

VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Tuesday, June 4, 2024

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m.

Present: 7 - Member Parisi; Member Schussler; Member Paul; Member Zomparelli;
Member Zaatar; Member Sanchez, Member Nugent

APPROVAL OF MINUTES**2024-0411 Amended Minutes for the May 7, 2024 Plan Commission Meeting**

A motion was made by Member Paul, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar,
Member Sanchez and Member Nugent

Nay: 0

Abstain: 1 - Member Zomparelli

2024-0443 Minutes for the May 21, 2024 Plan Commission Meeting

A motion was made by Member Paul, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Schussler, Member Paul, Member Zomparelli, Member Zaatar,
Member Sanchez and Member Nugent

Nay: 0

Abstain: 1 - Member Parisi

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli,
Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

2024-0413 Special Use Permit for Orland Park Police Department Wireless Communication Facility

Marcus LeVigne states the Petitioner is here and will make a presentation.

Anne Skrodzki swore in Rick Dalzell, Support Services Manager and 911 Manager for the Orland Park Police Department.

Mr. Dalzell stated they are looking for approval for a Special Use Permit for a wireless communication facility with modifications to allow the facility to be over 100' tall. (refer to audio)

Marcus LeVigne respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. LeVigne stated this petition is for the approval of a Special Use Permit to allow for a wireless communication facility at the Orland Park Police Department with three modifications. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve a Special Use Permit for a Wireless Communication Facility subject to the conditions.

[Commissioners]

Chairman Parisi stated we're aware of the conditions there and you're good with them?

Mr. Dalzell responded I think so.

Commissioner Sanchez stated this is critical for police operations obviously but my questions is around the technology. Is this something that will become outdated in a couple of years? Can we do something underground, or does it have to be a tower?

Mr. Dalzell responded because of the cost, to do anything underground, like fiberoptic cable, unfortunately there's nothing infallible. (refer to audio)

Commissioner Paul asked with the 100' and the 150' limits we have now, other than aesthetics is there a rationale for that?

Mr. LeVigne responded I believe the code states it's mostly for the aesthetic purpose and to reduce the number of poles we have around town. It encourages people to combine facilities.

Commissioner Paul replied I was thinking God forbid this thing fell over it's not going to hit anything.

Mr. LeVigne responded correct, it would fold on itself and it's over 260' away from the nearest residential building.

Commissioner Paul stated not that that would likely happen but if it did that was the only rationale I could think of for the 500' rule. That's all I have.

Commissioner Zomparelli asked when was the last time we updated the tower, the old one on the police station?

Mr. Dalzell responded at the old police station, that was installed in 2011.

Commissioner Zomparelli stated that's 13 years. We probably won't be revisiting this in another 13, will we?

Mr. Dalzell responded I hope not.

Commissioner Zomparelli responded me too. I was just curious because I know the one that's there has been there for a while but I thought longer.

Mr. Dalzell stated we have it reviewed periodically and it's still of great structural integrity. This tower is commercial grade and is a lot stronger.

Commissioner Nugent asked did anybody on El Cameno Terrace question it?

Mr. LeVigne responded I received one phone call and I guided them to the agenda but I haven't heard anything else.

Commissioner Schussler asked if the communications come from the tower at the old police station, which is now the Rec building, fiber-optically to the new police station?

Mr. Dalzell responded we use that as one of the methods. Right now, the water and aerial towers are connected by a 4.9 GHz microwave system. (refer to audio)

Commissioner Schussler asked if they would no longer go off the water towers.

Mr. Dalzell replied we'll still go off the water towers. It's in a ring topology. We have microwave transmitter receivers at each of the water towers that send signals in between the different water towers and vertical assets. (refer to audio)

Commissioner Schussler asked why aren't you using the Fire District tower which is higher? (refer to audio)

Mr. Dalzell responded it's a matter of economics and the engineers that proposed this said that this is the better engineered solution. (refer to audio)

Commissioner Schussler stated you're already integrated with the Fire District. Is this a technical solution the engineers are recommending this as opposed to putting it at the Fire District tower?

Mr. Dalzell responded right. The 911 lines are copper lines have been switched out by a new system. They have drops between us and fire. (refer to audio)

Commissioner Schussler asked if it's a technical reason you want to put the second tower up here instead of using the Fire District one?

Mr. Dalzell responded by recommendation of the engineering study.

Chairman Parisi added I appreciate your detailed explanation to all the various questions from fellow commissioners and I'm certainly in favor of doing anything to improve the communication and effectiveness of our Police Department.

Commissioner Zaatar stated you're running fiber from the old police station to the new one to use the old tower. Does this new tower now allow you to decommission the old tower?

Mr. Dalzell responded it does not. There is a lot of equipment there and the antennas that are there gives us the opportunity to interconnect some of the data communication systems. (refer to audio)

Commissioner Zaatar asked so you'll keep both?

Mr. Dalzell responded yes, we will.

Regarding Case Number 2024-0413 also known as OPPD Wireless Communication Facility, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 30, 2024;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a Wireless Communication Facility subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. A fence must be provided at the base of the tower to enclose all ground-based mechanical equipment.
3. Work with staff to revise landscape plan to create a more effective and naturalized screen.
4. All mechanical equipment must be contained within the fenced tower enclosure. Verify that fence enclosure area.
5. Final engineering, including structural engineering must be approved.
6. All building code requirements must be met, including required permits from outside agencies.

And

Staff recommends that the Plan Commission approve the below requested modifications:

1. Allow for tower height to be extended up to 120' (Section 6-311.G.3.e).
2. Allow for tower to be located up to 260' from adjacent residential buildings

(Section 6-311.G.3.d).

3. Allow for a lattice tower in lieu of a self-supporting monopole (Section 6-311.G.3.f.).

Recommended Motion

Regarding Case Number 2024-0413, also known as Orland Park Police Department Wireless Communication Facility, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

NON-PUBLIC HEARINGS

OPEN NON-PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

2024-0415 Wilson Residence - 9952 W. 144th Street - Remove/replace roof and siding from hail damage - Certificate of Appropriateness

TITLE & SUMMARY

Project: 2024-0415 - 9952 144th Street - Replace Roof and Siding

Petitioner: Robert and Marion Wilson

Purpose: The petitioner is seeking approval of a Certificate of Appropriateness to replace the roof and siding on the house and garage due to hail damage.

Location: 9952 144th Street

P.I.N.:

27-09-203-021-0000
27-09-203-020-0000
27-09-203-019-0000

Parcel Size:

5,161 Square Feet
2,364 Square Feet
2,501 Square Feet

SUMMARY & BACKGROUND

The Loebe House, located at 9952 144th Street, is a large residence from about 1895 located in the Old Orland Historic District. The structure is built in the Queen Anne style. The house shows typical features of Queen Anne houses in the use of bay windows, patterned shingle along the sides and gables, and a tower to break the flat wall surfaces.

The purpose of the Old Orland Historic District (OOH) is to retain the commercial and residential character of the original core of Orland Park. It is also the purpose of this district to encourage the restoration and preservation of historically and architecturally significant structures that are an important part of the Village's heritage.

The structure has been marked a landmark structure as well as a contributing structure. The purpose of a landmark designation shall be to preserve, rehabilitate and/ or restore a site, place, building, structure, improvement, archaeological site, work of art, or other object within the corporate limits of the Village of Orland Park which may have historic, cultural, archaeological or architectural significance in accordance with criteria set forth in this section. The preservation, rehabilitation and restoration of historically and architecturally significant structures, sites, etc. are important activities for the Village's cultural heritage and character. All Contributing structures, and additions to Contributing Structures, must comply with the Design Standards outlined in this section in order to maintain and improve the accuracy and integrity of the exterior of the building only.

DETAILED PLANNING DISCUSSION

Old Orland Historic District

Per Section 6-209.G.1, the review and approval process for Contributing Structures and Landmarks for minor work require Plan Commission and Board approval. Minor work is defined as changes that do not have a substantial impact on the exterior appearance of the structure or site,

including alteration, addition, or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

The proposed work involves removing and replacing the siding on the house as well as removing and replacing the roof on the house and the detached garage. The existing roof and siding sustained hail damage from a storm. The total scope of work includes removing the siding, installing a HardieWrap weather barrier on the house, then installing the Hardie Plank Lap Siding. The Hardie Plank Lap Siding will be the Select Cedarmill style planks and will be 5/16in thickness, 5.25in wide, and 12ft long planks. The cedar shingles on the structure will be replaced with new cedar shingles to match the existing features and will be painted green. The roof on the house and garage will be replaced with Owens Corning TruDefinition Duration shingles in the estate gray color.

Overall, the proposed minor work conforms to the Village's Land Development Code and policies for this area.

STAFF RECOMMENDED ACTION

Regarding Case Number 2024-0415, also known as 9952 144th Street Roof and Siding Replacement, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 29, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

Recommended Motion

Regarding Case Number 2024-0415, also known as 9952 144th Street Roof and Siding Replacement, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

Cody Grodi respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Grodi stated that Petitioners Robert and Marion Wilson are seeking approval of a Certificate of Appropriateness for minor work on a landmark also known as the Loebe House. (refer to audio)

Mr. Grodi stated the staff recommends the Plan Commission approve a Certificate of Appropriateness.

[Commissioners]

Chairman Parisi stated I'll start with Commissioner Nugent. You seem to have a unique understanding of the historic district.

Commissioner Nugent responded I do. I realize the planks will be wider right? You have 5 ½" planks?

Mr. and Mrs. Wilson responded they will have a 4 ½" reveal.

Commissioner Zomparelli added pieces that overlap.

Commissioner Nugent replied I understand it all, no questions.

Commission Schussler stated the Wilsons have done an excellent job maintaining the house, in fact they're done a better job. This is a no-brainer. Thank you for preserving this historical landmark. It's beautiful.

Commissioner Zomparelli asked about the siding that's on the house now and if it's vinyl.

Mr. and Mrs. Wilson responded vinyl-coated aluminum.

Commissioner Zomparelli states it's a much better improvement with the Hardie Board.

Commissioner Zomparelli agreed with Commissioner Schussler that they've done a great job maintaining the home and that he loves the old homes in Orland. Thank you.

Commissioner Paul added a lot of people had hail damage and you have to get it fixed. I have no problem with that.

Chairman Parisi stated sorry you sustained some damage but I'm happy to see what a wonderful job you're doing as well.

A motion was made by Member Schussler, seconded by Member Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

CLOSE NON-PUBLIC HEARING

OTHER BUSINESS**2024-0442 Memo: New Petitions****NON-SCHEDULED CITIZENS & VISITORS****ADJOURNMENT**

The meeting was adjourned at 7:29 p.m.

A motion was made by Member Schussler, seconded by Member Zomparelli, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 7 - Member Parisi, Member Schussler, Member Paul, Member Zomparelli, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0