



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	May 8, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Indeck Property Development Presentation

Summary: On September 14, 2022, a proposal to develop the 37-acre property at the southwest corner of Lidice Parkway and Enterprise Blvd appeared before the Plan Commission. The proposal then included the construction of a 579,000 square foot speculative industrial warehouse/office building with associated parking, trailer parking and loading docks. Since the property is over 5 acres the development, the applicant must seek approval of a Plan Unit Development.

As stated, the proposal appeared before the Plan Commission in September of 2022, when it received a favorable recommendation with several conditions.

Since then, the original applicant Panattoni has withdrawn their application and a new industrial developer, Midwest Industrial Funds, has a contract on the property. The new applicant intends to develop the property in the same manner, including square footage, parking, etc., that was presented by Panattoni, which received Plan Commission recommendation. Since the application has been withdrawn prior to receiving final approval, the new developer must appear before the Plan Commission for consideration and recommendation. The applicant proposes the same size building 579,000 square feet, with 333 automobile parking stalls, 151 trailer parking stalls, and approximately 113 loading docks.

In conjunction with this proposal, the current applicant, has agreed to improve Lidice Parkway, dedication and monetary contributions to the construction of the Enterprise Blvd extensions, and additional right-of-way dedication required for future road improvements. Please note these were similar to those under the Panattoni application.

The September 2022 recommendation from the Plan Commission included the following conditions:

1. The maximum number of loading docks permitted for the speculative industrial warehouse/office building shall not exceed 133 for the PUD. Any increase in the number of loading docks above 133 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. The developer shall be responsible for a monetary contribution for the future extension of Enterprise Drive and the associated road improvements (for a future Weber Road extension project). The details and cost(s) associated with this monetary contribution shall be further discussed and determined by the City Engineer.
4. Final approval of the PUD is subject to final civil engineering plan, landscape plan and plat of dedication approvals.
5. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
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.

Staff has worked with the new applicants to address condition #3 outlined above and provide the following for consideration by City Council.

Staff recommends a total cash contribution of \$550,000 to address both the Enterprise Drive extension and the future Weber Road extension. As part of the development, the applicant will dedicate property for additional public ROW for Lidice Pkwy and Enterprise Blvd. Both 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 improving Lidice Pkwy to three lanes.

In this packet, the following is included: site plan, which is in general conformity with what was presented by Panattoni.

Recommended Council Action: If the Mayor and City Council are amenable to the proposed development, direct staff to work with the developer to proceed with the PUD process. If the Mayor and City Council are amenable to the proposed monetary contribution for the road improvements, direct staff to prepare a redevelopment agreement.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Attachments: Site plan