



City Council Agenda Memo
July 17, 2023
Crest Hill, IL

Meeting Date:	July 17, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Crest Hill Business Park Property, commonly referred to as Indeck Property

Summary At the June 21, 2023 meeting, the Plan Commission gave a favorable recommendation for a special use for the Planned Unit Development for the proposal to develop the 37-acre property at the southwest corner of Lidice Parkway and Enterprise Blvd. The proposal includes the construction of a 577,000-square-foot speculative industrial warehouse/office building with associated parking, trailer parking, and loading docks. The proposed project will also include a new parking lot with 340 automobile parking stalls, 151 trailer parking stalls, and approximately 112 loading docks. The building is proposed as speculative and could be leased to a single user or multiple tenants.

The attached Exhibit A outlines the conditions included in the Ordinance for your consideration.

At the June 26, 2023 City Council Work Session, Midwest Industrial Funds appeared before Council to discuss the cost-sharing agreement for the cash contribution for future roadway improvements in the Crest Hill Business Park associated with the proposed development. At that time, the city council reviewed staff's recommendation of a total cash contribution of \$550,000 for the Enterprise Drive extension and the future Weber Road extension along with the requested fifty percent reduction in the tap on fee.

In addition to the cash contribution, the applicant will dedicate the northern 30' of this property for additional public ROW for Lidice Pkwy and the east 33' of this property for additional public ROW for Enterprise Blvd. Both of these dedications will assist in providing additional ROW and road width for the planned improvements on Chernovic Lane, Lidice Pkwy. and Enterprise Blvd. The development will also include the improvements to Lidice Pkwy to three lanes.

Recommended Council Action:

- If the Mayor and City Council are amenable to the MIF Crest Hill Business Park special use permit for a Planned Unit development, I would ask that you approve the special use Ordinance subject to the Findings of Fact and conditions provided in the Ordinance.

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- If the Mayor and City Council are amenable to the MIF Crest Hill Business Park cost sharing agreement, I would ask that you approve the agreement as presented.

Financial Impact:

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

Exhibit A

Conditions outlined in the Ordinance

1. The maximum number of loading docks permitted for the speculative industrial warehouse/office building shall not exceed 112 and the maximum number of trailer parking stalls for the speculative industrial warehouse/office building shall not exceed 151 for the PUD. Any increase in the number of loading docks above 112 will require a new public hearing and a new approval for an amendment to the PUD.
2. Submission and approval of a Landscape Plan by the City: Evergreen trees shall be a minimum of 8' in height and deciduous shade trees shall be a minimum of 2.5" caliper at the time of planting. Additional landscaping and/or earth berming shall be provided on the southwest side of the property facing the residential properties for additional screening and buffering.
3. Finalization, approval, and execution of a cost sharing agreement between the applicant and the City.
4. Improvements to Lidice Parkway as indicated on the preliminary engineering plans, which will be finalized during final engineering review and approval.
5. Final approval of the PUD is subject to final civil engineering plan, photometric, landscape plan and plat of dedication approvals.
6. The building height shall not exceed that as permitted in the M-1 Zoning District.
7. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Code of Ordinances.
8. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director or his or her designee.
9. The Applicant may assign the approvals and the aforementioned cost-sharing agreement so long as the assignee shall agree in writing to carry out all of the foregoing conditions and to carry out and observe all of the Applicant's obligations and agreements contained in the cost-sharing agreement.
10. In the event that the Applicant, or its assignee, does not acquire the property or obtain a Building Permit for the Project, on or before _____ then there shall be no obligation to move forward with the Project and the obligations and agreements with respect to the Special Use Permit for the Planned Unit Development and the obligations to make the one-time contribution for roadway improvements and pay the reduced tap-on fee shall terminate.