

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC4

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: December 2, 2019

Proposed Cost:

Budgeted Amount: N/A

Not Budgeted:

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

On November 18, 2019, the City Council continued this item.

The developer, Shodeen Inc., has submitted revised building elevations in response to comments received. The revisions are noted in RED text on the revised building elevations, which are attached to the ordinance.

(The version reviewed by the Planning & Development Committee in November is shown in GRAY lines at the bottom of each page for comparison.)

In addition to the changes that are shown, the developer looked into using smaller, square windows in certain locations, similar to the original PUD elevations, however, the size of the windows could not be reduced further due to building code requirement for natural light and egress in bedrooms.

Background:

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 and Clubhouse Plans; prepared by Sheehan Nagle Hartray Architects; dated 11/1/19
- Prairie Centre Exterior Clubhouse and Residential Buildings D1 & D2, Exterior Revisions for City Council Approval; prepared by Sheehan Nagle Hartray Architects; dated 12/2/19

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 2nd day of December 2019.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,
Illinois this 2nd day of December 2019.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this 2nd day of December 2019.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

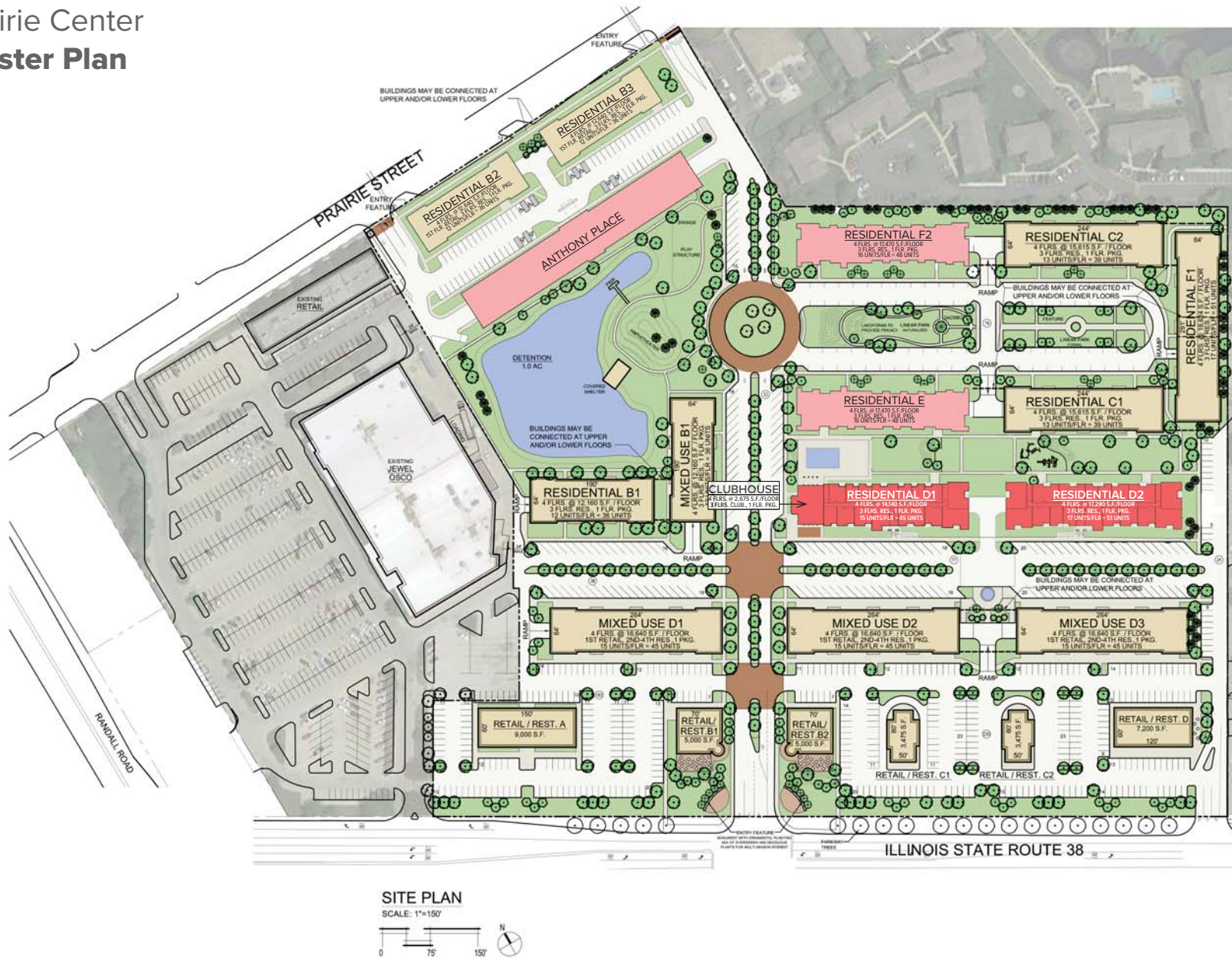
LEGAL DESCRIPTION

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.

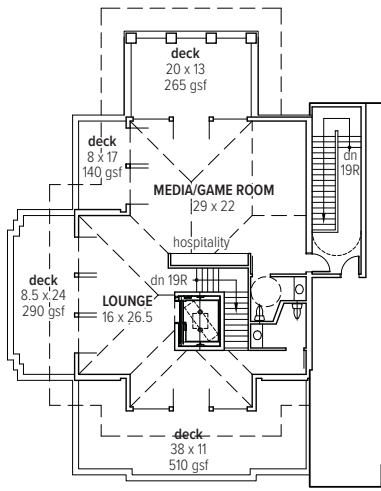
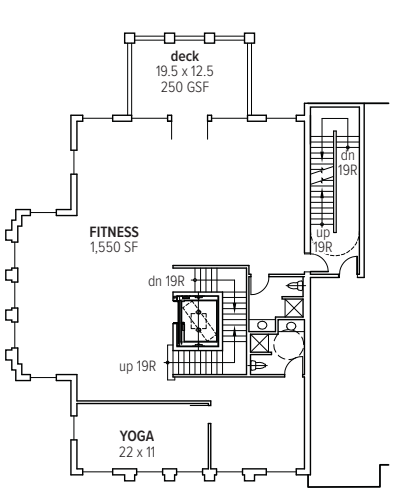
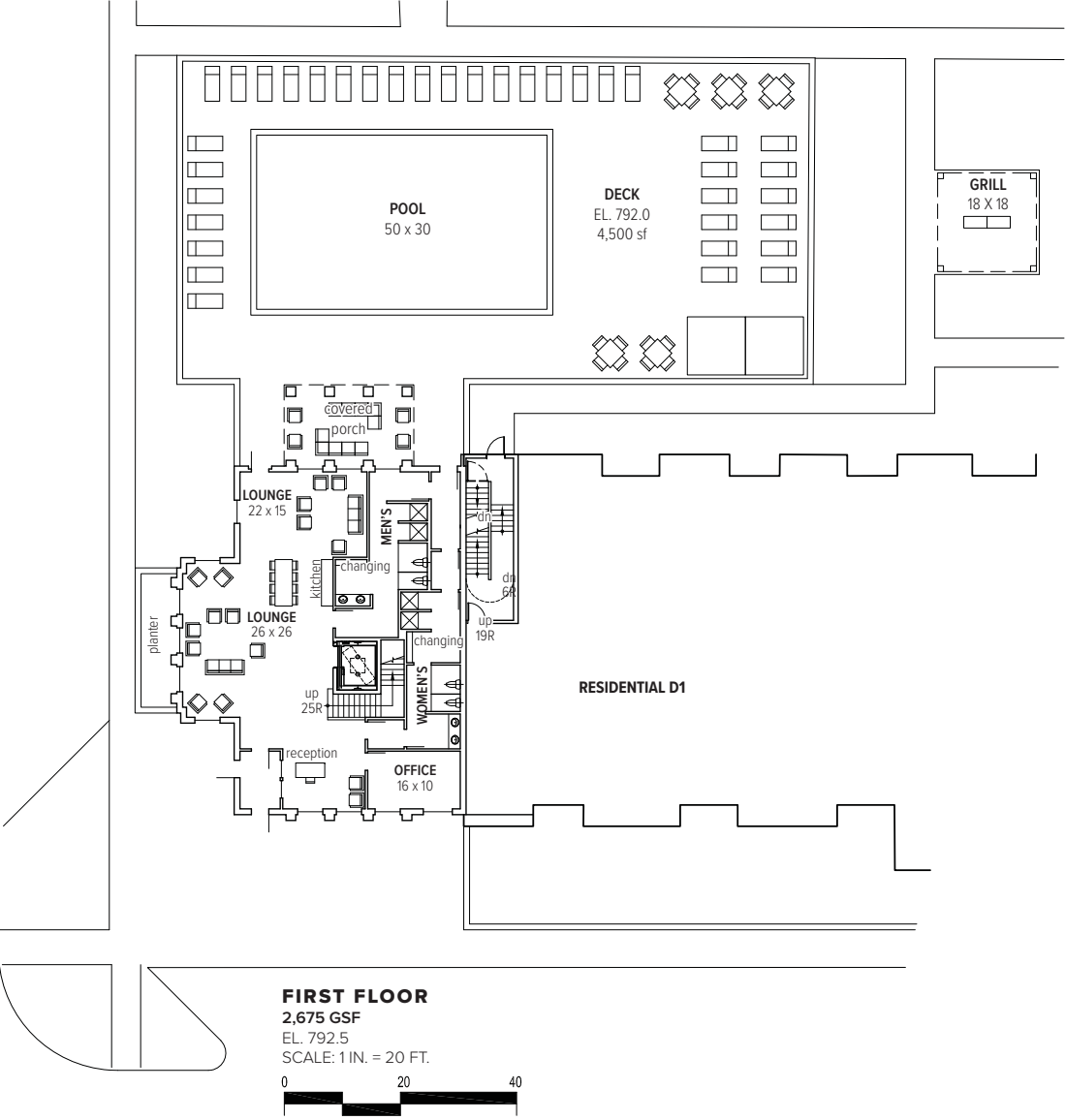
EXHIBIT “B”

**PLANS
(7 pages)**

Prairie Center Master Plan



Clubhouse Plans



PRAIRIE CENTER CLUBHOUSE AND RESIDENTIAL BUILDINGS D1 & D2

Exterior Revisions For City Council Approval

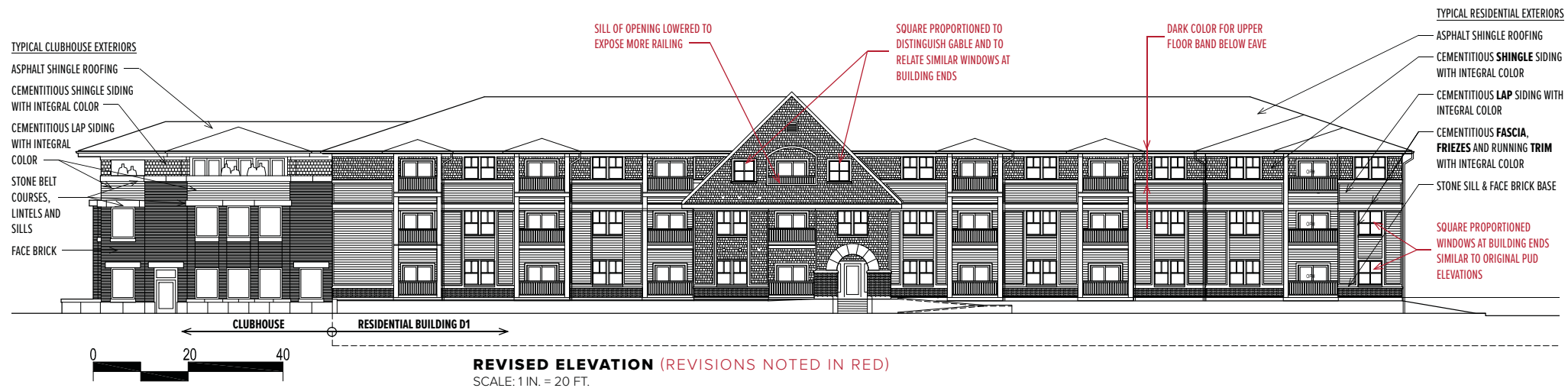
December 2, 2019

Shodeen Inc., Developer

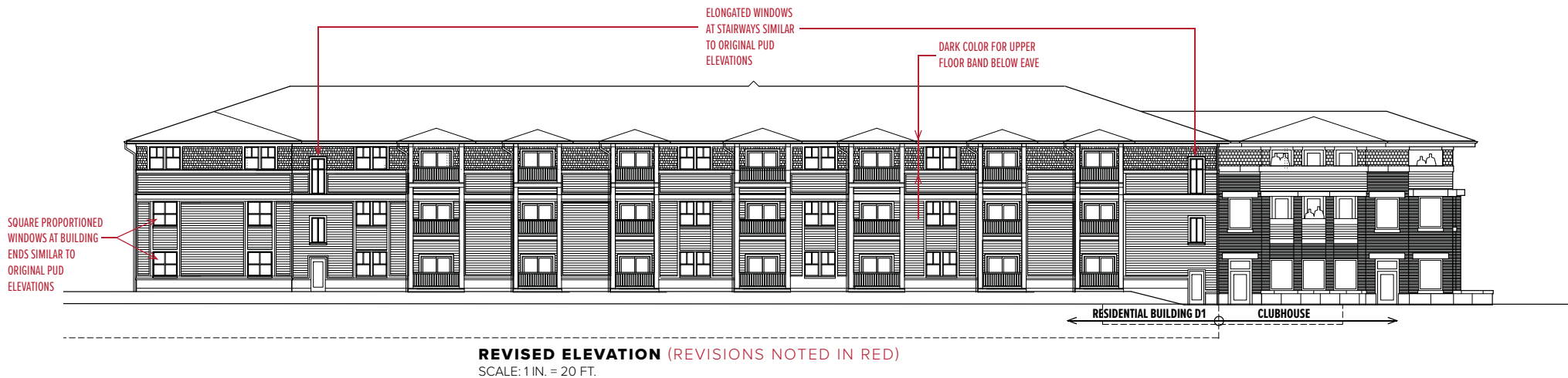
Sheehan Nagle Hartray Architects



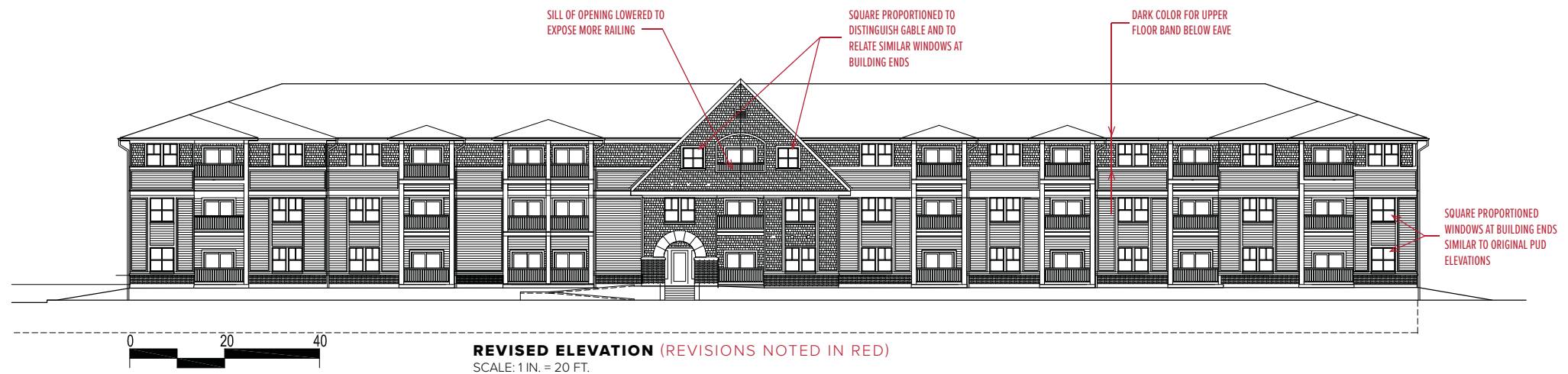
South Elevation of Clubhouse & Building D1



North Elevation of Clubhouse & Building D1



South Elevation of Building D2



North Elevation of Building D2

