

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 16, 2022



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
Munhall Glen PUD– Lots 44 & 45 Modification to building setbacks (EJ)	<ul style="list-style-type: none"> Minor Subdivision Special Use 	PH held and closed, approved 12-6-22	Approved 12-12-22	Scheduled 12-19-22	
Foxfield Commons PUD- McKnight Oral Surgeon office NWC Foxfield Rd. & Courtyard Dr. (RH)	<ul style="list-style-type: none"> PUD Preliminary Plan 	Approved 12-6-22	Approved 12-12-22	Scheduled 12-19-22	
Jet Brite - 3795 E. Main St. Redevelopment of Chili's property for car wash (EJ)	<ul style="list-style-type: none"> Special Use Minor Subdivision 	PH held 12-6-22, continued to 1-18-23			
First Street Redevelopment PUD- East Plaza Expansion SE corner of W. Main St. & S. 1 st St., north of East Plaza (EJ)	<ul style="list-style-type: none"> PUD Preliminary Plan 	Scheduled 12-20-22			Historic Commission reviewed, approved 12-7-22 Revised plans submitted, under review.

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 currently filed</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
2600 E. Main St.- Former bank Redevelop for Immediate Care and Andy’s Frozen Custard	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 11-14-22	Approved 12-5-22	12-5-24	Final Plat to be submitted for signatures.
Charlestowne Lakes Townhome/Duplex development NE of Mall, south of Foxfield Dr.	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved- Gov’t Ops 9-19-22	Approved 10-3-22	10-3-24	Comment on Final Engineering plans provided, waiting for resubmittal. Mass grading permit issued.
Pheasant Run Industrial Park Industrial subdivision of former golf course property	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 6-13-22	Approved 8-15-22	8-15-24	Mass grading permit issued. Final Engineering review complete. Plat released for recording.
KFP PUD- KFP Subdivision NE corner of E. Main St. & Dunham Rd.	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 11-8-21	Approved 11-15-21	11-15-23	City signatures collected, Mylar released to applicant for remaining signatures
Pride of Kane County Gas station and car wash SE corner of E. Main St. & Kirk Rd.	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 6-13-22	Approved 6-20-22	6-20-24	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
WellNow Immediate Care 2600 E. Main St.	PUD Plan approved by City Council	Reviewed, comments sent 12/16
Andy’s Frozen Custard 2630 E. Main St.	PUD Plan approved by City Council	Reviewed, comments sent 12/9
Pheasant Run Industrial- Bldg. C 290 Kautz Rd.	216,000 sf industrial warehouse building	Foundation permit issued. Revised building permit plans under review.
Pheasant Run Industrial- Bldg. D 250 Kautz Rd.	174,715 sf industrial warehouse building	Foundation permit issued. Revised building permit plans under review.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Springs at St. Charles North side of Smith Rd at Pheasant Run Trl.	PUD Plan approved by City Council 320 apartment units within 16 buildings; clubhouse; garages; maintenance building	Site Development Permit issued, construction underway. Revised Building permit plans under review.
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Comments sent 8/2, waiting for resubmittal.
Prairie Centre- Residential C1 1985 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued 9/1
Pride of Kane County 3025 E. Main St.- SEC at Kirk Rd.	PUD Plan approved by City Council Gas station, convenience store, car wash	Mass grading/site work permit issued. Building permit issued 9/12. IDOT approval pending.
Beef Shack 2015 W. Main St.	Special Use approved by City Council Building/site modifications for drive-thru restaurant	Permit Issued, under construction.
KFP PUD 2500 E. Main St. – NE corner of Dunham Rd. & Main St.	PUD Plan approved by City Council Redevelopment of Circle K gas station & former Corfu site	Project on hold, plans to be revised for different gas station user.
Prairie Centre- Residential C2 1972 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued, under construction.
Riverside Ave. Lift Station 1509 Riverside Ave.	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Permit issued, under construction.
Munhall Glen West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction. Trunk Sanitary Sewer main accepted.
Kiddie Academy 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Temporary Certificate of Occupancy issued.
Tractor Supply Company Store 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Temporary Certificate of Occupancy issued.
1 E. Main St. (former BMO Harris)	Interior and exterior building renovation for first floor restaurant use, upper floor residential use Historic Commission COA approved 2/3/21	Temporary Certificate of Occupancy for the restaurant Permit issued for exterior improvements. Permit issued for Basement common area
McGrath Honda 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building and standalone maintenance building to the south	Temporary Certificate of Occupancy issued. Business is open at new location.
Prairie Centre- Mixed Use D1 2060 Lincoln Hwy.	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit issued, under construction.
Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Under construction.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Crystal Lofts NEC S. 13 th & Indiana Aves.	Former Lamp Factory building	Site cleanup and masonry work underway. Building secured/all openings temporarily enclosed. Permit issued for re-roofing.
Smithfield Foods 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued Engineering items remaining- Records drawings resubmit
West Side Wastewater Reclamation Facility	3803 Karl Madsen Dr. Phase III plant expansion	Temporary Certificate of Occupancy Issued.
First Street Building 8 NE corner of Illinois St. & Rt. 31	PUD Plan and RDA (Redevelopment Agreement) approved by City Council, 3 story commercial building	P&D Committee reviewed RDA status 3/4 Staff requesting updated construction schedule. Scheduled for discussion on P&D 12/12/22
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	All homes completed. Final engineering record drawings and street acceptance remaining. Street acceptance approved by P&D 11/14/22 subject to 10-year maintenance guarantee.