

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MARCH 31, 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>	PH Scheduled 4-4-17			
<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>	PH held and closed; approved 3-21-17	Scheduled 4-10-17		Applicant to submit revised plans.
<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		Final Plat mylar to be submitted for signatures.
<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, submitted, 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. Waiting for Financial Guarantee.
<b>Heritage Green PUD</b> Replatting to modify building lots	Approved 3-7-17	Approved 3-13-17	Approved 3-20-17	3-20-19	<b>Final Plat recorded.</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	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>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 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. Architectural plans reviewed, comments sent to applicant. Mechanical/electrical/plumbing plans submitted for 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. Final re-inspection scheduled.
<b>2701 E. Main St.</b> Dunkin Donuts- 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	Permit approved, waiting applicant to start project. 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	Permit ready to be issued. Waiting for financial guarantee to record Final Plat.
<b>410 S. Kirk Rd.</b> Smithfield Foods	30,000 square foot addition	Permit approved, waiting on applicant to supply contractors.

<b>3550 Legacy Blvd.</b> Savety Yellow	18,080 square foot warehouse building in Legacy Business Park	Under review. Waiting for revisions from applicant.
<b>4058 E. Main St.</b> Silverado	47,500 square foot senior living and memory care community	Under review.