

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 9, 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>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>				Under review.
<b>Chipotle, 3790 E Main St.</b> Charlestowne Mall Outlot Restaurant with drive through pickup (RH)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> <li>Minor Subdivision</li> </ul>	Approved 8-6-24	Scheduled 8-12-24		Resubmittal under review.
<b>The Oaks Lots 7-12</b> Fox Glade PUD – White Oak Cir. & Roosevelt St. – 6 townhomes (EJ)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>	Approved 8-6-24	Scheduled 8-12-24		Review comments provided. Resubmittal needed prior to City Council.
<b>Audi Parking Expansion</b> Pine Ridge Park Lot 17 (EJ)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>	Approved 8-6-24	Scheduled 8-12-24		
<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>				Resubmittal under 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>Chapters 17.12, 17.14, 17.20, 17.22, 17.24, 17.30, 17.99</b> 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; <b>PH held and closed, Approved 8-6-24</b>	<b>Scheduled 8-12-24</b>		

**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	<b>Approved 8-6-24</b>	<b>Scheduled 8-12-24</b>			
<b>1416 Indiana Ave. (Indiana Place)</b> Subdivision Plat for 15-unit multi-family development	Approved 4-2-24	Approved 4-8-24	Approved 4-15-24	4/15/26	<b>Mylar submitted for City signatures.</b>

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	Under review.
<b>“Save”ty Yellow Products</b> 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	Under review. PUD Minor change to be submitted.
<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 work and sidewalk work complete, public parking open. Interior remodel permit approved, waiting for Health Dept. approval. Store opening planned for Spring 2025.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plans approved, permit issued.
<b>Chick-Fil-A</b> 3795 E. Main St.	Former Chili's demolished, Special Use approved for new restaurant with drive-through	Building Permit issued, construction underway.
<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 53 units. Temporary Occupancy issued for models.
<b>River West Animal Hospital</b> 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	Temporary Occupancy issued.
<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.	Permit issued, under construction.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
<b>Pheasant Run Industrial- Bldg. C</b> 290 Kautz Rd.	216,000 sf industrial warehouse building	Temporary Occupancy issued.
<b>Pheasant Run Industrial- Bldg. D</b> 250 Kautz Rd.	174,715 sf industrial warehouse building	Temporary Occupancy issued. Revised as-builts submitted, under review.
<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	Site infrastructure (stormwater, utilities, streets) substantially complete. Buildings under construction.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Permit issued, under construction.
<b>Riverside Ave. Lift Station</b> 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.
<b>Munhall Glen</b> 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.
<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. Building construction underway.