

EXHIBIT J: City of Crest Hill Standards for Rezoning/Map Amendments

12.8-5 STANDARDS FOR REZONING/MAP AMENDMENTS [CREST HILL ZONING ORDINANCE](#)

The Plan Commission shall recommend, and the City Council shall grant a Rezoning/Map Amendment only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

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

The proposed use permitted by the proposed rezoning will be appropriate for a Contractor-Based Business given the functional characteristics of the Broadway Street Commercial Corridor and the nature of the operations. Contractor-Based Businesses typically involve limited on-site customer traffic, with activities primarily consisting of administrative functions, equipment storage, and dispatching of vehicles to off-site job locations. As such, a Contractor-Based Business is generally compatible with the Broadway Street Commercial Corridor that accommodates light industrial, service commercial, or transitional land uses.

The Subject Property appears capable of supporting such operations without creating undue impacts on surrounding properties. Potential concerns such as noise, traffic, and outdoor storage will be effectively mitigated through compliance with zoning performance standards and the Conditions of Approval. Additionally, Contractor-Based Businesses often serve the local community, providing essential services that benefit nearby residential and commercial properties. Given these factors, the proposed rezoning will allow for a use that aligns with the existing and planned character of the area, while maintaining compatibility with surrounding land uses and supporting economic activity.

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.

The proposed rezoning to allow a Contractor-Based Business is not anticipated to generate additional dwelling units; therefore, it will not place a direct impact on public school capacity. Contractor-Based Businesses are typically non-residential in nature, involving office, storage, and dispatch functions rather than housing, and accordingly do not contribute to increased student enrollment.

With respect to other public services, the anticipated demand is expected to be minimal and well within the capacity of existing infrastructure and municipal service providers. Services such as fire protection, utilities, and roadway networks are already in place to serve similar commercial or light industrial uses in the area. The Subject Property will benefit from City's water main extension to the east side of Broadway Street, by dedicating utility and sidewalk easement on the property, sealing the existing septic and water wells, and connecting to the City's water and sewer infrastructure.

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 proposed rezoning for a Contractor-Based Business is in accordance with existing and planned public water supply and sanitary sewer service for the area. The Subject Property is located within

an area that is already served, and planned to be served, by municipal water and sewer infrastructure consistent with adopted utility plans and capital improvement programs.

Contractor-Based Businesses typically have relatively modest water usage and wastewater generation compared to more intensive commercial or industrial uses. Any site-specific connections or improvements will be completed in compliance with applicable engineering standards and municipal regulations. Accordingly, the proposed rezoning aligns with the community's infrastructure planning, and adequate sanitary sewer services are available, and public water services can be readily provided, to support the intended use.

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 proposed rezoning to allow a Contractor-Based Business is not expected to result in an increase/decrease in the City's total zoned residential capacity. The proposed rezoning will reclassify two parcels on the Subject Property from B-2 General Business District to B-3 Business Service District which will not materially affect the overall housing supply within the City.

With respect to public service costs, Contractor-Based Businesses generally place a lower demand on municipal services compared to residential uses. They do not generate school enrollment and typically require fewer ongoing services such as parks, libraries, and residential waste collection. While there may be minor demands on services such as police, fire protection, and roadway maintenance due to business operations and vehicle trips, these impacts are generally modest and comparable to other low-intensity commercial and light industrial uses in the Broadway Street Commercial Corridor.

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 a limited amount of vacant land within the City and in contiguous areas that is currently zoned for similar Contractor-Based Business development, particularly in locations that provide the necessary access, visibility, and compatibility with surrounding uses. While some parcels are zoned for commercial or light industrial purposes, not all are readily developable for a Contractor-Based Business due to site-specific constraints.

In the vicinity of the Subject Property, vacant land appropriately zoned for a Contractor-Based Business are constrained by factors such as inadequate lot size or configuration, lack of direct access to arterial or collector roadways, limited availability of utilities, environmental conditions (e.g., floodplain or drainage issues), or proximity to residential properties that will make contractor operations less suitable. Additionally, some vacant parcels are held for future development, encumbered by ownership or market limitations, or otherwise not available for immediate use. Given these considerations, the amount of vacant, suitable, and available land for Contractor-Based Businesses is effectively limited. The proposed rezoning will help address this gap by reusing an existing commercial property that is functional, appropriately located, and capable of accommodating the operational needs of such a business without adverse impacts on surrounding properties.

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.

The recent rate of development within the City—particularly in and around the area of the proposed rezoning—indicates a steady and ongoing pattern of growth across residential, commercial, and industrial sectors.

Within the vicinity of the Subject Property, development patterns are characterized by incremental infill, redevelopment of underutilized existing commercial properties, and continued expansion of commercial and light industrial uses. These trends support the conclusion that the area is actively transitioning and accommodating new development consistent with the market demand. Based on these factors, the recent rate of land development on the Broadway Street Commercial Corridor and the surrounding area can be characterized as steady and increasing, reflecting an active development climate. The proposed rezoning to allow a Contractor-Based Business is consistent with this pattern and represents a logical continuation of the ongoing development trends in the area.

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

The proposed rezoning to allow a Contractor-Based Business is consistent with the growth and development patterns envisioned by the Crest Hill Comprehensive Plan and is not expected to adversely affect existing neighborhoods. The Comprehensive Plan generally promotes the orderly transition between land uses, encouraging appropriate buffers and compatibility between residential areas and non-residential uses. Contractor-Based Businesses, which are typically low-intensity in nature with limited customer traffic, can function effectively in transitional areas between residential neighborhoods and commercial and light industrial uses. When properly regulated, such uses do not generate the level of activity typically associated with more intensive commercial operations.

The Subject Property is located on the Broadway Street Commercial Corridor where there are a mix of uses and a transition in land use. Allowing a Contractor-Based Business at this location supports the Crest Hill Comprehensive Plan's objectives by facilitating adaptive reuse and productive use of an existing commercial property while maintaining compatibility with the surrounding development. Any potential impacts related to noise, traffic, or outdoor storage will be mitigated through compliance with zoning standards, buffering, screening, and operational limitations. Accordingly, the proposed rezoning will not hinder the growth of the existing neighborhoods but rather support the Comprehensive Plan's vision of balanced development, appropriate land use transitions, and the efficient use of land resources.

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.

The adoption of the proposed rezoning to allow a Contractor-Based Business is not expected to negatively affect the likelihood that other areas designated for similar development will be developed. Market demand, site characteristics, access to transportation, and availability of utilities remain the primary factors influencing whether such areas are developed, and those factors will continue to guide investment decisions irrespective of the proposed rezoning.

In many cases, Contractor-Based Businesses require specific site conditions—such as adequate lot size, outdoor storage capability, and convenient access to arterial roadways—that are not uniformly present across all designated areas. As a result, the Subject Property is particularly well-suited for this use, while other designated areas may develop over time with similar or alternative permitted uses consistent with their individual characteristics and market conditions.

Furthermore, the approval of the proposed rezoning does not indicate an oversupply of land for Contractor-Based Businesses, nor does it undermine the long-term viability of other designated areas. Rather, it provides an additional opportunity to accommodate a use that may otherwise be difficult to site. Accordingly, there is no compelling basis to conclude that the designation for similar future development should be withdrawn from other areas. Existing zoning designations should remain in place to preserve flexibility and allow the market to determine the most appropriate timing and location for such development, consistent with the City's planning objectives.

9. If the proposed amendment involves a change from a residential to a non-residential 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 proposed rezoning does not involve a change from a residential to a non-residential designation. The rezoning of land to accommodate a Contractor-Based Business will serve a functional need by expanding opportunities for local employment and service provision within the City. Contractor-Based Businesses provide essential services to residents and other businesses, including construction, maintenance, and repair activities. These uses generate employment opportunities across a range of skill levels and support the local economy. The availability of appropriately located sites for such businesses is often limited due to operational needs such as outdoor storage, vehicle access, and buffering from residential uses. As a result, rezoning of two parcels on the Subject Property from B-2 General Business District to B-3 Business Service District will help meet this demand.

The Subject Property offers characteristics that are conducive to this type of use, such as direct access to the Broadway Street Commercial Corridor and compatibility with the nearby non-residential and transitional land uses. The proposed rezoning will support the City's goal of maintaining a balanced land use pattern by providing employment-generating uses while still preserving the overall supply of residential land. Accordingly, the proposed rezoning will help address the need for commercial land in an appropriate location, enhancing the City's ability to provide commercial services and employment opportunities for its residents without adversely impacting the broader residential development pattern.

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

The existing uses and zoning classification within the general area of the Subject Property reflect a mix of residential, commercial, and light industrial designations, indicative of a transitional land use pattern. Nearby properties along the Broadway Street Commercial Corridor are zoned for a combination of single-family and multi-family residential uses, service-oriented commercial uses and light industrial uses. Existing uses in the vicinity include residential neighborhoods, small-scale service businesses, office uses, contractor yards, storage facilities, and low and high intensity industrial operations. This mix of uses suggests that the area is not exclusively residential in character, but rather accommodates a range of activities with varying intensities.

Given this context, a Contractor-Based Business will be compatible with the surrounding zoning and land use pattern, particularly as the Subject Property is located near commercial and light industrial zoned properties and along the Broadway Street Commercial Corridor which supports higher-intensity uses. The presence of similar or complementary uses in the area further supports the appropriateness of the proposed rezoning, as it will be consistent with the established development pattern in the Broadway Street Commercial Corridor. Overall, the existing mix of uses and zoning in the general area provides an appropriate setting for a Contractor-Based Business, especially where adequate buffering, screening, and site design measures will be implemented to ensure compatibility with the nearby residential and commercial properties.

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

The extent to which property values are diminished by the zoning restrictions in the B-2 Zoning District, as they relate to a Contractor-Based Business, is tied to the limitations those regulations place on the reasonable and economically viable use of the Subject Property. Where B-2 Zoning District restricts the Subject Property to more limited commercial uses, the property owner is unable to utilize the site for a Contractor-Based Business despite its suitability in terms of location, access, and configuration. Contractor-Based Businesses often require features such as outdoor storage, parking for work vehicles, and flexible building space—characteristics that are typically not permitted in the B-2 Zoning District. As a result, the property's marketability will be reduced because it cannot be used for a use that aligns with the market demand and the physical attributes of the site.

On the Broadway Street Commercial Corridor where there is a demonstrated need for Contractor-Based Businesses and limited availability of appropriately zoned land, such restrictions can further constrain the pool of potential buyers or tenants, thereby diminishing the property's overall value. Conversely, permitting a Contractor-Based Business can enhance the property's utility and economic potential by allowing a use that is both functional and in demand. Accordingly, the strict zoning limitations of the B-2 Zoning District that prohibit the Contractor-Based Business operations will have the effect of diminishing property value by preventing the highest and best use of the property, particularly where the surrounding area and site conditions would otherwise support such a use.

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 extent to which the restriction of the petitioner's property promotes the health, safety, morals, or general welfare of the public must be evaluated in relation to the actual impacts of the proposed Contractor-Based Business and the context of the surrounding area. Zoning restrictions are intended to protect the public by separating incompatible land uses and minimizing adverse impacts such as excessive noise, traffic congestion, visual blight, or safety hazards. In strictly residential areas, limitations on Contractor-Based Businesses can serve a valid public purpose by preserving neighborhood character and reducing potential conflicts between the residential living and business operations.

However, as the Subject Property is located on the Broadway Street Commercial Corridor and in proximity to other transitional commercial or light industrial uses, the continued restriction of the property will provide limited additional public benefit. Contractor-Based Businesses are generally low-intensity in nature, with most activity occurring off-site and relatively modest on-site impacts. Potential concerns—such as vehicle storage, hours of operation, or outdoor materials—will be

effectively addressed through reasonable conditions, screening, and compliance with performance standards. If such mitigation measures are available and enforceable, the strict application of zoning restrictions of the B-2 Zoning District cannot substantially advance public health, safety, or welfare beyond what could otherwise be achieved while allowing a Contractor-Based Business. In that context, the zoning restrictions can impose a disproportionate limitation on the property owner relative to the public benefit gained. Accordingly, while zoning restrictions can serve an important role in protecting the public, their application in this instance can only minimally promote those objectives, particularly if the proposed Contractor-Based Business can operate in a manner that is compatible with surrounding uses and consistent with the applicable regulations.

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

The proposed rezoning represents the minimum adjustment necessary to allow the reasonable use of the property for a Contractor-Based Business. The Subject Property's physical characteristics, location, and access make it suitable for contractor operations; however, the existing zoning regulations of the B-2 Zoning District limit its ability to be utilized in a manner consistent with the market demand. Without the proposed rezoning, the property will be restricted to uses that do not fully align with its functional capabilities and economic potential.

The rezoning is narrowly tailored to permit a Contractor-Based Business use rather than introducing a broad range of more intensive commercial or industrial uses. In addition, any potential impacts associated with the use—such as outdoor storage, vehicle parking, or operational activity—will be addressed through applicable zoning standards and Conditions of Approval, ensuring compatibility with the surrounding properties. As such, the rezoning request does not exceed what is necessary to enable a reasonable and viable use of the property, and it avoids unnecessary expansion of permitted uses beyond those required. Accordingly, the proposed rezoning can be considered the minimum adjustment needed to accommodate the intended Contractor-Based Business while maintaining the overall intent of the zoning regulations.