

An aerial photograph of a residential neighborhood. A large, irregularly shaped area in the center is highlighted in a semi-transparent green color. This highlighted area appears to be a large open field or undeveloped land. Surrounding this area are various residential features, including streets, houses, and some larger commercial or institutional buildings. The overall scene is a typical suburban or urban residential setting.

Petkus Property

**Planning & Development Committee
Concept Meeting**

October 10, 2016

Project Team

Petkus Property

Owner: **Al Petkus**

Attorney: **Kevin Carrara**
Rathje Woodward LLC

**Engineering &
Entitlements:** **Chuck Hanlon & Chris Lindley**
WBK Engineering, LLC

**Planning
Consultant:** **Joseph Abel**
Joseph Abel & Associates

**Planning &
Design:** **Rich Olson**
Gary R. Weber Associates, Inc.

Location

Petkus Property

Cornerstone Lakes

Kingswood

Pheasant Run Trails

+/- 27 ac. SITE

Oliver Hoffman Property

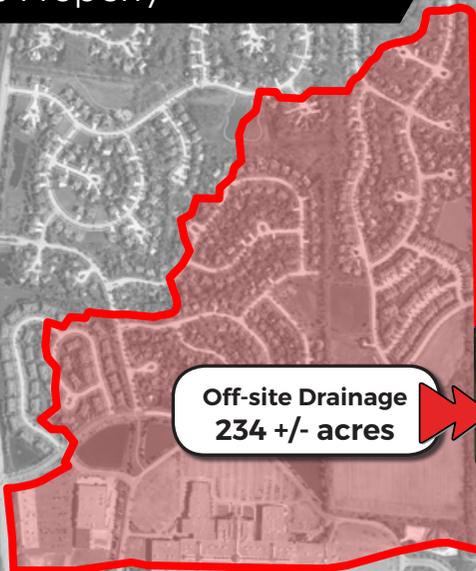
The Quad
(formerly St. Charles Mall)

Walmart

ILLINOIS ROUTE 64

Regional Drainage

Petkus Property



Off-site Drainage
234 +/- acres



+/- 27 ac.
SITE



To Norton Creek

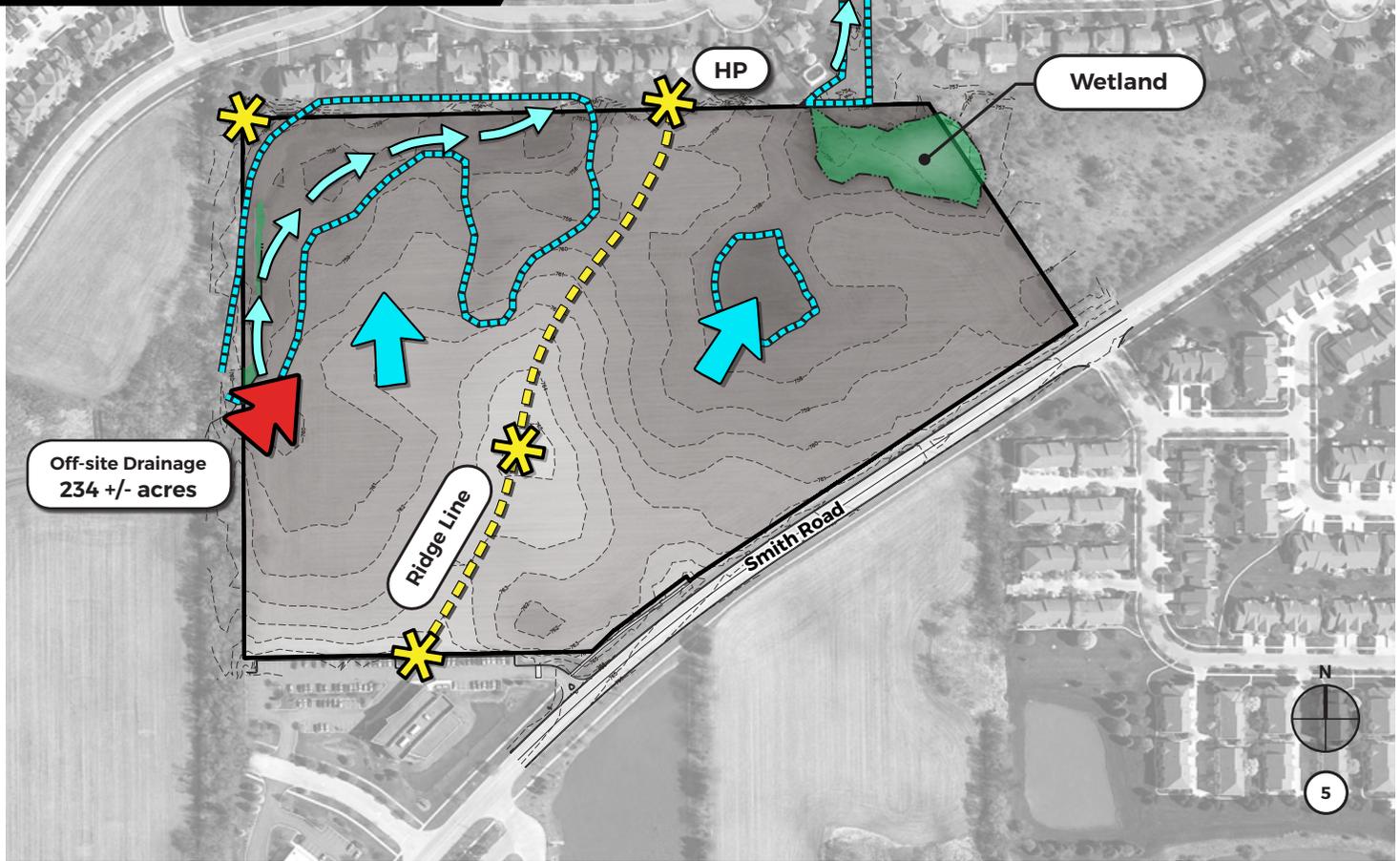
SMITH ROAD

ILLINOIS ROUTE 64



Existing Drainage

Petkus Property



Cornerstone Lakes

HP

Wetland

Off-site Drainage
234 +/- acres

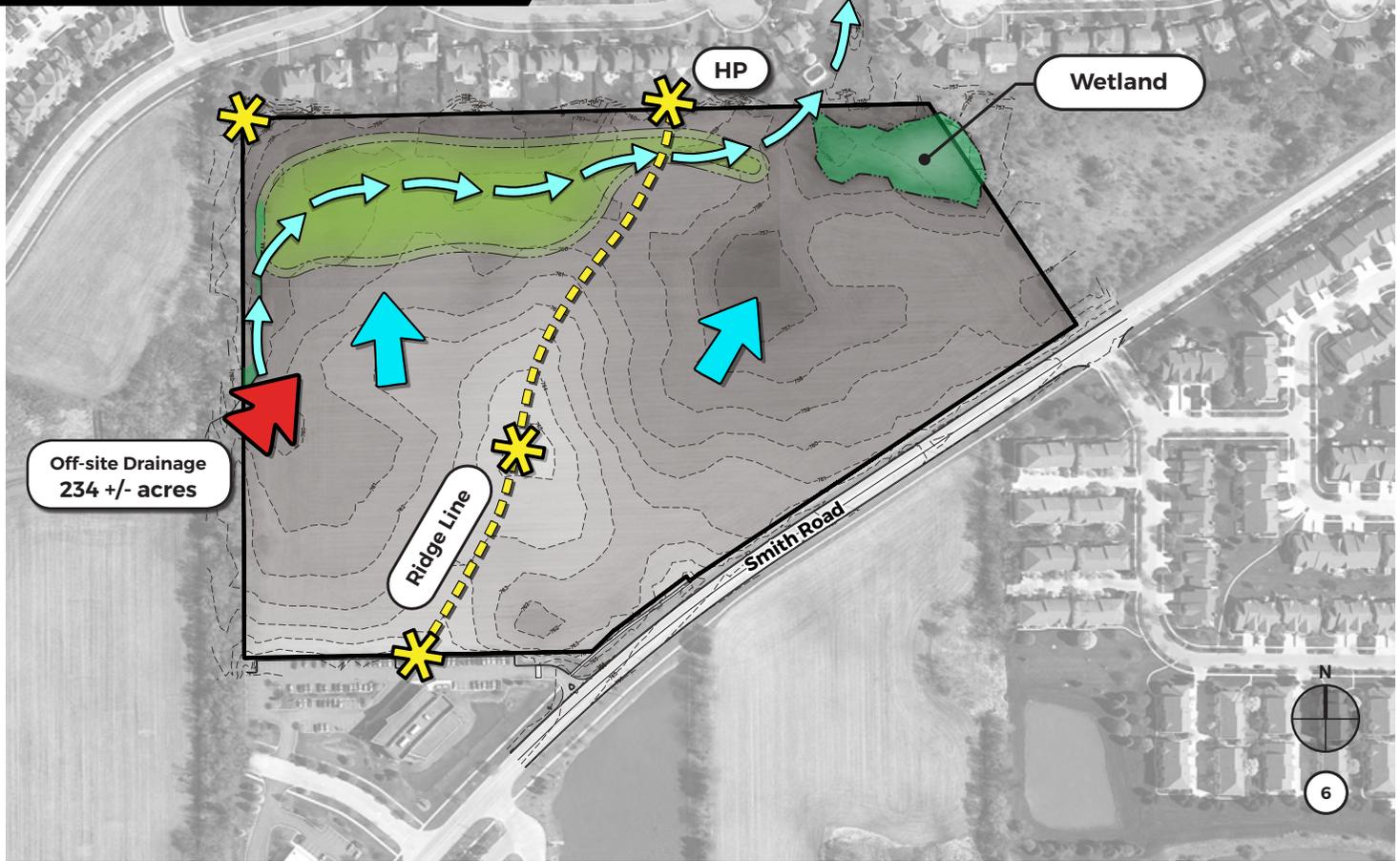
Ridge Line

Smith Road



Proposed Drainage

Petkus Property

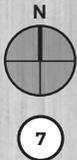


Land Use Capacity Study

Petkus Property



Shared Entrance



Density Calculation			
Location	Area	Max. Allowable Density	Max. Allowable Units
Area Within 300' of Cornerstone Lakes	9.17 acres	7.5 du/ac	68 units
Balance of Site	17.42 acres	20 du/ac	348 units
Total	26.59 acres		416 units

Land Use Capacity Study

Petkus Property



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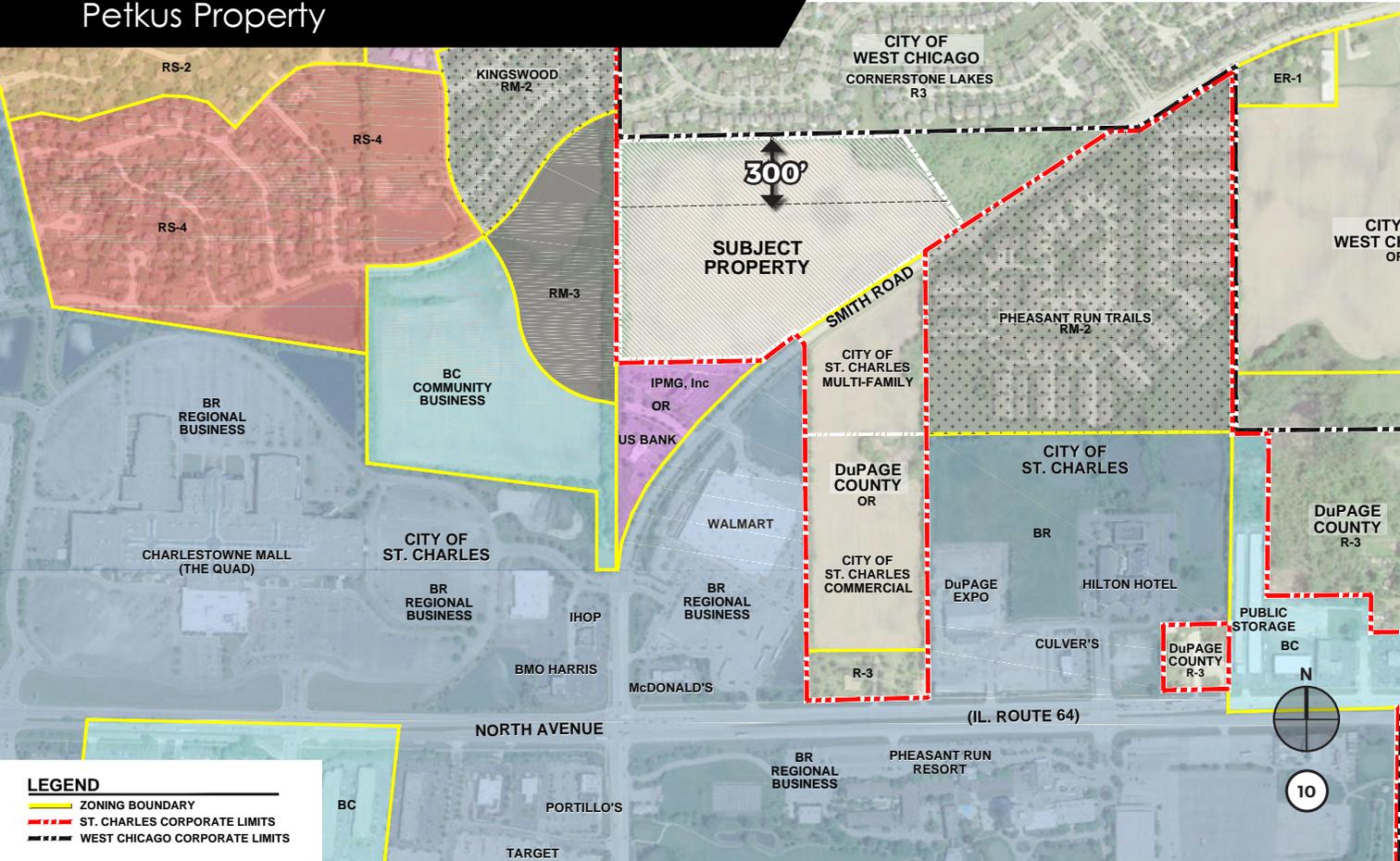
Proximity Exhibit

Petkus Property



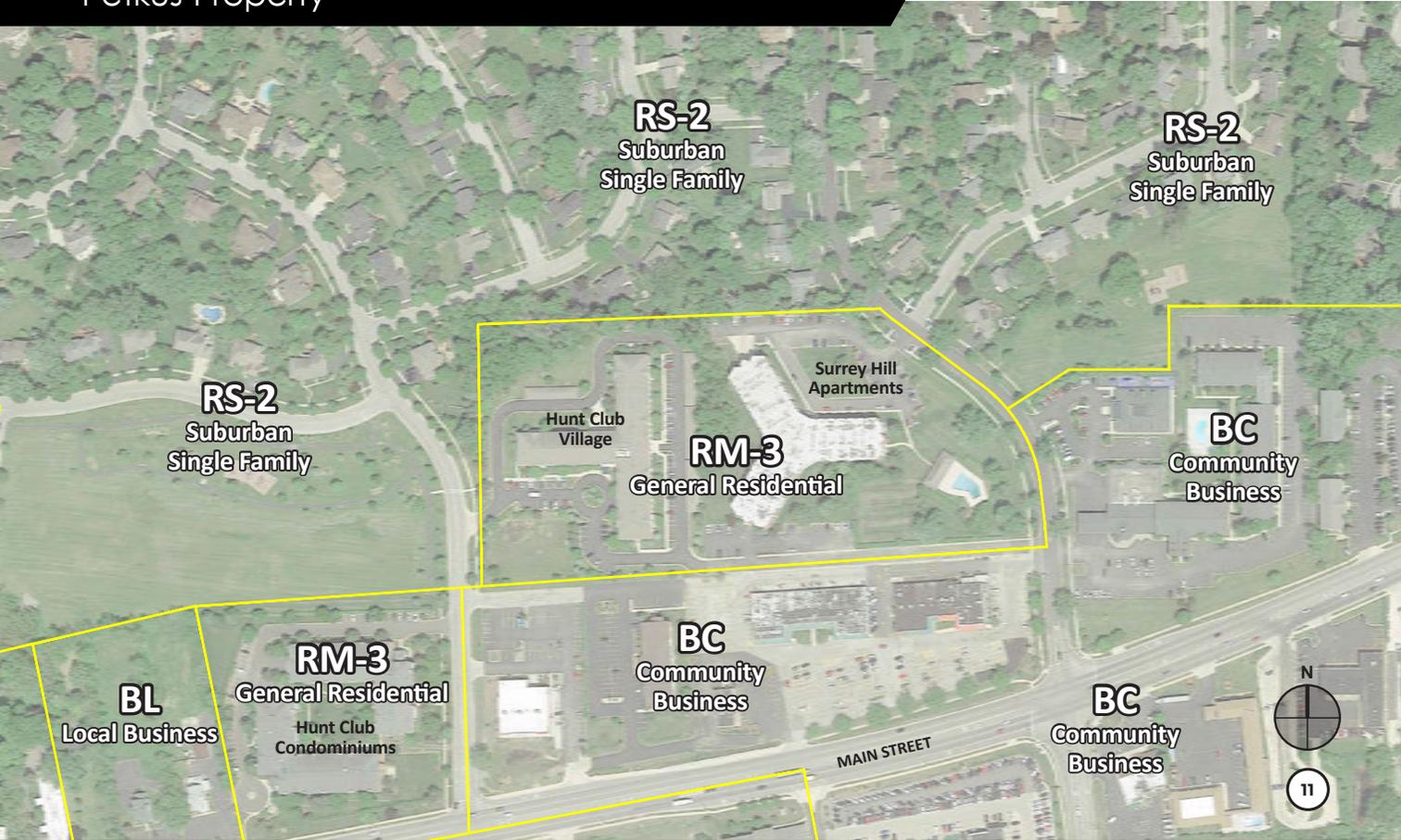
Existing Land Use & Zoning

Petkus Property



Existing Land Use & Zoning

Petkus Property



Nearby Property

Petkus Property

Hunt Club Village

Surrey Hill Apartments

12

MAIN STREET



Why RM-3 PUD Designation

Petkus Property

- 1 Compatible with surrounding land uses and zoning standards.
- 2 Will allow for appropriate transition and separation from surrounding uses because of site specific engineering.
- 3 Confirms the uses identified within the Boundary Line Agreement--both residential and the listed "office/research" uses.

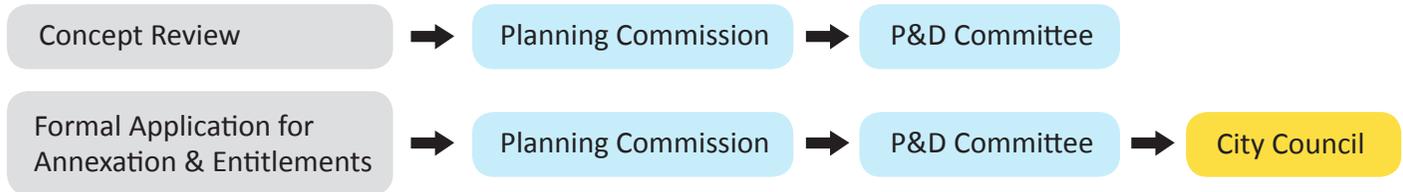
Why RM-3 PUD Designation

Petkus Property

- 4 Addresses the density limitation in the Boundary Line Agreement while acknowledging the site specific engineering impacts and associated increased costs of a lift station and oversized detention basin, which will benefit the surrounding property owners and municipalities.
- 5 Requires the future developer to begin the process with a pre-application meeting and work through the public hearing process before receiving approval for construction of the project.
- 6 Requires the future developer to complete the detailed PUD design process under the City's control including but not limited to site plan, engineering, traffic, landscaping buffers & architecture.

City of St. Charles Development Process Summary

Al Petkus • Property Owner



Land Purchaser • Developer

