

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 4, 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>407 S. 5<sup>th</sup> St. Subdivision</b> Divide property into 2 lots (RH)	<ul style="list-style-type: none"> <li>Minor Subdivision – Final Plat</li> </ul>	Scheduled 8-8-23			<b>Discussed by Historic Commission.</b>
<b>River 504 – Brownstone PUD</b> NE corner of S 1 <sup>st</sup> & Prairie St. Mixed-use bldg., 20 condo units (EJ)	<ul style="list-style-type: none"> <li>Special Use (PUD Amendment)</li> <li>PUD Preliminary Plan</li> </ul>				Review comments provided; resubmittal needed prior to scheduling public hearing.
<b>VW Site- Verizon Cell Tower</b> Communication Tower at Volkswagen Dealership (4050 E. Main St.) (RH)	<ul style="list-style-type: none"> <li>Special Use</li> </ul>	New PH scheduled 8-8-23			Revised application materials submitted.

## 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					<b>Completeness review provided, waiting for additional items.</b>

<b>Charlestowne Lakes</b> Townhome/Duplex development NE of Mall, south of Foxfield Dr.	N/A (Final Plat filed within 60 days of Prelim Plat approval)	Approved- Gov't Ops 9-19-22	Approved 10-3-22	10-3-24	Site Development work underway. <b>Plat Recorded.</b>
<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>Prairie Centre- Residential B1</b> 2065 Marlowe Blvd.	<b>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</b>	<b>Under review.</b>
<b>River West Animal Hospital</b> 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	<b>Resubmittal under review.</b>
<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. Building Permit review comments provided; waiting for resubmittal.
<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.	Resubmittal received, under review.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Permit issued 7/13. <b>Final Plat ready for recording.</b>
<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.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<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)	<b>Temporary Certificate of Occupancy issued.</b>
<b>Beef Shack</b> 2015 W. Main St.	Special Use approved by City Council Building/site modifications for drive-thru restaurant	Temporary Certificate of Occupancy issued.
<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.
<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> 1509 Riverside Ave.	Demolition of the old lift station and construction of a new lift station east of Riverside Ave.	Permit issued, under construction.
<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.
<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.
<b>Prairie Centre- Mixed Use D1</b> 2060 Lincoln Hwy.	PUD Plan approved by City Council First floor commercial, upper three floors of residential	<b>Temporary Certificate of Occupancy issued.</b>
<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