

St. Charles Towne Centre

Project Summary

Updated January 2010

Site/Location

- Location: Former St. Charles Mall and adjoining property between Randall Rd, Prairie St, 14th Street, & Lincoln Hwy (Route 38)
- History: St. Charles Mall closed in 1996. TIF district established in 2000. Auto Mall development approved in 2002. Mall torn down in 2003.

Project Description

- Developer: Shodeen Construction Company, LLC, of Geneva
- Mixed-use development including residential, retail/shopping, restaurants, office uses, a hotel, and structured parking.

	November 2008 Plan	January 2010 Plan changes
Site Area	30.59 acres	<i>No change</i>
Multiple-Family Residential Units	777 units	675 units
Residential Density	25.4 dwelling units per acre	22 dwelling units per acre
Building Height	2 to 8 stories (up to 125 ft)	<i>No change</i>
Parking structures	4 garages, 2528 spaces	3 garages, 2370 spaces
Surface parking	502 spaces	606 spaces

<i>Commercial Land Uses</i>	<i>Proposed Square Footage</i>	
Office	157,554 sf	141,890 sf
Retail/Shopping	159,731 sf	177,717 sf
Restaurant	131,544 sf	115,880 sf
Hotel	115 rooms	<i>No change</i>
Fitness Center	20,000 sf	<i>No change</i>
Entertainment venue	35,663 sf	<i>No change</i>

<i>Residential Unit Types</i>	<i>Estimated Number (% of total)</i>	
Efficiency	39 units (5%)	<i>No new information submitted</i>
One Bedroom	194 units (25%)	<i>No new information submitted</i>
Two Bedroom	505 units (65%)	<i>No new information submitted</i>
Three Bedroom	39 units (5%)	<i>No new information submitted</i>

- Site design, street network, and outdoor spaces are pedestrian-scale, with parking located primarily in parking decks.
- Open spaces within the development include: two stormwater ponds with fountains; within the commercial portion of the development, three hardscape (paved) plazas with pedestrian amenities, including an interactive fountain/ice skating rink; and within the residential portion of the development, three small passive recreation sites and one “green” roof accessible to residents.
- Buildings will be traditional/urban in design, with multiple stories, fronting directly on streets, with a mixture of uses between floors. Most buildings include retail/restaurant uses on the first floor and office/residential uses on upper floors.
- Building height varies from 2 stories at the perimeter of the site to 8 stories at the interior of the site.

- Residential units are multi-family. The distribution of owner-occupied units and rental units is unknown at this time.

Development Application:

- Shodeen filed formal applications for zoning entitlements and preliminary plan approval for the project in August 2008. The development plan is similar to the Concept Plan that was presented in December 2007/January 2008. The Concept Plan included 951 residential units. The August 2008 plan included 777 residential units. **The January 2010 plan has a residential unit count of 675.**
- The development cannot be accommodated under existing zoning regulations due to the mixture of residential and commercial uses. Therefore a new zoning district has been proposed. If approved, the new zoning district could be applied to other comparable locations within St. Charles in the future.
- The development has certain unique characteristics, such as building height, that may be desirable at this site but not at other locations within St. Charles. Therefore, the project is being reviewed as a Planned Unit Development, with detailed review by the Plan Commission and City Council.
- The developer has provided site plans, including preliminary site engineering, street layout, building locations, and landscaping. The developer has not provided building architecture/ designs; therefore this will be reviewed later by the Plan Commission and City Council on a building-by-building basis. The ordinance approving the Planned Unit Development will establish standards for reviewing the building designs and how the buildings should relate to the street and open spaces within the site.

Project Status as of January 2010

- Public hearings to review the project were held on 11/18/08, 1/6/09, 1/20/09, 2/17/09, 3/17/09, and 4/14/09. Beginning in May 2009, the developer requested a number of continuances of the public hearing to consider revisions to plan.
- The public hearing was last continued to 2/2/2010, at which time the developer plans to present a revised plan to the Plan Commission.
- Significant changes to the plan include:
 - Reduction of residential units from 777 to 675
 - Elimination of one residential building (Building H, in the northeastern section of the site), replaced with a park site
 - Elimination of one parking structure (Parking Structure P3, eastern end of the site)
- A number of studies, including a traffic study, are currently being updated to reflect the revised plan. The studies are scheduled to be completed prior to the Plan Commission meeting on 2/2/10.

Project Plan

Information on the project and the revised site plan is posted on the Community Development Department webpage (www.stcharlesil.gov/cdd), under "Development Project Documents".

The plan documents and public hearing exhibits are available for viewing in the Planning Division office, at the Municipal Center, 2 E. Main Street, during normal business hours (8:00 am to 4:30 pm weekdays).