

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

JULY 15, 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>Milestone Row 2</b> NE corner of S 1 <sup>st</sup> & Prairie St. Mixed use bldg., 20 condo units (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Scheduled 8-2-22			
<b>2600 E. Main St.</b> 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>	Approved 6-7-22	Approved 6-13-22		Revised plans to be submitted.
<b>River East Lofts</b> SE corner, Illinois & Riverside Ave. Mixed use bldg., 42 apartments (RC)	<ul style="list-style-type: none"> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	PH scheduled 7-19-22			-Revised applications and plans submitted. -Historic Commission approved 7-6-22
<b>First Street Redevelopment PUD-East Plaza Expansion</b> 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
<b>Electronic Changeable Copy Signs in the PL District</b>	Andy Schulthess, School District 303	<b>Scheduled 8-2-22</b>			

**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>Springs at St. Charles</b> 320-unit apartment community	N/A (Final Plat filed within 60 days of Prelim Plat approval)				Under review.
<b>Pheasant Run Industrial Park</b> Industrial subdivision of former golf course property	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 6-13-22			Comments provided. Permit for site mass grading to be submitted.
<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>Prairie Centre PUD- Resubdivision #4</b> 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> 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	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
<b>Prairie Centre- Residential Building F1</b>	PUD Plan approved by City Council 51-unit residential building	<a href="#">Revised plans submitted for review 7/12</a>
<b>Prairie Centre- Residential Building C1</b>	PUD Plan approved by City Council 45-unit residential building	Comments sent 5/23, plans resubmitted for review 6/14
<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	Demolition of structures complete. Review comments provided 4/13, revised plans submitted 6/23
<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.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Circle K- Shell station- KFP PUD</b> 2500 E. Main St.	PUD Plan approved by City Council 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 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 is approved and ready to pick up.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction. Six house permits have been issued.
<b>Kiddie Academy</b> 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Permit issued, under construction.
<b>Tractor Supply Company Store</b> 3000 W. Main St.	PUD Plans approved by City Council. 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 Historic Commission COA approved 2/3/21	Temporary Certificate of Occupancy for the restaurant Permit issued for exterior improvements. 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	Project ongoing. Permit for Temp Lift Station approved, construction underway.
<b>Prairie Centre- Mixed Use Building D1</b>	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. Four house permits have been issued.
<b>Crystal Lofts</b> NEC S. 13 <sup>th</sup> & Indiana Aves.	PUD Plan expired 6/22/21. Former Lamp Factory building	Notice of Violation issued 10/26 Administrative Adjudication held 12/2, fines imposed. Demolition permit ready to issue.
<b>Smithfield Foods</b> 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued Engineering items remaining- Records drawings resubmit
<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	Permit issued, project under construction.
<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	P&D Committee reviewed RDA status 3/4 Staff requesting updated construction schedule.
<b>Anthem Heights</b> 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.