



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Smith Road Estates		
City Staff:	Russell Colby, Planning Division Manager		
PUBLIC HEARING		MEETING 11/7/17	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Concept Plan
Concept Plan Application, received 10/18/17	Boundary Agreement with West Chicago

SUMMARY:

The subject property is a 4.38-acre undeveloped property comprised of three parcels on the north side of Smith Road. The property is contiguous to the City of St. Charles to the east and south (Pheasant Run Trails townhomes) and the City of West Chicago to the north (Cornerstone Lakes single-family subdivision). To the west is the Petkus property. A Concept Plan for the Petkus property proposing multi-family residential land use was reviewed by the City in 2016.

The subject 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.

V&M Investment and Remodeling Group, LLC, represented by Vito Muilli, owns the subject property. Proposed is annexation of the property into the City of St. Charles and development of a 16-lot, single-family residential subdivision, arranged on a cul-de-sac with a single access point from Smith Road. Building elevations have been submitted to provide examples of the types of homes to be constructed in the subdivision.

The land use proposed in the Concept Plan differs from the City’s Comprehensive Plan. The Comprehensive Plan designates the property as “Single-Family Attached Residential” (townhomes).

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant (see the last page of the Staff Memo)

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.