

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 12, 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
<b>Cedarhurst of St. Charles</b> Senior housing community west of SW corner of Dean St. & Peck Rd.	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>				Under review.
<b>Shops at Pheasant Run</b> 15 lot commercial subdivision of former resort property	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 12-2-25	Discussed 12-8-25		Concept Plan process completed.
<b>Claibourne Farm</b> Concept Plan for annexation of north portion of Red Gate Farm for 83 lot single family subdivision	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 11-18-25			Committee review to be scheduled January 2026, date TBD
<b>The Gardner School – Prairie Centre PUD</b> Daycare facility on Lincoln Hwy	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> <li>• Minor Subdivision – Final Plat</li> </ul>				Review comments provided; resubmittal required.
<b>St. Charles Heights Unit 2</b> <b>885 Geneva Road</b> 2-lot subdivision	<ul style="list-style-type: none"> <li>• Minor Subdivision – Final Plat</li> </ul>				Review comments provided. Street improvement plans to be prepared
<b>884 Enterprise Ct. – Legacy PUD</b> Addition to building	<ul style="list-style-type: none"> <li>• Minor Change to PUD</li> </ul>	N/A			Review comments provided; resubmittal required.

## 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
<b>Title 17, Chapters 17.06, 17.30, 17.32 - Masonry Surfaces &amp; Murals in Historic Districts</b>	City of St. Charles	PH held, closed; Approved 11-18-25			Historic Commission recommended approval 11-5-25

**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
<b>River 504 Rowhomes</b> 8-lot subdivision for approved rowhome project	Not required	Approved 10-13-25	Approved 11-3-25	11-3-27	Revised plans under review. Mylar submitted for City signatures.
<b>Pheasant Run Industrial Phase 2</b> 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.

**BUILDING PERMIT PROJECTS -**

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>McGrath Kia Parking expansion</b> 4095 E. Main St.	Parking lot expansion east of Kia dealership PUD Plan approved	Under construction.
<b>Pheasant Run Industrial - Bldg. A</b> <b>270 Pheasant Run Dr.</b>	446,680 sf Industrial Building	Site Development Permit issued Building Permit Issued
<b>Harbor House</b> <b>100 N. Kirk Rd.</b>	Pickleball & sport, dining, entertainment facility Fox Haven Square Building #4	Building Permit issued.
<b>Clarke</b> <b>675 Sidwell Court</b>	Building Addition	Permit issued, site construction underway.
<b>216 Riverside Ave.</b>	Interior and exterior alteration of existing building for office and retail use	Exterior demolition permit issued. Building Permit approved, ready to issue.
<b>11 S 2<sup>nd</sup> Ave.</b>	Interior and exterior alteration of existing building for retail use.	Interior demo permit issued. Alteration permit resubmittal under review.
<b>Parent Petroleum</b> 3342 W Main St.	PUD Plan approved by City Council 6,000 sf office building	Permit issued. Site construction underway. Plat of Easement approved.
<b>218 Indiana St.</b>	2 residential units and commercial space	Permit issued, under construction.
<b>Prairie Centre- Residential B-1</b> 2065 Marlowe Blvd.	75-unit residential building	Temporary Certificate of Occupancy issued.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Fox Haven Square</b> 502 N. Kirk Rd.	PUD Plan approved by City Council Site Development permit for retail/restaurant/pickle ball project, located south of Jewel	Building 1, 2 & 3 construction underway.
<b>Compact Industries</b> 420 37 <sup>th</sup> Ave.	32,338 sf Industrial building addition	Permit issued, under construction.
<b>Pheasant Run Industrial – Bldg. B</b> 265 Pheasant Run Drive	300,000 sf Industrial Warehouse Building	Temporary Occupancy issued. Site Engineering items outstanding.
<b>Charlestowne Lakes</b> 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.
<b>Prairie Centre- Residential F1</b> 1920 McThurstan Ct.	PUD Plan approved by City Council 51-unit residential building	Temporary Occupancy issued. Site engineering issues outstanding.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction.
<b>Brooke Toria (Smith Rd. Estates)</b> N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Final subdivision improvements are partially completed, site engineering items remaining. Funds withdrawn from Financial Guarantee to complete remaining items.