



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	July 25, 2022
Submitter:	Tony Budzikowski, AICP, Community & Economic Development Director
Department:	Community & Economic Development
Agenda Item:	Hillcrest Shopping Center PUD & Special Use Proposals - Discussion

Summary: Mr. Abe Katz, Managing Partner of the Hillcrest Shopping Center, has submitted a request for a Planned Unit Development (PUD) and Special Use for two (2) development projects proposed at the shopping center located at the northwest corner of Theodore & Larkin Avenue. The 26-acre property is zoned B-2 General Business District, consists of 240,000 SF of retail/commercial space and has approximately 1,680 off-street parking spaces.

The Hillcrest Shopping Center was originally constructed/opened in 1959. At the time, tenants in this center included Goldblatt's, Boston Store, Jewel, Walgreens, Richman Bros, and SS Kresge. The center also once housed a movie theater and a Service Merchandise retail store. Current anchor tenants on property include a Food 4 Less and Harbor Freight Tools.

This is the second step identified in the City's PUD Procedures whereby an applicant submits a Conceptual Plan to obtain direction from the City Council. If the City Council is amenable to the plans and proposal, the application will be forwarded to the Plan Commission for review, public hearing, and recommendation for the project(s).

As mentioned earlier, this petition includes two (2) development projects. The first project is the construction of a new free-standing building of 8,000 SF to the west of La Chicanita Bakery for the relocation of the Armed Services recruiting offices with about 1,250 SF available for another retail use. The second project is a 1,460 SF addition for a Smoothie King with a drive thru window on the south side of the 800 building (next to Stella's Place, shown as 800 D on the site plan). The drive thru window requires a special use permit review as part of the development application process. Site plan(s) and building elevation(s) have been submitted for the City Council's review and reference purposes. More specific information including preliminary engineering and landscape plans will also be submitted for the Plan Commission public hearing targeted in September.

Recommended Council Action: If the Mayor and City Council are amenable to the Conceptual Plan proposal(s) for the two (2) development projects at the Hillcrest Shopping Center, I would ask that you authorize staff to work with the petitioner to forward the request to the Plan Commission for review, public hearing, and recommendation(s).

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: Applicant request letter, development application and plans