

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

FEBRUARY 17, 2023



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>McGrath Kia Dealership</b> McGrath Business Center PUD 4085 E. Main St.	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> <li>• Minor Subdivision</li> </ul>				<b>Under review.</b>
<b>Charlestowne Lakes PUD-Townhome Building Height</b> NE of Mall, south of Foxfield Dr. (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> </ul>	PH Scheduled 2-22-23			
<b>VW Site- Verizon Cell Tower</b> Communication Tower at Volkswagen Dealership (4050 E. Main St.) (RH)	<ul style="list-style-type: none"> <li>• Special Use</li> </ul>	PH Scheduled 2-22-23			
<b>KFP PUD – Thornton’s</b> Gas Station redevelopment at NE corner of E. Main St. & Dunham Rd. (EJ)	<ul style="list-style-type: none"> <li>• PUD Minor Change</li> </ul>	N/A	<b>Approved 2-13-23</b>		<b>Plans to be updated for City Council approval.</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 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>2600 E. Main St.-</b> 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 submitted for City signatures.
<b>Charlestowne Lakes</b> 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	<b>Revised engineering plans submitted for review.</b> Mass grading permit issued.
<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	City signatures collected, Mylar released to applicant for remaining signatures
<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)	Approved 6-13-22	Approved 6-20-22	6-20-24	Final plat 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 Kia Dealership</b> 4085 E. Main St.	PUD Preliminary Plan under review.	<b>Under review.</b>
<b>WellNow Immediate Care</b> 2600 E. Main St.	PUD Plan approved by City Council	Permit approved, waiting for subdivision plat.
<b>Andy’s Frozen Custard</b> 2630 E. Main St.	PUD Plan approved by City Council	Permit approved, waiting for subdivision plat.
<b>Pheasant Run Industrial- Bldg. C</b> 290 Kautz Rd.	216,000 sf industrial warehouse building	Full building permit issued, under construction.
<b>Pheasant Run Industrial- Bldg. D</b> 250 Kautz Rd.	174,715 sf industrial warehouse building	Full building permit issued, under construction.
<b>Springs at St. Charles</b> 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	Building permits issued for Clubhouse and first apartment building. <b>Revised engineering plans submitted.</b> Site Development Permit issued, construction underway.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Revised permit plans submitted. <a href="#">Review comments provided.</a>
<b>Prairie Centre- Residential C1</b> 1985 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued 9/1, under construction.
<b>Pride of Kane County</b> 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.
<b>Beef Shack</b> 2015 W. Main St.	Special Use approved by City Council Building/site modifications for drive-thru restaurant	Permit Issued, under construction.
<b>KFP PUD</b> 2500 E. Main St. – NE corner of Dunham Rd. & Main St.	PUD Plan approved by City Council Redevelopment of gas station & former Corfu site	<a href="#">PUD Minor Change under review for Thornton's</a>
<b>Prairie Centre- Residential C2</b> 1972 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued, under construction.
<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.	Permit issued, under construction.
<b>Munhall Glen</b> 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.
<b>Kiddie Academy</b> 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Temporary Certificate of Occupancy issued.
<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 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 and standalone maintenance building to the south	Temporary Certificate of Occupancy issued.
<b>Prairie Centre- Mixed Use D1</b> 2060 Lincoln Hwy.	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit issued, under construction.
<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	Under construction. Five house permits have been issued.
<b>Crystal Lofts</b> NEC S. 13 <sup>th</sup> & Indiana Aves.	Former Lamp Factory building	Site cleanup and masonry work underway. Building secured/all openings temporarily enclosed. Permit issued for re-roofing.
<b>Smithfield Foods</b> 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued Engineering items remaining- Records drawings resubmit

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<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	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	<b>P&amp;D Committee reviewed RDA status 2/13, recommended to terminate after 90 days. Scheduled for City Council action on 2/21</b>
<b>Anthem Heights</b> Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	<b>P&amp;D Committee recommended approval of street acceptance on 2/13, subject to 10-year maintenance guarantee.</b>