

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, July 28, 2009

7:00 PM

Village Hall

Plan Commission

*Louis Stephens, Chairman
Commissioners: Judith Jacobs, Paul Aubin, Steve Dzierwa,
Patricia Thompson, and Nick Parisi*

CALLED TO ORDER/ROLL CALL

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

Present: 5 - Commissioner Jacobs; Commissioner Dzierwa; Commissioner Aubin;
Commissioner Thompson, Commissioner Parisi

Absent: 1 - Commissioner Stephens

APPROVAL OF MINUTES

Acting Chair Aubin asked for any comments or questions regarding the minutes of the July 14, 2009 Plan Commission.

Commissioner Dzierwa called for the following change:

Page 3, line 9, " ... don't plan them to pull on..." should read ... don't plan them to pull in on...

A motion was made by Commissioner Thompson, seconded by Commissioner Dzierwa that the minutes be APPROVED, as amended.

The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin,
Commissioner Thompson and Commissioner Parisi

Nay: 0

Absent: 1 - Commissioner Stephens

PUBLIC HEARINGS**2009-0257 Verizon Wireless Facility - 153rd Street Water Tower 8**

PITTOS: Staff presentation made in accordance with the written Staff Report dated July 28, 2009 as presented.

DZIERWA: Swore in Chad Gargrave, Black & Veatch, 7600 S County Line Rd, Ste 1, Burr Ridge, IL

GARGRAVE: I have a presentation of my own. Mr. Pittos actually did a very good job going through everything, and mine kind of mirrors his. Maybe I can just go through and point out things maybe I can clarify and expand upon and if there are questions I'll be able to answer.

While this starts up I'll make a brief introduction. My name is Chad Gargrave and I am with Black and Veatch. Black and Veatch is representing Verizon Wireless in this matter. Verizon discovered that it had a lack of service in the area and what they did was to issue a search ring which is basically the RF engineers, the Radio Frequency engineers tell the project managers at Verizon to hire a company such as my firm, Black and Veatch, to go out and look in the area to look in the area for a place suitable for installing antennas to provide service to the area. We began that process, we came out here, we had a set of coordinates showing where the ideal location was and we drove around the area looking for existing tall structures

where we could install. Of course we saw the existing water tower, and saw it had land open the base of it and we approached the Village to see if they were interested in leasing space, and also we started investigating the zoning practices and the zoning ordinances and other policies of the Village to begin the process of setting up the site. So as I said Chicago SMSALP is doing business as Verizon Wireless in this market and the Village of Orland Park is the land owner and lesser. This is a shot of the site (refers to photo on display.) A lot of this, again, Mr. Pittos went over very well, shot of the overhead and the surrounding uses. This is a shot from the Orland Park zoning map showing the Manufacturing district, the small purple square in the middle, with the open space district surrounding it. This is the site plan and this is the double carrier site plan which Mr. Pittos went over and we kind of went back and forth over the past couple of months over this about this site plan trying to work out the issues in this site, I'll get back to those in a few minutes. Mr. Pittos also went over the code very well. This is a special use, this kind of goes to the point that was brought up about a shelter versus cabinets. If Verizon were to go with cabinets, at this site it would be a much easier process, and a much less expensive process. I'll also talk about that more, the reason why Verizon requires a shelter at this location and at all locations really, its administrative review for cabinets but for a shelter it's a special use. There is also the policy discussion that Verizon is going through with the Village Board. These are the special use standards from the Village Code. I have included a project summary narrative that breaks down the special use standards in detail; I would offer that as an exhibit to your record. I can also go over these standards individually and discuss them with you if you have questions about them. I will also touch on some of these topics as I discuss the site and why we meet these standards. This is just another overhead shot of the site, it's just a little blown up so you can see. Again you can see Verizon's antennas installed at the top of the tank here. This is the perimeter of the base of the tank and then the top of the tank, (its) very difficult to see, but it comes out around here. The Verizon shelter is approximately 12 feet by 30 feet and it has a retaining wall running along side the east side here. What Verizon originally proposed, we walked the site with Public Works and some representatives of the Village to choose the ideal site at this location for the shelter and Mr Pittos brought up, there are a number of underground utilities and spacing issues. Although it's a large space there are very limited places where the shelter could fit. Ultimately this space was chosen. The Village did express to Verizon and to US Cellular, who might also put in their petition to locate here, that they would like to keep the buildings together for a uniform look and to make it as visually unobstructed as possible. Verizon was very open to that and we discussed a number of plans to do that. This was the best case scenario for that, and as Mr. Pittos said it was just too close here to the Village's underground utilities to the primary use for this site and it would interrupt with that. So we went back to the one carrier shelter option. The other slides you are going to see here are going forward are going to continue with the two carrier option, you are going to see some elevations and things that show two carriers. We will be revising those as we go through the Village with the building permit and the lease process to show it as one carrier. We just didn't have time to redo the

drawings since the Village contacted us and told us to go back to the one carrier option. This was from a previous plan we had given to the Village staff, and as you can see it's still the 12 by 30 shelter. You can see the generator room over here and this is the equipment room. I have another slide later that breaks down that detail a little more so you can see what goes on in the shelter. Here is a site elevation; it shows the shelter here with a pitched roof. As Mr. Pittos showed you before, these shelters usually have a flat roof they are a composite structure that is prefabricated and in the plans we show that we will have a brick façade on this shelter and the pitched roof will be made to be gabled to look like the pump house on 153rd street. This is a little bit closer detail of it and it again shows the brick detail and the pitched roof up here. This would usually be flat across, but we are adding the pitched roof here, and it shows the doors that are necessary and the condensing units on this side, the hood ventilation on the other side and again I have another slide here. This shows all 4 elevations of this shelter from all four sides. What you see in these two at the top right is the two carrier shelter, so if you imagine cutting this in half and then the roof covering the half there we are proposing. You see the two condensing units on this side of the shelter and then on this side there would be an exhaust hood. And on the other side there is an intake hood, which services the generator. As you can see in the top left corner if you just imagine cutting off the bottom part, you would have the remaining Verizon shelter on the top part there. The generator is located to the top right, and you can see here the layout of the equipment on the inside. Actually I have a drawing that I can hand around to you.

AUBIN: The drawings are very clear that we have. Thank you.

GARGRAVE: Okay, you have them. As you can see there is a lot of electronic equipment that goes in this shelter. Verizon has a number of different licenses from the Federal Government, and these licenses cover a number of technologies which they then distribute to the population. There is cellular technology, there is PCS technology covering data and voice and next generation hand held units devices for searching the internet and browsing and things like that. Verizon not only has to cover the new technology that is out there but there are customers out there that have the older technology, that need to also be supported. At every one of these sites we need to be able to cover those multiple licenses and we need to have multiple technologies on hand. The difference of the amount of equipment that goes in there makes for the different racks that you see where the equipment would be located. In addition to that there is also a battery back up that is required by Federal law. It goes in the shelter and you can see it along the wall. These batteries take up a lot of room. You not only need room for the equipment itself you need room for workers to be able to get in there and replace the equipment, do repairs and things of that nature, and there is restrictions on how close the equipment can be to each other and there are OSHA restrictions for workers safety and things like that. Then the generator over here, a similar thing, you need to have enough room to properly ventilate, you need enough room to have workers get in there and things of that nature. It's important to note that Verizon requires a

shelter and a generator at its sites. there are some cases where a generator is not possible, where Verizon is placing its equipment inside of a building, its not possible to get the generator inside the building, they either have the generator where it can roll up to a plug on the outside of the building or they have a separate building where they can put the generator by itself. This is for a couple of reasons; Federal law requires that all carriers have either back up power on hand at the site or back up power that can be installed quickly. If you see US Cellular, they do not have a generator on hand, if power we to be lost at this location they would have batteries that would run for a time and in the mean time if it were a prolonged blackout they would have to get a generator from their central office out to the site to hook up. Now Verizon is out in front of the Federal regulations, they're really concerned about their network being reliable; you see it in all their commercials. They are the nation's most reliable network and their customers take that very seriously. That is one of the reasons they are building this site, they've gotten responses from their customers that calls are being dropped here and they want to serve those customers by getting this location up and running. Part of their commitment to reliable is having a generator on site so that if power goes out this generator kicks in and will keep power to the site, will keep people in touch with authorities if there's some kind of natural disaster or with loved ones or with their family or businesses, what ever is going on. This generator allows Verizon's network to stay on and their customers to stay connected. Moving on this is again this is a little bit of a blown up view of the photograph simulation that Verizon did showing the shelter and the antennas on top of the water tank. As you can see we mimic the green roof of the pump house and the red brick of the pump house. This is a little bit closer view, and I have included one more view without the landscaping, just so you could see the shelter a little clearer. This is the portion that we had for US Cellular, if you could imagine removing that and just having Verizon's shelter extending all the way back. Again we didn't have time to redo the photo simulation, to show just the single carrier. But you can see the design elements again the door there is another color element that was taken from the pump house. This shot gives a little better detail of the roof. Going back a little bit to the special use standards, there are a number of standards and the way Verizon does business really insures that these standards are met. This goes back to the search frame, we are looking for existing structures, Mr. Pittos mentioned the efficient use of land, co-locating on existing structures, and making sure there there is no effect to surrounding properties such as property values, or interference or any of those sorts of things. That really starts when Verizon goes out to do the initial drive to look for a place, we are looking for an ideal site, it's in an open area. There will be development in the future but it will be able to service that development with out encroaching in that development and creating any interferences or disturbances to that development and to the existing uses that are already there. I can go into more detail on the standards or if you have questions I can field them at this time.

AUBIN: I'm sure that all the commissioners have a copy of your responses to the questions, and they have read them. When we go to the commissioners for their

opinions and questions we can get into that detail.

GARGRAVE: Great, thank you. I should just touch on the point, going back to the shelter verses the cabinets, I know we spoke about how it would be much easier to go with cabinets, and I forgot to mention that this shelter is another really big requirement that Verizon has for network reliability. This protects the equipment inside from the elements and it makes it so service call to replace damaged equipment that wears out because of heat happens much less often. Again it goes to network reliability where this site is going to be up and running where as a cabinet site would fail more often, need more service calls out to them and replace equipment to get them back up and running again. Cabinets are not an option for Verizon, they don't have cabinets at any of their locations in Illinois and I just wanted to point out that, if the Plan Commission were to deny a shelter at this location, that would be it for Verizon, they wouldn't be able to come back for the administrative process with the cabinets. I just wanted to get that across to you because its very important to Verizon to give service to this area, especially if its going to be developing more, if there are going to be more uses in this area where people are relying more and more on their cell phones and their wireless technology than they have in the past. They really want to be able to provide good reliable service to this area. This shelter really allows them to do that, the generator on site really allows them to do that. It's not cheap for Verizon to do shelters at every one of their locations, but it just shows their commitment. They are going through this much more difficult process, much more expensive process because it's that important to them. One more point that I want to make is that aesthetically if you see these cabinets at the different places around Orland Park or other places, they look a little bit more industrial; they are not quite as big. The platforms that they are one are actually just about as big, but the cabinets themselves don't take up as much space, but this shelter the way we designed it with input from the Village staff is really much more attractive. It's going to have that brick façade, its going to have the pitched roof. It's really going to fit in there nicely with the other Public Works utility buildings and is going just look nicer than just the industrial look of the cabinets and the foundation / raised platform they are on. Verizon is really committed to really working with the Village to get something that everyone is happy with. They need this shelter; they feel like the shelter is the best option aesthetically and for this use. Thank you.

AUBIN: Thank you very much for you comments. I am going to make one before we go on. First of all it doesn't look as though there is anybody from the public that is going to comment on this petition, so before we go to our commissioners and I am sure everyone has read their reports and the options that we have as far as motions are concerned tonight. For your information the Planning Commission is a recommending body. Approval or denial tonight does not necessarily mean that the shelter will be built or not built. Our recommendation goes on to a committee and then on to the Board of Trustees. But you will notice when you read your packet tonight there is a number 5 condition for approval of this motion is that the project has to be approved in a policy decision by the Village Board. So our

commissioners I want to make you aware of the fact that if you do indeed approve tonight or recommend to the committee or the board approval of this project it still has to meet a policy decision that is made by the Village Board. If that decision is not conducive to what they want to do our recommendation for approval is mute. What I'd like to do is to go to the commissioners and get their opinions. If they have any questions for you in regards to the project. Mr. Pittos in the petition itself, if we go to a motion for approval, do the conditions cover the differences in the site plans. What I mean by that is that it seems that our friends from Verizon and our planners are somewhat leaning to an original site plan from some time back that shows just the single structure and not the multiple use of the structure, but if I were to have one of the commissioners make a motion and use the numbers that are attached to these drawings they show the two buildings. But do the conditions in the approval take care of that issue? Sighting these site plan numbers and then the elimination of the second building.

PITTOS: They do.

AUBIN: Ok. Does everybody understand?

PARISI: I really don't have anything to add, I thought they did a pretty exhaustive job explaining it.

THOMPSON: I really don't have a problem with the site; I went out and looked at it. I would like to see the one building and I would like to see it mirrored to the 153rd and 108th Avenue building, it's a very nice looking building. I don't know how many people are ever going to see that building, its way up, I did drive around today. If it could be one building it would be more aesthetically pleasing to the eye.

JACOBS: I have couple of questions because I need a little more clarification. When you searched this area, you are not located in any Orland locations now?

GARGRAVE: That's not correct. Actually I am not sure where the other locations are in the Village there may be private towers that Verizon is located on, but these PCS facilities cover a relatively small geographic area. You have television and radio that cover huge areas. PCS is a very low power technology that covers about 1 or 2 mile radius around the site depending on the height, the topography of the land, if there are any tall structures in the way and things of that nature. For looking at how the other site propagates into the area, and also looking at calls from customers saying that they don't have sufficient service in the area, that is how Verizon determines a site is needed in the area.

JACOBS: Verizon has been around for quite a long time so, I think its interesting that now and only now that they have decided to move them into this area. How is it you refer to US Cellular, are they not competition for you?

GARGRAVE: They are competition.

JACOBS: Do they know that you have mentioned in your narrative that they are considered part of this arrangement?

GARGRAVE: Well, we had been working with representatives and with the Village on a plan to get everyone to co-locate at the site. We can't go out and block US Cellular from being able to make an arrangement with the Village. That's...

JACOBS: But you're going to build a building that does not allow them space.

GARGRAVE: That's correct. They would have to build a separate building at the location.

JACOBS: So, they really aren't part of this as it relates to this petition.

GARGRAVE: That's correct. I believe even if we went with a multiple carrier shelter, they are not part of the petition. They would have to come along later....

AUBIN: They would have to petition separately.

JACOBS: They would have to fit on the site as well and chances are can't fit on the site, because the building is going to take up most the space.

GARGRAVE: That isn't entirely true; there is another location on the property where US Cellular's shelter could fit. They have different size requirements as I stated earlier and they would be able to fit over in the North West corner. That was actually the space they first proposed to the Village, that's my understanding. Then the Village told them along with Verizon that they wanted to build a single shelter.

JACOBS: You would build this building with your own money? On our land?

GARGRAVE: That's part of the policy discussion that is going on. As a matter of fact that's one of the options where Verizon would build the shelter, they would either have half a contribution from a second carrier, be it US Cellular or someone else who came along, to that shelter. Or the Village could build it or the Village could have Verizon build it and then have a lease arrangement.

JACOBS: So you would lease the land from the Village. What is the typical term of the lease on a tower like this?

GARGRAVE: Its 30 or 35 years.

JACOBS: Really? But you can pull out at anytime usually right?

GARGRAVE: It depends on the terms of the lease; it's not in Verizon's interest to pull out early.

JACOBS: Then as I understand it you want to build one building to house your electronics and your generator and you want it to be right there below the tower and you want it to look like that and that is why you are here.

GARGRAVE: That is correct.

DZIERWA: Before I go into detail with some of my questions, I do believe that this is a necessary thing. So no matter what I say after this, don't take it personally. No matter what I say it's just my opinion. As far as the generator you mention in your narrative in your responses that the generator is obviously used for emergencies, and we all understand the Katrina thing, but how does it benefit the Village, the municipality in as far as emergency communications?

GARGRAVE: It keeps the public in touch with emergency personnel. There are a number of households who, I know my household in particular does not have a land line anymore, they rely solely on their mobile phone and they need that mobile phone for emergency situations, for 911 situations.

DZIERWA: Basically through Verizon is what you're saying?

GARGRAVE: That is correct.

DZIERWA: So in other words, that has nothing to do with police or fire emergency; we are not assisting them in any way with your generator in case power should go out in that area.

GARGRAVE: That is correct.

DZIERWA: Ok, thank you for that. You spoke about the other potential spot for a building that US Cellular might have been interested in and that was what I was coming into this meeting with, because I spent a great deal of time yesterday at the site and took a number of pictures and I thought there might be a better place to locate the building whether it be one or two or two together. I agree with US Cellular's concept about locating in the northwest corner. Only because you have asphalt there, you have a gate there, equipment in and out; you're not tearing up the grass. Obviously Public Works disagrees with me, but I'm not going to bump heads with Public Works because they supposedly know better on most things. As far as locating the building where it is now, the whole time I was out there I didn't see any overflow coming out of that overflow pipe from the filling situation so I am thinking it's not a real big thing it's not a great concern to you or maybe Public Works. I don't have a problem with the building going there as a single building. What I do want to know is the one mature tree that is on site, will that be saved?

PITTOS: It would not.

DZIERWA: Ok. When we spoke before the meeting I said that your concept drawings that we are shown here show really nice trees, and that is not something we are going to see for many years. I agree with the fact that staff spoke with you and said we need to put some sort of landscaping or screening there, but this is not something we are going to see when the building goes up, am I correct?

GARGRAVE: That is correct. We are still working with the Village on the details of the landscaping and as Mr. Pittos indicated we will have to have a final landscaping plan before we go in for building permit.

DZIERWA: Mr. Pittos that tree that is on the site, we had this discussion at the last meeting about the trees possibly being a heritage tree. The fact that I didn't get a chance to measure it, because I didn't get a chance to climb the fence, but 4 feet up was it over 24 inches in diameter or that sort of thing? Is there any kind of requirement to maybe go a little bit more with the landscaping around that building because of that?

PITTOS: All wireless communication equipment follows a suggested landscaping plan that usually includes native vegetation and other low cost and low maintenance plantings. What they are showing on the proposed site plan is not to the standard of the suggested landscape plan. What we usually do is come back on the back end and work the landscape plan out afterward and at this particular site it has been indicated that trees and other plantings on the site are not preferred by the Public Works department due to the maintenance. However there is room should screening be necessary to the south of the building so we can get the plantings as far away from the tower as possible, but still screen the subject facility.

AUBIN: I'd like to interject that one of the conditions for approval tonight is that the petitioner has to work with staff and must submit a landscaping plan before it goes to committee.

DZIERWA: Did utility poles play into any decision about not locating in the northwest corner?

GARGRAVE: Yes, there is an overhead utility line that runs along the north side of here and the location that Verizon first looked at was over here in the northwest corner. There is a utility pole right there, I believe, that would interfere with placing of the shelter here. Additionally there is the drip line of the water tank which runs approximately around there and would interfere with Verizon's shelter being too close over in that location.

DZIERWA: A number of pictures that I have taken and I was trying to picture that

drip line with that utility pole. That's all I have Mr. Chairman, I was just curious as to why we couldn't get Public Works on board with locating in that area if the building itself wasn't going to be that tall, because I will mention that those lines going from pole to pole, basically the lower lines are just guide lines there are not carrying any current, that I know of. You'll see, and I showed Mr. Pittos one of the guide wires that was broken going down to the ground on the end of the pole, which is what keeps the poles standing up straight. I was sure with no current going down that lower line that a building could fit underneath there, but if the one pole gets in the way with the footprint of the building I could see why it would have to be located elsewhere. Those are my comments.

AUBIN: In listening to staffs report and your comments, I don't think that there would be a problem approving this with the conditions that are listed within the approval, but I want to reiterate that this could get as far as committee and it could get as far as Village Board and a policy decision could render it moot. The building location with the conditions in moving it are going to allow us access to our storm sewer and allow us access to the water main, which was the number one consideration for the 2 buildings being a big problem. Mr. Dzierwa, I think that this building was put there because of the constraints on the north end with the overflow, the distance between the drip line and the property line. If indeed if there is going to be a building that Verizon needs to put there to get better service to their customers, under the conditions that I see in the motion, there would be no reason for this not to go forward to committee or to the Board. Then their decision would be mild. Those are my comments. Entertained a motion.

DZIERWA: I move to accept as findings of fact of this Plan Commission the findings of fact set forth in this staff report dated July 28, 2009,

and

I move to recommend to the Village Board of Trustees approval of the preliminary site plan titled "15501 Park Station Blvd. Orland Park, Il. 60467 Site Plan", prepared by Fullerton Engineering Consultants, project number 2008284367, last revised 7/20/09, sheet number Z-1, and the site plan titled "15501 Park Station Blvd. Orland Park, Il. 60467 Enlarged Site Plan", prepared by the same, same project number, same revision date, sheet number Z-2, and the elevations titled "15501 Park Station Blvd. Orland Park, Il. 60467 Site Elevation", prepared by the same, same project number, same revision date, sheet number Z-3, and the elevations titled "15501 Park Station Blvd. Orland Park, Il. 60467 Enlarged Site Elevation", prepared by the same, same project number, same revision date, sheet number Z-4, subject to the following conditions (if applicable):

1. That the elevation drawings indicate that the color of the masonry shall be red brick and the color and material of the rooftop shall be of a metal material with a green or dark green color that matches the Village-owned utility shelter at 153rd Street and 108th Avenue, prior to appearing before the Committee;

2. That the secondary tenant space of the multi-tenant building be eliminated from the site plans for a single-tenant shelter for Verizon Wireless;
3. That the shelter is shifted south to clear the storm sewer by 3 to 4 feet at either end of the structure;
4. That the petitioner works with staff to submit a landscape plan, prior to appearing before the Committee;
5. That this project is subject to a policy approval by the Village Board that would allow the proposed building on public land;

and

I move to recommend to the Village Board of Trustees approval for a special use for Verizon Wireless that grants authority to construct a wireless communication utility sub-station under the Village's Water Tower No. 8 that will support wireless communication equipment co-located on top of the water tower, subject to the above conditions;

and

I move to recommend to the Village Board of Trustees approval for a modification to the setback requirement for utility substations per Section 6-208.C.14.a.

Thompson: Second.

A motion was made by Commissioner Dzierwa, seconded by Commissioner Thompson that this matter was RECOMMENDED FOR APPROVAL to the Development Services & Planning Committee, due back on 8/24/2009. The motion CARRIED by the following vote:

Aye: 5 - Commissioner Jacobs, Commissioner Dzierwa, Commissioner Aubin, Commissioner Thompson and Commissioner Parisi

Nay: 0

Absent: 1 - Commissioner Stephens

OTHER BUSINESS

AUBIN: As it doesn't look like there is any further business, is there any other business from our commissioners or from staff?

DZIERWA: Paint the water tower, its all rusty.

JACOBS: It looks pretty bad.

PITTOS: As I understand it, water tower paintings are being considered with the current budget considerations.

AUBIN: Any other business from the Commissioners?

COMMISSIONERS: No

ADJOURNMENT

There being no further business before the Plan Commission for discussion, the Chairman adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Linda White
Recording Secretary