

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

1.0 Roll Call – Present: Commissioners: N. Brody, S. Bigler, A. Fritz, C. Stipe, T. Brinkmeier, A. Dunning, and Chair D. Besson. Staff: Village Administrator S. Kulik, Village Planner B. Wiedenfeld.
Audience (1).

2.0 Minutes – February 16, 2026 - Motion (Bigler, Brinkmeier) to approve minutes as presented; motion passes 7-0.

3.0 Certified Survey Map Request – Request to divide parcel 656-9961-004 into two parcels – Robert Elertson, 5420 S. 124th St., addressed the Commission regarding the request for Certified Survey Map approval to divide his neighbor's lot, Gary Kurtz, 12220 W. Luther Ave., and attach 50 ft. of it to the applicant's lot. D. Besson asked if there are intentions to do anything with the lot, the applicant stated no. D. Besson stated that if the Commission approves the CSM, the request will go to Village Board for final approval.

Motion (Fritz, Stipe) to approve CSM as presented; motion passes 7-0.

4.0 Site Plan Review – 6160 S. 108th St., Schwab Orthodontics – D. Besson stated the applicant is not in attendance. S. Kulik noted that the applicant and representative were notified of the meeting.

D. Besson asked about what was happening to the arch above the building, B. Wiedenfeld stated that the shadow box of the arch was being filled in and the siding was being replaced.

T. Brinkmeier stated there is confusion over the changes made to the exteriors. C. Stipe stated that the changes are relatively clear. Commissioners agreed that they did not have major concerns with the plan.

Motion (Stipe, Brinkmeier) to approve site plan as presented.

Discussion: A. Fritz asked for clarification on the three gables that are in the site plan, B. Wiedenfeld stated that the gables are on the front side of the building. D. Besson clarified that the front side of the building is facing 108th St and the rear side of the building is facing the Parking Lot. T. Brinkmeier stated the rendering does not represent the exterior changes well. C. Stipe noted that the columns in the site plan rendering are not on the existing building. Commissioners expressed concern for the lack of explanation of the column addition in the application.

T. Brinkmeier withdrew his motion; motion died for lack of a second.

D. Besson stated that the Commission may choose to defer the decision to the next meeting.

Motion (Stipe, Brinkmeier) to defer the site plan decision until April 20th Plan Commission meeting; motion passes 7-0.

S. Kulik stated if the applicant does not attend the next meeting, the application will be considered denied.

5.0 Adjournment – Motion (Brinkmeier, Stipe) to adjourn at 6:55 p.m.; motion passes 7-0.



Sandra M. Kulik, Administrator/Clerk