

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

FEBRUARY 16, 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
3809 Illinois Ave. (Unit 300) Promise Church (RH)	<ul style="list-style-type: none"> Special Use 				Under review.
Indiana Place - 1416 Indiana Ave. Subdivision Plat for 15-unit multi-family development (EJ)	<ul style="list-style-type: none"> Preliminary & Final Plat of Subdivision 	Scheduled 3-5-24			Under review.
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 				Under review.
1317 E. Main St. Motorcycle museum and art gallery in BL District (RH)	<ul style="list-style-type: none"> Special Use for a Cultural Facility 	PH scheduled 2-21-24			
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 				Review comments provided. Waiting for direction from the applicant.
3925 Stern Ave. Consolidation Consolidation of 3 lots into 1 (RH)	<ul style="list-style-type: none"> Minor Subdivision-Final Plat 	Scheduled 2-21-24			Comments sent.
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			Applicant to provide additional information prior to Plan Commission review

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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
Add “Cultural Facility” as a Special Use in the BL zoning district	Andrzej Koczwar	PH Scheduled 2-21-24			

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
Norway Maple Resubdivision Resubdivison of 3 lots to 2 lots with new lots facing S. 5 th St., 505-511 Prairie St.	Approved 12-5-23	Approved 12-11-23	Approved 12-18-23	12-18-25	Mylar to be submitted for City signatures.
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 former Blue Goose store Construction of expanded parking lot	Landlord interior and exterior alteration permit submitted. Parking Lot permit submitted. Permits under review.
Pheasant Run Industrial – Bldg. B 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Review comments provided, resubmittal required.
Chick-Fil-A 3795 E. Main St.	Former Chili's to be demolished, Special Use approved for new restaurant with drive-through	Building Permit plans under review. Revised comments sent, resubmittal required.
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. Permits issued for building construction, construction underway. Temporary Occupancy issued for models.
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	Permit approved. Waiting for 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. Project nearing completion.
1023 W. Main St. Gas Station Redevelopment	PUD Plan approved by City Council. Site to be redeveloped with convenience store and gas pump canopy	Permit issued, 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.	Plans approved, permit issued.
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	Building nearing completion. Final inspections to be scheduled.
Andy's Frozen Custard 2630 E. Main St.	PUD Plan approved by City Council	Temporary Occupancy issued. Record drawings to be submitted.

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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 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	Under construction. Final inspections to be scheduled.
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.
Prairie Centre- Residential C2 1972 McThurstan Ct.	PUD Plan approved by City Council 45-unit residential building	Final occupancy issued.
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. Demolition permit submitted for old lift station building.
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 reviewed, 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.
Smithfield Foods 410 S. Kirk Rd.	Foundation for future Building Addition completed. Site work and detention pond modification complete.	Record drawings accepted. Final Inspection issued.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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 Street completion work planned for Spring 2024