

St. Charles Towne Centre Project Summary

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
- Concept Plan presented to Plan Commission and Planning and Development Committee in Dec. 2007/Jan. 2008
- Mixed-use development to including residential, retail/shopping, restaurants, office uses, a hotel, and structured parking.

Site Area	30.59 acres
Residential Units	777 units
Residential Density	25.4 dwelling units per acre
Building Height	2 to 8 stories (up to 125 ft)
Parking structures	4 garages, 2528 spaces
Surface parking	502 spaces

<i>Commercial Land Uses</i>	<i>Proposed Square Footage</i>
Office	157,554 sf
Retail/Shopping	159,731 sf
Restaurant	131,544 sf
Hotel	115 rooms
Fitness Center	20,000 sf
Entertainment venue	35,663 sf

<i>Residential Unit Types</i>	<i>Estimated Number (% of total)</i>
Efficiency	39 units (5%)
One Bedroom	194 units (25%)
Two Bedroom	505 units (65%)
Three Bedroom	39 units (5%)

- Site design, street network, and outdoor spaces are pedestrian-scale, with parking located primarily in parking decks.
- Buildings will be traditional/urban in design, with multiple stories, fronting directly on streets, with 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 two stories at the perimeter of the site to eight stories at the interior of the site.

Development Application:

- Shodeen filed formal applications to establish zoning requirements and a preliminary plan for the project in August 2008. The development plan is similar to the Concept Plan, however the residential unit count has dropped from 951 to 777.
- 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. The new zoning district could be applied to other comparable locations within St. Charles.
- 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 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 Plan

- Site plans are posted on the Community Development Department webpage (www.stcharlesil.gov/cdd), in the “Development Review Projects” box at the bottom left of the page.