

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 29, 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<br>ZONING OR SUBDIVISION<br>APPLICATIONS              | PLAN COMMISSION<br>REVIEW DATE | PLANNING &<br>DEVELOPMENT CMTE.<br>REVIEW DATE | CITY COUNCIL<br>ACTION DATE | STATUS                                                     |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------|------------------------------------------------|-----------------------------|------------------------------------------------------------|
| <b>Motorcycle Museum</b><br><b>1317 E Main Street</b><br>Allow bar and restaurant uses<br>within existing facility | • <b>Special Use</b>                                          |                                |                                                |                             | <b>Under review.</b>                                       |
| <b>St. Charles Heights Unit 2</b><br><b>885 Geneva Road</b><br>2-lot subdivision                                   | • <b>Minor Subdivision<br/>– Final Plat</b>                   |                                |                                                |                             | <b>Under review.</b>                                       |
| <b>884 Enterprise Ct. – Legacy PUD</b><br>Addition to building                                                     | • Minor Change to<br>PUD                                      |                                |                                                |                             | Review comments provided;<br>resubmittal required.         |
| <b>3545 Legacy Blvd. – Legacy PUD</b><br><b>St. Charles Collision Experts</b><br>New building in Legacy Bus. Park  | • Minor Change to<br>PUD                                      |                                |                                                |                             | <b>Review comments provided;<br/>resubmittal required.</b> |
| <b>River 504 Rowhomes –<br/>Brownstone PUD</b><br>NE corner of 1 <sup>st</sup> & Prairie St.<br>8 duplex units     | • Special Use (PUD<br>Amendment)<br>• PUD Preliminary<br>Plan | PH held 8-19-25,<br>approved   | Scheduled 9-8-25                               |                             |                                                            |
| <b>McGrath Kia Parking Expansion</b><br>McGrath Business Center PUD                                                | • PUD Preliminary<br>Plan                                     | Approved<br>8-19-25            | Scheduled 9-8-25                               |                             |                                                            |

## GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

| APPLICATION                 | APPLICATION FILED BY | PLAN COMMISSION<br>REVIEW DATE | PLANNING &<br>DEVELOPMENT CMTE.<br>REVIEW DATE | CITY COUNCIL<br>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>Pheasant Run Industrial Phase 2</b><br>Phase 2 of Industrial Subdivision of former golf course property |                             |                                            |                            |                               | <a href="#">Resubmittal received.</a>      |
| <b>St. Charles Heights, 873 Geneva Rd.</b><br>2-lot single-family subdivision                              | Approved 7-8-25             | Approved 7-14-25                           | Approved 7-21-25           | 7-21-27                       | Mylar to be submitted for City signatures. |

**BUILDING PERMIT PROJECTS -**

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

| DEVELOPMENT NAME AND LOCATION                                | PROJECT DESCRIPTION                                                                                                            | STATUS                                                                            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Harbor House</b><br><b>100 N. Kirk Rd.</b>                | Pickleball & sport, dining, entertainment facility<br>Fox Haven Square Building #4                                             | Review comments sent. Plans to be resubmitted.<br>Minor Change approved.          |
| <b>Clarke</b><br><b>675 Sidwell Court</b>                    | Building Addition                                                                                                              | Permit issued, site construction underway.                                        |
| <b>216 Riverside Ave.</b>                                    | Interior and exterior alteration of existing building for office and retail use                                                | Exterior demolition permit issued.<br>Alteration permit review comments provided. |
| <b>Parent Petroleum</b><br>3342 W Main St.                   | PUD Plan approved by City Council<br>6,000 sf office building                                                                  | Review comments sent. Plans to be resubmitted<br>Plat of Easement approved.       |
| <b>218 Indiana St.</b>                                       | 2 residential units and commercial space                                                                                       | Permit issued, under construction.                                                |
| <b>Prairie Centre- Residential B-1</b><br>2065 Marlowe Blvd. | 75-unit residential building                                                                                                   | Permit issued, construction underway.                                             |
| <b>Chipotle</b><br>3790 E Main St.                           | PUD Plan approved by City Council<br>Restaurant with drive-thru pickup on Charlestowne Mall outlot                             | Building substantially completed.<br>Electric Transformer to be relocated.        |
| <b>Fox Haven Square</b><br>502 N. Kirk Rd.                   | PUD Plan approved by City Council<br>Site Development permit for retail/restaurant/pickle ball project, located south of Jewel | Building 1, 2 & 3 construction underway.                                          |
| <b>Compact Industries</b><br>420 37 <sup>th</sup> Ave.       | 32,338 sf Industrial building addition                                                                                         | Permit issued, under construction.                                                |

| DEVELOPMENT NAME AND LOCATION                                               | PROJECT DESCRIPTION                                                                                   | STATUS                                                                                                                                    |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pheasant Run Industrial – Bldg. B</b><br>265 Pheasant Run Drive          | 300,000 sf Industrial Warehouse Building                                                              | Temporary Occupancy issued. Site Engineering items outstanding.                                                                           |
| <b>Charlestowne Lakes</b><br>South of Foxfield Dr. at King Edward Ave.      | PUD Plan approved by City Council<br>105 townhome & 62 duplex units                                   | Site infrastructure (stormwater, utilities, streets) complete. Building construction underway. Permits issued for 85 units.               |
| <b>Prairie Centre- Residential F1</b><br>1920 McThurstan Ct.                | PUD Plan approved by City Council<br>51-unit residential building                                     | Temporary Occupancy issued. Site engineering issues outstanding.                                                                          |
| <b>Munhall Glen</b><br>West of Munhall Ave. at Tyler Rd.                    | PUD Plan approved by City Council<br>50-lot single-family subdivision                                 | Under construction.                                                                                                                       |
| <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 reviewed; plans resubmitted for review.                                                          |
| <b>Brooke Toria (Smith Rd. Estates)</b><br>N of Smith Rd. at Pheasant Trail | PUD Plan approved by City Council<br>16-lot Single family subdivision                                 | Building permits have been issued for all lots. Final subdivision improvements are partially completed, site engineering items remaining. |