

Response to Crest Hill Zoning Ordinance 10.0-2 Planned Unit Development Objectives

Below is our statement of how the Seasons at Crest Hill complies with the objectives for Planned Unit Developments as stated in Section 10.0-2:

1. To allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

Response: The proposed 260-unit community utilizes a contemporary suburban design approach that combines high-quality architecture, sustainable materials, and a thoughtfully organized site plan. Building massing, orientation, and exterior detailing create visual interest and reflect a modern interpretation of traditional neighborhood character.

2. To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecological conditions.

Response: Site planning has been informed by the property's natural contours and drainage patterns and minimizing grading. Landscape design incorporates native plantings while maintaining an attractive suburban setting.

3. To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

Response: The development integrates residential buildings, community amenities, and open spaces in a cohesive, pedestrian-friendly layout. Internal walkways connect residents to shared amenities and adjacent neighborhoods, supporting both convenience and a sense of community.

4. To provide for abundant, accessible, and properly located public open and recreation space, private open and recreation space, schools, and other public and private facilities.

Response: Generous landscaped areas, walking paths, and outdoor gathering spaces are distributed throughout the site. Central amenities such as a clubhouse, fitness center and pool, provide accessible recreation opportunities for residents while preserving a suburban sense of openness.

5. To promote the efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize the allocation of fiscal and natural resources

Response: The project's density and compact building arrangement promote efficient use of suburban land and infrastructure. The layout supports cost-effective utility and roadway

extensions, while shared parking areas and pedestrian connections reduce reliance on individual vehicle trips.

6. To enable land developments to be completely compatible and congruous with adjacent and nearby land developments.

Response: Building heights and setbacks have been designed to provide an appropriate transition to nearby single-family neighborhoods and commercial uses. Landscape buffers and carefully thought through building orientation enhance privacy and soften the visual interface between differing land uses.

7. To ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

Response: The site is well suited for multifamily development given its proximity to major transportation routes, employment centers, and existing suburban infrastructure. The project avoids environmentally sensitive areas and is located on land physically appropriate for construction.

8. To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Response: This community adds a multifamily residential component to a mixed-use suburban context in a manner that complements surrounding land uses. The design introduces a variety of housing options while maintaining the area's established suburban character.

9. To create a method for the permanent preservation of historic buildings and/or landmarks.

Response: No historic structures are present on the site. However, the project incorporates contextual materials and architectural details that reflect the character of the surrounding community, reinforcing a sense of place.

10. To provide for a variety of housing types.

Response: The development offers a new modern, high-end type of housing within the community with a range of unit sizes, from one bedroom to three bedroom residences, to accommodate diverse household types ranging from young professionals to empty-nesters within a single, well-planned community.

11. To provide a development that does not endanger the public health, welfare, or safety.

Response: The project prioritizes resident safety and comfort through compliant access design, clear pedestrian circulation, adequate lighting, and adherence to all applicable building, fire, and stormwater regulations. Walkable connections and access to open space further support active and healthy living.