

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

OCTOBER 14, 2016



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
Lexington Club PUD North of Dean/State St, South of RR, between 5 th & 12 th Streets 107 single family lots (RC)	<ul style="list-style-type: none"> Map Amendment Special Use (PUD Amendment) PUD Preliminary Plan 	PH held and closed, Approved 3-17-15			Applicant has requested additional time before P&D Committee consideration.
Parkside Reserves 1337 Geneva Rd. Three lot townhome subdivision; 1 building, 3 townhome units (EJ)	<ul style="list-style-type: none"> Map Amendment Final Plat of Subdivision 				Review comments on the resubmittal provided to applicant.
Prairie Center – PUD Former St. Charles Mall site Mixed-use development with 609 residential units (RC)	<ul style="list-style-type: none"> Special Use for PUD PUD Preliminary Plan 	PH scheduled 10-18-16			Staff plan review comments provided, applicant to submit revised engineering plans prior to public hearing.
Prairie Center – Rezoning Rezone portion of property to the RM-3 zoning district (RC)	<ul style="list-style-type: none"> Map Amendment 				At the request of the applicant, on hold pending the City's review of the PUD application.
Maranatha House of Prayer – 525 S. Tyler Rd. Tyler Ridge Business Park Units O & N-2 (EJ)	<ul style="list-style-type: none"> Special Use for Place of Worship 	PH held and closed, approved 9-20-16	Approved 10-10-16	Scheduled 10-17-16	

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Petkus Property 27 acres, North of Smith Rd., south of Cornerstone Lakes Subdivision Annexation for residential development (RC)	<ul style="list-style-type: none"> • Concept Plan 	Discussed 9-20-16	Discussed 10-10-16		
St. Charles Commercial Ctr. PUD Primrose School Day care facility at NW corner of Bricher Rd. and Blackberry Dr.	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 	PH held and closed, approved 10-4-16	Scheduled 11-14-16		
Foundry Business Park PUD 731 N. 17th St. Unit 3 Allow indoor motor vehicle sales establishment	<ul style="list-style-type: none"> • Special Use for Motor Vehicle Sales 	PH scheduled 11-1-16			
Lot 8- Corporate Reserve Residential Subdivision Reduce the front and rear building setbacks for 38 of the 78 total single-family lots.	<ul style="list-style-type: none"> • Special Use (PUD Amendment) 	PH scheduled 11-1-16			

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
Reduce the lot size requirement for two-family dwellings in the RT-4 District and BT Overlay from 3,750 sf per unit to 5,000 sf total	Joseph Wencowski & Patricia Brown	PH scheduled 11-1-16			

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
Corporate Reserve PUD Lot 8 north of Woodward Dr. 78 single family lots			Approved 1-19-16	1-19-18	Final Plat mylar to be submitted for City signatures.
Hillcroft PUD 1147 Geneva Rd. 4 lot residential subdivision	N/A				Waiting for direction from the applicant to proceed.

COMMERCIAL AND INDUSTRIAL BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Cooper's Hawk - 3710 E. Main St. Outlot at NE corner of Main St. & west mall entrance	11,300 square foot winery and restaurant PUD Plan approved by City Council	Permit release meeting held 9-27-16. Permit issued. Site work complete. Under construction.
Two unit retail building / Starbucks - 3830 E. Main St. Outlot at NE corner of Main St. & center mall entrance/38 th Ave.	4,719 square foot two-unit retail building Starbucks Coffee with drive-through PUD Plan approved by City Council	Building Permit release meeting held 8-23-16. Permit issued. Utility work complete. Under construction.
First Street Redevelopment Phase 3, Building 1 190 S. 1 st Street	Construct 4 story mixed use building PUD plan approved by City Council. Historic Preservation COA issued.	Permit issued. Under construction. Building shell permit requires final inspection prior to completion of build out permits. Temporary Certificate of Occupancy issued. (Plans for ALE build out not submitted)
First Street Building 1 – Build out for Brunch Café Restaurant 172 S. 1st Street	5,000 square foot breakfast and lunch restaurant Located at the south corner of the building	Permit issued. Under construction.
First Street Building 1 – Build out for Kilwins Chocolates 132 S. 1st Street	1,350 square foot chocolate and ice cream store Located at the north end of the building	Permit issued. Construction complete. Temporary Certificate of Occupancy for stock issued.
First Street Redevelopment Phase 3, Building 3 10 Illinois St.	Construct 5 story mixed use building PUD Plan approved by City Council 9-6-16. Historic Preservation COA approved 9-7-16.	Footing and foundation permit under review. Excavation permit issued.
First Street Redevelopment Phase 3, Parking Deck 20 Illinois Street	Construct 110-space public parking deck PUD Plan approved by City Council Historic Preservation COA issued.	Permit issued. Completing construction. Deck open to the public. Temporary Certificate of Occupancy issued, working on punch list items.
Retail building at CVS store 1601 S. 14th Street.	Construct multi-tenant retail building adjacent to new CVS store. PUD Plan approved by City Council.	Plans approved. Waiting for additional information from applicant before issuing permit.
AJR Enterprises 1200 Rukel Way (Equity Dr.) Kirk Rd. south of Legacy Blvd.	Construct 180,000 square foot industrial building for AJR Filtration	Temporary Occupancy issued. Final Inspection scheduled next week.
505 W. Main St. SW corner of 5 th & Main St. Former clock shop building	Reconstruct building for professional office use, expansion of existing parking lot.	Permit issued. Under construction.

2701 E. Main St. Former Qdoba- west of Walgreen's, east of Toyota	Dunkin Donuts with Drive-Through PUD Plan approved by City Council	Permit issued. Under construction.
510 S. Tyler Road Ryder Truck Rental Inc.	28,000 square foot building; Truck rental, leasing, maintenance, washing and fueling facility	Applicant revising project, to submit updated plans in spring 2017. Public hearing for stormwater Special Service Area 7 expansion held and closed 8-15-16. Ordinance approval scheduled 10-17-16.
Metro Self Storage 2623 Lincoln Hwy. (Rt. 38)	3-story, 101,000 square foot self-storage facility PUD Plan approved by City Council	Building Permit release meeting held 8-23-16. Permit issued, under construction.
Nirvana Fitness Studio & Spa (f/k/a Gralewski Health Club) 2791 Woodward Drive	Fitness Studio and Spa Pine Ridge Park, Lots 6 & 7 (south of Regency Estates) PUD Plan approved by City Council	Revised information submitted, under review.