

EXHIBIT G - Response to the City of Crest Hill Standards for Special Uses

12.7-6 STANDARDS FOR SPECIAL USES ([ZONING ORDINANCE](#), p-134)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

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 formal establishment, maintenance, and operation of Stanley Gustafson Park promote the public health, safety, and general welfare in several ways. The park provides easily accessible open space for physical activity, relaxation, and outdoor recreation. The existing park/ playground's landscaped areas, trees, and vegetation also improve local air quality and contribute to a healthier neighborhood environment. A well-maintained park enhances neighborhood safety by activating public space and encouraging regular community presence. Increased pedestrian activity and visibility provide natural surveillance ("eyes on the street"), which can deter crime and vandalism. Furthermore, designated recreational areas within the existing park/ playground offer safe spaces for children and families, reducing the need to play or gather near roadways or private properties. The existing park/ playground serves as a focal point for neighborhood interaction, fostering a sense of community identity and social connection among residents. It enhances the aesthetic quality and livability of the area, supporting a balanced mix of land uses that align with community development goals. The Special Use allows this use to continue and be expanded upon.
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 formal establishment, maintenance, and operation of Stanley Gustafson Park enhances the enjoyment and desirability of surrounding properties by providing an attractive, accessible, and well-maintained open space for recreation and community gathering. The park's landscaped areas and greenery improve the visual character of the area and create a more pleasant environment for residents and visitors alike. Proximity to parks is consistently associated with increased property satisfaction and higher real estate values. Homes and businesses located near parks benefit from improved aesthetics, reduced noise and heat from added vegetation, and the appeal of convenient outdoor amenities. The existing park/ playground also strengthens neighborhood cohesion and community pride, further contributing to the area's stability and attractiveness.
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 formal establishment of Stanley Gustafson Park promotes the normal and orderly development of the surrounding area by introducing a well-planned public amenity that complements existing and future land uses. Parks are integral components of balanced community design, providing open space that enhances neighborhood character, supports residential development, and encourages compatible infill and redevelopment.
4. **That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.** The existing public park/ playground has adequate utilities, access roads, drainage, and/or other necessary facilities.

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 existing park has adequate ingress and egress. Additionally, Stanley Gustafson Park helps minimize traffic congestion on public streets by providing a nearby neighborhood-oriented recreational and gathering space that residents can easily access by walking or biking, rather than driving to more distant parks. By serving the local neighborhood, the existing park/ playground reduces the need for short vehicle trips, thereby lowering traffic volumes and parking demand on surrounding 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.** The existing park/ playground use is consistent with the intent and permitted special uses of the R-1 Single-Family Residence District, which encourages the provision of public open space and recreational amenities that enhance community livability. Furthermore, the operation and maintenance of Stanley Gustafson Park will adhere to the city codes governing public facility upkeep, hours of operation, and public safety. Through compliance with these regulations, the existing park/ playground integrates seamlessly into the surrounding neighborhood while supporting the goals of the City's Comprehensive Plan and the Crest Hill Zoning Ordinance.