Petkus Property

City of St. Charles Plan Commission
Concept Meeting

September 20, 2016

Project Team

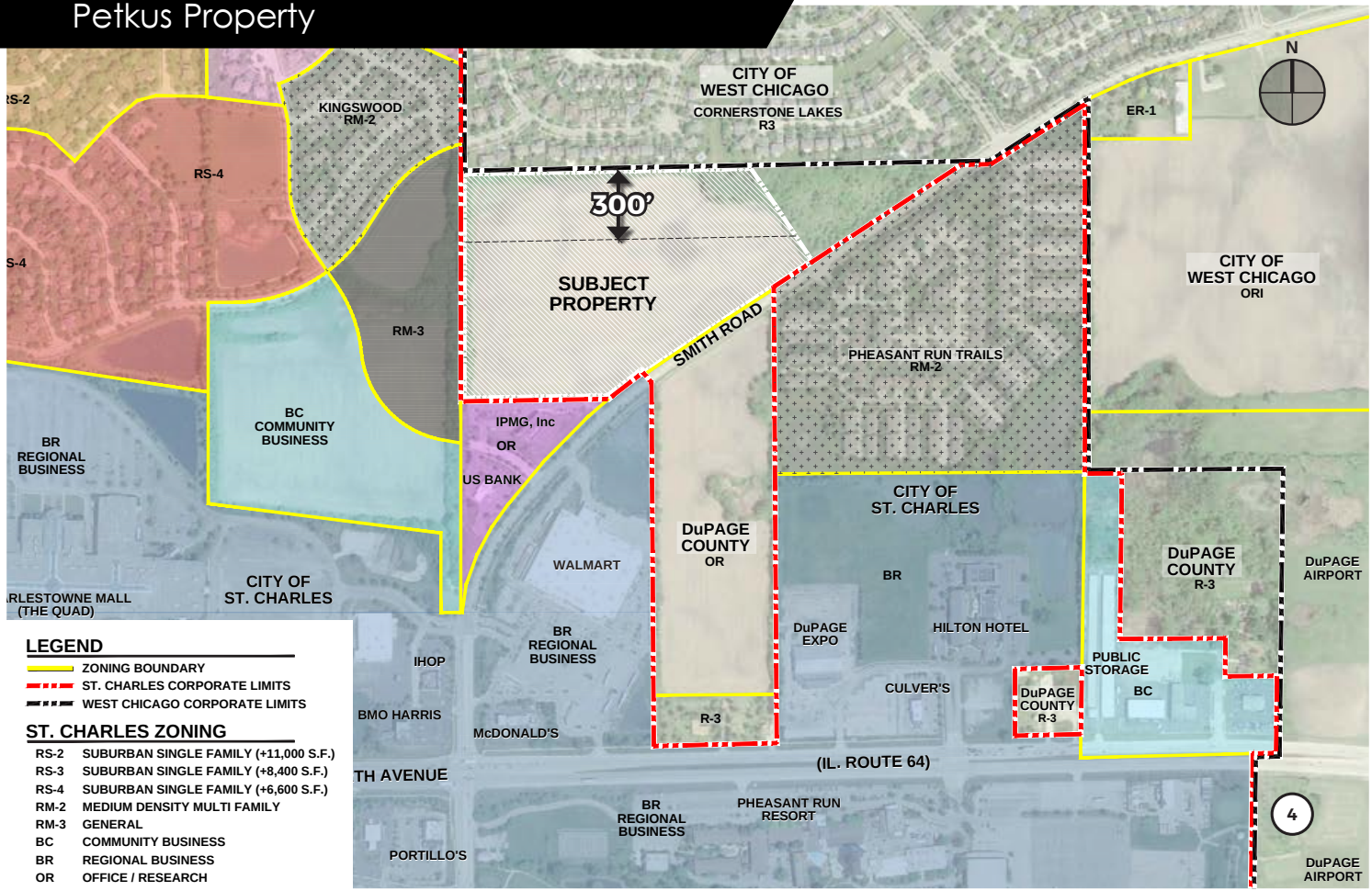
Petkus Property

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

Existing Land Use & Zoning

Petkus Property



LEGEND

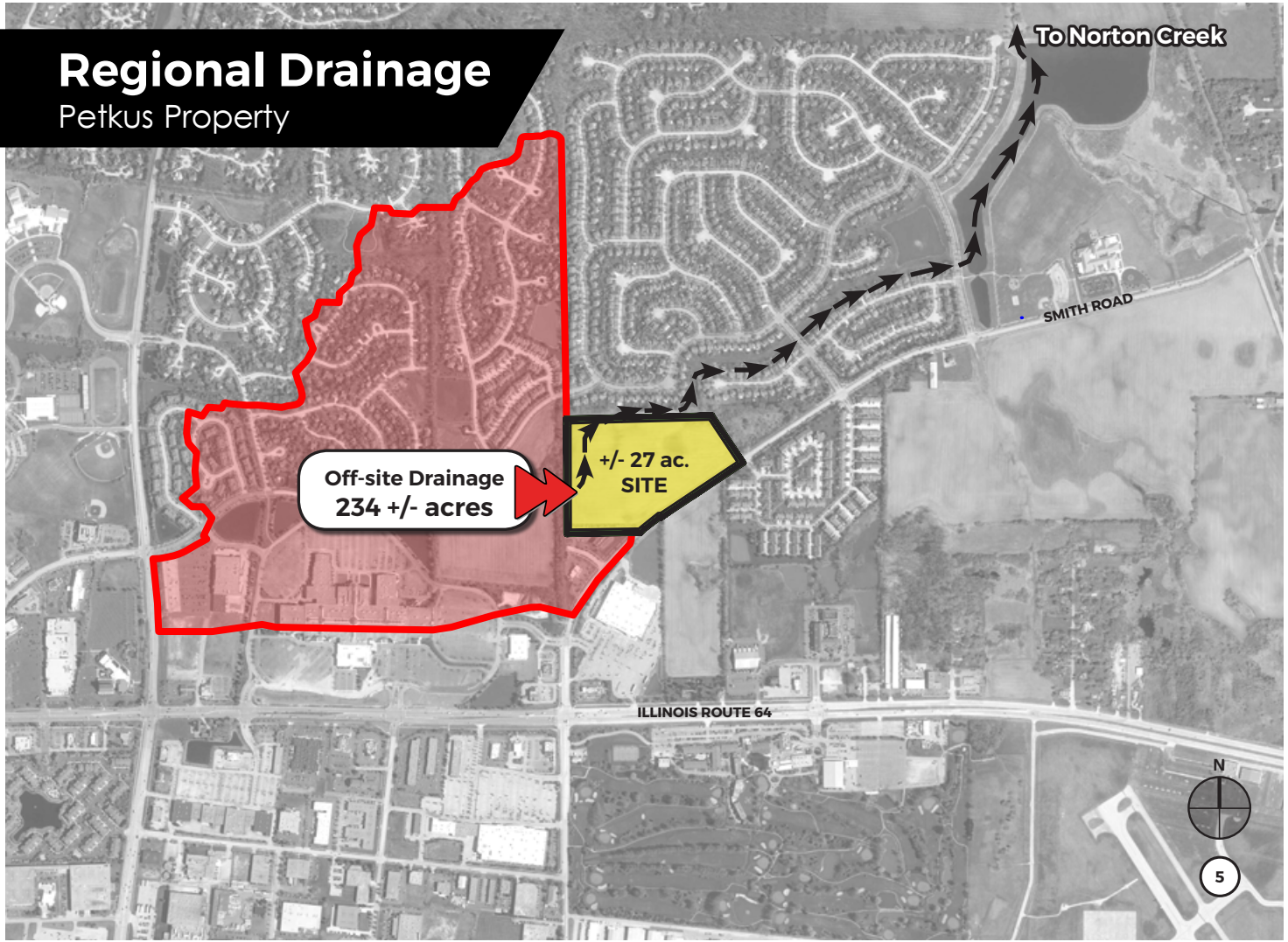
- ZONING BOUNDARY
- ST. CHARLES CORPORATE LIMITS
- WEST CHICAGO CORPORATE LIMITS

ST. CHARLES ZONING

RS-2	SUBURBAN SINGLE FAMILY (+11,000 S.F.)
RS-3	SUBURBAN SINGLE FAMILY (+8,400 S.F.)
RS-4	SUBURBAN SINGLE FAMILY (+6,600 S.F.)
RM-2	MEDIUM DENSITY MULTI FAMILY
RM-3	GENERAL
BC	COMMUNITY BUSINESS
BR	REGIONAL BUSINESS
OR	OFFICE / RESEARCH

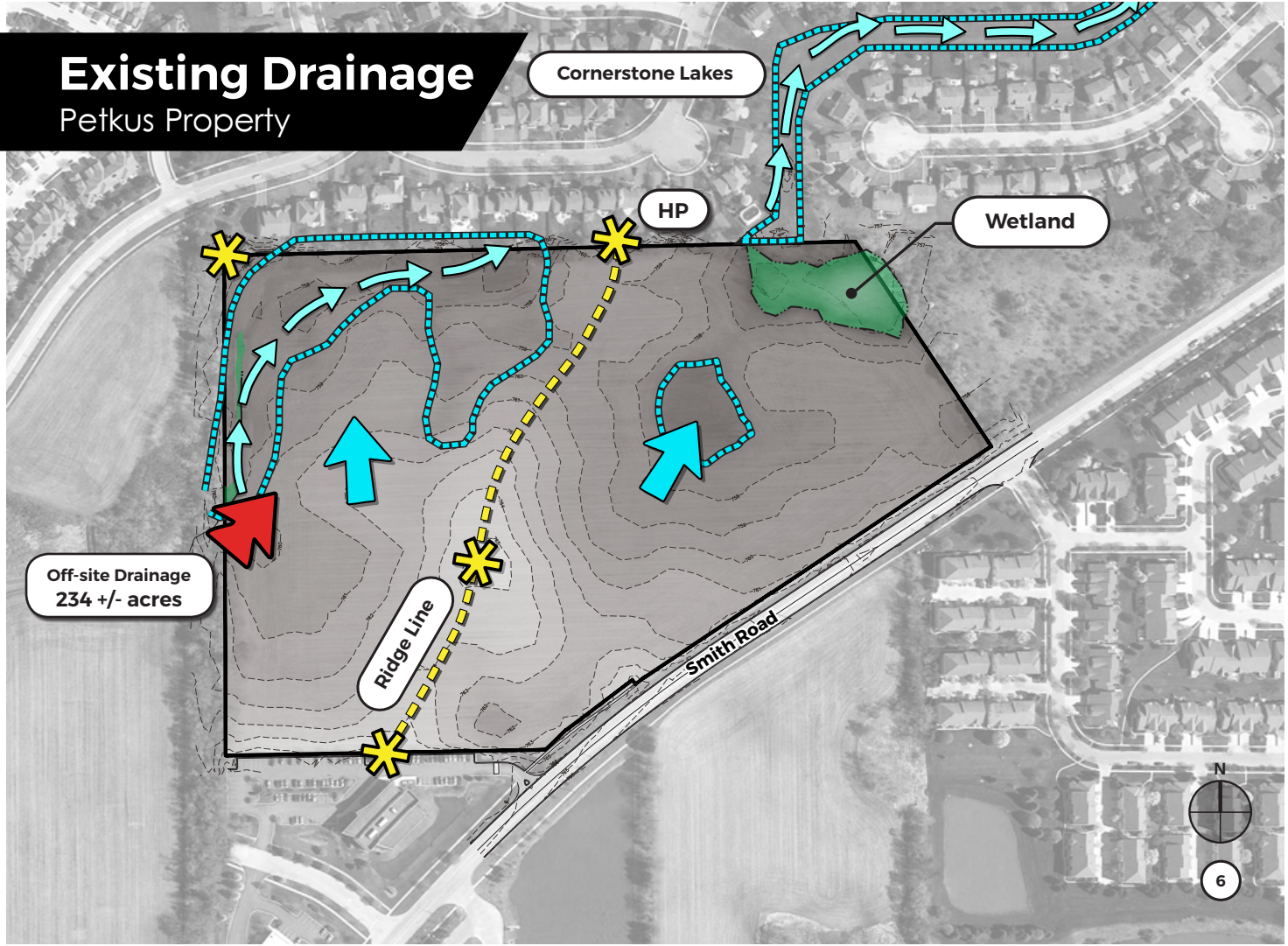
Regional Drainage

Petkus Property



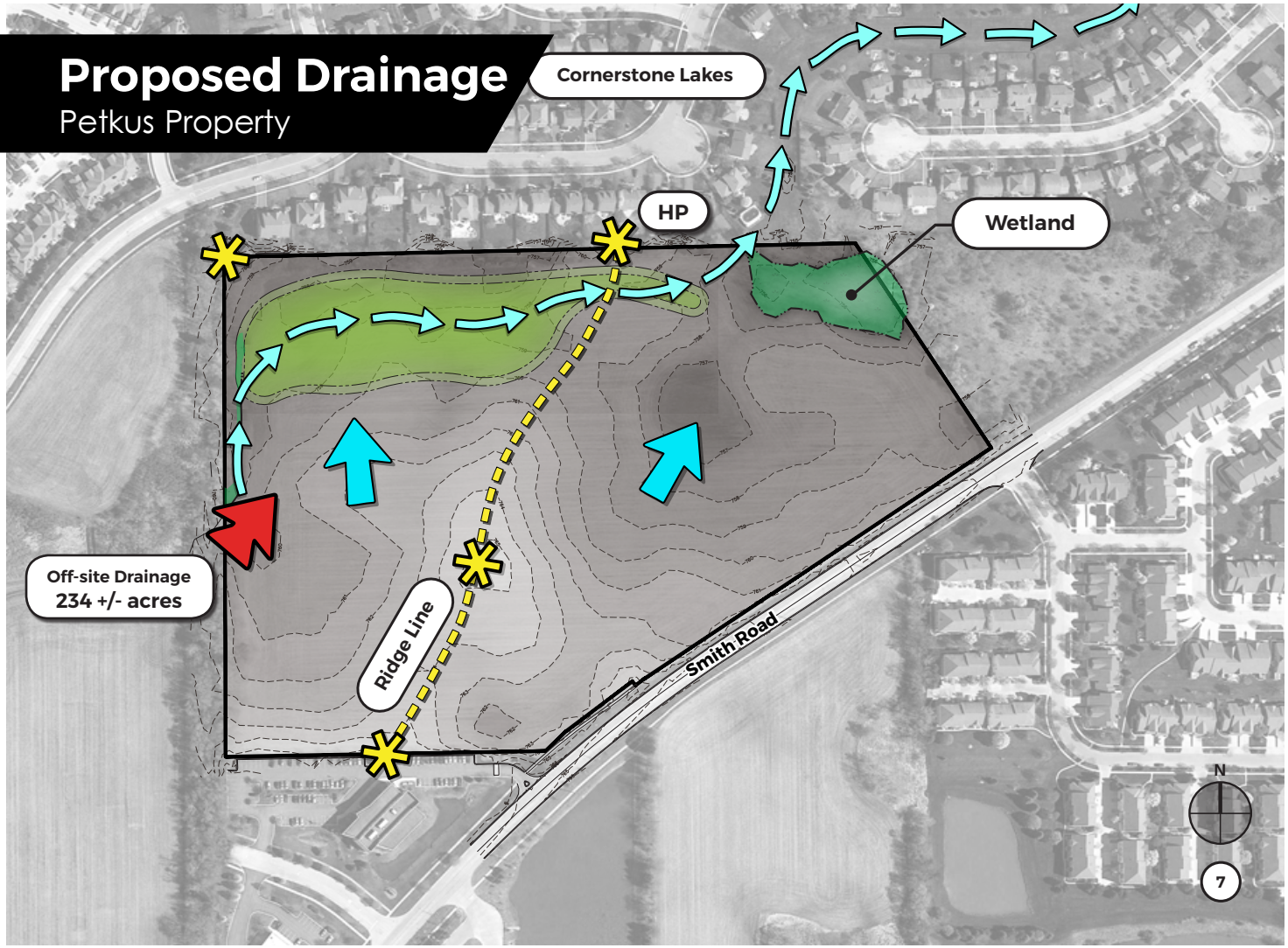
Existing Drainage

Petkus Property



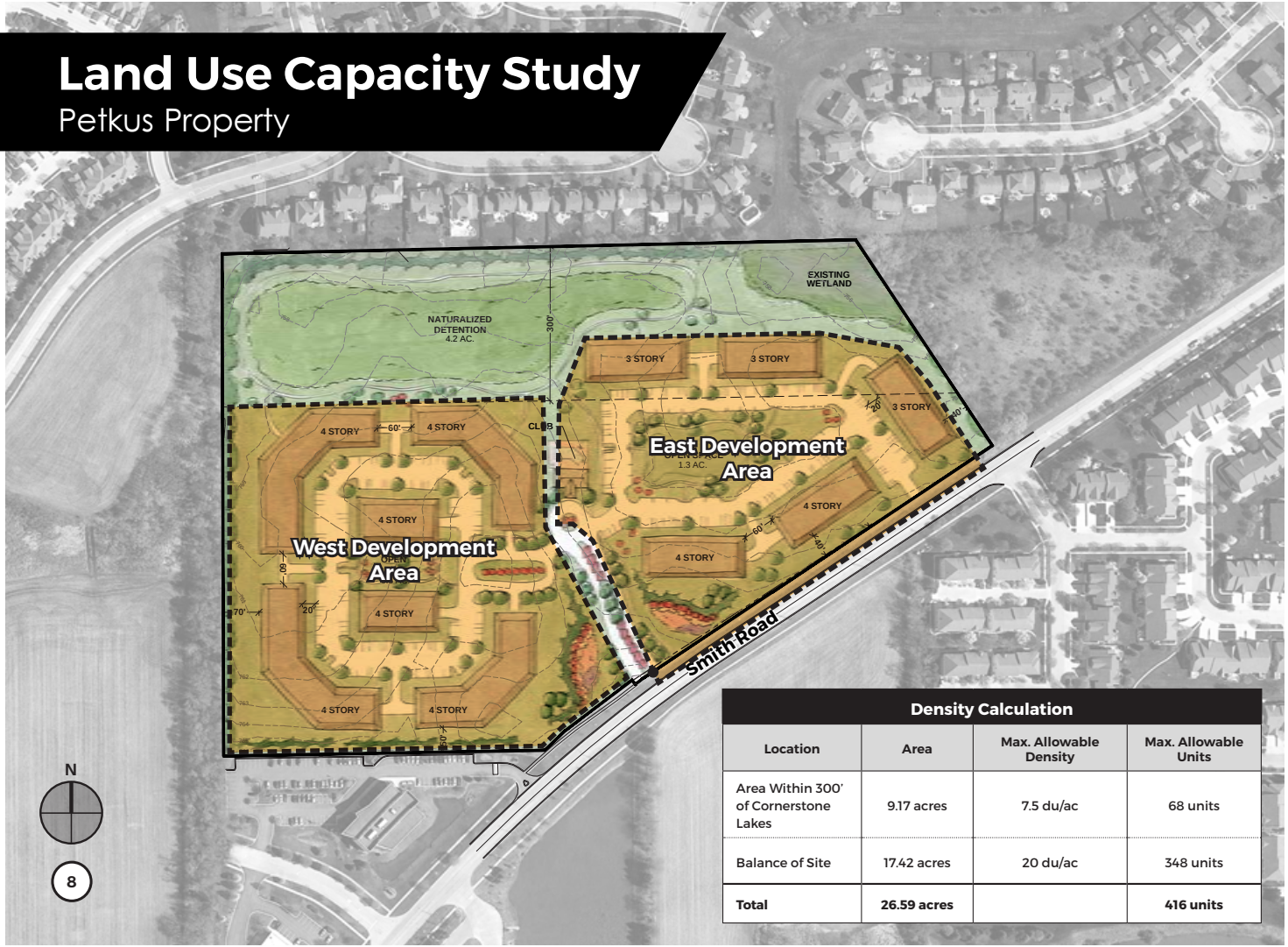
Proposed Drainage

Petkus Property



Land Use Capacity Study

Petkus Property



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**

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