

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JULY 16, 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
<b>River East Apartments</b> SE Corner, Riverside & Illinois Ave. Mixed Use, with 48 apartments (RC)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Scheduled 7-20-21	Scheduled 8-9-21		Reviewed by Historic Preservation 7-7-21
<b>Alter Brewing-First Street Redevelopment</b> 12 S. 1 <sup>st</sup> Street, Bldg. 2- Approval for sign on container bar (RH)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> </ul>	Scheduled 7-20-21			Historic Preservation recommended approval 7-7-21
<b>Dean Street Mixed-Use Project</b> Office building with 3 upper floor residential units Lot west of 1850 Dean St. (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Scheduled 7-20-21			
<b>1023 W. Main St.</b> SE corner of W. Main St. & S. 11 <sup>th</sup> St. - Redevelopment of Clark gas station (EJ)	<ul style="list-style-type: none"> <li>• Map Amendment</li> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	Scheduled 8-3-21			
<b>Pheasant Run Industrial Park</b> Former Pheasant Run golf course property redevelopment (RC)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 6-22-21	<b>Discussed 7-12-21</b>		<b>Concept Plan process complete.</b>
<b>Belle Tire – Zylstra PUD</b> Randall Rd., south of Main St (lot between Culver's & 7-11) (RH)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>	Approved 6-22-21	<b>Approved 7-12-21</b>	<b>Scheduled 8-2-21</b>	

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<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.
<b>KFP Planned Unit Development</b> NE corner of E. Main St. & Dunham Rd. Redevelopment of Shell/Circle K gas station (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD)</li> <li>• PUD Preliminary Plan</li> </ul>	PH held & closed; Approved 6-8-21	Approved 6-14-21		<b>Revised plans submitted, under review.</b>
<b>First Street Redevelopment PUD</b> Amendment to first floor use regulations for bank & office uses (RC)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> </ul>	PH opened 3-30-21 cont. to 5-4-21; PH held & closed-Denied 5-18-21			Waiting for further direction from the applicant

**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>Zoning regulations for Microbreweries, including outdoor areas</b>	City Staff	PH held & closed; Approved 6-8-21	Discussed 6-14-21 and continued; <b>Scheduled 8-9-21</b>		Filed per 4/10 P&D Discussion

**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>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)				Final Plat and Final Engineering plans submitted.

<b>Parkside Reserves</b> 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.
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**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Site work underway. Permit for model house under review.
<b>Kiddie Academy</b> 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Permit submitted 5/28. Review comments sent 6/21. Revised plans under review.
<b>Tractor Supply Company Store</b> 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Plans resubmitted on 5/27. Review comments sent 6/11. Revised plans under review.
<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	Permit issued for interior buildout of restaurant. Permit issued for exterior improvements.
<b>McGrath Honda</b> 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	Stormwater permit issued. Building permit issued.
<b>McGrath Honda – Maintenance Building</b> 4075 E. Main Street	Additional stand-alone building to be used exclusively for maintenance of vehicles. Located south of the Mega Center	Permit issued.
<b>Prairie Centre- Mixed Use Building D1</b>	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit ready to issue. Land-Cash fees paid.
<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	Site work underway. Permit for model house approved.
<b>Pet Suites</b> 2790 W. Main St.	PUD Plan approved by City Council 11,000 sf pet care facility	Permit issued, project under construction.
<b>Crystal Lofts</b> NEC S. 13 <sup>th</sup> & Indiana Aves.	PUD Plan approved by City Council PUD expired 6/22/21 14 townhome units in former Lamp Factory building	Active permits voided 6/22/21. Property discussed at P&D Committee 6/14/21; 60 days granted to commence restoration of the property, to be reviewed at 8/9/21 P&D Committee meeting.
<b>First Street Building 7B</b> S. First St. east of Blue Goose	PUD Plan approved by City Council 21-unit multi-family residential building	Permit issued, project under construction.
<b>Smithfield Foods</b> 410 S. Kirk Rd.	64,040 sf building addition	Revised interior plans have been approved. Resubmittal fees need to be paid.

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<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	Permit issued, project under construction.
<b>Perfect Plastics Printing</b> 345 Kautz Rd.	50,000 sf industrial addition	Project nearing completion, final inspections underway.
<b>Audi Exchange of St. Charles</b> 235 N. Randall Rd.	New auto dealership building and site improvements	Audi Building Permit issued, project under construction. Permit issued for Woodward Dr. extension.
<b>Prairie Centre – Building D1</b>	PUD Plan approved by City Council 3 story residential building	Permit issued, project under construction.
<b>Prairie Centre – Clubhouse</b>	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Permit issued, project under construction.
<b>St. Charles Public Library</b> 1 S. 6 <sup>th</sup> Ave.	PUD Plan approved by City Council Building addition, site improvements, parking expansion	<b>Temporary Certificate of Occupancy extended to 8/11.</b>
<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	Comments last sent Jan. 2020. Permit application expired. P&D Committee reviewed RDA status in March, directed staff to bring back to Committee for review in 1 year.
<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.
<b>Advanced Care Medical</b> 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.