

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

APRIL 14, 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
The Quad / Charlestowne Mall Concept for mixed use project, retail/ townhomes/multifamily (RC)	<ul style="list-style-type: none"> • Concept Plan 	Scheduled 4-18-17	Scheduled 5-8-17		
Meijer PUD 855 S. Randall Rd. Amend permitted wall signage (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) 	PH held and closed, approved 4-4-17	Approved 4-10-17	Scheduled 5-1-17	
Prairie Winds- Bricher Commons Bricher Rd. west of Lowes 250 multi-family residential units (RC)	<ul style="list-style-type: none"> • Map Amendment • Special Use for PUD • PUD Preliminary Plan 	PH held and closed; approved 3-21-17	Approved 4-10-17	Scheduled 4-17-17	
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.
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 				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
Ch. 17.22, 17.30 Yard encroachments for Pergolas and Sports Courts (EJ)	City staff	PH held and closed, approved 4-4-17	Approved 4-10-17	Scheduled 4-17-17	

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
Silverado St. Charles Resub. of Pheasant Run Crossing Lot 7 for Assisted Living Facility	Approved 2-7-17	Approved 2-13-17	Scheduled 3-20-17	3-20-19	Final Plat mylar submitted for City signatures. Waiting for Financial Guarantee.
Corporate Reserve PUD Lot 8 north of Woodward Dr. 78 single family lots			Approved 1-19-16	1-19-18	Final Plat mylar submitted for City signatures.
Hillcroft PUD 1147 Geneva Rd. 4 lot residential subdivision	N/A				Waiting for direction from the applicant to proceed.
St. Charles Commercial Ctr. PUD Primrose School 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.
Legacy Business Park PUD Lot 8-9 883 & 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
Cooper's Hawk - 3710 E. Main St. 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.
First Street Building 1 – Build out for ALE Solutions 190 S. 1 st 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 Inspections scheduled for third and fourth floors.
First Street Redevelopment Phase 3, Building 3 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.
505 W. Main St. SW corner of 5 th & 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.
2701 E. Main St. 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.
510 S. Tyler Road 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.
Metro Self Storage 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.
Nirvana Fitness Studio & Spa 2791 Woodward Drive	Pine Ridge Park, Lots 6 & 7 (south of Regency Estates) PUD Plan approved by City Council	Waiting for further information to be submitted.
Primrose School of St. Charles 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.
410 S. Kirk Rd. Smithfield Foods	30,000 square foot addition	Permit approved, waiting on applicant to supply contractors.
3550 Legacy Blvd. Savety Yellow	18,080 square foot warehouse building in Legacy Business Park	Revised Plans submitted; under review.
4058 E. Main St. Silverado	47,500 square foot senior living and memory care community	Under review.