



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	May 8, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Crest Hill Business Park Property, commonly reviewed to as Indeck Property

Summary: At the May 8, 2023, City Council Work Session, Midwest Industrial Funds appeared before Council to discuss the cost-sharing agreement for the cash contribution for future roadway improvements in the Crest Hill Business Park associated with the proposed development of the 37 acres at the southwest corner of Lidice Parkway and Enterprise Blvd. At that time, the city council reviewed staff's recommendation of a total cash contribution of \$550,000 for the Enterprise Drive extension and the future Weber Road extension.

In addition to the cash contribution, the applicant will dedicate the northern 30' of this property for additional public ROW for Lidice Pkwy and the east 33' of this property for additional public ROW for Enterprise Blvd. Both of these dedications will assist in providing additional ROW and road width for the planned improvements on Chernovic Lane, Lidice Pkwy. and Enterprise Blvd. The development will also include the improvements to Lidice Pkwy to three lanes.

The attached cost-sharing agreement includes the total cash contribution of \$550,000 and a reduction of the tap-on fees. Please note that the tap-on fee reduction was not discussed at the May 8, 2023 work session, but rather this was the applicant's request after the date.

The request for the tap-on-free reduction reads as follows:

The City agrees to forego Fifty Percent (50%) of the \$167,157.66 tap-on fee for the Project. The total amount of tap-on fees to be paid by Midwest shall be \$83,578.83.

Please note, at the June 21, 2023 meeting, the Plan Commission gave a favorable recommendation for the special use for the Planned Unit Development for the proposal to develop the 37-acre property at the southwest corner of Lidice Parkway and Enterprise Blvd. The proposal includes the construction of a 577,000-square-foot speculative industrial warehouse/office building with associated parking, trailer parking, and loading docks. The proposed project will also include a new parking lot with 340 automobile parking stalls, 151 trailer parking stalls, and approximately

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112 loading docks. The building is proposed as speculative and could be leased to a single user or multiple tenants.

The attached Exhibit A outlines the conditions the Plan Commission placed on their recommendation.

In this packet, you will find a copy of the cost sharing agreement.

Recommended Council Action: If the Mayor and City Council are amenable to the cost sharing agreement, reduction of the tap on fee, and other items outlined in the cost sharing agreement, I would ask that you authorize the City Attorney and Staff to prepare the necessary documents to execute the cost sharing agreement.

Financial Impact:

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

Exhibit A

Conditions the Plan Commission placed on their recommendation.

1. The maximum number of loading docks permitted for the speculative industrial warehouse/office building shall not exceed 112 and the total number of trailer parking shall not exceed 115 for the PUD. Any increase in the number of loading docks above 112 or 151 for the trailer parking will require a new public hearing and a new approval for an amendment to the PUD.
2. Landscape Plan: Evergreens trees shall be a minimum of 8' in height and deciduous shade trees shall be a minimum of 2.5" caliper at the time of planting. Additional landscaping and/or earth berming shall be provided on the southwest side of the property facing the residential properties for additional screening and buffering.
3. Finalization and execution of the cost sharing agreement by City Council.
4. Improvements to Lidice Parkway as indicate on the preliminary engineering plans, and to be finalized during final engineering review and approval.
5. Final approval of the PUD is subject to final civil engineering plan, photometric, landscape plan and plat of dedication approvals.
6. The building height shall not exceed that as permitted by the M-1 Zoning District.
7. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
8. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.