



Legislation Details (With Text)

File #: 2018-0294 **Version:** 3 **Name:** Verizon Wireless - 15100 80th Ave
Type: MOTION **Status:** PASSED
File created: 4/23/2018 **In control:** Board of Trustees
On agenda: 9/4/2018 **Final action:** 9/4/2018
Title: Verizon Wireless Monopole, 15100 80th Avenue - Special Use Permit with modifications
Code sections:
Attachments: 1. Petition, 2. Site Plans, 3. Structural Analysis and Tower and Foundation Drawings, 4. Fact Sheet - Wireless Importance to Homeowners (OCT17), 5. Fact Sheet - Wireless Trends (Sep17), 6. Impact of Towers on Residential Property Values, 7. W 151st & S 80th - Photosim - 11152017, 8. Structural Letter for Fall Zone, 9. Final Engineering Plan Set

Date	Ver.	Action By	Action	Result
9/4/2018	2	Development Services Department	INTRODUCED TO BOARD	
9/4/2018	2	Board of Trustees		
8/20/2018	1	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
8/20/2018	1	Development Services Department	INTRODUCED TO COMMITTEE	
7/24/2018	0	Plan Commission		
4/18/2018	0	Development Services Department	NO ACTION	

Title/Name/Summary

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

History

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 \$2,500.00 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.

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 the unknown structural integrity of the soil, as well the new tower foundation is going to be a deep caisson. Deep caisson drilling is 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 99'-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 99' from the closest residential building.

Land Use/Compatibility

Overall the project conforms to the Village's Land Development code and policies for this area. The land use is compatible with the Village Codes and the 2013 Comprehensive Plan, via a special use permit with modifications. Additional details about the project are discussed in the Plan Commission Report which is attached for reference.

Engineering

Christopher B. Burke Engineering Ltd. has reviewed and approved the following documents for the Verizon Wireless monopole located at 15100 80th Ave. The engineering plans titled, "West 151st Street & 80th Ave" prepared by TERRA Consulting Group, Ltd., dated June 27, 2018, Structural Design Report prepared by Sabre Industries, dated march 16, 2018, and Shop Drawings for the monopole prepared by Sabre Industries dated October 11, 2018. These documents were approved on October 19, 2018.

Landscaping

The recent remodel of the OFPD Station 2 included landscape improvements and due to lack of space, the petitioner will provide a \$2,500.00 in lieu fee to the Village's Tree Mitigation Bank to meet the landscape requirements.

PLAN COMMISSION MOTION

On July 24, 2018, The Plan Commission, by a vote of (6-0) moved to recommend to the Village Board of Trustees to approve a Special Use Permit with modifications, Site Plan and Elevation Drawings for the Verizon Wireless Monopole. The full Plan Commission motion is listed at the end of this document.

DEVELOPMENT SERVICES PLANNING AND ENGINEERING COMMITTEE MOTION

On August 20, 2018, the Development Services Planning and Engineering committee, by a vote of (3-0) moved to recommend to the Village Board of Trustees approval of 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

by a vote of (3-0) moved 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

by a vote of (3-0) moved 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 99'-0", Land Development Code Section 6-311.G.3.d.

DISCUSSION

During the August 20, 2018 Committee meeting, Director Friling presented the project; Trustee Fenton questioned the distance of the fall zone for this structure. Since that meeting a structural letter from the tower manufacturer has been provided, the letter states that monopole has been designed to meet the Telecommunications Industry Association Standard ANSI/TIA-222-G. When designed according to this standard it is "highly unlikely" that the monopole will fail structurally in a

wind event that exceeds the built in safety factor of 25%. Should the wind speed increase beyond the safety factor to the point of failure the most likely location of failure would be within the monopole shaft above the base plate. The monopole will buckle at that location and the above portion will lean over leaving the monopole deformed. The noted fall zone for this tower is less than or equal to 85'-0". The structural letter from Sabre Industries is attached to this report for reference.

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

Recommended Action/Motion

I move to approve the Special Use Permit with modifications, Site Plan and Elevation Drawings for the Verizon Wireless Monopole located at 15100 80th Avenue, as recommended at the August 20, 2018 Development Services Planning and Engineering Committee meeting and as indicated in the below fully referenced motion.

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

I move 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:

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- 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;

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I move 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 99'-0", Land Development Code Section 6-311.G.3.d.