

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

AUGUST 18, 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
Lazarus House - 214 Walnut St. Expand homeless shelter into remainder of building (consolidate operations at 15 S. 3 rd St. & 308 Walnut St. into 214 Walnut St.) (EJ)	<ul style="list-style-type: none"> Special Use 	PH held and closed, Approved 8-8-17	Approved 8-14-17	Scheduled 8-21-17	Approved by Historic Preservation Commission, 8-2-17
BMO Harris 1, 9, 11-15 E. Main St. (EJ)	<ul style="list-style-type: none"> Minor Subdivision Final Plat 	Approved 8-8-17	Approved 8-14-17	Scheduled 8-21-17	
Corporate Reserve PUD – Lot 2 Everbrook Academy Day care facility at NE corner of W. Main St. & Corp. Reserve Blvd. (EJ)	<ul style="list-style-type: none"> Special Use (PUD Amendment) PUD Preliminary Plan Final Plat 	PH held and continued, 7-18-17; Closed and Approved 8-8-17	Approved 8-14-17	Scheduled 8-21-17	
Petkus Property 27 acres on north side of Smith Rd. Annexation and RM-3 zoning (RC)	<ul style="list-style-type: none"> Annexation Map Amendment 				Based on P&D Committee direction on 8-14-17, current request for annexation will not proceed.
Crystal Loft Townhomes 214 S. 13th Ave. Redevelop Lamp Factory building and site into 14 townhome units (EJ)	<ul style="list-style-type: none"> Concept Plan 	Discussed 8-8-17	Discussed 8-14-17		Concept Plan process completed.
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.

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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 				Revised plans received, 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
<i>-No current applications-</i>					

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					Applicant to submit revised Final engineering plans. PUD Final Plan and Final Plat applications filed.

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 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.
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.
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	Plans approved. More information to be submitted by applicant.
Primrose School of St. Charles 1940 Bricher Rd.	Single story, 12,000 square foot daycare facility PUD Plan approved by City Council	Permit issued. Under construction.
410 S. Kirk Rd. Smithfield Foods	30,000 square foot addition	Permit issued. Under construction.
3550 Legacy Blvd. Savety Yellow	18,080 square foot warehouse building in Legacy Business Park	Permit issued. Under construction.
4058 E. Main St. Silverado	47,500 square foot senior living and memory care community	Permit issued. Under construction.
883 Enterprise Ct. Doran Scales	33,000 square foot manufacturing and warehouse building in Legacy Business Park	Minor Change approved 2-21-17. Permit issued. Under construction.
2900 Dukane Dr. Dukane Corp.	33,000 square foot addition	Permit issued. Under construction.
157 S. Tyler Rd. Generation Rescue	5,100 square foot clinic in Tyler & 64 Business Park	Permit issued. Under construction.
2435 W. Main St. Kiddie Academy	10,500 square foot daycare facility	Review comments provided, resubmittal needed.
Anthem Heights Lot 8 of Corporate Reserve; North side of Woodward Dr. at Corporate Reserve Blvd.	PUD Plan approved by City Council Residential development of 78 single-family homes	Review comments for two homes provided. Revised plans received.
Prairie Winds North side of Bricher Rd., west of Lowe's	PUD Plan approved by City Council Residential development of 250 apartment units.	Site work underway. Permit issued for first residential building. Permit for clubhouse under review.

<p>Prairie Center 27 acres north of Rt. 38, south of Prairie St., east of Randall Rd.</p>	<p>PUD Plan approved by City Council Mixed-use development on former St. Charles Mall property</p>	<p>Permits for two residential buildings under review (Residential buildings E and F2, immediately east of the roundabout)</p>
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