



Legislation Details (With Text)

File #: 2017-0454 **Version:** 3 **Name:** Eco-Site Wireless Lease Agreement - 15655 Ravinia Avenue - Ordinance

Type: ORDINANCE **Status:** PASSED

File created: 6/21/2017 **In control:** Board of Trustees

On agenda: 10/2/2017 **Final action:** 10/16/2017

Title: Eco-Site Wireless Communication Facility, 15655 Ravinia Avenue - Special Use Permit - Approval

Code sections:

Attachments: 1. Ordinance, 2. Exhibit 1 - Lease Agreement, 3. Owners Affidavit

Date	Ver.	Action By	Action	Result
10/18/2017	5	Village Clerk	PUBLISHED	
10/16/2017	4	Board of Trustees		
10/11/2017	4	Development Services Department	INTRODUCED TO BOARD	
10/2/2017	3	Board of Trustees		
10/2/2017	3	Development Services Department	INTRODUCED TO BOARD	
9/18/2017	2	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
9/12/2017	2	Development Services Department	INTRODUCED TO COMMITTEE	
9/12/2017	1	Plan Commission		
9/8/2017	1	Development Services Department	INTRODUCED TO COMMISSION	
8/18/2017	1	Development Services Department	INTRODUCED TO COMMISSION	
8/17/2017	0	Development Services Department	INTRODUCED TO COMMISSION	
8/8/2017	0	Plan Commission		

Title/Name/Summary

Eco-Site Wireless Communication Facility, 15655 Ravinia Avenue - Special Use Permit - Approval History

QUICKFACTS

Project

Eco-Site Wireless Communication Facility, 15655 Ravinia Avenue- Special Use Permit (2017-0454)

Petitioner

Raymond Beer, NTP Wireless

Purpose

To construct a 95- foot monopole (a total height of 100 feet with a five (5) foot lightning rod) tower with T-Mobile equipment within a 2,500 square foot (50 foot by 50 foot) fenced ground equipment enclosure on property located at the Village of Orland Park’s Public Works Facility, 15655 Ravinia Avenue. The site is currently occupied by the Village of Orland Park’s Public Works building.

Requested Actions: Site Plan and Special Use Permit (with modifications)

Project Attributes

Address: 15655 Ravinia Avenue

P.I.N.(s): 27-16-401-010-0000-999-29250

Existing Zoning: COR

Comprehensive Plan Designation: Regional Mixed-Use

Proposed Land Use:

OVERVIEW AND BACKGROUND

In 2010, the Board of Trustees adopted the policies titled, “Co-Locating Wireless Communication Facilities on Village-Owned Property” (2009-0288). The policy includes six components related to: screening ground equipment cabinet enclosures; if required landscaping screening cannot be accommodated, fees will be paid to the Village’s Tree Mitigation Bank in lieu of the required landscaping; ground equipment shelter screening requirements; assessment for multiple tenants or co-locations on the infrastructure; one-time maintenance fee and site access; and compensation to the Village on a quarterly basis that will follow a pre-determined fee schedule. The petitioner has met all the conditions of the above 2010 wireless communication facilities policy.

PROJECT DESCRIPTION & CONTEXT

This petitioner requests the following modifications:

- 1) Waiving installation of landscaping screening in favor of paying the fee of \$2,500 in lieu of it.

Overall, the project conforms to the Village’s Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

The plans and drawings for this project have been provided in hard copy only.

PLAN COMMISSION MOTION

On September 12, 2017, the Plan Commission, by a vote of 6-0 moved to recommend to the Village Board of Trustees to approve a special use permit for a wireless communication facility at the Village of Orland Park’s Public Works building in the COR District. Modifications to the special use permit include:

- 1) Waiving installation of landscaping screening in favor of paying the fee of \$2,500 in lieu of it.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On September 18, 2017, the Development Services and Planning Committee, by a vote of 3-0 moved to recommend to the Village Board:

To approve the preliminary site plans titled “Overall Site Plan” sheet C-1; “Site Plan” sheet C-2;

“Fence, Gate, and Compound Details” sheet C-6; “ Grading and Erosion Control Plan” sheet C-7; “Site Signage Details” sheet C-9; and “Antenna Plan 80ft. Level” sheet C-12 prepared by W-T Communication Design Group, LLC dated May 31, 2017.

And

Moved 3-0 to recommend to the Village Board of Trustees to approve the Elevations titled “Equipment Elevations” sheets C-4 and C-5 and “Antenna & Tower Elevations Details” sheet C-11 prepared by W-T Communication design Group, LLC dated May 31, 2017, subject to the same above conditions.

And

Moved 3-0 to recommend to the Village Board of Trustees to approve a special use permit for a wireless communication facility at the Village of Orland Park’s Public Works building in the COR District. Modifications to the special use permit include:

- 1) Waiving installation of landscaping screening in favor of paying the fee of \$2,500 in lieu of it.

DISCUSSION

No public comment from residents was provided at the Plan Commission meeting on September 12, 2016.

There was general agreement between the Plan Commission for the need of the wireless communication facility. The petitioner provided clarification that when the monopole tower will be manufactured, the tower will in fact be grey. Upon the above clarification from the petitioner, the Plan Commission omitted the condition for the petitioner to paint the monopole tower grey.

There were no questions raised by the Committee.

This case is now before the Village Board of Trustees for consideration.

Recommended Action/Motion

I move to approve a special use permit for a wireless communication facility at the Village of Orland Park’s Public Works building in the COR District as recommended at the September 18, 2017 Development Services Committee Meeting and as fully referenced below. Modifications to the special use permit include:

- 1) Waiving installation of landscaping screening in favor of paying the fee of \$2,500 in lieu of it.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the preliminary site plans titled “Overall Site Plan” sheet C-1; “Site Plan” sheet C-2; “Fence, Gate, and Compound Details” sheet C-6; “ Grading and Erosion Control Plan” sheet C-7;

“Site Signage Details” sheet C-9; and “Antenna Plan 80ft. Level” sheet C-12 prepared by W-T Communication Design Group, LLC dated May 31, 2017.

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