

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC1

Title:

Motion to approve An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for Prairie Centre PUD (Residential Buildings D1 and D2 and Clubhouse)

Presenter:

Rita Tungare

Meeting: City Council

Date: November 18, 2019

Proposed Cost:

Budgeted Amount: N/A

Not Budgeted:

☐**Executive Summary** (*if not budgeted please explain*):

On November 11, 2019, by a vote of 6-3, the Planning and Development Committee recommended approval of a Minor Change to PUD Preliminary Plan to modify the site plan and building elevations for Prairie Centre PUD, Residential Buildings D1 and D2 and Clubhouse (buildings highlighted in red on the Master Plan document).

A Minor Change has been requested to:

- Relocate the Clubhouse building and Pool to the west end of D1
- Relocate the D1 and D2 parking entrances from the far ends to a shared driveway between the buildings.
- Revise building architecture for both buildings. The design of the residential portion of the buildings is similar to the completed buildings, Residential F2 and E, with similar siding materials and detailing.

Attachments (*please list*):

Ordinance

Recommendation/Suggested Action (*briefly explain*):

Vote on ordinance.

City of St. Charles, IL
Ordinance No. 2019-Z-__

**An Ordinance Granting Approval of a Minor Change to
PUD Preliminary Plan for Prairie Centre PUD
(Residential Buildings D1 and D2 and Clubhouse)**

WHEREAS, a request for a Minor Change to the PUD Preliminary Plan approved by Ordinance 2017-Z-5 “An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)” was filed by Towne Centre Equities, LLC (the “Applicant”) for modifications to the site plan and building elevations for Residential Buildings D1 and D2 and the Clubhouse, said realty being legally described in Exhibit “A” attached hereto and incorporated herein as the “Subject Property”; and,

WHEREAS, the City Council of the City of St. Charles has determined that under Section 17.04.430.B of the St. Charles Zoning Ordinance, this request constitutes a minor change to the approved PUD Preliminary Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That passage of this Ordinance shall constitute approval of a Minor Change to PUD Preliminary Plan, such that the following documents and illustrations are hereby approved, a reduced copy of which is attached hereto and incorporated herein as Exhibit “B”, subject to compliance with such conditions, corrections, and modifications as may be required to comply with the requirements of the St. Charles Municipal Code:

- Prairie Centre Master Plan, Clubhouse Plans, Clubhouse Elevations, Building D1/Clubhouse Elevations, and Building D2 Elevations; prepared by Sheehan Nagle Hartray Architects; dated 11/1/2019

2. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

3. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of November 2019.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of November 2019.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this 18th day of November 2019.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

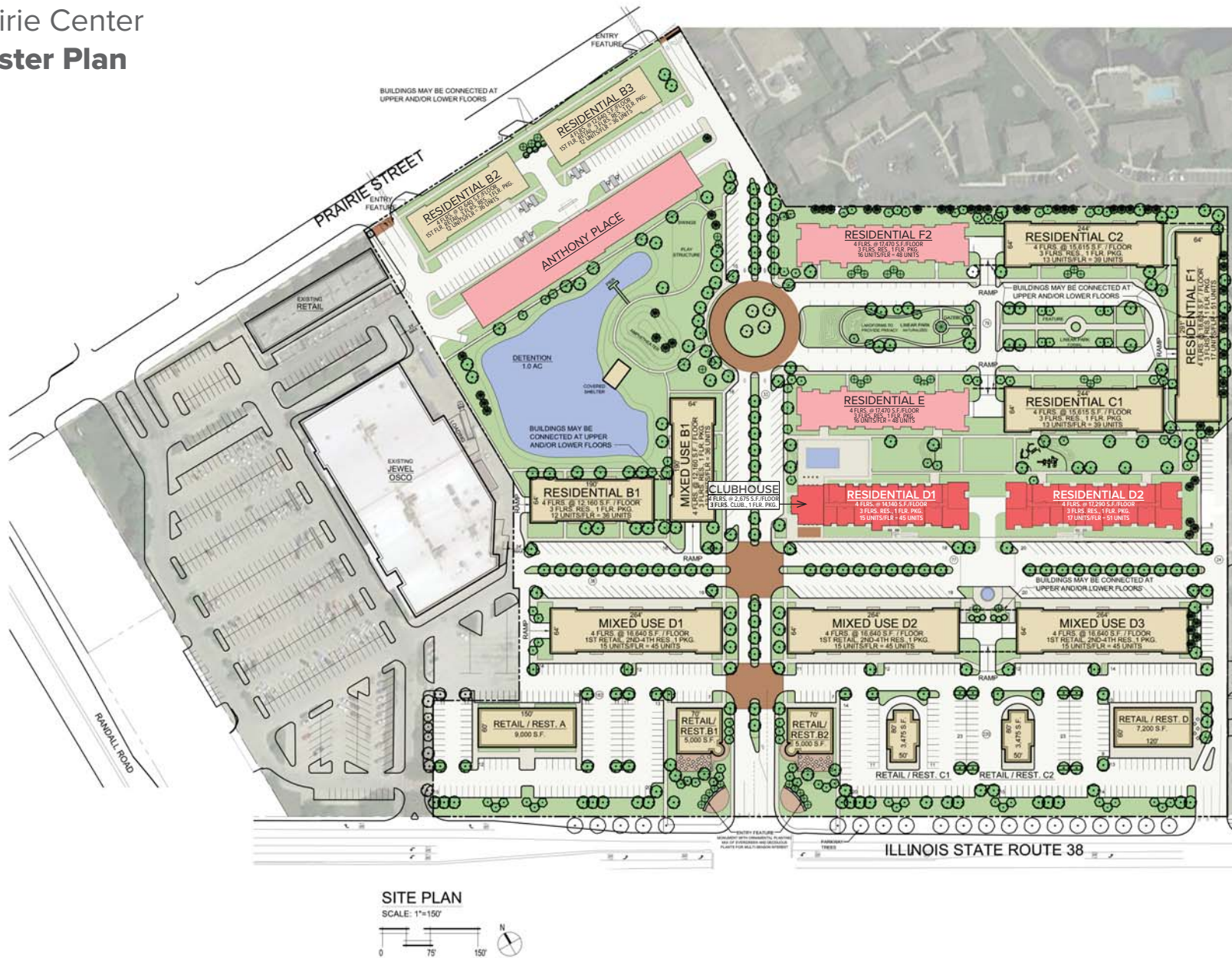
LEGAL DESCRIPTION

LOT 1 OF ST. CHARLES PRAIRIE CENTRE BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 2018 AS DOCUMENT NO. 2018K015395.

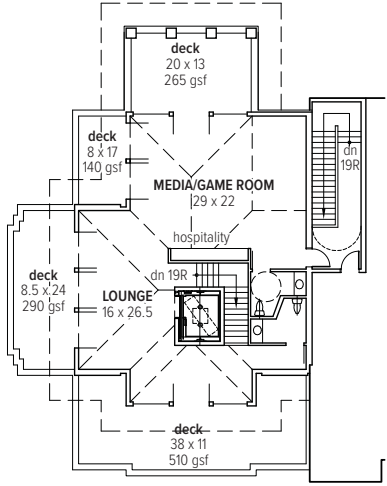
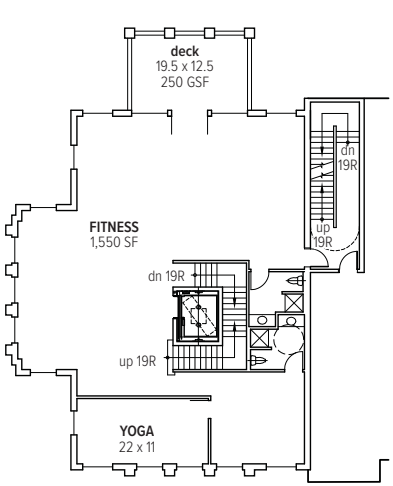
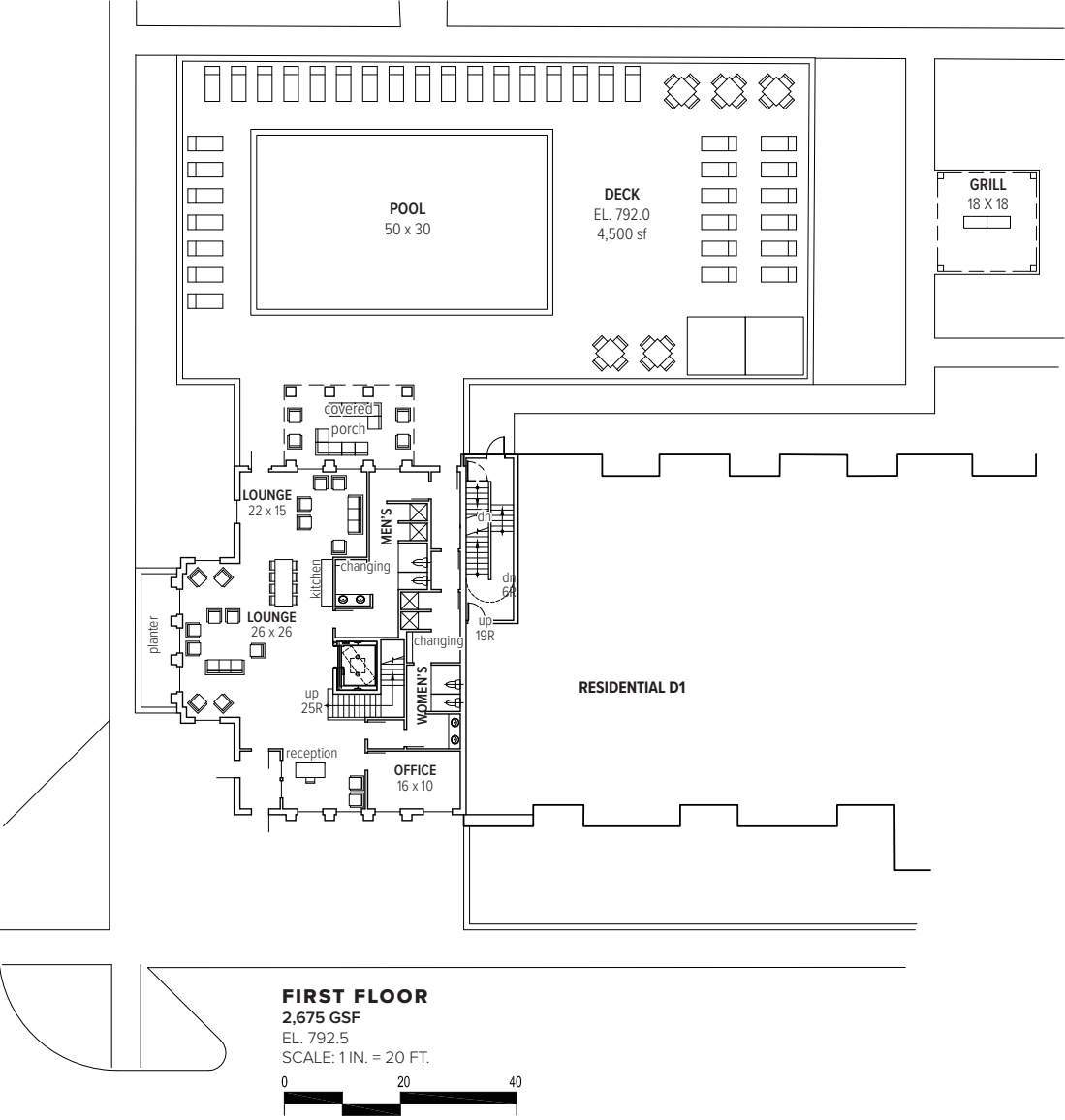
EXHIBIT “B”

**PLANS
(5 pages)**

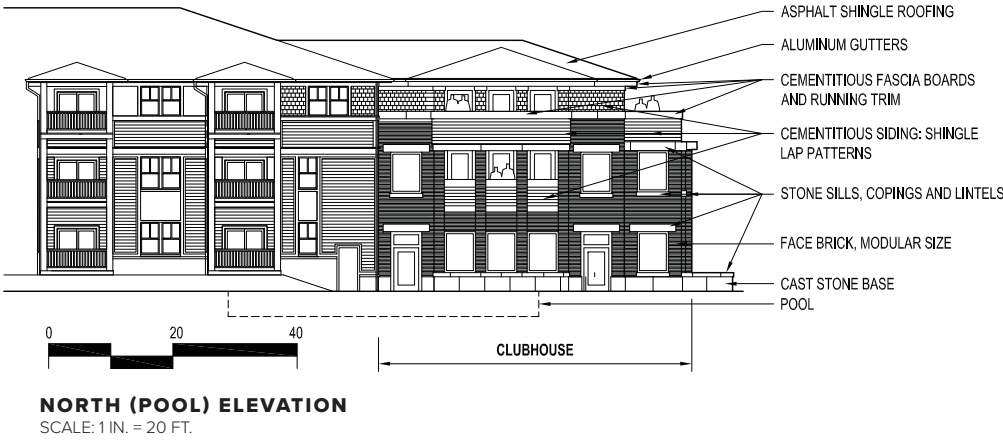
Prairie Center Master Plan



Clubhouse Plans



Clubhouse Elevations



Buidling D1/Clubhouse Elevations

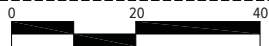


SOUTH ELEVATION OF CLUBHOUSE & BUILDING D1
SCALE: 1 IN. = 20 FT.



NORTH ELEVATION OF CLUBHOUSE & BUILDING D1
SCALE: 1 IN. = 20 FT.

Buidling D2 Elevations



SOUTH ELEVATION BUILDING D2
SCALE: 1 IN. = 20 FT.



NORTH ELEVATION BUILDING D2
SCALE: 1 IN. = 20 FT.