

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

SEPTEMBER 15, 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
First Street Redevelopment PUD Phase 3 riverfront property; Building #2 – Mixed use retail, office & residential building (RC)	<ul style="list-style-type: none"> • PUD Preliminary Plan 				Under review. Historic Preservation Commission review held 9-6-17
Zylstra PUD – Lot 2 Culver's S. Randall Rd., lot north of Discount Tire, east of Harley- Davidson (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan • Final Plat (Minor Subdivision) 	PH Scheduled 10-3-17			
Valley Shopping Center Resubdivision 1415-1545 W. Main St. (RC)	<ul style="list-style-type: none"> • Final Plat (Minor Subdivision) 				Under review.
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 Scheduled 9-19-17			

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.
BMO Harris Bank 1, 9, 11-15 E. Main St.			8-21-17	8-21-19	Final Plat mylar to be submitted for City signatures.
Corporate Reserve PUD Lot 2 – Everbrook Academy			8-21-17	8-21-19	City signatures collected; Final Plat mylar to be recorded by Applicant and returned to City.

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	Permit issued, under construction. Pre-Occupancy meeting held 8-29-17.
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. Pre-Occupancy meeting held 8-31-17.
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 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.	Site work underway. Permits issued for residential buildings. Permit issued for clubhouse.
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). Review comments provided.