

VILLAGE OF ORLAND PARK

*14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us*



Meeting Minutes

Wednesday, September 9, 2015

7:00 PM

Village Hall

Plan Commission

Louis Stephens, Chairman

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

CALLED TO ORDER/ROLL CALL

The meeting was called to order by the Acting Plan Commission Chairman, Mr. Paul Aubin, at 7:00 p.m.

Present: 4 - Member Jacobs; Member Aubin; Member Dzierwa, Member Parisi

Absent: 3 - Chairman Stephens; Member Paul, Member Murphy

APPROVAL OF MINUTES**2015-0067 Minutes of the September 9, 2015 Plan Commission Meeting**

A motion was made by Commissioner Parisi, seconded by Commissioner Jacobs; to approve the minutes of the August 11, 2015 Plan Commission.

APPROVED

Aye: 3 - Member Jacobs, Member Aubin and Member Parisi

Nay: 0

Abstain: 1 - Member Dzierwa

Absent: 3 - Chairman Stephens, Member Paul and Member Murphy

PUBLIC HEARINGS**2015-0208 Orland Township Facility Renovation**

TURLEY: Staff presentation made in accordance with written staff report dated September 9, 2015.

AUBIN: Thank you for your presentation. Does the petitioner wish to address the plan commission? Seeing no one, we will go to the public. Seeing no one, we will go to the Commissioners.

JACOBS: I agree with staff in everything that has been presented.

PARISI: It is pretty straightforward. Just glad that you are replacing the trees.

DZIERWA: I agree with my fellow Commissioners. I like the idea of the stub, we do like to cross connect. Many property owners don't like it but they don't realize how much it helps with traffic on LaGrange Road.

AUBIN: Thank you. I concur with my fellow Commissioners. If indeed the petitioner had something to say or had a problem with any of the many conditions that are tied to this petition, they certainly would have come up to the microphone so I'm assuming that you are satisfied with staff's report. The chair will entertain a motion.

TURLEY: Mr. Chairman, I just wanted to draw your attention to the revised motion

on the dais. It has some updated citations.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 9, 2015.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Orland Township Facility Renovations Site Plan"; sheet C3.00; dated 5-08-15; subject to the following conditions which must be met and changes made prior to the Board meeting.

1. Submit an updated site plan incorporating all changes. Remove asphalt information box and curb related notes from plan.
2. The new dumpster cannot function as a drive through/by drop off bin and no materials may be stored on the exterior of the dumpster enclosure.
3. Include a barricade at end of driveway stub at property line.
4. Meet all final engineering and building code requirements.

And

I move to recommend to the Village Board approval of the landscape plan, "Orland Township Facility Renovations Landscape Plan", sheet L1.00, updated 5-20-15, with the following conditions, which must be met and changes made prior to the Board meeting.

1. Add 3 additional trees between Ravinia Avenue and the new parking lot curve to meet tree mitigation requirements.
2. Add 6 additional shrubs to screen southwest corner of new parking lot.
3. Install a 'Type 'B' buffer along the eastern side of the new parking lot.

And

I move to recommend to the Village Board approval of the elevations titled "Orland Township Facility Renovations Exterior Elevations", sheet A4.00, updated 5-26-15, and "Orland Township Facility Renovations Site Details", sheet A0.03, updated 5-26-15; subject to the following conditions which must be met and changes made prior to the Board meeting.

1. Screen all new mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. Signage is not part of this petition and should be submitted for separate review to the Building Division.
3. All exterior building changes are to match the existing building in material, color,

style, and finish.

4. All building materials must meet building code requirements.

5. All masonry must be of anchored veneer type masonry with a 2.625" minimum thickness.

and

I move to recommend to the Village Board approval of a Special Use Permit Amendment for a Planned Development subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Parking spaces that exceed Code minimums by more than 20%.

2. Reduced eastern landscape buffer from a required 15' to 12'.

I move to recommend to the Village Board approval of a re-subdivision including a right of way vacation and lot consolidation.

1. Petitioner must submit a Record Plat to the Village for recording.

DZIERWA: Second.

RECOMMENDED FOR APPROVAL

Aye: 4 - Member Jacobs, Member Aubin, Member Dzierwa and Member Parisi

Nay: 0

Absent: 3 - Chairman Stephens, Member Paul and Member Murphy

2014-0548 Verizon Co-Location - Special Use Permit

PITTOS: Staff presentation made in accordance with written staff report dated September 9, 2015.

AUBIN: Thank you. Is the petitioner in the room tonight?

PARISI: Swore in Shane Hennessy-York, 660 Midwest Court, Oakbrook Terrace.

HENNESSY-YORK: We at Verizon concur with all of staff's recommendation except for one. We concur with the upgraded fence to 100%. We have no problem adding three additional trees on the northeast corner of the property for future screening. The relocation of two trees, we have no problem replanting or reusing those trees and complying with the upgraded landscape design. However, the 22.5' setback is something very difficult for the Verizon team and the fire station to comply with. There are a few primary reasons for this. This has been a location that Verizon has been attempting to collocate on for over a year now. We have done extensive structural upgrades and tests for the collocation of Verizon's equipment to support this facility so an alternative tower is not required. The location that has been presented has been hand selected by the fire district. We have looked at multiple options. Can we use outdoor cabinets? Can we occupy

parking spaces? Can we locate the shelter anywhere else on the property? This location has been selected by the fire chief. One of the reasons why we cannot minimize is the facility as it is located will have cables that will come out of the side of the shelter and run underground to the base of the tower. The fire department selected this location for a number of reasons: there is an underground manhole that surfaces in the middle of the parking lot. If we move one direction or the other, we run into complications with running up the necessary leg of the lattice tower. More importantly, if we do move this further down, we end up impacting more of the parking lot and inconveniencing the fire station for the 4-6 weeks that this construction timeline takes. Every parking space at this location is occupied and used. This location has been selected by the fire department for their preferential location. It is unfortunate that this is a condition that we cannot oblige to but this is not without the due diligence and the necessary history of working alternative locations around the entire fire station to come up with this one location. As mentioned previously, with the exception of that one condition, the Verizon team agrees and concurs with all staff's recommendations.

AUBIN: Thank you. I have some inside information that there is going to be room for compromise and you will see that as we go to our motion here this evening. Am I correct in making that statement, Mr. Pittos?

PITTOS: We can work with the petitioner to identify an appropriate setback.

AUBIN: This is a public hearing but due to there being no public here, we will ask our Commissioners for comments.

JACOBS: Again I think this is extensive effort by staff to present this in a proper manner. I personally don't understand the 22.2' setback. Why is that so critical? Where else would they go if they didn't go there?

PITTOS: The 22.5' setback is 10% of the lot width, which is from Wolf Road out to the east property line of the fire district. It is in the R-3 zoning district and this district requires a side setback of 10% of your lot width. That comes to 22.5'.

JACOBS: We can do something about that, perhaps?

PITTOS: New construction typically must meet all bulk requirements unless there is an outstanding issue that would force a lesser setback. It could be a pipeline. It could be some sort of infrastructure that we don't want to cover up with an additional facility. To date based on the site plans that the Village has been able to review, there have been no indications of infrastructure where we want the shelter to be moved in order to meet that side setback but that is something we can investigate together with Verizon and the fire district. It sounds like the fire district had pretty specific goals and objectives in placing the shelter at the location that is being presented to us today.

AUBIN: I would think there would be some room for compromise with the fire district as well.

PARISI: What is the benefit of adding this facility?

HENNESSY-YORK: The service in this area is lacking based on Verizon's RF engineering and drive test studies. It has been an important task that the Verizon team has been looking to fill for some time. We have looked at many alternatives but understand that a new tower is not an option and colocation is our best option. With the proposed structural upgrades to this facility, the expectation is that Verizon subscribers would be able to utilize the 4G LTE new technology that is available on the market with new colocations such as these.

DZIERWA: I think if you work with staff and the fire department is willing to go along with this being where you want it to be, then I don't think we have a problem with it. The reason I say that is because putting up another tower would never fly. At this point, if that is your only stipulation to put it in a different location, then you should work with staff to just get the project done.

HENNESSY-YORK: Based on our conversations with staff, we are welcome to the option of going with staff to going to visit the location with the Verizon team, our engineers, and the fire department to find a suitable location to best try to accommodate the setback and still while accommodate the fire department's operations.

AUBIN: The three commissioners have said what I was going to say. Mr. York, we have one point of contention and I think that when Commissioner Parisi reads our condition, you will see that we are going to work to compromise with you.

PARISI:

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated September 9, 2015

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plans titled "Enlarged Site Plan", sheet C-1, and "Site Grading Plan", sheet C-2, prepared by Chicago SMSA and TERRA Consulting Group, Ltd., dated May 22, 2014, last revised August 21, 2015, subject to the following conditions:

- 1) Install a 100% opaque fence surrounding the ground equipment enclosure on all four sides.
- 2) Preserve both trees marked for removal on the proposed landscape plan unless a reasonable condition exists that prevents the shelter structure from

meeting Code required side setbacks. In that case, mitigate any tree loss at a one to one ratio and update the landscape plan.

3) Petitioner will work with staff to arrive at a mutually agreeable side setback requirement from the east property line.

4) Add three more arborvitae trees to the northeast façade of the ground equipment enclosure to ensure any protrusions of the shelter structure above the fence line is screened from view of future residential development.

5) Meet all final engineering and building code related items.

and

I move to recommend to the Village Board of Trustees to approve the Elevations titled "Site Elevation", sheet ANT-1, and "Equipment Enclosure Elevations", sheet B-2, dated May 22, 2015, last revised August 21, 2015, subject to the same above conditions.

and

I move to recommend to the Village Board of Trustees to approve a special use permit for a wireless communication facility at OFPD Fire Station No. 3 in the R-3 Residential District and on an institutional parcel subject to the same conditions as outlined in the preliminary site plan motion. Modifications to the special use permit include:

1) Enable the location of a utility sub-station within 25 feet of a side lot line.

All changes must be made prior to the Board meeting.

JACOBS: Second.

RECOMMENDED FOR APPROVAL

Aye: 4 - Member Jacobs, Member Aubin, Member Dzierwa and Member Parisi

Nay: 0

Absent: 3 - Chairman Stephens, Member Paul and Member Murphy

NON-PUBLIC HEARINGS

OTHER BUSINESS

2015-0040 Memo: New Petitions & Appearance Review

None.

2015-0559 Historic Preservation Plan Commission Handbook

PITTOS: Staff presentation made in accordance with written staff report dated September 9, 2015.

AUBIN: Let's read this and then we will have our comments for the next meeting.

No motion.

NO ACTION

ADJOURNMENT

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

AUBIN: This meeting is adjourned at 7:43 pm

Respectfully submitted,

Heather Zorena
Recording Secretary