

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 1, 2023



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
Bricher Commons Residential 369-unit mixed residential development on 28-acres west of Meijer, south side of Lincoln Hwy (EJ)	<ul style="list-style-type: none"> • Concept Plan 				Under review.
Norway Maple Resubdivision Resubdivision of 3 lots to 2 lots with new lots facing S. 5 th St., 505-511 Prairie St. (RH)	<ul style="list-style-type: none"> • Minor Subdivision-Final Plat 	Scheduled 12-5-23			
3925 Stern Ave. Consolidation Consolidation of 3 lots into 1 (RH)	<ul style="list-style-type: none"> • Minor Subdivision-Final Plat 				Under review.
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 	Scheduled 12-5-23			
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
407 S. 5th St. Subdivision Divide property into 2 lots (RH)	Approved 8-8-23	Approved 8-14-23	Approved 9-5-23	9-5-25	Financial guarantee under review. Plat mylar being circulated for signatures. Bond and Land Improvement Agreement received.
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
The Learning Experience 2435 W Main St.	Daycare facility on lot west of Buona Beef	Review comments provided. Resubmittal under review.
Verizon Cell Tower 4050 E. Main St.	Communication Tower behind Volkswagen Dealership Special Use approved by City Council	Fees paid, permit issued. Revision for retaining wall approved.
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. Permits for buildings under review.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Prairie Centre- Residential B1 2065 Marlowe Blvd.	PUD Plan approved by City Council; Administrative Approval granted to connect Residential B1 and Mixed-Use B1, as permitted under the Prairie Centre PUD. 75-unit residential building	Resubmittal under review. School & Park impact fees to be paid.
River West Animal Hospital 2377 W. Main St.	PUD Plan approved by City Council Zylstra PUD, lot between Firestone and Rental Max	Permit issued. Under construction.
McKnight Oral Surgery 605 Courtyard Dr.	PUD Plan approved by City Council	Under construction.
1023 W. Main St. Gas Station Redevelopment	PUD Plan approved by City Council. Site to be redeveloped with convenience store and gas pump canopy	Review comments complete, revised plans to be submitted. Building demolished. Permit issued.
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.	Review comments provided. IEPA Permit received. Resubmittal under review.
McGrath Kia Dealership 4085 E. Main St.	PUD Plan approved by City Council	Permit issued 7/13, under construction. Final Plat recorded.
WellNow Immediate Care 2600 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction. Business expected to open in early 2024.
Andy's Frozen Custard 2630 E. Main St.	PUD Plan approved by City Council	Permit issued, under construction. Record drawings to be submitted. Temporary CO issued for stocking. Business expected to open by the end of 2023.
Pheasant Run Industrial- Bldg. C 290 Kautz Rd.	216,000 sf industrial warehouse building	Permit issued, under construction. Subdivision record drawings to be submitted for review.
Pheasant Run Industrial- Bldg. D 250 Kautz Rd.	174,715 sf industrial warehouse building	Permit issued, under construction.
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 permits approved for temporary 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	Under construction. Close to Finals

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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	Buildings demolished. Permits issued, under construction. Plat recorded.
Prairie Centre- Residential C2 1972 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Permit 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.	Permit issued, under construction.
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 remaining.
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 Water and sanitary acceptance pending.
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.
Smithfield Foods 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued Engineering items remaining- Records drawings resubmit
The Reserves Subdivision Rt. 31 at Reserve Dr.	Completion of Developer Obligation- Streets in Phase 2 City to complete street work with Financial Guarantee	Council approved full draw of Letter of Credit 10-2-23 Letter of Credit funds received 10-13-23 Street completion work planned for Spring 2024