



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	November 7, 2022
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Heidner Property Northwest Corner of Division and Weber-Special Use Plan Unit Development And Drive-Through Facilities

Summary: Heidner Properties, LLC presented their request for a special use permit for a Planned Unit Development and three drive-thru facilities at the City Council Work Session on October 24th. At that meeting, the City Council discussed the construction of the Gas N Wash, retail building, QSR, and future retail development. The City Council also discussed truck traffic and access to the site. The attached outlines the exceptions requested in consideration of the Planned Unit Development. The attached ordinance includes the ten (10) conditions recommended by the Plan Commission and additional conditions relating to road improvements and the redevelopment agreement (*italics*). To conclude the discussion, the Council affirmatively voted 5-1 to authorize the preparation of the necessary ordinance and place the Ordinance on a future City Council meeting agenda for final action and ordinance approval.

The following will be attached to the Ordinance as an exhibit: 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, CC&Rs, final plat. 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 conditions are as follows:

1. The property will be developed in accordance with the reviewed plans, as attached as Exhibit "C".
2. Final approval of the landscape plan.
3. Final approval of the photometric plan.
4. Final Signage approvals *for Lots 1, 2, 3, and 4.*
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. Conditions 2-8 outlined above must be satisfactorily addressed prior to the issuance of a development permit
10. Those exceptions as in “Exhibit D”.
11. 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.
12. *Finalization and execution of the Redevelopment Agreement*
13. *Proposed building facades shall comply with Section 8.7-2 Building facades of the Development Standards which states: a minimum of 20% of the total four (4) sided architecture (façade) shall be comprised of masonry.*
14. *Screening and buffering, as required by Section 15.04.040(I)5 of the City of Crest Hill Municipal Code, shall be provided for at such time the property to the west of the PUD develops.*
15. *Randich Road extension shall be constructed and completed before issuance of occupancy for any of the developments on either Lot 2, 3, or 4.*

Council Action: If the Mayor and City Council are amenable to the Heidner LLC Planned Unit Development and Special Use permits, The City Council may consider approval of the special use Ordinance subject to the Findings of Fact, including the fifteen (15) conditions provided in the Ordinance and approval of the Final Plat of Subdivision, subject to final engineer review.

Budgeted Amount: N/A

Attachments:

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

**EXCEPTIONS FOR THE PUD FOR THE NORTHWEST CORNER OF DIVISION STREET
AND WEBER ROAD-HEIDNER PROPERTIES.**

- Exceed the maximum number of curb cuts. Requirement is a maximum of two.
- Exceed the maximum width of curb cuts. 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.