

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MARCH 12, 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
Tyler & 64 PUD – 1607 E. Main St. U-Le-Le Salon Suites (CM)	<ul style="list-style-type: none"> Special Use (PUD Amendment) 	PH scheduled 3-30-21			
First Street Redevelopment PUD Amendment to first floor use regulations for bank & office uses (RC)	<ul style="list-style-type: none"> Special Use (PUD Amendment) 	PH scheduled 3-30-21			Historic Preservation Commission review scheduled 3-17-21
Zen Leaf- 3691 E. Main St. (Main St. Commons- former Jared) Recreational cannabis dispensing organization- Site for future relocation of Zen Leaf dispensary (CM)	<ul style="list-style-type: none"> Special Use 	PH held and closed, approved 3-2-21	Approved 3-8-21	Scheduled 3-15-21	
Tractor Supply Store Corporate Reserve Lot #3 NEC of Main St. & Cardinal Dr. (CM)	<ul style="list-style-type: none"> Special Use for PUD (PUD Amendment) PUD Preliminary Plan 	PH held 3-2-21, continued; Scheduled 3-16-21			Revised plans submitted in response to Plan Commission comments.

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
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)				Final Plat and Final Engineering plans submitted.
Munhall Glen West of Munhall Ave. at Tyler Rd. 50-lot single-family subdivision	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 3-8-21	Scheduled 3-15-21		Final engineering plan review comments provided, revised plans 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
1 E. Main St. (former BMO Harris)	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Interior buildout for restaurant under review. Historic Commission COA approved 2/3/21 Exterior improvements submitted for review.
McGrath Honda 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	Revised plans submitted, under review.
Prairie Centre- Mixed Use Building D1	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Revised plans submitted, under review.
Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site work underway.
Pet Suites 2790 W. Main St.	PUD Plan approved by City Council 11,000 sf pet care facility	Permit issued.
Crystal Lofts NEC S. 13 th & 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.
First Street Building 7B 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.

Smithfield Foods 410 S. Kirk Rd.	64,040 sf building addition	Permit issued.
Smithfield Foods 410 S. Kirk Rd.	Adding Break room 3,810 sf industrial addition	Interior inspections completed, revised permit to add canopy and sidewalk.
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 38 th Ave.	40,000 sf industrial addition	Temporary Occupancy Issued 1/20/21
Audi Exchange of St. Charles 235 N. Randall Rd.	New auto dealership building and site improvements	Permit issued, project under construction.
Prairie Centre – Building D2	PUD Plan approved by City Council 3 story residential building	Permit issued, project under construction.
Prairie Centre – Building D1	PUD Plan approved by City Council 3 story residential building	Permit issued, project under construction.
Prairie Centre – Clubhouse	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Permit issued, project under construction.
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	All homes completed. Final engineering record drawings and street acceptance remaining.
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).
Tin Cup Pass shopping center NW corner of Main St. & Tyler Rd.	Exterior renovation (completed)	Southern Café buildout revisions approved.
Advanced Care Medical 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.