

MINUTES OF THE
CREST HILL PLAN COMMISSION

The February 12, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Cheryl Slabozeski, Commissioner Gordon Butler, Commissioner Jeff Peterson, Commissioner Marty Flynn, Commissioner John Stanton.

Also present were: City Attorney Mike Stiff, City Engineer Ron Wiedeman, Community & Economic Development Consultant Ron Mentzer, City Planner Atefa Ghaznawi, City Clerk Christine Vershay-Hall, and Executive Secretary Linda Riha.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on January 8, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to approve the minutes from the Plan Commission meeting held on January 8, 2026.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Flynn, Stanton, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Carroll.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING:

2. Public Hearing and Consideration of petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc.

Chairman Bill Thomas presented the petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc. to (i) rezone the Development Site from B-3 Business Service District to R-3 Multiple Family Residence District; (ii) Preliminary and Final Plat of Subdivision; (iii) Preliminary and Final Planned Unit Development Special Use; and (iv) Planned Unit Development waivers from the Crest Hill Zoning Ordinance, for 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, B-3 Business Service District zoned 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, Illinois.

Chairman Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi confirmed the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing case number PUD-26-1-2-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Chairman Thomas asked the Community & Economic Development Consultant Ron Mentzer to present the specifics on this case.

Community & Economic Development Consultant Ron Mentzer presented the case to the Commission, explaining that this case is pertaining to the sixteen acres of vacant property located just southeast of the Weber Road, Renwick Road intersection. He explained this property has been zoned B-3, business service district zoning classification, for a couple of decades with no serious private sector interest to develop the property in a manner that made sense to the City. Fiduciary Real Estate Development, Inc. became aware of and became interested in this property after developing The Bluffs multifamily residential project in Romeoville as they liked the area. Fiduciary contacted the City last spring/summer to explore the opportunity to develop a similar multifamily, class-A development on this Crest Hill property. This meeting will allow the developer to present its development Plan Commission and the public with the goal of obtaining approval to move this plan forward to City Council for approval.

Chairman Thomas swore in the members of the developer's team who would be providing testimony at the public hearing.

Tony DeRosa, Vice President and Chief Development Officer for Fiduciary Real Estate Development, gave an overview of the details of the project, the benefits the project has from a market perspective and to the community. Mr. DeRosa stated that his company, Fiduciary, is also responsible for developing the Bluffs in Romeoville and Seasons at Plainfield luxury apartment projects. Those developments "have achieved strong occupancy, top-of-market rents and have attracted high-quality residents. The success of those projects highlights the strength of our development approach and demonstrates the pent-up demand for modern, amenity-rich rental housing in this part of Will County." Mr. DeRosa went on to say that Crest Hill hasn't seen new apartment development in decades leaving residents with few options for high-quality, luxury rental living options.

Mr. DeRosa acknowledged the team that was present with him. There were two other individuals from Fiduciary, their design partner AG Architecture, their engineering partner Manhard Consulting and a traffic engineer from KLOA.

Mr. DeRosa went over the history of Fiduciary and the many beneficial attributes associated with the proposed Seasons of Crest Hill project. He noted that there will be 260 apartment homes: 120 1-bedroom units, 120 2-bedroom units and 20 3-bedroom units. There will be three access points for the development, a centrally located club house and pool and other amenity options, such as garages, patios, etc. The architectural design of the units, inside and outside, was explained, as

well as the storm water management, the projected impact on schools and proposed market rents that range from \$1500 per month for a one-bedroom unit to \$2700 per month for a three-bedroom unit.

Commissioner Cheryl Slabozeski commented that these units were beautiful and wanted to know why they are rentals and not owner occupied. This question gets asked a lot per Mr. DeRosa. Mr. DeRosa stated that the market for condominiums today is quite different than it was twenty years ago. The mindset of the demographic today is concerned more with flexibility. The housing market has become so expensive, with the twenty percent down payment to own a home.

Commissioner Jeff Peterson asked how long a lease is for the units. Mr. DeRosa answered, “12-month minimum. Many times, we’re leasing them between fifteen to twenty-four months, actually.”

Commissioner Ken Carroll asked if there would be any problem with emergency vehicles getting into or out of the planned project. Mr. DeRosa stated that from a design standpoint this project has to comply with all of the City requirements that allow emergency vehicles to get in and out of the property. City Engineer Ron Wiedeman explained the review process of the Fire District, and they have no concerns with access to and through the project at this time.

Area residents were then sworn in and brought up several issues. There are concerns about more people and traffic coming into the area, especially during peak times. Also, these residents raised concern about impacts to the private streets in their neighborhood, buffering, and protection of the investments they have made into their homes. One resident expressed concern about water pressure issues that already exist in the area and wondered how this development will affect that. She also stated that she has a special needs son and came to this area because it was quiet and was concerned that this project would have a negative impact on the quiet nature of the area..

Resident Nadine Jens stated that her neighborhood owns two private streets and asked who will help them repair those private streets with additional traffic from school buses, garbage trucks, extra traffic and police cars.

Chairman Bill Thomas stated that there were many studies done prior to the introduction of this development, regarding impact on traffic and schools. Crest Hill has looked into things that were brought up by the residents, stating that the traffic impacts from this project will be less than a retail development put in the same area.

Mr. Tony DeRosa stated that the impact of the extra cars from this development will be minimal. Mr. DeRosa said people will go to work at 8:00AM and they will go here and there, but the reality is not that there will be one hundred cars lining up on the streets at the same time. A Principal traffic engineer Principal from KLOA stated that the standards from the City of Crest Hill and the Will County Highway Department were used in the traffic study that was done, looking at the existing and future operation of the intersections surrounding the site, as well as the intersection of Weber and Renwick, during different times of the day. Both the City and the County agreed that this project will not significantly impact the roadway network in the area. He also stated that the traffic signal at the intersection of Ryan Dr and Weber Rd will remain due to the Will County

Highway Department. City Engineer Ron Wiedeman added that the traffic study that was done was adequate and stated that there will be some improvements recommended to the Council to area roads in the future.

Mr. Tony DeRosa addressed the item of property management when a resident spoke of her HOA and questioned who will be taking care of property management issues that will arise in the new development. Mr. DeRosa stated that there will be on-site management, not an outside company, taking care of things on-site. Mr. DeRosa also stated that the property manager will use a very extensive screening process to vet the individuals who apply for residency in the Seasons, including a look at income and assets, as well as a criminal background check. He noted that this screening process is significantly more thorough than the screening process someone would need to go through to purchase a house in the adjacent neighborhoods.

Another resident asked if the new development would work with a handful of area residents to bridge the gap between current residents (who may be angry) and the new development in the effort to come together for the sake of a cohesive Crest Hill for all.

Commissioner Jeff Peterson and Chairman Bill Thomas both said they visited the Bluffs in Romeoville and found it quiet and well-maintained. Chairman Thomas added that he felt that the Seasons at Crest Hill project would be an asset for the City of Crest Hill.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the public hearing.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Stanton, Flynn, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:23 p.m.

Chairman Thomas asked the applicant if he agreed to the seven (7) conditions. The applicant stated he agreed with the modification to #7, which was known by Chairman Thomas dealing with the walkways.

Chairman Bill Thomas asked for a motion to approve the request of Fiduciary Real Estate Development, Inc. seeking approvals for the construction of a multifamily apartment home community near the southeast corner of Renwick and Weber Roads as stated in the February 12, 2026, City of Crest Hill staff report.

(#4) Motion by Commissioner Peterson seconded by Commissioner Flynn, to recommend to the City Council the conditional approval of the Public Hearing and Consideration of petition PUD-26-1-2-1, a request of Fiduciary Real Estate Development, Inc. to (i) rezone the Development Site from B-3 Business Service District to R-3 Multiple Family Residence District; (ii) Preliminary and Final Plat of Subdivision; (iii) Preliminary and Final Planned Unit Development Special Use; and (iv)

Planned Unit Development waivers from the Crest Hill Zoning Ordinance, for 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, B-3 Business Service District zoned 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, Illinois.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Carroll, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends that the City Council approve the Rezoning, Preliminary and Final PUD Special Use, PUD Waivers, and Final Plat of Subdivision for the Seasons at Crest Hill project as outlined in the February 12, 2026, Plan Commission staff report for Case # PUD-26-1-2-1 and subject to the 7 (revised) conditions and requirements previously referred to.

Chairman Thomas announced that this will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case on February 23, 2026, at the Work Session Meeting and then again on March 2, 2026, City Council meeting for formal vote.

3. Public Hearing and Consideration of petitions Plat of Subdivision, and V-26-2-2-1, a request of QuikTrip Corporation

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions Plat of Subdivision, and V-26-2-2-1, a request of QuikTrip Corporation seeking special approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code for Preliminary and Final Plat of Subdivision and Variations from Section 11.6-7.2 Commercial Districts General Requirements of the Crest Hill Zoning Ordinance to permit a new 47-foot wide full access driveway and a new 95-foot wide right-in/right-out driveway onto Plainfield Road/U.S. Route 30 and a new 81-foot wide full access driveway onto Knapp Drive; and Variations from Section 15.12.080 of the Crest Hill Code of Ordinances-Sign Code to allow a multi-tenant off-premises freestanding sign, increased sign area for a multi-tenant freestanding sign, increased number of commercial wall signs, and adjustments to the permitted locations for commercial wall signs for a proposed new QuikTrip convenience store/gas station and a separate vacant commercial lot located on the 4.9 acre, B-3 Business Service District zoned property located at 1610 Plainfield Road (U.S. Highway Route No. 30), in the City of Crest Hill, Illinois.

Chairman Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi confirmed the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing.

(#5) Motion by Commissioner Butler seconded by Commissioner Carroll, to open a public hearing case number V-26-2-2-1.

On roll call, the vote was:

AYES: Commissioners Butler, Carroll, Peterson, Flynn, Stanton, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 8:35PM.

Ron Mentzer, Community and Economic Development Consultant, explained that this case involves the former City Hall property at 1618 Plainfield Road, which the city put up for sale several years ago. In summer 2024, the city entered into a contract with QuikTrip to sell the property, contingent on QuikTrip receiving necessary approvals.

The property is already properly zoned for the proposed use, but QuikTrip is seeking:

- Variations for increased driveway widths on Plainfield Road and Knapp Drive
- Sign code variations for an off-premises sign with increased sign area and an increased number of wall signs
- Approval of a preliminary and final plat of subdivision that would divide the 4.9-acre site into three separate lots

Chairman Thomas swore in the QuikTrip representative who would be providing testimony at the public hearing.

Ali Bukhres, Real Estate Project Manager with QuikTrip Corporation, presented their development plan, which includes:

- A convenience store with gas canopy
- A vacant lot for future commercial/quick serve restaurant development
- A detention pond at the back of the property
- Extensive landscaping throughout the site
- High-quality brick signage
- Modern store design with a full kitchen and individual bathrooms
- No commercial vehicle fueling (unlike their Romeoville location)

Chairman Thomas stated that he recently went to the Romeoville location of QuikTrip to check it out in the evening. He was impressed with the ambient lighting that wasn't overly bright, like a baseball stadium. Chairman Thomas also stated that he was pleased that this project will have the same lighting, so it won't disrupt the surrounding residents. He also spoke positively about the convenience this project would provide to the neighborhood in that it will provide another opportunity for area residents to go inside and buy groceries and get something hot to eat.

Area residents were then sworn in and brought up several issues. Multiple residents from the nearby Willow Falls senior community expressed concerns about increased traffic on Knapp Road, which already has cut-through traffic issues, safety concerns related to large vehicles that would be delivering products to the proposed new QuikTrip, and the potential light pollution the project could have on neighboring properties.

City Engineer Ron Wiedeman provided details about the City's plans to address traffic concerns on Knapp Road, including:

- Making the Willow Falls South intersection a four-way stop
- Building a barrier median on Theodore to restrict eastbound traffic from turning left onto Knapp
- Restricting left turns from Knapp onto Theodore during peak hours (3:30-7:00 PM)
- Evaluating the effectiveness of these measures one year after installation, and again one year after QuikTrip opens
- Potentially adding speed tables at the north intersection if needed, similar to the ones in downtown Plainfield

Engineer Wiedeman emphasized that these traffic calming measures were recently endorsed by the City Council in response to residents' concerns about cut-through traffic, which the City's study showed accounts for 70% of traffic on Knapp Road.

Chairman Thomas asked for a motion to close the public hearing.

(#6) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the public hearing.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Slabozeski, Butler, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 9:18 pm.

Chairman Thomas asked the applicant if he agreed to the five (5) conditions. The applicant stated he agreed.

Chairman Thomas stated that the City of Crest Hill really likes having Willow Falls in Crest Hill. This was made apparent by the comments of City Engineer Ron Wiedeman and Community & Economic Development Consultant Ron Mentzer regarding the City Councils ongoing commitment to evaluate Knapp Road traffic and potential additional future traffic calming improvements on the street. Based on the amount of analysis and discussion the City performed and engaged in regarding Knapp Drive traffic concerns, he suggested the residents should not feel forgotten. He thanked the residents for their attendance at the meeting.

Chairman Bill Thomas asked for a motion to approve the request of QuikTrip Corporation as stated in the February 12, 2026, City of Crest Hill staff report.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Stanton, Flynn, Butler, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

Based on the findings outlined in the February 12, 2026, staff report for Case # V-26-2-2-1, the Plan Commission unanimously recommends that the City Council approve the Final Plat Subdivision and the Zoning Ordinance and Sign Code variations for QuikTrip's redevelopment of the former Crest Hill City Hall Property at 1618 Plainfield Road as outlined in, and subject to, the 5 conditions in said staff report.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case on February 23, 2026, at the Work Session Meeting and then again on March 2, 2026, City Council meeting for formal vote.

OTHER BUSINESS:

There was no other business.

PUBLIC COMMENTS:

There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#8) Motion by Commissioner Carroll seconded by Commissioner Peterson, to adjourn the February 12, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Flynn, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 9:23 p.m.

As approved this _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

7 Conditions of Approval For Case PUD-26-1-2-1

- 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- 26-2-2-1.**
- 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-26-2-2-1.**
- 4. The two private drives that connect the Project to Renwick Road shall be included in the 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 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 100ft of each building's fire department connection.**
- 7. 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 approved by the Community & Economic Development Director 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 applicant to relocate any existing gas lines.**

5 Conditions of Approval For Case V-26-2-2-1

- 1. The final plat of subdivision shall satisfy all applicable City ordinance, staff, and City Attorney requirements and shall include (either on the plat or in a separate document recorded with the Final Plat) appropriate cross-access easement and maintenance provisions for shared site improvements (pond, sign, and roadway). Any separate agreements/covenants shall be approved and recorded prior to any building occupancies or sale of any lots.**
- 2. All final engineering plans, related supporting information, and development security for the project shall be submitted for the Director of Engineering's review and approval 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 #V-26-2-2-1.**
- 3. All final architectural, signage, and landscape plans for the project shall be submitted for Community Development Department staff review and approval 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 #V-26-2-2 1.**
- 4. No new permanent driveway improvements shall be constructed onto the adjacent public roadways until proper permits have been issued by the authority having jurisdiction over the adjacent public roadway.**
- 5. The final design for the 15-foot-tall, multi-tenant, vertical monument sign (MV-E2PQ-CC-65-BB) installed on the very west edge of proposed Lot 2 shall be updated so that the tenant panel for the yet-to-be identified future commercial tenant on Lot 2 is located at the top of the sign face. A private agreement and covenant for this sign shall be approved by the city and recorded prior to issuance of a sign permit.**