

# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
[www.orlandpark.org](http://www.orlandpark.org)



## Meeting Minutes

Tuesday, July 25, 2017

7:00 PM

Village Hall

## Plan Commission

*Louis Stephens, Chairman*

*Commissioners: Judith Jacobs, Paul Aubin, Nick Parisi, John J. Paul,  
Laura Murphy and Dave Shalabi*

**CALLED TO ORDER/ROLL CALL**

The meeting was called to order by the Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

**Present:** 5 - Member Jacobs; Member Aubin; Member Parisi; Member Murphy, Member Shalabi

**Absent:** 2 - Chairman Stephens, Member Paul

**APPROVAL OF MINUTES****2017-0045 Minutes of the July 11, 2017 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Murphy to approve the minutes of the July 11, 2017 Plan Commission with corrections.

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

**Aye:** 3 - Member Aubin, Member Parisi and Member Shalabi

**Nay:** 0

**Abstain:** 2 - Member Jacobs and Member Murphy

**Absent:** 2 - Chairman Stephens and Member Paul

**PUBLIC HEARINGS****2017-0441 15221 Cottonwood Court - Patel Solar Panels, Installation of 15.18 kW Solar Array as part of an Environmental Clean Technology (ECT) Review**

MAZZA: Staff presentation made in accordance with written staff report dated July 25, 2017.

PARISI: Swore in the petitioner Dhaval Patel of 15221 Cottonwood Court, Orland Park, Illinois

PATEL: The whole process was very well planned. Mr. Mazza has been a great help. The only comment I would repeat here again is that compared to the other neighboring towns, Orland Park has one of the strictest guidelines and most tedious process to go through. It takes about three months from the time you submit your petition to get your approval. A lot can change in three months. That's the only comment I have. For the future projects, we should look into it. My contractor would say the same things. I have friends in Naperville who got this done literally in ten days. I have a friend in Oak Brook and it took him two weeks. If we can modify this, it would encourage more people to go through this. One of my friends is going to come after me and his project is coming soon. He lives in Orland Park as well. He would not have done it if I was not pushing him because

he doesn't want to go through all of this. It's too long of a process and cumbersome. Mr. Mazza has been excellent in helping me through all the steps.

AUBIN: Thank you. If you notice, Mitchell, Mike & Ed were all writing as you were speaking about possibly looking into the process.

MAZZA: Actually, one of the current proposals in the Land Development Code Amendments is to remove geothermal projects as part of this review mainly because there is no visual impact to the house. If you looked at Mr. Patel's house a year ago versus what it looks like today you would never know he has a geothermal project. That's one of the proposals we have taken to the Board.

LELO: The other thing I would add is that initially when we put in these regulations, the technology was relatively new. We didn't know if there would be an impact on the surrounding neighbors or what it would be. The initial approach was more conservative than surrounding areas. As Mike stated we have not had a significant amount of applicants. That may be because of the process, we're not sure. Given that we've seen these more frequently and they're a benefit to the environment, it's something we can look at. Especially if they can provide documentation that at no point it would affect an adjacent property. That would be something we would present to the board, they could change the policy. That's very valuable commentary, we'll look into it.

AUBIN: Thank you. Obviously there's nobody in the audience from the public though this is a public hearing. If our commissioners have no comments the chair will entertain a motion.

JACOBS:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated July 25, 2017,

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 15221 Cottonwood Court as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated 05/19/2017, subject to the following conditions:

1. That all building code related items shall be met;
2. That all building permits shall be obtained prior to construction;
3. That all utility conduits and systems related to the solar energy system shall not be visible from any adjacent street and from neighboring residential properties;
4. That additional screening of any utility conduits and systems related to the solar energy system may be required after installation has been completed, as determined by the Development Services Department.

MURPHY: Second.

**A motion was made by Member Judith Jacobs, seconded by Member Laura Murphy, that this matter be RECOMMENDED FOR APPROVAL to the Development Services, Planning and Engineering Committee. The motion carried by the following vote:**

**Aye:** 5 - Member Jacobs, Member Aubin, Member Parisi, Member Murphy and Member Shalabi

**Nay:** 0

**Absent:** 2 - Chairman Stephens and Member Paul

## **NON-PUBLIC HEARINGS**

## **OTHER BUSINESS**

**2017-0046 Memo: New Petitions & Appearance Review**

## **ADJOURNMENT**

There being no further business before the Plan Commission, the Acting Chairman adjourned the meeting.

AUBIN: This meeting is adjourned at 7:09 p.m.

Respectfully submitted,

Heather Zorena  
Recording Secretary

Elyse Vukelich  
Planning Intern

**ADJOURNED**