

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

MAY 12, 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
River 504 – Brownstone PUD NE corner of S 1 st & Prairie St. Mixed-use bldg., 20 condo units	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 				Under review.
Former Blue Goose property- Sign amendment (First St. PUD) Request for taller/larger freestanding sign for grocery store	<ul style="list-style-type: none"> • PUD Amendment 	PH held & closed, approved 5-2-23			Historic Commission approved 4-19-23
River West Animal Hospital Zylstra PUD Vacant lot on SE corner of Main St. and Zylstra's Private Dr.	<ul style="list-style-type: none"> • PUD Preliminary Plan 	Scheduled 5-16-23			
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 cancelled; PH held 3-7-23 Public hearing to be re-noticed if project moves forward			Waiting for applicant to resolve issue with subdivision declaration.

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
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	Mass grading permit issued. Final Engineering plans conditionally approved. Mylar submitted for City signatures.
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

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
1023 W. Main St. Gas Station Redevelopment	PUD Plan approved by City Council. Site to be redeveloped with convenience store and gas pump canopy	Demolition permit issued. Building Permit Plans under review.
1416 Indiana Ave. – Indiana Place NEC S. 13th & Indiana Aves.	Former Crystal Lofts site. Renovation of existing building into 15 residential units.	Permit plans under review.
McGrath Kia Dealership 4085 E. Main St.	PUD Preliminary Plan under review.	Review comments on revised plans provided; resubmittal needed.
WellNow Immediate Care 2600 E. Main St.	PUD Plan approved by City Council	Permit issued. Site work underway.
Andy's Frozen Custard 2630 E. Main St.	PUD Plan approved by City Council	Permit issued. Site work underway.
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	Site Development and building permits issued, under construction.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Permit issued 3/29.
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	Building permit issued, under construction.
Beef Shack 2015 W. Main St.	Special Use approved by City Council Building/site modifications for drive-thru restaurant	Temporary Certificate of Occupancy issued.
KFP PUD 2500 E. Main St. – NE corner Dunham Rd. & E. Main St.	PUD Plan approved by City Council Redevelopment of gas station & former Corfu site	PUD Minor Change for Thornton's approved 3/6 Building permit plans submitted; under review.
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	Basement and one residential unit remaining for final occupancy.
McGrath Honda 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	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. All house permits have been issued.
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	2/21 City Council approved termination of RDA if closing contingencies are not satisfied in 90 days (5/22/23)