

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JULY 15, 2016



## 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>First Street Redevelopment PUD</b> Phase 3 riverfront property; Building #3- Mixed use office & residential building, PUD change to allow first floor bank/office uses (RC)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>	<b>PH for Building #3 scheduled 8-2-16</b>			<p><b>Applications revised to include Building #3 only.</b></p> <p>Historic Preservation Commission review held 6-15-16.</p>
<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 provided to applicant.
<b>Schulze Subdivision</b> <b>1021 Howard St.</b> Divide residential lot to create one additional buildable lot (EJ)	<ul style="list-style-type: none"> <li>• Final Plat of Subdivision</li> </ul>	Approved 6-21-16	<b>Approved 7-11-16</b>	<b>Scheduled 7-18-16</b>	
<b>Cityview - 895 Geneva Rd.</b> NW corner of Rt. 31 & Mosedale Seven lot single-family subdivision (EJ)	<ul style="list-style-type: none"> <li>• Map Amendment</li> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	PH Scheduled 7-19-16			

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Wash-U Car Wash - Lot 3 Buona St. Charles Subdivision</b> Vacant lot west of Buona Beef (EJ)	<ul style="list-style-type: none"> <li>Special Use for Car Wash</li> </ul>	PH Scheduled 7-19-16			
<b>2701 E. Main St.</b> Dunkin Donuts w/drive-through Former Qdoba- west of Walgreen's, east of Toyota (EJ)	<ul style="list-style-type: none"> <li>Minor Change to PUD</li> </ul>		Discussed and tabled, 7-11-16		Minor change to revise site circulation plan. Staff researching access easement issue.
<b>Silverado Memory Care Pheasant Run Crossing, Lot 7</b> West of Hilton Garden Inn Subdivision and rezoning to OR district for assisted living facility (EJ)	<ul style="list-style-type: none"> <li>Preliminary Plat of Subdivision</li> <li>Map Amendment</li> </ul>	PH Scheduled 7-19-16			
<b>Lundeen Liquors – 1315 W. Main St.</b> Add drive-through to existing liquor store	<ul style="list-style-type: none"> <li>Special Use for Drive-Through Facility</li> </ul>				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
<b>Remove 1 acre lot size requirement for drive-through facilities in the BL district.</b>	David & Julie Lundeen				Application under review.

## 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>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.
<b>Heritage Green PUD</b> (Judd House, 309 S. 6 <sup>th</sup> Ave.) 4 apartment units in Judd House, 9 townhome units	Approved 10-6-15	Approved 10-12-15	Approved 1-19-16	1-19-18	Final Plat mylar submitted for City signatures.
<b>Metro Self Storage</b> 2623 Lincoln Hwy Rt. 38, west of MB Financial Bank	Approved 5-17-16	Approved 6-13-16	Approved 6-20-16	6-20-18	Final Plat mylar to be submitted for City signatures.
<b>Pheasant Run Crossing</b> N side Main St. at Pheasant Run Dr (Hilton Garden Inn/DuPage Expo) Resubdivision of commercial lots			Approved 7-20-15	7-20-17	Final Plat recorded, original mylar to be returned to the City.
<b>Hillcroft PUD</b> 1147 Geneva Rd. 4 lot residential subdivision	N/A				Waiting for direction from the applicant to proceed.

**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	Received 6-21-16, under review.
<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.	<b>4,719 square foot two-unit retail building Starbucks Coffee with drive-through PUD Plan approved by City Council</b>	<b>Received 7-15-16, under review.</b>
<b>First Street Redevelopment Phase 3, Building 1</b> 190 S. 1 <sup>st</sup> Street	Construct 4 story mixed use building PUD plan approved by City Council. Historic Preservation COA issued.	Permit issued. Under construction.
<b>First Street Building 1 – Build out for Brunch Café Restaurant</b> 172 S. 1st Street	5,000 square foot breakfast and lunch restaurant Located at the south corner of the building	Under review.
<b>First Street Building 1 – Build out for Kilwins Chocolates</b> 132 S. 1st Street	1,350 square foot chocolate and ice cream store Located at the north end of the building	Under review.
<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.	Permit issued. Under construction.
<b>Volkswagen Dealership</b> 4050 E. Main St. (former DuPage Expo)	Partially demolish DuPage Expo building Construct Volkswagen Dealership	Permit issued. Under construction. Pre-Occupancy Meeting held 5-25-16. <b>Final Inspections ongoing.</b>
<b>CVS Store</b> 1500 Lincoln Hwy. NW corner of 14 <sup>th</sup> St & Rt. 38	Demolish former bank building Construct CVS store with pharmacy drive-through PUD Plan approved by City Council.	Permit issued. Under construction. <b>Pre-Occupancy meeting held.</b>
<b>Retail building at CVS store</b> 1601 S. 14th Street.	Construct multi-tenant retail building adjacent to new CVS store. PUD Plan approved by City Council.	Plans approved. Waiting for additional information from applicant before issuing permit.
<b>AJR Enterprises</b> 1200 Equity Dr., Kirk Rd. south of Legacy Blvd.	Construct 180,000 square foot industrial building for AJR Filtration	Permit issued. Under construction.

<p><b>505 W. Main St.</b> SW corner of 5<sup>th</sup> &amp; Main St. Former clock shop building</p>	<p>Reconstruct building for professional office use, expansion of existing parking lot.</p>	<p>Permit issued. Under construction.</p>
<p><b>2701 E. Main St.</b> Former Qdoba- west of Walgreen's, east of Toyota</p>	<p>Dunkin Donuts with Drive-Through PUD Plan approved by City Council</p>	<p>Under review. Applicant needs to submit additional engineering information. Minor Change to PUD application filed regarding site circulation- <a href="#">tabled 7-11-16.</a></p>
<p><b>3875 E. Main St.</b> Former Friday's at East Gate Commons</p>	<p>Expand building for three tenants: Noodles &amp; Co., ATI Physical Therapy, Potbelly with a drive-through PUD Plan approved by City Council.</p>	<p><a href="#">Final inspections completed for Potbelly.</a> <a href="#">Final re-inspection scheduled for Noodles.</a></p>
<p><b>510 S. Tyler Road</b> Ryder Truck Rental Inc.</p>	<p>28,000 square foot building; Truck rental, leasing, maintenance, washing and fueling facility</p>	<p>Revised plans submitted, under review. Public hearing for stormwater Special Service Area 7 expansion scheduled for 8/15/16.</p>
<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>Review comments provided to applicant. Waiting for resubmittal.</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>Under review.</p>