

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MARCH 17, 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
<b>Meijer PUD</b> 855 S. Randall Rd. Amend permitted wall signage (EJ)	<ul style="list-style-type: none"> <li>Special Use (PUD Amendment)</li> </ul>	<b>PH Scheduled 4-4-17</b>			
<b>Prairie Winds- Bricher Commons</b> Bricher Rd. west of Lowes 250 multi-family residential units (RC)	<ul style="list-style-type: none"> <li>Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>	PH scheduled 3-21-17			
<b>Foxwood PUD- 3340 W. Main St.</b> Addition to Parent Petroleum office building (EJ)	<ul style="list-style-type: none"> <li>Minor Change to P&amp;D</li> </ul>		<b>Approved 3-13-17</b>	<b>Scheduled 3-20-17</b>	
<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</b> <b>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.

**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. 17.22, 17.30</b> Yard encroachments for Pergolas and Sports Courts (EJ)	City staff	Scheduled 4-4-17			

**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>Silverado St. Charles</b> Resub. of Pheasant Run Crossing Lot 7 for Assisted Living Facility	Approved 2-7-17	Approved 2-13-17	Scheduled 3-20-17		Revised plans submitted.
<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. Comments sent on Final Eng. Plans, revised plans to be submitted
<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 Primrose School</b> Day care facility at NW corner of Bricher Rd. and Blackberry Dr.			Approved 11-21-16	11-21-18	Final Plat submitted for City signatures. Waiting for Financial Guarantee.
<b>Heritage Green PUD</b> Replatting to modify building lots	Approved 3-7-17	Approved 3-13-17	Scheduled 3-20-17		
<b>Legacy Business Park PUD Lot 8-9</b> 883 & 884 Enterprise Ct. Industrial bldg. for Doran Scales			Approved 2-21-17	2-21-19	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. Pre-Occupancy Meeting held 3-9-17.
<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	Pre-Occupancy meeting for shell building held. <b>Certificate of Occupancy issued for Starbucks.</b> Starbucks anticipated opening in mid-March.
<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 issued for build out of floors 2, 3, 4. Under construction. Final Occupancy of 4 <sup>th</sup> floor expected late March/early April
<b>First Street Building 1 – Build out for Vintage 53</b> 162 S. 1st Street	2,000 square foot wine bar	Permit issued. Under construction. <b>Certificate of Occupancy issued.</b>
<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. Revised COA reviewed and approved on 2-1-17.	Footing and foundation permit issued. Under construction. Minor Change approved 2-21-17. Plans for building submitted, under review.
<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.	Temporary Certificate of Occupancy issued. <b>Final re-inspection scheduled.</b>
<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	Temporary Certificate of Occupancy issued, subject to completing grading/landscaping in Spring.
<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.
<b>Metro Self Storage</b> 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.

<b>Nirvana Fitness Studio &amp; Spa</b> (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	Waiting for further information to be submitted.
<b>Primrose School of St. Charles</b> 1940 Bricher Rd.	Single story, 12,000 square foot daycare facility PUD Plan approved by City Council	Waiting for additional information from applicant before issuing permit. Waiting for financial guarantee to record Final Plat.
<b>410 S. Kirk Rd.</b> Smithfield Foods	30,000 square foot addition	Under review.
<b>3550 Legacy Blvd.</b> Savety Yellow	18,080 square foot warehouse building in Legacy Business Park	Under review.
<b>4058 E. Main St.</b> Silverado	47,500 square foot senior living and memory care community	Under review.