



City Council Agenda Memo

Crest Hill, IL

Meeting Date: July 15, 2024

Submitter: Interim Community and Economic Development Director Ron Mentzer

Department: Community Development

Agenda Item: Ordinance Approving Midwest Industrial Funds Preliminary and Final PUD Special Use Permit and Setback Variations for a 150,000+/- sf. office, industrial, and warehouse building on Lot 17 in the Crest Hill Industrial Park

Summary: Midwest Industrial Funds (MIF) presented conceptual plans for this project at the May 13, 2024, City Council Workshop meeting. The City Council was amenable to the project and MIF was directed to submit the project for Plan Commission review, public hearing, and recommendation.

The Plan Commission was originally scheduled to conduct the required public hearing for this project at their June 13, 2024, meeting. Unfortunately, that meeting did not occur due to a lack of a quorum of the Plan Commission being available to attend the June 13, 2024, meeting. The Plan Commission ultimately conducted a public hearing on this project/application at a special meeting it held on June 27, 2024.

A copy of the June 13, 2024, staff report that was distributed to the Plan Commission for this request has been attached for your review and reference. Copies of any of the PUD application materials for this project will be provided by the Community Development Department upon request. The Plan Commission ultimately voted unanimously to recommend conditional approval of a Preliminary and Final Planned Unit Development special use permit, a front-yard building setback variation, and a rear-yard parking lot pavement setback variation for MIF's proposed development of a new, speculative, 150,000 sq. ft., industrial warehouse /office building on the vacant 8.8 acre M-1 Limited Manufacturing District zoned lot (Lot 17) located at the southern termination of Advantage Avenue in the Crest Hill Industrial Park. The conditions attached to the Plan Commission's recommendation are consistent with those outlined on page 6 of the attached June 13, 2024, Plan Commission staff report.

The City Council reviewed the Plan Commission's recommendation on this project at its July 8, 2024, Workshop meeting and directed the request to be placed on the July 15, 2024, City Council meeting agenda for final action.

Council Action Requested: Approve An Ordinance Granting a Special Use Permit and Setback Variations with Respect to Certain Real Property Located Within the Corporate Boundaries of Crest Hill (Application of Midwest Industrial Funds).

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MIF PUD on Lot 17 in the Crest Hill Industrial Park

Financial Impact: The approval of this ordinance and construction of the project it allows would generate approximately \$150,000 in one-time building permit fee revenue and a yet to be determined amount of new reoccurring property tax revenue for the City.

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- June 13, 2024, Plan Commission staff report.
- May 20, 2024, Project Narrative prepared by Midwest Industrial Funds
- June 4, 2024, Architectural Site Plan, Building Floor Plan, and Exterior Elevations prepared by PartnersinDesign Architects
- June 5, 2024, revised Landscape Plan prepare by Kathryn Talty Landscape Architecture
- Draft meeting minutes from the June 27, 2024, special Plan Commission meeting.
- The court reporter transcript from the June 27, 2024, Plan Commission public hearing.