



Meeting Date:	4/20/2026
Name:	Daniel Ritter AICP, Community Development Director Ronald Mentzer, Community & Economic Development Consultant
Department:	Community Development
Topic:	Review of Conceptual Planned Unit Development (PUD) Plans for US Capital Development's (USCD) Proposed Mather Farm Annexation and Light Industrial Development

Background:

After a year of collaboration with City staff, US Capital Development (USCD) recently submitted a formal application for the City Council's review of its Concept Planned Unit Development Plans for a thoughtfully planned, cohesive, \$80 million, Class A business park (the "Project") on the western 50+/- acre portion of the currently unincorporated 80+/- acre Mather Farm located at the southwest corner of Weber Road and Division Street (the "Project Site"). If the City Council is receptive to the proposed Project, USCD has represented it will prioritize this project and work diligently with the City and County to secure the various approvals and permits required to begin construction on the Project in late summer/fall of this year.

Founded in 1997, USCD is a St. Louis-based real estate firm with a national footprint specializing in large-scale, master planned, industrial, build-to-suit, and office projects. USCD has initiated more than \$1.5 billion in self-directed and owned developments that contain more than 60 million square feet of space across 30 states.

Per the Zoning Ordinance (the "Z.O."), the size and scope of this project mandate that it be processed as a PUD. Chapter 10 of the Z.O. outlines the detailed regulations, standards, and the four-step procedure the City uses to review and process PUD requests. The April 20, 2026, City Council Meeting discussion of this project is being conducted in accordance with Step 2 - Conceptual Plan Procedure of the City's PUD review and approval process. Step 2 provides the City Council an opportunity to learn about the scope of the project, the developer/petitioner, the key approvals it requires, and "provide direction, modify, or disapprove the concept plans". No formal zoning changes or entitlements are given with Step 2.

The underlying intent of Step 2 is to provide the petitioner (USCD in this case) with reasonable assurance that if the agreed-upon concept plans are carried out, Preliminary and Final PUD approval will be granted by the City of Crest Hill. It is important to note that Step 2 does not

require public hearing notices for the project to be published, sent, or posted on the Project Site. These notices are sent, and formal public hearings will be conducted during Step 3 of the City's PUD review process and in conjunction with the City Council's review of an annexation agreement for the Project Site.

Project Summary:

Key elements of the USCD's Project include:

- Construction of two 376,500 sq. ft., Class-A, single-loaded (truck docks on west building facades only), light industrial/warehouse/distribution facilities adjacent to the east side of the existing Dayton Freight and Old Dominion truck terminals. The maximum height of these buildings will be 50 feet.
- Construction of a new signalized intersection on Weber Road, approximately halfway between the Crest Hill Drive/Weber Road and the Division Street/Weber Road intersections, to serve the proposed project and limit the amount of new traffic on Division Street.
- Dedication of approximately 3 acres of property to the City, at no charge. This dedication allows the City to (i) implement its planned expansion of the Division Street/Weber Road intersection, (ii) extend Enterprise Blvd. to the Weber Road/Crest Hill Drive intersection, and (iii) provide a "back door" dedicated roadway connection Dayton Freight and potentially Old Dominion trucks can use to access Weber Road directly. These public roadway improvements will reduce the volume of truck traffic on Division Street west of Weber Road and improve the operation of the Weber Road/Division Street intersection.
- Construction of an approximately half-mile new shared-use path and associated pedestrian improvements.
- Construction of an interconnected system of landscaped stormwater detention ponds that physically separates and buffers the future commercial development along the Weber Road frontage of the Mather Farm from the existing and proposed industrial/warehouse/truck terminal buildings located south and west of the Weber Road/Division Street intersection.
- Preservation of approximately 30 acres of property along the Weber Road frontage of the Mather Farm property for future retail and flex commercial development. This includes the area where the Mather family homestead is located. This area of the Mather Farm will remain unincorporated at this time.

Application Information:

USCD has submitted the following concept plan application materials for staff and City Council review. Items highlighted in italic font are being distributed to the City Council with this memo. The remaining application materials are available upon request to the Community Development Department. USCD representatives will present a summary of this information at the April 20, 2026, City Council meeting.

1. *Concept Plan Review Application cover letter to Mayor Soliman and City Council dated March 27, 2026*
2. *Application for Development dated March 18, 2026*
3. *USCD-Crest Hill Business Park PUD Concept Plan Review Application consisting of 20 pages and including 10 sections on Project Team and Bios, US Capital Overview, Site Plan*

and Site Data Summary, Topography, Zoning Information, Soils Information, FEMA Flood Map, PUD Objectives, and Conclusion and Representative Renderings

4. March 18, 2026, Authorization Letter from property owner
5. *Concept Site Plan dated 3/18/2026*
6. *Conceptual Utility Plan dated 3/18/2026*

Required City Approvals and Initial Staff Feedback: To proceed, this project requires the following important City approvals:

1. **Annexation:** The Project will require the City to approve USCD's request to annex approximately 52 acres of the overall Mather Farm property (approximately 80 acres) into the City of Crest Hill. The requested annexation is processed simultaneously with USCD's special zoning and subdivision requests for the project. Given the size of the requested annexation and the complexity of the proposed Project, City staff and the City Attorney recommend that the City and USCD negotiate/execute a detailed annexation agreement to document the key benefits and obligations each party will receive and be responsible for as a result of the annexation.

Staff recently distributed an April 6, 2026, memorandum to the City Council to outline the scope of items staff envisions being addressed in the annexation agreement and the process by which the annexation agreement will be negotiated and approved by the City. Additional copies of that memo can be provided to the City Council upon request to the Community Development Department. Attached Exhibit A includes a summary of the key City and USCD commitments and restrictions staff envisions being addressed in the Annexation Agreement.

2. **Rezoning of the Project Site to M-1 Limited Manufacturing District:** According to Illinois State Statutes, newly annexed land is automatically assigned the municipality's most restrictive zoning classification (R-1A in the City of Crest Hill). USCD is requesting the City rezone the Project Site from R-1A Single Family Residence District to M-1 Limited Manufacturing District with a Planned Unit Development Special Use upon annexation into the City of Crest Hill.

From a Staff perspective, the requested rezoning is consistent with the land use goals and expectations reflected in the City's Comprehensive Plan and supporting subarea plans. The zoning and overall PUD proposal helps to transition from truck-heavy uses to a commercial/service corridor along Weber Road.

3. **Preliminary and Final Planned Unit Development Special Use Permit:** Staff believes the submitted concept PUD plans represent a project design that is more effective at addressing the City's long-term land use goals and infrastructure improvement goals than what is required or allowed under the City's standard Zoning Ordinance requirements. This includes USCD's commitment to:
 - Construct a new Weber Road traffic signal that serves as the primary access point for the Project and the future commercial development desired along the Weber Road frontage of the Mather Farm.
 - Dedication of the road right-of-way the City needs for the future expansion of the Weber Road/Division Street intersection.

- Dedicate a portion of the road right-of-way that will be required to accommodate the City’s planned future extension of Enterprise Boulevard to the existing Weber Road/Crest Hill Drive signalized intersection.
- Build single-loaded (docks only on the west building facades) buildings.

The project design is rooted in existing market trends and effectively controls unnecessary and avoidable traffic impacts on Division Street. The proposed Class A building architecture will create a modern, attractive, and desirable transition buffer between the existing truck terminals to the west and the future planned commercial uses to the east along Weber Road.

4. **PUD Waiver:** Standard City of Crest Hill Zoning Ordinance restrictions limit the height of buildings in the M-1 Zoning District to 45 feet. To ensure the buildings in this project are attractive to both a broad range of tenants and the highest quality tenants, USCD is requesting a PUD waiver to increase the maximum building height in this project to 50 feet. Staff feels this request is reasonable given the location of the Project Site and the quality of the proposed building architecture.
5. **Preliminary and Final Plat of Subdivision.** The proposed subdivision will resubdivide the existing Mather Farm property and dedicate street right-of-way and other easements to allow:
 - The approximately west half of the farm, an 80-foot-wide east-west “finger” of proposed public street right-of-way in the center of the property, and a 30-foot-wide strip of proposed public street right-of-way at the southwest corner of Weber Road and Division Street, to be annexed into the City of Crest Hill
 - Two new 376,500 square-foot, industrial/warehouse buildings to be constructed along the west edge of the farm
 - Construction of new shared stormwater detention facilities between the proposed industrial/warehouse buildings and the anticipated future commercial development envisions along the Weber Road frontage of the Mather Farm property.

Other Important Considerations:

Crest Hill’s Comprehensive Plan and Division and Weber Business Park Sub-Area Plan: In 2014, the City adopted its current comprehensive plan to lay out its plan for Crest Hill’s future development and growth. One of the key goals identified in the comprehensive plan is to “*support the continued growth of local industry in such a way it expands local job opportunities, takes advantage of future investment in transportation and infrastructure, and minimizes impacts on surrounding neighborhoods, commercial areas, and environmental assets.*” In 2022, the City approved the Division and Weber Business Park Sub-Area Plan (the “Subarea Plan”) as an amendment to its 2014 Comprehensive plan.

The Subarea Plan documents the City’s future land use expectations and roadway/truck route improvement plans in the geographic area bounded by W. Division Street, Weber Road, Gaylord Road and the E.J.&E. Railroad. The project Site is in this geographic area. A copy of the Subarea Plan’s conceptual land use plan is attached for reference as Exhibit B. A full copy of the Subarea Plan is available on the City’s website at the following link:

[chromextension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.cityofcresthill.com/DocumentCenter/View/2884/Weber-Division-Sub-Area-Comp-Plan-Amend-2022-Ord-1935](https://www.cityofcresthill.com/DocumentCenter/View/2884/Weber-Division-Sub-Area-Comp-Plan-Amend-2022-Ord-1935)

Over the past year, City staff and the USCD team have worked closely to ensure the Project plans are consistent with the recommendations and will directly support the implementation of the most important infrastructure improvement expectations reflected in the Subarea Plan.

Economic Development and Tax Revenue Benefits: When complete, USCD estimates the Project will contribute approximately \$1 million in new property taxes on an annual basis. In addition, the future businesses that will occupy the buildings that will be built in the project are expected to bring hundreds of new jobs and employees to the City of Crest Hill. The building types and sizes are not anything currently available in the city and are attractive to manufacturing or other high-employment type uses. No TIF district, incentives, or other public money is requested as part of the development at this time.

- **Traffic Impact Study:** If this project moves forward to the next step in the City’s PUD approval process, USCD understands it will be required to submit a detailed traffic impact study for City and Will County Department of Transportation review.

Next Steps and Recommended Council Action:

City staff and the Lockport Fire Protection District are actively reviewing USCD’s detailed concept plan application materials for the Project. As a follow-up to the April 20, 2026, City Council discussion of the concept plans for this project, staff intends to provide USCD with a detailed review letter that summarizes the staff and City Council feedback they will need to address in any formal PUD application it submits to the City for this project.

Staff recommends that the City Council review the concept plan application materials for USCD’s Project and provide direction on any adjustments or revisions to be made to the project before FRED submits its formal Preliminary/Final PUD application materials.

Financial Impact: The full investment is to be determined pending the final scope of the project. However, this includes significant new taxable EAV and new businesses and employees that will support existing nearby businesses and help attract new desirable commercial development in the adjacent Weber Road corridor.

EXHIBIT A

Key Elements to be Addressed in Annexation Agreement

- **Zoning:** Upon annexation, the Project Site would be Zoned M-1 Limited Manufacturing District with a Planned Unit Development Special Use
- **Disposition of Remaining Mather Farm Property:** The area of the Mather Farm along Weber Road will not be annexed into the City of Crest Hill at this time.
- **Building Details and Size Limits:**
 - Building architecture and materials will be consistent with other new Class A industrial/warehouse development in area
 - Maximum individual building footprints of less than 380,000 sq. ft.
 - Overhead dock doors only permitted on the west building facades (facing west property line)
 - Thru dock doors prohibited
 - Buildings in the project to have a height of 50 feet
- **Outdoor Storage Related:**
 - Overnight semi-truck/trailer storage/parking will be allowed but limited to truck court area along west side of the buildings
 - Security/screening fencing shall be either commercial grade aluminum wrought iron or PVC material. Barbed-wire fencing is prohibited
- **Ownership of Internal Project Roadways:**
 - The main central north/south roadway will be privately owned and maintained
 - The main central east west roadway will be owned and maintained by the City
- **New Weber Road Signalized Intersection:**
 - USCD will be responsible for funding the design and construction of these improvements at the project's main Weber Road entrance
 - Pending Will Co. DOT approval, these improvements must be installed prior to any business occupancies in the project
 - The City will work to support USCD's efforts to obtain required Will County DOT permits for these improvements as quickly as reasonably possible
 - The City will support reasonable phasing of these improvements and grant requests USCD may file to help fund them
 - The City will not charge additional review or permit fees for the review or support of these improvements
 - If required by Will County, the City would accept ownership of these improvements
- **Division Street ROW Dedication:** USCD will dedicate a 30-foot-wide by approximately 575-foot-long strip of land at the southwest corner of Weber Road and Division Street to the City at no cost
- **Private Road Access Restrictions on Division Street:**
 - The private loading dock/truck court driveway on Division St. will be a right-in/right-out
 - The north/south private road intersection at Division St. will be restricted to a right-in/right-out until the City widens the west leg of the Division Street/Weber Road intersection
- **Land Dedication and Easements for Future Crest Hill Drive Extension/Interconnection:** USCD will dedicate approximately 15,000 sq. ft. of land at the southwest corner of the site to accommodate the future extension and interconnection of Crest Hill Drive between Weber Road and Enterprise Boulevard.

- **Special Service Area (SSA):** USCD will establish a dormant Special Service Area on the Project Site to ensure private common project improvements are properly maintained
- **Municipal Utility Extensions and Easements:**
 - USCD will extend City sanitary sewer and water improvements to locations where they can effectively serve the planned future commercial development along the Weber Road frontage of the Mather Farm
 - USCD will also need to dedicate other stormwater and utility easements to ensure the future commercial development area on the Mather Farm can easily connect to and expand the stormwater and utility improvements USCD installs
- **Flexible, Incremental, and Expedited Permits:**
 - The City that it will issue phased permits and expedite the processing of USCD's zoning and construction permit applications so earth moving, infrastructure installation, building foundation construction can begin before the winter of 2026/2027
 - The City will be flexible in its application of its standard construction completion time frame requirements and associated permit extension costs.

