

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

OCTOBER 16, 2020



CITY OF
ST. CHARLES
ILLINOIS • 1834

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
Anthony Place Phase 2 St. Charles Commercial Ctr. PUD 75-unit senior affordable bldg. (RH)	<ul style="list-style-type: none"> Special Use for PUD PUD Preliminary Plan 				Under review.
Cumberland Green/Kirk Trace PUD Allow internally illuminated sign (RH)	<ul style="list-style-type: none"> Special Use (PUD Amendment) 	PH Scheduled 10-20-20			
1023 W. Main St. Gas Station/Convenience Store (EJ)	<ul style="list-style-type: none"> Concept Plan 	Reviewed 10-6-20	Reviewed 10-12-20		Concept Plan process complete.
Oliver- Hoffman Resubdivision South of Foxfield Drive, Northeast of Charlestowne Mall 37 Single family, 93 townhomes (RH)	<ul style="list-style-type: none"> Concept Plan 	Reviewed 9-22-20	Reviewed 10-12-20		Concept Plan process complete.
Munhall Glen West of Munhall Ave. at Tyler Rd. 50 single-family residential lots (EJ)	<ul style="list-style-type: none"> Map Amendment Special Use for PUD PUD Preliminary Plan 	PH held and closed; Approved 9-9-20	Applicant requested add'l time before P&D consideration; Approved 10-12-20		Revised engineering plans to be submitted for review.
Tractor Supply Store Corporate Reserve Lot #3 NEC of Main St. & Cardinal Dr. (CM)	<ul style="list-style-type: none"> PUD Preliminary Plan 				Waiting for additional submittal items.

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1001 N. 5th Ave. Rezone two parcels to RS-2 district (EJ)	<ul style="list-style-type: none"> Map Amendment 	PH held 7-7-20; continued to 8-4-20; Approved 8-4-20	Forwarded to City Council 8-10-20	Conditionally Approved 9-8-20	Applicant to submit signed and recorded setback and landscape documents
Pride of Kane County SE corner of Main St./ Kirk Rd. Gas Station and Car Wash (EJ)	<ul style="list-style-type: none"> Annexation Map Amendment Special Use for PUD PUD Prelim Plan 	PH held 7-7-20, 7-21-20; Approved 8-4-20	Discussed 8-10-20; Discussed 9-14-20		

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>None filed currently.</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
Pheasant Run Resort Subdivision 3 lot subdivision of resort property	Approved 8-4-20	Approved 9-14-20	Approved 9-21-20	9-21-22	Mylar submitted for City signatures.
Smith Road Estates (Brooke Toria) NW Corner of Smith Rd. & Pheasant Trail 16-lot single family subdivision	Approved 8-7-18	Approved 8-13-18	Approved 12-16-19	12-16-21	Final eng. plans conditionally approved. Mylar ready to record. Financial guarantee to be submitted.
Parkside Reserves 1337 Geneva Rd. 4-unit townhome	Approved 10-22-19	Approved 11-11-19	Approved 12-2-19	12-2-21	Mylar to be submitted for City signatures.

BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Crystal Lofts NEC S. 13 th & Indiana Aves.	PUD Plan approved by City Council 14 townhome units in former Lamp Factory building	Reviews entered, Permit Correction Notice sent out 9/14.
First Street Building 7B S. First St. east of Blue Goose	PUD Plan approved by City Council 21-unit multi-family residential building	Comments sent out 10/16
Smithfield Foods 410 S. Kirk Rd.	64,040 sf building addition	Resubmittal received 9/16.
Smithfield Foods 410 S. Kirk Rd.	Adding Break room 3,810 sf industrial addition	Permit Issued.
West Side Wastewater Reclamation Facility	3803 Karl Madsen Dr. Phase III plant expansion	Review comments sent 9/22 – awaiting resubmittal
Perfect Plastics Printing 345 Kautz Rd.	50,000 sf industrial addition	Permit Issued.
Uniphase - 425 S 38th Ave.	40,000 sf industrial addition	Permit Issued.
Audi Exchange of St. Charles 235 N. Randall Rd.	New auto dealership building and site improvements	Permit issued 10/16.
Prairie Centre – Building D2	PUD Plan approved by City Council 3 story residential building	Permit Issued.
Prairie Centre – Building D1	PUD Plan approved by City Council 3 story residential building	Permit Issued.
Prairie Centre – Clubhouse	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Permit Issued.
St. Charles Public Library 1 S. 6 th Ave.	PUD Plan approved by City Council Building addition, site improvements, parking expansion	Permit issued, project under construction.
First Street Building 8 NE corner of Illinois St. & Rt. 31	PUD Plan approved by City Council 3 story commercial building	Comments sent, waiting for revised plans to be submitted.
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Last SFH permit has been Issued.
Extreme Clean Express Car Wash 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Waiting for record drawings and final utility acceptance. Temporary Certificate of Occupancy issued.
60 S. 14th St.	8-unit, 2-story apartment building	Waiting for additional information (financial guarantee).

<p>2435 W. Main St. The Learning Experience</p>	<p>10,000 sf daycare center, lot west of Buona Beef</p>	<p>Waiting for additional information (financial guarantee needs to be submitted).</p>
<p>Tin Cup Pass shopping center NW corner of Main St. & Tyler Rd.</p>	<p>Exterior renovation (completed)</p>	<p>Southern Café buildout revisions approved.</p>
<p>Advanced Care Medical 2780 W. Main St.</p>	<p>PUD Plan approved by City Council 4-6-20. 3,600 sf medical clinic, lot west of Aldi</p>	<p>Plans are approved and ready to issue. Applicant has been contacted.</p>