

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

OCTOBER 9, 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<br>ZONING OR SUBDIVISION<br>APPLICATIONS                                                                                                      | PLAN COMMISSION<br>REVIEW DATE          | COMMITTEE<br>OF THE WHOLE<br>REVIEW DATE | CITY COUNCIL<br>ACTION DATE | STATUS                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------|-----------------------------|----------------------------------------------------|
| <b>Cedarhurst of St. Charles</b><br>Senior housing community west of<br>SW corner of Dean St. & Peck Rd.                                       | <ul style="list-style-type: none"> <li>Annexation</li> <li>Zoning Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul> |                                         |                                          |                             | Under review.                                      |
| <b>First Street Redevelopment Bldg 8</b><br>122 S 2 <sup>nd</sup> Street                                                                       | <ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>                                                                                |                                         |                                          |                             | Under review.                                      |
| <b>Wessel-Boyles Resubdivision</b><br>300 S Randall Rd. – BMO Bank                                                                             | <ul style="list-style-type: none"> <li>Minor Subdivision – Final Plat</li> </ul>                                                                      | Approved 10-6-26                        | Scheduled 10-19-26                       |                             |                                                    |
| <b>Sixty Fore Golf Club</b><br>1519 E Main St., Suite 500<br>Indoor Recreation use in M1 zoning                                                | <ul style="list-style-type: none"> <li>Special Use</li> </ul>                                                                                         | PH held and closed,<br>approved 9-22-26 | Approved 10-5-26                         | Scheduled 10-19-26          |                                                    |
| <b>Traditions of St. Charles/<br/>Springs at 38 West</b><br>West of Meijer on Rt. 38<br>Senior Housing (167 units) &<br>Apartments (280 units) | <ul style="list-style-type: none"> <li>Zoning Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>                     |                                         |                                          |                             | Review comments provided,<br>resubmittal required. |
| <b>Valvoline</b><br>1705 W Main St.<br>Oil change/minor auto repairs &<br>maintenance facility                                                 | <ul style="list-style-type: none"> <li>Special Use</li> </ul>                                                                                         |                                         |                                          |                             | Revised plans submitted,<br>under review.          |

| DEVELOPMENT NAME AND LOCATION                                                                                                                                                 | PENDING ZONING OR SUBDIVISION APPLICATIONS                                                                                              | PLAN COMMISSION REVIEW DATE             | COMMITTEE OF THE WHOLE REVIEW DATE                                                  | CITY COUNCIL ACTION DATE         | STATUS                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------|
| <b>Seventh Street Commons</b><br>Former Lexington Club site,<br>North of Dean/State St, South of<br>RR, between 4th & 12th Streets<br>92 single-family homes; 12<br>townhomes | <ul style="list-style-type: none"> <li>• Zoning Map Amendment</li> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul> | PH held and closed,<br>approved 9-22-26 | Scheduled<br>10-19-26                                                               |                                  | <a href="#">Revised plans submitted, under review.</a> |
| <b>El Car Wash – 922 S Randall-Randall Road Commercial Phase II PUD</b><br>Redevelopment of Skippy's site for car wash                                                        | <ul style="list-style-type: none"> <li>• Special Use for Drive-Through</li> <li>• PUD Preliminary Plan</li> </ul>                       |                                         |                                                                                     |                                  | <a href="#">Revised plans submitted, under review.</a> |
| <b>The Shops at Pheasant Run</b><br>12 lot commercial subdivision of former resort property                                                                                   | <ul style="list-style-type: none"> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>                                 | PH held & closed,<br>approved 7-21-26   | Discussed 8-3-26 & continued;<br>Approval motion failed 8-17-26<br>Approved 9-21-26 | <a href="#">Approved 10-5-26</a> |                                                        |

**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        |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| <b>Minor Motor Vehicle Service &amp; Repair in BL District</b> - 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                                                     |
|-----------------------------------------------------------------------------------------------|-----------------------------|------------------------------------|----------------------------|-------------------------------|------------------------------------------------------------|
| <b>Fox Haven Square Resubdivision</b><br>Resubdivision of Fox Haven Square & Jewel properties | Approved 9-9-26             | N/A                                | Approved 9-21-26           | 9-21-28                       | <a href="#">Mylar to be submitted for City signatures.</a> |

|                                                                                                            |                  |                   |                   |          |                                      |
|------------------------------------------------------------------------------------------------------------|------------------|-------------------|-------------------|----------|--------------------------------------|
| <b>Pheasant Run Industrial Phase 2</b><br>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                                                                                                                          |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>8 North Ave.</b><br>Pottawatomie Mini Golf                           | St. Charles Park District renovation of mini-golf course and concession stand                                                  | Under review.                                                                                                                   |
| <b>3830 Ohio Ave.</b><br>Contel Inc.                                    | 10,632 SF industrial building addition                                                                                         | Permit approved, ready for issuance.                                                                                            |
| <b>3545 Legacy Blvd.</b><br>St. Charles Collision Experts               | New building on Lot 4 of Legacy Business Center<br>PUD Minor Change plan approved in 2025                                      | Permit approved, ready for issuance.                                                                                            |
| <b>7 Brew Coffee Shop</b><br>2070 Lincoln Hwy- Prairie Centre           | PUD Plan approved                                                                                                              | Permit issued, under construction.                                                                                              |
| <b>The Gardner School</b><br>2000 Lincoln Hwy- Prairie Centre           | PUD Plan approved                                                                                                              | Permit issued, site work under construction.                                                                                    |
| <b>River 504 Rowhomes</b><br>NE corner S 1 <sup>st</sup> & Prairie St.  | 8 duplex units in 4 buildings<br>PUD Plan approved                                                                             | Site development permit issued.<br><a href="#">Permits issued for 2 buildings/4 units</a>                                       |
| <b>Pheasant Run Industrial - Bldg. A</b><br><b>270 Pheasant Run Dr.</b> | 446,680 sf Industrial Building                                                                                                 | Under construction.                                                                                                             |
| <b>Match Haus (Harbor House)</b><br><b>100 N. Kirk Rd.</b>              | Pickleball & sport, dining, entertainment facility<br>Fox Haven Square Building #4                                             | Permit issued, construction underway.                                                                                           |
| <b>11 S 2<sup>nd</sup> Ave.</b>                                         | Interior and exterior alteration of existing building for retail use.                                                          | Interior demo permit issued.<br><a href="#">Alteration permit approved, ready for issuance.</a>                                 |
| <b>218 Indiana St.</b>                                                  | 2 residential units and commercial space                                                                                       | Applicant working to resolve remaining HPC COA compliance items.                                                                |
| <b>Fox Haven Square</b><br>200-400 N. Kirk Rd.                          | PUD Plan approved by City Council<br>Site Development permit for retail/restaurant/pickle ball project, located south of Jewel | Simple EJ's, Fire + Wine, Rosebud Steakhouse open<br><a href="#">Lou Malnati's (3050 E. Main St) temporary occupancy issued</a> |
| <b>Charlestowne Lakes</b><br>South of Foxfield Dr. at King Edward Ave.  | PUD Plan approved by City Council<br>105 townhome & 62 duplex units                                                            | Subdivision improvements nearing completion.<br><a href="#">Final building permits issued.</a>                                  |