

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 17, 2026



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	COMMITTEE OF THE WHOLE REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
05N24 Rt 31 Senior care home	<ul style="list-style-type: none"> Special Use 	PH Scheduled 4-21-26			Review comments provided.
Ninth Street Commons Former Lexington Club site, North of Dean/State St, South of RR, between 4 th & 12 th Streets 93 single-family homes; 12 townhomes	<ul style="list-style-type: none"> Concept Plan 	Scheduled 4-21-26			Review comments provided.
Costco Fuel Facility Warming Hut 215 S Randall	<ul style="list-style-type: none"> Minor Change to PUD 	N/A	Approved 4-6-26	Scheduled 4-20-26	
Club Car Wash – 4060 E Main St Car wash at corner on vacant Lot east of Culver’s	<ul style="list-style-type: none"> Special Use 	PH Scheduled 5-5-26			Review comments provided.
El Car Wash – 922 S Randall- Randall Road Commercial Phase II PUD Redevelopment of Skippy’s site for car wash	<ul style="list-style-type: none"> Special Use PUD Preliminary Plan 				Review comments provided; resubmittal needed.
The Shops at Pheasant Run 12 lot commercial subdivision of former resort property	<ul style="list-style-type: none"> Special Use for PUD PUD Preliminary Plan 				Resubmittal received, under review.
Claibourne Farm Concept Plan for annexation of north portion of Red Gate Farm for 76 lot single family subdivision	<ul style="list-style-type: none"> Concept Plan 	Discussed 11-18-25	Scheduled 4-20-26	N/A	Revised Concept Plan submitted for presentation to Committee of the Whole

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	COMMITTEE OF THE WHOLE 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	COMMITTEE OF THE WHOLE 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	Approved 10-7-25	Approved 10-13-25	Approved 10-20-25	10-20-27	Mylar to be submitted for City signatures.
Prairie Centre Resubdivision No. 6 Resubdivision of outlot to create lot for The Gardner School	Approved 1-6-26	Approved 2-2-26	Approved 3-16-26	3-16-28	Mylar submitted for City signatures.
Prairie Centre Resubdivision No. 7 Resubdivision of outlot to create lot for 7 Brew Coffee	Approved 3-3-26	Approved 3-16-26	Approved 4-6-26	4-6-28	Mylar submitted for City signatures.
St. Charles Heights Unit 2 885 Geneva Road 2-lot subdivision	Approved 2-3-26	Approved 3-16-26	Approved 4-6-26	4-6-28	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
The Gardner School 2000 Lincoln Hwy- Prairie Centre	PUD Plan approved	Under review.
River 504 Rowhomes NE corner S 1 st & Prairie St.	8 duplex units in 4 buildings PUD Plan approved	Site development permit issued. One building under review.
McGrath Kia Parking expansion 4095 E. Main St.	Parking lot expansion east of Kia dealership PUD Plan approved	Parking lot substantially complete. Site engineering items remaining.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
Pheasant Run Industrial - Bldg. A 270 Pheasant Run Dr.	446,680 sf Industrial Building	Site Development Permit issued Building Permit Issued
Match Haus (Harbor House) 100 N. Kirk Rd.	Pickleball & sport, dining, entertainment facility Fox Haven Square Building #4	Permit issued, construction underway.
Clarke 675 Sidwell Court	Building Addition	Engineering items remaining.
216 Riverside Ave.	Interior and exterior alteration of existing building for office and retail use	Permit issued, construction underway. Electric fees to be paid.
11 S 2nd Ave.	Interior and exterior alteration of existing building for retail use.	Interior demo permit issued. Alteration permit under review.
Parent Petroleum 3342 W Main St.	PUD Plan approved by City Council 6,000 sf office building	Permit issued. Site construction underway. Plat of Easement approved.
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	Temporary Certificate of Occupancy issued. Site Engineering items outstanding.
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	TCOs approved for shell buildings at 200 and 300 N Kirk. Simple EJ's TCO approved. Fire and Wine needs Final re- inspection for TCO.
Compact Industries 420 37 th Ave.	32,338 sf Industrial building addition	Temporary Occupancy issued. Site Engineering items outstanding.
Pheasant Run Industrial – Bldg. B 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Temporary Occupancy issued. Site Engineering items outstanding.
Charlestowne Lakes South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	16 townhome units remain to permit.
Munhall Glen West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	1 house remaining to permit
Brooke Toria (Smith Rd. Estates) N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Developer Financial Guarantee drawn to complete remaining site engineering items. Construction contract approved at COW 3-16-26, scheduled for City Council 4-6-26