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Staff Report to the Board of Trustees

Orland Park Police Department Backup Dispatch Center Wireless Communication Facility

Prepared: 10/22/2025

Project: 2025-0667 - Orland Park Police Department Backup Dispatch Center Wireless Communication Facility

Planner: Marcus LeVigne

Petitioner: Orland Joint Emergency Telephone System Board

Project Representative: Richard Dalzell, Orland Park Police Department

Location: 10609 163rd Place

Requested Actions: Approval of a Special Use Permit for a Wireless Communication Facility.

SUMMARY

The proposed 80-foot lattice-style wireless communication tower meets the requirements of the Local Development Code (LDC) regarding location, height, design, and screening. It will be located more than 1,200 feet from the nearest residence, exceeding the required 500-foot minimum requirement, and its 80-foot height is within the 100-foot limit for non-co-located towers. The design, color, and existing fencing and landscaping are intended to minimize visual impact from the surrounding area.

PLAN COMMISSION SUMMARY

Present at the Plan Commission meeting were 6 Commissioners, members of the public, the petitioner, and Village staff. No members of the public provided comments regarding this case. Following the staff presentation, one question was raised by the Commission concerning the design of the proposed tower, specifically why a lattice-style tower was proposed instead of a monopole structure.

Mr. Dalzell responded that a monopole tower would block a significant portion of the radio frequency propagation from the antennas installed on it. He explained that a lattice-style tower allows for better signal performance, whereas a monopole structure would obstruct part of the signal and reduce overall capability.

The Plan Commission unanimously recommended approval of the Staff Recommended Motion 6 ayes, 0 nays, and 1 absent. This item is now before the Board of Trustees for consideration.

FINDINGS OF FACT

When considering an application for a special use permit, the decision-making body shall consider the Findings of Fact below:

1. The special use will be consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan, and these regulations.
2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.

3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.
4. The proposed use will [not] have an adverse effect on the value of adjacent property.
5. The applicant has demonstrated that public facilities and services will be capable of serving the special use at an adequate level of service.
6. The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.
7. The development will [not] adversely affect a known archaeological, historical, or cultural resource.
8. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the ordinances of the Village.

PLAN COMMISSION ACTION

The Plan Commission recommends that the Board of Trustees approves a Special Use Permit for a Wireless Communication Facility at 10609 163rd Place, subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based mechanical equipment must be screened from view from the right-of-way and from outside of the vehicle seizure lot fence.
3. Final engineering, including structural engineering, must be approved prior to issuance of permits.
4. All building code requirements must be met, including required permits from outside agencies.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0667, I move to approve the Plan Commission Recommended Action for this case;

AND

I move to adopt an Ordinance entitled: ORDINANCE GRANTING A SPECIAL USE FOR A WIRELESS FACILITY (ORLAND PARK POLICE DEPARTMENT BACKUP DISPATCH CENTER WIRELESS COMMUNICATION FACILITY)