

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3469
(BEROTH OIL COMPANY)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) to RM12-S (Residential, Multifamily – 12 units per acre maximum density – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage reuse of vacant and underutilized commercial and industrial sites. Furthermore, the *North Suburban Area Plan Update (2014)* recommends commercial use of the site. Therefore, approval of the request is reasonable and in the public interest because:

1. The proposal would provide needed “missing middle” housing in an appropriate location;
2. The proposal would redevelop a vacant commercial site; and
3. The site is located near a transit stop and will have access to sidewalks and dedicated bicycle lanes. The site is ideally situated near major employment and education centers.