

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

DECEMBER 13, 2019



ST. CHARLES
SINCE 1834

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
Meijer Outlot PUD Minor revisions to building designs (EJ)	<ul style="list-style-type: none"> Minor Change 		Approved 12-9-19	Scheduled 12-16-19	
Zen Leaf - 3714 Illinois Ave. Recreational Cannabis Dispensing Organization (RC)	<ul style="list-style-type: none"> Special Use 	PH held 11-19-19; PH held 12-3-19, continued to 12-17-19			
Extreme Clean Express Carwash 1625 W. Main St. (EJ)	<ul style="list-style-type: none"> Amendment to Special Use 	PH held 11-5-19; Denied 11-5-19; PH held 12-3-19; Approved 12-3-19	Reviewed 11-11-19; referred back to Plan Commission. Approved 12-9-19	Scheduled 12-16-19	Proposed access changed to prohibit left-out turns
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	Approved 11-11-19		Historic Pres. recommended approval of PUD Prelim Plan 10-2-19. Revised plans to be submitted.
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; Approved 11-19-19	Reviewed 12-9-19; continued to 1-13-20		
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	Scheduled 12-16-19; Public Hearing for Annexation scheduled 12-16-19	
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)	Scheduled 12-16-19	

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 held 11-19-19; PH held 12-3-19, continued to 12-17-19			
Ch. 17.14 Allow Pet Care Facilities in CBD-1 District	John Karatheodore	PH held 10-8-19; Approved 11-19-19	Reviewed 12-9-19; continued to 1-13-20		

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
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	Under review.
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 issued. Buildout permit for Starbucks 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 building work complete. Interior buildout for Alter Brewing underway. East Plaza and Riverwalk paver work nearing completion.
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 remaining.
Anthony Place at Prairie Centre Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	Roof nearing completion.
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 regarding Main St. access pending.
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.
Parkside Reserves 1337 Geneva Rd.	4-unit townhome building (revised from previously proposed 3-unit townhome)	Under review.