing access points to Plainfield Road. The proposed site layout provides sufficient drive aisles and circulation for customers, employees, fuel delivery trucks, and emergency vehicles. Any necessary improvements to access or circulation will be completed in accordance with City and IDOT requirements to minimize impacts on traffic flow.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.
The proposed special use will comply with the applicable provisions of the Zoning Ordinance and other City regulations to the greatest extent practicable. The requested variations address specific site constraints related to the existing lot size and configuration. All other applicable requirements, including landscaping, lighting, parking, screening, and site improvements, will be incorporated into the redevelopment and improve upon the existing conditions of the established use.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings may be modified or changed as the Plan Commission deems fit and based upon any specific findings from the public hearing before their adoption.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
The property has an existing legal nonconforming fueling station use and is constrained by its existing lot size and configuration. Strict application of the current zoning requirements significantly limits the ability to redevelop the property while maintaining the established use and providing adequate circulation. The requested variations allow the property to be reasonably redeveloped and improved while maintaining viable commercial use. The requested relief is necessary to allow the property to achieve its intended use as a commercial development that is consistent with the City's long-term planning objectives.
2. That the plight of the owner is due to unique circumstances.
The need for the variations is due to the unique size, configuration, and existing development of the property. The site was subdivided in 1929 and developed as a fueling station before the current zoning requirements. The site contains established access, infrastructure, and site constraints that limit the ability to meet all current modern dimensional development standards. The requested variations allow the property to be redeveloped while improving the existing conditions to the greatest extent feasible.
3. That the variation, if granted, will not alter the essential character of the locality.
The requested variations will not alter the essential character of the area. The property will continue to operate as a commercial fueling station consistent with the established character of the Plainfield Road commercial corridor. The proposed redevelopment will improve the appearance, landscaping, lighting, screening, and overall condition of the site while maintaining and improving its compatibility with surrounding properties.

In addition, Section 12.6-2 of the Zoning Ordinance further suggests that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests.

Conditions of Approval

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. The project shall obtain a permit and start work within 6 months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommends the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommends that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council conditional approval of a Special Use for an Fueling Station with a Convenience Store; and Variations requested from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers, subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for petitions Case #SU-26-10-9-3, and Case #V-26-8-9-2.

EXHIBIT A**Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

EXHIBIT B

Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

EXHIBIT C**Application for Development – 2350 Plainfield Rd (2 pages)**

City of Crest Hill Development Handbook

Appendix C

**Application for Development**For Office Use Only: **Case Number:****Project Name:** 2350 Plainfield**Owner:** Ahmed Mohsin**Correspondence To:** Bill Kokalias**Street address:****Street address:****City, St., Zip:****City, St., Zip:****Phone:****Phone:****Email:****Email:****Property Address:**

Street address: 2350 Plainfield Rd.

Property Information:

Lot Width: 240.00 FT

City, St., Zip: Crest Hill, IL 60403

Lot Depth: 138.00 FT

PIN:

Total Area: 34,450 SQ FT

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.com**Existing Zoning:** B-2 GENERAL
BUSINESS DISTRICT**Existing Land Use:** BUSINESS - GAS STATION**Requested Zoning:** NO CHANGE**Proposed Land Use:** NO CHANGE
BUSINESS - GAS STATION**Adjoining Properties Zoning and Uses:****North of Property:** R-1 SINGLE FAMILY RESIDENCE DISTRICT**South of Property:** B-2 GENERAL BUSINESS DISTRICT**East of Property:** B-1 LIMITED BUSINESS DISTRICT**West of Property:** B-1 LIMITED BUSINESS DISTRICT**Purpose Statement (intended use and approval sought):**

Seeking approval to construct and operate a new gasoline service station with a convenience store and associated site improvements in accordance with applicable zoning and development regulations. Existing fueling canopy to remain

City of Crest Hill Development Handbook

Appendix C

Development Request: Please check all that apply and describe:

- ☐ Rezoning: N/A
- ☐ Special Use: Special Use application - Gas Station
- ☐ Variance: Building set-backs
- ☐ Planned Unit Development: N/A
- ☐ Annexation: N/A
- ☐ Plat: N/A
- ☐ Other: N/A

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

- ☐ Civil Engineer: Eric Foytik Phone: (630) 271 - 0770
 Company: Morris Engineering Inc. Email: engineering@ecivil.com
Aurimas@ecivil.com
- ☐ Contractor: TBD Phone: TBD
 Company: TBD Email: TBD
- ☐ Architect: Bill Kokalias Phone: (312) 750 - 1333
 Company: AXIOS Architects Email: bill@axiosarchitects.com
lance@axiosarchitects.com
- ☐ Builder: TBD Phone: TBD
 Company: TBD Email: TBD

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this

 6/25/26
 Signature of the Applicant Date

 If not the owner of record, please provide the owner's signature.
6/25/26
 Signature of the Owner Dat

EXHIBIT D

Legal Description – 2350 Plainfield Rd

Common Address: 2350 Plainfield Road, Crest Hill, IL 60403

PIN: 04-31-101-035-0000

Acres: .79-acres

Legal Description:

LOTS 344, 345, 346, 347, AND 348 IN RICHLAND, A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1926, IN PLAT BOOK 16, PAGE 60, AS DOCUMENT 392933, EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREE ENTERED SEPTEMBER 22, 1986, IN CASE 86ED12, IN WILL COUNTY, ILLINOIS.