

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

OCTOBER 18, 2024



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
Emblem St. Charles Bricher Commons behind Meijer Residential concept for 72 townhomes, 288 apartments (EJ)	<ul style="list-style-type: none"> • Concept Plan 	Scheduled 10-22-24			
Munhall Glen PUD Amend PUD to allow 10' rear yard porch encroachment (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) 	Scheduled 10-22-24			
River 504 – Brownstone PUD NE corner of 1 st & Prairie St. 8 townhome units (EJ)	<ul style="list-style-type: none"> • Concept Plan 	Scheduled 10-22-24			
Space Self Storage NW corner W Main & Cardinal Dr Self-storage facility in Corporate Reserve PUD (RH)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 				Resubmittal received; under review.
Parent Petroleum, 3342 W Main St. Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 				Resubmittal received; under review.
St. Charles Heights, 873-885 Geneva Rd. 3-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> • Preliminary/Final Plat of Subdivision 				Revisions on resubmittal required prior to review.

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
Prairie Centre PUD – Resubdivision #4 Building lot for residential building & public park site	Approved 8-6-24	Approved 8-12-24	Approved 8-19-24	8-19-26	Plat recorded. Access easement scheduled for 10/21 City Council.

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Prairie Centre- Residential B-1 2065 Marlowe Blvd.	75-unit residential building	Permit issued, construction underway.
Audi Parking Lot Expansion Pine Ridge Park Lot 17	PUD Plan approved by City Council Vehicle storage lot west of Audi dealership	Plans approved.
Chipotle 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestown Mall outlot	Revised plans under review.
Fox Haven Square 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Review comments provided. Resubmittal forthcoming. Building Permit for Building #1 submitted. Mass grading permit issuance expected next week.
Compact Industries 420 37 th Ave.	32,338 sf Industrial building addition	Revised plans under review.
“Save”ty Yellow Products 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	Permit issued, under construction PUD Minor Change approved at City Council on 10/7.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Whole Foods Market 300 S. 2 nd St.	Conversion of Blue Goose store – Owner interior/exterior alteration, Construction of expanded parking lot, store buildout by Whole Foods	Parking lot and sidewalk complete, public parking open. Interior remodel permit issued; construction fencing being installed. Store opening planned for Spring 2025.
Pheasant Run Industrial – Bldg. B 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plans approved, permit issued.
Chick-Fil-A 3795 E. Main St.	Former Chili’s demolished, Special Use approved for new restaurant with drive-through	Certificate of Occupancy granted. Open for business.
The Learning Experience 2435 W Main St.	Daycare facility on lot west of Buona Beef	Building Permit issued, under construction.
Charlestowne Lakes South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	Site infrastructure (stormwater, utilities, streets) complete. Building construction underway. Permits issued for 72 units.
1023 W. Main St. Gas Station Redevelopment	PUD Plan approved by City Council. New convenience store building and gas pump canopy	Under construction.
1416 Indiana Ave. – Indiana Place NEC S. 13th & Indiana Aves.	Lamp Factory building- Former Crystal Lofts project. Renovation of existing building into 15 residential units.	Final Inspections underway. Project nearing completion.
McGrath Kia Dealership 4085 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued.
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	5 buildings remaining to complete. Lift Station approved at P&D 10/14, acceptance pending Council approval.
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Final inspections underway. Site engineering issues outstanding.
Munhall Glen West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction.
1 E. Main St. (former BMO Harris)	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Floodproofing documentation for basement, resubmittal required.
Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site infrastructure complete, building permits have been issued for all lots.