



**To:** City of Crest Hill – Plan Commission  
**From:** Maura A. Rigoni, AICP, Interim Planner  
**Date:** May 9, 2024  
**Re:** Gas N Wash-Heidner PUD Expansion and Major PUD Change

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***Project Details***

Request	SU -PUD
Location	NWC Division and Weber

***Site Details***

Total Lot Size	+/- 1 Acre
Existing Zoning	B3

***Land Use Summary***

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant	Commercial	B3
North	SF Residential	SF Residential	County
South	Vacant	Commercial	County
East	Commercial	Commercial	B2
West	SF Residential	SF Residential	R1

***Attachments***

Aerials, Comprehensive Plan, and Zoning Map, Site Plan, Landscaping

**Project Summary**

In November of 2022 the City approved a special use for a Planned Unit Development (PUD) and special use for three drive-thru facilities for a commercial development at the northwest corner of Weber Road and Division Street. The approval at that time included a Gas N Wash, retail building, quick serve restaurant, and a future commercial site. The development also included the extension of Randich along with access to Division Street. Currently the Gas N Wash has been constructed and opened for operation. No other commercial buildings have been constructed at this time, however the extension of Randich to Weber Road has been constructed.

The original approval of the development included two access points onto Division Street. These drives traversed a pipeline which during construction proved to be difficult and extremely costly to cross. Discussions with the gas pipeline company lead to the determination that the issues in crossing the pipeline would not be

resolved in the immediate future. This caused concern by Gas N Wash as not having the drives to Division Street greatly impacts traffic flow and access.

In December of 2023, Gas N Wash worked with the City to develop a temporary access further west, which would avoid conflicts with the pipeline. The access drive is not on the property included in the original PUD but rather on the balance of the property immediately to the west which is under the ownership of Heidner (original developers of the PUD). The City placed restrictions on this temporary access, which included a timeline for when the original access points were to be constructed or the temporary access be paved, as it is currently gravel.

Since that time Gas N Wash has not made any progress with construction of the original access drives, therefore a proposal to convert the temporary access (in its current location) to a more permanent access has been requested.

Since the access drive is on the property to the west, and not part of the original PUD, consideration of special use for a PUD is required to include this additional property, along with consideration of a Major PUD change for the modifications to the original plan to eliminate the two access drives on Division Street.

### **Analysis**

In consideration of the request, the points of discussion and details are as follows:

- A 36' drive extends west from the current north/south access road, and loops south to intersect with Division Street. This proposed entrance/exit will replace the two access points of the original PUD (Exhibit B).
- The proposed location of the new access drive does not interfere with the existing turn lane on Division Street, therefore not impacting truck queuing at the intersection.
- The revision to the site will not impact internal site circulation of the Gas N Wash site as well as the other commercial sites.
- The design of this access drive will include:
  - Asphalt and curb and gutter
  - Lighting along the length of the drive
  - Landscaping and seed to be provided on either side of the drive.
- It is noted at this time the City does not have a formal application for the development of the balance of the property, therefore the City and developer do not have an understanding of how (or if) this new location will impact future development. Therefore this drive in its proposed location shall be considered interim, until such time the remaining property is developed.
- Currently there is a temporary access easement for the gravel drive that currently exists on the property. However with these changes, the City will require the temporary access easement be modified to a permanent access easement. To ensure that all parties understand this access drive may need to be modified to accommodate future development, the Plan Commission may consider placing a condition acknowledging the access is an interim condition and not permanent. Please see section "Conditions for Consideration" for language.
- The design of the access drive leaves a large green space adjacent to Division Street. This area is not large enough for a commercial development, therefore the Plan Commission may consider placing a condition acknowledging this area cannot be developed in its current configuration.

- The plans are currently under review by the City Engineer therefore the Plan Commission should consider conditioning any approval of final engineering. The initial review by the City's Engineer included the following comments:
  - Traffic control measures and redesign of the intersection of the proposed access drive and the north/south drive are required. This design shall provide for a clear and safe path of travel.
  - All temporary signage must be removed.
- Covenants, Conditions and Restriction (CC&Rs) are currently in place for the property within the original PUD. These CC&Rs outline maintenance responsibilities for the common access drive along the west property line. Documentation clarifying the maintenance responsibilities of this new drive will be required. The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive.
- A part of the special use consideration of the PUD is the requirement of a Final Plat of PUD. Therefore, it is recommended the PUD be conditioned upon submittal of a Final Plat, which shall be prepared and recorded upon finalization of engineering. A Plat of Easement is required, as well, to permit across access and utilities and drainage.
- For your reference, the original site plan for the Gas N Wash has been included (Exhibit B).

**Conditions for Consideration**

- Staff recommends the Plan Commission and City Council place the following conditions on the approval of this PUD amendment:
  - The PUD approval for the proposed access drive would be for an indefinite interim basis and in no way should be considered final with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the “permanent driveway/street improvements) shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as “Adjacent Development Site”. It shall be the sole responsibility of the property owner and/or developer of the “Adjacent Development Site” to reconfigure the interim driveway improvements, if necessary, to implement the PUD plans approved in the future for the Adjacent Development Site.
  - No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim drive improvement is located by the current or future owner of that land that would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
  - The green space between the interim drive and Division St. is not considered a buildable lot, and no building/development permit will be issued for that land area in its current configuration.
  - Approval of Final Engineering, landscaping and photometrics.
  - The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive. .
  - Recordation of Plat of Easement and Final Plat of PUD.

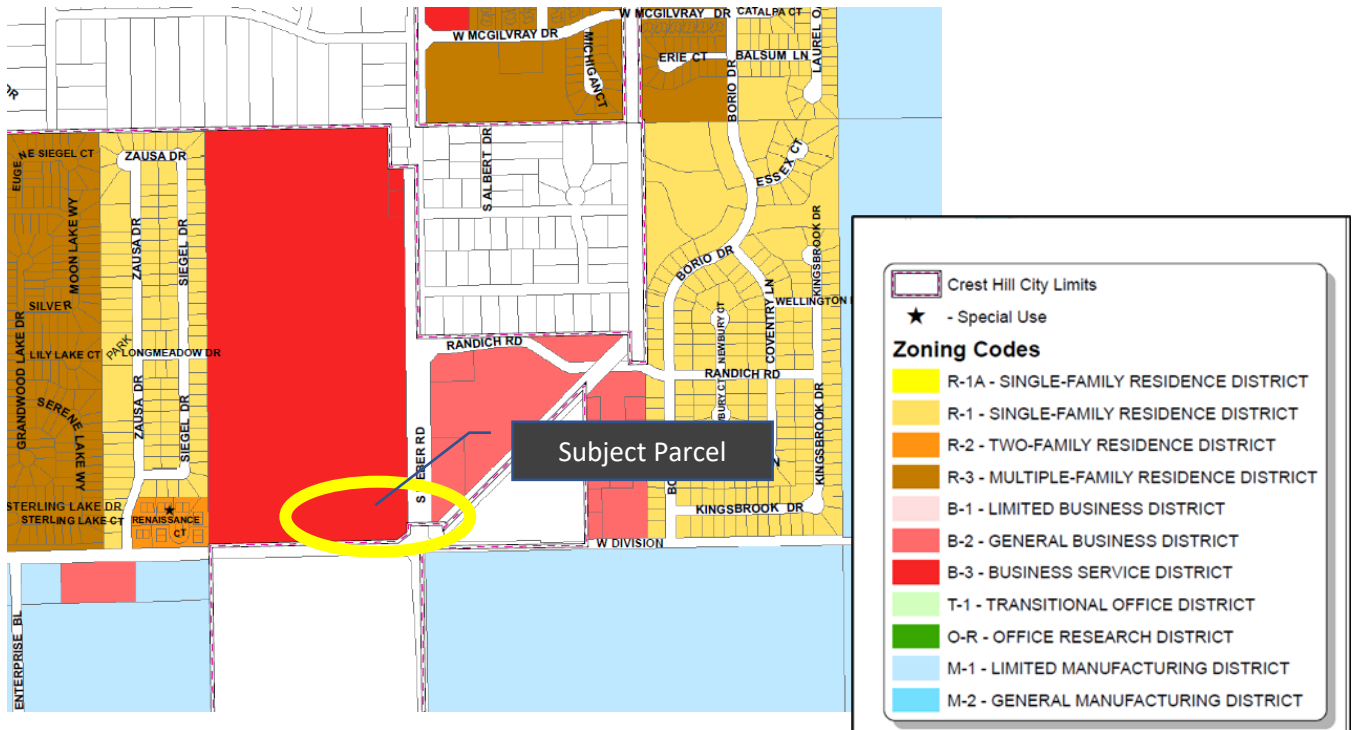
Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a special use only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

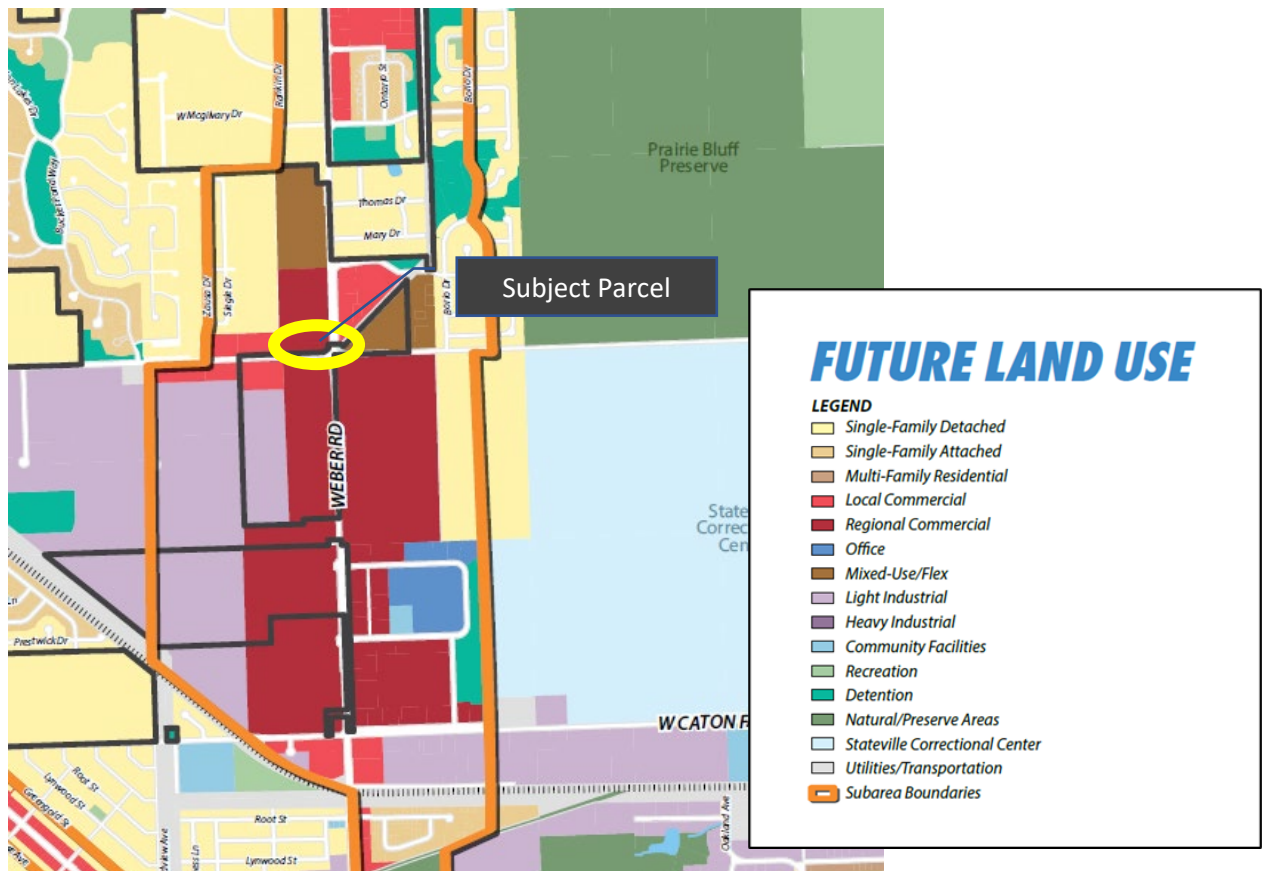
#### **Items for Discussion**

- Proposed Access Drive

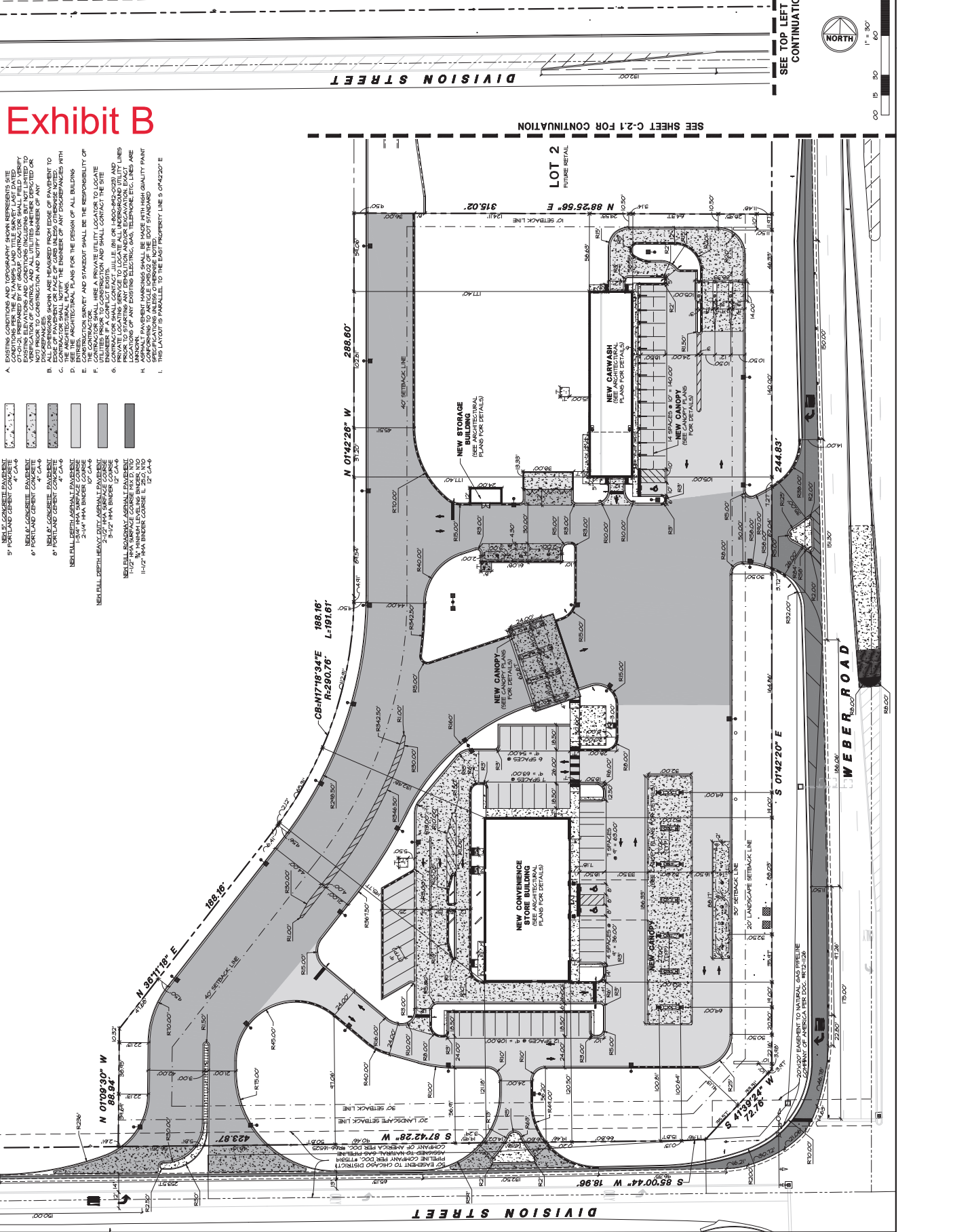
## Zoning Map



## Comprehensive Plan



SEE BOTTOM RIGHT FOR CONTINUATION



# Exhibit B

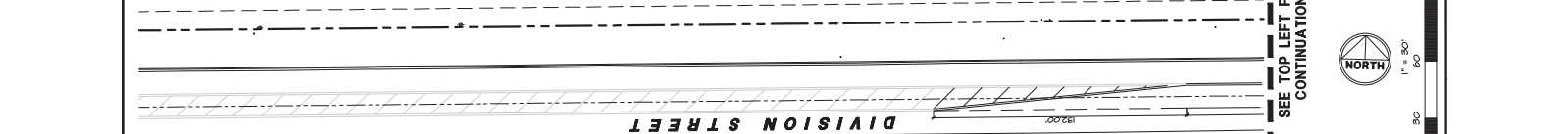
- PAVEMENT SECTIONS**
- 1' PORTLAND CEMENT CONCRETE 4" CA-6
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- SITE GEOMETRIC NOTES:**
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  - Y. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED.
  - Z. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES TO BE CONSTRUCTED.

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SEE SHEET C-2.1 FOR CONTINUATION

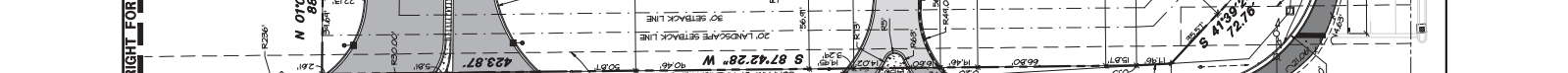
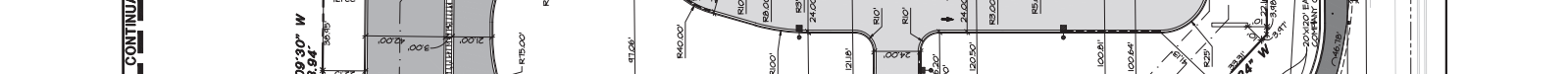
AQUAVTY \ CIVIL MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY



**DIVISION STREET**



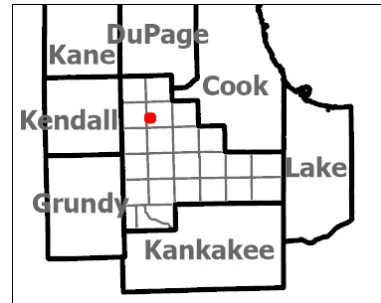
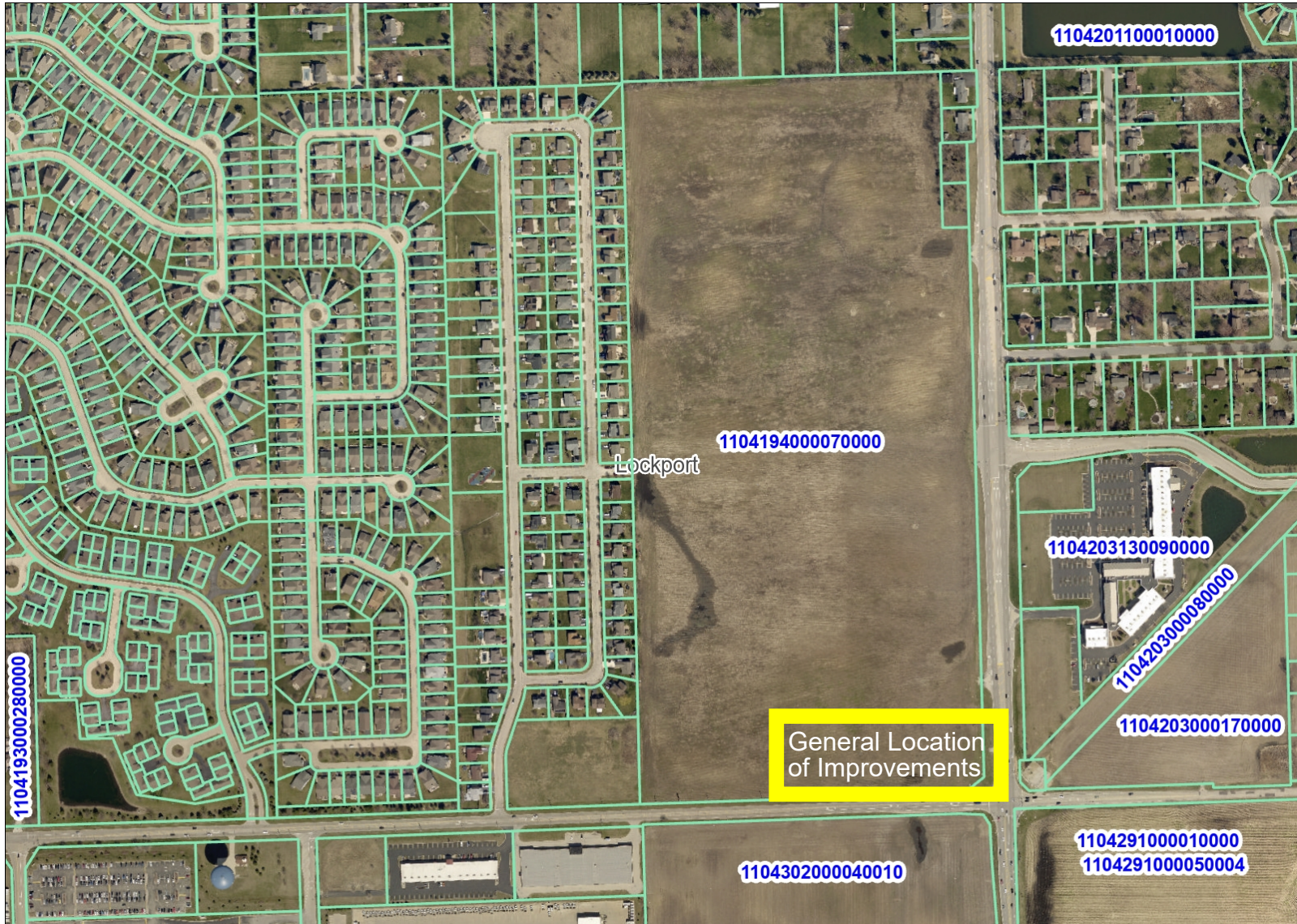
**WEBER ROAD**







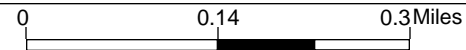
# Gas N Wash-NWC Division Street and Weber Road



### Legend

- Parcels
- Townships

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



1: 9,028

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### Notes