

AYES: Ald. Kubal, Cipiti, Oberlin, Gazal, Jefferson, Dyke.
NAYES: None.
ABSENT: Ald. Albert.

TOPIC: Resolution approving an Agreement for design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points by and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for a not to exceed amount of \$533,500.00

City Engineer Ron Wiedeman commented that this is the agreement for Phase II which is for the design that was approved last July of 2023 and now they are completed. Engineer Wiedeman commented that they are ready to start the final design and he is looking for approval for the agreement with Strand & Associates for the design and related services for the East and West Receiving Stations at the sites for the Grand Prairie Water Commission (GPWC) delivering points for a not to exceed amount of \$533,500.00. This is in the 2025 Budget.

Mayor Soliman asked for an informal vote for the resolution for the amount not to exceed \$533,500.00.

AYES: Ald. Gazal, Jefferson, Dyke, Oberlin, Cipiti, Kubal.
NAYES: None.
ABSENT: Ald. Albert.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

Mayor Soliman asked to deviate to item number eight on the agenda.

TOPIC: MIF 8.8 Acres Advantage Drive

Interim Community Development Director Ron Mentzer commented that MIF is the developer of the 577,000 square foot warehouse distribution facility in the Crest Hill Industrial Park. They also have the adjacent 8.8 acres to the west under contract and they are looking to move through the City's entitlement processes for a 150,000 square foot speculative warehouse distribution facility that is similar in design to what is currently under construction to the east. As part of the proposal, they will need a number of special approvals from the City, specifically if the property is larger than five acres in size, which would require a Planned Unit Development approval from the City. With the shallow depth of this type of property, they are seeking a special zoning variations or exceptions to the City's spec regulations to reduce the front yard setback and the rear setback to allow them to pave right up to the south property line which is adjacent to a detention facility. They are also seeking a development agreement that would allow them a reduction in the sewer tap-on fees by 50% and with the reduction they are willing to make a \$125,000.00 contribution to the City's funding to plan and construct the new roadway connections from the Industrial Park out to Weber Road.

Steve Gulden, a consultant, approached the podium and thanked the Council for having them tonight. This building broke ground back in October-November of 2023 and is almost done with construction. This building is 552,000 square feet located in Crest

Hill's Business Park. This proposed project is a \$20 million dollar investment in Crest Hill with over \$180,000.00 in tax revenue coming to the community.

Steve Gulden commented that some highlights are:

- \$180,000.00 tax revenue
- Create between 75-100 construction jobs
- The size of the building will limit the number of trucks that utilize the building
- Because of the building size it will be very flexible, that could allow manufacturing, which would reduce the number of trucks as well and would give more job opportunities.
- There is a \$125,000.00 contribution to Crest Hill's extension to Weber Road connection.
- There will also be tap-on fees and building permit fees.

Patrick Swiecz approached the podium and introduced himself and Mike Anders, a partner with Midwest Industrial. They have done over one hundred developments in the Chicagoland area. He commented that last year this time, they were here for approval of the 577,000 square foot development and now they are here to develop the exact same Class A Spec development but on a much smaller scale but the same design. He explained the difficulties with this project and the reason it has been undeveloped is because of the lot which is long and narrow and with the intrusion of the cul-de-sac it makes it challenging to develop, which is why they are seeking variances. He also commented that without these variances the site is undevelopable which is why it has been vacant since the creation of the business park.

They are looking forward to the proposed development and working with the City of Crest Hill.

Alderman Albert asked if the truck stalls could be on the north side of the building. Patrick commented that from an engineering standpoint this is where it needs to be because the natural drainage of the site is from north to south. He also commented that with the railroad tracks sitting at a higher elevation that would screen this naturally for the residence nearby.

Alderwoman Gazal asked how much traffic this would bring. Engineer Wiedeman commented that the numbers in the traffic study that he reviewed stated forty-eight trucks, and about ninety-eight passenger vehicles in a twenty-four-hour period.

Alderman Jefferson asked if this would be a twenty-four-hour operation. Patrick commented that it would more likely be a twenty-four-hour operation depending on the business that goes in there.

Alderwoman Gazal commented that she likes the fact that the City has worked with them in the past and we know the type of businesspeople they are and no matter what we will always have traffic issues since it is a business park, and it must be developed.

Interim Director Mentzer commented that there are two categories of request, one being the zoning and the other being the reduction in tap-on fees. He explained that there will need to be approvals for a Planned Unit Development and a setback variance that will

allow the parking pavement to extend up to the property line instead of a five-foot setback. The other variance is a building variance in which they are proposing to reduce the setback from a thirty-foot setback to a fifteen-foot setback. The other category is seeking a reduction in the tap-on fees from \$40,000 to \$20,000 which is a 50% reduction. This is a similar reduction percentage wise that was granted for the 577,000 square foot building.

Mayor Soliman asked if there were any objections from the Council for the Planned Unit Development Special Use Permit or the Setback Variance for the front yard, or the rear yard setback, and a reduction in tap-on fees of 50%. There were no objections from the Council.

Alderman Albert asked how much the plan would change if they have the TLC easement. Patrick commented that nothing would change but eliminating a curb cut and going onto TLCs private drive and the TLC drive would be converted into one drive.

Mayor Soliman asked for an informal vote for the special use PUD, front and rear setback variations, and a reduction in tap-on fees of 50% and a \$125,000.00 contribution.

AYES: Ald. Kubal, Albert, Cipiti, Oberlin, Gazal, Jefferson, Dyke.

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

Mayor Soliman asked to deviate to item number nine on the agenda.

TOPIC: Potential Annexation of Vacant Property Lot Located at NW Corner of Caton Farm Road and Plum Street – Prado Family

Interim Community Development Director Ron Mentzer commented that the Prado Family owns the vacant property at the northwest corner of Caton Farm Road and Plum Street. They have been working with an architect to build their new family home to raise their children. This property is unincorporated and is adjacent to the City of Crest Hill and is eligible to be annexed into the community and they are interested in annexing into the City of Crest Hill and connect to the municipal sewer/water improvements. With that said, there will need to be special approval granted by the City Council before finalizing the design drawings. Before spending all the money, they would like to get some feedback from the City Council on whether the Council is even interested in annexing this property. This would annex the City's most restricted zoning classification if it were brought into the city without any rezoning. The most restricted zoning classification requires minimum 20,000 square feet lot size and this piece of property is only 17,000 square feet in area and as part of the annexation process, they would be seeking a rezoning of the property to the second most restricted zoning classification which is R-1B which would allow 10,000 square foot lot size.

He also commented that based on the existing subdivision plat that was recorded for the area years ago, there was a twenty-foot front yard setback created along Caton Farm Road. Once the property is annexed and zoned R-1B the property would need to comply with the City's underlying setback requirements and this lot would require a thirty-foot