

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

DECEMBER 16, 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
<b>Lexington Club PUD</b> North of Dean/State St, South of RR, between 5 <sup>th</sup> & 12 <sup>th</sup> Streets 107 single family lots (RC)	<ul style="list-style-type: none"> <li>Map Amendment</li> <li>Special Use (PUD Amendment)</li> <li>PUD Preliminary Plan</li> </ul>	PH held and closed, Approved 3-17-15			Applicant has requested additional time before P&D Committee consideration.
<b>Parkside Reserves 1337 Geneva Rd.</b> Three lot townhome subdivision; 1 building, 3 townhome units (EJ)	<ul style="list-style-type: none"> <li>Map Amendment</li> <li>Final Plat of Subdivision</li> </ul>				Review comments on the resubmittal provided to applicant.
<b>Prairie Center – PUD</b> Former St. Charles Mall site Mixed-use development with 609 residential units (RC)	<ul style="list-style-type: none"> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>	PH held 10-18-16; PH held 12-6-16; continued to 1-10-17			Applicant to submit revised plans showing proposed 61 additional units. Revision to traffic study underway. Housing Commission reviewed on 11-17-16
<b>Prairie Center – Rezoning</b> Rezone portion of property to the RM-3 zoning district (RC)	<ul style="list-style-type: none"> <li>Map Amendment</li> </ul>				At the request of the applicant, on hold pending the City's review of the PUD application.
<b>Prairie Winds of St. Charles Bricher Commons PUD</b> 250 unit multi-family residential development on 20 acres north of Bricher Rd., west of Lowe's	<ul style="list-style-type: none"> <li>Concept Plan</li> </ul>	Scheduled 12-20-16	Scheduled 1-9-17		

**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
<i>-No current applications-</i>					

**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>Corporate Reserve PUD</b> 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.
<b>Hillcroft PUD</b> 1147 Geneva Rd. 4 lot residential subdivision	N/A				Waiting for direction from the applicant to proceed.
<b>St. Charles Commercial Ctr. PUD</b> <b>Primrose School</b> Day care facility at NW corner of Bricher Rd. and Blackberry Dr.			Approved 11-21-16	11-21-18	Final Plat mylar to be submitted for City signatures.

**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
<b>Cooper's Hawk - 3710 E. Main St.</b> 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.
<b>Two unit retail building / Starbucks - 3830 E. Main St.</b> Outlot at NE corner of Main St. & center mall entrance/38 <sup>th</sup> 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. Starbucks build out plans approved, ready to issue permit.
<b>First Street Building 1 – Build out for ALE Solutions</b> 190 S. 1 <sup>st</sup> Street	Build-out upper three floors of Building 1 for office space.	Shell permits approved for build out of floors 2, 3, 4.
<b>First Street Building 1 – Build out for Brunch Café Restaurant</b> 172 S. 1st Street	5,000 square foot breakfast and lunch restaurant Located at the south corner of the building	Permit issued. Under construction. Opening expected in late January/early February.
<b>First Street Redevelopment Phase 3, Building 3</b> 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 issued. Under construction.
<b>First Street Redevelopment Phase 3, Parking Deck</b> 20 Illinois Street	Construct 110-space public parking deck PUD Plan approved by City Council Historic Preservation COA issued.	Deck open to the public. Working through minor punch list items.
<b>Retail building at CVS store</b> 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.
<b>505 W. Main St.</b> SW corner of 5 <sup>th</sup> & Main St. Former clock shop building	Reconstruct building for professional office use, expansion of existing parking lot.	Permit issued. Under construction. Final Occupancy expected in January.
<b>2701 E. Main St.</b> Former Qdoba- west of Walgreen's, east of Toyota	Dunkin Donuts with Drive-Through PUD Plan approved by City Council	Permit issued. Under construction. Final Inspections ongoing.
<b>510 S. Tyler Road</b> 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. Ordinance expanding SSA approved and recorded 10-17-16.

<p><b>Metro Self Storage</b> 2623 Lincoln Hwy. (Rt. 38)</p>	<p>3-story, 101,000 square foot self-storage facility PUD Plan approved by City Council</p>	<p>Building Permit release meeting held 8-23-16. Permit issued, under construction.</p>
<p><b>Nirvana Fitness Studio &amp; Spa</b> (f/k/a Gralewski Health Club) 2791 Woodward Drive</p>	<p>Fitness Studio and Spa Pine Ridge Park, Lots 6 &amp; 7 (south of Regency Estates) PUD Plan approved by City Council</p>	<p>Waiting for further information to be submitted.</p>