



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	January 23, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Concept Review ACI Development-Weber Hill Business Park

Summary: ACI Development is in the conceptual stage of potentially developing two large parcels totaling +/- 44 acres between Weber Road and Sak Drive. The concept plan proposes a business park with six individual lots and a road extending from the west end of Sak Drive to Weber Road. The proposed businesses/operations within this development will be manufacturing/industrial-related uses.

The concept site plan includes a parcel at the northeast corner which will be utilized by USA Hoist for the expansion of their existing operation. The proposal also incorporates a non-conforming property/use at the southeast corner of the development. The concept plan incorporates this non-conformity, and with the proposed improvements on site and improvements in conjunction with the development, the use will be brought into conformance.

This property has its many challenges, which greatly impact the overall design and cost for the development and funding through a TIF district will foster the development. Staff has had preliminary discussions with our TIF consultant Kane McKenna about whether this area would meet the TIF eligibility criteria.

The proposal includes a rezoning, special use for planned unit development, and a final plat. The developer will attend the work session to discuss his proposal.

Rezoning:

The subject parcels are currently under three different zoning classifications, B-3 along Weber Road with the eastern parcels zoned M-1 and M-2. The applicant proposes to develop as a business park with one consistent zoning with all parcels. The applicant has indicated the desire to rezone all property to the M-2 district and indicated specific uses that the owner would not permit within this development. Refer to the attached letter for further details regarding those uses anticipated and those uses the applicant will not be pursuing. It is noted the Future Land Use Plan identifies the subject parcels as light industrial and natural/preserve areas.

Planned Unit Development (PUD):

The Zoning Ordinance requires all property over 5 acres to be developed or redeveloped as a PUD. Under the PUD, the City and the applicant will establish specific regulations for uses, architecture, and screening for this development. The applicant has included sample architecture of the proposed typical buildings that would be proposed in this business park.

It is noted that the site and architectural plans provided have not been formally reviewed but rather provided for concept discussion. The architectural drawings are typical buildings that might be found in this development. The architecture does not meet the masonry requirement of the Zoning Ordinance. Staff will work to address this item with the applicant.

Final Plat:

This development will also include a final plat. The concept plan shows the creation of six lots with a detention facility on the southwest corner of the site. The proposed lots are over 5 acres, and all take access off the proposed Sak Drive extension to Weber Road. Extension of the existing road will require coordination with adjacent property owners, as the portion of Sak Drive leading to Oakland might need to be improved to handle the new traffic.

Recommended Council Action: If council is amenable to the land use, direct staff to work with the petitioner to move forward to prepare a site plan and associated documents.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: Developer letter, developer authorization letter, conceptual site plan, site aerial view, building renderings