

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

MARCH 3, 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
McGrath Kia Dealership McGrath Business Center PUD 4085 E. Main St.	<ul style="list-style-type: none"> • PUD Preliminary Plan • Minor Subdivision 	Scheduled 3-7-23			
Charlestowne Lakes PUD-Townhome Building Height NE of Mall, south of Foxfield Dr. (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) 	2-22-23 meeting cancelled, PH to be held 3-7-23			
VW Site- Verizon Cell Tower Communication Tower at Volkswagen Dealership (4050 E. Main St.) (RH)	<ul style="list-style-type: none"> • Special Use 	2-22-23 meeting cancelled, PH to be held 3-7-23			
KFP PUD – Thornton’s Gas Station redevelopment at NE corner of E. Main St. & Dunham Rd. (EJ)	<ul style="list-style-type: none"> • PUD Minor Change 	N/A	Approved 2-13-23	Scheduled 3-6-23	

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 submitted for City 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	Revised engineering plans under review. Mass grading permit issued.
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	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
McGrath Kia Dealership 4085 E. Main St.	PUD Preliminary Plan under review.	Under review.
WellNow Immediate Care 2600 E. Main St.	PUD Plan approved by City Council	Permit approved, waiting for subdivision plat.
Andy’s Frozen Custard 2630 E. Main St.	PUD Plan approved by City Council	Permit approved, waiting for subdivision plat.
Pheasant Run Industrial- Bldg. C 290 Kautz Rd.	216,000 sf industrial warehouse building	Full building permit issued, under construction.
Pheasant Run Industrial- Bldg. D 250 Kautz Rd.	174,715 sf industrial warehouse building	Full building permit issued, under construction.
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	Building permits issued for Clubhouse and first apartment building. Revised engineering plans submitted. Site Development Permit issued, construction underway.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Revised permit plans submitted. Review comments provided.
Prairie Centre- Residential C1 1985 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued 9/1, under construction.
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 gas station & former Corfu site	PUD Minor Change under review for Thornton's
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.
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 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.
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. Five house permits have been issued.
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

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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	2/21 City Council approved termination of RDA if closing contingencies are not satisfied in 90 days (5/22/23)
Anthem Heights Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	Street acceptance, subject to 10-year maintenance guarantee, scheduled for 3/6/23