



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Comprehensive Plan update for Downtown		
City Staff:	Russell Colby, Community Development Division Manager		
PUBLIC HEARING		MEETING 1/8/19	X

ATTACHMENTS AND SUPPORTING DOCUMENTS:

See project page: <https://www.stcharlesil.gov/projects/downtown-comprehensive-plan-update>

SUMMARY:

Background:

The City is initiating an update to the 2013 Comprehensive Plan- Downtown Sub Area Plan.

Goals of the Comprehensive Plan Amendment:

- Re-assess and prioritize redevelopment opportunities in Downtown
- Set the stage for public investment in potential projects

Scope of the Amendment (tentative):

North of Main Street: Visionary/Big Picture

- Create a vision for riverfront parcels and adjacent blocks
- Identify development opportunities in response to the 2015 Fox River Corridor Plan, and an ongoing Economic Impact Analysis of the plan, to be completed in early 2019
- Identify future uses for the current Police Station and surrounding City-owned property

South of Main Street: Focused/Individual Parcels

- Reflect progress on First Street Redevelopment Project and other development activity in downtown.
- Highlight underutilized/ infill development parcels (working within existing framework of downtown blocks)

At the meeting:

Staff will walk through background information:

- Anticipated schedule
- Proposed Study Area
- Existing conditions within the Study Area
- Summary of previous studies and plans (discussed at the 11/18/18 meeting)
- Recommendations from the 2013 Downtown Subarea Plan that apply to the Study Area
- Other updates to the information contained in the Downtown Subarea plan (changes since 2013)

Review the documents posted on the project page:

<https://www.stcharlesil.gov/projects/downtown-comprehensive-plan-update>

SUGGESTED ACTION:

Presentation and discussion during the meeting.