



To: City of Crest Hill – Plan Commission
From: Maura A. Rigoni, AICP, Interim Planner
cc: Heather McGuire, City Administrator
Date: July 14, 2021
Re: Weber and Divisions Commercial

Project Details

Request	SU -PUD and Drive Thru
Location	NWC Division and Weber

Site Details

Total Lot Size	13 Acres
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, Elevations, Landscaping and Signage

Project Summary

Heider Properties requests a special use for a Planned Unit Development (PUD) and special use for three drive-thru facilities for 13 acres at the northwest corner of Weber Road and Division Street. The development is a part of the 75 acres, however at this time only the 13 acres at the corner is being considered for development. All future plans for the balance of the property will appear before the Plan Commission at such time development plans are proposed.

Analysis

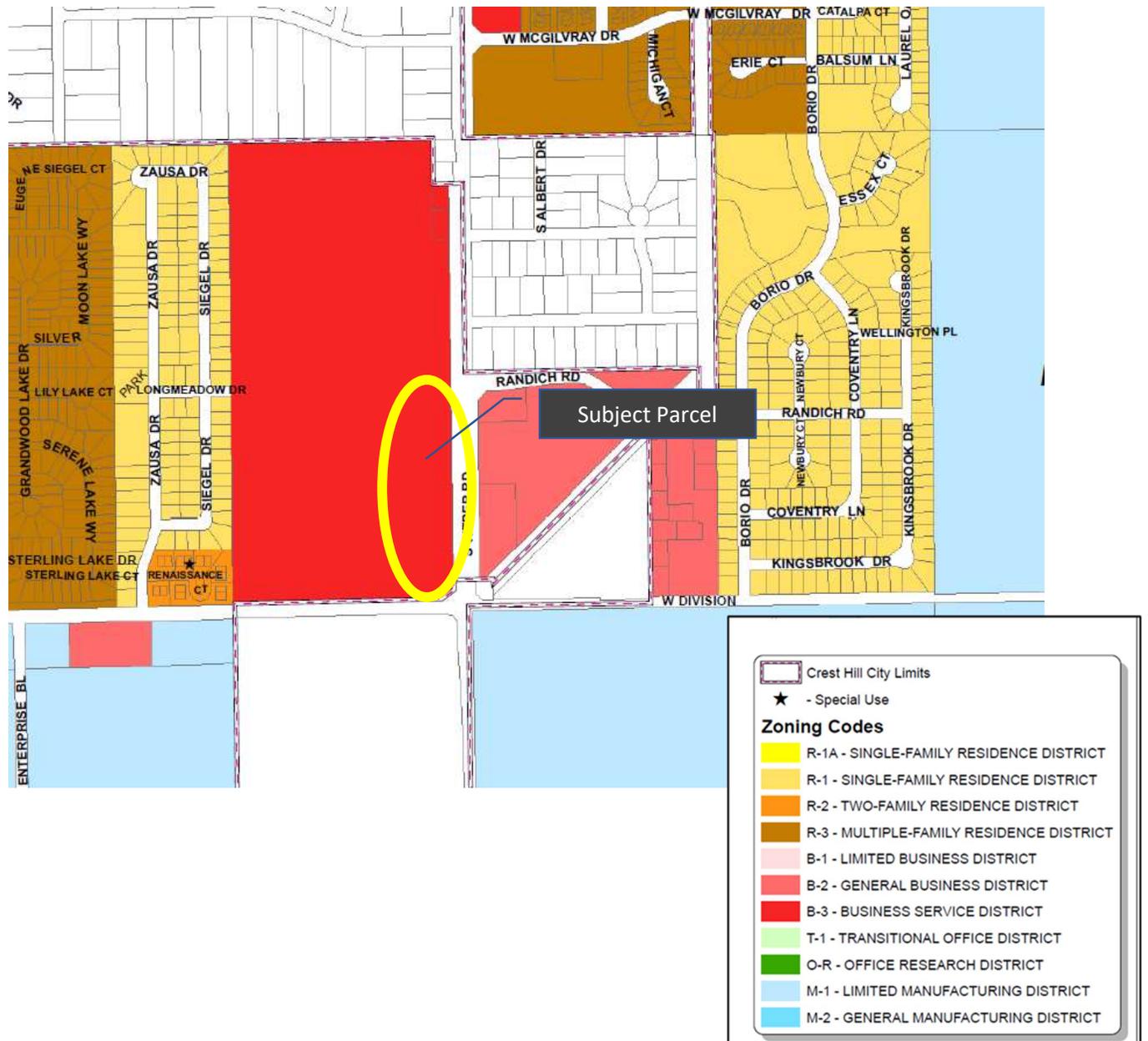
In consideration of the request, the points of discussion and details are as follows:

- The proposal includes a gas station with a car wash and truck fueling station, a 12,600 square foot retail building, which is to include a restaurant, and a 2,500 square foot quick-service restaurant. The users of the retail building or restaurants are not known at this time.
- Three access points serve the site, two on Division Street (a right-in-right out and one full access) and a full access aligned with Randich Road. An access roadway is proposed along the west side of the development, which serves all three commercial sites. This road is a private road that will be owned and maintained by the commercial development. The Ordinance requires that drive-aisles adjacent to residential must maintain a setback of half the required rear-yard, which in this case would be 20'. The access road maintains a setback of 10'6" from the western property line. At this time, it is noted there are no development plans for residential; however previous plans have indicated residential in this area. As part of the PUD the Plan Commission may consider this exception, with the anticipation that additional separation/green space would be provided at such time the residential portion develops.
- As part of this development, Randich Road will be extended west and terminate at the west property line of 13 acres for this development. This portion of Randich Road will be dedicated to the City.
- City Ordinance limits the number of curb cuts as well as the allowable width of each curb cut. As part of the development, the applicant requests relief from these requirements to allow for adequate access and maneuverability into and within the site.
- The proposed development meets all building setbacks, with the exception of the canopy for the carwash, which maintains a setback of 19'8" whereas the required setback of a primary structure is 30'. As part of the PUD, the Plan Commission may consider this exception.
- To provide for a comprehensive design and shared access, the site includes parking and drive-aisles internal to the site that do not meet the required setback. This type of design is common in PUDs when site access is shared. As part of the PUD, the Plan Commission may consider this exception.
- The required 20' of green space is provided along Weber Road and extends along Division Street.
- Parking for the gas station, retail and quick service restaurant are provided on-site. Refer to site plans for parking data. Below is additional information:
 - Gas Station: A total of 36 parking stalls are immediately serving the gas station, with an additional 17 adjacent to the carwash, totaling 52 parking spaces. The parking data provided on the plan does not include parking for the diesel station which would require an additional 8 spaces or a total of 60 required spaces, based on the information provided. A couple of items consideration:

- The Ordinance specifies parking is based on floor area. The balance of the square footage of the 8,010 square foot c-store is utilized by storage, restrooms, etc., which has not been included in the parking calculation.
 - The Ordinance does allow the City to consider the spaces at the fueling pumps towards the required parking.
 - Lot 2 Retail: A total of 106 parking stalls are provided on-site for Lot 2. Based on the information provided by the applicant, they indicate a total of 105 spaces are required; however, this total does not include the two additional spaces based on the 10% reservoir spaces for the quick service restaurant, increasing the required total to 107 spaces. Refer to the data table on the site plan for parking breakdown and note the parking on the table is based on the gross floor area.
 - Lot 3 Quick Service Retail: A total of 31 parking stalls are provided on-site for the quick-service restaurant. Based on the information provided by the applicant, they indicate a total of 30 parking spaces are required; however, this total does not include the three additional spaces based on the 10% reservoir spaces for the quick-service restaurant. Refer to the data table on the site plan for parking breakdown and note the parking on the table is based on the gross floor area.
- The end-user for the quick-service restaurant is not known at this time. The site design is in concept, and the final design and geometry of the site will be reviewed when the end-user is known.
- The Fire Department has reviewed the maneuverability of the site and indicated they have no issues with access to the site.
- Three drive-thru facilities are proposed within the development site. Details are as follows:
 - Drive-thru serving the restaurant of the gas station provides a dual lane and by-pass lane. The plans indicate stacking for the 13 vehicles.
 - Drive-thru serving the restaurant of the retail building provides a single lane with a by-pass lane and the plans indicate stacking for 14 plus vehicles.
 - Drive-thru serving the quick service restaurant provides for stacking for 12 vehicles, as indicated on the plan. The drive-thru does not have a designated by-pass lane, however, the design of the site provides for one-way traffic around the building.
- Building elevations have been provided for both the Gas N Wash and the retail building. All proposed buildings meet the requirements of the Ordinance with regards to height and building materials. The end-user of the quick-service restaurant has not been identified at this time; therefore building design has not been finalized. The plans for the quick-service restaurant will be reviewed at such time elevations are finalized for the site.
- Various exceptions from the Sign Code are being request as part of this development. Such exceptions include a reduction in the required sign setback, number of permitted wall signs as well as allowable size and height of permitted signs under the Sign Ordinance. A signage plan has been prepared for the gas station site and included for review. A signage plan for the balance of the property will be provided at the time of the Public Hearing.

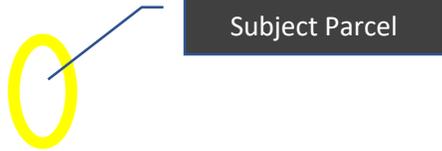
- Details of the trash enclosures have not been finalized. It is recommended the Plan Commission condition the PUD that all trash enclosures must comply with the Ordinance and materials are to be complementary of the primary structure in which it serves.
- Stormwater detention for this PUD is provided north of the development in a common detention pond for the entire commercial development.
- A part of the special use consideration of the PUD a Final Plat of PUD is required. Therefore, it is recommended the plat of PUD be conditioned upon final engineering in addition to those conditions outlined above to ensure the PUD is reflective of the revised site plan.
- A landscape plan and photometric plans and have been provided and are currently under review. It is recommended the Plan Commission condition on final landscaping and photometric to ensure compliance with Ordinance.
- Engineering is currently under review. It is recommended the Plan Commission condition any approval on engineering to ensure compliance with Ordinance.
- The developer will be subdividing the 13 acres from the larger 75-acre parcel; therefore, a Plat of Subdivision is required. Easements are still being reviewed under engineering; therefore, it is recommended the plat be conditioned upon engineering to ensure all easements, provisions, and boundaries are consistent with the reviewed plans.
- The applicant has indicated Covenants, Conditions and Restrictions (CC&Rs) are currently being prepared for the development. The Plan Commission shall consider recommending a condition to require CC&Rs and requiring the document to specifically identify cross access between all lots of the PUD, maintenance of the properties, including the main access road along the west property line.

2021 Zoning Map



Comprehensive Plan



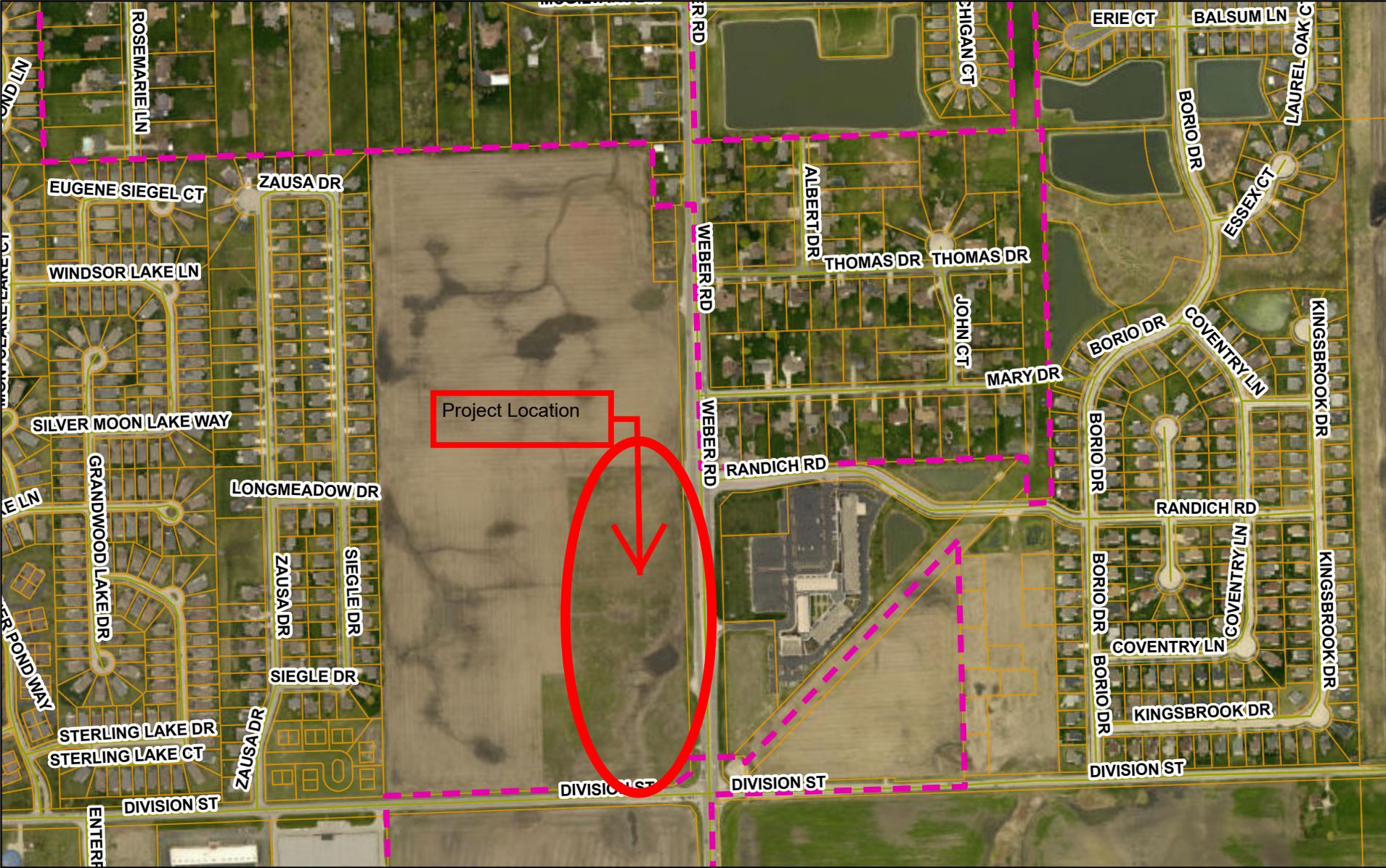


FUTURE LAND USE

LEGEND

-  *Single-Family Detached*
-  *Single-Family Attached*
-  *Multi-Family Residential*
-  *Local Commercial*
-  *Regional Commercial*
-  *Office*
-  *Mixed-Use/Flex*
-  *Light Industrial*
-  *Heavy Industrial*
-  *Community Facilities*
-  *Recreation*
-  *Detention*
-  *Natural/Preserve Areas*
-  *Stateville Correctional Center*
-  *Utilities/Transportation*
-  *Subarea Boundaries*

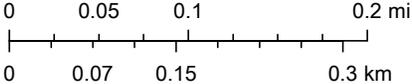
City Of Crest Hill-Weber and Division



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- City Limits
- Parcels
- Street Labels

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