

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

JULY 12, 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 |
|---|---|-------------------------------------|--|--------------------------|---|
| Chipotle, 3790 E Main St Charlestowne Mall Outlot Restaurant with drive through pickup (RH) | <ul style="list-style-type: none"> • PUD Preliminary Plan • Minor Subdivision | | | | Resubmittal under review. |
| The Oaks Lots 7-12 Fox Glade PUD – White Oak Cir. & Roosevelt St. – 6 townhomes (EJ) | <ul style="list-style-type: none"> • PUD Preliminary Plan | | | | Comments provided, resubmittal required. |
| Audi Parking Expansion Pine Ridge Park Lot 17 (EJ) | <ul style="list-style-type: none"> • PUD Preliminary Plan | | | | Comments provided, resubmittal required. |
| Fox Haven Square Restaurant-Retail development - Stuart's Crossing south of Jewel, NE corner of Kirk & Main (EJ) | <ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan | PH held and closed, approved 6-4-24 | Approved 6-10-24 | Scheduled 7-15-24 | Revised submittal 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 | | | | Comments provided, resubmittal required. |
| River 504 – Brownstone PUD NE corner of S 1 st & Prairie St. Mixed-use bldg., 20 condo units (EJ) | <ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan | | | | Developer is reviewing potential changes to project before deciding to proceed. Waiting for further direction |

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 |
|---|----------------------|-----------------------------|--|--------------------------|--------|
| Chapters 17.12, 17.14, 17.20, 17.22, 17.24, 17.30, 17.99 Commercial uses, breezeways, banquet halls, food trucks, yard encroachments, rear yard coverage, compost piles, off street parking, application fees | City staff | 7-16-24 | | | |

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 |
|---|-----------------------------|--|----------------------------|-------------------------------|--|
| 1416 Indiana Ave. (Indiana Place) Subdivision Plat for 15-unit multi-family development | Approved 4-2-24 | Approved 4-8-24 | Approved 4-15-24 | 4/15/26 | Mylar to be submitted for City signatures. |
| River East Lofts SE corner Illinois & Riverside Ave. Mixed use bldg., 42 apartments | | | | | Final engineering plans reviewed, comments sent. Resubmittal required. |

BUILDING PERMIT PROJECTS -

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

| DEVELOPMENT NAME AND LOCATION | PROJECT DESCRIPTION | STATUS |
|--|--|--|
| Whole Foods Market 300 S. 2 nd St. | Conversion of Blue Goose store – Owner interior/exterior alteration and Construction of expanded parking lot | Parking lot paving planned for next week. Permit filed for grocery store build out. 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 | Building Permit issued, construction underway. |
| The Learning Experience 2435 W Main St. | Daycare facility on lot west of Buona Beef | Building Permit issued, under construction. |

| DEVELOPMENT NAME AND LOCATION | PROJECT DESCRIPTION | STATUS |
|--|--|--|
| 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 53 units. Temporary Occupancy issued for models. |
| River West Animal Hospital 2377 W. Main St. | PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max | Temporary Occupancy issued. |
| 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. | Permit issued, under construction. |
| McGrath Kia Dealership 4085 E. Main St. | PUD Plan approved by City Council | Permit issued, under construction. |
| Pheasant Run Industrial- Bldg. C 290 Kautz Rd. | 216,000 sf industrial warehouse building | Temporary Occupancy issued. |
| Pheasant Run Industrial- Bldg. D 250 Kautz Rd. | 174,715 sf industrial warehouse building | Temporary Occupancy issued. Revised as-builts submitted, under review. |
| 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 | Site infrastructure (stormwater, utilities, streets) substantially complete. Buildings under construction. |
| Prairie Centre- Residential F1 1920 McThurstan Ct. | PUD Plan approved by City Council 51-unit residential building | Permit issued, under construction. |
| Pride of Kane County 3025 E. Main St.- SEC at Kirk Rd. | PUD Plan approved by City Council Gas station, convenience store (car wash omitted) | Temporary Certificate of Occupancy issued. Record drawings resubmitted for review. |
| Riverside Ave. Lift Station 100 Devereaux Way | Demolition of the old lift station and construction of a new lift station east of Riverside Ave. | Temporary Occupancy issued. Final as-builts received. |
| Munhall Glen 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. |
| 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. Building construction underway. |