



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 9/3/19	X

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 the 9/3/19, the Plan Commission forwarded recommendations for the East Side Study area to the P&D Committee, and continued discussions on the West Side.

Attached are the following documents, as a follow up to the 9/3/19 meeting:

- Exhibits showing a wider view of the northwest quadrant of Downtown. The maps show the Comp. Plan study area in relation to the Lexington Club/former Applied Composites redevelopment site, with notes regarding Mark Street, which runs along the south border of the railroad right-of-way.
- West Side Study Area information from 9/3/19
- "Development Ideas for Plan Commission", dated 9/3/19, exhibit prepared by Tom Anderson
- Transcripts for reference can be viewed here:
<https://www.stcharlesil.gov/sites/default/files/event/minutes/9-3-19%20PC%20meeting%20minutes.pdf>

Other project documents are posted here:
<https://www.stcharlesil.gov/projects/downtown-comprehensive-plan-update>

SUGGESTED ACTION:

Provide direction to staff to modify the West Side Study area recommendations, or alternately, if the Plan Commission concludes the review, provide a recommendation to forward the West Side Study Area Comprehensive Plan Amendment to Planning & Development Committee.

The Commission may also forward supplemental comments to the P&D Committee.