

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

MAY 15, 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 for Large Group Home 	PH held 4-21-26; continued to 5-5-26. Not discussed 5-5-26; continued to 5-19-26			Applicant to provide additional info. requested by Plan Commission.
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 for Drive-Through 	PH held and closed; motion to approve failed 5-5-26			Applicant to provide addition information before proceeding to Committee.
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 for Drive-Through PUD Preliminary Plan 				Resubmittal received; under review.
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.

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.
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 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.
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.
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.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
218 Indiana St.	2 residential units and commercial space	Applicant working to resolve remaining HPC COA compliance items.
Prairie Centre- Residential B-1 2065 Marlowe Blvd.	75-unit residential building	Temporary Certificate of Occupancy issued. Site Engineering items outstanding.
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
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 4-6-26