

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

NOVEMBER 1, 2019



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
Zen Leaf - 3714 Illinois Ave. Recreational Cannabis Dispensing Organization (RC)	<ul style="list-style-type: none"> • Special Use 	PH scheduled 11-19-19			
Prairie Centre PUD Minor Change to Residential Buildings D1 & D2, Clubhouse (RC)	<ul style="list-style-type: none"> • Minor Change 		Scheduled 11-11-19		
Extreme Clean Express Carwash 1625 W. Main St. (EJ)	<ul style="list-style-type: none"> • Amendment to Special Use 	PH scheduled 11-5-19			
St. Charles Public Library 1 S. 6th Ave. Remodeling and expansion	<ul style="list-style-type: none"> • Special Use for PUD • PUD Prelim. Plan 	PH held 10-22-19; Approved 10-22-19	Scheduled 11-11-19		Historic Pres. recommended approval of the PUD Preliminary Plan 10-2-19
K-9 Country Club of St. Charles 305 N. 2nd St. Pet care facility (EJ)	<ul style="list-style-type: none"> • Special Use 	PH held 10-8-19; continued to 11-5-19			
Parkside Reserves 1337 Geneva Rd. 4-unit townhome building (plat previously approved for 3-units) (EJ)	<ul style="list-style-type: none"> • Prelim/Final Plat of Subdivision 	Approved 10-22-19	Scheduled 11-11-19		
RTM Fox River LLC Subdivision S. 4th Ave., south of South Ave. Subdivide vacant parcel into 2 single-family lots (EJ)	<ul style="list-style-type: none"> • Minor Subdivision 	Approved 9-3-19	Approved 9-9-19		Review comments provided; revised plat to be submitted.

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Smith Road Estates (Brook Toria) NW Corner of Smith Rd. & Pheasant Trail 16 single family lots (EJ)	<ul style="list-style-type: none"> 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		Revised plans submitted, under review.
Legacy Business Center PUD- East Side Retail Center Commercial outlots along Kirk Rd. (RC)	<ul style="list-style-type: none"> Special Use (PUD Amendment) Preliminary Plan 	Approved 4-16-19	Approved 5-20-19 (Gov't Ops)		Revised plans submitted, under review.

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. 17.16, 17.20 Allow Recreational Cannabis Dispensing Organization as Special Use in M-2 District	Healthway Services of West Illinois, LLC	PH scheduled 11-19-19			
Ch. 17.04 Administration Findings of Fact & Recommendations	City Staff	PH scheduled 11-5-19			
Ch. 17.14 Allow Pet Care Facilities in CBD-1 District	John Karatheodore	PH held 10-8-19; continued to 11-5-19			

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
Cityview 895 Geneva Rd. 4-lot single-family subdivision	N/A	Approved 6-11-18	Approved 9-17-18	9-17-20	Mylar at County Clerk for signature.
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. Waiting for financial guarantee.
Baker Field /Fifth St Subdivision 900 S. 5 th St. 3-lot single-family subdivision	Approved 7-2-19	Approved 7-8-19	Approved 7-15-19	7-15-21	Mylar submitted for City signatures.

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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	Exterior building shells under construction. Buildout permit for Wahlburgers – waiting for plan revisions. Buildout permit for Starbucks- ready to issue.
St. Charles Police Station 1515 W. Main St.	New police facility at former Valley Shopping Center location	Temporary Certificate of Occupancy issued.
First Street Building 2 50 S. 1 st St. 5 story mixed use building	PUD Plan approved by City Council. Historic Pres. COA approved 3-21-18.	Exterior brick work complete. Buildout permit for Alter Brewing- waiting for revisions. East Plaza and Riverwalk construction underway.
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- Temporary occupancies issued for Floors 1 and 2 Building E- Framing and siding work underway.
Anthony Place at Prairie Centre Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	4th floor framing completed.
Crystal Lofts Townhomes NE corner of 13 th & 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).
Extreme Clean Express Car Wash 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Permit issued, under construction. Special Use Amendment filed requesting to change Main St. right-in/right-out access to a full access.
60 S. 14th St.	8-unit, 2-story apartment building	Waiting for resubmittal.
2435 W. Main St. The Learning Experience	10,000 sf daycare center, lot west of Buona Beef	Waiting for additional information.
Tin Cup Pass shopping center NW corner of Main St. & Tyler Rd.	Exterior renovation.	Façade work continuing.
Parkside Reserves 1337 Geneva Rd.	4-unit townhome building (revised from previously proposed 3-unit townhome)	Under review.