

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 19, 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
<b>The Gardner School – Prairie Centre PUD</b> Daycare facility on Lincoln Hwy	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> <li>• Minor Subdivision – Final Plat</li> </ul>				Under review.
<b>Harbor House – Fox Haven Square PUD</b> Reduced building size; change to site plan, landscaping, exterior elevations	<ul style="list-style-type: none"> <li>• Minor Change to PUD</li> </ul>	N/A	Approved 9-8-25	Approved 9-15-25	
<b>Motorcycle Museum</b> <b>1317 E Main Street</b> Allow bar and restaurant uses within existing facility	<ul style="list-style-type: none"> <li>• Special Use</li> </ul>	PH Scheduled 10-7-25			
<b>St. Charles Heights Unit 2</b> <b>885 Geneva Road</b> 2-lot subdivision	<ul style="list-style-type: none"> <li>• Minor Subdivision – Final Plat</li> </ul>				Review comments provided.
<b>884 Enterprise Ct. – Legacy PUD</b> Addition to building	<ul style="list-style-type: none"> <li>• Minor Change to PUD</li> </ul>	N/A			Review comments provided; resubmittal required.
<b>3545 Legacy Blvd. – Legacy PUD</b> <b>St. Charles Collision Experts</b> New building in Legacy Bus. Park	<ul style="list-style-type: none"> <li>• Minor Change to PUD</li> </ul>	N/A			Review comments provided; resubmittal required.
<b>River 504 Rowhomes – Brownstone PUD</b> NE corner of 1 <sup>st</sup> & Prairie St. 8 duplex units	<ul style="list-style-type: none"> <li>• Special Use (PUD Amendment)</li> <li>• PUD Preliminary Plan</li> </ul>	PH held 8-19-25, approved	Approved 9-8-25	Approved 9-15-25	
<b>McGrath Kia Parking Expansion</b> McGrath Business Center PUD	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> </ul>	Approved 8-19-25	Approved 9-8-25	Approved 9-15-25	Permits issued and site work underway.

**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
<a href="#">River 504 Rowhomes</a> 8-lot subdivision for approved rowhome project	<a href="#">Not required</a>				<a href="#">Under review.</a>
<b>Pheasant Run Industrial Phase 2</b> Phase 2 of Industrial Subdivision of former golf course property	<a href="#">Scheduled 10-7-25</a>	<a href="#">Scheduled 10-13-25</a>			<a href="#">Plans conditionally approved.</a>
<b>St. Charles Heights, 873 Geneva Rd.</b> 2-lot single-family subdivision	Approved 7-8-25	Approved 7-14-25	Approved 7-21-25	7-21-27	<a href="#">Mylar submitted for City signatures.</a>

**BUILDING PERMIT PROJECTS -**

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<a href="#">Pheasant Run Industrial - Bldg. A</a> <a href="#">270 Pheasant Run Dr.</a>	<a href="#">446,680 sf Industrial Building</a>	<a href="#">Plans approved.</a>
<b>Harbor House</b> <b>100 N. Kirk Rd.</b>	Pickleball & sport, dining, entertainment facility Fox Haven Square Building #4	Revised plans to be resubmitted for building permit review. <a href="#">Revised PUD Minor Change approved.</a>
<b>Clarke</b> <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. Alteration permit review comments provided.
<b>Parent Petroleum</b> 3342 W Main St.	PUD Plan approved by City Council 6,000 sf office building	Permit issued. Site construction underway. Plat of Easement approved.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>218 Indiana St.</b>	2 residential units and commercial space	Permit issued, under construction.
<b>Prairie Centre- Residential B-1</b> 2065 Marlowe Blvd.	75-unit residential building	<b>Final Inspections to begin next week</b>
<b>Chipotle</b> 3790 E Main St.	PUD Plan approved by City Council Restaurant with drive-thru pickup on Charlestowne Mall outlot	Building substantially completed. Electric Transformer to be relocated.
<b>Fox Haven Square</b> 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Building 1, 2 & 3 construction underway.
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	Permit issued, under construction.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Temporary Occupancy issued. Site Engineering items outstanding.
<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) complete. Building construction underway. Permits issued for 85 units.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Temporary Occupancy issued. Site engineering issues outstanding.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 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 to be resubmitted for review.
<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	Building permits have been issued for all lots. Final subdivision improvements are partially completed, site engineering items remaining.