



**Plan Commission**  
Crest Hill, IL  
**February 12, 2026**  
**7:00 PM**  
Council Chambers  
20600 City Center Boulevard, Crest Hill, IL 60403

## Agenda

### Call to Order:

Pledge of Allegiance

Roll Call

### Minutes:

1. Approve the Minutes from the Plan Commission Meeting Held on January 8, 2026.

### New Business:

2. Public Hearing and Consideration of petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc. to (i) rezone the Development Site from B-3 Business Service District to R-3 Multiple Family Residence District; (ii) Preliminary and Final Plat of Subdivision; (iii) Preliminary and Final Planned Unit Development Special Use; and (iv) Planned Unit Development waivers from the Crest Hill Zoning Ordinance, for a new 14 building, 260 unit luxury, market-rate multifamily apartment home community, with a clubhouse, pool amenity, and garage parking on the approximately 16-acre, B-3 Business Service District zoned vacant Development Site located along the north side of Ryan Drive, approximately 280 feet east of Weber Road, and 210 feet south of Renwick Road in the City of Crest Hill, Illinois.
3. Public Hearing and Consideration of petitions Plat of Subdivision, and V-26-2-2-1, a request of QuikTrip Corporation seeking special approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code for Preliminary and Final Plat of Subdivision and 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 and 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; and Variations from Section 15.12.080 of the Crest Hill 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 for a proposed new QuikTrip convenience store/gas station and a separate vacant commercial lot located on the 4.9 acre, B-3 Business Service

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

District zoned property located at 1610 Plainfield Road (U.S. Highway Route No. 30), in the City of Crest Hill, Illinois.

**Other Business:**

**Public Comment:**

**Adjournment:**