

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 27, 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
Emblem St. Charles Bricher Commons behind Meijer Residential concept for 72 townhomes, 288 apartments (EJ)	<ul style="list-style-type: none"> • Concept Plan 				Under review.
Munhall Glen PUD Amend PUD to allow 10' rear yard porch encroachment (EJ)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) 				Under review.
River 504 – Brownstone PUD NE corner of 1 st & Prairie St. 8 townhome units (EJ)	<ul style="list-style-type: none"> • Concept Plan 				Under review.
“Save”ty Yellow Products 3550 Legacy Boulevard Modify PUD plan to construct a building addition on Lots 6 & 7 (RH)	<ul style="list-style-type: none"> • Minor Change to PUD 	N/A	Approved Govt Ops. 9-16-24	Scheduled 10-7-24	
Space Self Storage NW corner W Main & Cardinal Dr Self-storage facility in Corporate Reserve PUD (RH)	<ul style="list-style-type: none"> • Special Use (PUD Amendment) • PUD Preliminary Plan 				Review comments provided; resubmittal required.
Parent Petroleum, 3342 W Main St. Office building in Foxwood PUD (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 				Resubmittal received; under review.

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St. Charles Heights, 873-885 Geneva Rd. 3-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> Preliminary/Final Plat of Subdivision 				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
Prairie Centre PUD – Resubdivision #4 Building lot for residential building & public park site	Approved 8-6-24	Approved 8-12-24	Approved 8-19-24	8-19-26	Detention pond access to be addressed prior to City signing Mylar. Access easement under review.

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Prairie Centre- Residential B-1 2065 Marlowe Blvd.	75-unit residential building	Permit issued, construction to begin
Audi Parking Lot Expansion Pine Ridge Park Lot 17	PUD Plan approved by City Council Vehicle storage lot west of Audi dealership	Plans approved.
Chipotle 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestown Mall outlot	Resubmittal under review.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Fox Haven Square 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Review comments provided. Building Permit for Building #1 submitted.
Compact Industries 420 37 th Ave.	32,338 sf Industrial building addition	Comments provided, plans to be resubmitted.
“Save”ty Yellow Products 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	Permit plans approved. PUD Minor Change to be approved at City Council on 10/7.
Whole Foods Market 300 S. 2 nd 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.
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. Opening expected later this year.
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 72 units.
River West Animal Hospital 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	Final Certificate of 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. Project nearing completion.
McGrath Kia Dealership 4085 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued.
Pheasant Run Industrial- Bldg. C 290 Kautz Rd.	216,000 sf industrial warehouse building	Final Certificate of Occupancy issued.
Pheasant Run Industrial- Bldg. D 250 Kautz Rd.	174,715 sf industrial warehouse building	Final Certificate of Occupancy issued.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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. 5 buildings remaining to complete.
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Final inspections underway. Site engineering issues outstanding.
Munhall Glen West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction.
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.