



**MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION, VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**September 19, 2019**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 19, 2019 at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners: Curt Fielder, Acting Chairman  
Eduardo Mani  
MaryAnn Aitchison  
James Gaskill  
Stephen Vick

Absent Plan Commissioner(s): Garrett Gray  
Lucas Engel  
Angela Gatto  
Tim Stanton

Village Officials and Staff: Paula Wallrich, Planning Manager  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION ACTING CHAIRMAN FIELDER called to order the Regular Meeting of the Plan Commission for September 19, 2019 at 7:00 p.m.

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the August 15, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GASKILL to approve the minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved as presented.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING**

**Item #1 WORKSHOP/APPROVAL: UNION SQUARE NORTH- 6822 179<sup>TH</sup> STREET, 17884-17890 OAK PARK AVENUE – SITE PLAN, PLAT OF RESUBDIVISION, PLAT OF ABROGATION**

Consider a request from Michael and Kevin Halleran to approve the Site Plan for Union Square North and the Plat of Re-Subdivision and Plat of Abrogation for properties located at 6822 179th Street, 17884-17890 Oak Park Avenue.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman  
Eduardo Mani  
MaryAnn Aitchison  
James Gaskill  
Stephen Vick

Absent Plan Commissioner(s): Garrett Gray  
Lucas Engel  
Angela Gatto  
Tim Stanton

Guests: Kevin Halleran, Petitioner  
Warren Opperman, Attorney

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. This is a minor change to a project that was brought before the Village in 2017. Since that time the developers have constructed and sold their models on the south side of 179<sup>th</sup> Street and have now begun construction on their second building and are ready to construct the last two buildings on the north side of 179<sup>th</sup> Street.

Ms. Wallrich noted that sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179<sup>th</sup> Street, which was originally planned for six 2-bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2-bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks for the building fronting on Oak Park Avenue they have decreased the width of the units slightly from what was originally proposed. This has resulted in slight modifications to the plat of subdivision as well as an easement on the north side of the property just north of building B. The public utility easement had to be reduced from 5 feet to 3 feet which required a Plat of Abrogation or a Vacation of a portion of the easement. The Village engineers have approved this to accommodate all the public utilities that need to go through the area. There is also a very large utility pole in front of building A so they have increased the front yard setback from 5 feet to 10 feet.

PROPOSED CHANGES IN SITE PLAN			
	Approved	Proposed	Comment/code requirement
1	6.97'	6.85'	5' minimum
2	5'	10'	5' -15' FY setback (utility lines)
3	9.24'	4.24'	Reduction of green space/detention

4	7.20'	5.0'	5' minimum
5	5'	3'	5' max, reduction of easement
6	18'	16'	Reduced to accommodate AC units
7	2.7'	4.3'	Increased to accommodate AC units
8	5.02'	5.0'	5' -15' FY setback

Ms. Wallrich stated that none of the proposed changes result in a Variance and none of them complicate the engineering that was approved for the project. Landscaping was not impacted and the number count remains the same.

The Site Plan makes minor adjustments to the width and location of the two buildings on the north side of 179<sup>th</sup> Street and minor changes to the Plat of Subdivision and the Plat of Abrogation.

**Motion 1:**

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSISONER VICK to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179<sup>th</sup> Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval. ACTING CHAIRMAN FIELDER declared the motion carried by voice call.

**Motion 2:**

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179<sup>th</sup> Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval.

**AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER**

**NAYS: NONE**

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

**Motion 3:**

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for Union Square North located at 6822-6830 179<sup>th</sup> Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval.

**AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER**

**NAYS: NONE**

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

This will be heard at the Village Board on October 1, 2019

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING**

**Item #2 WORKSHOP/PUBLIC HEARING: HOLIDAY INN- 18320 NORTH CREEK DRIVE-SITE PLAN, SPECIAL USE FOR A SUBSTANTIAL DEVIATION**

Consider the application from SC Hospitality to approve a Site Plan and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development (PUD) to allow for the construction of a 63,471 sq. ft. four-story hotel. Exceptions to the PUD include deviations from the sign regulations and the Urban Overlay District related to the location of the parking lot in the front and side yards, the depth of the front yard setback, and allow for two curb cuts rather than cross-access easements for property located at 18320 North Creek Drive.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman  
Eduardo Mani  
MaryAnn Aitchison  
James Gaskill  
Stephen Vick

Absent Plan Commissioner(s): Garrett Gray  
Lucas Engel  
Angela Gatto  
Tim Stanton

Guests: Shailesh Patel, Petitioner  
Chirag Patel, Petitioner  
Warren Opperman, Attorney

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. This is a Site Plan Approval and Special Use Permit for a Special Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel on the property located at 18620 North Creek Drive.

The proposed Holiday Inn hotel is 63,471 sq. ft. and four stories tall on a 2.47 acre lot in the North Creek Business Park. The full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar.

Mr. Ritter noted that this proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The exceptions require a Special Use for a Substantial Deviation to approve Exceptions for the following items:

1. Increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance.
2. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the proposed 76 sq. ft. as required by the Zoning Ordinance.
3. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.

4. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
5. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.

The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD). The PUD was originally approved in 1991 with the base ORI zoning and then in 1995 a portion of the area was changed from the ORI base zoning to General Business (B-3) base zoning. The PUD includes a mixture of office, light industrial and commercial uses. The area has the largest concentration of hotels in the Village with a total of seven.

The site is also located within the Urban Overly District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Mr. Ritter stated that staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. The Applicant has positioned the majority of the parking lot behind the building with a decreased front yard along North Creek Drive. They have also planned for pedestrian connections and sidewalks throughout the site.

The PUD regulations specifically designate hotels as a permitted use within the PUD, although the Villages' Zoning Ordinance also permits hotels within the ORI zoning District.

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions should be looked at in terms of their conformance to their overall PUD's design and goals.

The Exceptions include:

1. Exceptions from the Urban Design Overlay District (Section V)
  - a. Increased front yard setback
  - b. Allowing parking in the front yard
  - c. Maximum of one curb cut per site
  - d. Required cross-access to adjacent properties
2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
  - a. Maximum number of wall signs
  - b. Maximum sign face area for wall signs
  - c. Allowing Parking in the front and side yards

The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Mr. Ritter noted that due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site. Cross-access and shared parking opportunities are limited due to all adjacent lots being previously developed without cross-access to this site. The maximum of one curb cut is also not feasible without the ability for cross-access to another site. One curb cut would create difficult turning movements for emergency vehicles and delivery trucks to enter and leave the site. The signage exceptions will help identify the hotel from multiple different roadways that surround it. The wall sign related requests are similar to those made for the Woodspring Suites and Wingate hotels. The first draft of the site plan submitted by the Applicant included all parking in the front of the hotel. Staff worked with the Applicant on the proposed plan which provides a double line of parking in the rear yet maintains accessible parking, some customer parking and a covered circle entry/drop off area at the front of the hotel which is

consistent with industry standards. With adequate landscape screening staff is confident the proposed site plan meets the integrity of the PUD and UDOD and other hotel site designs in the PUD. While there are a variety of site plan configurations in the PUD the specific layouts are more of a reflection of the lot configuration (lot shape and width) than compliance with the PUD regulations.

The Zoning Code requires one parking space per room plus one parking space for each employee that may be on-site at any time. There are 108 rooms and the maximum number of employees is six, the requirement for a total number of parking spaces is 114. The proposed site plan provides 115 parking spaces (110 regular and five ADA) and complies with the Zoning Code.

Mr. Ritter reported that the proposed landscape plan has been reviewed by the Village’s Landscape Architect and finds it to be in general conformance with the Village’s Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard minimum of ten feet and the total amount of landscaping due to the location of the North Creek Business Park walkway on the property. The Village’s consultant supports this bufferyard and recognizes the area functions appropriately in providing space to separate the commercial properties; the proposed landscaping was increased in the remaining five feet to the greatest extent possible. One area of concern is the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by increasing the density and size of landscaping throughout the site perimeter and building foundation. For example, each tree will be planted at three inch caliber instead or the minimum require 1.5 inches. The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. Any further landscaping additions require a reduction in the size of the building or a decrease in parking spaces, which is not economically feasible. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, and Sleep Inn. Below is a list of the Landscaping deficiencies in the proposed plan.

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree

BUFFERYARD REQUIREMENTS							
Location	Required Width	Proposed Width	Deficit	Length	Required Plantings	Proposed Plantings	Deficit
North (“B” Bufferyard)	10’	5’	5’	265’	12 CT 4 US 53 SH	8 CT 3 US 44 SH	-4 CT -1 US -9 SH

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 7,681 square feet	1,900 square feet	5,781 square feet	51,208 s.f. of parking lot shown on landscape plan (area stops at property line)

Mr. Ritter displayed an architectural rendering of the proposed building. The Petitioner delivered samples of some of the building material that the Commissioners examined. Staff’s recommendation is to include newer elements and high-end materials not traditionally used in a Holiday Inn Building. The proposed building meets the Building Code material requirements (60% face brick) and includes 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. They do not plan to use any green up lighting.

The Applicant proposes five signs: four wall signs and one freestanding sign. The sign plan indicates that the front and rear of the hotel will display a 125 sq. ft. wall sign on the upper level of the building. The sides will display a 78 sq. ft. sign on the upper level of the building. The Applicant has proposed one freestanding sign along North Creek Drive. The proposed signage does not meet the Village's Sign Regulations.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of the building frontage not to exceed 123 sq. ft. per sign. Since the building's front and rear linear frontage is 245.1 ft., the maximum size of 120 sq. ft. per sign is permitted. The proposed front and rear wall signs are about 125 sq. ft. each which is 5 sq. ft. larger than permitted. The side wall signs have a linear frontage of 62 and 57.33 feet, therefore they are limited to 62 and 57.33 sq. ft. respectively. The proposed wall signs are 76 sq. ft. in size. Mr. Ritter commented that these signs are corporate standard sizes, however wall sign sizes can be designed and reduced to meet the required maximum.

The Zoning Code and PUD Sign Regulations also stipulate that a maximum of two wall signs are permitted and four signs are proposed.

The freestanding monument-style sign is compliant with the size, height and location required. The sign will have a stone base that matches the building's stone. However, the width of the base of the freestanding sign is non-compliant. The base of a ground/monument-style sign is required to be equal in width to the sign face or wider. The width of the base must be expanded.

The Applicant has provided a photometric plan that provides light via 23 LED light fixtures throughout the site. The plan indicates light spillage of less than one foot candle at the east edge of the property line along North Creek Drive. The proposed lighting plan is in compliance with the new lighting standards with respect to fixture type, illumination intensity and light intensity at the property lines. Staff has recommended pedestrian lighting along the existing North Creek walkway.

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL, to open the Public Hearing for Holiday Inn - 18320 North Creek Drive-Site Plan, Special Use for a Substantial Deviation. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved.

ACTING CHAIRMAN FIELDER noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

ACTING CHAIRMAN FIELDER requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Staff identified the following open items for discussion at the workshop:

1. Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.
2. Review proposed site plan, location of parking fields, and site circulation.
3. Discuss the proposed landscape plan and required waivers.
4. Discuss request for exceptions in regards to the wall sign sizes and total number.
5. Discuss the freestanding sign monument base width and design.
6. Discuss the need for pedestrian lighting along the North Creek walking path.

ACTING CHAIRMAN FIELDER asked for comments from the Commissioners regarding the Open Items.

ACTING CHAIRMAN FIELDER noted in order to meet the criteria of the development there is no way to change the parking to meet the UOD requirements

CHAIRMAN VICK noted the thing that helps this site is having the curb cut across from Maple Creek Drive. This eases the area to line up with the offsets.

Warren Opperman, Attorney noted that the landscaping was beefed up in order to compensate for the deficit in the parking lot. The tree caliper requirement is 1 ½” and the trees being proposed will be 3”. We tried to compensate with the number of plantings around the building.

COMMISSIONER VICK noted the new proposed color rendering of the building is much better than the original colors. The first rendering looked very institutional.

ACTING CHAIRMAN FIELDER noted he does not feel it is necessary to have four signs all the way around the hotel. He would like to scale it down to two signs rather than the four.

Chirag Patel, Petitioner noted that the front of the building is on the east side facing Harlem. The north side faces 183<sup>rd</sup> Street. There is a lot of development proposed in that area and it makes sense to have the signs on the east and west.

ACTING CHAIRMAN FIELDER noted they won't need a sign on the south side as it will not be seen from the highway. There are businesses and other hotels that will block it. There will also be a highway sign that will say there is a Holiday Inn at this exit.

Mr. Patel noted the north, east and west would be most desirable.

Mr. Opperman noted the Holiday Inn sign sizes are the standard manufactured sign sizes and requested the standard size of the wall signs remain as proposed. They would be willing to make the base of the free standing monument sign larger to meet the requirement.

ACTING CHAIRMAN FIELDER noted the amount of signs are more important than the sizes of the signs.

COMMISSIONER VICK noted he would like to see the sizes stay the same and limit the amount to three signs rather than four.

ACTING CHAIRMAN FIELDER noted there is no pedestrian lighting in that area of the path now and it would only be in that one area. He feels this would be better to hold this off to the future when sidewalks are completed.

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON, to close the Public Hearing for Holiday Inn - 18320 North Creek Drive-Site Plan, Special Use for a Substantial Deviation. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved.

Mr. Ritter went through the Standards for Special Use.

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - a. *The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of a hotel that will provide*



*accommodations for visitors of the community. The proposed Holiday Inn project will be constructed meeting current Village building codes and will benefit surrounding businesses and properties.*

- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - a. *The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - a. *The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed, including all adjacent properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - a. *The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Holiday Inn site. Drainage has been accounted for within the existing pond to the west of the site.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - a. *The proposed plans include site access by utilizing two curb cuts on North Creek Drive that allow for ingress/egress to the site and efficient site circulation. No cross-access is established on the adjacent and previously developed properties, limiting the ability for cross-access to be utilized on the Holiday Inn site. The site incorporates walkways on-site and provides for space for a future public sidewalk to be installed.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - a. *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, maximum number of wall signs and maximum sign face area for wall signs. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.*

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - a. *The proposed Holiday Inn project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing additional property and hotel tax revenue where the existing vacant property is generating minimal tax revenue. Visitors will benefit from a larger selection of hotel brands in town, while surrounding businesses will benefit from the visitors that spend money in town.*

**Motion 1 (Site Plan):**

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER MANI to grant the Petitioner, SD Hospitality LLC, Site Plan Approval to construct an approximately 63,471 sq. ft. and four story tall Holiday Inn hotel development consisting of 108 rooms and various amenities on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. The freestanding sign base shall be revised to be at least as wide as the sign face.
2. The number of wall signs will be reduced from 4 to 3.
3. Site Plan Approval is subject to final engineering review and approval.
4. Site Plan approval is subject to approval of the Substantial Deviation with exceptions to the the PUD.

AYES: VICK, AITCHISON, GASKILL, MANI, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the motion was unanimously approved.

**Motion 2 (Special Use):**

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance (increased front yard setback, allowing parking in the front yard, number of curb cuts per site, required cross-access to adjacent properties) to the Petitioner, SD Hospitality LLC, to permit a Holiday Inn hotel development on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. The freestanding sign base shall be revised to be at least as wide as the sign face.
2. The number of wall signs will be reduced from 4 to 3.

AYES: VICK, AITCHISON, GASKILL, MANI, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the motion was unanimously approved.

This will go before the Village Board at the October 1, 2019 meeting.

**GOOD OF THE ORDER:**

1. The Ground Breaking for the South Street Boulevard project was held and there was a pre-construction meeting this morning
2. The Magnuson project is getting underway for a Foundation Permit to be issued shortly.
3. The Planners are attending the American Planning Association Meeting next week.

**COMMENTS FROM THE COMMISSION**

None at this time.

**PUBLIC COMMENT:**

None at this time.

**ADJOURNMENT:**

There being no further business, a Motion was made by PLAN COMMISSIONER AITCHISON, seconded by PLAN COMMISSIONER GASKILL to adjourn the Regular Meeting of the Plan Commission of September 19, 2019 at 8:10 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN FIELDER declared the meeting adjourned.