

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT-  
DECEMBER 3, 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>Springs at St. Charles</b> 27 acres north of Smith Rd., south of Cornerstone Lakes 320 multi-family residential units (EJ)	<ul style="list-style-type: none"> <li>Annexation</li> <li>Zoning Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>				Remaining submittal items received, under review.
<b>Pheasant Run Industrial Park</b> Industrial subdivision of former golf course property (RC)	<ul style="list-style-type: none"> <li>Zoning Map Amendment</li> <li>Preliminary Plat of Subdivision</li> </ul>	PH held and closed; Approved 10-19-21	Approved 11-8-21		Revised plans to be submitted responding to staff comments.
<b>Charlestowne Mall Redevelopment</b> Commercial and residential use- 324 apartments, 208 townhomes (RC)	<ul style="list-style-type: none"> <li>Concept Plan</li> </ul>	Discussed 10-5-21			Waiting for direction from the applicant
<b>Casey's Fuel Station</b> 2600 E. Main St. NE corner of Main & Fieldgate (RH)	<ul style="list-style-type: none"> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>	PH held and closed; Approved 9-8-21	Motion to approve failed 10-11-21		<b>Applications withdrawn</b>
<b>1023 W. Main St.</b> SE corner of W. Main St. & S. 11 <sup>th</sup> St. - Redevelopment of Clark gas station (EJ)	<ul style="list-style-type: none"> <li>Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>	Ph held and closed, approved 8-3-21	Approved 8-16-21		Revised plans responding to P&D conditions to be provided prior to City Council.
<b>First Street Redevelopment PUD-East Plaza Expansion</b> SE corner of W. Main St. & S. 1 <sup>st</sup> St., north of East Plaza (EJ)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>				Review comments provided. Revised plans to be submitted prior to scheduling meeting dates.

**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
<b>KFP PUD- KFP Subdivision</b> 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	
<b>Prairie Centre PUD- Resubdivision #4</b> Park District dedication site and stormwater detention basin (RC)	<ul style="list-style-type: none"> <li>Final Plat – Minor Subdivision</li> </ul>	Approved 9-8-21	Approved 9-13-21		Waiting for direction from the applicant
<b>Pride of Kane County</b> 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)				Final Plat and Final Engineering plans submitted.
<b>Parkside Reserves</b> 1337 Geneva Rd. 4-unit townhome	Approved 10-22-19	Approved 11-11-19	Approved 12-2-19	<b>Expired 12-2-21</b>	<b>Subdivision approval expired</b>

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Circle K- Shell station- KFP PUD</b> 2500 E. Main St.	PUD Plan approved by City Council Redevelopment of Circle K gas station & former Corfu site	Plans submitted 9/30, review comments sent 10/28 Revised plans submitted 11/11.
<b>Prairie Centre- Residential Building C2</b>	PUD Plan approved by City Council 45-unit residential building	Plans submitted 9/22, review comments sent 10/27

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<b>Riverside Ave. Lift Station</b> 1509 Riverside Ave.	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Review comments sent 10/27/21
<b>Belle Tire – Zylstra PUD</b> 101 S. Randall Rd.	PUD Plan approved by City Council Tire and automotive facility	Permit issued, <b>construction underway.</b>
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Site work underway. Three house permits have been issued.
<b>Kiddie Academy</b> 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	<b>Permit issued</b>
<b>Tractor Supply Company Store</b> 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Plans approved. Waiting on contractor information and fees to be paid.
<b>1 E. Main St. (former BMO Harris)</b>	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
<b>McGrath Honda</b> 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	Stormwater permit issued. Building permit issued. Pheasant Run Lift Station permit issued 11/09
<b>McGrath Honda – Maintenance Building</b> 4075 E. Main Street	Additional stand-alone building to be used exclusively for maintenance of vehicles. Located south of the Mega Center	Permit issued.
<b>Prairie Centre- Mixed Use Building D1</b>	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit issued. Mass grading underway.
<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. Permits for two houses approved.
<b>Pet Suites</b> 2790 W. Main St.	PUD Plan approved by City Council 11,000 sf pet care facility	Temporary Certificate of Occupancy issued 10/28
<b>Crystal Lofts</b> NEC S. 13 <sup>th</sup> & Indiana Aves.	PUD Plan expired 6/22/21. Former Lamp Factory building	Building restoration permit issued 10/1. Construction has not been initiated per project schedule. Notice of Violation issued 10/26 <b>Administrative Adjudication held 12/2, fines imposed.</b>
<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	<b>Partial Temporary Occupancy issued.</b>
<b>Smithfield Foods</b> 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued
<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	Permit issued, project under construction.

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<b>Perfect Plastics Printing</b> 345 Kautz Rd.	50,000 sf industrial addition	Building inspections completed, record drawings under review
<b>Audi Exchange of St. Charles</b> 235 N. Randall Rd.	New auto dealership building and site improvements	Temporary Certificate of Occupancy issued
<b>First Street Building 8</b> NE corner of Illinois St. & Rt. 31	PUD Plan and RDA (Redevelopment Agreement) approved by City Council 3 story commercial building	Comments last sent Jan. 2020. Permit application expired. P&D Committee reviewed RDA status in March 2021, directed staff to bring back to P&D for review in 1 year.
<b>Anthem Heights</b> 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.
<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	Building permit issued, project under construction.