

**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**

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.

RESULT:	RECOMMENDATION TO APPROVE [UNANIMOUS]
AYES:	Moodhe, Weinstein, Richards, Davis, Saxena
ABSENT:	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

RESULT:	ACCEPTED [4 TO 0]
AYES:	Adam Moodhe, Mitchell Weinstein, Kevin Richards, Jason Davis
ABSTAIN:	Sujat Saxena
ABSENT:	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