



**Meeting of the Village of  
Buffalo Grove  
Planning and Zoning  
Commission  
Regular Meeting  
March 6, 2024 at 7:30 PM  
Jeffery S Braiman Council  
Chambers  
Fifty Raupp Blvd Buffalo Grove, IL  
60089-2139**

**1. Call to Order**

**2. Public Hearings/Items for Consideration**

Public Comment is limited to items that are not on the regular agenda. In accordance with Section 2.02.070 of the Municipal Code, discussion on questions from the audience will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business. All members of the public addressing the Planning and Zoning Commission shall maintain proper decorum and refrain from making disrespectful remarks or comments relating to individuals. Speakers shall use every attempt to not be repetitive of points that have been made by others. The Planning and Zoning Commission may refer any matter of public comment to the Village Manager, Village staff or an appropriate agency for review.

- A. BMO Harris Bank Sign Variation Request - Consideration of Multiple Variations to Title 14 (Sign Code) to Allow BMO Harris Bank to Replace a Wall Sign on the East Elevation of the Building at 500 W Half Day Road (Trustee Weidenfeld) (Staff Contact: Andrew Binder)

**3. Regular Meeting**

A. **Other Matters for Discussion**

B. **Approval of Minutes**

1. Draft Minutes of the January 17, 2024 Planning & Zoning Commission Meeting (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

C. **Chairman's Report**

D. **Committee and Liaison Reports**

E. **Staff Report/Future Agenda Schedule**

F. **Public Comments and Questions**

All comments will be limited to 5 minutes and should be limited to concerns or comments regarding issues that are relevant to Planning and Zoning Commission business.

**4. Adjournment**

The Village Board 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 847-459-2500 to allow the Village to make reasonable accommodations for those persons.



**Public Hearing : BMO Harris Bank Sign Variation  
Request - Consideration of Multiple Variations to Title 14  
(Sign Code) to Allow BMO Harris Bank to Replace a Wall  
Sign on the East Elevation of the Building at 500 W Half  
Day Road**

**Summary**

Katie Davila from Bright Light Sign Company, on behalf of BMO Harris Bank, is seeking multiple sign variations to replace a wall sign on the east elevation of the BMO Harris Bank located at 500 W Half Day Road.

**Recommended Motion**

Staff recommends approval, subject to the conditions in the attached Staff Report.

**ATTACHMENTS:**

1. 500 Half Day Rd - Staff Report
2. 500 Half Day Rd - Plan Set

**Trustee Liason**

Trustee Weidenfeld

**Staff Contact**

Andrew Binder

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

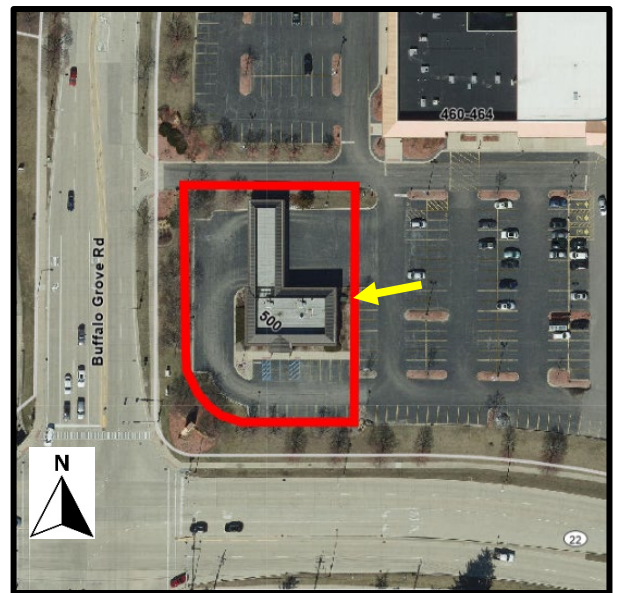


|                                      |                                                                                                                                                                                                                                        |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>                 | March 6, 2024                                                                                                                                                                                                                          |
| <b>SUBJECT PROPERTY LOCATION:</b>    | 500 W Half Day Road                                                                                                                                                                                                                    |
| <b>PETITIONER:</b>                   | Katie Davila, Bright Light Sign Company                                                                                                                                                                                                |
| <b>PREPARED BY:</b>                  | Andrew Binder, Associate Planner                                                                                                                                                                                                       |
| <b>REQUEST:</b>                      | The petitioner is seeking approval of multiple variations to Title 14 (Sign Code) of the Village of Buffalo Grove Municipal Code to allow the replacement of a wall sign on the east elevation of the building at 500 W Half Day Road. |
| <b>EXISTING LAND USE AND ZONING:</b> | The property is zoned B-3 Planned Business Center District and is improved as an outlot with a free-standing drive-thru bank building and a surface parking lot.                                                                       |
| <b>COMPREHENSIVE PLAN:</b>           | The Village Comprehensive Plan calls for this property to be Commercial.                                                                                                                                                               |

**BACKGROUND**

Katie Davila from Bright Light Sign Company, on behalf of BMO Harris Bank, is seeking multiple sign variations to replace a wall sign on the east elevation of the BMO Harris Bank located at 500 W Half Day Road, *as shown in Figure 1*.

The subject property was granted sign variations for a previous wall sign in the same location; however, the Village's Sign Code (14.40.010-E) requires that when a sign approved by a variation is removed, replaced, or altered structurally, the replacement sign shall either conform to the Village's Sign Code requirements or a new variation is required. Since the proposed wall sign would exceed what the Sign Code allows in terms of number of wall signs and area for secondary signage, and the sign does not face a public street, variations will be needed to allow its replacement.



*Figure 1: Subject Wall Sign at 500 W Half Day Rd*

The following report provides a summary of the petitioner's requests. No other changes to the site or its use are proposed with this request.

**Site History – Signage**

- The bank facility was constructed in 1991/1992.
- In 1992, 2008 and 2011, Harris Bank or BMO Harris Bank was granted variations for the wall sign on the east elevation of the bank building that varied in size.

## PLANNING & ZONING ANALYSIS

### Signage:

The petitioner is proposing to replace the wall sign on the east elevation of the building. Currently, there are additional wall signs on the south building elevation, above the main entrance of the building, and on the west elevation along Buffalo Grove Road.

The petitioner is planning to replace all three wall signs. The current 37.2 sqft internally illuminated wall sign on the east elevation of the building will be replaced with a 15.5 sqft internally illuminated channel letter sign (as shown in Figure 2 & Figure 3). However, the sign on the east elevation does not meet the Village's Sign Code requirements; therefore, the petitioner is requesting the following variations:

1. The Village's Sign Code allows signage only to be placed along public right-of-ways. The proposed sign does not face a public right-of-way, so a variation from the Sign Code is required.
2. The Village's Sign Code allows only one wall sign to be installed along each frontage of a building. In addition, a wall sign is also permitted over the main entrance to the building when the main entrance does not face a public right-of-way (as in this case). The Petitioner is requesting a variation for the number of wall signs, as the proposed sign would be the third wall sign for the building, where two are permitted.
3. The Village's Sign Code does not allow secondary signage to be larger in size than the sign over the main entrance. The proposed wall sign on the east elevation will be the same size as the wall sign over the main entrance (south elevation), so a variation from the Sign Code is required.

Staff supports the Petitioner's sign variation requests as the signs complement the building design and are similar to the previously approved signage for the site. The combined sign area of all three wall signs is within the permitted limit for the building and the proposed wall signs on the west and south elevations of the building meet the Village's Sign Code requirements.

## DEPARTMENTAL REVIEWS

| Village Department | Comments                                         |
|--------------------|--------------------------------------------------|
| Building           | Reviewed the plans and do not have any concerns. |



Figure 2: Existing Wall Sign on West Elevation



Figure 3: Proposed Wall Sign on East Elevation

### **SURROUNDING PROPERTY OWNERS**

Pursuant to Village Code, the surrounding property owners within 250 feet were notified by mail, notice was published in the Daily Herald, and a public hearing sign was posted on the subject property. All notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village has received one inquiry related to the project.

### **STANDARDS**

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

#### **Sign Variation Requests:**

- 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 the Sign Code 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 written responses to the variation standards, which are included in the attached packet.*

### **STAFF RECOMMENDATION**

Staff recommends **approval** of the abovementioned Sign Code variations, subject to the conditions in the Suggested PZC Motion due to the following reasons:

1. Similar wall signs have been installed on the building in the same location since 1992.
2. The total square footage of signage is within the limitation for the business.
3. The property is unique as it is surrounded by a large parking lot to the north and east, making the building more visible on all four sides of the building.
4. BMO Harris Bank is a well-established business in Buffalo Grove, and the proposed sign improvements will be an enhancement to the building.

### **ACTION REQUESTED**

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests for approval of the proposed sign variations. The PZC shall make a recommendation to the Village Board concerning the request.

**Suggested PZC Motion**

*The PZC recommends approval of the variations to Title 14 (Sign Code) of the Village Code to allow more than two wall signs on the building, to allow a wall sign on the east elevation that does not face a public right-of-way, and to allow a wall sign larger in size than the wall sign over the primary entrance at the BMO Harris Bank located at 500 W Half Day Road subject to the following conditions:*

- 1. The wall sign shall be installed in accordance with the documents and plans submitted as part of this petition.*
- 2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.*

**ATTACHMENTS**

- Narrative Description
- Signage Plan
- Response to the Sign Variation Standards
- Ordinance 1992-052
- Ordinance 2008-050
- Ordinance 2011-054

Planning & Zoning Commission,

We are requesting a variance on behalf of BMO Harris/Stonebridge Holdings LLC for a sign on the East Elevation of BMO Bank, located at 500 W Half Day Road, Buffalo Grove, IL 60089. The proposed square footage for the sign is 15.5 square feet, and the purpose of the sign is for business identification. The sign is made of acrylic faces, aluminum trimcap and returns, and polycarbonate backs. The sign is dual illuminated with HLED-P2072W Hanley White LEDs for the face illumination, and the rear illumination is with Blue Hanley LEDs. Further details on the materials can be found on the drawings provided.

The business has an existing sign on this elevation reading "BMO Harris Bank" that is to be removed, and replaced with this sign reading only "BMO" with logo as a part of their rebranding efforts.

Please let us know if you have further questions.

Best,

Katie Davila  
Permit Coordinator  
Bright Light Sign Company  
310 Telser Rd., Lake Zurich, IL 60047  
847-550-8902  
[permits@brightlightsign.com](mailto:permits@brightlightsign.com)

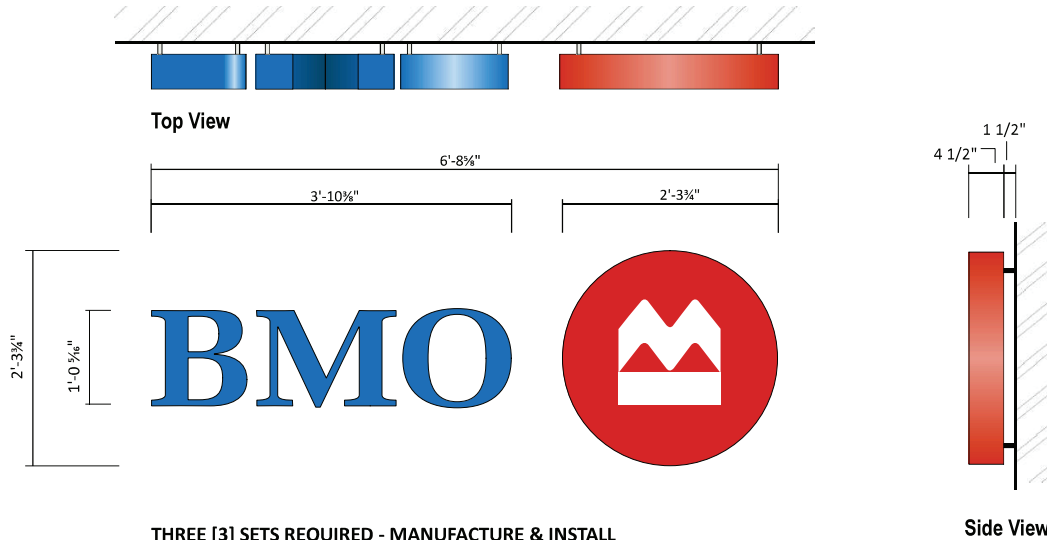
SIGN NUMBER  
**S1-S3**

# FACE-LIT/HALO-LIT CHANNEL LETTERS - BLUE

SCALE = 3/4" = 1'-0"

## CUSTOM-B-PERF

15.5 SQ FT



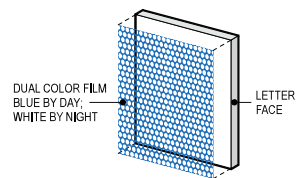
THREE [3] SETS REQUIRED - MANUFACTURE & INSTALL

**NOTE - EAST ELEVATION WILL REQUIRE A VARIANCE.**

**NOTE - EAST ELEVATION:** "The following estimate would be based on 2 variance meetings at 3 hours each, as well as application and acquisition time. This is subject to change once in the variation process."

Meeting Time: Estimated \$570.00

Application & Acquisition time: Estimated \$350.00."



Simulated Night View

### LETTERS:

**FACES:** .187 #2447 white acrylic w/ surface applied screen printed dual color film to match BMO Blue - illuminates White at night

**TRIMCAP:** 1" Standard jewelrite painted blue

**RETURNS:** 4-1/2" deep .050 alum. painted blue

**BACKS:** 1/4" thick #2447 White Tuffak SL polycarbonate

**ILLUM.:** HLED-P2072W Hanley White led's are to light faces; Blue Hanley LEDs for Halo Lighting  
Alternate: Sloan VL 4 White - 6500K & VL 4 Blue 3mm ACP inner Baffle; Power supplies are remote

### LOGO:

**FACES:** .187 #7328 white acrylic w/ surface applied Trans red vinyl overlay w/ reverse weeded graphic to show thru white; 3M matte overlaminate applied over red vinyl

**TRIMCAP:** 1" Standard Red

**RETURNS:** 4-1/2" deep .050 alum. painted Red

**BACKS:** 1/4" thick #2447 White Tuffak SL polycarbonate

**ILLUM.:** HLED-P2072W Hanley White led's are to light faces; Blue Hanley LEDs for Halo lighting  
Alternate: Sloan VL 4 White - 6500K & VL 4 Blue 3mm ACP inner Baffle; Power supplies are remote

**INSTALL:** Thru bolted with 1-1/2" stand off from wall surface using 3/8" threaded rod into approved blocking; spacers to be provided painted to match wall.

**SIGN S1 TO BE INSTALLED ON UNEVEN SURFACE / STAND-OFFS REQUIRED**

| COLOR PALETTE                                                                       |                                                                                    |                                                         |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>LETTER VINYL:</b><br>3M screen printed Dual Color ON to match Pantone 300 C Blue | <b>LOGO VINYL:</b><br>3M 3630-143 Poppy Red 3M 3660-M Scotchcal Matte overlaminate | <b>SPACER:</b><br>SW 7005 Pure White to match sign band |
| <b>LETTER RETURNS:</b><br>Pantone 300 C Blue                                        | <b>LOGO RETURNS:</b><br>Pantone 485 C                                              |                                                         |

All paint finishes are satin unless otherwise noted.

|                                                               |          |
|---------------------------------------------------------------|----------|
| <b>Design #</b>                                               |          |
| 0420969Ar1 APV                                                |          |
| <b>Sheet</b>                                                  | 6 of 7   |
| <b>Client</b>                                                 |          |
| BMO #4669                                                     |          |
| <b>Address</b>                                                |          |
| 500 Half Day Road<br>Buffalo Grove, IL 60089                  |          |
| <b>Account Rep.</b>                                           | SM / JG  |
| <b>Designer</b>                                               | LDB      |
| <b>Date</b>                                                   | 04/04/23 |
| <b>Approval / Date</b>                                        |          |
| Client                                                        |          |
| Sales                                                         |          |
| Estimating                                                    |          |
| Art                                                           |          |
| Engineering                                                   |          |
| Landlord                                                      |          |
| <b>Revision / Date</b>                                        |          |
| EDIT KMc 4/11/23                                              |          |
| EDIT KMc 4/18/23                                              |          |
| APV-MAB 7/11/23: Remove door/window vinyl & "no action" pages |          |
| EDIT ES 8/9/23                                                |          |
| EDIT ES 8/11/23                                               |          |
| APV-MAB 8/9/23: CHANGE ORDER                                  |          |
| R1 RMS 9-12-23                                                |          |
| APV-MAB 9/14/23                                               |          |

|                              |                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------|
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| <b>Georgia</b>               | 111 Woodstone Place<br>Dawsonville, GA 30734<br>(770) 775-8822 fax (770) 775-8724                 |
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**EXISTING EAST ELEVATION**

REMOVE EXISTING CHANNEL LETTERS & DISCARD AS REQUIRED



**PROPOSED ELEVATION**

INSTALL [1] NEW SET AS SHOWN

**NOTE - THIS ELEVATION WILL REQUIRE A VARIANCE.**

|                           |                         |
|---------------------------|-------------------------|
| SQ FT ALLOWED FOR SIGNAGE | 72.5 sq ft              |
| FASCIA REPAIR SQ FT       | 38 sq ft- REPAINT WHITE |
| PROPOSED SQ FT            | 15.5 sq ft              |

|                                                               |                                              |
|---------------------------------------------------------------|----------------------------------------------|
| Design #                                                      | 0420969Ar1 APV                               |
| Sheet                                                         | 5 of 7                                       |
| Client                                                        | BMO #4669                                    |
| Address                                                       | 500 Half Day Road<br>Buffalo Grove, IL 60089 |
| Account Rep.                                                  | SM / JG                                      |
| Designer                                                      | LDB                                          |
| Date                                                          | 04/04/23                                     |
| Approval / Date                                               |                                              |
| Client                                                        |                                              |
| Sales                                                         |                                              |
| Estimating                                                    |                                              |
| Art                                                           |                                              |
| Engineering                                                   |                                              |
| Landlord                                                      |                                              |
| Revision / Date                                               |                                              |
| EDIT KMc 4/11/23                                              |                                              |
| EDIT KMc 4/18/23                                              |                                              |
| APV-MAB 7/11/23: Remove door/window vinyl & "no action" pages |                                              |
| EDIT ES 8/9/23                                                |                                              |
| EDIT ES 8/11/23                                               |                                              |
| APV-MAB 8/9/23: CHANGE ORDER                                  |                                              |
| R1 RMS 9-12-23                                                |                                              |
| APV-MAB-9/14/23                                               |                                              |



|                                                                                                                                 |                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
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| Georgia                                                                                                                         | 111 Woodstone Place<br>Dawsonville, GA 30734<br>(770) 775-8822 fax (770) 775-8724                 |
| South Texas                                                                                                                     | PO BOX 125 205 Doran Drive<br>Portland, TX 76374<br>(817) 953-2788 fax (817) 943-6933             |
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**EXISTING SOUTH ELEVATION**  
REMOVE EXISTING CHANNEL LETTERS & DISCARD AS REQUIRED

**NOTE: NEW SIGN TO BE INSTALLED ON UNEVEN SURFACE**  
EXISTING PHOTO CELL PREVENTS NEW SIGN TO BE INSTALLED IN THE CENTER OF FASCIA LENGTH  
RELOCATE EXISTING PHOTO CELL



FOR REFERENCE- SIDE VIEW OF EXISTING CHNL LTRS



**PROPOSED ELEVATION**  
INSTALL [1] NEW SET AS SHOWN

|                           |                         |
|---------------------------|-------------------------|
| SQ FT ALLOWED FOR SIGNAGE | 66 sq ft                |
| FASCIA REPAIR SQ FT       | 38 sq ft- REPAINT WHITE |
| PROPOSED SQ FT            | 15.5 sq ft              |

| Design #                                     |          |
|----------------------------------------------|----------|
| 0420969Ar1                                   |          |
| Sheet                                        | of       |
| 3                                            | 21       |
| Client                                       |          |
| BMO-4669                                     |          |
| Address                                      |          |
| 500 Half Day Road<br>Buffalo Grove, IL 60089 |          |
| Account Rep.                                 | SM / JG  |
| Designer                                     | LDB      |
| Date                                         | 04/04/23 |
| Approval / Date                              |          |
| Client                                       |          |
| Sales                                        |          |
| Estimating                                   |          |
| Art                                          |          |
| Engineering                                  |          |
| Landlord                                     |          |
| Revision / Date                              |          |
| EDIT KMc 4/11/23                             |          |
| EDIT KMc 4/18/23                             |          |
| EDIT ES 8/9/23                               |          |
| EDIT ES 8/11/23                              |          |
| R1 RMS 9-12-23                               |          |

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**EXISTING WEST ELEVATION**  
REMOVE EXISTING CHANNEL LETTERS & DISCARD AS REQUIRED

**NOTE: NEW SIGN**  
EXISTING PHOTO CELL PREVENTS NEW SIGN TO BE INSTALLED IN THE CENTER OF FASCIA LENGTH  
RELOCATE EXISTING PHOTO CELL



**PROPOSED ELEVATION**  
INSTALL [1] NEW SET AS SHOWN

|                           |                         |
|---------------------------|-------------------------|
| SQ FT ALLOWED FOR SIGNAGE | 22.5 sq ft              |
| FASCIA REPAIR SQ FT       | 38 sq ft- REPAINT WHITE |
| PROPOSED SQ FT            | 15.5 sq ft              |

| Design #                                     |          |
|----------------------------------------------|----------|
| 0420969Ar1                                   |          |
| Sheet                                        | 4 of 21  |
| Client                                       |          |
| BMO-4669                                     |          |
| Address                                      |          |
| 500 Half Day Road<br>Buffalo Grove, IL 60089 |          |
| Account Rep.                                 | SM / JG  |
| Designer                                     | LDB      |
| Date                                         | 04/04/23 |
| Approval / Date                              |          |
| Client                                       |          |
| Sales                                        |          |
| Estimating                                   |          |
| Art                                          |          |
| Engineering                                  |          |
| Landlord                                     |          |
| Revision / Date                              |          |
| EDIT KMc 4/11/23                             |          |
| EDIT KMc 4/18/23                             |          |
| EDIT ES 8/9/23                               |          |
| EDIT ES 8/11/23                              |          |
| R1 RMS 9-12-23                               |          |



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|-----------------------|---------------------------------------------------------------------------------------------------|
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## Sign Code – Variation Standards

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### **RESPONSE TO STANDARDS**

During your testimony at the Public Hearing you need to testify and present your case for the variance being requested. During your testimony you need to affirmatively address the six (6) standards listed below.

The Planning & Zoning Commission is authorized to grant variations to the regulations of the Sign Code (Chapter 14.40) based upon findings of fact which are made based upon evidence presented at the hearing that:

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  
**Response: YES, the original sign on the east elevation was approved through variance in 2012. The new sign is going back on the same elevation at a reduced square footage from the existing. This elevation offers much needed visibility to the main entry drive to the shopping center.**
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and  
**Response: NO, we are reducing the sign of the size from the existing, so it will not have an negative impact on the nearby property owners.**
3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and  
**Response: CORRECT, what makes this site unusual is the adjacent large shopping center and the private drive.**
4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020.  
**Response: CORRECT, the granting of the variance would be in alignment with the previous variance from 2012 that has already been granted.**

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  
**Response: YES, signage design and style is consistent with the existing sign that is being replaced. The bank is simply re-branding with a simplified logo.**
2. The entire site has been or will be particularly well landscaped.  
**Response: YES, there are existing trees around the property of the bank.**

ORDINANCE NO. 92- 52

GRANTING A VARIANCE FROM SECTION 14.20.030  
OF THE BUFFALO GROVE SIGN ORDINANCE

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, HARRIS BANK BUFFALO GROVE, the Lessee of the hereinafter legally described real property commonly known as 500 Half Day Road, Buffalo Grove, Illinois, has requested a variation from Section 14.20.030 of the Buffalo Grove Sign Ordinance relative to the requirement of only allowing one wall sign on each face for an occupancy on a corner lot.

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on said request for variation; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variation is in harmony with the general purpose and intent of the Sign Ordinance, that literal interpretation and strict application of the ordinance in question would cause undue hardship to the sign user because of unique or unusual conditions pertaining to the property which do not apply generally to other properties in the Village. The Corporate Authorities also find: 1) the proposed signage is of particularly good design and particularly good taste; and 2) the Entire site has been or will be particularly well landscaped.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities.

Section 2. A variation is hereby granted to Section 14.20.030 of the Buffalo Grove Sign Ordinance for the real property legally described as follows:

Lot 3 of the Woodland Commons Shopping Center and Commerce Center, being a subdivision of part of the South half of the Southeast quarter of Section 17 and the North half of the Northeast quarter of the Northeast quarter of Section 20 and the West half of the Northwestquarter of Section 21, all in Township 43 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 5, 1990 as document 2921830, in Lake County, Illinois.

The specific variation will allow a wall sign on the East elevation of the Harris Bank Buffalo Grove located at 500 Half Day Road, Buffalo Grove, Illinois.

This variation is conditioned upon building the sign in compliance with plans submitted and approved by the Village of Buffalo Grove.

Section 3. This Ordinance shall be in effect from and after its passage and approval. This Ordinance shall not be codified.

AYES: 6 - Marienthal, reid, Kahn, Rubin, Braiman, Hendricks

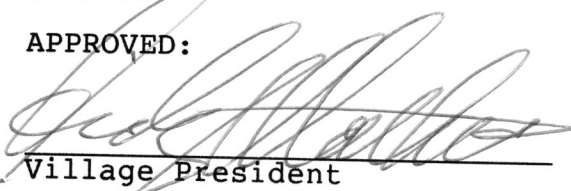
NAYES: 0 - None

ABSENT: 0 - None

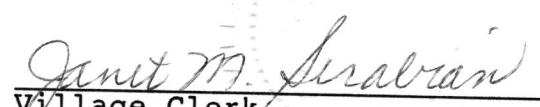
PASSED: July 6, 1992.

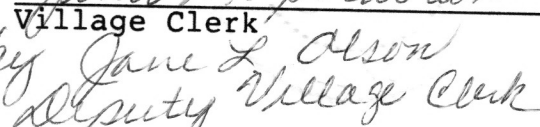
APPROVED: July 6, 1992.

APPROVED:

  
Village President

ATTEST:

  
  
Village Clerk

by   
Deputy Village Clerk

GRANTING VARIATIONS FROM CERTAIN SECTIONS  
OF THE BUFFALO GROVE SIGN CODE

Harris Bank, 500 Half Day Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, request has been made by Icon Identity Solutions, 1418 Elmhurst Road, Elk Grove Village, Illinois on behalf of Harris Bank, 500 Half Day Road, the owner of the hereinafter legally described real property commonly known as 500 Half Day Road, for variance of Sign Code, Section 14.20.030, pertaining to Business Districts; and Section 14.20.080, pertaining to Wall Signs, for the purpose of allowing three (3) additional wall signs that do not face the public right-of-way.

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variations; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variations are in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (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 variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Section 2. Variations are hereby granted to Sections 14.20.030 and 14.20.080 of the Village Municipal Code to the Property legally described as follows:

Parcel "A" of Lot 3 of Woodland Commons Shopping and Commerce Center, being a Subdivision of part of the South half of the southeast quarter of Section 17 and the north half of the northeast quarter of the northeast quarter of Section 20, and the west half of the northwest quarter of Section 21, all in Township 43 north, Range 11, east of the Third Principal Meridian according to the Plat thereof recorded July 5, 1990 as Document 2921830, in Lake County, Illinois.

for the purpose of allowing an two (2) additional wall signs on the building at 500 Half Day Road that do not face the public right-of-way.

Section 3. The variations are subject to the following conditions:

A. Sign #4 as shown on Zoning Board of Appeals Exhibit "E2" shall be replaced with the same size sign as the existing sign.

B. Sign #8 as shown on Exhibit "E 3" to be replaced with the same size sign as the existing sign.

C. In all other respects the signs to be installed shall be in accordance with the exhibits submitted with the application for variations.

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 6 - Braiman, Glover, Berman, Kahn, Trilling, Rubin

NAYES: 0 - None

ABSENT: 0 - None

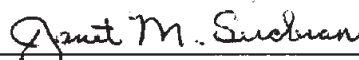
PASSED: August 4, 2008.

APPROVED: August 4, 2008.

APPROVED:

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

CERTIFICATE

I, Janet M. Sirabian, certify that I am the duly elected and acting Village Clerk of the Village of Buffalo Grove, Cook and Lake Counties, Illinois. I further certify that on, August 4, 2008 the Corporate Authorities of the Village passed and approved Ordinance No. 2008-50, AN ORDINANCE GRANTING CERTAIN VARIATIONS TO THE VILLAGE OF BUFFALO GROVE SIGN CODE FOR HARRIS BANK, 500 HALF DAY RD. provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2008-50, including the Ordinance and a sheet thereof, was prepared, and a copy of such Ordinance was posted in and at the Village Hall, commencing on August 5, 2008 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of Village Clerk.

Dated at Buffalo Grove, Illinois, this 5th day of August, 2008.

Janet M. Sirabian  
Village Clerk

By Jane L. Olson

GRANTING VARIATIONS FROM CERTAIN SECTIONS  
OF THE BUFFALO GROVE SIGN CODE

Harris Bank, 500 Half Day Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, request has been made by Icon Identity Solutions, 1418 Elmhurst Road, Elk Grove Village, Illinois on behalf of Harris Bank, 500 Half Day Road, the owner of the hereinafter legally described real property commonly known as 500 Half Day Road, for variance of Sign Code, Section 14.20.030, pertaining to Business Districts; and Section 14.20.080, pertaining to Wall Signs, for the purpose of allowing three (3) additional wall signs that do not face the public right-of-way.

WHEREAS, the Zoning Board of Appeals has held a public hearing, received testimony, prepared minutes, made certain findings, and has made an affirmative recommendation on the said request for variations; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that said variations are in harmony with the general purpose and intent of the Sign Ordinance, and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (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 variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

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Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

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B. Sign #8 as shown on Exhibit "E 3" to be replaced with the same size sign as the existing sign.

C. In all other respects the signs to be installed shall be in accordance with the exhibits submitted with the application for variations.

Section 4. This Ordinance shall be in effect from and after its passage and approval.

This Ordinance shall not be codified.

AYES: 6 - Braiman, Glover, Berman, Kahn, Trilling, Rubin

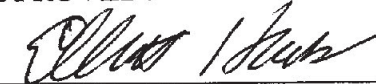
NAYES: 0 - None

ABSENT: 0 - None

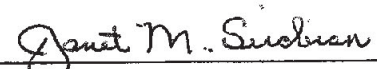
PASSED: August 4, 2008.

APPROVED: August 4, 2008.

APPROVED:

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

11/30/2011

ORDINANCE NO. 2011- 54

GRANTING VARIATIONS FROM CERTAIN SECTIONS  
OF THE BUFFALO GROVE SIGN CODE

BMO Harris Bank at 500 Half Day Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the real property ("Property") hereinafter legally described is zoned in the B3 Planned Business Center District and is commonly known as 500 Half Day Road, Buffalo Grove, Illinois; and,

WHEREAS, request was made by Icon Identity Solutions, 1418 Elmhurst Road, Elk Grove Village, Illinois on behalf of BMO Harris Bank for variance of Sign Code Section 14.20.030, pertaining to Business Districts; and Section 14.20.080, pertaining to Wall Signs, for the purpose of replacing the existing east elevation wall sign that does not fact the public right-of-way with a new wall sign at 500 half Day Road; and

WHEREAS, the Zoning Board of Appeals held a public hearing at which it received testimony on the requested variations; and

WHEREAS, the Zoning Board of Appeals made certain findings of fact, made a positive recommendation for the variations, and prepared minutes of the public hearing; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested sign variations are in harmony with the general purpose and intent of the Sign Code (Title 14 of the Buffalo Grove Municipal Code) , and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (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 variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE, COOK AND LAKE COUNTIES, ILLINOIS, as follows:

Section 1. The preceding WHEREAS clauses are hereby adopted by the Corporate Authorities and made a part hereof.

Section 2. Variations are hereby granted to Sections 14.20.030 and 14.20.080 of the Village Sign Code (Title 14 of the Buffalo Grove Municipal Code) for the purpose of replacing the existing east elevation wall sign that does not face the public right-of-way with a new wall sign at 500 Half Day Road which is legally described as follows and identified herein as the Property:

Parcel "A" of Lot 3 of Woodland Commons Shopping and Commerce Center, being a Subdivision of part of the South half of the southeast quarter of Section 17 and the north half of the northeast quarter of the northeast quarter of Section 20, and the west half of the northwest quarter of Section 21, all in Township 43 north, Range 11, east of the Third Principal Meridian according to the Plat thereof recorded July 5, 1990 as Document 2921830, in Lake County, Illinois.

Commonly known as: 500 Half Day Road, Buffalo Grove, Illinois 60089

Section 3. The variations are subject to the following conditions:

- A. The sign shall be installed pursuant to the Exhibits submitted to the Zoning Board of Appeals with the variation application, and
- B. Subject to the Appearance Review Team (ART) minutes dated November 4, 2011

Section 4. This Ordinance shall be in full force and effect from and after its passage, and approval. This Ordinance shall not be codified.

AYES: 6 – Berman, Trilling, Sussman, Terson, Stein, Ottenheimer

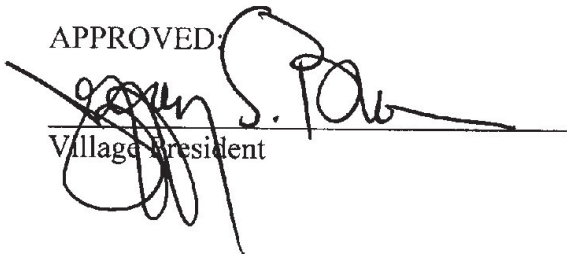
NAYES: 0 – None

ABSENT: 0 – None

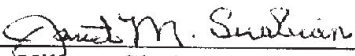
PASSED: December 5, 2011.

APPROVED December 5, 2011.

APPROVED:

  
Village President

ATTEST:

  
Village Clerk

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# VILLAGE OF BUFFALO GROVE

STATE OF ILLINOIS )  
Department of Finance & General Services ) ss.  
Fifty Raupp Blvd. )  
Buffalo Grove, IL 60089-2100 )  
Phone 847-459-2500 )  
Fax 847-459-0332 )

## CERTIFICATE

I, Janet M. Sirabian, certify that I am the duly elected and acting Village Clerk of the Village of Buffalo Grove, Cook and Lake Counties, Illinois. I further certify that on November 7, 2011, the Corporate Authorities of the Village passed and approved Ordinance No. 2011-54 Granting variations from certain sections of the buffalo Grove Sign Code - BMO Harris Bank at 500 Half Day Road prepared, and a copy of such Ordinance was posted in and at the Village Hall, commencing on December 6, 2011 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the Office of Village Clerk.

Dated at Buffalo Grove, Illinois, this 6<sup>th</sup> day of  
December, 2011.

Janet M Sirabian  
Village Clerk

By Jane L Olson

11/30/2011

ORDINANCE NO. 2011- 54

GRANTING VARIATIONS FROM CERTAIN SECTIONS  
OF THE BUFFALO GROVE SIGN CODE

BMO Harris Bank at 500 Half Day Road

WHEREAS, the Village of Buffalo Grove is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the real property ("Property") hereinafter legally described is zoned in the B3 Planned Business Center District and is commonly known as 500 Half Day Road, Buffalo Grove, Illinois; and,

WHEREAS, request was made by Icon Identity Solutions, 1418 Elmhurst Road, Elk Grove Village, Illinois on behalf of BMO Harris Bank for variance of Sign Code Section 14.20.030, pertaining to Business Districts; and Section 14.20.080, pertaining to Wall Signs, for the purpose of replacing the existing east elevation wall sign that does not fact the public right-of-way with a new wall sign at 500 half Day Road; and

WHEREAS, the Zoning Board of Appeals held a public hearing at which it received testimony on the requested variations; and

WHEREAS, the Zoning Board of Appeals made certain findings of fact, made a positive recommendation for the variations, and prepared minutes of the public hearing; and

WHEREAS, the Corporate Authorities of the Village of Buffalo Grove hereby determine and find that the requested sign variations are in harmony with the general purpose and intent of the Sign Code (Title 14 of the Buffalo Grove Municipal Code) , and that (1) the requirements of the Sign Code would cause undue and unnecessary hardship to the sign user because of unique or unusual conditions pertaining to the property, (2) the granting of the requested variances will not be materially detrimental to the property owners in the vicinity, (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 variances will not be contrary to the general objective of the Sign Code of moderating the size, number and obtrusive placement of signs and the reduction of clutter.

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Commonly known as: 500 Half Day Road, Buffalo Grove, Illinois 60089

Section 3. The variations are subject to the following conditions:

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- B. Subject to the Appearance Review Team (ART) minutes dated November 4, 2011

Section 4. This Ordinance shall be in full force and effect from and after its passage, and approval. This Ordinance shall not be codified.

AYES: 6 – Berman, Trilling, Sussman, Terson, Stein, Ottenheimer

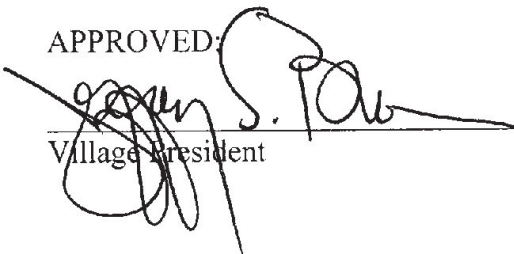
NAYES: 0 – None

ABSENT: 0 – None

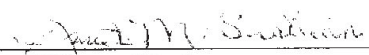
PASSED: December 5, 2011.

APPROVED December 5, 2011.

APPROVED:

  
Village President

ATTEST:

  
Village Clerk

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**Minutes : Draft Minutes of the January 17, 2024 Planning  
& Zoning Commission Meeting**

**Summary**

Staff recommends approval of the draft minutes.

**Recommended Motion**

The Planning & Zoning Commission recommends approval of the draft meeting minutes from the January 17, 2024 meeting.

**ATTACHMENTS:**

1. 24-0117 - Draft PZC Minutes

**Trustee Liason**

Trustee Weidenfeld

**Staff Contact**

Kelly Purvis, Deputy Community  
Development Director

**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, JANUARY 17, 2024**

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**Call to Order**

The meeting was called to order at 7:30 PM by Chair Mitchell Weinstein

**Public Hearings/Items For Consideration**

1. Consideration of a Petition for Approval of an Amendment to the Special Use and Preliminary Plan Approved by Ordinance No. 2023-021, and Variations from the Zoning Code Related to Height and Placement of a Proposed 120-Foot Cellular Tower to be Constructed on the New Public Works Facility Property at 1650 Leider Lane. (Trustee Weidenfeld) (Staff Contact: Kelly Purvis)

*Petitioners were sworn in.*

*Purvis, Deputy Community Development Director provided a background on the subject property and the request.*

*James Warnstedt, Deputy Public Works Director of Buffalo Grove, was sworn in as the Petitioner.*

*Com. Moody asked how tall the tower is at the Village Campus.*

*Warnstedt stated 125 feet.*

*Com. Moody asked if Central Dispatch will have room on the new tower.*

*Warnstedt confirmed and indicated that the plan is to relocate the EOC to the new Public Works Facility.*

*Com. Moody asked about the setup and channels being used.*

*Warnstedt responded with the antenna system specifications.*

*Com. Moody asked if there is space on the tower to install and lease to commercial.*

*Warnstedt stated that they are sizing the tower to meet the needs for the Village in terms of public works, police and fire and are not considering commercial with the new tower.*

*Com. Moody asked to describe the surrounding area.*

*Warnstedt stated that the area is primarily industrial with large warehouse buildings and a landscape nursesey across the street.*

*Vice Chairman Richards ask if this tower was a change in the plan since it was approved as a Special Use last year.*

*Warnstedt stated that the initial idea didn't anticipate the need for a larger tower than Code would permit and the plan has evolved into a plan to get a taller tower to help with communication not only with public works but also the rest of emergency services.*

*Vice Chairman Richards asked about the security and safety around the proposed tower and if they feel the tower would be OK from a safety perspective.*

Warnstedt that there will be an anti-climb shield and there will also be cameras installed at four corners of the building and he feels the tower will be safe due to the industrial area and the safety measures that are put in place.

Com. Saxena asked about the height of the tower and the height of other tall buildings in the area and if that will have any effect on the tower's communication ability.

Ryan Sterling, Urban Communications, was sworn in and stated that the reason the tower will be taller than what was originally proposed is to future proof it for taller buildings in the area.

Questions were asked about lighting and the safety of the tower and the surrounding area.

Com. Davis asked if there will be any space left on the tower for future expansion of communication equipment.

Warnstedt stated from a design standpoint there is only what we need on the tower now but some room if there is need to add something in the future for Village use.

Sterling stated that this tower is designed for public works and emergency communications, not for commercial. He stated that commercial equipment is a lot bigger and would not be supported on the proposed tower.

Further discussion regarding optics and cables of the tower were asked and discussed.

Chairman Weinstein asked for clarification that the new tower being proposed is not to replace an existing tower.

Warnstedt confirmed.

Chairman Weinstein asked Staff in the material presented if the antenna tower and cellular tower were meant to be interchangeable.

Purvis confirmed.

Warnstedt thanked the Commissioners for their time and for asking good questions.

The public hearing closed at 7:55 PM.

Vice Chairman Richards made a motion to make positive recommendation to the Village Board to approval of an amendment to the Special Use and Preliminary Plan approved by Ordinance No. 2023-021, and variations from the Zoning Code related to height and placement of a proposed 120-foot cellular tower to be constructed on the property located at 1650 Leider Lane subject to the following conditions:

- A. The proposed project shall be constructed in substantial conformance with the plans attached as part of the petition.
- B. The Special Use is granted to the Village of Buffalo Grove Public Works Department to construct a cellular tower at 1650 Leider Lane, which shall not run with the land.
- C. The Special Use granted to the Buffalo Grove Public Works Department is assignable to subsequent petitioners seeking assignment of this special use as follows:
  - i. Upon application of a petitioner seeking assignment of this Special Use, the Corporate Authorities, in their sole discretion, may refer said application of assignment to the

*appropriate commission(s) for a public hearing or may hold a public hearing at the Village Board.*

- ii. *Such assignment shall be valid only upon the adoption of a proper, valid, and binding ordinance by the Corporate Authorities granting said assignment, which may be granted or denied for any reason.*

*Com. Davis seconded the motion.*

*Chairman Weinstein spoke in favor of the motion due to the need for public communications for police, fire, and public works. He continued that the variations that are being requested are reasonable, meet the criteria, and noted this is an ideal location within the industrial district and not impacting anyone.*

*Com. Moodhe spoke in favor of the motion and indicated that the tower fills in the dead zone in the far eastern edge of the Village.*

|                |                                              |
|----------------|----------------------------------------------|
| <b>RESULT:</b> | <b>RECOMMENDATION TO APPROVE [UNANIMOUS]</b> |
| <b>AYES:</b>   | Moodhe, Weinstein, Richards, Davis, Saxena   |
| <b>ABSENT:</b> | Marc Spunt, Amy Au, Neil Worlikar            |

## **Regular Meeting**

### **Other Matters for Discussion**

#### **Approval of Minutes**

1. Planning and Zoning Commission - Regular Meeting - Jan 3, 2024 7:30 PM

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| <b>RESULT:</b>  | <b>ACCEPTED [4 TO 0]</b>                                     |
| <b>AYES:</b>    | Adam Moodhe, Mitchell Weinstein, Kevin Richards, Jason Davis |
| <b>ABSTAIN:</b> | Sujat Saxena                                                 |
| <b>ABSENT:</b>  | Marc Spunt, Amy Au, Neil Worlikar                            |

### **Chairman's Report**

None

### **Committee and Liaison Reports**

*Committee Liaison provided an update on the last Village Board Meeting.*

### **Staff Report/Future Agenda Schedule**

*Staff provided information on the future agenda schedule.*

### **Public Comments and Questions**

None

## **Adjournment**

The meeting was adjourned at 8:00 PM

01/17/2024

**Action Items**

---

Kelly Purvis

APPROVED BY ME THIS 17th DAY OF January, 2024

---

Mitchell Weinstein, Commissioner