

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

MAY 3, 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>The Grove, 5N024 IL Rt. 31</b> W side Rt. 31, N of Abbeywood Dr 21-unit townhome development (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Scheduled 5-7-24	Scheduled 5-13-24		
<b>Chipotle, 3800 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>				Plans 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>				Comments provided, resubmittal required.
<b>Audi Parking Expansion</b> Pine Ridge Park Lot 17 (EJ)	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>				Review comments sent; resubmittal required.
<b>Fox Haven Square</b> Restaurant-Retail development - Stuart's Crossing south of Jewel, NE corner of Kirk & Main (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>	<b>Scheduled 6-4-24</b>			Resubmittal received, under review.
<b>Cityview Resubdivision</b> Lot line modification for 3 lots in Cityview Subdivision, NW corner Geneva Rd & Mosedale St. (EJ)	<ul style="list-style-type: none"> <li>• Minor Subdivision-Final Plat</li> </ul>	Continued 12-5-23  Scheduled 5-7-24			
<b>St. Charles Heights, 873-885 Geneva Rd.</b> 5-lot single-family subdivision (EJ)	<ul style="list-style-type: none"> <li>• Preliminary/Final Plat of Subdivision</li> </ul>				Review comments provided; resubmittal required.

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<b>River 504 – Brownstone PUD</b> NE corner of S 1 <sup>st</sup> & Prairie St. Mixed-use bldg., 20 condo units (EJ)	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>				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
<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	Mylar to be submitted for City signatures.
<b>River East Lofts</b> 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
<b>Whole Foods Market</b> 300 S. 2 <sup>nd</sup> St.	Conversion of Blue Goose store – Owner interior/exterior alteration and Construction of expanded parking lot	<b>Parking lot under construction.</b> Building under construction.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Plan resubmittal received, under review.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Chick-Fil-A</b> 3795 E. Main St.	Former Chili's to be 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	<b>Building Permit issued.</b>
<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) substantially complete. Building construction underway. Permits issued for 53 units total. 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	Under construction.
<b>McKnight Oral Surgery</b> 605 Courtyard Dr.	PUD Plan approved by City Council	Temporary Occupancy issued. Site restoration and Record Drawings remaining.
<b>1023 W. Main St.</b> Gas Station Redevelopment	PUD Plan approved by City Council. Site to be redeveloped with convenience store 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. Plat submitted for approval.
<b>McGrath Kia Dealership</b> 4085 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction.
<b>WellNow Immediate Care</b> 2600 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy Issued. Record drawings to be submitted. Business open.
<b>Andy's Frozen Custard</b> 2630 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued. Record drawings to be submitted.
<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. Partial submittal of Record drawings received.
<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. IEPA permit issued for temp. private lift station operation.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Permit issued, under construction.
<b>Prairie Centre- Residential C1</b> 1985 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Final inspections underway.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Pride of Kane County</b> 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.
<b>KFP PUD – Thornton’s</b> 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.
<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.
<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>McGrath Honda</b> 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.
<b>Prairie Centre-Mixed Use D1</b> 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.
<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.
<b>The Reserves Subdivision</b> 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. Street paving underway.