



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4e

Title: Presentation of a Concept Plan for the Petkus Property

Presenter: Russell Colby

Meeting: Planning & Development Committee

Date: October 10, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

The subject property is a 27-acre unincorporated site on the north side of Smith Road. The 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.

The property owner, Albert Petkus, has submitted a Concept Plan application for feedback regarding annexation of the property to the City of St. Charles for multi-family residential development. At this time a specific developer/builder or residential housing product has not been identified. The property owner is seeking general feedback on the proposed land use of multi-family residential.

The site plan submitted is not a proposed development plan, but rather a Land Use Capacity plan illustrating how the property could potentially be developed based on compliance with the restrictions of the Boundary Agreement and a proposed residential zoning classification of RM-3 General Residential District. The site plan submitted shows 416 residential units in 3 and 4 story multi-family buildings.

The land use proposed in the Concept Plan differs from the City’s Comprehensive Plan. The Comprehensive Plan designates the majority of the property as “Single-Family Attached Residential”, with only the southern portion of the site designated as “Multi-Family Residential.”

The Plan Commission reviewed the Concept Plan on Sept. 20. A memo summarizing their comments along with the meeting transcript is attached.

Attachments (please list):

Staff Memos, Letter from St. Charles Park District, Concept Plan, Plan Commission meeting transcript

Recommendation/Suggested Action (briefly explain):

Provide comments on the Concept Plan. Given the Plan Commission and public comments, staff is recommending the Committee provide comments on the following:

- Should the City annex the property for residential use?
- The Comprehensive Plan provides a split land use designation for the property. Should the land use, in terms of the type of buildings, follow the Comprehensive Plan? (If the land uses were followed, then only townhomes could be placed along the northern portion of the site)
- Alternately, given the site information presented by the applicant, should the City consider amending the Comprehensive Plan to reflect the stormwater detention area as a green space “buffer”, and adjust the land use areas on the site to follow the two development “pods” shown on the Concept Plan?
- What zoning and density is appropriate? How might the density be divided across the site?

Community & Economic Development
Planning Division

Phone: (630) 377-4443

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ST. CHARLES
SINCE 1834

STAFF MEMO

TO: Chairman Todd Bancroft
And the Members of the Planning & Development Committee

FROM: Russell Colby
Planning Division Manager

RE: Petkus Property Concept Plan – Plan Commission comments

DATE: October 4, 2016

The Plan Commission reviewed the Concept Plan for the Petkus Property at their meeting on September 20, 2016.

Below is a summary of the comments that were shared by a majority of the Plan Commission members. Please see the attached transcripts for additional detail.

1. Zoning and Density
 - a. Residential land use is appropriate for this site.
 - b. The proposed density is too high- RM-1 or RM-2 zoning was suggested.
 - c. The development should more closely follow the Comprehensive Plan land use designations and provide a transition of density across the site, from south to north.
2. Stormwater detention
 - a. Commissioners appreciated the effort that was by made to address the existing drainage issues on the property.
 - b. The stormwater area could serve as a site feature or amenity.
3. Traffic
 - a. Due to the existing roadway network, access is only available from Smith Road, which limits the ability to distribute traffic from the site.
 - b. A traffic study will need to be conducted, including analyzing:
 - i. Impacts of local school traffic in the area
 - ii. Impacts of regional traffic on Smith Road travelling between Rt.64 and Rt. 59
 - iii. The intersection of Smith and Powis Roads and the adjacent railroad crossing

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STAFF MEMO

TO: Chairman Todd Bancroft
 And the Members of the Planning & Development Committee

FROM: Russell Colby
 Planning Division Manager

RE: Petkus Property Concept Plan

DATE: October 4, 2016

I. APPLICATION INFORMATION:

Project Name: Petkus Property

Applicant: Albert M. Petkus

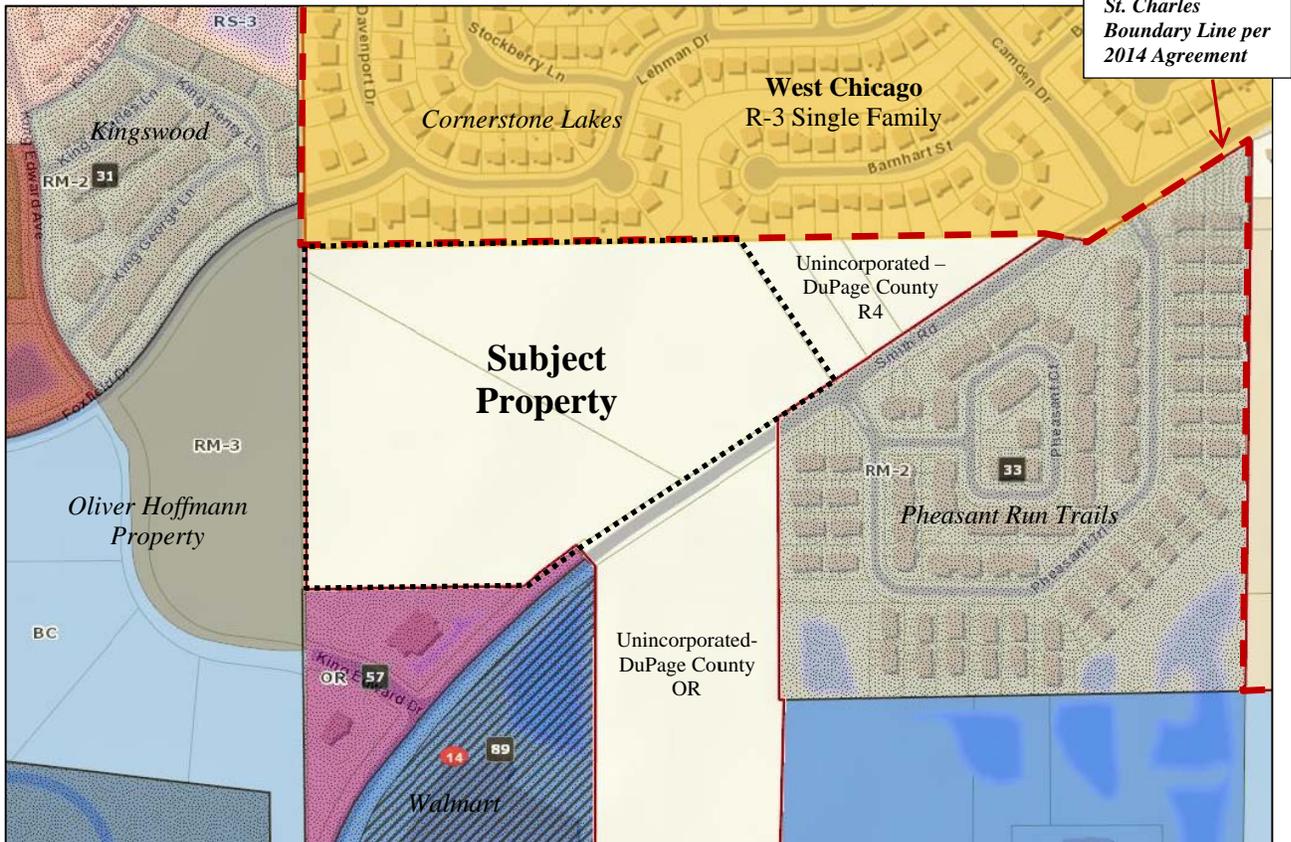
Purpose: Concept Plan review for potential annexation to the City of St. Charles for multi-family residential development

General Information:		
Site Information		
Location	North side of Smith Road, south of Cornerstone Lakes Subdivision	
Acres	27 acres	
Applications	Concept Plan	
Applicable Zoning Code Sections	17.04 Administration 17.12 Residential Districts	
Existing Conditions		
Land Use	Agricultural	
Zoning	DuPage County – R4 zoning district	
Zoning Summary		
North	City of West Chicago – R3	Cornerstone Lakes single-family subdivision
East	Unincorporated- DuPage Co.- R4 City of St. Charles- RM-2 PUD	Vacant property Pheasant Run Trails Townhomes
South	City of St. Charles -OR Office/Research -BR Regional Business District Unincorporated- DuPage Co.- OR	Office building Walmart Agricultural property
West	City of St. Charles- RM-3	Oliver-Hoffmann Property
Comprehensive Plan Designation		
Single Family Attached Residential (north 2/3 of site)		
Multi-family residential (south 1/3 of site)		

Aerial Photo



Zoning Map



II. BACKGROUND

SITE CONTEXT

The subject property is a 27-acre property comprised of two parcels on the north side of Smith Road. The property is currently used for agricultural purposes. The property is contiguous to both the City of West Chicago (to the north) and the City of St. Charles (to the south, west and east).

- To the north is the Cornerstone Lakes Subdivision in West Chicago. This subdivision is comprised of single-family detached lots.
- To the west is property owned by the Oliver-Hoffmann Corporation. The parcel immediately adjacent to the subject property is a 10.6 acre parcel zoned RM-3. Per a Consent Decree between the City and the property owner, the parcel can be developed with residential uses, with up to 217 multi-family residential units.
- Immediately south is an office building, zoned OR Office Research
- To the south and east across Smith Road:
 - Walmart, zoned BR-PUD
 - Unincorporated agricultural property (shown in the City’s Comprehensive Plan with a land use of “Multi-Family Residential”)
 - Pheasant Run Trails townhomes, zoned RM-2 PUD
- To the east on the north side of Smith Road are 3 parcels of unincorporated vacant property under common ownership (shown in the City’s Comprehensive Plan with a land use of “Single-Family Attached Residential”).

JURISDICTION

The subject property is located in unincorporated Wayne Township and is currently under the zoning and subdivision jurisdiction of DuPage County.

The Cities of West Chicago and St. Charles have entered into a boundary agreement which sets a future boundary line between the two municipalities. The subject property is located on the St. Charles side of the boundary line, meaning the two cities have agreed that St. Charles has the ability to annex the property. The agreement sets specific parameters for development of the subject property, which are discussed in the next section of the report.

The subject property is located within Community Unit School District #303 and the St. Charles Public Library District. The property is not located within a Park District.

The subject property is located in the Fox River and Countryside Fire District but if annexed to St. Charles would be served by the City of St. Charles Fire Department.

The subject property has frontage along Smith Road, which is a City street under the jurisdiction of the City of St. Charles. Further to the east of the subject property, Smith Road is under the jurisdiction of the City of West Chicago.

PROPOSAL

The property owner, Albert Petkus, has submitted a Concept Plan application for feedback regarding annexation of the property to the City of St. Charles for residential development. At this time a specific developer/builder or residential housing product has not been identified. The property owner is seeking general feedback on the proposed land use of multi-family residential.

The site plan submitted is not a proposed development plan, but rather a Land Use Capacity plan illustrating how the property could potentially be developed based on compliance with the restrictions of the West Chicago-St. Charles Boundary Agreement and a proposed residential zoning classification of RM-3 General Residential District.

The site plan submitted shows 416 residential units in 3 and 4 story multi-family buildings.

DEVELOPMENT RESTRICTIONS IN 2014 BOUNDARY AGREEMENT

The West Chicago-St. Charles Boundary Agreement sets certain restrictions on the subject property and the adjacent 3 undeveloped parcels to the east:

- Land Uses: Limited to:
 - Residential uses (subject to density restrictions)
 - Office-Research uses (per an attached list, which is similar to the City’s O-R Office Research zoning district)

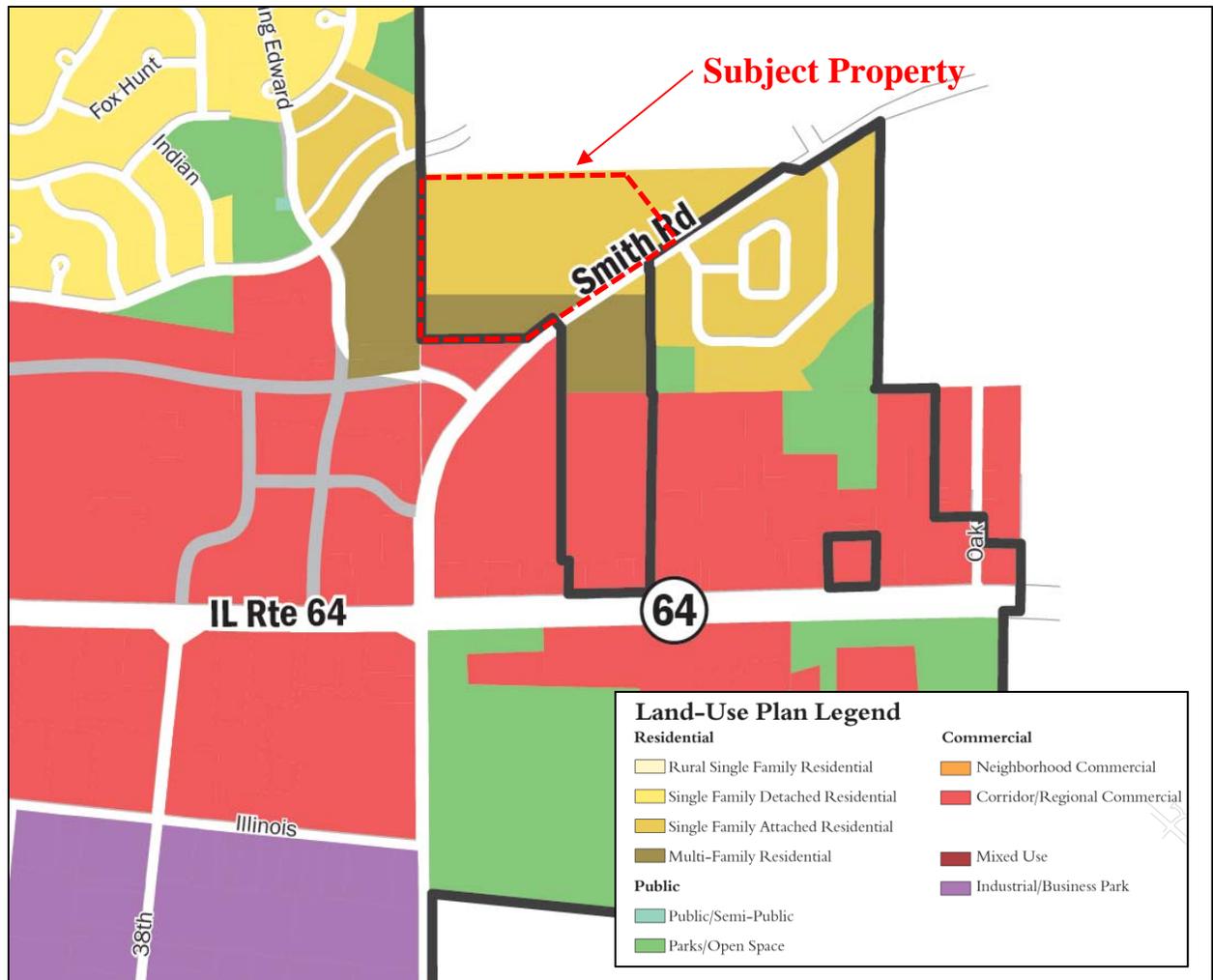
- Residential Density: Within 300 ft. of the Cornerstone Lakes Subdivision (north line of the subject property), residential density cannot exceed 7.5 dwelling units per acre, and the maximum building height cannot exceed the lesser of 35 ft. or 3 stories. (As “Assisted Living Facility” is not subject to the density restriction.)

- Buffer along the Cornerstone Lakes subdivision: 30 ft. landscape buffer per the St. Charles Zoning Ordinance requirements for landscape buffers. This buffer is to be in addition to any other setback or yard requirement.

- Stormwater: Development to follow the DuPage or Kane County stormwater ordinance, whichever is more restrictive at the time. West Chicago is granted the right to review all engineering and stormwater information to determine compliance with a maximum run off rate (0.1 cfs per development acre up to a 100 year storm) and to ensure that stormwater is discharged in a location that will not adversely impact adjacent properties.

III. COMPREHENSIVE PLAN

Land Use Map – p. 40



On the Comprehensive Plan Land Use Map, the Subject Property is split between two land use areas: the northern two-thirds is shown as “Single-Family Attached Residential.” The southern one-third is shown as “Multi-Family Residential.”

Text discussing residential land uses from Page 41 of the Comprehensive Plan:

Single Family Attached

Single family attached structures are connected horizontally, typically two stories high, but individual units do not stack vertically. Single family attached homes can serve as transitional areas between single family homes and commercial or multi-family development, and also act as an intermediate step for residents between apartment/condo living and home ownership. These types of units are also popular for empty nesters and others looking to downsize to a smaller home.

Multi-Family

Multi-family residential structures contain multiple housing units, are usually stacked vertically and attached horizontally, and typically have common hallways and other amenities. Examples of multi-family residential developments include apartments, condominiums, and senior housing. Most multi-family developments are located in or near areas of intense commercial development with access to goods, services, and the transportation network. Because of market pressures, many single family residences Downtown have been converted to multi-family. In addition to areas designated Multi-Family Residential, the land use plan also provides for multi-family units within the Mixed Use land use designation.

Recommendations for Residential Land Uses

Detached single family homes are the most common type of residential use within St. Charles. While this is often the most desirable use for a given area, the City should ensure that housing options continue serve the diverse population of the St. Charles community. In particular, development that meets the specific needs of elderly residents, ranging from multi-family units to independent living, should be encouraged to allow residents to age in place. Where multi-family developments are suggested, the City should work to make sure they occur in a more coordinated and organized fashion.

The City should investigate new methods to improve the conditions of all residential neighborhoods, including maintenance programs and incentives for developing vacant properties, while continuing to enforce building and design codes, regulations, and standards.

The following Residential Land Use Policies on pg. 43-44 are relevant to the review of the Concept Plan:

Maintain a diverse and affordable mix of housing types to allow St. Charles to continue to attract and retain families and residents.

The City defines affordable housing as “housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.” Making affordable housing available also provides workforce housing – housing that is affordable to “critical service” employees that contribute to the quality of life in the City, as well as providing a range of housing options for first time home buyers, young families and to facilitate “aging in place”. Title 17.18 [Now Title 19] Inclusionary Housing of the City Code seeks to provide Affordable Dwelling Units within new residential developments by requiring developers to provide a proportionate share of affordable housing, or fees in lieu thereof, to ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles.

Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City.

Throughout the outreach exercises associated with the Comprehensive Plan, residents expressed concerns over the concentration of apartments on the City’s west side. Citing issues such as traffic, lack of pride in ownership, transient school children, and straining municipal infrastructure, residents are opposed to more “rentals” in the community. Apartments, however, are an important component of a healthy housing stock, expanding housing options for those wishing to live in St. Charles but cannot afford, or have chosen not to, own their home. Apartments are also only a subset of the dwelling types that comprise multi-family housing, which can be owner occupied (i.e. condominiums). In addition to assisting with the community’s goals to provide affordable housing in the community, multi-family housing contributes to residential density which can improve the viability of shopping areas in the community. Recognizing that this Plan is dynamic and not “set in stone”, the City should promote multi-family housing in areas identified in the Land Use and

Residential Areas Plans, but consider proposals in other areas provided any significant impact on schools, traffic, and other infrastructure can be mitigated.

Seek opportunities to provide senior housing within the City considering locations that are within close proximity to recreation, public transit, healthcare, and daily goods and services.

The City seeks to provide opportunities for residents to “age in place”, meaning that housing within the community accommodates all stages of life. As members of the community become older, and their lifestyles change, the City’s diverse housing stock should provide opportunities to remain in the City of St. Charles. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City’s existing and future senior population. From active living through assisted living, the City will continue to provide a wide range of housing types to accommodate its seniors.

Consider the potential impact of new residential development on schools, municipal services and traffic.

As a mature community, the City’s infrastructure is well established, particularly in the older areas of the community. Unlike emerging suburbs that are continuously growing, widening roads and building schools as necessary, the community infrastructure in St. Charles is well established and not as easily adaptable. Although road and intersections can be widened, and schools expanded, a less costly approach would be to work within the framework of the City’s well established infrastructure, evaluating proposed development’s impact on City systems and working with developers to mitigate and minimize strains on local systems.

Continue to work with the St. Charles Park District to ensure the residential areas of the City are well served by neighborhood parks and recreation.

Parks are a contributing factor to the high quality of life in St. Charles. To ensure the community continues to be well served by parks and recreation, the City should continue to administer its parkland dedication as specified in Title 16.10 Dedications of the City Code. Although the existing parkland dedication requirements may satisfy the provision of open space for larger subdivisions, a provision in the Code allows for cash-in-lieu of a park dedication if the park size is not “practical.” As the City matures, it is expected that most of the future growth will consist of smaller infill development with smaller dedication requirements, and accepting cash donations may leave these developments under served by “close to home” park space. The City should work with the Park District to better define “practical” and better align this policy to reflect the changing character of residential development within the City and consider accepting smaller park dedications to provide adequate open space for infill subdivisions.

Prioritize infill development over annexation and development

While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City’s west side. While most of these opportunities are within unincorporated Kane County, they fall within the City’s 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City’s boundaries. When residential development does occur within the City’s growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent “leap frog” development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner.

Transition densities to maximize compatibility

As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City’s busy commercial districts. This shift will create new challenges and obstacles for development not associated with easier “green-field” development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent use areas and provides additional density to serve as a transitional land use.

IV. ANALYSIS OF CONCEPT PLAN

LAND USE

The land use proposed in the Concept Plan differs from the City’s Comprehensive Plan. The Comprehensive Plan designates the majority of the property as “Single-Family Attached Residential”, with only the southern portion of the site designated as “Multi-Family Residential.”

ZONING

Zoning to the RM-3 General Residential District is proposed.

- ***RM-3 District Purpose Statement:***
The purpose of the RM-3 General Residential District is to accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

RM-3 is the City’s highest density residential district outside of downtown, at a maximum of 20 dwelling units per acre. The gross density shown on the Concept Plan Land Use Capacity Study is 15.64 dwelling units per acre (416 units on 26.59 acres).

RM-3 zoning also permits residential land uses other than multi-family, including townhomes and single-family residential uses. Assisted Living Facilities and Independent Living Facilities (age-restricted multi-family) are also permitted in the RM-3 district.

RM-3 zoning is adjacent to the site to the west (Oliver Hoffmann Property). Other nearby residential townhome developments are zoned RM-2 (Kingswood and Pheasant Run Trails).

STORMWATER & DRAINAGE

At a minimum, the development will be required to follow the Kane County Stormwater Ordinance, which has been adopted by the City of St. Charles and applies to all properties within the City’s corporate limits. The development will also need to comply with the stormwater-related conditions of the West Chicago- St. Charles Boundary Agreement discussed above.

A large area of property to the west drains through the subject property and continues to the east through the drainage way that runs northeast through the Cornerstone Lakes Subdivision. Flooding occasionally occurs along the north boundary of the subject property, impacting the residential lots to the north. The proposed site layout would place the stormwater detention basin along the north property line. All on and off site stormwater flows would be directed to the basin and discharged into the existing drainage system through Cornerstone Lakes, bypassing the residential properties to the north.

The developer has been in conversation with West Chicago regarding the stormwater system design and connection to storm sewer within Cornerstone Lakes.

SITE DESIGN/ACCESS

Along the north lot boundary of the site, the stormwater detention basin and the 30 ft. landscape buffer required by the Boundary Agreement form a greenbelt that separates the developed portion of the subject site and the single-family homes to the north. The Concept Plan shows this greenbelt along the north property line ranging from 200 to 300 feet in depth.

The site has been laid out as two development areas that share access from a primary entrance from Smith Road. A secondary access is provided further east on Smith Road. Depending on the ultimate land use, a more improved secondary access may be necessary.

If possible, access to this property and the vacant properties to the east should be shared or coordinated in some manner. A shared access point along the common property line could be provided to align with the intersection of Pheasant Trail.

A Traffic Study will be required in connection with any development or zoning entitlement request for the property. The study will need to consider the proposed site access locations and off-site intersections that will be impacted by site-generated traffic.

UTILITIES

If annexed, the site would be provided with utility service from the City of St. Charles. City utilities exist in the vicinity of the property, including along Smith Road. However, the utility system has not been sized to serve future development of the subject property.

Therefore, utility studies will be required in connection with any development or zoning entitlement request for the property. The studies will determine the adequacy of the existing systems to accommodate the development and identify if any off-site capacity improvements are necessary. Studies will include sanitary sewer capacity analysis and water system modeling. The City's Electric Utility will also need to assess system capacity to serve the development.

SCHOOL & PARK DISTRICT

The Concept Plan and Land-Cash Worksheets submitted by the developer have been forwarded to St. Charles School District #303 and the St. Charles Park District for review and comment.

The property is not currently located within a Park District. However, the adjacent residential developments within the City of St. Charles are within the St. Charles Park District boundary. The City has requested the St. Charles Park District provide feedback as to whether they would be interested in annexing this property to the park district, and if so, would they desire a land donation for a park site at this location.

INCLUSIONARY HOUSING

The City has an Inclusionary Housing Ordinance, Title 19 of the City Code, that requires construction of, or fee-in-lieu for, affordable units as a percentage of any new residential development. The decision as to whether to accept affordable units or a fee-in-lieu is determined by the City Council.

Per the City's Inclusionary Housing Ordinance, "Affordable Housing" is defined as housing that is within the means of households at 80% Area Median Income (AMI) for ownership units and 60% AMI for rental units, adjusted for household size. In order to be considered affordable, housing costs cannot make up more than 30% of a household's annual income. For example, the household income for a family of four at 80% AMI is \$60,800. The affordable purchase price for that family would be \$168,889. Household income for a family of four at 60% AMI is \$45,600. The affordable monthly rent for a three-bedroom apartment for that family would be \$1,185.

The applicant submitted the required Inclusionary Housing Summary worksheet as a part of the Concept Plan application. The form shows that the code requirement could be met through either providing 42 units within the development as affordable units, or paying a fee-in-lieu amount of \$3,029,291.20.

Because a development plan has not been presented, the applicant has not indicated whether units, fee-in-lieu, or a combination of the two will be provided. This information will be required at the time a development is formally proposed.

V. SUGGESTED ACTION

Review the Concept Plan and provide feedback to the applicant.



ST. CHARLES PARK DISTRICT

101 South Second Street • St. Charles, IL 60174 • Ph: 630-584-1055 • Fax: 630-584-1396 • stcparks.org

October 05, 2016

Mr. Russell Colby
Planning Division Manager
City of St. Charles
Community Development Department
2 East Main Street
St. Charles, IL 60174

RE: Concept Plan for Petkus Property residential development

Dear Russell:

In response to your request for comment and our review of the concept plan rendering for the Petkus Property dated September 7th, 2016, the Park District has the following comments and requests with regard to the proposed plan'

In the event that this property and residential concept were successfully annexed into the City of St. Charles, the St. Charles Park District would be interested in annexing the site as well. We feel this site also has the potential to be a key piece in providing better connectivity between our existing Pheasant Run Trail residents and our existing east-side parks system.

With regard to the site plan, while being a well-executed design, the usable open spaces are small and quite exclusive with regard to a public park site application. In their current configuration, the designated internal open space areas are challenging for Park District maintenance staff, and lend themselves better to HOA management. The Park District would be more inclined to accept cash in lieu of a land contribution in this scenario.

If the Owner/Developer would be interested in pursuing acceptance of land as a portion of the Land/Cash obligation, the Park District would be most interested in an open area minimally 2-3 acres in size to provide greater public recreation opportunities. A more ideal configuration might be located more to the perimeter of the development and along the Smith Road public ROW or eastern boundary where it's recreational amenities could better serve not only this development but also be more easily accessible to the community as a whole.

The Park District would also be interested in exploring immediate and future opportunities to provide better connectivity and safe pedestrian/bike routes within and surrounding this area, to provide more convenient access to our existing east-side parks.

If you have any questions or comments, or if the developer would be interested in meeting to discuss these proposed ideas, please contact me at your convenience. Thank you.

Sincerely,

ST. CHARLES PARK DISTRICT

A handwritten signature in brown ink that reads "John F. Wessel". The signature is fluid and cursive, with the first name "John" being the most prominent.

John Wessel RLA
Assistant Superintendent of Planning, Design & Construction

PC:
Laura Rudow; Board of Park Commissioners

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

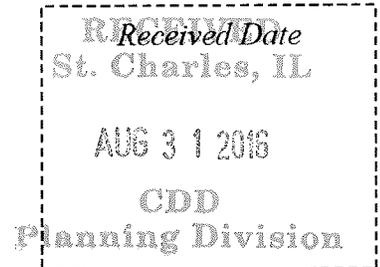


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Petkus Property</u>
Project Number:	<u>2016 -PR- 011</u>
Application Number:	<u>2016 -AP- 029</u>



To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: Smith Road, North of Route 64	
	Parcel Number (s): 0130100016, 0130100009	
	Proposed Project Name: Petkus Property	
2. Applicant Information:	Name Albert M. Petkus, Trustee	Phone (630) 654-4310
	Address 5 Regent Court Burr Ridge, IL 60527	Fax
		Email alpet@comcast.net
3. Record Owner Information:	Name Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999	Phone same as above
	Address same as above	Fax
		Email same as above

Please check the type of application:

- PUD Concept Plan:** Proposed Name: Petkus Property
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: R-4 (DuPage County)

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Vacant/Agriculture

Proposed zoning of the property: RM-3 General Residential PUD? YES

Proposed use of the property: Multi-Family

Comprehensive Plan Designation: Multi-Family / Single-Family Attached

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **PLAT OF SURVEY:**
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ❑ **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- ❑ **PLANS:**
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Existing streets on and adjacent to the tract
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
 - Architectural elevations showing building design, color and materials (if available)
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

❑ **SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

❑ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- ❑ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

❑ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust under Trust Agreement dated February 1, 1999.

Record Owner	Date
--------------	------

<u>Albert M Petkus, Trustee</u>	<u>8-31-2016</u>
Applicant or Authorized Agent	Date

LOTS 1 AND 2 IN PETRAUSKAS' SECOND ASSESSMENT PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1979 AS DOCUMENT R79-95865, EXCEPT THOSE PARTS DEDICATED OR TAKEN FOR ROAD, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 27.00 ACRES, MORE OR LESS.

**Ownership Disclosure Form
Revocable Trust**

State of Illinois)
)
County of Kane) SS.

I, Albert M. Petkus, being first duly sworn on oath depose and say that I am sole Trustee of the Albert M. Petkus Trust Under Trust Agreement Dated February 1, 1999 and that the following person is sole beneficiary of the Albert M. Petkus Trust Under Trust Agreement Dated February 1, 1999:

Albert M. Petkus

Albert M. Petkus Trust Under Trust
Agreement Dated February 1, 1999

By: Albert M. Petkus, Trustee
Albert M. Petkus, Trustee

Subscribed and Sworn before me this 31st
day of August, 2016.

Jennifer E. Ryan
Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Petkus Property

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: 3RM-3	Ordinance #:	
Minimum Lot Area	2,200 sf/du		*2
Minimum Lot Width	65 ft		*2
Maximum Building Coverage	40%		*2
Maximum Building Height	45 ft or 4 stories, whichever is less		*2
Minimum Front Yard	30 ft		*2
Interior Side Yard	25 ft, each side		*2
Exterior Side Yard	30 ft		*2
Minimum Rear Yard	30 ft, 5 ft for garages accessed from an alley		*2
% Overall Landscape Area	20% for a lot or parcel with on-site stormwater management		*2
Building Foundation Landscaping	As required by ordinance		*2
% Interior Parking Lot Landscape	10%		*2
Landscape Buffer Yards ¹	30'		*2
# of Parking spaces	650		*2

166 1BR 199.2 Spaces
 166 2BR 282.2 Spaces
 84 3BR 168.0 Spaces
416 Total 649.4 Spaces

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

²The attached density study is presented for development consideration for initiation of the annexation and zoning process for the City of St. Charles. A more detailed study including proposed zoning standards will be presented by the ultimate developer of the site. See narrative for additional details.

³The Petkus Property is subject to additional zoning criteria as contained in the certain Boundary Line Agreement by and between the City of St. Charles and the City of West Chicago recorded as Document Number R2014-113800.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Pettkus Property
 Date Submitted: 8/31/16
 Prepared by: _____



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom	166	DU x 1.758	= 291.828
➤ 2 Bedroom	166	DU x 1.914	= 317.724
➤ 3 Bedroom	84	DU x 3.053	= 256.452
Totals	<u>416</u>		<u>867</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 867 x .010 Acres per capita = 8.67 Acres

Cash in lieu of requirements -

Total Site Acres 8.67 x \$240,500 (Fair Market Value per Improved Land) = \$ 2,085,135

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Petkus Property

Date Submitted: 8/31/16

Prepared by: _____



ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
➤ 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
➤ 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
➤ 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
➤ 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
➤ 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
➤ 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
Apartments				
➤ Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
➤ 1 Bedroom	166	DU x .002 =0.332	DU x .001 =0.166	DU x .001 =0.166
➤ 2 Bedroom	166	DU x .086 =14.276	DU x .042 =6.972	DU x .046 =7.636
➤ 3 Bedroom	84	DU x .234 =19.656	DU x .123 =10.332	DU x .118 =9.912
Totals	<u>416</u> TDU	<u>34.264</u> TE	<u>17.470</u> TM	<u>17.714</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	34.264	x .025	=0.8566
Middle (TM)	17.470	x .0389	=0.679583
High (TH)	17.714	x .072	=1.275408
Total Site Acres			<u>2.811591</u>

Cash in lieu of requirements -

2.811591 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 676,187.64

INCLUSIONARY HOUSING SUMMARY

Name of Development Petkus Property
 Date Submitted: 8/31/16
 Prepared by: _____



Background:

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use this worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

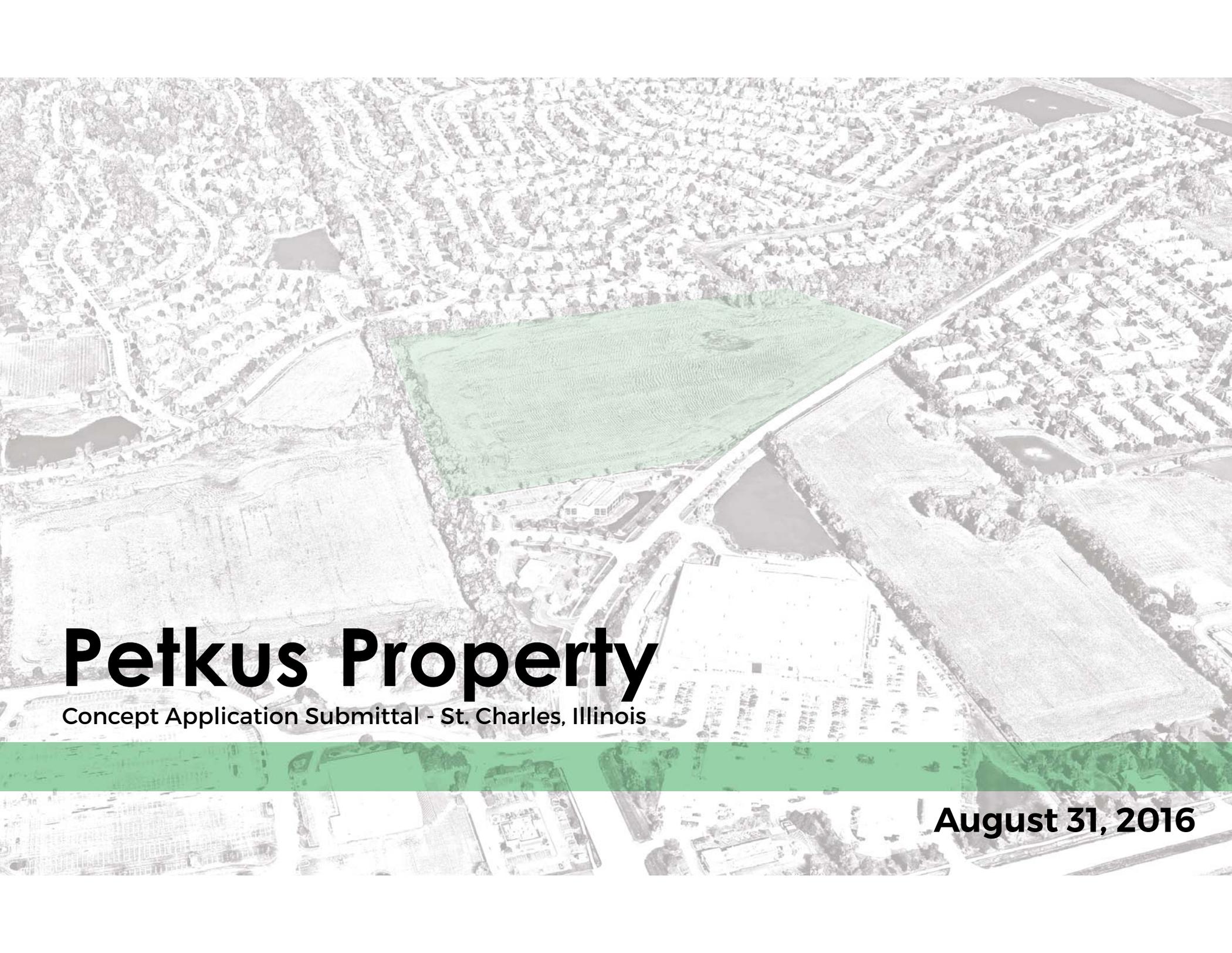
- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	416	X	10%	=	41.6

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
41.6	41.6	X	\$72,819.50	=	\$3,029,291.20



Petkus Property

Concept Application Submittal - St. Charles, Illinois

August 31, 2016



Rathje | Woodward
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187



WBK Engineering, LLC
116 West Main Street, Suite 201
St. Charles, IL 60174



Gary R. Weber Associates, Inc.
212 S. Main Street
Wheaton, Illinois 60187

Joseph H. Abel & Associates
200 Forest Avenue
Glen Ellyn, Illinois 60137

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Development Summary

Subject Property

The subject property is known as the Petkus Property owned by Albert M Petkus as Trustee. The property is a 27 acre parcel currently in agricultural use located along the west side of Smith Road just north of Main Street. The property is covered in a boundary agreement between the City of St. Charles and the Village of West Chicago.

Land Ownership History

The Petkus and Petruaskas Family names have long been associated with the City of St. Charles as both residents and land owners since the early 1950s. Individually, these families at one point in time, owned a number of notable properties in the immediate area including a dairy farm stretching along Smith Road to Main Street as well as the property home to Walmart and McDonald's properties, long before these developments were considered.

In 1978, the Petkus Property (formerly the Petruaskas' Family Dairy Farm) was divided in half and distributed among two separate parties within the Petkus Family. Between 1999 and 2002, the property was assembled by the current landowner Al Petkus who is the sole beneficiary of the Albert M. Petkus Trust under Trust Agreement dated February 1, 1999. The Petkus Property is located along Smith Road northeast of the intersection with IL Route 64 and is currently located within unincorporated DuPage County bordering Kane County and the City of St. Charles.

Project Objective

The primary goal of this process is to initiate and complete the annexation and zoning process with the City of St. Charles for an RM-3 PUD zoning, which will in turn allow the property to be marketed to developers with a clear direction for future development options and opportunities. This initial study will have taken into consideration the site's physical design characteristics, site access, and site development carrying capacity in an effort to clarify requirements for implementation of the stated objectives within the St. Charles / West Chicago boundary agreement.

Land-Use

The subject property is located within close proximity to the Main Street corridor and the redevelopment of the St. Charles mall recently renamed "The Quad". The subject properties size and location is very suitable for multi-family development to compliment surrounding land-uses and zoning, and to support efforts to increase population in proximity to retail opportunities at The Quad and the east Main Street corridor. As called out within the boundary agreement assisted living and care units are alternative land uses which would work well in this location. The parcel is sized and configured in a manner in which two development types can be accommodated with shared infrastructure at this site.



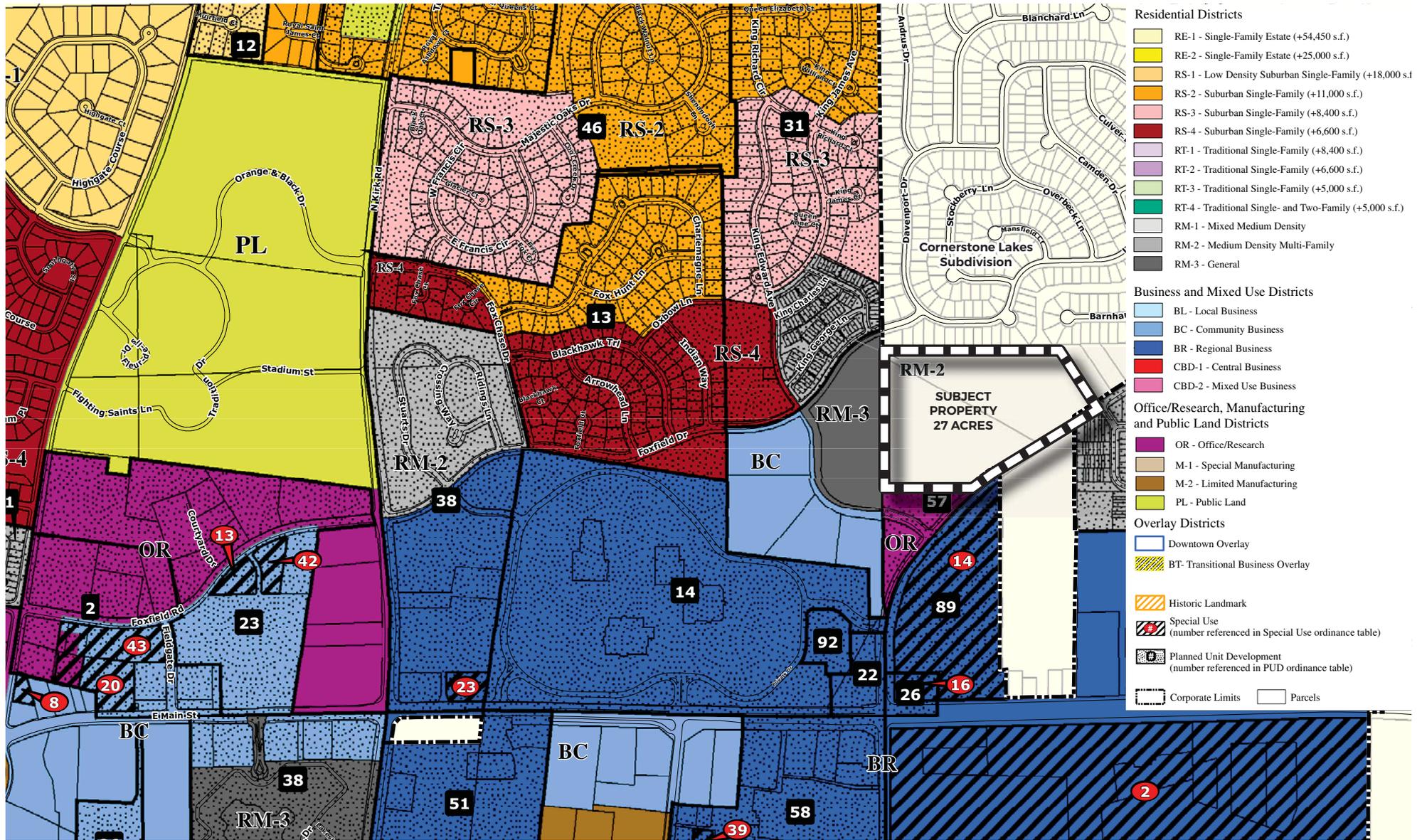
City of St. Charles & Village of West Chicago Boundary Agreement

In 2014, a boundary line agreement (Ordinance No. 13-O-0025) set forth specific requirements whose aim was to minimize potential impact upon the Cornerstone Lakes Subdivision located along the north boundary of the Property in nearby West Chicago. The agreement outlined a number of restrictions and guidelines for future development of the property, summarized below:

- **Land-Use** – A list of specific land uses is included within the boundary agreement including PUD, Assisted Living and Institutional uses.
- **Density** – For development within 300 feet of the Cornerstone Lakes Subdivision, density shall not exceed 7.5 units/acre.
- **Height** – For buildings within 300 feet of the Cornerstone Lakes Subdivision, maximum building height shall be the lesser of 35 feet or 3 stories.
- **Landscaping** – In addition to required building setbacks, an additional 30 foot landscape buffer is required along the property line adjoining the single-family residential homes located on Lehman Drive and Barnhart Street within the Cornerstone Lakes Subdivision.
- **Drainage** – Stormwater runoff shall be restricted to 0.1 cfs/development acre, all bypass flow shall be designed to be channeled through on-site stormwater management systems.

Through initial due-diligence, discussions with neighbors and monitoring of existing physical conditions on the site, it was observed the Cornerstone Lakes Subdivision adjacent to the Property has experienced water drainage issues for many years. It is anticipated that future development and engineering improvements associated with the development of the Property may improve or greatly mitigate the existing negative drainage impacts. The ultimate approval and implementation of the development for the Property can be a win-win situation for all stakeholders.

As demonstrated by the Land Use Capacity Study in the attached submittal, the property seeks an RM3 zoning designation with a Planned Unit Development (PUD) overlay. Development according to the RM3 classification can accommodate the restrictions outlined in the boundary line agreement matching the zoning classification of vacant property to the west while remaining compatible to nearby townhome and commercial properties. At this stage, it is too early to predict any deviations or departures from the City's zoning or subdivision ordinance but by utilizing a PUD overlay, future developers of the property can implement a creative design solution while the City maintains their right to input and approval of future development of the Property.





TOTAL PROPERTY
AREA = 26.98 ACRES



WBK engineering PROJECT NO. 16-0146 DATE : 08/31/2016 DRAWING NO. AP SHEET:		WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 749-1775	CLIENT : ALBERT M. PETKUS 5 REGENT COURT BURR RIDGE, IL 60527 (630) 654-4310	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>NATURE OF REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	NATURE OF REVISION																TITLE : PETKUS PROPERTY AERIAL PHOTOGRAPH
NO.	DATE	NATURE OF REVISION																					
USON: _____ DWN: _____ CHKD: _____ SCALE: 1" = 100' EX160146-AERIAL.DWG																							



SITE DATA

LAND USE	AREA	UNITS	DU/AC.
WEST DEVELOPMENT	14.30 AC.	272	19.0
EAST DEVELOPMENT	12.29 AC.	144	11.7
TOTAL	26.59 AC.	416 UNITS	15.7

NOTE: EACH BUILDING CONTAINS BELOW GRADE PARKING AT 1:1

DENSITY CALCULATION

LOCATION	AREA	MAX ALLOWABLE DENSITY	MAX ALLOWABLE UNITS
AREA WITHIN 300' OF CORNERSTONE LAKES	9.17 AC.	7.5 DU/AC	68
BALANCE OF SITE	17.42 AC.	20 DU/AC*	348
TOTAL	26.59 AC.		416

*BASED ON RM-3 ZONING

LAND USE CAPACITY STUDY
SMITH ROAD PROPERTY
ST. CHARLES, ILLINOIS 5/3/2016

WBK
engineering

Joseph H. Abel & Associates
Land Use Planning Zoning Economic Development Expert Testimony
 200 Forest Avenue
 Glen Ellyn, Illinois 60137
 (630) 858-5085
 Fax (630) 668-9693

GRWA
LAND PLANNING
 BIOLOGICAL CONSERVATION
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60887
 PHONE: 630-668-7197

GARY R. WEBER ASSOCIATES, INC.

Land Use Capacity Study

The Land Use Capacity Study exhibit is a demonstration of the site capacity taking into account the physical site, the proposed RM-3 PUD zoning standards and the stipulations included within the City of St. Charles and Village of West Chicago Boundary Agreement. It should be noted as described previously, that a final PUD plan will be presented to the City of St. Charles following the initial annexation process. Therefore the included Land Use Capacity Study demonstrates a logical development pattern establishing points of access, location and sizing of stormwater management infrastructure, understanding of surface drainage flows and sanitary sewer and water main connections, as well as taking into account density, building heights, drainage and landscape requirements as described within the boundary agreement.

The site is designed to locate a primary Smith Road access point which divides the Petkus Property into two distinct development areas. This would allow for either a single development or two separate developments bisected by a landscaped boulevard primary entrance roadway. If the site is developed as two separate developments the current site analysis and design efforts will document and design the primary elements of the shared infrastructure and shared maintenance responsibilities. A second access point is located further north along Smith Road allowing a second option for resident and emergency services access.

The site generally drains from south to north towards the existing homes in the Cornerstone Lakes subdivision at the Petkus Property north property line. This is the natural location for a stormwater management basin proposed with a wetland bottom. The stormwater management basin is linear in the east-west direction which will allow surface drainage from the entire site to be drained into the basin and discharge at the east end into an existing West Chicago storm sewer and designated overland flow route. Pending final design and permitting, the plan will also bypass off-site tributary surface water from the west into the storm water management basin to mitigate current drainage problems along the common property line with the Cornerstone Lakes residential lots.

It should be noted that the boundary agreement limits density within 300 feet from the Cornerstone Lakes south property line (or backs of residential lots) which is called out on the Land Use Capacity Study. The boundary agreement also limits structure to a maximum of three stories with an additional thirty (30) foot planted landscape buffer. The Land Use Capacity Study complies with all of these requirements. The balance of the property beyond the 300 foot zone consists of four (4) story buildings arranged in asymmetrical pattern in the western portion of the site. The balance of the eastern portion of the site also includes four story buildings arranged around a landscaped courtyard with the three story buildings to the north. With these building types there would be both interior building parking and surface parking for residents and guests.

A total of 416 multi-family units are proposed for the site ranging from one to three bedrooms. Based on preliminary assumptions a mix of 40-40-20 yields a total of 166 one-bedroom, 166 two-bedroom, and 84 three-bedroom units. A total of 9.16 acres of land falls within 300 feet of the Cornerstone Lakes Subdivision. Maximum allowable density per the boundary agreement is governed at 7.5 units per acre yielding a total of 68 units with a maximum of three-story structures. The balance of the site is 17.42 acres yielding 348 units at 20 units per acre (RM-3 zoning) for a total maximum land use capacity of 416 multi-family residences.



Proposed Density			
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



CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: _____
Project Number: _____ -PR- _____
Application Number: _____ -AP- _____

Received Date

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: Smith Road, North of Route 64	
	Parcel Number (s): 0130100016, 0130100009	
2. Applicant Information:	Proposed Project Name: Petkus Property	
	Name Albert M. Petkus, Trustee	Phone (630) 654-4310
3. Record Owner Information:	Address 5 Regent Court Burr Ridge, IL 60527	
	Email alpet@comcast.net	
3. Record Owner Information:	Name Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999	
	Address same as above	
3. Record Owner Information:	Phone same as above	
	Fax same as above	
3. Record Owner Information:	Email same as above	

Please check the type of application:

PUD Concept Plan: Proposed Name: Petkus Property

Subdivision Concept Plan Proposed Name: _____

Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: R-4 (DuPage County)

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Vacant/Agriculture

Proposed zoning of the property: RM-3 General Residential PUD? YES

Proposed use of the property: Multi-Family

Comprehensive Plan Designation: Multi-Family / Single-Family Attached

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

- **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- **PLAT OF SURVEY:**
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- **PLANS:**
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

Concept Plans shall show:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Existing streets on and adjacent to the tract
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
 - Architectural elevations showing building design, color and materials (if available)
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

□ **SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

□ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

□ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

□ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Albert M. Pelkus, Sole Trustee of the Albert M. Pelkus Trust under Trust Agreement dated February 1, 1999. _____
Record Owner Date

Applicant or Authorized Agent Date

**CITY OF ST. CHARLES
REIMBURSEMENT OF FEES AGREEMENT**



City of St. Charles Acct. # _____

I. Owner:

Owner of Property: Albert M. Petkus, Trustee Date: 08/26/2016

Owner's Address: 5 Regent Court, Burr Ridge, IL 60527

Owner's Phone Number: (630) 654-4310

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: Albert M. Petkus, Trustee

Petitioner's/Applicant's Address: 5 Regent Court, Burr Ridge, IL 60527

Petitioner's /Applicant's Phone Number: (630) 654-4310

III. Location of Property:

General Location of Property: Smith Road, North of Route 64

Acreage of Parcel: 26.98 Acres

Permanent Index Number(s): 0130100016, 0130100009

Legal Description (attach as Exhibit A)

IV. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordings, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he shall deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the Petitioner/Applicant or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the City may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: ³RM-3	Ordinance #:	
Minimum Lot Area	2,200 sf/du		*2
Minimum Lot Width	65 ft		*2
Maximum Building Coverage	40%		*2
Maximum Building Height	45 ft or 4 stories, whichever is less		*2
Minimum Front Yard	30 ft		*2
Interior Side Yard	25 ft, each side		*2
Exterior Side Yard	30 ft		*2
Minimum Rear Yard	30 ft, 5 ft for garages accessed from an alley		*2
% Overall Landscape Area	20% for a lot or parcel with on-site stormwater management		*2
Building Foundation Landscaping	As required by ordinance		*2
% Interior Parking Lot Landscape	10%		*2
Landscape Buffer Yards ¹	30'		*2
# of Parking spaces	650		*2

166 1BR 199.2 Spaces
 166 2BR 282.2 Spaces
 84 3BR 168.0 Spaces
416 Total 649.4 Spaces

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

² The attached density study is presented for development consideration for initiation of the annexation and zoning process for the City of St. Charles. A more detailed study including proposed zoning standards will be presented by the ultimate developer of the site. See narrative for additional details.

³ The Petkus Property is subject to additional zoning criteria as contained in the certain Boundary Line Agreement by and between the City of St. Charles and the City of West Chicago recorded as Document Number R2014-113800.

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	_____
Date Submitted:	_____
Prepared by:	_____



Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
> 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
> 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
> 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
> 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
> 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
> 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
> 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
> Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
> 1 Bedroom	166	DU x .002	=0.332	DU x .001	=0.166	DU x .001	=0.166
> 2 Bedroom	166	DU x .086	=14.276	DU x .042	=6.972	DU x .046	=7.636
> 3 Bedroom	84	DU x .234	=19.656	DU x .123	=10.332	DU x .118	=9.912

Totals 416 TDU 34.264 TE 17.470 TM 17.714 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	34.264	x .025	= 0.8566
Middle (TM)	17.470	x .0389	= 0.679583
High (TH)	17.714	x .072	= 1.275408
Total Site Acres			<u>2.811591</u>

Cash in lieu of requirements -

2.811591 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 676,187.64

INCLUSIONARY HOUSING SUMMARY

Name of Development	_____
Date Submitted:	_____
Prepared by:	_____



Background:

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. Use this worksheet to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required	=	# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	416	X	10%	=	41.6

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit	=	Total Fee-In-Lieu Amount
41.6	41.6	X	\$72,819.50	=	\$3,029,291.20

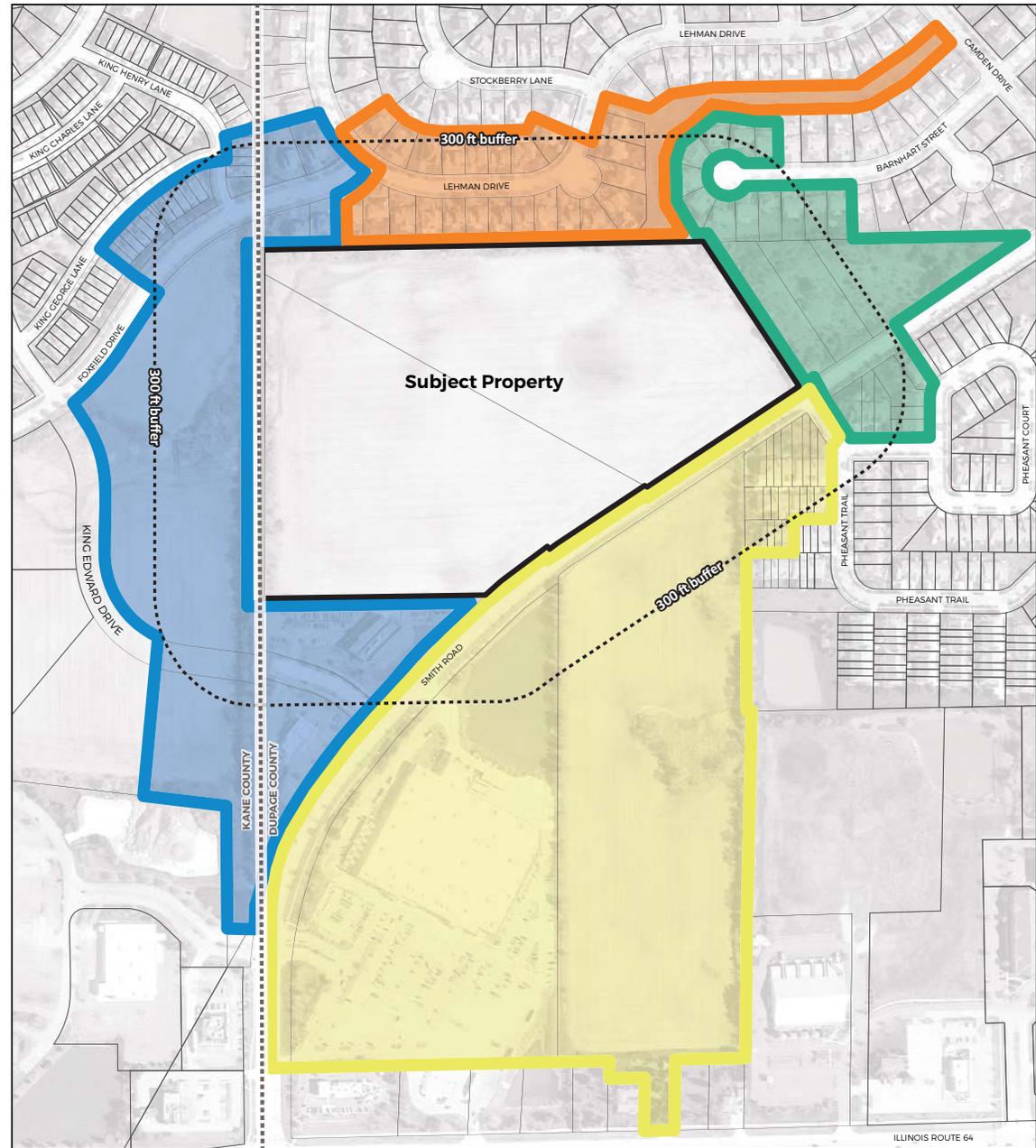
Adjacent Property Owners Overview

Adjacent property owners and mailing addresses for Petkus Property

- Petkus Property PINs: 01-30-100-009 and 01-30-100-016

Map Legend

- Page One Adjacent Property Owners
- Page Two Adjacent Property Owners
- Page Three Adjacent Property Owners
- Page Four Adjacent Property Owners
- ⊙ 300 ft buffer around Petkus Property (including R.O.W.)



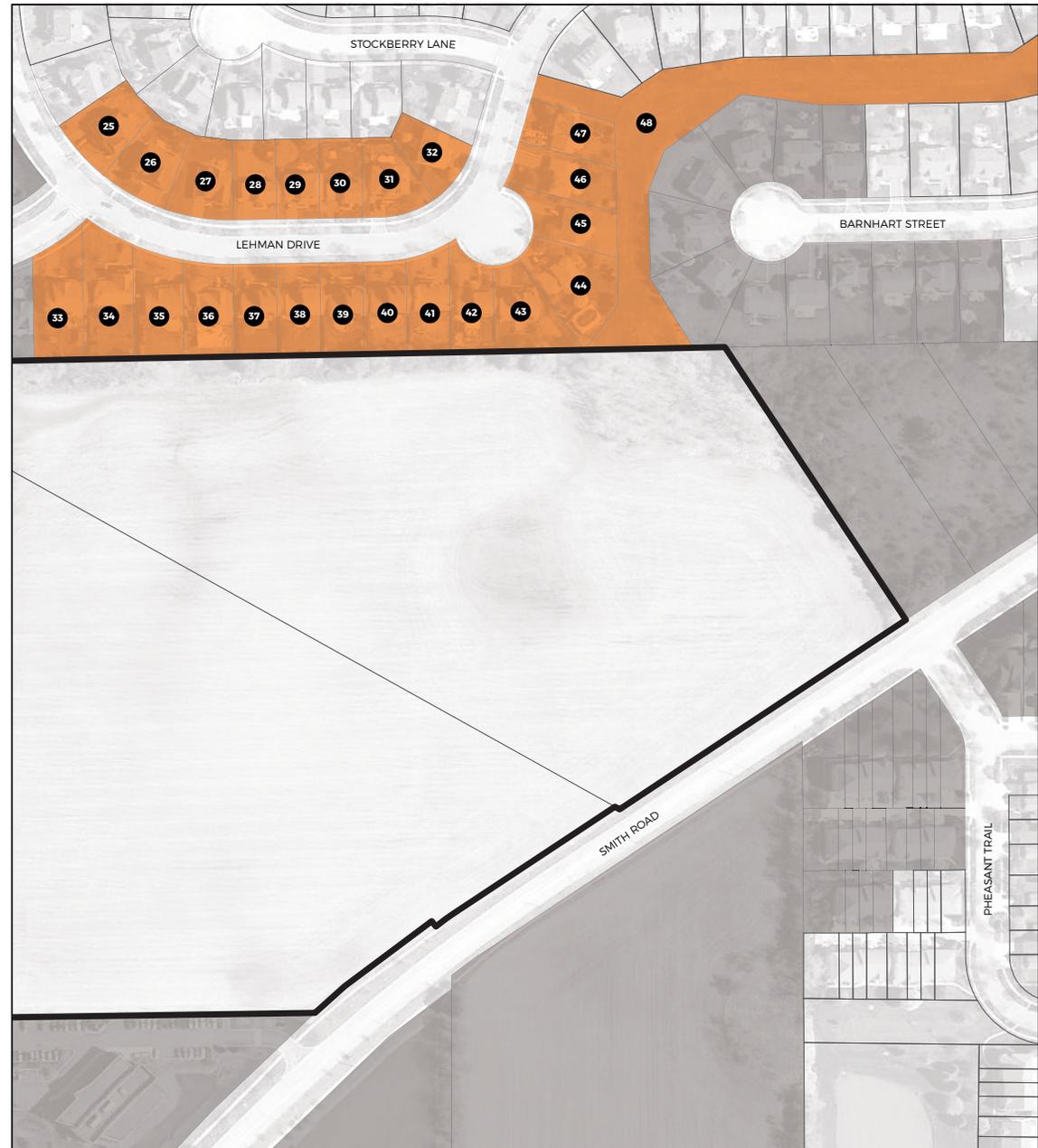
Adjacent Property Owners Page One

- | | |
|--|---|
| 1 09-24-478-107
PRAHL, ROBERT J & MARY L LIVING TRS
3731 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 15 09-24-478-127
DUVALL, JERRY L DCLRN OF TRUST . TRUSTEE
702 KING HENRY LN, ST CHARLES, IL 60174 |
| 2 09-24-478-108
LA VALLE, RONALD E & ANGELA L .
3733 KING GEORGE LN, ST CHARLES, IL 60174 | 14 09-24-478-126
BENNERDO, ANTHONY R & MARIE J .
704 KING HENRY LN, ST CHARLES, IL 60174 |
| 3 09-24-478-109
TRUST # 8002347653, , TRUDY E BOURASSA
3735 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 16 09-24-478-125
SANTA-MARIA, JOSE L.
706 KING HENRY LN, SAINT CHARLES, IL 60174-7842 |
| 4 09-24-478-110
WHITFIELD, HELEN .
3737 KING GEORGE LN, ST CHARLES, IL 60174 | 17 09-24-478-124
NICHOL, FRANK J & THERESE E .
708 KING HENRY LN, ST CHARLES, IL 60174 |
| 5 09-24-478-149
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174 | 18 01-19-310-001
PATEL, HEMANT & PINAL
2801 FOXFIELD DR, WEST CHICAGO IL 60185 |
| 6 09-24-478-112
COTTE, MARLA SCHECKMAN
3741 KING GEORGE LN, ST CHARLES, IL 60174 | 19 01-19-310-002
VANDERMEY, ERIK & TAMMY L
2791 FOXFIELD DR, WEST CHICAGO IL 60185 |
| 7 09-24-478-113
CONNELLY, SCOTT A & EVELYN M .
3743 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 20 01-19-302-002
DEPAEPE FAMILY LTD PRTRNS, C/O CASEY DEPAEPE
2449 ALAMANCE DR WEST CHICAGO IL 60185 |
| 8 09-24-478-114
SCHUCK, ELIZABETH C .
3745 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 21 01-19-302-001
NGUYEN, LIEU
2800 FOXFIELD DR, WEST CHICAGO IL 60185 |
| 9 09-24-478-115
VIVACQUA, JOSEPH G .
3747 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 22 09-25-245-002
WEST SUBURBAN BANK TR # 2580, AMCO PROPERTIES
2863 95TH ST UNIT 143-373, NAPERVILLE, IL 60564-9005 |
| 10 09-24-478-116
ILIE, DORIN & MIHAELA .
3749 KING GEORGE ST, ST CHARLES, IL 60174 | 23 09-25-245-002
WEST SUBURBAN BANK TR # 2580, AMCO PROPERTIES
2863 95TH ST UNIT 143-373, NAPERVILLE, IL 60564-9005 |
| 11 09-24-478-148
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174 | 24 01-30-108-001
US BANK
2800 E LAKE ST, MINNEAPOLIS MN 55406 |
| 12 09-24-478-138
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174 | 25 01-30-107-001
DJG REAL ESTATE OF IL, ATTN D SERGI
225 SMITH RD ST CHARLES IL 60174 |



Adjacent Property Owners Page Two

- | | | | |
|----|--|----|--|
| 25 | 01-19-301-012
CHAUDHRY, FOZIAE TR
2775 DAVENPORT DR, WEST CHICAGO IL 60185 | 37 | 01-19-302-007
WINOKUR FAMILY TR
2740 LEHMAN DR, WEST CHICAGO IL 60185 |
| 26 | 01-19-301-011
BHATIA, SATISH ET AL
2745 LEHMAN DR, WEST CHICAGO IL 60185 | 38 | 01-19-302-008
BUNDY, RYAN J & TERESA B
2730 LEHMAN DR, WEST CHICAGO IL 60185 |
| 27 | 01-19-301-010
CRANDELL, WALTER & MARIA
414 PINE LAKE CIR, VERNON HILLS, IL 60061-1202 | 39 | 01-19-302-009
SANDS, KENNETH B & SHERYL
2720 LEHMAN DR, WEST CHICAGO IL 60185 |
| 28 | 01-19-301-004
BAMBERGER, HERBERT & EDEN
2735 LEHMAN DR, WEST CHICAGO IL 60185 | 40 | 01-19-302-010
THOMPSON, LANCE & MARGIE
2710 LEHMAN DR, WEST CHICAGO IL 60185 |
| 29 | 01-19-301-005
SCIORTINO, SAMUEL & E
2725 LEHMAN DR, WEST CHICAGO IL 60185 | 41 | 01-19-302-011
NUNES, ANTHONY & JOANNA
2700 LEHMAN DR, WEST CHICAGO IL 60185 |
| 30 | 01-19-301-006
CANNISTRA, JULIE & MARIO
2715 LEHMAN DR, WEST CHICAGO IL 60185 | 42 | 01-19-302-012
MIKUTIS, JOEL & DEBORAH
2690 LEHMAN DR, WEST CHICAGO IL 60185 |
| 31 | 01-19-301-007
PATEL, KETAN & DIPIKA
2705 LEHMAN DR, WEST CHICAGO IL 60185 | 43 | 01-19-302-013
MALORNY, DOUGLAS & KELLY
2680 LEHMAN DLN, WEST CHICAGO IL 60185 |
| 32 | 01-19-301-008
DOREN, CHARLES & ELIZABETH
2665 LEHMAN DR, WEST CHICAGO IL 60185 | 44 | 01-19-302-014
SCHREIBER, ROBERT R & L
2670 LEHMAN DR, WEST CHICAGO IL 60185 |
| 33 | 01-19-302-003
TAN LIM, CHARLIES C & J
2780 FOXFIELD DR, WEST CHICAGO IL 60185 | 45 | 01-19-302-015
STRAHL, JULIE A
2660 LEHMAN DR, WEST CHICAGO IL 60185 |
| 34 | 01-19-302-004
ABDIN, IADEDDIN & HIYAM
2770 LEHMAN DR, WEST CHICAGO IL 60185 | 46 | 01-19-302-016
DUNFE, JAMES A & CARRIE A
2650 LEHMAN DR, WEST CHICAGO IL 60185 |
| 35 | 01-19-302-005
MC CABKE, JESSE & RACHEL
2760 LEHMAN DR, WEST CHICAGO IL 60185 | 47 | 01-19-302-017
SIDDIQUI, ALI & FAIZ
2640 LEHMAN DR, WEST CHICAGO IL 60185 |
| 36 | 01-19-302-006
BENHART, NICHOLAS & TARA TR
2750 LEHMAN DR, WEST CHICAGO IL 60185 | 48 | 01-19-302-018
WEST CHICAGO PARK DIST
157 W WASHINGTON ST, WEST CHICAGO IL 60185 |



Adjacent Property Owners Page Three

49 01-19-302-040
ZILLA, ANTHONY J
 2585 BARNHART ST, WEST CHICAGO IL 60185

50 01-19-302-062
DUSSIAS, THOMAS & PENELOPE
 2595 BARNHART ST, WEST CHICAGO IL 60185

51 01-19-302-063
SCHUMAN, TAMARA & THOMAS
 2597 BARNHART ST, WEST CHICAGO IL 60185

52 01-19-302-043
PATEL, HETAL & YOGINI
 2599 BARNHART ST, WEST CHICAGO IL 60185

53 01-19-302-044
ANDRE ROBERTS, YVONNE
 2598 BARNHART ST, WEST CHICAGO IL 60185

54 01-19-302-045
WILSON, JERRY H & EUGENIA
 2596 BARNHART ST, WEST CHICAGO IL 60185

55 01-19-302-049
ROA, ROLANDO D & RUTH M
 2592 BARNHART ST, WEST CHICAGO IL 60185

56 01-19-302-047
DE NICOLO, GIUSEPPE & P
 2588 BARNHART ST, WEST CHICAGO IL 60185

57 01-19-302-048
PATEL, VINAY C & SONAL V
 2584 BARNHART ST, WEST CHICAGO IL 60185

58 01-19-302-049
AGANON, JESSE & DIANE
 2580 BARNHART ST, WEST CHICAGO IL 60185

59 01-19-302-050
HARRIS BK HINSDALE L3798
 2570 BARNHART ST, WEST CHICAGO IL 60185

60 01-19-302-051
BRANDT, JAMES & KRISTINA
 2560 BARNHART ST, WEST CHICAGO IL 60185

61 01-30-100-004
CHEHADE, E & J GORECKA
 4N060 WOODLAND CT, WAYNE IL 60184

62 01-30-100-003
CHEHADE, E & J GORECKA
 4N060 WOODLAND CT, WAYNE IL 60184

63 01-30-100-002
CHEHADE, E & J GORECKA
 4N060 WOODLAND CT, WAYNE IL 60184

64 01-30-105-038
CALISTRO, RALPH P & ROSA
 4087 PHEASANT CT, ST CHARLES IL 60174

65 01-30-105-037
STEINKE LIVING TRUST
 4089 PHEASANT CT, ST CHARLES IL 60174

66 01-30-105-036
SKIBICKI, LOUIS & CORRINNE
 4091 PHEASANT CT, ST CHARLES IL 60174

67 01-30-105-035
WADE, DELORES D
 4093 PHEASANT CT, ST CHARLES IL 60174

68 01-30-104-004
COLE, DEBBY L
 4020 PHEASANT CT, ST CHARLES IL 60174-8804

69 01-30-104-003
NOVAK, DONALD L
 4018 PHEASANT CT, ST CHARLES IL 60174

70 01-30-104-002
JAEGER, RONALD J & L L
 4016 PHEASANT CT, ST CHARLES IL 60174

71 01-30-105-003
BACINO TR, JAMES & ROSE
 500 PHEASANT TR, ST CHARLES IL 60174



Adjacent Property Owners Page Four

72 01-30-103-018
KARA, ANDREW J
 501 PHEASANT TR, ST CHARLES IL 60174

73 01-30-103-017
TOMASINO, DONALD A
 13210 VINEYARD DR, HUNTLEY IL 60142

74 01-30-103-016
BANDUCCI, SIMONE ET AL
 505 PHEASANT TR, ST CHARLES IL 60174

75 01-30-103-015
LAVOIE, JOHN R P
 507 PHEASANT TR, ST CHARLES IL 60174

76 01-30-103-014
ROMANOW, PREEDARAT & J
 509 PHEASANT TRL, ST CHARLES IL 60174

77 01-30-103-013
MAJJIGA, T & T PENMETCHSA
 511 PHEASANT TR, ST CHARLES IL 60174

78 01-30-103-012
TROCKI II, JOHN & M
 513 PHEASANT TR, ST CHARLES IL 60174

79 01-30-103-011
SOUMAR, CINDY & PETER
 33W505 BREWSTER CIR, WAYNE IL 60184

80 01-30-103-019
MAZZIO, ANITA & L LONG
 531 PHEASANT TR, ST CHARLES IL 60174

81 01-30-103-020
MRUK, STEPHEN A
 529 PHEASANT TRAIL, ST CHARLES IL 60174

82 01-30-103-021
HORNECK JR, JAMES & ETAL
 527 PHEASANT TR, ST CHARLES IL 60174

83 01-30-103-022
MALACK, LEROY & JEANETTE
 525 PHEASANT TRL, ST CHARLES IL 60174

84 01-30-103-023
PRZYBYLSKI, MOLLY B
 523 PHEASANT TR, ST CHARLES IL 60174

85 01-30-103-024
CASSELL, JOANNE M
 521 PHEASANT TR, ST CHARLES IL 60174

86 01-30-103-025
LOPEMAN, MICHAEL P
 519 PHEASANT TR, ST CHARLES IL 60174

87 01-30-103-026
LU, JI ZONG & YAN XI ZHU
 517 PHEASANT TRL, ST CHARLES IL 60174

88 01-30-103-027
APPLE, MICHAEL G
 547 PHEASANT TR, ST CHARLES IL 60174

89 01-30-103-028
NEUMAN, MOLLY
 545 PHEASANT TR, ST CHARLES IL 60174

90 01-30-103-029
ANDERSON, J & R CALISTRO
 543 PHEASANT TR, ST CHARLES IL 60174

91 01-30-103-030
DAVILA, OSCAR & E SALAZAR
 541 PHEASANT TRL, ST CHARLES IL 60174

92 01-30-102-019
BARBARA PETKUS
 32W642 NORTH AVE, WEST CHICAGO IL 60185

93 01-30-101-020
WALMART STORES INC, C/O WALMART PROPERTY TAX
 PO BOX 8050 BENTONVILLE AR 72716



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BEFORE THE PLAN COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Petkus Property, 27 acres, :
north side of Smith Road :
(Albert Petkus) :
Application for Concept Plan. :
-----x

REPORT OF PROCEEDINGS
St. Charles, Illinois
Tuesday, September 20, 2016
7:00 p.m.

Job No.: 97799A
Pages: 1 - 87
Reported by: Paula M. Quetsch, CSR, RPR

In Re: Petkus Property, North Side of Smith Road
Conducted on September 20, 2016

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Report of proceedings held at the location of:

ST. CHARLES CITY HALL
2 East Main Street
St. Charles, Illinois 60174
(630) 377-4400

Before Paula M. Quetsch, a Certified Shorthand
Reporter, Registered Professional Reporter, and a
Notary Public in and for the State of Illinois.

In Re: Petkus Property, North Side of Smith Road
Conducted on September 20, 2016

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PRESENT:

- TODD WALLACE, Chairman
- TIM KESSLER, Vice Chairman
- BRIAN DOYLE, Member
- DAN FRIO, Member
- JIM HOLDERFIELD, Member
- LAURA MACKLIN-PURDY, Member
- TOM SCHUETZ, Member
- MICHELLE SPRUTH, Member

ALSO PRESENT:

- RUSS COLBY, Planning Division Manager
- RITA TUNGARE, Community and Economic
Development Director

In Re: Petkus Property, North Side of Smith Road
Conducted on September 20, 2016

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P R O C E E D I N G S

CHAIRMAN WALLACE: This meeting of the
St. Charles Plan Commission will come to order.

Tim, roll call.

VICE CHAIRMAN KESSLER: Spruth.

MEMBER SPRUTH: Here.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Doyle.

MEMBER DOYLE: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: Item 3 on the agenda is
presentation of minutes of the August 16th, 2016,
meeting. Is there a motion to approve?

VICE CHAIRMAN KESSLER: So moved.

MEMBER SCHUETZ: Second.

In Re: Petkus Property, North Side of Smith Road
Conducted on September 20, 2016

5

1 CHAIRMAN WALLACE: It's been moved and
2 seconded. All in favor.

3 (Ayes heard.)

4 CHAIRMAN WALLACE: Opposed.

5 (No response.)

6 CHAIRMAN WALLACE: Before we move on with
7 tonight's business, since this is our -- this is the
8 first meeting since September 11th, I would like to
9 invite you all to take a moment of silence and
10 remember.

11 (Moment of silence observed.)

12 CHAIRMAN WALLACE: All right. Thank you.

13 Item 4 on the agenda is the Petkus Property,
14 North Side of Smith Road (Albert Petkus) Application
15 for Concept Plan.

16 I'd like to welcome you all here tonight, and
17 I want to give a summary of what the Plan Commission
18 is and what we do.

19 We are tasked by the City Council -- first
20 of all, we're appointed as volunteers to serve on
21 the Plan Commission, and we're tasked by the City
22 Council to review applications that come before us
23 and conduct public hearings.

24 That's not what we're doing tonight. This

In Re: Petkus Property, North Side of Smith Road
Conducted on September 20, 2016

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1 is actually prior to a public hearing because there
2 hasn't been any application filed.

3 So what we do as a courtesy to people who are
4 considering making an application is we'll conduct a
5 concept plan review. And at this point in the
6 process, the developer presents what they may come
7 before the City with, and we provide constructive
8 comments both in favor of and not in favor of in the
9 potential application.

10 So the way that we're going to run this
11 tonight is, first of all, the developer is going to
12 make a presentation, and following the presentation
13 members of the Plan Commission will ask questions of
14 the developer. Following that anyone in the audience
15 who wishes to may ask a question.

16 After that, at the end of the process the
17 Plan Commission will give comments to the developer
18 on what they do and do not like about the plan.
19 This enables a developer to go back and incorporate
20 those changes before making a final application with
21 the City.

22 We have a court reporter here in the room,
23 and she can only take down one voice at a time. So
24 I would ask that anyone who wishes to speak first be

In Re: Petkus Property, North Side of Smith Road
Conducted on September 20, 2016

7

1 recognized by me, and when speaking, I would ask
2 that you come up to the lectern and state your name
3 and your address and then ask questions or make
4 comments as you see fit.

5 Now, there are a lot of people here tonight,
6 and it's not our intention to have this go until
7 midnight. So I would ask for a courtesy in making
8 comments brief, asking questions that are on point,
9 and if someone else has already asked a question or
10 made a comment that you intend to make, it's been
11 made and heard by the Plan Commission, and I would
12 ask that you just let it be at that. Unfortunately,
13 we don't have time for 100 different people to make
14 speeches. So I would just ask that you give us the
15 information that you think is important and allow
16 other people to do that, too.

17 And then after this -- sorry -- I lost my
18 train of thought. After this meeting we will take
19 no action. We will conduct this hearing -- this
20 meeting, this concept plan review, and then we won't
21 do anything further. It will be before the planning
22 and development committee of the City Council for a
23 similar meeting. That's on, I believe October 10th.
24 It will be similar to this one, and that will be a

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1 time to be heard by City Council members.

2 So as I said, we don't do anything following
3 this meeting. As soon as the applicant feels that
4 they are in a position to come before the City, they
5 will file an application, and at that point we'll
6 have a public hearing, and that will be another time
7 to be heard.

8 That being said, when an application comes
9 before the City, we consider what the application is
10 asking for. At this point in time, we can give the
11 developer suggestions as to what that application
12 would be. And I would ask -- the smart thing to do
13 is to keep to the zoning ordinance, the zoning
14 classification, what type of application you'd like
15 to come before the City because that's what we
16 consider. We don't consider anything regarding
17 policy, just regarding the application itself.

18 Any questions?

19 (No response.)

20 CHAIRMAN WALLACE: All right. Seeing none,
21 staff, anything before we begin?

22 MR. COLBY: No.

23 CHAIRMAN WALLACE: Okay. And how long do
24 you expect your presentation to take?

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1 MR. CARRARA: 10 to 15 minutes, Mr. Chairman.

2 CHAIRMAN WALLACE: All right. I'll be
3 timing you.

4 MR. CARRARA: Thank you, Mr. Chairman,
5 Commissioners. My name is Kevin Carrara. I'm with
6 the law firm of Rathje & Woodward, and I represent
7 the property owner on this concept application.
8 Thank you for your time this evening, and we look
9 forward to your input as we work through this
10 process.

11 Before we begin the meat of the presentation,
12 I'd like to take a few moments and try to address
13 what may be some misconceptions or misunderstanding
14 as to our concept application.

15 In meeting with the surrounding neighbors
16 prior to coming before you tonight, we determined
17 that we think there's a misunderstanding in the
18 reading of our concept application. Any reference
19 to a PUD or a planned unit development, as we're
20 aware in the zoning world, those initials mean
21 something, and we believe they've been confused with
22 the initials HUD or the Housing and Urban
23 Development department of the Federal government and
24 have even gone so far as to confuse it with us

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1 seeking approval of Section 8 housing before you
2 this evening. I think, as the Chair recognized,
3 none of that is before this Commission today.

4 I think you've read our application. I
5 think staff will agree with us, nowhere at any time
6 have we discussed any type of Section 8 housing nor
7 have we discussed any HUD housing programs. That's
8 not why we're here this evening. We're here this
9 evening for your input on our concept application
10 for a planned unit designation and RM rezoning.

11 With that a little bit of backdrop, I'll go
12 ahead and introduce the team tonight to explain our
13 concept to you.

14 First, I have Al Petkus. He's the property
15 owner. The Petkus family has owned property in the
16 area since the 1950s. In fact, most of the area you
17 see around the green screen, all the houses and
18 commercial developments were built on land that was
19 at one time probably the Petkus family's dairy farm.

20 Al purchased the first half of the 27 acres
21 in 1998 from his family, and he then purchased the
22 remaining half in 2002. The property is not for
23 sale. It's not being marketed. We're just here to
24 try to get information and work with the City through

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1 this concept process.

2 As the Chair said, should this process ever
3 get to an application or at some point an actual
4 development, the developer will have to go through
5 the planned unit process, have the public hearings,
6 prove the necessary standards that would be both
7 within the annexation agreement, as well as the
8 zoning code for whatever the end use may be a part
9 of the development at some point in the future.

10 Now, there's been some concern that people
11 suggest we're not being truthful with the City, that
12 we have some kind of deal hidden away in our pocket.
13 That's not the case. Some have said, "Why are they
14 spending so much money to get to the process if
15 there isn't anything down the road?"

16 Well, it's a very simple question, and Al will
17 be the first to admit it. He's not a builder; he's
18 not a developer; this is his first foray into this
19 process, and he doesn't understand the zoning context.
20 When we first met with him, he didn't understand what a
21 PUD was either. He didn't understand what RM-3 was.
22 We had to work through that process. So Al wanted
23 to hire the experts to help him understand that.

24 One of the understandings he wanted to try

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1 to get a baseline on is the 2014 boundary line
2 agreement between the cities of Charles and West
3 Chicago and what impact that boundary line agreement
4 and some of the terms and conditions within there
5 have on his property. He wanted to understand those
6 variables and what that meant, but he also wanted to
7 understand the engineering variables that should
8 development happen in the future, can it be
9 sustained on this property.

10 So with that little bit of background, today
11 we have -- with me this evening I have Rich Olson
12 and Joe Abel. They're the land planning side of the
13 team. They're here to help explain to you the how
14 and why our request for annexation, the planned unit
15 development, and the underlying zoning make sense.

16 Additionally, we have Chuck Hanlon and
17 Chris Lindy from WBK Engineers. They're here to
18 help explain the reasons why the engineering also
19 makes sense in terms of the planned unit development
20 and zoning classification that we are seeking.

21 Now, this is probably a perfect time for me
22 to then go ahead and transition over. I'm going to
23 bring up Mr. Abel. Joe Abel, some of you may have
24 seen him before you. He's been a planner for over

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1 40 years. He's been involved with the initial
2 drafting of ordinances, the implementation of
3 ordinances, amendments to ordinances at both the
4 municipal and county level. He's been a key party
5 in preparing concept plans for municipalities as
6 well as counties. He has served as a staff member
7 of the Lake County Regional Plan Commission and
8 ultimately was the director of the DuPage County
9 Regional Plan Commission and the director of their
10 department of development.

11 Joe's going to come up, and he's going to
12 explain to you how he begins the zoning analysis to
13 determine whether the requests that we're asking for
14 can be validated under the guidelines that planners
15 use to make those decisions.

16 Joe, can you come on up?

17 MR. ABEL: Good evening. As the attorney has
18 said, I have been doing this for quite some time,
19 and I'm very familiar with their area, as being
20 planner of planning for DuPage County for 17 years.
21 The plan that we developed with the County was
22 rather unique. This was back in the '70s, and it
23 included not just the incorporated area, but it was
24 a plan for every municipality. It took us about

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1 seven years to get it signed off on. And one of the
2 communities was St. Charles, the part that is in
3 DuPage. We also planned a mile-and-a-half in every
4 direction. So I've been very familiar with this
5 site starting in 1970. So it's been an ongoing
6 relationship with this area and with the city of
7 St. Charles.

8 I was asked to do a land use capacity study.
9 I do a lot of this work in terms of determining what
10 is the highest and best use of the property not only
11 for court cases, but I do an awful lot of work for
12 condemnation cases, and it's my role in the
13 condemnation case, either representing government or
14 the property owner, to determine what is the highest
15 and best use, and then the appraisers use that to
16 determine value.

17 So that's basically what we're looking at
18 tonight is in terms of what represents the highest
19 and best use from a zoning and planning standpoint
20 for the subject property.

21 The location, I'm not going to spend a lot
22 of time on that, but you're here for a reason. You
23 know your community better than me, obviously, even
24 after I've been involved this length of time. But

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1 we are just directly north of the Walmart facility.
2 We are directly east of the Oliver Hoffman property;
3 many of you are familiar with that. I did have a
4 small involvement in that case back -- I forget how
5 many years it's been now. So I was also involved in
6 that with the Walmart, spent a lot of time on the
7 DuPage Airport. So this entire area is very, very
8 familiar.

9 The slide you're looking at shows the 27-acre
10 parcel, and you can see the residential areas that
11 surround the property to the north. The northwest
12 we have the Kingswood subdivision, and I'm going to
13 switch to another exhibit which will show you, more
14 importantly, all the jurisdictions that are involved
15 here. We have the city of St. Charles; we have the
16 city of West Chicago, and we have the County that
17 still has unincorporated land in this area.

18 THE COURT REPORTER: Can you speak into the
19 microphone?

20 MR. ABEL: Sure.

21 CHAIRMAN WALLACE: Can you pull the
22 microphone down a little? Thank you.

23 MR. ABEL: All right. More importantly, now
24 we come to the existing land use and the zoning.

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1 This is the kind of map that normally we prepare
2 either for testimony on a condemnation case for
3 highest and best use for a rezoning case, or working
4 with a municipality, as our attorney said, I've
5 probably prepared over 100 comprehensive plans,
6 zoning ordinances, and have done the redistricting
7 for communities of their entire zoning. So there
8 are certain rules that we follow, and especially in
9 a court case there's -- I'm sure you've heard the
10 term LaSalle factors. One of the most important
11 factors most judges rely on is the existing land use
12 and the zoning surrounding the subject property.

13 So I'm going to start with to the north. As
14 I said, we have the Cornerstone Lakes subdivision,
15 which is in the city of West Chicago. West Chicago
16 continues to the east along the city of St. Charles
17 Pheasant Run Trails. On their eastern boundary is
18 also the city of West Chicago, and then you can see
19 that the subject property in the area, the long
20 narrow piece that goes from Smith Road down to
21 North Avenue is also still in DuPage County. It is
22 zoned OR. It's zoned OR because the comprehensive
23 plan that I was responsible for developing and
24 keeping up to date for 17 years always indicated

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1 that this area would be nonresidential and would be
2 either commercial or office and research.

3 As you come around to the -- directly south
4 there are some OR in there with an office use and
5 then US Bank, and then directly south on the south
6 side of Smith Road is the Walmart property, which
7 has a long, rich history in itself.

8 Directly to the west is the Charlestowne
9 Mall which is now called The Quad, and that's probably
10 the most dominant land use feature other than the
11 Walmart that's existing at the present time.

12 Now, as you circle around to the west side
13 of the subject property, we have the RM-3 zoning
14 that was put in place as part of the Oliver Hoffman
15 solution, I guess is the best way to refer to it,
16 and then directly to the west of that is additional
17 land set aside for community business and then the
18 regional center which is zoned BR, which is your
19 regional business.

20 The rules that I want to go over with you
21 are pretty typically used by planners. I'm sure
22 your staff eventually, if you ask them, will agree
23 with most of these. I've used them, again, as I
24 said, over and over in all kinds of cases, and

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1 they've normally been supported in motion decisions
2 that have been ruled on.

3 The number one rule is, especially in this
4 particular situation, considering the City of West
5 Chicago. As was mentioned, there is an agreement, a
6 boundary agreement between St. Charles and the City
7 of West Chicago. I'd at least like to say I take
8 credit for your entering into that because one of
9 the last things I did in the 17 years, after years
10 and years of municipalities constantly fighting one
11 another for land, it was determined that maybe it
12 was time to be rational and not giving the store
13 away to get something in your community, and we
14 eventually convinced all the municipalities in
15 DuPage County to enter into a boundary line agreement.

16 We actually did the first cut-up. We took
17 the entire county and gave our professional opinion
18 from the county standpoint where land should go.
19 After that municipalities worked on it, and I'm proud
20 to say almost every municipality in DuPage County
21 has a boundary line agreement with their neighbors.

22 So at this point the subject property is
23 within your planning jurisdiction, and as part of
24 that boundary line agreement, there were certain

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1 conditions that had to be met. From a planning
2 standpoint the most important for me was the
3 transition from the single-family area to the north
4 and the subject property.

5 My first rule is that similar usage should
6 face one another, and you'll see that we have the
7 subject property facing additional land that's in
8 the county zoned OR, but on your comprehensive plan
9 that strip right up to the boundary line between
10 St. Charles and the south end of Pheasant Run is
11 designated for multiple-family development. So the
12 subject property and the north third of the property
13 is zoned -- or is recommended for zoning into the
14 multiple-family RM-3 district.

15 The setback that's there has a density
16 requirement of 7.5 dwelling units per acre.
17 Interestingly enough, in your own zoning
18 classification, whether it's the RM-2 or RM-3,
19 townhouses, attached housing can go to about -- I
20 think it's 10, but it works out to 10.13 dwelling
21 units per acre. In this agreement that 300-foot
22 strip cannot exceed 7.5 dwelling units per acre. So
23 there is a built-in transition.

24 So in addition to the idea that wherever

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1 possible land use transitions should take place at a
2 rear line, we've got the perfect situation here in
3 terms of the subject property because it does back
4 up to single-family.

5 You'll hear later that there are also some
6 drainage problems in there that are going to be
7 resolved within that 300-foot area. Your own
8 ordinance requires in addition to the 300-foot
9 setback for this density that there has to be a
10 30-foot landscape buffer.

11 So you've got rear yard transition taking
12 place; you have a 30-foot landscape buffer, and then
13 you have control over the density within that
14 development. You'll see that the density is not
15 going to play a big role because based on a land use
16 study that we did, we determined that based on the
17 RM-3 zoning and the type of development that's close
18 to the subject property that that area will almost
19 have to be exclusively used for detention, but I'm
20 going to leave that up to the engineers to talk about.

21 So in reality, in my mind as I analyzed how
22 to make the proper transition from every direction
23 on this property, the north is probably the best
24 transition. Number one, it's a rear lot line.

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1 Number two, there's a landscape buffer, and,
2 number three, there's a land use density that's even
3 less than would be permitted under your zoning
4 ordinance.

5 The transition in terms of the type of
6 transition -- now we're talking about multiple-
7 family as opposed to commercial. What you have here
8 is the classic development along North Avenue, which
9 is basically intense commercial development. And
10 normally we follow the rule of thumb that you go
11 from the highest intensity back to the lowest
12 intensity.

13 So as I looked at this exhibit, realizing
14 that the blue represents your high intensity
15 commercial development, and then in addition that
16 one-third that's on the south side of Smith Road
17 that's in the county is shown on your comprehensive
18 plan for additional multifamily became a no-brainer
19 so to speak in terms of zoning and planning
20 standpoint that the subject property should be used
21 for multiple-family development.

22 Looking directly to the east you can see you
23 go from BR, which is the very intense regional
24 business, then to the community business, then to

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1 the RM-3 which is the multiple-family, and then to
2 the subject property, which you can see is almost an
3 exact continuation of that RM-3. So the existing
4 RM-3 that's in the city of St. Charles, now you go
5 to the east, the subject property is RM-3, and then
6 you swing to the south and you're in RM-2, and the
7 buffer is already there within the 300 feet.

8 So in a nutshell, from my standpoint making
9 a professional recommendation as to the most
10 appropriate zoning classification and the most
11 appropriate use is first, multiple-family and then
12 the RM-3 zoning classification.

13 All of the standards will be met. When we
14 did our land use capacity study, everything also
15 fell in place in terms of adequate utilities, access.
16 We're on a main road, and you'll see an exhibit
17 indicating that the subject property can either be
18 developed as one unit, but in my professional opinion
19 it will probably wind up being done in two units.

20 And the range is everything. As you know,
21 the RM-3 includes single-family, two-family townhouse,
22 multiple-family. In fact, there's very little
23 difference between the RM-2 and the RM-3 other than
24 number of dwelling units per acre, which is needed

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1 in terms of taking care of the utilities, things of
2 that nature, and that it fits into the description
3 I made. In terms of height, there's really only a
4 difference of 5 feet in terms of the structures
5 themselves.

6 So, again, in my professional opinion the
7 RM-3 meets all of the criteria. I feel -- I won't
8 take you through all the factors, but I think it
9 meets all of the factors that are used in determining
10 what is the highest and best use of the property and
11 the proper zoning.

12 At this point I'll let our next speaker go
13 into how that 300 feet will be used. I always have
14 to bring up one comment, and most of us know what it
15 is. That 300 feet is the distance of a football
16 field. So sometimes you hear a number, and most
17 people in the audience will think, well, 300 feet,
18 that's not much. But when you think about it in
19 terms of the length of a football field, that's what
20 we're going to be talking about here in terms of the
21 distance between the rear yards to the north, and
22 that's not even the first structure; that's just to
23 the buildable area line, and some buildings will be
24 more than that.

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1 There's also, as you'll hear, some wetland
2 on the subject property in that 300-foot area. So
3 even if there should be a couple buildings that will
4 be to the east of some development that might go
5 into that 300-foot area, that would still be about
6 180 feet.

7 So the setback will be 80 percent 300 feet
8 in depth and about 20 percent 180 feet in depth, and
9 you'll see that in more detail when the engineer
10 will talk.

11 Thank you.

12 MR. CARRARA: I'm going to now bring up
13 Chuck Hanlon; he'll go through the engineering side
14 of this concept. Chuck.

15 MR. HANLON: Thank you, Kevin. We appreciate
16 the time to present to the Plan Commission this
17 evening.

18 As Kevin had mentioned, Mr. Petkus, the
19 owner, is a land owner that is seeking knowledge on
20 the property and will be seeking annexation zoning
21 to at some point prepare the property to be marketed
22 with an end user developer coming back to the City
23 to finish off a more detailed PUD process.

24 So following the zoning analysis and working

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1 towards the land use capacity study, one of the more
2 interesting dynamics of this property that you need
3 to know about is the tributary off-site drainage is
4 significant, and the impacts to both the Petkus
5 property and some of the existing impacts to the
6 neighbors in Cornerstone Lakes that abut property on
7 the north is what I want to explain to you now.

8 So if you look at the diagram, that red area
9 outlines the 234 acres of a tributary drainage.
10 Where the big red arrow is, that's the point where
11 all of that acreage enters onto the Petkus property
12 really at a single point. It's not always a running
13 creek, but at times following large rain events it
14 turns into a creek for several days after that
15 happens.

16 On one hand most of that upstream property
17 as you can see is developed either residential or
18 commercial. A little more than half the mall
19 property is tributary to the west side of the Petkus
20 Property. So on one hand it's all done within storm
21 water management basins certainly. On the other
22 hand what storm water management basins do is they
23 let the water out, as they should, slowly over a
24 longer period of time. So that's why that water

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1 keeps coming days and days, three days after a rain,
2 and the sun is shining and you're still seeing this
3 water across the Petkus Property as well as moving
4 into the residences in Cornerstone Lakes.

5 Just to follow this sort of black arrowed
6 line, the drainage turns directly north; it goes
7 west, and if you notice, the arrows are north of the
8 Petkus Property because that water is actually
9 moving east through the neighbors' yards, and then
10 it turns into a 60-foot corridor which was designed
11 for overland flow as well as a storm sewer, taking
12 it into the Cornerstone Lakes storm water management
13 basin to the very linear basin that widens out to a
14 larger pond here, all of this being the headwaters
15 to Norton Creek.

16 So as we go in a little bit closer on the
17 property, what's very important to understand with
18 the off-site drainage that enters, again, at the
19 location of the red arrow runs directly north, and
20 this outlined blue shape is really the area where
21 water is ponding and then sitting sometimes for
22 days, again, after a heavy rain.

23 That area used to drain directly north, but
24 after the construction of Cornerstone Lakes and The

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1 Knolls, that north overland flow that was all
2 farmland was in a sense blocked by the homes and
3 really kind of traps the water, overlapping in the
4 Petkus Property predominantly but also overlapping
5 into the neighbors' lots.

6 This ridge line, this high point prevents
7 this water from overland flowing to the east, and
8 what we want to show you -- and in many years of
9 doing this, it's rare to see this type of such an
10 obvious drainage problem that straddles this common
11 property line between the Petkus Property and the
12 developed Cornerstone Lakes property where there's
13 such a good, obvious solution to be able to mediate
14 that and fix that problem that exists today.

15 It's really very simple. We will have a large
16 storm water management basin that's oriented
17 longitudinally in an east/west direction. And where
18 it goes into the yards and sort of has a dead-end,
19 other than going into the storm pipe, the overland
20 flow exceeds sometimes what is comfortable for
21 somebody to have on their property for standing
22 water. We will sort of break through this high
23 point with the excavation of the storm water
24 management basin and channel that water and

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1 bypass -- all of this outside flow will be channeled
2 into a new storm water management basin that's
3 dedicated and designed to manage that water. That
4 water will be stored and metered out at a slow pace
5 like all storm water management basins are, and the
6 overland flow connection to a storm pipe then would
7 connect into the Cornerstone Lakes system to take
8 the water into the designated channel up into the
9 drainage way again heading to Norton Creek.

10 All that being said, though, the new impervious
11 areas that are created through the development of the
12 Petkus Property will be detained with computations
13 as they should be based on the ordinances that are
14 in place to store water, something that the Plan
15 Commission has certainly used on any development
16 process.

17 So, again, we have we believe a really good
18 way to mediate the existing drainage problems that
19 are there today. That leads us back to sort of a
20 land use discussion of this north line, as Mr. Abel
21 mentioned, at this point would be about 300 feet.
22 The boundary agreement speaks to 300 feet, just to
23 make sure we're understanding. The boundary
24 agreement specifies no more than 7.5 units per acre

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1 within 300 feet from the Cornerstone Lakes common
2 property line. It turns out that that's about the
3 same depth that we have for the storm water management
4 basin. It's a very large space in that area.

5 That creates a green belt along the northern
6 line that starts out at 300 feet on the western
7 portion of the property and may be reduced to half
8 that distance or so plus or minus on the eastern
9 half of the property. As you go through this area,
10 then you come into this wetland which also creates
11 another buffer to the residential development that's
12 to the north.

13 We looked at access points which work both
14 we believe for this property, as well as looking
15 across the street to the future undeveloped property.
16 There probably only wants to be one new intersection
17 in this area, and we wanted to make sure that it would
18 both work for this property as well as potentially
19 the property to the south side of Smith Road in the
20 future.

21 This plan was put together based on initially
22 looking at the unit count. The 416 unit count you
23 should also understand comes from doing the math on
24 the land area, the northern tier, that 7.5 units an

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1 acre, south of there the 300 feet discussed by the
2 boundary agreement. South of that point we take the
3 rest of the acres multiplied by 20 units an acre,
4 which is the RM-3 zoning, which leaves about
5 15.65 dwelling units per acre gross for the
6 property.

7 So the reason we looked at that number is
8 based on the zoning that we are requesting, that's
9 the absolute maximum allowed by just doing the math.
10 It's rare that any development hits that number
11 exactly or hits that maximum number, but in order to
12 submit the application, to go through the land cash
13 sheet, to look at impervious area, to look at traffic
14 concerns, we need numbers. We have to make some
15 assumption on the numbers, and we went to the
16 absolute maximum that it could be, understanding
17 that it would most likely be below that number, but
18 this seems to be the best way to make an analysis of
19 the balance of the property.

20 So any impact that we're looking at in a
21 sense is to the maximum. Any reduction of units
22 would certainly be a lesser impact than that. So
23 that's where the 416 number comes from. We created
24 the land use capacity as a physical one way out of

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1 many ways that the property could be laid out in the
2 future just to illustrate what it would look like if
3 you had 416 multifamily units on the property.

4 We believe it's very likely with creating
5 kind of a spine in the middle with a shared entrance
6 structure that there could be two developments and
7 two future developers, even more reason to understand
8 the property as a whole to go through the process
9 with the City, to coordinate with the Village of
10 West Chicago on the drainage aspects, as they have a
11 lot of standing with their residents in that location,
12 as well as the boundary agreement specifies that we
13 work with West Chicago and that really makes sense,
14 to understand the overall needs of the property and
15 infrastructure needs in the case that all that
16 information can be passed down to anybody that might
17 look at the property for development in the case
18 that we have a west side and an east side developer
19 in the development that might be two different
20 groups, we understand the global needs of how the
21 property is served through infrastructure.

22 We will note that this property also requires
23 a lift station. So for a 27-acre parcel taking on
24 the off-site drainage, taking on the bypass of the

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1 south-side drain, the oversizing of the storm water
2 management basin, the extra cost related to that,
3 the extra land dedicated for that, the expense of
4 the lift station on a 27-acre piece of property are
5 some overburdened costs of the development and would
6 be offset by the density request on the property but
7 certainly justified from a zoning standpoint Mr. Abel
8 has gone through.

9 I just want you to understand the evolution
10 of where the plan came from, and, again, I'll just
11 leave the slide up of the property location and have
12 Kevin say what he wants.

13 MR. CARRARA: Thank you, Chuck.

14 Mr. Chairman and Commissioners, I think we've
15 tried to keep it somewhat brief but give you some
16 bit of history as to what our process was to come
17 before you and continue to receive your input, as
18 well as the input of City Council as we move forward.

19 So we stand ready to address questions if
20 you want us to address those now. Just let us know
21 how you'd like to proceed.

22 CHAIRMAN WALLACE: All right. Thank you.

23 Plan Commissioners, questions?

24 MEMBER HOLDERFIELD: I have a question. It

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1 goes back to the point you made about the units per
2 acre. I know you explained it, but I just want to
3 hear it again.

4 The total size is 27 acres, and if we divide
5 416 by 27, you get 15.4 per acre; right? What I
6 don't understand is, the 300-foot barrier across the
7 front. There's no houses in that area, so aren't
8 you squeezing more homes into a smaller area? I
9 just can't quite see what you're saying there.

10 MR. HANLON: So, actually, this is the
11 300-foot line right here. In this particular plan
12 we have two buildings and maybe one-third of the
13 southern building that's here. Again, it's done by
14 acreage, but if I take that acreage, which is
15 9.17 acres of the property is in that 300-foot zone,
16 times 7.5, which is the maximum --

17 MEMBER HOLDERFIELD: You take out of the 27?

18 MR. HANLON: Yes. Then the RM-3 maximum
19 density of 20 units per acre is multiplied by the
20 balance of 17.42 acres, which yields 348 units, and
21 when you add those two numbers, you have the 416.

22 So there are units within that 300-foot
23 area. Only the eastern portion of that 300-foot
24 area has units in it.

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1 MEMBER HOLDERFIELD: I guess when I reviewed
2 this I didn't have this plan before me, and I was
3 looking at 27 acres and dividing by 416 units. It
4 just seems to me like you're just squishing it into
5 a smaller area. That's point I'm trying to make.

6 MR. HANLON: The 300-foot area has -- again,
7 we wanted to illustrate the maximum allowable density
8 knowing that if somebody comes back with a very
9 specific plan, a developer or two groups, one for
10 one-half, the other for the other half, it will
11 probably be something different. The other uses,
12 assisted living, memory care, those facilities are
13 certainly possible on one-half of the property,
14 as well.

15 MEMBER SCHUETZ: Yes, I had a few questions.
16 You had mentioned that 300-foot area, the reservoir
17 would contain most of the surface drainage; is that
18 correct? Most of the runoff?

19 MR. HANLON: Well --

20 MEMBER SCHUETZ: You have a reservoir or a
21 pond, whatever you want to call it.

22 MR. HANLON: The entirety of the 27-acre
23 farm drains directly to the north. So all of the
24 drainage for the after-developed condition will be

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1 contained within that storm water management basin.

2 MEMBER SCHUETZ: My question is, how will
3 that affect Norton Creek?

4 MR. HANLON: Currently the 234 acres that I
5 showed that is just moving through the property
6 unchecked right now, there's nothing holding that
7 back other than the upstream detention. That's
8 going to be directed into the storm water management
9 basin.

10 Right now the farm field drains completely
11 unchecked. When you run numbers, farmland drainage
12 is similar to concrete; it just runs off the farmland
13 very quickly. So right now there's no detention for
14 27 acres, and the 234 acres is moving through the
15 property days on end after a storm.

16 All of that, on-site and off-site, will be
17 directed into the storm water management basin with
18 a very restricted outflow based on ordinance .01 CFS
19 is the maximum outflow allowed. And that really
20 results in the fact that there will be less water at
21 a lesser rate moving north to that reservoir and
22 creek. So there will be an overall reduction as it
23 leaves the property.

24 MEMBER SCHUETZ: I guess my purpose for

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1 asking the question is I understand the surface
2 through the neighborhood will be reduced significantly.
3 That sounds great as far as reducing erosion,
4 whatever. But as far as Norton Creek, will it
5 affect Norton Creek in a negative way in any way?

6 MR. HANLON: Well, in this area of the
7 property, again, after a large rain event there's
8 water moving, but there's also many times where it's
9 perfectly dry. This is the headwaters to Norton
10 Creek but not to the point where -- so it's not
11 like -- we're not cutting off sort of an ongoing
12 stream.

13 MEMBER SCHUETZ: That's my question.

14 The other question I have is, you mentioned
15 one entrance and maybe two owners or two developers
16 there. What are your thoughts on emergency vehicles
17 and fire and police coming in one entrance? It
18 doesn't appear as though there's another exit.

19 MR. HANLON: We do have -- this one is kind
20 of highlighted, but there is another curb cut onto
21 Smith Road. We absolutely understand we need two curb
22 cuts onto Smith Road from a traffic management
23 standpoint, and we would not have a -- an emergency-
24 only connection sometimes are difficult; you have to

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1 have a gate with key. So we would advocate a
2 permanent second access point. It may be at the
3 moment we feel that that second access point would
4 be served better as right-in/right-out only, but it
5 would be open all the time.

6 If there are two developers and
7 two developments, certainly the west development would
8 have rights to flow through the east development and
9 use that second access. So it would be for the whole
10 property, but absolutely there should be two curb cuts
11 onto Smith Road.

12 MEMBER SCHUETZ: All right. Thank you.

13 MEMBER MACKLIN-PURDY: I have a question.
14 I'm just curious, was this ever brought to the
15 attention of West Chicago to have West Chicago annex
16 this property?

17 MR. CARRARA: No. The boundary line
18 agreement specifically set forth that in the future
19 the two municipalities have decided that this parcel
20 as well as some of the others will be handled by the
21 City of St. Charles.

22 MEMBER MACKLIN-PURDY: And is there verbiage
23 in there that you could read us getting into a little
24 bit more detail about that as to why?

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1 MR. CARRARA: As to the why, that may be
2 better handled by your City staff, but I believe the
3 verbiage basically said that St. Charles will be
4 responsible for this property and a few others that
5 were identified within the boundary line agreement.

6 CHAIRMAN WALLACE: Russ or Rita.

7 MS. TUNGARE: Sure. The City entered into a
8 boundary line agreement in 2014 with the City of
9 West Chicago, and at that time, as indicated by the
10 applicant's attorney, there was a determination made
11 as to which parcels could potentially be annexed
12 into which jurisdiction, and this property falls
13 within our jurisdiction in St. Charles.

14 We have representatives from the City of
15 West Chicago here, as well, who are present if there
16 are any questions about the boundaries.

17 VICE CHAIRMAN KESSLER: If I may, we're
18 looking at this slide up here, and in this slide we
19 show buildings and a roadway, parking lots, et cetera,
20 et cetera.

21 I just want to be clear. This is just a
22 concept plan. There is no plan for any of those
23 buildings, or any of those parking lots, or any of
24 those curb cuts. This is just a concept plan to

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1 show what -- to show what could go there.

2 MR. CARRARA: Thank you, Mr. Kessler. Yes,
3 this is just a concept, as you heard both Mr. Abel
4 and Mr. Hanlon testify to as to why we wanted to get
5 to the allowable units. Because we had to determine
6 how big that detention pond was going to be, how we
7 were going to deal with the lift station, and some
8 of those other issues. So we wanted to show you
9 that under the average -- I think we've heard about
10 15 units an acre based on the boundary line setback
11 of the 300 feet that you could fit those units
12 within there. This is just merely one designation
13 of how you could get those units in. It's by no
14 means are we asking for that or are we suggesting
15 that that should be what it is in the future. That
16 was just one situation that we put on paper to show
17 that it could be done.

18 As we've talked about, in the future it
19 could be two people, and more importantly, it's very
20 rare, as you suggested, that things ever get to the
21 maximum number with additional -- maybe an additional
22 curb cut, or an additional roadway through, or a
23 connection point somewhere else. Whoever that final
24 end user is is going to have to satisfy both you and

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1 the City Council as to what that final plan would be
2 under the planned unit development, meet all the
3 standards, meet all the standards that would normally
4 be part of that development.

5 VICE CHAIRMAN KESSLER: Thank you.

6 CHAIRMAN WALLACE: Brian.

7 MEMBER DOYLE: Did you -- have you considered
8 traffic capacity yet along Smith Road? I wondered
9 if you could bring up page 5 of your concept plan
10 proposal.

11 MR. CARRARA: Page 5 of the book?

12 MEMBER DOYLE: It's in the packet that we
13 received, yes.

14 MR. CARRARA: I don't believe we have that
15 slide readily available. Yes, we have addressed
16 traffic, and Mr. Hanlon could step up and answer that.

17 MEMBER DOYLE: Why don't you just wait for
18 Russ to show that.

19 MR. CARRARA: Okay.

20 MEMBER DOYLE: While Russ is bringing that
21 up, we have a letter here that was placed on our
22 desks here from a member of the community,
23 Ronald H. Yeager, who was not able to be here
24 tonight and asked that certain things be included in

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1 the record of the meeting. Having read it, most of
2 the comments refer to traffic along Smith Road and
3 concerns about traffic along Smith Road.

4 Particularly one that caught my eye was
5 backups in northbound traffic in the morning towards
6 Norton Creek elementary school and cut-through
7 traffic -- I think I read it this way, that some
8 motorists choose to turn right and use the Pheasant
9 Run trails subdivision sort of to get around some of
10 that backup because they go through the subdivision
11 and then take another right turn onto Smith and
12 bypass the people who are in line. That's the way I
13 read it.

14 MR. CARRARA: Is this the correct slide?

15 MEMBER DOYLE: Yes. Thank you.

16 So I'll keep this high level. Part of the
17 question that we have to consider tonight is the
18 appropriate -- to what degree RM-3 is appropriate
19 for this parcel, and traffic is always a factor in
20 terms of determining capacity.

21 Do you have any preliminary information --
22 obviously, you've not conducted a full traffic study
23 yet, and that would be part of a formal application,
24 but based on your experience, based on your knowledge

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1 of this kind of road, Smith Road, can you comment on
2 what your thinking was regarding traffic capacity?

3 MR. HANLON: I'll let you know where we are
4 and where we're not.

5 You're right; we've not done a completely
6 full traffic study that would get much beyond the
7 outskirts of the property. I will tell you on every
8 level for a concept submittal we're way ahead in
9 terms of engineering in terms of the storm water
10 management to put together that physical plan, to
11 understand the lift station and a number other
12 things. We're way beyond what we'll say is typical
13 for a concept level because we needed to understand
14 especially the drainage issue that's out there.

15 On the traffic issue, our traffic engineers
16 in the office -- I don't have their memo with all
17 the numbers on it. What I can tell you is when they
18 run the numbers, again, on the 416 completely
19 maximum potential units based on the math, they're
20 just shy of requiring a left-turn lane. They're
21 right on the cusp of that. But I think most people
22 are aware Smith Road has been constructed as a
23 three-lane cross section north of the entrance to
24 Walmart all the way up to the railroad tracks at the

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1 intersection with Powis Road.

2 So it's already a three-lane section
3 frontage on the Petkus Property; it's just a matter
4 of restriping the continuous center lanes there. So
5 if you run the numbers, you're on the cusp of
6 needing a left-turn channel dedicated. This is a
7 matter of painting, restriping, so there's no reason
8 you wouldn't do that.

9 They also ran the numbers on let's say a
10 right-turn deceleration to get into the property,
11 and they're far below numbers that would suggest
12 that you would need, for example, a dedicated right
13 turn into the property.

14 So the left turn wouldn't really be a
15 discussion. That's already built into the Smith
16 Road capacity. In terms of what's happening -- we
17 have not gone beyond looking at the property. That
18 will certainly be done at some point. It's a regional
19 road; it's not a road that we can reconstruct
20 certainly. You've got a railroad crossing that's
21 down two lanes right at Powis. In terms of the
22 larger picture, that's the first impediment to
23 looking at what do you do with Smith Road, changing
24 those two lanes by the crossing, and, of course,

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1 you've got a widened cross section as you approach
2 Route 64 on the south.

3 So to serve the property a left-turn lane is
4 physically already there and just a matter of
5 striping it out. A right turn lane doesn't seem to
6 be necessary at this point. Otherwise, the overall
7 capacity, yes, sure the peak times there's traffic.
8 The bigger picture will be looked at at some point,
9 but, again, we're at concept and we did a pretty
10 good level of due diligence but have not expanded on
11 the traffic.

12 CHAIRMAN WALLACE: Any other questions?

13 MEMBER HOLDERFIELD: I have one. On the
14 sheet you presented us with that's page 20, I think
15 it is, I'm just curious about when you talked about
16 the 300 feet inside the property -- maybe staff can
17 explain this or you -- what is meant by the 300 that
18 goes around -- I mean what's that to us?

19 MR. CARRARA: That's our abundance of
20 caution. We're required under your ordinance to
21 notify property owners within 250 feet. We went out
22 to 300 feet just to make sure we didn't miss anybody
23 with the public notice for our meeting that we had
24 with the neighborhood as well as tonight's meeting.

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1 MEMBER HOLDERFIELD: I see. Thank you.

2 CHAIRMAN WALLACE: Any other questions?

3 (No response.)

4 CHAIRMAN WALLACE: Okay. Does anyone in the
5 audience have any questions?

6 MR. BANAS: I don't have a question, but I
7 did have some comments.

8 Good evening, Commissioners. Thank you very
9 much for this opportunity to make some comments here.
10 For the record, my name is name John Banas. I'm
11 alderman of Ward 7 of West Chicago, representing
12 Cornerstone Lakes, your neighbors, together with
13 Alderman Ligino-Kubinski, who represents the
14 Cornerstone Lakes subdivision, part of Ward 7. I'm
15 here before you this evening representing
16 West Chicago officials. Mayor Ruben Pinada and
17 Alderman Ligino-Kubinski could not attend this
18 evening because of prior commitments.

19 Since reviewing a copy of the concept plan
20 two weeks ago, West Chicago elected officials have
21 received over two dozen calls and e-mails from
22 residents within the Cornerstone Lakes subdivision
23 all expressing concern over the desired zoning for
24 the site owned by Mr. Petkus.

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1 Since this proposal is just at the concept
2 review stage, there's not enough information for
3 West Chicago staff to do a detailed analysis to
4 determine if the plan complies with the boundary
5 agreement between our two cities. However, the
6 desired zoning is simply not appropriate for the
7 entire site.

8 The St. Charles comprehensive plan reflects
9 that the majority of the site be zoned RM-2 like the
10 Pheasant Run trails development. The comprehensive
11 plan also shows that the southern one-third of the
12 site as RM-3 zoning, which is the zoning district
13 being sought here for the entire site, which does
14 not conform to the comprehensive plan, which is
15 St. Charles' long-term vision for the area.

16 The zoning designation and the contemplated
17 land use mix in St. Charles' comprehensive plan is
18 what was contemplated when the two municipalities
19 entered into the boundary agreement and what is only
20 transitional zoning moving from the single-family
21 homes in the Cornerstone Lakes subdivision to the
22 commercial area further south along Smith Road.

23 The multifamily zoning designated for the
24 southern one-third of the Petkus parcel when combined

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1 with the parcel to the west and the south of it
2 which already has a multifamily zoning designation
3 provides for a large enough and appropriately sized
4 area to allow for the transition from a quality
5 townhome development on the balance of the Petkus
6 site to Walmart, IHOP and The Quad.

7 So on behalf of Mayor Pinada and Alderman
8 Ligino-Kubinski I hope the Plan Commission concurs
9 with these concerns and provides feedback to the
10 owner of the site that he should adhere to the land
11 use mix designated in the comprehensive plan which
12 provides for a much lower density development on the
13 northern two-thirds of the site.

14 Thank you so much for your time. I can
15 appreciate it being a former planning and zoning
16 commissioner myself.

17 CHAIRMAN WALLACE: Thank you.

18 VICE CHAIRMAN KESSLER: I have a question
19 for you. Are you representing the City of West
20 Chicago right now? Are you speaking for the City of
21 West Chicago right now?

22 MR. BANAS: I'm speaking for Ward 7
23 residents.

24 VICE CHAIRMAN KESSLER: I though you said

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1 the mayor.

2 MR. BANAS: Well, the mayor is involved,
3 as well.

4 VICE CHAIRMAN KESSLER: Okay. But are you
5 speaking for the City of West Chicago, or are you
6 speaking for Ward 7?

7 MR. BANAS: I'm speaking for Ward 7 right now.

8 VICE CHAIRMAN KESSLER: Okay. Great. Do
9 you know, is your --

10 MR. BANAS: Our development director is here
11 this evening.

12 VICE CHAIRMAN KESSLER: Is your development
13 department talking with our planning department?

14 MR. BANAS: You know, I don't know.

15 MS. TUNGARE: Yes. Our staff has had
16 conversations with West Chicago.

17 VICE CHAIRMAN KESSLER: Thank you.

18 MR. DEPAEPE: May I approach the podium?

19 CHAIRMAN WALLACE: Yes, sir.

20 MR. DEPAEPE: A little while ago I heard
21 them saying that there was --

22 CHAIRMAN WALLACE: If you could just state
23 your name.

24 MR. DEPAEPE: My name is Joe Depaepe. I

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1 live at 2790 Foxfield Drive, West Chicago.

2 CHAIRMAN WALLACE: Thank you.

3 MR. DEPAEPE: A little while ago I heard them
4 state that there was not much difference between the
5 two zonings. Well, there is. There's about 200 units.
6 One is 416 if they required an R-2. If they went to
7 an R-1, it would be 200 units on that same property.
8 So that's quite a different number.

9 I also wanted to call your attention, there
10 is an agreement between the cities October 2nd --
11 October 7th where it clearly states the intent of
12 this contract is, among other things like space
13 preservation, whatever, population density is on the
14 fourth paragraph of page 2 of that contract. Should
15 there ever be litigation or a squabble between the
16 two cities, the arbitrator in this case would
17 certainly look at this contract, and the intent of
18 this contract when West Chicago signed it was
19 obviously to avoid this same exact type of project
20 going on at that location.

21 I also don't know what the hurry is to zone
22 this if they don't have anything proposed. Why
23 don't they get something proposed and then bring it
24 back and say, "Yeah, we have something here we'd

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1 like to put together, and we'd like to have the
2 zoning." They're going for the zoning, which would
3 limit you in the future from being able to determine
4 what goes on your own property because then they
5 would have carte blanche to pretty much do whatever
6 they wanted to.

7 So those are some concerns that I have. The
8 other thing that's a little bit concerning is that
9 300 feet they're talking about. That 300 feet doesn't
10 go all the way across the property. You take in the
11 back yards of those properties, and you're going to
12 have more than about 100 feet of property between
13 the one portion of this project and the neighbors.
14 So it does encroach on it.

15 The intent of this contract is very, very
16 clear. I've read it twice, and I underlined
17 several, several spots where the intent is clear,
18 and should it go into an arbitration situation, the
19 intent of this contract would be pertinent to the
20 decision on that.

21 So I just wanted to make you aware of all of
22 those things, and I appreciate you giving me your
23 time. Thank you.

24 CHAIRMAN WALLACE: All right. Thank you.

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1 VICE CHAIRMAN KESSLER: Thank you for that
2 and thanks for taking the time to read through that
3 contract. There's not a lot of people that would
4 enjoy it.

5 MR. DEPAEPE: Interesting reading.

6 VICE CHAIRMAN KESSLER: Sure. Anyway, I
7 just want to make it clear, this is a concept plan
8 and they've come before us suggesting or asking what
9 do we think about RM-3. There is no rush to pass
10 anything zoningwise in any way tonight. There is no
11 formal application to set the zoning, to vote on the
12 zoning.

13 So we're at the point where you're reading
14 the contract; we take it into consideration; we give
15 them what we think, our advice. In two weeks they're
16 going to have another meeting with the planning and
17 development committee where they will actually give
18 their input on what they think they should do with
19 zoning, and then it's up to the applicant to come
20 back at some future date that's not been established
21 yet and decide what they want to apply for as far as
22 zoning.

23 So there is no rush at this point and we're
24 just having -- this is like having a conversation

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1 about it. So but I appreciate the fact that you
2 took the time to read through that. Thank you.

3 MR. DEPAEPE: Thank you for your time.

4 CHAIRMAN WALLACE: Any other questions or
5 comments?

6 Yes, sir.

7 MR. HENKIN: My name is Brad Henkin,
8 2311 Challen Court in Cornerstone Lakes.

9 I'm not going to belabor some of the things
10 that were already talked about. I would talk about
11 electricity. We've had many issues in that
12 subdivision. I don't know where the electrical
13 scenario would come from. That's something that
14 they need to look at. Many outages. We have
15 two separate units, one that uses half of
16 Cornerstone Lakes that's in St. Charles, the other
17 one that's in West Chicago, and in either case
18 they're not the greatest, and they pop off all the
19 time. So I don't know where the capacity would come
20 from to do something that would have 416 units.

21 Other things that I think we all have to
22 look at is on a tax base. Being a real estate broker,
23 there really isn't as much money in the fact of
24 doing something that is an apartment complex and

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1 usually with incentives as opposed to doing something
2 like a townhome community that would definitely fit
3 more into what we're trying to accomplish in the
4 area. You also I think get a better tax basis on
5 the townhome community. That also helps Norton Creek
6 school, which I know we are lower in the number of
7 kids going to that school as opposed to my child
8 which was the first graduating class from grammar
9 school. So we were there when it was built. I just
10 feel we need look at all the different factors that
11 are coming.

12 The other thing I do have a question on and
13 maybe they can answer that is, based on the
14 property -- I know the retention pond you're planning
15 on putting in there. When you build all those
16 buildings and everything else, you're going to have
17 less places for the water to seep down. And I know
18 you'll divert it, but if you have less places for it
19 to go down and you divert more water theoretically
20 into that drain tile or drain system that they're
21 going to put there, would that then give us that
22 overflow that we're possibly looking at in
23 Norton Creek?

24 So that's all I have to say. Thank you.

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1 CHAIRMAN WALLACE: Thank you.

2 All right. Anyone else?

3 Yes, sir.

4 MR. KOLIMAS: Good evening. My name is
5 Ron Kolimas. I live at 1885 Cool Creek Drive in
6 Majestic Oaks in St. Charles.

7 I'm kind of confused about the presentation
8 talking about RM-3, I guess zoning. Are we talking
9 about apartment buildings? What specifically are we
10 talking about? Apartment buildings, townhomes,
11 condominiums? Can you answer that question?

12 CHAIRMAN WALLACE: Would you like to
13 answer it?

14 MR. CARRARA: Sir, Mr. Chairman, I believe
15 under your RM-3 zoning classification, that allows
16 anything from single-family up to apartment buildings
17 and a number of things in between. Additionally,
18 there are some uses identified within the boundary
19 line agreement that are considered permitted uses
20 that are the assisted living and a bunch of other
21 ones that are enumerated within the boundary line
22 agreement.

23 CHAIRMAN WALLACE: That's all covered in the
24 zoning ordinance.

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1 And correct me if I'm wrong, Rita, but the
2 biggest difference is the allowable density of the
3 two, with RM-3 allowing up to 20 dwelling units per
4 acre and RM-2 allowing up to 10.

5 MR. KOLIMAS: When I did look at the drawings
6 before, I saw big buildings which looked like
7 condominiums, townhomes, apartment buildings. It
8 didn't look like single-family housing to me at all.
9 So my natural thought would be it's going to be
10 apartments or condominiums.

11 Being a homeowner in that particular area, I
12 can speak for some neighbors here that really
13 wouldn't care for that type of development near our
14 properties, our single-family dwellings. If it was
15 a single-family detached dwelling project with
16 single-family homes, I think we'd be agreeable to
17 that, but I just want to let you know how we feel
18 over at Cool Creek Drive in Majestic Oaks and that
19 we're having problems now selling our homes since
20 the values have gone down over the last four or
21 five years, and having an influx of more property on
22 the market would hurt us all.

23 So we're very concerned about the type of
24 properties that go in there and the price point of

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1 the properties. Thank you.

2 CHAIRMAN WALLACE: Thank you. Anyone else?

3 MR. DEPAEPE: If you don't mind me saying
4 something again, I was hoping I wouldn't have to get
5 up here again, but nobody has talked about the traffic.
6 Again, if you want my name, it's Joe Depaepe,
7 2790 Foxfield Drive, West Chicago.

8 In the morning I see lines of cars taking
9 their children to school, and they're coming out of
10 Cornerstone Lakes and they're turning left. That
11 traffic would be impeded greatly by another 800 cars
12 or 600 cars minimum coming out of this proposed
13 project and headed straight for that school, and all
14 the people in Cornerstone Lakes are going to try to
15 get out into that traffic, and it's going to be a
16 constant stream of traffic.

17 It is a traffic jam and it's quite concerning
18 to a lot of the people that live here. So nobody
19 addressed that and I wanted to make sure that was
20 brought up. Thank you again.

21 CHAIRMAN WALLACE: Thank you. Any other
22 questions?

23 Yes, ma'am.

24 MS. KRAUS: Hi there. My name is

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1 Colleen Kraus. I am a resident of Cornerstone Lakes.
2 I have lived in West Chicago for 18 years. I have
3 certainly worked with the District 303 on boundary
4 changes and ran a referendum that actually brought
5 us higher taxes. Sorry everybody.

6 But, anyway, I'm here to talk about -- you
7 made a comment, Mr. Doyle, about the traffic for
8 Norton Creek. And I can tell you that the traffic
9 line, the line up through our subdivision and then
10 not only that but then on Smith Road there's parked
11 cars waiting for that 3:00 bell to ring. So the
12 traffic is definitely an issue between the drop-off
13 time and the pick-up time for the kids at
14 Norton Creek.

15 As far as the traffic throughout the
16 subdivision, what I'm concerned about is we do have
17 a large amount of cut-through traffic that comes
18 through Cornerstone Lakes from, you know, Majestic
19 Oaks, Charlemagne, Kingswood, and they come through
20 the subdivision to exit out -- we've got two
21 different exits onto Smith Road.

22 What I'm concerned about is those people
23 that are going to be leaving that subject property
24 and that will cut through our area so that they

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1 cannot have to hit all of the lights on North Avenue
2 where they're at the Walmart or a couple of lights
3 along the way through the mall, and that could
4 greatly affect, of course, Cornerstone Lakes, but
5 then going right along Foxfield through the
6 Charlemagne and Kingswood area.

7 So just something that I wanted to bring up
8 to you, as well. Thank you very much for your time.

9 CHAIRMAN WALLACE: Thank you.

10 Anyone else?

11 Yes, sir.

12 MR. PATEL: Thank you. My name is
13 Hetal Patel. I live at the Cornerstone property in
14 West Chicago.

15 I know that they were showing on the map
16 two different zonings -- right? -- two different
17 types of buildings that can be built. One of them
18 there's a 300-foot space where you're talking about
19 the pond, but on the other side there is not that
20 spacing; there's a little bit less than that.
21 There's a dotted line that shows 300 feet is going
22 to be above that line. Can you explain that a
23 little bit?

24 MR. HANLON: I'll see if I can.

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1 CHAIRMAN WALLACE: Am I correct in thinking
2 that the intergovernmental agreement says that there
3 is a maximum of 7.5 dwelling units per acre allowed
4 on the 300 feet of the property?

5 MS. TUNGARE: That is correct. It talks
6 about maximum residential density of 7.5 units per
7 acre and a maximum building height, as well, within
8 a 300-foot distance.

9 MR. HANLON: So to answer your question, the
10 300-foot line that we keep hearing a lot about is
11 not -- it's not a building setback requirement; it's
12 a density requirement. So within that 300-foot
13 band, the maximum number of dwelling units is going
14 to be 7.5 units per acre within that 300-foot area.

15 So it's not a building setback line. It's
16 very coincidental that on the west side of the
17 property the space needed for the enlarged storm
18 water -- the oversized storm water management basin
19 to take the bypass flow through, it just happens to
20 require about 300 feet, as well. As Mr. Abel
21 mentioned, that's the depth of a football field.

22 So from the rear property line -- I don't know
23 that I've ever seen a transition between two parcels
24 being 300 feet. That's an incredible distance for a

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1 setback line.

2 As you go to the eastern part of the
3 property, we still have the need for the storm
4 management basin to kind of keep moving east to be
5 able to link up with the overland drainage that goes
6 through the back yards of Cornerstone Lakes, and
7 that setback will certainly be greater than the
8 minimum 60 feet required for the landscaping setbacks,
9 which is 30 feet required in the boundary agreement,
10 plus 30 feet required by the St. Charles ordinance,
11 for a total of 60.

12 We need more depth there to make the storm
13 water management basin work. It's by pure
14 coincidence that the 300 feet in the agreement lines
15 up with the 300 feet of the physical space necessary
16 for the size storm water management basin that needs
17 to be created through that area.

18 So, yes, we do have -- in this, again, one
19 example of many possible development scenarios we
20 wanted everyone to understand what the translation,
21 the physical translation could be of the public
22 policy document that states in the boundary
23 agreement that it's limited to 7.5 units per acre
24 within the 300 feet. The storm water management

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1 basin is the biggest required footprint as you go
2 through the engineering analysis on the property
3 that begins to already limit that development, but
4 those 2 1/3 buildings represent 7.5 units an acre.

5 I hope that answers your question.

6 MR. PATEL: It kind of does, kind of doesn't.

7 MR. HANLON: So it's not a building setback;
8 it's a density line.

9 MR. PATEL: I agree with the gentlemen and
10 the folks that have talked about traffic flow and
11 property value. One minor thing was that the
12 parking spots you guys are showing here -- I know
13 it's a proposal, and, obviously, it's going to
14 change, but at any point do you guys think there's
15 going to be a parking tower over there? Because
16 that doesn't look like it's going to fit 400 or
17 600 cars.

18 (Applause.)

19 MR. HANLON: In this particular scheme there's
20 underground parking below the buildings, as well.
21 And that's not saying it's fully -- it could be
22 halfway underground. If someone were to --

23 THE COURT REPORTER: I can't hear you.

24 MR. HANLON: Between the surface parking and

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1 there would be one level of parking at the base of
2 each building most likely halfway underground.

3 VICE CHAIRMAN KESSLER: I'd like to bring
4 up -- you're making a very good point, Mr. Patel,
5 and the gentleman over here said the same thing and
6 the point I made earlier. We're looking at a
7 concept drawing that has a number of three- and
8 four-story buildings on it, and it looks as if it
9 could appear to somebody as if this was a plan but
10 it's not. The likelihood that something like this
11 would be built is probably slim. But in addition to
12 that, before anything could be built on this
13 property, they would have to come back before the
14 Plan Commission and planning and development to
15 approve any densities, or building heights, or any
16 of those things that would allow them to build on
17 the site.

18 So I know -- I can understand why somebody
19 looking at this would say, "I don't want that," but
20 I think what they were attempting to do was to show
21 what maximum possible could occur there.

22 We're not here to decide whether or not
23 we're going to go allow it. As I've said before,
24 this is just a concept plan, and we're going to give

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1 them feedback based on the zoning, densities, things
2 that we might agree or disagree with. But before
3 anything came back -- they can't build this because
4 it's not been applied for or approved by the City of
5 St. Charles.

6 So I just want to make that clear, but those
7 are very good questions because it would appear that
8 would be the case even though it's not.

9 MR. PATEL: On another note, would there be
10 secondary or tertiary options that would be given
11 out? The proposal says it could be townhouses,
12 single-family houses. I assume you guys are going
13 to bring that out to the table next time around or so.

14 I received some head shaking that way, so I
15 don't know what to think.

16 MR. CARRARA: Mr. Chairman, again, we're not
17 seeking approval for any use. We're seeking the
18 zoning classification which will allow a number of
19 uses. The end developer and the market will dictate
20 what that end use will be for both the Plan Commission
21 and the City to consider.

22 MR. PATEL: Thank you again.

23 CHAIRMAN WALLACE: Thank you.

24 VICE CHAIRMAN KESSLER: Thank you.

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1 Sir?

2 MR. GLENN: Good evening my name is John Glenn.
3 I reside in St. Charles, and I'm the president of
4 the homeowners association of Kingswood. I'm not
5 really speaking in that capacity for the board
6 tonight, but I just wanted to make note that I did
7 receive -- or at least our board members received
8 two phone calls from residents wondering what the
9 heck is going on after they received the mailing,
10 which is -- probably about 20 of our units are
11 adjoining within the 300-foot area.

12 So I guess I'm just pleased to see a good
13 turnout to hear what's going on. It's the very
14 early stages. Our association has a long history
15 with the City of working through the process, and we
16 look forward to if this is developed it being done
17 in the best possible way.

18 I would like just to correct for the record,
19 the man addressed the association did not receive
20 notice because the boundary addresses were
21 incorrect. The address P.O. Box 433, St. Charles,
22 is a post office box we no longer use. So our
23 correct mailing address is Kingswood Townhomes
24 Homeowners Association, care of Northwest Property

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1 and Financial Management, 780 Tek Drive, T-e-k, in
2 Crystal Lake, Illinois 60014.

3 And I'd particularly like to thank
4 Commissioner Kessler for a clear explanation of the
5 process. For most people it's a very educational
6 situation. Rumors are scary -- rumors hurt property
7 values and we need clarity. Thank you.

8 CHAIRMAN WALLACE: All right.

9 Yes, sir.

10 MR. BUNDY: My name is Ryan Bundy. I live
11 at 2730 Lehman Drive, West Chicago, adjacent to the
12 property.

13 I just wanted to go on the record and say
14 for the last 18 years the entire water system that
15 they pointed out in one of the slides has drained
16 into our back yard. Working with the City of
17 West Chicago and the developer of Town and Country
18 Homes to change some of the intakes in our yard over
19 the past couple of years -- 18 years -- I just
20 wanted to -- no matter what is developed here, they
21 have -- it should be noted that the drainage needs
22 to get fixed. It needs to be done right.

23 I have some concerns about oversized intakes,
24 what that might mean, if the drainage is not done

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1 properly how it could affect -- continue to affect
2 our properties and other adjacent properties. So I
3 just wanted to state that.

4 We spend countless times -- anytime there's
5 a rain storm my wife has to go out there for about
6 45 minutes and rake corn silk out of the storm sewer
7 so that it doesn't flood our back yard.

8 No matter what happens in this development,
9 the drainage system really needs to be done right.
10 I just wanted to say that.

11 CHAIRMAN WALLACE: Thank you.

12 All right. Any further questions, comments?

13 (No response.)

14 CHAIRMAN WALLACE: All right. If we're
15 done, then we can go back to the Plan Commission
16 unless the applicant has something else to add.

17 MR. CARRARA: No. We're willing to hear
18 your input.

19 CHAIRMAN WALLACE: Okay. Staff, anything?

20 MS. TUNGARE: Nothing further.

21 CHAIRMAN WALLACE: All right. In that case
22 what we'll do, at this point is I will poll the
23 Plan Commission members to provide feedback to the
24 applicant, what they like about the proposal and

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1 what they don't like, suggestions that would be
2 helpful in coming up with an application.

3 So let's start on that end.

4 MEMBER SPRUTH: Actually, talking about the
5 detention basin, a question came up that might be
6 within your application. Certainly, it's within
7 your calculations. I was just wondering, what size
8 storm event have you sized the detention pond for?

9 MR. HANLON: As required by ordinances of
10 the City and is pretty conventional, most are sized
11 for a 100-year storm event, and beyond that it would
12 overflow as every other storm water management basin
13 is designed to do in the area.

14 MEMBER SPRUTH: Just to go back on what I
15 like and what I don't like in the application, I
16 think you can see this is well attended. There's a
17 lot of interest in the community both in West Chicago
18 and St. Charles, so the applicant should note that
19 as part of the -- any future consultation should
20 this application go forward.

21 Regarding the zoning, I do think that the
22 density in the zoning is too high and it should be --
23 this site should be looked at a little further in
24 regards to the zoning.

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1 What I do like is the surface water management
2 features and the detention basin. Although, you
3 consulted within -- you exceeded your consultation
4 range of 50 feet, as this is well attended, you
5 should look to consult further afield for anything
6 in the future, making sure that you have the right
7 addresses for any future consultation, a longer
8 period of time.

9 I believe this area does need to be
10 developed. There is a need for development for
11 suitably sized residences within this area.

12 I think that the surface of the detention
13 basin can be a feature within this area, so maybe it
14 would need to be considered to enhance that area
15 when you revisit designing that.

16 So yes, my main concern is regarding the
17 density of the housing, and I think that needs to be
18 looked at again.

19 CHAIRMAN WALLACE: Jim.

20 MEMBER HOLDERFIELD: I have a concern we
21 really haven't talked about, but I'll put it out
22 here right now.

23 On page 7 of the memo that we received from
24 you -- from staff in regard to policies about land

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1 use, on the bottom of page 7 it says, "Prioritizing
2 infield development over annexation and development."

3 What I'm talking about here is that presently
4 the City has a high density development that's going
5 forward on the west side, and as it says here, it is
6 recommended that the City prioritize infield
7 developments over annexation and development of
8 property outside the city limits.

9 So I'm just thinking from my point of view,
10 not what the City Council might do or whatever, but
11 since there is a high density on the docket, so to
12 speak, you might want to consider to look at this in
13 terms of RM-1, RM-2, or a combination of both, which
14 I don't know if that would mean anything down the
15 line, but I just want to put it out there.

16 I think you've done a good job in terms of
17 meeting people with the perimeter of the community.
18 I'm concerned, too, about the impact to schools. We
19 haven't really talk about that, and perhaps it's too
20 early in the ball game to think about that just like
21 you haven't done an in-depth study about traffic,
22 but how that's going to impact District 303's
23 educational system I think is a concern, too, that I
24 have. I just had a concern. I'm not sure what it's

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1 going to be, but I just want to put that on the table.

2 Outside of that I have no other comments.

3 CHAIRMAN WALLACE: All right.

4 Brian.

5 MEMBER DOYLE: So I want to thank you for
6 your presentation and the public comments. I think
7 that the concept plan, the format of the concept
8 plan, obviously a lot of time and thought went into
9 it, and I appreciate the professionalism of the plan
10 that you put forward.

11 I especially appreciate the thought that you
12 put into the storm water detention and drainage
13 issue. It's something that obviously is a problem
14 in the area, and the open space provided by the new
15 drainage detention and the 300-foot buffer of the
16 residents to the north is an asset to the plan, I
17 believe.

18 I think the main challenges for you going
19 forward are going to be density and traffic.

20 So, first of all, regarding density, our
21 comprehensive plan, as a number of people pointed
22 out, currently indicates on the land use plan on
23 page 40 that the top two-thirds of the parcel would
24 be RM-2 -- I believe it's RM-2, but it's color coded

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1 to be -- it says single-family attached, but I'm
2 assuming what that really means is RM-2, the dark
3 yellow. Is that correct?

4 MR. COLBY: The single-family attached is a
5 land use designation, and the description of that
6 type of housing is similar to a townhome development.
7 It doesn't necessarily correspond to a zoning
8 district, but it's a form of development, and that
9 would be permitted in either the RM-2 or RM-3 district.

10 MEMBER DOYLE: So the context of the
11 conversation here has been about RM-2 versus RM-3.
12 So I'm assuming that that dark yellow refers to, for
13 the sake of this discussion, RM-2 and the bottom
14 part of the parcel RM-3. If you add the extra
15 density restriction in the top third, the 300 feet,
16 I just did a quick calculation. If you take 9 acres
17 at 7.5 dwelling units per acre, that's 67.5 units;
18 9 acres at 10 dwelling units per acre for RM-2,
19 that's 90 dwelling units, and then the third 9 acres
20 at RM-3 is 180 dwelling units per acre, for a total
21 of approximately 238 dwelling units for the whole
22 parcel versus 416.

23 So I think that as you go forward with an
24 application, for the whole thing to be RM-3 the

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1 first question that the Plan Commission and the City
2 is going to ask is, why should we revisit the land
3 use categorization, the comprehensive plan and place
4 out. If you suggest going for a PUD application,
5 what extra amenities and benefits to the community
6 is that PUD application bringing that might justify
7 the intensified land use. That's the thing I always
8 look at, what's the tradeoff.

9 The biggest concern I have is traffic, and
10 as I look at the street structure in this area and
11 around this area, if my friend the chairman of the
12 housing commission were here, he would go off on a
13 tear about how the grid structure is democratic, and
14 this is absolutely the opposite of that.

15 And it really does create a huge problem from
16 a planning standpoint because you can't get anywhere
17 from anywhere else if you get stuck. You can't go
18 down like in the city of Chicago or other traditional
19 areas in the city where you can zip over and find a
20 new route. If you're stuck, you've got to cut through
21 a residential area. There's only one way in and one
22 way out, and I think that presents a real challenge
23 to developing this site at its full and best use
24 because the traffic issue is going to be a problem,

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1 particularly because of the patterns of transportation
2 with the school. I have a 10-year-old, and when we
3 take my child to school in the morning, parents are
4 backed up for blocks, and blocks, and blocks to drop
5 off their kids and pick them up.

6 So I would really encourage you to look at
7 that issue not just in the immediate vicinity of the
8 entrance to the proposed development but up and
9 downstream at Norton Creek Elementary, what's going
10 to be the impact of an extra 400-plus households,
11 and is there capacity in the surrounding street system
12 to support that and people to have the quality of
13 life they want.

14 And the last comment I want to make is about
15 housing types. I think this is important. This is
16 for everyone in the room, not just for the applicant.
17 The comprehensive plan also says a lot about wanting
18 to encourage diverse housing types and meet diverse
19 needs of our residents. RM-3, which is already in
20 the immediate vicinity, and RM-2 which is contemplated
21 by our comprehensive plan includes multifamily
22 housing; it includes attached townhomes; the
23 assisted-living centers are contemplated in the
24 boundary agreement. So to me it's already a

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1 foregone conclusion that multifamily housing is on
2 the table for city of St. Charles, and the constraints
3 upon multifamily housing are not whether or not it's
4 in character for the city of St. Charles -- I believe
5 it is -- it's whether or not the surrounding
6 infrastructure can support it.

7 I'm a strong proponent of our inclusionary
8 housing ordinance, and I would like to see you really
9 take a hard look at what that says when you come
10 back to us and consider whether or not that is the
11 type of application you're putting forward to us.

12 Thank you.

13 MEMBER SCHUETZ: Yes. I just have a couple
14 comments.

15 My initial questions on the retention pond,
16 I know it's already been said, but I guess what I
17 wanted to mention on that subject matter was to say,
18 you know, I do like the idea -- I knew you'd have to
19 have it there for drainage for your land, but I think
20 it's a great idea to hopefully consider the other
21 neighborhoods and work with those neighborhoods to --
22 like the one gentleman mentioned, you really need to
23 make sure you look at all the ramifications of doing
24 that retention pond not just for your land but how

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1 it affects way downstream.

2 So if you could consider that. And, also,
3 with the reservoir or retention pond, if you could
4 incorporate some kind of interest for the property
5 to enhance usability, whether it be for some kind of
6 recreation -- I'm not sure what to call it; I'm not
7 sure how big that's actually going to be, but if
8 there could be something considered, that would be
9 terrific.

10 When it comes to the density, I would like
11 to consider -- or ask you to consider to make it
12 much more interesting, that part of the property be
13 a higher density, significantly higher density than
14 the other portion of the property. And I think that
15 would provide much more interest and make it more of
16 a community feel, whether it be an urban-type
17 feel -- I don't know, I'm just going to say
18 brownstones or something along those lines like you've
19 got downtown Chicago, something of more interest.

20 Many years ago I was in a different
21 industry, and this particular design kind of looks
22 like 20, 30 years ago. And I know this is only a
23 concept, but I just really want to emphasize that if
24 you could really put your design hats on and think

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1 of something much more urban and would provide more
2 open space and more interest for the land and then
3 the other side, if you will, not as high density.

4 I think it would maybe take some of the worry
5 from some of the neighbors if there were a higher
6 density in one area versus the other. And,
7 obviously, you'd take the neighborhood into
8 consideration, and maybe the higher density would be
9 on the south side of the property as you enter it
10 and then gets less density as you move north,
11 something along those lines. So I appreciate it.

12 Last but not least, considering how the
13 neighborhood -- it goes without saying, you know,
14 make it pedestrian friendly, try to incorporate
15 something within the neighborhood so everybody is
16 together, if you will, and you're not segregated
17 apart.

18 Thank you.

19 CHAIRMAN WALLACE: All right.

20 Tim.

21 MEMBER MACKLIN-PURDY: I'll go.

22 CHAIRMAN WALLACE: Go ahead.

23 MEMBER MACKLIN-PURDY: I'm going to keep
24 this brief.

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1 Smith Road is also a way to get to 59, as
2 you all know. There's a shortcut; GPS systems will
3 tell you to take Smith Road. So that, coupled with
4 the increased traffic, is a concern of mine.

5 I've been there at 3:00. I've been there --
6 I have kids in the school system or did have, and
7 I've seen the traffic there in the mornings and in
8 the afternoons. So that coupled with the possibility
9 of people taking that to 59 is a concern of mine.
10 So I do ask you to consider that.

11 And I am in agreement that I personally
12 don't find this concept attractive. I recommend
13 that you come to us maybe with a couple different
14 ideas on your concept plan next time. Density is
15 definitely a concern.

16 In terms of the impact on the schools, I
17 think that is something that we do need to consider.
18 And, also, I don't think that all these people would
19 be here from the community if what they saw or the
20 fact that this is going to be isn't a concern. So
21 possibly another neighborhood meeting would be --
22 when you have a new idea would be appropriate.
23 There are a lot of neighbors, a lot of neighbors in
24 Cornerstone Lakes and the surrounding neighborhoods,

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1 and I just think that might be appropriate to
2 consider.

3 So I'd say traffic and the RM-3 zoning are a
4 concern of mine.

5 CHAIRMAN WALLACE: All right.

6 Dan.

7 MEMBER FRIO: It's kind of nice going
8 almost last.

9 I have a question. I don't know if I missed
10 this. Are you looking to rezone and then build, or
11 are you looking to rezone and sell to a builder?

12 MR. CARRARA: Our client is not a builder or
13 a developer. He's looking to annex, seek the PUD
14 designation at the zoning, and then at that point if
15 he decides to take it to market, the people will at
16 least have an understanding of what uses they can
17 bring back to you.

18 I think a number of you agreed you'd like to
19 see some kind of plan, and you'll have that opportunity
20 with whoever the end user is bringing that back to
21 you, you can address the feature issues and all
22 those other issues and some of the density issues.
23 Those are all concerns that you will control as part
24 of the public hearing process whoever should bring

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1 that to you in the future.

2 MEMBER FRIO: That's what it sounded like,
3 you were just getting it prepped for market, and I
4 appreciate that as a real estate investor you're
5 trying to make as much money as you can and I get that.

6 The concern I have is pretty much with a lot
7 of the other people sitting up here I think RM-2 is
8 the best fit. Why? Pressure on the roads.
9 Unfortunately, you're in the spot -- you're kind of
10 tucked away in a spot that you really can't do much
11 with to a point for access. If you are on North
12 Avenue, it would be a moot point.

13 The gentleman who is a real estate agent, I
14 agree with you, as well, the revenue produced by the
15 apartment buildings. The community will get a
16 bigger bang for its buck; the community will get a
17 bigger bang for its buck on non-4-unit apartment
18 buildings on a revenue base.

19 The price point was another kind of deterring
20 factor for myself. The pressure on the schools,
21 especially the High School, it's already pretty
22 populated. So if we added another 400 units times
23 3 people per unit, you've got another 12, 13,
24 1400 people. You're talking hundreds of kids. Love

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1 kids but that adds a lot of pressure to the schools.

2 What I like about it is you're doing something
3 with the property, and you're getting it prepped for
4 market, which is awesome because it beats a vacant lot.

5 The other thing is taking care of the water
6 system that a lot of the neighbors had issues with.
7 I'm sure that the City is going to make that a
8 priority if and when this gets developed.

9 So, again, I'll repeat myself. I'm more for
10 the RM-2 because of the density and basically where
11 it's located, and then the other issues that I said.
12 So that's my point.

13 CHAIRMAN WALLACE: Tim.

14 VICE CHAIRMAN KESSLER: Well, one of the
15 benefits of going at the end is I don't have to say
16 too much. I appreciate everything that the other
17 Plan Commissioners have said. As was pointed out,
18 many of those issues will be discussed when a formal
19 application does finally come before us and are all
20 of concern.

21 Primarily, I would say to you I do have some
22 density concerns. I'm not go to weigh in on RM-2 or
23 RM-3 because when the application comes before us,
24 it will be with the PUD, and we will have some control

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1 over the final density of the project at that time.
2 I don't want to limit us or the developer to a
3 specific type of building because there is going to
4 be a PUD, and we can say in a PUD, even if it is
5 RM-3, we only want 10 dwelling units per acre. So
6 that's the flexibility that the PUD will give us.

7 So I am -- I'm not for the 20 dwelling units
8 per acre, but I'm not going to weigh in on the
9 RM-2, RM-3.

10 And then, of course, the water management.
11 I know that staff -- engineering, Chris is working
12 and will be working with the developer, and I
13 suspect -- and I don't know if this has occurred --
14 with the City of West Chicago, is there some
15 intergovernmental thing that has to happen? Maybe
16 you can speak to that. I don't know how this is
17 going to be resolved -- you don't need to speak to
18 it, but I don't know how it's going to be resolved,
19 but I'm suspecting that you will have that resolved
20 to the satisfaction of the City of Charles, the City
21 of West Chicago, and all the surrounding residents.

22 So that's all I have to say.

23 CHAIRMAN WALLACE: All right. I think any
24 of you that have been here at previous Plan Commission

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1 meetings know that we, being a Plan Commission, and
2 the City Council recognize and support property
3 owners' rights to develop property, and I think that
4 this process is starting out on the right foot
5 because we are having some back and forth, we're
6 giving our opinions to the developer and listening
7 to neighbors, and I hope that that continues through
8 the rest of this process.

9 I agree with Tim but I do want to put more
10 of a focus on the comprehensive plan, and I think
11 that this particular parcel is interestingly unique
12 in that I believe it's the only one in our
13 comprehensive plan that is actually divided into
14 two future land uses, and I think that that speaks
15 to the intent that it should be a transitional
16 parcel and transitional scaling down in density from
17 the south to north.

18 Obviously, there's a requirement on the
19 northern 300 feet of the property to do that, but I
20 would suggest that that be brought further down. I
21 don't know if, you know, the ultimate goal would be
22 to divide -- you know, basically, in your planning
23 divide the property into thirds and have the
24 southern third the most dense, the northern third the

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1 least dense. But something along that line I think
2 would receive the most support because certainly
3 you're going from an area that would support more
4 dense use to one that's particularly sensitive
5 to that.

6 So I have -- so in short, I think that
7 20 dwelling units per acre, it would take a lot of
8 convincing to convince me that that fits with what
9 the comprehensive plan provides. I would need to
10 see the plan, but I would think something closer to
11 an RM-2 density would be more appropriate. I think
12 possibly looking at the way Pheasant Run Trail is
13 set up with different types of units with different
14 density focuses may be something to look at in
15 designating where to put the higher density and
16 lower density units in concert with each other.

17 I think that when an application does come
18 back, there would need to be a comprehensive traffic
19 study. I would like to see the traffic study
20 include not only the current layout and the way the
21 roadway currently is but also to include possible
22 future improvements, the railroad crossing to
23 provide a better traffic flow because I think that
24 that would have an impact on the amount of traffic

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1 flow coming out of the site not only to the west but
2 also to the east.

3 I don't know if there have ever been plans
4 to make the intersection with Powis Road a better
5 alternative route, but that's something that the
6 traffic study could probably address, as well as a
7 potential additional connection at the northeast
8 corner of Cornerstone Lakes. I don't know if that's
9 ever been suggested, and I don't know whose
10 jurisdiction that would be, but I think that would
11 also have an impact on more traffic flow to the
12 east. That's the particularly sensitive area as far
13 as traffic goes.

14 And I also -- if a traffic study came before
15 us, I would want to see that it was done during the
16 school year and include ratings at the beginning and
17 the end of the school day so we get an accurate idea
18 of what the maximum traffic flow is in that area.

19 Beyond that, those are all of my comments.
20 Thank you for coming before us, and just to remind
21 everyone, there will be no further action taken on
22 this by the Plan Commission. We're done with the
23 concept plan review, and the next time it will be
24 before us is -- the next time it will it be discussed

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1 is it at the planning and development committee
2 meeting of the City Council on October 10th, and
3 then when an application is filed, it will be back
4 before us for public hearing.

5 So thank you all for coming out. I
6 appreciate the comments.

7 Sir, do you have a question?

8 MEMBER DOYLE: I have a correction to make
9 to my comment.

10 I commented earlier that I thought the
11 comprehensive plan, if you break it down 9 acres, by
12 9 acres, by 9 acres yields 238 units. I have my
13 math wrong. It was 338 units. 338 units is what I
14 believe the comprehensive plan, based on my quick
15 math, yields versus your 416.

16 So it's a little -- not quite as large a
17 discrepancy as I said during my comments. I just
18 wanted to make certain that's on the record.

19 Thank you.

20 CHAIRMAN WALLACE: Thank you. All right.
21 Thank you everyone and I'd ask -- you're certainly
22 welcome to stay for the rest of the meeting, but we
23 do still have agenda items, so I ask that you take
24 any conversations out in the hallway, please.

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1 Folks, if you'd please take your conversations out
2 in the hall, I'd appreciate it.

3 (Off the record at 8:53 p.m.)
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CERTIFICATE OF SHORTHAND REPORTER

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-003733, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 25th day of September, 2016.

My commission expires: October 16, 2017



Notary Public in and for the
State of Illinois