



**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**

<b>Project Title/Address:</b>	Comprehensive Plan update for Downtown		
<b>City Staff:</b>	Russell Colby, Community Development Division Manager		
<b>PUBLIC HEARING</b>		<b>MEETING 2/19/19</b>	X

**ATTACHMENTS AND SUPPORTING DOCUMENTS:**

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

**SUMMARY:**

**Background:**

The City is updating the 2013 Comprehensive Plan- Downtown Sub Area Plan, specifically the "Catalyst Sites" identified for potential redevelopment. The plan defines Catalyst Sites as *Underutilized properties where redevelopment could have a catalytic impact on the surrounding area*. The focus of the amendment is a Study Area located along the east and west riverfronts north of the Main Street bridge and south of the railroad bridge. Future development in this area will be influenced by the City Police Station moving to a new location and potential enhancement to the river and shoreline identified in the Fox River Corridor Master Plan.

At previous meetings, staff has presented background information, which is posted on the project page.

**At the meeting:**

Review of Study Area existing conditions:

- Review of the existing conditions information.
- Review of existing plan recommendations for the study area (specifically the recommendations contained in the "Frontages" map)

Discuss high level site planning for the Study Area:

- Review of 2013 recommendations for Catalyst Sites A, B, C
- Potential footprint for development- considering floodplain, infrastructure, buildable area, open space

**Future Discussions:**

- March 5: Presentation of the preliminary findings from the River Corridor Master Plan Economic Impact Analysis
- April, dated TBD: Public Open House/Workshop

Project documents are posted here:

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

**SUGGESTED ACTION:**

Presentation and discussion during the meeting.