

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JULY 31, 2020



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>Pheasant Run Resort Subdivision</b> 3 lot subdivision of resort property (RC)	<ul style="list-style-type: none"> <li>• Preliminary Plat</li> <li>• Final Plat</li> </ul>	Scheduled 8-4-20			Under review.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd. 50 single-family residential lots (EJ)	<ul style="list-style-type: none"> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>				Under review.
<b>Tractor Supply Store</b> Corporate Reserve Lot #3 NEC of Main St. & Cardinal Dr. (CM)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>				Waiting for additional submittal items.
<b>Pine Ridge Park PUD – Pet Suites</b> Pet Care Facility on lot west of Advanced Care Medical (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• Special Use</li> <li>• PUD Preliminary Plan</li> </ul>	PH held, approved 7-21-20	Scheduled 8-10-20		
<b>1001 N. 5<sup>th</sup> Ave.</b> Rezone two parcels to RS-2 district (EJ)	<ul style="list-style-type: none"> <li>• Map Amendment</li> </ul>	PH held 7-7-20; continued to 8-4-20			
<b>Pride of Kane County</b> SE corner of Main St./ Kirk Rd. Gas Station and Car Wash (EJ)	<ul style="list-style-type: none"> <li>• Annexation</li> <li>• Map Amendment</li> <li>• Special Use for PUD</li> <li>• PUD Prelim Plan</li> </ul>	PH held 7-7-20, 7-21-20; continued to 8-4-20			

**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>Ch. 17.24, 17.30</b> Aircraft & Rail Transport Rolling Stock (EJ)	City of St. Charles	PH held, approved 7-21-20	Scheduled 8-10-20		

**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>1734 Riverside Subdivision</b> Subdivide parcel into two lots	Approved 6-2-20	Approved 6-8-20	Approved 6-15-20	6-15-22	Mylar submitted for City signatures.
<b>Smith Road Estates (Brooke Toria)</b> <b>NW Corner of Smith Rd. &amp; Pheasant Trail</b> 16-lot single family subdivision	Approved 8-7-18	Approved 8-13-18	Approved 12-16-19	12-16-21	Final eng. plans conditionally approved. Mylar ready to record. Financial guarantee to be 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.

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Smithfield Foods</b> <b>410 S. Kirk Rd.</b>	Adding Break room 3,810 sf industrial addition	Under review. <a href="#">Reviews Due 8-6</a>

<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	Plans submitted and reviewed, revisions needed.
<b>Perfect Plastics Printing</b> 345 Kautz Rd.	50,000 sf industrial addition	2 <sup>nd</sup> Revised plans submitted, under review.
<b>Uniphase - 425 S 38<sup>th</sup> Ave.</b>	40,000 sf industrial addition	<b>Comments sent 7-18, Revisions needed</b>
<b>Audi Exchange of St. Charles</b> 235 N. Randall Rd.	New auto dealership building and site improvements	<b>2<sup>nd</sup> Review completed, Plans not approved – Revisions needed</b>
<b>Prairie Centre – Building D2</b>	PUD Plan approved by City Council 3 story residential building	Foundation complete. Full building permit issued.
<b>Prairie Centre – Building D1</b>	PUD Plan approved by City Council 3 story residential building	Foundation permit issued. Reviews complete except for outstanding Electric comment
<b>Prairie Centre – Clubhouse</b>	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Revised plans submitted, under review
<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	Permit issued, project under construction.
<b>First Street Building 8</b> NE corner of Illinois St. & Rt. 31	PUD Plan approved by City Council 3 story commercial building	Comments sent, waiting for revised plans to be submitted.
<b>Meijer Outlot Development</b> SW corner of Rt. 38 & Randall Rd.	PUD Plan approved by City Council. 3 commercial buildings on outlot in Meijer parking lot	All three shells finals have been completed and approved. Waiting on lien waiver.
<b>Anthem Heights</b> Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	<b>Last SFH permit has been Issued.</b>
<b>Anthony Place at Prairie Centre</b> Behind Jewel, facing Prairie St.	75-unit Senior Affordable residential building PUD Plan approved by City Council	Temporary Certificate of Occupancy issued. Final utility acceptance 7-20-20.
<b>Extreme Clean Express Car Wash</b> 1625 W. Main St.	Special Use approved by City Council. Automatic drive-thru car wash	Waiting for record drawings and final utility acceptance. Temporary Certificate of Occupancy issued.
<b>60 S. 14<sup>th</sup> St.</b>	8-unit, 2-story apartment building	Waiting for additional information (financial guarantee)
<b>2435 W. Main St.</b> The Learning Experience	10,000 sf daycare center, lot west of Buona Beef	Waiting for additional information (financial guarantee needs to be submitted)
<b>Tin Cup Pass shopping center</b> NW corner of Main St. & Tyler Rd.	Exterior renovation (completed)	Southern Café buildout revisions approved.
<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	<b>Plans are approved and ready to issue. Applicant has been contacted.</b>