

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, September 26, 2017

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

The meeting was called to order by Chairman Stephens, at 7:00 p.m.

Present: 6 - Chairman Stephens; Member Aubin; Member Parisi; Member Paul; Member Murphy, Member Shalabi

Absent: 1 - Member Jacobs

APPROVAL OF MINUTES**2017-0045 Minutes of the September 12, 2017 Plan Commission Meeting**

A motion was made by Commissioner Aubin seconded by Commissioner Paul to approve the minutes of the September 12, 2017 Plan Commission.

APPROVED

Aye: 5 - Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Abstain: 1 - Chairman Stephens

Absent: 1 - Member Jacobs

PUBLIC HEARINGS**2017-0574 Solar Panel Installation - 15613 Plum Tree Drive - Shah Solar Panels, Installation of 6.6 kW Solar Array as part of an Environmental Clean Technology (ECT) Review**

CORONA: Staff presentation made in accordance with written staff report dated September 12th, 2017.

STEPHENS: Is the petitioner present?

CORONA: Dr. Shah is not present.

STEPHENS: Is there anyone representing Dr. Shah?

AUBIN: Swore in John Ailey, 1414 W 17th Street, Chicago

AILEY: The presentation was clear in terms of what we are looking to do. It is going to help save him some energy from the grid, save him some money over time and help save the planet a little bit. We think it is a good project. We hope there aren't any complications.

STEPHENS: Is there anyone who wishes to address this petition?

AUBIN: Swore in Cheryl Cotrano, 15612 Chapel Hill Road, Orland Park

COTRANO: I am concerned about this. He said the diagram shows no rays coming down but the diagram has lines coming down. I'm also curious about why a neighbor can put in a new driveway or a roof and I don't get a letter stating that I can come down and comment but yet they are doing something like this. If this doesn't affect us then why were we notified? I feel like this is either going to be an eyesore or it is going to affect us. Cause I have never been questioned about what my neighbors can do to their homes before.

STEPHENS: You mean why were you notified? It is a requirement for the environmental clean technology. They have to send notices.

COTRANO: If it not affecting anyone but him and he is saving money, then why do they have to do this?

STEPHENS: Because it is a requirement that they have to inform the residents that are within 300'.

COTRANO: I understand but that's kind of double talk. It's a law but I want to know why it is a law. You know what I'm saying?

STEPHENS: I'm giving you double talk, is that what you said?

COTRANO: I feel like it, yeah.

STEPHENS: It is a requirement under the Village Code. That's it.

COTRANO: Ok, then my only comment is when this man put up an enclosed porch, sort of.

STEPHENS: Ok, we are not dealing with a neighbor putting up an enclosed porch.

COTRANO: No, it's the same man.

STEPHENS: It doesn't matter. What we are dealing with here is strictly this petition.

COTRANO: Well I feel like he is bringing my property value down. He keeps putting more and more junk on his house. Someday I will be selling my house and people are going to look out and say 'Oh my God, it looks like a spaceship landed here.' That's my comment.

STEPHENS: So noted. Anyone else?

AUBIN: Swore in Jackie Nevin, 15613 Plum Tree Drive, Orland Park.

NEVIN: I only have a question. When they were describing everything up there,

they were talking about glare. What kind of glare are we talking about here?

AILEY: As we know the sun moves to a number of any given positions in the sky throughout the day. Basically the issue is, is there an angle that the sun could ever get to that would send a reflection to the neighbor's house?

STEPHENS: So the glare would be the reflection sent to a neighbor's home?

AILEY: Yes. From the analysis that we have done, the sun is not going to get into a position to send a reflection towards the neighbor's house, which was analyzed from the lowest level of the sun which would decrease the angle of the reflection and the highest level of the sun. There is a relatively shallow pitch on that roof, so the reflection is going to be directed upwards and higher than the neighbor's building in this particular case. The sun is constantly moving so if there was one position where you might get a glare it would be for 15 minutes and then the sun would move and you wouldn't have a glare anymore. If you happen to be in a position, the sun is moving and the glare would be gone in minutes. The issue of glare is a very temporary and momentary type issue. It will not persist for an issue long enough to be a major irritation to anyone.

STEPHENS: Glare is the reflection of the sun off of the solar panels and onto any other houses. You have given us a diagram here that shows there will not be any glare onto any of the nearby houses.

AILEY: We didn't do any possible position of the sun over the course of a year. We did the extreme examples and those showed that it is too high. The reflection is too high to hit the neighboring houses.

STEPHENS: Thank you. That should answer your question.

NEVIN: That should be ok for the houses but we see helicopters flying around and smaller planes in our neighborhood. Will that glare affect them?

STEPHENS: I think that might be an extreme reach.

CORONA: I believe the FAA would regulate something like that.

STEPHENS: We will go to our Commissioners.

SHALABI: I do have a quick question. What is the percentage of the likelihood of the glare? Less than 5%?

AILEY: We did not discover any situation that glare would hit a nearby home.

SHALABI: Was it only the one home that was tested or was it the circumference of all the neighboring homes?

AILEY: The panels are on the east and south side of the house. The panels on the south side will get more direct sun for a longer period of time. That was the first analysis. The panels on the east side of the house when the sun is first rising, it is going to be low enough that the reflection is going to go higher than the sun. Anyway, we don't see any possibility that the east panels are going to cause any reflection that will hit any houses.

SHALABI: My follow up question is more informatory. You had mentioned earlier that this is a distinct savings to the homeowner over time. What period of time is that when you start to see savings?

AILEY: Every project is different. When you are doing the analysis you have to assume how much energy rates are going to go up. We make approximations but it is not like we can give an iron clad guarantee that this is exactly the result that you are going to get. Typically it is somewhere in the neighborhood of 5 – 10 years to make your money back and the system is guaranteed to last for 25 years. Long before the system wears out, the homeowner will make his money back and then some.

SHALABI: Thank you.

PAUL: We have had a few of these in the past and we have approved them. The same question always comes up about glare. Have we had any issues with the previous ones that have been approved with glare? People come to the meeting and express concerns about glare. Have we gotten any feedback from those neighbors?

CORONA: To my knowledge, we have not received any complaints so far.

PAUL: I can see how the reflection would tend to go up rather than out. We haven't had a problem with aircrafts and solar panels. I would have to believe that there are FAA rules on that. If you point a laser pointer at an airplane, you can go to jail so I have to believe in that.

AUBIN: I agree with Commissioner Paul. We have done these in the past even larger ones. Does the petitioner meet the solar energy system regulations?

CORONA: Yes.

MURPHY: We have approved quite a few of these and have not received any negative feedback after the installation.

PARISI: I would echo what the other commissioners said. No complaints and more importantly it is in line with one of the main goals of the Village's Comprehensive Plan and I appreciate the petitioner presenting. That is one of the main reasons

why we do notify the neighbors so that there can be an explanation to alleviate any concerns you might have.

STEPHENS: I agree with my fellow commissioners. The angle of the roof that it is going to be on shouldn't create any glare for any of the homes on the east. From the south, it doesn't seem it will create any glare either. We have the assurances from the manufacturer and the installer as far as glare from the panels. We have done quite a few of these and haven't had any response back. The chair will now entertain a motion.

PAUL:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 26, 2017,

And

I move to recommend to the Village Board to approve the Environmental Clean Technology review for a roof-mounted solar energy system at 15613 Plum Tree Drive as depicted on the plan set "Plan and Construction Set" prepared by Ailey Solar Electric, dated 08/04/2017, subject to the following conditions:

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

SHALABI: Second.

RECOMMENDED FOR APPROVAL

Aye: 6 - Chairman Stephens, Member Aubin, Member Parisi, Member Paul, Member Murphy and Member Shalabi

Nay: 0

Absent: 1 - Member Jacobs

NON-PUBLIC HEARINGS

OTHER BUSINESS

2017-0046 Memo: New Petitions & Appearance Review

None.

ADJOURNMENT

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

STEPHENS: This meeting is adjourned at 7:24p.m.

Respectfully submitted,

Heather Zorena
Recording Secretary
ADJOURNED