

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, W. Banach, A. Fritz, S. Hale, M. Stahl and C. Stipe; Village Administrator M. Weber. Audience (3).

**2.0 Conditional Use Permit – Grocery Store-Gasoline Pumps - Sendik’s – 5101 S. 108th Street -** Max Rasansky (CREB for Sendik’s) gave a general overview of the design changes. The tenant space has been deleted and the grocery store expanded to 18,000 square feet. Paul McIlhern (RA Smith for Sendik’s) described the grading plan changes that would reduce the Edgerton Avenue driveway slope to 5%, which will improve driving maneuverability. Mr. Banach discussed several site plan details.

Motion (Banach, Stipe) to approve a conditional use permit for Sendik’s, subject to the following:

1. Development and use of property to take place according to the site and operation plans submitted and amended by the Plan Commission.
2. Outdoor displays per Nov. 17 Outdoor Sales Area conditions prepared by staff.
3. Review and approval of utility, grading and drainage plans by Village Engineer (see Village Engineer memo of November 16, 2015).
4. Re-submittal of detailed sign plan for Plan Commission approval.
5. Re-submittal of lighting plan for staff approval.
6. Submittal of detailed landscape plan for staff approval.
7. Provision of fall protection along the Edgerton Avenue retaining wall (e.g. guard rail).
8. Curb scuppers or similar measures for storm water drainage overflow near the area immediately northwest of the building.
9. Re-submittal of trash enclosure details for staff approval, to confirm proper size and truck accessibility.
10. Submittal of roof top mechanicals screening plans for staff approval.
11. Sidewalks at the Edgerton Avenue drive shall provide ADA passage.

Motion unanimously approved.

**3.0 Adjournment** – Motion (Banach, Stipe) to adjourn at 7:05 pm, unanimously approved.

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Michael F. Weber, Village Administrator