

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 3, 2022



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>2600 E. Main St.</b><br>Former PNC Bank, Redevelop site for Physicians Immediate Care & Andy's Frozen Custard (RH)                     | <ul style="list-style-type: none"> <li>Special Use for Drive-Thru</li> <li>PUD Preliminary Plan</li> </ul>                                        | Scheduled 6-7-22                                                             |                                          |                          |                                                                                                           |
| <b>River East Lofts</b><br>SE corner, Illinois & Riverside Ave. Mixed use bldg., 43 apartments (RC)                                       | <ul style="list-style-type: none"> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>                                               | PH held 3-22-22; continued PH closed; Approved 4-19-22                       | TBD                                      |                          | -Applicant considering revisions based on Plan Commission review<br>-Historic Commission approved 3-16-22 |
| <b>Charlestowne Lakes</b><br>(former Oliver Hoffman property) NE of Mall, south of Foxfield Dr. 105 townhomes, 62 duplex units (EJ)       | <ul style="list-style-type: none"> <li>Zoning Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>                 | PH held and closed; Approved 4-5-22                                          | Approved 4-11-22                         | Scheduled 6-6-22         |                                                                                                           |
| <b>Springs at St. Charles</b><br>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 Prelim. Plan</li> </ul> | PH 2-8-22- cancelled, to be rescheduled; PH held and closed; Approved 4-5-22 | Approved 4-11-22                         | Scheduled 6-6-22         |                                                                                                           |
| <b>First Street Redevelopment PUD-East Plaza Expansion</b><br>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>Pheasant Run Industrial Park</b><br>Industrial subdivision of former golf course property                | N/A (Final Plat filed within 60 days of Prelim Plat approval) |                                            |                            |                               | Plans under review.                                                             |
| <b>KFP PUD- KFP Subdivision</b><br>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>Prairie Centre PUD- Resubdivision #4</b><br>Park District dedication site and stormwater detention basin | Approved 9-8-21                                               | Approved 9-13-21                           |                            |                               | Waiting for direction from the applicant                                        |
| <b>Pride of Kane County</b><br>Gas station and car wash<br>SE corner of E. Main St. & Kirk Rd.              | N/A (Final Plat filed within 60 days of Prelim Plat approval) | <b>Scheduled 6-13-22</b>                   |                            |                               | <b>Revised plans under review.</b>                                              |

**BUILDING PERMIT PROJECTS -**

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

| DEVELOPMENT NAME AND LOCATION                  | PROJECT DESCRIPTION                                               | STATUS                                    |
|------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------|
| <b>Prairie Centre- Residential Building F1</b> | PUD Plan approved by City Council<br>51-unit residential building | Plans submitted for review 4/6/22         |
| <b>Prairie Centre- Residential Building C1</b> | PUD Plan approved by City Council<br>45-unit residential building | Comments sent 5/23, resubmittal required. |

| DEVELOPMENT NAME AND LOCATION                                               | PROJECT DESCRIPTION                                                                                                                              | STATUS                                                                                                                                      |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pride of Kane County</b><br>3025 E. Main St.- SEC at Kirk Rd.            | PUD Plan approved by City Council<br>Gas station, convenience store, car wash                                                                    | Review comments provided 4/13<br>Demolition of structures complete                                                                          |
| <b>Beef Shack</b><br>2015 W. Main St.                                       | Special Use approved by City Council<br>Building/site modifications for drive-thru restaurant                                                    | Permit Issued                                                                                                                               |
| <b>Circle K- Shell station- KFP PUD</b><br>2500 E. Main St.                 | PUD Plan approved by City Council<br>Redevelopment of Circle K gas station & former Corfu site                                                   | Revised plans submitted 12/28, Review comments sent 1/13                                                                                    |
| <b>Prairie Centre- Residential Building C2</b>                              | PUD Plan approved by City Council<br>45-unit residential building                                                                                | Permit issued                                                                                                                               |
| <b>Riverside Ave. Lift Station</b><br>1509 Riverside Ave.                   | Demolition of the old lift station and construction of a new lift station east of Riverside Ave.                                                 | Permit is approved, applicant has been contacted                                                                                            |
| <b>Belle Tire – Zylstra PUD</b><br>101 S. Randall Rd.                       | PUD Plan approved by City Council<br>Tire and automotive facility                                                                                | Temporary Certificate of Occupancy Issued 4/21                                                                                              |
| <b>Munhall Glen</b><br>West of Munhall Ave. at Tyler Rd.                    | PUD Plan approved by City Council<br>50-lot single-family subdivision                                                                            | Site work underway.<br>Four house permits have been issued.<br>Model house Temp. Occupancy issued 3/21                                      |
| <b>Kiddie Academy</b><br>2651 Woodward Dr.                                  | PUD Plans approved by City Council.<br>10,000 sf day care facility                                                                               | Permit issued, site work underway                                                                                                           |
| <b>Tractor Supply Company Store</b><br>3000 W. Main St.                     | PUD Plans approved by City Council.<br>19,000 sf retail store                                                                                    | Permit issued. Under construction.                                                                                                          |
| <b>1 E. Main St. (former BMO Harris)</b>                                    | Interior and exterior building renovation for first floor restaurant use, upper floor residential use<br>Historic Commission COA approved 2/3/21 | Temporary Certificate of Occupancy for the restaurant<br>Permit issued for exterior improvements.<br>Permit issued for Basement common area |
| <b>McGrath Honda</b><br>4075 E. Main Street                                 | PUD Plans approved by City Council.<br>Addition and conversion of former Mega Center building and standalone maintenance building to the south   | Project ongoing.<br>Permit for Temp Lift Station approved, construction underway.                                                           |
| <b>Prairie Centre- Mixed Use Building D1</b>                                | PUD Plan approved by City Council<br>First floor commercial, upper three floors of residential                                                   | Permit issued.                                                                                                                              |
| <b>Brooke Toria (Smith Rd. Estates)</b><br>N of Smith Rd. at Pheasant Trail | PUD Plan approved by City Council<br>16-lot Single family subdivision                                                                            | Site work underway.<br>Permits for two houses approved.                                                                                     |
| <b>Crystal Lofts</b><br>NEC S. 13 <sup>th</sup> & Indiana Aves.             | PUD Plan expired 6/22/21.<br>Former Lamp Factory building                                                                                        | Notice of Violation issued 10/26<br>Administrative Adjudication held 12/2, fines imposed.<br>Demolition permit ready to issue.              |
| <b>Smithfield Foods</b><br>410 S. Kirk Rd.                                  | 64,040 sf building addition                                                                                                                      | Temporary Certificate of Occupancy issued<br>Engineering items remaining                                                                    |

| DEVELOPMENT NAME AND LOCATION                                        | PROJECT DESCRIPTION                                                                                 | STATUS                                                                                   |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>West Side Wastewater Reclamation Facility</b>                     | 3803 Karl Madsen Dr.<br>Phase III plant expansion                                                   | Permit issued, project under construction.                                               |
| <b>First Street Building 8</b><br>NE corner of Illinois St. & Rt. 31 | PUD Plan and RDA (Redevelopment Agreement)<br>approved by City Council, 3 story commercial building | P&D Committee reviewed RDA status 3/4<br>Staff requesting updated construction schedule. |
| <b>Anthem Heights</b><br>Corporate Reserve PUD                       | PUD Plan approved by City Council<br>Residential development of 78 single-family homes              | All homes completed. Final engineering record drawings and street acceptance remaining.  |
| <b>Advanced Care Medical</b><br>2780 W. Main St.                     | PUD Plan approved by City Council 4-6-20.<br>3,600 sf medical clinic, lot west of Aldi              | Temporary Certificate of Occupancy Issued 5/4/22                                         |