



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	October 17, 2022
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Approve an Ordinance for a Special Use Permit Planned Unit Development and Drive-Thru for Hillcrest Shopping Center, LLC

Summary: Mr. Abe Katz, Managing Partner of Hillcrest Shopping Center, presented the request for a special use permit for a Planned Unit Development and a drive-thru at the City Council Work Session on October 10, 2022. At that meeting, the City Council discussed the construction of the retail building, the drive-thru facility proposed for Smoothie King, and the relocation of the existing water main to the perimeter of the site. The attached ordinance includes the six (6) conditions recommended by the Plan Commission and an additional condition addressing the finalization of the cost-sharing agreement for the water main relocation. To conclude the discussion, the Council affirmatively voted 6-0 to authorize the preparation of the necessary ordinance and place the Ordinance on a future City Council meeting agenda for final action and ordinance approval.

The conditions are as follows:

1. Requisite parking stalls shall be restriped for on-site parking spaces immediately around each new building/project.
2. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
3. Proposed building facades shall comply with Section 8.7-2 Building facades of the Development Standards, which states: a minimum of 20% of the total four (4) side architecture (façade) shall be comprised of masonry.
4. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
5. Building permit approvals shall be subject to final civil engineering and landscape plan approvals.
6. 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.

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7. Finalization of a cost-sharing agreement for relocating the water main in accordance with the reviewed plans with the following cost-sharing terms:

- City pays 70% of the relocation construction cost
- Joliet Hillcrest Shopping Center, LLC pays 30% of the relocation construction cost
- Cost of construction management services shared equally between the City and Joliet Hillcrest Shopping Center, LLC
- Joliet Hillcrest Shopping Center, LLC is responsible for paying the City's water tap on fee in the amount of \$64,437.14

Recommended Council Action: If the Mayor and City Council are amenable to the Hillcrest Shopping Center special use permit request, I would ask that you approve the special use Ordinance subject to the Findings of Fact, including the seven (7) conditions provided in the Ordinance.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Attachments: Special Use Ordinance