

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JULY 13, 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
Prairie Centre PUD Minor Change for Anthony Place senior affordable building (RC)	<ul style="list-style-type: none"> Minor Change 		Approved 7-9-18	Scheduled 7-16-18	
Main Street Commons PUD Main St. & Kirk Rd. Modification to signs and landscaping (RC)	<ul style="list-style-type: none"> PUD Minor Change Special Use (PUD Amendment) 	PH scheduled 7-17-18			
Tyler & 64 PUD Lot 2- 157 S. Tyler Rd. Proposed salon suites (EJ)	<ul style="list-style-type: none"> Minor Change to PUD Application Special Use (PUD Amendment) 	Special Use PH scheduled 7-17-18	Approved 7-9-18	Scheduled 7-16-18	
Smith Road Estates NW Corner of Smith Rd. & Pheasant Trail 16 single family lots (EJ)	<ul style="list-style-type: none"> Annexation Map Amendment Special Use for PUD PUD Prelim. Plan Final Plat of Sub. PUD Final Plan 	PH scheduled 7-17-18			
Leroy Oakes Resubdivision 2475 Dean St. (EJ)	<ul style="list-style-type: none"> Preliminary Plat of Subdivision 	Approved 6-19-18	Approved 7-9-18	Scheduled 7-16-18	
Hillcroft PUD 1147 Geneva Rd. Addition of a second residential lot (EJ)	<ul style="list-style-type: none"> Special Use (PUD Amendment) PUD Preliminary Plan 	PH held and closed, approved 6-5-18	Approved 7-9-18	Scheduled 7-16-18	

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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.

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
Health/Fitness Clubs in BL District	Michael Sarraco	PH scheduled 7-17-18			

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
1835-1855 Wallace Ave. 1 lot subdivision Consolidate two lots	Approved 6-5-18	Approved 6-11-18	Approved 6-18-18		
Cityview 895 Geneva Rd. 4-lot single-family subdivision	N/A	Approved 6-11-19			Applicant to submit revised plans prior to City Council approval.
Prairie Center Mixed Use redevelopment of former St. Charles Mall site Resubdivision of Lot 5	Approved 1-9-18 Approved 6-19-18	Approved 1-16-18 Scheduled 7-9-18	Approved 1-22-18		Final Engineering plans to be revised and resubmitted.
Crystal Loft Townhomes 214 S. 13th Ave. Redevelop Lamp Factory building and site into 14 townhome units (RC)	Approved 11-7-17	Approved 11-13-17			Final Plat to be submitted for City Council approval.
Parkside Reserves 1337 Geneva Rd. Three lot townhome subdivision; 1 building, 3 townhome units (EJ)	Approved 9-19-17	Approved 10-9-17; IGA approved 5-14-18	Approved 5-21-18		City of Geneva to sign IGA. Final Plat of Subdivision to be submitted for signatures.

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
St. Charles Police Station 1515 W. Main St.	New police facility at former Valley Shopping Center location	Under review.
Valley Ambulatory 2475 Dean St.	23,000 sf surgery center	Under review.
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.	Footing and foundation permit issued. Plan Submittal meeting 5-3-18. Full building plans under review.
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. Final Occupancy issued for 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	Temporary Certificate of Occupancy issued. Final Inspections ongoing.
157 S. Tyler Rd. Fiore Salon Suites	5,100 square foot Salon Suites in Tyler & 64 Bus. Pk. Zoning applications filed and pending.	New permit submitted for Salon Suites.
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.
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. Developer working on modifications to plans.
1601 S. 14th St. Outlot next to CVS	PUD Plan approved by City Council 2,700 sf. restaurant building	Revised plans submitted, under review.
1337 Geneva Rd. Parkside Reserves	Three-unit townhome building	Under review.