

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3602
(HILLCREST PROPERTY DEVELOPMENT LLC)

The proposed zoning map amendment from HB-S (Highway Business – Special Use) and MU-S (Mixed Uses – 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 to promote quality design through increasing storefront or office visibility and moving parking behind the building; and the *Southwest Suburban Area Plan Update (2015)* for commercial 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 will provide a needed public gathering place within the Hillcrest Activity Center; and
3. Any potential traffic generation can be easily accommodated by the existing street network.