

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, September 29, 2020

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman

Edward Schussler, Vice Chairman

*Commissioners: John J. Paul, Laura Murphy, Patrick Zomparelli, Yousef Zaatar
and Daniel Sanchez*

CALLED TO ORDER/ROLL CALL

Present: 6 - Chairman Parisi; Member Paul; Member Murphy; Member Zomparelli;
Member Zaatar, Member Sanchez

Absent: 1 - Vice Chairman Schussler

APPROVAL OF MINUTES**2020-0658 Minutes of September 2, 2020 Plan Commission Meeting**

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli,
Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli,
Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

2020-0656 2020 Land Development Code Amendments II

Staff presentation was given by Ed, Lelo, Bethany Salmon, Kyle Quinn and Sean Marquez in accordance with the written report dated September 29, 2020.

The Commission and staff attended the public hearing. No members of the public were present.

Flagpoles and Flag Requirements

Commissioner Zomparelli asked if there is anything listed in the code regarding the lighting of the flag. He explained there is proper etiquette for a flag if it is illuminated overnight.

Bethany Salmon indicated that currently there is nothing included in the proposed code section but can be reviewed. She went on to explain that the code currently

has other regulations that could be related to this section and that a review could be completed to potentially add illumination standards.

Commissioner Zaatar asked for clarification regarding the language indicating no flag should be displayed on an attached light pole. He also asked if a petitioner has to go through site plan approval to potentially erect three flagpoles in front of their business. Commissioner Zaatar indicated that he believes that there should be site plan approval and permits issued to any business wishing to construct flagpoles to ensure compliance with the code requirements.

Bethany Salmon indicated that the purpose of that section is to clarify that flags cannot be attached to something that is not a flagpole. She explained that flags are considered permit exempt. As long as they meet our code requirements, a sign permit is not necessary. However, if a concrete base was being installed, a permit would be required per the building code and a concrete inspection could be completed. Bethany clarified that any exterior changes to a commercial or non-residential property would need to be reviewed and administratively approved through an Appearance Review process.

Reassessing Temporary Sign Regulations

Commissioner Zaatar asked if this pertains to political signs.

Bethany explained that the proposed changes do not include political signs. She further indicated that, in 2015, the Supreme Court ruled that government cannot regulate signage based on content. Bethany clarified that generally if you can read a sign, it cannot be regulated on that basis.

Commissioner Paul asked what impact that would have on For Sale/For Rent/Vacancy signs and the timeframe that they are displayed.

Bethany explained that those signs are addressed in our current sign code and that they are not impacted by these revisions.

Sign Code Materials

Commissioner Zaatar asked why the revised language for a similar masonry materials is needed.

Bethany explained that this amendment provides further clarification to required building materials. For example, it can be hard to find a matching brick for a brick building constructed in the 1980's so they can use a precast panel to resemble brick in the same color.

Sign Code – Commercial Vehicles

Chairman Parisi asked for clarification on what would be acceptable for a commercial food establishment with several delivery trucks that are used every day.

Bethany explained that they must be parked in the least visible location and that this revision provides clarification between the vehicles used for daily operations and the ones that are not used for daily operations. She further indicated that this is to ensure that the ones being used for daily operations are not going to be prohibited and to regulate the vehicles being used solely for advertising purposes.

Sanitary Manhole Installation Requirements

Commissioner Zaatar asked why these products are to be used as opposed to others.

Sean Marquez explained the products used are selected based on the preference of the Public Works Department since they handle the maintenance of our sanitary sewer system.

As-Built Electronic Data Requirements

Chairman Parisi asked for a definition of as-built data.

Sean Marquez explained that once a development is constructed there is a survey of the site and we import that information to provide the location of utilities. That information is then very accurately represented in the GIS system.

Unshielded Access Lighting

Commissioner Zomparelli asked for clarification on the types of lighting proposed and for an example.

Bethany explained it is LED rope lighting that lines the parapet walls or the edges of the building. Staff provided sample images.

Commissioner Paul asked why we do not want LED rope lighting to be installed vertically or outlining windows or doors.

Bethany explained that the proposed code language is trying to avoid every feature on a building being illuminated with LED rope lighting. It is intended to be a minor architectural accent as opposed to lining the entire building.

Chairman Parisi asked if this applied to any of the buildings on the north side of Orland Parkway.

Bethany explained that this was being used as a test pilot and would apply to

buildings on the south side of Orland Parkway.

Ed Lelo further explained that this code amendment was initiated from a request by a particular petitioner that wanted to draw more attention to the I-80 corridor and to avoid requesting a variance. He continued that we do offer some other options, such as uplighting, in commercial areas. Ed indicated that there is another example of this type of lighting in the Village at Palos Health. Ed continued to explain that when the Orland Park Mall did their entry features, they have LED panels that were also installed. He indicated that so far the only issue that has been recognized in the field is when the lights pulsate or change from color to color. He said having one consistent color over a 24 hour period or changing that color based on a specific cause or holiday season provides the intended attention.

Commissioner Murphy commented that the lights at Palos Health are attractive. She indicated that when it is done tastefully, it is a great thing. She pointed out that if there are two or three tenants in a strip center and they all have different color, that creates a Disneyland effect.

Commissioner Zaatar indicated that this change seemed so specific to I-80 and that he would be concerned that this could be viewed as favoritism and that some verbiage should be created to encapsulate the Orland Mall, Palos Heath or buildings that wish to do this. He continued that this is an expensive new thing that is being used everywhere and he does not see a reason to limit it to one area, but if a test area is desired, then there is no objection. He also pointed out that it would be safest to create a paragraph if a petitioner wanted to do unshielded lights, then they need to obtain approval from the Village.

Ed clarified that this update has been requested by a specific petitioner for the Village to have this discussion, which is located at 116th Avenue and 184th Place on the corner. He explained that this is intended to draw attention to the area to gain tenants. Ed continued to explain that the reason it is so specific is so that it can be used as a test case and contained to one area as opposed to widespread throughout the Village.

Fence Requirements

Commissioner Zaatar clarified that if someone builds a wood fence, the village would require a three inch gap at the bottom with the new code changes.

Sean Marquez explained that there must be a three inch gap where a fence would be permitted.

Requirements for Privately-Owned Detention Ponds for New Developments

Chairman Parisi asked how the SSA would be collected.

Ed Lelo explained that it would be collected through the tax bill as an assessment. He further clarified that generally in order to establish a Special Service Area; you need 51% of the owners to agree to it in order for it to be created. He continued that if the developer owns all the land and if it is a requirement to set up this dormant SSA, there is one person that would essentially be responsible for creating the SSA. Ed explained that setting up the dormant SSA is not an issue, activating it after the fact is at the discretion of the Village, and we would need to have justification for activating it.

Commissioner Zaatar asked if you need to set up an entire department to accomplish this, and the Village wants it maintained a certain way, why not just have the Village maintain it and have the taxes set up accordingly.

Ed explained that the Village has been handling issues with some of the ponds not being maintained properly and there are years of deferred maintenance that have become costly to the Village.

Chairman Parisi asked for clarification that by establishing the SSA it is more cost-effective for the Village.

Commissioner Zomparelli asked how existing ponds would be handled and gave the example of Schussler Park.

Ed confirmed that this is an attempted fix that should have happened in years past but will not be retroactively enforced for existing subdivisions or developments. He continued by saying that the Village is the outlier in municipal stormwater management. Ed explained that Orland Park is one of the only communities that still continues to accept and maintain ponds. He indicated that most of the surrounding communities, have established these regulations so they don't continue to compound issues with cost or maintenance for the Village.

Chairman Parisi asked if there is any relation to this and the decision of the native plantings for the Eagle Ridge Pond.

Ed explained that the idea behind the native plantings is to reduce costs if maintained properly. Ed continued that if rip rap was to be used instead, there is a guarantee of replacement on a certain date.

Commissioner Zomparelli asked why the rip rap needs to be replaced over time.

Sean Marquez explained that you have to replace the rip rap because they erode over time and power washing is not possible after time.

Commissioner Zaatar asked if there are considerations for different construction standards implemented for the ponds, such as slopes and setbacks due to the

number of variances recently requested for projects.

Ed explained that there are standards set and that further discussion with the Board could take place. He continued when approving a pond with a variance, we are making maintenance a little bit more difficult and the developer is getting the benefit to their development and the Village is getting a slightly more difficult pond to maintain as well as the expense of it which is further support of having the ponds be privately maintained.

Overall, the Plan Commission expressed support of the code amendments.

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 29, 2020.

And

I move to recommend to the Village Board of Trustees to approve the Land Development Code amendments for Section 2-102, Section 5-112, Section 6-207, Section 6-210, Section 6-211, Section 6-212, Section 6-302, Section 6-307, Section 6-308, Section 6-310, Section 6-315, Section 6-408, and Section 6-409, as presented in the attached Amendment Report titled "2020 Land Development Code Amendments II - Amendment Report to the Plan Commission" and associated exhibits, prepared by the Development Services Department and dated September 29, 2020.

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

CLOSE PUBLIC HEARING

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

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

NON-PUBLIC HEARINGS

OTHER BUSINESS

2020-0657 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

Meeting adjourned at 8:17 p.m.

A motion was made by Chairman Nick Parisi, seconded by Member John J. Paul, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - Chairman Parisi, Member Paul, Member Murphy, Member Zomparelli, Member Zaatar and Member Sanchez

Nay: 0

Absent: 1 - Vice Chairman Schussler

Respectfully submitted,

Gerianne Flannery
Recording Secretary