

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3611
(HILLCREST PROPERTY DEVELOPMENT, LLC)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) and MU-S (Mixed Use – Special Use) to GB-S (General Business – Special Use) is generally consistent with the recommendation of the *Legacy Comprehensive Plan* to promote activity centers as compact, mixed-use areas supporting walking and transit use, and providing services and employment close to residences, and promote quality design through increasing storefront or office visibility and moving parking behind buildings; and the *Southwest Suburban Area Plan Update (2015)* for commercial land uses for this section of the Hillcrest Activity Center. Therefore, approval of the request is reasonable and in the public interest because:

1. The request would facilitate the development of a commercially-zoned site which has remained undeveloped since 2003;
2. The proposed use could provide a needed public gathering place within the Hillcrest Activity Center;
3. Traffic generated by this site can be easily accommodated by the existing street network;
and
4. The request includes sidewalks along Hillcrest Center Drive and Winterhaven Lane.