

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

NOVEMBER 15, 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
<b>Roquette Pharmaceutical Lab</b> 3755 E. Main St., Unit 170 Research and Development use (EJ)	<ul style="list-style-type: none"> <li>Special Use</li> </ul>	<b>PH scheduled 12-3-19</b>			
<b>Zen Leaf - 3714 Illinois Ave.</b> Recreational Cannabis Dispensing Organization (RC)	<ul style="list-style-type: none"> <li>Special Use</li> </ul>	PH scheduled 11-19-19			
<b>Prairie Centre PUD</b> Minor Change to Residential Buildings D1 & D2, Clubhouse (RC)	<ul style="list-style-type: none"> <li>Minor Change</li> </ul>		<b>Approved 11-11-19</b>	<b>Scheduled 11-18-19</b>	
<b>Extreme Clean Express Carwash</b> 1625 W. Main St. (EJ)	<ul style="list-style-type: none"> <li>Amendment to Special Use</li> </ul>	PH held 11-5-19; Denied 11-5-19 <b>New PH scheduled 12-3-19</b>	<b>Reviewed 11-11-19; referred back to Plan Commission</b>		<b>Proposed access changed to prohibit left-out turns</b>
<b>St. Charles Public Library</b> 1 S. 6 <sup>th</sup> Ave. Remodeling and expansion	<ul style="list-style-type: none"> <li>Special Use for PUD</li> <li>PUD Prelim. Plan</li> </ul>	PH held 10-22-19; Approved 10-22-19	<b>Approved 11-11-19</b>		Historic Pres. recommended approval of PUD Prelim Plan 10-2-19. <b>Revised plans to be submitted.</b>
<b>K-9 Country Club of St. Charles</b> 305 N. 2 <sup>nd</sup> St. Pet care facility (EJ)	<ul style="list-style-type: none"> <li>Special Use</li> </ul>	PH held 10-8-19; continued to 11-19-19			
<b>Parkside Reserves</b> 1337 Geneva Rd. 4-unit townhome building (plat previously approved for 3-units) (EJ)	<ul style="list-style-type: none"> <li>Prelim/Final Plat of Subdivision</li> </ul>	Approved 10-22-19	<b>Approved 11-11-19</b>		<b>Revised plat to be submitted.</b>

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<b>RTM Fox River LLC Subdivision</b> S. 4th Ave., south of South Ave. Subdivide vacant parcel into 2 single-family lots. (EJ)	<ul style="list-style-type: none"> <li>Minor Subdivision</li> </ul>	Approved 9-3-19	Approved 9-9-19		<b>Applicant not proceeding with subdivision approval.</b>
<b>Smith Road Estates (Brook Toria) NW Corner of Smith Rd. &amp; Pheasant Trail</b> 16 single family lots (EJ)	<ul style="list-style-type: none"> <li>Annexation</li> <li>Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Prelim. Plan</li> <li>Final Plat of Sub.</li> <li>PUD Final Plan</li> </ul>	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.
<b>Legacy Business Center PUD-East Side Retail Center</b> Commercial outlots along Kirk Rd. (RC)	<ul style="list-style-type: none"> <li>Special Use (PUD Amendment)</li> <li>Preliminary Plan</li> </ul>	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
<b>Ch. 17.14</b> Add "Research and Development" as a Special Use use in BC District	Roquette America, Inc.	<b>PH scheduled 12-3-19</b>			
<b>Ch. 17.16, 17.20</b> Allow Recreational Cannabis Dispensing Organization as Special Use in M-2 District	Healthway Services of West Illinois, LLC	PH scheduled 11-19-19			
<b>Ch. 17.04 Administration</b> Findings of Fact & Recommendations	City Staff	PH held 11-5-19; Approved 11-5-19	<b>Approved 11-11-19</b>	<b>Scheduled 11-18-19</b>	
<b>Ch. 17.14</b> Allow Pet Care Facilities in CBD-1 District	John Karatheodore	PH held 10-8-19; continued to 11-19-19			

**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
<b>Crystal Lofts Townhomes</b> <b>214 S. 13<sup>th</sup> Ave.</b> 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.
<b>Baker Field /Fifth St Subdivision</b> 900 S. 5 <sup>th</sup> St. 3-lot single-family subdivision	Approved 7-2-19	Approved 7-8-19	Approved 7-15-19	7-15-21	Mylar at County Clerk for signature.

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Meijer Outlot Development</b> 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 – <b>Revisions under review.</b> Buildout permit for Starbucks- ready to issue.
<b>First Street Building 2</b> 50 S. 1 <sup>st</sup> St. 5 story mixed use building	PUD Plan approved by City Council. Historic Pres. COA approved 3-21-18.	Exterior work complete. Buildout permit for Alter Brewing- <b>Issued.</b> East Plaza and Riverwalk construction underway.
<b>Anthem Heights</b> 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.
<b>Prairie Centre – Buildings E &amp; F2</b> 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- <b>Interior inspections underway.</b>
<b>Anthony Place at Prairie Centre</b> Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	<b>Roof framing underway.</b>
<b>Crystal Lofts Townhomes</b> NE corner of 13 <sup>th</sup> & 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).
<b>Extreme Clean Express Car Wash</b> 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Permit issued, under construction. <b>Special Use Amendment regarding Main St. access pending.</b>
<b>60 S. 14<sup>th</sup> St.</b>	8-unit, 2-story apartment building	Waiting for resubmittal.
<b>2435 W. Main St.</b> The Learning Experience	10,000 sf daycare center, lot west of Buona Beef	Waiting for additional information.
<b>Tin Cup Pass shopping center</b> NW corner of Main St. & Tyler Rd.	Exterior renovation.	Façade finishing work underway.
<b>Parkside Reserves</b> 1337 Geneva Rd.	4-unit townhome building (revised from previously proposed 3-unit townhome)	Under review.