

VILLAGE OF ORLAND PARK

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



Meeting Agenda

Tuesday, July 24, 2018

7:00 PM

Village Hall

Plan Commission

Nick Parisi, Chairman
Commissioners: Paul Aubin, John J. Paul,
Laura Murphy, Dave Shalabi
Edward Schussler and Patrick Zomparelli

Short Agenda Council Boiler

CALLED TO ORDER/ROLL CALL

APPROVAL OF MINUTES

[2018-0086](#) Minutes of the July 10, 2018 Plan Commission Meeting

PUBLIC HEARINGS

[2018-0395](#) Olde Mill Lot Consolidation (Nolan) - Lots 49 and 50

Continued

[2018-0294](#) Verizon Wireless Monopole, 15100 80th Avenue - Special Use Permit with modifications

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NON-PUBLIC HEARINGS

OTHER BUSINESS

[2018-0010](#) Memo: New Petitions & Appearance Review

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

DATE: July 24, 2018

REQUEST FOR ACTION REPORT

File Number:	2018-0086
Orig. Department:	Development Services Department
File Name:	Minutes of the July 10, 2018 Plan Commission Meeting

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:

DATE: July 24, 2018

REQUEST FOR ACTION REPORT

File Number: **2018-0395**
Orig. Department: **Development Services Department**
File Name: **Olde Mill Lot Consolidation (Nolan) - Lots 49 and 50**

BACKGROUND:

QUICKFACTS

Project

Olde Mill Lot Consolidation (Nolan) - Lots 49 and 50

Legislative File ID

2018-0395

Petitioner

Pat Nolan

Purpose

The petitioner is proposing to consolidate lots 49 and 50 in the Olde Mill Phase III subdivision into a single lot to increase the side yard and accommodate future accessory structures for the existing single-family home on lot 49.

Requested Actions: Subdivision (Consolidation); Variance

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

I move to continue file number 2018-0395, Nolan Consolidation, to the August 14, 2018 Plan Commission meeting.

REQUEST FOR ACTION REPORT

File Number: **2018-0294**
Orig. Department: **Development Services Department**
File Name: **Verizon Wireless Monopole, 15100 80th Avenue - Special Use Permit with modifications**

BACKGROUND:

QUICKFACTS

Project

Verizon Wireless Monopole, 15100 80th Avenue - Special Use Permit with modifications

Legislative File ID

2018-0294

Petitioner

Dennis Paul
Dolan Realty Advisors, LLC

Purpose

The applicant requests authority to construct and maintain a new 75'-0" monopole with an overall height of 90'-0" and a 584 square foot lease area to house Verizon Wireless equipment on the west side of the existing Orland Fire Protection District (OFPD) Station 2 Building with modifications for setback requirements. The proposed monopole will be replacing the existing 40'-0" lattice tower with an overall height of 55'-0". The property is located at 15100 80th Avenue in the R-3 Residential Zoning District, near the intersection of 151st Street and 80th Avenue in Orland Park.

Requested Actions: Site Plan, Special Use Permit with modifications

Project Attributes

Subject Property Address: 15100 80th Avenue

P.I.N.: 27-14-201-010-0000

Property Area: 24,339 Square Feet

Lease Area: 584 Square Feet

Comprehensive Plan Planning District: Silver Lake South Planning District

Comprehensive Plan Land Designation: Community and Institutional

Existing Zoning: R-3 Residential District

Existing Land Use: Institutional - Orland Fire Protection District Station 2 Building/ Wireless Communication Facility

Proposed Land Use: Institutional - Orland Fire Protection District Building/ Wireless Communication Facility

Surrounding Land Use:

North: R-2 Residential District

South: R-3 Residential District, Golfview Subdivision

East: R-3 Residential District, Faith Methodist Church

West: R-3 Residential District, American House Mixed Residential

OVERVIEW AND BACKGROUND

The existing lattice tower located on the west side of the Orland Fire Protection District Station 2 building has been in place for over 35 years and houses equipment to support the Fire Districts daily operations. The building has gone through 2 major improvements, the first being an addition in 1994 and more recently an interior and exterior remodel in 2013. In that timeframe the existing lattice tower has remained unchanged.

The current proposal for a special use permit with modifications for the proposed monopole are described below.

PROJECT DESCRIPTION & CONTEXT

Verizon Wireless is proposing to replace the existing 40'-0" lattice tower with an overall height of 55'-0" located at 15100 80th Avenue with a new 75'-0" monopole with an overall height of 90'-0" and a 584 square foot lease area. The monopole will be constructed with Verizon Wireless equipment at 67'-0" and existing OFPD equipment will be relocated in two locations; one at 35'-0" and one on top of the tower extending to the 90'-0" elevation.

The new monopole will be placed directly west of the existing lattice tower. The lattice tower will be removed upon the completion of the new monopole construction.

A 584 SF lease area is proposed by Verizon Wireless at the base of the tower and will be utilized for Verizon Wireless ground equipment. Within the compound a 9.4' x 16' concrete pad will be installed as an equipment platform. An 8'-0" high security fence constructed of vinyl with a gate and a lock will screen the proposed ground equipment. The vinyl fence will match the existing fence on site.

The recent remodel of the OFPD Station 2 included landscape improvements and due to lack of space, the petitioner will provide a \$2,500 in lieu fee to the Village's Tree Mitigation Bank to meet the landscape requirements.

The Village recommends the petitioner select a monopole color that will blend with the surrounding environment for visual harmony to meet the Section 6-311.F, "General Standards of Wireless Communication Facilities" of the Land Development Code. Village staff to review and approve.

DETAILED PLANNING DISCUSSION

Preliminary Engineering

Preliminary Engineering has been recommended for approval with conditions by the Village's engineering consultant, Christopher B. Burke Engineering Ltd. (CBBEL). The review of the structural plans/ shop drawings for the proposed monopole and pole foundation will require additional review.

Site Plan

The proposed site plan details the 75'-0" monopole with an overall height of 90'-0" and a 584 SF lease area located at 15100 80th Avenue.

Mobility

The site is directly accessible from 80th Avenue, which is a minor arterial under CCHD jurisdiction.

Vehicular/Traffic

80th Avenue will provide direct access to the site.

Parking/Loading

The existing OFPD Station 2 parking lot.

The tower and ground equipment are directly accessible from the OFPD parking lot.

Monopole Tower Elevations

The proposed elevation drawings depict a 75 foot tower (with an overall height of 90 feet). The monopole will be constructed with Verizon Wireless antennas mounted at 67 feet, and OFPD equipment mounted at two separate locations, one at 35 feet and one at the top of the tower extending to the 90' elevation. The tower will have the capability of holding additional co-locations. The tower will be built within a 584 square foot compound that will be surrounded by an eight (8) foot tall security fence.

Fence Section detail- Sheet C-3

An 8-foot high security fence will be constructed of vinyl with a gate and a lock and will match the existing fence on site.

Equipment Elevation- Sheet B-2.

The ground equipment will consist of a standby generator, battery cabinet, equipment cabinet, H-Frame for mounting equipment and Telco Box.

Antenna Plan- 67 Ft Level- ANT-3, 3A.

Verizon Wireless equipment will be located at 67'-0". The location, technology model number, length, and specifications are detailed.

Landscaping/ Mitigation

Due to the recent landscape improvements to the site, the petitioner will not be providing landscaping for the site. The petitioner will pay the fee of \$2,500 to the Village's Tree Mitigation Bank.

Special Use Permit

A Special Use Permit is required for this wireless communication facility. Section 6-311 of the

Land Development Code notes that wireless communication facilities are an allowable use on institutional parcels in any zoning district only via a Special Use permit.

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. Staff provided the petitioners response to the standards below:

1. The special use will be consistent with the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan and these regulations; (List factors that demonstrate how your proposal meets this standard.)

Petitioners Response:

Some of the Comprehensive Plan's stated objectives are to:

a) Foster the shared-use of facilities by two or more governmental agencies and by the public and private sectors. Private enterprise, Verizon Wireless (VzW), is sharing an existing facility with a governmental agency, Orland Fire Protection District (OFPD), the fire station tower and property.

b) Support the role of the private sector in providing appropriate community facilities. The collocation of VzW will help to lower operating costs to the OFPD since VzW will not only pay rent to OFPD for the site but will also relieve OFPD of the cost of maintaining the tower, insuring the tower and keeping all governmental licenses current for the tower because the Lease shifts those obligations to VzW.

c) Utilize community development and zoning activities to assist local public institutions in meeting land and facility expansion needs. OFPD will be able to increase the height of their existing tower to improve communication between their facilities at no additional cost to them or the public.

Staff Response:

The proposed project meets the vision of the Village's Comprehensive Plan.

2. The special use will be consistent with the community character of the immediate vicinity of the parcel for development; (List factors that demonstrate how your proposal meets this standard.)

Petitioners Response:

There is already a lattice tower on the proposed property that is in use by the Orland Park Fire Protection District (Grandfathered by Ordinance) and that meets the specific RF needs of Verizon Wireless as indicated in the attached RF Propagation Maps). Since lattice towers are not allowed under the existing tower ordinance, the construction of this monopole will be an improvement to the existing use and will remove an undesirable (by zoning ordinance) lattice tower and replace it with an acceptable monopole tower. The OFPD desires a higher antennae centerline, therefore, the OFPD will occupy the top (less visually prominent) position on the tower and Verizon Wireless will be at the lower elevation they require. The addition of VzW's antennae will improve both in-building and in-vehicle coverage in the area benefiting wireless coverage in homes, businesses, social and cultural facilities such as schools, churches, Silver Lake County Club, and Boley Farm all near to this facility. 600+ school districts replaced text books with tablets in classrooms. (See attached Verizon - Education information sheet).

Staff Response:

The proposed monopole is consistent with the existing character in the immediate vicinity as a tower currently exists on site.

3. The design of the proposed use will minimize adverse effect, including visual impacts on adjacent properties; (List factors that demonstrate how your proposal meets this standard.)

Petitioners Response:

Since there is already a tower here, the adverse effect, if any, will be minimized compared to a totally new tower on a property in the area that does not already have a tower; such as the vacant property just south of the fire station or the property north of the proposed location. (See attached photosim from W. 151st Street). Additionally, the tower proposed is the shortest tower possible that will accommodate the needs of the OFPD, the higher tenant on the proposed monopole, and the needs of Verizon Wireless the lower additional user and not cause interference between the 2 users on the proposed tower.

Staff Response:

The adverse effect of the proposed monopole is minimized as a tower already exists in this location.

4. The proposed use will not have an adverse effect on the value of the adjacent property; (Insert explanation. If necessary, the petitioner should be prepared to offer expert testimony that the proposed project will have no adverse impact on surrounding properties.)

Petitioners Response:

There is no evidence that property values have been negatively impacted by new wireless towers and since there is already a tower here there is little chance of that occurring from the proposed replacement and collocation on the new tower at this property (see IMPACT OF TOWERS ON RESIDENTIAL VALUES, attached).

Around 52% of all US households are now wireless only for voice service; that number is increasing annually and more than 75% of prospective home buyers prefer strong cellular connections when buying a new home (see attached Verizon -- Wireless Trends). 90% of US households use wireless service. With this increase in demand from users at home and those who work from home comes the need for more facilities to meet the customer needs. Regarding items that improve a home's resale value "...the fastest type of high speed internet available, can add \$5,437.00 to the price of a \$175,000.00 home - about as much as a fireplace, or half the value of a bathroom." (WSJ, "How Fast Internet Affects Home Prices", June 30, 2015") (See attached Verizon - Importance of Wireless coverage to Homeowners and Buyers).

Staff Response:

Staff does not have an expert opinion on this standard.

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; (Insert explanation):

Petitioners Response:

The proposed replacement tower is an unmanned facility; therefore it will not place any additional burdens on the public services or the utility infrastructure of the area.

Furthermore, 76% of 911 calls originate from a cell phone (National Highway Traffic Administration, February, 2016) Therefore police, fire, hospital and medical services will be improved and more reliable since this facility will have an emergency generator installed that will keep it on-air during a potential power outage in the area.

With 19,500+ cars per day using W. 151st Street there is a need for improved in-vehicle coverage in the area and, as the future unfolds, self-driving cars could save over 21,700 lives and \$447 billion per year. (See attached Verizon - Wireless Trends).

Staff Response:

The proposed monopole will have no change to current public facilities and services capabilities.

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; (Insert explanation):

Petitioners Response:

The small site is fully developed with a fire station building parking lot and existing tower in the rear yard of the fire station complex. The proposed new monopole tower will be located adjacent to the existing tower and once all equipment is removed from the existing tower the old lattice tower will be removed by the OFPD. The only other improvements to be added will be outdoor equipment cabinets for Verizon Wireless' radio equipment that will be placed in the rear yard adjacent to the new monopole tower.

Staff Response:

The proposed project meets standards for lot coverage.

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

Petitioners Response:

The Boley Farm lies approximately 725' to the west of the fire station, and therefore, is already somewhat visually impacted by the existing tower, as well as the aboveground utility lines that run along 151st street that is adjacent to the Boley Farm frontage. Verizon Wireless will file all necessary applications with/for National Environmental Policy Act (NEPA), State Historic Preservation Office (SHPO), Tribal Notification, etc. and comply with their findings and recommendations.

Staff Response:

Staff does not have an expert opinion on this standard.

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 requirements of the ordinances of the Village.

Petitioners Response:

The proposed replacement of the existing lattice tower with a monopole will comply with all Ordinances of the Village of Orland Park as well as all Building Codes adopted by the Village. Once the application is approved the tower and foundation will be designed to meet all governmental requirements for a communication tower. See CDs submitted with this application.

Staff Response:

The petitioner has consistently been willing to work with Staff to achieve a development project that meets the Village's development standards.

Modifications

The petitioner requests two (2) modifications from the Land Development Code. Both of these modifications are related to setback requirements and are listed below. Staff provided information/ opinions below the listed modifications based on information provided by the petitioner as of July 20, 2018.

1) Side Yard Setback (Section 6-311.G.3.b): A reduction of the side yard setback from 13'-0" to 11'-5" on the west side of the property.

The Land Development Code states that freestanding wireless communications facilities must meet all setback requirements of the zoning district in which it will be located. The R-3 Zoning District requires the side yard setback be 10% of the width of the lot. The side yard setback for this property is 13.3' on the west side. The location of the west face of the tower is 11.5' from the west property line. This modifications is required because it is not preferred to place a new tower exactly where an existing tower is located due to unknown structural integrity of the soil, as well the new tower foundation is going to be a deep caisson. Deep caisson drilling in not recommended directly adjacent to an existing building. The integrity of the existing building's

structure may be compromised.

2) Residential Setback (Section 6-311.G.3.d): A reduction of the residential setback from 500'-0" to 90'-0".

The Land Development Code states that freestanding wireless communications facilities must be a minimum of 500 feet from any residential building. This condition currently exists on site as the existing lattice tower is setback 90' from the closest residential building.

Land Use/Compatibility

The petitioner will be leasing 584 square feet from the OFPD of the 24,339 Square Feet. The location of the lease area is consistent with the existing use of the site.

This is now before Plan Commission for consideration.

BUDGET IMPACT:

REQUESTED ACTION:

Regarding Case 2018-0294, Verizon Wireless Monopole, I move to accept and make findings of fact for a Special Use Permit with modifications and the proposed plans as discussed at this Plan Commission Meeting and set forth in this staff report, dated July 20, 2018;

And

I move to recommend to the Village Board of Trustees to approve the preliminary site plans titled "Engineering Site Plan" sheet C-1; "Fence Details" sheet C-3; "Site Details" sheet ANT - 3, 3A; and "Equipment Platform Details" sheet B-2 prepared by Terra Consulting Group, Ltd. dated 7/23/2015 with revisions dated 4/5/2018, subject to the following conditions:

- 1) Meet all Building and Land Development Code Requirements; and
- 2) Obtain the necessary permit from the Village's Building Division prior to initiating work; and
- 3) The color of the monopole shall blend with the surrounding environment for visual harmony to meet the Section 6-311.F Land Development Code requirements.

And

I move to recommend to the Village Board of Trustees to approve the elevation plans titled, "Site Elevations" sheet ANT-1 prepared by Terra Consulting Group, Ltd. dated 7/23/2015 with revisions dated 4/5/2018.

And

I move to recommend to the Village Board of Trustees to approve a special use permit for a wireless communication facility located at 15100 80th Avenue, the Orland Fire Protection District Station 2 site with the following modifications:

- 1) A reduction of the side yard setback from 13'-0" to 11'-5", Land Development Code Section 6-311.G.3.b
 - 2) A reduction of the residential setback from 500'-0" to 90'-0", Land Development Code Section
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DATE: July 24, 2018

REQUEST FOR ACTION REPORT

File Number: **2018-0010**
Orig. Department: **Development Services Department**
File Name: **Memo: New Petitions & Appearance Review**

BACKGROUND:

BUDGET IMPACT:

REQUESTED ACTION:
