

**AGENDA  
CITY OF ST. CHARLES  
PLAN COMMISSION  
CHAIR PETER VARGULICH**

**TUESDAY, AUGUST 5, 2025 - 7:00 P.M.  
COUNCIL CHAMBERS  
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to order**
- 2. Roll Call -**

Chair Peter Vargulich	Jeffrey Funke	Dave Rosenberg
Colleen Wiese	Gary Gruber	Gina Lawson
Zachary Ewoldt	John Fitzgerald	

Auditory Members    -    Holly Cabel, St. Charles Park District  
                                     -    Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the July 8, 2025 meeting of the Plan Commission**
- 5. Election of Officers**
- 6. River 504 Rowhomes, Brownstone PUD (Julie Salyers, J&B Builders, Inc.)**

Application for Special Use (PUD Amendment)  
Application for PUD Preliminary Plan

  - a. Public Hearing
  - b. Discussion/Recommendation
- 7. McGrath Kia Parking Expansion, McGrath Business Center PUD (Chris McGrath)**

Application for PUD Preliminary Plan  
Application for Final Plat of Subdivision
- 8. Public Comment**
- 9. Additional Business from Plan Commission Members or Staff**
- 10. Weekly Development Report**
- 11. Meeting Announcements**
  - a. Plan Commission

Tuesday, August 19, 2025 at 7:00pm Council Chambers  
Wednesday, September 3, 2025 at 7:00pm Council Chambers

Tuesday, September 16, 2025 at 7:00pm Council Chambers

- b. Planning & Development Committee
  - Monday, August 11, 2025 at 7:00pm Council Chambers
  - Monday, September 8, 2025 at 7:00pm Council Chambers

## **12. Adjournment**

### ***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at [jmcMahon@stcharlesil.gov](mailto:jmcMahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).