



1.844.468.3265 KBBMARKETING.COM

NEWS RELEASE
For Immediate Release
May 18, 2018

CONTACT (630) 569-0028
From: Tracey Bosch
traceybosch@comcast.net

Shodeen Inc. Begins Construction of Prairie Centre at former St. Charles Mall Site

St. Charles, IL – (May 18, 2018) – Geneva-based, Shodeen Inc., will begin construction of Prairie Centre, a \$100 million, 27-acre development that will include 670 residential units and up to 116,000 square feet of commercial space on the former St. Charles Mall site at Route 38 (Lincoln Highway) just east of Randall Road.

“The Prairie Centre development will provide housing options for a broad spectrum of the population, from millennials to seniors,” said St. Charles Mayor Raymond Rogina. “And, importantly, a long-standing fallow parcel of land will expand the city’s tax base.”

The construction of Prairie Centre will be done in phases with retail and restaurant build-outs being done based on market demand. The initial plans for the apartments feature ten buildings consisting of three levels of living on top of underground parking. Five mixed-use buildings with first-floor commercial space and underground parking are also offered. Approximately, 70 affordable senior apartments are also planned.

According to Dave Patzelt, Shodeen Construction President, Prairie Centre will be an aesthetically-pleasing, pedestrian-friendly neighborhood offering a variety of rental choices and attractive commercial and retail opportunities.

“We are thrilled to work with the city of St. Charles on this project and breathe life into a site that has been vacant for over twenty years,” Patzelt said. “We’ve worked with our architects and designers to create a picturesque mixed-use community with landscaped courtyards, ponds and water features. When complete, Prairie Centre will be a thriving asset to the city and its residents.”

Page 2

OKW Architects of Chicago are the land planners of Prairie Centre as well as the lead designer of the Design Guidelines for the development. For over 60 years, OKW’s creative work continues to enhance and celebrate the architectural, landscape and land planning expertise. OKW has done other work for Shodeen including, projects in St. Charles.

Nagle Hartray Architecture, whose past projects include, Dodson Place in Geneva, the Oak Park and Evanston Public Libraries and the Residences at Mill Creek, are the architects for Prairie Centre residential building.

The commercial retail and office leasing is being lead by Steve Baer of Metro Commercial Real Estate in Highland Park. Since 1999 Metro has specialized in Retail Brokerage throughout the Chicago Metropolitan area. Financing for the first phase of development is being provided by 5/3 Bank.

The senior housing component of the project, called Anthony Place at Prairie Centre, will be developed and built by GC Housing Development, LLC, a fourth generation real estate development firm based in Northbrook. These affordable one and two bedroom apartments will be age restricted to those 55 years and older and will include common gathering areas such as a computer room, community kitchen and patio for parties and gatherings as well as a gym, library and crafts room. GC Housing Development, LLC, along with their sister company Crane Construction Company, LLC, have developed and built similar independent senior living projects in Glendale Heights and the City of Chicago.

To learn more about Prairie Centre, please visit www.shodeen.com or call (630) 232-7883.



May 17th groundbreaking marks the beginning of construction at Prairie Centre, a Shodeen Inc. mixed-use development on the vacant St. Charles Mall site. In attendance from left to right, Excavator Art Conte, City of St. Charles Planning Division Manager, Russ Colby, Vice President of Construction for Shodeen, Bob Skidmore, Shodeen Construction President, Dave Patzelt, and St. Charles Mayor Ray Rogina.