

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

JULY 3, 2025



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
884 Enterprise Ct. – Legacy PUD Addition to building	<ul style="list-style-type: none">Minor Change to PUD				Under review.
3545 Legacy Blvd. – Legacy PUD St. Charles Collision Experts New building in Legacy Bus. Park	<ul style="list-style-type: none">Minor Change to PUD				Review comments provided; resubmittal required.
River 504 Rowhomes – Brownstone PUD NE corner of 1 st & Prairie St. 8 duplex units	<ul style="list-style-type: none">Special Use (PUD Amendment)PUD Preliminary Plan				Review comments provided; resubmittal required.
McGrath Kia Parking Expansion McGrath Business Center PUD	<ul style="list-style-type: none">PUD Preliminary Plan				Resubmittal received, under review.
St. Charles Heights, 873-885 Geneva Rd. 2-lot single-family subdivision	<ul style="list-style-type: none">Preliminary/Final Plat of Subdivision	Scheduled 7-8-25			

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
Pheasant Run Industrial Phase 2 Phase 2 of Industrial Subdivision of former golf course property					Review comments provided; resubmittal required.

BUILDING PERMIT PROJECTS -

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Clarke 675 Sidwell Court	Building Addition	Permit issued, site construction underway.
216 Riverside Ave.	Interior and exterior alteration of existing building for office and retail use	Exterior demolition permit issued. Alteration permit review comments provided, resubmittal required.
Parent Petroleum 3342 W Main St.	PUD Plan approved by City Council 6,000 sf office building	Review comments sent. Plans to be resubmitted
218 Indiana St.	2 residential units and commercial space	Permit issued, under construction.
Prairie Centre- Residential B-1 2065 Marlowe Blvd.	75-unit residential building	Permit issued, construction underway.
Audi Parking Lot Expansion Pine Ridge Park Lot 17	PUD Plan approved by City Council Vehicle storage lot west of Audi dealership	As built punch list items being worked on.
Chipotle 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestowne Mall outlot	Permit issued, under construction.
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	Permits issued for Building 1, 2 & 3, construction underway.
Compact Industries 420 37 th Ave.	32,338 sf Industrial building addition	Permit issued, preconstruction meeting held.
Pheasant Run Industrial – Bldg. B 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Under construction Fully enclosed, working on interior framing.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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 85 units.
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	Building construction completed. Final Engineering items to be provided. Lift Station accepted 11/4.
Prairie Centre- Residential F1 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Temporary Occupancy issued. 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 reviewed; plans resubmitted for review.
Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Building permits have been issued for all lots. Engineering punch list items outstanding. Completion of final subdivision improvements underway.