

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 1, 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
<b>1023 W. Main St. PUD</b> Gas Station redevelopment (EJ)	• <b>Minor Change to PUD</b>	N/A	<b>Scheduled 9-11-23</b>		<b>Minor Change to remove one parking stall due to transformer location.</b>
<b>Stuart's Crossing Lot 4</b> Greco Investment Mgmt. plan for Restaurant/ Retail development, vacant lot on Kirk Rd, S. of Jewel (EJ)	• Concept Plan	Scheduled 9-6-23	Scheduled 9-11-23		
<b>Chick-Fil-A, 3795 E. Main St.</b> Former Chili's, redevelop with restaurant and drive-through (RH)	• Special Use	Scheduled 9-6-23			
<b>Heritage Square II- 405 Illinois Ave.</b> Convert office building into 8 apartment units (EJ)	• Special Use (PUD Amendment)	Scheduled 9-19-23			
<b>407 S. 5<sup>th</sup> St. Subdivision</b> Divide property into 2 lots (RH)	• Minor Subdivision – Final Plat	Approved 8-8-23	Approved 8-14-23	<b>Scheduled 9-5-23</b>	<b>Engineering plans under review, conditional approval scheduled.</b>
<b>River 504 – Brownstone PUD</b> NE corner of S 1 <sup>st</sup> & Prairie St. Mixed-use bldg., 20 condo units (EJ)	• Special Use (PUD Amendment) • PUD Preliminary Plan				Review comments provided; resubmittal needed prior to scheduling public hearing.

**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>River East Lofts</b> SE corner Illinois & Riverside Ave. Mixed use bldg., 42 apartments					Final engineering plans under review.
<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

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Verizon Cell Tower</b> 4050 E. Main St.	<b>Communication Tower behind Volkswagen Dealership</b> <b>Special Use approved by City Council</b>	<b>Permit under review.</b>
<b>Charlestowne Lakes</b> South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	Permits for model townhome and duplex building under review.
<b>Prairie Centre- Residential B1</b> 2065 Marlowe Blvd.	PUD Plan approved by City Council; Administrative Approval granted to connect Residential B1 and Mixed- Use B1, as permitted under the Prairie Centre PUD. 75-unit residential building	Review comments provided, applicant to revise and resubmit plans.
<b>River West Animal Hospital</b> 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	Revised plans submitted, under review.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>McKnight Oral Surgery</b> 605 Courtyard Dr.	PUD Plan approved by City Council	Permit issued, under construction.
<b>1023 W. Main St.</b> Gas Station Redevelopment	PUD Plan approved by City Council. Site to be redeveloped with convenience store and gas pump canopy	Demolition permit issued, work has not yet started. Review comments for new building provided, applicant to revise and resubmit plans.
<b>1416 Indiana Ave. – Indiana Place</b> NEC S. 13th & Indiana Aves.	Lamp Factory building- Former Crystal Lofts project. Renovation of existing building into 15 residential units.	Review comments provided, resubmittal required.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Permit issued 7/13, under construction. <a href="#">Final Plat recorded.</a>
<b>WellNow Immediate Care</b> 2600 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
<b>Andy's Frozen Custard</b> 2630 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
<b>Pheasant Run Industrial- Bldg. C</b> 290 Kautz Rd.	216,000 sf industrial warehouse building	Permit issued, under construction.
<b>Pheasant Run Industrial- Bldg. D</b> 250 Kautz Rd.	174,715 sf industrial warehouse building	Permit issued, under construction.
<b>Springs at St. Charles</b> 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.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Permit issued 3/29, under construction.
<b>Prairie Centre- Residential C1</b> 1985 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued 9/1, under construction.
<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 omitted)	Temporary Certificate of Occupancy issued. Plat of Dedication approved by City Council 8-21-23, to be recorded.
<b>KFP PUD – Thornton's</b> 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 Permit review comments provided, plans to be resubmitted. Demolition permit issued for Convenience store and Corfu buildings.
<b>Prairie Centre- Residential C2</b> 1972 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit issued, under construction.
<b>Riverside Ave. Lift Station</b> 100 Devereaux Way	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Permit issued, under construction.

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	Under construction. Trunk Sanitary Sewer main accepted.
<b>Kiddie Academy</b> 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Temporary Certificate of Occupancy issued. Plat of Easement approved by City Council 8-21-23
<b>1 E. Main St. (former BMO Harris)</b>	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Basement and one residential unit remaining for final occupancy.
<b>McGrath Honda</b> 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	Temporary Certificate of Occupancy issued. Watermain acceptance approved by City Council 8-21-23 Sanitary Sewer acceptance remaining.
<b>Prairie Centre-Mixed Use D1</b> 2060 Lincoln Hwy.	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Temporary Certificate of Occupancy issued.
<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. All house permits have been issued.
<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>The Reserves Subdivision</b> Rt. 31 at Reserve Dr.	Completion of Developer Obligations- Streets in Phase 2. Subdivision is fully built out. Streets in Phase 2 have not been completed and have not been accepted for ownership by the City.	Developer has been directed to complete remaining street improvements but has not agreed to complete the scope required. Staff is reviewing options for the City to complete the project with use of Developer Financial Guarantee. Scheduled for P&D Committee consideration 9-11-23.