



<b>Meeting Date:</b>	May 20, 2024
<b>Submitter:</b>	Maura Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Gas N Wash and RR Crest Hill, LLC (Heidner)

**Summary:** At the May 9, 2024 meeting, the Plan Commission gave a favorable recommendation for a special use for Planned Unit Development and Major PUD Change for the northwest corner of Weber Road and Division Street, Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west. The additional property to be utilized for permanent driveway improvements for the existing Gas N Wash project.

As outlined in the Plan Commission reports, the applicants have requested a modification to the original plan and the new entrance along Division Street to provide access to the Gas N Wash site, and future commercial lots. This modification to the plan is being proposed to do the complications and timing of constructing the original entrances over the existing gas pipeline.

At the Plan Commission the members did condition their approval on the following:

1. The PUD approval for the proposed interim 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.
2. 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 which would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
3. 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.
4. City staff review and approval of Final Engineering, landscaping and photometrics.
5. The Applicant and Property Owner shall execute a maintenance agreement for the interim driveway improvements in a form acceptable to City staff.
6. Recordation of Plat of Easement and Final Plat of PUD.

City Council  
May 20, 2024  
Gas N Wash, RR Crest Hill, LLC  
.

**Recommended Council Action:**

- If the Mayor and City Council are amenable Gas N Wash, RR Crest Hill LLC special use permit for a Planned Unit Development, and major PUD change, you way consider approving the special use Ordinance subject to the Findings of Fact and conditions provided in the Ordinance.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:** Ordinance, PC report, minutes and plans

## **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 Midwest Industrial Funds, or its assignee, does not acquire the property or obtain a Building Permit for the Project, within one year of the execution of this Ordinance, 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

City Council

May 20, 2024

Gas N Wash, RR Crest Hill, LLC

terminate. Upon the written request of Midwest Industrial Funds for an extension of the one-year time limitation imposed in this Section, the City Council, in its sole discretion, may extend the period in which to acquire the property or obtain a Building Permit.