



Legislation Text

File #: 2015-0120, **Version:** 0

Title/Name/Summary

NICOR Regulator Station 276

History

QUICKFACTS

Project

NICOR Regulator Station 276 - 2015-0120

Petitioner

Mr. Dave Behrens
NICOR Land Management

Purpose

The purpose of this project is to install a SCADA facility for remote monitoring at the regulator station at 13801 82nd Avenue.

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

Project Attributes

Address: 13801 82nd Avenue

P.I.N.(s): 27-02-201-019

Size: 9,000 square feet

Comprehensive Plan Planning District: Silver Lake North

Comprehensive Land Designation: Community and Institutional

Existing Zoning: R-3 Residential District

Proposed Zoning: N/A

Existing Land Use: Public Utility Structure/ Substation

Proposed Land Use: N/A

Surrounding Land Use:

North: R-3 Residential District - Single Family Residential

South: OL Open Lands District - ComEd ROW/ Orland Bikeway

East: R-3 Residential District - Single Family Residential

West: R-3 Residential District - (across 82nd Avenue) Single Family Residential

Preliminary Engineering: N/A

OVERVIEW AND BACKGROUND

The subject site is a local natural gas utility substation constructed in the 1960s when the area was unincorporated. Today, the site is well within the Village limits and is located in an R-3 Residential District adjacent to single family homes off Elizabeth Avenue. The utility substation is a legal non-conforming site, operating without a special use permit.

The proposal to add a SCADA (supervisory control and data acquisition) facility is an increase of land use intensity to the subject site, which triggers the requirement for a special use permit under current R-3 Residential District regulations.

PROJECT DESCRIPTION & CONTEXT

The proposal to add a SCADA facility is an increase of land use intensity to the subject site, which triggers the requirement for a special use permit under current R-3 Residential District regulations. The special use permit will bring the site closer into Code conformity.

This petitioner requests the following modifications:

- 1) Reduce the side setback from 25 feet to 10 feet.
- 2) Reduce the landscape bufferyard requirements from Bufferyard Type C to match landscape requirements for wireless communication facilities.

The recommendation motion includes the following conditions:

- 1)
- 2)
- 3)

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

SITE PLAN

The proposed site plan indicates that a new SCADA enclosure is added to the existing utility substation approximately 60 feet back from the front of the facility on 82nd Avenue. The enclosure is a stand-alone 36 square foot (6' x 6') building. It is setback ten (10) feet from the north property line, which is shared with a single family home. The required setback is 25 feet. See the Setbacks section below in the Detailed Planning Discussion for more information.

According to the schematic, the enclosure will be connected **via underground conduits** to the existing structures within the facility, including the two existing structures and the line heater.

In addition, a new proposed power meter socket is introduced at the front of the utility substation facility on the outside of the enclosure. The new meter cannot be located within the enclosure as it will need to be monitored and serviced by ComEd, a separate electric utility.

MOBILITY

The site is accessible from 82nd Avenue, a minor arterial street. The site, however, is secured and not accessible to the general public as it is considered private critical infrastructure for the region.

Pedestrian and Bicycle:

To the south of the facility, within the ComEd right-of-way, is located the Orland (139th Street) Bikeway, which connects the major parks in Orland Park with the Cook County Forest Preserve holdings in Tinley Creek.

BUILDING ELEVATIONS

The proposed elevations of the 36 square foot SCADA enclosure/ structure are in keeping with the expected minimal design qualities of a utility substation.

The structure itself is about ten (10) feet to peak of roof. Sheet Number 276-E-14 indicates that the enclosure will have a molded exterior brick pattern on all elevations with openings on the east and west elevations covered by rain hoods. A single utility door will exist on the south elevation for access into the structure.

Previous plans indicated a ten (10) foot tall lattice tower on or adjacent to the SCADA enclosure. NICOR has removed the tower and, as indicated on Sheet Number 276-E-15, replaced it with a cell modem antenna (Laird Omni Antenna, 9DB Gain). The new antenna will be eighteen (18) to twenty-four (24) inches in height and directly attached to the SCADA structure just under what would be the eave to the roof.

LANDSCAPING

The R-3 Residential District requires that utility substations follow the landscaping requirements for Wireless Communication Facilities, Section 6-311 of the Land Development Code. The Code section also applies since SCADA infrastructure is communications related.

A modification, however, is proposed to match the bufferyard C requirements prescribed by the Land Development Code with the landscaping requirements of wireless communication facilities that are reviewed administratively. The landscape plan is an adjusted Bufferyard C designed with more natural and native plant material that requires little irrigation and maintenance and that has been successfully implemented in other similar projects around the Village.

The petitioner will submit a final landscape plan, for separate review and approval within 60 days of final approval or pay a fee in lieu of landscaping if there is no room that would enable the plan to be implemented on the site.

DETAILED PLANNING DISCUSSION

Natural Features

There are no natural features located on the subject site. Immediately adjacent to the subject site and within the ComEd ROW, however, are some wild planting areas beyond the mowed regions of the ROW.

There is opportunity for the Utility to address the screening of the substation from the south by improving the natural grass lands within the ComEd ROW.

Preliminary Engineering

Preliminary engineering is not required for this project.

Special Use Permit

A special use permit is required for this project because the utility substation was constructed in the 1960s in unincorporated parts of then Orland Township, now Orland Park. Limited improvements over the years since annexation (1990s) never triggered the requirement for a special use permit until the new SCADA structure was proposed, which increased the land use intensity for the site.

The modifications for the proposed project are included below:

- 1) Reduce the side setback from 25 feet to 10 feet.
- 2) Reduce the landscape bufferyard requirements from Bufferyard Type C to match landscape requirements for wireless communication facilities.

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special Use Standards.

Lot Coverage

The proposed addition of the 36 square foot SCADA structure does not constitute a significant gain in lot coverage for the utility substation.

Setbacks

82nd Avenue:

Required - 45 feet

Provided - approximately 60 feet

Side Yard:

Required - 25 feet

Proposed - 10 feet

A modification is proposed for the side yard setback. Section 6-204.C11.a requires that utility substations have a 25 foot setback from the side lot lines. The proposed SCADA structure is setback ten (10) feet from the north side lot line, the closest to the immediately adjacent single family home. NICOR has indicated that the structure cannot be located further south and away from the side lot line due to Electrical Code and site logistics requirements to position the SCADA structure away from the Line Heater and not over critical infrastructure. As a result, a modification is warranted.

Rear Yard:

Required - 30 feet

Proposed - 67 feet

Building Height

Maximum - 30 feet

Proposed - 10 feet

This is now before Plan Commission for consideration.

Recommended Action/Motion

I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report, dated April 14, 2015.

And

I move to recommend to the Village Board approval of the preliminary site plan titled "Orland Park STA 276 Site Layout", prepared by Nicor Gas and dated September 12, 2013, sheet number 276-E-11, subject to the following condition:

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final approval.

and

I move to recommend to the Village Board approval of the Elevations titled "Orland Park STA 276 SCADA Enclosure Fiberglass Enclosure and Concrete Foundation", prepared by Nicor Gas, and dated September 16, 2013.

and

I move to recommend to the Village Board approval of a Special Use Permit for 13801 82nd Avenue, Nicor Gas Regulator Station 276, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Reduce the side setback from 25 feet to 10 feet.
2. Reduce the landscape bufferyard requirements from Bufferyard Type C to match landscape requirements for wireless communication facilities.

All changes must be made prior to the Board meeting.