



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	August 22, 2022
Submitter:	Tony Budzikowski, AICP, Community & Economic Development Director
Department:	Community & Economic Development
Agenda Item:	Weber Crossing Residential PUD & Subdivision - Discussion

Summary:

Ocean Atlantic/West Point Builders (OA/WPB) are under contract to purchase the 63-acre property near the northwest corner of Division Street and Weber Road. The subject property is proposed for development as a Planned Unit Development (PUD) for the Weber Crossing residential subdivision. This property is currently owned by Heidner Properties, Inc. and is located just north and west of the Gas N Wash property and two (2) other proposed commercial out lots that are pending approval in the City's entitlement process. All above-mentioned properties are zoned B-3 Business Service District, and the 2014 Comprehensive Plan identifies these properties as single-family detached residential, local commercial, regional commercial and mixed-use flex.

OA/WPB was last before the City Council at a work session with a conceptual PUD plan in November 2020 for 145 townhomes and 141 single-family detached rental homes. At that time, the City Council raised some concerns about the rental component of the single-family homes, minimum lot sizes, building setbacks and parking. The consensus following this discussion was that some additional plan changes would be necessary so that the project was more consistent with the City's future land use plan for the area and more of an emphasis be placed on additional for sale units. The recently submitted plan from OA/WPB has been revised and this residential proposal now includes 99 age-targeted single-family (for sale) homes and 308 multi-family rental units in 14, 3-story buildings. A club house, swimming pool, covered parking and multiple parks are also shown as part of this conceptual plan proposal.

As mentioned earlier, this petition includes two (2) different residential housing types that could add diversity and other housing options to the community. The first includes the 99 age-targeted for-sale single family homes on 32.9-acres. The second includes 308 multi-family rental apartment units in 14, 3-story buildings on 30.1-acres. A preliminary project site plan, building elevations and floor plans have been provided for review and reference purposes. A brief narrative has also been included from Rick Heidner, President of Heidner Properties, Inc. discussing the recent property history, financial projections, and project feasibility. For the purposes of the August 22nd work session, the discussion is intended to focus on the housing

types, land use and other design related aspects of this preliminary plan proposal. If amenable, staff would like to return to a future City Council work session meeting to discuss the financial projections and feasibility study after our municipal and economic development financing consultant has had an opportunity to review the financial projections for the project. This will give the City Council and staff some further feedback and commentary on the financial projections provided by the developer.

Recommended Council Action:

If the Mayor and City Council are amenable to the Conceptual Plan proposal(s) for the two (2) development projects for Weber Crossings, I would ask that you authorize staff to work with the petitioner to move forward to prepare information concerning the feasibility and funding component of this request. It is anticipated that staff and the developer will approach the City Council a second time at a future work session to discuss feasibility and funding after the City's municipal and economic development financing consultant has reviewed the financial projections for their request. No specific City Council work session has been earmarked at this time and this discussion should occur prior to the petition being forwarded to the Plan Commission for public hearing, review, and recommendation.

Financial Impact:

If the City Council is amenable to the land use and preliminary plan proposal, the financial aspects of the project will be discussed at a subsequent City Council work session.

Funding Source: N/A

Budgeted Amount: N/A

Cost:

Attachments:

- Narrative
- Site Plan
- Floor Plans
- Building Elevations