



## Work Session Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	November 25, 2024
<b>Submitter:</b>	Ronald Mentzer, Interim Community and Economic Development Director
<b>Department:</b>	Community Development
<b>Agenda Item:</b>	State of Illinois Crime Lab Project Status Report

**Purpose of Agenda Item:** Provide the City Council an update on the design and status of the proposed new, two building, Crime Lab Project the State of Illinois Capital Development Board (the “State”) is planning to construct on an approximately 12-acre site (the “Project Site”) located along the north side of Division Street just west of the existing Illinois State Police District 5 station located at the northwest corner of Broadway Street and Division Street.

**Background:** The Project Site is located within the City of Crest Hill and is zoned M-1 Limited Manufacturing District. City staff and consultants have been communicating with the State of Illinois and its consultants about the design of the Crime Lab Project for approximately two years. Copies of the overall project overview site plan, architectural site plan, landscape site plan, and exterior elevations for each of the two buildings that would be constructed with this project have been attached for reference purposes. Both buildings would be single-story buildings. The eastern building would be the new Illinois State Police District 5 Headquarters facility and contain approximately 29,900 square feet of space. The western building would be a new Illinois State Police Joliet Forensic Science Laboratory and would contain approximately 45,500 square feet of space. The project would provide 224 new parking spaces and stormwater detention.

In May of 2023, legal counsel for the State of Illinois Capital Development Board (the “CDB”), Andres Padua, notified the City in writing (see attached May 25, 2023, letter) that the State is not legally required to comply with the requirements of the City of Crest Hill Zoning Ordinance. Staff and the City Attorney have reviewed and agree with the State’s position outlined in this letter.

The State and its consultants have been intentional in their efforts to coordinate the design of the various sanitary sewer and water improvements that would need to be constructed to properly serve the proposed Crime Lab Project. City Engineer Wiederman has reviewed and approved the final engineering design of the proposed sanitary sewer and water improvements for this project.

**Project Timing:** The project design and bidding documents for the project are complete. The project is ready to go to bid however the exact timing of the bidding and construction process has not been finalized by the CDB at this time.

**Recommended Council Action:** No action is required. Informational item only.

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Cost:** N/A

**Attachments:**

- May 23, 2023, letter from Capital Development Board Office of Legal Counsel
- Project Overview Site Plan, Sheet C0.100
- Architectural Site Plan, Sheet G0.006
- Landscape Site Plan, Sheet L0.100
- Building A Police – Exterior Elevations, Sheet A1.201
- Building B Lab – Exterior Elevations, Sheet A2.201