

## *ACI Development, LLC*

473 Dunham Road, Suite 200  
St. Charles, IL 60174

January 13<sup>th</sup>, 2023

Mrs. Maura Rigoni  
Community and Economic  
Development Director  
City of Crest Hill  
1610 Plainfield Road  
Crest Hill, IL 60403  
Phone: (815)-741-5100

Dear Mrs. Rigoni,

As a follow up to our meeting in mid-December, it is with great enthusiasm we are submitting to the City for concept review of our proposed development. The preliminary submittal package pertains to the development of PIN #'s 11-04-32-100-036-0000 and 11-04-32-100-035-0000 in Will County, Lockport Township, City of Crest Hill, Illinois. Attached you will find a revised conceptual site plan as well architectural elevation drawings for preliminary review. The elevation drawings contemplate buildings constructed using IMP's, the same type of structure recently constructed for the City Public Works building.

The proposed Weber Hill Business Park development will be positive for the City of Crest Hill. Weber Hill Business Park will be a Class A business park with all new and modern infrastructure and amenities. Through this development a currently non-conforming parcel will be converted into a conforming parcel, and brought up to current Code standards. The above referenced parcels comprising the majority of the developable land currently have different zoning designations. One parcel has the M-1 designation, and the other is zoned M-2. Through our proposed development and the PUD process, we are proposing an M-2 zoning designation for the development in its entirety.

Under the M-2 zoning designation we envision the following permitted uses just to name a few:

- Landscape contractors/Suppliers
- Aerial Lift companies
- Truck Repair facilities
- Construction Supply (roofing, pipe, etc.)
- Snow management contractor
- Recycling center
- Material Handling companies
- Equipment dealers
- Transit Companies/Ambulance
- Contractor office & yard
- Fencing contractor

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Under the M-2 zoning designation we will not pursue:

-Crematorium products by deterioration	-Heliport -Sexually orientated/targeted business	-Incinerator/decomposing -Tattoo parlor
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The businesses located within the park, as well as their employees, will create significant additional commerce within the City of Crest Hill by default. These additional business and individuals will keep their earned dollars circulating in the City in the form of gasoline purchases, patronage of local restaurants, housing, etc. Finally, the proposed development would improve an access and circulation pinch point within the City of Crest Hill a creating additional access from Sak Drive onto Weber Road, as depicted on the attached site plan.

To say that the development of Weber Hill Business Park will be easy would be a stretch. The property is very challenging from a development standpoint. Topographical challenges exist rendering the land more difficult to grade and shape into a form suitable for development of a business park. Additionally, the property abuts a flood plain which further constrains development from a useable land standpoint. Finally, as eluded to above, the subject property, as well as other abutting properties, is challenged with access issues as well. For these reasons, which are major cost drivers, the development of the Weber Hill business Park will require a TIF, as previously discussed with staff, in order to become a reality. While challenges exist, we look forward to working on this development with the City of Crest Hill and look forward to the concept review by City Council on January 23, 2023.

Rolf Anderson



Managing Partner

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