

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MAY 4, 2018



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
Meijer Outlot 855-865 S. Randall Rd. Outlot development with three commercial buildings (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 	PH scheduled 5-8-18			Under review.
Meijer PUD 855 S. Randall Rd. Addition of pharmacy drive-thru; changes to signage & parking (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 	PH scheduled 5-8-18			Under review.
Legacy Business Center PUD- East Side Retail Center Commercial outlots along Kirk Rd. (RC)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • Preliminary Plan 				Review comments provided. Waiting for additional information from applicant.
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 	PH held and closed, Approved 9-19-17	Approved 10-9-17		IGA to be finalized before City Council action. Revised plans submitted, 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
-None filed currently-					

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
Prairie Center Mixed Use redevelopment of former St. Charles Mall site	Approved 1-9-18	Approved 1-16-18	Approved 1-22-18		Revised Final Engineering plans under review.
Crystal Loft Townhomes 214 S. 13th Ave. Redevelop Lamp Factory building and site into 14 townhome units (RC)		Approved 11-13-17			Final Plat to be submitted for City Council approval.

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
First Street Building 2 50 S. 1 st St. 5 story mixed use building	PUD Plan approved by City Council. Historic Pres. COA approved 3-21-18.	Foundation permit submitted. Plan Submittal meeting 5-3-18
First Street Building 3 10 Illinois St. 5 story mixed use building	PUD Plan approved by City Council 9-6-16. Minor Change approved 2-21-17. Historic Pres. COA approved 9-7-16, Revised 2-1-17.	Shell permit issued, under construction. Build out permits issued for Sterling Bank, OnPath Financial, Breckenridge Insurance.
510 S. Tyler Road Ryder Truck Rental Inc.	28,000 square foot building; Truck rental, leasing, maintenance, washing and fueling facility	Ordinance expanding SSA approved and recorded 10-17-16. Permit issued. Under construction.
410 S. Kirk Rd. Smithfield Foods	30,000 square foot addition	Temporary Certificate of Occupancy issued.
4058 E. Main St. Silverado	47,500 square foot senior living and memory care community	Permit issued. Under construction. Pre-Occupancy meeting held 3-29-18.
157 S. Tyler Rd. Generation Rescue	5,100 square foot clinic in Tyler & 64 Business Park	Permit issued. City informed that construction activity is on hold.
2435 W. Main St. Kiddie Academy	10,500 square foot daycare facility	Review comments provided, resubmittal needed.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Project under construction.
Prairie Winds Bricher Rd., west of Lowe's	PUD Plan approved by City Council Residential development of 250 apartment units.	Project under construction.
Prairie Center 27 acres north of Rt. 38, south of Prairie St., east of Randall Rd.	PUD Plan approved by City Council Mixed-use development on former St. Charles Mall property	Permits for two residential buildings under review (Residential buildings E and F2, immediately east of the roundabout). Resubmittal under review.
3090 W. Main St. Everbrook Academy	10,000 square foot daycare facility PUD Plan approved by City Council	Permit issued. Under construction. Pre-Occupancy meeting held 4-5-18.
111 S. Randall Rd. Culver's- Zylstra PUD	Restaurant with drive-through PUD Plan approved by City Council	Permit issued. Under construction. Pre-Occupancy meeting 5-3-18
Crystal Lofts Townhomes NE corner of 13 th & Indiana Ave.	PUD Plan approved by City Council 14 townhomes; 9 in existing bldg., 5 in new addition	Review comments provided, resubmittal needed.
1601 S. 14th St. Outlot next to CVS	PUD Plan approved by City Council 2,700 sf. restaurant building	Under review.