

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

**TUESDAY, DECEMBER 6, 2022 - 7:00 P.M.  
COUNCIL CHAMBERS  
2 E. MAIN ST., ST. CHARLES, IL 60174**

**To attend this meeting via Zoom please use the link below:  
[https://zoom.us/webinar/register/WN\\_BItXHbIxQtuakJXDHeTWA](https://zoom.us/webinar/register/WN_BItXHbIxQtuakJXDHeTWA)**

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

Chair Peter Vargulich	Jeffrey Funke	Dave Rosenberg
Laurel Moad	Colleen Wiese	Gary Gruber
Karen Hibel	Zachary Ewoldt	Chris Studebaker

Auditory Members - Holly Cabel, St. Charles Park District  
- Paul Gordon, School District #303
- 3. Pledge of Allegiance**
- 4. Presentation of minutes of the October 18, 2022 meeting of the Plan Commission**
- 5. Munhall Glen Lots 44 & 45, Munhall Glen PUD (Court Airhart, Airhart Construction Corp)**

Application for Special Use (PUD Amendment)  
Application for Minor Subdivision- Final Plat

  - a. Public Hearing
  - b. Discussion and Recommendation
- 6. Jet Brite Car Wash, 3795 E. Main St. (Eric Nuebling, WT Group)**

Application for Special Use  
Application for Minor Subdivision- Final Plat

  - a. Public Hearing
  - b. Discussion and Recommendation
- 7. McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3 (Jeff Kilburg, Apex Design Build)**

Application for PUD Preliminary Plan
- 8. Plan Commission Rules of Procedure Update**

**9. Additional Business from Plan Commission Members or Staff**

**10. Weekly Development Report**

**11. Meeting Announcements**

a. Plan Commission

Tuesday, December 20, 2022 at 7:00pm Council Chambers

Wednesday, January 4, 2022 at 7:00pm Council Chambers

Wednesday, January 18, 2022 at 7:00pm Council Chambers

b. Planning & Development Committee

Monday, December 12, 2022 at 7:00pm Council Chambers

Monday, January 9, 2022 at 7:00pm Council Chambers

**12. Public Comment**

**13. 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 (TDD), 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).