

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MARCH 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
<b>1812 Riverside Ave. Subdivision</b> (RC)	<ul style="list-style-type: none"> <li>Minor Subdivision – Final Plat</li> </ul>	<b>Scheduled 3-5-19</b>			
<b>First Street Building #8</b> NE corner of IL Rt. 31/S. 2 <sup>nd</sup> St. & Illinois St. (RC)	<ul style="list-style-type: none"> <li>PUD Prelim. Plan</li> </ul>	Approved 2-19-19	Scheduled 3-11-19		Historic Commission recommended approval 1-16-19
<b>Smith Road Estates</b> <b>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		<b>Revised plans received. Waiting for additional information to begin review.</b>
<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>				Review comments provided. Waiting for additional information from applicant.

## 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. 17.12, 17.14, 17.20, 17.24, 17.30</b> Regulation of short-term rentals (EJ)	City staff	PH held and continued 1-8-19 Scheduled 3-19-19			
<b>Ch. 17.20 “Use Standards”</b> Temporary Uses- Food trucks on private property	City staff	Scheduled 3-19-19			

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Ch. 17.06 “Design Review Standards &amp; Guidelines”</b> RT District design standards & guidelines	City staff	Scheduled 3-19-19			

**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>Cityview</b> <b>895 Geneva Rd.</b> 4-lot single-family subdivision	N/A	Approved 6-11-18	Approved 9-17-18	9-17-20	Revised plans under review.
<b>Prairie Center</b> Resubdivision of Lot 5 for Anthony Place	Approved 6-19-18	Approved 7-9-18	Approved 7-16-18	7-16-20	Final Plat signed and ready for recording. Released to applicant for clerk signature.
<b>Parkside Reserves</b> <b>1337 Geneva Rd.</b> Three lot townhome subdivision; 1 building, 3 townhome units	Approved 9-19-17	Approved 10-9-17; IGA approved 5-14-18	Approved 5-21-18	5-21-20	City of Geneva to sign IGA. Final Plat of Subdivision to be submitted for signatures.
<b>Meijer Outlot Development</b> Resubdivision of Meijer lot for commercial outlot	N/A	Approved 8-13-18	Approved 8-20-18	8-20-20	Mylar submitted for City signatures. Plat of Easement to be submitted.
<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. Waiting for financial guarantee.

**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	Revised civil under review. Architectural plans approved.
<b>St. Charles Police Station</b> 1515 W. Main St.	New police facility at former Valley Shopping Center location	Construction underway.
<b>Valley Ambulatory</b> 2475 Dean St.	23,000 sf surgery center at Leroy Oaks Business Park	Permit issued, under construction.
<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.	Footing and foundation complete. <b>Steel erected, framing under way.</b>
<b>Anthem Heights</b> Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Project under construction.
<b>Prairie Winds</b> Bricher Rd., west of Lowe's	PUD Plan approved by City Council Residential development of 250 apartment units.	Construction completed. Utilities accepted. Revised grading plans under review.
<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	Footing and foundation work completed. Vertical building construction has begun.
<b>Anthony Place at Prairie Centre</b> Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	Plan submittal meeting held 12-20-18, plans under review.
<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>1337 Geneva Rd.</b> Parkside Reserves	Three-unit townhome building	Plans to be resubmitted.