



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	11/17/2025
Name:	Daniel Ritter AICP, Community and Economic Development Director Ronald Mentzer, Community & Economic Development Consultant
Department:	Community Development
Topic:	Review of Conceptual Planned Unit Development (PUD) Plans for the Proposed Seasons at Crest Hill Class A Apartment Home Community

Background: For the past eight months, Community Development Department staff have been in communication with Fiduciary Real Estate Development, Inc. (FRED) regarding its desire to develop a new class A apartment home community on the approximately 16-acre vacant, B-3 Business Service District zoned site located southeast of the Weber Road/Renwick Road intersection and north of Ryan Drive (the “Site”). In August, FRED executed purchase agreements with the owners of the Site. In mid-October, FRED submitted a formal application for the City’s review of the conceptual Planned Unit Development (PUD) for the Seasons at Crest Hill apartment home community proposed on this Site.

FRED has been a respected and award-winning developer of high-quality multifamily and mixed-use projects in the Midwest market since 1985. FRED has successfully delivered six similar projects in Illinois, including the Seasons at Romeoville (now marketed as The Bluffs) and Seasons at Plainfield. Collectively, these six projects contain 1,776 units.

Per the Zoning Ordinance (the “Z.O.”), the size and scope of this project mandate that it be processed as a PUD. Chapter 10 of the Z.O. outlines the detailed regulations, standards, and the four-step procedure the City uses to review and process PUD requests. The November 17, 2025, City Council Meeting discussion of this project is being conducted in accordance with Step 2 - Conceptual Plan Procedure of the City’s PUD review and approval process. The intent of Step 2 is to provide the City Council an opportunity to learn about the scope of the project, the key approvals it requires, and “provide direction, modify, or disapprove the Plan”. The underlying goal of Step 2 is to provide the petitioner (FRED in this case) with reasonable assurance that if the agreed-upon concept plans are carried out, Preliminary and Final PUD approval will be granted by the City of Crest Hill. It is important to note that Step 2 does not require public hearing notices for the project to be published, sent, or posted on the project site. These notices are required during the formal public hearing process, which is an integral component of Step 3 of the City’s PUD review process. No formal zoning changes or entitlements are given with Step 2.

Project Summary: As proposed, the Seasons at Crest Hill project includes 260 new, Class A, apartment homes in 14, 18-20 unit buildings, situated around a 5,400 sq. ft.+/- clubhouse and pool complex, 136 enclosed garage parking spaces, and 428 surface parking spaces. Access to the project is from the existing public and private streets that surround the site. 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, 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 has 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.

Application Information: FRED has submitted the following concept plan application materials for staff and City Council review. Items highlighted in bold italic font are being distributed to the City Council with this memo. The remaining technical application materials are available upon request to the Community Development Department. FRED representatives will present a summary of this information at the November 17, 2025, City Council meeting.

1. Application for Development
2. ***Conceptual Plan Review Seasons at Crest Hill project narrative, prepared by Fiduciary Real Estate Development, Inc., dated September 16, 2025, and consisting of 20 pages.*** This document provides detailed information about FRED, market demand for the project, key design elements of the project, school-age projections, and a summary of the benefits the project will have for the community.
3. ***Written Responses to Crest Hill Zoning Ordinance Section 10.0-2 Planned Unit Development Objectives (two pages).***
4. Copies of Purchase Contracts evidencing property control
5. Preliminary Engineering Drawings, including the following documents:
 - a. ***Concept Site Plan***
 - b. ***Alta Survey***
 - c. Topographic Survey
 - d. ***Conceptual Landscape Plan***
 - e. ***Surrounding Zoning Exhibit***
 - f. ***Concept Utility Plan***
 - g. Existing Surface Drainage Exhibit
 - h. Proposed Surface Drainage Exhibit
 - i. Existing Vegetation Exhibit
 - j. FEMA Floodplain Map showing the project site is not located in a floodplain
 - k. Soil Report
 - l. Wetland Map showing no wetlands on the project site.
6. ***Architectural Plans and Renderings***

Required City Approvals and Initial Staff Feedback: To proceed, this project requires the following important City zoning and subdivision-related approvals:

1. **Rezoning of the Site from B-3 Business Service District to R-3 Multiple Family Residence District:** Despite being zoned for commercial development for approximately two decades, the Site remains vacant. Over that time, the commercial real estate market

has evolved to the point where this site is not attractive for the type of coordinated commercial/retail development the City of Crest Hill is seeking to promote in the Weber Road Corridor. From a staff perspective, the Site's considerable setback from Weber Road and Renwick Road, its adjacency to the established single-family residential neighborhood to the south, and its proximity to the Prairie Bluff Forest Preserve make it an excellent location for a high-quality planned apartment home community. As such, staff supports the requested rezoning of the Site.

2. **Preliminary and Final Planned Unit Development Special Use Permit:** Staff believes the submitted concept PUD plans represent a project design that is more creative and desirable than what is required or allowed under the City's standard Zoning Ordinance requirements. The development is rooted in existing market trends and produces a housing type not currently available in Crest Hill. As such, staff supports the approval of a PUD special use permit that allows for the development of this type of class A, apartment home community on the Site.
3. **The following PUD Waivers:**
 - a. **Increase the permitted residential density allowed in the proposed R-3 Zoning District to 16.44 dwelling units per acre.** The standard residential density restrictions contained in the City's Zoning Ordinance do not accommodate the type of high-quality, highly amenitized, modern multifamily developments that have been and continue to be constructed in the communities that surround Crest Hill. Staff strongly supports the approval of waivers from the City's standard density restrictions to encourage the development of high-quality multi-family projects like the Seasons at Crest Hill.
 - b. **Decrease the minimum parking requirements for the project to 2.17 parking spaces per unit/1.35 parking spaces per bedroom.** Staff believes the City's current apartment parking requirements are excessive and inconsistent with actual parking needs in modern-day suburban multi-family residential developments. Imposing these antiquated requirements on new projects results in large areas of valuable land being unnecessarily paved over. The additional pavement leads to undesirable environmental impacts and reduces the economic value this type of project produces for the community. Based on staff's professional experience and research, the proposed parking ratios for this project are reasonable, appropriate, and consistent with the parking demands of modern-day, class A, suburban multi-family projects.
 - c. **Reduce the required minimum percentage of masonry provided on specific apartment building facades.** The City's standard masonry code requirements are somewhat rigid and do not by themselves guarantee a high-quality or attractive building design. While the concept building elevations proposed for the Seasons at Crest Hill project do not meet every aspect of the City's standard masonry code requirements, they do satisfy the City's requirement that at least 20% of the total exterior wall area on a building be clad with masonry materials. Furthermore, staff believe the proposed mix of high-quality and durable building façade materials is aesthetically attractive, age/weather well, and will look great for decades.
 - d. **Preliminary and Final Plat of Subdivision.** The proposed resubdivision consolidates the eight existing lots that comprise the Site, vacates existing utility easements, and dedicates new utility easements. Staff supports the consolidation of

the existing lots to support the unified development, ownership, and management of the proposed Seasons at Crest Hill apartment home project.

Other Important Considerations:

- ***Market Demand and Housing Diversification:*** Pages 8 and 9 of FRED's Project Narrative for this project document the strong market demand and target residents for this project. From a staff perspective, this project provides a missing and very desirable type of housing in the City of Crest Hill.
- ***Economic Development and Tax Revenue Benefits:*** FRED estimates that the new residents in the project, when complete, will contribute approximately 24.4 million dollars in new consumer spending to the local economy each year and will generate approximately \$875,000 in new property taxes on an annual basis. This will be enough property tax revenue to offset the increased school district costs associated with the education of the estimated 26-37 school-age residents the project is projected to produce.
- ***Maintenance and Repair of Existing Private Streets:*** The private streets that surround the Site are currently owned and maintained by the adjacent property owners. In the past, the City Council has expressed concern over the deteriorating conditions and lack of proactive maintenance of these streets. Currently, there is no formal owner's association to coordinate the proactive maintenance of these streets. These existing conditions and ongoing City concerns have been discussed with FRED. If FRED acquires the Site, it will own many of these private streets and will have a vested interest in coordinating proactive maintenance, repair, and resurfacing activities on them. FRED understands this and has committed to working with City staff to ensure ongoing proactive street maintenance occurs going forward.
- ***Traffic Impact Study:*** If this project moves forward to the next step in the City's PUD approval process, FRED understands it will be required to produce and submit a detailed traffic impact study for City review.

Next Steps and Recommended Council Action:

City staff and the Lockport Fire Protection District are actively reviewing FRED's detailed concept plan application materials for this project. As a follow-up to the November 17, 2025, City Council discussion of the concept plans for this project, staff intends to provide FRED a detailed review letter that summarizes the staff and City Council feedback FRED will need to address in any formal PUD application it submits to the City of Crest Hill for this project.

Staff recommends that the City Council review the concept plan application materials for the Seasons at Crest Hill project and provide direction on any adjustments or revisions to be made to the project before FRED submits its formal Preliminary/Final PUD application materials.

Financial Impact: The full investment is to be determined pending the final scope of the project. However, this includes significant new taxable EAV and new residents to support existing and future commercial uses that surround the development. No new public infrastructure costs are expected, and no incentives have been requested.