



---

## City Council Agenda Memo

Crest Hill, IL

---

<b>Meeting Date:</b>	October 24, 2022
<b>Submitter:</b>	Maura Rigoni, AICP, Interim Planner
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Heidner Property Northwest Corner of Division and Weber-Special Use Plan Unit Development And Drive-Through Facilities

**Summary:** Heidner Properties LLC currently owns the 74 acres at the northwest corner of Weber Road and Division Street. An application was submitted in June of 2021 for a special use for Planned Unit Development and two drive-thru facilities for the 16 acres at the southeast corner of the property. The applicant appeared before the Plan Commission in July of 2021, at which time a public hearing was held for the Plan Unit Development and drive-thru facilities. The proposal includes a Gas and Wash, a retail building, a quick service restaurant, and 2.9-acre parcel north of the Randich Road extension for future retail development. The Plan Commission recommended approval of the Planned Unit Development with exceptions as outlined in the attached exhibit A.

Since July 2021, Heidner Properties and Gas and Wash have been working with the city and engineers to revise the plans to address outstanding items and roadway improvements. Since that time, there have been revisions to the plan. It is noted that these revisions do not increase the intensity of the site. The revisions are as follows:

- Additional employee parking on the Gas and Wash site, west of the building.
- The full access to Division has been revised to a full in and right out only. This modification eliminates the need to reduce the existing storage length for the left turn that currently exists on Division Street to northbound Weber Rd. It is anticipated that this access will become a full access in the future as associated road improvements to Division are completed and the balance of the property is developed. The city will work with the developer to either allow for the staging and work out a cost participation agreement for the full intersection improvement at that time.

The proposed plans are under review by the Will County Highway Department regarding necessary improvements to Weber Road as well as the Randich Road extension on the north end of the development. It is anticipated such improvements will be completed by the end of 2023.

In this packet the following is included: site plan, elevations and signage for the Gas and Wash site, plans, elevation, and proposed sign (area and height only, no design) for the retail building. Please note that there are no architectural or signage plans for the quick-serve restaurant. When a user is identified, the developer will have to return to the city for final approval of architecture and signage.

The city continues to work with the developer to finalize engineering, the CC&Rs, and the redevelopment agreement.

Since some time has passed since this development was before City Council, city staff felt that it was appropriate to bring the proposal to City Council for work session discussion prior to bringing the development forth for final consideration.

Recommended Council Action: If the Mayor and City Council are amenable to the Heidner Properties LLC PUD and Special Use requests, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance and supporting documents to approve the request subject to the Findings of Fact and the conditions as outlined in the PC recommendation which are as follows:

1. The property will be developed in accordance with the reviewed plans.
2. Final approval of the landscape plan.
3. Final approval of the photometric plan.
4. Final Signage approvals.
5. Trash enclosure design.
6. Final CC&Rs, which are to include language to address cross access, maintenance and ownership of property include the western drive-aisle.
7. Final approval of engineering, including but not limited to site geometry, traffic study and stormwater).
8. Filing a Final Plat of Subdivision, subject to final engineering approval.
9. Those exceptions as outlined.
10. Any improvements to the site or change/expansion in the use of the property beyond the terms of this PUD Ordinance shall be permitted only pursuant to the review and approval of a Major Planned Unit Development Change as outlined in Section 10.4 of the Crest Hill Zoning Ordinance.

**Financial Impact:**

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Attachments:**

- Plan Commission Report (and minutes) associated plans and documents

**“Exhibit A”**

**EXCEPTION FOR THE PUD FOR THE NORTHWEST CORNER OF DIVISION STREET  
AND WEBER ROAD-HEIDER PROPERTIES.**

- Exceed the maximum number of curb cuts. The requirement is a maximum of two.
- Exceed the maximum width of curb cuts. The requirement is a maximum of 30’.
- Shared parking for Lots 1, 2, & 4.
- Parking or drive aisle within 5’ of a property line between Lots 2 & 3.
- Reduction of the building setback requirement for the car wash canopy.
- Any other Exceptions or Conditions noted by Staff.

Sign Exceptions

- Reduction of the sign setback.
- Exceed the maximum number of wall signage for Lots 1, 2, 3 and 4
- Exceed the maximum area of wall signage for Lots 2, 3 and 4.
- Signage exceptions, as outlined in the attached signage plan for Lot 2, 3, and 4.
- Exceed maximum area for the Development Sign. Allowable is 50 SF. Proposed is 88 SF.
- Any other Exceptions or Conditions noted by Staff.