

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 7, 2026



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
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				Under review.
Valvoline 1705 W Main St. Oil change/minor auto repairs & maintenance facility	• Special Use				Under review.
Fox Haven Square Resubdivision Resubdivision of Fox Haven Square & Jewel properties	• Minor Subdivision – Final Plat	Scheduled 8-18-26			Resubmittal under review.
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				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.

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	COMMITTEE OF THE WHOLE REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
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 to 8-17-26		

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

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
7 Brew Coffee Shop 2070 Lincoln Hwy- Prairie Centre	PUD Plan approved	Under review.
The Gardner School 2000 Lincoln Hwy- Prairie Centre	PUD Plan approved	Permit issued, under construction.

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
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
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	Temporary Certificate of Occupancy issued.
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.
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	Final Occupancy issued.
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	Subdivision improvements nearing completion.