

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MARCH 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
<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 670 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; PH held and closed 1-10-17; Approved 1-17-17	Discussed 2-13-17; Approved 2-21-17	<b>Scheduled 3-6-17</b>	<b>Revised plans submitted addressing outstanding plan review comments.</b> 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>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>		Scheduled 3-13-17		
<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>	<b>PH scheduled 3-21-17</b>			Under review.

**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>Silverado St. Charles</b> Resub. of Pheasant Run Crossing Lot 7 for Assisted Living Facility	Approved 2-7-17	Approved 2-13-17			Applicant to submit revised plans.
<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. Revised Final Eng. Plans under review.
<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 submitted for City signatures.
<b>Heritage Green PUD</b> Replatting to modify building lots	<b>Scheduled 3-7-17</b>				
<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	

**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	Pre-Occupancy meeting for shell building held. <b>Final inspection for Starbucks buildout scheduled.</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>Final Inspection scheduled.</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.
<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>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>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.

<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>
<p><b>Primrose School of St. Charles</b> 1940 Bricher Rd.</p>	<p>Single story, 12,000 square foot daycare facility PUD Plan approved by City Council</p>	<p>Revised plans received. Waiting for additional information from applicant before issuing permit. Waiting for Final Plat to be recorded.</p>
<p><b>410 S. Kirk Rd.</b> Smithfield Foods</p>	<p>30,000 square foot addition</p>	<p>Under review.</p>
<p><b>3550 Legacy Blvd.</b> Savety Yellow</p>	<p>18,080 square foot warehouse building in Legacy Business Park</p>	<p>Under review.</p>