WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JANUARY 31, 2020

DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Prairie Center PUD Resubdivision of Lots 1 & 2 in Prairie Center Redevelopment	• **Minor Subdivision**	**Scheduled 2-4-20**			
Zen Leaf - 3714 Illinois Ave. Recreational Cannabis Dispensing Organization (RC)	• Special Use	PH held 11-19-19; PH held 12-3-19; PH held 12-17-19; Approved 12-17-19	Reviewed 1-13-20; continued to 2-10-20		
Smith Road Estates (Brook Toria) **NW Corner of Smith Rd. & Pheasant Trail** 16 single family lots (EJ)	• Annexation • Map Amendment • Special Use for PUD • PUD Prelim. Plan • Final Plat of Sub. • PUD Final Plan	PH held and continued 7-17-18; Continued PH held and closed, Approved 8-7-18	Approved 8-13-18	Scheduled 2-3-20	Annexation requires re-noticing to meet state statutory requirements. City Council to rescind and reapprove annexation & PUD ordinances.

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Ch. 17.20 Recreational Cannabis Dispensing Organizations- Change separation distance from Churches to a building-to-building measurement	Donald Wickman	PH Scheduled 2-4-20			
Ch. 17.16, 17.20 Allow Recreational Cannabis Dispensing Organization as Special Use in M-2 District	Healthway Services of West Illinois, LLC	PH held 11-19-19; PH held 12-3-19, PH held 12-17-19; Approved 12-17-19	Reviewed 1-13-20; continued to 2-10-20		

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
Smith Road Estates (Brooke Toria) **NW Corner of Smith Rd. &** **Pheasant Trail** 16-lot single family subdivision	Approved 8-7-18	Approved 8-13-18	Approved 12-16-19	12-16-21	Mylar submitted for City signatures. Revised final engineering plans under review. Financial guarantee to be submitted.
Parkside Reserves 1337 Geneva Rd. 4-unit townhome	Approved 10-22-19	Approved 11-11-19	Approved 12-2-19	12-2-21	Mylar to be submitted for City signatures.
Crystal Lofts Townhomes **214 S. 13th Ave.** Subdivision of Phase 1	Approved 9-4-18	Approved 9-17-18	Approved 11-5-18	11-5-20	Mylar submitted for City signatures. Financial guarantee under review.

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
First Street Building 8 NE corner of Illinois St. & Rt. 31	PUD Plan approved by City Council 3 story commercial building	Comments sent, waiting for revised plans to be submitted.
Meijer Outlot Development SW corner of Rt. 38 & Randall Rd.	PUD Plan approved by City Council. 3 commercial buildings on outlot in Meijer parking lot	Buildout for Wahlburgers underway. Buildout for Starbucks underway. **Buildout permit for Mod Pizza submitted.**
First Street Building 2 50 S. 1st St. 5 story mixed use building	PUD Plan approved by City Council. Historic Pres. COA approved 3-21-18.	Exterior building work complete. Interior buildout for Alter Brewing underway. East Plaza and Riverwalk paver work complete.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	47 units completed or under construction as of Sept.
Prairie Centre – Buildings E & F2 Former St. Charles Mall site; Rt. 38, S of Prairie St., E of Randall Rd.	Located east of the roundabout; 96 residential units PUD Plan approved by City Council	Building F2- Final occupancies issued. Building E- **Final Inspections ongoing.**
Anthony Place at Prairie Centre Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	Roof complete, exterior façade being installed.
Crystal Lofts Townhomes NE corner of 13th & Indiana Ave.	PUD Plan approved by City Council 14 townhomes; 9 in existing bldg., 5 in new addition	Waiting for Final Plat to be recorded (financial guarantee needs to be submitted). **Applicant informed that permit may be cancelled if outstanding submittals not received.**
Extreme Clean Express Car Wash 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Permit issued, under construction.
60 S. 14th St.	8-unit, 2-story apartment building	Waiting for additional information.
2435 W. Main St. The Learning Experience	10,000 sf daycare center, lot west of Buona Beef	Waiting for additional information (financial guarantee needs to be submitted)
Tin Cup Pass shopping center NW corner of Main St. & Tyler Rd.	Exterior renovation.	Façade finishing work underway. **Buildout permit issued for Southern Café.**
Parkside Reserves 1337 Geneva Rd.	4-unit townhome building (revised from previously proposed 3-unit townhome)	Under review.