

Community Benefit Statement

The PUD process enables a cohesive architectural vision across the entire development. Requested waivers related to masonry percentages, building setbacks, parking setbacks, and reduced parking counts allow buildings to be designed with appropriate massing, articulation, and materials while maintaining visual interest and durability.

These waivers do not diminish project quality; rather, they allow design flexibility that results in better building orientation, improved pedestrian experience, and more efficient land use. The reduction in parking requirements reflects contemporary parking demand and reduces excessive pavement, thereby increasing landscaped areas and improving stormwater performance.

Response to Crest Hill 10.0-3 REVIEW STANDARDS FOR PLANNED UNIT DEVELOPMENTS

The Planned Unit Development must meet the following standards:

1. COMPREHENSIVE PLAN

A Planned Unit Development must conform with the objectives of the Comprehensive Plan of Crest Hill.

FRED Response: The proposed PUD is consistent with the goals and objectives of the City of Crest Hill Comprehensive Plan, which encourages well-planned growth, efficient use of land and infrastructure, and high-quality residential development. The project advances these goals by concentrating residential density in a thoughtfully designed layout, reducing land consumption, and promoting a cohesive development pattern. By using the PUD process, the development can better respond to site-specific conditions and Comprehensive Plan policies than a rigid, lot-by-lot zoning approach.

2. SIZE AND OWNERSHIP

The site of the Planned Unit Development must be under single ownership and/or unified control.

FRED Response: The site is under single ownership and unified control, enabling comprehensive planning and long-term management of the property. This unified control ensures consistent architectural standards, coordinated infrastructure, and high-quality maintenance of buildings, parking areas, and common open spaces. In contrast, conventional zoning could allow piecemeal development with less predictability and fewer assurances regarding long-term quality and compatibility.

3. COMPATIBILITY AND USES The uses permitted in a Planned Unit Development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties. Planned Unit Developments shall provide for a variety of types of housing to ensure residential stability within the community.

FRED Response: The PUD has been designed to be compatible with surrounding land uses through careful building placement, massing, setbacks, and buffering. While the development seeks waivers for increased residential density and the maximum number of units per building, the overall site design mitigates potential impacts through internal orientation, enhanced landscaping, and coordinated circulation.

The residential program supports a variety of housing opportunities that contribute to residential stability within the community. By allowing flexibility in unit mix and modest reductions in minimum one-bedroom unit size, the PUD responds to market demand while still delivering high-quality, functional living spaces. This flexibility would not be achievable under conventional zoning without sacrificing design quality or site efficiency.

4. NEED The Planned Unit Development must be of a character and contain such uses that are needed in the area of the proposed project.

FRED Response: The proposed PUD addresses a demonstrated need for well-designed, modern residential housing in Crest Hill. The project offers new housing opportunities that support the local workforce, diversify the City's housing stock, and strengthen the local tax base. The increased density permitted through the PUD allows the site to meet this need efficiently while still maintaining appropriate scale and compatibility with surrounding development.

5. PRESERVATION The plans shall protect and preserve natural vegetation, respect natural topographic and geologic conditions, and refrain from adversely affecting flooding, soil, drainage, and other natural conditions.

FRED Response: A key benefit of the PUD approach is its ability to respect and preserve natural site features. The site plan has been designed to work with existing topography and drainage patterns, minimizing unnecessary grading and reducing impacts to soil and natural systems. Natural vegetation is preserved where feasible,

and new landscaping is incorporated to enhance environmental performance and visual character.

By allowing flexibility in setbacks and building placement, the PUD avoids environmentally disruptive layouts that could result from strict conventional zoning requirements. The result is a development that better protects natural conditions, manages stormwater responsibly, and reduces long-term environmental impacts.

6. OPEN SPACE The Planned Unit Developments that include a residential component, must provide adequate common open space.

FRED Response: The PUD provides meaningful common open space that is centrally located, accessible, and usable by residents. Rather than relying on fragmented or leftover open areas that may result from conventional zoning, the development intentionally organizes open space as a community amenity.

While a waiver is requested to allow reduced path widths within common open space areas, these paths are designed to function safely and comfortably for residents while preserving more green space overall. This design approach prioritizes landscape, usability, and environmental quality over strictly dimensional standards, resulting in a more attractive and functional open space network.

In summary, the proposed Planned Unit Development satisfies each of the standards set forth in Section 10.0-3 and provides clear benefits that exceed those achievable through conventional zoning. The PUD enables efficient land use, preservation of natural features, meaningful common open space, housing diversity, and cohesive architectural design, all of which serve the long-term interests of the City of Crest Hill and its residents.