

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

OCTOBER 25, 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>Emblem St. Charles</b> Bricher Commons behind Meijer Residential concept for 72 townhomes, 288 apartments (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	<b>Discussed 10-22-24</b>	<b>Scheduled 11-11-24</b>		
<b>Munhall Glen PUD</b> Amend PUD to allow 10' rear yard porch encroachment (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> </ul>	<b>PH held and closed, approved 10-22-24</b>	<b>Scheduled 11-11-24</b>		
<b>River 504 – Brownstone PUD</b> NE corner of 1 <sup>st</sup> & Prairie St. 8 townhome units (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	<b>Discussed 10-22-24</b>	<b>Scheduled 11-11-24</b>		
<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>				Resubmittal received; under 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>				Resubmittal received; under review.
<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
<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>Prairie Centre PUD – Resubdivision #4</b> 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. <a href="#">Access easement approved at 10/21 City Council.</a>

**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 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	<a href="#">Review comments provided.</a>
<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	<a href="#">Revised Site Development/engineering plans submitted.</a> <a href="#">Building #1- Revised plans submitted.</a> <a href="#">Mass grading work expected to begin next week.</a>
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	<a href="#">Comments provided, plans to be resubmitted.</a>
<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.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<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 fencing being installed. Store opening planned for Spring 2025.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plans approved, permit issued.
<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>1023 W. Main St.</b> Gas Station Redevelopment	PUD Plan approved by City Council. New convenience store building and gas pump canopy	Under construction.
<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.	Final Inspections underway. <a href="#">Record drawings under review.</a>
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued.
<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	5 buildings remaining to complete. Lift Station approved at P&D 10/14, acceptance pending Council approval.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Final inspections underway. 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, 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. <a href="#">Developer completing final subdivision improvements.</a>