

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 19, 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
The Grove, 5N024 IL Rt. 31 W side Rt. 31, N of Abbeywood Dr 23-unit townhome development (EJ)	<ul style="list-style-type: none"> • Concept Plan 				Under review.
Chipotle, 3800 E Main St Charlestowne Mall Outlot Restaurant with drive through pickup (RH)	<ul style="list-style-type: none"> • PUD Preliminary Plan • Minor Subdivision 				Under review.
First St. PUD Lot 6 Parking lot and Streetscape Plan (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 	Approved 4-2-24	Approved 4-8-24	Approved 4-15-24	Historic Commission recommended approval with conditions 3-20-24
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 				Plans under review.
Audi Parking Expansion Pine Ridge Park Lot 17 (EJ)	<ul style="list-style-type: none"> • PUD Preliminary Plan 				Review comments sent; 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 				Review comments sent; Resubmittal received
Cityview Resubdivision Lot line modification for 3 lots in Cityview Subdivision, NW corner Geneva Rd & Mosedale St. (EJ)	<ul style="list-style-type: none"> • Minor Subdivision-Final Plat 	Continued 12-5-23 Scheduled 5-7-24			

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St. Charles Heights, 873-885 Geneva Rd. 5-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> Preliminary/Final Plat of Subdivision 				Review 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 				Review comments provided. Developer working on resubmittal.

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
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		
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 permit conditionally approved, lot closed for construction. Building alteration work underway.
Pheasant Run Industrial – Bldg. B 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plan resubmittal received, under review.
Chick-Fil-A 3795 E. Main St.	Former Chili's to be demolished, Special Use approved for new restaurant with drive-through	Building Permit issued. Demo permit issued; building demolished.
The Learning Experience 2435 W Main St.	Daycare facility on lot west of Buona Beef	Plans approved, permit ready to issue.
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) substantially complete. Building construction underway. Permits issued for 53 units total. 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	Under construction.
McKnight Oral Surgery 605 Courtyard Dr.	PUD Plan approved by City Council	Temporary Occupancy issued. Site restoration and Record Drawings remaining.
1023 W. Main St. Gas Station Redevelopment	PUD Plan approved by City Council. Site to be redeveloped with convenience store 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. Plat submitted for approval.
McGrath Kia Dealership 4085 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
WellNow Immediate Care 2600 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy Issued. Record drawings to be submitted. Business to open in May.
Andy's Frozen Custard 2630 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued. Record drawings to be submitted.
Pheasant Run Industrial- Bldg. C 290 Kautz Rd.	216,000 sf industrial warehouse building	Final inspections underway.
Pheasant Run Industrial- Bldg. D 250 Kautz Rd.	174,715 sf industrial warehouse building	Final inspections underway.

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. Buildings under construction. IEPA permit issued for temp. private lift station operation.
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Permit issued, under construction.
Prairie Centre- Residential C1 1985 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Final inspections underway.
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. Comments provided on record drawings, waiting for resubmittal.
KFP PUD – Thornton’s 2500 E. Main St. – NE corner Dunham Rd. & E. Main St.	PUD Plan approved by City Council Redevelopment of gas station & former Corfu site	Permits issued, under construction.
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. Old lift station demolished.
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.
McGrath Honda 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	Temporary Certificate of Occupancy issued. Sanitary Sewer acceptance remaining.
Prairie Centre-Mixed Use D1 2060 Lincoln Hwy.	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Temporary Certificate of Occupancy issued. Recordings drawings reviewed, grading issues to resolve. Utility acceptance inspections pending. Punch list items fixed, to be re-inspected.
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.
The Reserves Subdivision Rt. 31 at Reserve Dr.	Completion of Developer Obligation- Streets in Phase 2 City to complete street work with Financial Guarantee	Settlement Agreement approved by City Council 12-18-23 Notices distributed to residents. Sidewalk and curb work underway.