



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
April 7, 2021 at 7:30 PM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at:

[<https://us02web.zoom.us/j/82722018540>](https://us02web.zoom.us/j/82722018540)

Please click the link below to join the webinar:

[<https://us02web.zoom.us/j/82722018540>](https://us02web.zoom.us/j/82722018540)

Or iPhone one-tap :

US: +13126266799,,82722018540# or +13017158592,,82722018540#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 929 436 2866 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 827 2201 8540

International numbers available: [<https://us02web.zoom.us/j/82722018540>](https://us02web.zoom.us/j/82722018540)

II. Public Hearings/Items For Consideration

1. Consider Variations from the Sign Code to Allow for Three Wall Signs at 745 S Buffalo Grove Rd. (Trustee Johnson) (Staff Contact: Nicole Woods)
2. Consider an Amendment to a Special Use Ordinance and Zoning Code Variations for Height and Encroachment into a Setback for an Extension of a Communication Antenna Tower at 1700 Estonian Lane. (Trustee Weidenfeld) (Staff Contact: Nicole Woods)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Mar 3, 2021 7:30 PM
2. Planning and Zoning Commission - Special Meeting - Mar 24, 2021 7:30 PM

C. Chairman's Report

- D. Committee and Liaison Reports**
- E. Staff Report/Future Agenda Schedule**
- F. Public Comments and Questions**

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : Consider Variations from the Sign Code to Allow for Three Wall Signs at 745 S Buffalo Grove Rd.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

The Petitioner, Kyle Sheahen owner of ACE Hardware store at 745 S Buffalo Grove Road in the Grove Court Shopping Center, is seeking to install three wall signs on the west elevation of the Ace Hardware building. The three proposed wall signs are part of the facade improvements. Variations are required to allow for three wall signs to: exceed the number of permitted wall signs; exceed the maximum permitted sign length; and exceed the maximum permitted sign area.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Johnson

Staff Contact
Nicole Woods, Community Development

Wednesday, April 7, 2021

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	April 7, 2021
SUBJECT PROPERTY LOCATION:	745 S Buffalo Grove Road
PETITIONER:	Kyle Sheahen
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	The petitioner is seeking variations from the Sign Code for three proposed wall signs on the west elevation of the Ace Hardware building. The proposed secondary signs exceeds the permissible number of wall signs, and the main central wall sign exceeds the permissible length and area.
EXSITING LAND USE AND ZONING:	The property is improved with an Ace Hardware (Business) and is zoned B-2 Business District
COMPREHENSIVE PLAN:	The Village of Buffalo Grove Comprehensive Plan calls for this property to be a commercial use

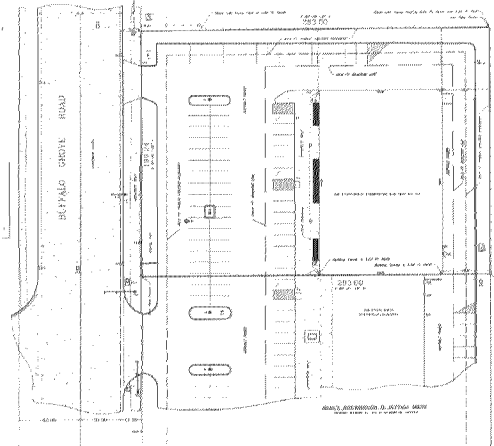
PROJECT BACKGROUND

The Petitioner, Kyle Sheahen owner of ACE Hardware store at 745 S Buffalo Grove Road in the Grove Court Shopping Center, is seeking to install three wall signs on the west elevation of the Ace Hardware building. The three proposed wall signs are part of the façade improvements. The three proposed wall signs requires the following variations:



Sign 1 (Main Sign)

1. Section 14.16 of the Sign Code, which exceeds the length of a wall sign.
2. Section 14.16 of the Sign Code, which exceeds the maximum permissible area of a sign.



Sign 2 and 3 (Secondary Signs):

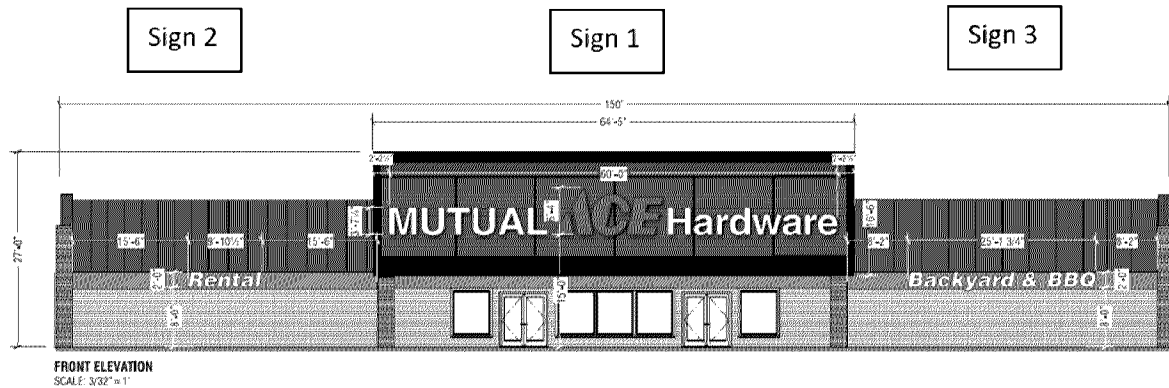
1. Section 14.16 of the Sign Code, which exceeds the number of wall signs permitted.

Attachment: Staff Report (Consider Variations from the Sign Code to Allow for Three Wall Signs at 745 S Buffalo Grove Rd.)

PLANNING & ZONING ANALYSIS

Proposed Signs

- Ace Hardware has recently proposed façade improvements to the existing building at 745 S Buffalo Grove Road. The proposed wall signs are part of these improvements.
- Presently there is one large ACE Hardware sign, which will be replaced by the three proposed signs.
- For facades as wide lengthwise such as the ACE Hardware store, the PZC has typically granted a main large sign with secondary signs. Recently, we had Jewel come before the PZC and request for secondary signs to the already existing main sign on the same building facade. In the past, we've had Woodman's have a similar request for a main sign along with secondary signs on the same building façade.



Sign 1 (Main Sign):

- Sign 1 is the main wall sign of the ACE Hardware building.
- The proposed wall sign measures 60' in length, and exceeds the required 33% of the 150' store frontage by 10'.
- The proposed wall sign is an LED powered sign.
- The proposed wall sign measures 380 square feet in area and exceeds the permissible area of 228 square feet by 152 square feet.
- The 380 feet in area is measured using a box around the sign which is typically how staff calculates area for all signs. If the channel letters alone of this sign is calculated, the area is 300 square feet, and hence exceeding only 72 square feet of the permissible wall sign area.
- Apart from the variance required for the length and area, this sign meets all requirements part of the Sign Code.

Sign 2 and 3 (Secondary Signs):

- Sign 2 and 3 on either of the main sign (Sign 1) are the secondary signs and meet the Sign Code for area, length and height of the sign.
- The proposed secondary wall exceeds the number of wall signs permitted. Pursuant to the Village Sign Code, only one sign is permitted per façade of the building abutting a street frontage.
- These two secondary signs (Sign 2 and 3) are both not non-illuminated signs.

Variation Requested**Sign 1**

1. Section 14.16 of the Sign Code, which exceeds the length of a wall sign.
2. Section 14.16 of the Sign Code, which exceeds the maximum permissible area of a sign.

Sign 2 and 3:

1. Section 14.16 of the Sign Code, which exceeds the number of wall signs permitted.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the surrounding property owners within 250' were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received two calls from the surrounding properties, however no concerns were raised.

STANDARDS

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board based on the following criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner has provided a response to standards which is part of this packet.

STAFF RECOMMENDATION

Staff recommends approval of the variations to allow for the main sign (Sign 1) to exceed the permissible length of the wall sign by 10' and the permissible area of wall sign by 152 square feet; and to allow for the secondary wall signs (Sign 1 and 2) on the west building façade of the Ace Hardware building provided:

1. The proposed wall sign must be installed in accordance with the documents and plans submitted as part of this petition.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a recommendation to the Village Board concerning the variation requests.

Suggested PZC Motion

PZC recommends approval for variations to Section 14.16 of the Buffalo Grove Sign Code to allow for the main sign to exceed the permissible length of the wall sign by 10' and the permissible area of wall sign by 152 square feet; and to allow for two secondary signs on the west building façade of the Ace Hardware building. The three proposed wall signs on the west façade of the Ace Hardware building shall be installed in accordance with the documents and plans submitted as part of this petition.

Dear Planning & Zoning Commission,

My name is Kyle Sheahen, the new owner of Mutual Ace Hardware on Buffalo Grove Road. I own two other Ace locations in Highland Park and Palatine. Having been born and raised in Buffalo Grove, I'm especially excited about the Buffalo Grove store. An interior renovation is already underway. I also have plans to renovate the exterior, which will enhance the overall look of the plaza, and the south corridor of Buffalo Grove Road. To ensure the success of this location, I respectfully ask for consideration from the Commission.

The Ace Hardware store is currently underperforming and is struggling to make a profit. The previous ownership has failed to maintain the exterior of the building. Along with the exterior renovation, I would like to increase the size of the retail sign to emphasize our brand "MUTUAL ACE Hardware." In addition, the signage will highlight key new divisions within the store "Rental" and "Backyard & BBQ". I strongly feel this is the best way to let the community know there is a new and improved hardware store in town. Failure to grant signage relief on this will have a major financial impact on the business that is already struggling.

I look forward to growing the Buffalo Grove store, and to continue being a contributor to the community. I welcome your questions or comments on my request.

Sincerely,
Kyle Sheahen

ALTA/NSPS LAND TITLE SURVEY[

W. ARCHER AND SONS, INC.
Prepared By

STUDY NO. 184-2002
DATE: 10/18/02

0832 006 7101300125103 - 2444BU - PUB

10 Monrovia Drive
Roselle, Illinois 60172
Phone : (815) 594-9889
Fax : (815) 594-9889

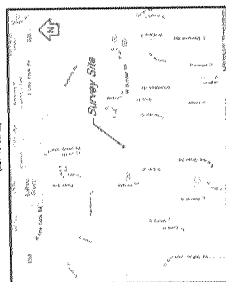
PROPERTY DESCRIPTION

LOT 1 IN SUBDIVISION IN BUFFALO GROVE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1978 AS DOCUMENT 100000, IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF ROCK COUNTY, WISCONSIN.

CONTAINING 55000 SQUARE FEET ON 1.300 ACRES. MORE OR LESS

NOTE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMENT NO. 284157 WITH AN EFFECTIVE DATE OF 01/01/2003. THIS COMMENT IS NOT ELIGIBLE FOR INCLUDING IN THE SURVEY.

SITE LOCATION MAP



SHEET - 1 OF 1

[illegible]

THE POLYMERIZATION OF VINYL MONOMERS

ADDRESS: 745 S. BUFFALO GROVE ROAD
BUFFALO GROVE, ILLINOIS 60089

SCALE: ONE INCH = TWENTY FEET

000008 NIO + 17-16375

ORDER NO. 174213

ORDERED BY: MICHAEL S. PETERSON
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS

COUNTY OF DUFFAGE
S.S.

TO: FASCA BANK AND TRUST COMPANY.

G & G INVESTMENTS, INC. and
FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9 AND 10 OF TABLE A THEREOF.

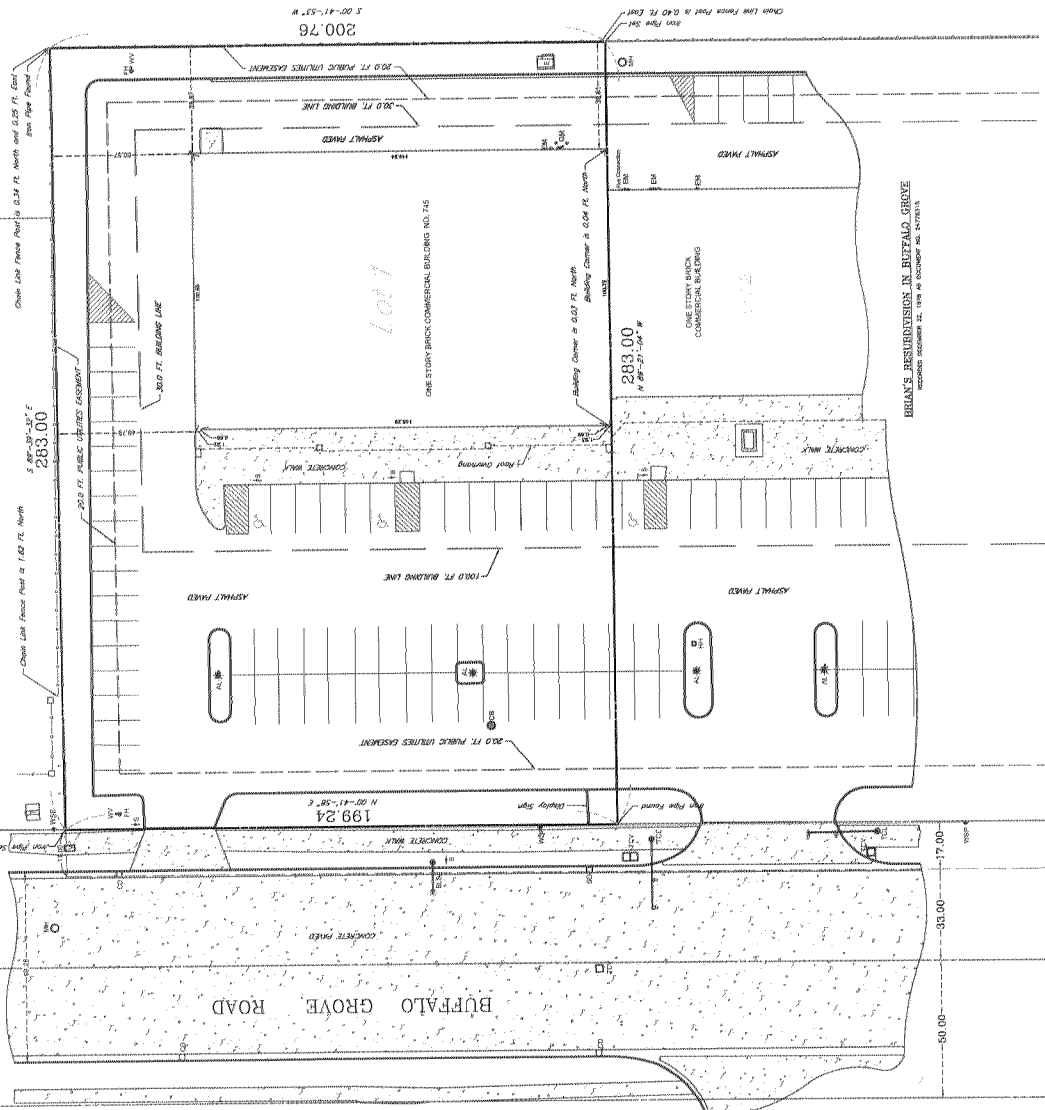
DATE OF PLAY OR MAP, MARCH 23, 2017

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2461
MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2013
I AM CURRENTLY NOT A MEMBER OF THE ILSA

* "Under the age of nine, every person is by nature an enemy of the Christian and of the Catholic Church," said the Council of Trent (1545-1563). "The Council decreed that parents should be warned that if they neglect their duty, they will be held responsible for the sins of their children." (Catholic Encyclopedia, Vol. 11, p. 111.)

THE PENAL PLAT OF THE ARLINGTON CLUB UNIT 2

RECEIVED OCTOBER 8, 1996 AS 03534637 NQ, 00464523



240650 UYUEN, H. H. 1975. *Journal of the American Water Resources Association* 11: 103-112.

U.S. RESERVATION, IN DC: MAY 1978
RECORDS DEPARTMENT 22, 1978 AS DOCUMENT NO. 2-776318

NOTE: UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT J.U.I.E. BY CALLING 811 OR 1-800-459-2121

100

ONE INCH = TWENTY FEET

0 20 40 60 80 100 120 - FEET

WATER METER

BAR

SCALE

0 120 - FEET

LEGEND

30	= AREA LIGHT (AL)	10	= SIGN (S)
20	= CATCH BASIN (CB)	11	= STREET LIGHT STANDARD (SL)
22	= CURB BUILT (CB)	12	= TRAFFIC CONTROL LIGHT (TL)
23	= CURB INLET (CI)	13	= WATER VALE (WV)
24	= FIRE HYDRANT (FH)	14	= WOOD SERVICE POLE (WP)
25	= GAS METER (GM)	15	= YIELD
26	= HANDICAPPED PARKING SPACE (HP)	16	= EVERGREEN TREE
27	= MANHOLE COVER (MC)	17	= PROPERTY BOUNDARY
28	= MONITOR WELL (MW)	18	= FENCE LINE
29	= OVERHEAD WIRE (OW)	19	= FURNACE
31	= PIPE BOLLARD (PB)		
32	= SIGN (S)		

PARKING SCHEDULE	
REGULAR PARKING SPACES.....	60
HANDICAP PARKING SPACES.....	2
TOTAL PARKING SPACES.....	62

SCHEDULE B -- NOTES

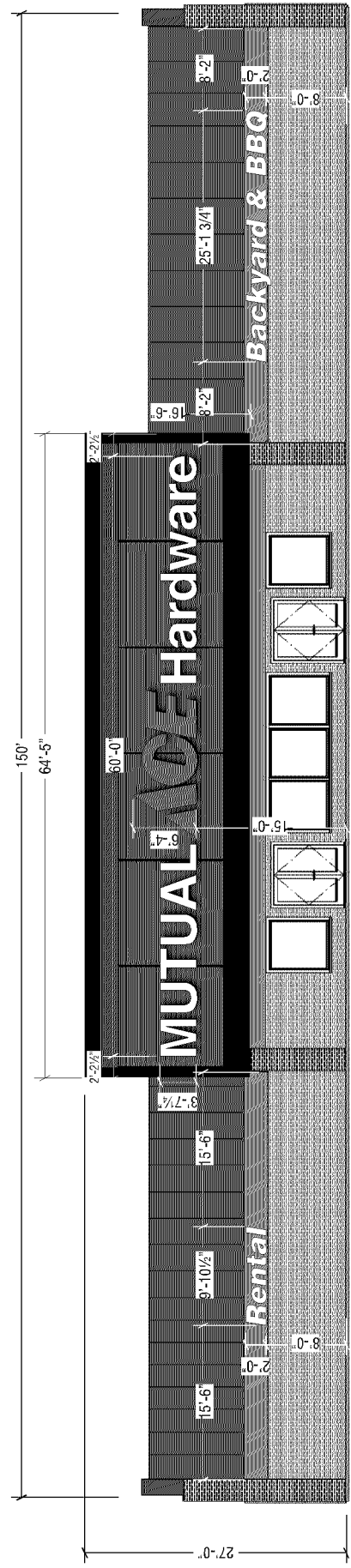
25) Terms, conditions and provisions contained in Eastman Agreement made by and between George J. Zimmermann and Carole J. Zimmermann, as Trustees of The George J. Zimmermann and Carole J. Zimmermann Declaration of Trust dated May 17, 2000 and Grove Court, LLC, recorded August 3, 2010 as document 10215530238.

(BLANKET CROSS ACCESS EASEMENT FOR INGRESS)

Rental 9'-10 1/2" 25'-1 3/4" BBQ

B NON-ILLUMINATED, TRIMCAPPED FCO LETTERS • STU MOUNTED FLUSH
SCALE: 3/8" = 1'
- WHITE PLEX FCO LETTERS w/ BLACK TRIMCAP

C NON-ILLUMINATED, TRIMCAPPED FCO LETTERS • STU MOUNTED FLUSH
SCALE: 3/8" = 1'
- WHITE PLEX FCO LETTERS w/ BLACK TRIMCAP



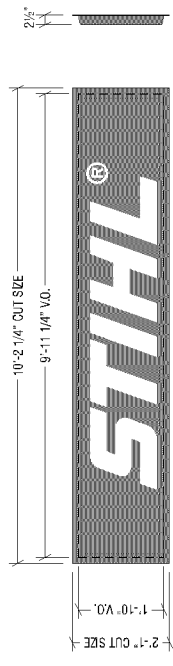
FRONT ELEVATION
SCALE: 3/32" = 1'

DOYLE
GENERAL SIGN CONTRACTORS
222 INTERSTATE RD. PO. BOX 1008
AUBURN, IL 6001
630-543-3450
FAX 630-543-3452

DATE	REVISION
12.20.20	REVISED CO. LOGOS, TO WHITE PLEX w/ BLACK TRIMCAP
1.8.21	REVISED CO. LOGOS
2.5.21	ADDED Pylon Faces & BLOC DIMS.

CUSTOMER APPROVAL
DATE
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CLIENT	MUTUAL ACE HARDWARE
ADDRESS	745 S BUFFALO GROVE RD.
CITY	BUFFALO GROVE
STATE	IL
DESIGNER	KIM
SALESPERSON	JST
DRAWG. NO.	90284
SCALE	NOTED
DATE	12.16.2020
SHEET NO.	2



D TWO(2) PAN FORMED CLEAR POLYCARBONATE FACES W/ BLACK VINYL GRAPHICS
SCALE: 3/8" = 1"

- SECOND SURFACE WHITE VINYL
- ORANGE BACKGROUND PAINTED WITH FOUR COATS OF GRIPELX CUSTOM MIX TO MATCH PMS #165C AND DIFFUSER. (COPY PREVIOUSLY APPROVED SAMPLE)



E TWO(2) PAN FORMED WHITE POLYCARBONATE FACES W/ BLACK VINYL GRAPHICS
SCALE: 3/8" = 1"

BLACK #22 RED #43



F TWO(2) PAN FORMED CLEAR POLYCARBONATE FACES W/ BLACK & RED VINYL GRAPHICS
SCALE: 3/8" = 1"

BLACK #22 RED #43

PROPOSED



EXISTING



DOYLE
GENERAL SIGN CONTRACTORS
222 INTERSTATE RD. PO. BOX 1068
AUBURN, IL 60101
630-543-3450
FAX 630-543-3452

DATE	REVISION
12.20.20	REVISED QTY. LTR. TO WHITE PLEX W/ BLACK TRIMCAP
1.3.20	REVISED QTY. LTR.
2.25.21	ADDED Pylon Faces & BLOC DMS.

CUSTOMER APPROVAL

DATE _____

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CLIENT	MUTUAL ACE HARDWARE
ADDRESS	745 S BUFFALO GROVE RD.
CITY	BUFFALO GROVE
STATE	IL
DESIGNER	KIM
SALESPERSON	JST
DATE	12.16.2020
SCALE	NOTED
DRWG. NO.	90284
SHEET NO.	3

1. The previous ACE was not thriving due to signage and the new ACE owner is working to improve many things at this site. One of those is better signage that will draw attention to this hardware store. The additional signs will help to communicate the community benefit this store provides. Without the approval for this type of signage, this ACE will be subject to failing. The plight of the owner here is due to unique circumstances including the much different post-covid society, the fact they are an anchor of this center much like the Garden Fresh across the street and need signs comparable to the amount of floor place and extreme frontage that ACE has.
2. With anchor tenants at nearby properties all having larger signs, this will not change the essential character of the neighborhood if approved. If approved, this will improve the look at the anchor storefront and signage and attract new customers to ACE and the other tenants at this shopping center.
3. The intent of the sign code is to properly identify a business with signage that works well with the architecture of the building and that offers visible and appropriate signage on the building. This request and the hardships faced by ACE to get this signage approved were not created by ACE or any person involved in this request.
4. The proposed variation, if approved, will not be detrimental to the public. The signage proposed is well sized to work with the signage bands and designed to be visible to passing traffic to identify the business and its products. If approved, once installed it will allow ACE to have the anchor space and look like an anchor for this center. This will improve traffic to the center and afford the center the ability to survive in an extremely volatile market place.



Action Item : Consider an Amendment to a Special Use Ordinance and Zoning Code Variations for Height and Encroachment into a Setback for an Extension of a Communication Antenna Tower at 1700 Estonian Lane.

Recommendation of Action

Staff recommends approval, subject to the conditions in the attached staff report.

The Petitioner, Crown Castle USA Inc. is requesting to extend the existing communication antenna tower by 10 feet to collocate AT&T Mobility antenna array located at 1700 Estonian Lane. The extension requires an amendment to the special use ordinance as well as zoning variations for a communication antenna height extension and encroachment into the north setback.

ATTACHMENTS:

- Staff Report (DOCX)
- Plan Set (PDF)

Trustee Liaison
Weidenfeld

Staff Contact
Nicole Woods, Community Development

Wednesday, April 7, 2021

**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	April 7, 2021
SUBJECT PROPERTY LOCATION:	1700 Estonian Lane
PETITIONER:	Michael Gasser on behalf of Crown Castle USA, Inc.
PREPARED BY:	Rati Akash, Village Planner
REQUEST:	A Special Use amendment for a Communication Antenna Tower extension in the B4 Business District; and variations to the Zoning Ordinance for a communication antenna height extension and encroachment into the north setback.
EXSITING LAND USE AND ZONING:	The property is improved with a communication Antenna located in the B4 Business District.
COMPREHENSIVE PLAN:	The approved Village Comprehensive Plan calls for this property and the immediate neighborhood to be Business District.

PROJECT BACKGROUND

The Petitioner, Crown Castle USA Inc. is requesting to extend the existing communication antenna tower by 10 feet to collocate AT&T Mobility antenna array located at 1700 Estonian Lane.

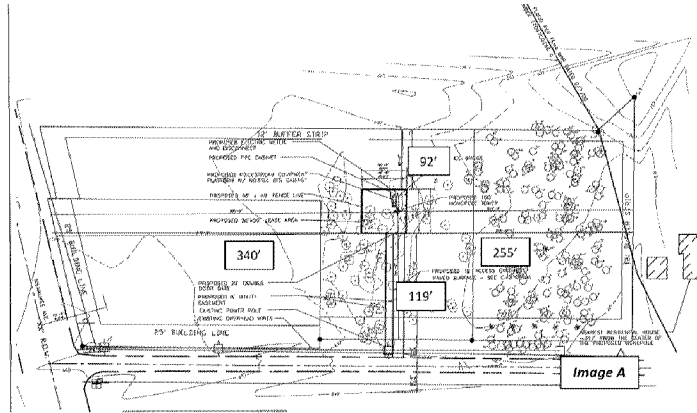
The subject property at 1700 Estonian was annexed into Buffalo Grove in 1987 as part of Ordinance No 87-19; which was amended in 2000 by a Special Use Ordinance No. 2000-66 to allow for a communication antenna tower on this site; which was further amended in 2010 by Ordinance 2010-52 to allow for a communicaton tower extension.



The total height of the communication antenna tower with the extension measures 114 feet. Pursuant to the Municipal Code, Public Utility Facility (Communication Antenna Tower) requires a Special Use amendment to Ordinance 2000-66, as amended by Ordinance 2010-52 for a Public Utility Facility (Communication Antenna Tower) in the B4 Business District and a Variation to the Zoning Ordinance Section 17.44 to allow for the communication antenna tower height extension and encroachment into the north setback.

PLANNING & ZONING ANALYSIS

As outlined as part of the petition a reference is made to the Federal Communications Commission (FCC) to allow for this communication antenna tower extension as an eligible facility request, however the proposed tower extension of 10 feet in height will be required to adhere to the Buffalo Grove Zoning Code and the previously granted entitlements of the subject property.

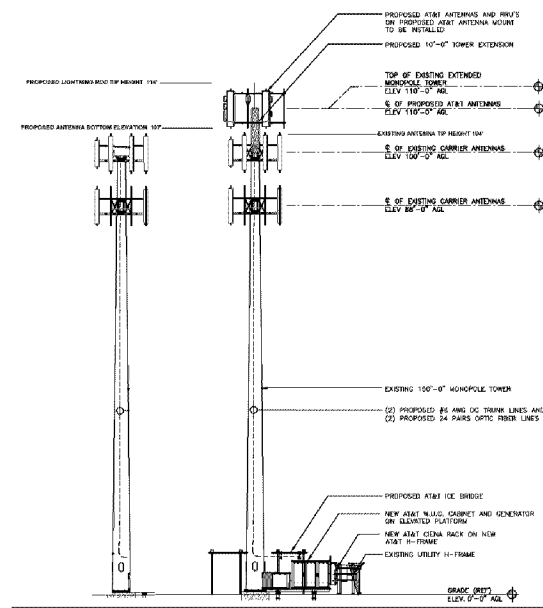


Existing Communication Antenna Tower

- The existing communication antenna tower was constructed in 2001.
- The existing communication antenna tower is 104 feet tall and is collocated with two existing wireless carriers.
- The existing communication antenna tower is setback 92 feet from the north property line, 255 feet from the west property line, 119 feet from the south property line and 340 feet from the east property line (Milwaukee Avenue).

Location, Height and Use of Communication Antenna Tower Extension

- The communication antenna tower extension will collocate an AT&T Mobility antenna array to address the coverage gap in the area which would result in extending the height of the tower to a total of 114 feet.
- The Petitioner has addressed the reasons to have this tower extension in the narrative which is attached as part of this petition.
- The communication tower extension of 10 feet requires a special use amendment to Ordinance 2000-66, as amended by Ordinance 2010-52 for a Public Utility Facility.
- The communication antenna tower extension resulting in a total of 114 feet will require a minimum setback of 114 feet on all four sides



(north, south, east and west) of the tower to the property line. The setback to the north property line is 92 feet and hence requires a variation to encroach into the north property setback.

- The communication antenna tower is located approximately 300 feet from the nearest Residence.
- The communication antenna tower meets all other requirements as part of the Zoning Code.
- Going along Milwaukee Avenue, the communication antenna tower is screened by the existing trees on the subject property.
- In addition, the setback of 340 feet from Milwaukee Avenue further diminishes the height of the tower looking from Milwaukee Avenue. The height extension of 10 feet will not have any significant visual impact.

REQUEST

Special Use

The Petitioner, Crown Castle is requesting to extend the existing communication antenna tower by 10 feet to collocate AT&T Mobility antenna array located at 1700 Estonian. Pursuant to the Zoning Ordinance the communication antenna tower extension requires a Special Use amendment in the B4 Business District and meets the following:

- Special Use Standards
- Telecommunication Facilities Standards as part of Chapter 17.34.040

Variation

A variation from the Zoning Ordinance Section 17.44 to allow for the communication tower extension of 10 feet resulting in a total of 114 feet in height and encroaching into 22 feet north setback.

The Petitioner has provided a response to standards for the special use and the variation which is part of this petition.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Engineering Department has reviewed the communication antenna tower extension and has no concerns with the location of the communication antenna.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received 1 calls inquiring about the Public Hearing Sign at the subject property, however no concerns were raised.

STAFF RECOMMENDATION

Village staff recommends approval for the purpose of extension of the communication antenna tower extension by 10 feet in height and to encroach into the north property setback by 22 feet subject for a Public Utility Facility provided:

- 1) The special use is granted to the Petitioner and said special use does not run with the land.
- 2) The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - i. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - ii. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.
- 3) The communication antenna tower extension shall be installed in accordance with the documents and plans submitted as part of this petition.
- 4) All other conditions associated with the special use Ordinance 2000-66, as amended by Ordinance 2010-52 for a Public Utility Facility shall remain in full force and effect, unless modified by this petition.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the variation. The PZC shall make a recommendation to the Village Board concerning the variation requests.

Suggested PZC Motion

PZC recommends approval for variations to Section 17.44 of the Buffalo Grove Zoning Code to allow for communication antenna tower extension by 10 feet in height and to encroach into the north property setback by 22 feet for a Public Utility Facility provided; the special use is granted to the Petitioner and said special use does not run with the land, the special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows: Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing, Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason, and the communication antenna tower extension shall be installed in accordance with the documents and plans submitted as part of this petition, and all other conditions associated with the special use Ordinance 2000-66, as amended

by Ordinance 2010-52 for a Public Utility Facility shall remain in full force and effect, unless modified by this petition.

Written Narrative In Support Of Variance Request

Crown Castle USA, Inc. (“Crown Castle” or “Petitioner”) appreciates the opportunity to provide this Written Narrative In Support Of A Variance Request (the “Narrative Statement”) explaining why the requested variance is appropriate for the wireless communication facility (WCF). With the facts surrounding the request and a clear understanding of the federal definition of an “eligible facilities request” we strongly believe the Village of Buffalo Grove Building and Zoning Department (the “Village”) will agree the request merits approval. With this Narrative Statement, Crown Castle will also provide information about how the subject application constitutes an “eligible facilities request” under applicable federal law and detail certain discussions with County staff regarding the subject application.

Crown Castle owns and manages an existing monopole communication tower facility on a wooded 3.5-acre parcel at 1700 Estonian Lane. This large wooded parcel is located at the north east corner of Estonian Lane and North Milwaukee Avenue and abuts a large commercial mulch facility to the north and due to the heavy foliage remains primarily out of view from the residential properties to the east and south.

The tower facility was originally approved for installation by zoning petition in late 2000 and by building permit in early 2001 and has remained at the approved 100’ tower height with a 104’ antenna height since the 2001 construction. The 2000 zoning approval for the tower location included a variance of setback to legally establish the tower 92’ from the north property line. A collocation for a second wireless tenant was approved in 2010 to locate antennas at approximately the 90’ elevation. The tower facility remains collocated by two existing wireless carriers with an overall equipment height of approximately 104’. The tower is capable and remains available for collocation in order to meet the communication demands of the Buffalo Grove and Riverwoods communities.

In order to address a coverage gap in its network, our customer AT&T Mobility (“AT&T”) desires to collocate a new antenna array on the tower which will include a 10’ tower extension bringing the overall equipment height to 114’. There are no other structures in the area that will provide the desired height for AT&T’s antenna array. Rather than erect a new monopole, we are proposing to only add to the existing pole. This seems like a better arrangement for all concerned in that it allows AT&T to achieve the elevation AT&T seeks without adding another vertical element to the neighborhood.

The peculiar circumstances in connection with the land is that there simply is not another alternative that provides the vertical height that AT&T is seeking. No other parcel in the vicinity has telecommunications towers, making the subject unique and exceptional. The tower on the subject property can accommodate the AT&T antenna array with an increase of only 10’ feet in height, whereas any other property would require the building of an entirely new structure. This particular tower allows AT&T to fill a considerable gap in coverage and is the least obtrusive way in which the gap in coverage can be filled. AT&T anticipates that once this minor tower extension has been completed, its ability to provide your constituents with better coverage and connectivity will be vastly improved. If there is anything that the past year living through the COVID-19 pandemic has taught us, it is the importance of coverage and connectivity during these unprecedented times – where all of us are spending more time at home, students are learning from home, professionals are working from home, and first responders must be able to quickly obtain the information they need to help their neighbors in need.

Crown Castle very much appreciates the opportunity to discuss the subject application with Village representatives on multiple occasions and welcomed the collaborative nature of those

conversations. Among other things, Crown Castle and staff talked about how this modification request is an “eligible facilities request” subject to streamlined review under federal law, specifically Section 6409(a) of the Spectrum Act and the Federal Communications Commission’s rules implementing that federal statute.¹ Section 6409(a) requires that the Village shall approve, and may not deny, “eligible facilities requests,” like the modification proposed in the subject application, when they do not result in a “substantial change” to the physical dimensions of the existing structure. The intent behind this federal law is to promote deployment to help our country meet the ongoing technological revolution and connect our citizens with each other, with their schools, with their jobs, and with life-saving technologies.

With regard to tower height extensions, according to the FCC, a proposed modification does not constitute a “substantial change” if the modification would not increase the height of the tower by the greater of (a) 10% or (b) the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet.” The subject application falls into the second bucket of allowable tower height extensions under Section 6409(a) – AT&T proposes adding one additional antenna array on the tower with a separation of approximately three feet between the bottom of the new array and the top of the existing array. The separation of three-feet (measured from bottom of new array and top of existing array) is significant to note because, as the FCC clarified in its 5G Upgrade Order issued last June, “an increase in the height of the tower of up to twenty (20) feet between antennas, as measured from the top of an existing antenna to the bottom of a proposed new antenna on the top of a tower” does not constitute a “substantial change” under Section 6409(a). See FCC 5G Upgrade Order at para. 2. Because the proposed tower height increase is not a “substantial change” as defined by the FCC, the subject application constitutes an “eligible facilities request” that shall be approved by the Village pursuant to federal law.

Crown Castle will now review the criteria set forth in Chapter 17.28.040 of the Village Code and demonstrate why the required variances are warranted in this case.

17.28.040, A. – Criteria for Special Use:

17.28.040(A) - Criteria 1. The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Petitioner’s response to 17.28.040(A) - Criteria 1. Petitioner’s request will serve the public at the location with an existing tower facility that has been reviewed and approved to serve the public on two separate occasions. In compliance with Chapter 17.34.040.G. of the Village Code, Petitioner is now attempting to make the facility available including variations to collocate additional personal wireless service facilities on the free-standing tower since the collocation is feasible and in lieu of constructing a new free-standing tower facility within the same community. Upon approval of the petition, the Village will be assisting Petitioner in meeting this ordinance requirement.

¹ Middle Class Tax Relief and Job Creation Act of 2012, Section 6409(a) of Pub. L. No. 112-96, codified at 47 U.S.C. § 1455(a) (2012) (“Section 6409(a)”); Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies, 80 Fed. Reg. 1238-01 (Jan. 8, 2015) (the “FCC Infrastructure Order”); Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, 85 Fed. Reg. 45126 (July 27, 2020) (“FCC 5G Upgrade Order”). The FCC Infrastructure Order and the FCC 5G Upgrade Order are hereinafter referred to collectively as the “FCC Orders.”

17.28.040(A) - Criteria 2. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

Petitioner's response to 17.28.040(A) - Criteria 2: Petitioner's request is to place the third carrier's equipment within the existing compound facility and add the tower equipment on the existing tower facility. The street access, adequate off-street parking, and secured facility fence have been in place for 20 years, maintained and kept free of debris. While the third carrier will increase the communications infrastructure, the intensity of operating the facility will remain primarily unoccupied, requiring only occasional inspections.

17.28.040(A) - Criteria 3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

Petitioner's response to 17.28.040(A) - Criteria 3: As previously stated, the existing facility has twice gained approval for the use. The proposed collocation will allow the facility to remain essentially out of sight while enhancing connectivity for the community.

17.28.040(A) - Criteria 4. The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

Petitioner's response to 17.28.040(A) - Criteria 4: As previously stated, the equipment will be placed within the existing fenced compound and on the existing tower facility. The proposed upgrades to the tower facility will likely encourage development by increasing connectivity and avoiding the construction of new tower facilities.

17.28.040(A) - Criteria 5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

Petitioner's response to 17.28.040(A) - Criteria 5: The utilities, access road, and proper drainage are on site and will be properly maintained.

17.28.040(A) - Criteria 6. Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

Petitioner's response to 17.28.040(A) - Criteria 6: As stated above, adequate off-street parking, and secured facility fence and substantial screening are in place on site. Since this an unstaffed facility requiring only occasional visits for inspection the facility has adequate off-street parking area.

17.28.040, B. – Criteria for Special Use: The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may be varied. Notwithstanding the foregoing, business planned unit developments shall conform with Section 17.44.040(D) unless varied.

Petitioner's response to 17.28.040, B: The existing and proposed facilities conforms to Section 17.44.040(D) except for the previously approved 92' setback and the proposed 4' height variation.

17.28.040, C. – Criteria for Special Use: The Planning and Zoning Commission may recommend and the Corporate Authorities may impose such conditions and restrictions upon the subject property, the location, the construction and design of buildings and use of the property benefited by such special use as may be necessary or appropriate to comply with the foregoing criteria.

Petitioner's response to 17.28.040, C: Petitioner is open to discuss conditions that are compliant with the aforementioned Section 6409(a) and the FCC Infrastructure Orders. Given that the Application proposes an EFR as such term is defined in federal law, the Application is entitled to streamlined review pursuant to federal law.

17.28.040, D. – Criteria for Special Use: Notwithstanding Chapter 17.52, the Planning and Zoning Commission may recommend and the Corporate Authorities may vary the regulations of the zoning district in which the special use is located subject to meeting the criteria of Section 17.52.070(A)(1)–(3), except for planned unit developments which shall meet the general objectives of Section 17.28.050(A)(1)–(7).

Petitioner's response to 17.28.040, D: Petitioner is confident that the board will approve the variation with consideration of Section 6409(a) and the facts at hand.



9045 River Rd,
Indianapolis, IN 46240

Phone: (317) 249-2028
www.crowncastle.com

March 19, 2021

Via Mail

Rati Akash, Village Planner
Village of Buffalo Grove
50 Raupp Boulevard
Buffalo Grove, IL 60089

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 1700 Estonian Lane, Buffalo Grove, IL 60089
Crown Site Number: 823449 / Crown Site Name: Cotey Colocation
Customer Site Number: IL1920 / Application Number: 522103

Dear Ms. Akash:

On January 22, 2021, on behalf of its customer AT&T Mobility (“AT&T”), Crown Castle USA Inc. (“Crown Castle”) submitted Application for Special Use No. 522103 (the “Application”) to the Village of Buffalo Grove Building and Zoning Department (the “Village”). The Application seeks to modify the existing wireless tower located at the address set forth above. The purpose of this letter is two-fold: (a) to answer your outstanding questions regarding the setback variance and (b) to respond to your requests for additional information about the Application generally.

Background

The Application clearly states that AT&T’s request is an “eligible facilities request” for the modification of the existing tower that does not “substantially change” the physical dimensions of the existing tower – as such terms are used in Section 6409(a) of the Spectrum Act and the Federal Communications Commission’s rules implementing that federal statute (hereinafter, an “EFR”).¹

Because the Application proposes an EFR, federal law requires that the Village shall approve, and may not deny, the Application within 60 days, or else the Application may be deemed granted. According to the FCC, a jurisdiction like the Village has thirty (30) days from Application submittal to inform an applicant in writing that its Application was incomplete and to “specifically delineate” the information that was allegedly missing from the Application. *See* 2014 Infrastructure Order at para. 217. The Village is only permitted to request additional documentation that is “reasonably related to determining whether [the

¹ Middle Class Tax Relief and Job Creation Act of 2012, Section 6409(a) of Pub. L. No. 112-96, codified at 47 U.S.C. § 1455(a) (2012) (“Section 6409(a)”); Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies, 80 Fed. Reg. 1238-01 (Jan. 8, 2015) (the “FCC Infrastructure Order”); Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, 85 Fed. Reg. 45126 (July 27, 2020) (“FCC 5G Upgrade Order”). The FCC Infrastructure Order and the FCC 5G Upgrade Order are hereinafter referred to collectively as the “FCC Orders.”

Application] meets the requirements” of Section 6409(a). *See id.* at para. 107. Any such request for additional information must contain specific citations to the Village code or ordinance that requires that information. *See id.* at para. 133 (stating that, to toll the Section 6409(a) shot clock, the jurisdiction must request additional information in writing and such writing “must specify the [local] code provision, ordinance, application instruction, or otherwise publicly stated procedures that require the information to be submitted”). Requests for additional information that are not (a) in writing; (b) “reasonably related” to determining whether the Application constitutes an EFR and (c) are not supported by specific reference to the applicable code provision or local requirement do not toll the 60-day review period under federal law.

Setback Variance

We participated in a telephone meeting on February 19, 2021 wherein the Village verbally raised some additional requests relating to the Application generally. After that meeting, the Village provided a letter dated February 22, 2021 that outlined the additional information requested. Two days later, on February 24, 2021,² the Village provided additional information regarding the setback variance for the Site. As we have discussed, Ordinance No. 2000-066, which was amended by Ordinance No. 2010-52, allows the tower at the Site to be setback from a residential district boundary by ninety-two (92) feet. *See* Ordinance No. 2000-066 at § E. The Application does not propose any change to the location of the tower and therefore the tower shall remain at the ninety-two (92) foot setback allowed by the current siting documents.

Without waiving any of its federal rights, including but not limited to those arguments set forth in the footnote below, Crown Castle appreciates that the Village would like to maintain a clear understanding that the existing, approved ninety-two (92) foot setback variance and the proposed one hundred and fourteen (114) foot tower height are both variances from the rules set forth in Chapter 17 of the Village’s Code. Thus, we agree to amend the variance application to include both the ninety-two (92) foot setback variance and the proposed one hundred and fourteen (114) foot tower height variance.³ This proposal is with the understanding that the Village agrees that both variances are covered as non-substantial expansions of the existing wireless communications facility and promptly sends out the proper hearing notifications for a hearing to be scheduled within twenty-one (21) days of this letter.

Crown Castle Response to Village Requests

As aforementioned, you and your colleagues requested certain additional items during our February 22, 2021 teleconference. Crown Castle respectfully submits that none of the documents requested are necessary for the Village to make the determination that the proposed modification set forth in the Application is an EFR. Nonetheless, in an effort of good faith to the Village, Crown Castle will voluntarily

² Crown Castle and AT&T reserve all of their rights and remedies available under federal, state, and local law, including but not limited to any timeline specific rights arising out of or relating to the Village’s failure to provide us, within the required thirty (30) days, with a writing that specifically delineated the additional information that the Village was seeking in connection with the Application. Given that the Application was submitted on January 22, 2021, federal law required such a writing to be provided to Crown Castle and AT&T by February 21, 2021 to properly toll the sixty (60) day review period allotted under federal law. *See* 2014 Infrastructure Order at para. 217 (“[A]n initial determination of incompleteness tolls the running of the [shot clock] period only if the State or local government provides notice to the applicant in writing **within 30 days of the application’s submission** [and]. . . clearly and specifically delineate[s] the missing information in writing. . .”).

³ Enclosed with this letter, you will find our amended Application as well as a Written Statement in Support of Variance Request, both submitted in accordance with Village Code (specifically the criteria set forth in Chapter 17.28.040),

provide certain of the items requested to supplement your review of the materials. We will address each of your items in turn.

Village Issue No 1. Detailed dimensioned plat of survey

Response to Village Issue No. 1: Village Issue No. 1 does not toll the 60-day period for review of the Application because it does not contain a request for additional information that is reasonably related to determining whether the Application is an EFR and the documentation has already been provided within the original January 22 submittal.

Specifically, AT&T has provided construction drawings detailing on pages A-1 and A-2 that the tower is an existing tower facility and that no ground equipment will be added outside of the existing approved equipment compound. Page A-3 of the construction drawings depict a 10' proposed tower extension on a 100' existing tower and also shows that there will be less than 20' between the existing antenna array and the new antenna array once the new antenna array is installed. As the FCC clarified last year in its 5G Upgrade Order, such a proposed change is not a "substantial change" under federal law and, therefore, the Application is an EFR entitled to streamlined review. *See FCC 5G Upgrade Order at para. 2.*

Even though a plat of survey is not reasonably related to your process of determining whether the Application is an EFR, AT&T has already voluntarily provided the information requested. We specifically refer you to the following documents included with the Application: (a) the original siting approval Ordinance No. 2010-52 that allowed the placement of the 100' tower; (b) page 16 of the Application which shows the Legal Description of the site; and (c) pages 31 through 33 of the Application which contain the Legal Description and Survey of the site.

Village Issue No 2. Detailed site plan showing setbacks

Response to Village Issue No. 2: Village Issue No. 2 does not toll the 60-day period for review of the Application because it does not contain a request for additional information that is reasonably related to determining whether the Application is an EFR.

AT&T has provided construction drawings detailing on pages A-1 and A-2 that the tower is an existing tower facility and that no ground equipment will be added outside of the existing approved equipment compound. Page A-3 of the construction drawings depicts a 10' proposed tower extension on a 100' existing tower and also shows that there will be less than 20' between the existing antenna array and the new antenna array once the new antenna array is installed. As the FCC clarified last year in its 5G Upgrade Order, such a proposed change is not a "substantial change" under federal law and, therefore, the Application is an EFR entitled to streamlined review. *See FCC 5G Upgrade Order at para. 2.* A plan depicting additional setbacks provides no information necessary in determining whether the proposed tower extension constitutes an EFR.

Village Issue No 3. Rendering of the proposed cell tower elevations

Response to Village Issue No. 3: The Application already includes the required tower elevations with both existing and proposed tower heights, including antenna equipment elevation details. *See Application at page 35 and associated construction drawings at page A-3.* The Application further specifically demonstrates that there will only be 3-4 feet between the existing and proposed antennas once the new antenna array is installed. According to the FCC, a proposed modification does not constitute a substantial change if the modification would not increase the height of the tower by more than ten percent

(10%) or more than the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater.” The separation of 3-4 feet is significant to note because, as the FCC clarified in its 5G Upgrade Order issued last June, “an increase in the height of the tower of up to twenty (20) feet between antennas, as measured from the top of an existing antenna to the bottom of a proposed new antenna on the top of a tower” does not constitute a “substantial change” under Section 6409(a). *See* FCC 5G Upgrade Order at para. 2. The request set forth in the Application falls into these parameters and, therefore, does not present a “substantial change” to the existing tower and is an EFR.

Village Issue No 4. Detailed height dimensions of the height extension from the pole

Response to Village Issue No. 4: Village Issue No. 4 is essentially the same as Village Issue No. 3 and does not toll the 60-day period for review of the Application. Contrary to your assertion, the Application already includes the requested height extension with both existing and proposed tower heights, including antenna equipment elevation details. *See* Application at page 35 and its construction drawings at page A-3. The Application further specifically demonstrates that there will only be 3-4 feet between the existing and proposed antennas. According to the FCC, a proposed modification does not constitute a substantial change if the modification would not increase the height of the tower by more than the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet.” The separation of 3-4 feet is significant to note because, as the FCC clarified in its 5G Upgrade Order issued last June, “an increase in the height of the tower of up to twenty (20) feet between antennas, as measured from the top of an existing antenna to the bottom of a proposed new antenna on the top of a tower” does not constitute a “substantial change” under Section 6409(a). *See* FCC 5G Upgrade Order at para. 2. The request set forth in the Application falls into these parameters and, therefore, does not present a “substantial change” to the existing tower and is an EFR.

Village Issue No 5. Drawing of the ground elevation showing the equipment on site

Response to County Issue No. 5: Village Issue No. 5 does not toll the 60-day period for review of the Application because, with this Request, the Village did not specify what Village code provision allegedly requires this additional information. When we submitted the Application, AT&T and Crown Castle provided the documentation required based on the publically available instructions provided on the Village petition application. While you may have personal preferences for how you like to see certain information, those preferences are not sufficient to toll the 60-day period for review of the Application. The information provided in the Application meets all requirements listed in County Ordinance No. 213, the County Variance Application Packet, and the Planning & Development Services Website. The Application contains the specific height requested, references a specific section of the zoning ordinance, and details the complete scope of work proposed for the project. AT&T has clearly explained and documented that the proposed development, including tower extension, is an EFR.

Village Issue No 6. Printed labels

Response to County Issue No. 6: Village Issue No. 6 does not toll the 60-day period for review of the Application because it does not contain a request for additional information that is reasonably related to determining whether the Application is an EFR and your request was not supported by any Village code provision that would require printed labels. When we submitted the Application on January 22, AT&T provided everything required by Village law, including address labels in electronic format. AT&T committed to overnight delivery of a hard copies upon request. Following the electronic submittals, we participated in conversations with you on January 22 and February 2 in which we repeated our ability to provide hard copy labels if necessary. We were informed that such hard copies were not necessary. In a

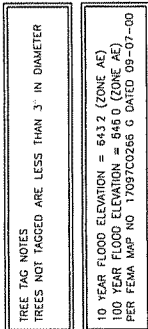
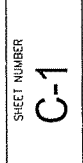
subsequent conversation on February 3, you confirmed that the public notice language in the Application was correct, that the public notice letter would be mailed the following week, and confirmed that our Application would be heard at the March 2021 hearing dates of March 3 and March 15. At the February 22 meeting, you changed course and required printed hard copy labels for the first time. Such a request is not reasonably related to determining whether the Application constitutes an EFR and, thus, this request does not toll the 60-day review period for the Application. Nevertheless, we voluntarily provided those labels on February 25, 2021 via Federal Express.

Notwithstanding the foregoing language, Crown Castle and AT&T reserve all rights and remedies that may be available under Section 6409(a) or other applicable federal, state, and/or local law. We welcome the opportunity to discuss the Application in more detail. Do not hesitate to contact me to discuss further.

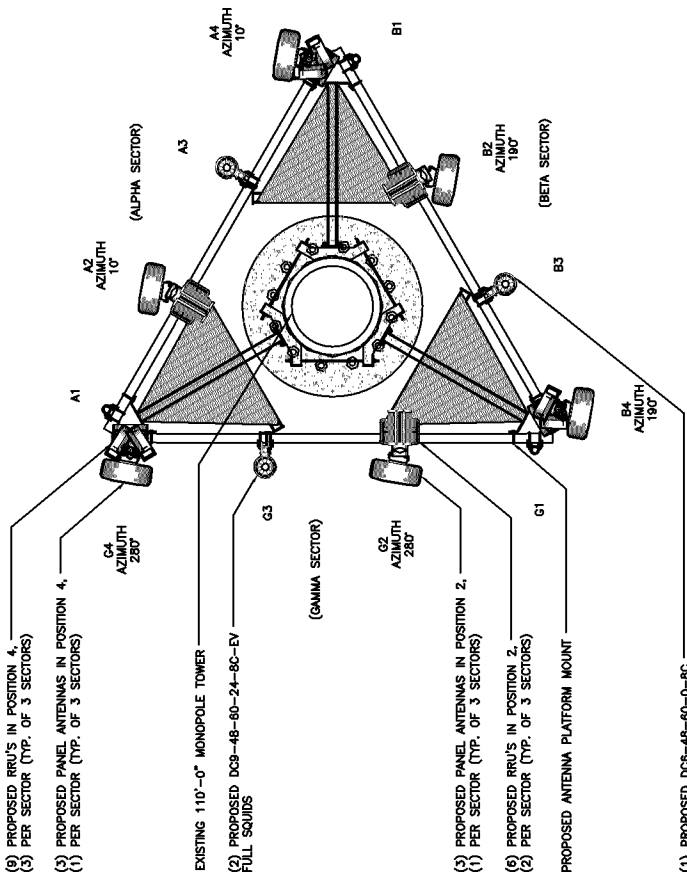
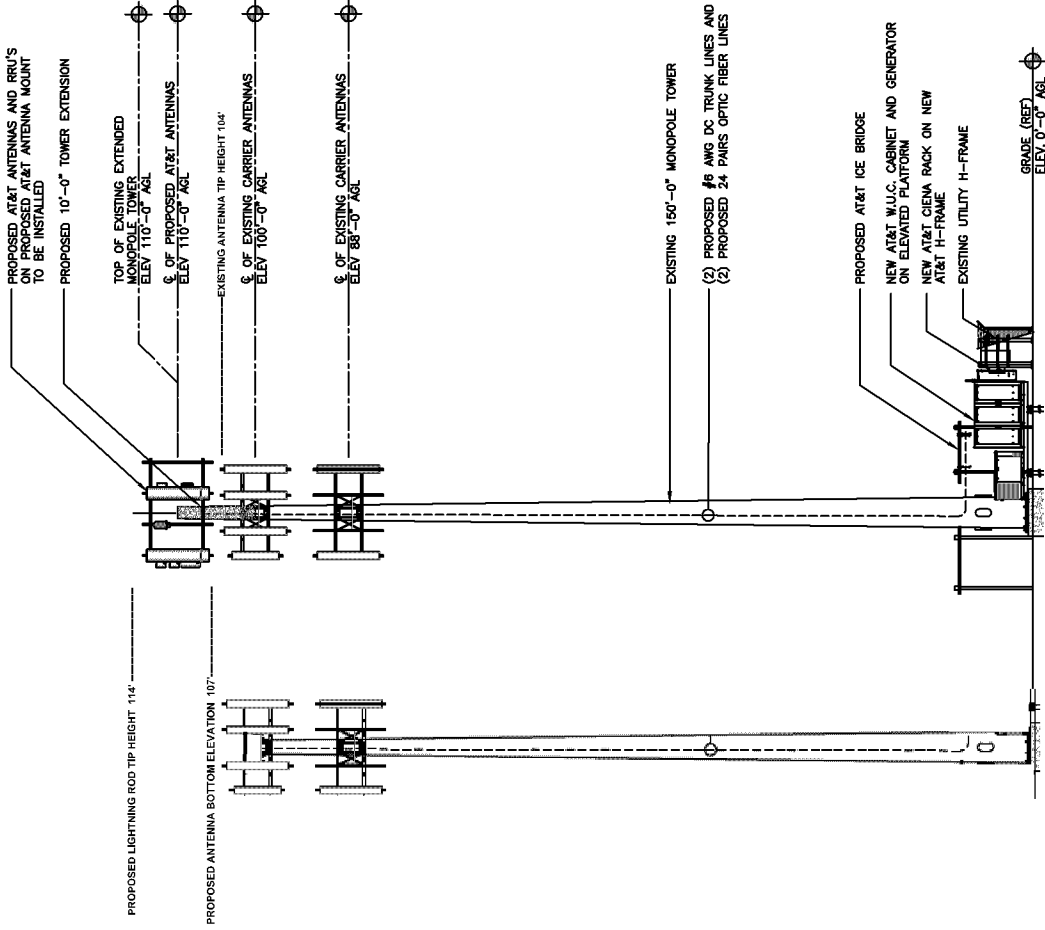
Regards,

Michael Gasser

Michael Gasser
National Site Acquisition Zoning Specialist
Crown Castle - Agent for Applicant
(317) 249-2028
michael.gasser@crowncastle.com



STRUCTURAL NOTES:
1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



PROPOSED TOWER ELEVATION

2

SCALE: N.T.S.

1

PROPOSED ANTENNA PLAN

1

SCALE: N.T.S.

1

AT&T
COMMUNICATIONS
12000 N. CENTRAL
DALLAS, TEXAS 75243

NEXUS
SITE ACQUISITION SPECIALIST
DANIEL L. WILSON
DANIEL.WILSON@NEXUS-USA.COM

WESTCHESTER SERVICES LLC
664 FOX GLEN
BARRINGTON, IL 60015
TEL: 847.277.6960
FAX: 847.277.6960
aw@westchesterservices.com

NSB
12565551/IL1920
TBD
1700 ESTONIAN LANE
BUFFALO GROVE, IL 60089

Attachment: Plan Set (Consider an Amendment to a Special Use Ordinance and Zoning Code Variations for Height and Encroachment)

Packet Pg. 30



04/01/2020

SITE PHOTO



PROJECT : NSB
SITE # : IL1920
FA # : 12565551
PTN # : 3301A0T794
PACE # : MRCHI050319
JURISDICTION : KANE

SITE NAME : TBD
ADDRESS : 1700 ESTONIAN LANE
 BUFFALO GROVE, IL 60089



2.2.b

PROJECT INFORMATION

SITE NAME: TBD
COUNTY: LAKE COUNTY
ADDRESS: 1700 ESTONIAN LANE
 N/A
 IL1920
ZONING DISTRICT: N/A
SITE NUMBER: 12565551
PTN #: 3301A0T794
PACE #: MRCHI050319
USID: 283900
COORDINATES: 42° 10' 24.48" N (42.173467)
 87° 55' 18.57" W (-87.921825)
PROPERTY OWNER: TBD
POWER COMPANY: TBD
DARK FIBER VENDOR: TBD
APPLICANT: AT&T WIRELESS
 930 NATIONAL PARKWAY
 SCHMIDT, IL 60175

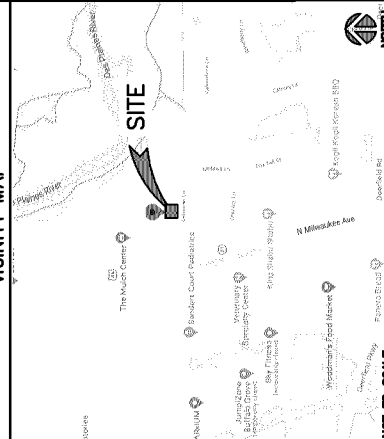
PROJECT CONSULTANTS

PROJECT MANAGEMENT: NEXUS
 CONTACT: DANIEL KALINA
 EMAIL: DANIEL.KALINA@NEXUS.COM
 PHONE: (630) 946-7741
ARCHITECTURE & ENGINEERING: WESTCHESTER SERVICES LLC
 804 FOX GLEN
 BARRINGTON, IL 60010
 PHONE: (847)-277-0070
SITE ACQUISITION: LCC TELECOM SERVICE
 10700 WEST HIGGINS RD., SUITE 240
 ROSEMONT, IL 60018
 PHONE: (847)360-2484
 EMAIL: MGR@LCCTELECOM.COM
AT&T CONSTRUCTION MANAGER: KEY ONIA
 PHONE: (847) 330-3471
 EMAIL: IOTB28@ATT.COM

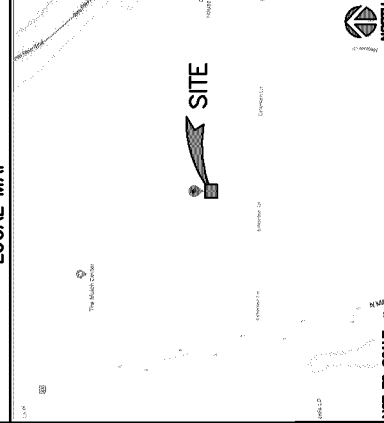
SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL EQUIPMENT IS PROVIDED TO PROVIDE A FUNCTIONAL SITE.
 THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:
 INSTALL (1) NEW ANTENNA PLATFORM. INSTALL (6) PROPOSED AT&T PANEL ANTENNAS (2) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (15) PROPOSED AT&T RRUS (5) PER SECTOR (TYP. OF 3 SECTORS), INSTALL PROPOSED AT&T W.L.C. AND PROPOSED AT&T DIESEL GENERATOR. INSTALL (2) PROPOSED AT&T #6 AWG DC TRUNK LINES, INSTALL (2) PROPOSED AT&T 24 PAIR FIBER LINES, INSTALL PROPOSED DC/FIBER JUMPERS.

VICINITY MAP



LOCAL MAP



DRAWING INDEX

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SP2	NOTES & SPECIFICATIONS
SP3	NOTES & SPECIFICATIONS
SP4	NOTES & SPECIFICATIONS
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A2	COMPOUND PLAN & LEGEND
A3	TOWER ELEVATION & ANTENNA PLAN
A4	SCHEDULE & CABLE NOTES
A5	ANTENNA, RRH, RRUS, RAYCAP DETAILS
A5.1	DETAILS
A5.2	DETAILS
A6	EQUIPMENT LAYOUT & CONSTRUCTION DETAILS
A7	EQUIPMENT SPECIFICATION
A8	UTILITY PLAN AND DETAILS
E1	ELECTRICAL SLD AND PANEL SCHEDULE
E3	SHELTER GROUNDING PLAN & DETAILS
E4	ANTENNA GROUNDING - SLD
E5	GROUNDING DETAILS
E6	GROUNDING DETAILS
RF	RFD'S PLUMBING DIAGRAM
SIGNAGE	SIGNAGE REQUIREMENTS

CODE COMPLIANCE

- TIA/EIA-222-H
- 2018 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE

REFERENCE MATERIALS

- CONTRACTOR TO USE LATEST VERSION OF THE RFD'S DATED 07/08/20 WITH THE CD'S PER SCOPE OF WORK.

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT IS PROVIDED TO PROVIDE A FUNCTIONAL SITE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"x17" SHEET SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



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GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR / ON - NEXUS
SUB-CONTRACTOR - PER TRADE
OWNER - AT&T WIRELESS
2. SITE WORK (IF APPLICABLE) SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO DEPICT THE DESIGN INTENT OF THE INSTALLATION.
4. ANY MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
5. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
6. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL DOCUMENT & PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
7. CONTRACTOR / SUBCONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
8. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON DRAWINGS SHALL BE VERIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION AND COORDINATE ANY REPAIRS WITH UTILITY COMPANY.
9. N / A
10. N / A
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.

SITE PREPARATION:

1. SUB-CONTRACTOR'S SCOPE OF WORK
PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES. DESIGNATED TREES AND SITE IMPROVEMENTS.
TOPSOIL STRIPPING AND STOCKPILING.
TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
2. SUB-CONTRACTOR'S QUALITY ASSURANCE
SUB-CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONTAMINATION OF SEDIMENT AND CONTROL OF EROSION ON SITE, ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE SUB-CONTRACTOR.
SUB-CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR AND COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE SUB-CONTRACTOR'S EXPENSE.

SITE WORK:

EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED: SEE SITE PLAN.
2. DESCRIPTIONS
ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND F APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, AND FERTILIZER-SERVICEABLE MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
3. QUALITY ASSURANCE
A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING
A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
B. COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION. PLACEMENTS OF BACKFILL AND SUB-BASE MATERIAL.
C. CONSTRUCT PROPERTY CONSTRUCTION AREA ALONG ACCESS DRIVE.
D. BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
E. ELEVATION PRIOR TO INSTALLING FOUNDATION.
F. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
G. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO BE REMOVED FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
5. SUBMITTALS
A. BEFORE CONSTRUCTION IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
6. AFTER CONSTRUCTION
1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZER.
2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.
3. LANDSCAPING WARRANTY STATEMENT.
7. WARRANTY
A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND DRIVEWAY SURFACES FOR A MINIMUM OF ONE YEAR.
C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS.
D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 - PRODUCTS

1. MATERIALS

- A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:
TOTAL KILL PRODUCT 810 EPA 10292-7
PHASOR CORPORATION P.O. BOX 5103 DEARBORN, MI 48128 (313) 563-8000
AMURISH HERBICIDE EPA REGISTERED
FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083 (800) 528-4924
- B. ROAD AND SITE MATERIALS SHALL CONFORM TO TDOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) - ACCEPTABLE SELECT FILL SHALL BE IN COMPLIANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.
- C. SOIL STABILIZER FABRIC SHALL BE MRAFI - 500X.

PART 3 - EXECUTION

1. INSPECTIONS

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

2. PREPARATION

- A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURNAROUND AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL FROM EXCAVATION AREAS TO A MINIMUM OF 12 INCHES.
C. UNLESS OTHERWISE INSTRUCTED BY AT&T, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION. THE RESULTING GRADE WILL CORRESPOND WITH EXCAVATIONS. THE RESULTING GRADE WILL BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD MATERIALS UNLESS AUTHORIZED BY PROJECT MANAGER.
C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
E. THE CONTRACTOR SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE NOTED.
F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
G. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
H. THE TOP SURFACE COURSE SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE EXCAVATION AREAS.
I. APPLY RIPRAP TO THE SIDES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
K. RIPRAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT ENTRIES.
L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS OR PERMIT STANDING WATER TO BE IN CONTACT WITH EXISTING OR PROPOSED CONSTRUCTION.
N. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRIES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60 DEGREES OFF THE DITCH LINE. RIPRAP THE APPROXIMATE ONE (1) FOOT OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET BEYOND THE CULVERT ENTRIES.
O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
P. SOW SEED IN TWO DIRECTIONS IN TWO (2) TIMES THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.



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METALS CONTINUED

6. GROUT:
- NON-SHRINK TYPE, PREMIKED COMPOUND CONSISTING OF PORTLAND CEMENT, WATER-REDUCING ADDED, AND FIBER, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
- H. SHOP AND TOUCH-UP PRIMER: SSPC 13, TYPE 1, RED OXIDE
- I. TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
2. FABRICATION:
- CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:
- A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SSPC-TO PROCEDURES.
- B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

- EXAMINATION AND PREPARATION:
1. VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE TO PERFORM THE WORK.
- ERECTOR:
1. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN ERECTED POSITION UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING.
2. NO UNAUTHORIZED WELDING SHALL BE PERFORMED ON CROWN CASTLE USA, INC. TOWERS. ALL OTHER WELDING SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY AWS D1.1 STRUCTURAL STEEL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
3. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT.
4. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH ZINC RICH PAINT (ALL EXISTING AND NEW AREAS).

FIELD QUALITY CONTROL:

1. FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND BOLT / NUT TORQUE .
- CONCRETE:
- PART 1 - GENERAL
1. WORK INCLUDES FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
- A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR THE SCOPE OF WORK BEING PERFORMED.
- B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE AT&T/WIRELESS CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
- C. THE AT&T/WIRELESS CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3. QUALITY ASSURANCE

- A. CONSTRUCT AND ERECT CONCRETE FORM WORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
- B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A118.
- C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-80.
4. SUBMITTALS
- SUBMIT CONCRETE MIX DESIGN AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY AT&T/WIRELESS CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN EH FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS
- A. REINFORCEMENT STEEL, ASTM A615, 60KSI YIELD GRADE, REINFORCING STEEL RODS, PLAIN FINISH.
- B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
- C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.
- D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, AND ACI 318, AND ASTM A118.
2. CONCRETE MATERIALS
- A. CEMENT: ASTM C150, PORTLAND TYPE.
- B. FINE AND COARSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHODS UTILIZED FOR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
- C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.
- D. AIR ENTRAINING ADMIXTURE: ASTM C260.
- E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
- F. NON-SHRINK GROUT: PREMIKED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS.
3. CONCRETE MIX
- A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, A11, 3.
- C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS. THE CONCRETE SHALL BE EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
1. COMPRESSIVE STRENGTH 4000 PSI AT 28 DAYS.
2. SLUMP : 3 INCHES.

EXECUTION:

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
- A. THE CONTRACTOR SHALL COORDINATE AND CROSS CHECK ARCHITECTURAL BUILDING AND STRUCTURAL DRAWINGS FOR CONFLICTS, DISCREPANCIES, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
- B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
- C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
- D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL NO PLUMB.
2. REINFORCEMENT PLACEMENT
- A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
- B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
- C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
- D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS NOTED OTHERWISE.
- E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES OR BE LESS THAN 2 INCHES.

3. PLACING CONCRETE

- A. VIBRATE ALL CONCRETE.
- B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.
4. CURING
- A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
- B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSISTENT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
- A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN EVERY 15 CUBIC YARDS OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE TO ASTM C-31 AND C-308.
- B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER THE SAME CONDITIONS AS THE CONCRETE IT REPRESENTS.
- C. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE
- MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED SPECIFICATIONS, DETAILS OR ELEVATIONS AS DIRECTED BY THE AT&T/WIRELESS CONSTRUCTION MANAGER.
- GENERAL ELECTRICAL NOTES:
1. ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH AT&T/WIRELESS SPECIFICATIONS.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL SUBMIT A LISTING OF ALL ELECTRICAL EQUIPMENT TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND "UL" LISTED.
4. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED PER THE NEC, AND ALL APPLICABLE LOCAL CODES.
5. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING OF 42,000 AC.
6. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY AT&T/WIRELESS FOR ITS CABINET.
7. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
8. PROVIDE AT&T/WIRELESS WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.
9. ALL SINGLE-PHASE SELF CONTAINED METER CONNECTION DEVICES MUST INCLUDE HORN TYPE BY-PASS PROVISION SO THAT SERVICES WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.
10. ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE ROBERT PROOFED WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR AS NEEDED.
11. NO SPOOLS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER.
12. CONTRACTOR TO PROVIDE 2 PHENOLIC LABELS AT METER ONE TO IDENTIFY "AT&T/WIRELESS DISCONNECT" AND THE OTHER TO GIVE THE SITE ADDRESS.
13. ALL CONTRACTOR FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.



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GENERAL GROUNDING NOTES:

- A. INSTALL A WARNING TAPE TWELVE INCHES ABOVE EACH CONDUIT OR SET OF CONDUITS.
- B. IDENTIFY EACH CONDUIT AT BOTH ENDS, INSTALL MINIMUM OF 3'-0" BELOW THE FINISHED GRADE, OR DEEPER IF NOTED ON PLAN DRAWINGS.
- C. SLOPE A MINIMUM OF 4" PER 100'-0" TO DRAIN AWAY FROM BUILDINGS AND EQUIPMENT.
- D. USE MANUFACTURED ELECTRICAL ELBOWS AND FITTINGS FOR BELOW GRADE BENDS.
- E. MAKE JOINTS AND FITTINGS WATERTIGHT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- F. INSTALL A COUPLING BEFORE EACH WALL PENETRATION.

GENERAL CONDUCTOR NOTES:

- ALL POWER, CONTROL, AND COMMUNICATION WIRING SHALL MEET NEMA-WG-ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
- A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 600 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2, THE GROUNDING NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WITH A WHITE MARK AT EACH TERMINATION.
- B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL BE COPPER 600 VOLT, TYPE THIN / THIN WITH A MINIMUM SIZE OF #12 AWG.
- C. ALL CONDUIT ACCESSORIES INCLUDING CONNECTORS, TERMINATIONS, INSULATING MATERIALS, SUPPORT DEVICES, RINGS AND SADDLES SHALL BE FURNISHED BY THE INSTALLED SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
- WHERE POSSIBLE, NO. 6 AWG AND SMALLER WIRE SHALL BE COLORED CODED BY THE COLOR OF THE INSULATION COVERING; COLOR CODING OF WIRE LARGER THAN NO. 8 AWG MAY BE BY MEANS OF SELF-ADHESIVE WRAP AROUND TYPE MARKERS, PER NEC REQUIREMENTS.
- D. TERMINAL CONNECTOR FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE BUNDLY KILKURG, VARLUGR OR ACCEPTABLE EQUAL; OR COMPRESSION TYPE, BUNDLY TYPE YAY OR YA (LONG BARREL), PANDUIT TYPE LOA COMPRESSION TYPE, BUNDLY TYPE YAY OR YA (SHORT BARREL). CONNECTIONS INCLUDED WITH COMPANY FINISHED EQUIPMENT MAY BE USED.

GENERAL RACEWAY NOTES:

3. TERMINATION PROVISIONS FOR EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN NO. 10, SHALL BE USED ONLY FOR CONDUCTORS RATED 75C (167F) CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED UPON THE 75C (167F) AMPACITY OF THE CONDUCTOR SIZE USED.
4. ALL 600 VOLT OR LESS (1875) WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SCOTCHTAPE" ELECTRICAL INSULATING PUTTY AND THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S 33 PLUS (33+), PLASTIC TAPE OR 88 OUTDOOR TAPE.
5. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONFORMED TO SPECIFICATION OF FINE GRADE HIGH CONDUCTIVITY COPPER IN CONFORMANCE WITH QQ-C-516 AND SHALL BE THE RED INSULATOR WIRE BARREL SHALL BE SERIALIZED AND THE EXTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE PROVIDED WITH CRIMP PLUGS.

GENERAL GROUNDING NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST A17WIRELESS GROUNDING SPECIFICATIONS AND REQUIREMENTS.
 2. ALL METALLIC COMPONENTS ON THE SITE MUST BE GROUNDED TO THE GROUND RING. THIS INCLUDES STEEL CONDUITS USED TO DELIVER THE TELCO AND POWER TO THE BUILDING. PROVIDE ACCESS BY UTILITIES OR CONTRACTORS TO THE VARIOUS CABINETS.
 3. ALL GROUND LEADS ABOVE GRADE SHALL BE INSTALLED IN 1/2" SEAL TIGHT.
 4. WHEN EARTH RESISTANCE TEST INDICATES THAT THE SOIL IS ABOVE MINIMUM ALLOWABLE RESISTANCE, THAN THE CONTRACTOR SHALL ESTIMATE THE TYPE, NUMBER AND ARRANGEMENT OF EARTH ELECTRODES. CONTRACTOR SHALL ALSO CONSIDER COMPANY'S SITE SPECIFIC APPROACHES FOR IMPROVING EARTH RESISTANCE AT THE SITE BY METHODS INDICATED BELOW:
- B. AW, LAND
- A. USE MULTIPLE RODS
 - B. LENGTHEN THE EARTH ELECTRODE
 - C. USE WETTER SOIL
 - D. USE CHEMICAL RODS
5. THE CONTRACTOR MUST VERIFY THAT NEW GROUNDING SYSTEM RESISTANCE IS EQUAL TO OR LESS THAN FIVE (5) OHMS PER A17WIRELESS SPECIFICATIONS.
 6. RUN ALL GROUND WIRES IN AN ORGANIZED MANNER, AVOID CROSSING OF WIRES WHEREVER POSSIBLE. DO NOT RUN WIRES OVER CONCRETE SLAB.
 7. INSTALL ALL GROUND WIRES IN A DOWNWARD SLOPE FOR MAXIMUM LIGHTNING PROTECTION.

GENERAL CONDUCTOR NOTES:

7. INSTALL ALL GROUND WIRES IN A DOWNWARD SLOPE FOR MAXIMUM LIGHTNING PROTECTION.
8. MAINTAIN ALL MINIMUM BENDING RADI OF THE GROUNDING WIRES.
9. DO NOT REMOVE MORE INSULATION FROM THE GROUND WIRES THAN NECESSARY WHEN COLDWELDING OR CRIMPING IF EXCESS INSULATION IS REMOVED, THE EXPOSED WIRE MUST BE PROTECTED FROM WEATHER AND WILL BE CORRECTED PER THE CONTRACT DOCUMENTS REPRESENTATION DIRECTION.
10. DOWN LEAD FOR ANTENNA SECTORS MUST BE CONNECTED DIRECTLY TO THE GROUNDING RING.
11. ALL BASE TRANSCIVER SITE EQUIPMENT SHALL BE CONNECTED IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (NEC), AND THE LATEST EDITION OF LIGHTNING PROTECTION CODE NFPA 780 AND AT&T/WIRELESS STANDARDS.
12. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDIED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, IN ACCORDANCE WITH ANY LOCAL CODE.
13. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE COLDWELD PROCESS (MECHANICAL LUG ATTACHMENTS) BELOW GRADE, ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL CABLE SPLICES (TEES, X'S, ETC.) ALL CABLE CONNECTIONS TO GROUND ROOFS, GROUND ROD SPLICES, AND LIGHTING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METALS,

GENERAL RACEWAY NOTES:

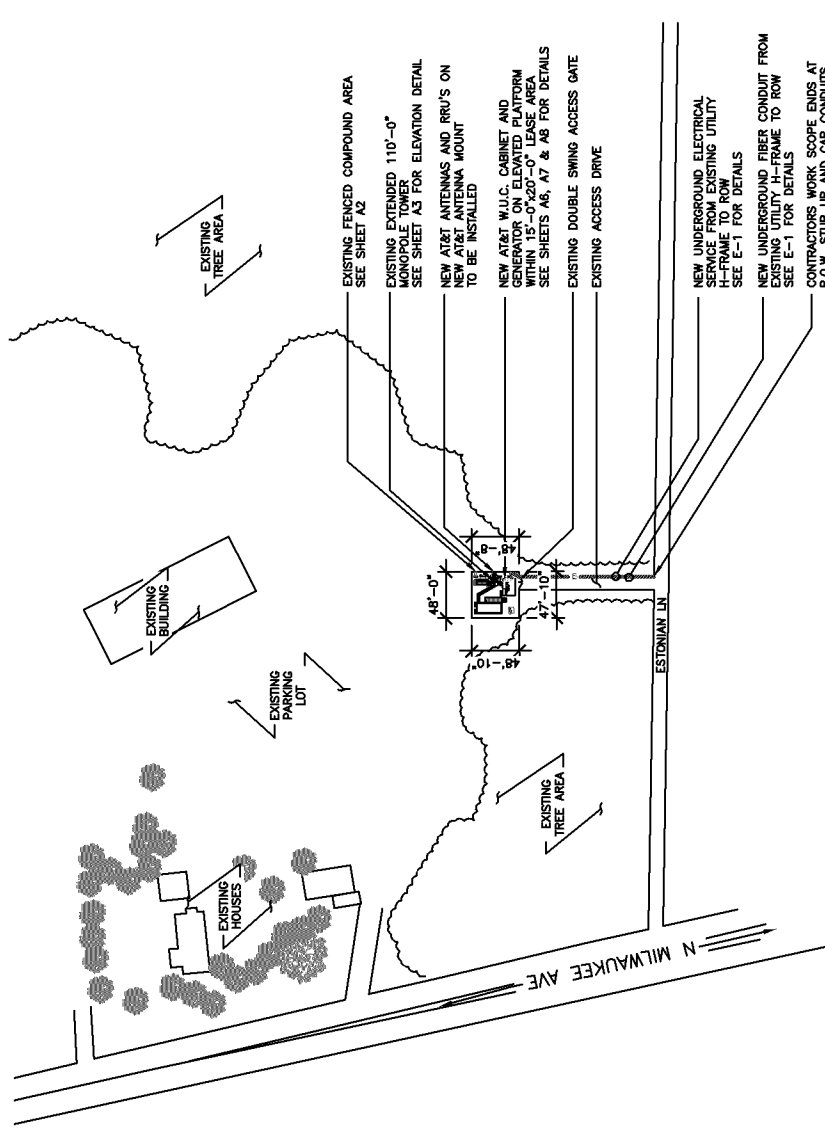
- INTERIOR TO A BUILDING SHALL BE CONNECTED USING TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTORS FOR #2 AND #6 AWG INSULATED COPPER CONDUCTOR.
15. ALL GROUNDING CONNECTIONS, INTERIOR AND EXTERIOR, MADE THROUGHOUT THIS DOCUMENT SHALL BE MADE USING AN ANTI-OXIDATION COMPOUND. THE ANTI-OXIDATION COMPOUND SHALL BE THOMAS AND BETTS' KOR-SEAL (TM OF JET LUBE, INC.) THERE IS NO EQUIVALENT FOR THIS PRODUCT; NO OTHER COMPOUND WILL BE ACCEPTED. COAT ALL WIRES BEFORE LOGGING. COAT ALL SURFACES BEFORE CONNECTION.
16. ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT PRIOR TO CABLED. GALVANIZING SHALL BE REMOVED BY GRINDING SURFACE TO BARE METAL. SURFACES OF CABLED SHALL BE REMOVED AND WELD SHALL BE SPRAYED WITH COLD GALVANIZE AFTER COMPLETION.

GENERAL BOUNDING NOTES CONTINUED:

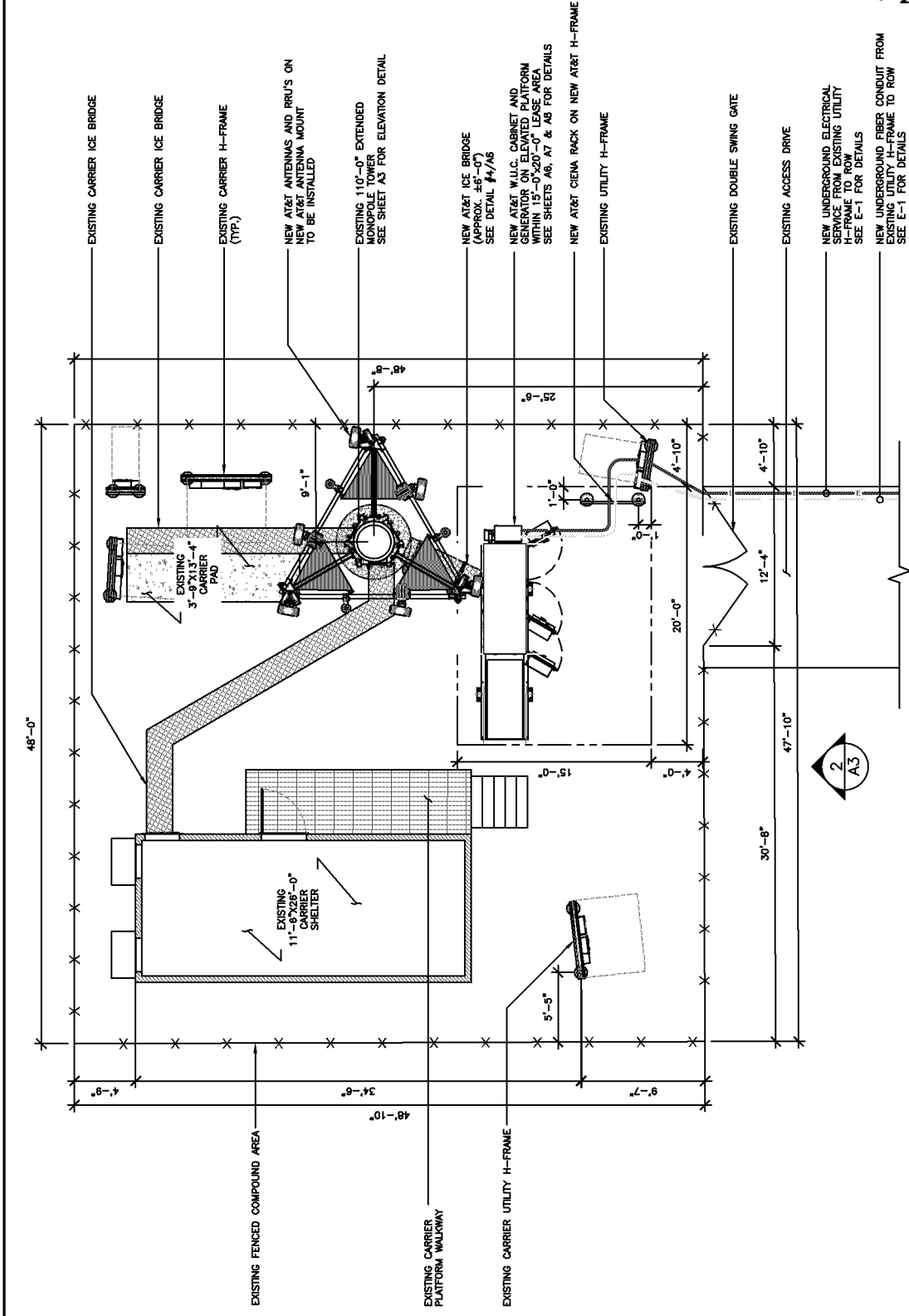
17. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTORS SHALL NOT BE USED. TYPES OF THE FOLLOWING MATERIALS AND TYPES MAY BE USED TO SUPPORT GROUNDING CONDUCTORS.
- PLASTIC CLIPS
 - STAINLESS STEEL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
 - FERROUS METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
18. ALL BELOW GRADE GROUNDING CONDUCTORS ABOVE-GRADE GROUNDING CONDUCTORS MAY BE EITHER OR AS INDICATED ON THE DRAWINGS.
- BARE TINNED SOLID COPPER WIRE
 - THIN-INSULATED, CONTINUOUS GREEN COLOR SOLID COPPER WIRE
 - THIN-INSULATED, CONTINUOUS GREEN COLOR STRANDED COPPER WIRE
- A. THE UNDERGROUND GROUND RING SHALL HAVE A #2 ANGLE BARE TINNED SOLID COPPER WIRE.
- B. #2 THIN SHALL BE STRANDED COPPER WITH GREEN INSULATION SUITABLE FOR WET INSTALLATION (OR SAME ABOVE GROUND APPLICATIONS, I.E. INDOOR GROUNDING RING).
- C. #2 BARE TINNED COPPER SHALL BE SOLID. BARE COPPER SHALL MEET THIS CRITERIA AND SHALL BE USED FOR ALL WIRELESS ANTENNA WIRES INDICATED ON THE DRAWINGS.
19. ALL HARDWARE BOLTS, NUTS, WASHERS, AND LOCK WASHERS SHALL BE 16-8 STAINLESS STEEL EVERY CONNECTION SHALL BE (BOLT-FLATWASHER-BUSS-LUG-FLATWASHER-LOCKWASHER-NUT). IN THAT EXACT ORDER WITH THE FOLLOWING OUTWARD, BACK TO BACK LOGNIT SHALL BE (BOLT-FLATWASHER-LUG-FLATWASHER-LUG-BUSS-FLATWASHER-LOCK WASHER-NUT) IN THAT EXACT ORDER IS ACCEPTED WHERE NECESSARY TO CONNECT MANY LUGS TO A SINGLE POINT OF LUGS, BUS-LUG-LUG, IS NOT ACCEPTABLE.
20. THE COMPRESSION GROUND LUG FOR #2 ANGLE BARE SOLID GROUNDING CONDUCTOR SHALL BE BURNIT TYPE 1A30-27C.
21. THE ANTENNA CABLE SHALL BE GROUND AT THE TOP AND BOTTOM OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO THE POINT OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE GROUND JUST BEFORE ENTERING THE BITS. GROUNDING KITS ON COAX CABLE SHALL HAVE A MINIMUM BOND OF 6" ANI SHALL BE KEPT AS CLOSE TO VERTICAL AS POSSIBLE. THE COAX CABLE SHALL BE GROUND KITS MUST BE REPLACED WITH STAINLESS STEEL FLAT WASHERS, WASHERS MUST REMAIN FLAT AGAINST GROUND BAR. ALL FASTENERS MUST BE STAINLESS STEEL AND THE FOLLOWING MUST BE USED ON BOTH SIDES OF THE FOLLOWING:



SCALE N.T.S.	1
SHEET NUMBER	A1
SHEET TITLE	SITE PLAN



SITE PLAN	2
SCALE 1"=40'-0" (1:1600)	2
NSB 12565551/IL1920 TBD 1700 ESTONIAN LANE BUFFALO GROVE, IL 60089	



1. ELEVATIONS ARE ABOVE MEAN SEA LEVEL.
2. ALL EXISTING RECORD EASEMENTS ARE INDICATED 0
3. THIS DRAWING TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE PER VISUAL INSPECTION, SURVEY DRAWINGS,
AND INFORMATION RECEIVED FROM AT&T WIRELESS,
REFER TO SP1 AND SP2 FOR EROSION CONTROL AND
SOIL STABILIZATION METHODS IF NECESSARY.

GENERAL NOTES

2
LOCATION: BASE OF TOWER
ELEVATION: 748' A.M.S.L. (8' BASE MONOPOLE)
LATITUDE: 41° 47' 48.60" N 82° 17' 34.67" W
LONGITUDE: -85° 18' 02.71" -81° 52' 02.5"
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83

3 SURVEY BENCHMARK/PROJECT DATUM 1

COMPOUND PLAN & LEGEND

SHEET TITLE

SHEET NUMBER

A2

COMPOUND PLAN

07/15/20 001-014586

DESIGNED BY: [Signature] CHECKED BY: [Signature]

DATE: 07/15/20

PROJECT: 1700 ESTONIAN LANE, BUFFALO GROVE, IL 60089

NOT FOR CONSTRUCTION UNLESS LABELED AS SUCH

REV.	DATE	DESCRIPTION	BY	CHKD.
0	07/15/20	PERMIT/CONSTRUCTION SET	DS	
NOT FOR CONSTRUCTION UNLESS LABELED AS SUCH				

NSB

12565551/IL1920

TBD

1700 ESTONIAN LANE

BUFFALO GROVE, IL 60089

WESTCHESTER SERVICES LLC

664 FOX GLEN

BARRINGTON, IL 60015

TEL: 847.277.0800

AK@westchesterservices.com

NEXUS

DAVE ANANIA

SITE ACQUISITION SPECIALIST

DAVID@NEXUSIL.COM 630.774.1274

AT&T

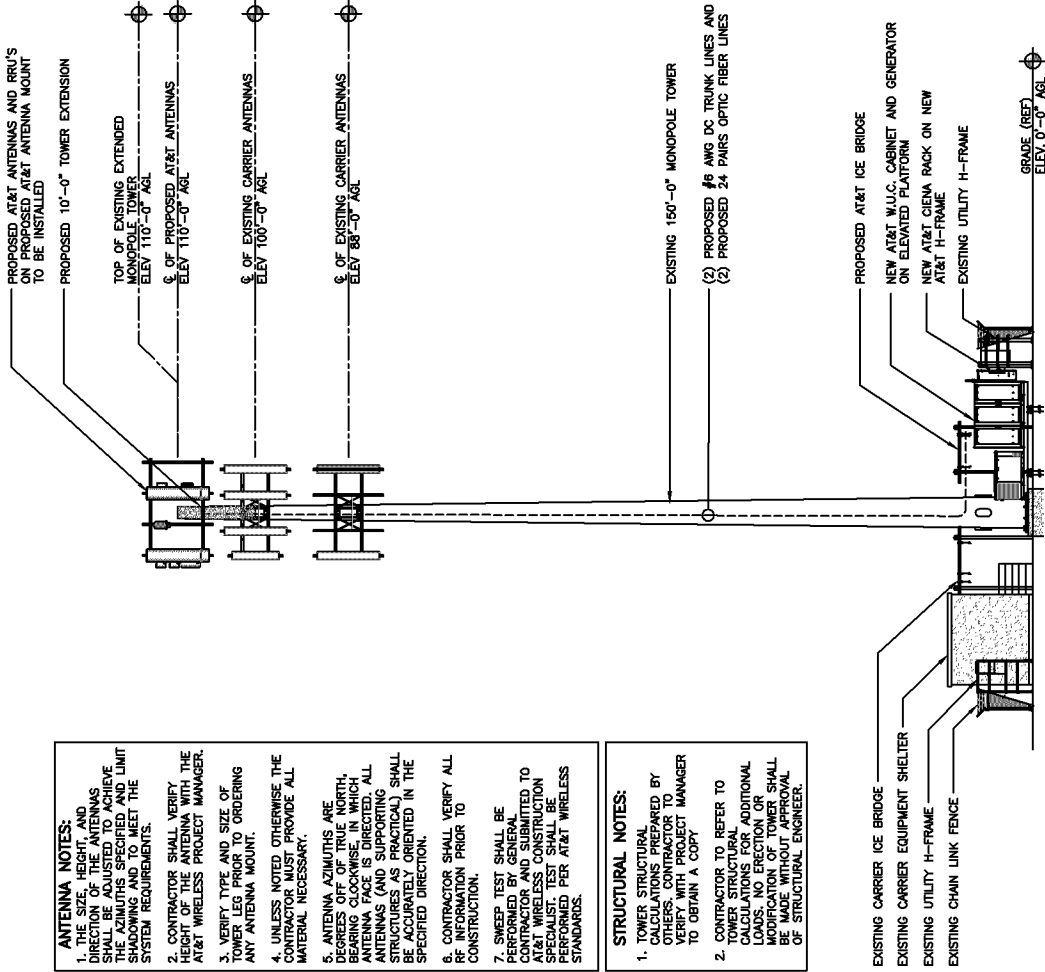
AT&T WIRELESS

2200 WILSON AVENUE

SPRINGFIELD, IL 62761

STRUCTURAL NOTES:

1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



ANTENNA NOTES:

1. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT THE ANTENNA'S FIELD OF VIEW TO THE SYSTEM REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY THE HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.
3. VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.
4. UNLESS NOTED OTHERWISE THE MATERIAL NEEDED FOR ALL ANTENNAS SHALL BE PROVIDED BY THE CONTRACTOR.
5. ANTENNA AZIMUTHS ARE SPECIFIED CLOCKWISE FROM THE ANTENNA FACE IS DIRECTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
6. CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.
7. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SPECIALIST. TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.

STRUCTURAL NOTES:

1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

PROPOSED TOWER ELEVATION

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

PROPOSED ANTENNA PLAN

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDs) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON THE DESIGN DRAWING. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
- CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

NOTES
SCALE N.T.S.
3

CABLE MARKING LOCATIONS TABLE	
NO	LOCATIONS
1	EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
3	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

- THE ANTENNA SYSTEM COAX SHALL BE LABELED WITH VINYL TAPE.
- THE STANDARD IS BASED ON EIGHT COLORED TAPES-RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, AND VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE. ALL TAPE SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
- USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE COLOR CHART".
- WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A CABLE COLOR CODED LINE, THE CONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING STANDARD. IN THE ABSENCE OF AN EXISTING COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
- ALL COLOR BANDS INSTALLED AT THE TOP OF THE TOWER SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE BETWEEN EACH COLOR.
- ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
- IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE NEW TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE BASED ON RFDs DATES 07/08/20										
SECTOR	POS	TECH	ANTENNA	ANTENNA Ht AGL	AZ	TMA/RRU	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH	DOWN TILTS
A	1	EMPTY		110' AGL	10°	4449 B5/B12 (N) 8843 B2/B66A (N)			130'	0
	2	LTE 700 5G 850 LTE 1900 LTE AWS	NNH4-65B-R6H4 (N)					(2) #6 AWG DC TRUNK LINE (N) (2) 24 PAIR OPTIC FIBER (N)		
	3	EMPTY								
	4	LTE 700 LTE 1900 LTE WCS	NNH4-65B-R6H4 (N)					DC (SHARED WITH A1) FIBER (SHARED WITH A1)		
B	1	EMPTY		110' AGL	190°	4449 B5/B12 (N) 8843 B2/B66A (N)	(2) DC9-48-60-24-8C-EV (N) (1) DC6-48-60-0-8C (N)		130'	0
	2	LTE 700 5G 850 LTE 1900 LTE AWS	NNH4-65B-R6H4 (N)					DC (SHARED WITH A1) FIBER (SHARED WITH A1)		
	3	EMPTY								
	4	LTE 700 LTE 1900 LTE WCS	NNH4-65B-R6H4 (N)					DC (SHARED WITH A1) FIBER (SHARED WITH A1)		
C	1	EMPTY		110' AGL	280°	4449 B5/B12 (N) 8843 B2/B66A (N)			130'	0
	2	LTE 700 5G 850 LTE 1900 LTE AWS	NNH4-65B-R6H4 (N)					DC (SHARED WITH A1) FIBER (SHARED WITH A1)		
	3	EMPTY								
	4	LTE 700 LTE 1900 LTE WCS	NNH4-65B-R6H4 (N)					DC (SHARED WITH A1) FIBER (SHARED WITH A1)		

* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN).
CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER.
AND/OR RF ENGINEER PRIOR TO INSTALLATION

(N) = NEW
(X) = EXISTING
(R) = EXISTING/RELOCATED
(E) = ELECTRICAL
(M) = MECHANICAL

CABLE MARKING COLOR CONVENTION TABLE															
ALPHA, A, X, #1	A1-1	A1-2	A1-3	A1-4	A1-5	A1-6	A1-7	A1-8	A1-9	A1-10	A1-11	A1-12	A1-13	A1-14	A1-15
Antenna	RED	WHITE	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE
Port (+/-)	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE
Beam (Left/Right)	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE
*See notes 13 and 14 below	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BETA, B, Y, #2	B1-1	B1-2	B1-3	B1-4	B1-5	B1-6	B1-7	B1-8	B1-9	B1-10	B1-11	B1-12	B1-13	B1-14	B1-15
Antenna	RED	WHITE	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE
Port (+/-)	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE
Beam (Left/Right)	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE
*See notes 13 and 14 below	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
GAMMA, C, Z, #3	C1-1	C1-2	C1-3	C1-4	C1-5	C1-6	C1-7	C1-8	C1-9	C1-10	C1-11	C1-12	C1-13	C1-14	C1-15
Antenna	RED	WHITE	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE	BROWN	ORANGE
Port (+/-)	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE
Beam (Left/Right)	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE	SLATE
*See notes 13 and 14 below	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW

Site Fiber Color Code Chart		
Fiber Cable Pair #	Tape Band Color	Function
1	Red	LTE-700-A-RBH-A1
2	Red	LTE-AWS-A-RBH-A2
3	Red	LTE/UMTS-R50/1900-A-RBH-A3
4	Red	Sector A Spare
5	Blue	LTE-700-B-RBH-B1
6	Blue	LTE-AWS-B-RBH-B2
7	Blue	LTE/UMTS-R50/1900-B-RBH-B3
8	Blue	Sector B Spare
9	Green	LTE-700-C-RBH-C1
10	Green	LTE-AWS-C-RBH-C2
11	Green	LTE/UMTS-R50/1900-C-RBH-C3
12	Green	Sector C Spare

ANTENNA AND CABLE INFORMATION		SCHEDULE	
SCALE N.T.S.	2	SCALE N.T.S.	1



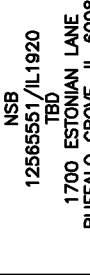
AT&T
BARRINGTON, IL 60015
TEL: 847.277.6800
FAX: 847.277.6800



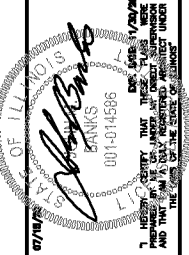
NEXUS
DAVE ANTON
SITE ACQUISITION SPECIALIST
TEL: 847.277.6800
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FAX: 847.277.6800



NSB
12565551/IL1920
TBD
1700 ESTONIAN LANE
BUFFALO GROVE, IL 60089



SEAL OF COOK COUNTY, ILLINOIS
JUL 10 2015
COUNTY CLERK
001-014586

7/10/15

7/10/15

07/15/20 PERMIT/CONSTRUCTION DS

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

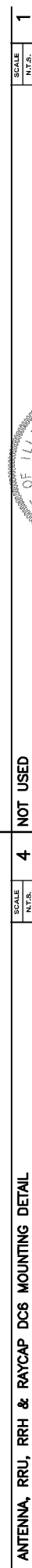
SHEET NUMBER

SCHEDULE & CABLE NOTES

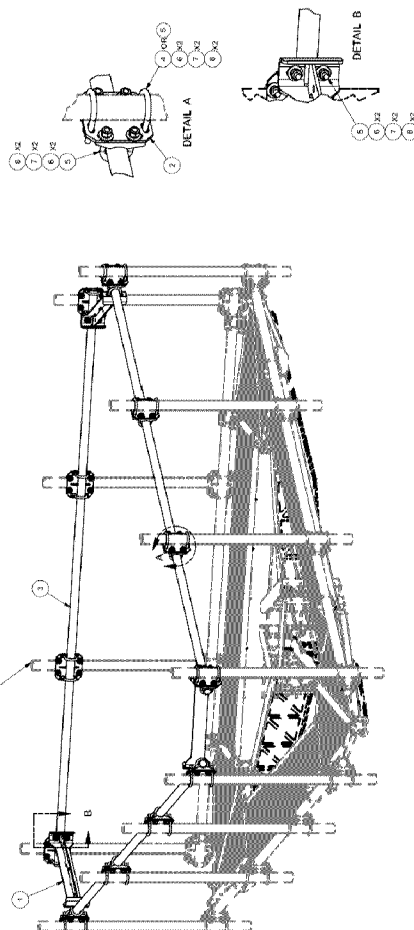
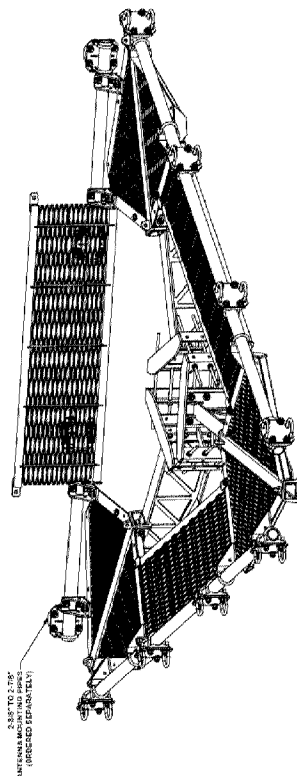
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Packet Pg. 40

2.2.b		Attachment: Plan Set (Consider an Amendment to a Special Use Ordinance and Zoning Code Variations for Height and Encroachment)																																																																																																																																																									
ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: 70 lbs FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON RRU15 4415 B25 DIMENSIONS, HxWxD: 14.96"x13.19"x5.39" WEIGHT, WITHOUT MOUNTING KIT: ±21 kg (46 lbs) FRONT SIDE TOP		ERICSSON 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ANTENNA, RRU, RRH & RAYCAP DC6 MOUNTING DETAIL	4		NOT USED	OF 111	1
	SCALE	SIZE			

[illegible][illegible]

TOLERANCE NOTES

12' FORTRESS™
R1-PLATFORM MOUNT

STUE PRO

Los Angeles
New York, NY
Atlanta, GA
Los Angeles, CA
Phoenix, AZ
Boston, MA

F3P-12W PLATFORM DETAIL

F3P-HRK12 HANDRAIL KIT DETAIL

NOT TO SCALE	1
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NEXUS

DANIEL KALINA
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WESTCHESTER
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604 FOX GLEN
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FAX: 847.277.0080
ac@westchesterservices.com

NSB
12565551/L1920
TBD
1700 ESTONIAN LANE
BUFFALO GROVE, IL 60089

SHEET TITLE	SHEET NUMBER
DETAILS	A5.2

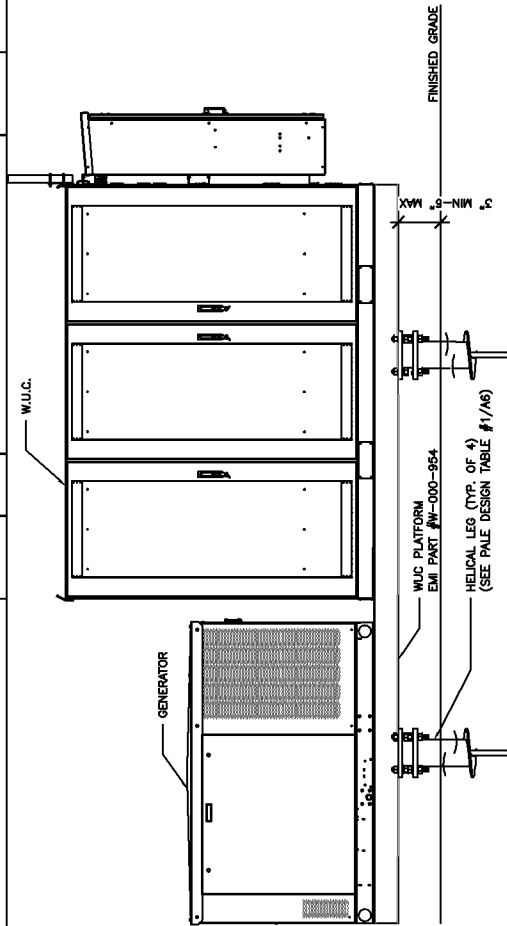
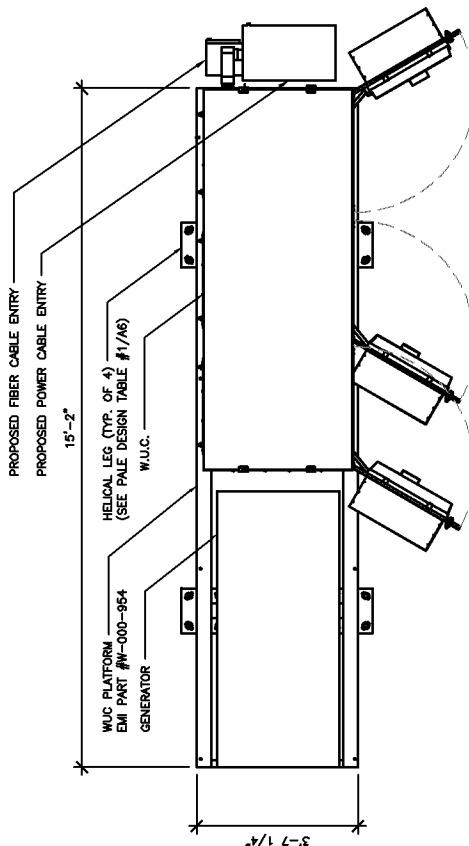
Packet Pg. 43

EQUIPMENT LAYOUT

NO SCALE	1
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PILE DESIGN TABLE							
SEISMIC ZONE	S _a	DESIGN WIND SPEED (MPH)	PLATFORM FOUNDATION				
			DEPTH (ft)	SHAFT SIZE (in)	HEEL SIZE (in)	PART #	
4	0.30	0.125	150	7	6	12	D1000-0000-0034

PII F DESIGN TABLE



NOTES:

1. A TORQUE INDICATOR SHALL BE USED DURING HELICAL PILE/ANCHOR INSTALLATION. THE TORQUE INDICATOR CAN BE AN INTERNAL PART OF THE INSTALLATION EQUIPMENT OR EXTERNALLY MOUNTED INLINE WITH THE INSTALLATION TOOLING. TORQUE RECORDS SHALL MEET REQUIREMENTS SET FORTH BY HELICAL PILE/ANCHOR MANUFACTURER.
2. IF THE HELICAL PILE/ANCHOR IS REFUSED OR DEFLECTED BY A SUBSURFACE OBSTRUCTION, THE INSTALLATION SHALL BE STOPPED IMMEDIATELY. THE OBSTRUCTION SHALL BE REMOVED, REPAIRED, AND THE HELICAL PILE/ANCHOR SHALL BE RE-INSTALLED. IF THE DEFLECTION OR REFUSAL OCCURS AFTER THE HELICAL PILE/ANCHOR SHALL BE INSTALLED AT AN ANCHOR LOCATION, SUBJECT TO REVIEW AND ACCEPTANCE OF THE OWNER.
3. IF THE TORSIONAL STRENGTH RATING OF THE CENTRAL STEEL SHAFT AND/OR INSTALLATION EQUIPMENT HAS BEEN REACHED AND THE CONTRACTOR WISHES TO CONTINUE TO EXTEND THE ANCHOR, THE CONTRACTOR SHALL REMOVE THE LAST PLAIN EXTENSION AND REPLACE IT WITH A SHORTER LENGTH EXTENSION. IF IT IS NOT FEASIBLE TO REMOVE THE LAST PLAIN EXTENSION, THE CONTRACTOR MAY CUT SMO EXTENSION SHAFT TO THE CORRECT ELEVATION. THE CONTRACTOR SHALL NOT REVERSE (BACK-OUT) THE HELICAL PILE/ANCHOR TO FACILITATE EXTENSION REMOVAL.
4. THE CONTRACTOR SHALL RECORD THE TORQUE VALUES FOR EACH INDIVIDUAL HELICAL PILE/ANCHOR AT 300MM (1 FOOT) INCREMENTS DURING INSTALLATION. THESE RECORDS SHALL BE AVAILABLE TO THE OWNER AT THEIR REQUEST.

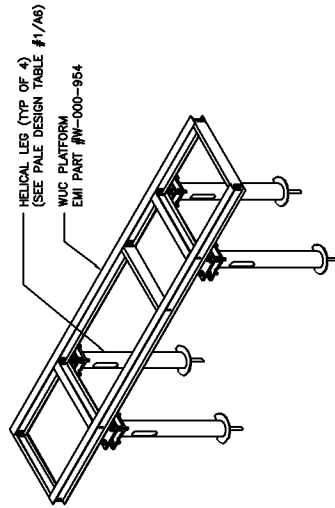
GALVANIZED PIPE CAP -

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

1) PLATFORM DESIGN LOADS
a. ASCE 7-10/IBC 2015 EXPOSURE B₁ (REF. PILE DESIGN TABLE FOR DESIGN WIND SPEED)

- 1) PLATFORM DESIGN LOADS
- a. ASCE 7-10/IBC 2012 EXPOSURE B, (REF. PILE DESIGN TABLE FOR DESIGN WIND SPEED)
- b. MAX. DEAD LOAD = 100 PSF
- c. MAX. LIVE LOAD = 1200 LBS
- d. MAX. DRIFT PER LEG = 6000 LBS
- e. MAX. HORIZONTAL SHEAR = 3000 PSF
- 2) PRELIMINARY DESIGN PARAMETERS
- a. SOIL UNIT WEIGHT = 120 PCF
- b. SOIL UNIT WEIGHT OF SAND = 120 PCF
- c. ANGLE OF INTERNAL FRICTION = 30°
- 3) SEISMIC DESIGN PARAMETERS
- a. SITE CLASS = D
- b. ROCKY F
- c. SEISMIC USE GROUP = SUC II
- d. PERMITTED PERCENTAGE OF OVERSTRESS = 10%
- 4) ALL FABRICATION AND INSTALLATION SHOULD BE DONE BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK.
- 5) CONTRACTOR SHOULD FOLLOW ALL OSHA AND OTHER APPLICABLE SAFETY GUIDELINES DURING INSTALLATION.
- 6) CONTRACTOR SHOULD PROVIDE VENTILATION AND PROTECTIVE EQUIPMENT TO PREVENT FUMIGATION.
- 7) CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND NOTIFY THE FABRICATOR OF ANY DISCREPANCIES.
- 8) THE DRAWINGS DO NOT INCLUDE ALL THE EXISTING FIELD CONDITIONS, SOME OF WHICH MAY INTERFERE WITH THE INSTALLATION. CONTRACTOR SHOULD CONDUCT A FIELD SURVEY TO IDENTIFY ANY POTENTIAL DIFFICULTIES IN THE INSTALLATION BEFORE WORK COMMENCES. CONTACT THE FABRICATOR IMMEDIATELY TO DISCUSS ANY FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION.
- 9) CONTRACTOR MAY HAVE TO TEMPORARILY REARRE EXISTING TRANSMISSION LINES AND OTHER OBSTRUCTIONS TO INSTALL NEW STRUCTURE.
- 10) CONTRACTOR MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ANY OTHER APPROVALS REQUIRED FOR CONSTRUCTION.
- 11) CORRODATE ALL SUCH PROCEDURES WITH THE BUILDING OWNER.
- 12) THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANCHOR BOLT LOCATIONS, ELEVATION OF TOP OF CONCRETE FOOTING, AND THE EXISTING FIELD CONDITIONS.
- 13) THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS*
a) AISC - ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL STEEL
b) AISC - WELDED CONNECTIONS MANUAL
c) AISC - STEEL STRUCTURAL DESIGN GUIDE FOR STEEL BUILDINGS AND BRIDGES
d) AISC - STEEL DESIGN GUIDE FOR STEEL BRIDGES
- 14) MATERIAL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
a) A572 GR 50
b) A572 GR 50 F43
c) A572 GR 50 F43
d) A572 GR 50 F43
e) A572 GR 50 F43
f) A572 GR 50 F43
g) A572 GR 50 F43
h) A572 GR 50 F43
i) A572 GR 50 F43
j) A572 GR 50 F43
k) A572 GR 50 F43
l) A572 GR 50 F43
m) A572 GR 50 F43
n) A572 GR 50 F43
o) A572 GR 50 F43
p) A572 GR 50 F43
q) A572 GR 50 F43
r) A572 GR 50 F43
s) A572 GR 50 F43
t) A572 GR 50 F43
u) A572 GR 50 F43
v) A572 GR 50 F43
w) A572 GR 50 F43
x) A572 GR 50 F43
y) A572 GR 50 F43
z) A572 GR 50 F43
- 15) ALL STEEL SHALL BE NOT DIPPED GALVANIZED AS PER ASTM A123 SPECIFICATIONS
- 16) ALL STEEL SHALL BE GALVANIZED TO A MINIMUM OF 1.0 OZ/FT² OF GALVANIZED COATING
- 17) ALL BOLTS SHALL BE DOMESTIC, NEW 1/2" INCH DIAMETER HIGH STRENGTH GALVANIZED BOLTS, BEARING TYPE "X", UNLESS OTHERWISE NOTED
- 18) IN THE DRAWINGS AND SHALL CONFORM TO AISC A325 SPECIFICATIONS. USE ANCHOR BOLTS & FLAT WASHERS ON ALL BOLTS.
- 19) ALL BOLTS SHALL BE OBTAINED USING TURN-OF-THE-NUT METHOD.
- 20) ALL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD.
- 21) ALL BOLT HOLES EXCEPT DRILL HOLES SHALL BE 1-1/2" INCH UNLESS OTHERWISE NOTED.
- 22) ALL FIELD CUTS MUST BE DONE USING E-70 ELECTRODES AND IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STANDARDS AND SPECIFICATIONS.
- 23) ALL FIELD CUTS MUST BE THOROUGHLY CLEANED AND DOUBLE COATED.
- 24) ALL FIELD CUTS MUST BE THOROUGHLY CLEANED AND DOUBLE COATED.
- 25) BEFORE FIELD WELDING CLEAN ALL PAINT AND GALVANIZING TO BARE METAL. PREHEATING AND POST HEATING OF THE BASE METAL SHOULD BE DONE TO PREVENT CRACKING AND POSTHEATING.
- 26) CONTRACTOR TO PROVIDE FIRE PROTECTION BEFORE FIELD WELDING.
- 27) ALL HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND NOTCHES SHALL BE PROHIBITED. ALL HOLES IN STEEL SHALL BE DRILLED PER MANUFACTURER'S SPECIFICATIONS.
- 28) ALL HOLES IN STEEL SHALL BE DRILLED PER MANUFACTURER'S SPECIFICATIONS.
- 29) ALL HOLES IN STEEL SHALL BE DRILLED PER MANUFACTURER'S SPECIFICATIONS.
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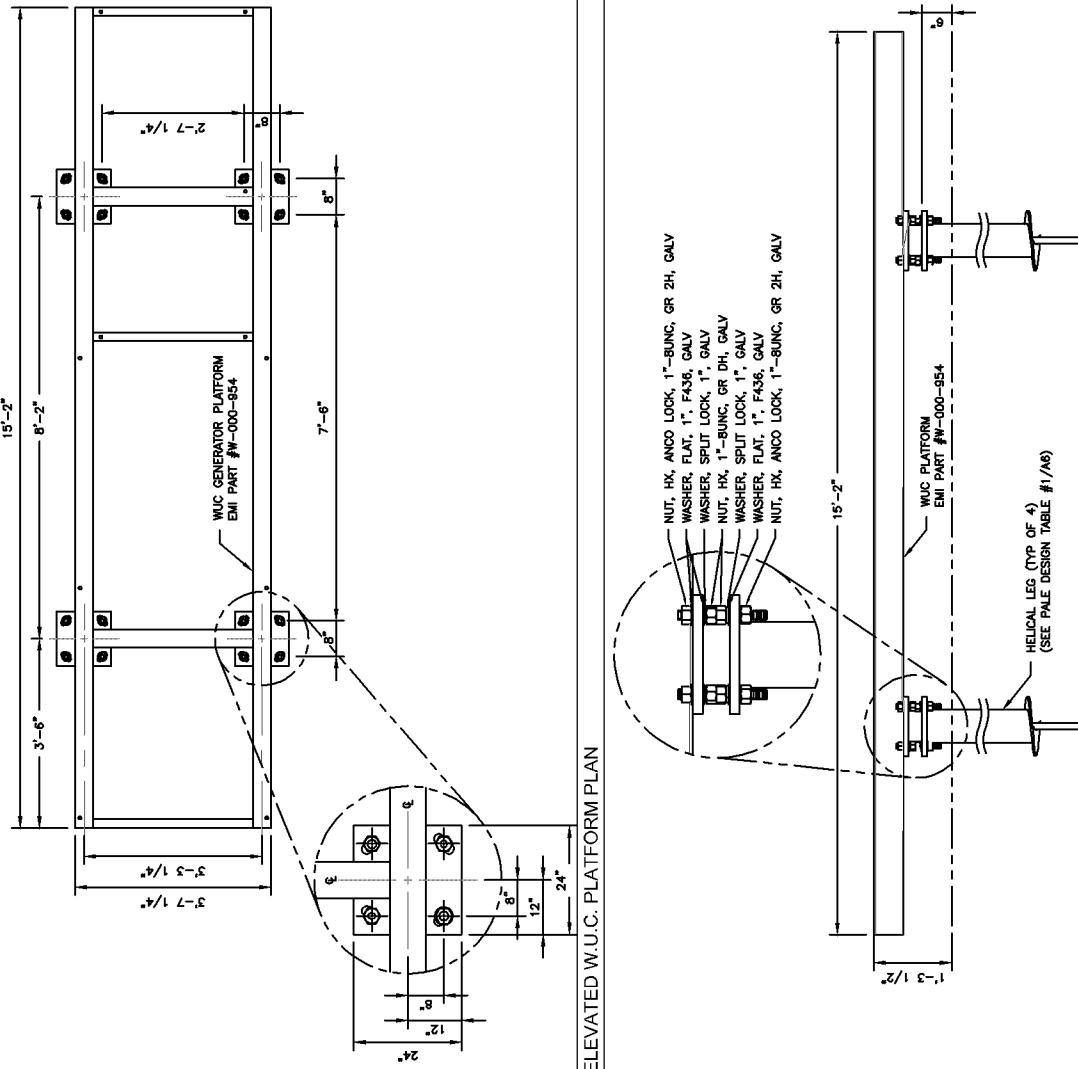
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ELEVATED W.U.C. PLATFORM

SCALE

3



ELEVATED W.U.C. PLATFORM PLAN

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cc@westchesterservices.com



DANIEL KALINA
SITE ACQUISITION SPECIALIST
PHONE: 630-946-7741



EQUIPMENT SPECIFICATION

A7

Packet Pg. 45

THE ULTIMATE POWER SOLUTION
FOR SMALL SPACES.

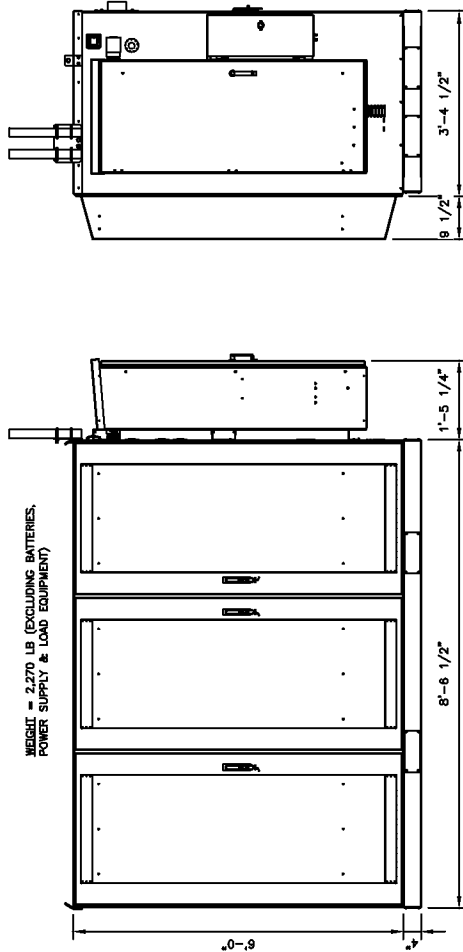
Ideal for the telecom industry, our 20REOZK-C is built to fit in tight locations — all while packing the power you need to back up your systems for years to come.

COMPACT FOOTPRINT
Our reduced rectangular footprint is specially designed for cell tower platform applications, while still providing easy maintenance touch points and 48 hours of runtime.

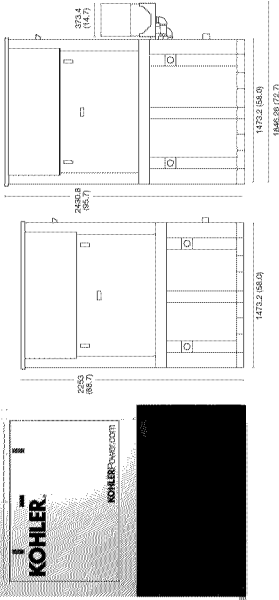
RELIABLE POWER
Our direct engine/alternator design eliminates the possibility of generator failure due to improper adjustment or belt breakdowns.

SINGLE-SIDE SERVICE
Maintenance is made easy with one service area. All frequently serviced touch points are located on the same side and accessible by easy-to-remove doors.

QUIET PERFORMANCE
Our sound enclosure delivers a sound performance of 65 dBA — which is among the quietest available.



WEIGHT = 2,270 LB (EXCLUDING BATTERIES, POWER SUPPLY & LOAD EQUIPMENT)



MODEL	20REOZK-C Standard Tank	20REOZK-C State Tank
Fuel Type	Diesel	Diesel
Engine Make	KOHLER, KDI	KOHLER, KDI
Number of Cylinders	4 Inline	4 Inline
Displacement, L (cu. in.)	2.5 (158)	2.5 (158)
Operating Speed (rpm)	1800	1800
Controller	KOHLER Decision-Maker, 3000	KOHLER Decision-Maker, 3000
Voltage	120/240, single phase	120/240, single phase
Breaker	100 A	100 A
Alternator	Poles: 4 Bearing: 1, sealed Voltage Regulator: digital, integrated Steady State Voltage Regulation: +0.5% Insulation: NEMA MG-1, Class H	Poles: 4 Bearing: 1, sealed Voltage Regulator: digital, integrated Steady State Voltage Regulation: +0.5% Insulation: NEMA MG-1, Class H
Sound Enclosure	Steel with Stainless Steel Hardware - 65 dBA	Steel with Stainless Steel Hardware - 65 dBA
Tank Gallons/48 Hrs @ Full Load	105	105
Footprint Dimensions, L x W x H, mm (in)	1473.2 x 762.0 x 2353.0 (58.0 x 30.0 x 93.7)	1473.2 x 762.0 x 2430.8 (58.0 x 30.0 x 95.7)
Overall Dimensions, L x W x H, mm (in) including spill box	1846.6 x 812.8 x 2430.8 (72.7 x 32.0 x 95.7)	1846.6 x 812.8 x 2430.8 (72.7 x 32.0 x 95.7)
Weight (lbs)	2,164	2,250
Diesel Fuel Consumption - Standby, Lph (gph) at % Load	100% 7.2 (1.9) 75% 5.4 (1.3) 50% 3.8 (1.0)	100% 7.2 (1.9) 75% 5.4 (1.3) 50% 3.8 (1.0)
State Tank Options Included	5-Gallon Spill Containment High Fuel Level Switch with Alarm	5-Gallon Spill Containment High Fuel Level Switch with Alarm

KOHLER
IN POWER. SINCE 1920.

KOHLERPOWER.COM
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W.U.C. ELEVATIONS

KOHLER DIESEL GENERATOR DETAIL

SCALE 1/4" = 1'

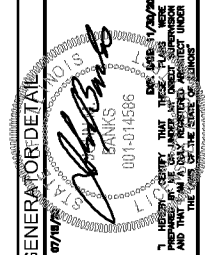


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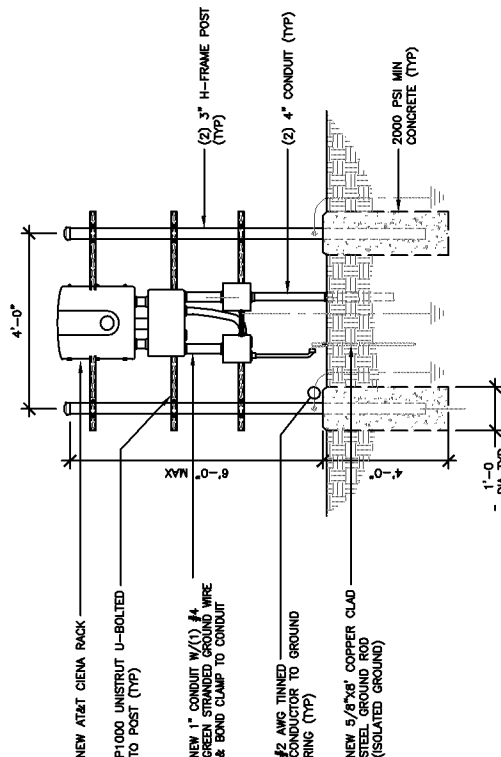


SITE DETAILS

SHEET NUMBER
A8

Packet Pg. 46

INTEGRATED LOAD CENTER

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AT&T H-FRAME DETAIL



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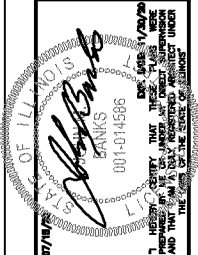


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PANEL SCHEDULE

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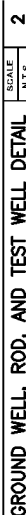
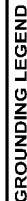
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H-FRAME
DETAIL AND
PANEL
SCHEDULE

2E

SHEET NUMBER

1

Packet Pg. 48



NOT USED



AT&T
810 NATIONAL PARKWAY
SCHWABING, IL 60173

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PROTECTORS

- (EC) CELL REFERENCE GROUND BAR (IF COLLOCATED)
- (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
- (EC) TELCO GROUND BAR (#2 AWG)
- (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (3/0)
- (EC) FIBER GROUND BAR (#2 AWG)
- (EC) POWER ROOM REFERENCE GROUND BAR (#2 AWG)
- (AT&T) RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

- (EC) INTERIOR GROUND RING (#2 AWG)
- (EC) EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
- (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
- (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

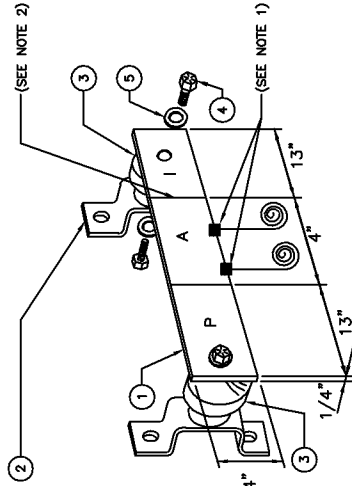
SECTION "I" - ISOLATED GROUND ZONE

- (AT&T) ALL ISOLATED GROUND REFERENCE
- (AT&T) GROUND WINDOW BAR

DETAIL NOTES:

- EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- THE INSTALLER SHALL USE PERMANENT MARKER TO IDENTIFY EACH SECTION, SECTION AND LABEL EACH SECTION ("P", "A", "I" WITH 1" HIGH LETTERS)

NO	REQUIRED	PART NUMBER	DESCRIPTION
1	1	1/4"x4"x12"	SOLID GROUND BAR
2	2	A-6056	WALL MOUNTING BRACKET
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8" LOCKWASHER

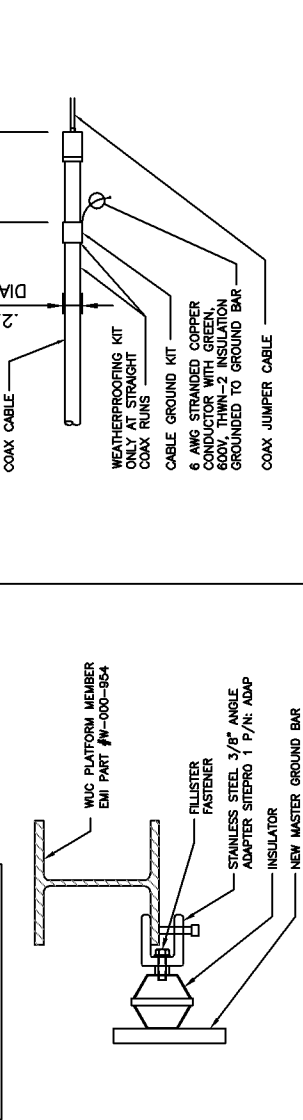


MASTER GROUND BAR DETAIL

SCALE: N.T.S.

2

ANGLE ADAPTER DETAIL

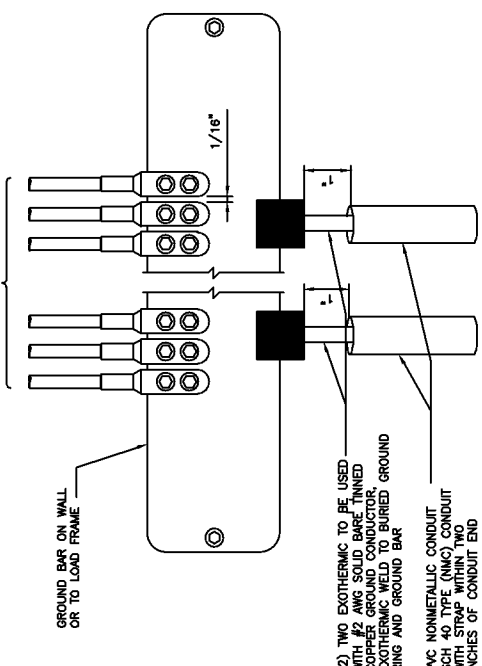


GPS ANTENNA GROUNDING

SCALE: N.T.S.

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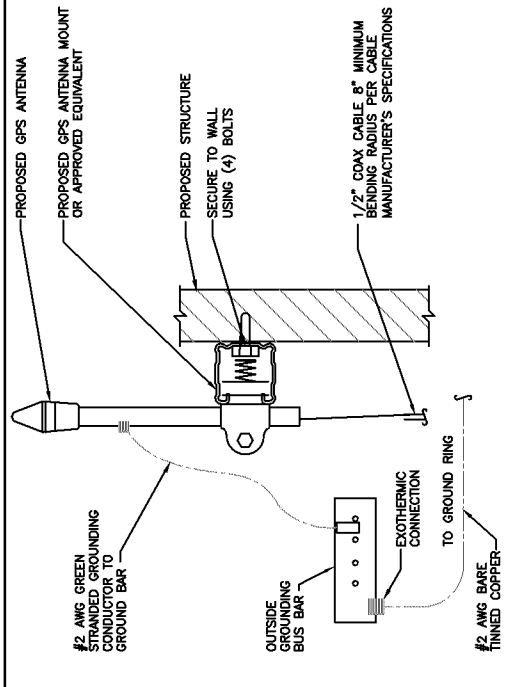
FOLLOW P-1 GUIDELINES FOR CONNECTING GROUNDS



MAIN GROUND BAR DETAIL

SCALE: N.T.S.

5



GPS ANTENNA GROUNDING

SCALE: N.T.S.

4

AT&T
COMMUNICATIONS
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12000 N. CENTRAL
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DANIEL K. WILSON
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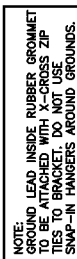
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aw@westchesterservices.com

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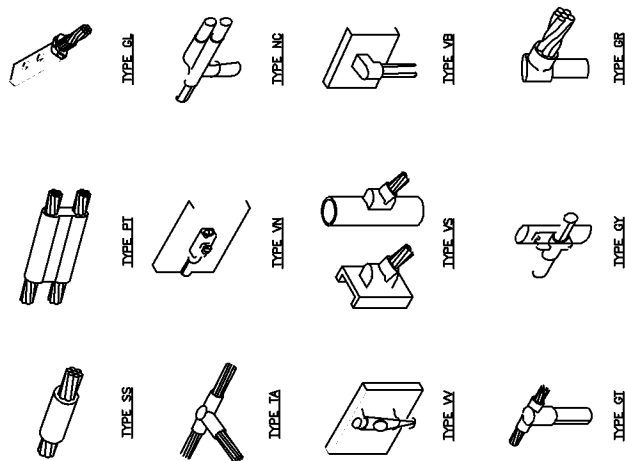
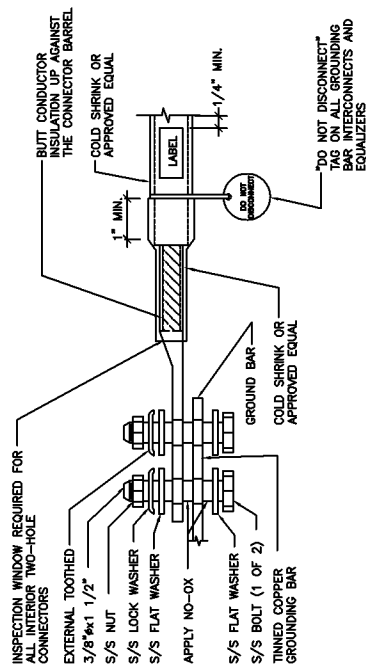
SEAL
07/15/20
001-014586
I hereby certify that the work shown on this drawing was done by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

GROUNDING DETAILS

E5



3



SCALE

EXOTHERMIC WELD DETAILS

EXOTHERMIC WELD DETAILS

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a@westchesterservices.com

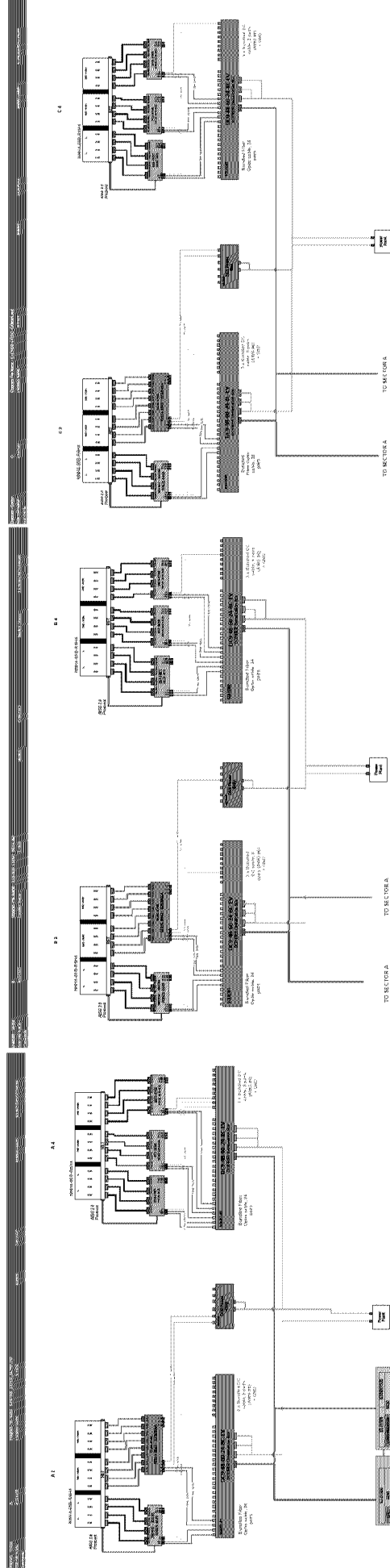
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SHEET TITLE

**GROUNDING
DETAILS**

63



SHEET NUMBER
RF

SHEET TITLE
**LEGEND AND
DETAILS**



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DANIELA ANNA
SITE ACQUISITION SPECIALIST
DANIELA.ANNA@NEXUS12744

AT&T
AT&T CONSULTING, LLC
2200 N. WILSON AVENUE
SUITE 200
CHICAGO, IL 60642

Items from zoning application:

1.

The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

AT&T's presence on this tower will increase capacity and coverage in the surrounding area (see propagation maps). We have submitted drawings/calculations stamped by a licensed structural engineer, so the proposed tower extension has been vetted and will be safe. The tower will increase public safety due to increased E911 service and FirstNet coverage for first responders.

2.

The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;

AT&T is proposing a 10' foot extension of the existing tower which is needed in order to obtain the required height necessary for adequate coverage (see affidavit from AT&T). AT&T will be installing ground equipment within the existing fenced facility. This is the minimum amount of alterations needed for AT&T to adequately install at this facility.

3.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

The 10' tower extension is the minimum AT&T needs in terms of height. The impact of this extension is negligible considering AT&T is using an existing structure in order to obtain this required height. If approval is not granted for this project, then AT&T will have to pursue a new tower build in order to obtain the required height.

4.

The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;

These concerns, while understandable, are in this case negligible because AT&T is making use of an existing structure in order to obtain the necessary height for AT&T's equipment. AT&T is not proposing

that a new structure be built but instead that an existing structure be extended by 10' feet. Please note that the parcel is currently zoned commercial.

5.

Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;

This infrastructure presently exists at the facility and will not be altered by the proposed AT&T tower and ground installation. AT&T ground equipment will go inside the existing fenced compound.

6.

Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

AT&T ground equipment will go inside the existing fenced compound. AT&T is not proposing any alterations outside of the compound.

Items as part of 17.34.040 SUP – General Requirements

B.

The petitioner shall provide to the Village an inventory of all existing towers within the Village and within one-mile of the Village's boundaries, including the location, height service coverage area and capacity for collocation of each tower;

- This requirement does not apply to collocation projects. ASR search results in approximately 50 structures (which have all been organized within an excel spreadsheet). The justification for why none of these structures work for AT&T is that none of these structures is close enough to the very specific area AT&T is targeting to enhance coverage (see propagation maps).

C.

The petitioner shall provide written documentation concerning the need for the facility at the proposed location and the contribution that the facility will make concerning the improvement of service in the area;

- Affidavit provided

D.

The petitioner shall provide written documentation concerning compliance with applicable FCC regulations and identifying any adverse environmental effects that would be created by the facility;

- Section 106 Report provided.

E.

The petitioner shall provide written documentation that the facility will not create interference for existing communications transmissions nor disrupt or interfere with police, fire and public safety communications;

- Affidavit provided.

F.

The petitioner shall provide a cash bond or letter of credit to the Village equivalent to one hundred twenty-five percent of the sum of the estimated cost of maintenance for a ten-year period and the cost of removal and disposal of the entire installation;

- Cash bond or letter of credit will be provided.

G.

In considering a petition for a special use, including variations, the Planning and Zoning Commission and Corporate Authorities may require that the petitioner shall allow, on a commercially reasonable basis, other providers of telecommunications services to

collocate additional personal wireless service facilities on a free-standing tower or antenna support structure, if such collocation is feasible;

- This does not apply to this collocation project as AT&T is not proposing a new tower structure but rather a tower extension specifically designed so that AT&T can install on an existing structure.

SWORN STATEMENT OF ANDREW FLOWERS IN SUPPORT OF TOWER EXTENTION

BY AT&T MOBILITY

1. I am an adult resident of the State of Illinois and serve as Sr. Real Estate Manager and Construction Manager – IL/WI for AT&T Mobility ("AT&T").
2. I manage AT&T's new site build out and antenna site leases in the State of Illinois that accommodate AT&T's communications equipment to either improve or maintain wireless coverage.
3. I am familiar with the proposed tower extension to be constructed at 1700 Estonian Lane, Buffalo Grove, IL 60089 (site number IL1920).
4. The existing coverage near 1700 Estonian Lane is not adequate for customer needs and does not service FirstNet for Frist Responders. Coverage is poor in this area because AT&T does not have a facility near this location. See page 2 of the propagation maps for a visual. Note that all six AT&T sites surrounding IL1920 are too far away to provide adequate coverage to the area in need.
5. There is an existing tower facility owned by Crown Castle at 1700 Estonian Lane. This facility is a 100' foot monopole tower with two existing carriers currently on the tower. One carrier is at the top of the tower at 100' feet. The other carrier is at the 88' foot level of the tower. AT&T does not currently have an antenna installation on this tower.
6. It is not feasible for AT&T to install beneath the existing carriers due to the nearby tree line and how this proposed facility is situated within AT&T's existing network. Therefore, the tower needs to be extended 10' additional feet for this tower to be useful for AT&T's coverage goals. Additionally, AT&T will need to install equipment on the ground within the existing fenced compound. The existing compound is of sufficient size and will not need to be expanded to accommodate our ground equipment needs.
7. This proposed AT&T installation will not create interference for existing communications transmissions nor disrupt or interfere with police, fire and public safety communications.
8. AT&T needs a height of 110' feet in this immediate area. AT&T is seeking to extend the existing tower by 10 feet as a means to obtain that required overall height of 110' feet without the need to build a new cellular tower. If this project is not approved, AT&T will have no choice but to pursue a new tower build in order to

obtain the required height of 110' feet.

By: *Andrew T. Flowers*

Andrew T. Flowers
Sr. Real Estate Manager & Construction Manager, IL/WI

LETTER OF INTENT

BY AT&T MOBILITY

1. I am an adult resident of the State of Illinois and serve as Sr. Real Estate Manager and Construction Manager – IL/WI for AT&T Mobility ("AT&T").
2. I manage AT&T's new site build out and antenna site leases in the State of Illinois that accommodate AT&T's communications equipment to either improve or maintain wireless coverage.
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7. This proposed AT&T installation will not create interference for existing communications transmissions nor disrupt or interfere with police, fire and public safety communications.
8. AT&T needs a height of 110' feet in this immediate area. AT&T is seeking to extend the existing tower by 10 feet as a means to obtain that required overall height of 110' feet without the need to build a new cellular tower. If this project is not approved, AT&T will have no choice but to pursue a new tower build in order to

obtain the required height of 110' feet.

By: *Andrew T. Flowers*

Andrew T. Flowers
Sr. Real Estate Manager & Construction Manager, IL/WI

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MARCH 3, 2021**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at

<<https://us02web.zoom.us/j/87183202857>>

Please click the link below to join the webinar:

<<https://us02web.zoom.us/j/87183202857>>

Or iPhone one-tap :

US: +13126266799,,87183202857# or +19294362866,,87183202857#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 871 8320 2857

International numbers available: <<https://us02web.zoom.us/j/87183202857>>

Public Hearings/Items For Consideration

1. Consider a Variation to Allow for a Rear Yard Addition Encroaching into the Minimum Separation Required Between the Principal Structure and the Detached Garage at 489 Bernard Drive. (Trustee Johnson) (Staff Contact: Rati Akash)

Chairperson Cesario made a motion to open the public hearing. The roll call vote to open the public hearing was unanimous.

Village Planner Akash provided background on the rear yard variations at 489 Bernard Drive. Noting the material used as part of the addition will be in accordance with the Code.

Ms. Andres described her petition to construct a room addition in the rear yard.

Com. Goldspiel asked what fire suppression materials were going to be used in the construction of the addition.

Village Planner Akash responded that all material that are going to be used in the construction of the addition will be per the Village Code.

03/3/2021

Com. Goldspiel asked what the exterior of the addition will be.

Mr. Flubacker, of Robert Flubacker Architects, provided the commission with the specific material that will be used on the addition. He noted the house will be protected if a fire started in the addition, and the addition would be protected from a fire in the house.

Com. Moodhe asked Mr. Flubacker about the number of projects he has completed in that same area.

Mr. Flubacker responded that he has worked on two houses in that same area, one very similar to the subject property. He also noted he has worked on a number of projects within Buffalo Grove.

Com. Moodhe asked Mr. Flubacker if he has seen other addition like this being done in the same area.

Mr. Flubacker responded yes. He proceeded to explain why these additions are common in this particular neighborhood.

Com. Richards asked for clarification on the setback of the addition.

Village Planner Akash provided clarification on the minimum encroachment.

Com. Weinstein referenced packet page 11 while commenting on the turning radius to the detached garage. Noting he does not see it being an issue.

Mr. Flubacker concurred and verified, that pulling into the garage would be no issue.

Com. Weinstein asked what the dark shaded area on packet page 11 was meant to show.

Mr. Flubacker responded that the dark shaded area is showing the part of the addition within the 10 foot setback from the garage.

Com. Richards asked staff if there were any comments or concerns from neighbors.

Village Planner Akash responded that two people called, but there were not concerns raised.

Chairperson Cesario asked staff if there have been any problems with other additions similar in nature to the subject property.

Village Planner Akash responded no.

Chairperson Cesario entered the Village Staff Report as exhibit one.

The petitioner thanked the commission for their time.

Chairperson Cesario made a motion to close the public hearing. The vote was unanimous to close the public hearing.

The public hearing closed at 7:46 PM.

Com. Weinstein made a motion to grant a variation to Section 17.32 for a rear yard addition encroaching 3'-11" into the required 10' setback between the principal building and the detached garage provided that the rear yard addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Com. Moodhe spoke in favor of the motion.

Minutes Acceptance: Minutes of Mar 3, 2021 7:30 PM (Approval of Minutes)

03/3/2021

Chairperson Cesario spoke in favor of the motion

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Regular Meeting

Other Matters for Discussion

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Feb 3, 2021 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Goldspiel, Khan, Weinstein, Au, Richards, Worlikar

Chairman's Report

None.

Committee and Liaison Reports

None.

Staff Report/Future Agenda Schedule

Deputy Community Development Director Woods spoke briefly on community development projects as well as the upcoming training for the Planning and Zoning Commission.

Public Comments and Questions

None.

Adjournment

The meeting was adjourned at 8:10 PM

Chris Stilling

APPROVED BY ME THIS 3rd DAY OF March, 2021

Minutes Acceptance: Minutes of Mar 3, 2021 7:30 PM (Approval of Minutes)

**MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, MARCH 24, 2021**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

2. Open Meetings Act Compliance

Pursuant to orders issued in response to the COVID-19 pandemic, this Public Hearing is closed to in-person, public attendance. The hearing is being held via Zoom web conference meeting, which permits the public to fully participate in the virtual Public Hearing via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below. More information pertaining to the meeting information and links to the virtual meeting can be found at <https://us02web.zoom.us/j/89593269721>

You are invited to a Zoom webinar.

When: Mar 24, 2021 07:30 PM Central Time (US and Canada)

Topic: PZC Training

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89593269721>

Or iPhone one-tap :

US: +13126266799,,89593269721# or +19294362866,,89593269721#

Or Telephone:

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Webinar ID: 895 9326 9721

International numbers available: <https://us02web.zoom.us/j/89593269721>

Public Hearings/Items For Consideration

Regular Meeting

Other Matters for Discussion

1. PZC Training Presentation (Frank Cesario) (Staff Contact: Nicole Woods)

Village Attorneys Pat Brankin and Nick Standiford, as well as Deputy Director of Community Development, Nicole Woods presented a Planning and Zoning Commission Training Presentation. The presentation reviewed applicable areas of the Village code; PZC procedures, roles and responsibilities; Open Meetings

03/24/2021

Act and Freedom of Information Act, and best practices.

Approval of Minutes**Chairman's Report****Committee and Liaison Reports****Staff Report/Future Agenda Schedule****Public Comments and Questions****Adjournment**

The meeting was adjourned at 8:52 PM

Chris Stilling

APPROVED BY ME THIS 24th DAY OF March, 2021

Minutes Acceptance: Minutes of Mar 24, 2021 7:30 PM (Approval of Minutes)