

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 9, 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

CALLED TO ORDER/ROLL CALL

- Present:** 6 - Chairman Parisi; Member Paul; Member Murphy; Member Shalabi; Member Schussler, Member Zomparelli
- Absent:** 1 - Member Aubin

APPROVAL OF MINUTES

A motion was made by Chairman Parisi, seconded by Commissioner Paul, that this matter be accepted as amended.

2018-0086 Minutes of the September 25, 2018 Plan Commission Meeting

APPROVED

- Aye:** 5 - Chairman Parisi, Member Paul, Member Shalabi, Member Schussler and Member Zomparelli
- Nay:** 0
- Abstain:** 1 - Member Murphy
- Absent:** 1 - Member Aubin

PUBLIC HEARINGS

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Commissioner Shalabi, to open Public Hearing 2018-0585

APPROVED

- Aye:** 6 - Chairman Parisi, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli
- Nay:** 0
- Absent:** 1 - Member Aubin

2018-0585 Solar Panel Installation - 10255 144th Street - Sulkowski Residence, Installation of 3.48 kW Solar Array as part of an Environmental Clean Technology (ECT) Review

Presentation by Salmon (refer to audio 07:24 – 14:18)

Chairman Parisi opened the floor for the public to speak, no one wished to speak.

Commissioners and staff discussed the visual height of solar panels, placement, visibility & allowed coverage (refer to audio 15:15 – 18:50)

A motion was made by Commissioner Schussler, seconded by Commissioner Shalabi, to approve Public Hearing 2018-0585

I move to accept as findings of fact of this Plan Commission the findings of fact set

forth in this staff report, dated October 1, 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 10255 144th Street as depicted on the plan set "Sulkowski Residence Plan Set" by AEOS Energy, dated 8/17/2018, dated 08/14/2018, 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 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.

APPROVED

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Aubin

CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi seconded by Commissioner Shalabi, to close Public Hearing 2018-0585

APPROVED

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Aubin

OPEN PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Commissioner Paul, to open Public Hearing 2018-0583.

APPROVED

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Aubin

2018-0583 Solar Panel Installation - 10921 Sheridans Trail - Diaz Residence,

Installation of 7.8 kW Solar Array as part of an Environmental Clean Technology (ECT) Review

Chairman Parisi swore in everyone who wished to speak on this matter.

Presentation by Salmon (refer to audio 22:18 – 27:08)

Commissioners, staff and petitioner discussed the benefits of solar panels, placement, longevity and type of panels being used. (refer to audio 27:23 – 47:55)

A motion was made by Commissioner Paul, seconded by Commissioner Shalabi, to approve Public Hearing 2018-0583

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated October 1, 2018.

And

I move to recommend to the Village Board of Trustees approval of the Environmental Clean Technology review for a roof-mounted solar energy system at 10921 Sheridans Trail as depicted on the plan set “Design Packet” prepared by GRNE Solar, received 08/14/2018, and additional 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 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.

APPROVED

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Aubin

CLOSE PUBLIC HEARING

A motion was made by Commissioner Schussler, seconded by Commissioner Paul, to close Public Hearing 2018-0583

APPROVED

NON-PUBLIC HEARINGS

OTHER BUSINESS

None.

2018-0010 Memo: New Petitions & Appearance Review

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

A motion was made by Chairman Parisi, seconded by Commissioner Schalabi, to adjourn the meeting at 7:44pm

ADJOURNED

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

Absent: 1 - Member Aubin

Respectfully Submitted,

Jennifer Sexton
Recording Secretary