

The meeting was called to order at 6:30 p.m. by Chair R. Ruesch.

1.0 Roll Call – Present: Chair R. Ruesch; Commissioners T. Accetta, A. Fritz, S. Hale, M. Stahl and C. Stipe (W. Banach, Absent/Excused); Village Administrator M. Weber. Audience (5).

2.0 Minutes – Motion (Fritz, Stahl) to approve the January 18, 2016 minutes, unanimously approved.

3.0 Site Plan Amendment – Master Sign Plan – Hales Corners Shopping Plaza – 5301-5321 S. 108th Street - Mr. Weber explained the history of the Master Sign Plan, which included the condition that all signs have white channel letters. Shopping center representatives Gary Knowski (MLG) and Brian Vanevenhoven (MLG) described their request to allow corporate colors/logos.

Motion (Hale, Stahl) to approve request to change Master Sign Plan, unanimously approved.

4.0 Building Sign - Papa Murphy’s – Hales Corners Shopping Plaza – 5319A S. 108th Street – Petitioner Gary Strohm (Papa Murphy’s) was present. Ms. Stahl noted a staff comment that the actual size of the sign size appears to be smaller than depicted on the elevation. Mr. Strohm confirmed the size is smaller.

Motion (Stahl, Stipe) to approve the sign subject to possible placement adjustments as needed with staff approval, unanimously approved.

5.0 Potential new development and the creation of a tax incremental district in the area of south of West Grange Avenue and east of STH 100 – Mr. Weber reviewed plans by Outlook Development Goup for the Country Fair Shopping Center. They intend to sell the former Kmart building and parking area to Commercial Horizons. Commercial Horizons plans to raze the exiting Kmart building and build a Festival Foods. The proposed Festival Foods would require a conditional use through the Plan Commission. Preliminary site and building plans were discussed with the Commission.

Peggy Thorpe (10650-52 W. Parnell Ave.) expressed concerns of possible 107th Street widening, landscaping, and traffic. Mr. Weber indicated buffer details would be needed from the developer. The developer indicated willingness to provide fencing to strengthen the landscape buffer.

Mr. Weber indicated Commercial Horizons is seeking a TIF district for financing incentive (\$1.65 million). Outlook Development would ultimately renovate the remain strip center on the south portion of the site. The property at 5512 S. 108th Street is also a part of the center and might be redeveloped.

6.0 Staffing/Procedures/Site Plan Review – No report.

7.0 Adjournment – Meeting adjourned at 7:00pm (Stipe, Fritz).

Michael F. Weber, Village Administrator