



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	March 27, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Concept Review Weber Crossing-NWC Division Street and Weber Road

Summary:

Weber Crossing is in the conceptual stages of developing the balance of the 74 acres at the northwest corner of Division Street and Weber Road. This proposed development is age restricted to age 55 plus and provides a variety of land uses, including single-family residential, townhomes, and a multi-story apartment.

The Comprehensive Plan identifies this area as a mix of residential land uses. Due to the comprehensive design and variety of land uses, this project will be processed as a planned unit development. Below is a discussion of each of the individual land uses. Please note that this plan is conceptual and to be used to guide the conversation regarding land use, connectivity, and road ownership.

Streets and Connectivity

The development includes both private and public roads. The auto courts internal to the townhomes are proposed to be privately owned and maintained. The remaining streets are public.

The main connection to the site is through an extension of Randich Road, which terminates into a north/south public right-of-way that acts as a collector for all interior streets and private auto courts in the development. It should be noted that there is no connection to the property to the west. Emergency access at the southern connection of Zausa Drive is limited to emergency vehicles only.

The parking lot associated with the mid-rise building will be privately owned and utilized by those residents.

Single-Family

The proposal includes 99 single-family lots, with a typical dimension of 53'x105', for a lot size of 5,565 SF. The proposed lot size is smaller than the minimum in all residential zoning districts. The developer has indicated that these for-sale lots, which are age-restricted to age 55 plus, are designed with the presumption that this demographic does not need or require standard single-family lots to accommodate their outdoor needs.

Senior Mid-Rise Building

A three-story mid-rise building is proposed at the center of the development. This building includes 124 rental units for ages 55 plus. Clover Communities, LLC will own and maintain these apartments. This facility operates as an independent living/active adult community, not an assisted living or memory care facility.

There are 183 parking spaces (143 surface/40 garage). Amenities internal the building will be provided to the guests.

Clover Communities, LLC appeared before the City Council in the Fall of 2022 with the same business plan and residential concept.

Senior Ranch Units

A total of 100 ranch townhomes are proposed along the east and southside of the development. Like the mid-rise building, these units will be age-restricted rentals (age 55 plus). Fifty-four units have one-car garages, while the balance has two cars. The driveways have been designed to accommodate parked vehicles in addition to the parking in the garage.

Architecture

Sample architectural plans for the ranch units and the single-family homes have been provided. We will further define the design and color pallets to address monotony as we proceed.

Additional Features

Green space, cul de sac islands, and parks can be found throughout the development. Walking paths can be found throughout the perimeter of the site. A clubhouse is located in the ranch portion of the development.

An extensive zoning/engineering review has not been conducted on this site. This plan is brought forth in concept only to foster discussion on land use, general design, and connectivity.

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.