WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY DEVELOPMENT DEPARTMENT

NOVEMBER 13, 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
Match Haus- Fox Haven Square Revised building elevation/murals	• Minor Change to PUD	N/A	**Scheduled 11-16-26**		
Duly Medical Bldg, Zylstra PUD Lots 7-9 Former Harley-Davidson, 131 S. Randall Rd.	• PUD Preliminary Plan				Review comments provided, resubmittal required.
Cedarhurst of St. Charles Senior housing community west of SW corner of Dean St. & Peck Rd.	• Annexation • Zoning Map Amendment • Special Use for PUD • PUD Preliminary Plan				Review comments provided, resubmittal required.
First Street Redevelopment Bldg 8 122 S 2nd Street	• PUD Preliminary Plan	Scheduled 11-17-26			Historic Commission reviewed 11-4-26
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				**Review comments provided.**
Valvoline 1705 W Main St. Oil change/minor auto repairs & maintenance facility	• Special Use	PH scheduled 11-17-26			

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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				Review comments provided.

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)	PH scheduled 11-17-26			

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
The Shops at Pheasant Run 14-lot commercial subdivision of former resort property					**Review comments provided; resubmittal required.**
Fox Haven Square Resubdivision Resubdivision of Fox Haven Square & Jewel properties	Approved 9-9-26	N/A	Approved 9-21-26	9-21-28	Mylar submitted for City signatures.
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 COMMERCIAL/INDUSTRIAL/MULTI-FAMILY BUILDINGS, MAJOR ADDITIONS, SITE DEVELOPMENT PROJECTS

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