



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	November 21, 2022
Submitter:	Ronald J Wiedeman, P.E.
Department:	City Engineer
Agenda Item:	An Ordinance amending the city of Crest Hill Comprehensive Plan by approving and adopting the inclusion of the Division and Weber Business Park Sub-Area Plan as an auxiliary chapter.

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 the business park to Weber Road without utilizing Division. With this alternative route, truck traffic using Division to get to Weber Road would be significantly reduced. Please note that this plan will serve as a guide and the truck route is not imminent nor planned to be constructed in the immediate future. The City will utilize this plan amendment to assist in future planning efforts as further development occurs in the Crest Hill Business Park 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 at prior meetings. The Sub-Area plans and requisite background information has been included in the packet material for review and reference purposes.

A public hearing was held before the Plan Commission (PC) on September 14th to discuss the specific details of the request. At the PC meeting, City Engineer Ron Wiedeman explained and further summarized the request and provided some details on the traffic analysis, storm water management and future road improvements (amongst other topics). No members of the public were in attendance at the public hearing to speak for or against the request but Mr. Brian Neumann, owner of the Fields nursery submitted an email to City staff. He asked that the email be submitted for the record indicating that he was in opposition to the proposed Weber Road connector because it bisected his property. Notice was sent to 15 property owners in the Crest Hill Business Park area that are located near and/or adjacent to the proposed road corridor to

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Weber Road. The PC did deliberate on the request and made an affirmative recommendation to approve the Sub-Area plan amendment by a vote of 5-0 with 2 members absent.

The PC staff report, application material and final Sub-Area plan amendment are included in the packet for review and reference purposes.

Recommended Council Action: Approve an Ordinance amending the city of Crest Hill Comprehensive Plan by approving and adopting the inclusion of the Division and Weber Business Park Sub-Area Plan as an auxiliary chapter.

Financial Impact:

Funding Source: N/A

Budgeted Amount: N/A

Attachments:

- Ordinance amending the city of Crest Hill Comprehensive Plan by approving and adopting the inclusion of the Division and Weber Business Park Sub-Area Plan as an auxiliary chapter. Sub Area Plan Amendment for the Crest Hill Business Park
- Exh A Division and Weber Bus. Park Sub-Area Report
- Exhibit B Finding and Decision 11-17-22
- Cover letter, PC staff report, application materials and draft Sub-Area Plan Amendment