

# VILLAGE OF ORLAND PARK

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



## Meeting Minutes

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*

**CALLED TO ORDER/ROLL CALL**

**Present:** 7 - Chairman Parisi; Member Aubin; Member Paul; Member Murphy; Member Shalabi; Member Schussler, Member Zomparelli

**APPROVAL OF MINUTES**

**2018-0086 Minutes of the October 23, 2018 Plan Commission Meeting**

A motion was made by Chairman Parisi, seconded by Commissioner Shalabi, that this matter be approved.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**PUBLIC HEARINGS**

**OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0728, Guzinski Residence Solar Panel, Commissioner Shalabi seconded.

**2018-0728 Solar Panel Installation - 8917 Wheeler Drive - Guzinski Residence**

Presentation by King, made in accordance with written staff report dated November 8, 2018 (refer to audio 07:58 – 12:34).

Chairman Parisi swore in everyone who wished to speak and verified that notices were published according to state law.

A motion was made by Commissioner Shussler, seconded by Commissioner Shalabi, to approve Public Hearing 2018-0728.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 13, 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 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.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

## CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0728.

## OPEN PUBLIC HEARING

Chairman Parisi moved to open the public hearing for 2018-0700, Rao Residence Solar Panel, Commissioner Shalabi seconded.

### 2018-0700 Solar Panel Installation - 17606 Karli Lane - Rao Residence

Presentation by King, made in accordance with written staff report dated November 8, 2018 (refer to audio 17:33 – 20:18).

Commissioners and staff spoke about codes, visibility of panels from the right-of-way, color of panels and possibility of glare from panels.

A motion was made by Commissioner Paul, seconded by Commissioner Murphy, to approve Public Hearing 2018-0700.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated November 13, 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 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.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

### **CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0700.

### **OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0680, Halper Residence Solar Panel, Commissioner Shalabi seconded.

#### **2018-0680 Solar Panel Installation - 11353 Longwood Circle - Halper Residence**

Presentation by Salmon, made in accordance with written staff report dated November 8, 2018 (refer to audio 25:35 – 28:48).

Petitioner verified that notices were sent out and affidavit was still needed, and would be submitted. Plan Commission added a condition that a notarized affidavit be provided to staff.

A motion was made by Commissioner Aubin, seconded by Commissioner Shalabi, to approve Public Hearing 2018-0680.

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.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

### **CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0680.

### **OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0682, Paravich Residence Solar Panel, Commissioner Shalabi seconded.

#### **2018-0682 Solar Panel Installation - 16400 88th Avenue - Paravich Residence**

Presentation by Salmon, made in accordance with written staff report dated November 8, 2018 (refer to audio 33:14 – 36:00).

Plan Commission added a condition that a notarized affidavit be provided to staff.

A motion was made by Commissioner Aubin, seconded by Chairman Parisi, to approve Public Hearing 2018-0682.

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 88th 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.

### **APPROVED**

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

**CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0682.

**OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0685, Ulevicius Residence Solar Panel, Commissioner Schussler seconded.

**2018-0685 Solar Panel Installation - 7420 157th Street - Ulevicius Residence**

Presentation by Salmon, made in accordance with written staff report dated November 8, 2018 (refer to audio 38:37 – 40:47).

Commissioners, staff and petitioner discuss the differences in manufacturers, the financial sence it makes to get soloar panels and the 30% refund from the state. Plan Commission added a condition that a notarized affidavit be provided to staff.

A motion was made by Commissioner Shussler, seconded by Commissioner Murphy, to approve Public Hearing 2018-0685.

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 157th 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.

**APPROVED**

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

Nay: 0

**CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0685.

**OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0330, Waterfall Plaza PUD and Subdivision, Commissioner Paul seconded.

**2018-0330 Waterfall Plaza (Existing Development) - Special Use for a Planned Development with Modifications and Subdivision**

Presentation by King, made in accordance with written staff report dated November 9, 2018 (refer to audio 45:40 – 57:27).

Commissioners, staff and petitioner discuss adding more landscape, pre-scheduling inspections and egress changes, staff indicated there is no new development planned at this time. Commissioners indicated that they support the updates.

A motion was made by Chairman Parisi, seconded by Commissioner Aubin, to approve Public Hearing 2018-0330.

I move to continue file number 2018-0330, Waterfall Plaza Subdivision, to the November 13, 2018 Plan Commission meeting.

APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

**CLOSE PUBLIC HEARING**

A motion was made by Chairman Parisi, seconded by Commissioner Schussler, to close Public Hearing 2018-0330.

**OPEN PUBLIC HEARING**

Chairman Parisi moved to open the public hearing for 2018-0249, Orland Park Prayer Center, Commissioner Schussler seconded.

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

Presentation by Turley, made in accordance with written staff report dated November 8, 2018 (refer to audio 1:10:16 – 1:32:30).

Commissioners, staff and petitioner discussed code limits on parking, landscape options, lighting issues, underground detention system, green eco system and supported multiple points of ingress/egress, particularly in peak traffic times. Commissioners were supportive of this project.

A motion was made by Commissioner Aubin, seconded by Commissioner Shalabi, to approve Public Hearing 2018-0249.

Regarding Case Number 2018-0249, also known as Orland Park Prayer Center South Parking, I move to accept and make Findings of Fact as discussed at this Plan Commission meeting and within the Staff Report dated November 13, 2018.

And

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%.

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 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.

#### APPROVED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy, Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

#### CLOSE PUBLIC HEARING

A motion was made by Chairman Parisi, seconded by Commissioner Shalabi, to close Public Hearing 2018-0249.

#### NON-PUBLIC HEARINGS

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

Presentation by Salmon, made in accordance with written staff report dated

November 9, 2018 (refer to audio 2:04:38 – 2:14:10)

A representative of the property owner of the Yunker Schoolhouse was present at the meeting and provided feedback on the proposed plans. There was a discussion over preserving the existing 110 year old tree located near the intersection, the existing well pump in front of the building, the possibility of relocating the schoolhouse and associated costs, and the deed restrictions on the property. Overall, the Commission supported moving forward with Alternative #2.

No action required.

**OTHER BUSINESS**

**2018-0762 Discuss going paperless for the Plan Commission packets**

Discussion has been postponed until the next meeting.

**2018-0763 Discuss going paperless for the Land Development Code Updates**

Discussion has been postponed until the next meeting.

**2018-0010 Memo: New Petitions & Appearance Review**

**NON-SCHEDULED CITIZENS & VISITORS**

**ADJOURNMENT**

ADJOURNED

**Aye:** 7 - Chairman Parisi, Member Aubin, Member Paul, Member Murphy,  
Member Shalabi, Member Schussler and Member Zomparelli

**Nay:** 0

Respectfully Submitted,

Jennifer Sexton  
Recording Secretary