

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

NOVEMBER 3, 2017



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
Fydoland 1311 E. Main St. (RC)	<ul style="list-style-type: none"> Special Use for Pet Care Facility 				Under review.
Crystal Loft Townhomes 214 S. 13th Ave. Redevelop Lamp Factory building and site into 14 townhome units (RC)	<ul style="list-style-type: none"> Map Amendment Special Use for PUD PUD Preliminary Plan Final Plat 	PH scheduled 11-7-17			
Smith Road Estates 4.3 acres east of Petkus property 16 lot single family subdivision (RC)	<ul style="list-style-type: none"> Concept Plan 	Scheduled 11-7-17	Scheduled 11-13-17		
First Street Redevelopment PUD Phase 3 riverfront property; Building #2 – Mixed use retail, office & residential building (RC)	<ul style="list-style-type: none"> PUD Preliminary Plan 	Approved 10-17-17	Govt. Services Cmte. Approved 10-23-17	Scheduled 11-6-17	Historic Preservation Commission review held 9-6-17
Valley Shopping Center Resubdivision 1415-1545 W. Main St. (RC)	<ul style="list-style-type: none"> Final Plat (Minor Subdivision) 				Under review.
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.

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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 	PH held and closed, Approved 9-19-17	Approved 10-9-17		IGA to be finalized and applicant to submit revised plans before City Council action.

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
Add Pet Care Facility as a Special Use in the M-1 District. Permit off-premise signs for lots without street frontage in business, manufacturing districts	Robin Massey				Under review.

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
Prairie Center Mixed Use redevelopment of former St. Charles Mall site					Final Engineering plan review comments provided. Applicant to resubmit plans.
BMO Harris Bank 1, 9, 11-15 E. Main St.			8-21-17	8-21-19	Final Plat mylar to be submitted for City signatures.
Corporate Reserve PUD Lot 2 – Everbrook Academy			8-21-17	8-21-19	Final Plat recorded. Mylar to be returned to City.
Zylstra PUD Second resubdivision of Lots 1 & 2 – Culver’s			10-16-17	10-16-19	Final Plat mylar to be submitted for City signatures.

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
First Street Building 3 10 Illinois St. 5 story mixed use building	PUD Plan approved by City Council 9-6-16. Minor Change approved 2-21-17. Historic Pres. COA approved 9-7-16, Revised 2-1-17.	Shell permit issued, under construction. Build out permit for Sterling Bank submitted, under review.
510 S. Tyler Road Ryder Truck Rental Inc.	28,000 square foot building; Truck rental, leasing, maintenance, washing and fueling facility	Ordinance expanding SSA approved and recorded 10-17-16. Permit issued. Under construction.
Metro Self Storage 2623 Lincoln Hwy. (Rt. 38)	3-story, 101,000 square foot self-storage facility PUD Plan approved by City Council	Final Inspections completed.
Primrose School of St. Charles 1940 Bricher Rd.	Single story, 12,000 square foot daycare facility PUD Plan approved by City Council	Permit issued. Under construction. Pre-Occupancy meeting held 10-19-17.
410 S. Kirk Rd. Smithfield Foods	30,000 square foot addition	Permit issued. Under construction.
3550 Legacy Blvd. Savety Yellow	18,080 square foot warehouse building in Legacy Business Park	Final Inspections completed.
4058 E. Main St. Silverado	47,500 square foot senior living and memory care community	Permit issued. Under construction.
883 Enterprise Ct. Doran Scales	33,000 square foot manufacturing and warehouse building in Legacy Business Park	Final Occupancy issued, project completed.
2900 Dukane Dr. Dukane Corp.	33,000 square foot addition	Permit issued. Under construction.
157 S. Tyler Rd. Generation Rescue	5,100 square foot clinic in Tyler & 64 Business Park	Permit issued. City informed that construction activity is on hold.
2435 W. Main St. Kiddie Academy	10,500 square foot daycare facility	Review comments provided, resubmittal needed.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Project under construction.
Prairie Winds Bricher Rd., west of Lowe's	PUD Plan approved by City Council Residential development of 250 apartment units.	Permits issued for residential buildings and clubhouse. Under construction.
Prairie Center 27 acres north of Rt. 38, south of Prairie St., east of Randall Rd.	PUD Plan approved by City Council Mixed-use development on former St. Charles Mall property	Permits for two residential buildings under review (Residential buildings E and F2, immediately east of the roundabout). Resubmittal under review.
3090 W. Main St. Everbrook Academy	10,000 square foot daycare facility PUD Plan approved by City Council	Permit release meeting held 10-19-17. Permit issued.