

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

MARCH 28, 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
AR Building Co. – Pine Ridge Park PUD Woodward & Barbara Ann Dr 3 apartment buildings; 152 units	<ul style="list-style-type: none"> • Concept Plan 				Under review.
Pheasant Run Driving Range Property Rezone to M-2 upon annexation (to be used for stormwater detention & driveways connecting Pheasant Run Industrial Park to Keil Rd.)	<ul style="list-style-type: none"> • Zoning Map Amendment 	PH scheduled 4-8-25			
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 				Under review.
McGrath Kia Parking Expansion McGrath Business Center PUD	<ul style="list-style-type: none"> • PUD Preliminary Plan 				Review comments provided; resubmittal required.
St. Charles Heights, 873-885 Geneva Rd. 2-lot single-family subdivision	<ul style="list-style-type: none"> • Preliminary/Final Plat of Subdivision 				Resubmittal received, under review.

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
The Oaks Lots 7-12 Fox Glade PUD – White Oak Cir & Roosevelt St. – 6 townhomes	Approved 3-4-25	Approved 3-10-25	Approved 3-17-25	3-17-27	Mylar to be submitted for City signatures.
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
Parent Petroleum 3342 W Main St.	PUD Plan approved by City Council 6,000 sf office building	Under review.
218 Indiana Ave.	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	Final engineering items remaining.
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	Site work underway. Permits issued for Building 1, 2 & 3. Footings & foundations installed.
Compact Industries 420 37 th Ave.	32,338 sf Industrial building addition	Revised plans under review.
“Save”ty Yellow Products 3550 Legacy Blvd	22,845 sf Industrial building warehouse and office addition	Nearing completion, Exterior inspections underway.
Whole Foods Market 300 S. 2 nd St.	Conversion of Blue Goose store – Owner interior/exterior alteration, Construction of expanded parking lot, store buildout by Whole Foods	Rough inspections mostly completed, installation of ceilings and interior finishes underway. Store opening planned for Spring 2025.

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Pheasant Run Industrial – Bldg. B 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Under construction Fully enclosed, working on interior framing.
The Learning Experience 2435 W Main St.	Daycare facility on lot west of Buona Beef	Temporary Occupancy Issued
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, resubmittal required.
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, final subdivision improvements to be completed in Spring.