



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	October 10, 2022
Submitter:	Tony Budzikowski, AICP, Community & Economic Development Director
Department:	Community & Economic Development
Agenda Item:	Hillcrest Shopping Center PUD & Special Use – Armed Services Recruiting Center and Smoothie King Drive Thru

Summary: Mr. Abe Katz, Managing Partner of the Hillcrest Shopping Center, has submitted a request for a Planned Unit Development (PUD) and Special Use Permit for two (2) development projects proposed at the shopping center located at the northwest corner of Theodore and Larkin Avenue. The first construction project is a new free-standing building of 8,000 SF for the relocation of the Armed Services recruiting offices. The second project is a 1,460 SF addition for a Smoothie King with a drive thru window on the south side of the 800 building (next to Stella's Place). The drive thru window requires a special use permit as part of the development review process.

A public hearing was held before the Plan Commission (PC) on September 14th to discuss the specific details of the request. At the PC meeting, the petitioner explained the request and staff summarized various aspects of the staff report and answered questions. No members of the public attended the public hearing to speak for or against the request. The PC did review the request and make an affirmative recommendation to approve the petition subject to the accompanying Findings of Fact and six (6) conditions identified in the staff report.

The PC staff report, application material and plans are included in the packet for review and reference purposes.

Construction of the Armed Services recruiting office building will require relocating the existing water main that would run under the building. Much of the water main for the shopping center is under the parking lot instead of around the perimeter of the property. The need to relocate the water main due to the new building construction provides an opportunity to reroute some of the water main to the south and east boundary of the property. Ron is talking with Abe Katz and his engineer about sharing the cost of rerouting the water main. A cost sharing agreement will be presented for consideration at an upcoming meeting.

Recommended Council Action: If the Mayor and City Council are amenable to the Hillcrest Shopping Center PUD and Special Use request, I would ask that you authorize the City Attorney

and Staff to prepare the necessary Ordinance to approve the request subject to the Findings of Fact and six (6) conditions endorsed by the PC which are as follows:

1. Requisite parking stalls shall be restriped for on-site parking spaces immediately around each new building/project.
2. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
3. 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.
4. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
5. Building permit approvals shall be subject to final civil engineering and landscape plan approvals.
6. 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.

The request will go back to the City Council for final action and Ordinance approval after preliminary engineering is approved and the necessary Ordinance has been completed.

Financial Impact:

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Cover letter, PUD/special use application material and plans