

St. Charles Plan Commission

Concept Plan Review

October 18, 2016



Prairie Centre Development

Shodeen Incorporated, Developer

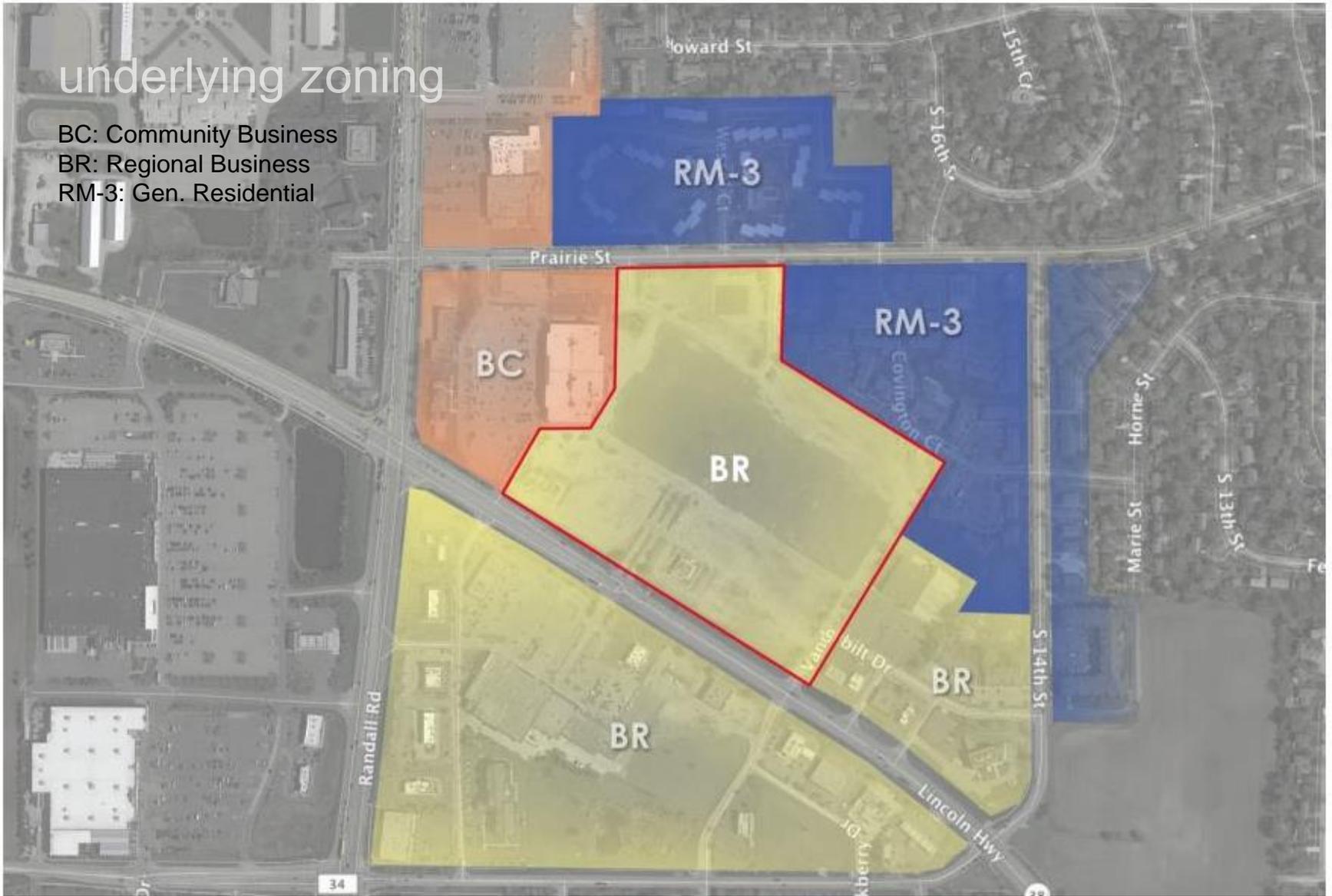
site location



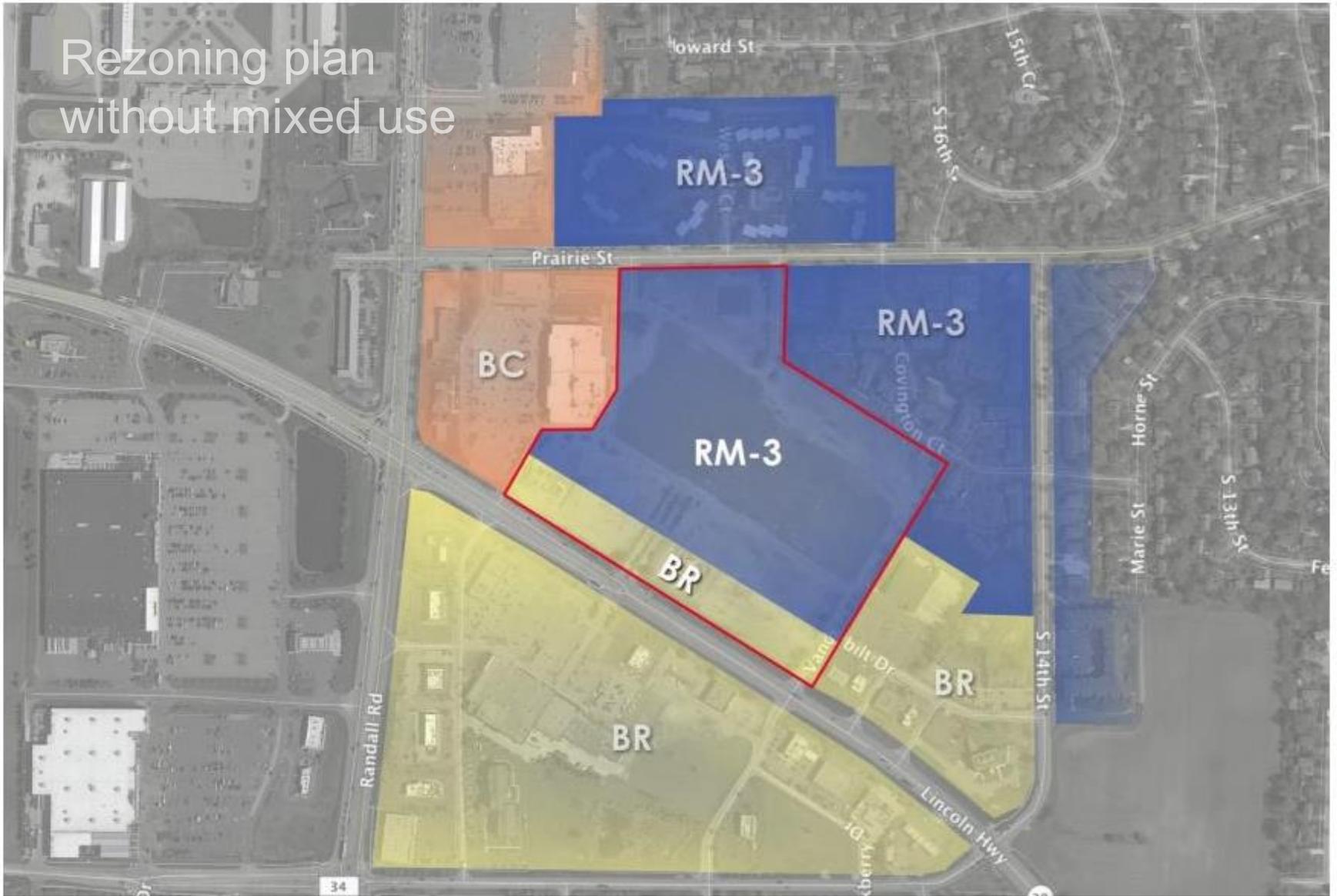
27.65 Acres

underlying zoning

- BC: Community Business
- BR: Regional Business
- RM-3: Gen. Residential



Rezoning plan
without mixed use



Previously submitted
rezoning plan
without mixed use



- A** 'Out-lot' commercial
- B** Walk-up residential





PARKING REQUIRED:

RESIDENTIAL ENCLOSED (1.0 / UNIT) ON GRADE (0.5 / UNIT)	806 UNITS @ 806 UNITS	606 SPACES
COMMERCIAL REST. (10 / 1000 SF) RETAIL (4 / 1000 SF)	33,150 SF @ 33,150 SF	332 SPACES
SUB-TOTAL	1,489 UNITS	1,489 SPACES
20% REDUCTION FOR SHARED PARKING		-308 SPACES
TOTAL		1,182 SPACES

PARKING PROVIDED:

ENCLOSED ON GRADE	609 SPACES
TOTAL PROVIDED	1,388 SPACES

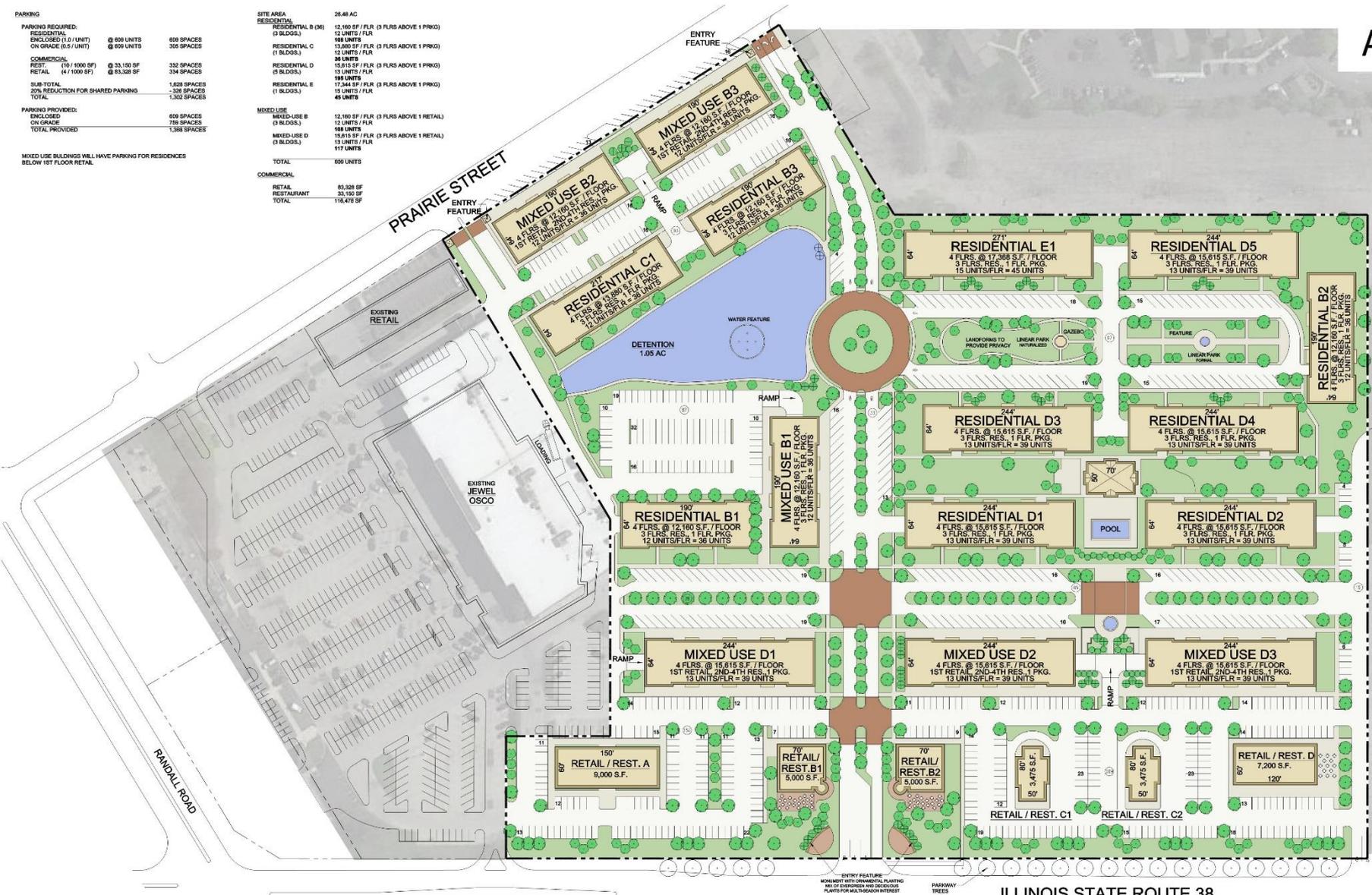
MIXED-USE BUILDINGS WILL HAVE PARKING FOR RESIDENCES BELOW 1ST FLOOR RETAIL.

SITE AREA: 26.48 AC

RESIDENTIAL B (36) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 PKG)	12 UNITS / FLR	198 UNITS
RESIDENTIAL C (1) (1 BLDGS.)	13,500 SF / FLR (3 FLRS ABOVE 1 PKG)	13 UNITS / FLR	39 UNITS
RESIDENTIAL D (5) (5 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 PKG)	13 UNITS / FLR	195 UNITS
RESIDENTIAL E (1) (1 BLDGS.)	17,344 SF / FLR (3 FLRS ABOVE 1 PKG)	15 UNITS / FLR	45 UNITS
MIXED-USE B (3) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 RETAIL)	12 UNITS / FLR	198 UNITS
MIXED-USE D (3) (3 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 RETAIL)	13 UNITS / FLR	195 UNITS
TOTAL			696 UNITS

COMMERCIAL:

RETAIL RESTAURANT	83,328 SF
TOTAL	116,472 SF



PRAIRIE CENTRE
ST. CHARLES, ILLINOIS

SHODEEN

ILLINOIS STATE ROUTE 38



PARKING REQUIRED:

RESIDENTIAL ENCLOSED (1.0 / UNIT) ON GRADE (0.5 / UNIT)	606 UNITS @ 606 SPACES	606 SPACES
COMMERCIAL REST. (10 / 1000 SF) RETAIL (4 / 1000 SF)	332 SPACES @ 33,100 SF	188 SPACES @ 46,848 SF
SUB-TOTAL	1,404 SPACES	
20% REDUCTION FOR SHARED PARKING	-387 SPACES	
TOTAL	1,017 SPACES	

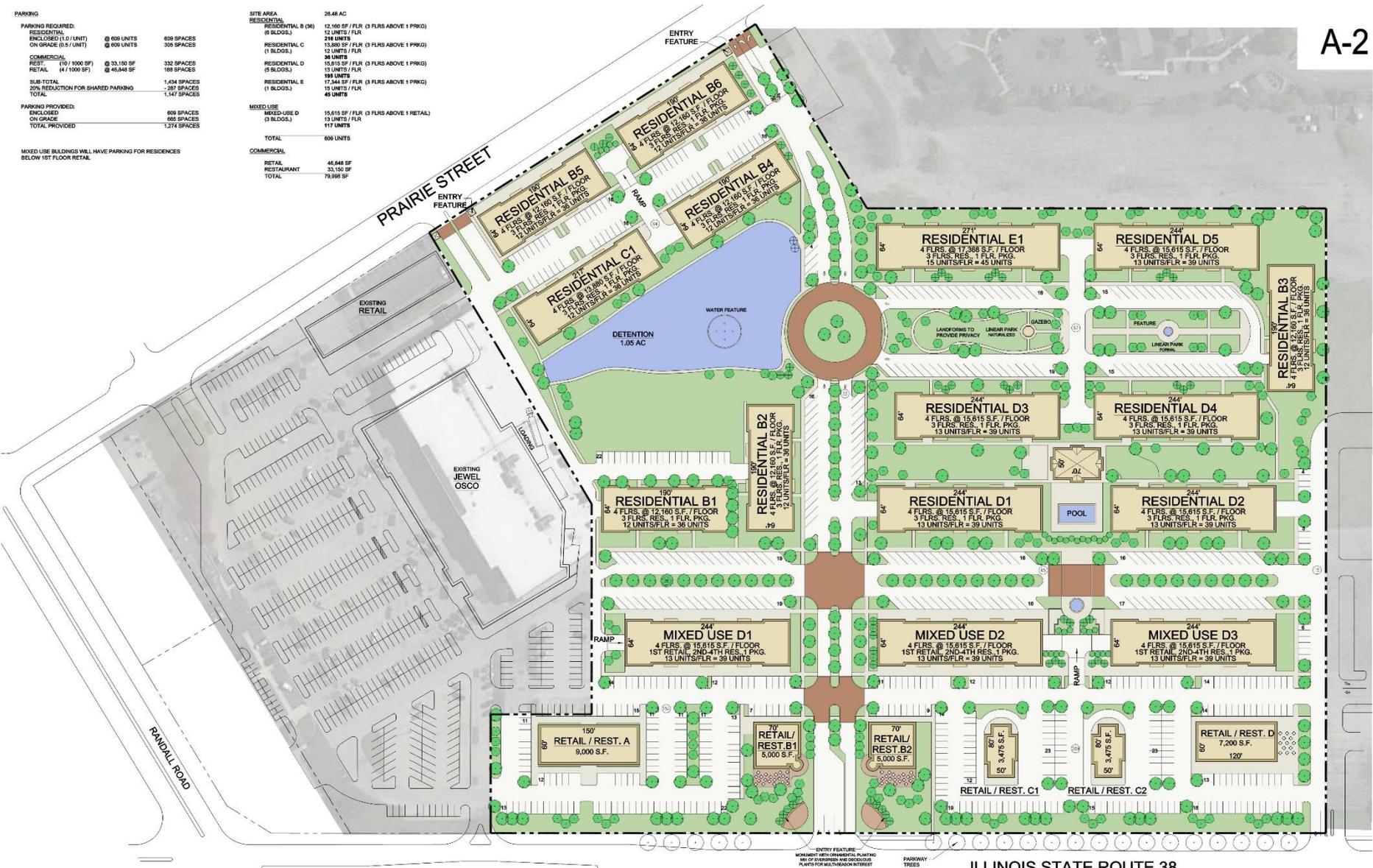
PARKING PROVIDED:

ENCLOSED (3 BLDGS.)	606 SPACES
ON GRADE	666 SPACES
TOTAL PROVIDED	1,274 SPACES

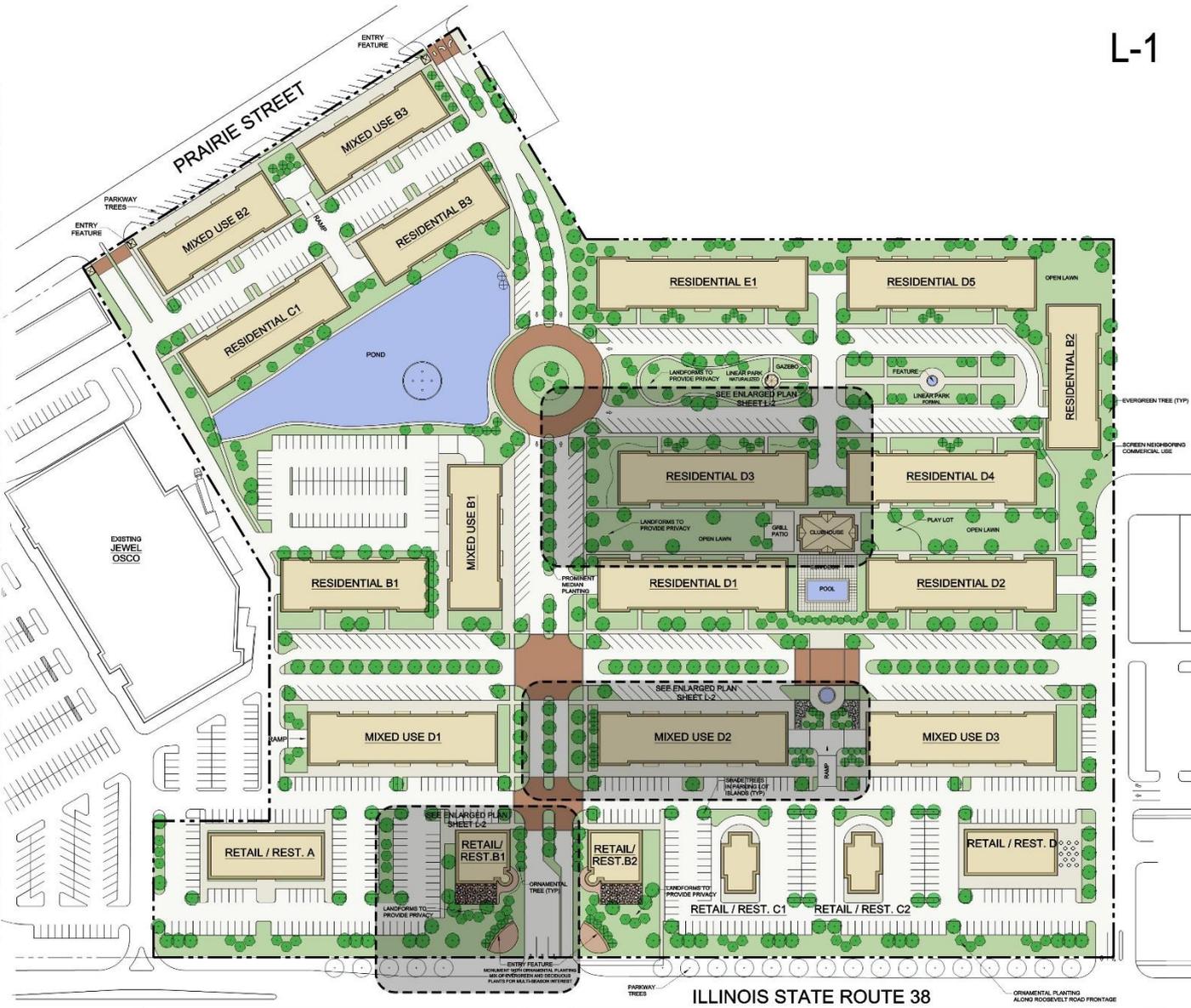
MIXED USE BUILDINGS WILL HAVE PARKING FOR RESIDENCES BELOW 1ST FLOOR RETAIL.

SITE AREA: 26.48 AC

RESIDENTIAL B (36) @ BLDGS.	12,160 SF / FLR (3 FLRS ABOVE 1 PRKG)	12 UNITS / FLR	216 UNITS
RESIDENTIAL C (1 BLDGS.)	13,800 SF / FLR (3 FLRS ABOVE 1 PRKG)	13 UNITS / FLR	39 UNITS
RESIDENTIAL D (5 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 PRKG)	13 UNITS / FLR	195 UNITS
RESIDENTIAL E (1 BLDGS.)	17,340 SF / FLR (3 FLRS ABOVE 1 PRKG)	15 UNITS / FLR	45 UNITS
MIXED USE MIXED-USE D (3 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 RETAIL)	13 UNITS / FLR	117 UNITS
TOTAL			606 UNITS
COMMERCIAL			
RETAIL	46,848 SF		
RESTAURANT	33,100 SF		
TOTAL	79,948 SF		



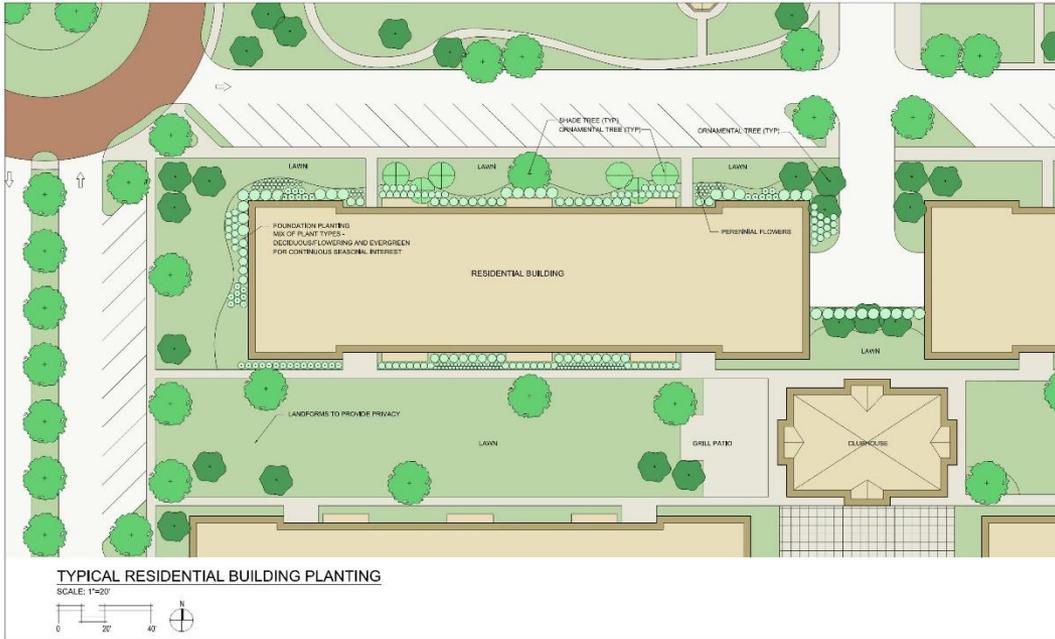
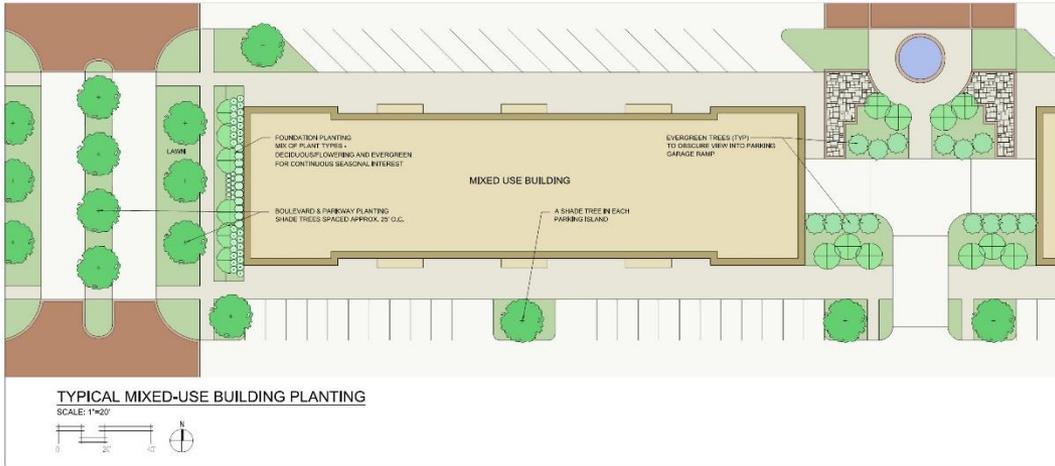
Symbol	Quantity	Botanical Name	Common Name	Size
Shade Trees				
AFN		ACER X FREEMANNI	FREEMANN'S MAPLE	3" BB
AFM		ACER X FREEMANNI 'MARINO'	MARINO FREEMANN MAPLE	3" BB
AEH		AESCLUS HIPPOCASTANUM	HORSE CHESTNUT	3" BB
CAB		CARPINUS BETULUS	EUROPEAN HORNBEAM	3" BB
CEO		CELTIS OCCIDENTALIS	HACKBERRY	3" BB
FAS		FAGUS SY-VATICA	EUROPEAN BEECH	3" BB
GBI		GINKGO BI-LOBA	GINKGO	3" BB
GTH		QUERCUS ILEX-IFOLIA 'F. NERMIS'	THORNLESS HONEYLOCUST	3" BB
LT		LIRIODENDRON TULIPEFERA	TULIP TREE	3" BB
NYS		NYSSA SY-VATICA	BLACK TUPEDO	3" BB
PLA		PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB
QBI		QUERCUS BICOLO	SWAMP WHITE OAK	3" BB
QWA		QUERCUS MACROCARPA	BUR OAK	3" BB
TAR		TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB
UAP		ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN LINDEN	3" BB
Evergreen Trees				
ABES		ABIES CONCOLOR	WHITE FIR	6" BB
DOM		PICEA OMBRIKA	SERBIAN SPRUCE	6" BB
PPU		PICEA PUGENSIS	COLORADO SPRUCE	6" BB
PNJ		PINUS STROBUS	EASTERN WHITE PINE	6" BB
PSUJ		PSUDOTSUGA MENZESII	DOUGLAS FIR	6" BB
TOT		TSUGA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6" BB
TSU		TSUGA CANADENSIS	CANADIAN HEMLOCK	6" BB
Ornamental Trees				
AP		ACER PALMATUM VAR. DISSECTUM	JAPANESE MAPLE	4" BB
AE		AESCLUS PAVAL	RED BUCKEYE	6" BB
AC		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB
AG		AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	6" BB
CC		CERCIS CANADENSIS	EASTERN REDBUD	6" BB
OW		QUERONANTHUS VIRGINICUS	WHITE FRONTPINE	6" BB
CA		CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	6" BB
CF		CORNUS FLORIDA	FLOWERING DOGWOOD	6" BB
CM		CORNUS RUGOSA	CORNELIANDBERRY DOGWOOD	6" BB
CC		CRATAEGUS CRUGALLI VAR. INERMIS	THORNLESS HAWTHORN	6" BB
HV		HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	6" BB
MS		MAGNOLIA STELLATA	STAR MAGNOLIA	4" BB
MV		MAGNOLIA VIRGINIANA	DIANEY'S MAGNOLIA	6" BB
MA		MALUS ADAMS	CRABAPPLE	6" BB
MD		MALUS DONALD WYMAN	CRABAPPLE	6" BB
MP		MALUS FLORIBUNDA	CRABAPPLE	6" BB
MP		MALUS 'PRAIRIE FIRE'	CRABAPPLE	6" BB
MS		MALUS BARBENT	BARGENT CRABAPPLE	6" BB
OV		OSTRYA VIRGINIANA	BROWNWOOD	6" BB
SP		SYRINGA FRAGRANS 'MORTON'	CHINA SNOW PINKING LILAC	6" BB
SR		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6" BB
Evergreen Shrubs				
BC		BUXUS CHICAGO LAM GREEN	BOWWOOD	18" BB
IG		ILEX GLABRA	HIBBERNY	24" BB
TD		TAXUS MEDIA 'DENSIF'	DENSE YEW	24" BB
TH		TAXUS MEDIA 'HICKSII'	HICKS YEW	24" BB
Deciduous Shrubs				
AP		AESCLUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	4" BB
AA		ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24" BB
AM		ARONIA MELANOCARPA 'VIGOROUS BEAUTY'	BLACK CHOKEBERRY	24" BB
CA		CLETHRA ALNIFOLIA 'FLAMINGO BIRD'	FLAMINGO BIRD	5" GAL
CS		CORNUS SERICEA 'ISANT'	ISANT RED TWIG DOGWOOD	24" BB
EA		EUCONYMIUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB
FG		FORSYTHIA 'INTERMEDIA 'SUNRISE'	SUNRISE FORSYTHIA	24" BB
FV		FORSYTHIA VIREOSSIMA 'BRONWENSIS'	BROWN FORSYTHIA	5" GAL
FG		FOTHERGILLIA GARDENII	DWARF FOTHERGILLIA	24" BB
HV		HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	48" BB
HM		HEPTACODIUM MEGACORONDES	SEVENSON FLOWER	6" BB
HS		HIBISCUS SYRIACUS	ROSE OF SHANON	6" BB
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5" GAL
HY		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB
RA		RAUBA AROMATICA 'SRO LOW'	SRO LOW SUMAC	5" GAL
RF		ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2" GAL
SS		SORBARIA SCORBIOLIA 'SEM'	SEM URAL FALSE SPIREA	24" BB
VO		VIBURNUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARBOWOOD VIBURNUM	48" BB
VJ		VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB
VO		VIBURNUM OPULOUS 'COMPACTUM'	DWARF EUROPEAN CRANBERRY VIBURNUM	24" BB
Groundcover				
EF		EUCONYMIUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS



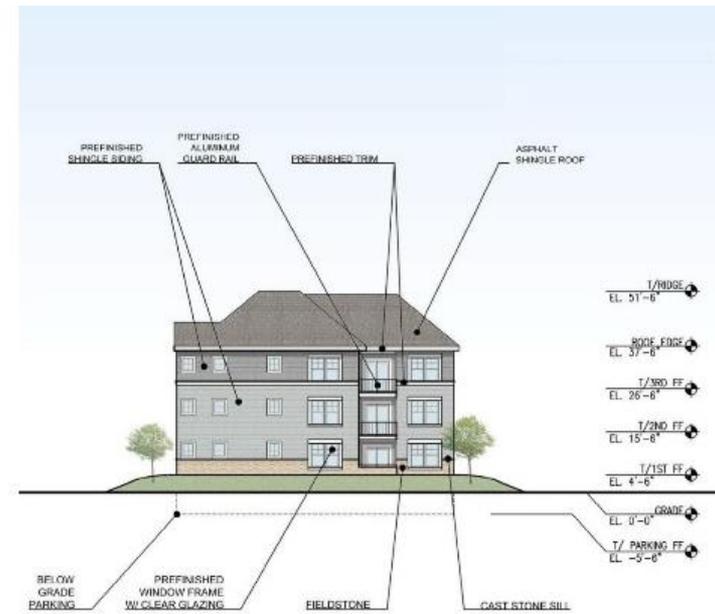
PRAIRIE CENTRE
ST. CHARLES, ILLINOIS

SHOEDEN





Residential building front elevation



Mixed use building front elevation

