

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT-  
OCTOBER 29, 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>Springs at St. Charles</b> 27 acres north of Smith Rd., south of Cornerstone Lakes 320 multi-family residential units (EJ)	<ul style="list-style-type: none"> <li>Annexation</li> <li>Zoning Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>				Completeness review sent. Waiting for additional submittal items.
<b>Immanuel Myanmar Church - 1713 Howard St.</b> Reuse school building as church (RH)	<ul style="list-style-type: none"> <li>Special Use for Place of Worship</li> </ul>	PH scheduled 11-2-21			
<b>Sterling Bank- First St. Bldg. #3</b> Change vacant upper floors from office to residential use (RH)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>	Approved 10-19-21	Scheduled 11-8-21		Historic Commission recommended approval 10-6-21
<b>Pheasant Run Industrial Park</b> Industrial subdivision of former golf course property (RC)	<ul style="list-style-type: none"> <li>Zoning Map Amendment</li> <li>Preliminary Plat of Subdivision</li> </ul>	PH held and closed; Approved 10-19-21	Scheduled 11-8-21		
<b>Charlestowne Mall Redevelopment</b> Commercial and residential use- 324 apartments, 208 townhomes (RC)	<ul style="list-style-type: none"> <li>Concept Plan</li> </ul>	Discussed 10-5-21	Scheduled 11-8-21		
<b>Prairie Centre- Resubdivision #4</b> Park District dedication site and stormwater detention basin (RC)	<ul style="list-style-type: none"> <li>Final Plat – Minor Subdivision</li> </ul>	Approved 9-8-21	Approved 9-13-21		Waiting for direction from the applicant

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<b>Casey's Fuel Station</b> 2600 E. Main St. NE corner of Main & Fieldgate (RH)	<ul style="list-style-type: none"> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>	PH held and closed; Approved 9-8-21	Motion to approve failed 10-11-21		Waiting for direction from the applicant
<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>	Ph held and closed, approved 8-3-21	Approved 8-16-21		Revised plans responding to P&D conditions to be provided prior to City Council.
<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
<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>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)	Scheduled 11-8-21			
<b>Prairie Centre PUD-Re-subdivision No. 3</b>	Approved 8-3-21	Scheduled 8-9-21; Meeting postponed	Approved 8-16-21	8-16-23	Mylar released for recording.
<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>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	Plans submitted 9/30, review comments sent 10/28
<b>Prairie Centre- Residential Building C2</b>	PUD Plan approved by City Council 45-unit residential building	Plans submitted 9/22, review comments sent 10/11
<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.	Plans were submitted on 3/31. Review comments sent 4/22. Resubmittal of plans on 9/16
<b>Belle Tire – Zylstra PUD</b> 101 S. Randall Rd.	PUD Plan approved by City Council Tire and automotive facility	<b>Permit issued.</b>
<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. Two 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 ready to be issued.
<b>Tractor Supply Company Store</b> 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Plans approved. Waiting on contractor information and fees to be paid.
<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	Final inspections for restaurant to be scheduled. Permit issued for exterior improvements. Permit submitted for Basement remodel, Resubmittal submitted 9/27, Review comments sent 10/18
<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 issued. Mass grading underway.
<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. Permits for two houses approved.

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<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 expired 6/22/21. Former Lamp Factory building	Building restoration permit issued 10/1. Construction scheduled to be underway 10/25
<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	Temporary Certificate of Occupancy issued on 9/3.
<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	Temporary Certificate of Occupancy issued on 7/30 Woodward Dr. extension under construction
<b>Prairie Centre – Residential Building D1</b>	PUD Plan approved by City Council 3 story residential building	Partial TCO issued for first and second floor units 8/27.
<b>Prairie Centre – Clubhouse</b>	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Temporary Occupancy extended to 10/15
<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	Building permit issued, project under construction.