

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

FEBRUARY 20, 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
<b>Club Car Wash – 4060 E Main St</b> Car wash at corner on vacant Lot east of Culver's	<ul style="list-style-type: none"> <li>• <b>Special Use</b></li> </ul>				<b>Under review.</b>
<b>El Car Wash – 922 S Randall-Randall Road Commercial Phase II PUD</b> Redevelopment of Skippy's site for car wash	<ul style="list-style-type: none"> <li>• Special Use</li> <li>• PUD Preliminary Plan</li> </ul>				Under review.
<b>The Shops at Pheasant Run</b> 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>				Under review.
<b>7 Brew – Prairie Centre PUD</b> Drive-thru coffee shop on Lincoln Hwy	<ul style="list-style-type: none"> <li>• PUD Preliminary Plan</li> <li>• Minor Subdivision – Final Plat</li> </ul>				Review comments provided, awaiting resubmittal.
<b>Traditions of St. Charles/Springs at 38 West</b> Bricher Commons behind Meijer Senior housing (167 units in single bldg) & Apartments (306 units in 14 bldgs)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	<b>Scheduled 3-3-25</b>			Review comments provided.
<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, <b>tentative date of March 16</b>
<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>	Approved 1-6-26	Approved 2-2-26		Council consideration to be scheduled once Rt 38 sidewalk issue is resolved.

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<b>St. Charles Heights Unit 2</b> 885 Geneva Road 2-lot subdivision	<ul style="list-style-type: none"> <li>Minor Subdivision – Final Plat</li> </ul>	Approved 2-3-26			Plans for Keller Place improvements to be finalized for Committee date.
<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	<b>Scheduled 3-2-26</b>		

**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	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
<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>River 504 Rowhomes</b> NE corner S 1 <sup>st</sup> & Prairie St.	8 duplex units in 4 buildings PUD Plan approved	<b>Site development permit issued.</b> One building under review.
<b>McGrath Kia Parking expansion</b> 4095 E. Main St.	Parking lot expansion east of Kia dealership PUD Plan approved	Parking lot substantially complete. Site engineering items remaining.
<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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Match Haus (Harbor House)</b> 100 N. Kirk Rd.	Pickleball & sport, dining, entertainment facility Fox Haven Square Building #4	Building Permit issued. <b>Submittal with minor revisions under review.</b>
<b>Clarke</b> 675 Sidwell Court	Building Addition	Permit issued, site construction underway.
<b>216 Riverside Ave.</b>	Interior and exterior alteration of existing building for office and retail use	Permit issued, construction underway. Electric fees to be paid.
<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. Right-of-Way License Agreement approved
<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.
<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	Building complete, engineering items remaining
<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>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Under construction. 4 houses remaining to permit
<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.