



**REGULAR MEETING
VILLAGE OF BURR RIDGE
PLAN COMMISSION**

**April 21, 2014
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela
Luisa Hoch**

**Greg Scott
Mary Praxmarer
Prashant Sheth, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. April 7, 2014 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-01-2014: 590 Village Center Drive (Wok N Fire); Special Use and Findings of Fact; continued from April 7, 2014

Requests special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit an outdoor dining area.

B. Z-03-2014: Zoning Ordinance Text Amendment – Backyard Beekeeping; continued from April 7, 2014

Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance to add regulations for backyard beekeeping and related structures.

IV. CORRESPONDENCE

A. Board Report – April 14, 2014

B. Building Report – March 2014

V. OTHER CONSIDERATIONS

A. S-01-2014: 7650 Lincolnshire Drive (Pace Bus); Sign Variation

B. S-02-2014: 302 Burr Ridge Parkway (Tuesday Morning); Sign Variation Amendment

VI. FUTURE SCHEDULED MEETINGS

A. May 5, 2014: The following public hearings are scheduled:

- **Z-04-2014: 503 Village Center Drive (Red Mango); Special Use – Sidewalk Seating**
- **Z-05-2014: 10S265 and 10S231 Vine Street (Pizzuto – Krelina); Rezoning Upon Annexation**

B. May 19, 2014: The filing deadline for this meeting is April 28, 2014.

VII. ADJOURNMENT

PLEASE NOTE: All recommendations from the Plan Commission are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their April 28, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Sheth is the Plan Commission representative for the April 28, 2014 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

APRIL 7, 2014

1. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 7 – Stratis, Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupek

ABSENT: 1 – Sheth

Also present was Community Development Director Doug Pollock and Trustee Guy Franzese.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve minutes of the March 3, 2013 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Hoch, Grunsten, Praxmarer and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

3. PUBLIC HEARINGS

A. Z-01-2014: 590 Village Center Drive (Wok N Fire); Special Use

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the request as follows: The petitioner operates a restaurant in the Village Center and was granted a special use for a sidewalk dining area. The special use was granted for a one year period in 2012 and renewed for another year in 2013. The outdoor dining area is located on the sidewalk in front of the restaurant and uses portable wood railings. The intent of the original special use was to give the petitioner time before they built a permanent patio for outdoor dining on the side and in the rear of the building.

Chairman Trzupek asked the petitioner for comments and questions.

Mr. Michael Durlacher stated that he was the attorney for the petitioner. He said he had nothing to add to the staff comments and he and his client are available to answer questions.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter. There were none.

Chairman Trzupek asked the petitioner if they had plans for a more permanent patio and outdoor dining area. Mr. Durlacher said they were considering replacing the wood railing with a metal railing and adding another door from the restaurant to the sidewalk; using the same general area for outdoor dining.

Chairman Trzupek asked the Commissioners for questions and comments.

Commissioner Stratis asked if there were any issues with the landlord relative to the construction of a permanent outdoor dining area. Mr. Durlacher said the landlord has approved the continuation of the same sidewalk dining area contingent on construction of a more permanent patio.

Commissioners Hoch and Grunsten each asked if there would be the same amount of tables and chairs and the same configuration. Mr. Durlacher confirmed there would be the exact same set up.

In response to Commissioner Praxmarer, Mr. Durlacher said that the umbrellas and other materials would not have any advertising.

Commissioner Grela said he is concerned that the petitioner is asking for a continuation of a temporary special use that the Village previously said they would not extend again. He noted that the Board of Trustees specifically said last year that they would not consider granting another special use for the sidewalk dining area as they expected the petitioner to proceed with the permanent patio to be constructed on the side or rear of the building.

Mr. Durlacher responded that the finances of the business do not allow them to construct the patio at this time. He suggested this was an opportunity for the Village to help a struggling business.

Mr. Mark Bartlett introduced himself as one of the owners of the restaurant. He said they want to have the grand structure originally envisioned for the outdoor dining but they did not have the finances to do so. He estimated that would cost them \$100,000 to \$200,000. He said that the restaurant needs to have outdoor dining to succeed and that is why the temporary sidewalk area was requested.

Commissioner Scott asked about the plans for a metal rail that the petitioner noted were given to staff. Mr. Durlacher said they originally submitted a metal rail to replace the wood rail in the same location. Mr. Pollock said that the petitioner subsequently asked staff not to present the metal rail to staff.

Commissioner Scott said he is struggling with what to do because he fears that if given another year the petitioner will be back again next year asking for the same relief. He said he does not want to continue approving the temporary installation.

Mr. Bartlett said that the permanent patio in the back would never happen. He said it costs too much money.

Chairman Trzupek said that there are two features of the previously approved outdoor dining area that he believes were only allowed because they were temporary. He said those two features are the wood railing and the configuration or location of the dining area. He said he would be hesitant to make either one permanent. Chairman Trzupek referenced a permanent patio that was originally approved by the Village in 2011 and located on the side and back of the restaurant. He suggested that the petitioner consider constructing that portion of the permanent patio that is located to the side of the building. He said that would allow for a better configuration and a permanent installation. He said it could be considered phase 1 of the final plan.

Chairman Trzupek suggested that the hearing be continued to April 21 so that the petitioner could submit plans for a permanent installation of the patio. He added that if that were done, he might consider supporting continued use of the temporary dining area until the permanent patio is constructed.

Commissioner Stratis added that he agrees but would want a definite date. He suggested July 15 as an example.

There being no more questions or comments from the public, Chairman Trzupek asked for a motion to continue the hearing.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to continue the hearing for Z-01-2014 to April 21, 2014.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Praxmarer, Stratis, Grunsten, Hoch, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

B. Z-02-2014: Zoning Ordinance Text Amendment – Rooftop Solar Panels

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the hearing as follows: At its March 3, 2014 meeting, the Plan Commission, acting as the Zoning Board of Appeals, recommended approval of a variation to allow rooftop solar panels to encroach into the required five foot setback from the perimeter wall of the building for the property located at 15W050 87th Street. The variation was subsequently approved by the Board of Trustees. Immediately after making its recommendation to approve the variation, the Plan Commission requested authorization from the Board of Trustees to conduct a public hearing to consider an amendment to the Zoning Ordinance to modify the setback requirement for rooftop panels. It was the consensus of the Plan Commission that the reduced setback approved for this particular property may be appropriate for all rooftop solar panel installations.

There were no questions or comments from the audience. Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Scott asked if other Villages had similar regulations. Mr. Pollock said that he looked at regulations for a few other Villages pertaining to solar panels and did not find any with a similar setback requirement. He added that the contractor for the installation on 87th Street testified at the hearing that he has never seen such a regulation in the various Village's in which he has worked.

Chairman Trzupek asked if anyone recalled why the five foot setback is required. No one recalled any specifics but Chairman Trzupek said he thought it might be because of older types of solar panels that were more obtrusive. Commissioner Stratis said it may also have been to encourage conduit to travel through the building rather than on the outside of the building.

Commissioner Hoch said she googled pictures of rooftop solar panels and most of the pictures showed the panels going to the edge and that appearance seemed acceptable.

Chairman Trzupek noted that as long as the other regulations remain in place regarding the conduit matching the building and related regulations, he did not object to eliminating the setback requirement.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for Z-02-2014.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Stratis, Hoch, Grunsten, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to recommend an amendment to the Section IV.N.2.b of the Zoning Ordinance as follows:

~~Solar collectors must be set back a minimum of five feet (5') from the principal façade for sloped and flat-roofed buildings shall not extend beyond the edge of a roof and not extend beyond the hip rafter on hip-roofed buildings. Collectors may be located closer to the front façade for flat-roofed buildings, if they are not visible from the street at the front property line.~~

ROLL CALL VOTE was as follows:

AYES: 7 – Scott, Hoch, Stratis, Grunsten, Praxmarer, Grela, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

C. Z-03-2014: Zoning Ordinance Text Amendment – Beekeeping

Chairman Trzupek asked Mr. Pollock to summarize this public hearing.

Mr. Pollock summarized the hearing as follows: At its March 3, 2014 meeting, the Plan Commission requested authorization from the Board of Trustees to conduct a public hearing to consider adding beekeeping to the list of permitted accessory uses in residential districts and to establish regulations for backyard beekeeping. At their March 10, 2014 meeting, the Village Board directed the Plan Commission to proceed with the requested public hearing. This issue was brought to staff's attention by a resident interested in beekeeping as a hobby. Upon investigation, it was discovered that this is an activity with growing interest and that many other communities have adopted regulations to permit backyard or hobby beekeeping. The Burr Ridge Zoning Ordinance currently does not list beekeeping as a permitted accessory use.

Chairman Trzupek asked for public comments.

Chief Ted Jenkins said that he was a member of the Cook Du Page Beekeepers Association and also Chief of Police for the Village of Clarendon Hills. He said he was involved with the adoption of regulations for Clarendon Hills. Also present was Mr. John Hansen, past President of the Cook Du Page Beekeepers Association.

Mr. Hansen said that honey bees are not dangerous and that most people who think they are allergic are actually allergic to other types of bees or wasps. He described beekeeping practices when done as a hobby and referenced regulations established in other communities.

Chairman Trzupek asked the Plan Commission for questions and comments.

Commissioner Scott asked about the size of a bee colony. Mr. Hansen said a bee colony may have 30,000 to 50,000 bees at its peak but only about one third will leave the hive at any given time. He said the bees will fly up to three miles from their hive.

Commissioner Grela asked if there was a standard ratio of bee hives to the size of the property. Mr. Hansen said there was not an industry standard. He said the City of Evanston has smaller lots and they allow one hive per lot.

Commissioner Hoch asked if there were any animals that are attracted to bee hives. Mr. Hansen said that skunks can be attracted but that the bees do a good job of keeping animals away from their hives. He said he has not seen this to be a problem.

Commissioner Grunsten referenced a Lake County Ordinance which requires re-queening of hives that show aggressive behavior. Mr. Hansen said that re-queening is something that should be done more often.

Chief Jenkins noted that the State of Illinois requires licensing of beehives maintained by people and has strict regulations for beehive maintenance. He said Clarendon Hills relies on the state regulations.

Mr. Pollock asked about the size of the structure for a beehive. Mr. Hansen said that four colonies can be kept within the footprint about the size of a pallet and that they are usually four to 5 feet tall.

Resident Alice Krampits said that she used to have four hives and they caused no problems at all for her or her neighbors.

Mr. Pollock asked if the Plan Commission wanted him to prepare a draft ordinance based on the Clarendon Hills Ordinance.

Commissioner Grunsten said she would like to see the City of Evanston Ordinance. There was general consensus to proceed with a draft Ordinance.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to continue the hearing for Z-03-2014 to April 21, 2014.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Grunsten, Hoch, Praxmarer, Grela, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

4. CORRESPONDENCE

There was no discussion regarding the correspondence.

5. OTHER CONSIDERATIONS

There were no other considerations.

6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek noted that due to the continuances tonight, there would be a meeting on April 21.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 9:11 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:11 p.m.

**Respectfully
Submitted:**

April 21, 2014

J. Douglas Pollock, AICP



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

Z-01-2014; 590 Village Center Drive (Wok N Fire); Requests special use approval as per Section VIII.C.2.ee of the Burr Ridge Zoning Ordinance to permit the continued operation of an outdoor dining area for an existing restaurant.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: April 21, 2014, continued from April 7, 2014

SUMMARY

The petitioner filed this petition with the intent of renewing the special use approval for a temporary sidewalk dining area. At the April 7 meeting, the Plan Commission indicated that they would consider allowing the temporary sidewalk dining area only if the petitioner first submitted a plan for a permanent outdoor dining area and committed to constructing the permanent outdoor dining area this summer.

Subsequent to the April 7 meeting, staff met with the petitioner and with Village Center management. Several options were considered and the petitioner settled on the configuration for the permanent outdoor patio as shown on the attached plan. Also attached is a photo of the proposed permanent railing. The railing will match the railing used by Starbucks for their outdoor dining area but will be shorter than the Starbucks railing (3 feet versus 4 feet). Tables, chair, and umbrellas will be the same as has been used for the last two years for the temporary sidewalk seating area.

Findings of Fact and Recommendations

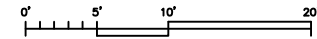
The plans indicate that the proposed permanent patio will comply with all of the requirements of the Zoning Ordinance and the materials are consistent with other outdoor dining areas in the Village. Staff's only concern with the proposed configuration is the extension of the railing toward the front door of the restaurant. The petitioner wants to put a new service door next to the existing revolving door for more convenient service to the outdoor dining area. For purposes of liquor control, all access to the outdoor dining area has to be within the enclosure (except for an emergency only gate). As a result, the railing is extended toward the front of the restaurant and the new service door. It was the Plan Commission's direction to move the outdoor seating away from the front door of the restaurant. Staff is concerned that the proposed service door and railing extension will detract from the appearance of the storefront and create congestion at the entryway.

Based on the above, staff recommends approval of a special use for the continued use of the previously approved temporary outdoor dining area and of a special use for a permanent outdoor dining area subject to the following conditions:

- A. The temporary outdoor dining area shall comply with the terms and conditions of the 2013 special use approval except that the special use shall expire on July 15, 2014 and the temporary outdoor dining shall be removed by July 16, 2014.
- B. All facilities and the configuration of the permanent outdoor dining area shall comply with the revised plans except that the extension of the railing toward the front entryway shall be eliminated.
- C. All tables, chairs and other appurtenances shall be removed during the winter season when the outdoor dining area is not in use.
- D. The concrete floor of the outdoor dining area shall be treated and cleaned after completion of its use before the winter season to ensure the removal of all food stains and return it to a state consistent with other concrete sidewalks within the Village Center.
- E. The outdoor dining area shall not extend beyond the same hours of operation as the restaurant.
- F. Music and all amplified sound should be kept to a moderate level so it is not audible from any adjacent residential condos or from any property outside the Burr Ridge Village Center.
- G. The door to the dining area shall be self-closing.
- H. Tables shall be cleaned promptly following use.
- I. Furniture shall be weighted to prevent their movement in the wind.
- J. Umbrellas used within the outdoor dining area shall be black and shall not include any logos, text or other advertising.



PROPOSED PATIO
590 VILLAGE CENTER DRIVE
SUITE #200
BURR RIDGE, ILLINOIS
4/9/14



LIFETIME DRIVE

3'-0"H. PAINTED BLACK METAL
RAIL W/WOOD CAP AND L.E.D.
STRIP LIGHTING TO MATCH
STARBUCK'S RAILING DETAIL

NEW CONC. PATIO SLAB

44'-0" +/-

NEW LANDSCAPE BLOCK
RETAINING WALL TO MATCH
MALL STANDARD

EXISTING DOOR TO BE
USED FOR PATIO SEATING
AND SERVICE

EXISTING LIGHT POLE
(TYPICAL)

EXISTING STORM
SEWER LID

EXIST. CONC. SIDEWALK

EMERGENCY EXIT

PATIO
(64 SEATS)

EXIST. CONC. SIDEWALK

GRASS

EXIST. PLANTER

NEW DOOR FOR PATIO
SEATING AND SERVICE

EXIST. OPEN METAL
CANOPY ABOVE

EXISTING RESTAURANT

Wrought Iron Bistro Table



Wrought Iron |

Wrought Iron Bistro Chair



Wrought Iron



[Click over image to enlarge](#)





**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

Z-03-2014; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV of the Burr Ridge Zoning Ordinance to add regulations for backyard or hobby beekeeping and related structures.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: April 21, 2014, continued from April 7, 2014

SUMMARY

A public hearing was opened for the subject amendment at the April 7, 2014 meeting and continued to April 21, 2014. At the April 7 meeting, the Plan Commission directed staff to prepare an amendment to the Zoning Ordinance based on the Clarendon Hills and Evanston regulations for backyard or hobby beekeeping.

Based on this direction, the following regulations for back yard beekeeping have been prepared:

- A. Bee colonies are permitted as an accessory use for detached single-family residential properties when such accessory use is conducted by a resident of the same property for personal use only subject to the following terms and conditions:
 - 1. All bees shall be of the common domestic honey bees of the *Apis Mellifera* species.
 - 2. All bee colonies and beekeepers shall be registered with the Illinois Department of Agriculture as required by the Illinois Bees and Apiaries Act (510 ILCS 20/1 et seq.) and shall comply with all applicable regulations of said Department and legislation.
 - 3. All colonies must be kept in inspectable-type hives, with removable combs, which shall be kept in sound, usable, and sanitary condition.
 - 4. All colonies must be kept within the rear yard and rear buildable area with a minimum setback from all lot lines of 25 feet.
 - 5. Bee hives shall be maintained with a convenient source of water for the bees at

all times.

6. Bee hives on a lot shall be kept within one or more contiguous bee hive structure(s) with a combined area not exceeding 8 square feet and 6 feet in height.
7. Lots having 80,000 square feet of lot area or less shall not have more than two colonies. Lots exceeding 80,000 square feet of lot area may have a maximum of four colonies.
8. All hives shall be enclosed by fencing with any gates being secured and with prominent signage warning of the presence of a bee hive. All fencing and signs shall comply with the regulations of the Zoning Ordinance.
9. In any instance where a bee colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to re-queen the colony. Queens shall be selected from a stock bred for gentleness and non-swarming characteristics.

The regulations draw from the Clarendon Hills ordinance and the Elmhurst ordinance. Although required by Clarendon Hills and Evanston, Burr Ridge typically does not require permits or licenses for this type of activity so that requirement has not been included. All bee hives are required by state law to be licensed and registered with the state and the draft amendment references this requirement. The Clarendon Hills Ordinance requires that beehives located less than 20 feet from a property be provided with a solid, 6 foot high fence to force bees to fly higher from the hive and above adjacent properties. Since Burr Ridge does not permit solid fencing or fencing exceeding 5 feet, the draft amendment simply requires a minimum 25 foot setback from all lot lines (an additional five feet was added). As per the Evanston Ordinance, the draft regulations also require re-queening of aggressive hives and require a perimeter fence with a warning sign. As per the sign regulations, such signs may not exceed 2 square feet in area.

Recommendations

Backyard or hobby beekeeping is becoming a more common practice in urban areas and on residential properties. Testimony provided at the April 7 meeting and other research conducted by staff indicates that there are many positive community benefits to hobby beekeeping and no negative impacts on adjacent properties when adequately limited and regulated. Therefore, *staff recommends approval* of an amendment to the Zoning Ordinance to add the above regulations for beekeeping as an accessory residential use.

Disclaimer:

This is provided for informational purposes only. The formatting of this ordinance may vary from the official hard copy. In the case of any discrepancy between this ordinance and the official hard copy, the official hard copy will prevail.

ORDINANCE NO. 13-12-43**AN ORDINANCE ADDING A CHAPTER 15
TO THE CLARENDON HILLS VILLAGE CODE
IN REGARD TO HOBBY BEEKEEPING**

□□□□□□□□ **WHEREAS**, the President and Board of Trustees of the Village of Clarendon Hills have determined that honeybees can be maintained within populated areas, in reasonable densities, without causing a nuisance, if the honeybees are properly located and carefully managed; and

□□□□□□□□ **WHEREAS**, honeybees are of benefit to mankind by providing agricultural and garden pollination services, and by furnishing honey, wax and other useful products; and

□□□□□□□□ **WHEREAS**, passage of this Ordinance will provide an educational and environmental benefit to the residents of the Village of Clarendon Hills;

□□□□□□□□ **NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, as follows:

SECTION 1: □ That the Clarendon Hills Village Code is hereby amended by adding a new Chapter 15 thereto, which shall read in its entirety as follows:

**□ CHAPTER 15 □
HOBBY BEEKEEPING**

- 15.1: □ PURPOSE
- 15.2: □ DEFINITIONS
- 15.3: □ PERMIT AND REGISTRATION REQUIRED
- 15.4: □ KEEPING OF BEES FOR HOBBY PURPOSES
- 15.5: □ STANDARDS OF PRACTICE
- 15.6: □ ENFORCEMENT

15.1: □ PURPOSE:

- A. □□□□□□ The purpose of this Chapter is to establish requirements for sound beekeeping practices for hobby beekeeping, so that the hobby beekeeping does not become a nuisance. These requirements are intended to avoid problems that may otherwise result from the keeping of bees in populated urban areas.
- B. □□□□□□ In addition to the requirements set forth in this Chapter, all beekeepers shall maintain their bee colonies in a manner that complies with the provisions of the Illinois Bees and Apiaries Act (510 ILCS 20/1 *et seq.*), or any successor thereto, as amended.

15.2: DEFINITIONS:

As used in this Chapter, the following terms shall have the meanings indicated:

APIARY means a place where one (1) or more bee colonies are kept.

BEE means any stage of the common domestic honey bee, *Apis Mellifera* species.

BEEKEEPER means a person who owns or has charge of one (1) or more colonies of bees.

BEEKEEPING EQUIPMENT means anything used in the operation of an apiary, including, but not limited to, hive bodies, supers, frames, top and bottom boards and extractors.

COLONY (COLONIES) means a hive and its equipment and appurtenances, including bees, comb, honey, pollen and brood.

HIVE means a structure intended for the housing of a bee colony.

HOBBY BEEKEEPING means the keeping of bees subject to the restrictions set forth in this Chapter.

NUCLEUS COLONY means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.

15.3: ☐ PERMIT AND REGISTRATION REQUIRED:

A. Village Permit: It shall be unlawful to establish a bee apiary in the Village of Clarendon Hills without first obtaining a no fee beekeeping permit from the Village. Beekeepers, who owned and operated a bee apiary within the Village prior to the effective date of this Chapter (December 27, 2013), and who continue to do so after the effective date of this Chapter, shall have thirty (30) days after such effective date of this Chapter to apply for a beekeeping permit. ☐ The Village Manager or his/her designee shall have the authority to approve or deny permits, based upon compliance with this Chapter.

B. ☐☐☐☐☐☐ State Registration: All beekeepers must register their apiary with the Illinois Department of Agriculture, as required by the Illinois Bees and Apiaries Act (510 ILCS 20/1 *et seq.*).

15.4: ☐ KEEPING OF BEES FOR HOBBY PURPOSES:

A. No owner of any property within the Village of Clarendon Hills shall allow other persons, not residing on such property, to maintain bee colonies on such property.

B. ☐☐☐☐☐☐ Notwithstanding compliance with the various requirements of this Chapter, it shall constitute a nuisance, and shall be unlawful, for any beekeeper to keep any colony or colonies of bees in such a manner or condition as to cause any unhealthy condition to exist, interfere with the normal use and enjoyment of human or animal life, or interfere with the normal use and enjoyment of any public property or the property of individuals other than the beekeeper.

15.5: ☐ STANDARDS OF PRACTICE:

A. ☐☐☐☐☐☐ Hives: All colonies shall be kept in inspectable-type hives, with removable combs, which shall be kept in sound, usable and sanitary condition.

B. ☐☐☐☐☐☐ Setback and Fencing of Flyways: Colonies shall not be located within any required front or side yards, or within ten (10) feet of the rear yard property line. Notwithstanding the foregoing, if any colony is situated within twenty (20) feet of any property line, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier, which may consist of a solid wall, fence, dense vegetation, or combination thereof, that completely encloses the apiary, or forms an effective barrier, so that the bees are forced to fly at an elevation of at least six (6) feet above ground level when crossing the property line to reach the hives. Any such flyway barrier shall be constructed in compliance with applicable Village ordinances.

C. ☐☐☐☐☐☐ Water: Each beekeeper shall provide a convenient source of water to the bees at all times.

D. ☐☐☐☐☐☐ Colony Density: Lots having less than eighty thousand (80,000) square feet of lot area shall not have more than two (2) colonies. Lots having eighty thousand (80,000) square feet or more of lot area

15.6: □ ENFORCEMENT:

http://www.sterlingcodifiers.com/codebook/getBookData.php?pending_id=15142&amr=a... 2/26/2014

9-4-19. BEEKEEPING.

- (A) *Definitions:* As used in this Section, the following words, terms and phrases shall have the meanings ascribed to them in this Subsection:

APIARY:	A place where bee colonies are kept.
BEE:	Any stage of the common domestic honeybee, <i>Apis mellifera</i> species.
COLONY:	A hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.
HIVE:	A structure intended for the housing of a bee colony.

- (B) *Hives:* All bee colonies shall be kept in inspectable type hives with removable combs, which shall be kept in sound and usable condition.
- (C) *Annual Licensing:* Beekeepers shall apply for a City beekeeping license upon bringing any colony into the City. For bee colonies existing within the City prior to the effective date of this Section, beekeepers shall have two (2) weeks from the date this Section goes into effect to apply for a City beekeeping license. Applications shall be submitted to the City Manager or his/her designee. At the time of application for a City beekeeping license, the applicant shall:
1. Submit proof of registration of the colonies with the state of Illinois Department of Agriculture; and
 2. Be in compliance with the other requirements of this Section; and
 3. Pay a twenty five dollar (\$25.00) nonrefundable application fee.

The City beekeeping license shall be renewed each year by submitting a renewal application to the City Manager or his/her designee no more than two (2) weeks prior to the one year anniversary date of the then current City beekeeping license. At the time of applying for a renewal City beekeeping license, the applicant shall submit the same documents, comply with the same requirements, and pay the same fee set forth in this Subsection (C) and required for the initial City beekeeping license application.

- (D) *Fencing, Gates, And Signage:* All hives shall be enclosed by fencing with a secure gate and prominent signage warning of the presence of a hive.
- (E) *Water:* Each beekeeper shall ensure that a convenient source of water is available at all times to the bees so that the bees will not congregate at swimming pools, bibcocks, pet water bowls, birdbaths or other water sources where they may cause human, bird, or domestic pet contact. The water shall be maintained so as not to become stagnant.
- (F) *Maintenance:* Each beekeeper shall ensure that no been comb or other materials that might encourage robbing are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other beeproof enclosure.
- (G) *Queens:* In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation, or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to requeen the colony. Queens shall be selected from stock bred for gentleness and nonswarming characteristics.
- (H) *Colony Densities:*
1. There shall be no more than eight (8) apiary sites in each ward in Evanston.
 - 2.

For each two (2) colonies, there may be maintained one nucleus colony in a hive structure not exceeding one standard nine and five-eighths inch (9 5/8") depth ten (10) frame hive body with no supers attached as required from time to time for management of swarms. Each such nucleus colony shall be disposed of or combined with an authorized colony within thirty (30) days after the date it is acquired.

- (l) *Prohibited:* The keeping by any person of bee colonies in the City not in compliance with this Section is prohibited. Any bee colony not residing in a hive structure intended for beekeeping, or any swarm of bees, or any colony residing in a standard or homemade hive which, by virtue of its condition, has obviously been abandoned by the beekeeper, is unlawful.

(Ord. No. 65-0-06; Ord. No. 8-0-12, (49-0-11(exh. B, § 9-4-19)), 1-23-2012)

VILLAGE OF CLARENDON HILLS
POLICE DEPARTMENT

ADMINISTRATIVE / LEGISLATIVE _____
COMMUNITY/INTERGOVERNMENTAL AFFAIRS 11-41
FINANCE _____
LAND USE _____
PUBLIC SERVICE _____
PUBLIC SAFETY _____

DATE: October 29, 2013
TO: Village Manager, Randy Recklaus
FROM: Chief Jenkins

Discussion Only

SUBJECT: Beekeeping Ordinance Recommendations

Nationally state and local governments are adopting regulations that allow and regulate beekeeping in non-agricultural settings. If the Board has interest in moving forward with an ordinance to specifically allow beekeeping in Clarendon Hills, I would recommend the following considerations:

1. Define the practice and procedures of responsible "Hobby" beekeeping that promote both healthy bees and happy neighbors.
 - The State of Illinois Department of Agriculture is responsible for enforcing the Bees and Apiaries Act [510 ILCS 20/1 et seq.]. All bee hives in Illinois are required to be registered and open for inspection under this act. Registered hives are inspected by Department of Agriculture inspectors to track bee health statewide. Beekeepers consider the Department of Agriculture a valuable resource and often call in their local inspector for suggestions on improving their hives. The Act provides the means to identify and if necessary dispose of unhealthy hives in Clarendon Hills. By requiring compliance with the Bees and Apiaries Act the system is in place for the inspection and regulation of healthy bees with no expense to Clarendon Hills.
 - Proximity to surrounding properties is a concern in residential environments. Bees will forage up to three miles from the hive. Once a source of food is identified the bees tend to fly in a direct path to that source. The concentration of bees taking off and landing is greater close to the hive and projects straight out and up from the hive entrance. It is comparable to an active runway at O'Hare Airport. On a sunny day, the 5 feet directly in front of the hive is a very active space. The goal is to keep the flight path over and not through the neighbor's property. 25 feet from the hive the bees are spread out and high enough to not be an issue. Within those 25 feet, a flyway barrier should be installed. Bees are forced to fly up and over the head of anyone in their path reducing the chance of a human/bee collision. For this reason, I would recommend a flyway barrier be installed if hives are within 25 feet of a property line.
 - Bees need water and will congregate at sources close to the hive. Pools, bird baths, leaking faucets and hoses can all be a source. For this reason, I

recommend requiring a constant source of water be provided by the beekeeper.

- The density of hives in a residential neighborhood can be an issue. For this reason I would recommend a limit of two hives on a lot of less than 80,000 square feet.
- I would recommend the Board consider issuing beekeeping permits. The permits, in my opinion, would not be a valuable source of revenue. The city of Oak Park charges \$75.00 a year for their beekeeping permit and 6 people bought permits. The permits would however provide a mechanism to ensure compliance with Village beekeeping requirements. I would recommend the issuance of beekeeping permits for a one-time, non-refundable fee. The Village could rely on the State registration which is renewed annually to determine if a permit holder is still an active beekeeper. The information is maintained by the State and available online.

There may be other aspects of beekeeping that are a concern to the Board but with only the above recommendations in mind I have drafted the following ordinance as a starting place for that discussion.

HOBBY BEEKEEPING

PURPOSE

DEFINITIONS

KEEPING OF BEES FOR HOBBY PURPOSES

PERMIT AND REGISTRATION REQUIRED

STANDARDS OF PRACTICE

ENFORCEMENT

PURPOSE:

A. The purpose of this chapter is to establish certain requirements of sound beekeeping practices for hobby beekeeping. These practices are intended to avoid problems that may otherwise result from the keeping of bees in populated areas.

B. In addition to the requirements set forth in this chapter, all beekeepers shall maintain their bee colonies in a manner that complies with the provisions of the Illinois Bees and Apiaries Act, or any successor thereto, as amended.

C. Notwithstanding compliance with the various requirements of this chapter, it shall be unlawful for any beekeeper to keep any colony or colonies in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life, or interfere with the normal use and enjoyment of any public property or property of others.

DEFINITIONS:

As used in this chapter, the following terms shall have the meanings indicated:

APIARY means a place where one (1) or more bee colonies are kept.

BEE means any stage of the common domestic honey bee, *Apis Mellifera* species.

BEEKEEPER means a person who owns or has charge of one (1) or more colonies of bees.

BEEKEEPING EQUIPMENT means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

COLONY means a hive and its equipment and appurtenances, including bees, comb, honey, pollen and brood.

HIVE means a structure intended for the housing of a bee colony.

HOBBY BEEKEEPING means the keeping of bees subject to the restrictions set forth in this chapter.

NUCLEUS COLONY means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.

PERMIT AND REGISTRATION REQUIRED:

A. Village Permit: Persons wishing to establish a honeybee apiary in the Village of Clarendon Hills shall first obtain a beekeeping permit from the Village. Beekeepers, who owned and operated a honeybee apiary within the Village prior to the effective date hereof and who continue to do so after the effective date hereof, shall have thirty (30) days after such effective date to apply for a beekeeping permit.

B. State Registration: All beekeepers must register their apiary with the Illinois Department of Agriculture.

KEEPING OF BEES FOR HOBBY PURPOSES:

No owner of any tract shall allow other persons not residing on such tract to maintain colonies on such tract.

STANDARDS OF PRACTICE:

A. Hives: All colonies shall be kept in inspectable-type hives with removable combs, which shall be kept in sound and usable condition.

B. Setback and Fencing of Flyways: Colonies shall not be located within any required front or side yards or within 10 feet of the property line of the rear yard. Whenever any colony is situated such that it observes the foregoing restrictions and is nevertheless within twenty-five (25) feet of any property line as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier, which may consist of a solid wall, fence, dense vegetation, or combination thereof, that completely encloses the apiary or forms an effective barrier so that the bees are forced to fly at an elevation of at least six (6) feet above ground level when crossing that property line to reach the hives. Any such wall or fence shall be constructed in compliance with applicable Village ordinances.

C. Water: Each beekeeper shall provide a convenient source of water to the bees at all times.

D. Colony Density: Lots having less than 80,000 square feet of lot area shall not have more than two (2) colonies. Lots having 80,000 square feet or more of lot area shall not have more than four (4) colonies. A nucleus colony shall be considered a colony when determining density.

ENFORCEMENT:

- A. Any person violating any provision of this section shall be fined not less than seventy five (\$75.00) or more than seven hundred fifty dollars (\$750.00) for each offense. Each day's continued violation shall be deemed a separate offense.
- B. If any colony is not brought into compliance with this chapter within fifteen (15) days after the date of the notice of violation is given by the Village, the Village may remove or cause the removal of such colony at the property owner's expense.
- C. In addition to any penalty imposed, the Village may revoke any beekeeping permit for violations of this code.

Action Requested: Additional Board discussion on an ordinance allowing beekeeping on residential lots in Clarendon Hills.



VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Doug Pollock, AICP

DATE: April 17, 2014

RE: Board Report for April 21, 2014 Plan Commission Meeting

At its April 14, 2014 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-02-2014: Zoning Ordinance Text Amendment – Setback of Rooftop Solar Panels; The Board concurred with the Plan Commission and directed staff to prepare an Ordinance amending Section IV.N.2.b of the Burr Ridge Zoning Ordinance to eliminate the requirement for rooftop solar energy panels to be located five feet from the perimeter of the building.

04/17/2014

Permits Issued March 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg	
JCA-13-308	03/06/2014	7020 County Line Rd	PPK Architects, PC	444 N Main St., Ste 200 Glen Ellyn IL 60137-	Com Alteration	\$513,650	6,472
JCA-14-013	04/08/2014	7055 High Grove	Rockford Construction Compa	601 First St. NW Grand Rapids MI 49504	Com Alteration	\$832,471	9,108
JCA-14-016	03/05/2014	745 McClintock Dr	Podolsky Circle, LLC	2610 Lake Cook Rd., Ste 100 Riverwoods IL 60015	Com Alteration	\$239,682	4,141
JPF-14-015	03/11/2014	8804 Shenandoah Ln	Universal Fence	195 Midlothian Rd. Lake Zurich IL 60047	Fence Permit		
JGEN-14-032	03/19/2014	8126 Kathryn Ct	Michael Wince	8126 Kathryn Ct Burr Ridge IL 60527-	Generator		
JRAL-14-035	03/28/2014	1501 Burr Ridge Club Dr	Cimala, Robert & Ellen	6201 S. Grant St Burr Ridge IL 60521	Residential Alteration	\$18,750	250
JRES-14-008	03/06/2014	7430 Arbor Av	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Residential Miscellaneous		
JRES-14-021	03/07/2014	11703 Shagbark Ln	Atlas Restoration	545 Depot Pl. Buffalo Grove IL 60089	Residential Miscellaneous		
JRSF-14-017	03/26/2014	7957 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family	\$450,000	3,000
TOTAL:	9						

04/17/2014

Permit Applied for March 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPCT-14-020	03/03/2014	7101 Garfield Av	FMHC	1700 Sherwin Av Des Plaines IL 60018	Cell Tower
JPCT-14-034	03/11/2014	6900 Veterans Blvd.	CCSI	2649 Gardner Rd. Broadview IL 60155	Cell Tower
JCA-14-036	03/13/2014	8128 Madison St	Korman/Lederer	3100 Dundee Rd. Northbrook IL 60062	Com Alteration
JCA-14-043	03/28/2014	8128 Madison St	Apex Material Handling	391 Charles Ct West Chicago IL 60185	Com Alteration
JPF-14-038	03/20/2014	8733 Polo Ridge Ct	A&M Fence Corp.	3114 S. 61st Av. Cicero IL 60804	Fence Permit
JGEN-14-032	03/12/2014	8126 Kathryn Ct	Michael Wince	8126 Kathryn Ct Burr Ridge IL 60527-	Generator
JGEN-14-037	03/18/2014	15W 47 60th St.	Garber Construction	115 S. Vine Hinsdale IL 60521	Generator
JGEN-14-041	03/26/2014	8436 Heather Ct	Nick Hanlon	1004 Saylor St. Downers Grove IL 60516	Generator
JPAT-14-042	03/28/2014	15W 116 59th St	David A. Schultz Architect	P. O. Box 70 Medinah IL 60157	Patio Permit
JRAL-14-030	03/10/2014	77 Tomlin Cir	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration
JRAL-14-035	03/13/2014	1501 Burr Ridge Club Dr	Cimala, Robert & Ellen	6201 S. Grant St Burr Ridge IL 60521	Residential Alteration
JRAL-14-033	03/13/2014	11305 W 73rd Pl	Nima Construction	8342 S. Mayfield Av Burbank IL 60459	Residential Alteration
JRSF-14-031	03/11/2014	11309 W 75th ST	Philip Stefonovic	9124 Winding Ct Willow Springs IL 60480	Residential New Single Family
JRSF-14-040	03/20/2014	280 Dartmouth Ct	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential New Single Family
JPR-14-029	03/04/2014	215 W 83rd St.	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit

04/17/2014

Permit Applied for March 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-14-039	03/21/2014	7 Morgan Ct	Bolingbrook Construction Co.	140 Fairwood Dr. Bolingbrook IL 60440	ROW Permit
JPR-14-044	03/28/2014	ROWS DuPage Locations			ROW Permit
TOTAL:	17				

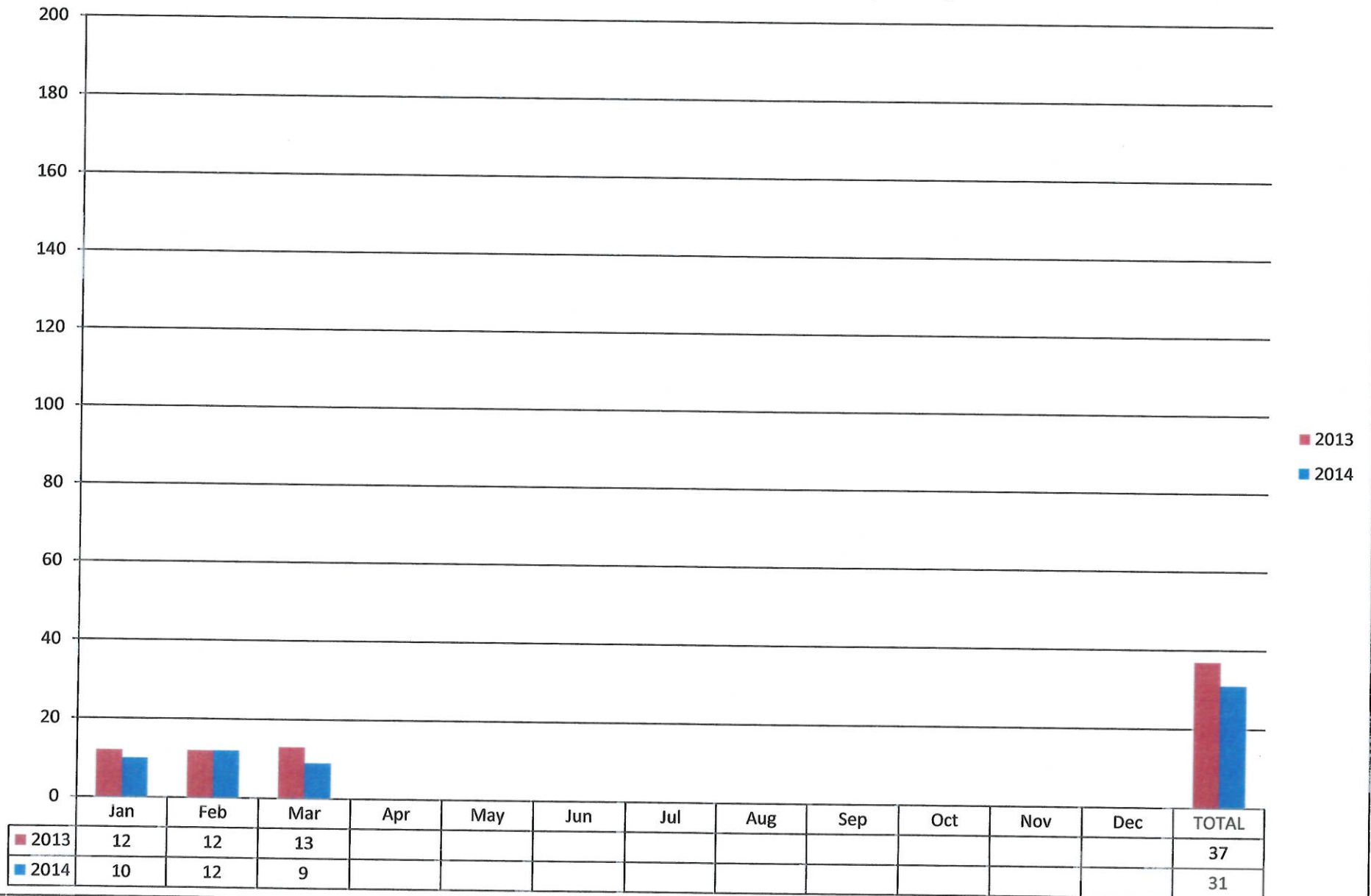
04/17/14

Occupancy Certificates Issued March 2014

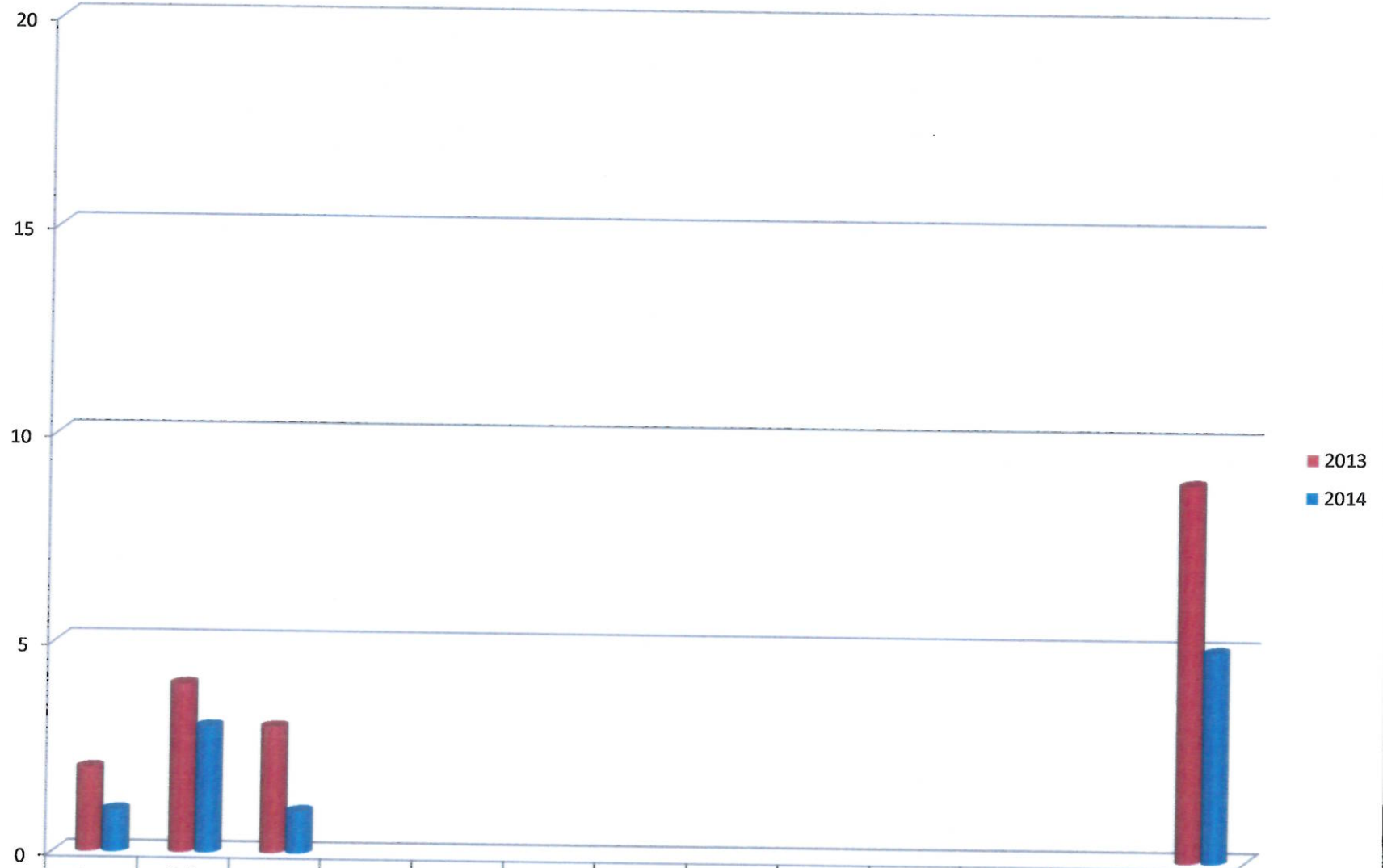


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14011	03/07/14	Joe Gutsell	8001 Savoy Club Ct.
OF14012	03/18/14	Michael & Tiffany Cruickshank	15W 47 60th St.
OF14015	03/19/14	Mark Belongia	7902 Savoy Club Ct.
OF14016	03/27/14	Gary & Tricia Rutherford	7330 Hamilton Ave

Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



Village of Burr Ridge 2014 New Housing Starts Compared to 2013

[illegible]

MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH	\$450,000	\$18,750		\$1,585,803	\$2,054,553
	[1]	[1]		[3]	
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
SUB-TOTAL	\$2,300,400	\$1,053,300	\$0	\$1,682,160	\$5,035,860
	[5]	[12]		[4]	
2014 TOTAL					



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

S-01-2014; 7650 Lincolnshire Drive (Pace Bus); Requests a variation from Section 55.11 of the Burr Ridge Sign Ordinance to permit a sign with electronic messaging.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: April 21, 2014

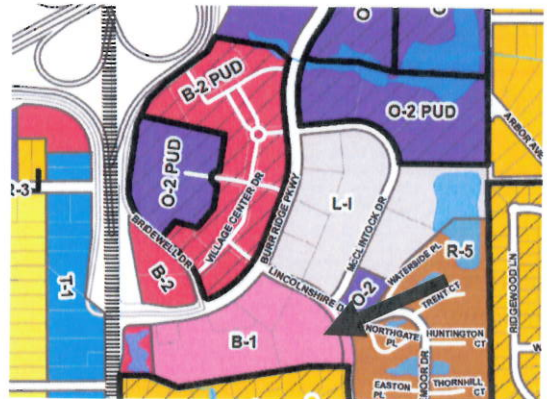
GENERAL INFORMATION

Petitioner: Pace Suburban Bus

Property Owner: Pace Suburban Bus

Petitioner's Status: Property Owner

Land Use Plan: Recommends Mixed, Downtown Uses



Existing Zoning: B1 Business District

Existing Land Use: Commuter Bus Park and Ride

Site Area: 4.4 Acres

Subdivision: Burr Ridge Corporate Park



SUMMARY

Pace Suburban Bus owns and operates a park and ride bus stop located behind County Line Square. They are seeking to erect an electronic message sign on the existing bus shelter. The sign would contain current information about upcoming bus arrivals. The Burr Ridge Sign Ordinance does not permit changeable copy signs.

The sign would be 46 inches long and up to 16 inches tall and would display a single row of lettering. Information displayed would be limited to the bus route name, number and next arrival time. The petitioner believes the intent is to have sign be static and not scrolling but is awaiting confirmation on this intent. The sign would face northerly and would not be visible from the adjacent residential area.

A larger electronic sign was approved for Gower School. The approval of that sign prohibited animation, videos or other moving text within the electronic message panel and required that the electronic message panel be turned off every night from 12 Midnight to 4 AM.

Findings of Fact and Recommendations

The proposed sign is intended primarily for people already on the property and will have limited visibility from any adjacent property. Similar to the Gower School sign, it is intended to inform people of a public service. It should not be seen from any residential properties. Based on these facts, *staff recommends approval* of the sign variation subject to the following conditions:

- A. There shall be no animation, videos or other moving text within the electronic message panel.
- B. The electronic message panel shall be turned off every night from 12 Midnight to 4 AM.



Bolted to crossbeam

Douglas Pollock

From: Chris Rose <Christine.Rose@Pacebus.com>
Sent: Thursday, April 17, 2014 10:01 AM
To: Douglas Pollock
Subject: Pace information
Attachments: BurrRidge-sign-dimensions.jpg

Good morning Doug:

Once again, thank you for meeting with us the other day. We found it to be very helpful as we prepare for the Planning Commission meeting on Monday, April 21st. Below is the information you requested to be included in the meeting packet. Unfortunately, I am still waiting on confirmation for some of the information and hope to have it by Monday.

It is believed that the message will be static and not scrolling, but waiting on confirmation
Information to be displayed on the digital sign will be the Bus Route #, Bus Route Name, and estimated arrival time

Attached is the updated photo on the placement of the digital bus stop with the correct dimensions
Below is the ridership of the two routes that serve the Burr Ridge PnR. Please note, there are two other seasonal bus routes that serve this location: Solider Field Express and US Cellular Field Express

Please let me know if you have any other questions or need any further information.

668 Burr Ridge-Hinsdale				Weekday
YEAR	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Jan	37	41	44	41
Feb	39	36	49	42
Mar	41	34	46	48
Apr	42	40	45	
May	44	36	40	
Jun	42	41	38	
Jul	40	40	29	
Aug	39	36	34	
Sep	38	38	36	
Oct	40	40	33	
Nov	40	38	36	
Dec	37	34	34	
AVG	40	38	39	

855 Plainfield - East Loop Express				Weekday
YEAR	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Jan	268	396	433	622
Feb	254	425	435	724
Mar	281	447	451	717
Apr	271	449	469	
May	273	420	520	
Jun	266	470	560	
Jul	267	478	585	
Aug	284	468	614	
Sep	291	520	715	
Oct	307	496	702	
Nov	311	460	686	
Dec	314	391	617	
AVG	282	452	566	

Bus on Shoulder project began on November 14, 2011

Christine M. Rose

Community Relations Representative

Email: Christine.Rose@PaceBus.com

Phone: (847) 863-6108 Fax: (847) 228-4203

Pace - 550 West Algonquin Road - Arlington Heights, IL 60005

Douglas Pollock

From: Douglas Sullivan <Douglas.Sullivan@Pacebus.com>
Sent: Wednesday, April 9, 2014 10:26 AM
To: Douglas Pollock
Cc: Chris Rose
Subject: RE: Burr Ridge Pace Sign
Attachments: BurrRidge-sign-dimensions.jpg

Doug-

The sign itself has not been purchased so I'm not able to provide exact details of its size/shape. (We are trying to obtain advance permission for proposed sign locations so we can inform our yet-to-be-hired contractor the locations at which the signs will be installed.)

However, attached is an image of the shelter in Burr Ridge with the sign placement identified. I've also pasted below the specifications for the signs which we are using to hire a sign manufacturer. Please let me know if these details are sufficient for your Plan Commission meeting.
Thanks.

2.0 Specifications for signage and hardware at bus stop shelters

2.1 Contractor shall manufacture at least forty (40) electronic real-time bus arrival shelter signs for shelters, manufactured to the following specifications.

- 2.1.1 The sign, including its enclosure, shall be no more than 46 inches wide and no more than 16 inches tall.
- 2.1.2 The sign's LED display shall be single-sided.
- 2.1.3 The sign shall be encased in a NEMA 4 enclosure so as to be vandal- and weather-resistant.
- 2.1.4 The sign, including enclosure, shall not weigh more than 100 pounds.
- 2.1.5 Enclosure and brackets/fasteners shall be black, with the Pace logo and the words "Pace Bus Tracker" printed in white on the horizontal exterior face of the enclosure below the sign display.
- 2.1.6 The LED sign face shall be laminated glass with anti-reflection UV-sensitive film and no more than 0.25" thick. The sign face shall be replaceable by the party responsible for maintenance in the event of damage.
- 2.1.7 The sign shall operate from a 120VAC source.
- 2.1.8 Power consumption for the sign and media player (see 2.2) combined shall not exceed 200 watts at 50% LED utilization and 70% brightness.
- 2.1.9 Sign and all components shall operate per specifications from -20° C to +60° C with 95% relative humidity.
- 2.1.10 The display shall consist of amber-colored LEDs and utilize aluminum indium gallium phosphide (AlInGaP) technology.
- 2.1.11 The display shall consist of three lines of text, at least 96 pixels per line, and no more than 8 mm LED pitch. The size of letters and numbers on the displays shall be compliant with the federal Americans with Disabilities Act.
- 2.1.12 LED brightness shall be at least 7600 cd/m2 with 60% darkened glass; 11,400 cd/m2 with 40% darkened glass; and 19,000 cd/m2 without glass.
- 2.1.13 LED module operating temperature shall be -20° C to +60° C.
- 2.1.14 LED sign shall include a photocell for automatic brightness control.
- 2.1.15 LED viewing angle shall be 30° horizontal and 30° vertical.
- 2.1.16 LEDs shall be rated for 100,000-hour life expectancy.
- 2.1.17 Sign communications network interface shall be as described in Section 2.2 below.

- 2.1.18 The sign's display shall be managed by a Trapeze-provided content management software called OnStreet and the radio network controller (RNC) described in 2.2. Contractor does not need to provide any software as part of this project. If the RNC (see 2.2) or the sign is not communicating with the IBS or otherwise malfunctioning, the sign shall display the current time of day in 12-hour format and "Bus arrival times temporarily unavailable. PaceBus.com".
- 2.1.19 Each shelter sign's content is to be unique from that of the other shelter signs.
- 2.1.20 Proposers are to describe in detail, or provide the make/model thereof, the sign they intend to offer as part of this contract. Sign must meet all specifications outlined above.
- 2.2 The method of communication between Trapeze (IBS) and the signs that are to be installed shall be the traditional Time-Division Multiple Access (TDMA) communication technology running on a Radio Network Controller (RNC). On-Street will be controlled by the IBS System and will configure what Route, Direction, and arrival time information will be displayed on sign.
 - 2.2.1 The Radio Network Controller, if not embedded in the sign's enclosure, shall be installed in such a way as to be theft-proof and tamper-proof.
 - 2.2.2 The RNC shall have an antenna capable of communicating on a 800 MHz radio network.
 - 2.2.3 Each RNC shall need to control the display of only one sign.

3.0 Specifications for installation of shelter signs at shelters

- 3.1 Contractor shall install forty (40) electronic real-time bus arrival shelter signs, which are to be manufactured as specified in Section 2 and installed in Pace bus shelters as specified below.
- 3.2 The real-time bus arrival electronic shelter signs are to be installed at the bus stop shelters at the following 40 locations:
- 3.3 In the event that the Contractor is unable to secure a permit for the installation of the sign at any one of the above locations, Pace will provide as many alternate locations as are needed to reach the total number of 40 installations.
- 3.4 The sign must not block any advertising panel.
- 3.5 The sign shall be mounted on the exterior face of the shelter, on the wall opposite the advertising panel (if any), abutting the bottom of the roof and facing outside the shelter.
- 3.6 The sign and its enclosure shall be installed in such a way as to block as little of the glass/plexiglass panels on the vertical wall as possible.
- 3.7 The dimensions of these shelters vary but are shown in images 1a through 1j. Support brackets for most styles of Duo-Gard shelter may need to extend beyond the dimensions of the sign's enclosure to attach to vertical frame posts.
- 3.8 The sign and its enclosure must be installed securely to the shelter to prevent theft.
- 3.9 Connecting the sign to electricity is the responsibility of the Contractor or its designee.
 - 3.9.1 Certain locations, as listed in 3.2 above, have an existing electrical connection at the shelter. Under this scenario, Contractor can assume that a wired connection is available at the base of the shelter and is connected to the advertising box. Electrical schematics are not available. Contractor must connect the sign to the provided electrical source while ensuring that electrical power remains available for the advertising box.
 - 3.9.2 At other locations without an existing electrical connection, Contractor shall connect the shelter's sign and the advertising box, if any, to the nearest electrical source. In such cases, Contractor is responsible for obtaining the proper permits to perform the electrical work. Pace is exempt from any State, county or municipal permitting fees, so Contractor should not pay those fees nor pass along any costs thereof to Pace.

Contractors should be aware that the scenario described in Section 3.9.1 does not require the Contractor to install the electrical connection between the shelter and a ComEd line. Contractors should be aware that the scenario described in Section 3.9.2 does require hardware and installation to be provided by the Contractor, and paid for per the Price Proposal.

Ongoing service charges and any activation fee for electrical service will be paid for by Pace outside this contract.

- 3.10 Pace will issue a written notice to proceed when Contractor is approved to begin installation work at the Daytech shelter locations. As part of that written notice, Pace shall include information about whether each location has a solar unit or a ComEd electrical connection.
- 3.11 Proposers are to describe in detail the system, including type(s) of signs and connections to communications capabilities, they propose to install given the minimum requirements as indicated above. Proposers should assume that all aluminum beams, posts and other architectural features of the shelters can (but do not necessarily need to) be used to accommodate signs once implemented.

Doug Sullivan

Department Manager, Marketing
Pace Suburban Bus
550 W. Algonquin Road
Arlington Heights, IL 60005
douglas.sullivan@pacebus.com
847.228.4264 – office
847.804.6374 – mobile

From: Douglas Pollock [<mailto:DPOLLOCK@BURR-RIDGE.GOV>]
Sent: Wednesday, April 09, 2014 10:09 AM
To: Douglas Sullivan
Subject: Burr Ridge Pace Sign

I am in receipt of the application for a sign variation. I will need specific details on the sign such as an elevation or photo with dimensions and details about the sign structure and placement.

The next meeting of the Plan Commission is April 21 and I can put this request on that agenda if I can get something by Monday, April 14. Someone from Pace will need to be at that meeting to present the request.

Doug Pollock, AICP
Community Development Director
Village of Burr Ridge, IL
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**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY**

S-02-2014; 308 Burr Ridge Parkway (Tuesday Morning); Requests an amendment or variation from the 1988 sign variation granted for County Line Square to permit a wall sign with red letters rather than the required bronze letters.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Meeting: April 21, 2014

GENERAL INFORMATION

Applicant: Robert Garber on behalf of
Tuesday Morning

Property Owner: Reegs Properties, LP

**Petitioner's
Status:** Property Owner

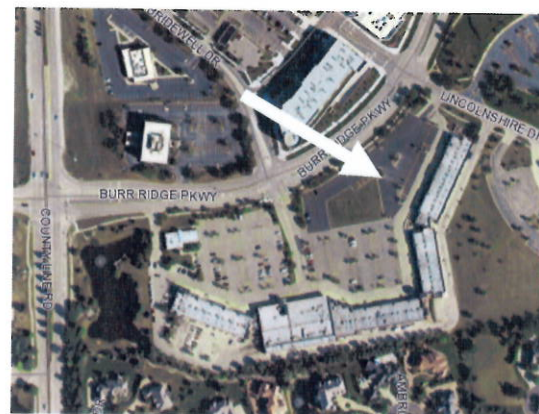
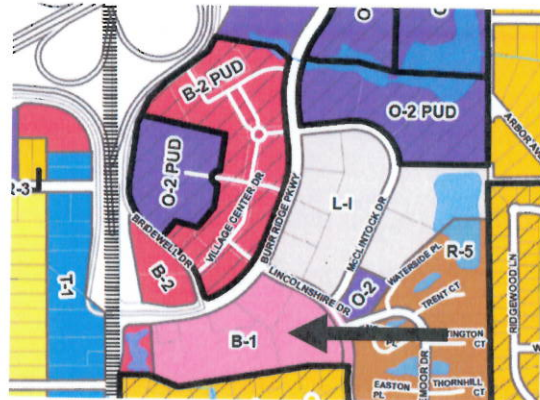
Land Use Plan: Recommends Commercial
Retail and Restaurant Uses

Existing Zoning: B1 General Business District

Existing Land Use: Retail Shopping Center

Site Area: 7.2 Acres

Subdivision: County Line Square
Shopping Center



SUMMARY

The applicant is the owner of County Line Square. On behalf of a retail tenant, Tuesday Morning, the applicant seeks to replace an existing wall sign. The proposed sign would use red letters rather than the bronze letters required by the sign regulations for County Line Square. The new sign would otherwise be identical to the existing sign. A copy of the sign plan for the existing sign is attached.

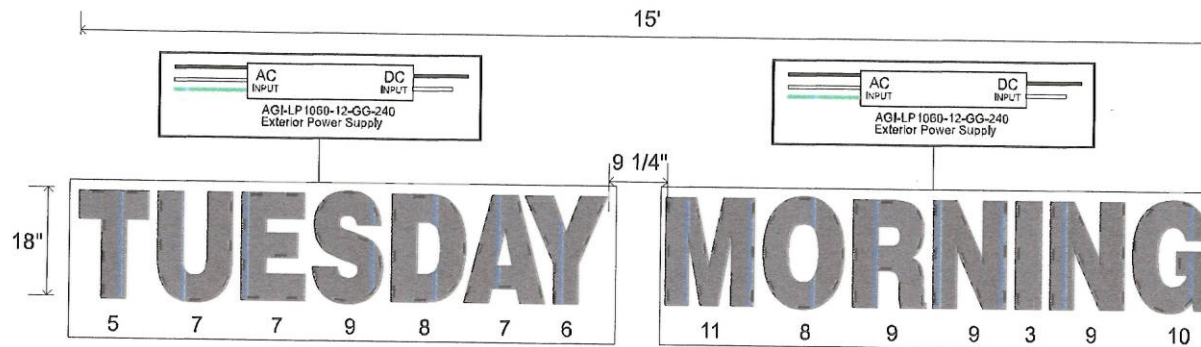
All wall signs in County Line Square are subject to a 1988 sign variation which allowed additional signs and sign area above the maximum permitted by the Sign Ordinance. In 1988, the sign regulations permitted only one wall sign for the entire shopping center. The 1988 sign variation permitted one wall sign per tenant with a maximum area of all signs not to exceed 1,225 square feet. The sign variation further required that the signs comply with a specific design including single letters that are back lit and bronze in color. The only exception granted to these requirements was for the anchor tenant space that is now occupied by Brookhaven Market. All other signs in the shopping center comply with the 1988 sign variation. Attached is a copy of the sign criteria for County Line Square.

It should also be noted that upon inspection of the property in preparation for this staff report, it was discovered that Great American Bagel has an illegal wall sign. There is a blade sign mounted perpendicular to the façade that does not comply with the Sign Ordinance and did not obtain a permit.

Recommendations

The intent of the 1988 sign variation was to create uniform signs that complemented the uniform architecture of the shopping center. Unlike the Village Center which was designed to have a diversity of architectural storefronts, the architecture of County Line Square was designed for uniform storefronts. Thus, the sign regulations for County Line Square require uniformity of wall signs. The only exception to the sign design criteria is for the anchor tenant which has an architectural storefront (and floor area) relatively unique within this shopping center.

If the Plan Commission is willing to allow this tenant to deviate from the specified sign color, it would seem appropriate to allow the same diversity for all signs in the shopping center. If so, the Plan Commission may want to specify a list of colors that can be used. It is recommended, however, that all the other sign criteria remain unchanged.



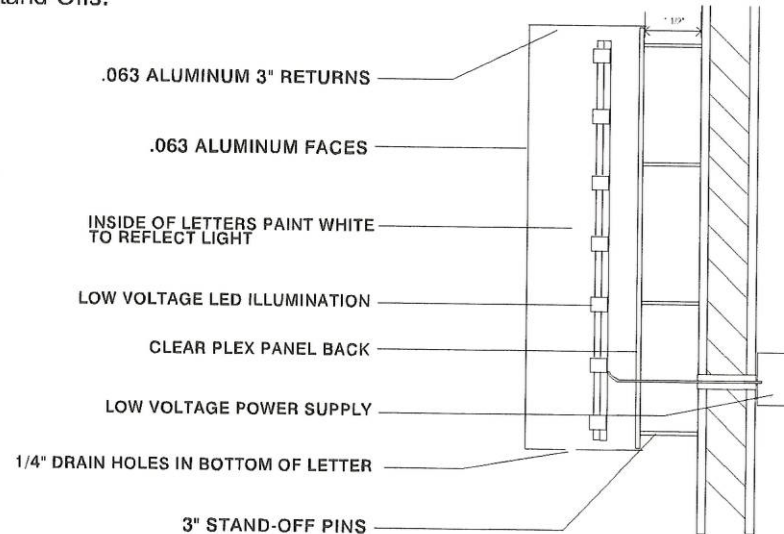
Specifications:

LED Illuminated Red Reverse Channel Letters w/ 1 1/2" Stand-Offs.
 Faces & 3" Returns Painted #313 Bronze.
 18" Letters = 22.5 Sq Ft

PAY ATTENTION TO OVERALL SPREADOUT OF COPY

54 Ft White SideWinder
 108 Modules/Mounting Clips
 2 Exterior Power Supplies

**REVERSE CHANNEL LETTERS
 w/ STAND-OFFS DETAIL**



Project:
**Tuesday Morning
 #235**

Location Address:
**306 Burr Ridge Parkway
 Burr Ridge, IL 60527**

Date: **1-21-08**

Sign Description:
**White LED Illum Rev
 18" Channel Letters
 Direct Mount w/ 1 1/2"
 Stand-Offs**

Salesman: **House**

Designer: **S Rogers**

Revisions:	
No.	Date
1	5-5-08

Customer Approval:

Date: _____

Underhill Laboratories Inc. Approved
 All work must be done in accordance with the specifications and standards of the American Sign Association (ASA) and the International Association of Sign Manufacturers (IASM).

WALL ATTACHMENT NOTE:
 Installation shall be done in accordance with the specifications and standards of the American Sign Association (ASA) and the International Association of Sign Manufacturers (IASM). The sign shall be mounted to the wall using the appropriate hardware and fasteners. The sign shall be mounted to the wall using the appropriate hardware and fasteners. The sign shall be mounted to the wall using the appropriate hardware and fasteners.

Job No.
 Design No. **2615**
 R Drive/
 Tuesday Morning/
 Burr Ridge, IL/
 Bronze 18 In LED Rev Channels

Sheet Number
 of
 AMERICAN SIGNS
 720 E. Park Blvd. #204
 Plano, TX 75074
 ph: 972-633-3700 fax: 972-633-3755

~~establishment which includes dry cleaning equipment, to be located in the Burr Ridge Market Retail Center.~~

INDIAN HEAD PARK ANNEXATION -

Commissioner Zalud asked if the Commission could look at the property on the east side of Wolf Road between the park and 79th street in an attempt to prevent proliferation of what is being proposed in Indian Head Park.

Administrative Assistant McCulloch stated a hearing was held at Indian Head Park regarding the proposed five story multiple family building to be located south of the Flagg Creek condos on December 27, 1988, and was continued to January 9, 1989 at 8:30 P.M. She went on to say the Administrative Intern attended the hearing and advised that apparently there were not a lot of positive comments, including the Zoning Board of Appeals members. The Administrative Intern indicates the developer didn't have soil boring samples, fiscal impact studies, traffic impact studies or any marketing studies required by the Zoning Board, she said, and he was met with what seemed to be a great deal of objection from the Board and members of the audience.

Chairman Needham directed Staff to write a letter to the Board of Trustees requesting the east side of Wolf Road be looked at between the north boundary of 79th Street and the Pleasant Dale Park District, to prevent the proliferation of this type of development.

1989 REPRESENTATIVE SCHEDULE -

The 1989 Representative Schedule was accepted as presented.

CONSIDERATIONS:

ZONING ORDINANCE UPDATE - REVIEW SCHEDULE -

Chairman Needham scheduled a Subcommittee meeting regarding the Zoning Ordinance Update for Tuesday, January 10, 1989, at 7:30 P.M. at the Village Hall.

DEARBORN ASSOCIATES, COUNTY LINE SQUARE - SIGN VARIATIONS -

Mr. Stewart Mills, of Dearborn Associates, the developers of County Line Square, stated the Village Ordinance regarding the maximum square footage permitted for building signs allows one square foot of signage per lineal foot of building, with a maximum square footage of 100 square feet. The shopping center is several hundred feet long, and there are thirteen tenants per building, and 49 stores, he said. Mr. Mills stated what he is requesting is a variation to permit the total area of all signs on the County Line Square parcel to be 1,225 square feet, rather than the maximum of one square foot for each lineal foot of building or 100 square feet, and a variation to permit

opaque letters on a backlit background. Mr. Mills said only bronze letters will be allowed and feels it will have a very attractive and classy appearance. Mr. Mills stated 80% of the shopping center has been leased.

Chairman Needham said it is hard to project whether it will be attractive and feels it would be easier to consider each sign individually. He would like to see what the sign would look like on one building, rather than granting the signage for the whole center without knowing what it will look like.

Mr. Mills stated a good example of what is being proposed would be the Bank of America which is located at 63rd Street and Route 83. They have bronze letters on a white background the same as is being proposed. Commissioners Zalud and Cizek said they are familiar with the sign he is talking about and feel it wouldn't be objectionable.

(Commissioner Schultz left the meeting at 9:12 P.M.)

A MOTION was made by Commissioner Zalud and **SECONDED** BY Commissioner Cizek to grant a variation from Section 55.06.A.1 of the Sign Ordinance to permit the total area of all signs on the County Line Square parcel to be 1,225 square feet, rather than the maximum of 1 square foot for each lineal foot of building, with a maximum of 100 square feet, based on the table which was submitted, provided there is no carry over from one store to another. Also, to grant a variation from Section 55.11.N to permit opaque letters on a backlit background. **ROLL CALL VOTE** was as follows:

AYES: 5 - Zalud, Cizek, Sperlak, McCullough, and Chairman Needham.

NAYS: 0 - None.

ABSENT: 2 - Daniels, and Schultz.

MOTION CARRIED by a vote of 5-0, with two (2) members absent, and the request to permit the total area of all signs on the County Line Square parcel to be 1,225 square feet, and to permit opaque letters on a backlit background was granted, as noted.

~~**ELDON DUMROESE, PROPOSED DEVELOPMENT OF 3.9 ACRE PIERSON PROPERTY, SOUTH SIDE OF 79TH STREET EAST OF BRAEMOOR CONDOS-
INFORMAL DISCUSSION -**~~

Mr. Eldon Dumroese stated he is requesting a mixed use which consists of multi-family and single-family for the Pierson property, which is located on the south side of 79th Street just east of the Braemoor Condos. Mr. Dumroese said he had been before the Commission approximately one year ago and presented a plan for 18 condominiums and single-family was suggested at that time. He went on to say he felt there was a concern at that time by Commissioner Daniels regarding the easement situation on the east side of the property. He said at this time he would be prepared to explain any questions the Commission may have concerning the easements.

Mr. Dumroese referred to his site plan which shows single-family facing the road to the east. Mr. Pierson, he said, would be dedicating an additional 17 feet in addition to the 50 foot easement which now exists for Commonwealth

Exhibit E

S-04-1988

1 DF3

Sign Criteria

COUNTY LINE SQUARE

Reverse Channel Letters (Backlit)

Signage on the exterior of the Demised Premises shall be provided as herein specified, and Tenant shall not erect or maintain, nor suffer to remain, any sign on the exterior of the Demised Premises except as permitted herein. Tenant shall, prior to the Commencement Date of this Lease, erect one sign (the "Store Front Sign") on the front of the Demised Premises. The Store Front Sign shall comply with local sign ordinances and the Landlord's requirements.

I General Requirements

- A. The Store Front Sign shall be the only sign permitted at the front of the Demised Premises. (If the Demised Premises fronts on more than one side, an additional sign may be allowed if approved by Landlord in writing.)
- b. All sign transformers, raceways and ballast boxes and decals shall be concealed behind sign band wall. Manufacturer's names, stamps and decals shall not be exposed.
- C. No exposed neon or incandescent bulbs or flashing, blinking, rotating, or moving signs or makers shall be permitted.
- D. No Store Front Sign or other signing on the Demised Premises shall be of a type wherein the signing is housed or contained within an illuminated or non-illuminated sign can or box mounted on the exterior of the sign area, unless expressly approved by Landlord in writing.
- E. Small-scale signs stating store hours, which are fabricated of die-cut vinyl, adhering on the inside surface of the glass of the storefront, shall be permitted subject to Landlord's approval. The maximum letter height shall be 1 1/2", the print style shall be Helvetica medium and the color shall be white.
- F. No sign shall be painted on the exterior of the walls, doors, windows or any other surface of the Demised Premises, nor erected, maintained or suffered to remain on the roof or parapet of the Demised Premises.
- G. No sign shall be erected until written specifications and drawings of such sign are first approved in writing by Landlord. Such specifications and drawings shall show the size, construction, materials, colors, script, name of sign manufacturer and proposed location of such sign in conformity with the requirements stated herein and shall include a cross section drawing.

Reverse Channel Letters (cont.)

- H. Wording on large scale signs shall be limited to store or trade name only. Each party's customary signature or logo, hallmark, insignia, or other trade identification will be respected within the guidelines set forth.
- I. All signs erected by tenant pursuant to the provisions hereof shall be erected at Tenant's own risk and expenses (including final electrical connections and connections to time clock), shall be in accordance with applicable law, and shall concern only the business of Tenant. Tenant shall secure and pay any necessary permits and fees. Tenant shall maintain said signs in a good state of repair and save the Landlord harmless from any loss, cost or damage as a result of the erection, maintenance, existence or removal of the same, and Tenant shall repair any damage which may have been caused by the erection, existence, maintenance or removal of such signs. Upon vacating the Demised Premises, Tenant shall remove all such signs and repair all damage caused by such removal. The contractor, materials and methods for repair must be approved in writing by the Landlord in advance of the work.
- J. All electrical hook-ups shall be performed by a licensed electrician, approved by Landlord and installed in accordance with all government requirements.
- K. Any damage caused to Landlord's work by signage installation shall be repaired by the Landlord and charged to the Tenant.
- L. Public safety decals or art work on glass in minimum sizes to comply with applicable Code, subject to the approval of Landlord, may be used, as required by building codes or other government regulations.
- M. Paper signs, stickers, banners or flags are prohibited.

II Specific Requirements

- A. Type - Aluminum letters, individually backlit with 3/16" clear plexi backface.
- B. Size -
 - 1. Suggested letter height for single row is 15" for upper case and 12" for lower case. Maximum total letter height for single row is 18" for upper or lower case letters and/or logos.
 - 2. Multiple rows are not to exceed 18" total height, including space.
 - 3. Depth of the letter to be 4".
 - 4. Total horizontal measurement shall not exceed a length of 16'.
 - 5. Base line and center line of sign to be located by Landlord's Architect.

Reverse Channel Letters (cont.)

C. Colors and Materials

1. Letters to be constructed of welded aluminum and painted with acrylic polyurethane to match a #313 Duranodic Bronze color.
2. All letters shall be illuminated with white neon tubes powered by normal factory transformers installed in the letter. A conduit for electric will be provided by Landlord contractor. All letters shall be approved by Underwriter Laboratories and carry a seal of approval.
3. Signs shall be attached to building with stainless steel bolts.
4. As part of Tenant's electrical work, Tenant shall install a seven-day timing device to control the sign so that hours of illumination can be controlled in accordance with the overall shopping center policy.

D. Three (3) complete sets of sign drawings must be submitted to the Landlord for approval before fabrication. Tenant's sign drawings must include the following:

1. Provide a complete listing and verbal description of every sign to be erected at the Premises.
2. Provide elevation views of storefront showing all signs (drawn to accurate scale) with dimensions of height of letters and length of signs.
3. Provide color samples of acrylic polyurethane.
4. Provide a cross section view through sign letter and sign panel showing location of sign relative to the storefront line, mounting height, and the dimensioned protection of the face of the letter from the face of the sign panel.

E. No front door signage shall be permitted, Landlord shall affix 2 1/2" letters to front door in accordance with attached exhibit A.

F. No rear building signage shall be permitted, Landlord shall affix 2 1/2" letters to rear door indicating Tenant name and address, in accordance with attached exhibit B.

Landlord shall not be responsible for the cost of refabrication of signs fabricated, ordered or constructed, that do not conform to the sign criteria and the local sign ordinances.