

# VILLAGE OF ORLAND PARK

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



## Meeting Agenda

Tuesday, November 13, 2018

7:00 PM

Village Hall

## Plan Commission

*Nick Parisi, Chairman*  
*Commissioners: Paul Aubin, John J. Paul,*  
*Laura Murphy, Dave Shalabi*  
*Edward Schussler and Patrick Zomparelli*

*Short Agenda Council Boiler*

**CALLED TO ORDER/ROLL CALL**

**APPROVAL OF MINUTES**

[2018-0086](#) Minutes of the October 23, 2018 Plan Commission Meeting

**PUBLIC HEARINGS**

[2018-0728](#) Solar Panel Installation - 8917 Wheeler Drive - Guzinski Residence

*MK*

[2018-0700](#) Solar Panel Installation - 17606 Karli Lane - Rao Residence

*MK*

[2018-0680](#) Solar Panel Installation - 11353 Longwood Circle - Halper Residence

*BS*

[2018-0682](#) Solar Panel Installation - 16400 88th Avenue - Paravich Residence

*BS*

[2018-0685](#) Solar Panel Installation - 7420 157th Street - Ulevicius Residence

*BS*

[2018-0330](#) Waterfall Plaza PUD and Subdivision

*MK*

[2018-0249](#) Orland Park Prayer Center South Parking - Development Petition for Rezoning, Subdivision, Site Plan, Landscape Plan, Special Use Permit Amendment with Modifications

*JT*

**NON-PUBLIC HEARINGS**

[2018-0739](#) 143rd Street Phase I Study - 143rd Street and Wolf Road Intersection Improvement / Section 106 National Historic Preservation Act Review

*BS*

**OTHER BUSINESS**

[2018-0762](#) Discuss going paperless for the Plan Commission packets

[2018-0763](#) Discuss going paperless for the Land Development Code Updates

[2018-0010](#) Memo: New Petitions & Appearance Review

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

DATE: September 25,  
2018

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0086**  
Orig. Department: **Development Services Department**  
File Name: **Minutes of the October 23, 2018 Plan Commission Meeting**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0728**  
Orig. Department: **Development Services Department**  
File Name: **Solar Panel Installation - 8917 Wheeler Drive - Guzinski Residence**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Solar Panel Installation - 8917 Wheeler Drive - Guzinski Residence  
2018-0728 / AR-18-00570

##### **Petitioner**

Courtney Scallhorn, Permit Coordinator  
TESLA, Inc.

##### **Purpose**

The purpose of this petition is to install and maintain an 11.34 kW solar array as part of a mounted solar panel system at a single-family residence located at 8917 Wheeler Drive.

*Requested Actions:* Appearance Review (Environmental Clean Technology)

##### **Project Attributes**

*Address:* 8917 Wheeler Drive

*P.I.N.(s):* 27-15-218-009-0

*Parcel Size:* 0.227 Acres; 10,392 SF

*Building Size:* 2,152 SF

*Comprehensive Plan Planning District:* Silver Lake South Planning District

*Comprehensive Land Designation:* Single Family Residential

*Existing Zoning:* R-3 Residential District

*Existing Land Use:* Single Family Home

*Subdivision:* Village Square of Orland

*PD:* No

##### *Surrounding Land Use:*

North: R-3 Residential District - Single Family Home

South: R-3 Residential District - Single Family Home

East: R-3 Residential District - Single Family Home

West: R-3 Residential District - Single Family Home

*Preliminary Engineering:* A structural engineering report was submitted with this petition, which

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concluded that the roof structure can safely support the weight of the proposed solar panels.

### **PLANNING OVERVIEW AND BACKGROUND**

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this project will follow the standard development review process. A review will next take place at the Development Services and Planning Committee and then a final review and decision from the Village Board of Trustees.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install and maintain 11.34 kW grid interactive solar arrays, comprised of twenty (36) photovoltaic (PV) solar panels at a single family home located in the Village Square of Orland Subdivision. The solar panels will be located on the east and south facing gabled rooftops of a single-family residence located at 8917 Wheeler Drive. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes the “Next-Level PV Mounting Technology”, racking system, inverters and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes 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.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

### **DETAILED PLAN COMMISSION DISCUSSION**

This project was presented and reviewed at the November 13, 2018 Plan Commission meeting. After a presentation by Village Staff; all commissioners concurred they were in favor of the Environmental Clean Technology Project.

### **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission voted **(7-0)** to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 8917 Wheeler Drive as depicted on the plan set prepared by TESLA, Inc., dated November 2, 2018 and the specification sheets 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 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
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Development Services Department.

**DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On November 19, 2018, the Development Services Planning and Engineering Committee, reviewed the petition, recommended the project for approval, and referred the item to the Village Board of Trustees for consideration.

**DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services Planning and Engineering Committee voted **3-0** to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 8917 Wheeler Drive, as depicted on the plan set prepared by TESLA, Inc., dated November 2, 2018 and the specification sheets 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 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.

This case is now before the Village Board of Trustees for final consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 8917 Wheeler Drive as recommended at the November 19, 2018 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 8917 Wheeler Drive, as depicted on the plan set prepared by TESLA, Inc., dated November 2, 2018 and the specification sheets 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 supplemental utility 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 supplemental 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.
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## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0700**  
Orig. Department: **Development Services Department**  
File Name: **Solar Panel Installation - 17606 Karli Lane - Rao Residence**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Solar Panel Installation - 17606 Karli Lane - Rao Residence  
2018-0700 / AR-18-00566

##### **Petitioner**

Ailey Solar Electric  
Dorian Breuer, Co-Owner

##### **Purpose**

The purpose of this petition is to install and maintain a 21.24 kW solar array as part of a mounted solar panel system at a single-family residence located at 17606 Karli Lane.

*Requested Actions:* Appearance Review (Environmental Clean Technology)

##### **Project Attributes**

*Address:* 17606 Karli Lane

*P.I.N.(s):* 27-31-200-010-0000

*Parcel Size:* 0.33 Acres; 14,394 SF  
*Building Size:* 4,194 SF

*Comprehensive Plan Planning District:* Grasslands Planning District

*Comprehensive Land Designation:* Single Family Residential

*Existing Zoning:* R-3 Residential District

*Existing Land Use:* Single Family Home

*Subdivision:* Orland Woods III

##### *Surrounding Land Use:*

North: R-3 Residential District - Single Family Home  
South: R-3 Residential District - Single Family Home  
East: R-3 Residential District - Single Family Home  
West: OS Open Space District - Conservation Area

*Preliminary Engineering:* A structural engineering report was submitted with this petition, which concluded that the roof structure can safely support the weight of the proposed solar panels.

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## **PLANNING OVERVIEW AND BACKGROUND**

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this project will follow the standard development review process. A review will next take place at the Development Services and Planning Committee and then a final review and decision from the Village Board of Trustees.

## **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install and maintain 21.24 kW grid interactive solar arrays, comprised of twenty (59) photovoltaic (PV) solar panels at a single family home located in the Orland Woods III. The solar panels will be located on the east, south and west facing gabled rooftops of a single-family residence located at 17606 Karli Lane. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes a “SunPower Invisimount” racking system, inverters and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes 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 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.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

## **DETAILED PLAN COMMISSION DISCUSSION**

This project was presented and reviewed at the November 13, 2018 Plan Commission meeting. After a presentation by Village Staff; Commissioner Shalabi asked if we had ever approved a solar panel system with panels on the front elevation facing a row. Staff indicated that yes, this type of installation has been approved in the past and that the code does not regulate whether panels can go on a front elevation or not. Staff further explained that the only code requirement related to adjacent properties and right of ways was that the petitioner must provide assurances that no glare from the panels be directed onto to properties and roadways; and that the petitioner has provided those assurances.

All commissioners concurred they were in favor of the Environmental Clean Technology Project.

## **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission voted **(7-0)** to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 17606 Karli Lane as depicted on the plan set “Plan and Construction Set” prepared by Ailey Solar Electric, dated September 28, 2018 and last revised October 22, 2018, subject to the following conditions:

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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 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.

#### **DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On November 19, 2018, the Development Services Planning and Engineering Committee, reviewed the petition, recommended the project for approval, and referred the item to the Village Board of Trustees for consideration.

#### **DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services Planning and Engineering Committee voted **(3-0)** to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 17606 Karli Lane, as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated September 28, 2018 and last revised October 22, 2018, 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 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.

This case is now before the Village Board of Trustees for final consideration.

#### **BUDGET IMPACT:**

#### **REQUESTED ACTION:**

I move to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 17606 Karli Lane as recommended at the November 19, 2018 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

#### **THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 17606 Karli Lane, as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated September 28, 2018 and last revised October 22, 2018, 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 supplemental utility systems related to the solar energy system shall not be visible
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from any adjacent street and from neighboring residential properties;

4. That additional screening of any supplemental 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.

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0680**  
Orig. Department: **Development Services Department**  
File Name: **Solar Panel Installation - 11353 Longwood Circle - Halper Residence**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Solar Panel Installation - 11353 Longwood Circle - Halper Residence, Installation of 10.56 kW Solar Array as part of an Environmental Clean Technology (ECT) Review  
2018-0680 / AR-18-00562

##### **Petitioner**

Sunrun Installation Services, Inc.

##### **Purpose**

The purpose of this petition is to install and maintain a roof-mounted solar panel system at a single-family residence located at 11353 Longwood Circle.

*Requested Actions:* Appearance Review (Environmental Clean Technology)

##### **Project Attributes**

*Address:* 11353 Longwood Circle

*P.I.N.(s):* 27-30-418-010-0000

*Parcel Size:* 0.14 acres (6,435 square feet)

*Comprehensive Plan Planning District:* Grasslands Planning District

*Comprehensive Land Designation:* Single Family Residential

*Existing Zoning:* R-4 Residential District

*Existing Land Use:* Single Family Home

##### *Surrounding Land Use:*

North: R-4 Residential District - Single-family home

South: R-4 Residential District - Open space for the Crossings at Brook Hills subdivision

East: R-4 Residential District - Single-family home

West: OS Open Lands District - ComEd easement (overhead power lines)

*Preliminary Engineering:* A structural engineer report was submitted, which concluded that the roof structure can safely support the weight of the proposed solar panels.

#### **PLANNING OVERVIEW AND BACKGROUND**

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this

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project will follow the standard development review process. A review will next take place at the Development Services, Planning and Engineering Committee, followed by a final review and decision from the Village Board of Trustees.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install a 10.56 kW solar array, comprised of thirty-two (32) photovoltaic (PV) solar panels at a single family home located at 11353 Longwood Circle in the Crossings at Brook Hills subdivision. The solar panels will be located on the northwest, southeast, and southwest facing gabled rooftops. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes a "SnapNrack RL" roof mount system, inverters, and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes 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 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.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Code and policies for this area.

### **SITE PLAN**

The petitioner submitted a plan set, titled "Customer Residence: Barbara Halper", prepared by Sunrun, project number 711R-353HALP, dated 7/13/2018, received 10/02/2018, and specification sheets that detail the location, dimensions and materials to be used for the installation of the proposed solar panels.

The solar panels (collectively referred to as an array) will be located on the northwest, southeast, and southwest facing rooftops of the existing single family house. The proposed 10.56 kW, grid-tied photovoltaic system will be comprised of thirty-two (32) LG Neon R "LG330N1C-A5" (330W) modules (panels) manufactured by LG Electronics. The array will be supported by a flush mounted system, "SnapNRack RL," which is a low-profile system that connects to roof rafters with structural screws.

One (1) "SolarEdge Power Optimizer" will be connected to each solar module to monitor performance data, increase the energy output from the photovoltaic system by constantly tracking the maximum power point of each module individually, and control safe voltage levels. One (1) "SolarEdge Single Phase Inverter" will be used to convert incoming Direct Current (DC) to Alternating Current (AC) before entering the building. A DC disconnect will be installed on the outside of the home near the electric meter. All ground-level utilities will be screened from view from neighboring properties and from the street. Additional screening may be required after installation is complete to ensure adequate screening has been provided.

### **DETAILED PLANNING DISCUSSION**

Section 6-314.E.1 of the Land Development Code permits the installation of solar panels on

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residential rooftops via an Environmental Clean Technology review provided that:

1. Solar panels do not increase the visual height of the building.
2. Solar panels do not extend beyond the edge of the parapet or roof.
3. Solar panels are in line with the plane of the roof and shall not be attached to chimneys.
4. That no more than seventy-five percent (75%) of a residential rooftop may be covered by PV collectors or arrays.
5. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties, roadways or public right-of-ways.

#### **ITEMS 1 - 4**

The arrays are located on the northwest, southeast, and southwest facing rooftops and will be inset from the roof eaves. The arrays will be in line with the plane of the roof, are not attached to any chimneys, and will not increase the visual height of the building. Each solar panel has a height of 1.57 inches and measures 18.4 square feet in size. In total, the proposed array measures approximately 590 square feet in area while the rooftop is approximately 2,823 square feet, equaling 20.9% of the overall rooftop coverage.

#### **ITEM 5**

The array on the southeast facing roof will be located approximately 20 feet from the adjacent single-family home to the east, as measured from the closest panel to the house. The array located on the northwest roof will be located approximately 18 feet to the adjacent single-family home to the northwest, as measured from the closest panel to the house. The closest adjacent house to the east is located approximately 215 feet away, across the ComEd easement that includes overhead power lines.

As there are neighboring properties in line with the solar panels on the northwest and southeast facing roofs, the petitioner and contractor were asked to provide assurance that “concentrated solar radiation or glare shall not be directed onto nearby properties.” Sunrun Installation Services, the contractor for the project, has provided the Village with a letter and documentation stating that none of the solar arrays should pose a solar reflection or glare risk to any of the neighbors. The following documents have been submitted for review:

- Photos of the building elevations and rooftop views from the Halper residence
- An information packet by LG, the manufacturer of the proposed solar panels, which briefly discusses the anti-reflective coating on the glass and solar cells used to absorb light rather than reflect it
- Two articles on solar glare from PV arrays

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

#### **Land Use/Compatibility**

The proposed land use is compatible with the R-4 Residential District and the Comprehensive Plan vision for this property. As a component of sustainability and stewardship, one of the goals of the Village’s Comprehensive Plan is to reduce the dependence on non-renewable resources by “support(ing) private and public infrastructure upgrades that meet local energy demand using renewable sources (wind, solar, biomass/fuel, geothermal, fuel cells etc.)” The proposed project supports this and other sustainability goals of the Comprehensive Plan.

#### **Lot Coverage**

No change to lot coverage has been proposed.

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## **Screening**

All utility systems related to the solar energy system shall not be visible from the street and from neighboring residential properties. Additional screening may be required, as determined by the Development Services Department.

## **PLAN COMMISSION DISCUSSION**

On November 13, 2018, a public hearing was held before the Plan Commission. A representative for SunRun, the petitioner and solar contractor for the project, was present at the meeting to answer any questions from the Commissioners or neighboring residents. The petitioner noted that certified letters were sent out to all property owners within 330 feet of the subject property, but did not submit a notarized affidavit to staff prior to the Plan Commission meeting. As a result, the Plan Commission included an additional condition to the motion requiring the petitioner to submit an affidavit to staff confirming that proper notices were sent to the surrounding properties.

## **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission, by a vote of 7-0 moved to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 11353 Longwood Circle as fully referenced below:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 7, 2018.

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 11353 Longwood Circle, as depicted on the plan set "Customer Residence: Barbara Halper" prepared by Sunrun, project number 711R-353HALP, dated 7/13/2018 and received 10/02/2018, and the specification sheets, 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 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.
5. That the petitioner submit a notarized affidavit to staff confirming that the proper notices were sent to the surrounding properties.

## **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On November 19, 2018, the Development Services, Planning and Engineering Committee, reviewed the petition, recommended the project for approval, and referred the item to the Village Board of Trustees for consideration.

The Development Services Department is currently working on drafting a text amendment to the Land Development Code, which will streamline the review and approval process for solar panels.

## **DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services Planning and Engineering Committee voted

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3-0 to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 11353 Longwood Circle as fully referenced below.

This case is now before the Village Board of Trustees for final consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 11353 Longwood Circle as recommended at the November 19, 2018 Development Services, Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 11353 Longwood Circle, as depicted on the plan set "Customer Residence: Barbara Halper" prepared by Sunrun, project number 711R-353HALP, dated 7/13/2018 and received 10/02/2018, and the specification sheets, 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 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.
  5. That the petitioner submit a notarized affidavit to staff confirming that the proper notices were sent to the surrounding properties.
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## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0682**  
Orig. Department: **Development Services Department**  
File Name: **Solar Panel Installation - 16400 88th Avenue - Paravich Residence**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Solar Panel Installation - 16400 88<sup>th</sup> Avenue - Paravich Residence, Installation of 17.85 kW Solar Array as part of an Environmental Clean Technology (ECT) Review  
2018-0682 / AR-18-00564

##### **Petitioner**

Sunrun Installation Services, Inc.

##### **Purpose**

The purpose of this petition is to install and maintain a roof-mounted solar panel system at a single-family residence located at 16400 88<sup>th</sup> Avenue.

*Requested Actions:* Appearance Review (Environmental Clean Technology)

##### **Project Attributes**

*Address:* 16400 88<sup>th</sup> Avenue

*P.I.N.(s):* 27-22-406-001-0000

*Parcel Size:* 0.46 acres (20,200 square feet)

*Comprehensive Plan Planning District:* Fernway Planning District

*Comprehensive Land Designation:* Single Family Residential

*Existing Zoning:* R-2A Residential District

*Existing Land Use:* Single Family Home

##### *Surrounding Land Use:*

North: R-2A Residential District - Single-Family Home (across 164<sup>th</sup> Street)

South: R-2A Residential District - Single-Family Home

East: R-2A Residential District - Single-Family Homes (across 88<sup>th</sup> Avenue)

West: R-2A Residential District - Single-Family Home

*Preliminary Engineering:* A structural engineer report was submitted, which concluded that the roof structure can safely support the weight of the proposed solar panels.

#### **PLANNING OVERVIEW AND BACKGROUND**

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this

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project will follow the standard development review process. A review will next take place at the Development Services, Planning and Engineering Committee, followed by a final review and decision from the Village Board of Trustees.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install a 17.85 kW solar array, comprised of fifty-one (51) photovoltaic (PV) solar panels at a single family home located at 16400 88<sup>th</sup> Avenue in the Fernway subdivision. The solar panels will be located on the north, south, east, and west facing gabled rooftops. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes a “SnapNrack RL” roof mount system, inverters, and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes 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 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.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

### **SITE PLAN**

The petitioner submitted a plan set, titled “Customer Residence: David Paravich”, prepared by Sunrun, project number 711R-400PARA, dated 8/16/2018, received 10/02/2018, and specification sheets that detail the location, dimensions and materials to be used for the installation of the proposed solar panels.

The solar panels (collectively referred to as an array) will be located on the north, south, east, and west facing roof tops of the existing single family house. The proposed 17.85 kW, grid-tied photovoltaic system will be comprised of fifty-one (51) LG Neon R “LG350Q1C-A5” (350W) modules (panels) manufactured by LG Electronics. The array will be supported by a flush mounted racking system, “SnapNRack RL” which is a low-profile system that connects to roof rafters with structural screws.

One (1) “SolarEdge Power Optimizer” will be connected to each solar module to monitor performance data, increase the energy output from the photovoltaic system by constantly tracking the maximum power point of each module individually, and control safe voltage levels. One (1) “SolarEdge Single Phase Inverter” will be used to convert incoming Direct Current (DC) to Alternating Current (AC) before entering the building. A DC disconnect will be installed on the outside of the home near the electric meter. All ground-level utilities will be screened from view from neighboring properties and from the street. Additional screening may be required after installation is complete to ensure adequate screening has been provided.

### **DETAILED PLANNING DISCUSSION**

Section 6-314.E.1 of the Land Development Code permits the installation of solar panels on

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residential rooftops via an Environmental Clean Technology review provided that:

1. Solar panels do not increase the visual height of the building.
2. Solar panels do not extend beyond the edge of the parapet or roof.
3. Solar panels are in line with the plane of the roof and shall not be attached to chimneys.
4. That no more than seventy-five percent (75%) of a residential rooftop may be covered by PV collectors or arrays.
5. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties, roadways or public right-of-ways.

#### **ITEMS 1 - 4**

The arrays are located on the north, south, east, and west facing rooftops. The arrays are inset from the roof eaves, in line with the plane of the roof, are not attached to any chimneys, and will not increase the visual height of the building. Each solar panel has a height of 1.5 inches and measures 18.5 square feet in size. In total, the proposed array measures approximately 947.75 square feet in area while the rooftop is approximately 3,396 square feet, equaling 27.9% of the overall rooftop coverage.

#### **ITEM 5**

The array on the west facing roof will be approximately 45 feet from the adjacent single-family home to the west. The array on the east facing roof will be approximately 200 feet from the adjacent single-family home to the east, which is located across 88<sup>th</sup> Avenue. The array on the south will be located approximately 70 feet from the adjacent single-family home to the south. The array on the north facing roof will be approximately 230 feet from the adjacent single-family home to the north, which is located across 164<sup>th</sup> Street.

As there are neighboring properties in line with the solar panels on the north, south, east, and west elevations, the petitioner and contractor were asked to provide assurance that “concentrated solar radiation or glare shall not be directed onto nearby properties.” Sunrun Installation Services, the contractor for the project, has provided the Village with a letter and documentation stating that none of the solar arrays should pose a solar reflection or glare risk to any of the neighbors. The following documents have been submitted for review:

- Photos of the building elevations and rooftop views from the Paravich residence
- An information packet by LG, the manufacturer of the proposed solar panels, which briefly discusses the anti-reflective coating on the glass and solar cells used to absorb light rather than reflect it
- Two articles on solar glare from PV arrays

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

#### **Land Use/Compatibility**

The proposed land use is compatible with the R-2A Residential District and the Comprehensive Plan vision for this property.

As a component of sustainability and stewardship, one of the goals of the Village’s Comprehensive Plan is to reduce the dependence on non-renewable resources by “support(ing) private and public infrastructure upgrades that meet local energy demand using renewable sources (wind, solar, biomass/fuel, geothermal, fuel cells etc.)” The proposed project supports this and other sustainability goals of the Comprehensive Plan.

#### **Lot Coverage**

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No change to lot coverage has been proposed.

### **Screening**

All utility systems related to the solar energy system shall not be visible from the street and from neighboring residential properties. Additional screening may be required, as determined by the Development Services Department.

### **PLAN COMMISSION DISCUSSION**

On November 13, 2018, a public hearing was held before the Plan Commission. A representative for SunRun, the petitioner and solar contractor for the project, was present at the meeting to answer any questions from the Commissioners or neighboring residents. Certified letters were sent out to all property owners within 330 feet of the subject property, but the petitioner did not submit a notarized affidavit to staff prior to the Plan Commission meeting. As a result, the Plan Commission included an additional condition to the motion requiring the petitioner to submit an affidavit to staff confirming that proper notices were sent to the surrounding properties.

### **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission, by a vote of 7-0 moved to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 16400 88<sup>th</sup> Avenue as fully referenced below:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 7, 2018.

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 16400 88<sup>th</sup> Avenue, as depicted on the plan set "Customer Residence: David Paravich" prepared by Sunrun, project number 711R-400PARA, dated 8/16/2018 and received 10/02/2018, and the specification sheets, 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 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.
5. That the petitioner submit a notarized affidavit to staff confirming that the proper notices were sent to the surrounding properties.

### **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On November 19, 2018, the Development Services, Planning and Engineering Committee, reviewed the petition, recommended the project for approval, and referred the item to the Village Board of Trustees for consideration.

The Development Services Department is currently working on drafting a text amendment to the Land Development Code, which will streamline the review and approval process for solar panels.

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## **DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services Planning and Engineering Committee voted 3-0 to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 16400 88<sup>th</sup> Avenue as fully referenced below.

This case is now before the Village Board of Trustees for final consideration.

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

I move to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 16400 88<sup>th</sup> Avenue as recommended at the November 19, 2018 Development Services, Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

### **THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 16400 88<sup>th</sup> Avenue, as depicted on the plan set "Customer Residence: David Paravich" prepared by Sunrun, project number 711R-400PARA, dated 8/16/2018 and received 10/02/2018, and the specification sheets, 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 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.
  5. That the petitioner submit a notarized affidavit to staff confirming that the proper notices were sent to the surrounding properties.
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## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0685**  
Orig. Department: **Development Services Department**  
File Name: **Solar Panel Installation - 7420 157th Street - Ulevicius Residence**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Solar Panel Installation - 7420 157<sup>th</sup> Street - Ulevicius Residence, Installation of 9.28 kW Solar Array as part of an Environmental Clean Technology (ECT) Review  
2018-0685 / AR-18-00565

##### **Petitioner**

Sunrun Installation Services, Inc.

##### **Purpose**

The purpose of this petition is to install and maintain a roof-mounted solar panel system at a single-family residence located at 7420 157<sup>th</sup> Street.

*Requested Actions:* Appearance Review (Environmental Clean Technology)

##### **Project Attributes**

*Address:* 7420 157<sup>th</sup> Street

*P.I.N.(s):* 27-13-406-046-0000

*Parcel Size:* 0.23 acres (10,000 square feet)

*Comprehensive Plan Planning District:* Silver Lake South Planning District

*Comprehensive Land Designation:* Single Family Residential

*Existing Zoning:* R-4 Residential District

*Existing Land Use:* Single Family Home

##### *Surrounding Land Use:*

North: R-3 Residential District - Single-Family Home

South: R-4 Residential District - Single-Family Home (across 157<sup>th</sup> Street)

East: R-4 Residential District - Single-Family Home

West: R-4 Residential District - Single-Family Home

*Preliminary Engineering:* A structural engineer report was submitted, which concluded that the roof structure can safely support the weight of the proposed solar panels.

#### **PLANNING OVERVIEW AND BACKGROUND**

Section 6-314.C of the Land Development Code requires that the petitioner seeking a renewable energy or environmental clean technology system first obtain an Environmental Clean Technology (ECT) review from the Plan Commission. Subsequent to such a review, this

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project will follow the standard development review process. A review will next take place at the Development Services, Planning and Engineering Committee, followed by a final review and decision from the Village Board of Trustees.

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to install a 9.28 kW solar array, comprised of thirty-two (32) photovoltaic (PV) solar panels at a single family home located at 7420 157<sup>th</sup> Street in the Colonades subdivision. The solar panels will be located on the south, east, and west facing gabled rooftops. Energy captured by the proposed solar panels will be used for general household purposes, providing an overall general reduction in electricity costs for the homeowner. The solar panel system also includes a “SnapNrack Series 100 UL” roof mount system, inverters and other electrical service components.

The petitioner does not request any variances for this project.

The recommendation motion includes 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 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.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

### **SITE PLAN**

The petitioner submitted a plan set, titled “Customer Residence: Jonas Ulevicius”, prepared by Sunrun, project number 711R-420ULEV, dated 9/17/2018, received 10/02/2018, and specification sheets that detail the location, dimensions and materials to be used for the installation of the proposed solar panels.

The solar panels (collectively referred to as an array) will be located on the south, east, and west facing rooftops of the existing single family house. The proposed 9.28 kW, grid-tied photovoltaic system will be comprised of thirty-two (32) REC TwinPeak 2 Series “REC290TP2” (290W) modules (panels) manufactured by REC. The array will be supported by a flush mounted racking system, “SnapNRack Series 100 UL” which is a low-profile system that connects to roof rafters with structural screws.

One (1) “SolarEdge Power Optimizer” will be connected to each solar module to monitor performance data, increase the energy output from the photovoltaic system by constantly tracking the maximum power point of each module individually, and control safe voltage levels. One (1) “SolarEdge Single Phase Inverter” will be used to convert incoming Direct Current (DC) to Alternating Current (AC) before entering the building. A DC disconnect will be installed on the outside of the home near the electric meter. All ground-level utilities will be screened from view from neighboring properties and from the street. Additional screening may be required after installation is complete to ensure adequate screening has been provided.

### **DETAILED PLANNING DISCUSSION**

Section 6-314.E.1 of the Land Development Code permits the installation of solar panels on

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residential rooftops via an Environmental Clean Technology review provided that:

1. Solar panels do not increase the visual height of the building.
2. Solar panels do not extend beyond the edge of the parapet or roof.
3. Solar panels are in line with the plane of the roof and shall not be attached to chimneys.
4. That no more than seventy-five percent (75%) of a residential rooftop may be covered by PV collectors or arrays.
5. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties, roadways or public right-of-ways.

#### **ITEMS 1 - 4**

The arrays are located on the south, west, and east facing rooftops and will be inset from the roof eaves. The arrays will be in line with the plane of the roof, are not attached to any chimneys, and will not increase the visual height of the building. Each solar panel has a height of 1.5 inches and measures 17.9 square feet in size. In total, the proposed array measures approximately 575.14 square feet in area while the rooftop is approximately 3,085 square feet, equaling 18.6% of the overall rooftop coverage.

#### **ITEM 5**

The array on the west facing roof will be located approximately 50 feet from the adjacent single-family home to the west. The array located on the east facing roof will be located approximately 25 feet to the adjacent single-family home to the east. The array on the south facing roof will be located approximately 150 feet from the single-family home to the south across 157<sup>th</sup> Street.

As there are neighboring properties in line with the solar panels on the south, east, and west facing rooftops, the petitioner and contractor were asked to provide assurance that “concentrated solar radiation or glare shall not be directed onto nearby properties.”

Sunrun Installation Services, the contractor for the project, has provided the Village with a letter and documentation stating that none of the solar arrays should pose a solar reflection or glare risk to any of the neighbors. The following documents have been submitted for review:

- Photos of the building elevations and rooftop views from the Ulevicius residence
- A summary of a study completed by the Solar Energy Research Institute of Singapore on the reflectivity of panels with anti-reflective glass produced by REC, the manufacturer of the proposed solar panels, compared to solar panels without anti-reflective glass treatment
- Two articles on solar glare from PV arrays

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Code and policies for this area.

#### **Land Use/Compatibility**

The proposed land use is compatible with the R-3 Residential District and the Comprehensive Plan vision for this property.

As a component of sustainability and stewardship, one of the goals of the Village’s Comprehensive Plan is to reduce the dependence on non-renewable resources by “support(ing) private and public infrastructure upgrades that meet local energy demand using renewable sources (wind, solar, biomass/fuel, geothermal, fuel cells etc.)” The proposed project supports this and other sustainability goals of the Comprehensive Plan.

#### **Lot Coverage**

No change to lot coverage has been proposed.

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## **Screening**

All utility systems related to the solar energy system shall not be visible from the street and from neighboring residential properties. Additional screening may be required, as determined by the Development Services Department.

## **PLAN COMMISSION DISCUSSION**

On November 13, 2018, a public hearing was held before the Plan Commission. A representative for SunRun, the petitioner and solar contractor for the project, was present at the meeting to answer any questions from the Commissioners or neighboring residents. Certified letters were sent out to all property owners within 330 feet of the subject property, but the petitioner did not submit a notarized affidavit to staff prior to the Plan Commission meeting. As a result, the Plan Commission included an additional condition to the motion requiring the petitioner to submit an affidavit to staff confirming that proper notices were sent to the surrounding properties.

## **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission, by a vote of 7-0 moved to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 7420 157<sup>th</sup> Street as fully referenced below:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 7, 2018.

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 7420 157<sup>th</sup> Street, as depicted on the plan set "Customer Residence: Jonas Ulevicius" prepared by Sunrun, project number 711R-420ULEV, dated 9/17/2018 and received 10/02/2018, and the specification sheets, 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 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.
5. That the petitioner submits a notarized affidavit to staff confirming that the proper notices were sent to the surrounding properties.

## **DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

On November 19, 2018, the Development Services, Planning and Engineering Committee, reviewed the petition, recommended the project for approval, and referred the item to the Village Board of Trustees for consideration.

The Development Services Department is currently working on drafting a text amendment to the Land Development Code, which will streamline the review and approval process for solar panels.

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**DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services Planning and Engineering Committee voted 3-0 to recommend to the Village Board of Trustees approval of the Environmental Clean Technology Review for a roof-mounted solar energy system at 7420 157<sup>th</sup> Street as fully referenced below.

This case is now before the Village Board of Trustees for final consideration.

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to approve the Environmental Clean Technology Review for a roof-mounted solar energy system at 7420 157<sup>th</sup> Street as recommended at the November 19, 2018 Development Services, Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 7420 157<sup>th</sup> Street, as depicted on the plan set "Customer Residence: Jonas Ulevicius" prepared by Sunrun, project number 711R-420ULEV, dated 9/17/2018 and received 10/02/2018, and the specification sheets, 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 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.
  5. That the petitioner submit a notarized affidavit to staff confirming that the proper notices were sent to the surrounding properties.
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## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0330**  
Orig. Department: **Development Services Department**  
File Name: **Waterfall Plaza (Existing Development) - Special Use for a Planned Development with Modifications and Subdivision**

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

Waterfall Plaza (Existing Development) - Special Use for a Planned Development with Modifications and Subdivision

##### **Petitioner**

Marut Shah, Esq.

##### **Purpose**

The purpose of this petition is to establish a Planned Development for the existing Waterfall Plaza development, a commercial development, located at 8750 W. 159<sup>th</sup> and 8752 W. 159<sup>th</sup> Street. The petitioner is also proposing to subdivide one of the lots within the Waterfall Plaza development into two lots.

*Requested Actions:* Special Use Permit for a Planned Development (with modifications), Subdivision

##### **Project Attributes**

*Address:* 8750 W. 159<sup>th</sup> Street and 8752 W. 159<sup>th</sup> Street

*P.I.N.(s):* 27-14-300-066-0000 and 27-14-300-065-0000

*Size:* 113,256 SF

*Acres:* 2.6 Acres

*Comprehensive Plan Planning District:* 159<sup>th</sup> and Harlem Planning District

*Comprehensive Land Designation:* Community Commercial

*Existing Zoning:* BIZ General Business District

*Existing Land Use:* Commercial

*Proposed Land Use:* Commercial Planned Development

*Surrounding Land Use:*

North: R-4 Residential District - Apartments/Condos

South: BIZ General Business District - Motor Vehicle Sales (Infiniti Dealership) & Motor Vehicle

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Services (Clean & Bright Car Wash)  
East: BIZ General Business District - Office/Retail (Mixed Used Building)  
West: BIZ General Business District - Motor Vehicle Sales (Porsche)

*Preliminary Engineering: N/A*

### **PROJECT DESCRIPTION & CONTEXT**

The petitioner is proposing to establish a Planned Development (PD) for an existing two lot, two building commercial development known as Waterfall Plaza located at 8750 and 8752 W. 159<sup>th</sup> Street. The proposed PD includes Lot 1 which has two buildings; a small building with direct frontage on 159<sup>th</sup> Street and a multi-tenant building that is positioned behind the outlot with visible frontage on 159<sup>th</sup> Street. The proposed PD also includes a second lot, Parcel 3, that has frontage along 159<sup>th</sup> Street and Orlan Brook Drive that was part of the originally approved site plan, Board Approved July 19, 1993, that includes a parking lot and open green space. This green space was originally counted in the lot coverage for the entire Waterfall Plaza Subdivision. The original intent was to subdivide the site into three (3) lots, but for reasons not clear from the historical files, the original developer resisted the three lot subdivision and instead pursued a two (2) lot subdivision. The petitioner is proposing to subdivide the Lot 1 (also known as Parcel 1 & Parcel 2 on the survey) into two lots, so that each building will be subdivided on its own lot. The proposed subdivision lot line mirrors the lot line that was originally proposed in 1993.

### **SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT**

#### ***Modifications***

*This petitioner requests the following modifications for the Planned Development:*

1. Section 6-210.F.4 of the Land Development Code: a modification to allow parking and drive aisles in the setback between the building and the street within the south setback and within the east setback; however, this modification does not apply to future redevelopment.

#### ***Conditions of the Special Use***

The granting of Special Uses and the granting of Modifications allows staff/the Village to request incremental improvements to the site. The following incremental improvements are required:

*The recommendation motion includes the following conditions (changes since the Committee Meeting are bolded and italicized)*

:

Compliance ***within 1 year or by the end of the first construction season, whichever comes first,*** following Board Approval: ***(Added that these repairs be completed within 1 year or by the end of the first construction season, whichever comes first. Also added compliance language as well as the seal-coating/stripping of the parking lot)***

1. The parking lot needs maintenance. Potholes will need to be filled, broken curbs ***repaired/replaced, parking lot will be seal-coated/re-stripped,*** and overall site improvements such as site lighting maintenance will be required by the end of the first construction season following approval of this Special Use and Subdivision. ***All of the repairs and maintenance must meet industry standards and Village Code***
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**requirements.**

2. Landscaping upgrades will be required to be completed by the end of the first construction season following approval of this Special Use and Subdivision. See the Landscaping section below and Exhibit A.

As a condition of the Special Use, general site maintenance and landscape improvements will be required **(meeting industry standards and Village Code requirements)** by the end of the first construction season following approval of this Special Use and Subdivision.

Compliance **within 2 years** of Board Approval: **(Changed this from 3 years to 2 years)**

1. The parking lot needs maintenance. The surface will need to be milled and resurfaced.

As a condition of the Special Use, the parking lot will be required to be milled and resurfaced **within 2 years** of the approval of this Special Use and Subdivision.

Compliance **within 3 years** of Board Approval: **(Changed this from 5 years to 3 years)**

1. The two existing pylon signs located on these two properties are not in conformance with the Land Development Code.
2. Per the accessory structures of the Land Development Code, nonresidential dumpster enclosures must be constructed of brick, stone or masonry in materials that match the principle structure. The existing dumpster enclosures on site are not in conformance with the Land Development Code.
3. Site lighting and building lighting will need to be brought into compliance with the Land Development Code.

As a condition of the Special Use, the pylon signs, the dumpster enclosures and all site/building lighting will be required to be brought into conformance of the Land Development Code **within 3 years** of the approval of this Special Use and Subdivision.

### **SUBDIVISION**

The petitioner proposes to subdivide the currently single Lot 1 (also known as parcel 1 & parcel 2 on the survey provided) into two lots. The proposed Plat of Subdivision shows Lot 1 will be at the rear of the property and will be 59,549 SF/1.367 Acres and Lot 2 will be 26,860 SF/.617 Acres and will be located at the front of the lot along 159<sup>th</sup> Street. The minimum lot size in the BIZ District is 10,000 SF, the proposed lot meet the minimum requirement.

### **DETAILED PLAN COMMISSION DISCUSSION**

This project was presented and reviewed at the November 13, 2018 Plan Commission meeting. After a presentation by Village Staff, the petitioner, Marut Shah, spoke and talked about his support for the PD and willingness to provide incremental upgrades to the site. He stated that the owners/investors understand that the development needs improvement and that will need to

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happen in order to find tenants for the vacant spots. He further discussed how it is the intention of the property owners to have options with regard to selling the property, such as being able to sell to their Lover's Lane tenant.

Commissioner Zomparelli described how he remembered when this development was built and always thought the landscaping was limited; he asked staff if there was any discussion on adding more landscaping improvements. Staff responded that it was trying to work with the petitioner to require a reasonable amount of upgrades to the site considering that the petitioner is not bringing forward development plans at this time.

Commissioner Schussler asked the petitioner what their "real" intentions were for the property. The petitioner responded that the owners/investors are just looking for options, subdividing the property may give them an option to sell one or more of the lots.

Commissioner Paul wanted to reiterate that he wants to see all these requested improvements to the site and more maintenance/investment in the site by the owners/investors, as the site is in need of upgrades.

The remainder of the commissioners were in favor of the Special Use Permit and the Subdivision and were in support of incremental improvements.

### **PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission voted **(7-0)** to recommend to the Village Board of Trustees approval of a Special Use Permit for a Planned Development for Waterfall Plaza, for the following PINs 27-14-300-066-0000 and 27-14-300-065-0000, the limits of which are shown on "Exhibit A", prepared by staff, and dated November 13, 2018, with the following modification:

1. Section 6-210.F.4 of the Land Development Code: a modification to allow parking and drive aisles in the setback between the building and the street within the south setback and within the east setback; however, this modification does not apply to future redevelopment.

And subject to the following conditions:

1. General site maintenance of parking lot/site lighting and landscape improvements will be required by the end of the first construction season following Board Approval;
2. The parking lot will be required to be milled and resurfaced within 3 years of Board Approval;
3. The pylon signs, the dumpster enclosures and all site/building lighting will be required to be brought into conformance of the Land Development Code within 5 years of the Board Approval;
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply; and
5. That all building permits shall be obtained prior to any construction.

And

Voted **(7-0)** to recommend to the Village Board of Trustees approval of the Preliminary Plat of Subdivision titled "Waterfall Plaza Subdivision", prepared by Vanderstappen Land Surveying, Inc., dated March, 20, 2018, and approval and authorization to execute the Final Plat of Subdivision for Waterfall Plaza subject to the following conditions:

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1. Submit a Record Plat of Subdivision to the Village for review, approval, and recording.

### **DETAILED DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE DISCUSSION**

This project was presented at the November 19, 2018 Development Services, Planning and Engineering Committee meeting. Assistant Village Manager/Director Friling gave a brief presentation of the petition. Trustee Fenton mentioned that the development has been in disrepair for years and that the 3 year and 5 year improvement timeline should be adjusted to have the improvements completed sooner. Businesses and residents complain about the potholes. Director Friling indicated an adjusted timeframe could be provided. Trustee Dodge mentioned it would be good to see improvements to this site, that it has been in disrepair for a long time and wondered if the plan was to bring in some tenants. Director Friling indicated the subdivision would give the property owners the ability to sell the property and generate some revenue to do the improvements necessary to the site. Trustee Ruzich asked if the Lover's Lane parcel was in need of upgrades, Director Friling indicated that it was mostly the remainder of the site that was in poor condition. Trustee Ruzich asked if the Board denied the project would the Village still be able to hold them to these conditions included in the staff report. Director Friling indicated that the Village could make them do basic maintenance on the site such as filling potholes and replacing dead landscaping. Director Friling recommended approving the petition with the condition that staff work with the petitioner to provide an updated schedule of improvements with earlier deadlines. Trustee Ruzich asked if staff knew the rough cost estimates of these improvements. Trustee Fenton asked if the Board is required by code to approve this, Director Friling indicated no, that in order to subdivide the property the special use is required and staff used the special use as a way to ask for additional improvements to be completed on the property.

Since the Committee meeting, staff has worked with the petitioner to shorten the timeline for the improvements. Basic repair of the parking lot to include, filling of potholes, replacing/repairing broken curbs, re-sealing and re-striping, maintenance of parking lot and building lighting and landscape improvements will be required to be completed within 1 year or by the end of the first construction season following Board approval, whichever comes first. A complete mill and resurface of the parking lot will be required within 2 years of Board approval. Pylon signs, dumpster enclosures, and parking lot/building lighting will be required to be replaced/repared so as to be brought into conformance with the Land Development code within 3 years of Board approval.

Staff pulled some construction value from past permits for similar site work, as requested by Trustee Ruzich.

Rough square foot estimate for the Waterfall Plaza parking lot is about +/- 60,000sf to use as a comparable value. The values provided below are not actual cost estimates for the work on this property and should only be used as a general idea of what construction costs may be for the requested improvements.

#### **Seal-Coating/Restriping**

Permit BP-18-03129, Park Pointe Plaza, seal-coated and re-striped the parking lot (+/- 118,000sf), Construction Value: \$16,000

#### **Milling and Resurfacing**

Permit BP14-02514, Home Depot, milled and re-paved an area (+/- 89,996sf) of their parking

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lot, Construction Value: \$112,495  
Permit BP-18-02542, 14700 S LaGrange Road, milled and repaved and added a small expansion area to the parking lot (12,496 sf), Construction Value: \$46,449

Pylon Sign Replacement

Permit BP-17-03904, Chuy's, ground monument sign with masonry base, Construction Value: \$5,500

Dumpster Enclosure

Permit BP-17-01359, Midwest Animal Hospital, masonry dumpster enclosure, Construction Value: \$12,000

Staff is also recommending the addition of specific language as a condition that requires a Development Agreement to be executed that outlines the conditions of the Planned Development and also that a Letter of Credit will be required that covers the estimated cost of the landscape improvements.

**DEVELOPMENT SERVICES, PLANNING AND ENGINEERING COMMITTEE MOTION**

On November 19, 2018, the Development Services, Planning and Engineering Committee voted **(3-0)** to refer the case to the Village Board of Trustees.

This case is now before the Village Board of Trustees for final consideration

**BUDGET IMPACT:**

**REQUESTED ACTION:**

I move to approve the Special Use Permit for a Planned Development and the Subdivision for Waterfall Plaza , as fully referenced below:

**THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to approve the Special Use Permit for a Planned Development for Waterfall Plaza, for the following PINs 27-14-300-066-0000 and 27-14-300-065-0000, the limits of which are shown on "Exhibit A", prepared by staff, updated November 28, 2018, with the following modification:

1. Section 6-210.F.4 of the Land Development Code: a modification to allow parking and drive aisles in the setback between the building and the street within the south setback and within the east setback; however, this modification does not apply to future redevelopment;

And subject to the following conditions:

1. General site maintenance including filling of potholes, repairing and replacing broken curb, re-sealing and re-stripping the parking lot, maintenance of parking lot and building lighting and landscape improvements (as shown on "Exhibit A"), will be required, as detailed within this staff report, within 1 year or by the end of the first construction season following Board approval, whichever comes first; and
  2. The entirety of the parking lot will be required to be milled and re-surfaced, as detailed within this staff report, within 2 years of Board approval; and
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3. The pylon signs, the dumpster enclosures and all site/building lighting will be required to be brought into conformance of the Land Development Code, as detailed within this staff report, within 3 years of the Board approval; and
  4. Prepare and execute a Development Agreement with the Village that identifies the conditions of the Planned Development; and
  5. Provide a Letter of Credit to the Village that covers the estimated cost of landscape improvements; and
  6. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply; and
  7. That all building permits shall be obtained prior to any construction.

And

I move to approve the Preliminary Plat of Subdivision titled "Waterfall Plaza Subdivision", prepared by Vanderstappen Land Surveying, Inc., dated March, 20, 2018, and approval and authorization to execute the Final Plat of Subdivision for Waterfall Plaza subject to the following conditions:

1. Submit a Record Plat of Subdivision to the Village for review, approval, and recording.
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**REQUEST FOR ACTION REPORT**

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File Number: **2018-0249**  
Orig. Department: **Development Services Department**  
File Name: **Orland Park Prayer Center South Parking - Development Petition for Rezoning, Subdivision, Site Plan, Landscape Plan, Special Use Permit Amendment with Modifications**

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**BACKGROUND:**

**Project**

Orland Park Prayer Center South Parking - 16530-16650 S.104<sup>th</sup> Avenue and 10440 W. 167<sup>th</sup> Street

**Case Number**

2018-0249

**Petitioner**

Orland Park Prayer Center Trust

**Purpose**

The Petitioner seeks approval to rezone a 3.4 acre parcel and construct a parking lot expansion for the adjacent mosque.

*Requested Actions:* Rezoning, Subdivision (lot consolidation), Site Plan, Landscape Plan, and Special Use Permit amendment with Modifications

**Attachments**

1. Aerial Images of Site
2. Development Petition
3. Petitioner Response to Rezoning, Special Use and Variance Standards
4. Notarized Affidavit for Public Hearing Notification
5. Site Plan Packet
6. Traffic Plan
7. Preliminary Plat of Subdivision

**Quick Facts**

**Address:** 16530-16650 S.104<sup>th</sup> Avenue and 10440 W. 167<sup>th</sup> Street

**P.I.N.:** 27-20-403-011; 27-20-403-013

**Land Area:** 3.4 acres

**Comprehensive Plan Planning District & Designation:** Centennial Planning District with Manufacturing Employment Emphasis

**Existing/Proposed Zoning:** ORI Mixed Use / E-1 Estate Residential

**Existing/Proposed Land Use:** Undeveloped land/ Prayer Center parking lot expansion

**Adjacent Land Use:**

North: Existing Panduit Corporation parking lot, MFG Manufacturing

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South: (across 167<sup>th</sup> Street) multi-family in the Mallard Landings Neighborhood, R-4 Residential  
East: (across 104<sup>th</sup> Avenue) undeveloped land, OS Open Space  
West: Existing Panduit Corporation parking lot, MFG Manufacturing

### **Preliminary Approvals**

***Preliminary Engineering: Approved September 25, 2018***

***Preliminary Landscape: Approved October 23, 2018***

### **Project Description**

Orland Park Prayer Center, located near the northwest corner of 167th Street and 104th Avenue, proposes to construct a 147 parking space pervious paver parking lot with underground detention on a 3.6 acre site, just south of and adjacent to their existing parking lot. Improvements include extensive landscaping and new sidewalks along 167th Street and 104th Avenue. The hard corner remains as an open grassy area for a future building; however that is not included within this current petition. The site is currently undeveloped and includes trees and a small stream traversing the site. Currently, informal overflow parking occurs on the subject site during peak events, and the site sometimes utilizes temporary portable lighting.

The development parcel is currently zoned ORI Mixed Use. Under this proposal the land will be rezoned to E-1 Estate Residential so it can be consolidated with the existing E-1 Prayer Center parcel. Places of worship are typically located in the E-1 Estate Residential Zoning District.

The existing Prayer Center facility totals 42,317 square foot and includes a main building, a Community Center building, a detention pond, and 338 parking spaces on 6.5 acres. When combined with the proposed parking lot expansion site, the total site will encompass approximately 9.7 acres.

### **History**

The existing Prayer Center facility has evolved through the years. The main mosque building was approved in 2004, additional parking was approved in 2007, and a Community Center was approved in 2008.

### **Project Analysis**

The Orland Park Prayer Center currently operates under a Special Use Permit that was granted by the Board in 2004 that has been updated through the years with facility expansions. Current parking patterns show that parking shortages occur on a regular basis, particularly during Friday prayer services and during the month of Ramadan. The Land Development Code only allows parking only on paved and improved parking lots. According to the petitioner, there are currently no other adjacent properties that are available to accommodate and/or share further parking expansions. Adequate parking is a common concern of growing congregations, including nearby Calvary Church and Parkview Christian Church, both who recently expanded their parking fields. In the case of the Prayer Center, the site must be rezoned and consolidated with the existing Prayer Center property in order to construct the proposed parking lot. The plans require two Land Development Code modifications, one to reduce the stream/ wetland setback, and one to allow the number of parking spaces to exceed Code by more than 20%. The project will help reduce parking overflow and will add additional access points to and from the site to help alleviate traffic congestion.

### **PLAN COMMISSION DISCUSSION**

On November 13, 2018, a Public Hearing was held before Plan Commission for this petition. Although members of the public were present for this hearing, and one was sworn in to speak

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on the matter, no members of the public spoke on this petition. Plan Commissioners spoke in general support of the project, questions were asked regarding the parking, traffic control, storm water provisions and traffic control.

**PLAN COMMISSION MOTION**

On November 13, 2018, the Plan Commission, regarding Case Number 2018-0249, also known as Orland Park Prayer Center South Parking, voted 7-0 to recommend to the Village Board of Trustees approval of a Rezoning for Orland Park Prayer Center South Parking from the ORI Mixed Use District to the E-1 Estate Residential District.

And

Voted 7-0 to recommend to the Village Board of Trustees approval to amend the Special Use Permit for Orland Park Prayer Center South Parking for a place of worship with multiple buildings, including approval of the following modifications from the Village of Orland Park Land Development Code:

1. A wetland and stream setback modification from Code Section 6-412 D.1. and Section 6-413 F.2.f. allowing as little as 10' where 50' is required.
2. A parking modification from Section 6-306 B.3. allowing parking requirements to exceed Code requirements by more than 20%.

And

Voted 7-0 to recommend to the Village Board of Trustees approval of the Preliminary Site Plan and Preliminary Plat of Subdivision (consolidation) in accordance with the plans for Orland Park Prayer Center South Parking as shown on documents listed below and subject to the following conditions:

- “Site Plan, Proposed Parking Lot Expansion, Orland Park Prayer Center Site Plan”, by Damas Consulting Group, page C-2.0, revised 8.10.18 and received 11.2.18.
- “Proposed Parking Lot Expansion, Orland Park Prayer Center Construction Details”, by Damas Consulting Group, page C-5.0, revised 7.17.18.
- “Photometric Analysis”, by KSA Lighting and Controls, page 3 of 3, dated 7.3.18.
- “Final Plat of Subdivision Orland Park Prayer Center Subdivision No. 2” (draft), by Compass Surveying Ltd, dated 8.17.18.

1. Revise the Photometric Plans to conform to Land Development Code limits including parking lot lighting intensity.
2. Include a matching construction detail of the ornamental fence screen and brick piers, including materials and colors on the Construction Detail sheet C-5.0 by Damas Consulting Group that coordinates with the Final Landscape Plan.
3. Provide color and material details for the proposed eco-stone pervious paver.
4. Submit Sign Plans for any proposed signs for review and permit.
5. All final engineering and Building Division requirements must be met.

And

Voted 7-0 to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision (consolidation) for Orland Park Prayer Center South Parking

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subject to the condition to submit a Record Plat of Subdivision to the Village for review, approval, and recording.

And

Voted 7-0 to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, in accordance with the plans for Orland Park Prayer Center South Parking as shown on the plan titled "Orland Park Prayer Center Landscape Plan" by David McCallum Associates, page L1.0, revised 10.17.18, with the following conditions:

1. A Final Landscape Plan must be submitted to the Development Services Department in conjunction with final engineering submittals.
2. Revise the Final Landscape Plan to comply with additional tree mitigation identified in the Hey Associates 10.31.18 comment letter.
3. Include a matching construction detail of the ornamental fence screen and brick piers, including materials and colors, on both the Final Landscape Plan and Construction Detail sheet C-5.0 by Damas Consulting Group.

This case is now before the Development Services Committee for consideration

## **BUDGET IMPACT:**

## **REQUESTED ACTION:**

I move to recommend to the Village Board of Trustees approval of a Rezone, Special Use Permit Amendment with modifications, Site Plan, Subdivision and Plat, and Landscape Plan, for the Orland Park Prayer Center South Parking as recommended at the November 13, 2018 Plan Commission meeting and as fully referenced below.

## **THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to recommend to the Village Board of Trustees approval of a Rezoning for Orland Park Prayer Center South Parking from the ORI Mixed Use District to the E-1 Estate Residential District.

And

I move to recommend to the Village Board of Trustees approval to amend the Special Use Permit for Orland Park Prayer Center South Parking for a place of worship with multiple buildings, including approval of the following modifications from the Village of Orland Park Land Development Code:

1. A wetland and stream setback modification from Code Section 6-412 D.1.and Section 6-413 F.2.f. allowing as little as 10' where 50' is required.
  2. A parking modification from Section 6-306 B.3.allowing parking requirements to exceed Code requirements by more than 20%.
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And

I move to recommend to the Village Board of Trustees approval of the Preliminary Site Plan and Preliminary Plat of Subdivision (consolidation) in accordance with the plans for Orland Park Prayer Center South Parking as shown on documents listed below and subject to the following conditions:

- “Site Plan, Proposed Parking Lot Expansion, Orland Park Prayer Center Site Plan”, by Damas Consulting Group, page C-2.0, revised 8.10.18 and received 11.2.18.
- “Proposed Parking Lot Expansion, Orland Park Prayer Center Construction Details”, by Damas Consulting Group, page C-5.0, revised 7.17.18.
- “Photometric Analysis”, by KSA Lighting and Controls, page 3 of 3, dated 7.3.18.
- “Final Plat of Subdivision Orland Park Prayer Center Subdivision No. 2” (draft), by Compass Surveying Ltd, dated 8.17.18.

1. Revise the Photometric Plans to conform to Land Development Code limits including parking lot lighting intensity.
2. Include a matching construction detail of the ornamental fence screen and brick piers, including materials and colors on the Construction Detail sheet C-5.0 by Damas Consulting Group that coordinates with the Final Landscape Plan.
3. Provide color and material details for the proposed eco-stone pervious paver.
4. Submit Sign Plans for any proposed signs for review and permit.
5. All final engineering and Building Division requirements must be met.

And

I move to recommend to the Village Board of Trustees approval and authorization to execute the Final Plat of Subdivision (consolidation) for Orland Park Prayer Center South Parking subject to the condition to submit a Record Plat of Subdivision to the Village for review, approval, and recording.

And

I move to recommend to the Village Board of Trustees approval of the Preliminary Landscape Plan, in accordance with the plans for Orland Park Prayer Center South Parking as shown on the plan titled “Orland Park Prayer Center Landscape Plan” by David McCallum Associates, page L1.0, revised 10.17.18, with the following conditions:

1. A Final Landscape Plan must be submitted to the Development Services Department in conjunction with final engineering submittals.
  2. Revise the Final Landscape Plan to comply with additional tree mitigation identified in the Hey Associates 10.31.18 comment letter.
  3. Include a matching construction detail of the ornamental fence screen and brick piers, including materials and colors, on both the Final Landscape Plan and Construction Detail sheet C-5.0 by Damas Consulting Group.
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DATE: November 13,  
2018

## **REQUEST FOR ACTION REPORT**

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File Number: 2018-0739  
Orig. Department: Development Services Department  
File Name: 143rd Street Phase I Study - 143rd Street and Wolf Road Intersection Improvement / Section 106 National Historic Preservation Act Review

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### **BACKGROUND:**

#### **QUICKFACTS**

##### **Project**

143<sup>rd</sup> Street Phase I Study - 143<sup>rd</sup> Street and Wolf Road Intersection Improvement / Section 106 National Historic Preservation Act Review  
2018-0739

##### **Purpose**

To review a local historic asset to the Orland Park community and its relationship to and impact by the proposed improvements to the 143<sup>rd</sup> Street and Wolf Road intersection in accordance with Section 106 of the National Historic Preservation Act, which is part of the larger Village-led Phase I Engineering Study of 143<sup>rd</sup> Street from Wolf Road to Southwest Highway.

*Requested Actions:* None

##### **Project Attributes**

*Address:* 14299 Wolf Road  
*P.I.N.(s):* 27-05-302-004-0000  
*Size:* .5 acres (21,780 square feet)

*Comprehensive Plan Planning District:* Orland Grove Planning District

*Comprehensive Land Designation:* Neighborhood Mixed Use

*Existing Zoning:* E-1 Estate Residential District

*Existing Land Use:* Office

##### *Surrounding Land Use:*

North: BIZ General Business District - Retail Shopping Center

South: E-1 Estate Residential District - (across 143<sup>rd</sup> Street) Automobile Service Station

East: BIZ General Business District - Retail Shopping Center

West: BIZ General Business District - (across Wolf Road) Financial Institution

*Preliminary Engineering:* N/A

#### **OVERVIEW AND BACKGROUND**

##### **Phase I Study for the 143<sup>rd</sup> Street Widening Project**

The Village and Christopher B. Burke Engineering, Ltd. (CBBEL) have been working with the Illinois Department of Transportation (IDOT) and Cook County Department of Transportation

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and Highways to finalize plans for a Phase I study of the 143<sup>rd</sup> Street corridor widening project. The project will generally consist of widening 143<sup>rd</sup> Street from a two (2) and three (3) lane cross section to generally a five (5) lane cross section, extending from Wolf Road to Southwest Highway. Intersection improvements are proposed at Wolf Road, 108<sup>th</sup> Avenue, Crystal Tree, West Avenue, and Southwest Highway with an 8-foot multi use path on the north side of 143<sup>rd</sup> Street and a 5-foot sidewalk along the south side of 143<sup>rd</sup> Street. The multi-use path and sidewalk will tie into other existing Village facilities at the beginning and end of the project.

The proposed intersection improvement to Wolf Road and 143<sup>rd</sup> Street is a part of the ongoing Phase I study for 143<sup>rd</sup> Street corridor. Wolf Road south of 143<sup>rd</sup> Street, 143<sup>rd</sup> Street from Wolf Road to Southwest Highway, and Southwest Highway are marked as Illinois State Route 7. IDOT has jurisdiction of 143<sup>rd</sup> Street and the south leg of Wolf Road, while Cook County has jurisdiction of the north leg of Wolf Road.

Because federal funding is involved with this project, the Village and CBBEL are proceeding through the federal project development review process, which requires compliance with Section 106 of the National Historic Preservation Act (NHPA). Section 106 of the NHPA requires federal and state agencies to take into account the effects of their actions on historic properties listed on or eligible for the National Register of Historic Places and allow consulting parties an opportunity to comment on projects.

As part of this process, various environmental and cultural components of the project are reviewed by IDOT and other state agencies. Whenever an archaeological survey is involved and/or when a historic property is in or directly adjacent to a project area, IDOT is required to coordinate with the State Historic Preservation Office (SHPO), the Historic Preservation Division of the Illinois Department of Natural Resources (IDNR). IDOT must obtain agreement from the Historic Preservation Division of IDNR on any impacts to historic properties or resources.

The Historic Preservation Division of IDNR looks to the Village of Orland Park, as a Certified Local Government, for guidance on significant impacts to historic properties. Per Section 3-102 of the Land Development Code, the Plan Commission carries the obligations and duties of the Village's historic preservation program. The Commission's comments and input related to the impacts of the 143<sup>rd</sup> Street corridor project on identified cultural resources are required as part of the federal project development procedures.

From a review of historic buildings and structures within the project area, Yunker Schoolhouse has been identified as warranting consideration for the National Register of Historic Places (NHRP). IDOT has directed the project team to examine measures that avoid impacting the Yunker Schoolhouse and other historic resources within the project area. The IDOT memo regarding Historic Property Avoidance is attached for reference.

Because Yunker School has been identified as a historic resource, special consideration of the design of the intersection is required to evaluate the impact to the property. The impacts to the remaining historic resources identified by IDOT will be evaluated at a later date.

### **The Yunker Schoolhouse**

The Yunker Schoolhouse is located at 14299 S. Wolf Road, at the northeast corner of the Wolf Road and 143<sup>rd</sup> Street intersection. The building is the oldest remaining one room schoolhouse and the only one room school house that sits in its original location in Orland Park.

Originally constructed in 1910, the building served as a one room schoolhouse for School

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District 134 and features a National (Vernacular) Gable-Front style with rusticated concrete block walls, a two-columned entrance portico, and a school bell housed in a cupola. The front of the building is marked 1910 and "School District 134" is carved in the door lintel. In 1957, the school closed following the consolidation with the newly created School District 135. The property is no longer used as a school, but serves as an office building and is currently listed for sale.

The structure was surveyed in 2009 by McGuire Iglesias and Associates, which found the building to be in "Good" condition with "High" integrity. The 2009 survey also noted that the building was eligible for local landmark designation and to be placed on the National Register of Historic Places. The 2009 historic building survey form is attached for further review.

In the past, the Village has reached out to the property owner to designate the historic property as an Orland Park Landmark per Section 5-110 of the Land Development Code. Because the owner has not wished to landmark the building, this historic asset is not considered an Orland Park Landmark at this time.

The property was forced annexed into the Village in 2009 and currently is zoned E-1 Estate Residential District. In 1999, when located in unincorporated Cook County, a cell tower was constructed on the property. A commercial strip mall, zoned BIZ General Business District, surrounds the property to the north and east.

#### **Prior Review at the Plan Commission - Alternative #1**

On September 12, 2017, a public meeting was held at the Plan Commission to solicit input on the first preliminary design concept for 143<sup>rd</sup> Street and Wolf Road intersection, hereafter referred to as Alternative #1 (Legistar File # 2017-0660). The original preliminary plan design for Alternative #1 is explained in greater detail in the next section.

Several residents attended the public meeting to discuss the impacts to the Yunker Schoolhouse site. There was a discussion over the effects to sight lines and visibility, impact to the condition of the building with a roadway so close to the structure, and if bollards or protective measures would be used to protect the building from potential vehicle collisions. The property owner was also present at the meeting and noted his concern that the roadway would be directly adjacent to the front stoop of the schoolhouse, the amount of land to be acquired for right-of-way, and possible issues in establishing an accessible route near the front door. The Commission discussed the possibility of pushing 143<sup>rd</sup> Street to the south toward the gas station property so that there would be an additional setback area in front of the building. Overall, the Plan Commission expressed that they would like to see the building preserved.

Based on the comments provided at the Plan Commission meeting last year, CBBEL and the Village, with input from IDOT, have evaluated additional design options at the intersection to minimize impacts to the Yunker Schoolhouse site. The revised intersection design concept plan, Alternative #2, seeks to lessen the impacts to the Yunker Schoolhouse site resulting from the widening project.

Staff is now requesting public input on the revised design concept for the Wolf Road and 143<sup>rd</sup> Street intersection. This public meeting is being conducted to obtain any feedback or comments related to the project.

#### **PROJECT DESCRIPTION & CONTEXT**

Two preliminary design concepts for the intersection have been developed. The original design,

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Alternative #1, was presented at the Plan Commission meeting on September 12, 2017. A revised design, Alternative #2, is currently being presented at thus November 13, 2018 meeting to solicit public input on the impacts to the Yunker School. Both of the plans are discussed in detail below.

### **SITE PLAN**

In both Alternative #1 and Alternative #2, additional right-of-way will need to be acquired to install the proposed improvements. The building location will not change in, but the overall lot size will be decreased. Currently, the subject site's property lines effectively extend to the street centerlines of the 143<sup>rd</sup> Street and Wolf Road. A permanent easement for both roadways is located on the property, which is indicated by the red right-of-way lines on both plans.

In Alternative #1, the building setback proposed between the front entrance portico of the Yunker Schoolhouse and the right-of-way line for 143<sup>rd</sup> Street is essentially reduced to zero (0) feet. The building will be setback less than five (5) feet from Wolf Road. A short walkway in front of the building would connect to a 9.5 foot wide sidewalk directly adjacent to the 143<sup>rd</sup> Street roadway curb. The 9.5 sidewalk then transitions into a proposed bike path to the east along the north side of 143<sup>rd</sup> Street. In this scenario, IDOT would likely require a metal railing or fence to be installed between the roadway and sidewalk/bike path to create a safe pedestrian/bicyclist barrier along the street. A segmental block retaining wall, similar to the approximately two (2) foot tall wall that exists today, would be installed at the right-of-way line behind the proposed sidewalk in order to provide pedestrian accommodations at the intersection. A seven (7) foot side sidewalk will extend along Wolf Road to the north, located between five (5) and twenty-five (25) feet away from the building.

In Alternative #2, the impacts to the Yunker School site have been minimized. The revised design concept effectively provides an additional setback area from the building to the 143<sup>rd</sup> Street and Wolf Road curb lines as well as multi-use path along 143<sup>rd</sup> Street. As shown on the plans, the north curb line for 143<sup>rd</sup> Street and the east curb line for Wolf Road adjacent to the property have been held in their current location. However, a larger turning radius at the intersection has been utilized to accommodate a multi-unit truck making the right turn without jumping the curb, which will shift the curb line approximately ten (10) feet to the northeast into the site. The right-of-way lines will effectively be relocated to the current location of the roadway easements, indicated by the red line on the plan. The proposed right-of-way line for Alternative #2 is indicated in pink and the prior proposed right-of-way line for Alternative #1 is indicated in green.

This roadway alignment effectively shifts 143<sup>rd</sup> Street ten (10) feet to the south and Wolf Road ten (10) feet to the west. To accommodate these changes, the driveway to the gas station across the street will be relocated to the east and the parking spaces for the bank along Wolf Road will be relocated further to the west.

The existing five (5) foot wide concrete sidewalk in front of the commercial strip center and the four (4) foot wide flagstone walkway will be replaced with an eight (8) foot wide multi-use path that continues to the east along the north side of 143<sup>rd</sup> Street. A portion of the four (4) foot wide flagstone walkway will be reconstructed to connect the multi-use path to the remaining stone path and the front building entrance. A section of the multi-use path in front of the building will be placed in a permanent easement, as indicated in the yellow on the plan. Similar to Alternative #1, a seven (7) foot wide sidewalk is proposed along Wolf Road and will extend to the north. However, the sidewalk will be located an additional ten (10) feet to the west, providing extra separation between the building. Additionally, a short segment wall may be needed along the

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intersection edge of pavement.

Overall, the design changes shown in Alternative #2 allow for a larger setback between the Yunker Schoolhouse building and the 143<sup>rd</sup> Street curb line, multi-use path to the south, the Wolf Road curb line, and sidewalk to the west. Because this configuration also places the multi-use path further away from the roadway, it will avoid the need for a metal railing or fence along 143<sup>rd</sup> Street or at the intersection. Alternative #2 also allows for the preservation of large trees on site.

### **MOBILITY**

143<sup>rd</sup> Street is considered a minor arterial road under IDOT jurisdiction. Wolf Road is also an IDOT minor arterial road south of 143<sup>rd</sup> Street. Wolf Road is a Cook County minor arterial road north of 143<sup>rd</sup> Street. Wolf Road south of 143<sup>rd</sup> Street and 143<sup>rd</sup> Street east of Wolf Road is marked IL State Route 7

### **BUILDING ELEVATIONS**

There are no proposed changes to the Yunker Schoolhouse building elevations as part of this roadway widening project.

### **LANDSCAPING**

A landscape plan is currently not under consideration. The roadway widening will account for streetscape improvements and pedestrian amenities in the parkways. The final details of these improvements will be planned as part of Phase 2 of the project. This discussion mainly deals with the right-of-way widening and the dimensional impacts to the building. However, it should be noted that the Alternative #1 and Alternative #2 design concepts will both impact the existing trees and landscaping on the Yunker Schoolhouse site. About 4-5 trees would be removed under Alternative #1 and about 2 trees will be removed under Alternative #2.

### **DETAILED PLANNING DISCUSSION**

#### **Proposed Setbacks**

##### **Alternative #1**

- Front Setback (Front of Building to 143<sup>rd</sup> Street Right-of-Way) - 0 feet
- Front of Building to 143<sup>rd</sup> Street Curb Line - 19 feet
- Corner Side Setback (Building to Wolf Road Right-of-Way) - 5 feet
- Northwest Corner of Building to Wolf Road Curb Line - 31.8 feet
- Southwest Corner of Building to Intersection Curb Line - 14.4 feet

##### **Alternative #2**

- Front Setback (Front of Building to 143<sup>rd</sup> Street Right-of-Way) - 19.6 feet
- Front of Building to 143<sup>rd</sup> Street Curb Line - 29.4 feet
- Corner Side Setback (Building to Wolf Road Right-of-Way) - 18 feet
- Northwest Corner of Building to Wolf Road Curb Line - 43.8 feet
- Southwest Corner of Building to Intersection Curb Line - 28.7 feet

#### **Estimated Lot Size**

- Existing - 21,780 square feet (13,068 square feet excluding the existing roadway easements)
- Alternative #1 - Approximately 9,300 square feet
- Alternative #2 - Approximately 12,100 square feet

#### **Zoning District Requirements**

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In the E-1 District, the minimum lot size required is one acre (43,560 square feet), with a lot width of no less than one-hundred and fifty (150) feet. The required front and corner side setbacks for properties abutting a major or minor arterial street is fifty (50) feet from the property line.

Given the surrounding zoning and land uses, the property has the potential to be rezoned to the BIZ General Business District in the future. A minimum lot area of (10,000) square feet and a minimum lot width of eighty (80) feet is required in the BIZ District. The minimum building setback from all streets is twenty-five (25) feet.

The property will become legal non-conforming to the E-1 Estate Residential District, in which it currently resides. The property will be rendered a legal non-conforming lot even upon a rezoning to the BIZ District in the future. The setback reductions are technical variances. Since they will be the result of roadway widening, they will be considered legal non-conforming and will not require a public hearing to issue variances. This was the policy established by the Village during the La Grange Road widening project for properties similarly affected.

### **Historical Asset**

The Yunker Schoolhouse is a historic asset that contributes to the local heritage of Orland Park. However, it is currently not an Orland Park Landmark and it is not located within a local historic district.

### **Plan Commission Discussion**

Staff is requesting public input on the impacts to the Yunker School house site in relation to the proposed changes to the roadway plans for 143<sup>rd</sup> Street and Wolf Road intersection improvement as shown on Alternative #2, the revised preliminary design concept.

The comments and feedback discussed at this meeting will be sent to CBBEL, which then will be utilized to finalize plans for formal submittal to IDOT.

The Plan Commission will review the remainder of the proposed improvement with respect to the local historic district at the east end of the project and any additional historic resources identified at a later date. Staff anticipates that the Village will hold a public meeting in early 2019 to obtain public input and feedback for the entire 143<sup>rd</sup> Street widening project plans.

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

No action required.

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DATE:

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0762**  
Orig. Department: **Development Services Department**  
File Name: **Discuss going paperless for the Plan Commission packets**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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DATE:

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0763**  
Orig. Department: **Development Services Department**  
File Name: **Discuss going paperless for the Land Development Code Updates**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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DATE: September 25,  
2018

## **REQUEST FOR ACTION REPORT**

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File Number: **2018-0010**  
Orig. Department: **Development Services Department**  
File Name: **Memo: New Petitions & Appearance Review**

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### **BACKGROUND:**

### **BUDGET IMPACT:**

### **REQUESTED ACTION:**

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