



To: Plan Commission

From: Daniel Ritter, AICP, Community and Economic Development Director
Ronald Mentzer, Community and Economic Development Consultant

Date: February 12, 2026
(with 2/9/2026 Revised Exhibit B)

Re: Proposed Seasons at Crest Hill Luxury Multi-Family Apartment Community
Planned Unit Development, Subdivision, and Rezoning Application – Plan
Commission Case # PUD-26-1-2-1

Project Details

Project:	Seasons at Crest Hill Luxury Multi-Family Apartment Home Community
Applicant:	Fiduciary Real Estate Development, Inc.
Requests:	Rezoning to R-3 Multiple Family, a special use for a combined preliminary/final planned unit development (PUD) project, various PUD waivers, and a preliminary and final plat of subdivision.
Location:	The approximately 16-acre vacant development site is located along the north side of Ryan Drive, approximately 280 feet east of Weber Road and 201 feet south of Renwick Road.

Site Details

Lot Size:	15.81 acres in total
Existing Zoning:	B-3, Business Service District
Proposed Zoning:	R-3, Multiple Family Residence District
Existing Improvements:	Private streets and vacant open-space

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant commercial lots and private streets	Local Commercial	B-3
North	Vacant commercial lot and a multi-tenant commercial bld.	Local Commercial	B-3
South	Remmington Lakes Duplexes	Single Family Attached.	R-3
East	Open-space/underground gas pipeline	Uninc. Will Co.	A-1
West	Bank, multi-tenant commercial bldg. and vacant commercial lots	Local Commercial	B-3

Site Location Map



PUD Site Plan



APPLICATION MATERIALS

The application materials submitted for this project/case and reviewed by City staff/consultants are listed on attached Exhibit A and have been distributed with this report.

APPLICATION BACKGROUND

For the past year, Community Development Department staff have been in communication with Fiduciary Real Estate Development, Inc. (FRED) representatives regarding its interest in the purchase and development of 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. 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.

In August of 2025, FRED executed purchase agreements with the owners of the Site. In mid-October, FRED submitted a formal application for the City Council's review of the conceptual development plans for a potential 260-unit apartment home community (Seasons at Crest

Hill) on the Site. The City Council reviewed the conceptual plans for this project at its November 17, 2025, regular meeting where the Council expressed unanimous support for the project to move forward through the City's formal approval process.

PROJECT SUMMARY

The Seasons at Crest Hill (the "Project") includes 260 Class A apartment homes in 14, 18-20 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 to the Project 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 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 listed on Exhibit A.
 - 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 listed on Exhibit A.**

- 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:

	% Masonry Required	% Masonry Provided on 18-Unit Building	% Masonry Provided on 20-Unit Building
<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.
- 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 listed on Exhibit A.

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.

STAFF ANALYSIS AND INPUT ON SPECIFIC PROJECT COMPONENTS

Planned Unit Development Special Use Request

According to Section 10.0-1 of the Zoning Ordinance, “*The purpose of Planned Unit Development regulations is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are intended to allow substantial flexibility in planning and designing a proposal. This flexibility often accrues in the form of relief from compliance with conventional zoning ordinance site and design requirements. Ideally, this flexibility results in a development that is better planned, that contains more amenities, and ultimately a development that is more desirable to live in than one produced in accordance with typical zoning ordinance and subdivision controls.*”

Overall, staff believes FRED’s PUD application documents represent a project design that is more creative and desirable than what is required or allowed under the City’s standard Zoning Ordinance requirements and is an excellent representation of a project that satisfies the stated Purpose for PUD special uses.

Section 10.6 of the Zoning Ordinance states “The Plan Commission shall, after the public hearing, set forth to the City Council the reasons for the recommendation, and said recommendation shall set forth with particularity what respects the proposal would be in the public interest, including but not limited to the findings of fact outlined in PUD Section 10.6 and Special Use 12.7-6 of the Zoning Ordinance.

Staff’s recommended draft findings for each of these sections of the Zoning Ordinance are reflected in bold italic font in attached Exhibits B and C. The draft findings can be modified or changed as the Plan Commission deems fit and based on the specific testimony provided at the public hearing.

Based on the draft findings outlined in these Exhibits, staff supports the approval of the requested Preliminary and Final Planned Unit Development for this project.

PUD Waiver Request

The overall design of the Project is rooted in current market demand expectations rather than rigid zoning requirements established decades ago. The requested waivers are necessary to allow the Project to respond to these market realities in a manner that is aesthetically attractive and economically and environmentally responsible. As such, staff supports the approval of all requested PUD waivers. Additional staff input on key waiver requests includes:

Increased Density/Reduced Lot Area per Dwelling Unit: 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 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.

Reduced Minimum Parking Requirements: 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 similar positioned modern-day, class A, suburban multi-family projects.

Reduced Masonry Requirements on Specific 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 and will age/weather well and look great for decades.

Rezoning Request

Section 12.8-5 of the Zoning Ordinance states the Plan Commission shall make written findings of fact on rezoning proposals and shall submit these findings together with a recommended course of action to the City Council. In its findings, the Plan Commission shall consider the various standards reflected in Exhibit D.

Staff recommends the draft findings identified in bold italic font on Exhibit D. The draft findings can be modified or changed as the Plan Commission deems fit and based on the specific testimony provided at the public hearing. Based on the findings reflected in Exhibit D, staff supports the requested rezoning of the Site from B-3 Business Service District to R-3 Multiple Family Residence District.

Preliminary and Final Plat of Subdivision

Staff supports the approval of the proposed Final Plat of Seasons at Crest Hill Subdivision as it will consolidate numerous existing lots into a single lot designed to support the unified development, ownership, and management of the proposed Seasons at Crest Hill apartment home project. A condition of approval has been added to ensure that it is a requirement of the zoning and PUD that the property remain under a single unified ownership.

Traffic and Vehicular Circulation

FRED prepared and submitted a detailed traffic impact study for the proposed Project. The City's Director of Engineering has reviewed the study and concurs with the following key study conclusions:

1. The existing roadway system that will serve the Project has sufficient reserve capacity to accommodate the traffic that will be generated by the Project.
2. The proposed vehicle access configuration for the Project to connect to the existing right-in/right-out and full access on Weber Road and the existing signalized intersection of Ryan Drive and Weber Road is appropriate and acceptable.
3. Traffic volumes on Ontario Drive will not change as a result of this project, provided the existing traffic signal at Ryan Drive and Weber Road remains in place
4. The future traffic generated by this Project will help satisfy the traffic warrants that justify keeping the Ryan Drive and Weber Road traffic signal in place.

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. These existing conditions and ongoing City concerns have been discussed with FRED. In the engineering design drawings for the project (Sheet 2), FRED documents its commitment to grind and resurface streets surrounding the Site.

Stormwater Management

The City's Director of Engineering has confirmed that the existing stormwater detention pond network in the Remington Lakes Subdivision was designed and constructed to accept and manage the stormwater runoff volume the Project will generate. As such, no new stormwater detention facilities are proposed or required as part of this Project. This is identical to how stormwater runoff from the new self-storage facility under construction at the southwest corner of Borio and Renwick Road will be handled.

Lockport Township Fire Protection District Input

The Lockport Fire Protection District has reviewed the application documents for the Project and has no objections or requested revisions at this time.

STAFF RECOMMENDATION

Based on the draft findings reflected in this staff report, Staff recommends the Plan Commission provide the following motion to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommends that any motion be made in the positive form to correspond with the applicant's request and avoid confusion on the recommendation.

The Plan Commission 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 following conditions and requirements:

- 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.***

Exhibit A

Seasons at Crest Hill Apartments Application Materials

Misc. Application Materials

- 1/9/2026 Application for Development/Rezoning, Plat of Subdivision, PUD, and Waivers (Maureen Brown)
- 1/9/2026 Application for Development/Rezoning, Plat of Subdivision, PUD, and Waivers (SAI Bolingbrook, LLC Series D)
- 1/15/2026 Transmittal Letter
- 1/15/2026 Planned Unit Development Project Description
- Undated Community Benefit Statement
- Undated Response to Planned Unit Development Objectives
- Undated Zoning Ordinance Rezoning Approval Criteria Response Letter

Architectural Plans

- 1/14/2026 Site Plan, Floor Plans, Elevations, and 3D Renderings

Engineering/Site Plans

- 10/13/2025 Surrounding Zoning Exhibit
- 1/14/2026 Plat of Vacation
- 1/14/2026 Plat of Subdivision
- 1-22-2026 Traffic Study
- 1/14/2026 Engineer's Opinion of Probable Cost - Letter of Credit
- 1/14/2026 Stormwater Memo
- 1/14/2026 Stormwater Pollution Prevention Plan
- 1/14/2026 Fire Hydrant Coverage Exhibit
- 1/14/2026 Fire Truck Access Exhibit
- 1/14/2026 Title, Civil Plans Sheet 1
- 1/14/2026 Existing Condition and Demolition Plan, Civil Plans Sheet 2
- 1/14/2026 Soil Erosion and Sediment Control Plan, Civil Plans Sheet 3
- 1/14/2026 Soil Erosion and Sediment Control Details, Civil Plans Sheet 4-5
- 1/14/2026 Site Dimensional and Paving Plan – Overall, Civil Plans Sheet 6
- 1/14/2026 Site Dimensional and Paving Plan – NW, NE, West, East, SW, and SE, Civil Plans Sheets 7-12
- 1/14/2026 Grading Plan – Overall, Civil Plans Sheet 13
- 1/14/2026 Grading Plan – NW, NE, West, East, SW, and SE, Civil Plans Sheets 14-19
- 1/14/2026 Typical Building Grading Details (18-Units), Civil Plans Sheet 20
- 1/14/2026 Typical Building Grading Details (20-Units), Civil Plans Sheet 21
- 1/14/2026 Overall Utility Plan, Civil Plans Sheet 22
- 1/14/2026 Utility Plan - NW, NE, West, East, SW, and SE, Civil Plans Sheets 23-28
- 1/14/2026 Sanitary Profiles 1-15, Civil Plans Sheets 29-37
- 1/14/2026 Construction Details, Civil Plans Sheets 38-43
- 1/14/2026 Construction Specifications, Civil Plans Sheet 44

Lighting

- 1/13/2026 Photometric Plan

Landscaping

- 10/9/2025 Existing Vegetation Exhibit Sheet 1
- 1/14/2026 Landscaping Plans Sheets L1-L8

Exhibit B

Seasons at Crest Hill Zoning Ordinance Section 10.6 PUD Findings

(Rev. 2/9/2026)

1. In what respects the proposed plan is consistent with the stated purpose of the Planned Unit Development regulations and with the Objectives stated in Section 10.0-2 herein.
FRED's PUD application documents 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 specific type of housing proposed and the architectural and site plan design documents for the proposed project clearly represent a project that satisfies the stated Purpose for PUD special uses and the eleven PUD objectives outlined in Section 10.0-2 of the Zoning Ordinance.
2. Unit Development regulations as set forth in Section 10.0-3 herein. The extent to which the proposed plan meets the standards of the Planned
The application materials and proposed plans for the Seasons at Crest Hill project fully satisfy each of the six PUD standards set forth in Section 10.0-3 of the Zoning Ordinance.
3. The extent to which the proposed plan departs from the zoning and other city regulations otherwise applicable to the subject property, including but not limited to density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.
The requested PUD waivers to miscellaneous Zoning Ordinance bulk, density, dimensional, and architectural regulations allow the project to advance public interest by integrating attractively designed apartment home buildings, community amenities, and open spaces in a cohesive, pedestrian-friendly layout that diversifies the City's housing stock and promotes efficient use of land and infrastructure in the community. Overall, these waivers allow the Project to effectively respond to current housing preferences and market demand in an economically feasible way.
4. The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.
The Project is designed to utilize the existing nearby stormwater management detention ponds that were originally constructed to accommodate the stormwater runoff from the project site. The Project takes full advantage of the existing, well developed, City and County street network surrounding the site and effectively manages the traffic it will generate by interconnecting to that network at multiple, appropriately designed locations. Existing City sanitary sewer and water mains located adjacent to the project site have the capacity to effectively serve the project. Generous landscape areas, walking paths, and outdoor community gathering spaces are distributed throughout the site. Central amenities, including a clubhouse, fitness center, and pool, provide

accessible recreation opportunities for residents while preserving a suburban sense of openness.

5. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

Planned building materials and architectural details reflect the character of the surrounding community and reinforce a sense of place. Building heights and setbacks have been designed to provide a desirable transition between adjacent single-family neighborhoods and commercial uses. Landscape buffers and carefully thought through building orientation enhance privacy and soften the visual interface between the project and the surrounding neighborhood.

6. The desirability of the proposed plan as regards physical development, tax base and economic well-being of the City.

The Project will add high quality multifamily residential housing on a relatively large, long-time vacant and unproductive commercially zoned property in the middle of an established mixed-use neighborhood. The Project will provide quality housing options for the growing employment base in Crest Hill and the surrounding area. The Project will generate an estimated \$875,000 in new property tax revenue annually. Consumer spending from the future residents in the Project will generate an estimated \$24,440,000 in economic to the area.

7. The conformity with City objectives.

The proposed plan materially advances the goals and objectives outlined in the City's Comprehensive Plan.

Exhibit C
Seasons at Crest Hill Apartments Zoning Ordinance
Section 12.7-6 Special Use Findings

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.

The establishment, maintenance, and operation of the proposed special use will not be detrimental to, nor endanger, the public health, safety, or general welfare. The proposed 260-unit community will not be detrimental to or endanger public health, safety, or general welfare. It has been designed using a contemporary suburban approach that incorporates high-quality architecture, sustainable materials, and a well-organized site plan. The project will adhere to all applicable building, fire, and stormwater regulations.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The surrounding area contains a mix of commercial and residential uses, and the proposed development is designed to function as an appropriate transition between heavier commercial uses and adjacent single-family neighborhoods.

Building heights, setbacks, and orientation provide compatibility with surrounding development, while landscape buffers and native plantings soften visual impacts and enhance privacy. The high-quality residential character of the project represents a less intensive and more compatible use than what is permitted under existing commercial zoning and is expected to support, rather than detract from, surrounding property values.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The Site is well suited for multifamily development due to its proximity to major transportation routes, employment centers, and existing suburban infrastructure.

The project responds to demonstrated demand for modern multifamily housing and aligns with established development patterns in the area. Its design and land use compatibility support coordinated growth and appropriate transitions between existing neighborhoods and commercial corridors.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The Site is currently served by municipal water and sanitary sewer systems, and existing City utility plans can support the proposed development. No new roads public road improvements are necessary to support the Project. The existing network of stormwater detention facilities in the Remington

Lakes project are sized and constructed to manage the stormwater that will be generated by the project.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The internal circulation system provides safe and efficient vehicular movement while prioritizing pedestrian connectivity through internal walkways linking buildings, amenities, and open spaces. Shared parking areas and a pedestrian-friendly layout reduce reliance on individual vehicle trips and support orderly traffic flow both within the site and along adjacent roadways.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

Except as noted in this report and reflected in FRED's application materials, the project will conform with all applicable regulations of the City.

Exhibit D
Seasons at Crest Hill Apartments Zoning Ordinance
Section 12.8-5 Rezoning Findings

1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.

The R-3 District permits multifamily residential uses that are appropriate for the Site and compatible with surrounding land uses. The proposed zoning provides a reasonable transition from existing commercial uses while supporting the City's housing needs.

2. Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.

Adequate public services, including police, fire protection, emergency services, and public works, are available to serve the Site. Existing public school facilities and municipal services have sufficient capacity, and no extraordinary service demands are anticipated.

3. Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.

The City's existing plans for public water and sanitary sewer service in the Community can support the proposed project. The Site is currently served by municipal utilities, which can effectively serve the proposed project.

4. Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the City and the probable effect of such change on the cost of providing public services.

The amendment will increase the City's residential capacity; however, the development represents an efficient use of land and infrastructure. The anticipated impact on public service costs will be offset by increased tax base and utility revenues the project generates.

5. The amount of vacant land which is currently zoned for similar development in the City or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.

There is very little vacant land in the community zoned for similar development and much of that land is constrained by size, location, infrastructure limitations, or other development restrictions. The Site is well-suited for multifamily use due to its size, access, and availability of utilities.

6. The recent rate at which land is being developed in the proposed district of the City, and particularly in the vicinity of the area included in the proposed amendment.

There has been very limited new development in this general area of the City over the past decade. Recent development trends in Crest Hill and the surrounding area demonstrate continued demand for residential and multifamily housing. The proposed amendment responds to this pattern of growth and demand for modern day multi-family housing.

7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.

The proposed rezoning supports the goals of the Crest Hill Comprehensive Plan by encouraging orderly growth, efficient use of infrastructure, and appropriate transitions between land uses and the adjacent neighborhood.

8. Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.

Approval of the proposed amendment is not expected to impede similar development in other areas designated for similar uses, nor does it necessitate changes to existing land use designations elsewhere in the City.

9. If the proposed amendment involves a change from a residential to a nonresidential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the City.

The request does not involve a change from residential to non-residential zoning. Sufficient commercially planned and zoned land remains available within the City to accommodate new commercial and employment-generating uses.

10. Existing uses and zoning within the general area of the property in question.

The surrounding area contains a mix of commercial and residential uses. The proposed R-3 zoning is compatible with existing development patterns and land uses and will act as an effective and desirable transition between the heavier commercial uses along Renwick Road and Weber Road and the Remington Lakes neighborhood.

11. The extent to which property values are diminished by particular zoning restrictions.

The current B-3 zoning accommodates a wide variety of and potentially intensive commercial uses, which can produce traffic, noise, and other negative impacts to the surrounding area. The proposed rezoning accommodates a high-quality residential project, which upgrades and maintains the existing surrounding private street network. This type of project at this location will not negatively impact surrounding property values and supports the economic viability of existing and future commercial, retail, and restaurant uses near the Site.

12. The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.

The proposed rezoning promotes public health, safety, and general welfare by diversifying housing opportunities in the community and encouraging efficient use of the limited amount of land available for development in the city.

13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.

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 the 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. 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 apartment home community. The proposed rezoning to R-3 represents the minimum adjustment necessary to accommodate the proposed project, which is deemed a reasonable and desirable use of the Site.