

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

JULY 26, 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
Parent Petroleum, 3342 W Main St. Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 				Under review.
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 				Resubmittal under review.
Audi Parking Expansion Pine Ridge Park Lot 17 (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 	Scheduled 8-6-24			
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	Approved 7-22-24	Review comments provided.
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 • Special Use (PUD Amendment) • PUD Preliminary Plan 				Application withdrawn by developer.

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 meeting canceled; PH Scheduled 8-6-24			

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 and sidewalk pavers installation underway. 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.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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 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.