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Staff Report to the Plan Commission

Orland Park Police Department Wireless Communication Facility

Prepared: 5/30/2024

Project: 2024-0413 – Orland Park Police Department Wireless Communication Facility

Location: 15100 Ravinia Avenue

P.I.N.s: 27-16-201-004-0000

Parcel Size: 9.83 acres

Petitioner: Orland Joint Emergency Telephone System Board

Requested Actions: Approval of a special use permit for a wireless communication facility with modifications to allow for the wireless communication facility to be over 100' tall, closer than 500' to adjacent residential, and to be a lattice-style tower.

SUMMARY

The purpose of this petition is for approval of a Special Use Permit to construct a new public utility structure as a replacement to the existing 30' radio tower on site. The proposed tower will be in the same location of the existing tower on the south side of the building. The tower will be 120' tall with a 10'-12' antenna and/or lightning rod above that.

COMPREHENSIVE PLAN

Planning District	Downtown Planning District
Planning Land Use Designation	Community and Institutional

ZONING DISTRICT

Existing	VCD Village Center District
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LAND USE

Existing	Government
Proposed	Government

ADJACENT PROPERTIES

	Zoning District	Land Use
North	VCD and OS	Office (Ravinia Woods Office Park)
South	COR and OS	Office (Ravinia Place Office Park)
East	BIZ	Commercial (Michaels)
West	R-4 Residential	Multifamily Residential (Camenno Terrace)

REQUESTED MODIFICATIONS

1. Request to allow a tower height up to 120' in height to facilitate the necessary topology clearance for engineered radio signal propagation (Section 6-311.G.3.e).
2. Request to permit tower no less than 260' from adjacent residential buildings (Section 6-311.G.3.d).
3. Request to allow for a lattice tower in lieu of a self-supporting monopole (Section 6-311.G.3.f.).

SITE PLAN

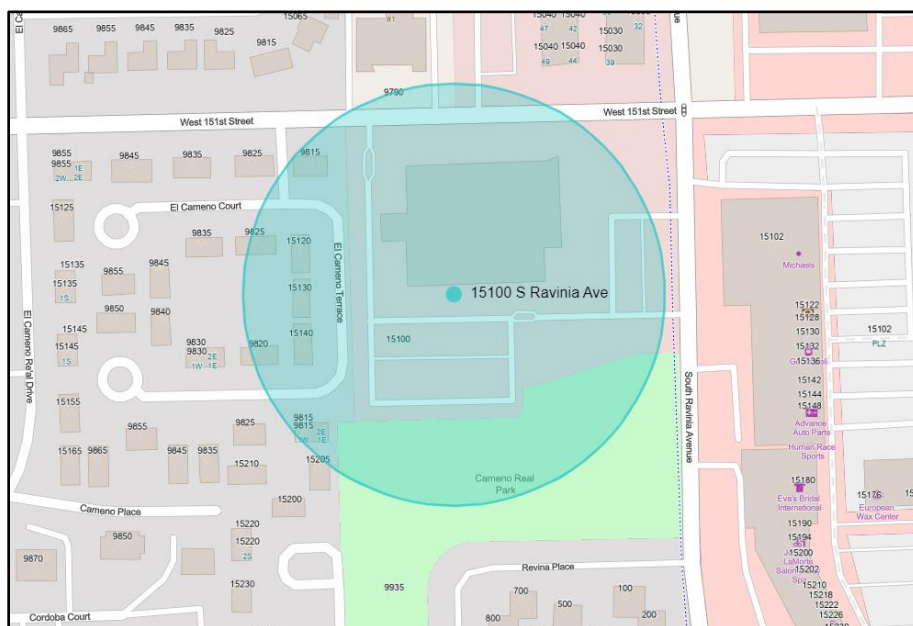
According to Section 6-311.E.1 of the Village's Land Development Code (LDC), a new cell tower requires a Special Use Permit, which the Police Department has requested through this petition. The proposed lattice-style tower, as shown on the proposed site plan, stands at 120' tall and will be visible from the surrounding areas. The LDC attempts to soften the impact of wireless communication facilities on adjacent properties through spacing requirements, height restrictions, structure style and color, and landscape buffers.

Location

According to Section 6-311.G.3.d of the LDC, any new wireless communication facility must be located at least 500' from the nearest residential building. The proposed tower is located 260' from the nearest residential building, thereby requiring a modification for the reduction in the minimum tower setback from residential areas.

The proposed location of the new tower is on the south side of the Police Department building, replacing an existing tower. This placement minimizes disruption to new areas and utilizes an already established site. The distance from the tower base to the adjacent Cameno Terrace subdivision is approximately 210', ensuring that the structure remains within a reasonable proximity to necessary infrastructure while maintaining operational efficiency. The existing landscape buffer on the east side, along with the Police Station to the north, provides substantial screening, reducing visual impact on nearby residences.

Map of 500' Radius around Proposed Wireless Communication Facility



The closest residential building is located 260' from the base of the tower. Village of Orland Park GIS, 2024.

Height

The LDC permits a height of up to 150' for wireless communication facilities, but only if equipment is co-located with other entities on the tower. If not co-located, the maximum height is 100'. The proposed tower is 120' tall and will not be co-located, requiring a modification for the increase in height. The 120' height is essential for achieving the necessary topology clearance required for effective radio signal propagation, which is critical for police operations. Co-location is not feasible in this case due to the specific technical and operational needs of the Police Department, which requires dedicated infrastructure for optimal performance. The proposed height remains below the maximum permissible height of 150' if co-location were applicable, indicating that the increase is within reasonable limits.

Tower Elevations

The LDC specifies a preference for monopole structures. The proposed tower is a lattice-style structure, similar to other existing towers within the Village, requiring a modification for the tower style. The lattice-style tower is consistent with existing structures at the Orland Fire Protection District and the Recreation and Parks Department. The triangular tapered design and neutral color of the tower minimizes visual intrusion and blends with the surrounding environment. The inclusion of a lightning rod, antenna, dish antenna, and an equipment cabinet within a fenced and landscaped enclosure ensures that the facility is both functional and as visually unobtrusive as possible.

Landscape Buffer

Year-round landscaping is already in place on the east side of the proposed tower, providing significant visual screening from Ravinia Avenue. Additional landscaping will be maintained to ensure minimal visual impact from other directions. The existing landscaping effectively screens the base of the tower from key viewpoints, including Ravinia Avenue and 151st Street. The proposed fence and landscape buffer further mitigate the visual impact, ensuring that the facility integrates seamlessly with the surrounding area. The location of the Police Station to the north of the tower serves as an additional barrier, enhancing the overall aesthetic and functional integration of the tower within the site.

FINDINGS OF FACT

When considering an application for a special use permit, the decision-making body shall consider the extent to which the following special use standards are met.

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.

Reliable police radio coverage is essential to public safety operations during an emergency. The communications tower, equipped with police radio receiver systems, will enhance portable radio coverage in Orland Park. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel proposed for development.

The special use is consistent with the community character of the immediate vicinity. The proposed lattice-style tower is similar to existing structures within the Village, such as those at the Orland Fire Protection District and the Recreation and Parks Department.

3. The design of the proposed use will minimize adverse effects, including visual impacts on adjacent properties.

The design of the proposed wireless communication facility includes measures to minimize adverse effects, particularly visual impacts on adjacent properties. The lattice-style tower will be a neutral color and tapered to reduce its visual footprint. Additionally, a fence and landscape buffer will surround the base of the tower, further mitigating visual impact and ensuring it blends with the surrounding environment.

4. The proposed use will [not] have an adverse effect on the value of adjacent property.

The project is part of a crucial initiative to enhance police radio coverage, which is essential for public safety and community well-being. By replacing an existing tower and maintaining visual buffers, the development will not impose significant economic impacts on neighboring areas.

5. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage

systems, refuse disposal, water and sewers, and schools will be capable of serving the special use at an adequate level of service.

The proposed special use permit will enhance the reliability of police communications, thereby improving public safety services in Orland Park.

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.

The subject property is owned by the Village of Orland Park. The Village will be responsible for maintaining the property.

7. The development will not adversely affect a known archaeological, historical, or cultural resource.

The proposed development will not result in significant adverse effects on the natural environment, including archeological, historical, or cultural resources.

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.

The proposed development adheres to all relevant local, state, and federal laws and regulations, except where relief is granted with the request. All necessary permits and approvals will be obtained prior to construction, and the project aligns with the Land Development Code governing land use and development in the Village of Orland Park.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0413 also known as OPPD Wireless Communication Facility, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 30, 2024;

And

Staff recommends that the Plan Commission approve a Special Use Permit for a Wireless Communication Facility 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. A fence must be provided at the base of the tower to enclose all ground-based mechanical equipment.
3. Work with staff to revise landscape plan to create a more effective and naturalized screen.
4. All mechanical equipment must be contained within the fenced tower enclosure. Verify the fence enclosure area.
5. Final engineering, including structural engineering, must be approved prior to issuance of permits.
6. All building code requirements must be met, including required permits from outside agencies.

And

Staff recommends that the Plan Commission approve the below requested modifications:

1. Allow for tower height to be extended up to 120' (Section 6-311.G.3.e).
2. Allow for tower to be located no less than 260' from adjacent residential buildings (Section 6-311.G.3.d).
3. Allow for a lattice tower in lieu of a self-supporting monopole (Section 6-311.G.3.f.).

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0413, also known as Orland Park Police Department Wireless Communication Facility, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.