



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Petkus Property		
City Staff:	Russell Colby, Planning Division Manager		
PUBLIC HEARING		MEETING 9/20/16	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Concept Plan
Concept Plan Application, received 8/31/16	

SUMMARY:

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.”

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140**, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.