

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 20, 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
<b>McGrath Kia Parking Expansion</b> McGrath Business Center PUD (EJ)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>				Under review.
<b>Space Self Storage</b> NW corner W Main & Cardinal Dr Self-storage facility in Corporate Reserve PUD (EJ)	<ul style="list-style-type: none"> <li>Special Use (PUD Amendment)</li> <li>PUD Preliminary Plan</li> </ul>	PH held and closed, approved w/conditions 12-3-24			Plans to be revised per Plan Commission comments prior to scheduling for P&D review.
<b>Parent Petroleum, 3342 W Main St.</b> Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>	Scheduled 11-19-24, meeting cancelled; Approved 12-3-24	Approved 12-9-24	Approved 12-16-24	
<b>St. Charles Heights, 873-885 Geneva Rd.</b> 3-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> <li>Preliminary/Final Plat of Subdivision</li> </ul>				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
<b>Permanent Motor Vehicle Storage – BC District</b>	Sled Gardens, LLC	PH Scheduled 11-19-24, meeting cancelled; PH held and closed, approved 12-3-24	Approved 12-9-24	Approved 12-16-24	

**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
<i>None currently under review.</i>					

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>218 Indiana Ave.</b>	2 residential units and commercial space	Permit issued, under construction.
<b>Prairie Centre- Residential B-1</b> 2065 Marlowe Blvd.	75-unit residential building	Permit issued, construction underway.
<b>Audi Parking Lot Expansion</b> Pine Ridge Park Lot 17	PUD Plan approved by City Council Vehicle storage lot west of Audi dealership	Permit issued, construction underway.
<b>Chipotle</b> 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestown Mall outlot	Permit issued, under construction.
<b>Fox Haven Square</b> 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Site mass grading approval issued. <b>Site Development permit issued.</b> <b>Permits for Building 1, 2, 3 ready to issue.</b> Plat of Easement approved by City Council 11/18.
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	Review comments provided; resubmittal required.
<b>“Save”ty Yellow Products</b> 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.
<b>Whole Foods Market</b> 300 S. 2 <sup>nd</sup> 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 underway. Store opening planned for Spring 2025.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Under construction.

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<b>The Learning Experience</b> 2435 W Main St.	Daycare facility on lot west of Buona Beef	Building Permit issued, under construction.
<b>Charlestowne Lakes</b> 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.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	<b>Final Occupancy issued.</b>
<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	Work underway on final building. Lift Station accepted 11/4.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Temporary Occupancy issued. Site engineering issues outstanding.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction.
<b>1 E. Main St. (former BMO Harris)</b>	Interior and exterior building renovation for first floor restaurant use, upper floor residential use	Floodproofing documentation for basement reviewed, resubmittal required.
<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 infrastructure complete, building permits have been issued for all lots.