

**Meeting Date:** March 2, 2026

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

**Department:** Community Development

**Agenda Item:** Approval of An Ordinance Approving 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 Crest Hill, Illinois (Application of Fiduciary Real Estate Development, Inc.)

**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.

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 12, 2026, Plan Commission Public Hearing and Recommendation**

The Plan Commission conducted a formal public hearing on this application/project at its February 12, 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>

**February 23, 2026, City Council Work Session Meeting**

FRED representatives presented their project and the related special zoning/PUD and subdivision approvals it would require. Key concerns discussed by the City Council included:

- ***Remington Lakes Traffic Impact Concerns:*** Alderwoman Gazal shared concerns received from her constituent regarding how the additional traffic and parking needs generated by the project could impact Ontario Street and the Remington Lakes neighborhood. She suggested an additional condition of approval be incorporated into the approval of the Project that would require FRED to install a speed bump on the south end of the new private street/driveway that will be constructed as the new north leg of the Ryan Drive/Ontario Street. The City Council did not give direction to include this requirement in the approval ordinance for this project. Staff met with both of the Ward's Alderpersons to go over this concern and explain how the current layout was designed to minimize cut-through and speeding traffic via specific street design elements, a central roundabout, and stop signs. Additionally, liability issues would arise if the city were to require a private roadway to install an unwarranted speed bump that does not meet standard engineering practice.

If the concern about potential traffic issues remains and if the majority of the council wishes to, staff has drafted the following condition, which can be added to the Ordinance. This condition would ensure monitoring of the roadway and that if there are issues, a formal study and improvements will be completed by the developer:

**8. Traffic attributed to the development (particularly on Ontario Street) shall be monitored for a year following the project's final completion. Any unanticipated traffic issues regarding excess traffic or high traffic speeds that occur off-site, it will require the developer to engage a traffic engineer to assess the situation and complete any reasonable traffic calming improvements. Any on-site or off-site improvements shall be determined and approved by the Director of Engineering.**

- ***Richland School District 88a Concerns:*** Superintendent, Dr. Phil Robb, informed the City Council that his office did not receive the public hearing notice for this project until after the Plan Commission conducted the public hearing on this Case. He indicated his staff is still evaluating the accuracy and impact of the student projections FRED has supplied for the project and asked the city to postpone final action on the project until his staff could complete this review.

Staff agrees it is likely time to look at updating the different school impact fees, but will need a study to be completed. One precursor to a study would be to have an up-to-date land use plan, which can help to determine things like school land or expansion needs as well as how much additional residential development is likely to occur. Staff would recommend revisiting the subject of updating the fees once the Comprehensive Plan Update is completed. The city can then potentially partner with the schools to get an update study completed.

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The majority of the City Council voted to have the Ordinance approving the Plan Commission's recommendations for the Project included on the March 2, 2026, City Council Meeting Agenda for final consideration.

**Council Action Requested:** Approve an Ordinance Approving 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 Crest Hill, Illinois – Application of Fiduciary Real Estate Development, Inc.

**Attachments:**

Exhibit A: February 12, 2026, Draft Plan Commission Meeting Minutes

Exhibit B: An Ordinance Approving 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 Crest Hill, Illinois – Application of Fiduciary Real Estate Development, Inc.

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## EXHIBIT A

**February 12, 2026, Draft Plan Commission Meeting Minutes**

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## EXHIBIT B

### **Rezoning, PUD and Plat of Subdivision Approval Ordinance**

EXHIBIT A