



To: City of Crest Hill – City Council
From: Maura A. Rigoni, AICP, Interim Planner
Date: May 13, 2024
Re: Work Session-MIF 8.8 Acres Advantage Drive

Midwest Industrial Funds, Inc. (MIF) is currently under contract to purchase the 8.8 acres located at the south end of Advantage Drive. The applicant's proposal includes the construction of a +/-152,000-square-foot industrial building.

Details regarding the proposal are as follows:

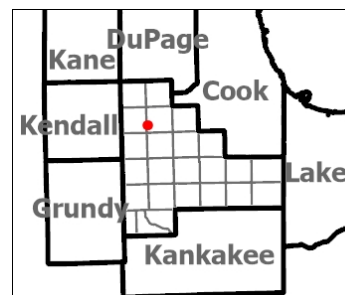
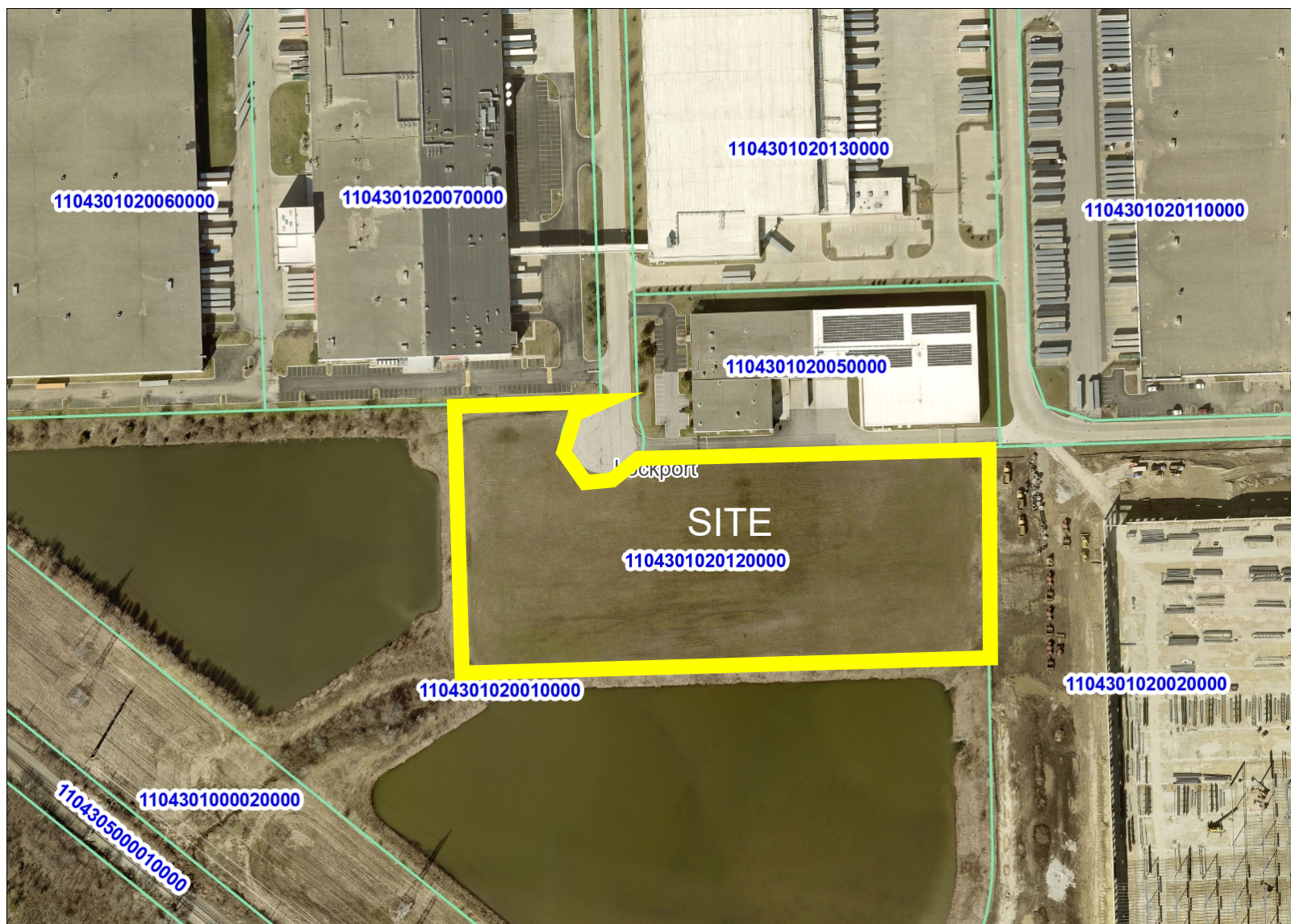
- The property is currently zoned M-1, limited manufacturing, and the future land use map of the 2014 Comprehensive Plan identifies the property as light manufacturing. The property is surrounded by M-1 zoned property.
- The end user(s) of the +/-152,000 square foot building is currently unknown.
- Parking fields for employees are located at the front of the building, with 137 parking spaces for vehicles and no defined parking spaces for trucks outside of the 34 truck docks proposed along the south side of the building. There are also two drive-in doors along the rear of the building. The total required parking will be finalized at the time of formal submittal.
- Since this property is over 5 acres, it will be processed as a Planned Unit Development (PUD). Under the application of the PUD, the applicant is seeking an exception for the required front yard (required 30' providing 15.5' at the cul-de-sac) and rear yard setback for pavement (required 5' providing 0'). If a formal application is made, a comprehensive review of the site plan and compliance with the zoning Ordinance will be conducted, as it appears the required parking setback from the cul-de-sac and north property line has not been maintained.
- The concept plan includes one access point to the site from the Advantage Drive cul-de-sac. The City and applicant are discussing the potential for an additional access point at the northeast corner of the proposed site through TLC, which is the property immediately to the north. This access (if agreed upon) would provide the subject parcel access to Lidice Parkway, providing an additional access point for trucks. It is noted that the conversation regarding this access to TLC property is in the preliminary stages, and neither party has made a final decision.
- A traffic study for the proposed development has been conducted and is attached. The City Engineer has reviewed the document and indicated that it is "acceptable and sound based on the information known at this time. Currently, an end user is not known, but the assumptions in the report of acceptable". The City Engineer indicated the desire to have the second point of access as outlined in the above bullet point, as this would be consistent with the City's future traffic patterns and plans to connect to Weber Road.

- The applicant has provided a narrative outlining the building proposal, traffic counts, and elements of the potential development agreement with the City. Again, discussions regarding the development agreement and items outlined within the document are in the preliminary discussion stage. Some of the highlights in the narrative include:
 - Developer contribution of \$125,000 for extension of Enterprise Blvd to Weber Road.
 - Request a reduction in the tap-on fees.
- Bulk regulations, parking, maneuverability, utilities, and site geometry will be finalized during formal submittal.

As always, please contact me at 815-412-2721 or mrigoni@reltd.com with any questions.



MIF 8.8 Acres



Legend

- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.07 0.1 Miles

1:4,514

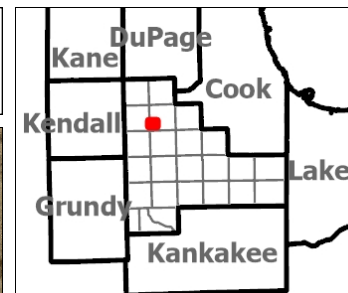
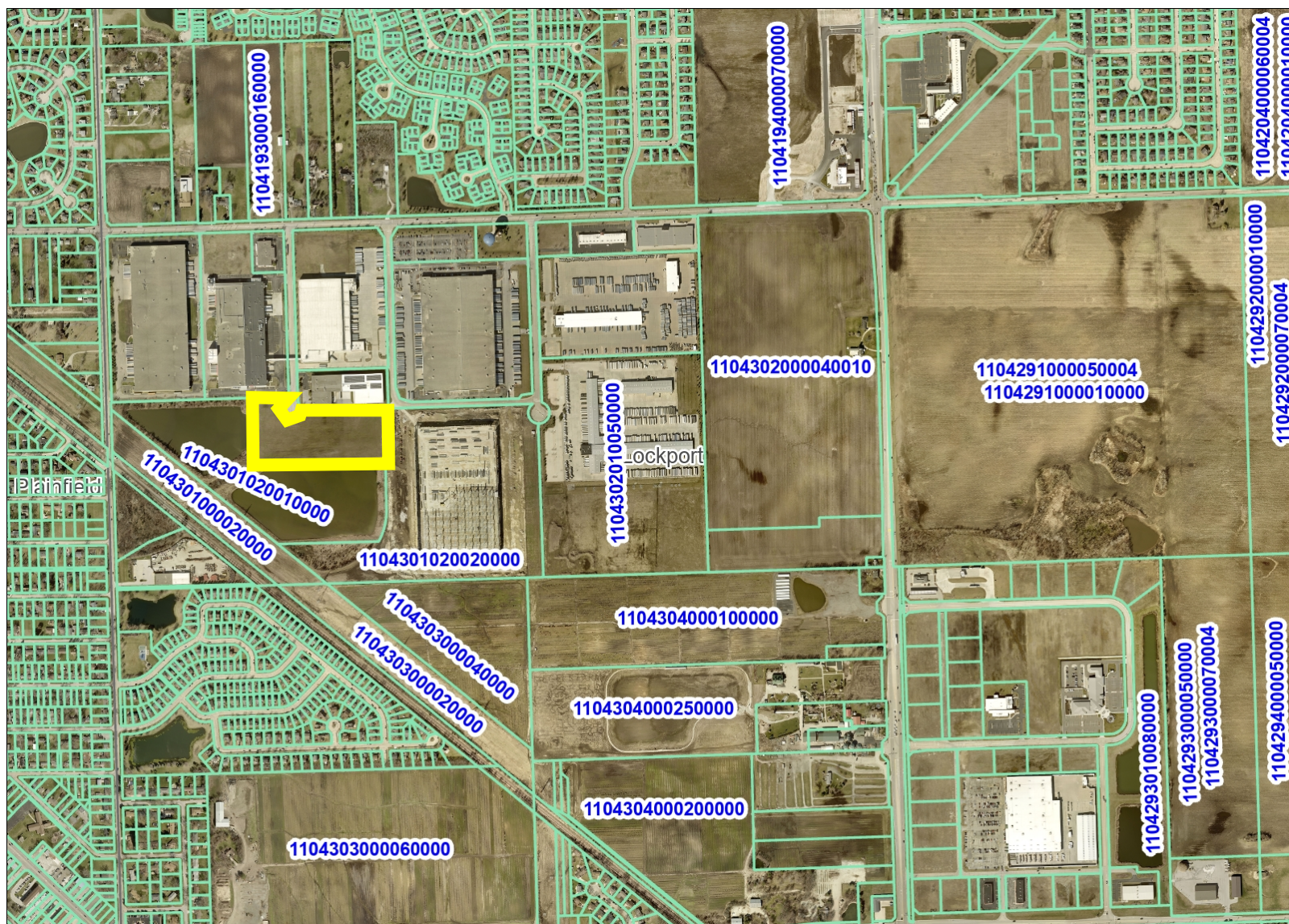


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Notes



MIF 8.8 Acres-Region



Legend

- Parcels
- Surrounding Counties
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.28 0.6 Miles

1: 18,056



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