



SEASONS AT CREST HILL

Crest Hill, Illinois

DEVELOPER

FIDUCIARY REAL ESTATE DEVELOPMENT
789 N. Water Street #500
Milwaukee, WI 53202
P: 414-226-4535

ARCHITECT

AG Architecture
1414 Underwood Ave. #301
Wauwatosa, WI 53213
P: 414-431-3131

CIVIL ENGINEER

ATWELL, LLC.
1 Overlook Point, Suite 290
Lincolnshire, IL 60069
P: 847-634-5550

PUD
SUBMISSION



SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 18 UNIT AND 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

UNIT MIX

ONE BEDROOM	120
TWO BEDROOM	120
THREE BEDROOM	20

TOTAL UNIT COUNT

BUILDING AREAS	
20 UNIT:	24,147 SQFT
18 UNIT:	21,274 SQFT
CLUBHOUSE:	5,384 SQFT
GARAGE:	2,100 SQFT
MAINTENANCE:	550 SQFT

RESIDENTIAL MASONRY PERCENTAGE

20 UNIT:	21.2%
18 UNIT:	20.05%

TOTAL RESIDENTIAL SITE AREA: 15.814 ACRES
UNITS / ACRE: 16.44

PARKING

SITE STALLS:	401 (1.54 STALLS/UNIT)
ENCLOSED STALLS:	120 (0.46 STALLS/UNIT)
CLUBHOUSE STALLS:	15
PARALLEL STALLS:	16

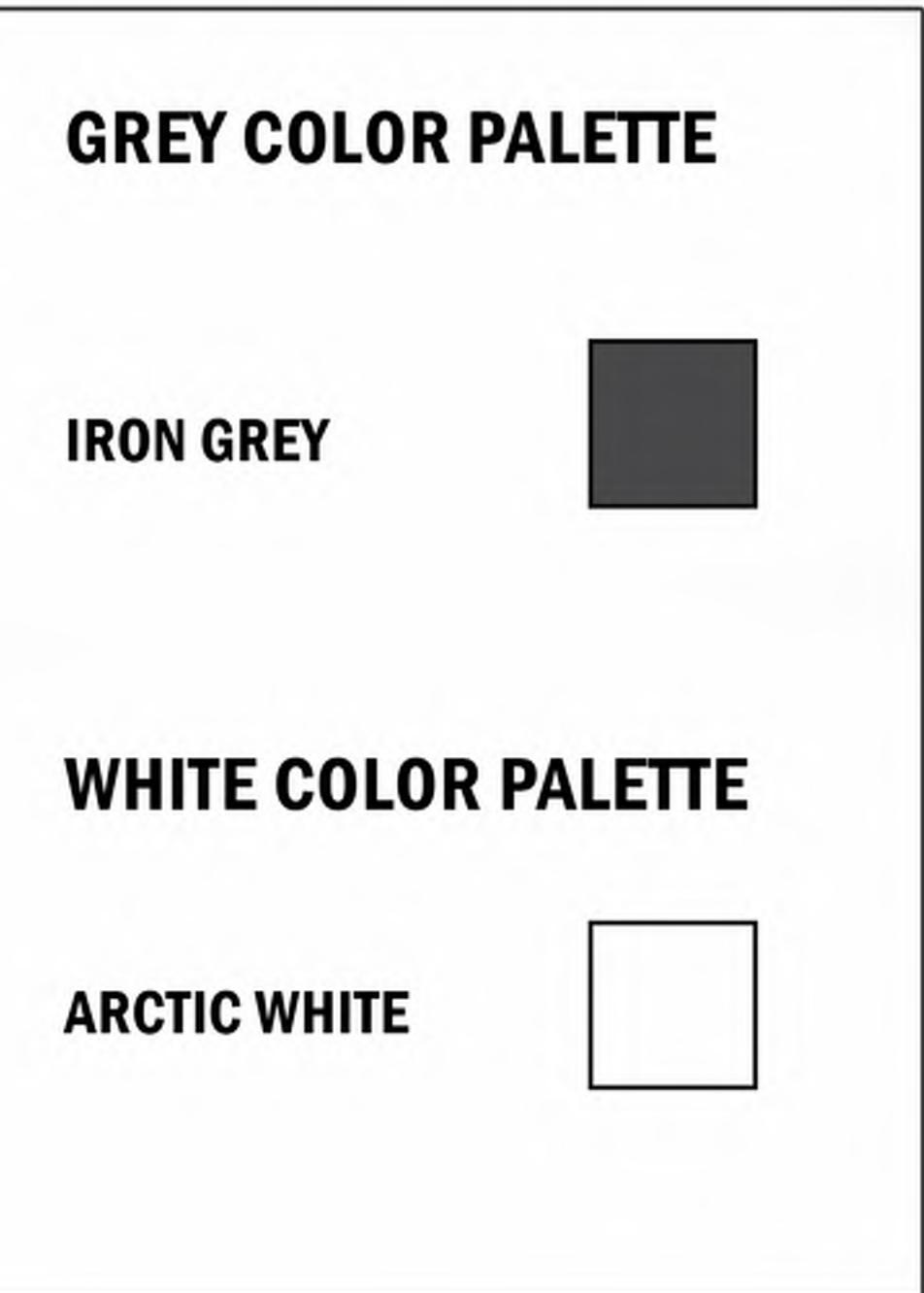
TOTAL STALLS **552 (2. 12 STALLS/UNIT)**

ONSITE TRIBUTARY AREA	15.81 ACRES
DRAINAGE AREA	11 ACRES
IMPERVIOUS AREA	4.81 ACRES
PERVIOUS AREA	

FAR LOT COVERAGE	.46
	70%



A scale bar with markings at 0, 10, 40', 120', and 200'. The scale is marked in increments of 10 units, with 10, 40', 120', and 200' explicitly labeled. The '0' is at the left end, and the '10' is at the first tick mark. The '40'' is at the second tick mark, the '120'' is at the fourth tick mark, and the '200'' is at the fifth tick mark. There are three intermediate tick marks between each labeled value.



0 10 40' 120' 200'

Crest Hill, Illinois

SEASONS AT CREST HILL | COLORED SITE PLAN

aci
ARCHITECTURE



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SEASONS AT CREST HILL | LANDSCAPE CIRCLE

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SEASONS AT CREST HILL | POOL AMENITIES

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SEASONS AT CREST HILL | 18 - UNIT BUILDING WHITE COLOR PALETTE

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SEASONS AT CREST HILL | 18 - UNIT BUILDING WHITE COLOR PALETTE GARAGES

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SEASONS AT CREST HILL | 18 - UNIT BUILDING GRAY COLOR PALETTE

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SEASONS AT CREST HILL | 20 - UNIT BUILDING GRAY COLOR PALETTE

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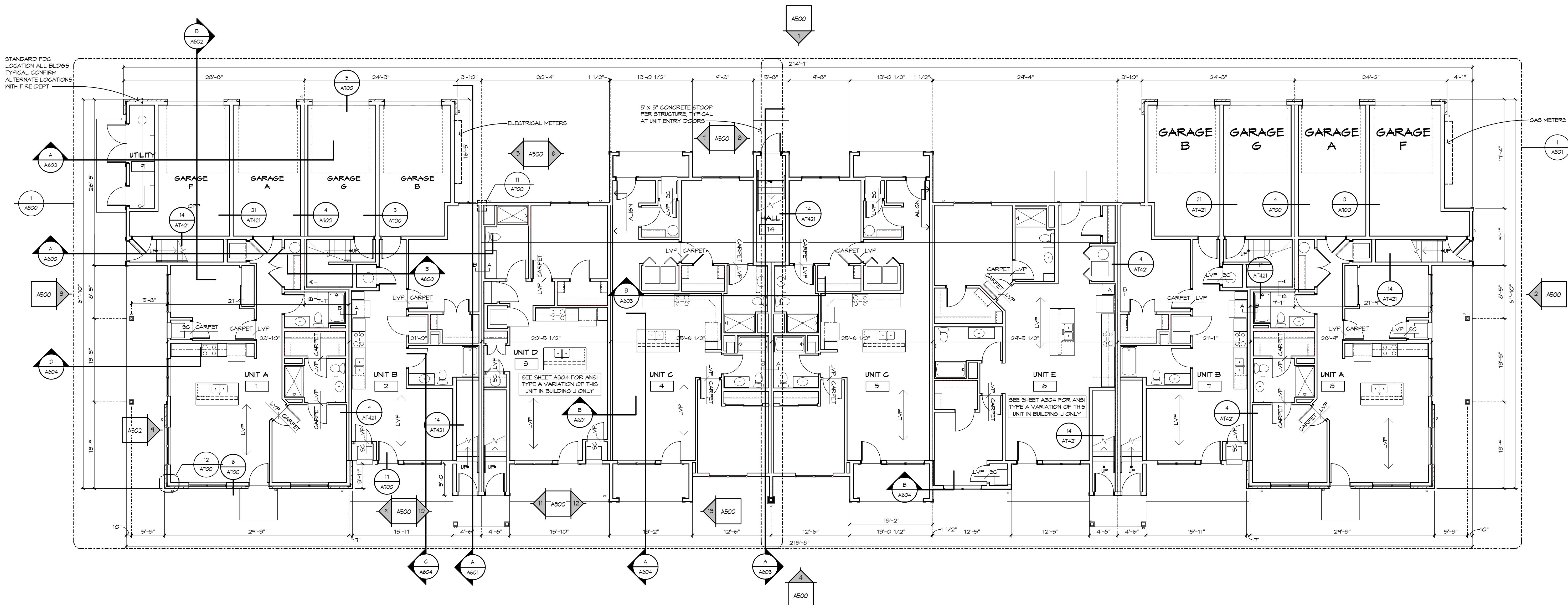
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SEASONS AT CREST HILL | 18 - UNIT BUILDING FIRST FLOOR PLAN



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REAL ESTATE DEVELOPMENT, INC.



Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | 18 - UNIT BUILDING SECOND FLOOR PLAN



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PAGE: 1 OF 1 SHEET PRINTED ON: 1/15/2025 9:45:54 PM FILE PATH: \\\\192.168.1.10\\PRINTERS\\2025\\1\\15\\15014554\\15014554.PDF

MATERIAL LEGEND

A - ASPHALT SHINGLE
B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
FC3 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 6" EXPOSURE
FC4 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 4" EXPOSURE
FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
FP3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.

COLOR LEGEND:

GREY COLOR PALETTE:

BUILDINGS C, D, E, G, H, M, N
FC1 - IRON GREY
FC2 - IRON GREY
FC3 - IRON GREY - BATTENS TO MATCH
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE
ARCTIC WHITE

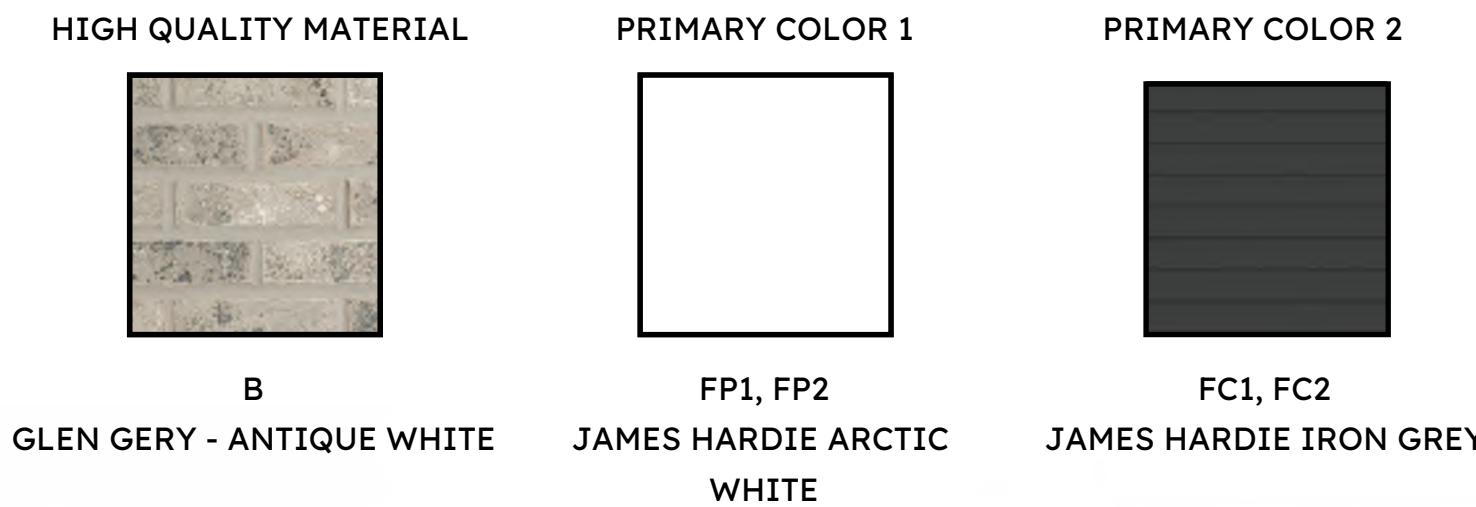
WHITE COLOR PALETTE:
BUILDINGS A, B, F, I, J, K, L
FC1 - ARCTIC WHITE
FC2 - ARCTIC WHITE
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

**FIBER CEMENT TRIM - MIDNIGHT BLACK
FIBER CEMENT COLUMN TRIM AND PANEL TO BE
ARCTIC WHITE**

MASONRY CALCULATIONS:

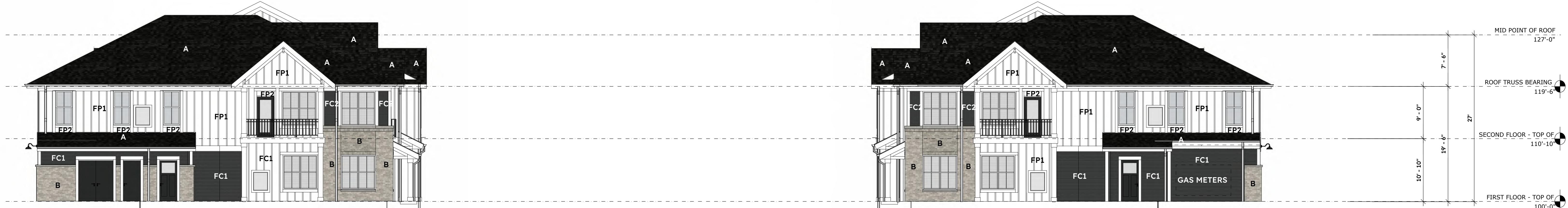
BRICK AREA/OVERALL FACADE%	
FRONT ELEVATION	878 sqft / 2519 sqft = 35%
GARAGE ELEVATION	265 sqft / 2776 sqft = 9.5%
SIDE 1	214 sqft / 839 sqft = 25.5%
SIDE 2	140 sqft / 926 sqft = 15%
AVERAGE	1,497 sqft / 7,060 sqft = 21.2%

***OVERALL FACADE CALCULATION
EXCLUDES WINDOWS AND DOORS**



FRONT ELEVATION

Scale: 1/8"=1'



SIDE ELEVATION

Scale: 1/8"=1'



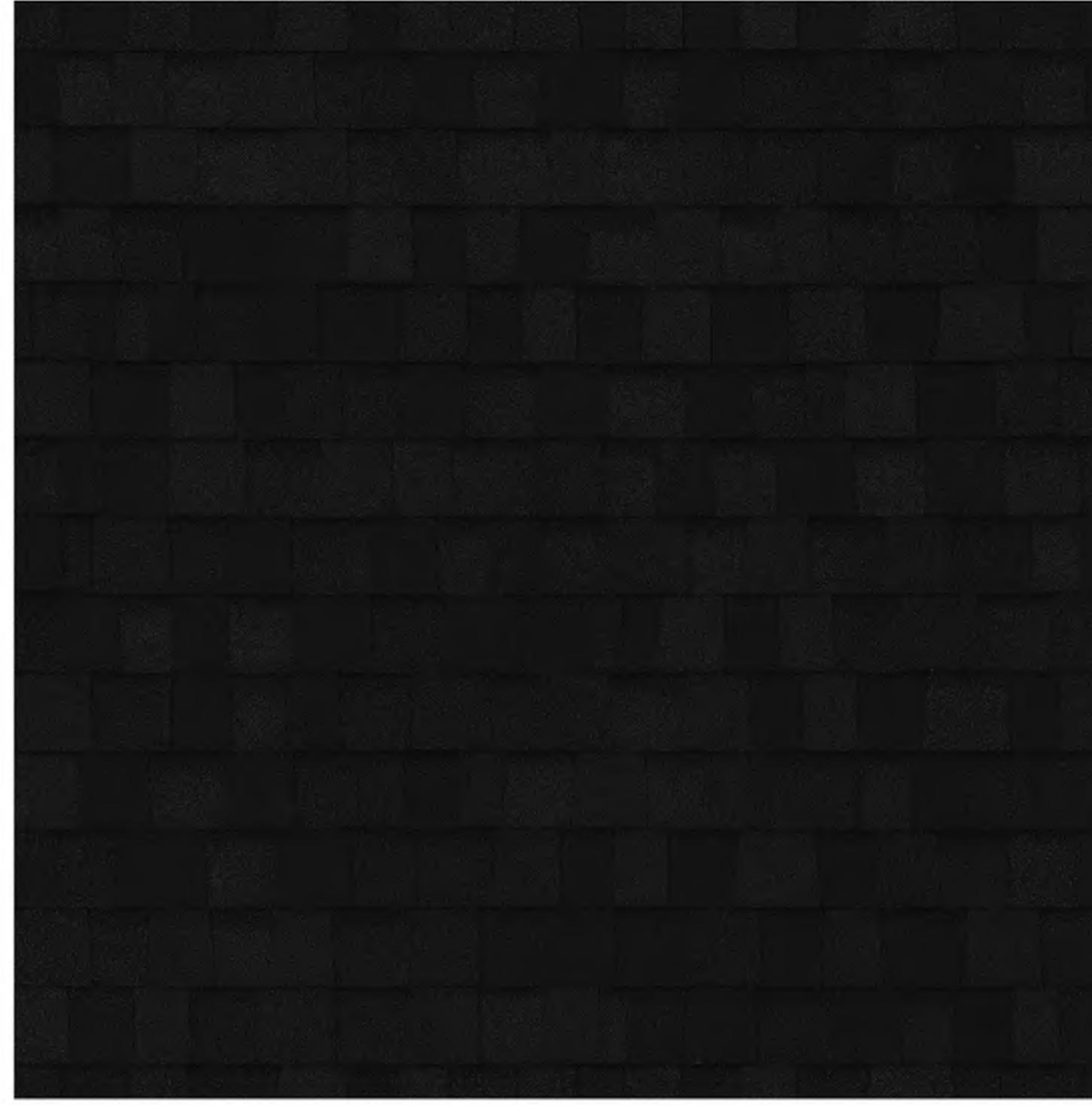
BACK ELEVATION

Scale: 1/8"=1'

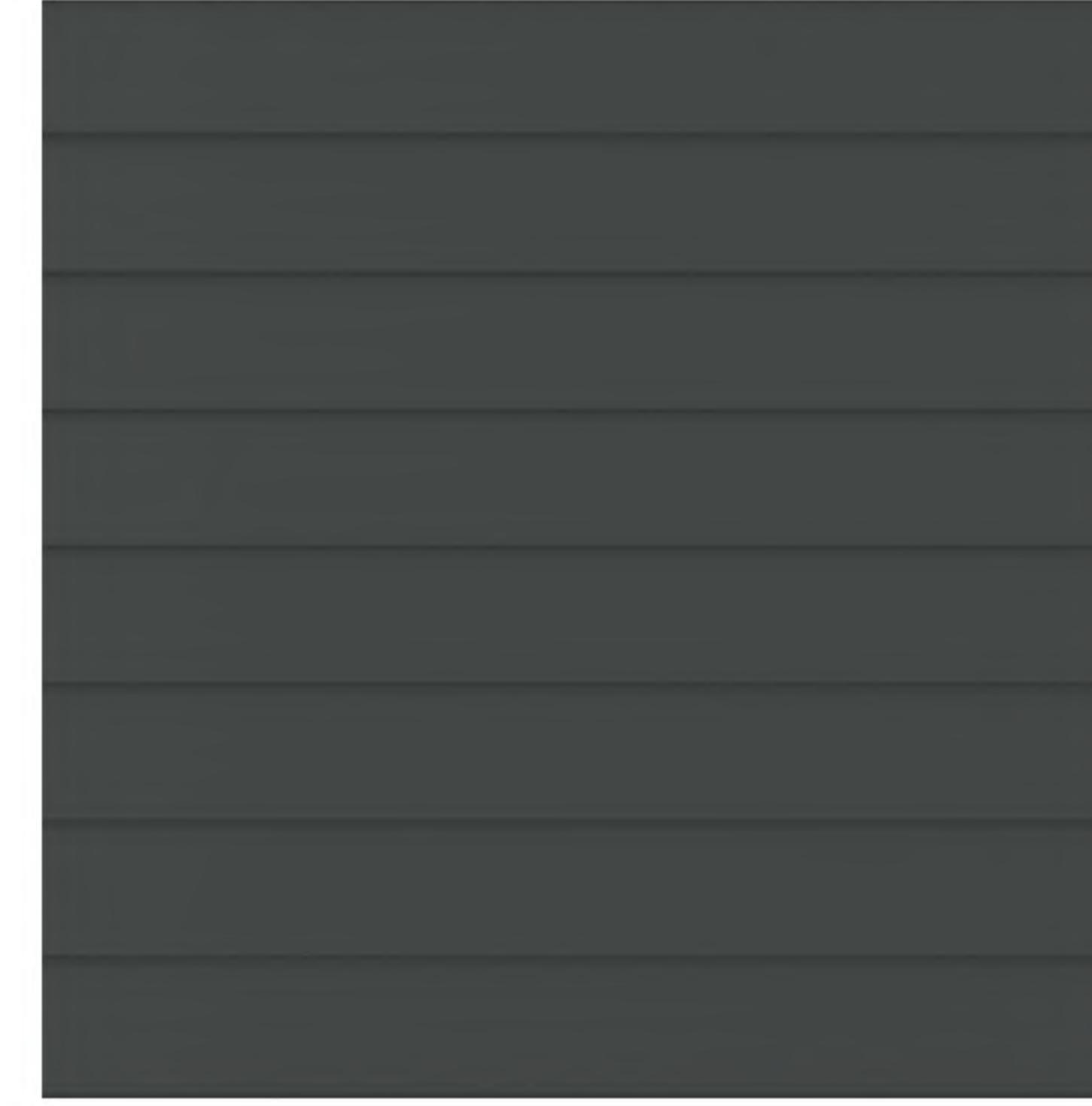
SEASONS AT CREST HILL | 18 UNIT BUILDING - DARK EXTERIOR MATERIAL PALETTE

CREST HILL | ILLINOIS

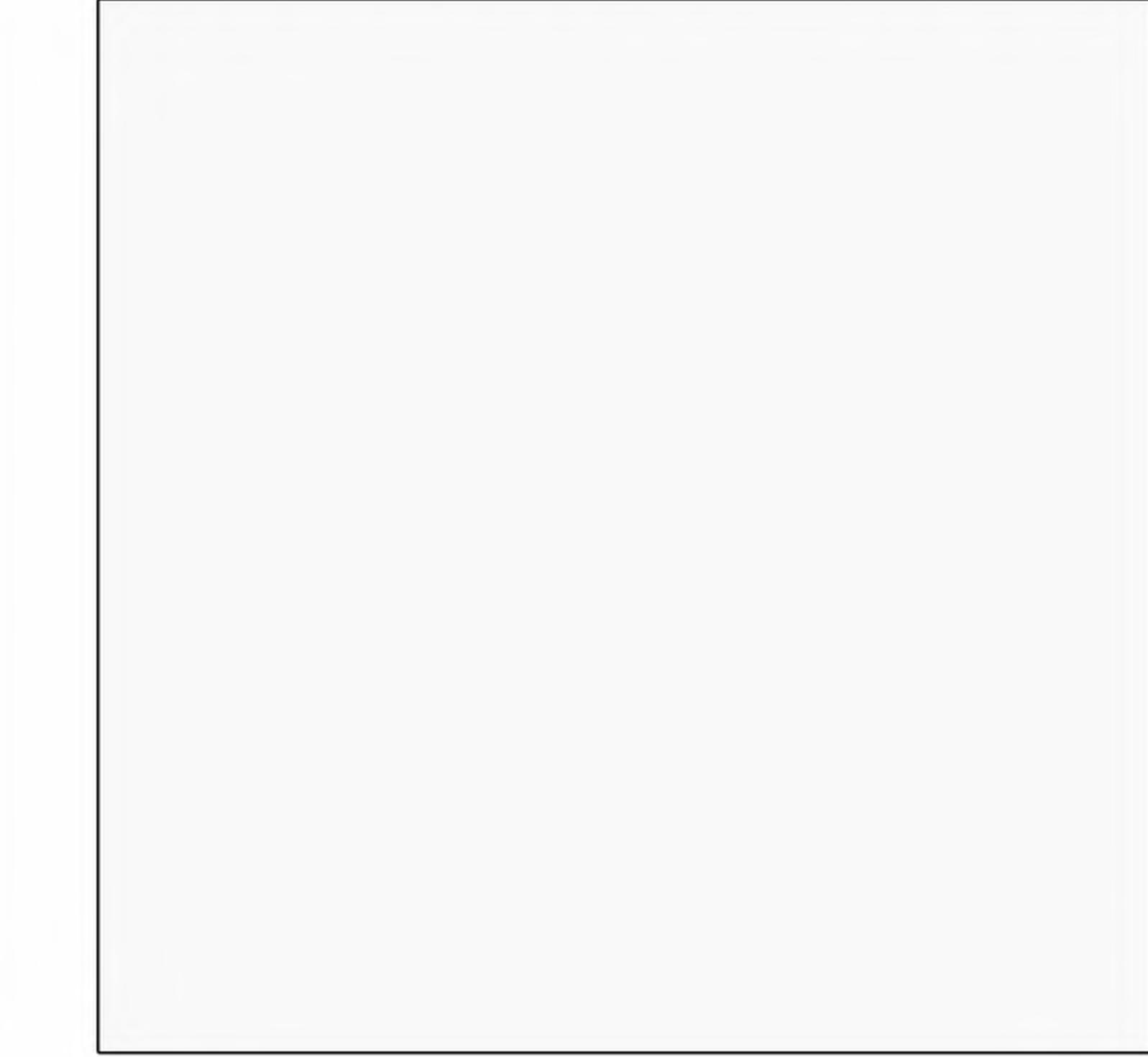
SHINGLES
ASPHALT | CHARCOAL - A



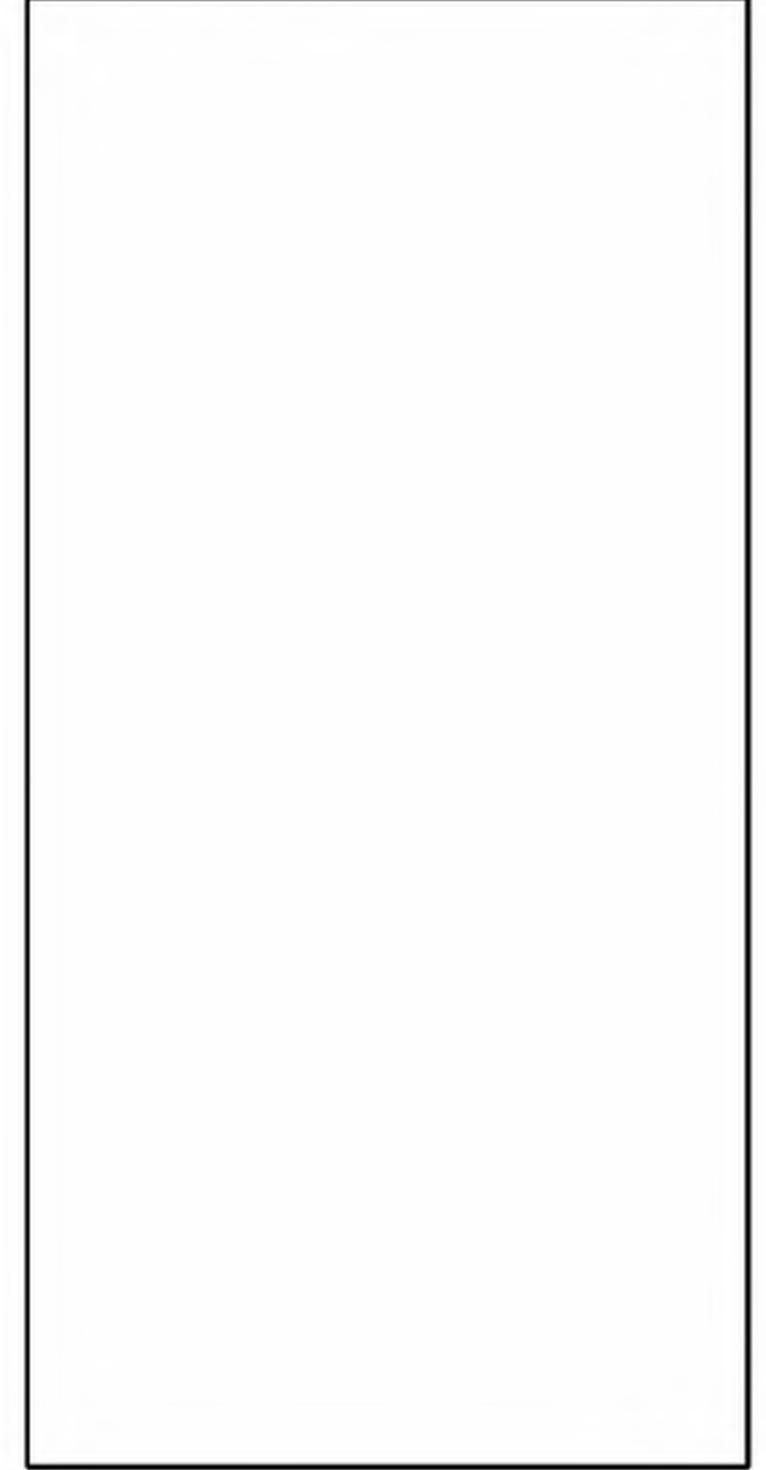
FIBER CEMENT LAP SIDING
CEDARMILL | IRON GRAY - FC1, FC2



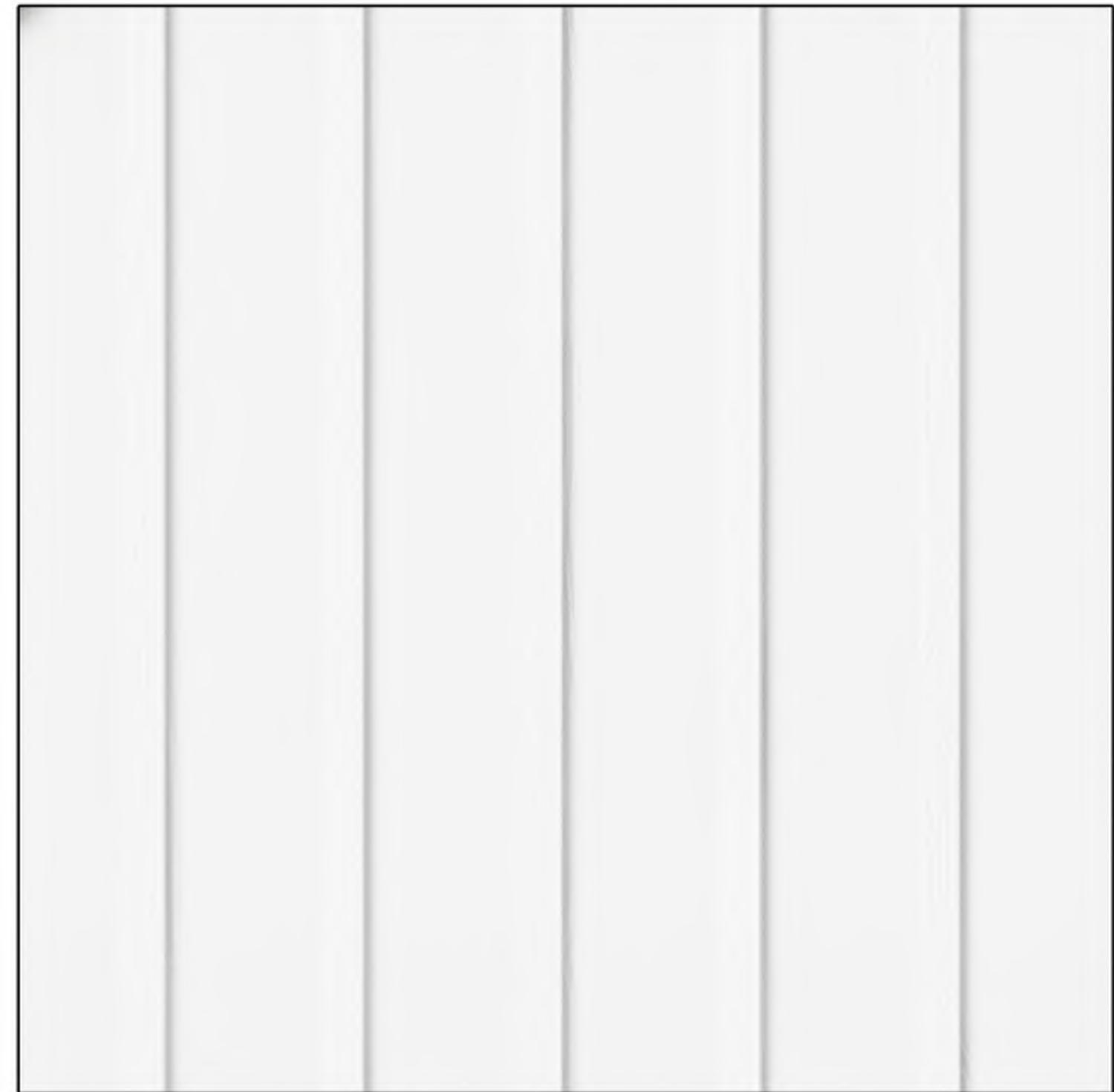
FIBER CEMENT TRIM
SMOOTH | ARCTIC WHITE - FP2



WINDOWS
WHITE



FIBER CEMENT BOARD & BATTEN
SMOOTH | ARCTIC WHITE - FP1



BRICK
GLEN GERY ANTIQUE WHITE - B



DOORS
COLOR MATCHED | IRON GRAY



CAST STONE - TBDTBDTBD
LIMESTONE



MATERIAL LEGEND

A - ASPHALT SHINGLE
 B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
 FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
 FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
 FC3 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 6" EXPOSURE
 FC4 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 4" EXPOSURE
 FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
 FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
 FP3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
 M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

GREY COLOR PALETTE:

BUILDINGS C, D, E, G, H, M, N
 FC1 - IRON GREY
 FC2 - IRON GREY
 FC3 - IRON GREY - BATTENS TO MATCH
 FP1 - ARCTIC WHITE - BATTENS TO MATCH
 FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE
 FIBER CEMENT COLUMN TRIM AND PANEL TO BE
 ARCTIC WHITE

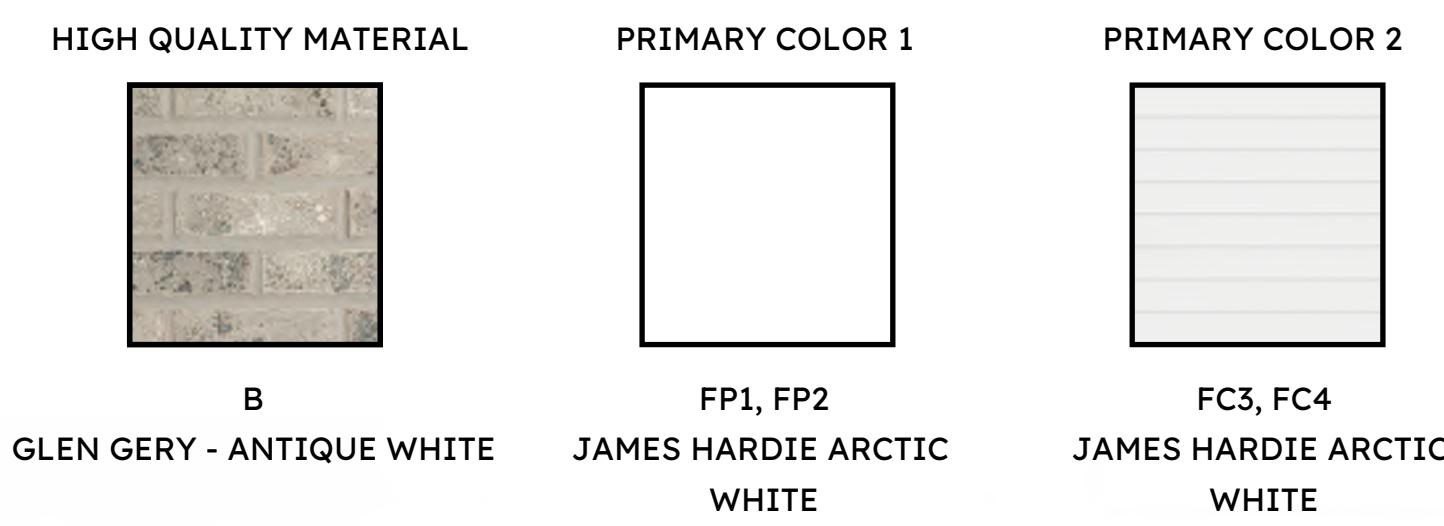
WHITE COLOR PALETTE:
 BUILDINGS A, B, F, I, J, K, L
 FC1 - ARCTIC WHITE
 FC2 - ARCTIC WHITE
 FP1 - ARCTIC WHITE - BATTENS TO MATCH
 FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - MIDNIGHT BLACK
 FIBER CEMENT COLUMN TRIM AND PANEL TO BE
 ARCTIC WHITE

MASONRY CALCULATIONS:

BRICK AREA/OVERALL FACADE*	
FRONT ELEVATION	878 sqft / 2519 sqft = 35%
GARAGE ELEVATION	265 sqft / 2776 sqft = 9.5%
SIDE 1	214 sqft / 839 sqft = 25.5%
SIDE 2	140 sqft / 926 sqft = 15%
AVERAGE	1,497 sqft / 7,060 sqft = 21.2%

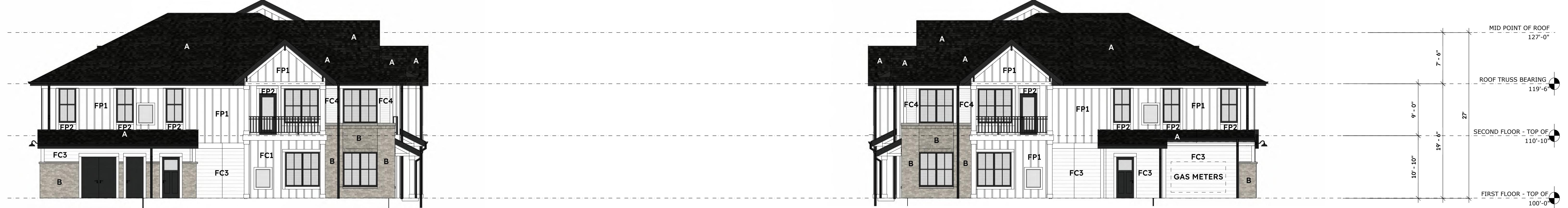
*OVERALL FACADE CALCULATION
EXCLUDES WINDOWS AND DOORS



FRONT ELEVATION

Scale: 1/8"=1'

A500



SIDE ELEVATION

Scale: 1/8"=1'

A500



SIDE ELEVATION

Scale: 1/8"=1'

A500



BACK ELEVATION

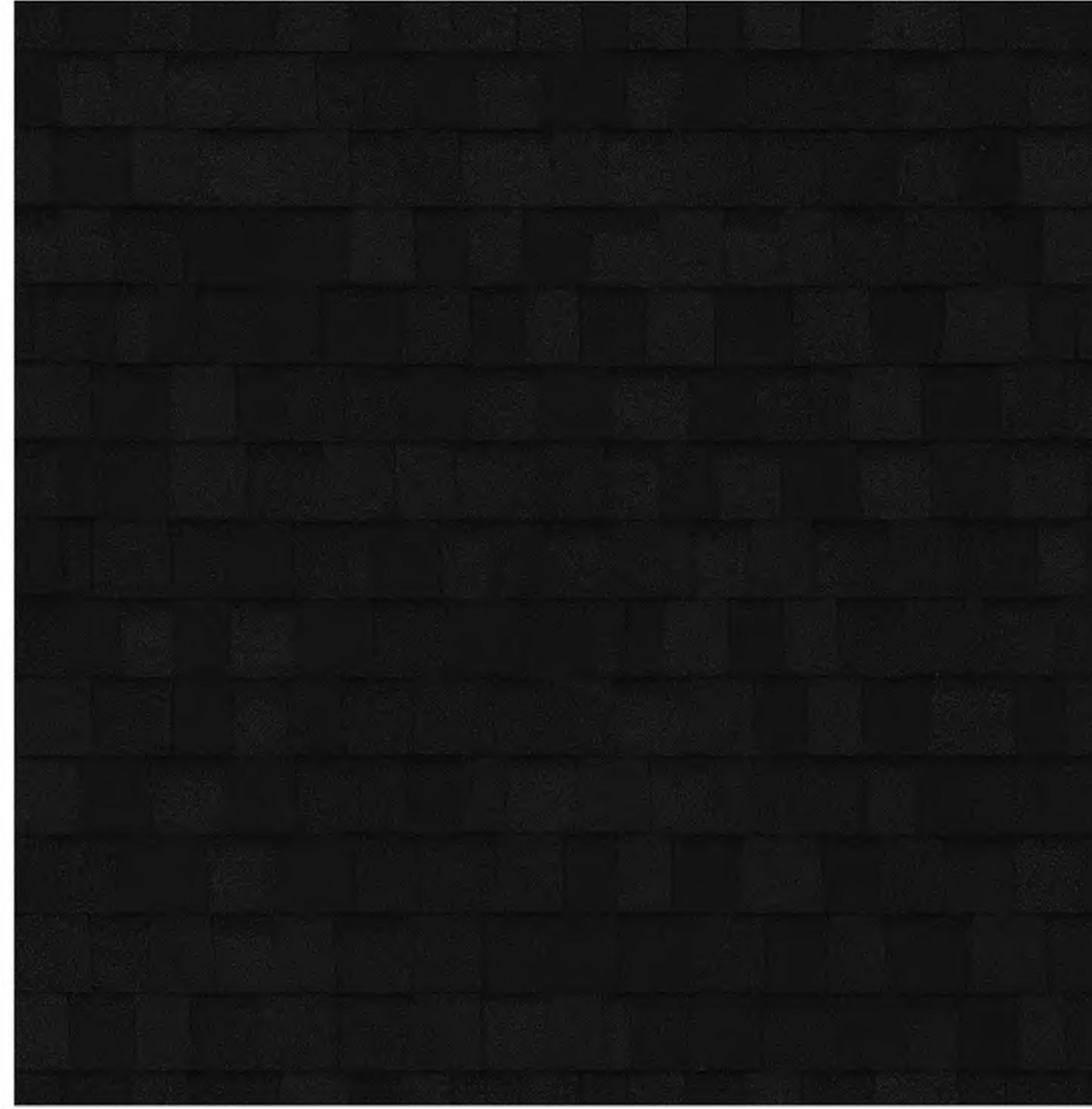
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A500

SEASONS AT CREST HILL | 18 UNIT BUILDING - LIGHT EXTERIOR MATERIAL PALETTE

CREST HILL | ILLINOIS

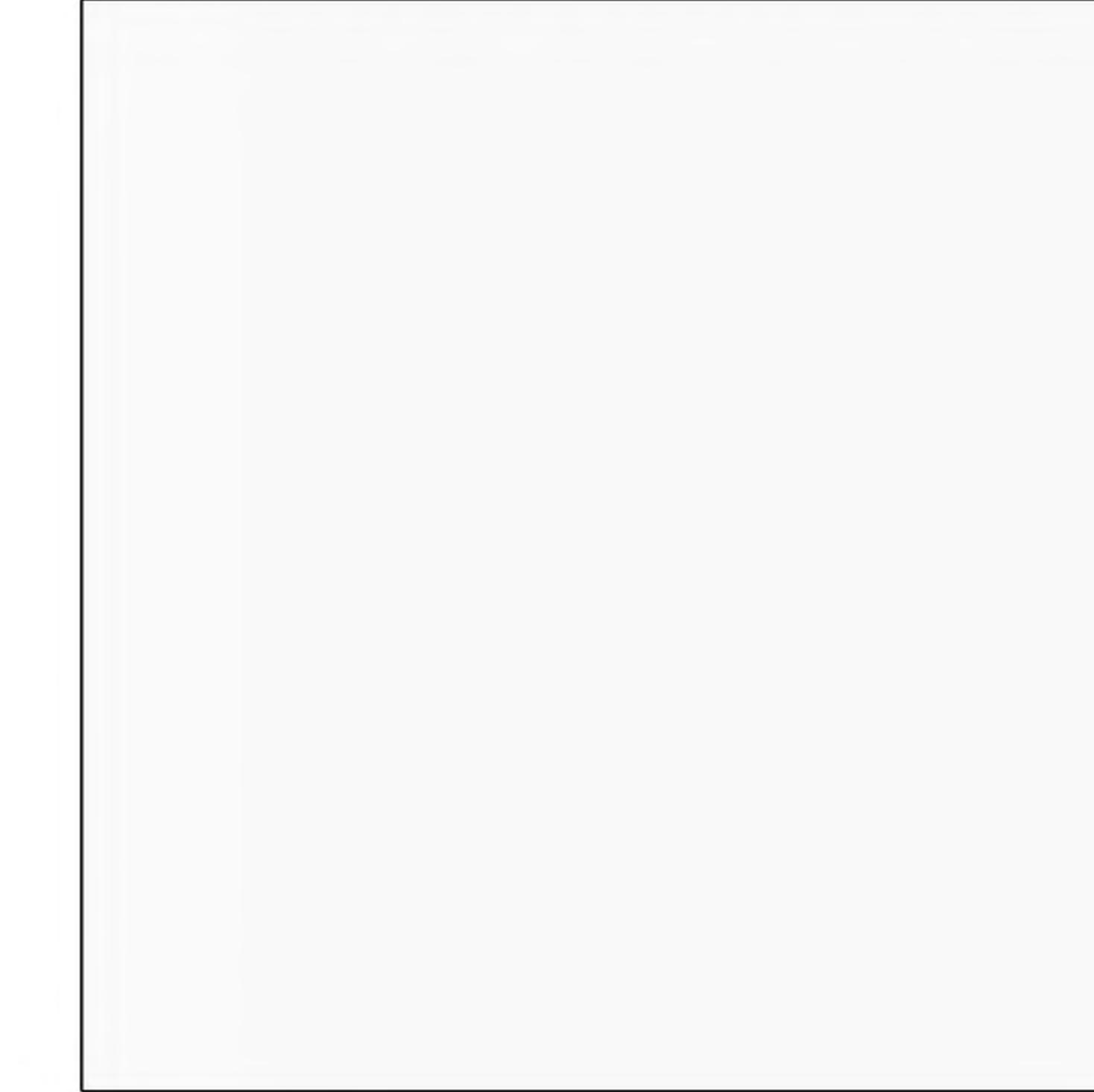
SHINGLES
ASPHALT | CHARCOAL - A



FIBER CEMENT LAP SIDING
CEDARMILL | ARCTIC WHITE - FC3, FC4



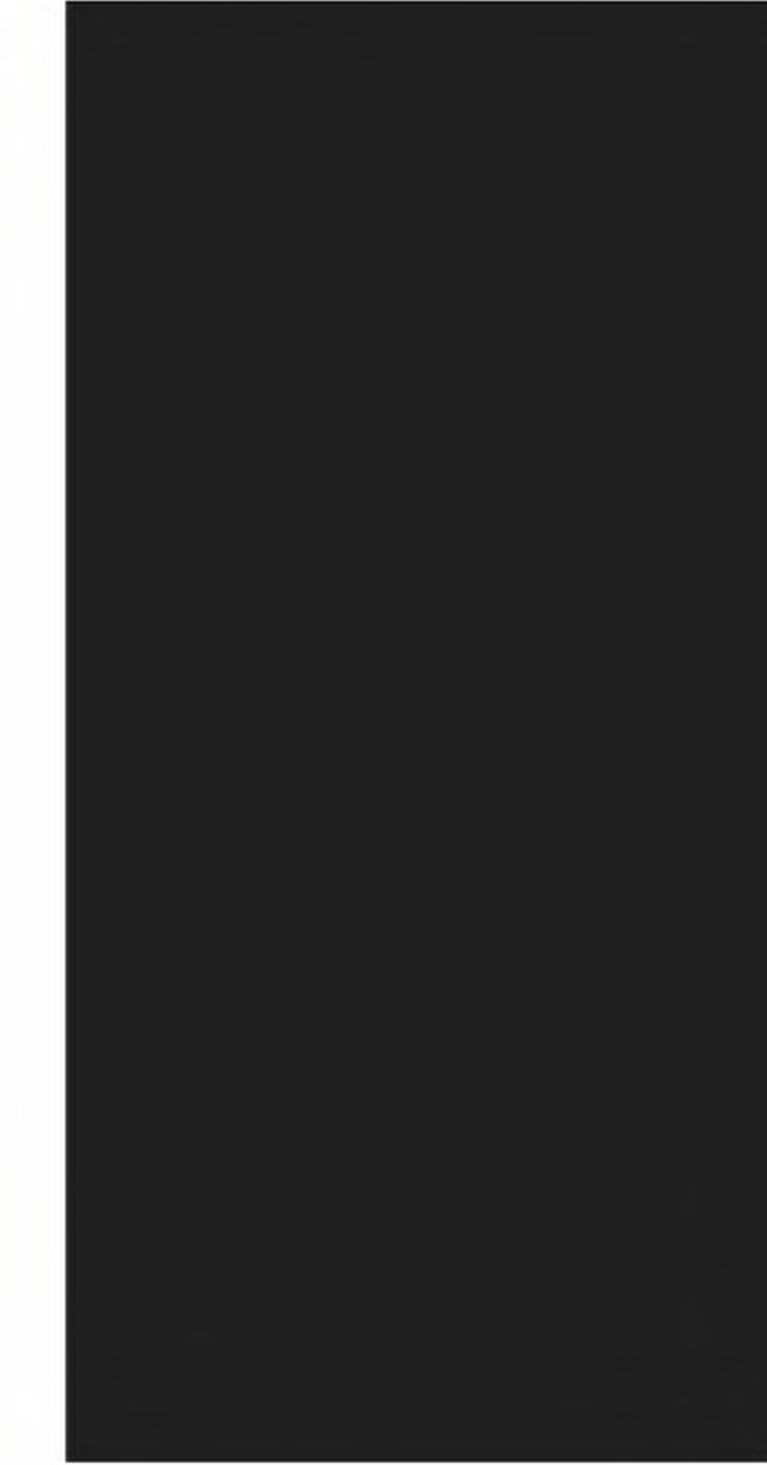
FIBER CEMENT TRIM
SMOOTH | ARCTIC WHITE - FP2



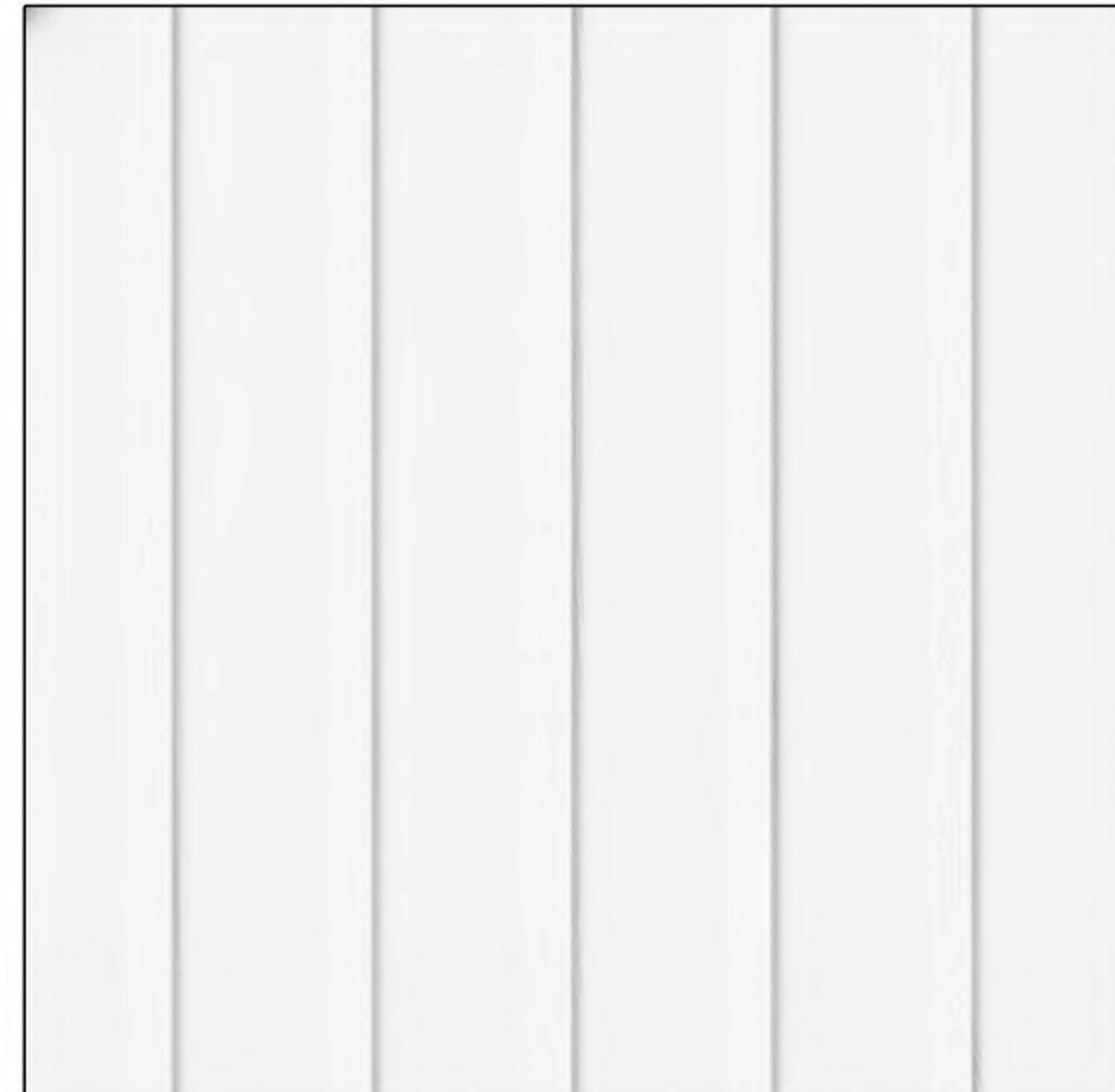
FIBER CEMENT TRIM
SMOOTH | MIDNIGHT BLACK



WINDOWS
BLACK



FIBER CEMENT BOARD & BATTEN
SMOOTH | ARCTIC WHITE - FP1



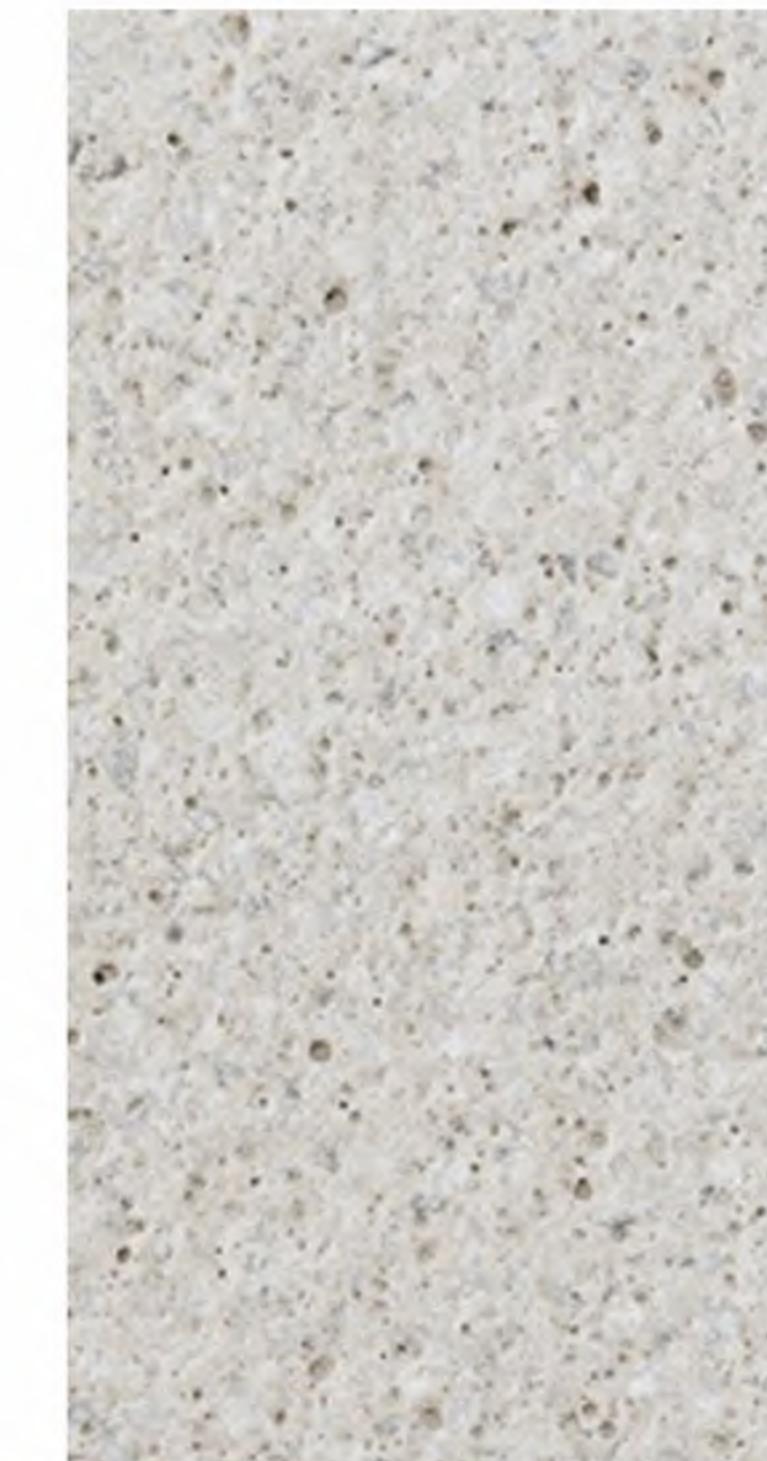
BRICK
GLEN GERY ANTIQUE WHITE - B

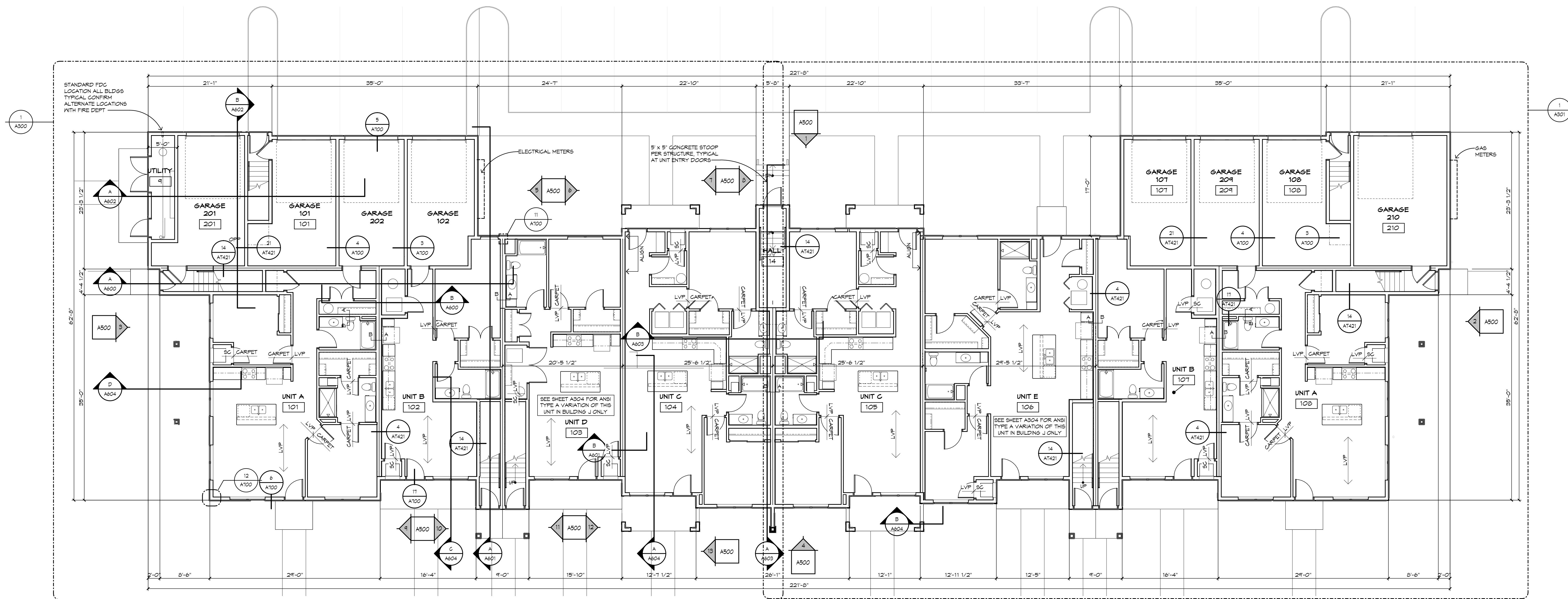


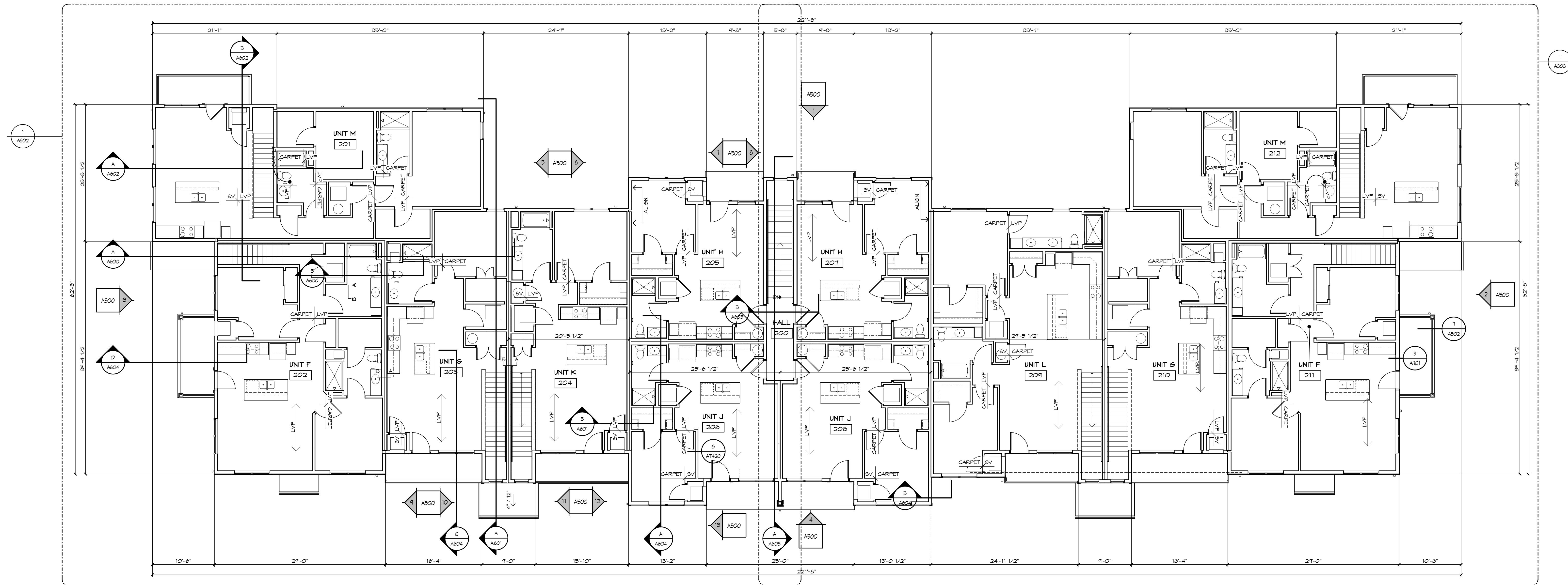
DOORS
COLOR MATCHED | IRON GRAY



CAST STONE - TBDTBDBD
LIMESTONE







MATERIAL LEGEND

- A - ASPHALT SHINGLE
- B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
- FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
- FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
- FC3 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 6" EXPOSURE
- FC4 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 4" EXPOSURE
- FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
- FP3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
- M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

GREY COLOR PALETTE:

- BUILDINGS C, D, E, G, H, M, N
- FC1 - IRON GREY
- FC2 - IRON GREY
- FC3 - IRON GREY - BATTENS TO MATCH
- FP1 - ARCTIC WHITE - BATTENS TO MATCH
- FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE
ARCTIC WHITE

WHITE COLOR PALETTE:

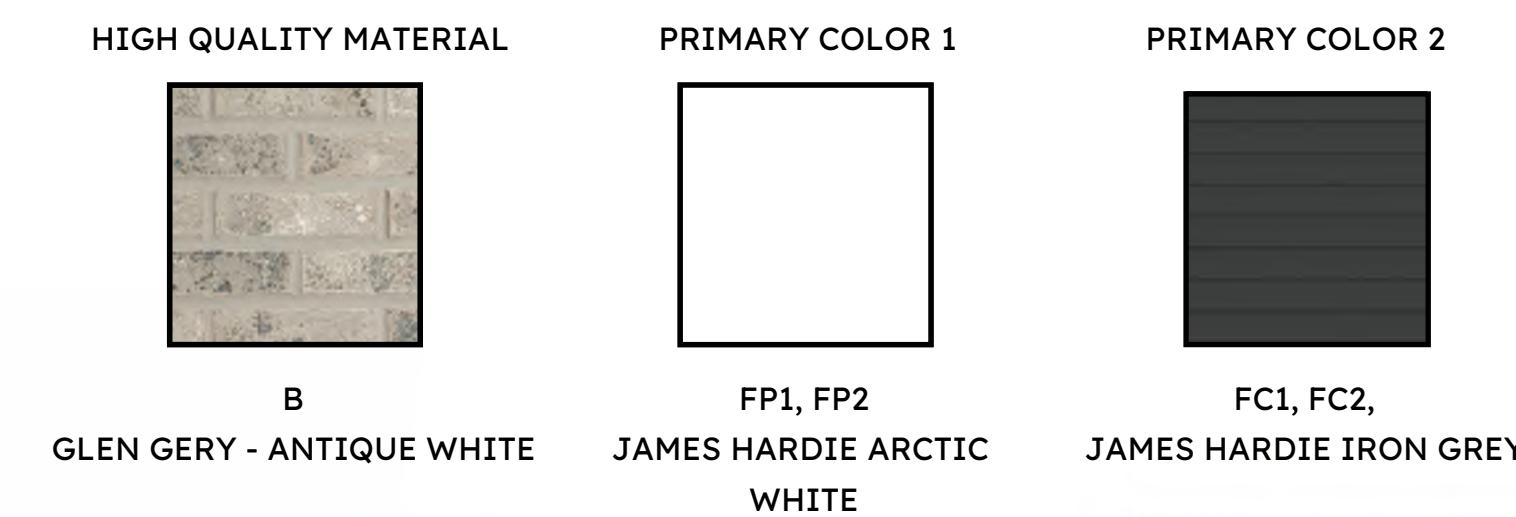
- BUILDINGS A, B, F, I, J, K, L
- FC1 - ARCTIC WHITE
- FC2 - ARCTIC WHITE
- FP1 - ARCTIC WHITE - BATTENS TO MATCH
- FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - MIDNIGHT BLACK
FIBER CEMENT COLUMN TRIM AND PANEL TO BE
ARCTIC WHITE

MASONRY CALCULATIONS:

BRICK AREA/OVERALL FACADE*	
FRONT ELEVATION	856 sqft / 2446 sqft = 33.5%
GARAGE ELEVATION	225 sqft / 3029 sqft = 7.2%
SIDE 1	178 sqft / 852 sqft = 20.3%
SIDE 2	178 sqft / 852 sqft = 20.3%
AVERAGE	1,437 sqft / 7,179 sqft = 20.0%

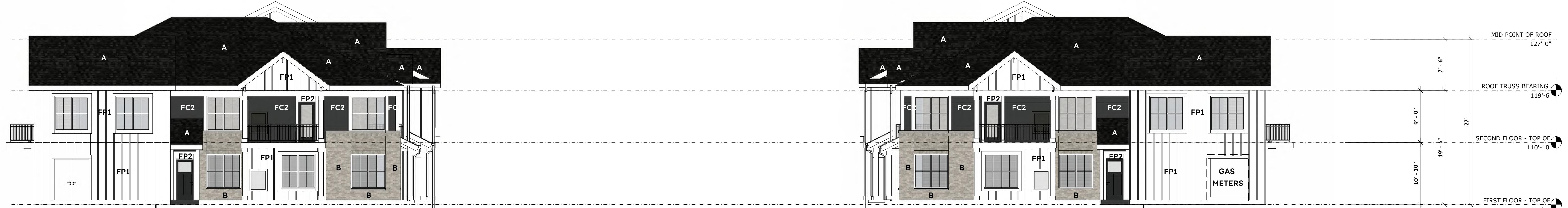
*OVERALL FACADE CALCULATION
EXCLUDES WINDOWS AND DOORS



FRONT ELEVATION

Scale: 1/8"=1'

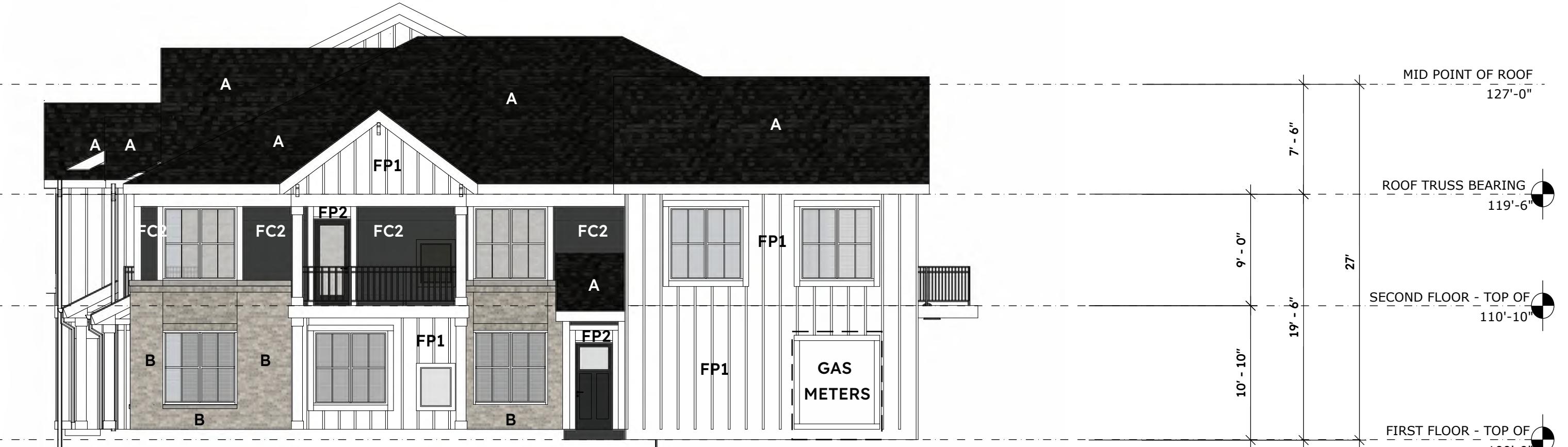
A500



SIDE ELEVATION

Scale: 1/8"=1'

A500



SIDE ELEVATION

Scale: 1/8"=1'

A500



BACK ELEVATION

Scale: 1/8"=1'

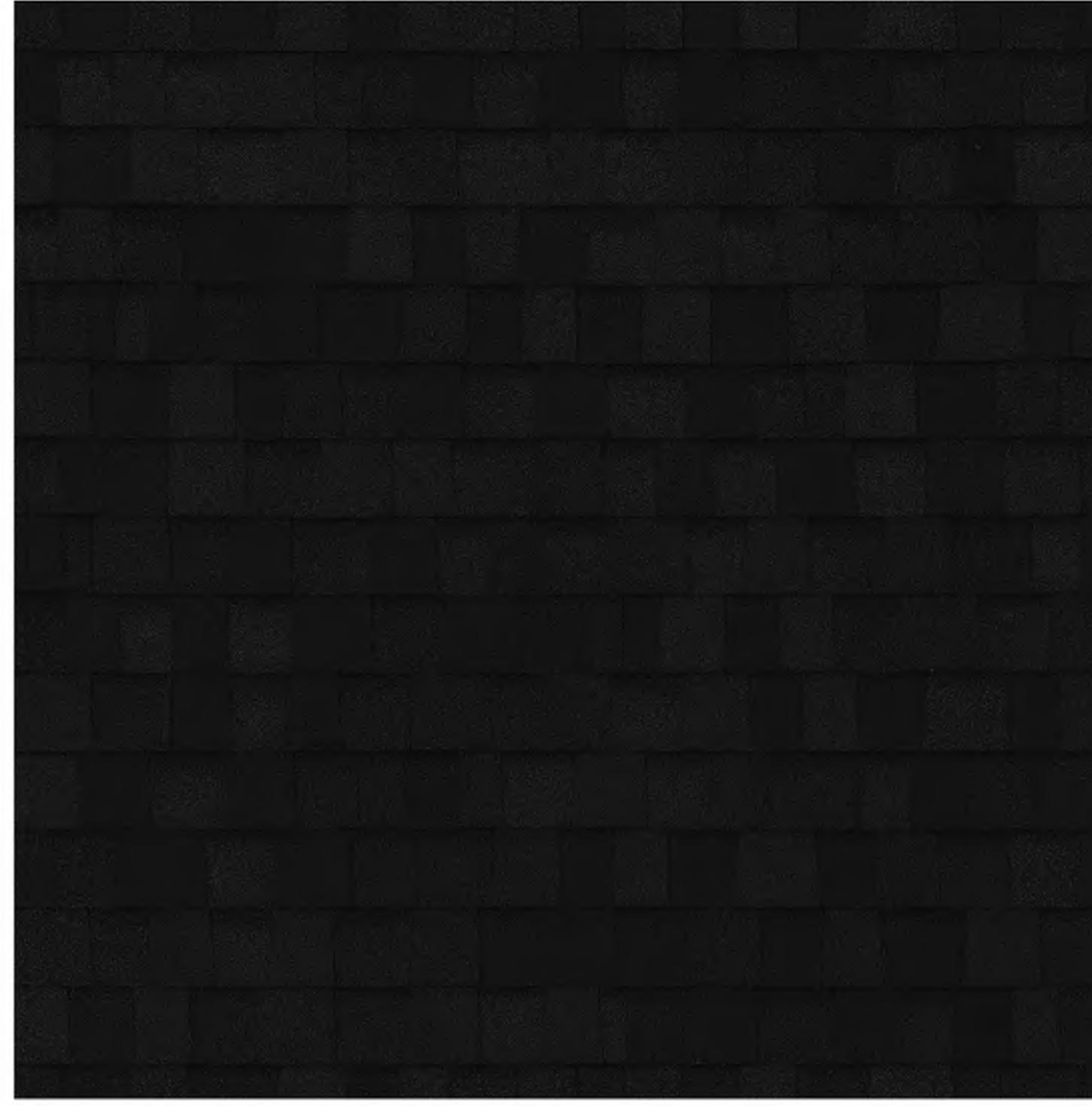
A500

SEASONS AT CREST HILL | 20 UNIT BUILDING

EXTERIOR MATERIAL PALETTE

CREST HILL | ILLINOIS

SHINGLES
ASPHALT | CHARCOAL - A



FIBER CEMENT BOARD & BATTEN
SMOOTH | IRON GRAY - FP3



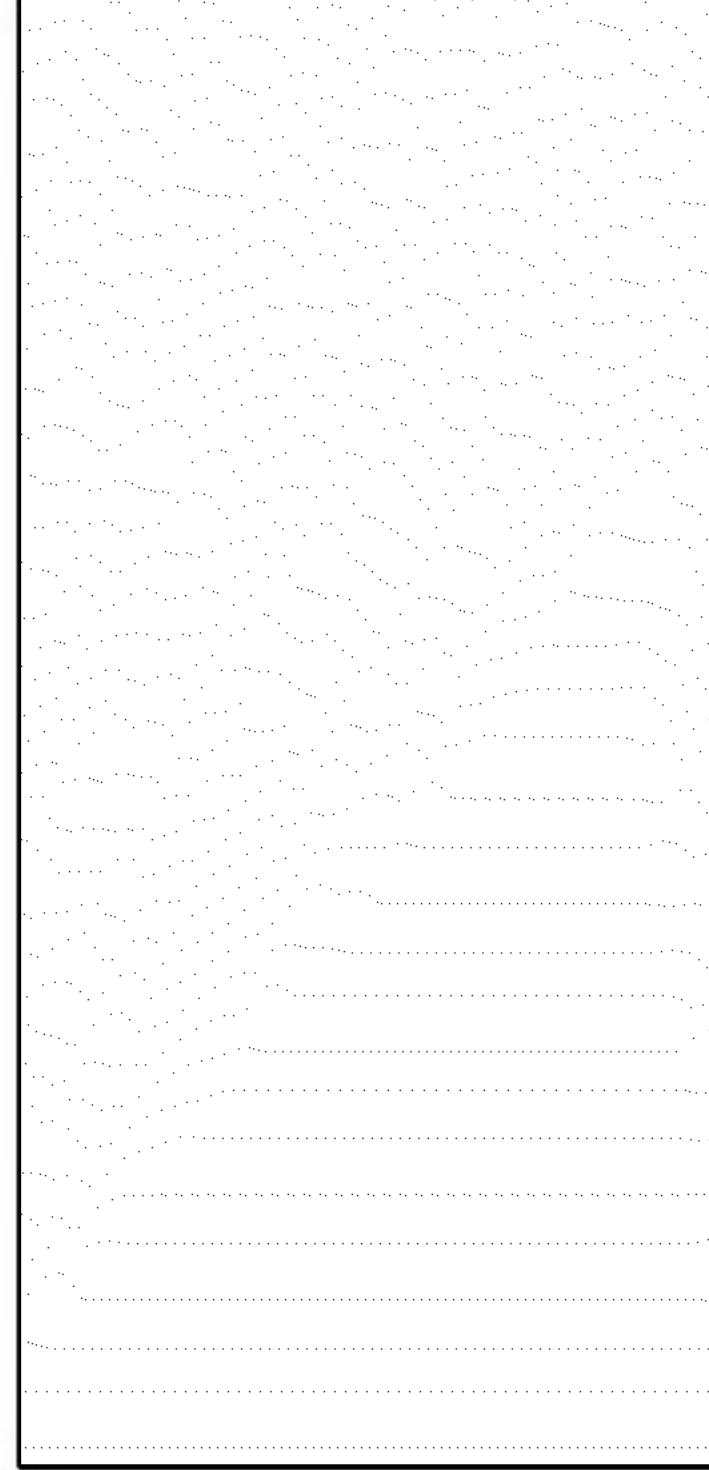
FIBER CEMENT LAP SIDING
CEDARMILL | IRON GRAY - FC1, FC2



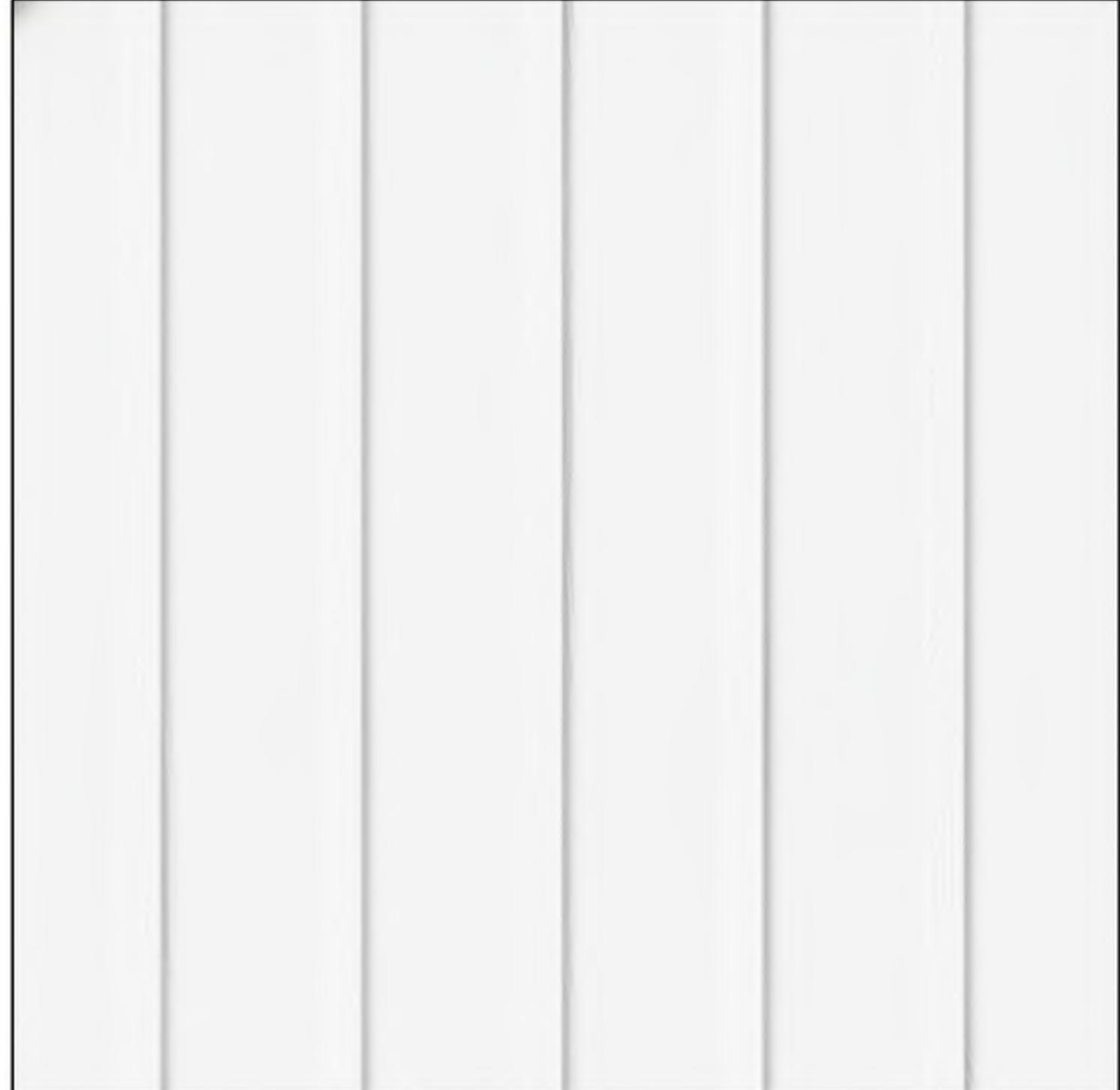
FIBER CEMENT TRIM
SMOOTH | ARCTIC WHITE - FP2



WINDOWS
WHITE



FIBER CEMENT BOARD & BATTEN
SMOOTH | ARCTIC WHITE - FP1



BRICK
GLEN GERY ANTIQUE WHITE - B



DOORS
COLOR MATCHED | IRON GRAY



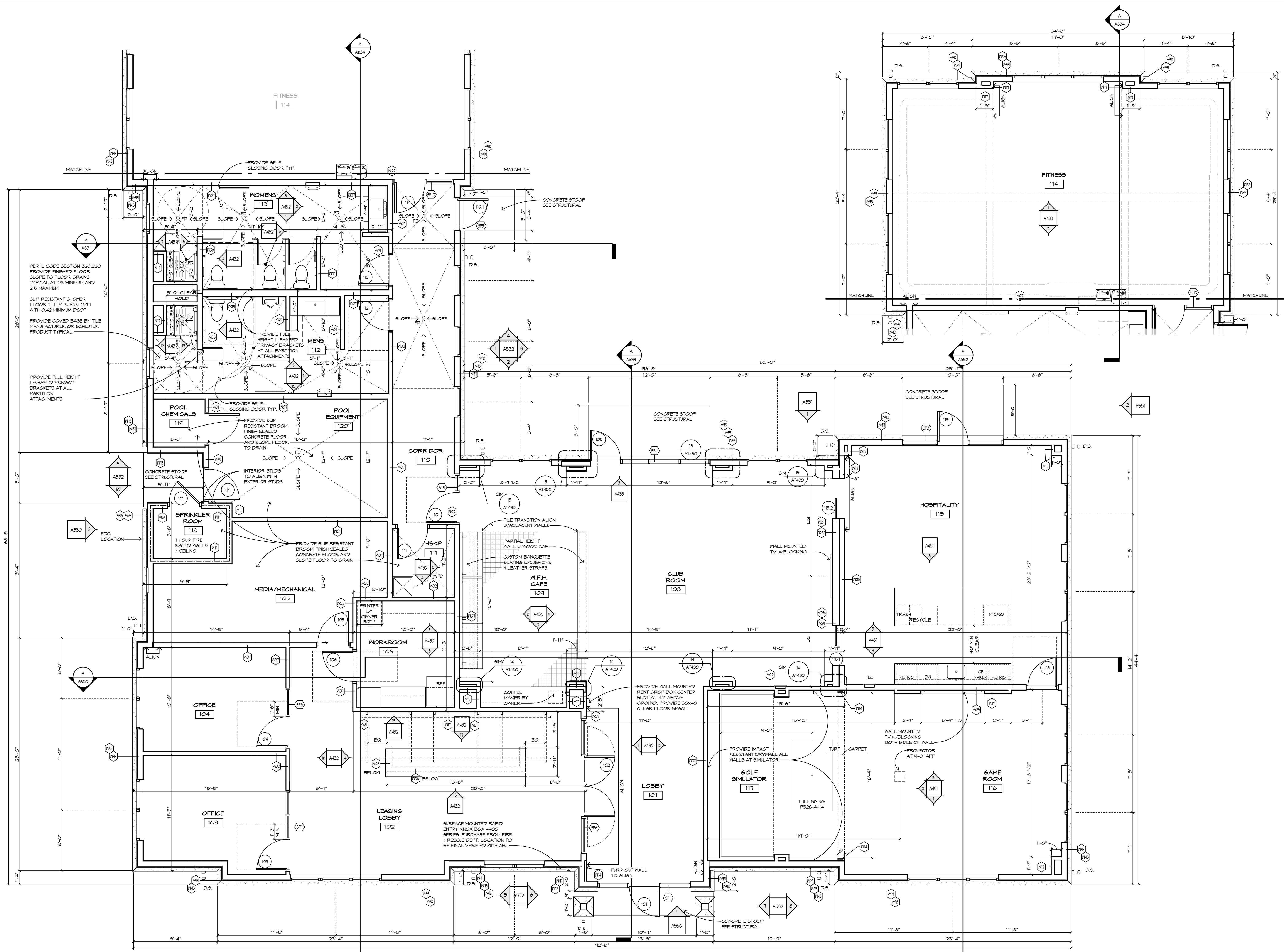
CAST STONE - TBDTBDB
LIMESTONE



Seasons at Crest Hill

CLUBHOUSE

Crest Hill IL 60403



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DATE
14 JANUARY 2026

PROJECT
252101

SHEET NO.

Seasons at Crest Hill Clubhouse
Crest Hill IL 60403



AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION



Seasons at Crest Hill

CLUBHOUSE

Crest Hill IL 60403

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM - BLACK FINISH
4. SEE SHEET A532 FOR WINDOW AND STOREFRONT SCHEDULE - BLACK FINISH
5. ALL FIELD PAINTED FASCIA TO BE COLOR B - TRICORN BLACK SW 6259
6. FIBER CEMENT TRIM TO BE COLOR A - ARCTIC WHITE UNLESS NOTED OTHERWISE

EXTERIOR ELEVATION KEY NOTES:

- MR - STANDING SEAM METAL ROOF - COLOR BLACK
- A - THREE DIMENSIONAL ASPHALT SHINGLES - COLOR GAF CHARCOAL
- B - BRICK - COLOR GLEN GARRY ANTIQUE WHITE
- F1 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE - COLOR A - ARCTIC WHITE
- FP1 - VERTICAL FIBER CEMENT PANEL & BATTENS AT 16" O.C. - COLOR A - ARCTIC WHITE
- FP2 - SMOOTH FIBER CEMENT PANEL - COLOR A - ARCTIC WHITE
- FP3 - SMOOTH FIBER CEMENT PANEL - COLOR B - TRICORN BLACK SW 6259



SOUTH ELEVATION

2

A531



AG ARCHITECTURE

Bright Vision. Bold Communities.

REVISIONS

NO. DATE DESCRIPTION



WEST ELEVATION

1

A531

Seasons at Crest Hill SITE STRUCTURES CREST HILL, ILLINOIS



AG ARCHITECTURE

Bright Vision. Bold Communities.

REVISIONS

NO DATE DESCRIPTION

TRASH ENCLOSURE GENERAL NOTES:

DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

SEE SHEET G230 FOR EXTERIOR ELEVATION GENERAL NOTES & COLOR KEY.

DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING. PREPARED BY CONTRACTOR TO VERIFY AS APPROPRIATE. PLUS OR MINUS - FOR REFERENCE ONLY.

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES - GAF. COLOR - CHARCOAL

B BRICK - COLOR GLEN SHERRY ANTIQUE WHITE

F2 FIBER CEMENT SIDING IN 6' EXPOSURE - IRON GREY

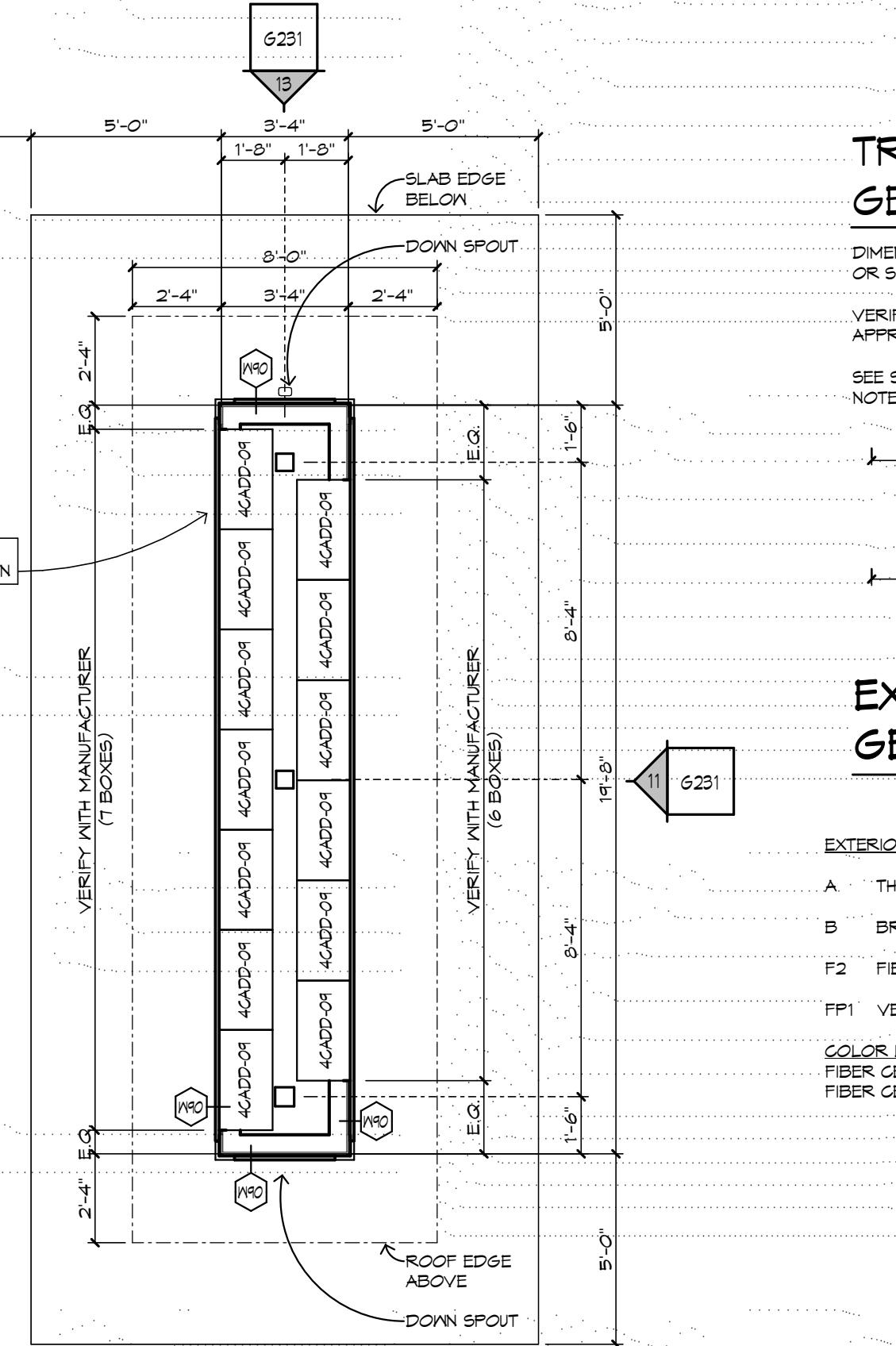
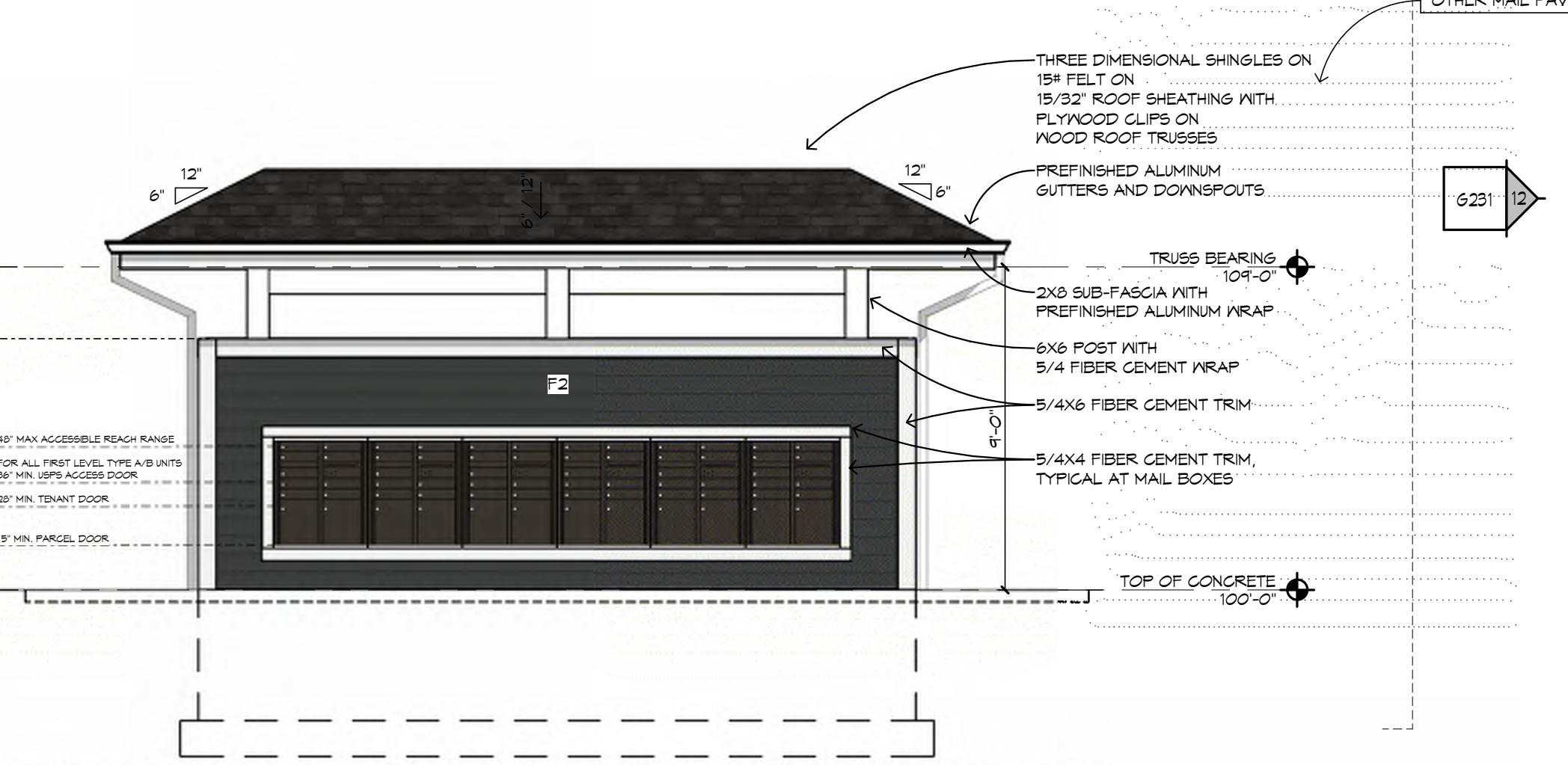
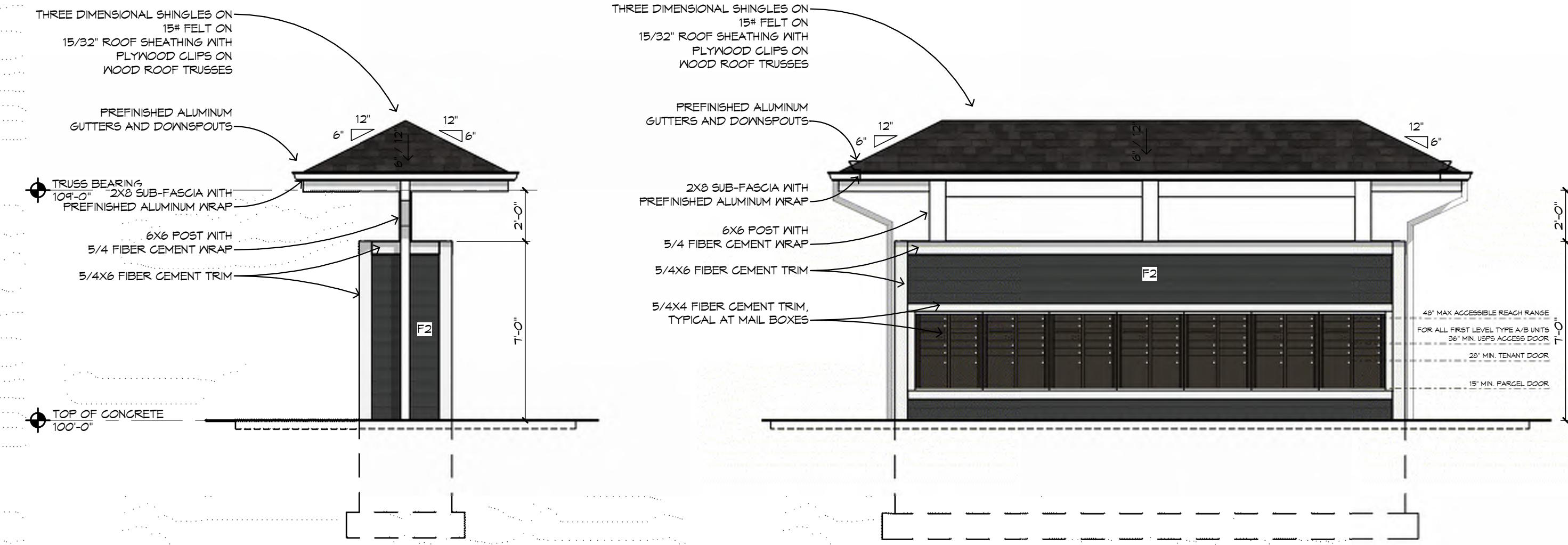
F1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.G. ARCTIC WHITE

COLOR LEGEND

FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE

FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

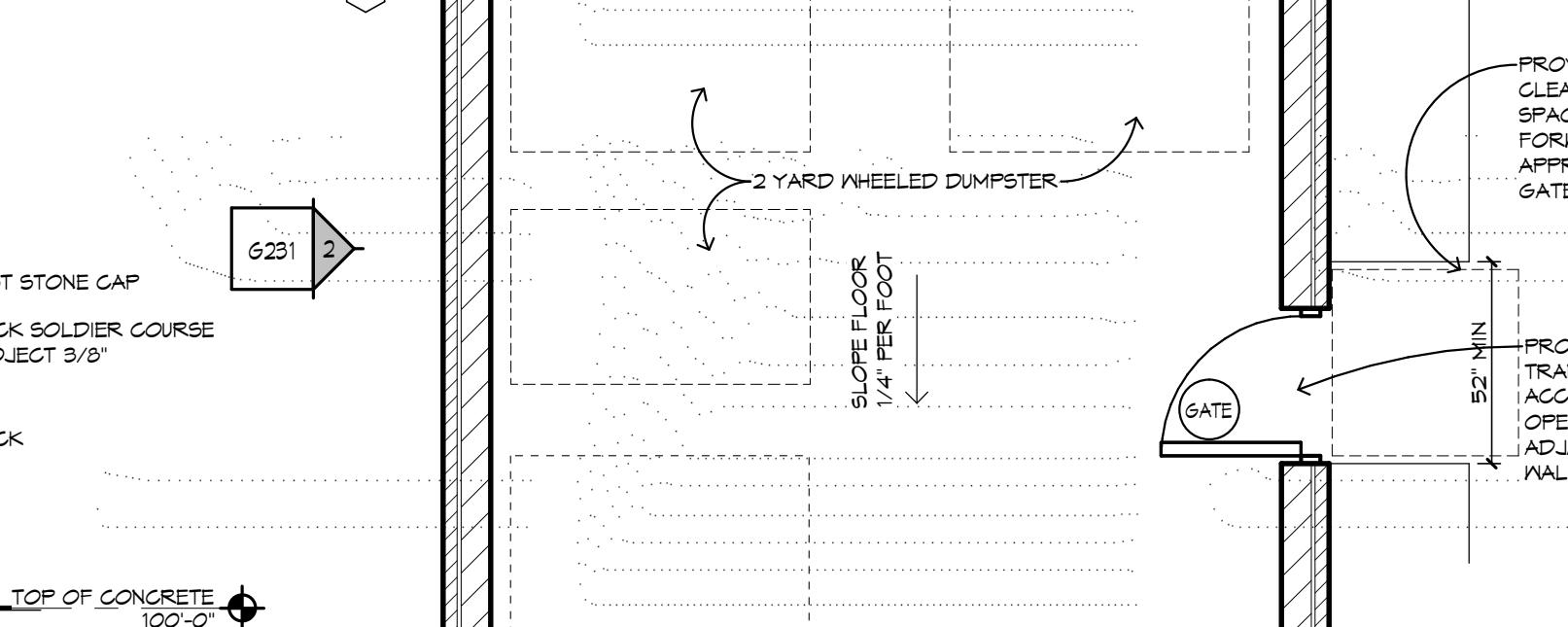
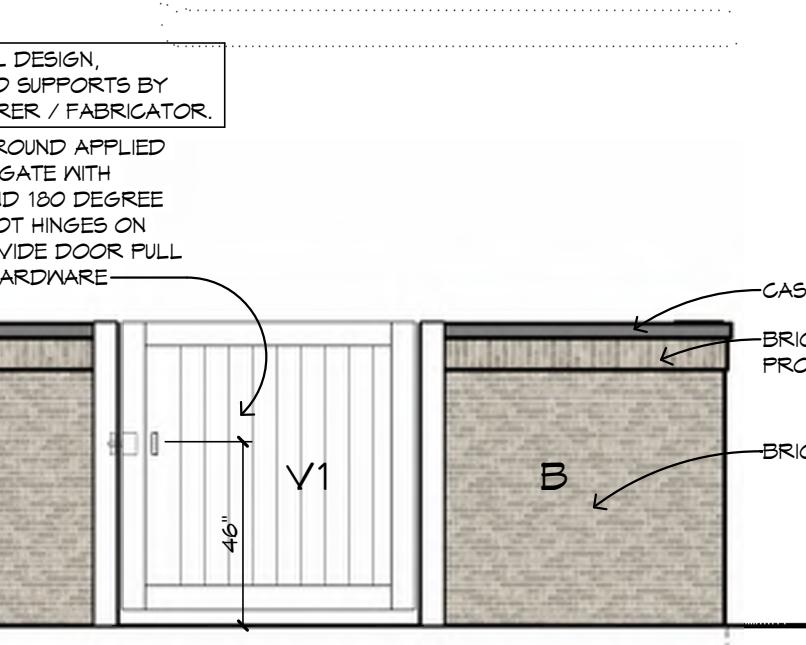
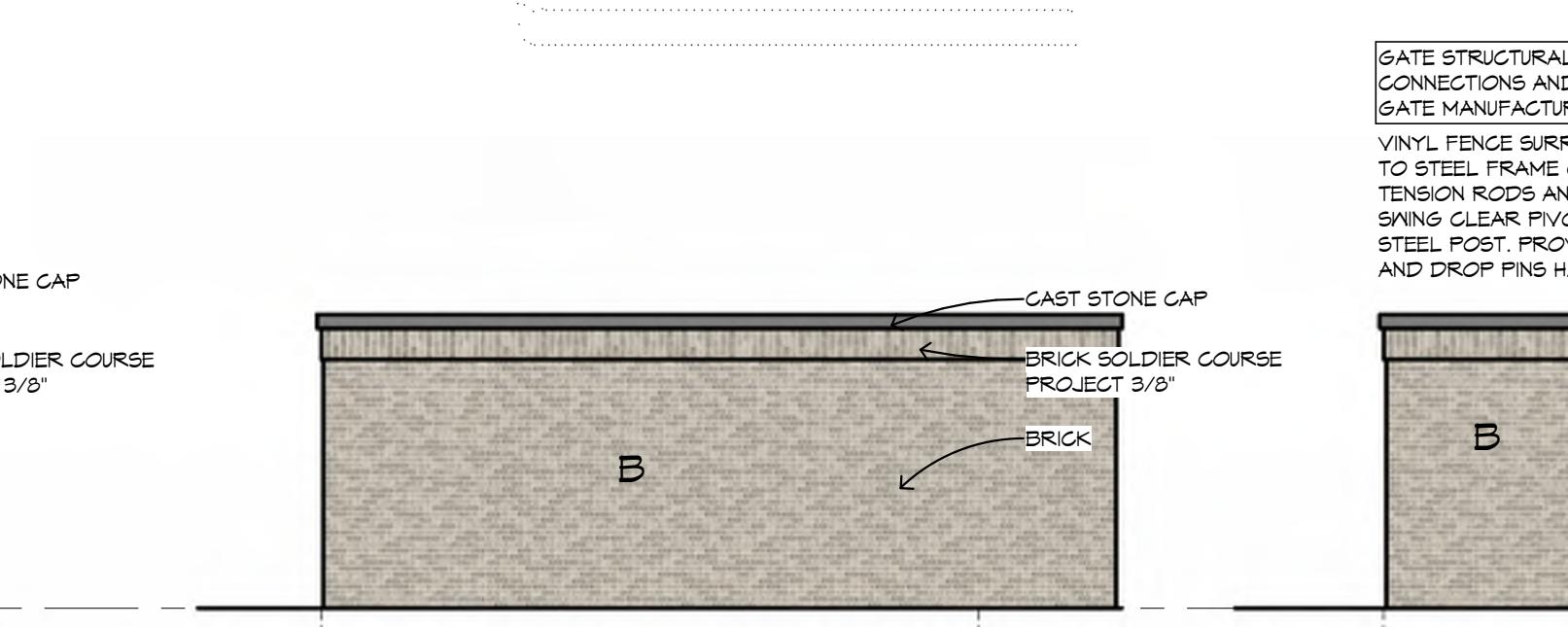
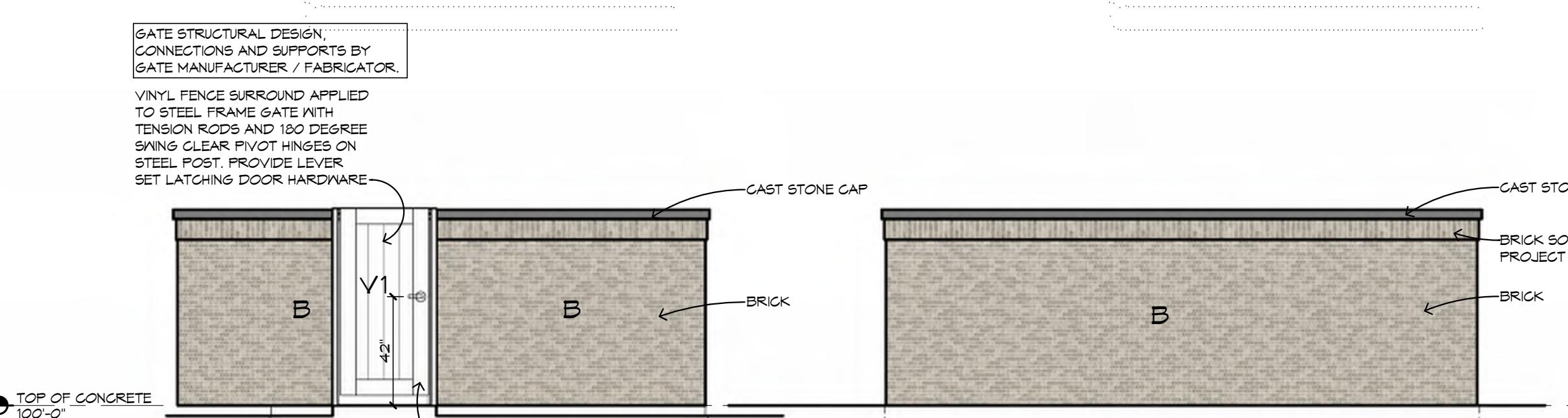


MAIL ELEVATION

MAIL PAVILION ELEVATION

MAIL PAVILION ELEVATION

MAIL PAVILION PLAN



TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE REAR ELEVATION

TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE FRONT ELEVATION

Seasons at Crest Hill

SITE STRUCTURES

CREST HILL, ILLINOIS



AG ARCHITECTURE

Bright Vision. Bold Communities.

REVISIONS

NO. DATE DESCRIPTION

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES - GAF: COLOR - CHARCOAL

B BRICK - COLOR GLEN GERY ANTIQUE WHITE

F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY

FPI1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE

COLOR LEGEND:

FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE

FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

