



**To:** Plan Commission/ZBA

**From:** Tony Budzikowski, AICP, Community & Economic Development Director

**Date:** September 14, 2022

**Re:** City of Crest Hill - Comprehensive Plan Sub-Area Amendment - Crest Hill Business Park

---

***Project Summary***

The City of Crest Hill has prepared a Sub-Area Plan Amendment to the 2014 Comprehensive Plan for the Crest Hill Business Park area. A City Council Work Session was held on May 16, 2022 and at that time the City Engineer, Ron Wiedeman and Teska Associates discussed the concept and methodology in order to solicit feedback and commentary from the Council.

Since that time, the plan amendment concept has been refined and a specific alternate has been further evaluated and chosen by City staff for a new truck route through the park that would connect Division to Weber Road. With this alternative route, truck traffic along Division from Enterprise Blvd. to Weber Road would be significantly reduced. Please note that this plan will serve as a guide and the truck route is not imminent. The City will utilize this plan amendment to assist in future planning efforts as further development occurs in the Crest Hill Business Park and the Weber Road corridor in this area.

A summary memo from the City Engineer has been provided that further explains the Sub-Area plan amendment and the alternatives that were discussed. Sub-Area plans and additional background information has been included in the packet material for review and reference purposes.

**If the Commission is prepared to make a recommendation, I would ask that you make a recommendation to approve the request for the Sub-Area Plan amendment for Conceptual Plan B and refer the request to the City Council for review and a final determination.**

Please contact me if you have any questions. I hope that this information is helpful.

Respectfully Submitted,

A handwritten signature in black ink that reads "Tony Budzikowski".

---

Tony Budzikowski, AICP  
Community & Economic Development Director



---

## Agenda Memo

Crest Hill, IL

---

**Meeting Date:** September 14, 2022  
**To:** Tony Budzikowski  
**From:** Ronald J Wiedeman  
**Agenda Item:** Crest Hill Business Park-Truck Route Alignment Discussion

**Summary:** During a workshop meeting last May staff presented to council work completed to date for the Crest Hill Business Park, Sub Area Plan. During that presentation staff presented 2 different alignments for a new truck route to be constructed through the park that would connect Division to Weber Road. Thereby, eliminating truck traffic along Division from Enterprise to Weber. Staff's recommendation at that May workshop was to construct the alignment shown in Conceptual Land Plan A or Conceptual Land Plan-Alternative A. The reasons for this selection as presented to council, at that time, were the following:

1. Based on traffic and level of service analysis performed this alignment would handle all anticipated truck traffic at full build out of the business park and future 2050 ADT traffic projections.
2. The alignment provided a higher level of services and lowered air quality concerns because it created a free flow condition. Therefore, minimizing the stopping and going of vehicles.

At the same time this presentation to council was made a developer who would like to develop the parcel south of Amazon (Indeck Property) had concerns about having roadway along 4 sides of this property and they also felt the marketability of the property could be effective.

At this same May workshop an alternative alignment was presented and discussed. Council was concerned that if the alternative was approved the city could potentially be creating other issues instead of going with what is recommended staff. Council wanted staff to review this alternative alignment and provide sound reasons why this alternative alignment should be approved.

Since that meeting staff and the developer have worked together to revise the geometry of the alternative alignment B and because of this have eliminated the concerns that staff had with this alignment and have now created an alternative alignment that is comparable to the Alternative A alignment. The following is a list of reasons now alignment B is the preferred alignment.

1. Alternative alignment B has been modified from what was previously presented to now provide a proposed truck route that will provide the free flow of trucks. Therefore, eliminating air quality

concerns that the original alignment proposed would have created. This revised alignment will create the same air quality as the originally proposed staff recommended alignment A.

2. This revised alignment B was analyzed using the 2050 traffic projections to determine the level of service and the analysis provided the same level of service results as alignment A.
3. Alignment B will create a greater distance from existing homes to this new roadway. Alignment A would be much closer to these homes and would create additional issues with noise pollution.
4. Alignment B will also provide better traffic calming effects than alignment A. The curves being proposed in alignment B will keep traffic speeds lower than alignment A.
5. The developer will provide the right of way required for alternate B along Lidice Parkway from Churnovic to Enterprise and the extension of Enterprise south to the proposed east-west roadway that will outlet to Weber Rd.
6. If the Indeck development is approved the developer will widen Lidice Parkway to the proposed pavement width as proposed for the truck route and construct the curve at Churnovic and Lidice as part of the development. This work will save the City approximately one to one and half million dollars.

**Recommended Action:**

To direct staff to move forward with the completion of the Crest Hill Business Park, Sub Area Plan for final adoption using the staff recommended Conceptual Land Plan B and Conceptual Land Plan-Alternative B.

**From:** [Brian Neumann](#)  
**To:** [Tony Budzikowski](#)  
**Subject:** The Fields / Dumar LLC - Crest Hill Business Park - Letter Dated 09/31/2022  
**Date:** Thursday, September 8, 2022 11:48:26 AM

---

**External Sender:** Use caution with links and attachments. Use caution when replying. If you are unsure please contact IT.

Hi Tony,

It was nice talking to you yesterday regarding the Crest Hill business park land plan. Just to clarify The Fields on Caton Farm operates on the 38 acre parcel located at 17140 Weber Road (East / West) which is at the intersection of Crest Hill Drive and Weber Road. I have reviewed proposed roadway alignment concepts previously with developers and engineers. We have determined that these concepts have too much of a negative impact to The Fields business operations including land usage for future inventory, existing inventory, irrigation, holding, staging, shipping, of nursery stock for our clients. If you should have any questions, please let me know.

Thank you,

**Brian Neumann**

**President**

***The Fields on Caton Farm, Inc.***

*Office No. 815.744.7841*

*Fax No. 815.744.7844*

*Cell No. 630.742.9401*

[www.fieldsnursery.com](http://www.fieldsnursery.com)



**Application for Development**

For Office Use Only: **Case Number:** \_\_\_\_\_

**Project Name:** Sub-Area Plan Amendment - Comprehensive Plan

Owner: City of Crest Hill Correspondence To: Same

Street No: 1610 Plainfield Road Street No: \_\_\_\_\_

City, State, Zip: Crest Hill, IL 60403 City, State, Zip: \_\_\_\_\_

Phone: 815-741-5100 Phone: \_\_\_\_\_

Email or fax: webadmin@cityofcresthill.com Email or fax: \_\_\_\_\_

<b>Property Address:</b>	<b>Property Information:</b>
Street No: <u>N/A</u>	Lot Width: <u>N/A</u>
City, State, Zip: _____	Lot Depth: _____
PIN: _____	Total Area: _____

\* Attach a copy of the legal description of the property and applicable fees.  
 \* Submit electronic version of the legal description to:  
mdeharo@cityofcresthill.com and lthrasher@cityofcresthill.com.

Existing Zoning: N/A Existing Land Use: N/A

Requested Zoning: N/A Proposed Land Use: N/A

**Adjoining Properties Zoning and Uses:**

North of Property: N/A

South of Property: \_\_\_\_\_

East of Property: \_\_\_\_\_

West of Property: \_\_\_\_\_

Purpose Statement (intended use and approval sought): \_\_\_\_\_

\_\_\_\_\_

**Development Request:** Please check all that apply and describe:

Rezoning: \_\_\_\_\_

\*Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.

Special Use: \_\_\_\_\_

\* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.

Variance: \_\_\_\_\_

\* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.

Planned Unit Development: \_\_\_\_\_

\* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.

Annexation: \_\_\_\_\_

Plat: \_\_\_\_\_

Other: Comprehensive Plan Sub-Area Plan Amendment

---

**Contact Information** – if not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

---

Civil Engineer \_\_\_\_\_ N/A \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

Contractor \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_


Architect \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

Builder \_\_\_\_\_ Phone Number \_\_\_\_\_

Company \_\_\_\_\_ Email Address \_\_\_\_\_

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Tony Budzikowski  \_\_\_\_\_ 8/31/22  
Signature of the Applicant \_\_\_\_\_ Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

City of Crest Hill \_\_\_\_\_ 8/31/22  
Signature of the Owner \_\_\_\_\_ Date



# Crest Hill Business Park





# Existing Conditions



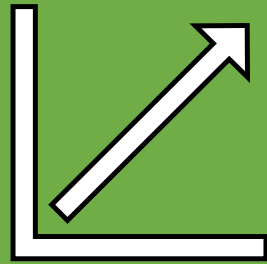
# Businesses

- 160 Driving Academy
- Aaron Thomas Company, Inc.
- **Amazon Sort Center**
- Americold Logistics
- Cloverleaf Cold Storage
- **Dayton Freight** Chicago - Midway
- Freedial Wireless Solutions
- La Danse Academie
- **Old Dominion Freight Line**
- PeopleShare Temp Agency
- Rich Products Corporation
- Roots Hydroponics
- Smoke 4 Less
- TLC Ingredients
- Tobacco Mart
- U-Haul
- United Teknical & Industrial Services
- Walk as Children of Light



# Industrial Outlook

Transportation and Warehousing & Manufacturing are among the top 5 largest job providers in the area



Joliet, Channahon, Wilmington & Plainfield leased more than 8 million sq. ft. of industrial space in the last year

Industry professionals predict that industrial growth trends are far from over

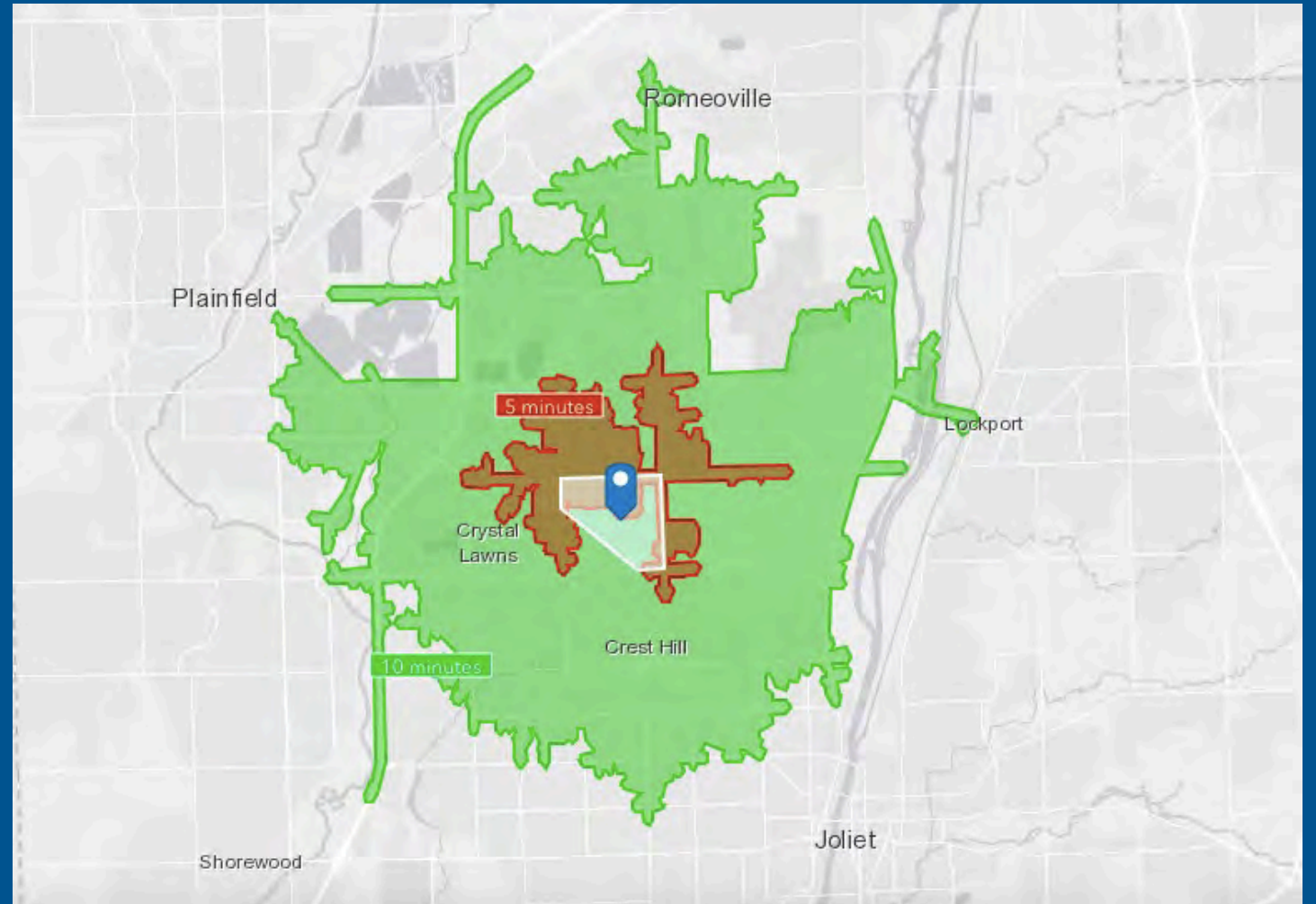
Manufacturing & Wholesale Trade contribute nearly \$8 billion to the gross regional product (GRP)



The growth of e-commerce for everyday essentials has driven this increased demand for industrial space, and shows no sign of slowing down

# Market Areas

- Business Park (white)
- 5-minute drive time (brown)
- 10-minute drive time (green)



Source: ESRI

# Traffic Analysis

- Traffic Counts (AM, Midday, PM)
- 2050 Traffic Projections
- Site Trip Generation (182 acres industrial, 68 acres commercial/retail)
- Scenario Analyses
  - No Build (Division Street remains truck route)
  - Build (Establish new truck route)
  - EB traffic turning left at Weber Road is problematic and further development will exacerbate





# New Truck Route



- Goals

- Eliminate truck route on Division Street between Churnovic Lane and Weber Road by creating a new truck route through the business park
- Improve operations at Weber Road by eliminating left-turning trucks on eastbound Division Street
- Establish a clear plan for accommodating additional cars and trucks generated by development within the business park

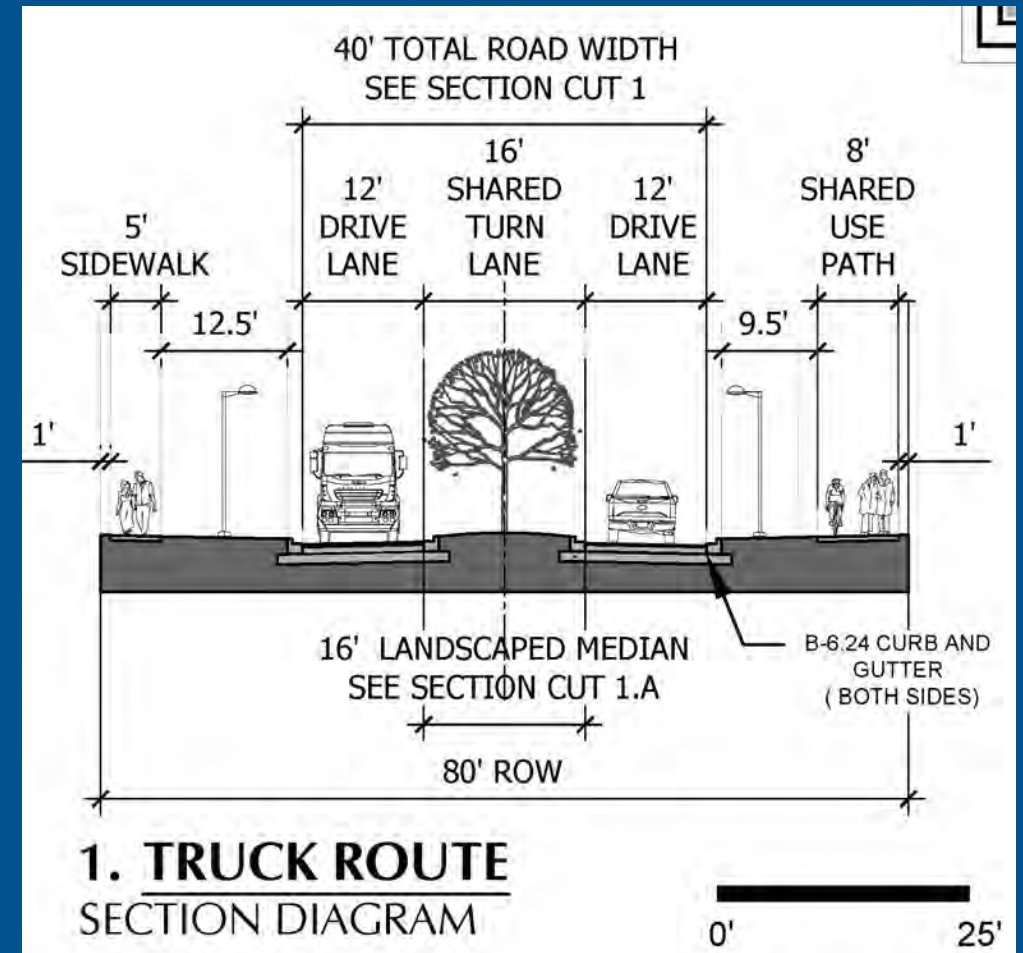
# New Truck Route

- Churnovic Ln. vs. Enterprise Dr.
  - Considerations
  - Recommendation
    - Designate Churnovic Lane as the new designated truck route at Division Street
    - Maintain one-way northbound-to-eastbound traffic on Enterprise Drive for cars only
    - Result: Trucks east of Churnovic Lane on Division Street will be prohibited, and no left-turning trucks on eastbound Division Street at Weber Road



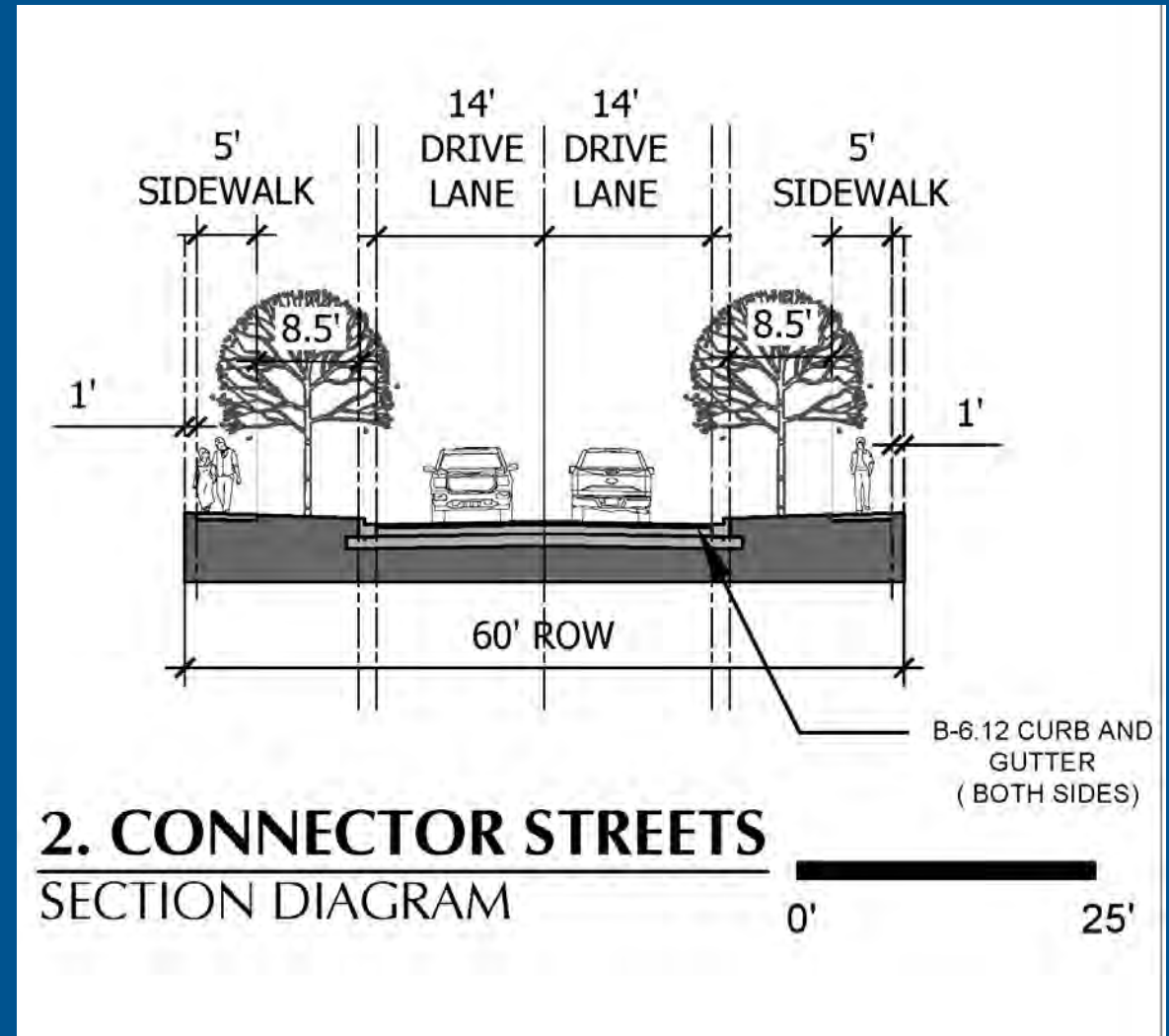
# New Truck Route

- West Limit: Division Street at Churnovic Lane
- East Limit: Weber Road at Crest Hill Drive (new west leg)
- Typical Cross Section
  - Two 12'-wide lanes with 16'-wide median
  - 80'-wide ROW
  - Curb and Gutter
  - Sidewalk and Shared Use Path



# Internal Connector Streets

- Provide for site circulation and access to new truck route and Weber Road
- Typical Cross Section
  - Two 14'-wide lanes
  - 60'-wide ROW
  - Curb and Gutter
  - Sidewalks



# Other Roadway Improvements

- Construct eastbound RTL on Division Street at Churnovic Lane
- Widen Lidice Parkway for two-way traffic between Churnovich Lane and Enterprise Drive
- Construct improvements at Division Street/Enterprise Drive to prohibit trucks (signage, striping, roadway modifications)
- Modify channelization and traffic signal phasing at Weber Road/Crest Hill Drive



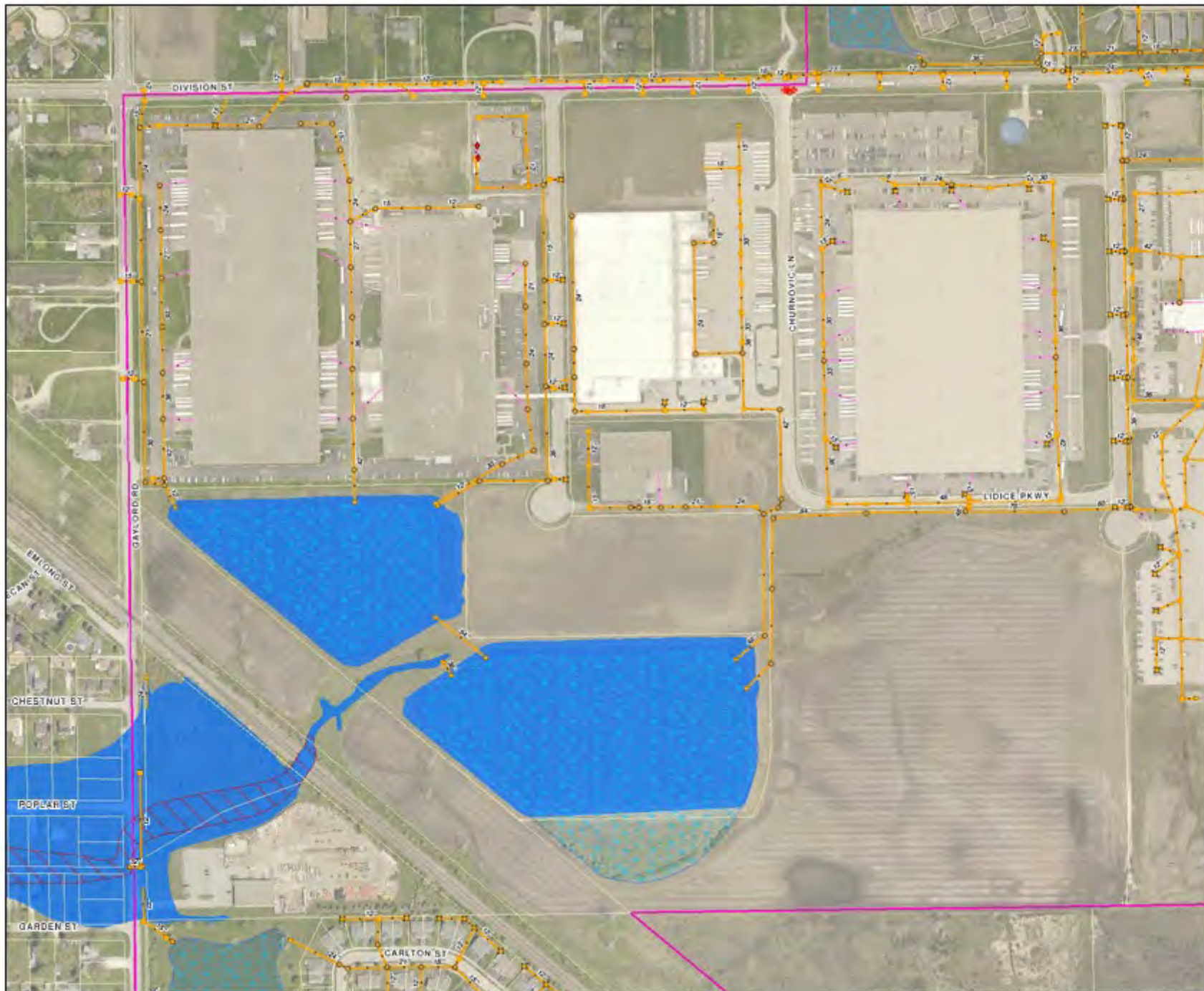
# Stormwater Management

- Estimated 40 acres (15% of development area) necessary to provide the 130 ac-ft of stormwater detention required to accommodate full buildout of the business park
- One large facility vs. smaller localized facilities
- Opportunity for passive recreation space





# City of Crest Hill Storm Sewer Atlas



## Legend

- Catch Basin
- End of Pipe
- FES
- Inlet
- Manhole
- Other (Field Verification Needed)
- Unknown (Field Verification Needed)
- Storm Pipes
- Storm Services
- Orphaned Structures
- Verify Structure Type
- No Outflow
- 2019 - Floodway
- 2019 - 100 Year Floodplain
- 2019 - 500 Year Floodplain
- Crest Hill City Limits

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Revised: 4/6/2020

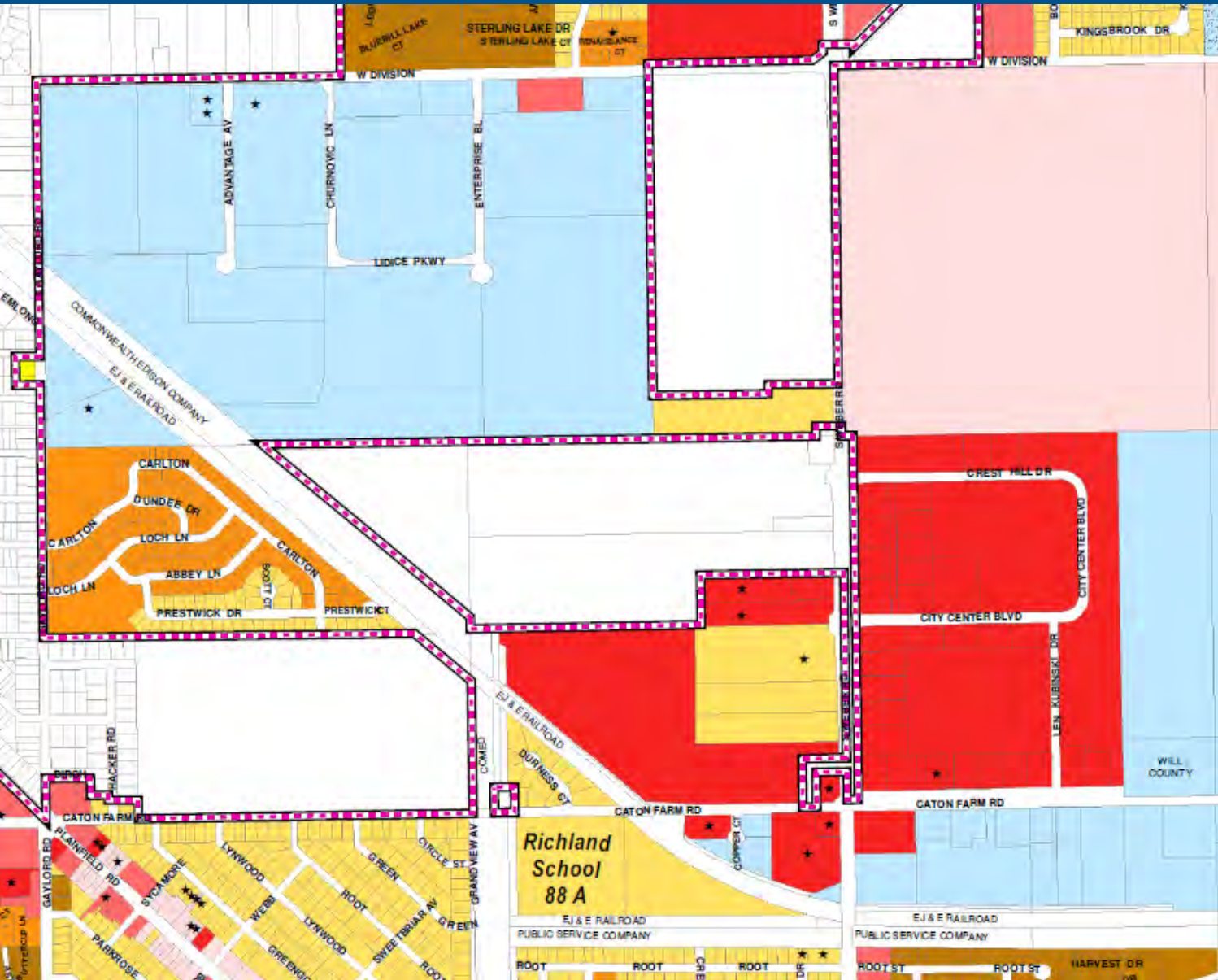
**DRAFT**












**43**

Page



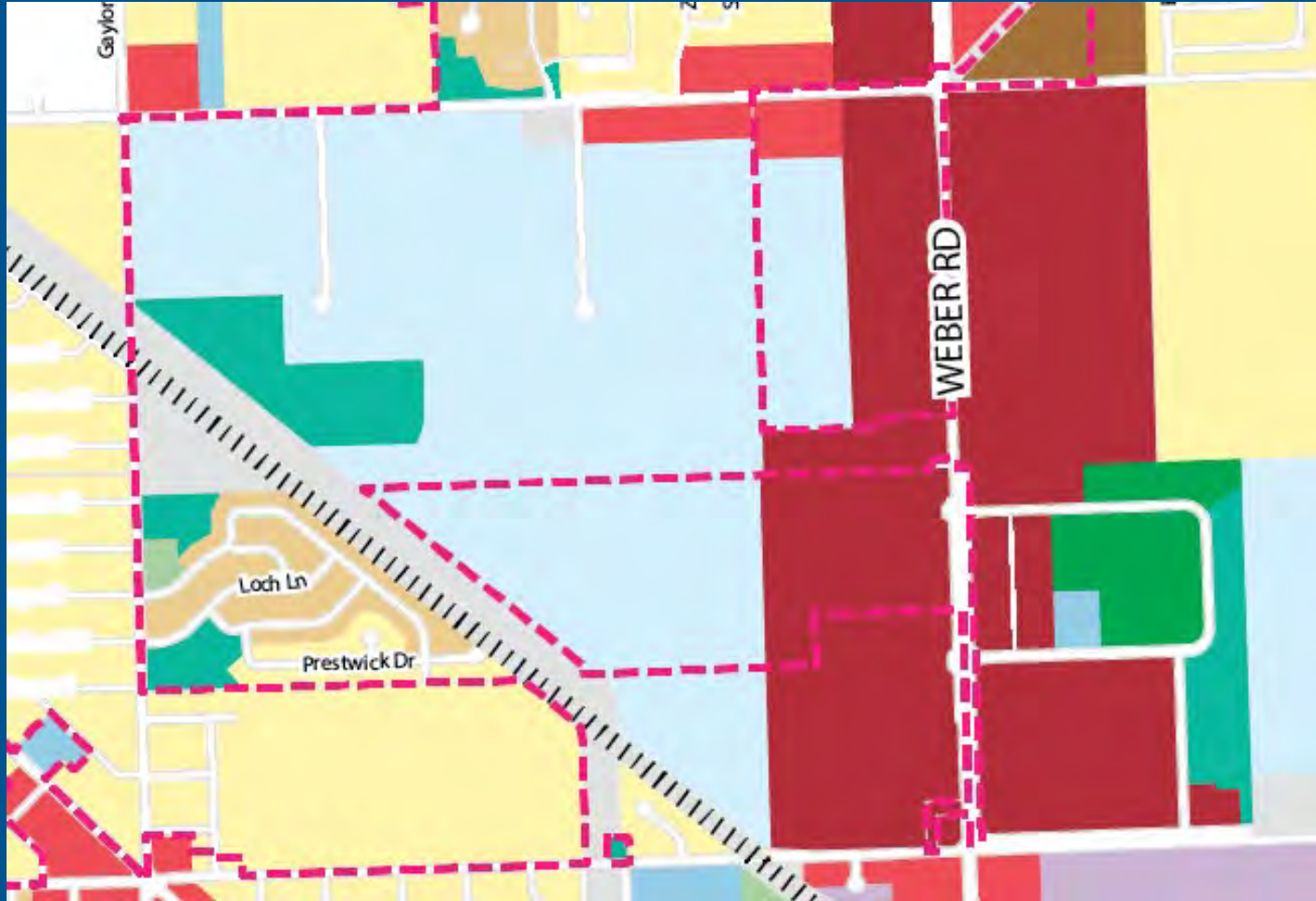
# Existing Zoning



-  R-1A - Single-Family Residence District
-  R-1 - Single-Family Residence District
-  R-2 - Two Family Residence District
-  R-3 - Multiple-Family Residence District
-  B-1 - Limited Business District
-  B-2 - General Business District
-  B-3 - Business Service District
-  T-1 - Transitional Office District
-  O-R - Office Research District
-  M-1 - Limited Manufacturing District
-  M-2 - General Manufacturing District

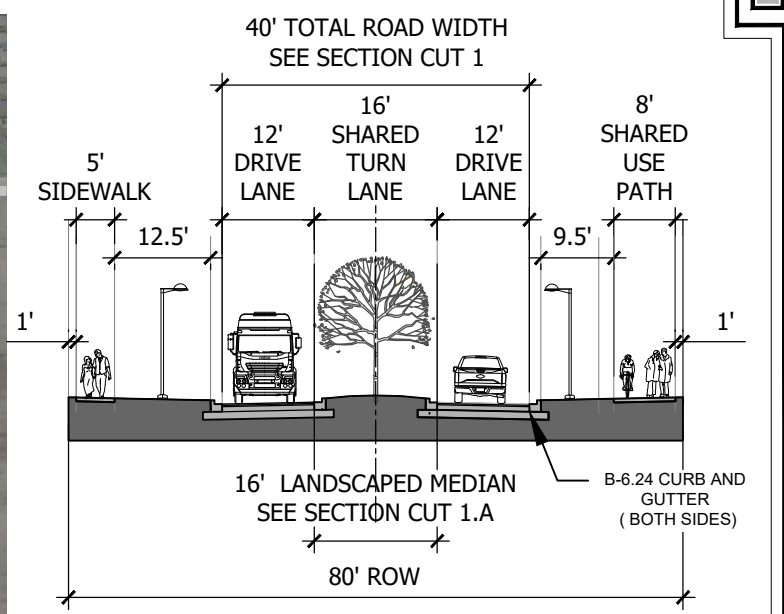
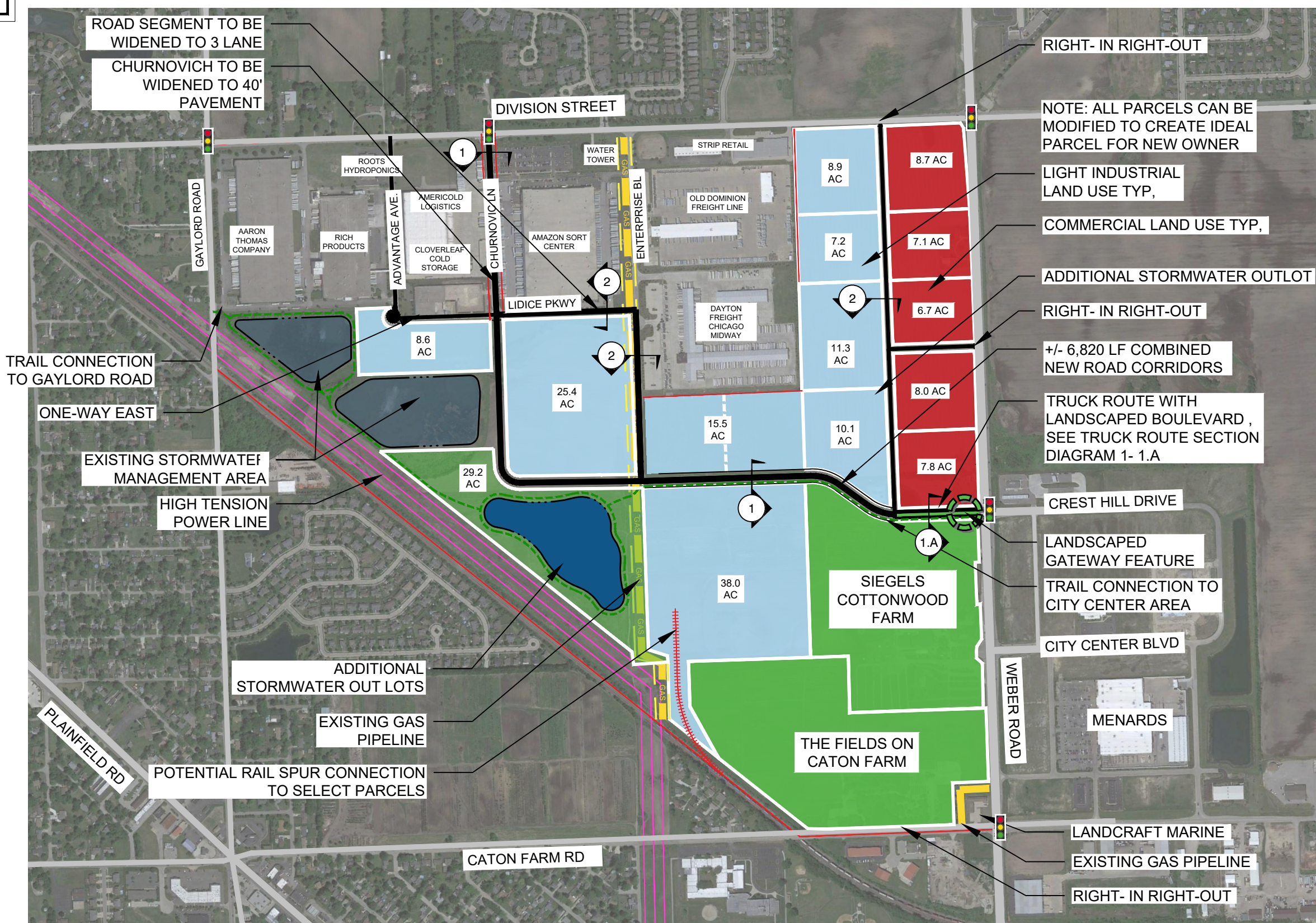


# Future Land Use



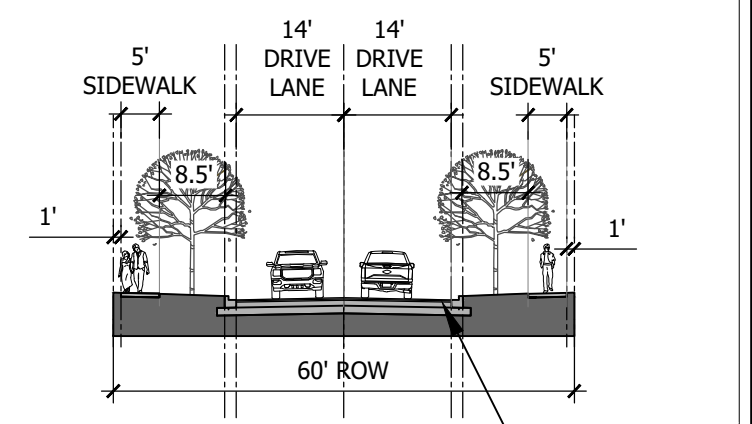
- Single-Family Detached
- Single-Family Attached
- Multi-Family Residential
- Local Commercial
- Regional Commercial
- Office
- Mixed-Use/Flex
- Light Industrial
- Heavy Industrial
- Detention
- Utilities/Transportation





**1. TRUCK ROUTE**  
SECTION DIAGRAM

0' 25'



**2. CONNECTOR STREETS**  
SECTION DIAGRAM

0' 25'

NOTE: DRAWINGS AND SECTIONS FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION

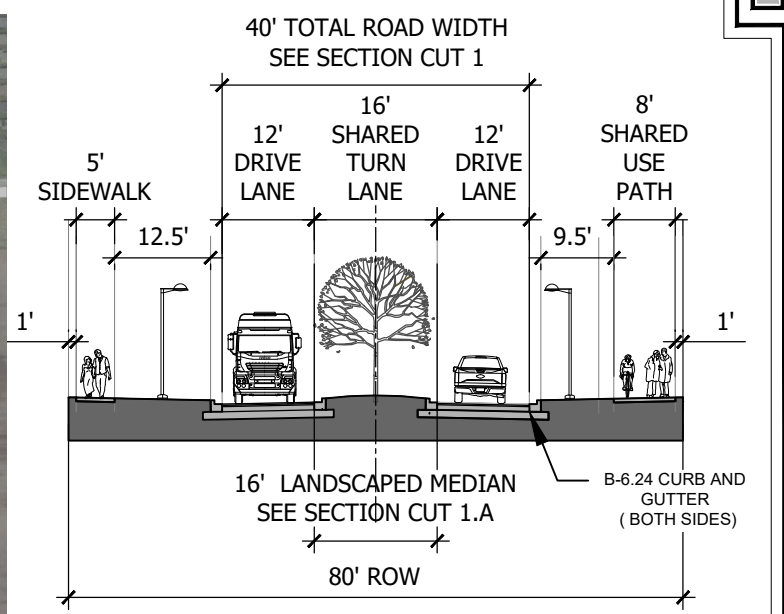
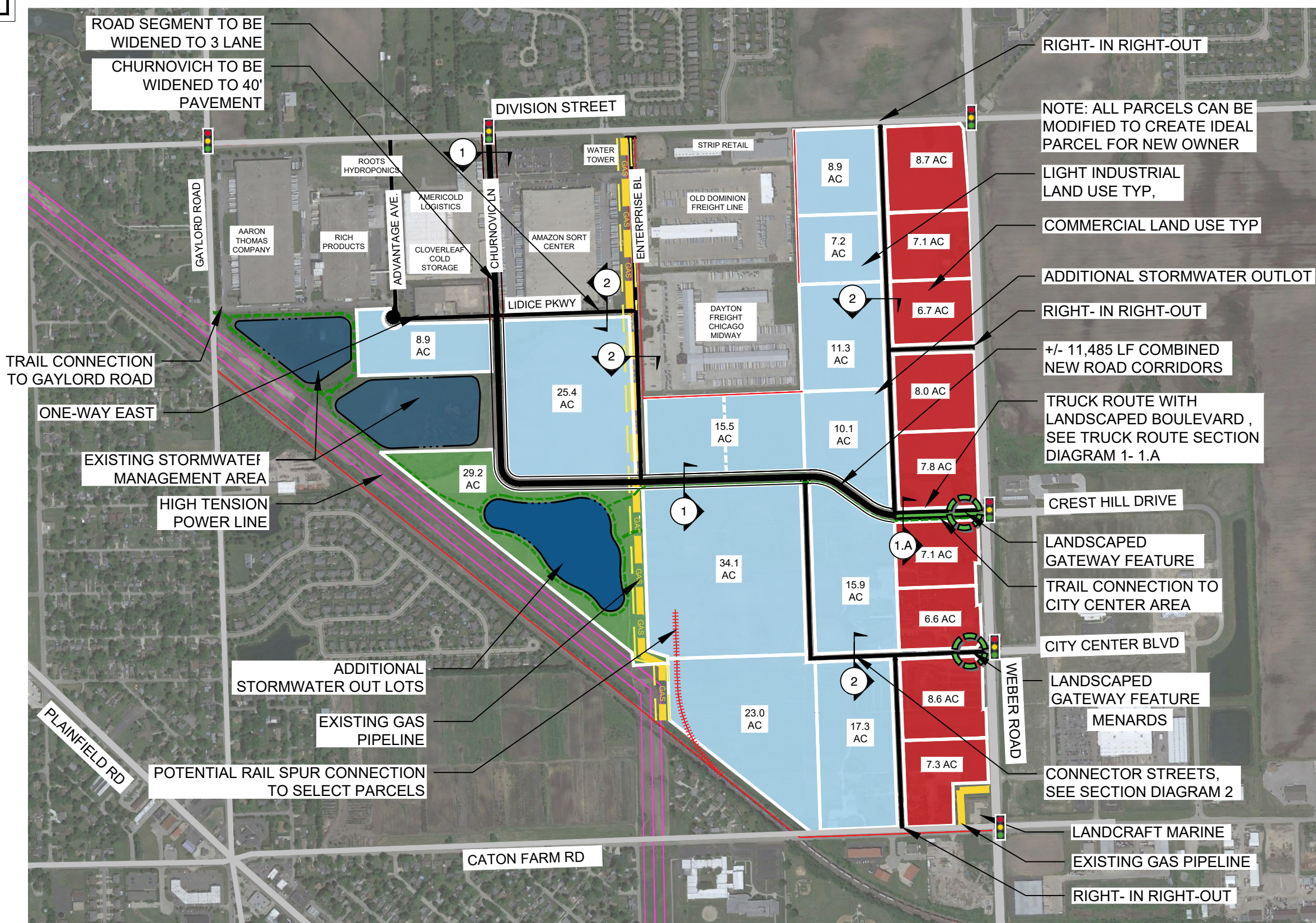
CONCEPTUAL LAND PLAN - A

# CREST HILL BUSINESS PARK

CREST HILL, ILLINOIS

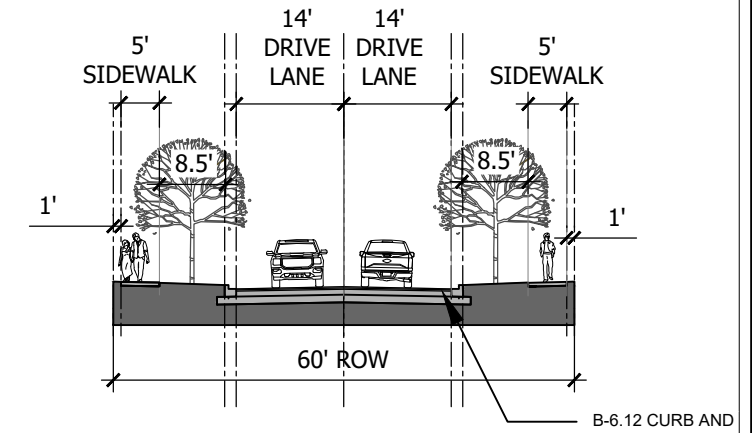
SEPTEMBER 7TH, 2022





**1. TRUCK ROUTE**  
SECTION DIAGRAM

0' 25'



**2. CONNECTOR STREETS**  
SECTION DIAGRAM

0' 25'

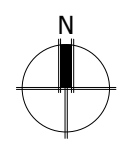
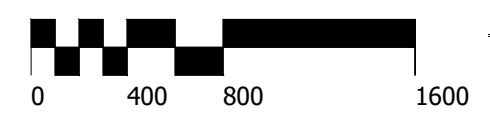
NOTE: DRAWINGS AND SECTIONS FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION

CONCEPTUAL LAND PLAN - A ALTERNATIVE

# CREST HILL BUSINESS PARK

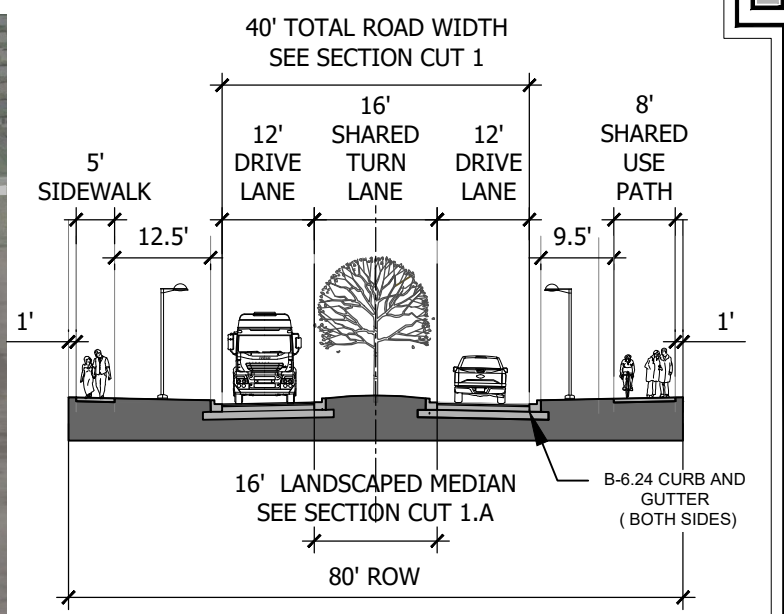
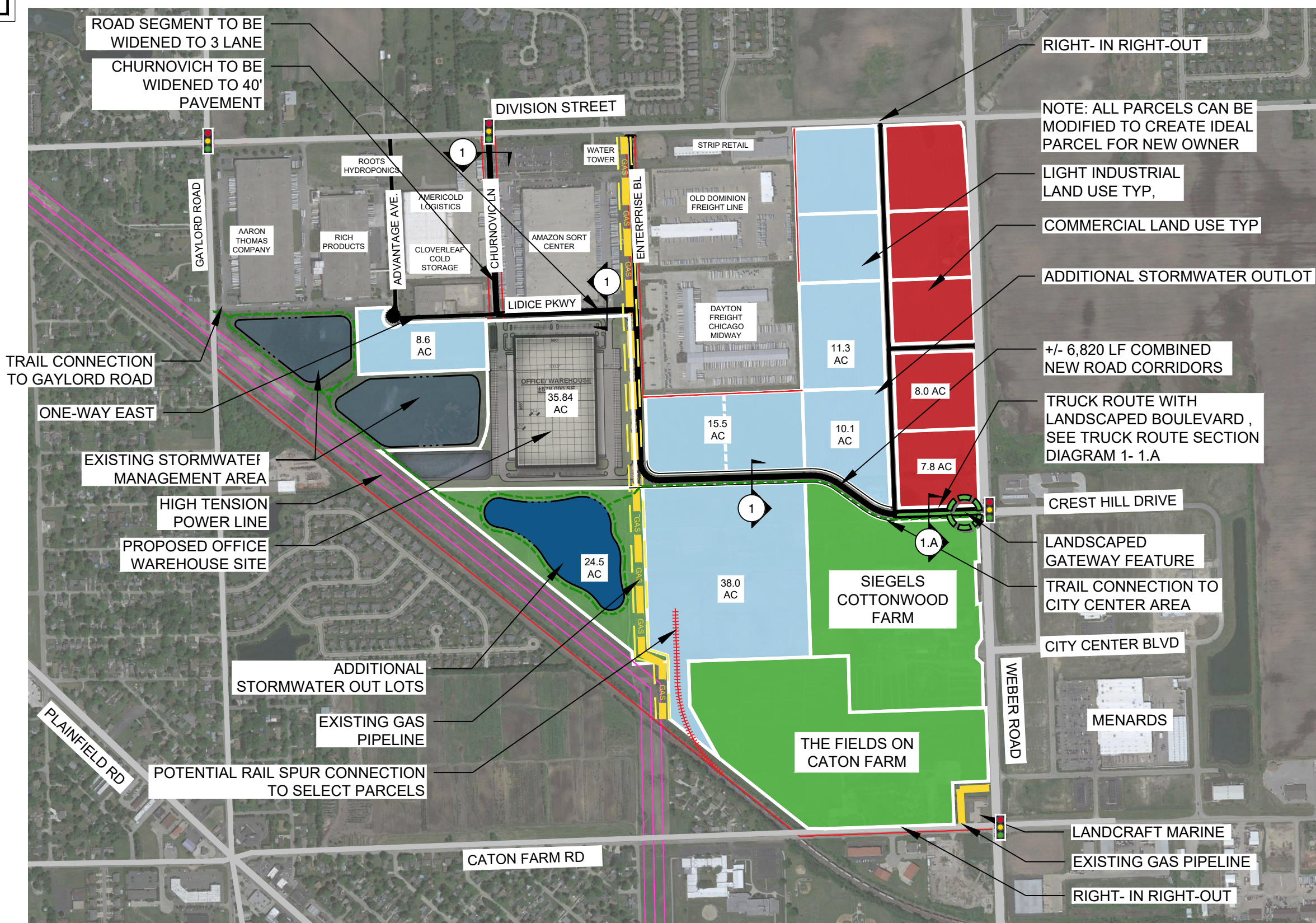
CREST HILL, ILLINOIS

1" = 400' @ 22X34 PRINT  
1" = 800' @ 11X17 PRINT



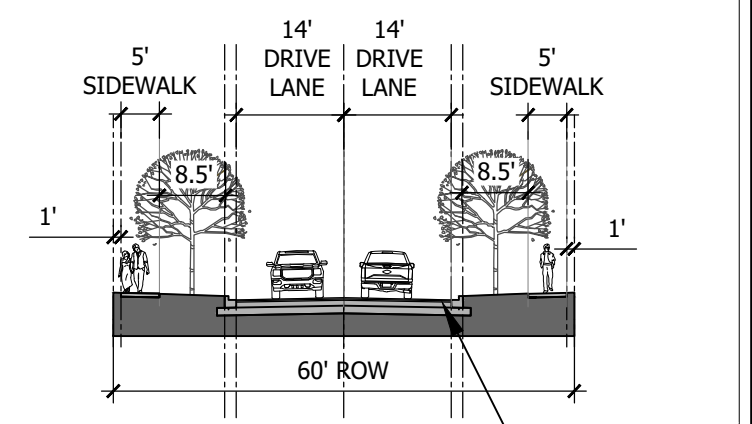
SEPTEMBER 7TH, 2022





**1. TRUCK ROUTE**  
SECTION DIAGRAM

0' 25'



**2. CONNECTOR STREETS**  
SECTION DIAGRAM

0' 25'

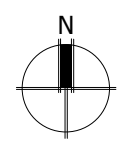
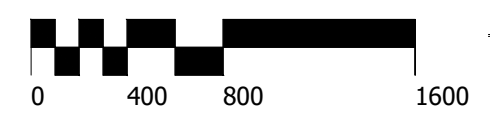
NOTE: DRAWINGS AND SECTIONS FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION

CONCEPTUAL LAND PLAN - B

# CREST HILL BUSINESS PARK

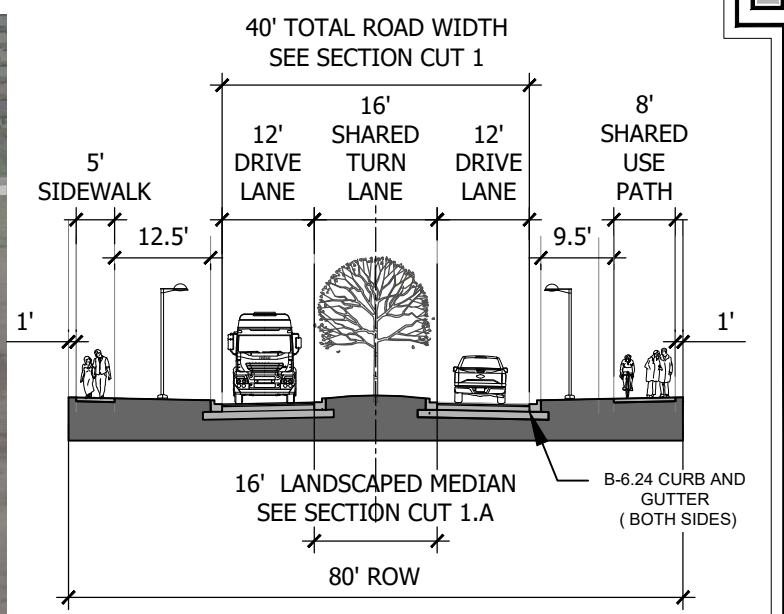
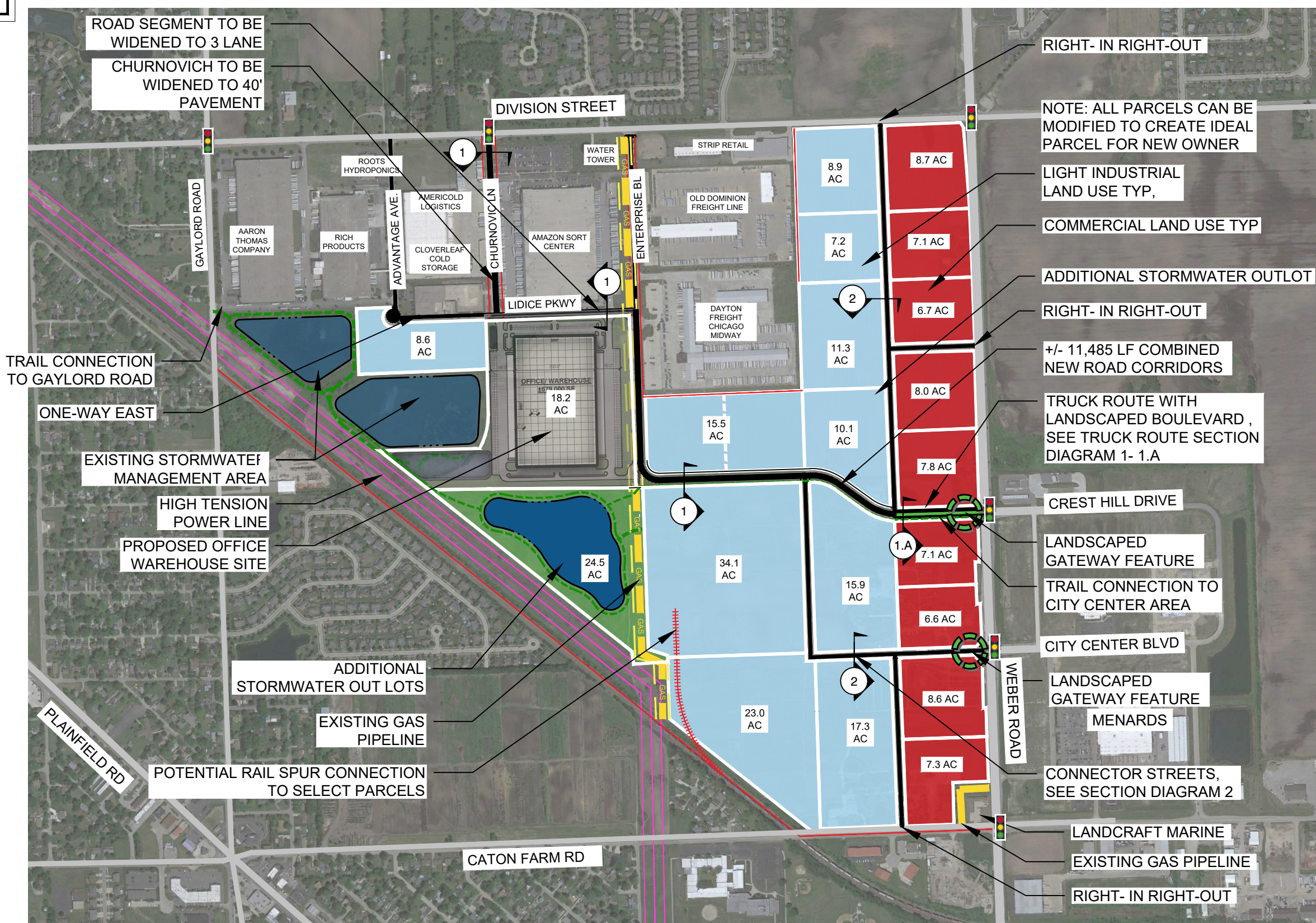
CREST HILL, ILLINOIS

1" = 400' @ 22X34 PRINT  
1" = 800' @ 11X17 PRINT

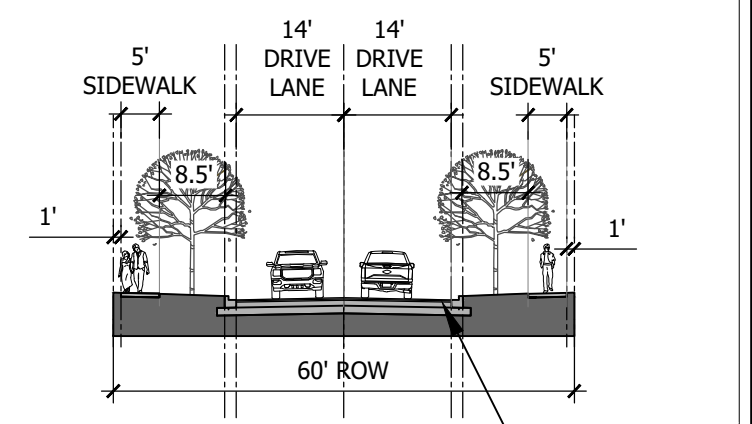


SEPTEMBER 7TH, 2022





**1. TRUCK ROUTE**  
SECTION DIAGRAM



**2. CONNECTOR STREETS**  
SECTION DIAGRAM



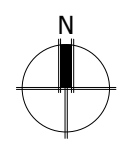
NOTE: DRAWINGS AND SECTIONS FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION

CONCEPTUAL LAND PLAN - B ALTERNATIVE

# CREST HILL BUSINESS PARK

CREST HILL, ILLINOIS

1" = 400' @ 22X34 PRINT  
1" = 800' @ 11X17 PRINT



SEPTEMBER 7TH, 2022



Comprehensive Plan Amendment – Hearing Notification (Courtesy Letters)

1. 1104301020060000  
Bacon Chang III LLC  
% Aaron Thomas Co. Attn: T. Bacon  
7421 Chapman Ave.  
Garden Grove, CA 92841
2. 1104301020070000  
Rich Products Corporation  
Attn: Accts. Payable  
1 Robert Rich Way  
Buffalo, NY 14213
3. 11043010201030000  
Same as above
4. 1104301020100000  
Cabot IV IL 1304 LLC  
% Cabot Properties  
1 Beacon St. Ste 1700  
Boston, MA 02108
5. 1104301020110000  
Same as above
6. 110430201100000  
Roger Duba  
383 Bartran Rd.  
Riverside, IL 60546
7. 110430200004010  
Division-Gaylord LLC  
% Red Trust  
4616 W. 19<sup>th</sup> Street  
Cicero, IL 60804
8. 1104301020120000  
Same as above

9. 1104302010010000  
Charter Property Mgmt LLC  
210005 Division St.  
Crest Hill, IL 60403
10. 11043002010040000  
Old Dominion Freight Line  
500 Old Dominion Way  
Thomasville, NC 27360
11. 110430200004010  
Mary Ann Randall Mather  
Gregory B Mather  
Daniel T Mather  
16820 S. Weber Rd.  
Lockport, IL 60441
12. 110430200004020  
Same as above
13. 110430400100000  
Dumar LLC  
501 Reserve Ct.  
Joliet, IL 60431
14. 1104302010050000  
Streams Edge Properties LLC  
6450 Poe St Ste 311  
Dayton, OH 45414
15. 1104301020020000  
Indeck-Crest Hill LLC  
600 N. Buffalo Grove Rd Ste 300  
Buffalo Grove, IL 60089
16. 1104301020010000  
Crest Hill Bus Park Land Ownrs  
4616 W 19<sup>th</sup> St  
Cicero, IL 60804

Raymond R. Soliman  
Mayor

Christine Vershay-Hall  
Clerk

Glen Conklin  
Treasurer

Ward 1  
Scott Dyke  
John Vershay

Ward 2  
Claudia Gazal  
Darrell Jefferson

Ward 3  
Tina Oberlin  
Mark Cipiti

Ward 4  
Nate Albert  
Joe Kubal



August 31, 2022

<INSERT NAME>

<INSERT ADDRESS>

<INSERT CITY, STATE, ZIP>

Dear <Insert>

The City of Crest Hill will be discussing a proposed Sub-Area Plan amendment to the 2014 Comprehensive Plan on Wednesday, September 14, 2022 at 7:00 p.m. in the City Building, 1610 Plainfield Road, Crest Hill, Illinois. The proposed amendment is intended to discuss revisions to the land use, access and circulation plan for the areas near Advantage Av., Churnovic Ln., Lidice Pkwy. and Enterprise Blvd.

Comments, including objections, to the proposed Comprehensive Plan amendment may be made either in writing and filed in the office of the City Clerk of the City of Crest Hill, 1610 Plainfield Road, Crest Hill, Illinois, before the hearing or may be made in person during the public hearing.

A copy of the application material describing the request is available at the City of Crest Hill. The proposed Sub-Area Plan amendment has been included as part of this notification for review and reference purposes.

If you have any questions regarding the request, please feel free to contact me at 815-741-5107 or via email at [tbudzikowski@cityofcresthill.com](mailto:tbudzikowski@cityofcresthill.com).

Sincerely,

A handwritten signature in black ink that reads "Tony Budzikowski". The signature is written in a cursive, flowing style.

Tony Budzikowski, AICP  
Community & Economic  
Development Director

**CITY OF CREST HILL**

1610 Plainfield Road  
Crest Hill, IL 60403

815-741-5100  
[cityofcresthill.com](http://cityofcresthill.com)



NOTICE OF PUBLIC HEARING  
PROPOSED AMENDMENT TO COMPREHENSIVE PLAN  
CITY OF CREST HILL

Notice is hereby given that the Crest Hill Plan Commission will hold a public hearing for the purpose of considering an amendment to the Comprehensive Plan of the City of Crest Hill. The proposed amendment is intended to discuss revisions to the land use, access and circulation for the areas near Advantage Av., Churnovic Ln., Lidice Pkwy. and Enterprise Blvd.

The public hearing on the proposed amendment to the 2014 Comprehensive Plan will be held on Wednesday August 10, 2022 at 7:00 p.m. in the City Building, 1610 Plainfield Road, Crest Hill, Illinois.

Comments, including objections, to the proposed Comprehensive Plan amendment may be made either in writing and filed in the office of the City Clerk of the City of Crest Hill, 1610 Plainfield Road, Crest Hill, Illinois, before the hearing or may be made in person during the public hearing. All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must complete and file an appearance with the City Clerk no later than (three business days before the date of the hearing). Appearance forms are available from the City Clerk during regular business hours.

Dated this 19<sup>th</sup> day of July, 2022  
Christine Vershay-Hall, City Clerk  
Jan Plettau, Commission Chairman  
July 19, 2022

---

PLEASE PUBLISH THE ABOVE NOTICE IN THE LEGAL/PUBLIC NOTICE SECTION OF THE JOLIET HERALD NEWS ON Wednesday, July 27, 2022 AND SEND THE BILL FOR THE PUBLICATION TO:

City of Crest Hill  
c/o Tony Budzikowski.  
Crest Hill, IL 60403  
(815) 741-5107  
tbudzikowski@cityofcresthill.com

**PLEASE CONTACT THE PERSON (S) LISTED ABOVE FOR PAYMENT OF THIS NOTICE:**

e-mail to [publicnotice@theheraldnews.com](mailto:publicnotice@theheraldnews.com)  
for publication in the Joliet Herald News

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 16, 2022

The May 16, 2022 City Council work session was called to order by Mayor Raymond R. Soliman at 6:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Claudia Gazal, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Jim Marino, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, Interim Economic Development Director Steve Gulden, Deputy Chief Jason Opiola, Finance Director Lisa Banovetz, Community and Economic Development Director Tony Budzikowski.

Absent were: Director of Public Works Mark Siefert, Assistant Public Works Director Blaine Kline, Police Chief Ed Clark, City Attorney Mike Stiff, Director of Information Technology Service Timothy Stinnett.

**TOPIC: Presentation of Crest Hill Business Park Conceptual Land Plan**

Mayor Soliman presented the Crest Hill Business Park-Sub-Area Plan-Truck Route per the memo dated May 12, 2022. City Engineer Ron Wiedeman informed the Council that staff has been working with Teska Associates and CBBEL to create a sub-area plan for the business park. This would be an amendment to the City's comprehensive plan to better define how this area could potentially be developed and also how to address traffic impacts. The following tasks were performed to evaluate the Crest Hill Business Park. Review of the existing conditions. The future outlook. Look into current and future market areas. Do a traffic analysis. Look at Stormwater impacts and traffic management.

Engineer Wiedeman introduced Mike Hoffman from Teska Associates and Bryan Welch from CBBEL who will give a presentation. Mr. Hoffman explained where the business park is located. There are some parcels in the area of the business park that are not currently in our city limits. He went over a few of the existing businesses that are in this area such as Dayton Freight, Amazon Sort Center, Old Dominion Freight, and several others. Some of the projected uses would be transportation, warehousing and manufacturing which are among the top 5 largest job providers. As far as the market areas, he went over the five minute drive time and ten minute drive times. Regarding market facts, the population and household numbers has remained stable. Median incomes are the same in the City as statewide trends. Mr. Hoffman went over the total businesses, total employees and various business classifications and employment in the area. As far as the City, Hillcrest Shopping Center and Stateville have the highest concentration of jobs. He then went over the travel statistics for workers. The commercial outlook for the area includes the need for scalable units which are businesses that don't necessarily need to be in the office every day, but still need a storefront.

Bryan Welch from CBBEL addressed the Council in regard to the traffic analysis. Things that we take into consideration are traffic counts at peak times during the day. The 2050 traffic projections. The site trip generation of 182 acres industrial, 68 acres of

commercial/retail. The scenario analyses include the no build (Division Street remains truck route). Build, which would establish a new truck route through the business park. Currently east bound traffic turning left at Weber Road is problematic and further development will exacerbate the situation. A new truck route would eliminate the truck traffic on Division Street between Churnovic Lane and Weber Road by creating a truck route through the business park. Improve operations at Weber Road by eliminating left-turning trucks onto east bound Division Street. Establish a clear plan for accommodating additional cars and trucks generated by development within the business park. A consideration of the new truck route would be to designate Churnovic Lane as the new designated truck route at Division Street. Maintain one-way northbound to eastbound traffic on Enterprise Drive for cars only. This would result in trucks east of Churnovic Lane on Division Street would be prohibited and no left-turning of trucks on eastbound Division Street at Weber Road. As far as the new truck route there are a couple of options using Churnovic Lane and Crest Hill Drive (new west leg). He then went over the typical cross section of the roadway. The internal connector streets would provide for site circulation and access to the new truck route and Weber Road. He went over the typical cross section of the internal roadway. Other roadway improvements would include construction of an eastbound RTL on Division Street at Churnovic Lane. To widen Lidice Parkway for two-way traffic between Churnovic Lane and Enterprise Drive. Construct improvements at Division Street/Enterprise Drive to prohibit trucks. Modify channelization and traffic signal phasing at Weber Road/Crest Hill Drive. Other roadway improvements could be to construct eastbound RTL on Division Street at Churnovic Lane. In regard to stormwater management an estimated 40 acres or 15% of the 250 acre site will be necessary to provide the detention to accommodate the full buildout of the business park. There are several ways this can be done. Build one large facility versus smaller localized facilities. The downside of trying to get all of the stormwater to one facility is the size of the necessary piping. The positive of a larger facility is the possibility of some passive recreation space.

Mr. Huffman then went over the existing water and sewer infrastructure in the area. As far as the zoning the current M-1 should be sufficient for the needs of the business park. He presented the proposed future land use and proposed master plan map. The main item is the re-routing of the truck traffic. He went over concept plans A and B in detail. The next step is to write an addendum to the comprehensive plan and conduct a public hearing. Alderman Albert questioned the amount of detention shown on the plans. Mr. Huffman explained how this was shown on the concept. There are a number of variables that can take place. Alderman Albert asked what is going to deter the trucks from continuing on the portion of Division that is not a truck route. There would be a significant amount of signage. Mayor Soliman questioned the curvature of the road in concept A versus concept B and stacking of trucks. Mr. Huffman explained that the least amount of turns the better. Discussion followed on the roadway design of both of the concepts, and which would be more beneficial to the City. Interim Economic Development Director Steve Gulden reminded the Council that this is an unfunded project. We would need several developers to coordinate on this project to get the work done. We need to decide on which design we would like to go with. Alderman Albert questioned a special assessment. Interim Director Gulden explained how the assessment would work. You can only impose a special assessment on new property's not existing ones. This is often difficult to do with existing businesses. Alderwoman Gazal felt that it wouldn't hurt to ask the current landowners. Alderperson Oberlin questioned the cost difference between the concepts. Engineer Wiedeman went over the area. It is roughly 4 million dollars to do the sweep. It would cost less to do the zigzag but was not sure what the savings would be. Discussion followed on the existing pipeline and how it will be crossed. Interim Director Gulden explained that until we decide on a plan we will not

know what the final cost will be. Alderperson Oberlin wants the City to look at the future to make sure we are making the right decision. Alderperson Gazal asked, taking the money factor out of the equation, which would be the best choice. It would potentially be the sweep, but there are variables that would also come into play for the future such as how much property is this proposed roadway going to take from the development. Alderperson would like to see a detailed report prior to a final decision being made. The Council could also hold a special meeting with the property owners to get their input into the project. The property owners who own the land where the proposed extension were contacted, and they do not want to currently sell their property for the roadway. Community and Economic Development Director Tony Budzikowski felt that by using the route along Lidice, you are pulling the traffic away from the residential area to the south. The next step in the continuation of this project would be a public hearing before the Plan Commission. Alderman Albert asked if there is much of a difference between this concept and the comprehensive plan. Director Budzikowski said that there is not much of a difference since 2014, but it may be a good idea to go through the process. Alderman Vershay questioned putting a road along the railroad track from Gaylord. Mr. Welch explained that there is not enough room between the existing ponds and the railroad tracks to construct the roadway.

Mayor Soliman asked for an informal vote on continuation of the Crest Hill Business Park Conceptual Land Plan and a future public hearing. All members present were in agreement.

**TOPIC: Presentation of a Proposed Development on InDeck Property Located in Crest Hill Business Park.**

Mayor Soliman presented the presentation of a Proposed Development on InDeck Property located in Crest Hill Business Park per the memo dated March 16, 2022. Interim Planner Rigoni informed the Council that the applicant is proposing to construct a 579,000 square foot industrial building on 36 acres of property located at the south end of Enterprise Blvd. and Lidice Parkway. The zoning is currently M-1, limited manufacturing. Parking is provided for 330 stalls for car parking and 151 stalls for trailer parking. The total required parking will be finalized at the time of formal submittal. The concept plan includes three access points to the site. One at the end of the cul-de-sac at Enterprise Blvd, the other on the west end, connecting to Lidice Parkway and additional access on the southeast corner to the proposed Enterprise Blvd extension. The design includes 113 docks, with 57 on the west side of the building and 56 on the east side. It also includes 2 overhead drive-in doors. A traffic study was included. Since the end-user is unknown the study was based on two types of warehousing uses. The developer has committed to \$250,000.00 toward the roadway expansion through the business park. Past proposals have included discussion on additional right-of-way along Lidice Parkway to provide adequate width for truck queuing, the extension of the roadway along the east property line, extension of a secondary road to Weber Road and limiting the number of loading docks and truck parking on site. Bulk regulations, parking, maneuverability, utilities, and site geometry will be finalized at the time of formal submittal. John from Panattoni addressed the Council. He went over the background of the company and where some of their facilities are located in the area. He explained how they would extend Enterprise Drive. Alderman Albert asked if necessary would they consider extending Churnovic. John explained that they would lose land in the corner of the property. Discussion followed on the access to the property. The developer spoke with Amazon in the past in regard to making this parcel a truck parking area, with no building. Discussion followed. The Mayor asked if there is potential for e-commerce. John said that it could be a possibility. The next step for this concept would be to appear before the Plan Commission. Mayor Soliman commended John on the look of their existing structures. Discussion followed on the architecture of the buildings. Interim Director

Gulden explained why the developer was asked to appear with the project in the concept plan. Director Budzikowski explained that this plan could be ready to go before the Commission for the July or August meeting.

**PUBLIC COMMENTS:** There were no public comments.

**MAYORS UPDATES:** Mayor Soliman had no updates.

**COMMITTEE/LIAISON UPDATES:** There were no committee/liaison updates.

**CITY ADMINISTRATOR UPDATES:** City Administrator Jim Marino had no further updates.

The meeting was adjourned at 7:10 p.m.

Approved this 6 day of JUNE, 2022

As presented ✓

As amended \_\_\_\_\_

  
CHRISTINE VERSHAY-HALL, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR