

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 18, 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
Wessel-Boyles Resubdivision 300 S Randall Rd. – BMO Bank	Minor Subdivision – Final Plat				Review comments provided, resubmittal required.
Sixty Fore Golf Club 1519 E Main St., Suite 500 Indoor Recreation use in M1 zoning	Special Use	PH scheduled 9-22-26			
Traditions of St. Charles/ Springs at 38 West West of Meijer on Rt. 38 Senior Housing (167 units) & Apartments (280 units)	- Zoning Map Amendment - Special Use for PUD - PUD Preliminary Plan				Review comments provided, resubmittal required.
Valvoline 1705 W Main St. Oil change/minor auto repairs & maintenance facility	Special Use				Review comments provided, resubmittal required.
Fox Haven Square Resubdivision Resubdivision of Fox Haven Square & Jewel properties	Minor Subdivision – Final Plat	Approved 9-9-26	N/A	Scheduled 9-21-26	
Seventh Street Commons Former Lexington Club site, North of Dean/State St, South of RR, between 4th & 12th Streets 92 single-family homes; 12 townhomes	- Zoning Map Amendment - Special Use for PUD - PUD Preliminary Plan	PH scheduled 9-22-26			Review comments provided, resubmittal required.
El Car Wash – 922 S Randall- Randall Road Commercial Phase II PUD Redevelopment of Skippy's site for car wash	- Special Use for Drive-Through - PUD Preliminary Plan				Easement modification to be resolved with neighboring property owner before scheduling public hearing.

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The Shops at Pheasant Run 12 lot commercial subdivision of former resort property	- Special Use for PUD - PUD Preliminary Plan	PH held & closed, approved 7-21-26	Discussed 8-3-26 & continued; Approval motion failed 8-17-26 Scheduled 9-21-26		

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
Minor Motor Vehicle Service & Repair in BL District - Remove 1-acre lot area requirement	Ivy Lane Corporation (in conjunction with Valvoline Special Use application)				Under review.

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 submitted for City signatures.

BUILDING PERMIT PROJECTS -

NEW COMMERCIAL/INDUSTRIAL/MULTI-FAMILY BUILDINGS, MAJOR ADDITIONS, SITE DEVELOPMENT PROJECTS

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
8 North Ave. Pottawatomie Mini Golf	St. Charles Park District renovation of mini-golf course and concession stand	Under review.
3830 Ohio Ave. Contel Inc.	10,632 SF industrial building addition	Permit approved, ready for issuance.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
3545 Legacy Blvd. St. Charles Collision Experts	New building on Lot 4 of Legacy Business Center PUD Minor Change plan approved in 2025	Permit approved, ready for issuance.
7 Brew Coffee Shop 2070 Lincoln Hwy- Prairie Centre	PUD Plan approved	Permit issued, under construction.
The Gardner School 2000 Lincoln Hwy- Prairie Centre	PUD Plan approved	Permit issued, site work under construction.
River 504 Rowhomes NE corner S 1 st & Prairie St.	8 duplex units in 4 buildings PUD Plan approved	Site development permit issued. Permit issued for one building; second building under review
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.
11 S 2nd Ave.	Interior and exterior alteration of existing building for retail use.	Interior demo permit issued. Alteration permit under review.
218 Indiana St.	2 residential units and commercial space	Applicant working to resolve remaining HPC COA compliance items.
Fox Haven Square 200-400 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Temporary Certificate of Occupancy issued for: Simple EJ's, Fire + Wine, Rosebud Steakhouse
Charlestowne Lakes South of Foxfield Dr. at King Edward Ave.	PUD Plan approved by City Council 105 townhome & 62 duplex units	Subdivision improvements nearing completion.