

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 16, 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
Consume Cannabis of St. Charles - 584 S. Randall Rd. Recreational Cannabis Dispensary in Randall Plaza (EJ)	<ul style="list-style-type: none"> • Special Use 				Under review.
Inter Plastics- 3645 Illinois Ave. Expand existing Recycling Center (RH)	<ul style="list-style-type: none"> • Special Use 	Scheduled 9-20-22			
2600 E. Main St. Former PNC Bank, Redevelop site for Physicians Immediate Care & Andy's Frozen Custard (RH)	<ul style="list-style-type: none"> • Special Use for Drive-Thru • PUD Preliminary Plan 	Approved 6-7-22	Approved 6-13-22		Revised plans under review.
River East Lofts SE corner, Illinois & Riverside Ave. Mixed use bldg., 42 apartments (RC)	<ul style="list-style-type: none"> • Special Use for PUD • PUD Preliminary Plan 	PH held and closed, approved 7-19-22	Not discussed on 8-2-22; Approved 8-22-22	Ordinance vacating right-of-way failed, 9-6-22. PUD ordinance could not be considered.	
First Street Redevelopment PUD-East Plaza Expansion SE corner of W. Main St. & S. 1 st St., north of East Plaza (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 				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
Charlestowne Lakes Townhome/Duplex development NE of Mall, south of Foxfield Dr.	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Scheduled- Gov't Ops 9-19-22			Review comments provided; waiting for revised plan.
Springs at St. Charles 320-unit apartment community	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 8-8-22	Approved 9-6-22	9-6-24	Revised plans under review.
Pheasant Run Industrial Park Industrial subdivision of former golf course property	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved 6-13-22	Approved 8-15-22	8-15-24	Permit for site mass grading issued. Final Engineering comments provided. Mylar to be submitted for City signatures.
KFP PUD- KFP Subdivision 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
Pride of Kane County 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
Springs at St. Charles 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	Review comments sent 8/31, waiting for resubmittal.
Prairie Centre- Residential Building F1	PUD Plan approved by City Council 51-unit residential building	Comments sent 8/2, waiting for resubmittal.
Prairie Centre- Residential Building C1	PUD Plan approved by City Council 45-unit residential building	Permit issued 9/1
Pride of Kane County 3025 E. Main St.- SEC at Kirk Rd.	PUD Plan approved by City Council Gas station, convenience store, car wash	Mass grading/site work permit issued. Building permit issued 9/12
Beef Shack 2015 W. Main St.	Special Use approved by City Council Building/site modifications for drive-thru restaurant	Permit Issued, under construction.
Circle K- Shell station- KFP PUD 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
Prairie Centre- Residential Building C2	PUD Plan approved by City Council 45-unit residential building	Permit issued, under construction.
Riverside Ave. Lift Station 1509 Riverside Ave.	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Permit issued, under construction.
Munhall Glen 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.
Kiddie Academy 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Permit issued, under construction.
Tractor Supply Company Store 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Permit issued, Under construction.
1 E. Main St. (former BMO Harris)	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
McGrath Honda 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.
Prairie Centre- Mixed Use Building D1	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit issued, under construction.

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Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Under construction. Five house permits have been issued.
Crystal Lofts NEC S. 13 th & Indiana Aves.	PUD Plan expired 6/22/21. Former Lamp Factory building	New property owner, fines paid, violation lien released. 60-day period to address code violations beginning 9/12.
Smithfield Foods 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued Engineering items remaining- Records drawings resubmit
West Side Wastewater Reclamation Facility	3803 Karl Madsen Dr. Phase III plant expansion	Permit issued, project under construction.
First Street Building 8 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.
Anthem Heights 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.