



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	October 24, 2022
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Concept Review Clover Communities-Independent Living Facility

Summary: Clover Communities, LLC is in the conceptual stage of potentially developing the +/- 6 acres immediately west of the White Oak Library on the east side of Weber Road. Clover Communities constructs and operates independent living facilities with rental units for 55 years and older. The proposed facility is not an assisted living or memory care facility but an independent, active adult community.

The proposed facility includes approximately 119 rental units. The amenities of the building include community rooms, common patio areas, a family room, a fitness area, a salon, a coffee bar/lounge. The facilities include a variety of units ranging from 1-2 bedrooms and one and ½ bathroom.

The proposed 6 acres are zoned B3 and would allow for independent living as a special use in the zoning district. The Comprehensive Plan identifies this property as regional commercial. However, the comprehensive plan outlines the need for senior housing to allow those 55 and older to “age in place” (page 55).

A site plan has not been prepared at this time, but Clover Communities LLC would like to present their product and discuss the potential development of the +/- 6 acres near City Center Blvd and Weber Road.

Recommended Council Action: If the Mayor and City Council are amenable to the land use, I would ask that you authorize to work with the petitioner to move forward to prepare a site plan and associated documents. It is anticipated that staff and the developer will approach the City Council a second time at a future work session to discuss the site plan and details regarding the use. No future City Council work session has been scheduled at this time. This discussion should occur before the petition is forwarded to the Plan Commission for public hearing, review, and recommendation.