



March 27, 2026

Raymond R. Soliman, Mayor of Crest Hill, IL
Crest Hill City Council
20600 City Center Blvd
Crest Hill, IL 60403

Re: USCD – Crest Hill – PUD Concept Plan Review Application

Dear Mayor Soliman and City Council,

US Capital Development (“USCD”) is pleased to submit the PUD Concept Plan Review application in accordance with the Zoning Ordinance and City Staff guidance. We appreciate the City Staff’s collaboration toward the current plan and look forward progressing toward Final Approvals in Late August 2026 to permit construction commencement and horizontal earthwork in advance of the Winter 2026 freeze.

The proposed \$80 million development, inclusive of robust infrastructure and thoughtful planning around two (2), Class-A, 376,500 SF, Single Load facilities represents a significant opportunity for the City of Crest Hill, including:

- **Approximately \$1 million in new annual property tax revenue**
- A **regional employment engine** attracting Class-A industrial tenants
- An enhanced and cohesive business park environment

The project also directly supports the City’s long-term planning and infrastructure goals through:

- **Integration of roadway connections** aligned with Crest Hill’s future circulation network
- **Two right-of-way dedications** (future Enterprise Blvd. extension and Division Street right-turn improvements)
- **Shared-use paths and pedestrian connections** that enhance mobility within and around the site

Key elements demonstrating alignment with the PUD ordinance include:

- **High-quality, Class-A industrial architecture** and a site plan with thoughtful transitions between industrial and future commercial uses
- **Efficient grading and drainage design** that respects existing site conditions and provides stormwater capacity for future development
- **Screening of truck-related functions from Weber Road**, reinforcing the corridor’s desired commercial character

The project is consistent with the **2022 Comprehensive Plan Sub-Area Update** and incorporates infrastructure enhancements beyond those previously envisioned, including roadway alignment to support a potential future signal at Division Street and a new signalized connection along Weber Rd., per Will County Highway Department approval, as the project’s primary ingress/egress.

USCD looks forward to continuing our partnership with the City of Crest Hill as this project advances through review. Please feel free to contact us with any questions or requests for further information.

Sincerely,

US Capital Development LLC

Charlie Lebens
Development Manager