

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

**TUESDAY, MARCH 3, 2026 - 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	Cory Jones
Colleen Wiese	Gary Gruber	Rita Payleitner
Zachary Ewoltdt	John Fitzgerald	VACANT

Auditory Members - Holly Cabel, St. Charles Park District  
- Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the February 3, 2026 meeting of the Plan Commission**
- 5. Traditions of St. Charles / Springs at 38 West, Bricher Commons PUD (Leo Brown Group)**  
Application for Concept Plan
- 6. 7 Brew Coffee, Part of Lot 7, Prairie Centre PUD (Who Brew IL III, LLC)**  
Application for PUD Preliminary Plan  
Application for Minor Subdivision- Final Plat
- 7. Public Comment**
- 8. Additional Business from Plan Commission Members or Staff**
- 9. Weekly Development Report**
- 10. Meeting Announcements**
  - a. Plan Commission  
Tuesday, March 17, 2026 at 7:00pm Council Chambers  
Tuesday, April 7, 2026 at 7:00pm Council Chambers  
Tuesday, April 21, 2026 at 7:00pm Council Chambers

- b. Committee of the Whole  
Monday, March 16, 2026 at 7:00pm Council Chambers  
Monday, April 6, 2026 at 7:00pm Council Chambers

## **11. 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).