

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JANUARY 29, 2021



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
<b>KFP Planned Unit Development</b> NE corner of E. Main St. & Dunham Rd. Redevelopment of Shell gas station and former Corfu property (CM)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Scheduled 2-2-21	Scheduled 2-8-21		
<b>93 Octane Brewery</b> 1825 Lincoln Hwy Building expansion and outside seating area (RH)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> </ul>	PH scheduled 2-2-21			
<b>McGrath Business Center</b> Former Pheasant Run Mega Ctr. & maintenance facility- PUD for auto dealerships & commercial use (RC)	<ul style="list-style-type: none"> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	PH scheduled 2-2-21			
<b>Anthony Place Phase 2</b> St. Charles Commercial Ctr. PUD 75-unit senior affordable bldg. (RH)	<ul style="list-style-type: none"> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	PH held and closed; Approved 11-17-20	Approved 12-14-20	Approved 1-19-21	
<b>Tractor Supply Store</b> Corporate Reserve Lot #3 NEC of Main St. & Cardinal Dr. (CM)	<ul style="list-style-type: none"> <li>• <b>Special Use for PUD (PUD Amendment)</b></li> <li>• PUD Preliminary Plan</li> </ul>				Revised plan submittals sent, <b>Special Use application submitted.</b>

**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
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd. 50-lot single-family subdivision	N/A (Final Plat filed within 60 days of Prelim Plat approval)				Final Plat and Final Engineering Plans plan review comments sent 1-13-21
<b>Parkside Reserves</b> 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
<b>McGrath Honda</b> 4075 E. Main Street	<a href="#">PUD Plans for site under review by Plan Commission.</a> <a href="#">Addition and conversion of former Mega Center building</a>	<a href="#">Permit plans under staff review.</a>
<b>Prairie Centre- Mixed Use Building D1</b>	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Review comments sent 1/20/21 – awaiting resubmittal.
<b>Brooke Toria (Smith Rd. Estates)</b> N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site work underway.
<b>Pet Suites</b> 2790 W. Main St.	PUD Plan approved by City Council 11,000 sf pet care facility	Permit issued.

<b>Crystal Lofts</b> NEC S. 13 <sup>th</sup> & Indiana Aves.	PUD Plan approved by City Council 14 townhome units in former Lamp Factory building	First floor of building has been boarded up/secured. 6-month PUD/Final Plat extension granted to 6/22/21 Reviews entered, Permit Correction Notice sent out 9/14.
<b>First Street Building 7B</b> S. First St. east of Blue Goose	PUD Plan approved by City Council 21-unit multi-family residential building	Property transferred to developer. School/Park fees paid. Permit issued, project under construction.
<b>Smithfield Foods</b> 410 S. Kirk Rd.	64,040 sf building addition	Permit issued.
<b>Smithfield Foods</b> 410 S. Kirk Rd.	Adding Break room 3,810 sf industrial addition	Interior inspections completed, revised permit to add canopy and sidewalk.
<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	Review comments sent 9/22 – awaiting resubmittal
<b>Perfect Plastics Printing</b> 345 Kautz Rd.	50,000 sf industrial addition	Permit Issued.
<b>Uniphase</b> 425 S 38 <sup>th</sup> Ave.	40,000 sf industrial addition	Temporary Occupancy Issued 1/20/21
<b>Audi Exchange of St. Charles</b> 235 N. Randall Rd.	New auto dealership building and site improvements	Permit issued, project under construction.
<b>Prairie Centre – Building D2</b>	PUD Plan approved by City Council 3 story residential building	Permit issued, project under construction.
<b>Prairie Centre – Building D1</b>	PUD Plan approved by City Council 3 story residential building	Permit issued, project under construction.
<b>Prairie Centre – Clubhouse</b>	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Permit issued, project under construction.
<b>St. Charles Public Library</b> 1 S. 6 <sup>th</sup> Ave.	PUD Plan approved by City Council Building addition, site improvements, parking expansion	Permit issued, project under construction.
<b>First Street Building 8</b> 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.
<b>Anthem Heights</b> Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	All SFH permits have been issued.
<b>Extreme Clean Express Car Wash</b> 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.
<b>60 S. 14<sup>th</sup> St.</b>	8-unit, 2-story apartment building	Waiting for additional information (financial guarantee).
<b>Tin Cup Pass shopping center</b> NW corner of Main St. & Tyler Rd.	Exterior renovation (completed)	Southern Café buildout revisions approved.
<b>Advanced Care Medical</b> 2780 W. Main St.	PUD Plan approved by City Council 4-6-20. 3,600 sf medical clinic, lot west of Aldi	Plans are approved and ready to issue. Applicant has been contacted.