



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

Title:	Presentation of a Concept Plan for Smith Road Estates
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: November 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

The subject property is a 4.38-acre undeveloped property comprised of three parcels on the north side of Smith Road. The property is contiguous to the City of St. Charles to the east and south (Pheasant Run Trails townhomes) and the City of West Chicago to the north (Cornerstone Lakes single-family subdivision). To the west is the Petkus property. A Concept Plan for the Petkus property proposing multi-family residential land use was reviewed by the City in 2016.

V&M Investment and Remodeling Group, LLC, represented by Vito Muilli, owns the subject property. Proposed is annexation of the property into the City of St. Charles and development of a 16-lot, single-family residential subdivision, arranged on a cul-de-sac with a single access point from Smith Road. Building elevations have been submitted to provide examples of the types of homes to be constructed in the subdivision.

The subject property is within the City of St. Charles future planning area per a boundary line agreement with the City of West Chicago. The agreement sets specific parameters for development of the subject property, which are discussed in the staff memo. West Chicago has provided comments on the Concept Plan (see attached letter).

The land use proposed in the Concept Plan differs from the City’s Comprehensive Plan. The Comprehensive Plan designates the property as “Single-Family Attached Residential” (townhomes).

Plan Commission Comments- 11/7/17:

- Development of this site is desirable; both the land use and density are appropriate.
- Building architecture is attractive; there were suggestions to provide variety in the plans/elevations, create interest in the rear elevations facing Smith Road, and to reduce the prominence of the garages.
- A landscape buffer or other screening should be provided where lots back to Smith Road.
- It is preferable for the landscape buffer areas to be owned and/or maintained by an association, not by individual homeowners.
- Evaluate the feasibility of relocating the street access to align with Pheasant Trail, or determine if right-of-way can be provided to allow for a future access to the Petkus property in that location.

Attachments (please list):

- Letter from the City of West Chicago
- Staff Memo
- Application and Concept Plan
- Boundary Agreement with the City of West Chicago

Recommendation/Suggested Action (briefly explain):

Provide comments on the Concept Plan. Staff recommends commenting on:

- Land Use and Zoning
- Use of a Planned Unit Development (PUD) vs. eliminating any zoning deviations.
- Landscape buffer: Should the bufferyard be on a common lot or maintained by an association? Is a reduced rear yard setback adjacent to the landscape buffer appropriate?
- Access: Should the street access point be shifted to the west property line for shared access to the Petkus property? (Alternately, should right-of-way be provided to allow for a future access to the Petkus property that aligns with Pheasant Trail?)