

Meeting Date: February 23, 2026

Submitter: Daniel Ritter, Community and Economic Development Director
Ron Mentzer, Community and Economic Development Consultant

Department: Community Development

Agenda Item: Plan Commission Recommendation on Fiduciary Real Estate Development’s Preliminary and Final Planned Unit Development (PUD) Special Use, Rezoning, and Preliminary and Final Plat of Subdivision Application – Crest Hill Plan Commission Case # PUD-26-1-2-1

Project Summary

Fiduciary Real Estate Development (FRED) is proposing to develop the approximately 16-acre vacant, B-3 Business Service District zoned property located southeast of the Weber Road/Renwick Road intersection and north of Ryan Drive (the “Site”) with a new luxury apartment home community (the “Seasons at Crest Hill”).

Site Location Map



PUD Site Plan



As proposed, Seasons at Crest Hill includes 260 Class A apartment homes in 14, 18 to 20 unit, two-story apartment buildings, situated around a 5,400 sq. ft.+/- clubhouse/pool complex, 120 enclosed garage parking spaces, and 432 surface parking spaces. Vehicle access is provided via six access driveways that connect to the existing network of public and private streets that encircle the Site and then to Renwick Road and Weber Road. No new public streets are proposed in the project.

City Council Work Session Meeting
February 23, 2026
FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

Buildings will be constructed with high-quality and durable building materials, including fiber cement board siding and trim, a significant amount of brick/masonry, standing seam metal roof accents, and generous amounts of energy-efficient windows and sliding glass patio doors. Each unit will have access to a balcony or a patio. Upgraded interior unit features include designer cabinetry, upgraded stainless steel appliances, in-unit laundry, 9-foot ceilings, quartz countertops, and kitchen islands.

The Project includes 120 one-bedroom, 120 two-bedroom, and 20 three-bedroom units. Projected rental rates for these units range from \$1,500 to \$2,700 per month.

Requested Approvals

FRED has requested the following special zoning and subdivision-related approvals for the Project:

- 1. Zoning Map Amendment (Rezoning):** Rezoning the entire site from B-3 Business Service District to R-3 Multiple Family Residence District.
- 2. A Combined Preliminary and Final Planned Unit Development (PUD) Special Use**
- 3. PUD Waivers from various standard City of Crest Hill Zoning Ordinance Requirements:** The requested PUD waivers are summarized in detail in February 12, 2026, Plan Commission Staff Report for this project.
- 4. Preliminary/Final Plat of Subdivision:** The proposed Final Plat of Subdivision would consolidate the eight existing lots that comprise the Site, vacate existing unnecessary utility easements, and dedicate required new utility easements.

A digital copy of the FRED's complete application package can be reviewed on the City's website at the following link: <https://mccmeetings.blob.core.usgovcloudapi.net/cresthill-pubu/MEET-Packet-ef16f406ea634bd7bfdc28e94422e96b.pdf>. Paper copies of specific components of these application materials will be provided by the Community Development Department upon request.

February 23, 2026, Plan Commission Public Hearing and Recommendation

The Plan Commission conducted a formal public hearing on this application/project at its February 23, 2026, meeting. Approximately 30 individuals were in the audience at this meeting. The seven public attendees who provided testimony during the public hearing raised concerns regarding the following potential negative impacts the project could have on the community: increased traffic, damage to nearby private streets, number and type of people that would live in the project, unwanted new pedestrian traffic in the adjacent Remington Lakes neighborhood, ability for the City's water system to effectively absorb the additional demands this project would generate, affected school districts ability to handle the additional students the project would generate, and the potential detrimental impact the project would have on the quiet character of the nearby neighborhood.

The Plan Commission ultimately recommended unanimous (7-0) but conditional approval of all the requested special approvals for the Season at Crest Hill Project based on the findings and subject to the conditions outlined in the draft Plan Commission Findings and Decision document attached for review and reference as Exhibit A. The video recording of this meeting can be reviewed at the following link: <https://www.youtube.com/watch?v=SOjqJJ6ExIk>

City Council Work Session Meeting
February 23, 2026
FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

Richland School District 88A Outreach

On Tuesday, February 17, 2026, the Superintendent of the Richland School District 88a, Dr. Phil Robb, notified City representatives that he did not receive the public hearing notice for this project until after the Plan Commission conducted the public hearing. Mayor Soliman and Community Development Department staff are scheduled to meet with Superintendent Robb on Friday, February 20, 2026, to review the scope of the project, tax revenue, and student population projections provided by the developer, and the applicability of the City's Builder Site Contribution impact fees to the project.

Council Action Requested: Direction to include the draft approval Ordinance for the Seasons at Crest Hill project on March 2, 2026, Regular City Council Agenda for final consideration.

Attachment:

- Exhibit A: Draft Plan Commission Findings and Decision for the Seasons at Crest Hill project, Case No. PUD-26-1-2-1.

EXHIBIT A

**FINDINGS AND DECISION OF THE PLAN COMMISSION AS TO REZONING,
PRELIMINARY AND FINAL PLAT OF SUBDIVISION, AND CASE NO. PUD-26-1-2-1
THE APPLICATION OF FIDUCIARY REAL ESTATE DEVELOPMENT, INC. FOR
REZONING, PRELIMINARY AND FINAL PUD SPECIAL USE, PUD WAIVERS, AND FINAL
PLAT OF SUBDIVISION FOR SEASONS AT CREST HILL MULTI-FAMILY APARTMENT
HOME COMMUNITY WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED ALONG
THE NORTH SIDE OF RYAN DRIVE, APPROXIMATELY 280 FEET EAST OF WEBER
ROAD, AND 210 FEET SOUTH OF RENWICK ROAD IN THE CITY OF CREST HILL, IL.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on February 12, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Fiduciary Real Estate Development, Inc., entered into a real estate contract to purchase the real property in the City of Crest Hill, Illinois, bearing PINs 11-04-20-105-065-0000, 11-04-20-105-066-0000, 11-04-20-105-067-0000, 11-04-20-105-068-0000, 11-04-20-105-069-0000;

B. That the application seeks to rezone the Property from B-3 Business Service District to R-3 Multiple Family Residence District, a Special Use for a combined Preliminary/Final Planned Unit Development (PUD) project, various PUD waivers, and Preliminary and Final Plat of Subdivision; that would allow the development of a new 14 building, 260 unit luxury, market-rate multifamily apartment home community, with a clubhouse, pool amenity, and garage parking on the approximately 16-acre vacant development site located along the north side of Ryan Drive, approximately 280 feet east of Weber Road, and 210 feet south of Renwick Road in the City of Crest Hill and legally described in Exhibit A-1, attached hereto and incorporated herein by reference (the "Property");

C. That the Property is zoned B-3;

D. That all requested PUD waivers are listed in the attached Exhibit A-2 and involve reduction in minimum lot area requirement; increase in maximum lot coverage; reduction in minimum front, side, and rear yard building setbacks; reduction in minimum floor area for one-bedroom apartment units; reduction in minimum parking setbacks; reduction in minimum number of required parking spaces; reduction in minimum width of parking lot access aisles; reduction in masonry requirement for exterior façade; reduction in minimum width of walking/jogging paths; and any other Zoning Ordinance or City Code requirements the Community and Economic Development Director deems necessary to construct the project as reflected on the application materials referenced in the February 12, 2026, Community and Economic Development Staff Report;

E. That the application for rezoning, PUD Special Use, various PUD waivers, and Preliminary and Final Plat of Subdivision was properly submitted and notice of the application and the public hearing were properly made;

City Council Work Session Meeting
February 23, 2026
FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

F. That no interested parties filed their appearances herein;

G. That the public hearing was opened and called to order on February 12, 2026, and the applicant presented evidence and arguments in support of its application on February 12, 2026;

H. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

I. That the proposed rezoning, PUD Special Use, various PUD waivers, and Preliminary and Final Plat of Subdivision, as considered under Section 10.6, Section 12.6, Section 12.7, Section 12.8-5, of the Zoning Ordinance, meet the thirteen (13) standards for Zoning Map Amendment (Rezoning) under Section 12.8-5, seven (7) standards for Planned Unit Development under Section 10.6, and the eight (8) standards for Special Use under section 12.7-6;

THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF REZONING, PUD SPECIAL USE, VARIOUS PUD WAIVERS, AND PRELIMINARY AND FINAL PLAT OF SUBDIVISION, AS FOLLOWS:

1. That the approval of the application of Fiduciary Real Estate Development, Inc. for rezoning, PUD Special Use, various PUD waivers, and Preliminary and Final Plat of Subdivision as listed in attached Exhibit A-2 for property located along the north side of Ryan Drive, approximately 280 feet east of Weber Road, and 210 feet south of Renwick Road in Crest Hill, Illinois with PINs 11-04-20-105-065-0000, 11-04-20-105-066-0000, 11-04-20-105-067-0000, 11-04-20-105-068-0000, 11-04-20-105-069-0000, 11-04-20-105-071-0000, 11-04-20-105-072-0000, and 11-04-20-105-073-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the rezoning, PUD Special Use, various PUD waivers, and Preliminary and Final Plat of Subdivision be granted subject to the project being implemented in substantial conformance with the following seven (7) conditions for approval and application documents referenced in the February 12, 2026, Community Development Staff Report for this request, as follows:

1. The final Plat of Subdivision shall satisfy all applicable City Ordinance, staff, and City Attorney requirements and shall include all easement provisions required by the City's Director of Engineering.
2. All final engineering plans, related supporting information, and development security for the Project shall be submitted for the Director of Engineering's final approval prior to or in conjunction with the formal building permit application submitted for the Project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #PUD- 26-1-2-1.

City Council Work Session Meeting
 February 23, 2026
 FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

3. All final architectural, signage, and landscape plans for the Project shall be submitted for Community Development Department staff final approval prior to or in conjunction with the formal building permit application submitted for the Project. Said plans shall be substantially consistent with the application documents submitted for Plan Commission Case #PUD-26-1-2-1.
4. The two private drives that connect the Project to Renwick Road shall be included in scope of private streets FRED will mill and resurface. Unless otherwise approved by the City Engineer, all private street resurfacing work shall be completed prior to occupancy of the first building in the Project.
5. Unless otherwise approved as a Major PUD Change by the City Council, the ownership and management of the entire Project shall each be under a single entity. This condition is not intended to prevent the Project owner from engaging the services of an independent qualified property management company to manage day-to-day operations, maintenance activities, and rehabilitation projects in it.
6. A fire hydrant must be located within 100 ft of each building's fire department connection.
7. Unless otherwise approved by the Director of Community and Economic Development as a result of Gas Company feedback, the Applicant shall prepare and submit proper paperwork to Nicor for approval of a sidewalk or multi-use path as shown on the plans prior to issuance of the first structure's building permit. Pathway/sidewalk shall be installed before issuance of the last building's certificate of occupancy. The pathway/sidewalk may require minor changes to the approved plan based upon final Nicor and City permit reviews. Notwithstanding anything to the contrary, the Applicant's required construction of the pathway/sidewalk is predicated on the Applicant or the City obtaining approval from Nicor for its construction and said approval shall not require the Applicant to relocate any existing gas lines.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 12TH Day of February 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Cheryl Slabozeski	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Gordon Butler	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Jeff Peterson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Approved:

 Bill Thomas, Chairman

Attest:

 Christine Vershay-Hall, City Clerk

City Council Work Session Meeting
February 23, 2026
FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 16-ACRE VACANT DEVELOPMENT SITE LOCATED ALONG THE NORTH SIDE OF RYAN DRIVE, APPROXIMATELY 280 FEET EAST OF WEBER ROAD, AND 210 FEET SOUTH OF RENWICK ROAD IN THE CITY OF CREST HILL, IL, 60403

PERMANENT INDEX NOS: 11-04-20-105-065-0000, 11-04-20-105-066-0000, 11-04-20-105-067-0000, 11-04-20-105-068-0000, 11-04-20-105-069-0000, 11-04-20-105-071-0000, 11-04-20-105-072-0000, and 11-04-20-105-073-0000

LEGAL DESCRIPTION:

LOT 1 IN EQUIMAX BUSINESS CENTER, BEING A RESUBDIVISION OF LOT 8 IN CREST HILL BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2007117350, IN WILL COUNTY, ILLINOIS, AND LOTS 2, 3, 4, 5, 6, 7 AND 8 IN EQUIMAX BUSINESS CENTER, A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 2007 AS DOCUMENT NUMBER R2007-117350, IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

LIST OF REQUESTED APPROVALS

1. Zoning Map Amendment (Rezoning): Rezoning the entire site from B-3 Business Service District to R-3 Multiple Family Residence District.

2. A Combined Preliminary and Final Planned Unit Development (PUD) Special Use

3. PUD Waivers from the following Zoning Ordinance Requirements

- a. Table 1: Zoning District Standards for Residential Districts
 - i. Reduce the minimum lot area requirement from 5,000 sq. ft. per unit to 2,648 sq. ft. per unit.
 - ii. Increase the amount of allowed lot coverage from 50% to approximately 70%.
 - iii. Reduce the 30 ft. minimum required front/corner side yard and 40 ft. minimum rear yard building setbacks throughout the Project to accommodate the building locations reflected on the application materials referenced in the February 12, 2026, Community Development Department Staff Report.
 - iv. Reduce the minimum floor area requirement for one-bedroom apartment units from 800 sq. ft. to an average of approximately 700 sq. ft.
- b. Reduce the 30 ft. required front yard parking setback required by Section 11.5-1 and the parking setbacks required adjacent to a residential district by Section 11.5-3 throughout the Project to accommodate the parking locations reflected on the application materials referenced in the February 12, 2026, Community Development Department Staff Report.
- c. Reduce parking requirements of Section 11.8-1 c. from 3.5 parking spaces per unit to 2.12 parking spaces per unit.
- d. Reduce the minimum width of parking lot access aisle required between adjacent parking stalls by Section 11.4-1 from 26 ft. to 24 ft.
- e. Reduce the percentage of masonry required on individual multi-family residential buildings by Section 8.7-2 as follows:

	<i>% Masonry Required</i>	<i>% Masonry Provided on 18-Unit Building</i>	<i>% Masonry Provided on 20-Unit Building</i>
<i>Min. % masonry on one façade per building</i>	80%	35% - front facade	33.5% - front facade
<i>Min. % masonry on any wall facing a public or private street</i>	10%	9.5% - garage door facade	7.2%- garage door facade

- f. Reduce the minimum width of walking/jogging paths required by Section 10.0-4.7, from 8 feet to 5 feet.

City Council Work Session Meeting

February 23, 2026

FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

- g. Adjust any other Zoning Ordinance or City Code requirements the Community and Economic Development Director deems necessary to construct the project as reflected on the application materials referenced in the February 12, 2026, Community Development Department Staff Report.
4. **Preliminary/Final Plat of Subdivision:** The proposed Final Plat of Seasons at Crest Hill Subdivision consolidates the eight existing lots that comprise the Site, vacates existing unnecessary utility easements, and dedicates the new utility easements necessary to accommodate the new infrastructure that will be constructed as part of the Project.

City Council Work Session Meeting
February 23, 2026
FRED Seasons at Crest Hill Special Zoning and Subdivision Requests

EXHIBIT A-3

February 12, 2026, Community Development Department Staff Report

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