



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

**March 5, 2018
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Jim Broline**

**Luisa Hoch
Greg Scott
Mary Praxmarer**

II. APPROVAL OF PRIOR MEETING MINUTES

A. February 19, 2018 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-05-2018: 9101 Kingery Highway (McDonald's); PUD and Findings of Fact

Requests an amendment to Planned Unit Development Ordinance #A-834-24-15 and requests a special use approval as per Section VIII.C.2.q of the Burr Ridge Zoning Ordinance for a restaurant with drive-thru facilities in a B-2 Business District.

B. Z-06-2018: 16W020 79th Street (Lyons Truck Sales); Text Amendment, Special Use, and Findings of Fact

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit an electric fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit an electric fence on the subject property.

C. Z-04-2018: 7950 Drew Avenue (Patera); PUD, Variation, and Findings of Fact

Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of nine single-family homes with private streets and with floor areas of approximately 2,200 square feet.

IV. CORRESPONDENCE

A. Board Report – February 26, 2018

B. Activity Report – February 2018

V. OTHER CONSIDERATIONS

VI. FUTURE SCHEDULED MEETINGS

A. March 19, 2018 (Please note that this meeting will be held at the Burr Ridge Police Station)

- **Z-03-2018: Zoning Ordinance Amendment – Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts; continued from February 19, 2018**

Requests consideration of an amendment to Section X.B.7 of the Zoning Ordinance, which states that no more than two delivery trucks weighing less than 24,000 pounds are permitted to be parked outdoors, overnight in a Manufacturing District, except by approval of a special use; said amendment to consider allowing different quantities and types of outdoor, overnight commercial vehicle parking in Manufacturing Districts.

- **Z-07-2018: 6860 North Frontage Road (Agarwal); Special Use and Findings of Fact**

Requests special use pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit a medical clinic in a L-I Light Industrial District.

- **Z-08-2018: 15W110 87th Street (Provencal); PUD, Variation, and Findings of Fact**

Requests for special use approval as per Section VI.D.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.D.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 10 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 11 single-family homes with private streets and with floor areas of approximately 3,000 square feet.

B. April 2, 2018

- **Z-09-2018: 100 Burr Ridge Parkway (Hennessy); Text Amendment, Special Use and Findings of Fact**

Requests an amendment to Section VIII.B.1 of the Burr Ridge Zoning Ordinance to permit “custom art studio” as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 District, if necessary.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations 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 March 12, 2018 Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is the Plan Commission representative for the March 12, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
FEBRUARY 19, 2018

I. 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 Vice Chair Broline.

ROLL CALL was noted as follows:

PRESENT: 4 – Stratis, Hoch, Scott, and Broline

ABSENT: 3 – Grunsten, Praxmarer, and Trzupek

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustee Guy Franzese was also present in the audience.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to approve the minutes of the February 5, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 3 – Stratis, Scott, and Broline

NAYS: 0 – None

ABSTAIN: 1 – Hoch

MOTION CARRIED by a vote of 3-0.

III. PUBLIC HEARINGS

Vice Chair Broline conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

Z-03-2018: Zoning Ordinance Amendment – Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts

As directed by Vice Chair Broline, Mr. Walter described this request as follows: in response to a staff memo at the January 15, 2018 meeting, the Plan Commission requested authorization from the Board to conduct a public hearing to consider amendments to the Zoning Ordinance relative to outdoor, overnight commercial vehicle parking. The Board directed the Plan Commission to proceed with the public hearing. Mr. Walter described the current regulations in the Zoning Ordinance. Currently, businesses must obtain a special use permit to exceed these requirements. The Village has received ten petitions for special uses; all ten have been approved, with the number of vehicles approved ranging from four to 40; only one request exceeded 15 trucks. It has been a standard practice of the Village to consider amendments to the Zoning Ordinance if special uses are routinely approved. Mr. Walter then described several options for amending the Zoning Ordinance if such an amendment were desired.

Vice Chair Broline at this time asked for public comment.

Alice Krampits, 7515 Drew, asked what the weight rating included. Mr. Walter said that either the cab and trailer of the semi-truck are included as a semi-truck, and that staff recommends keeping the ban on overnight, outdoor semi-truck parking. Ms. Krampits asked about regulating by business use. Mr. Walter said that Chairman Trzupke had made that statement at the previous meeting but wanted to get feedback from the Plan Commission.

Mark Thoma, 7515 Drew, asked how the weight was classified. Mr. Walter said it was classified by gross vehicle weight, not including any load that could be carried on the truck. Mr. Thoma said that restrictions on idling should also be considered.

Commissioner Scott said that he was not convinced that a demand was present that would require amendments to the Zoning Ordinance. Mr. Walter said that while there has not been a high quantity of requests for special uses, other businesses have not applied for them who at one time were interested in locating to the Village. Commissioner Scott said he preferred these petitions to continue to come before the Plan Commission.

Commissioner Hoch asked about the profile of businesses that seek to relocate to Burr Ridge that could benefit from amendments to the Zoning Ordinance. Mr. Walter said that many of the businesses that come to Burr Ridge are small businesses, specifically in terms of employee count, and that almost no large businesses with a fleet can relocate to the Village because of the lack of large properties.

Commissioner Hoch asked if businesses currently violate this portion of the Zoning Ordinance. Mr. Walter said that there were very likely businesses that violate this element of the Zoning Ordinance.

Commissioner Stratis said that he supported the concept of a commercial parking permit on an economic development basis. Commissioner Stratis said that he would prefer regulating by building size, requiring fencing by residential areas, and enacting idling restrictions.

Vice Chair Broline said that vehicle technology may change how industrial vehicles are deployed in the future.

Commissioner Hoch asked about the size of vehicles. Mr. Walter used PermaSeal as an example, saying that they would primarily use smaller vehicles in their fleet, and said that the weight rating could be amended to allow smaller, quieter trucks but restrict larger, louder trucks.

Commissioner Scott said that he would be comfortable with regulating by building size.

Mr. Walter said that a permit could regulate commercial vehicle parking, but it needed to be backed by regulations. Mr. Walter offered example language for an amendment, such as the Plan Commission could amend the regulations to have up to four unpermitted vehicles, and a business seeking to have up to eight trucks be required to obtain a permit subject to other regulations, and anything above eight trucks would require a special use.

Commissioners Scott requested that staff provide an analysis of the building and parking lot sizes of all petitioners seeking a special use for outdoor, overnight parking.

Commissioners Scott and Stratis said that staff to return with a more complete framework and a recommendation.

At 8:25 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to continue the public hearing until the March 19, 2018 meeting of the Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Scott, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

IV. CORRESPONDENCE

Commissioner Stratis asked for a summary of zoning changes from 2017. Mr. Walter provided a brief explanation of these changes.

Commissioner Hoch said that the Plan Commission needs to consider re-zoning for the three-acre property at the corner of Bridewell Drive and Burr Ridge Parkway. Mr. Pollock said that he would confer with the Village Attorney and return with a recommendation.

V. OTHER CONSIDERATIONS

PC-04-2018: 7656 Wolf Road (Venclovas); Private Sanitary Sewer System for New Home

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the petitioner is Vilmantas Venclovas, owner of the property at 7656 Wolf Road. Mr. Venclovas has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Mr. Walter stated that staff from both Community Development and Engineering had no objection to the request from the petitioner.

Commissioner Stratis said that he supported the request but asked that the petitioner be required to connect to a public system within six months should it become available.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees approve the request for a private sanitary sewer at 7656 Wolf Road, with the condition that the property owner abandon the private sewer within six months should a public system become available.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Scott, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

S-02-2018: Conditional Sign Approval - 7600 County Line Road (Shirley Ryan Ability Lab); Conditional Approval and Findings of Fact

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the petitioner is the Shirley Ryan Ability Lab, owner of a medical clinic currently under construction at 7600 County Line Road. The petitioner is requesting conditional sign approval for a ground sign and wall sign in a T-1 Transitional District. The Sign Ordinance states ground and wall signs in

Transitional Districts are subject to conditional approval by the Plan Commission and the Board of Trustees. The Sign Ordinance states that one [ground] sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 50 square feet in area, is located 10 feet from all lot lines and does not exceed 8 feet in height, while one [wall] sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area. The wall and ground sign both comply with all aspects of the Sign Ordinance and requires only conditional approval.

Commissioner Scott asked what the signs would be made of. Rob Merkel, South Water Signs, said that the signs would be made of aluminum with exterior lighting.

Vice Chair Broline read a statement from Chairman Trzupsek, who was absent, stating that staff should encourage the petitioners to submit more elaboration within their findings of facts.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees adopt the petitioner's findings of facts and approve the conditional ground and wall signs at 7600 County Line Road subject to the proposed elevations.

ROLL CALL VOTE was as follows:

AYES: 4 – Hoch, Stratis, Scott, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

PC-05-2018: Consideration of Amendments to the Sign Ordinance

As directed by Vice Chair Broline, Mr. Walter described this request as follows: the purpose of this discussion is to consider amendments to the Burr Ridge Sign Ordinance through feedback received by Village businesses. Mr. Walter discussed four types of amendments that were recommended for considerations. First, in Office and Manufacturing Districts, all lots containing buildings with less than 100,000 square feet of space are permitted to have one wall sign not exceeding 100 square feet per street frontage. Currently, no regulations exist guaranteeing each tenant in a multi-tenant property a sign. If a business erected a wall sign on a vacant building with two office suites, a business seeking to occupy the second suite would be required to petition for a variance to put up any signage. The Plan Commission could amend the Sign Ordinance to guarantee a certain number of businesses with private entrances a dedicated amount of square footage for a sign. This could be done by dividing the number of private entrances by 100 square feet; for example, if the building had three suites, each with private exterior entrances, each suite would be dedicated 33 square feet for a wall sign. Such an arrangement would guarantee each business a permitted amount of signage while also shrinking the overall size of signs. Staff recommended a cap on the number of tenants that could receive guaranteed wall signage. Second, in Office and Manufacturing Districts, all lots containing buildings with less than 100,000 square feet of space are permitted to have one wall sign not exceeding 100 square feet per street frontage. These regulations are unique from other communities in that the Village only permits one sign per parcel, as well as permitting a large amount of signage for said sign. From the analysis of sign petitions and permit applications, almost no petitions were filed to allow for one sign larger than 100 square feet, but rather to permit two signs, usually a wall and a ground sign together, that

generally totaled less than 100 square feet together. For example, a lot containing a building with less than 100,000 square feet of space could be permitted to have one ground sign per lot and one wall sign per street frontage, each not exceeding 50 square feet. Third, the Village could permit larger ground signs if the sign is surrounded by year-round landscaping. Burr Ridge does not require ground signs to be landscaped in any form. Additionally, a larger sign could be required to be made of premium materials, such as stone or brick, and be of a premium signage style, such as a backlit sign. Finally, the Sign Ordinance presently requires signs with more than three colors to receive conditional approval by the Plan Commission and Board of Trustees; however, there is no specific language stating if any colors are excluded from this regulation. Staff is requesting clarification as to which colors, if any, should be expressly excluded from this regulation.

Commissioner Hoch asked about including an amortization clause for non-conforming signs. Staff confirmed that this was legally permitted.

Commissioner Scott asked what the status of the review was before the Economic Development Committee. Mr. Pollock said that the Economic Development Committee had reviewed and approved the proposed amendments, and had deferred to the Plan Commission.

Commissioner Scott asked if there was a demand for additional sign area on ground and wall sign mixtures. Mr. Walter said that there was a greater demand for a second sign rather than signs totaling over 100 square feet.

Commissioner Stratis said that his interpretation of the Sign Ordinance was that all colors, including white, would be counted towards the three color maximum.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to continue the consideration to the March 19, 2018 meeting of the Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 4 – Scott, Hoch, Stratis, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

PC-06-2018: Annual Zoning Review

As directed by Vice Chair Broline, Mr. Walter described this request as follows: staff has prepared a summary of all actions considered by the Plan Commission in 2017. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

Mr. Walter said that four items were identified for further consideration: clarification of solid fence prohibitions, a prohibition on spike-top fences, adding a special use for "gun sales and gun clubs" in Business Districts, and to clarify the Zoning Ordinance to allow for the corner side yard behind the rear wall of a home to be counted in the rear lot coverage calculation.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to request permission from the Board of Trustees to hold a public hearing to consider amendments to the Zoning Ordinance.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Scott, Hoch, and Broline

NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

VI. FUTURE SCHEDULED MEETINGS

1. March 5, 2018

A. Z-04-2018: 16W020 79th Street (Lyons Truck Sales); Text Amendment, Special Use and Findings of Fact

Requests an amendment to Section IV.J of the Zoning Ordinance to permit an electric fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit an electric fence on the subject property.

B. Z-05-2018: 7950 Drew Avenue (Patera); PUD, Variation and Findings of Fact

Requests special use approval as per Section VI.F.2.h of the Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 9 single-family homes with private streets and with floor areas of approximately 2,200 square feet.

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2. March 19, 2018

A. Z-07-2018: 6860 North Frontage Road (Agarwal); Special Use and Findings of Fact

Requests special use pursuant to Section X.E.2.k of the Zoning Ordinance to permit a medical clinic in a L-I Light Industrial District.

B. Z-08-2018: Z-08-2018: 15W110 87th Street (Provencal); PUD, Variation, and Findings of Fact

Requests for special use approval as per Section VI.D.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from

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VII. ADJOURNMENT

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:03 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:03 p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant to the Village Administrator



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: February 28, 2018

RE: **Z-05-2018: 9101 Kingery Highway (McDonald's)**

Staff has received three confirmed absences from Plan Commissioners ahead of their regularly scheduled March 5, 2018 meeting. While four Plan Commissioners is enough to have a quorum and conduct regular business, a fourth Plan Commissioner has indicated that they will be recusing themselves from any discussion and voting on this petition, thus leaving the Plan Commission with three Commissioners to hear the petition. Because the Plan Commission will not have a quorum for this petition on March 5, 2018, staff recommends that this petition be continued to the March 19, 2018 meeting.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-06-2018: 16W020 79th Street (Lyons Truck Sales); Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit an electric fence as a special use in non-residential districts and requests a special use as per the amended Section IV.J to permit an electric fence on the subject property.

HEARING:

March 5, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Lyons Truck Sales

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Lyons Truck Sales

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

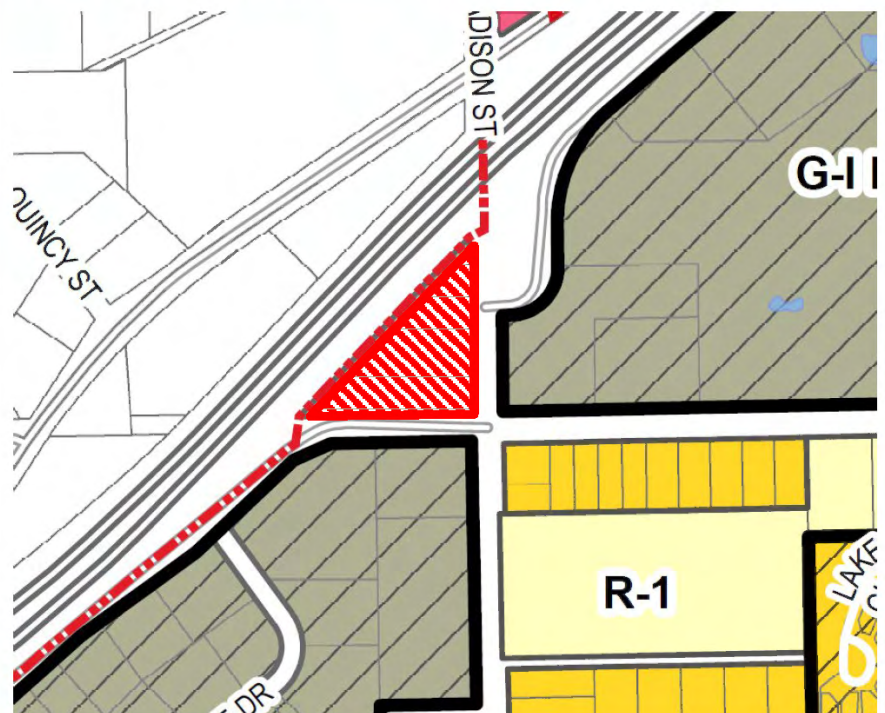
Commercial Business

SITE AREA:

3.35 Acres

SUBDIVISION:

None



The petitioner is Lyons Truck Sales, located at 16W020 79th Street. The petitioner requests an amendment to Section IV.J of the Zoning Ordinance to permit an electric fence as a special use in non-residential districts and requests a special use as per the amended Section IV.J to permit an electric fence on the property. Electric fences are currently prohibited by the Zoning Ordinance.

Figure 1 – Current Fencing on Property



Two fences currently exist on the property (Figure 1). The red line represents a solid 4' wood fence, while the yellow line represents an 8' chain link fence topped with barbed wire. Chain link and barbed wire are prohibited by the Zoning Ordinance; the petitioner will either need to petition the Village separately for an amendment to permit chain link and barbed wire as a special use, or remove the chain link fence and replace it with a fence that conforms to the standards of the Zoning Ordinance. The petitioner's vendor, Electric Guard Dog (EGD) has stated that they require a 6' fence

to be located in front of their fence for effective deterrence, meaning that if the fence were removed, a 6' fence would need to be installed to permit the installation of electric fencing per manufacturer specification. EGD leases their fences to businesses for a monthly fee until the service is no longer desired.

According to EGD, the product acts as a deterrent by conveying a perceived threat of force, but does not actually carry enough voltage to automatically cause injury to a human or animal that touches the fence (studies were submitted as part of Exhibit C). The feeling of touching their fence is described as being similar to a strong static shock. The electric fence would also be equipped with an audible siren system that triggers when wires are touched or cut that is monitored by a private alarm company. The proposed fence would be powered by solar panels connected to a battery. Signs would be placed on the fence to provide warning to any person in the vicinity.

Public Hearing History

In 1980, General Motors requested an amendment to establish *truck sales business* as a special use, which was granted, along with a special use for outside storage, with the condition that a 4'

fence be erected along Madison Street and 79th Street. This fence was replaced in 1998. In 2015, a special use was granted to Lyons Truck Sales for an *automobile and truck and equipment sales, rental and service use*.

Public Comment

One resident requested that the petition be denied.

Applicable Zoning Ordinance Section(s)

Section IV.J.1.d of the Zoning Ordinance states:

- *Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited [in residential districts].*

Section IV.J.2.c of the Zoning Ordinance states:

- *The location, height, design, and type of fence [in non-residential districts] shall comply with the standards for residential fences contained in Section IV.J.1 above, except as may be specifically authorized by conditions for approval of the special use.*

Findings of Fact and Recommendation

Staff recommends that the Plan Commission consider the 8' chain link fence topped with barbed wire in making their recommendation, as both materials are specifically prohibited by the Zoning Ordinance. A separate petition for a public hearing would be required to amend the Zoning Ordinance to permit chain link fence or barbed wire as a special use or permitted fencing material.

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of an amendment to create a special use for electric fences, the following changes are suggested:

Section IV.J.2.b.(v): ***Fences which are electrically charged to produce a shock when touched shall be considered special uses in Manufacturing Districts. Such fences must be located on lots with a minimum size of 3 acres and be located behind a materially-conforming fence between 6' and 8' in height.***

If the Plan Commission chooses to recommend approval of a special use per the amended Zoning Ordinance, it should be approved subject to the site plan and elevations submitted by the petitioner, along with the following conditions:

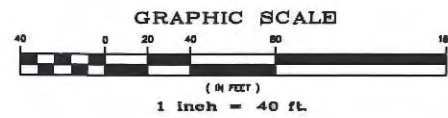
1. Both Lyons Truck Sales and Electric Guard Dog shall enter into a hold harmless agreement with the Village of Burr Ridge for as long as the electric fence is on the subject property.
2. A conforming fence between 6' and 8' tall shall be erected 12 inches in front of any electric fencing placed on the property.
3. Bilingual signs shall be placed on both sides of the fence every 50 feet.
4. A Knox box with spare keys shall be kept on premises at all times.

Appendix

Exhibit A – Fence Elevation and Location

Exhibit B – Petitioner's Application

Exhibit C – Academic Studies on Electric Fences

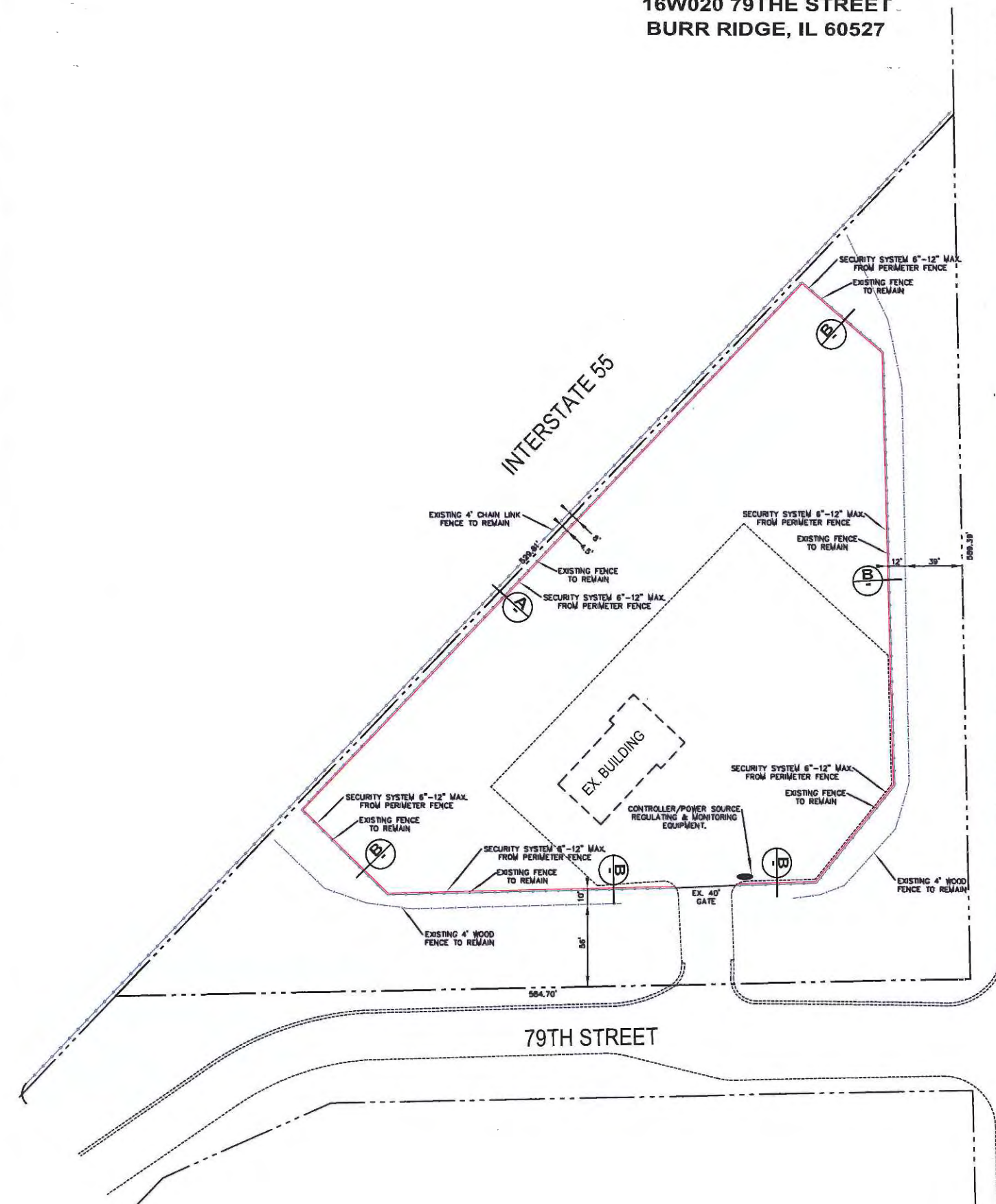


SITE PLAN
REQUEST TO AUTHORIZE A
SECURITY SYSTEM
LYONS TRUCK SALES
16W020 79TH STREET
BURR RIDGE, IL 60527

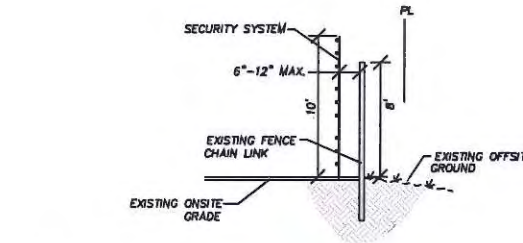
EXHIBIT A

LEGEND	
	ROW LINE
	CENTERLINE
	PROPERTY LINE
	SETBACK
	LANDSCAPE EASEMENT
	EXISTING SCREEN FENCE
	EXISTING FENCE
	PROPOSED SECURITY SYSTEM
LS = LANDSCAPE AREA	

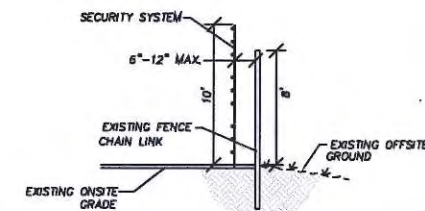
#	DATE / DESCRIPTION



MADISON STREET



A EXISTING PERIMETER FENCE SECTION
N.T.S.



B EXISTING PERIMETER FENCE SECTION
N.T.S.

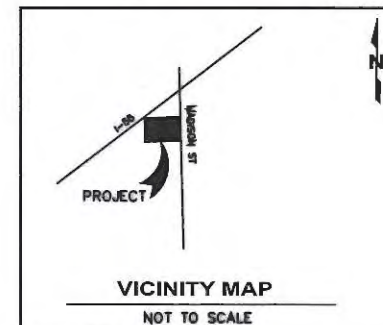
DEVELOPER

Lyons Truck Sales
16W020 79th St.
Burr Ridge, IL 60527

PROJECT DATA

PI#: 09-26-405-001
ACREAGE: 4.00 +/- NET ACRES
4.00 +/- GROSS ACRES
BUILDING FOOTPRINT: 3,390 TOTAL S.F.
LOT COVERAGE: 1.8% COVERAGE
ZONING: EXISTING: G-1 PUD
PROPOSED: G-1 PUD
PARKING: REQUIRED: 7 SPACES
PROVIDED: 7+ SPACES
MINIMUM SYSTEM SETBACKS: FRONT (STREET) - 66'
SIDE - 30'
REAR - 4'
NOTES:
POLE LOCATIONS:
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90' (OR GREATER) TURN IN SYSTEM LINE. FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'
DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.
UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.
DRAINAGE/IRRIGATION NOTE:
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.
LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.



Electric Guard Dog
121 Executive Center Drive, Ste 230
Columbia SC 29210
PHONE: 803-786-6333
FAX: 803-404-5378

PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM
16W020 79TH STREET
BURR RIDGE, IL 60527
PI#: 09-26-405-001

SHEET TITLE:
SITE PLAN

DATE: JAN. 10, 2018
SCALE: 1" = 40'

SHEET
1 OF 3





57 MPH
SPEED LIMIT

WARNING!
PROTECTED BY
ELECTRIC GUARD RAIL
803-786-6333
SAFETY SECURITY SYSTEM, LLC

WARNING! ELECTRIC FENCE
7,000 V
PELIGRO! Cerca Eléctrica

WARNING! ELECTRIC FENCE
7,000 V
PELIGRO! Cerca Eléctrica





VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: _____ PIN # _____

GENERAL INFORMATION

PETITIONER: _____
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS _____

PHONE: _____

EMAIL: _____

PROPERTY OWNER: _____ STATUS OF PETITIONER: _____

OWNER'S ADDRESS: _____ PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

_____ SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

_____ Special Use _____ Rezoning _____ Text Amendment _____ Variation(s)

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature _____

Date Petition is Filed _____



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Public Hearing Submittal Checklist

All petitions must be accompanied by the supporting documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- ☐ Completed Petition for Public Hearing; typewritten or printed
- ☐ Detailed description of proposed amendment
- ☐ \$600 Public Hearing Fee
- ☐ Findings of Fact; Petitioners written response to each of the findings
- ☐ Additional documents and information as determined appropriate by the Community Development Department

ALL REQUIRED DOCUMENTS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE



The #1 Theft Deterrent Service in the U.S.

**550 Assembly St., 5th Floor
Columbia, SC 29201**

Phone: (803) 978-5828 | Fax: (803) 404-5378

January 23, 2018

Evan Walter
Village Hall
7660 County Line Rd.
Burr Ridge, IL 60527



RE: Submittal Plan for Variance – Lyons Truck Sales/LDD Properties, LLC

Evan:

Enclosed are the required documents for the submittal of the variance request for the above property. Also included is the \$250.00 filing fee. Please confirm receipt of this package along with the dates, times, and address for the hearing once we are added to the agenda. As discussed, you will have the address labels printed and notices will be sent out.

Thank you again for all of your assistance. We look forward to continuing to work with you and the Village of Burr Ridge.

Thanks,



**#1 Theft
Deterrent
Service™**



Nikki Huggins
Compliance Manager

Electric Guard Dog, LLC
803-978-5828
nhuggins@electricguarddog.com
electricguarddog.com

Follow us:



Legal Description

That part of the Southeast quarter of Section 24, Township 38 North, Range 11 East of the Third Principal Meridian, lying South of the Southeasterly right-of-way line of F.A.I Route 55, except therefrom that part thereof dedicated for Madison Street and 79th Street, in DuPage County, Illinois.

Property Address: 16W020 79th Street, Burr Ridge, Illinois 60527

Permanent Tax Number: 09-26-405-001

Finding of Facts – Amendment to the Village of Burr Ridge Zoning Ordinance

The request to amend the Zoning Ordinance of Burr Ridge is in regards to the installation of a professionally installed, 10' High, 12V/DC battery operated, solar powered, electric security fence as part of a monitored alarm system, installed 6-12" inside of an existing non-electrified perimeter fence (the "SYSTEM"). The system not only protects the property where it is installed and the reputation of the business, but also ensures the safety of its employees and enhances the community by deterring crime. This system not only monitors theft and vandalism, it prevents it.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;
- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

ANSWER: A

Applicant affirms that the amendment is compatible with other standards and uses of the Zoning Ordinance. The SYSTEM is installed inside of the existing perimeter fence and is not exposed to the public. One would be trespassing to come in contact with the SYSTEM. The location of the SYSTEM, and its substantial distance from the street and barely visible by design, ensures that it has no effect on the flow of traffic on that or any street. The supply of light and air to adjacent properties would not be impaired. The SYSTEM also does not impose any danger of fire. The SYSTEM is tested and certified by a Nationally Recognized Testing Laboratory. Drainage on the subject property or surrounding areas is not effected by the system due to the open structural design.

ANSWER: B

Applicant affirms that the amendment fulfills the purpose and intent of the Zoning Ordinance. Partnering with the Village for installations of the SYSTEM will eliminate hardships caused by theft and vandalism and allow businesses to maintain their reputation, protect the value of the property and its assets, and ensure the safety of their employees. By providing businesses with an affordable means to protect those assets and employees, they will be able to focus on investing monies into growth, resulting in continued employment and continued or increased tax base for the Village.

The essential character of the neighborhood or locality will not be altered by the installation of this effective means of protection. It is not exposed to the public so there is no danger or nuisance and will not be injurious to adjacent properties, the surrounding neighborhood, or otherwise be detrimental to public welfare. To come in contact with the SYSTEM, one would have to be trespassing and illegally entering the property with criminal intent.

The SYSTEM will help to enhance the community by not only deterring crime, but preventing it. Property values would be maintained by removing the criminal element. While crime is

Finding of Facts – Amendment to the Village of Burr Ridge Zoning Ordinance

prevented, the Village can husband police resources toward crime other than property break-ins and vandalism.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

February 12, 2018

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. **Z-06-2018: 16W020 79th Street** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Lyons Truck Sales for an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit an electric fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit an electric fence on the subject property. The petition number and property address is **Z-06-2018: 16W020 79th Street** and the Permanent Real Estate Index Number is: **09-26-405-001**.

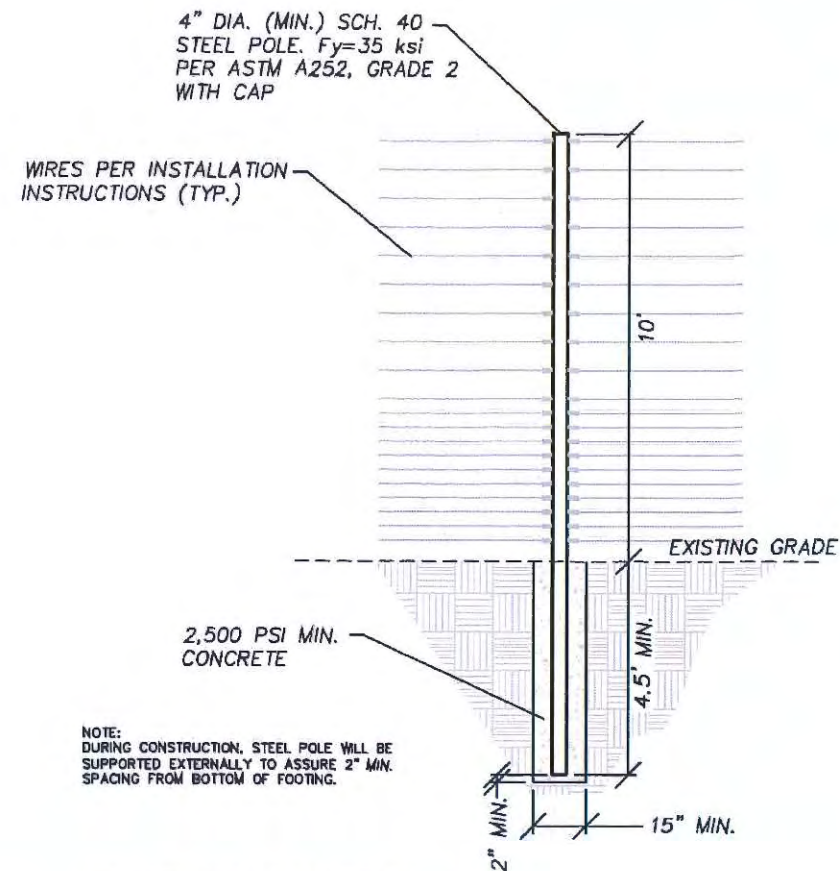
A public hearing to consider this petition is scheduled for:

Date: Monday, March 5, 2018
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Evan Walter, Assistant to the Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



STEEL POLE DETAIL

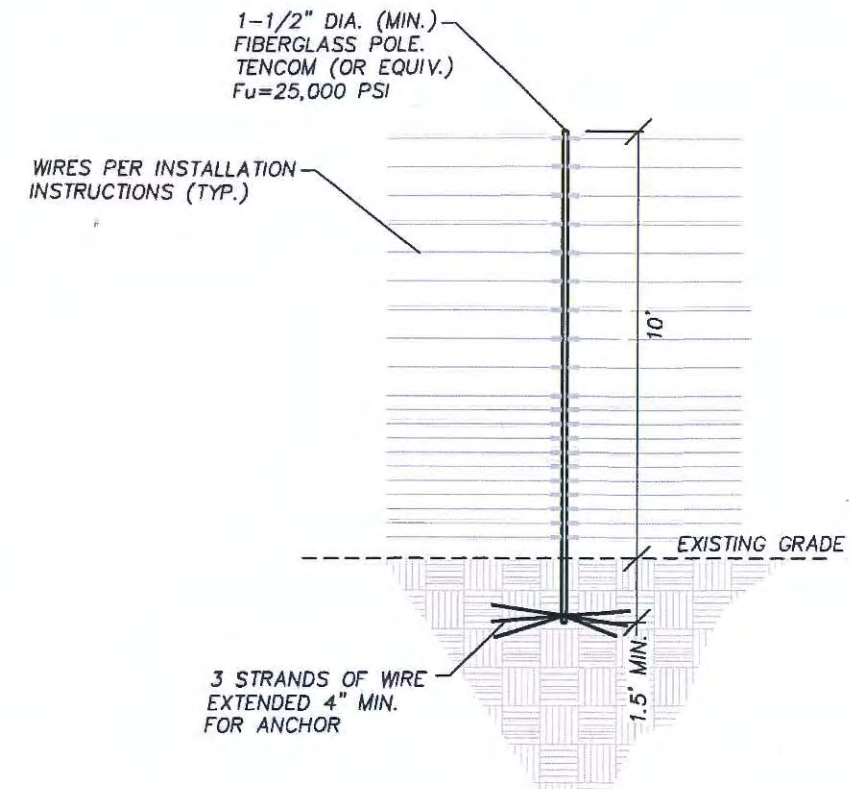
NTS



NOTE:
BOTH ENGLISH AND SPANISH VERSION OF THE "WARNING
SIGN" WILL BE PLACED EVERY 60 FEET MAXIMUM.

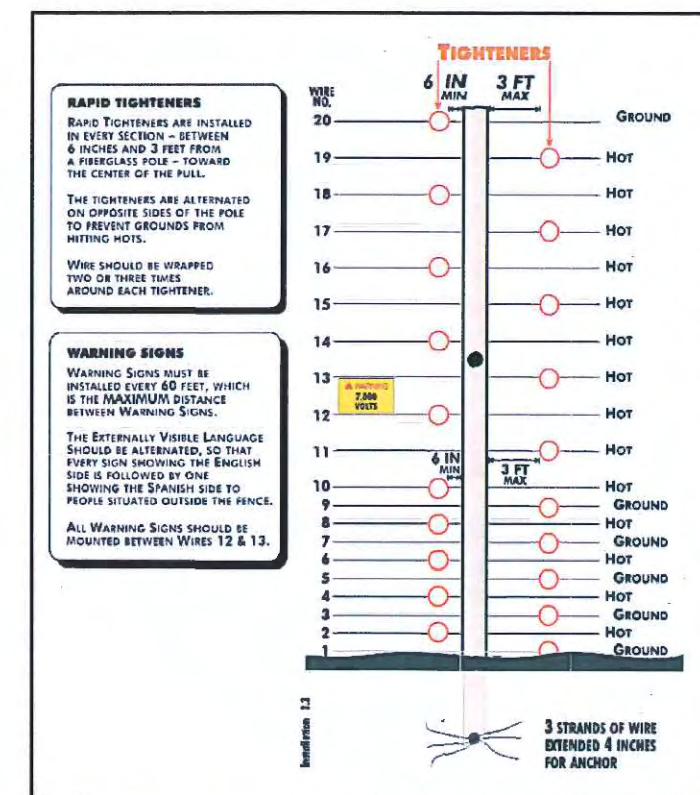
EXAMPLE WARNING SIGNS

NTS



FIBERGLASS POLE DETAIL

NTS



WIRE CONNECTIONS

NTS

Electric Guard Dog

121 Executive Center Drive, Ste 230
Columbia, SC 29210
PHONE: 803-786-6333
FAX: 803-404-5376

PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM

16W020 79TH STREET
BURR RIDGE, IL 60527
PI#: 09-26-405-001

SHEET TITLE:
TYPICAL DETAILS

DATE: JAN. 10, 2018

SCALE: N/A

SHEET

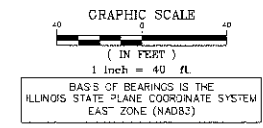
2 OF 3

ALTA / ACSM LAND TITLE SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING SOUTH OF THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF F.A. ROUTE 55, EXCEPT THEREFROM
THAT PART THEREOF DEDICATED FOR MADISON STREET AND
79TH STREET, IN DU PAGE COUNTY, ILLINOIS.

LAND IS KNOWN AS: 16W020 79TH STREET

BURR RIDGE, L 60527



LEGEND

meas.	MEASURED
calc.	CALCULATED
found	FOUND SURVEY MONUMENT
set	SET 5/8" REBAR UNLESS OTHERWISE NOTED
4" chain link fence line	4" CHAIN LINK FENCE LINE
4" wood fence line	4" WOOD FENCE LINE
8" chain link fence	8" CHAIN LINK FENCE
fiber optic line	FIBER OPTIC LINE
gas line	GAS LINE
gas meter	GAS METER
light pole with dual light fixture	LIGHT POLE WITH DUAL LIGHT FIXTURE
electric transformer	ELECTRIC TRANSFORMER
pipe line marker	PIPELINE MARKER
cable TV pedestal	CABLE TV PEDESTAL
telephone manhole	TELEPHONE MANHOLE
sanitary sewer manhole	SANITARY SEWER MANHOLE
storm sewer manhole	STORM SEWER MANHOLE
storm sewer pipe	STORM SEWER PIPE
bollard	BOLLARD



SITE LOCATION MAP
NOT TO SCALE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
100 PROPERTIES, LLC

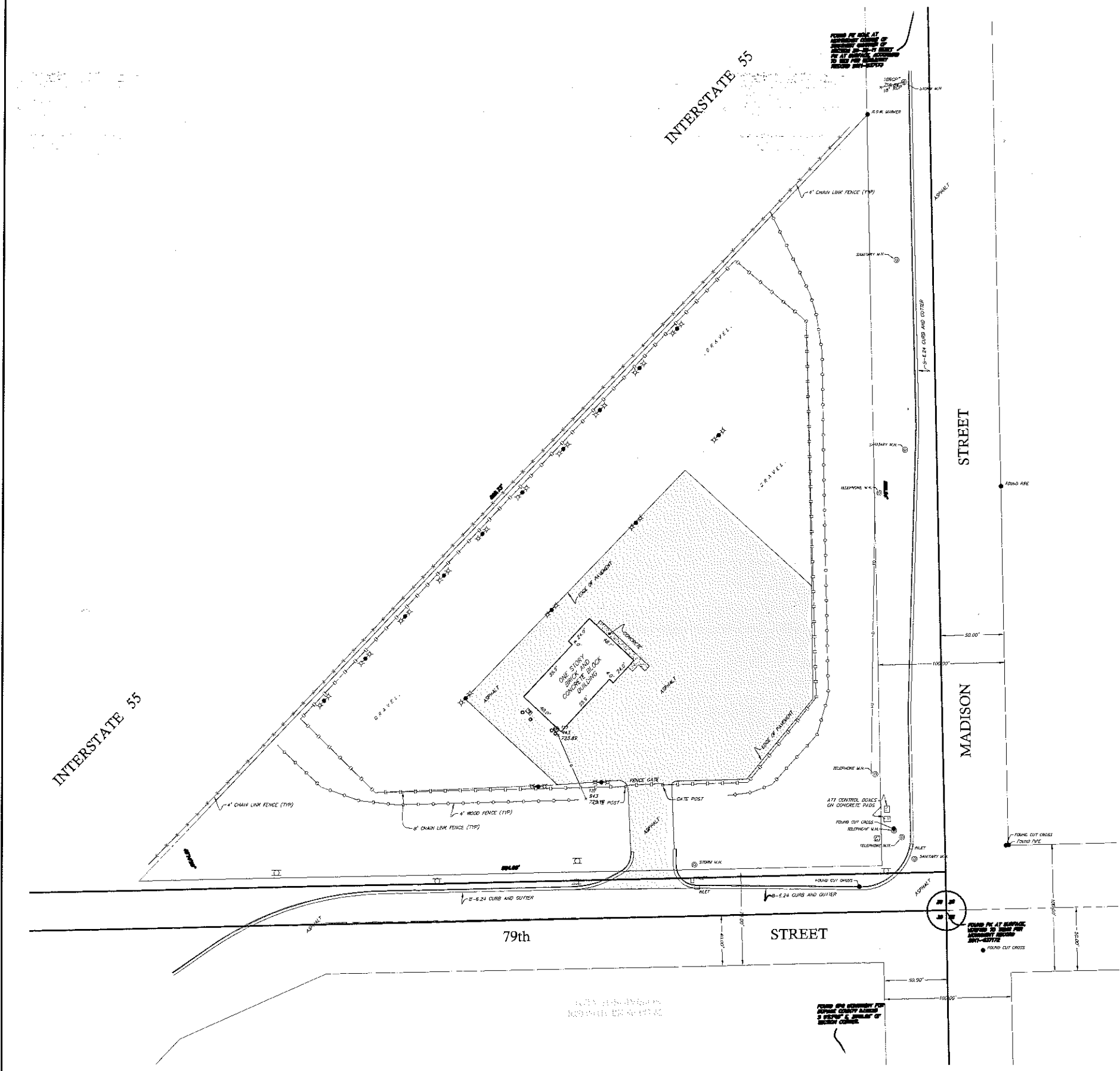
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS TABLE A
THEREOF.

FIELD WORK COMPLETED: 1-27-2015

DATED THIS _____ DAY OF _____, 20____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2016)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY
RT & A Ruettiger, Tonelli & Associates, Inc. Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants 129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404 TEL: (815) 744-6500 FAX: (815) 744-0101 website: www.ruettiger-tonelli.com			
DATE: 1-30-2015		SCALE: 1" = 40'	DRAWN BY: ECH
PREPARED FOR: FORANO LAW 1022 S. Le GRANGE ROAD LOGRANCE, ILLINOIS 60525		CHECKED BY: KAN	
DRAWING TITLE: ALTA / ACSM LAND TITLE SURVEY		FIELD BOOK: 28-41 PAGE: 23-25 DRAWING No.: 315-0070-A	



ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.
FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

16W020 79th ST Burr Ridge IL 60527
KDD Properties, LLC -

Property Owner or Petitioner:

Vic Dadeski - sole member
(Print Name)


(Signature)

First American Title

Order # 2605987

TRUSTEE'S DEED

This indenture made this 26th day of January, 2015, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 13th day of May, 1981 and known as Trust Number L-391 party of the first part, and LDD Properties, LLC, whose address is: 8100 West 47th Street, Lyons, Illinois 60534, party of the second part.

Reserved for Recorder's Office

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to wit:

That part of the Southeast quarter of Section 26, Township 38 North, Range 11 East of the Third Principal Meridian, lying South of the Southeasterly right-of-way line of F.A.I. Route 55, except therefrom that part thereof dedicated for Madison Street and 79th Street, in DuPage County, Illinois.

PROPERTY ADDRESS: 16W020 79th Street, Burr Ridge, Illinois 60527

PERMANENT TAX NUMBER: 09-26-405-001

FIRST AMERICAN TITLE COMPANY
27775 DIEHL ROAD
WARRENVILLE, IL 60555
RECORDING DEPT.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

FIRST AMERICAN TITLE COMPANY
27775 DIEHL ROAD
WARRENVILLE, IL 60555
RECORDING DEPT.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By:

Maureen Paige
Assistant Vice President



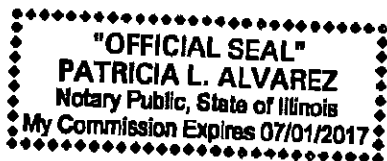
State of Illinois
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 26th day of January, 2015


NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
1725 S. Naperville Road,
Wheaton, IL 60189

AFTER RECORDING, PLEASE MAIL TO:

NAME Fornaro Law

ADDRESS 1022 S. La Grange Road

CITY, STATE La Grange IL 60525

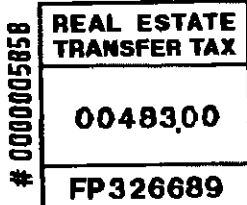
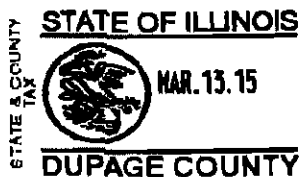
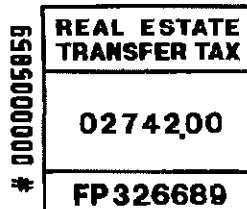
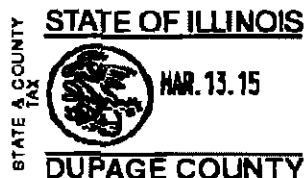
OR BOX NO. _____

SEND TAX BILLS TO:

NAME LDD Properties, LLC

ADDRESS 16 W 020 79th

CITY, STATE Burr Ridge, IL 60527



2742⁰⁰
483⁰⁰
= 3225⁰⁰

RECORDER OF DUPAGE COUNTY
AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)

)SS.

COUNTY OF DuPAGE)

Bob Chicken Ho Co 1st American title, being duly sworn on oath, states that
resides at 21775 Drexel Rd, Lawrenceville, IL 60555

A) ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land no being a part of a larger tract of land; or

B) ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.

3. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public facilities which does not involve any new streets or easements of access.

4. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

5. The conveyance is of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

6. The conveyance is made to correct descriptions in prior conveyances.

7. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

8. The sale is of a single lot of less than 5 acres when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

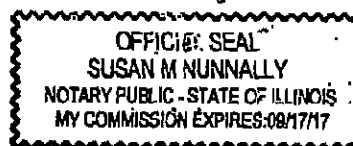
Affiant further states that _____ makes this Affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

Signature of Affiant

Bob Chicken Ho
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
this 4 day of February, 2015

Susan M. Nunnally
Signature of Notary Public





8100 w 47th ST.
LYONS, IL 60534

January 12, 2018

Village of Burr Ridge

RE: Letter of Authorization

To whom it may concern,

Please accept this letter as authorization for Electric Guard Dog, LLC of Columbia, SC, to represent LDD Properties, LLC in applying, processing, and advancing our request for a variation to the Burr Ridge Zoning Ordinance.

This should also include the submittal of any applications and/or information required in obtaining any required permits.

Please feel free to contact me with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Vic Dodevski". The signature is fluid and cursive, with a large initial "V" and "D".

Vic Dodevski
Sole Member / LDD Properties LLC
(708) 526-2150 x 300

Cadastral Realestate: 79TH ST

General Property Information:

PIN#

0926405001

Property Address:

16W020 79TH ST

BURR RIDGE IL 60527

Owner:

LDD PROPERTIES LLC

Property City: **Burr Ridge**

Property Class: **C**

Acreage: **4.00**

Acre_Source: **Deeded**

[Zoom to](#)

Ruler

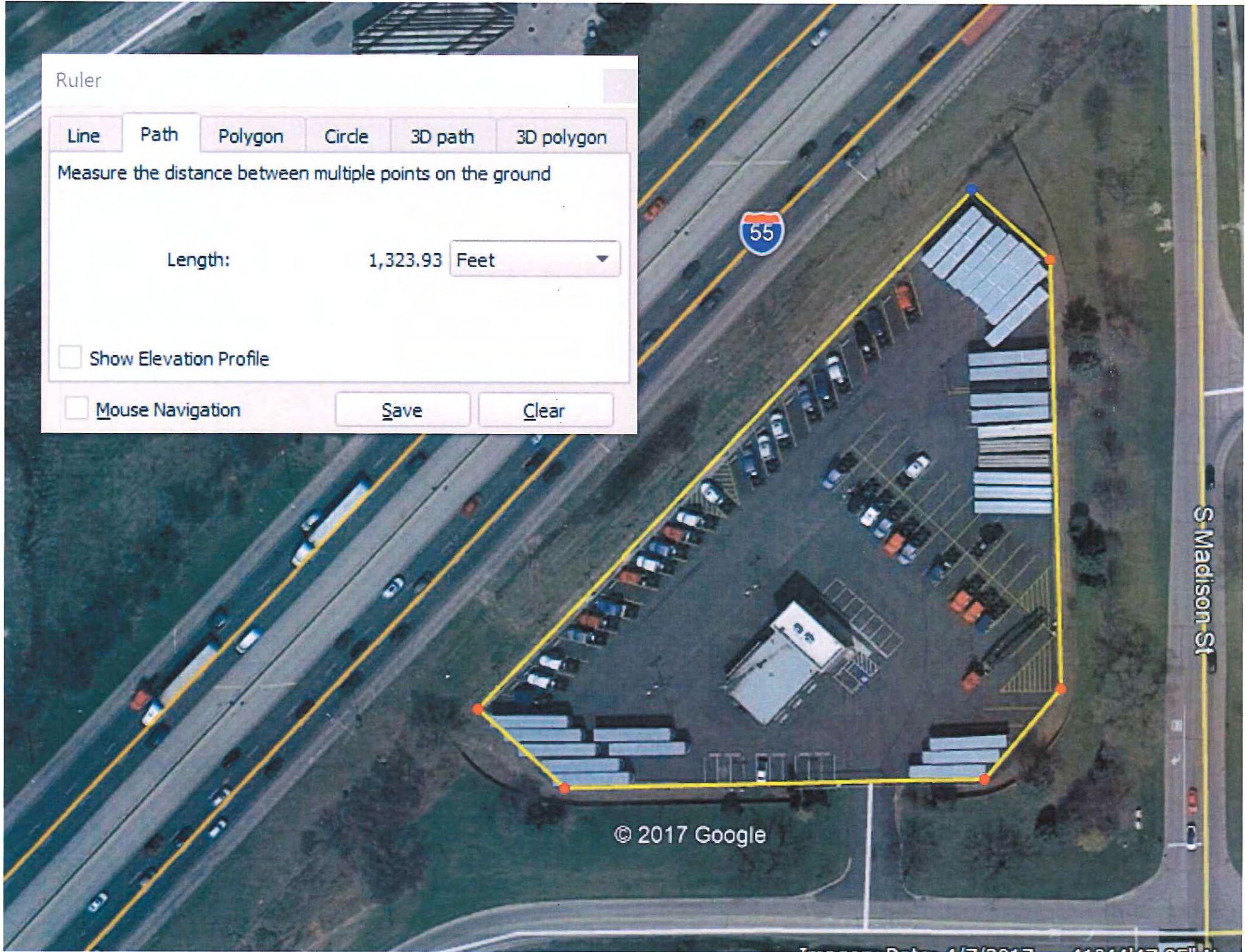
Line Path Polygon Circle 3D path 3D polygon

Measure the distance between multiple points on the ground

Length: 1,323.93 Feet

☐ Show Elevation Profile

☐ Mouse Navigation Save Clear





Safety of electric security fences

John G. Webster

Professor Emeritus of Biomedical Engineering

University of Wisconsin-Madison

Madison WI 53706

Electric current shocks us, not voltage

Most of us can remember receiving an electric shock; it can happen during a regular day. How can that happen and when? Walking across a carpet during dry weather, then touching a doorknob and feeling a spark that jumps to the doorknob is a very common way. Placing a finger inside of a lamp socket that inadvertently was turned on is yet another. Touching the spark plug in a car or lawn mower has happened to many people as well. But why are we all still alive after receiving these electric shocks during a regular day? *We are still alive because even though the voltage is high, not enough electric current flowed through our heart.*

Even when the voltage is high, when the current flows for only a very short duration we can not be electrocuted. Furthermore, it is even hard to get electrocuted in the home because the power line voltage of 120 volts can't drive enough continuous current through the high resistance of our dry skin. Kitchens and bathrooms fall in a different category; they are dangerous places because our skin may be wet. When our skin is wet, our skin resistance is low and permits a large electric current to flow through the body as shown in Figure 1. A large enough current can cause ventricular fibrillation. During ventricular fibrillation the pumping action of the heart ceases and death occurs within minutes unless treated. In the United States, approximately 1000 deaths per year occur in accidents that involve cord-connected appliances in kitchens, bathrooms, and other wet locations.

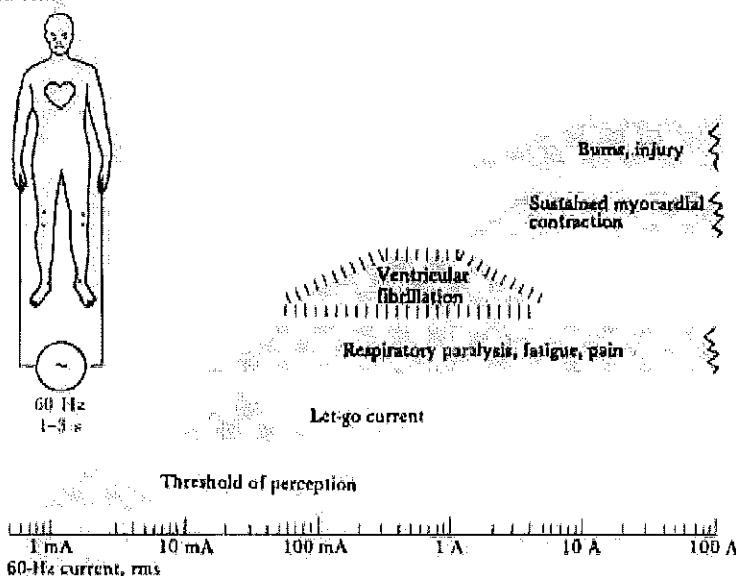


Figure 1 Physiological effects of electricity. Threshold or estimated mean values are given for each effect in a 70 kg human for a 1- to 3 s exposure to 60 Hz current applied via copper wires grasped by the hands. From W. A. Olson, Electrical Safety, in J. G. Webster (ed.), *Medical Instrumentation Application and Design*, 3rd ed., New York: John Wiley & Sons, 1998.

Department of Biomedical Engineering

2130 Engineering Centers Building University of Wisconsin-Madison 1550 Engineering Drive Madison, Wisconsin 53706-1609
608/263-4660 Fax: 608/265-9239 Email: brne@engr.wisc.edu <http://www.bme.wisc.edu/>

Short duration pulses are safer than continuous electric current

Figure 2 shows that shock durations longer than 1 second are the most dangerous. Note that as the shock duration is shortened to 0.2 seconds, it requires much more electric current to cause ventricular fibrillation. Electric security fences have taken advantage of this fact by shortening their shock duration to an even shorter duration of about 0.0003 seconds. Therefore, electric security fences are safe and do not lead to ventricular fibrillation due to the short 0.0003 second shock duration. .

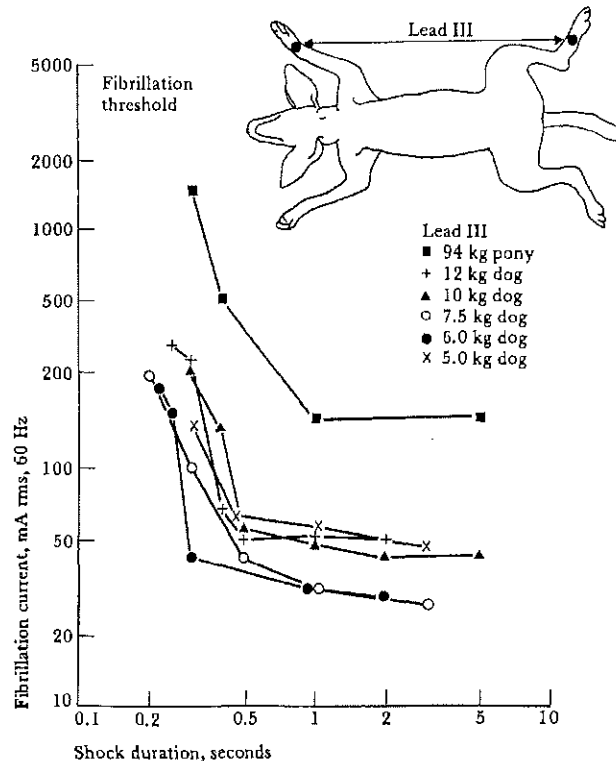


Figure 2 Thresholds for ventricular fibrillation in animals for 60-Hz ac current. Duration of current (0.2 to 5 s) and weight of animal body were varied. Fibrillation current versus shock duration for a 70 kg human is about 100 milliamperes for 5 second shock duration. It increases to about 800 milliamperes for 0.3 second shock duration. From L. A. Geddes, *IEEE Trans. Biomed. Eng.*, 1973, 20, 465–468.

Electricity near the heart is most dangerous

There are four situations where electricity may be applied close to the heart. (1) Figure 3(b) shows when a catheter tube is threaded through a vein into the heart, any accidental current is focused within the heart and a small current can cause ventricular fibrillation. (2) Cardiac pacemakers also pass electric current inside the heart, but the current is kept so small that ventricular fibrillation does not occur. (3) A Taser weapon may rarely shoot a dart between the ribs very close to the heart and apply a 0.0001 second pulse, but this has not been shown to cause ventricular fibrillation. Typically when a person takes an overdose of drugs, he creates a disturbance, police are called, the person refuses to obey, the police Taser him, afterwards he dies of a drug overdose, and the newspapers report, “Man dies after Taser shot.” (4) A defibrillator applies a 0.005 second, 40 ampere electric current. This causes massive heart contraction that can change ventricular fibrillation to normal rhythm and save a life.

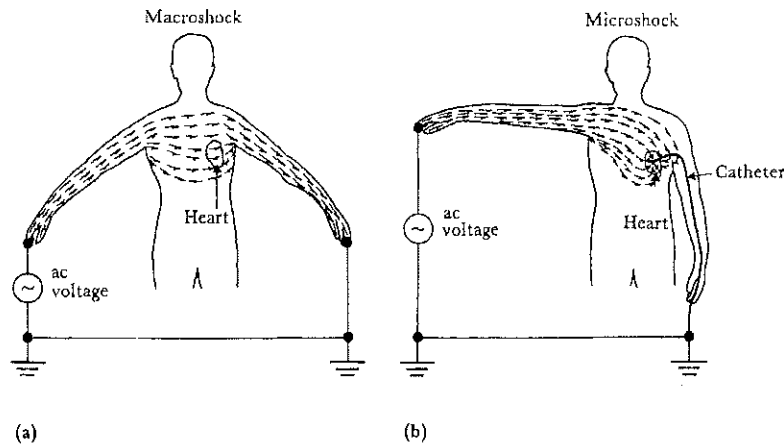


Figure 3 Effect of entry points on current distribution. (a) *Macroshock*, externally applied current spreads throughout the body, (b) *Microshock*, all the current applied through an intracardiac catheter flows through the heart. From F. J. Weibell, "Electrical Safety in the Hospital," *Annals of Biomedical Engineering*, 1974, 2, 126–148.

When comparing an electric security fence to the above examples, we know that an electric security fence is similar to Figure 3(a). Why do we know that? If a person contacts an electric fence, electric current is concentrated in the limbs and causes a deterrent shock; when it continues to pass through the torso, it spreads out and becomes more diffuse. Therefore as shown in Figure 3(a) and in Figure 2 electric security fences are safe because the deterrent shock spreads out and becomes more diffuse and is of a very short duration.

Only power lines cause ventricular fibrillation

Table 1 shows that short duration electric pulses, even though applied near the heart do not cause ventricular fibrillation. In contrast, the continuous current from power lines kills 1000 persons per year.

Table 1 Only power lines cause ventricular fibrillation

	Duration of pulse in seconds	Current in amperes	Likely to be applied near heart?	Caused ventricular fibrillation?
Power lines	Continuous	0.1	No	1000 per year
Electric security fence	0.0003 0.8 times/sec	10	No	No
Taser	0.0001 19 times/sec	2	May be	No
Cardiac pacemaker	0.001 1 time/sec	0.005	Yes	No
Defibrillator	0.005 1 time	40	Yes	Cures ventricular fibrillation
Spark plug	0.00002 1 time	0.2	No	No
Doorknob	0.00002 1 time	0.2	No	No

Sentry Security Systems, LLC position on the relationship of security fences to codes and standards

Electric fencing is used safely throughout the world, with applications for both animal control and commercial security. In a commercial security setting, security fences deter crime and help apprehend criminals. The mere presence of a security fence discourages unlawful entry, theft and the destruction of property. Additionally, it is easier to apprehend the determined criminal because the owner and police are notified instantaneously when the criminal distorts or breaks the fence. Security fences also protect the people who work at a site, providing business owners and employees significant peace of mind.

The security fence sold by Sentry Security Systems is powered by a 12 volt DC marine (or similar) battery. The National Electric Code does not cover battery powered products such as smoke alarms. Therefore, the security fence sold by Sentry Security Systems is not covered by the NEC.

There is in fact no US standard that addresses security fences whether main or battery powered. UL 69 addresses animal control fences but not security fences. There is, however, a good international standard - IEC 60335-2-76 - that addresses security fences. This standard is attached for your information.

We respectfully request that you determine that, as a battery powered device, security fences do not fall under the National Electric Code.

Safety of electric fence energizers

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Abstract

The strength–duration curve for tissue excitation can be modeled by a parallel resistor–capacitor circuit that has a time constant. We tested five electric fence energizers to determine their current-versus-time waveforms. We estimated their safety characteristics using the existing IEC standard and propose a new standard. The investigator would discharge the device into a passive resistor–capacitor circuit and measure the resulting maximum voltage. If the maximum voltage does not exceed a limit, the device passes the test.

Key words: strength–duration curve, cardiac stimulation, ventricular fibrillation, electric safety, electric fence energizers, standards.

1. Introduction

The vast majority of work on electric safety has been done using power line frequencies such as 60 Hz. Thus most standards for electric safety apply to continuous 60 Hz current applied hand to hand. A separate class of electric devices applies electric current as single or a train of short pulses, such as are found in electric fence energizers (EFEs). A standard that specifically applies to EFEs is IEC (2006). To estimate the ventricular fibrillation (VF) risk of EFEs, we use the excitation behavior of excitable cells. Geddes and Baker (1989) presented the cell membrane excitation model (Analytical Strength–Duration Curve model) by a lumped parallel resistance–capacitance (RC) circuit. This model determines the cell excitation thresholds for varying rectangular pulse durations by assigning the strength–duration rheobase currents, chronaxie, and time constants (Geddes and Baker, 1989). Though this model was originally developed based on the experimental results of rectangular pulses, the effectiveness of applying this model for other waveforms has been discussed (IEC 1987, Jones and Geddes 1977). The charge–duration curve, derived from the strength–duration curve, has been shown in sound agreement with various experimental results for irregular waveforms. This permits calculating the VF excitation threshold of EFEs with various nonrectangular waveforms. We present measurements on electric fence energizers and discuss their possibility of inducing VF.

2. Mathematical background and calculation procedures

Based on the cell membrane excitation model (Weiss–Lapique model), Geddes and Baker (1989) developed a lumped RC model (analytical strength–duration curve) to describe the membrane excitation behavior. This model has been widely used in various fields in electrophysiology to calculate the excitation threshold. Figure 1 shows the normalized strength–duration curve for current (I), charge (Q) and energy (U). The expression of charge is also known as the charge–duration curve which is important for short duration stimulations.

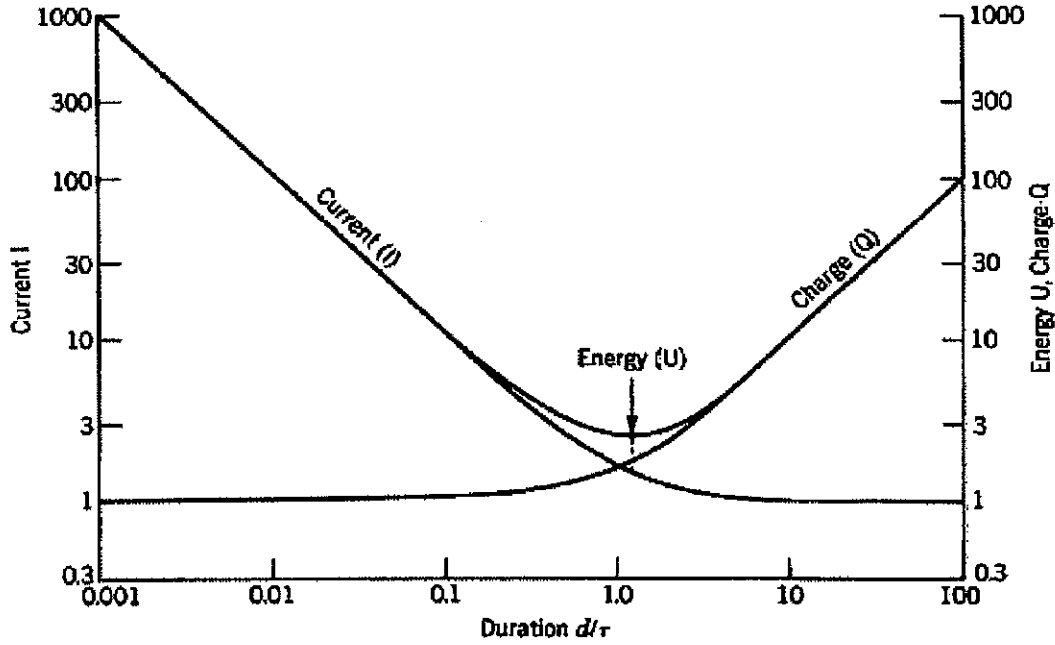


Figure 1. Normalized analytical strength-duration curve for current I , charge Q , and energy U . The x axis shows the normalized duration of d/τ . Note that for $d \ll \tau$, Q is constant and the most appropriate variable for estimating cell excitation. (from Geddes and Baker, 1989).

The equation for the strength-duration curve is (Geddes and Baker, 1989),

$$\Delta v = IR(1 - e^{-\frac{t}{\tau}}), \quad (1)$$

where I is a step current intensity, R is the shunt resistance, Δv is the depolarization potential threshold which is about 20 mV for myocardial cells, τ is the RC time constant, and t is the time I is applied.

If we let the stimulation duration go to infinity, the threshold current is defined as the rheobase current ($I = b$). If we substitute I in equation (1) by b and define the threshold current $I_d = \Delta v/R$ for the stimulation with duration d . Equation (1) becomes,

$$I_d = \frac{b}{1 - e^{-\frac{d}{\tau}}}. \quad (2)$$

We can calculate the threshold charge (Q_d) by integrating equation (2) and it becomes,

$$Q_d = I_d d = \frac{bd}{1 - e^{-\frac{d}{\tau}}}, \quad (3)$$

For short duration stimulation ($d \ll \tau$) with duration shorter than 0.1 times the RC time constant, equation (3) can be approximated by equation (4) and it yields equation (5),

$$1 - e^{-\frac{d}{\tau}} \approx \frac{d}{\tau}, \quad (4)$$

$$Q_d = b\tau \quad (5)$$

Equation (5) suggests that the charge excitation threshold for short duration stimulation is constant and equals the product of the RC time constant τ and the rheobase b . Geddes and Bourland (1985) showed that the charge–duration curve for single rectangular, trapezoidal, half sinusoid and critically damped waveforms had a good agreement for short duration stimulations. Therefore we used the same model to estimate thresholds for stimulation sources where I was not constant, under the same stimulation setting.

Cardiac cell excitation has been intensively studied at the 60 Hz power line frequency because most accidental electrocutions occur with 60 Hz current, which has a longer duration relative to the cardiac cell time constant of about 2 ms. However, EFEs operate with pulse durations much shorter than the time constant.

3. Methods

Figure 2 shows our experimental test set-up. The EFEs under test consist of Gallagher Group Ltd PowerPlus B600 (EFE1), Gallagher Group Ltd PowerPlus B280 (EFE2), Speedrite HPB (EFE3), Intellishock 20B (EFE4) and Blitzzer 8902 (EFE5) EFEs. The short duration electrical pulses from these EFEs are passed through a series of eleven $47 \, \Omega$ (ARCOL D4.29, HS50 47 R F) resistors which measure $518 \, \Omega$, which represents approximately the internal resistance of the human body. It is further connected to two $18 \, \Omega$ (RH 10 207 DALE 10 W 3%) resistors connected in parallel which measure $9.08 \, \Omega$. This is used as the sensing resistor across which the oscilloscope measures the output voltage. For these very short pulses it is important to use noninductive resistors because the same current flowing through a resistor that has substantial inductance will measure a larger current than a resistor that is noninductive. To reduce electromagnetic interference, a faraday cage, covered with aluminum foil, was connected to ground. This diverted the electromagnetic interference to ground. The data were collected in EXCEL format from a disk in the Agilent 54621 oscilloscope. The calculations for different parameters presented in Table 1 and the Figures 3–5 were plotted using MATLAB.

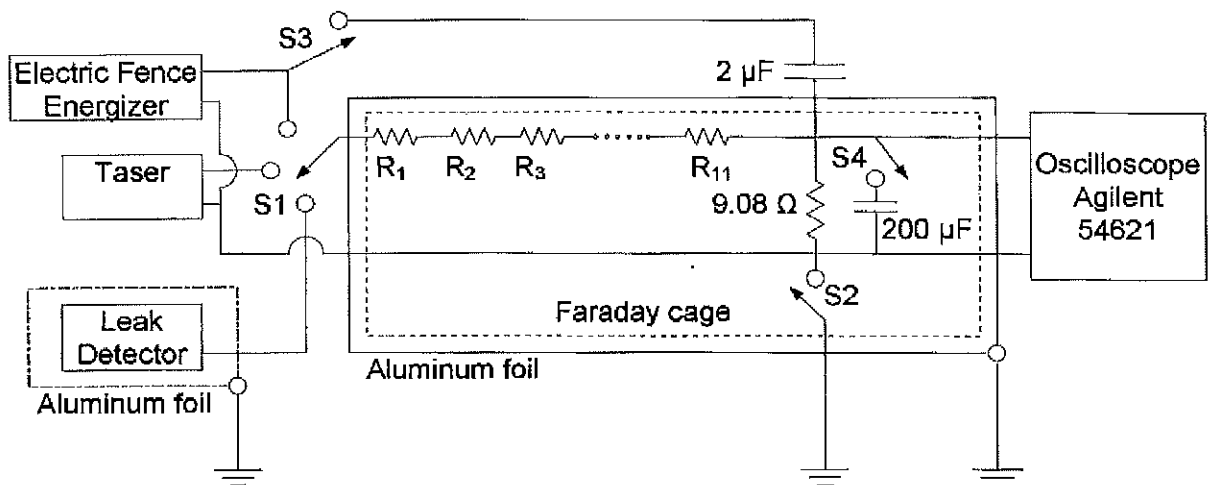


Figure 2. The EFE is selected by S1. The current flows through a string of 47 Ω resistors R_1 – R_{11} (total 518 Ω) which approximates the internal body resistance of 500 Ω . The 9.08 Ω yields a low voltage that is measured by the oscilloscope.

3.1. Determination of current

EFEs are used in conjunction with fences wires to form animal control fences and security fences. We tested five EFEs (EFE1–EFE5) using the experimental set-up in Figure 2 and obtained the output currents shown in Figure 3.

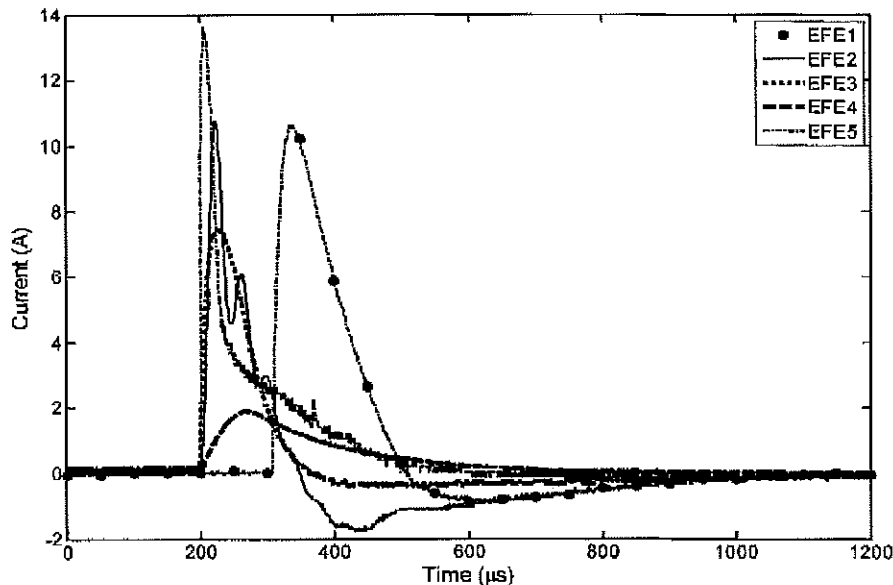


Figure 3. The output current waveform for five EFEs. EFE1 yields about 7.75 A for 151 μs = 1170 μC , EFE2 yields about 3.34 A for 345 μs = 1150 μC , EFE3 yields about 5.69 A for 91 μs =

518 μC , EFE4 yields about 1.25 A for 252 μs = 315 μC and EFE5 yields about 5.7 A for 137 μs = 781 μC .

4. Results

Table 1 shows the approximate results for the rms current, power, duration and charge for all the EFEs.

Table 1 Approximate results for all EFEs.

EFEs		EFE1	EFE2	EFE3	EFE4	ECF5
Parameters	Units					
A. (IEC)						
Total Energy	A^2ms	7.94	4.04	3.10	0.42	4.69
95% Energy Duration	μs	129	346	91	253	138
I_{rms}	A	7.65	3.33	5.69	1.25	5.69
IEC Standard I_{rms}	A	13.0	6.21	16.8	7.85	7.37
Pass IEC Standard	Yes/No	Yes	Yes	Yes	Yes	Yes
B. Proposed standard						
Voltage	V	3.88	2.91	NAv	NAv	NAv
Duration	μs	233	132			
Current	A	3.33	4.41			
Charge	μC	776	582			

NA- not applicable, NAv- not available

IEC (2006) defines in 3.116 “impulse duration: duration of that part of the impulse that contains 95% of the overall energy and is the shortest interval of integration of $P(t)$ that gives 95% of the integration of $P(t)$ over the total impulse. $I(t)$ is the impulse current as a function of time.” In 3.117 it defines “output current: r.m.s. value of the output current per impulse calculated over the impulse duration.” In 3.118 it defines “standard load: load consisting of a non-inductive resistor of $500\ \Omega \pm 2.5\ \Omega$ and a variable resistor that is adjusted so as to maximize the energy per impulse or output current in the $500\ \Omega$ resistor, as applicable.” In 22.108, “Energizer output characteristics shall be such that – the impulse repetition rate shall not exceed 1 Hz; – the impulse duration of the impulse in the $500\ \Omega$ component of the standard load shall not exceed 10 ms; – for energy limited energizers the energy/impulse in the $500\ \Omega$ component of the standard load shall not exceed 5 J; The energy/impulse is the energy measured in the impulse over the impulse duration. – for current limited energizers the output current in the $500\ \Omega$ component of the standard load shall not exceed for an impulse duration of greater than 0.1 ms, the value specified by the characteristic limit line detailed in Figure 102; an impulse duration of not greater than 0.1 ms, 15 700 mA. The equation of the line relating impulse duration (ms) to output current (mA) for $1\ 000\ \text{mA} < \text{output current} < 15\ 700\ \text{mA}$, is given by impulse duration = $41.885 \times 10^3 \times (\text{output current})^{-1.34}$.” We used these definitions and calculated the total energy, the shortest duration where 95% of the total energy occurs, the rms current for that duration from Figure 3 for the EFEs (EFE1–EFE5). Similarly we calculated the output current using the relationship impulse duration = $41.885 \times 10^3 \times (\text{output current})^{-1.34}$, provided by the IEC for all the EFEs (EFE1–EFE5). Table 1 lists these under the heading “A. (IEC)”. Table 1 shows that all the EFEs pass the IEC standard.

5. Proposed new standard

IEC (2006) uses the rms current for the shortest duration where 95% of the total energy occurs as the standard to determine if the EFE is safe for use. Geddes and Baker (1989) have shown that for pulses shorter than the cardiac cell time constant of 2 ms, the electric charge is the quantity that excites the cells. We propose a simple experimental set-up shown in Figure 2 to determine the maximum amount of charge that would flow from the EFEs and cause cardiac cell excitation. The cardiac cell is modeled as an RC circuit in Fig. 2 with $R = 9.08 \Omega$ and $C = 200 \mu\text{F}$ (GECONOL 9757511FC $200 \mu\text{F} \pm 10\%$ 250 VPK) with the RC time constant of 1.82 ms. For the EFEs (EFE1 and EFE2) the switches S1 and S4 are closed. This allows the $200 \mu\text{F}$ capacitor to charge rapidly (about $100 \mu\text{s}$) and discharge fairly slowly ($\tau = RC = 1.82 \text{ ms}$). Figures 4 and 5 show the voltage vs time waveforms for the different EFEs. The test was not performed for electric fence energizers EFE3–EFE5.

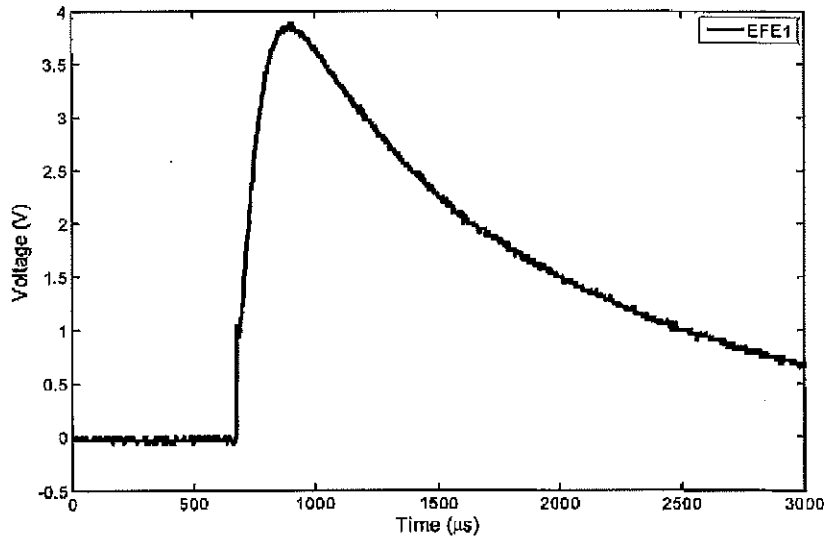


Figure 4. Output voltage waveform for EFE1. The maximal charge that flows through the cardiac cell model is given by $Q = CV = 200 \mu\text{F} \times 3.88 \text{ V} = 775 \mu\text{C}$, the current during which the capacitor charges to maximal value is given by $I = CV/T = (200 \mu\text{F} \times 3.88 \text{ V})/233 \mu\text{s} = 3.33 \text{ A}$.

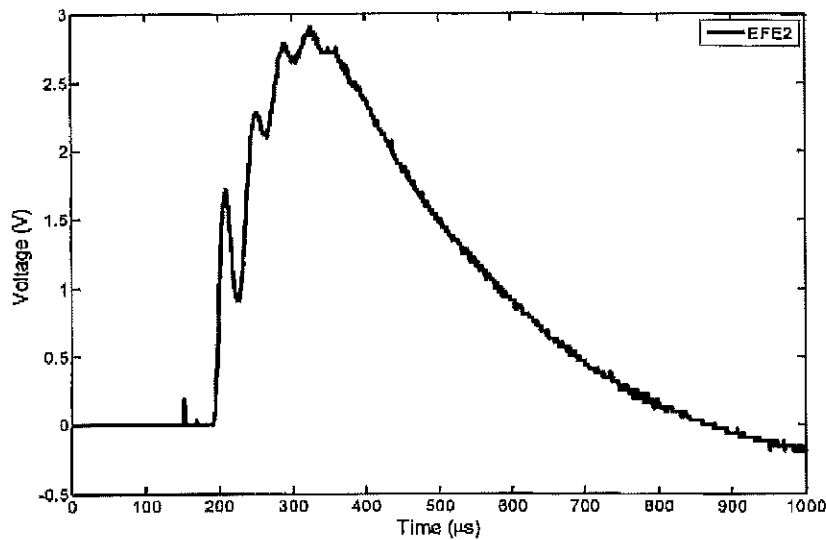


Figure 5. Output voltage waveform for the electric fence energizers EFE2. The maximal charge that flows through the cardiac cell model is given by $Q = CV = 200 \mu\text{F} \times 2.91 \text{ V} = 582 \mu\text{C}$, the current during which the capacitor charges to maximal value is given by $I = CV/T = (200 \mu\text{F} \times 2.91 \text{ V})/132 \mu\text{s} = 4.41 \text{ A}$.

6. Discussion

Geddes and Baker (1989) have shown that for pulses shorter than the cardiac cell time constant of 2 ms, the electric charge is the quantity that excites cardiac cells. Because the first half wave is the largest, the charge integrated in the first half wave determines cardiac cell excitation. The next half wave discharges the cardiac cell capacitance and does not contribute to cardiac cell excitation. Thus we list integral $I(t) = \text{charge } Q$ in Table 1.

IEC (2006) integrates $I^2(t)$, which is roughly equal to $I(t)$. Their Figure 102 roughly follows charge.

We propose revising EFE standards for measuring current to determine a safety standard to prevent VF. The new standard would measure cardiac cell excitation. It would not require the complex calculations required to determine “The current which flows during the time period in which 95 percent of the output energy (is delivered).” It would use a simple circuit similar to that in Figure 2 composed of resistors and a capacitor. The investigator would discharge the device into the circuit and measure the maximum voltage. If the maximum voltage does not exceed 5 V (as a conservative estimate), the EFE passes the test. The 500 Ω resistor closely approximates the resistance of the body and determines the current that flows through the body.

Acknowledgements

We thank L. Burke O’Neal and Silas Bernardoni for their help and suggestions.

References

**NORME
INTERNATIONALE
INTERNATIONAL
STANDARD**

**CEI
IEC
60335-2-76**

Edition 2.1

2006-04

Edition 2:2002 consolidée par l'amendement 1:2006
Edition 2:2002 consolidated with amendment 1:2006

**Appareils électrodomestiques et analogues –
Sécurité –**

**Partie 2-76:
Règles particulières pour les électrificateurs
de clôtures**

**Household and similar electrical appliances –
Safety –**

**Part 2-76:
Particular requirements for electric fence
energizers**



Numéro de référence
Reference number
CEI/IEC 60335-2-76:2002+A1:2006

22.108 Energizer output characteristics shall be such that

- the impulse repetition rate shall not exceed 1 Hz;
- the **impulse duration** of the impulse in the 500 \wedge component of the **standard load** shall not exceed 10 ms;
- for **energy limited energizers** the energy/impulse in the 500 \wedge component of the **standard load** shall not exceed 5 J;

NOTE The energy/impulse is the energy measured in the impulse over the impulse duration.

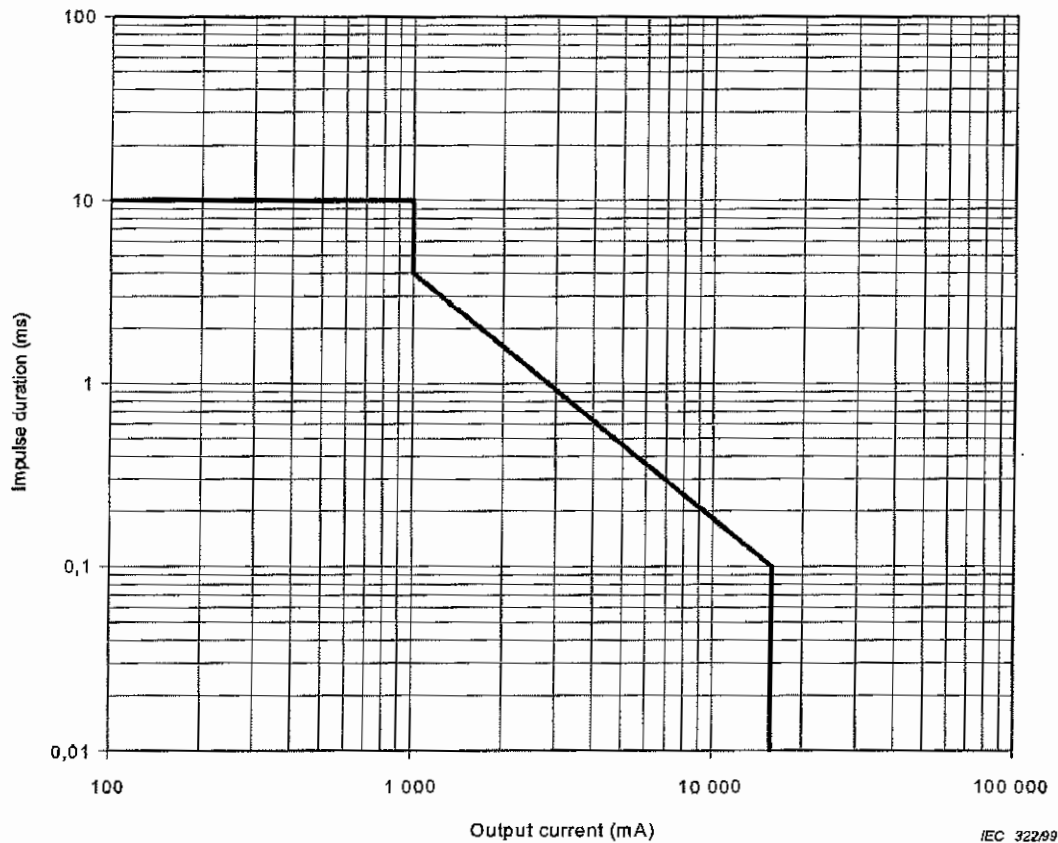
- for **current limited energizers** the **output current** in the 500 \wedge component of the **standard load** shall not exceed for

☐ an **impulse duration** of greater than 0,1 ms, the value specified by the characteristic limit line detailed in Figure 102;

☐ an **impulse duration** of not greater than 0,1 ms, 15 700 mA.

*Compliance is checked by measurement when the **energizer** is supplied with the voltage in 11.5, the **energizer** being operated under conditions of **normal operation** but with the **standard load** connected to its output terminals. When measuring the impulse repetition rate the **standard load** is not connected.*

The measurements are made using a measuring arrangement with an input impedance consisting of a non-inductive resistance of not less than 1 M \wedge in parallel with a capacitance of not more than 100 pF.



NOTE The equation of the line relating impulse duration (ms) to output current (mA) for 1 000 mA < output current < 15 700 mA, is given by $\text{impulse duration} = 41,885 \times 10^3 \times (\text{output current})^{-1,34}$

Figure 102 – Current limited energizer characteristic limit line

Annex CC (informative)

Installation of electric security fences

CC.1 General

An **electric security fence** should be installed so that, under normal conditions of operation, persons are protected against inadvertent contact with **pulsed conductors**.

NOTE 1 This requirement is primarily intended to establish that a desirable level of safety is present or is being maintained in the **physical barrier**.

NOTE 2 When selecting the type of **physical barrier**, the likely presence of young children should be a factor in considering the size of openings.

CC.2 Location of electric security fence

The **electric fence** should be separated from the **public access area** by means of a **physical barrier**.

Where an **electric fence** is installed in an elevated position, such as on the inner side of a window or skylight, the **physical barrier** may be less than 1,5 m high where it covers the whole of the **electric fence**. If the bottom of the window or skylight is within a distance of 1,5 m from the floor or access level then the **physical barrier** need only extend up to a height of 1,5 m above the floor or access level.

CC.3 Prohibited zone for pulsed conductors

Pulsed conductors shall not be installed within the shaded zone shown in Figure CC1.

NOTE 1 Where an **electric security fence** is planned to run close to a site boundary, the relevant government authority should be consulted before installation begins.

NOTE 2 Typical **electric security fence** installations are shown in Figure CC2 and Figure CC3.

CC.4 Separation between electric fence and physical barrier

Where a **physical barrier** is installed in compliance with CC.3 at least one dimension in any opening should be not greater than 130 mm and the separation between the **electric fence** and the **physical barrier** should be

- within the range of 100 mm to 200 mm or greater than 1 000 mm where at least one dimension in each opening in the **physical barrier** is not greater than 130 mm;
- greater than 1 000 mm where any opening in the **physical barrier** has all dimensions greater than 50 mm;
- less than 200 mm or greater than 1 000 mm where the **physical barrier** does not have any openings.

NOTE 1 These restrictions are intended to reduce the possibility of persons making inadvertent contact with the **pulsed conductors** and to prevent them from becoming wedged between the **electric fence** and the **physical barrier**, thereby being exposed to multiple shocks from the **energizer**.

NOTE 2 The separation is the perpendicular distance between the **electric fence** and the **physical barrier**.

CC.5 Prohibited mounting

Electric fence conductors should not be mounted on a support used for any overhead power line.

CC.6 Operation of electric security fence

The conductors of an **electric fence** should not be energized unless all authorized persons; within or entering the **secure area**, have been informed of its location.

Where there is a risk of persons being injured by a secondary cause, appropriate additional safety precautions should be taken.

NOTE An example of a secondary cause is where a person may be expected to fall from a surface if contact is made with **pulsed conductors**.

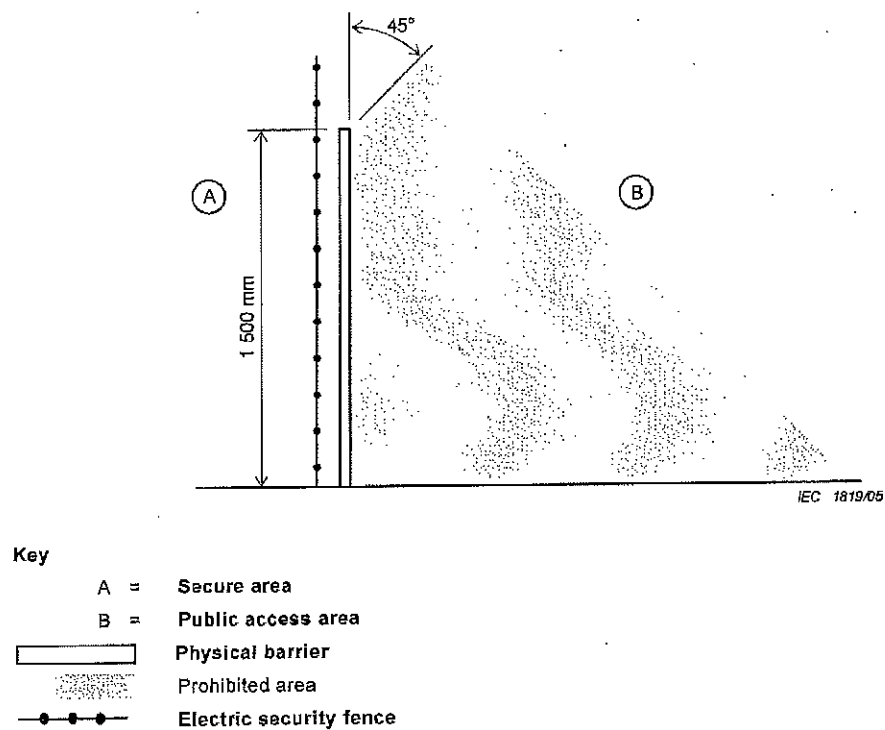
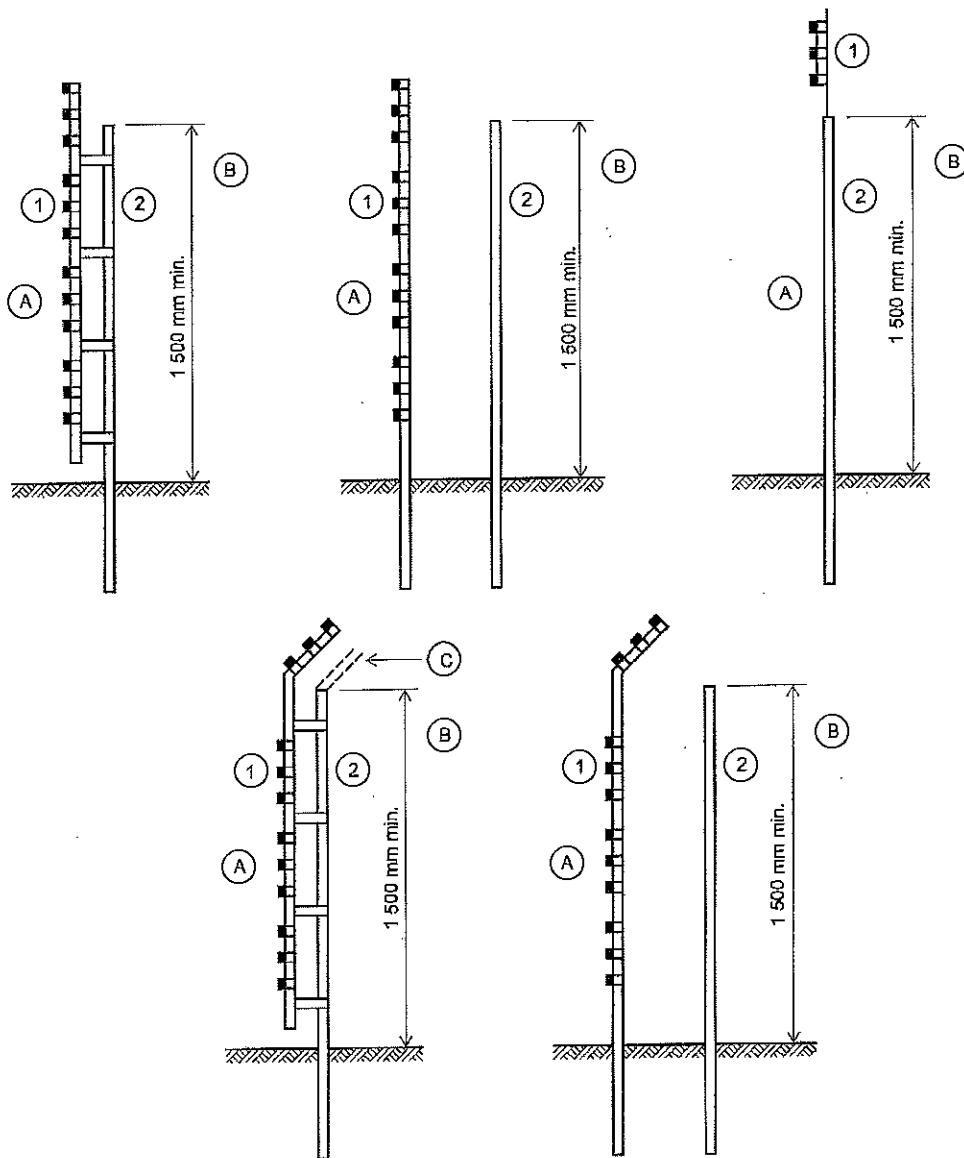


Figure CC.1 – Prohibited area for pulse conductors



IEC 1820/05

Key

A = Secure area

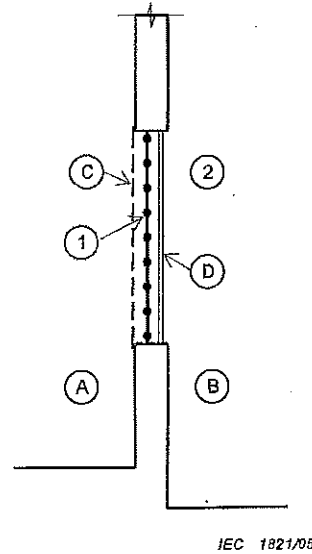
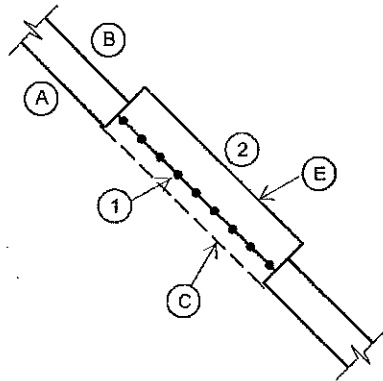
B = Public access area

C = Barrier where required

1 = Electric security fence

2 = Physical barrier

Figure CC.2 – Typical constructions where an electric security fence is exposed to the public



IEC 1821/05

Key

- A = Secure area
- B = Public access area
- C = Barrier where required
- D = Glass window pane
- E = Skylight in roof
- 1 = Electric security fence
- 2 = Physical barrier

Figure CC.3 – Typical fence constructions where the electric security fence is installed in windows and skylights

Bibliography

The bibliography of Part 1 is applicable except as follows.

Addition:

IEC 60335-2-86, *Household and similar electrical appliances – Safety – Part 2-86: Particular requirements for electric fishing machines*

IEC 60335-2-87, *Household and similar electrical appliances – Safety – Part 2-87: Particular requirements for electric animal stunning equipment*



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-04-2018: 7950 Drew (Patera); Requests a Planned Unit Development in a R-3 District and requests a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres.

HEARING DATE:

March 5, 2018

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to Village Administrator

PETITIONER:

Nicholas Patera

PETITIONER STATUS:

Development Partner

PROPERTY OWNER:

Anthony Perino
Jarper Properties

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Residential Uses

EXISTING LAND USE:

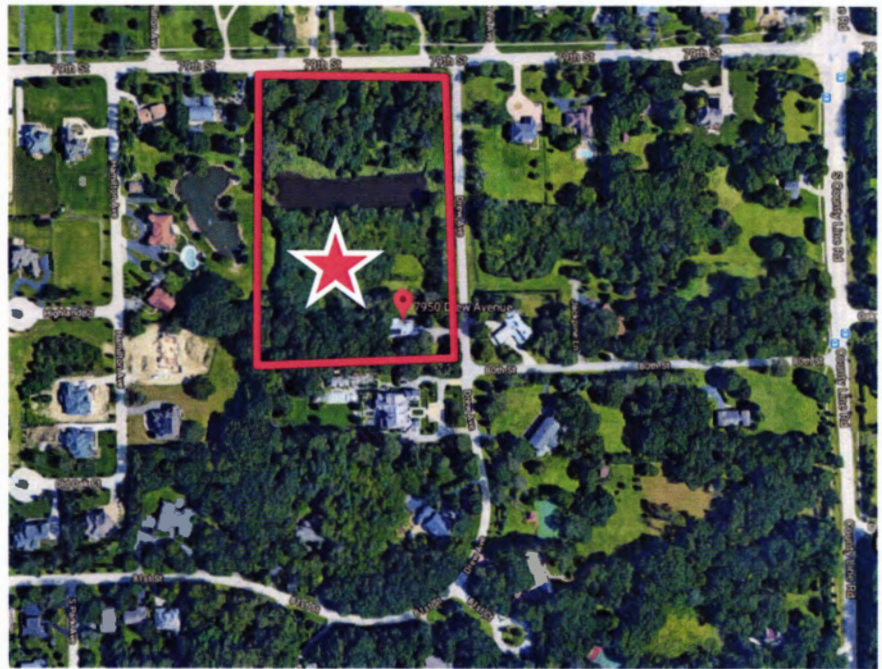
Vacant Property; previously
Single-Family Residential

SITE AREA:

8.87 Acres

SUBDIVISION:

Korinek's Owners



The petitioner is Nicholas Patera, consultant to the property owner at 7950 Drew Avenue. The petitioner is seeking a Planned Unit Development (PUD) to build nine, detached, single-family homes approximately 2,200 square feet in size on a public street and a variation from Section VI.F.3.b.(6) of the Zoning Ordinance to permit a PUD on 8.87 acres rather than the required minimum of 40 acres. Approximately 5.25 of the 8.87 acres of the property are located within the Flagg Creek Watershed, which is governed by DuPage County's Stormwater Management Ordinance, and is unbuildable. The petitioner's findings of fact describe the public benefit of the PUD as providing an in-demand housing type that will preserve open space and reduce disturbances to the natural areas, while providing a benefit to downstream neighbors by controlling stormwater runoff outside of the Watershed that is not presently restricted.

Compliance with Comprehensive Plan

The Burr Ridge Comprehensive Plan recommends that this area be developed as single-family residential homes. Section 4.1 of the Comprehensive Plan states: "*Future residential developments should maintain, preserve and create additional wooded areas and other natural features, giving special consideration to topographical and floodplain conditions. Innovative design for residential site development that is sensitive to existing topography and natural features should be encouraged. In certain instances, the Village will consider allowing a transfer of density to achieve such development.*"

Compliance with Zoning Ordinance

Minimum PUD Area: The petitioner seeks a variation to permit a Planned Unit Development on a property that is 8.87 acres rather than the required minimum of 40 acres. The proposed homes would be on building pads with common space between the homes.

Setbacks: A table comparing the proposed setbacks of the PUD to those required by the R-3 Residential District is found in Table 1.

Table 1

	Required R-3 District	Proposed PUD Street
Right-of-Way Width	60 Feet	60 Feet
Minimum Front Yard Setback from Curb	46 Feet*	20 Feet
Minimum Corner Yard Building Setback	30 Feet	30 Feet
Minimum Building Setback from Center of Street	60 Feet	42 Feet
Minimum Side Yard Building Separations	20 Feet	20 Feet
Minimum Rear Yard Building Separations	100 Feet	100 Feet
Street Pavement Width	28 Feet	28 Feet
Sidewalk Setback from Curb	10 Feet	No Sidewalks Proposed
Maximum Length of Cul de Sac Street	500 Feet	480 Feet

*Calculated by adding the 30-foot front yard setback, 10-foot parkway, 5-foot sidewalk, and 1-foot barrier between sidewalk and lot line.

Lot Sizes and Density: The petitioner seeks approval for nine homes on 8.87 acres. Under R-3 zoning, the petitioner would be permitted to create up to eight, 20,000 square foot lots with homes up to approximately 4,000 square feet in size on each lot. A comparison site plan for R-3 zoning is shown in the packet. In support of the request for a PUD, the developer is suggesting that “floor area density” of the proposed development will be significantly less than would be achieved with a standard R-3 subdivision with eight lots. If the developer built eight 4,000 square foot homes as permitted by current zoning, a total of 32,000 square feet of floor area would be possible. The proposed PUD would be limited to nine 2,200 square foot homes, resulting in a gross floor area of 19,800 square feet; a net reduction 12,200 square feet.

Compliance with Subdivision Ordinance

The Planned Unit Development process combines the zoning and subdivision reviews-the approval of a preliminary PUD includes the approval of a preliminary plat of subdivision. Compliance with subdivision regulations and requests for modifications to those regulations are described below.

Section VII.C.3 - Access to Right-of-way Required: All lots must have access to a public street, except that the Board of Trustees may approve private streets that are built to public street standards. This PUD requests a public street which will be located at an intersection 150’ north from 80th Street, thus meeting the offset requirements in the Subdivision Ordinance. The proposed street would be built to Village structural standards for public, local residential streets.

Section VII.8.a – Cul-De-Sac Streets: Cul-de-sac streets in single-family residential districts must not exceed 500 feet in center-line length. The proposed street is 480 feet in center-line length at its longest point.

Section VII.C.9 - Half Streets: A half street improvement is required for any adjacent streets that are not built to the standards of the Subdivision Ordinance. Both half-streets on 79th Street and Drew Avenue are under-improved streets (i.e. no curb, gutter, or sidewalk). Thus, a half street improvement is required consisting of a minimum of 20 feet of pavement width and a curb, sidewalk, and parkway trees on the adjacent side of the street. It should be noted that 79th Street was recently resurfaced in 2017 without adding curb, gutter or sidewalk on the half-street adjacent to this property.

Section VII.C.11 - Dedication of Contiguous Rights of Way: All streets adjacent to a subdivision are required to be provided with the required minimum right-of-way width. Both the adjacent 79th Streets and Drew Avenue have existing full rights of way.

Section VII.D.1 - Required Right-of-way Width: The proposed PUD includes a public street which would be classified as a local residential street. Local streets are required to be within a 60-foot right-of-way and 120-foot cul-de-sac. The proposed street is shown with a 60-foot and 120-foot easement with public utilities and street.

Section VIII.D.2.f - Curbs: Local streets are required to be provided with a B6:12 barrier curb; the petitioner has proposed a mountable M-3.12 curb.

Section VIII.I - Public Sidewalks and Pathways: Sidewalks are required on both sides of all streets within the subdivision and on the adjacent side of any adjacent streets unless a donation in lieu of the required sidewalks are approved by the Board of Trustees after a recommendation from the Pathway Commission. The PUD is not proposing to include any sidewalks within the development nor along 79th Street or Drew Avenue. The petitioner was discouraged from attempting to provide right-of-way improvements along Drew Avenue due to its proximity to a

protected watershed on the west side of the road. Currently, there are no sidewalks adjacent to the property on 79th Street and Drew Avenue.

Section IX.G - Subdivision Fences and Entryway Monuments: A tiered retaining wall in the common area north of a new retention pond is proposed for the development. A subdivision sign is not shown on the petitioner's plans, however, the petitioner has stated that it one be located on the south side of the proposed street and has included an elevation of the proposed sign.

Public Comment

One resident has supported the PUD; they supported minimizing the footprint of building size on the buildable land and welcomed any engineering that can be done to improve flooding. One resident has opposed the PUD; they stated that the proposed homes were too small to be appropriate for the neighborhood. Finally, a resident wished to ask the petitioner if they will be disturbing the wetland in any fashion, and wanted to know more about the proposed compensatory area in the northwest corner of the property.

Findings of Fact and Recommendation

The petitioner has prepared findings of fact for the PUD which may be adopted if the Plan Commission is in agreement with those findings. The petition also includes a request for a variation. Below is a recap of these requests.

Planned Unit Development: The PUD is based on the desire to satisfy a market demand for detached single family homes without private yards and to create a unique subdivision that preserves the natural character of the property. In order to accomplish these objectives, the PUD includes the following modifications to zoning and subdivision standards:

- **PUD Size:** The petitioner requests a variation to permit a PUD on 8.87 acres rather than the required minimum of 40 acres.
- **Improvements to 79th Street and Drew Avenue:** The petitioner proposes no improvements to be made to 79th Street or Drew Avenue as these are areas that were either recently improved and/or are bordering natural areas. Typically, the Village has required a contribution to the capital fund and a contribution to the Pathway Fund in lieu of required street and sidewalk improvements.
- **Private Street:** The proposed public street is proposed to be built with no sidewalk on either side of the street and with mountable curbs rather than barrier curbs.

In conclusion, the petitioner is requesting designation of the property as a Planned Unit Development. If this petition is approved, it will represent a preliminary plat approval. The petitioner would then need to prepare final engineering plans for review by Village staff and a final plat of subdivision for approval by the Village Board of Trustees.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Submitted for Plan Commission
Village of Burr Ridge
February 5, 2018



Civil Engineering

Owner/Developer

Site and Landscape



ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4738



JARPER PROPERTIES, LLC



teska
associates
627 Grove Street
Evanston, Illinois
60201-4474



Community Planning ■ Site Design ■ Development Economics ■ Landscape Architecture

February 5, 2018
Submitted for Plan Commission

Table of Contents

1. Cover Letter & Detailed Description of Special Use
2. Completed Petition for Public Hearing
3. Proof of Ownership
4. Plat of Survey
5. 8-Lot R3 Yield Capacity Plan
6. Site Context Plan
7. Conceptual Site Plan
8. Conceptual Landscape Plan
9. Landscape Details
10. Sample Home Prototype Images and Building Elevations
11. Preliminary Site Engineering Plan
12. Findings of Fact
13. Public Notice Sign Consent Form
14. Additional documents – full (24x36") size prints for Conceptual Site Plan, Landscape Plan and Preliminary Site Engineering Plan



Community Planning ■ Site Design ■ Development Economics ■ Landscape Architecture

Evan Walter
Assistant to the Village Administrator
Village of Burr Ridge
7660 Country Line Rd.
Burr Ridge, IL 60527
(630)654-8181 Ext. 2000

February 5, 2018

Cover Letter and project overview description

7950 Drew Avenue
Burr Ridge, IL.

Dear Evan,

We are pleased to provide our application forms and materials for special use consideration for a nine home planned residential cluster open space development on 8.87 acres located at 7950 Drew Ave. in Burr Ridge.

This proposed development is intended to be respectful to the Villages comprehensive plan by preserving and enhancing open space. The presence of site existing natural woodland features, topography, floodplain and wetland are specifically unique to this property. We feel the application to approach the Village for relief to their 40 acre minimum area which is merited as it being unique and exclusive to this application and property, not setting a precedent applicable to other properties in the Village.

Benefits of the planned unit development allow this property to provide a neighborhood enhancement to manage on-site and off-site stormwater storage and flow, reduce impervious site coverage of rooftop and roadway, preserve the natural beauty of the open space and create a high value residential cluster home development that benefits the surrounding neighborhood and Burr Ridge residents.

Regarding the home density, it is our goal to provide more compact ground floor living type single family detached homes on the property. The present zoning (see Yield Plan) allows for eight homes at 4,000 square feet each equal to 32,000 sq. ft. Our proposal is to provide a cluster home planned residential for nine homes at 2,200 sq. ft. and reduce the building area to 19,800 sq. ft. which is 61% less square footage than the underlying zoning allowed.

The rationale with cluster residential design is to preserve open space for buffer yards, storm water enhancement and provide managed open vistas as a benefit to our future residents and

Teska Associates, Inc.

627 Grove Street Evanston, Illinois 60201- 4474 fax 847.869.2059 voice 847.869.2015 www.TeskaAssociates.com

the Burr Ridge neighbors. The proposed planned residential cluster will have HOA managed open space area that is 87% or 7.75 acres of the 8.87 acre site.

The cluster home arrangement has maintained a 50' and greater common area landscaped buffer yard building setback from the south and west neighbors. Home setback from Drew Avenue is 145' +/- compared to the 30' allowed under conventional R-3 zoning.

The proposed access is a public right of way and road with curvilinear alignment so you are not simply looking down a straight row of homes from Drew Ave. The proposed road is offset 150' north of 80th Street with a generous landscaped open space separation physically disconnecting the internal road right of way from the south neighboring property.

Home architecture, site development work and overall landscape will be designed and built to be unified and coordinated as a compact, high quality, low maintenance neighborhood.

We would like to hear back any questions or comments and be placed on the agenda for Village hearing on March 5, 2017.

Jarper Properties will be delivering direct to the Village the 750' offset neighbor mailing labels and a check and application form for the Village sign posting.

Feel free to contact me, the property owner and developer Anthony Perino or Bill Zalewski the civil engineer.

Thank you for your time and consideration,



Nicholas R. Patera
Senior Vice President

Attachment A

Reference Memo excerpt of dialog between the **Village Administrator** and Teska Associates as petitioner in the preparation of plans for 7950 Drew Avenue that may be helpful in reviewing the proposed development.

Dear Doug,

Following receipt of your December 14, 2017 email we have made further refinements to the site plan for 7950 Drew Ave.

I am reciting and replying to the notes that you sent earlier and have attached plans reflecting our latest updates.

- ***You have indicated your intent to request a planned unit development given that the proposed plan does not comply with standard R-3 District requirements. The size of the land does not meet the minimum 40 acres land area for an R-3 PUD. Thus, you will also need to request a text amendment or variation.***

It is our intent to request a variation to the standard R-3 as a special use PUD to request consideration of the parcel based on unique circumstances and hardship having an extensive amount of wetland and floodplain that has the opportunity to be enhanced and remain intact as an amenity feature and neighborhood benefit.

This request anticipates relief be granted due to specific site conditions and preservation of natural areas. It the applicant's intent to qualify consideration in a manner that is specific and unique conditions that exist on this property and not cause a precedent example to be set that could apply to other properties in the Village.

- ***You should also address the required off site right of way improvements. As previously noted, half street improvements and sidewalks are required on the adjacent sides of Drew Avenue and 79th Street.***

We are open to discussing minor improvements, please recall we did propose and were discouraged from restoration of the natural area which now cancels out any modifications to Drew Avenue grade improvements. Looking at the present conditions there are no adjacent property sidewalks on south 79th or within the Drew Ave. neighborhood. This may be a factor of existing gradient adjacent to the road, presence of guard rail barrier on 79th and neighbor sentiment to maintain a less urban feel in the Drew Ave. neighborhood.

- ***The alignment of the proposed street with 80th Street appears to violate the Subdivision Ordinance standard. A center line offset of at least 150 feet is required. This is a significant traffic safety concern.***

We have provided an intersection offset of 150' north from 80th street. This creates an attractive entry approach and allows for a residential use to remain as landscape buffer margin to separate the r.o.w. from our south neighbor.

Teska Associates, Inc.

- ***The Village has allowed but generally discourages new streets adjacent to the side or rear lot lines of existing residential lots. Besides the impact of a street on what is otherwise a relatively private yard, the location of the street changes an interior lot line into a corner side lot line for the adjacent property. This impacts the setbacks and permitted accessory structures for the adjacent lot.***

The relocated new proposed street is offset 150' at the entry and 50' minimum distance from the south property line. The landscape area between will become deed restricted, dedicated residential open space, rather than an abutting R.O.W... The landscape area is part of the overall 87 % residential open space and will establish a separation of the new street r.o.w. from the abutting adjacent property. It is out intent to retain the residential open landscape area and prevent imposing a non-conforming setback situation impact on the neighboring property to the south.

Thank you for your constructive review and direction.

Regards,



Nicholas R. Patera
Senior Vice President



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7950 Drew Avenue PIN # 0936201004

GENERAL INFORMATION

PETITIONER: Anthony Perino, Jarper Properties, LLC - Series 7
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS 16 W 231 S Frontage Rd., Suite 17, Burr Ridge IL 60527
PHONE: (630) 240-9500
EMAIL: aperino@jarperpropertiesllc.com
PROPERTY OWNER: Anthony Perino STATUS OF PETITIONER: _____
OWNER'S ADDRESS: Same as above PHONE: Same as above

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 8.87 Acres EXISTING ZONING: R-3
EXISTING USE/IMPROVEMENTS: Vacant Residential
SUBDIVISION: Korinek's Owners A. P. Pt. 1

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☒ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

P.U.D. for a nine home planned residential development (see attached narrative)

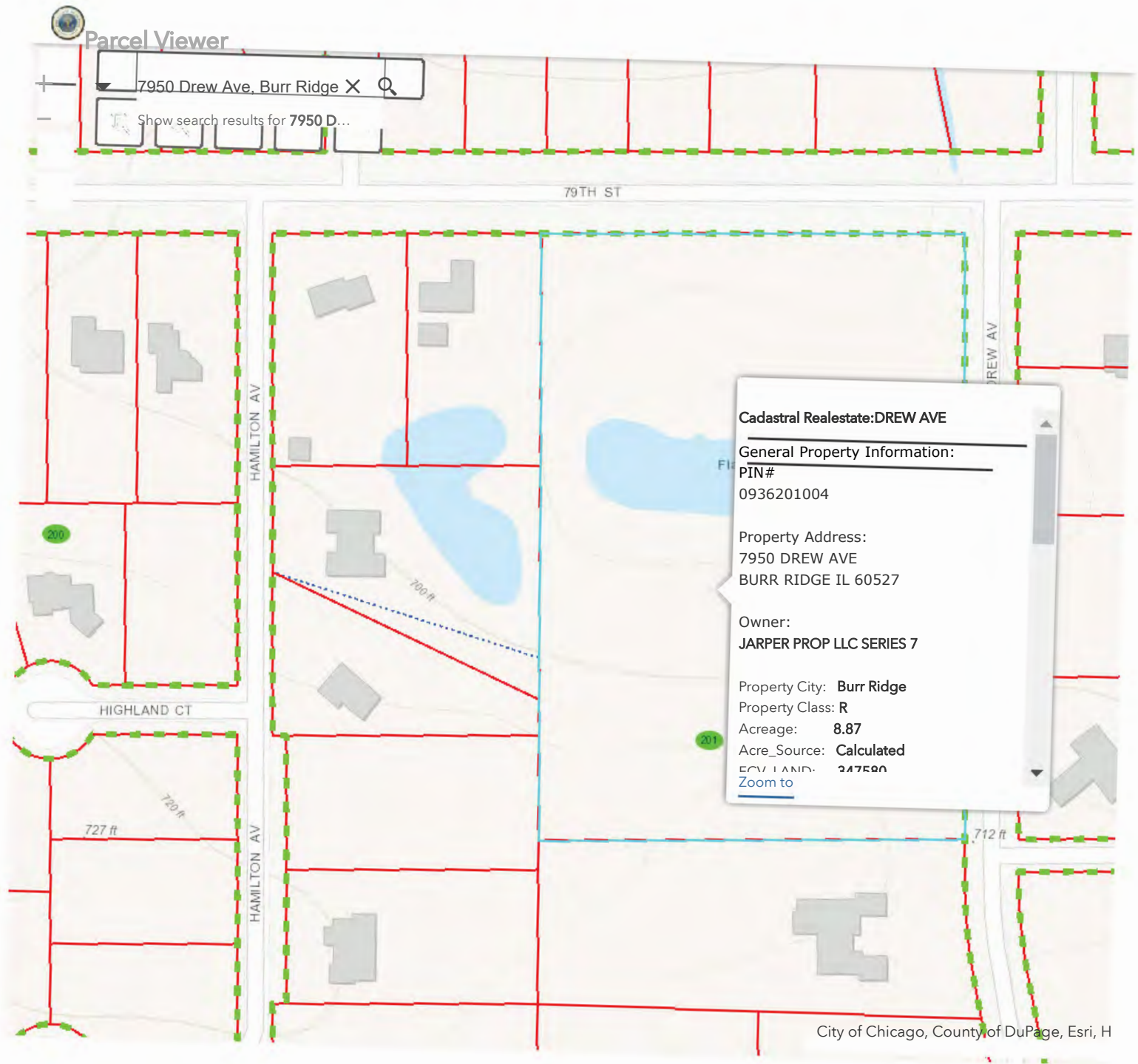
Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

02/05/2018

Date Petition is Filed



Proof of Ownership
Source: DuPage County
Information Technology Department
GIS Division
<http://dupage.maps.arcgis.com/home>

200ft
41.745 -87.920 Degrees

PLAT OF SURVEY

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS



SCHAEFFER'S RESUBDIVISION
 PER DEC. 1967-62245
 CONCRETE FENCE
 LAURA LEE RESUBDIVISION
 PER DEC. 1958-43580
 CONCRETE FENCE

SEIGFORD, JACOB & GELLOR PLAT

KORINEK'S OWNERS' ASSASSINMENT PLAT
 RECORDED JUNE 14, 1951 AS DOCUMENT # 5555

Project Site

LEGEND

STREET LIGHT	ELECTRIC MANHOLE	MAIL BOX
PLANT	CONCRETE	REINFORCED CONCRETE PIPE
WELL	PETROLEUM MARKER	
FLARED END SECTION	WATER VALVE	
UTILITY POLE	FIRE HYDRANT WITH VALVE	
HAND HOLE	TELEPHONE MANHOLE	
TRAFFIC SIGNAL CABINET	STREET SIGN	
TRAFFIC SIGNAL ARM		

LEGAL DESCRIPTION.

THE WEST 502.44 FEET OF THE NORTH 702 FEET OF LOT 2 OF THE SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 22, 1948 IN BOOK 1 OF PLATS, PAGE 13, DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
 COUNTY OF DUPAGE
 I, DONALD E. NORELLA, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ABOVE PROPERTY AND THAT THE PLAT HEREIN SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY, BASED AS NECESSARY, ON THE FIELD NOTES OF SAID SURVEY.
 WITNESSED MY HAND AND SEAL OF OFFICE AT CHICAGO, ILLINOIS, THIS 15th DAY OF MAY, A.D. 1955.
 DONALD E. NORELLA, SURVEYOR
 LICENSE NO. 12345

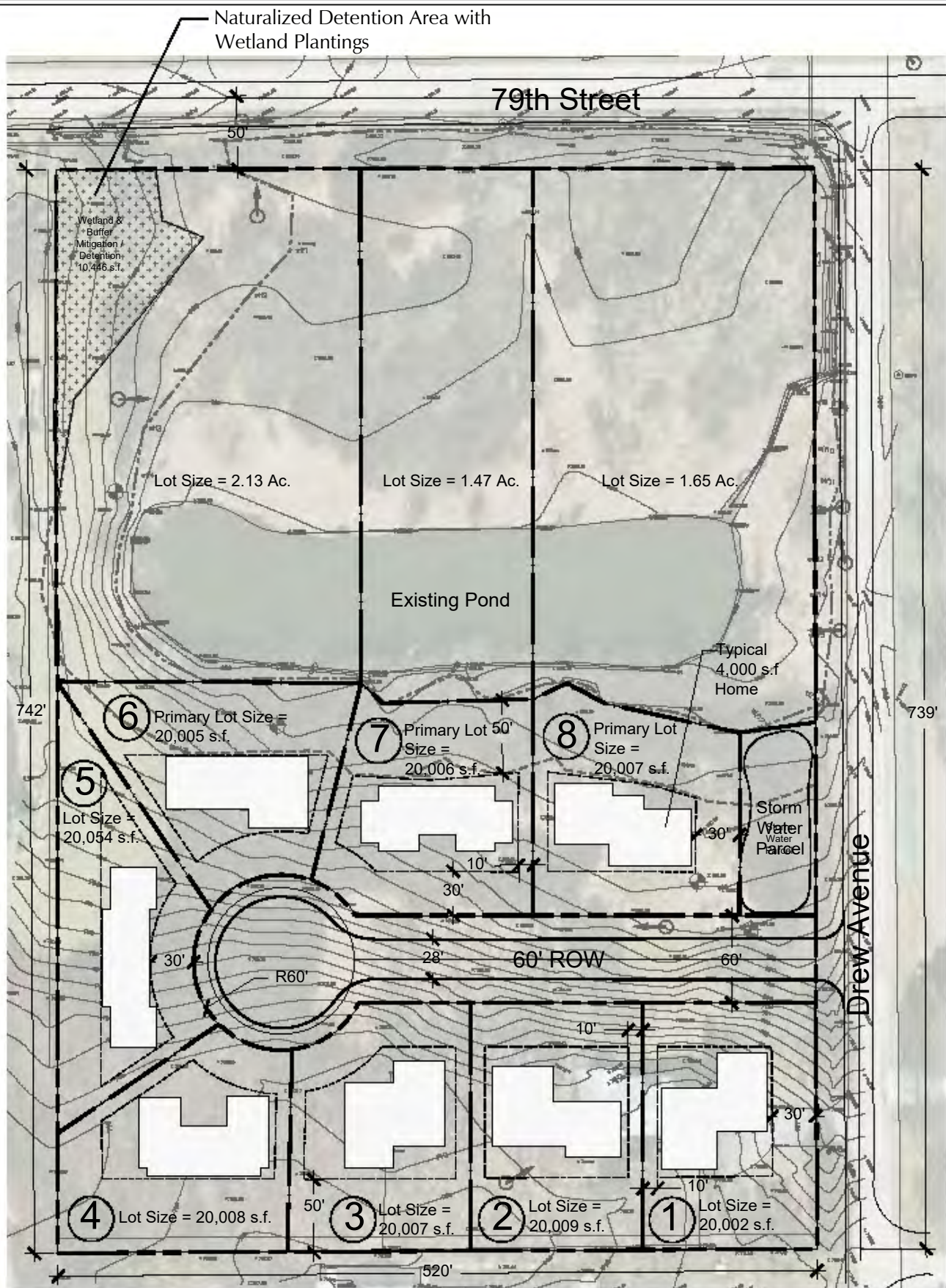
DATE OF SURVEY	BY	DATE OF PLAT
MAY 15, 1955	D. E. NORELLA	MAY 15, 1955
APPROVED AND ORDERED	NOTED	DATE
		MAY 15, 1955



MR. MICHAEL R. NASELLI
 7850 DREW ST.
 BURR RIDGE, ILLINOIS

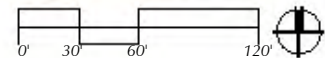
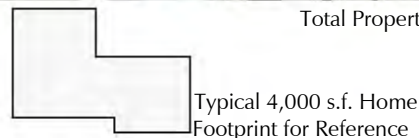
PLAT OF SURVEY

DATE	BY
MAY 15, 1955	D. E. NORELLA
DATE	BY
MAY 15, 1955	D. E. NORELLA



R3 Min. Lot Size = 20,000 s.f.
Min. Lot Width = 100'

Total Property Area = 8.87 Ac.



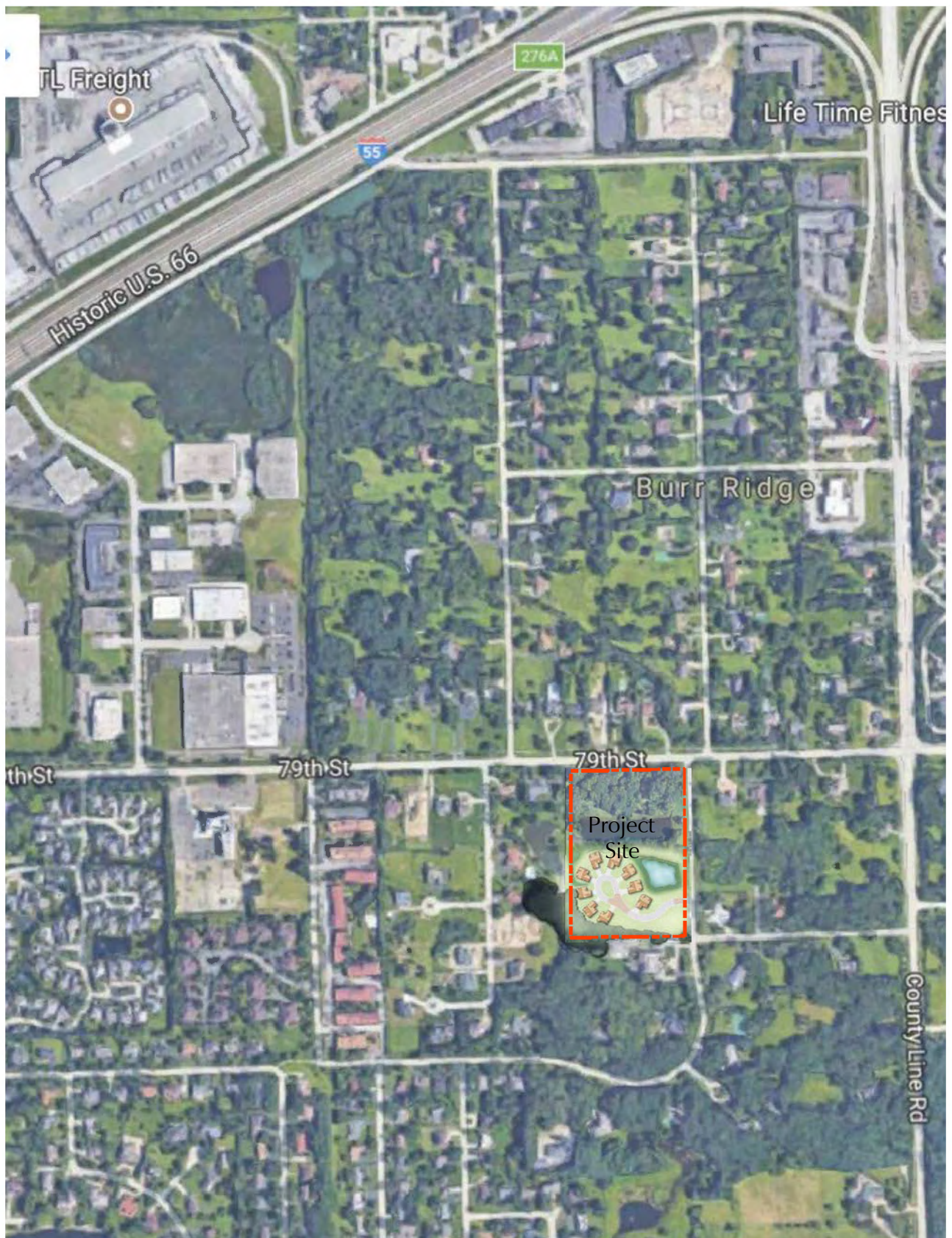
8-Lot R3 Yield Capacity Plan
Provides for 8 Homes at 4,000 s.f. each; Total 32,000 s.f.
7950 Drew Avenue
SHEET L-1

Burr Ridge, IL

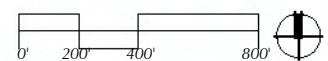
JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527

February 5, 2018





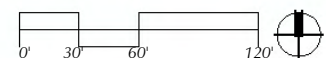
Total Property Area = 8.87 Ac.





9 Homes on Commonly Owned Open Space Plan
 Proposed 9 Homes at 2,200 s.f. Each
 Total 19,800 s.f. (38.5% less than R3 Yield Plan)

Total Property Area = 8.87 Ac.
 Homes+Drives = 1.08 Ac. (12.2%)
 Dedicated Open Space/Common Area
 Managed by Homeowner Association
 = 7.79 Ac (87.8%)



Conceptual Site Plan
 7950 Drew Avenue
 Burr Ridge, IL

SHEET L-2

JARPER PROPERTIES, LLC
 16 W. 231 S. Frontage Road #17
 Burr Ridge, IL 60527

February 5, 2018





See Sheet L-4 for Plant Schedule

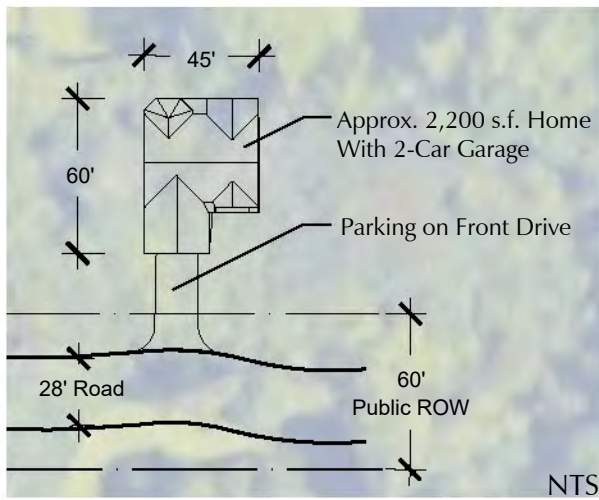
Conceptual Landscape Plan
 7950 Drew Avenue
 Burr Ridge, IL

SHEET L-3

JARPER PROPERTIES, LLC
 16 W. 231 S. Frontage Road #17
 Burr Ridge, IL 60527

February 5, 2018





Typical Building



Rain Garden

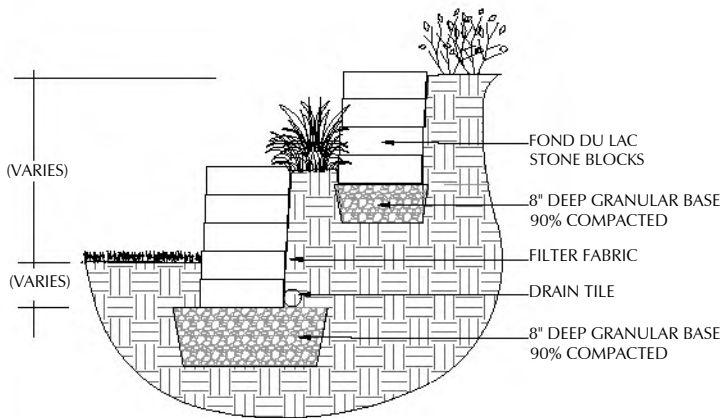


Wetland Buffer and Trail
Example Image



Retaining Wall Example

Fond Du Lac Stone
8-10" wide, 12-24" long, dry stack stone
WWW.BUECHELSTONE.COM



Retaining Wall Section

Conceptual Plant Schedule



SHADE TREE
2.5" cal., B&B
Acer platanoides / Norway Maple
Acer platanoides "Crimson King" / Crimson King Maple
Acer rubrum "Red Sunset" / Red Sunset Maple
Acer saccharum "Legacy" / Legacy Sugar Maple
Gleditsia triacanthos inermis "Skyline" / Skyline Honey Locust
Pyrus calleryana "Anstocrat" / Anstocrat Flowering Pear
Pyrus calleryana "Redspire" / Redspire Callery Pear
Quercus muehlenbergii / Chinkapin Oak
Tilia cordata / Littleleaf Linden
Tilia tomentosa / Silver Linden
Ulmus x "Frontier" / American Elm
Ulmus x "Pioneer" / Pioneer Elm

44



ORNAMENTAL
6 feet in height, B&B/Multi Stem
Amelanchier x grandiflora / Apple Serviceberry
Amelanchier x grandiflora "Autumn Brilliance" / "Autumn Brilliance" Serviceberry
Cercis canadensis / Eastern Redbud
Cornus florida / Eastern Dogwood
Crataegus crus-galli / Cockspur Hawthorn
Crataegus crus-galli "Cruzam" / Cruzam Thornless Cockspur Hawthorn
Malus x "Prairifire" / Prairifire Crab Apple
Malus x "Spring Snow" / Spring Snow Crab Apple
Pyrus calleryana / Ornamental Pear
Syringa reticulata "Ivory Silk" / Ivory Silk Japanese Tree Lilac

64



EVERGREEN
6 feet in height
Juniperus chinensis "Keteleeri" / Keteleeri Chinese Juniper
Picea abies / Norway Spruce
Picea omorika / Serbian Spruce
Picea pungens "Colorado Green" / Blue Spruce
Pinus nigra / Austrian Pine
Pseudotsuga menziesii / Douglas Fir
Thuja occidentalis / American Arborvitae
Thuja occidentalis "Smaragd" / Emerald Green Arborvitae
Thuja plicata "Green Giant" / Western Red Cedar

61



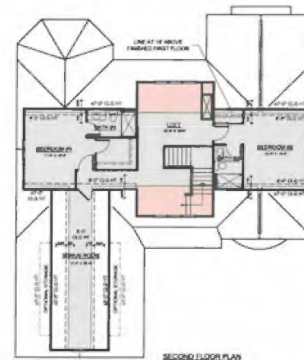
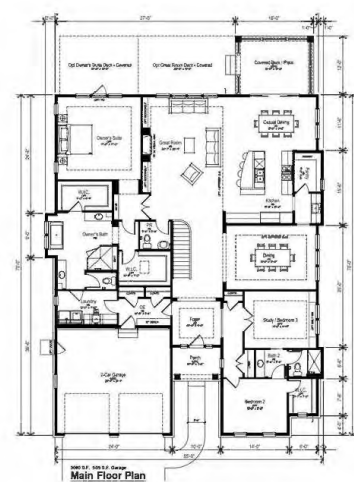
WETLAND EDGE SEED MIX

9,041 sf



STORMWATER SEED MIX

4,147 sf



Sample Home Prototype Images
7950 Drew Avenue
Burr Ridge, IL

SHEET L-5

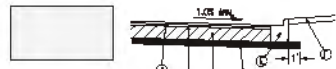
JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527
February 5, 2018



PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SAWTOOTH SEWER	
	POST-OF-WAY	
	CONCRETE	
	SPOT GRADE	
	SAWTOOTH MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CHECK VALVE	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/VAULT	
	CONCRETE DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
	ELECTRIC	
	DMS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, BOTTOM OF WALL	
	PM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIS/NORMAL WATER LEVEL	
	CLEAN OUT	
	FIRE DEPARTMENT CONNECTION	

- GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE SUBMISSION ORDINANCES FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBMISSION ORDINANCES FOR THE VILLAGE OF BURR RIDGE.
 - ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 4" DIAMETER, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
 - ALL WATER MAINS TO BE DUCTILE IRON PIPE, CLASS 52, SIZE TO BE 12" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
 - A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - PROPOSED ELEVATIONS AND SHADING, PROVIDED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 - APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAN.
 - UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC ROW ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
 - ALL EASEMENTS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

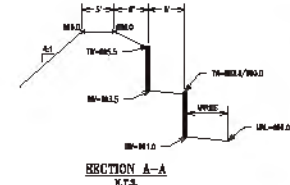
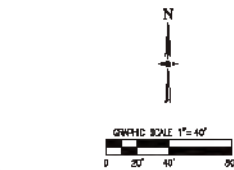
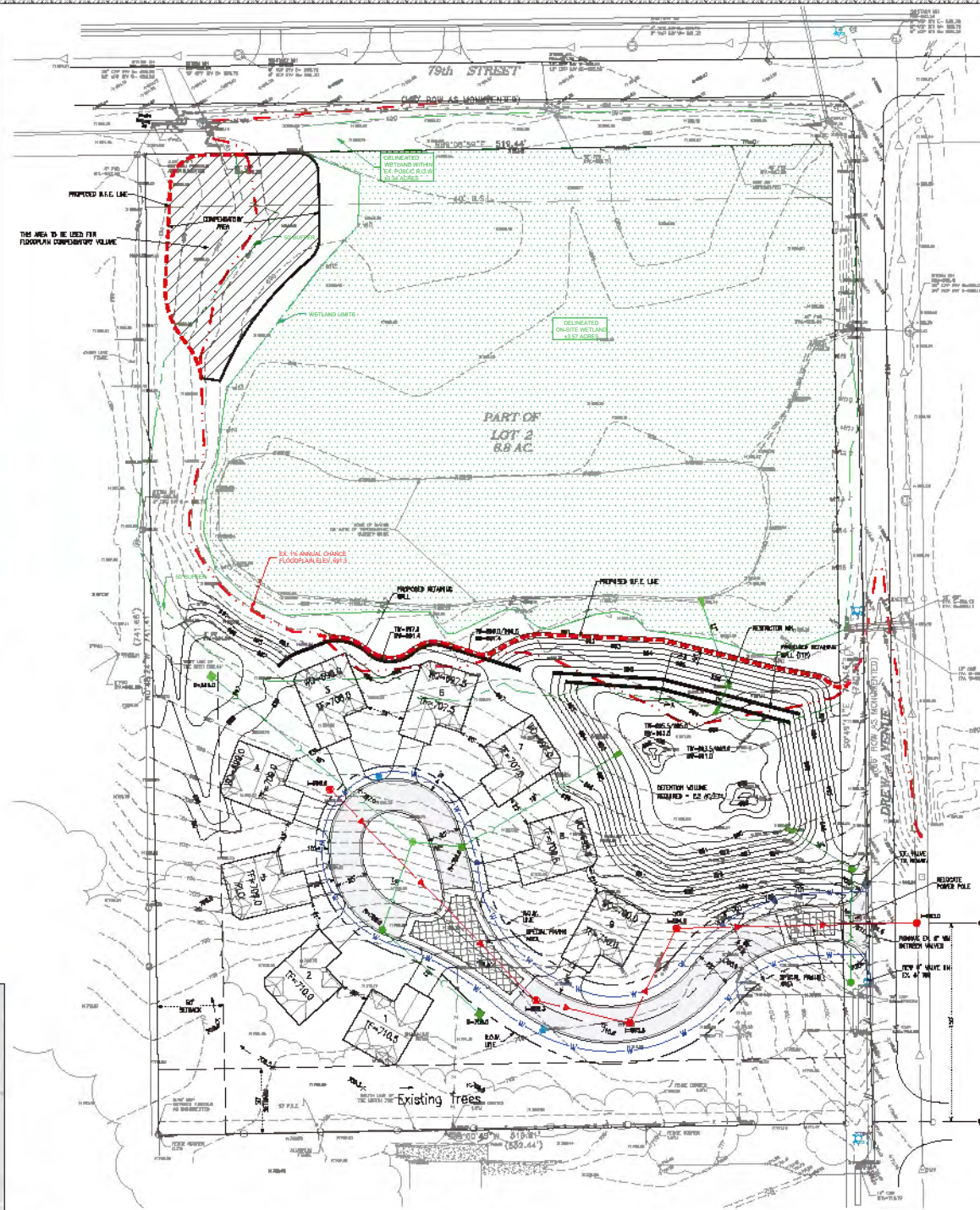
NOTE: SPECIAL PAVING AREAS TO BE DESIGNED BY OTHERS.



- ASPHALT PAVEMENT SECTION
- 1.5" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, 4.75, 100
 - 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, 4.75, 100
 - 1" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, 4.75, 100
 - 1" 2 1/2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"
 - 1" 2 1/2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"
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ASPHALT PAVEMENT SECTION

SITE LOCATION MAP



ADVANTAGE CONSULTING ENGINEERS, LLC
80 MAIN STREET, SUITE 17
LEWISTON, IL 60438
847-388-4738

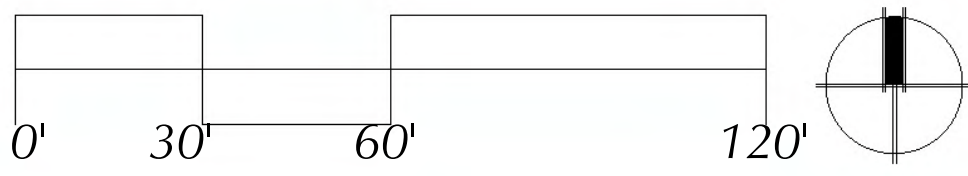
PRELIMINARY ENGINEERING PLAN
7580 DREW AVENUE
BURR RIDGE, IL
NOT FOR CONSTRUCTION

JARPER PROPERTIES, LLC
6W231 S. FRONTAGE ROAD, SUITE 17
BURR RIDGE, IL 60527

FEBRUARY 1, 2018
JCB: 16-006
SHEET:
C1
1 OF 1



See Sheet L-4 for Plant Schedule



Conceptual Landscape Plan
7950 Drew Avenue
Burr Ridge, IL

SHEET L-3

JARPER PROPERTIES, LLC
16 W. 231 S. Frontage Road #17
Burr Ridge, IL 60527
February 5, 2018



1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF BURR RIDGE.
2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING.
4. ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52, SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE, DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING.
9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

The diagram illustrates a cross-section of a road pavement structure. It shows a series of horizontal layers labeled A through F. Layer A is the topmost layer, followed by B, C, D, E, and F. A dimension line above the layers indicates a slope of 1.0% MIN. A vertical line labeled A' is shown on the left side of the layers. A horizontal line labeled F' is shown on the right side of the layers. A dimension line labeled 1' is shown below the layers, indicating a width of 1 foot.

A

B

C

D

E

F

1.0% MIN.

A'

F'

1'

The map shows the site location in Chicago, near the intersection of Madison St and 79th St. The site is marked with a black square and labeled "SITE LOCATION". The map includes major roads like I-55, I-56, and County Line Rd, and local streets like 79th St, 80th St, and 81st St. A north arrow is in the bottom right corner.



JARPER PROPERTIES, LLC 16W231 S. FRONTAGE ROAD, SUITE 17 BURR RIDGE, IL 60527	PRELIMINARY ENGINEERING PLAN		ADVANTAGE CONSULTING ENGINEERS, LLC 80 MAIN STREET, SUITE 17 LEMONT, IL 60439 847-260-4758	NO.	DATE	REMARKS
	7590 DREW AVENUE BURR RIDGE, IL NOT FOR CONSTRUCTION					
FEBRUARY 1, 2018 JOB: 16-086 SHEET: C1 1 OF 1						



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:

7950 Drew Ave. Burr Ridge IL

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.**

Creation of a planned residential cluster development reduces disturbances to the north natural area, wetland and flood plain and provides benefit to the downstream neighbors by controlling storm water runoff that is not presently restricted.

- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

The benefit of a compact cluster arrangement for the proposed homes as a planned unit residential development produces 61% less square footage (19,800 sq. ft.) of home area compared to the allowable (32,000 sq. ft.) of home area on the same property of a the conventional R-3 zoning district, it is distinct and unique to this property only. The result of petitioning for a special use will allow a less intensive but high value use compared to the conventional R-3 zoning, therefore the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.**

The location of proposed planned unit development homes are specifically placed to emphasize open space and view preservation of 7.7 acres (87%) of the site. The ability to view natural areas and planned and commonly managed landscape open space area will benefit the use and enjoyment to this development and provide attractive benefit to surrounding neighbors and travelers on 79th and Drew Ave. The proposed homes and open space areas will be maintained and managed in a consistent manner as a maintenance free setting providing enhancement and to neighborhood property values. The open space will be deed restricted and provide an open space buffer to separate the proposed internal road from the

neighboring property to the south as a landscape separation and not impose a requirement for corner lot building setback imposition to the neighboring south property.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The establishment of a special use as a planned cluster development allows for the preservation of open space natural area, wetlands, floodplain and views is specific to the 7950 Drew property. Given the unique nature of the property configuration and presence of natural areas, topography, wetland and floodplain, this petition will not act as a catalyst for other properties to justify planned unit development.

The proposed planned development will create enhanced property value and not have detrimental impact to the normal and orderly development and demonstrate an improvement to benefit the surrounding property. Management of the homes and landscape common areas will act as a positive catalyst to show property improvement in a unified, well maintained and coordinated manner.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.**

The preliminary engineering of the site as a planned development provides for comprehensive engineering design at one time providing adequate site grading, utility routing and road access that are complementary to the site and surrounding infrastructure.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

The proposed Drew Ave. access road is offset 150' north of from 80th St. to provide safe ingress and egress separation and clear sight lines. The type of proposed residential floorplan features ground floor as the primary living area intended to produce low density traffic flow to minimize congestion at a level that is suitable for Drew Ave. design capacity as a residential collector street.

- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.**

The proposed use respects underlying residential R-3 zoning density by producing a restrained 19,800 sq. ft. (61% less) of home building area and is less than the allowable 32,000 sq. ft. allowable under conventional R-3 development. The reduced home size and reduced impervious area abides by the Comprehensive Plan recommendations allowing protection of the natural areas, wetlands and floodplain areas. The proposed plan incorporates as a coordinated theme by using native landscape, rural streetscape character and unified neighborhood identifying elements. The proposed residential cluster site plan allows homes to be compact and arranged in a group to create views, enhance natural topography, wetlands and floodplain and to preserve natural wooded and landscaped areas.

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.**

The special use as a planned unit development provides flexibility that allows for a clustered arrangement of homes with reduced building square footage than otherwise attainable by conventional R-3 standards. This provision allows for compact development and results in providing a greater open area of the site to be preserved in a park like open space setting, managed and maintained in perpetuity by covenants and restrictions for the enhancement of the neighborhood.



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

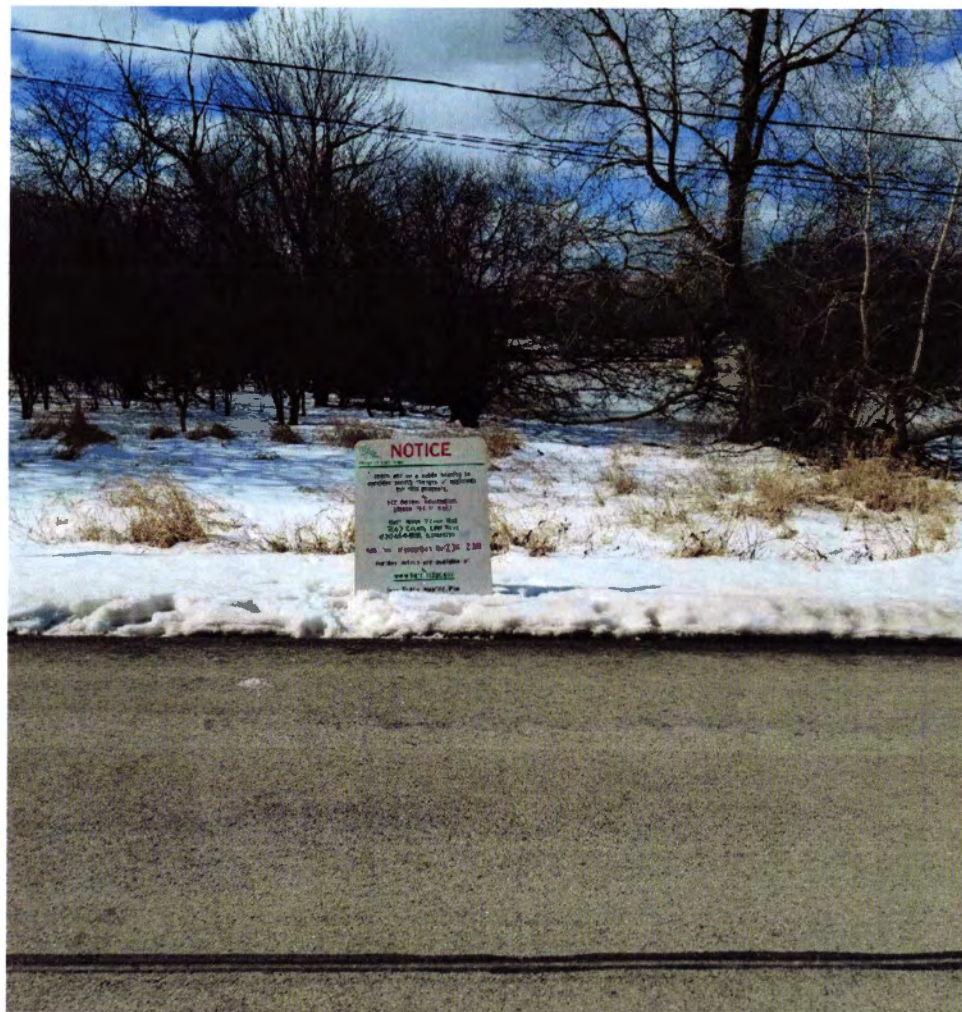
Street Address of Subject Property:

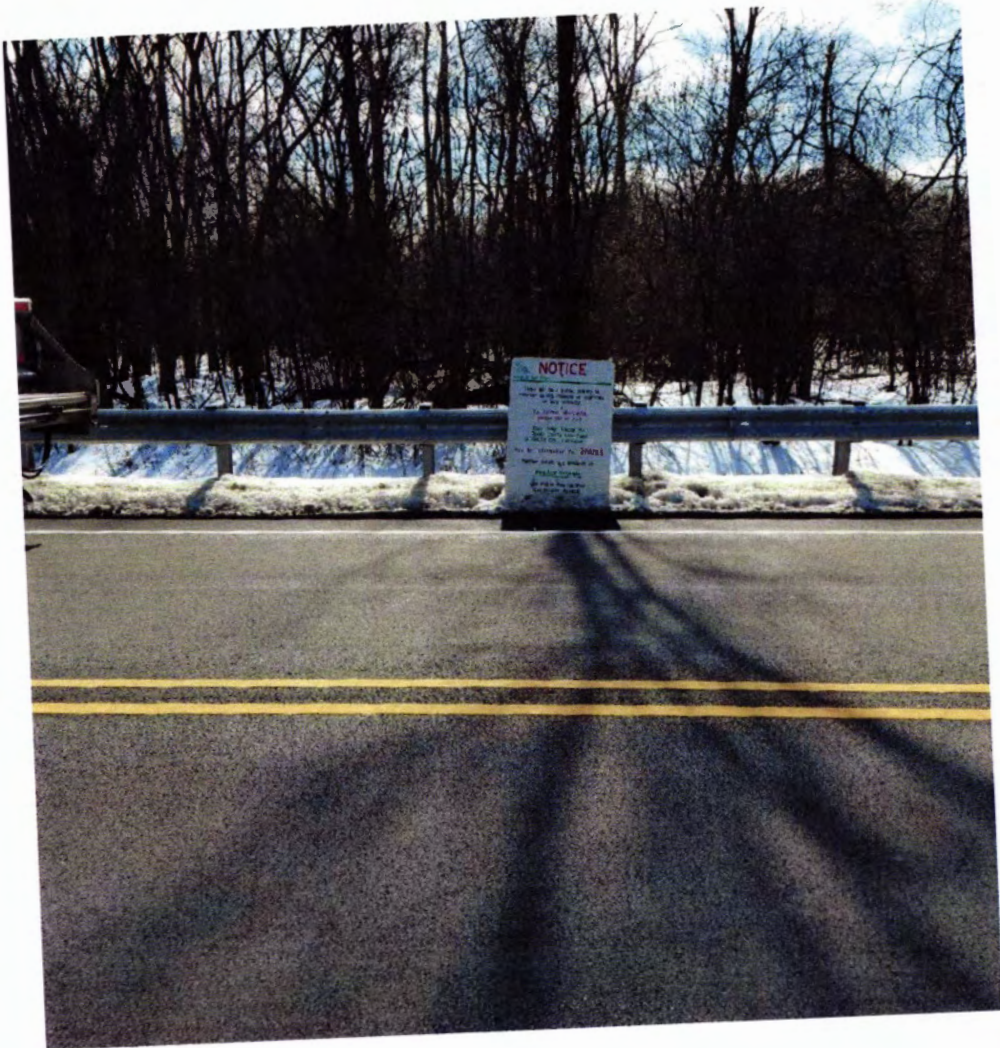
7590 Drew Ave.

Property Owner or Petitioner:

ANTHONY PERINO MGR
(Print Name)
(Signature) MANAGED

Jarper Properties, LLC







VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

February 14, 2018

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. **Z-04-2018: 7950 Drew Avenue** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Nicholas Patera for special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres; all of which is to accommodate the proposed development of 9 single-family homes with private streets and with floor areas of approximately 2,200 square feet. The petition number and property address is **Z-04-2018: 7950 Drew Avenue** and the Permanent Real Estate Index Number is: **09-36-201-004.**

A public hearing to consider this petition is scheduled for:

Date: Monday, March 5, 2018
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Evan Walter, Assistant to the Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



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111 W. 79th St.
Burr Ridge, IL 60521

Gary W. Charneia
1 Jack Pine Lane
Burr Ridge, IL 60521

Wagdy & Amina Asaad
7812 W County Line Rd.
Burr Ridge, IL 60527

Theodore Schmidt
9S175 Drew Ave.
Burr Ridge, IL 60527

Theodore Schmidt
9S175 Drew Ave.
Burr Ridge, IL 60527

Sharon & Jason Sachs
15W250 81st St.
Burr Ridge, IL 60527

Ashraf Darwish
16150 Kingsport Rd.
Orland Park, IL 60467-5602

Gary Abraham
8991 S. Enclave St.
Burr Ridge, IL 60521

Thomas P & C O'Toole
115 W 79th St.
Burr Ridge, IL 60521

Jamel & TM Alikhan
371 Highland Ct.
Burr Ridge, IL 60527

Kevin & Aurora Miske
443 Locksley Dr.
Streamwood, IL 60107

Marilyn M Nickolaou
15W322 79th St.
Burr Ridge, IL 60527

A & M Spasov Kostadinov
8048 Hamilton Ave.
Burr Ridge, IL 60527

Tad Christensen
7800 Drew Ave
Burr Ridge, IL 60527

Carter & Dana Vallandigham
223 W. 29th St.
Burr Ridge, IL 60521

David & L Erickson
137 Krami Dr.
Burr Ridge, IL 60521

Antoinette Lazzara
7951 S. Drew Avenue
Burr Ridge, IL 60527

Bruce A & Lien D. Brown
7804 Drew Ave.
Hinsdale, IL 60521

Michael & Tamara Mortell
7813 Drew Ave.
Burr Ridge, IL 60527

Antoinette Lazzara
7951 S. Drew Avenue
Burr Ridge, IL 60527

Isaac & Cynthia Paintsil
15W310 79th St.
Burr Ridge, IL 60527

Charles & J M Shaffer
7807 S. Hamilton Ave.
Burr Ridge, IL 60521

Jesus Davila
124 W. 79th Street
Burr Ridge, IL 60527

Dustin Mincheski
7902 Hamilton Ave.
Burr Ridge, IL 60527

William & Amy Pacella
15W112 79th St.
Burr Ridge, IL 60521

Ray Mendez
7719 S. Hamilton Ave.
Burr Ridge, IL 60527

Kenneth Paulan
8473 Walredon Ave.
Burr Ridge, IL 60527

Betsy Lyster
7810 Hamilton Ave.
Burr Ridge, IL 60527

Stojadin & Barbara Tatic
7725 Drew Ave.
Burr Ridge, IL 60521

Cheryl Hines
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Burr Ridge, IL 60521



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Burr Ridge, IL 60521

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Burr Ridge, IL 60527

Lawrence Lambert
7808 S. County Line Rd.
Burr Ridge, IL 60521

Kieran & Beth Nicholson
7803 S. Drew Ave.
Burr Ridge, IL 60521

Michael Tameling
8211 Kathryn Ct.
Burr Ridge, IL 60527

Sandip Chander
119 W 79th St.
Burr Ridge, IL 60527

Jakub & Jane Jasnak
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Burr Ridge, IL 60527

Margaret M. Seery
8215 Kathryn Ct.
Burr Ridge, IL 60527

Abraham Kiswani
8201 S. Newland Ave.
Burbank, IL 60459

Patrick Porter
351 Highland Ct.
Burr Ridge, IL 60527

Steven F. Zervakis
8219 Kathryn Ct.
Burr Ridge, IL 60527

JDS Homes Inc.
480 W. 62nd St.
Burr Ridge, IL 60527

Thomas J Hochnadel
319 79th St.
Burr Ridge, IL 60527

M& N McCaskey
8223 Kathryn Ct.
Burr Ridge, IL 60527

Jay & Neda Chamberlain
7807 Drew Ave.
Burr Ridge, IL 60527

JL Lewis
7720 S. Drew Ave.
Burr Ridge, IL 60527

Kimberlee & Joseph Axelrod
8212 Windsor Ct.
Burr Ridge, IL 60527

Thomas & Joanne Palmisand
230 79th St.
Burr Ridge, IL 60521

Ruzak Trust
303 W 79th St.
Burr Ridge, IL 60521

Jeffery & Kim Waldvogel
8218 Windsor Ct.
Burr Ridge, IL 60527

James & Eloisa Haimann Sr.
307 W. 79th St.
Burr Ridge, IL 60521

Martin Gleason
15W035 80th St.
Burr Ridge, IL 60527

Deepak & Anita Mital
8224 Windsor Ct.
Burr Ridge, IL 60527

Scott & Andrea Graves
7800 Hamilton Ave.
Burr Ridge, IL 60521

Scott & Alice McGuire
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Burr Ridge, IL 60527

Patricia J. Madej
15W121 81st St.
Burr Ridge, IL 60527

M & N Nachat Alnass
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Ridgeview, IL 60455

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Burr Ridge, IL 60527

Ghanshyam & Depicka Pandey
7519 Hamilton Avenue
Burr Ridge, IL 60527

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228 West 79th Street
Burr Ridge, IL 60527

Mark & Karen McCormack
8223 S. Park Avenue
Burr Ridge, IL 60527

Omar & Noura Sabeh Chahin
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Anthony & Susan Partipilo
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Burr Ridge, IL 60527

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David C. Hammer
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Burr Ridge, IL 60527

Ilya & Jennifer Dynkin
7719 S. Drew Avenue
Burr Ridge, IL 60527

~~Village of Burr Ridge~~
~~7660 S. County Line Road~~
~~Burr Ridge, IL 60527~~

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Burr Ridge, IL 60527

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Burr Ridge, IL 60527

Lee C. and Emily Drahos
74 Deer Path Trail
Burr Ridge, IL 60527

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Burr Ridge, IL 60527

Antoinette Lazzara
7951 S. Drew Avenue
Burr Ridge, IL 60527

Eugene & Audrey Zoul
70 Deer Path Trail
Burr Ridge, IL 60527

Cleveland Manor Trust 1& 2
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Burr Ridge, IL 60527

Jesus Davila
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Burr Ridge, IL 60527

John & Marcia Fry
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Burr Ridge, IL 60527

Kevin & Kimberly Moore
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Hinsdale, IL 60521

Nichole M. D'Aprile Trust
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Burr Ridge, IL 60527

Eric & Demetra Clamp
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Burr Ridge, IL 60527

Dolores D. Lombardo
9S174 Drew Avenue
Burr Ridge, IL 60527

Leslie Murray
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Willowbrook, IL 60527

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R & L Dineff Mahleliiski
7646 W. 63rd St.
Summit, IL 60501

Michael & V Fonstein
15W 55 81st St.
Hinsdale, IL 60521

James & Colleen Hruska
311 Old Oak Ct.
Burr Ridge, IL 60527

Shahnaz Parveen
13108 Blue Hernon
Plainfield, IL 60585

Maynard & Amelia Bates
15W316 79th St.
Burr Ridge, IL 60527

Ivan & Michaela Tichy
302 Old Oak Ct.
Burr Ridge, IL 60527

Charles A & J H Shaffer
7807 S. Hamilton Ave.
Burr Ridge, IL 60521

HSBC Bank USA NA
8950 Cypress Waters
Coppell, TX 75019-4620



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: February 28, 2018

RE: Board Report for March 5, 2018 Plan Commission Meeting

At its February 26, 2018 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

S-02-2018: 7600 County Line Road (Shirley Ryan Ability Lab); The Board of Trustees concurred with the Plan Commission's recommendation and approved a resolution granting conditional approval for a ground and wall sign on the property.

PC-04-2018: 7656 Wolf Road (Venclovas); The Board of Trustees concurred with the Plan Commission's recommendation and approved a private septic system on the property.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: February 28, 2018

RE: Activity Report for March 5, 2018 Plan Commission Meeting

The following developments have occurred related to recent Plan Commission hearings and considerations.

100 Harvester Drive – Hampton Inn has received all necessary certificates of occupancy from the Village and County and is accepting reservations from the public.

412 Rockwell Court – PermaSeal has taken possession of the property and plans to conduct a building audit with Village staff and consultants in the next few weeks ahead of submitting their applications for building permits.