



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 MAIN STREET**

February 2, 2017

7:00 P.M.

- I. Roll Call
- II. Approval of the November 3, 2016 meeting minutes
- III. (#15-15 & #15-16) Zoning Ordinance Update - Chapter 5: Residential Districts
Chapter 2: Rules and Definitions (specifically related to revisions proposed in Chapter 5)
Text Amendment
PUBLIC HEARING
- IV. Old Business / New Business
- V. Adjournment

Village of Bartlett
Zoning Board of Appeals
Minutes

November 3, 2016

G. Koziol called the meeting to order at 7:01 pm.

Roll Call

Present: G. Koziol, B. Bucaro, P. Hanson, L. Hanson, J. Banno, M. Werden (arrived at 7:05)

Absent:

Also Present: A. Zubko, Planner

Approval of Minutes

A motion was made to approve the minutes of the September 1, 2016 meeting.

Motioned by: P. Hanson

Seconded by: L. Hanson

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, L. Hanson, P. Hanson

Nays: None

Abstain: J. Banno

The motion carried.

Case # 16-10 Sonic, Variation – Setback & Landscaping

PUBLIC HEARING

The Petitioners Seth Wolken and Leslie Netzer were in attendance. Seth Wolken was sworn in by G. Koziol.

A. Zubko:

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**

G. Koziol go ahead and present your case.

S. Wolken stated he is requesting a setback modification due to the Route 59 and Stearns Road intersection improvements, in which IDOT will be acquiring approximately 11' of the northern lot line of the Sonic Drive-in property. Mr. Wolken added due to this acquisition, Boom Real Estate is requesting Variations for the following: (a) reduction in the previously granted building/canopy setback variation from 53.7' to 44.9' and (b) elimination of the previously reduced 10 foot interior parkway requirement.

G. Koziol asked if staff had received any comments, complaints or phone calls from the Public regarding this variance.

A. Zubko responded not at this time.

M. Werden commented he was in favor of this variance since Sonic is not at fault. There were others in the past that have come before us for the same reason.

Motioned: M. Werden

Second: P. Hanson

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, L. Hanson, P. Hanson, J. Banno

Nays: None

Motioned Passed

G. Koziol stated we will pass on a positive recommendation to the Village Board. Keep in touch with Staff to find out when this will appear on a Board agenda.

Old Business: None

New Business: None

Motion to adjourn: P. Hanson

Seconded: B. Bucaro

The meeting was adjourned at 7:08

COMMUNITY DEVELOPMENT MEMORANDUM

17-10

DATE: January 25, 2017

TO: The Chairman and Members of the Zoning Board of Appeals

FROM: Roberta B. Grill, Assistant Com Dev Director
Angela Zubko, Village Planner

RE: **Zoning Ordinance Updates – Chapter 5 - Residential Districts
Chapter 2 – Rules and Definitions**

CHAPTER 5 – RESIDENTIAL DISTRICTS

Attached for your review is the Text Amendment request for Chapter 5 of the Zoning Ordinance. **The previous chapter was 83 pages in length; the revised Chapter 5 has been condensed to just 11 pages.** Charts are now being utilized to eliminate duplication and redundancy from each residential zoning classification, thereby simplifying the Ordinance.

UPDATED POLICY ISSUES DISCUSSION

Commercial Motor Vehicles, Inoperable Vehicles, Recreational Vehicles, Trailers, All-Terrain Vehicles, Watercraft, Snowmobiles and Semi-Trailers – This ordinance has been revised and now clarified specifically for the distinction between commercial motor vehicles and trailers. Trailers are now "generally" categorized so that **ANY** trailer, regardless of type, will fall under this revised section of the ordinance. Staff believes these modifications give the Village a stronger case if a violation were to go to court. (Please see Section 10-5-3, Page 5.)

Churches/Religious Institutions/Places of Assembly – Previously, the term *Place of Assembly* was not defined in our Zoning Ordinance and often was used interchangeably with *Religious Institution*. The ordinance was also not consistent in the regulation of religious land uses as required by the *Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)*. RLUIPA states that, subject to some exceptions, local and state governments may not "impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution."

In this revised ordinance, churches would now be classified as Religious Institutions and would be regulated the same as Places of Assembly since they have comparable impacts (i.e. parking, noise, traffic, etc.). Places of Assembly, Religious Institutions, Lodges (fraternal and civic), equal or less than 10,000 sq. ft. would be permitted by right in the ER-1 and ER-2 (1 acre or larger) Zoning Districts, and as a special use in the remainder of the residential districts. These same uses, if greater than 10,000 sq. ft., would require a special use in all residential districts. **Staff believes this revised ordinance more closely meets the Religious Land Use and Institutionalized Persons Act requirements.**

Impervious Surface – The impervious surface regulations were reviewed by the ZBA in December of 2013 and approved on February 4, 2014 by **Ordinance 2014-07 An Ordinance Amending the Bartlett Zoning Ordinance with Respect to the Regulation of Impervious Surfaces in Residential Zoning Districts**. This ordinance set a maximum impervious surface percentage for residential lots based on their lot size to reduce storm water runoff and maintain green space (see Table 5-4 on Page 11.) The Staff has been implementing this ordinance and its regulations since its inception. **To date, no variations have been requested.**

Village Board Committee (April 19, 2016)

Staff first presented the proposed Text Amendment to Chapter 5 at the Committee of the Whole meeting in April. A variety of topics were discussed and several Trustees felt additional Staff review was needed regarding **Agriculture Uses** in Residential Districts; specifically: **Beekeeping, Chickens and Impervious Surface**.

Village Board Committee (June 7, 2016)

Staff researched the three topics and provided the following background information for the Board to review:

BEEKEEPING

Background

Staff found that very few towns specifically regulate beekeeping; these include, Hanover Park, Evanston, Skokie, Palatine and Schaumburg. Hanover Park only allows beekeeping within their **Community Apiary**, and not on a single family lot. Schaumburg, too has a Community Apiary that is free for beekeepers to use, however they do allow single family homeowners to apply for a special use permit to keep bees if they so choose (\$603). Evanston, Skokie and Palatine allow beekeeping on single family lots.

Similar to Bartlett, many towns may allow beekeeping as an accessory use to agricultural uses and the bulk requirements in that district would come into play (i.e. 100 feet from any lot line). *For more detailed information, please see the attached chart.*

Staff Recommendation

As part of the Chapter 5 Update, the Staff proposed reducing the minimum 10 acre requirement for Agricultural Uses (including beekeeping) to 2 acres. Currently when single family homeowners call the Village inquiring about the regulations regarding beekeeping, Staff has referred them to both the Hanover Park Community Apiary which is located on Army Trail Road, as well as the IL Dept. of Agriculture.

If the Board directed Staff to look into the possibility of a Community Apiary, Staff would recommend contacting the DuPage County Forest Preserve or the IDNR to see if there would be any interest in a joint venture to share costs, not only the start-up fees such as fencing, signage etc. but the fees associated with the continued maintenance and inspection of the site. At this time, DuPage County does not permit beekeepers to bring hives to their forest preserves. Only Kline Creek has live working bee hives that were donated by the previous land owner and these are used for teaching and classroom experiences.

The Committee requested additional information on the costs involved with beekeeping if a Community Apiary were to be considered and the cost for a beekeeper to obtain private insurance if they were to keep bees on Village owned property. The Committee also directed Staff to research allowing beekeeping on individual single family lots.

Village Board Committee (January 3, 2017):

Staff outlined discussions with Hanover Park regarding the creation of a Community Apiary. These discussions revealed the costs associated with the establishment of a 40' x 40' area with crushed limestone, the installation of a chain link fence around the perimeter, securing the area with a lock and distributing keys to the beekeepers utilizing the apiary. These start-up costs totaled approximately \$5,000.

Insurance for the beekeepers (Comprehensive General Liability naming the Village of Bartlett as an additional insured) ranged from \$250-500/year for a \$1 million dollar policy. Staff would also recommend a bee license be issued by the Village at no cost to the beekeeper and proof of registration with the Illinois Department of Agriculture.

If the Board chose to recommend allowing beekeeping on residential lots within the Village, Staff recommended the following regulations:

Beekeeping.

- a. Bees and bee hives shall be permitted on residential zoning lots containing a minimum of 10,000 square feet.
- b. A maximum of two (2) hives/colonies shall be permitted on properties zoned and occupied for single family residential uses.
- c. The hive(s) shall be located only in the rear yard and a minimum of ~~25~~ 15 feet from all lot lines.
- d. A flyway barrier at least five (5) feet in height, consisting of either a solid fence with a secure gate, or dense vegetation/landscaping shall be required along the perimeter of the rear yard in which the hive(s) is located. *Those lots exceeding 20,000 square feet in area shall only be required to screen the hive(s) with either dense landscaping or solid fencing at least five (5) feet in height to create a flyway barrier for the bees and to minimize the impact to adjoining properties.*
- e. Prominent signage warning of the presence of bees shall be required on the property (i.e. gate).

- f. *Each hive shall not exceed five (5) feet in height, nor shall the land area designated for the hives exceed 30 square feet in total.*
- g. A source of water shall be available at all times on the property during the beehive's active months (March-November).
- h. *All areas where beehives are kept shall be clean and well maintained with no accumulation of bee combs, wax, etc. around the site.*
- i. An *initial* building permit shall be required for all hives and a building inspection/approval is required prior to obtaining a beekeeping license.
- j. A beekeeping license issued by the Village with a *one-time* fee of \$25 shall be required prior to obtaining the bees. *A renewal license shall be required each year thereafter, with no additional fee or building inspection required.*
- k. Proof of registration with the Illinois Department of Agricultural will be required with the license.
- l. A maximum of 25 residential zoning lots will be licensed to have bees in the Village at one time.

The Board directed Staff not to investigate a Community Apiary, but wanted the regulations for beekeeping on individual lots, outlined above by Staff, to be sent to the ZBA for further review and discussion. (Please note: The items in red were added per the Village Board Committee discussion.)

(Attachments for your review include: 2 Acre Parcel Map, a Municipal Comparison Chart and Setback Diagram)

CHICKENS

Background

Staff researched 24 towns in suburban Chicago and found that eight (8) allow chickens in residential districts. Typical restrictions include no roosters, permitted in the rear yard only and located in an enclosed, accessory structure. **The remaining 16 towns all prohibit chickens.** For more detailed information, please see the attached chart.

Staff Recommendation

Community Development Staff receives a few inquiries each year with regards to allowing chickens. Currently chickens are allowed on a minimum of 10 acres, however, the Staff proposed reducing this requirement to a minimum of 2 acres. If the Board directed Staff to allow chickens on smaller residential lots, Staff recommended the following language be incorporated into the Zoning Ordinance:

Chickens (Poultry).

- a. *The raising/keeping of chickens shall only be permitted in the ER-1, ER-2, ER-3, SR-2 and SR-3 Zoning Districts and shall be prohibited in all other residential districts.*

- b. A maximum of four (4) chickens may be kept on properties zoned and occupied for single family residential uses.
- c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
- d. All enclosures/structures shall be located at least five (5') from all lot lines.
- e. A building permit shall be required for all enclosures/structures associated with the raising of chickens.
- f. All chickens and enclosures/structures shall be kept/located in the rear yard only.
- g. Roosters are prohibited.
- h. No Slaughtering.
- i. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
- j. Shall register with the Illinois Department of Agriculture.

Village Board Committee (June, 2016):

The Committee requested additional information regarding the **size of both the structure and outdoor area** for chickens and to review the **setbacks** proposed due to the possibility of an **odor** that may be associated with this use. The Committee also directed Staff to review **allowing chickens on 8,000 square foot lots**, but wanted to **limit the number of lots** granted permits for the raising of chickens and to be able to review this number if demand warranted an increase.

Village Board Committee (January 3, 2017):

Staff **revised** its regulations (in red) to specifically provide a minimum lot size, added parameters to the size of the structure and the outdoor area, increased the setback requirement and provided a maximum number of lots that would be allowed at this time to raise chickens. Below are the proposed regulations: (Please note: Staff also added additional regulations, per the Village Board Committee's continued discussion on this issue.)

Chickens (Poultry).

- a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a **minimum of 8,000 square feet**.
- b. A maximum of four (4) chickens shall be permitted on properties zoned and occupied for single family residential uses.
- c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
- d. **An outdoor area a minimum of ~~ten~~ six (6) square feet per chicken will be required and a maximum of 100 square feet will be permitted for the covered enclosure/structure.**
- e. All enclosures/structures shall be located a minimum of **ten (10')** from all lot lines.

- f. The structure shall be ~~heated~~, contain insulated walls and/or an insulated blanket shall cover the structure during the winter months.
- g. All chickens and enclosures/structures shall be kept/located only in the rear yard.
- h. All areas where hens are kept shall be clean and well maintained with little to no accumulation of waste, such as to cause odors that are detectable on adjacent properties.
- i. Roosters are prohibited.
- j. No slaughtering.
- k. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
- l. An initial building permit shall be required for all enclosures/structures associated with the raising of chickens. A building inspection/approval is required prior to obtaining a chicken license.
- m. A chicken license issued by the Village with a one-time fee of \$25 shall be required prior to purchasing the chickens. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
- n. Proof of registration with the Illinois Department of Agriculture will be required with the license.
- o. A maximum of 25 residential zoning lots will be licensed to have chickens in the Village at one time.

Attachments for your review include: a Municipal Comparison Chart, Setback Diagram, the Village On-line Survey Results and letters supporting and objecting to the keeping of chickens.

IMPERVIOUS SURFACE

Background

Staff researched 14 towns and found nine (9) count pools as impervious similar to Bartlett and consider them an **accessory use**. The remaining five (5) towns don't regulate pools as impervious because they count only accessory buildings in the impervious calculation and pools are not considered an accessory building. For more detailed information, please see the attached chart.

Staff Recommendation

Impervious Surface – The impervious surface regulations were **approved** on February 4, 2014 by **Ordinance 2014-07 An Ordinance Amending the Bartlett Zoning Ordinance with Respect to the Regulation of Impervious Surfaces in Residential Zoning Districts**. This ordinance set a maximum impervious surface percentage for residential lots based on their lot size to reduce storm water runoff and maintain green space (see Table 5-4 on Page 11.) The Staff has been implementing this ordinance and its regulations since its inception. **To date, no variations have been requested.**

Village Board Committee (April, 2016):

The Committee directed Staff to specifically review pools and how they are calculated as part of the Impervious Surface regulations.

The 2014 Impervious Surface Zoning Ordinance Amendment included pools in the impervious calculation and were referred to as accessory uses. Examples were included that depicted pools on single family lots in addition to patios and other impervious surfaces. Staff recommended the Impervious Surface Ordinance remain as written.

Village Board Committee (June, 2016):

After further discussion, the Committee directed Staff to **not** include pools in the impervious surface calculation since they were assumed to hold water and therefore would not add to the surface water run-off.

Village Board Committee (January 3, 2017):

Staff revised the Impervious Surface Regulations as follows, including the definition and diagrams:

Impervious Surface Standards: The maximum impervious surface percentage for all buildings and structures (principal and accessory uses, **excluding pools**) including paved, impervious or traveled surfaces on a lot shall not exceed the following:

Single-family, detached lots:	
Equal to or greater than 20,000 square feet	30 percent
Equal to or greater than 10,800 square feet but less than 20,000 square feet	35 percent
Less than 10,800 square feet	40 percent
Duplex lots	45 percent
Townhome and other multi-family lots	n/a

Further, if the building department determines that a material is pervious, the area covered by such material shall not count toward the total area of impervious surface.

Attachments for your review include: a Municipal Comparison Chart and Examples of Lots with Pools and how the calculations for these lots would be affected.

CHAPTER 2 – RULES AND DEFINITIONS (Pertaining Only to the Chapter 5 Text Amendment)

Also attached for your review are those sections of Chapter 2 that have been updated per the revisions made to Chapter 5 (i.e. Places of Assembly, Agriculture, Commercial Vehicles, etc.).

RECOMMENDATION

Staff recommends **approval** of the proposed Text Amendments to Chapters 2 and 5 of the Zoning Ordinance.

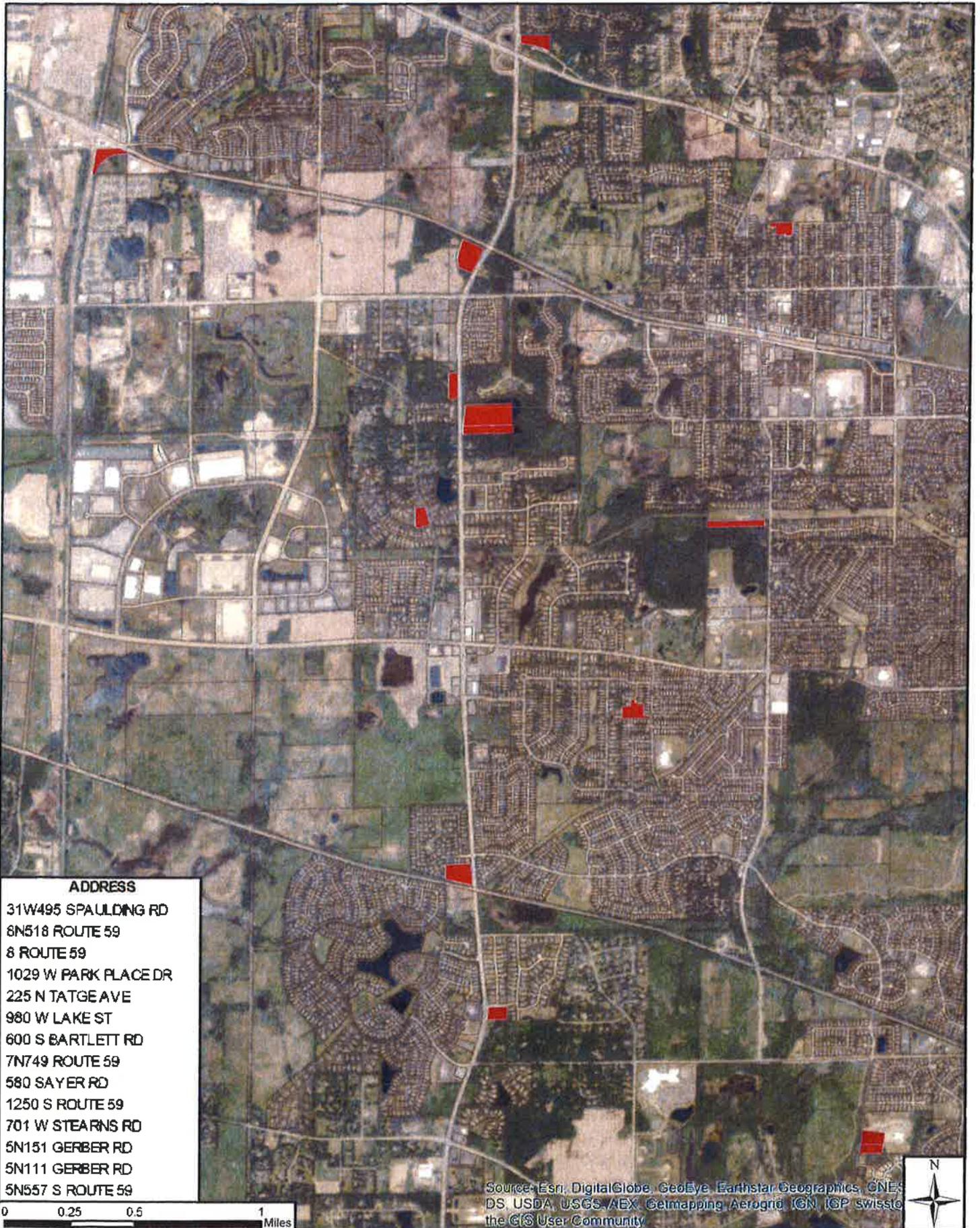
Minutes from the April 19, 2016, June 7, 2016 and January 3, 2017 Village Board Committee Meetings, the proposed Text Amendment language for Chapters 2 and 5, Municipal Comparison Charts for Beekeeping, Chickens and Impervious Surface, letters from residents, the Village on-line survey and additional information are attached for your review.

/rbg
Attachments

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Proposed 2+ acre residential parcels to allow bees & chickens

(Current codes states 10 acres)



BEEKEEPING IN RESIDENTIAL DISTRICTS

TOWN	ALLOWED	REQUIREMENTS
Bartlett	Yes, with Agricultural Uses - a minimum of 10 acres (Proposed Code – minimum of 2 acres)	Structures shall be a minimum of 100' from any lot line
Batavia	Possibly with Agricultural Uses (Animal Raising, Non-Commercial) - minimum of 2 acres	Structures shall be setback 200' from any public street and from any residence
Carol Stream	Possibly with Agricultural Uses (livestock, poultry and dairy products)	Structures shall be setback 100 feet from any lot line
Hanover Park*	Yes, ONLY on Village owned Community Apiary Unlawful anywhere else in Village	Permit from Village, Register with IL Dept. of Agriculture, Private Insurance and \$1 Million in Liability Insurance and Source of Water (Community Apiary is fenced and 166 feet away from nearest residence, 256 feet from nearest soccer field)
Elgin	No	
Evanston*	Yes	\$25 Annual Application Fee, Fence and Warning Signage required, Source of Water, Annual City Beekeeping License, Register with IL Dept. of Agriculture
Palatine*	Yes	25' from any property line, enclosed with a fence and IL Beekeepers Permit
St. Charles	Possibly with Agricultural Uses - Minimum of 10 acres	
Schaumburg*	Yes	Special Use Permit - \$603 on SF Lot or Free on Village Owned Community Apiary - \$1 Million in Liability Insurance, Register with IL Dept. of Agriculture (Community Apiary located on 16 acres, is fenced and 800 feet from nearest residence)
Skokie*	Yes	\$25 Initial Permit Fee, \$50 Annual Fee, State Registration, Cert. of Insurance, Beekeeping Course, Consent from Neighbors
Streamwood	No	

*Specifically regulate Beekeeping

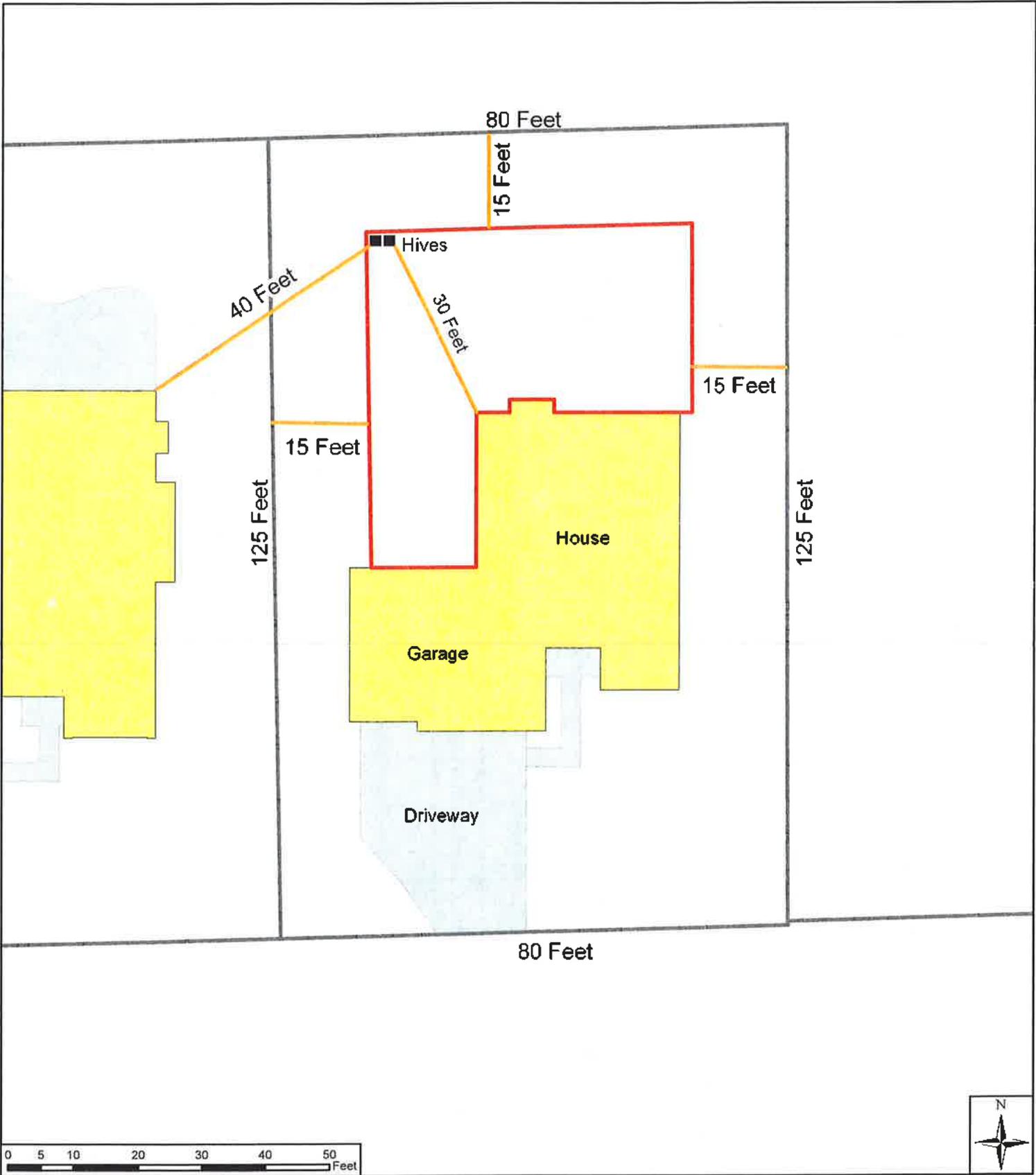
Most towns do NOT specifically regulate beekeeping. The accessory use would either be unregulated or prohibited in the residential districts. It could also be regulated similar to Bartlett, Carol Stream, Batavia and St. Charles which would allow beekeeping on Agricultural Zoned Lots, a minimum of 2 acres (or in some instances, 10 acres) similar to the keeping of horses and livestock.

TYPICAL LOT DIAGRAM

(10,000 sq. ft.)

Proposed 15 Foot Setbacks

2 Bee Hives



CHICKENS IN RESIDENTIAL DISTRICTS

TOWN	# ALLOWED	SETBACKS	ENCLOSURE REQUIREMENTS	OTHER REQUIREMENTS
Bartlett	N/A	100' from any lot line		Yes, with agricultural uses- a minimum of 10 Acres (Proposed Code- Minimum of 2 Acres)
Batavia	8	30' from other res. structures but not less than min. accessory setbacks	Covered inside Covered Fences Outside- No less than 32 sq. ft enclosed	No Roosters No slaughtering Rear Yard only
Bensenville	4	10' from property lines	Covered Coops & Runs Min. 4 sq. ft. per hen	No Roosters Rear Yard only
Burr Ridge	4	Rear yard-10' from lot line otherwise follow principal structure setback	Not to exceed 150 sq. feet	Minimum of 1 Acre No Roosters No slaughtering
Downers Grove	4	50' from prop. Line	Enclosed at all times	No Roosters
Elgin	4	25' from neighbors and not visible from street	Contained in a coop or enclosure Coops 50sq. Feet, runs/enclosures up to 100 sq. feet	No Roosters No slaughtering
Evanston	Min. 2; Max. 6	Accessory Setbacks	Accessory structure	No Roosters No slaughtering
Saint Charles	6	5' from property lines	Enclosed or fenced at all times	No Roosters Rear Yard only Screened to not be visible from street or lot
Westmont	6	20' from lot line	5 sq. feet/hen max. 50 sq. feet, 7' tall	No Roosters Rear Yard only

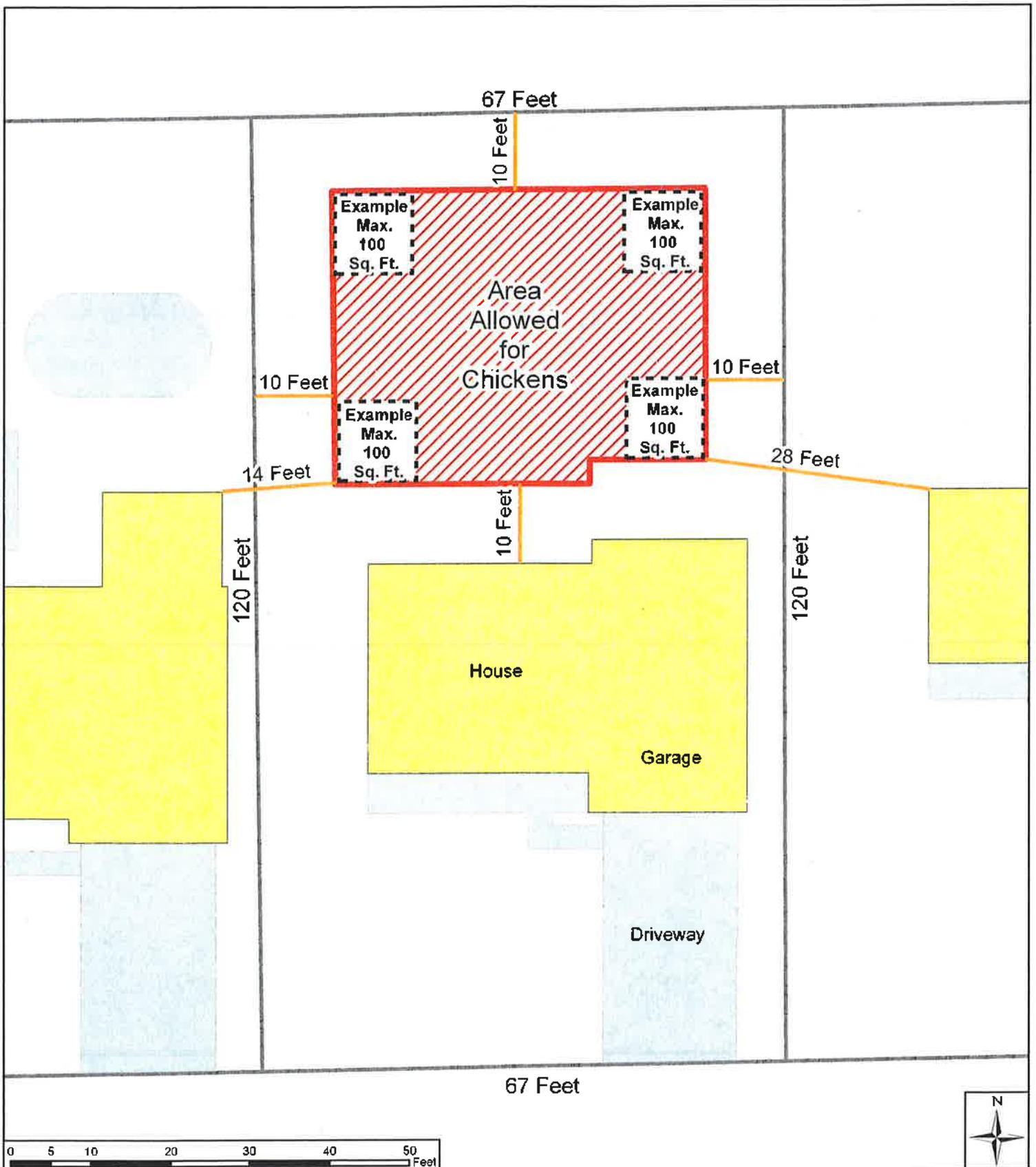
Towns that do not allow chickens: Addison, Bloomindale, Bolingbrook, Carol Stream, Elmhurst, Geneva, Glen Ellyn, Hanover Park, Lombard, Schaumburg, South Elgin, Streamwood, West Chicago, Willowbrook, Winfield and Woodridge

TYPICAL LOT DIAGRAM

(8,000 sq. ft.)

10 Foot Setbacks

Chicken Structure & Outdoor Area



STATUS REPORT

OVERALL STATUS: Closed

REPORT CREATED ON: 12/28/2016 7:36 AM

TOPIC NAME: Backyard chickens? Yes or No

INTRODUCTION

The Village is looking for your feedback on allowing backyard chicken coops. Answer the poll question below and leave a comment if you like.

SUMMARY

This topic introduction was originally published on 12/09/2016 12:00 AM before closing all public engagement 12/22/2016 3:00 PM. The following information was aggregated through the organization's website and supporting communication channels...

- Content Group is _Default
- Departments are Administration, Community Development
- Tags are backyard uses, chickens



CHANNELS

Website

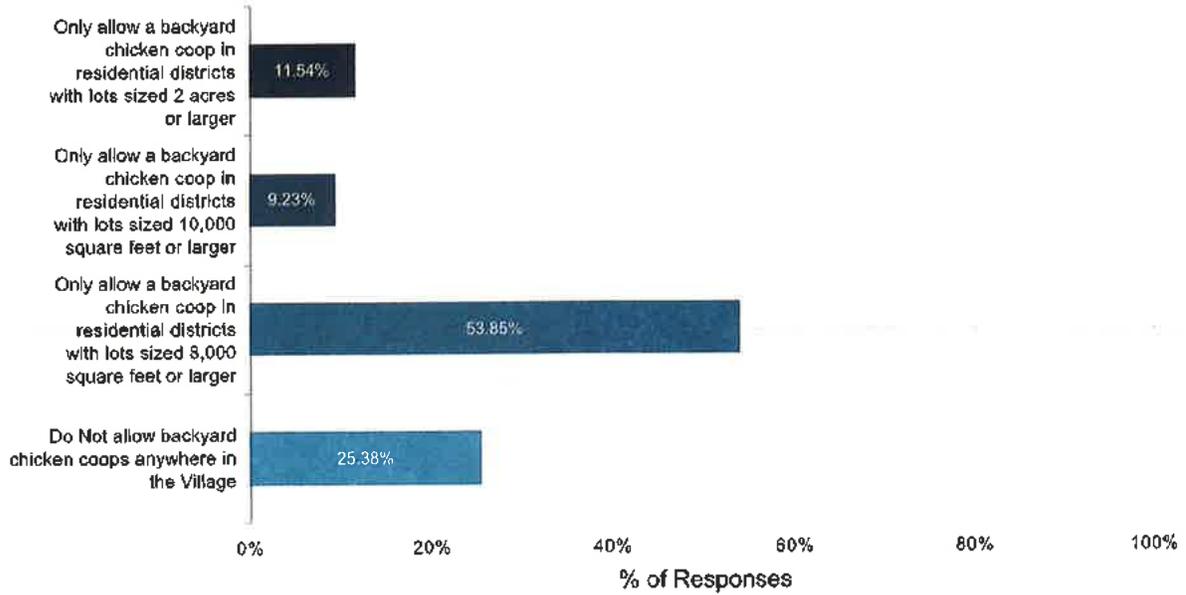
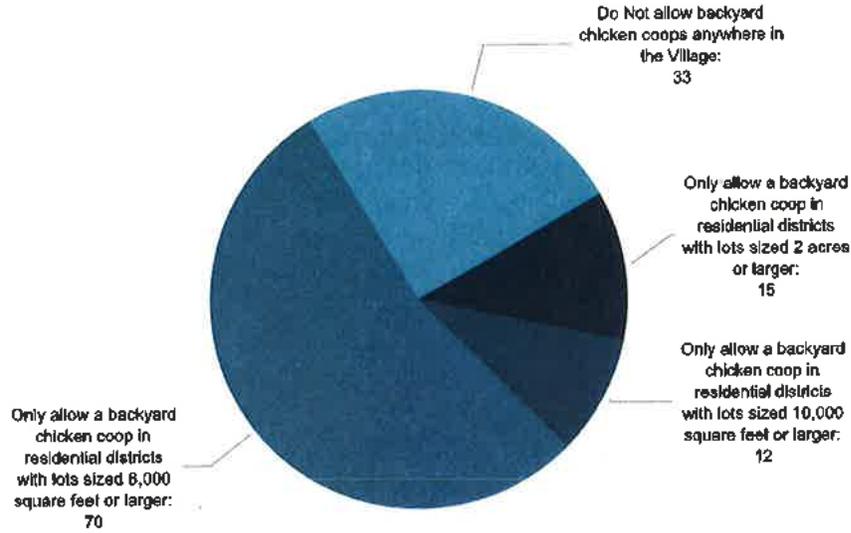
ENGAGEMENT ANALYSIS



CONTACT INFORMATION

G Infusino
Role: Community Relations
Email: ginfusino@vbartlett.org

POLL: Should Bartlett approve a limited number of permits for backyard chicken coops in residential areas?



PUBLIC COMMENTS

Settings for public comments are determined on a topic-by-topic basis and typically managed by the moderator. For this specific topic, we allowed individual comment likes, users' ability to comment more than once, and required comment review prior to displaying on our website.

Erica Rosiles
(Pending)

I say allow everywhere! Since our chicken goes to China for processing. Unless they are organic

Nancy Blondin
(Pending)

I am in favor of having chickens in the village of Bartlett. I feel it would be a good learning experience for my kids, as well as a healthier choice. It would be healthier for the chickens, as there would be less chickens in production farms, therefore in better living conditions. I do not feel there would be a significant risk of disease because the village would be restricting the number of chickens per lot, and the number of lots that could have chickens. It would be healthier for us to eat eggs from chickens that are not in a production setting as well. I think it is a win/win situation, for the people who want to raise chickens, as well as for a small amount of revenue for the village.

Cheryl Terdina
(Pending)

The number of chickens allowed in the yard should be relative to the amount of open area the homeowner is providing for them. Since roosters are not needed for egg production, I would expect that only hens would be allowed in backyards.

Chuck Weissmueller
(Pending)

What are the advantages of allowing Chicken coups in residential locations?

Stephanie Hopkins
(Pending)

I love the idea of the Village allowing residents to make a choice like this for their family!

Marty Kerlin
(Pending)

I think the lot size could be less than the minimum listed. A small number of chickens do not require a lot of room.

Rick
(Pending)

I hope this is for Bartlett residents only and that people from elsewhere won't be allowed to vote/comment.

Sharon Kroon
(Pending)

Backyard Chickens have been successfully integrated into a variety of suburban towns in the area, in addition to the cities of Elgin and Chicago. Bartlett can show its commitment to sustainability and green living by providing this opportunity within the village. Permits and reasonable oversight will hold individuals accountable and ensure that there is not a negative impact on our local neighborhoods. I strongly urge the Village to approve this ordinance.

Donald Zouras
(Pending)

It is refreshing to see that my village is considering an alternate definition of what a yard in Bartlett should consist of.

Beth Pruchnick
(Pending)

I would not like any of my neighbors especially immediate surrounding neighbors, to have chickens for a few reasons...I hate

birds and they are

ugly, my dog would go crazy barking and trying to jump and scratch at fence to get to the chickens..two people in my house do shift work, a few days a week they come home and need to sleep during the day. It is hard enough in the spring and summer when windows are open with the neighborhood kids outside playing and dogs outside barking now and then but to add chickens ducking all day would be worse. Also, I do not want to sit outside on my deck in nice weather especially with guests over and have to see/hear/smell chickens.

Rick
(Pending)

It is unfair to allow chickens on small properties (under 2 acres). Residents that want to raise chickens should have thought about that before they bought homes in RESIDENTIAL areas. On larger properties (2 acres or larger) at least the chickens can be raised further away from neighbors who may not want to smell or hear livestock on their residential property. I am sincerely hoping that this is not allowed.

HOLLY Oakes
(Pending)

I hope we can get chickens !! This would be amazing for the community and the children ...

Jason C
(Pending)

One should be allowed to keep as many chickens as they can keep clean. Perhaps a rooster clause. This is successful in many areas. This should be a non issue. Chickens aren't loud or a nuisance. Also - where do you think your house is built - farmland ? Bartlett's roots are in farming. This is educational, sustainable, and a no brainer

Marianne Nyberg
(Pending)

Bartlett look at the changing demographics and need for urban hens. here is a partial list that allow hens in their town proper, not small little 300 rural communities but major cities. City State City State City State
Birmingham
Alabama Honolulu Hawaii
San Antonio
Texas

Huntsville
Alabama
Boise
Idaho
Waco
Texas

Mobile
Alabama
Chicago
Illinois
Wichita Falls Texas
Montgomery
Alabama

Fort Wayne
Indiana
Salt Lake City
Utah

Anchorage
Alaska
Indianapolis Indiana
West Valley City
Utah

Chandler
Arizona
Wichita
Kansas
Chesapeake Virginia

Gilbert
Arizona
Lexington
Kentucky
Virginia Beach Virginia

Glendale
Arizona
Louisville Kentucky
Seattle
Washington

Mesa
Arizona
Baton Rouge
Louisiana
Spokane
Washington

Peoria
Arizona
New Orleans
Louisiana
Tacoma
Washington

Phoenix
Arizona
Baltimore
Maryland
Vancouver
Washington

Scottsdale
Arizona
Boston
Massachusetts
Madison
Wisconsin

Tempe
Arizona
Minneapolis
Minnesota
Milwaukee
Wisconsin

Tucson
Arizona
Saint Paul
Minnesota

Little Rock
Arkansas
Kansas City
Missouri
Missoula Montana
Anaheim
California
Saint Louis Missouri
Bozeman Montana
Bakersfield
California
Lincoln
Nebraska
Butte Montana
Chula Vista
California
Omaha
Nebraska
etc.

Pamela Wilkiel
(Pending)

As much as some people find benefit to having their own chickens because of fresh eggs, the noise (and possible mess) to surrounding neighbors should be thought of.

TOPIC DETAILS

The Village is exploring the interest in allowing backyard chicken coops. The Village Board discussed this topic at its June 7, 2016 Committee of the Whole meeting and you can read the minutes from that discussion here: [Committee of the Whole Minutes 6-07-2016](#).

The trustees would like to know what you think and we are using this trial community forum to get your input. Please answer the poll question below and provide your additional comments.

Roberta Grill

Subject: FW: Backyard Chickens

From: Lorna Giles
Sent: Thursday, December 15, 2016 10:56 AM
To: Valerie Salmons <VLSalmons@vbartlett.org>; Jim Plonczynski <JPlonczynski@vbartlett.org>; Paula Schumacher <PSchumacher@vbartlett.org>
Cc: Gabrielle Infusino <GInfusino@vbartlett.org>
Subject: FW: Backyard Chickens

This e-mail was sent to the entire Board.

Lorna Giles
Village Clerk/Executive Secretary
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103
Phone: (630) 540-5908
Fax: (630) 837-7168

From: Homer Sapien [mailto:rixfab@hotmail.com]
Sent: Thursday, December 15, 2016 10:50 AM
To: Lorna Giles <lgiles@vbartlett.org>
Subject: Backyard Chickens

Dear Village of Bartlett Trustee Giles,

My name is Rick Fabris. I live on S. Oak Avenue here in Bartlett. I have lived here for nearly 30 years. During this time I have been witness to many changes in our village, some good and some not so good. One issue that has come up lately has me very concerned and is the topic of this email letter.

The other day, I received an email from the Village of Bartlett with a link to a survey regarding allowing backyard chickens in residential areas. While looking at the choices on this survey, I noticed that to vote, all you had to do was put in a first name and an email address. That means that anyone, including people from other towns, could vote on the given choices. To verify this, I signed up with a different email and was allowed to vote again. This is absolutely wrong. If you are trying to get a feel for how the residents of the Village feel on this matter, this is not the way to do it. Also, I spoke to several other residents and they never received any information about a survey. Why is this? Was this

properly thought out? I have a real issue with the subject of backyard chickens being allowed in residential areas. I have listed many of them in this letter.

Late this spring, the home to the west of mine (on S. Western) began raising chickens, which was and is against a village ordinance. They only had these chickens for a short while before they were made to remove them but in that time the smell was quite pronounced. It began to smell like a farm. I spend most of my time outdoors in the spring, summer and fall working in the yard and consequently, I had to smell these chickens for a large part of my day. My 5 & 2 year old grandchildren even asked, "Papa, what's that smell". And this was only after a week or two. What would it smell like after months in the summer heat?

There are plenty of advocates who extol the benefits of having a home flock. No one really mentions the negatives of keeping chickens, yet there are many challenges. While raising chickens seems to be the latest urban fad and certainly sounds harmless enough, there are downsides to raising backyard chickens.

When communities are debating the legalization of urban chickens at public meetings, worried residents often voice concerns over things like noise and smell. But many challenges are learned only after one undertakes chicken ownership.

Here are some of them:

Noise - Chickens squabble all day long, and plenty of cackling usually accompanies the activity

Smell and mess - Anyone who has been near a commercial chicken operation has undoubtedly experienced some unpleasant scents. Keeping a few chickens at home is not comparable, but they still smell, especially if they are not properly taken care of.

Predators - Even in urban areas, chickens attract predators. Depending upon where you live the list includes raccoons, foxes, skunks, mink, weasels, hawks, magpies, dogs and cats. Some are primarily interested in eggs or young chickens. The prospect of eggs or a chicken dinner draws them all. If successful, they will return repeatedly. This is even truer for wooded areas. We already have skunks, fox, raccoons and even coyotes in our woods.

Constant care - Chickens need daily attention. They must have food and fresh water. They need to be let out in the mornings and put away at night. Eggs must be collected daily. Coops must be cleaned regularly. Nesting and bedding materials must be provided and changed. Ignoring any of these tasks for even a day or two is irresponsible.

Please be aware that avid urban chicken fans tend to understate many of the accompanying challenges.

Also, allowing certain people (i.e., chosen by limited permits, which is discriminatory in itself) to keep chickens in residential areas is certainly not fair to other residents who may not want chickens right next to them for many reasons, not least of which is resale value. Not every home buyer would be thrilled to purchase a home with a chicken coop

next to it. After chickens, what's next? Will people want to raise goats, cows or other animals? What are zoned farms for?

I could list many other reasons but I trust that you will understand my concern. 30 years ago I purchased a home in a residential area in the Village of Barlett. 30 years later, I'd like to keep it that way. Thank you for taking the time to allow me to voice my concerns.

Sincerely,

Richard A. Fabris

Bartlett resident

DISCLAIMER

This notice is intended for the recipient and is not to be forwarded, or copied and pasted into a new communication, without my expressed consent.

7-1-16

Attention Jim Plonczynski:

Cooped Up Chickens

Baby chickens are very cute when they are little, but they grow up to become big chickens.

At the last board meeting there was a discussion about possibly letting chickens on quarter acre home sites. Seriously, quarter acre lots are hardly big enough for a house, let alone a chicken coop with a large fenced in area or free range chicken area. This is not the right environment for them.

We enjoy our freedom and so do animals. People have choices and animals do not. They are stuck where we put them. Chickens stuck in a coop their whole life is not their choice, it is like being in a box.

If Bartlett board decides to allow chickens and give a permit it needs to be monitored. Making sure people do not go over the limit of chickens allowed, that the chickens have adequate shelter in the summer heat and winter cold, and freedom to move around. It is the responsibility of the owner to take care of the chickens, just like any other animal. Just leaving chickens in a chicken coop to move around is not adequate enough.

I hope Bartlett board will do its research and see that this is not a good decision. Chickens are fine if you have the correct space for them, and Bartlett does not.

Tom and Sharon Walsh

Tom & Sharon Walsh

RECEIVED
COMMUNITY DEVELOPMENT

JUL 05 2016

VILLAGE OF
BARTLETT

Roberta Grill

From: Jim Plonczynski
Sent: Thursday, August 04, 2016 8:26 AM
To: Jennifer Andrist Rasmussen
Cc: Valerie Salmons; Roberta Grill; Paula Schumacher; Angela Zubko
Subject: RE: Status on Chicken Ordinance

Thanks you Jennifer, a common sense approach to caring for chickens. If we need anything else we will contact you. Jim

From: Jennifer Andrist Rasmussen [mailto:jlandrist@gmail.com]
Sent: Wednesday, August 03, 2016 5:24 PM
To: Jim Plonczynski <JPlonczynski@vbartlett.org>
Subject: Re: Status on Chicken Ordinance

Hi Jim,

Thanks so much for reaching out! I apologize for the delay in responding. It was a crazy day at work. I'd be happy to help. That is a valid concern, as it is with any animal. Cat feces can be very dangerous to pregnant women because of the toxoplasmosis cysts that it contains. Similarly, chickens can have salmonella in their feces, which is why it is important to always wash your hands after handling chickens and/or cleaning the coop or brooder. There is no risk of salmonella from simply keeping chickens; it is mainly a personal hygiene issue. The CDC gives the following recommendations for reducing the risk:

- *Always* wash your hands with soap and water right after touching live poultry or anything in the area where they live and roam.
 - Adults should supervise hand washing for young children.
 - Use hand sanitizer if soap and water are not readily available.
- Do not let live poultry inside the house, in bathrooms, or especially in areas where food or drink is prepared, served, or stored.
- Don't let children younger than 5 years, adults older than 65, and people with weakened immune systems handle or touch chicks, ducklings, or other live poultry.
- If you collect eggs from the hens, thoroughly cook them.
- Don't eat or drink in the area where the birds live or roam.
- Avoid kissing your birds or snuggling them, then touching your mouth.
- Stay outdoors when cleaning any equipment or materials used to raise or care for live poultry, such as cages or feed or water containers.
- Buy birds from hatcheries that participate in the U.S. Department of Agriculture National Poultry Improvement Plan (USDA-NPIP) [U.S. voluntary Salmonella Monitoring Program](#)[279 KB]. This program is intended to reduce the incidence of *Salmonella* in baby poultry in the hatchery.

Having said that, the incidence of salmonella outbreaks are very low. For example, in 2015 there were 4 outbreaks affecting 252 people across 43 states. Of those 252, only 146 had come into contact with live poultry. Considering

the number of backyard chickens across the country (roughly 9 billion born in U.S. industrial hatcheries annually), that is very small number. (<http://www.cdc.gov/salmonella/live-poultry-07-15/index.html>)

I think it is a good idea to require birds to be registered with the U.S. Department of Agriculture. Ours were because Tractor Supply required it. This allows the USDA to contact chicken owners if they become aware of illnesses in flocks from particular hatcheries.

I hope this helps. Please let me know if you need anything else.

Best Regards,

Jennifer Rasmussen

On Wed, Aug 3, 2016 at 8:45 AM, Jim Plonczynski <JPlonczynski@vbartlett.org> wrote:

Ms. Rasmussen, One issue that has come up is that chickens carry salmonella. Do you have any tips on how they are handled to prevent this from infecting people? Jim

From: Jennifer Andrist Rasmussen [<mailto:jlandrist@gmail.com>]
Sent: Tuesday, August 02, 2016 5:03 PM
To: Jim Plonczynski <JPlonczynski@vbartlett.org>
Subject: Re: Status on Chicken Ordinance

Thanks so much for getting back to me so quickly! I truly appreciate it. If there's anything I can do to help, please don't hesitate to ask!

On Tue, Aug 2, 2016 at 4:25 PM, Jim Plonczynski <JPlonczynski@vbartlett.org> wrote:

Ms. Rasmussen, We are still doing our research on the chicken ordinance and we will be bringing it back to the Village Board in the fall. Jim

From: Jennifer Andrist Rasmussen [<mailto:jlandrist@gmail.com>]
Sent: Saturday, July 30, 2016 4:32 PM
To: Jim Plonczynski <JPlonczynski@vbartlett.org>
Subject: Status on Chicken Ordinance

Good Evening Mr. Plonczynski,

We wanted to check in with you and see if you had any news on the progress of the chicken ordinance. We completely understand this is no small undertaking! If you or anyone working on this need any assistance, I'd

be happy to help. Also, if the ordinance is changed to allow for chickens, I'd be happy to help in any capacity if such help is needed.

We are contacted quite often by individuals in the community wanting to know how things are going, so we thought it would be good to reach out and ask. The Daily Herald contacted me and erroneously reported that it would be on the agenda in July, so folks are curious. We simply let them know that was not correct. We will let them know of any meetings and they are encouraged to attend.

We plan on attending more meetings unrelated to chickens because it is important to know what is going on where you live. We value our community and appreciate that this issue has even been considered rather than dismissed outright.

Best Regards,

Steve and Jennifer Rasmussen

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Jennifer Rasmussen

Certified Social Studies Teacher - Middle School & High School

Owner/Designer at Leave Them in Stitches

www.facebook.com/leaveinstitches

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Jennifer Rasmussen

Certified Social Studies Teacher - Middle School & High School

Owner/Designer at Leave Them in Stitches

www.facebook.com/leaveinstitches

Nancy Blondin
152 Sunflower Lane
Bartlett, IL 60103
purduevet@hotmail.com

RECEIVED
COMMUNITY DEVELOPMENT

AUG 22 2016

VILLAGE OF
BARTLETT

Village Board of Trustees
Bartlett, Illinois

Dear board member,

I am writing because I took note of the proposition that the Village of Bartlett may be reviewing and changing the ordinance regarding animals/livestock including chickens, and I am in favor of supporting these proposed changes.

My husband and I are veterinarians, and moved to Bartlett immediately after graduating from Veterinary school in 2001. When we moved to the village, we had no intent of considering raising chickens. In fact, I am rather certain it never crossed our minds. Time changes many things, and now we are in a different home, still in Bartlett, and have three children. Although I admit I have a hard time finding time to tend it well, I do have a small garden that we do plant yearly. I believe it is a good concept for children to be a part of knowing where our food comes from, and how much work goes into growing and preparing that food.

I grew up in a very rural area of southern Indiana, and my parents had dogs, horses, and their neighbors had this very elaborate chicken coop (Called the 'Chick Inn' nonetheless!). I hadn't really been exposed to chickens much prior to that set of neighbors building their coop and raising chickens for the eggs they provided. I always thought chickens were loud and stinky. After seeing this coop, I changed my mind. I learned that really the only loud chickens are the roosters. If there is no rooster, the hens are actually pretty quiet. They are much quieter than most dogs, in reality. I also realized that chickens that are not overcrowded (as they are in production barns) are actually not very stinky. This particular coop was wooden, and housed six hens. With a proper roosting area, as well as outdoor area to scratch and investigate, the chickens seemed quite happy. The folks that owned the 'Chick Inn' took care to wash the eggs prior to eating them, and reminded visitors to wash their hands after handling the chickens (which were quite docile and liked to be held and petted!), in order to reduce the chances of contracting illness from the chickens' feces. As a veterinarian, I am always mindful of the communicable diseases all animals can 'share' with us. It really is true that most of those diseases are unlikely to be transmitted if one just takes simple care to wash their hands and be careful of what goes into their mouths.

My children became quite enamored with the chickens after a visit to the grandparents' several years ago, and were begging for us to raise chickens. At the time, I was not quite ready to invest time and energy into a coop, but promised the kids I would look into it for the future. Last year I started looking into what it would take, and realized it was against village ordinance. We would actually be very interested in building a small coop if that were to change. I was a little worried that we would get some opposition or that the idea would be frowned upon by our

neighbors. We are friendly with our immediate neighbors, and I had a discussion with them recently. Much to my surprise, they too have been thinking about getting chickens! Mr Scales actually said he would like to see the ordinance changed to allow chickens in Bartlett, and wouldn't be upset if we were to build a coop and have a few hens.

I believe the ordinance also covers having a bee hive, which would also be such an important investment for our planet, let alone Bartlett. Honeybees are probably one of the most misunderstood creatures, as imposters such as wasps that are much more likely to sting make the bigger impression on us humans. Bees are vital to my garden and my fruit trees and such being able to fruit. Honey has so many vital uses, I really think it would be of benefit to allow people in Bartlett to maintain hives as well.

I am wondering if there is a way I can gather more information about the changes being proposed. Also, if it would be beneficial to you, I would be happy to share any of the information I have as a veterinarian. I am not an avian veterinarian, I have only rarely treated birds and chickens, so I am not an expert on chicken veterinary care by any means. I have however recently attended conference meetings on the subject of backyard chicken flocks, and of course covered the concepts in veterinary school, so would be happy to answer questions, or find answers to your questions if I can.

Please let me know if or when the village will be having public meetings or forums where the changes to the ordinance will be discussed. I would like to be present for the meetings if possible to hear what is being discussed.

Thank you for taking the time to read!
Nancy Blondin, DVM

President Wallace of the Village of Bartlett,

6/16/2016

As I read the Bartlett Examiner, I see that The Rasmussen are the rouge Chicken owners... Why even ask the Village or abide by the codes, just put up a coop get some chickens and then try and change the ordinance... people who can't follow the codes now are not going to follow them later, if they don't fit their needs.

Bartlett Examiner said there is a web page ? 127 likes: what is the population of Bartlett ? 50,000 thats not even a 1% percent of the population with most of those people on FB not living in Bartlett, IL. I think most people would not recommend a animal being caged it's whole life. As the picture in FB shows in the back yard (now the coop has been moved so you can see it from the road) Now you are talking about fencing and netting so they can't jump out the fenced yard (something to think about if not in the ordnance now)... I'm sure that isn't what you wanted to live next store when moving into a residential neighborhood. It also mentioned a building permit needed for the coop, was that complied to by the Rasmussen's?

It was suggested in the article that it would be fair to let a group of people do it. How about in forcing the ordinance. 4 or 5 request per year for permits isn't worthy of a change so drastic to allow chickens to be cooped up their whole life and only have a 4 by 4 area to walk around. When you only have to drive 20 miles west to get Fresh Farm raised eggs or for that matter go to Jewel and purchase organic eggs.

I feel that this will only attract wild animals into our neighborhoods and what happens when they get bored or don't want these animals any more ? Do they let them go ? to run around the neighborhood ? What illness can chicken carry ? How to they get ride of the waste from the Chickens in the garbage? Does Republic Services except Farm waste ? Should the driver have to be exposed to that? If it was suggested as compost material, this is why a .26 acres can't work, there would never be enough other material to compost and just wait until a 90 degree day. What do they do with a dead chicken ? Are they going to sell the eggs? Do we have a ordnance for a residential home to sell food?

To many questions

Concerned Neighbor's

CC:

Trustee Camerer
Trustee Carbonaro
Trustee Deyne
Trustee Hopkins
Trustee Reinke
Trustee Arends

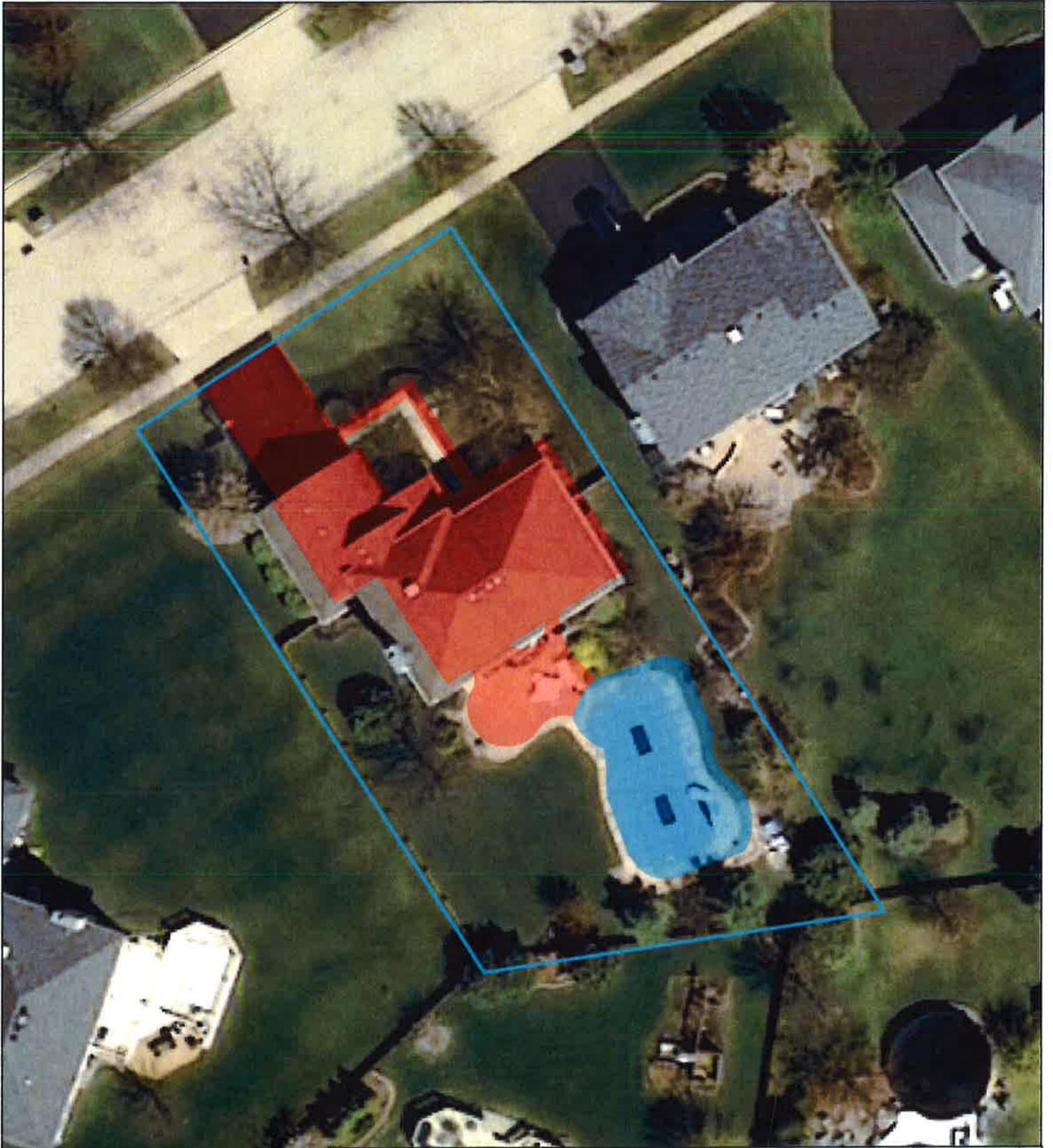
RECEIVED
COMMUNITY DEVELOPMENT

JUN 21 2016

VILLAGE OF
BARTLETT

POOLS INCLUDED IN IMPERVIOUS SURFACE REQUIREMENTS

TOWN	YES OR NO	DEFINITION
Bartlett	Yes	The maximum impervious surface percentage for all buildings and structures (principal and accessory uses) including paved, impervious, or traveled surfaces on a lot. Pools are accessory uses
Bolingbrook	No	Maximum Impervious Coverage: The maximum amount of impervious coverage including building coverage, parking areas, loading areas and access drives, shall not exceed eighty percent (80%) of the gross area of any industrial site. LOT COVERAGE: That percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, excluding projecting roof areas.
Carol Stream	Yes	<i>Total structural coverage</i> . In no case shall total structural lot coverage exceed 30% of an individual single-family zoning lot, except when structural coverage includes lot area covered by a swimming pool or by a deck which allows water to penetrate into the ground underneath the deck and where the area underneath the deck is covered with agricultural paper, cloth or other pervious sheeting in which case only the area of the swimming pool or deck shall be permitted to exceed 30% of the lot area up to a maximum of 35% of the lot area.
Downers Grove	Yes	Maximum Building Coverage [% of lot, principal + accessory) Pool is accessory
Elgin	No	Accessory Building Coverage Pools are an accessory use
Elmhurst	Yes	"Impervious surfaces" shall also include: Swimming pools, except as other provided for under the definition of "pervious surfaces". "Pervious surfaces" shall include: The water surface of swimming pools that are constructed to allow for the storage of a minimum of six inches of water in a rain event
Geneva	Yes	Lot Coverage: That area or portion of a lot occupied by all buildings, structures and other impervious surfaces. Maximum Lot Coverage: The total lot area occupied by any principal building, accessory building, together with all impervious surfaces shall not exceed thirty percent (30%). Swimming Pools are accessory structures
Glen Ellyn	Yes	Lot coverage ratio, single-family dwellings and accessory buildings. Swimming Pools is an accessory building.
Hanover Park	Yes	Sec. 110-6.1. - Bulk regulations. Counts towards lot coverage
Saint Charles	No	Building Coverage shall not include unenclosed porches, decks, or unenclosed accessory structures such as gazebos, swimming pools, or tennis and sports courts.
Schaumburg	No	That area or portion of a lot occupied by buildings.
South Elgin	Yes	Lot Coverage: The percentage of a zoning lot occupied by buildings, including accessory buildings and structures, driveways, sidewalks, decks, and patios.
Streamwood	Yes	That portion or percentage of a lot permitted to be covered by structures or any impervious surface, excepting required minimum off street parking. The total ground occupied by the principal structure and all accessory structures shall not exceed... Swimming pools are accessory
West Chicago	No	Lot Coverage: The portion of a lot that is occupied by driveways, buildings and structures, including accessory buildings or structures such as detached garages, sheds, decks, patios and porches, but excluding walkways and swimming pools. The above items reduce the surface available for rainwater absorption.



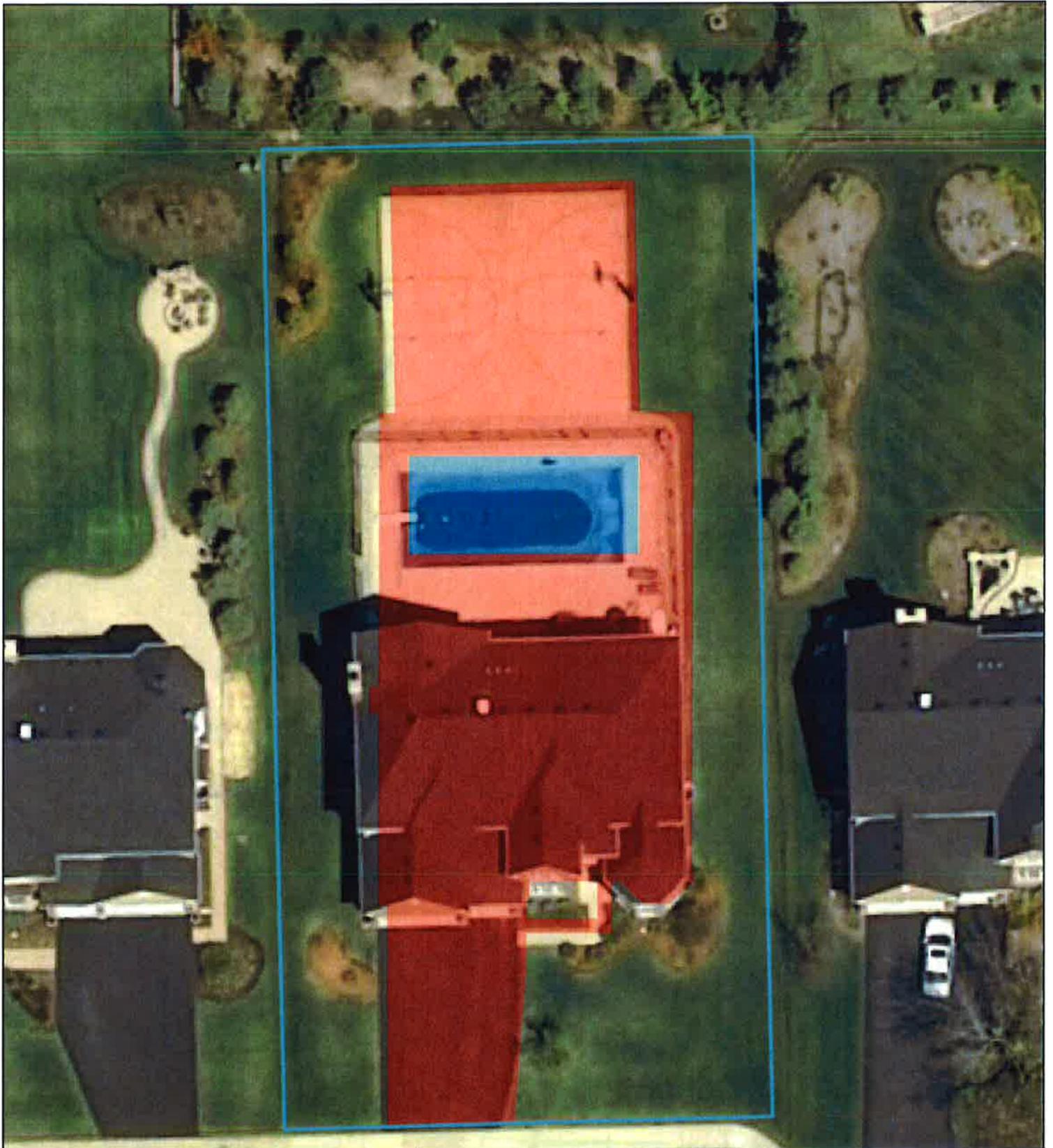
Lot Size = 11,000 sq.ft.
Impervious Surfaces with pool= 3880 sq.ft.
Impervious % with pool= 35.3%
Impervious Surfaces without pool= 2880 sq.ft.
Impervious % without pool= 26%
Max % Allowed for lots >10,800 sq. ft. an 20,000 sq.ft.= 35%





Lot Size = 7,800 sq.ft.
Impervious Surfaces with pool= 3,200 sq.ft.
Impervious % with pool= 41%
Impervious Surfaces without pool= 2,709 sq.ft.
Impervious % without pool= 35%
Max % Allowed for lots less than 10,800 sq. ft.= 40%





Lot Size = 20,000 sq.ft.
Impervious Surfaces with pool= 9,963 sq.ft.
Impervious % with pool= 49%
Impervious Surfaces without pool= 9,023 sq.ft.
Impervious % without pool= 45%
Max % Allowed for lots 20,000+ = 30%



CHAPTER 45: RESIDENTIAL DISTRICTS

Organization:

- 10-5-1 Uses in Residential Districts
- 10-5-2 Additional Development Standards For Specific Uses in Residential Districts
- 10-5-3 Special Requirements in Residential Districts
- 10-5-4 Area, Bulk, Density, and Setback Requirements
- 10-5-5 Development Standards for Mobile Homes and Mobile Home Parks
- 10-5-6 Impervious Surface Regulations for Residential Districts

10-5-1: USES IN RESIDENTIAL DISTRICTS:

A. Permitted Uses:

Uses identified with a "P" in Table 5-1 are permitted as of right in each respective district, provided that uses comply with all other applicable standards of this Ordinance. No building or premises improved or unimproved shall be used, and no building shall be hereafter erected, converted, enlarged, reconstructed, or structurally altered, except for a purpose permitted in the district in which the building or land use is located as shown in Table 5-1, except for: ~~Uses lawfully established on the prior to the effective date of this Title and rendered non-conforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title~~ Ordinance or in accordance with Chapter 10, Nonconforming Lots, Buildings and Uses, of this Ordinance.

B. **Special Uses:** Uses identified with an "S" in Table 5-1 are considered special uses and may be permitted in the subject district only after review and approval in accordance with Chapter 13 (Administration and Enforcement) of this Ordinance.

C. **Prohibited Uses:** Uses listed in Table 5-1 and not identified with a "P" or "S" are expressly prohibited in the subject district. Uses not listed in Table 5-1 are also prohibited; however the Village Board, upon recommendation from the Plan Commission, may permit a use that is not listed in accordance with Section 10-1-3.F of this Ordinance.

D. **Accessory Uses:** Accessory Uses are permitted in residential districts as regulated in Chapter 3 (Accessory Uses, Buildings and Structures) of this Ordinance.

**TABLE 5-1
USES IN RESIDENTIAL DISTRICTS**

USE	ER-1	ER-2	ER-3	SR-2	SR-3	SR-4	SR-5	SR-6	MH-1	Additional Standards
RESIDENTIAL USES										
HOUSEHOLD LIVING										
Mobile Homes									P	10-5-5*
Multi-family							P	P		10-5-4*
Single-family, Attached							P	P		10-5-4*
Single-family, Detached	P	P	P	P	P	P	P	P		
GROUP LIVING										
Community Residence	S	S	S	S	S	S	S	S		10-5-2*
Senior Housing							S	S		Min. 1 acre*
NONRESIDENTIAL USES										
DAY CARE & EDUCATIONAL FACILITIES										
Day Care, Center (Adult or Child)							S	S		*
Day Care, Group Home (Adult or Child)	S	S	S	S	S	S	S	S		*
School	P	P	P	P	P	P	P	P		*
School, with boarding	S	S	S	S	S	S	S	S		Min. 5 acres*
COMMUNITY FACILITIES										
Club/Recreation Buildings (Private)	P	P	P	P	P	P	P	P	P	
Parks/Open Space	P	P	P	P	P	P	P	P	P	*
Places of Assembly, Religious Institutions, Lodge (fraternal and civic) equal or less than 10,000 sq. ft.	P	P	S	S	S	S	S	S	S	*
Places of Assembly, Religious Institutions, Lodge (fraternal and civic) greater than 10,000 sq. ft.	S	S	S	S	S	S	S	S	S	10-5-2*
Public/Government Facility	P	P	P	P	P	P	P	P	P	*
MISCELLANEOUS USES										
Agriculture	P	P	P	P	P	P	P	P		10-5-2
Planned Unit Development (Plan)	S	S	S	S	S	S	S	S	S	10-9
Accessory Uses/Structures	P	P	P	P	P	P	P	P	P	10-3-2
Utilities (Private), Cellular Tower	S	S	S							*

* Site Plan review and approval required.

10-5-2: ADDITIONAL DEVELOPMENT STANDARDS FOR SPECIFIC USES IN RESIDENTIAL DISTRICTS:

A. Community Residence Group Home:

1. ~~The A Community Residence group home has not more than~~ **shall have a maximum of eight (8) unrelated persons with disabilities residing in it, plus not less than with a minimum of one nor but not more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.**
2. ~~The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
2. ~~The Community Residence group home is located at least not less than one thousand two hundred feet (1,200) feet, measured in all directions, from any other building used as a Community Residence group home pursuant to this subsection Title, or a "Community Residence group home " as defined pursuant to any adjacent jurisdiction's Zoning Ordinance.~~
3. ~~Prior to the occupancy of the group home:~~
 - a. ~~All Village licensing requirements shall have been complied with.~~
 - b. ~~A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~
3. ~~No Services, including, but not limited to, counseling and other treatment, are contemplated to~~ **shall be provided nor shall be permitted for only persons residing at other than the residents of the Community Residence group home.**
4. ~~The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

B. Places of Assembly, Religious Institutions and Lodges (Fraternal and Civic):

A Traffic Impact Study shall be required for all places of assembly, religious institutions, lodges (fraternal and civic) greater than 10,000 square feet.

C. Agriculture:

1. ~~The lot area for commercial growing of farm crops, truck garden produce, and nursery stock shall be not less than ten (10) acres in area; and~~
2. ~~The sale of such materials is not conducted from a store, stand or other structure erected or maintained for such purpose.~~
3. ~~On lots less than (10) acres in area, such uses involve only the growing of farm and garden crops and nursery stock and no accessory structures are used exclusively for such uses, except conservatories or greenhouses of the types customarily attached to dwellings.~~
4. ~~No commercial feeding of garbage or offal to swine or other animals or operating for the disposal of garbage, sewerage, rubbish or offal.~~
5. ~~No mechanized industrial animal farms, commercial operated greenhouses, commercial milk farms and commercial dog kennels.~~

1. On lots ~~not less than ten (10) acres in area~~, **Land** used for the shelter, feeding, keeping, propagating and culture of livestock **and farm animals shall be a minimum of 2 (two) acres in area** and all accessory structures **associated with the above keeping of livestock and farm animals** ~~poultry, and livestock shall not be less than a minimum of one hundred feet (100') from the nearest lot line. and~~ Any other structure used in the pursuit of agriculture **not associated with animals** shall ~~not be less than a minimum of one hundred feet (100') from the nearest street front lot line, and not less than a minimum of fifty feet (50') from the nearest interior and rear lot lines.~~
2. Chickens (Poultry).
 - a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a minimum of 8,000 square feet.
 - b. A maximum of four (4) chickens shall be permitted on properties zoned and occupied for single family residential uses.
 - c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
 - d. An outdoor area a minimum of six (6) square feet per chicken will be required and a maximum of 100 square feet will be permitted for the covered enclosure/structure.
 - e. All enclosures/structures shall be located a minimum of ten (10') from all lot lines.
 - f. The structure shall contain insulated walls and/or an insulated blanket shall cover the structure during the winter months.
 - g. All chickens and enclosures/structures shall be kept/located in the rear yard only.
 - h. All areas where hens are kept shall be clean and well maintained with little to no accumulation of waste, such as to cause odors that are detectable on adjacent properties.
 - i. Roosters are prohibited.
 - j. No slaughtering.
 - k. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
 - l. An initial building permit shall be required for all enclosures/structures associated with the raising of chickens. A building inspection/approval is required prior to obtaining a chicken license.
 - m. A chicken license issued by the Village with a one-time fee of \$25 shall be required prior to purchasing the chickens. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
 - n. Proof of registration with the Illinois Department of Agriculture will be required with the annual license.
 - o. A maximum of 25 residential zoning lots will be licensed to have chickens in the Village at one time.

3. **Beekeeping.**
 - a. Bees and Bee Hives shall be permitted on residential zoning lots containing a minimum of 10,000 square feet.
 - b. A maximum of two (2) hives/colonies shall be permitted on properties zoned and occupied for single family residential uses.
 - c. The hive(s) shall be located only in the rear yard and a minimum of 15 feet from all lot lines.
 - d. A flyway barrier at least five (5) feet in height, consisting of either a solid fence with a secure gate, or dense vegetation/landscaping shall be required for the perimeter of the rear yard in which the hive is located. Those lots exceeding 20,000 square feet in area shall only be required to screen the hive(s) with either dense landscaping or solid fencing at least five (5) feet in height to create a flyway barrier for the bees and to minimize the impact to adjoining properties.
 - e. Prominent signage warning of the presence of bees shall be required on the property (i.e. gate).
 - f. Each hive shall not exceed five (5) feet in height, nor shall the land area designated for the hives exceed 30 square feet in total.
 - g. A source of water shall be available at all times on the property during the beehive's active months (March-November).
 - h. All areas where beehives are kept shall be clean and well maintained with no accumulation of bee combs, wax, etc. around the site.
 - i. An initial building permit shall be required for all hives and an inspection/approval is required prior to obtaining a beekeeping license.
 - j. A beekeeping license issued by the Village with a one-time fee of \$25 shall be required prior to obtaining the bees. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
 - k. Proof of registration with the Illinois Department of Agricultural will be required with the annual license.
 - l. A maximum of 25 residential zoning lots will be licensed to have bees in the Village at one time.

10-5-3: SPECIAL REQUIREMENTS IN RESIDENTIAL DISTRICTS:

- A. **Commercial Motor Vehicles:** Commercial **Motor** Vehicles, including those that contain ~~equipment racks to carry commercial equipment and those that have signage and/or lettering on any side, front or rear~~ **surface** of the vehicle, may be parked or stored on a residential zoning lot if located within a garage or fully enclosed **building**; or, if visible from adjacent rights-of-way or properties, shall meet all of the following requirements:
 1. The commercial **motor** vehicle ~~must~~ **shall** display an ~~"A", "B", "D"~~ license a **Passenger Plate, a B Truck Plate, a D Plate, a Taxi Plate or a Livery Plate**. The **gross motor vehicle weight, including the vehicle and cargo, shall not exceed a maximum weight of 12,000 lbs. provided However,**
 2. A commercial **motor** vehicle with a ~~"D"~~ license plate **including all racks, equipment and materials stored thereon, shall not exceed an overall height of**

- eight (8) feet, six (6) inches tall measured from the existing grade. ~~to the top of the vehicle roof;~~
3. The commercial **motor** vehicle must be parked on a paved surface **asphalt, concrete or pavers** at least a minimum of ten (10) feet from the side **and/or** rear property line of the zoning lot;
 4. The equipment and materials stored in the bed of a pick-up or flatbed truck must be **securely** covered by a commercially manufactured bed cap, cover (e.g., ~~Tonneau cover~~) or tarp; and
 5. The commercial **motor** vehicle must be owned or legally controlled by one of the owners or occupants of the principal use.
- B. Inoperable Vehicles:** No inoperable **or unlicensed** vehicle shall be parked, kept or stored on any zoning lot in a residential district except in a garage or fully enclosed **building**.
- C. ~~Trailers and Boats~~ **Recreational Vehicles, Trailers, All-Terrain Vehicles, Watercraft and Snowmobiles:****
1. Recreational vehicles, travel trailers, **recreational units** camping trailers, all-terrain vehicles, watercraft, ~~watercraft trailers,~~ **and** snowmobiles, ~~snowmobile trailers, or similar type trailers,~~ as defined herein, **in Chapter 2 of this Ordinance** shall only be parked or stored on a paved surface **asphalt, concrete or pavers** **located in the front** or corner side yard on a **residential or PD** zoning lot containing a detached single family dwelling unit or a duplex dwelling unit ~~in the ER-1, ER-2, ER-3, SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, the PD Zoning Districts of such zoning lot~~ (a) between May 1 and October 31 (**except** snowmobiles on snowmobile trailers), **or** (b) on a concrete or asphalt driveway located in the front or corner side yard of such zoning lot and snowmobile trailers, between November 15 and April 15 for snowmobiles **on a trailer**.
 2. **A recreational vehicle or trailer parked or stored in a residential or PD zoning district containing a detached single family or duplex dwelling unit shall only be occupied for living or sleeping purposes for a maximum of seven (7) consecutive days or a total of fifteen (15) days per calendar year.**
 3. **A maximum of one (1) recreational vehicle, trailer, or recreational unit (including all-terrain vehicles, watercraft, and snowmobiles on a trailer) may be located in a rear yard or that portion of an interior side yard which is located behind the front elevation of the principal residence, adjacent to the area where the vehicle/trailer is stored at least a minimum of five (5) feet from the side and/or rear lot line.**
 4. A recreational unit may consist of one recreational vehicle, or travel trailer, or camping trailer; or one or more all-terrain vehicles, on a single trailer, or one or more snowmobiles on a single trailer, or one or more watercraft on a single trailer. Not more than one (1) recreational unit, including a recreational vehicle, an all-terrain vehicle, a snowmobile, a watercraft or a trailer of any type shall be permitted on a driveway in the front or corner side yard.
 54. **No Recreational vehicles, travel trailers, camping trailer, all-terrain vehicles, watercraft, watercraft trailer, and snowmobiles, snowmobile trailer or similar type trailer which are** is in a state of visible disrepair, partial construction or being utilized for a purpose other than what it was originally designed, ~~but~~ shall be only

be stored or parked outdoors within a **garage or** fully enclosed building. ~~meeting the requirements of all applicable ordinances.~~

~~65. Recreational vehicles, travel trailers, **camping trailers**, all-terrain vehicles, watercraft, **watercraft trailers** and snowmobiles, snowmobile trailers or similar **type trailers** shall be located only within a garage or fully enclosed **structure building** and on a zoning lot containing a townhome, or higher density attached residential unit or a mobile home in an SR-5, SR-6, **MH-1** or PD Zoning District.~~

6. Recreational vehicles, trailers, all-terrain vehicles, watercraft and snowmobiles may be parked or stored in a designated common area within a mobile home park provided the area is fenced and/or screened from view from adjacent properties.

D. Semi-Trailers: Semi-Trailers shall not be permitted in any residential zoning district or the residential area of a PD Zoning District.

E. Domestic Animals: No person, group or firm shall keep more than three (3) adult dogs, cats, horses, or any other **domestic** animals unless they are kept on a property specifically zoned to allow a veterinary clinic, animal hospital, kennel, **animal training facility, pet store** or zoo. For purposes of this title, when an animal reaches six (6) months of age, it shall be considered an adult animal.

F. Site Plan Review: A site plan ~~approved~~ **review and approval in accordance with** according to the regulations in Chapter 13 of this Title shall be required prior to the approval of a building permit for any **multi-family or non-residential use in the following zoning districts:** ~~for any property in the ER-1, ER-2, ER-3, SR-2, SR-3, SR-4, SR-5, SR-6 or MH-1 District, or prior to the rezoning of property to an SR-5, SR-6 and MH-1 District. (Ord. 78-40, 5-16-1978)~~

G. Sewer and Water: All ~~dwellings and uses~~ requiring sanitary facilities shall be served by a municipal sewer and water system, **however, in the ER-1 or ER-2 Districts** or a private individual sewage disposal system and water supply system approved by the appropriate County Health Department, the **state Illinois** Department of Public Health, and the Village **Engineer may be permitted.**

H. All uses shall conform to the applicable requirements set forth in this Title.

10-5-4: AREA, BULK, DENSITY AND SETBACK REQUIREMENTS:

A. Scope and Applicability of Requirements: Except as may be provided elsewhere in this Ordinance, the provisions of this Chapter shall establish the minimum and maximum requirements of area, bulk, density, and setbacks for all residential Districts. No building or structures shall be erected, converted, enlarged, reconstructed, or structurally altered in violation of the requirements of this Chapter.

**TABLE 5-2
SINGLE FAMILY RESIDENTIAL DISTRICTS BULK REGULATIONS**

		ER-1	ER-2	ER-3	SR-2	SR-3	SR-4
Minimum Lot Size		80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	10,800 sq. ft.	8,100 sq. ft.	6,000 sq. ft.
Minimum Lot Width		200 ft. ⁽¹⁾	140 ft. ⁽¹⁾	100 ft. ⁽¹⁾	80 ft. ⁽¹⁾	60 ft.	60 ft.
Required Yards	Front	50 ft.	50 ft.	40 ft.	35 ft.	35 ft.	25 ft. ⁽²⁾
	Rear	100 ft.	80 ft.	70 ft.	55 ft.	35 ft.	45 ft.
	Side, Interior	30 ft.	25 ft.	15 ft.	10 ft.	7.5 ft.	5 ft.
	Side, Corner	50 ft.	50 ft.	40 ft.	35 ft.	35 ft.	25 ft.
Maximum Building Height		25 30 ft. ⁽⁴⁾					
Maximum Impervious Surface		See 10-5-6					
Maximum Floor Area Ratio (Non-Residential Uses)⁽³⁾		0.2	0.2	0.2	0.2	0.2	0.2

⁽¹⁾ For cul-de-sac lots or lots on a curvilinear portion of the street, the lot width requirement may be reduced by 25% in ER-1, 15% in ER-3 and 10% in SR-2 Zoning Districts, provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width **and the lot width shall be measured at the front setback line.**

⁽²⁾ In the SR-4 zoning district, where the average setback on existing structures on a block face is less than 25 feet, that average shall be the depth of the required front yard for new structures or additions on that block face.

⁽³⁾ **The maximum Floor Area Ratio does not apply to single-family detached or duplex dwellings.**

⁽⁴⁾ **Any structure exceeding the height of the district shall require a special use permit.**

**TABLE 5-3
MULTIPLE FAMILY RESIDENTIAL DISTRICTS BULK REGULATIONS**

		SR-5	SR-6	
Minimum Contiguous Area		1 acre	1 acre	
Minimum Lot Width		Sufficient Width to Accommodate the Use and/or Building Separations		
Accessory Structures Setback		(See Section 10-3-2)		
Maximum Building Height	Principal Building	25 35 feet ⁽¹⁾	3 stories or 36 50 feet ⁽¹⁾	
Maximum Floor Area Ratio	Townhome and Multiple Family Dwelling Units ⁽¹⁾	.30	.50	
	All other Uses	.20	.20	
Residential Uses	Density	8 d.u./acre ⁽²⁾	14 d.u./acre ⁽²⁾	
	Required Front Yard	35 25 ft.	35 25 ft.	
	Building Separations	Front to Front	60 ft.	60 ft.
		Front to Side	40 ft.	40 ft.
		Side to Side	30 ft.	30 ft.
		Rear to Side	40 ft.	40 ft.
		Rear to Rear	60 ft.	60 ft.
	Minimum Lot Area	Senior Housing	1 acre (See 10-5-2)	1 acre (See 10-5-2)
		All Other Residential Uses	Sufficient Area to Accommodate the Use and/or Building Separations	
	Required Guest Parking Space Ratio (Units/Guest Space)		4:1	3:1
Perimeter Setbacks		50 ft. Adjacent to an Arterial/Railroad R-O-W 40 ft. Adjacent to All Other Uses		
Open Space Requirement		15%	20%	

TABLE 5-3 (CONTINUED)

Non-Residential Uses	Required Front Yard		40 ft.	40 ft.	
	Required Side Yard		20 ft.	20 ft.	
	Required Corner Side Yard		40 ft.	40 ft.	
	Required Rear Yard		50 ft.	50 ft.	
	Minimum Lot Area	School with Boarding		5 acres	5 acres
		Places of Assembly and Religious Institutions		1 acre	1 acre
		Park		No Minimum	
		All Other Non-Residential Uses		20,000 sq. ft.	20,000 sq. ft.
(1) Any structure exceeding the height of the district shall require a special use permit.					
(2) Excluding Two-Family Detached Dwellings (e.g. Duplexes).					

10-5-5: DEVELOPMENT STANDARDS FOR MOBILE HOMES AND MOBILE HOME PARKS:

A. Additional Mobile Home and Mobile Home Park Requirements:

1. Minimum Contiguous Area: Each mobile home park must be at least seventy-five (75) acres in size.
2. Mobile homes shall not be permitted except on a lot in a mobile home park.
3. A mobile home shall not be permitted as an accessory building.
4. Building Height: The maximum building height of any principal structure shall be ~~twenty five feet (25')~~ **twenty feet (20')**.
5. **Special Conditions: All mobile home parks shall be governed solely by and shall comply with the minimum site size per unit, perimeter property setback lines, spacing between units and other bulk, development and operational regulations as set forth in the Illinois Mobile Home Park Act, 210 Illinois Compiled Statutes 115 et seq., and other State of Illinois statutes and regulations governing mobile homes or mobile home parks or mobile homes as defined in said act.**

10-5-6: IMPERVIOUS SURFACE STANDARDS FOR RESIDENTIAL DISTRICTS:

- A. The maximum impervious surface percentage for all buildings and structures (principal and accessory uses, **excluding pools**) including paved, impervious, or traveled surfaces on a lot shall not exceed the following:

**TABLE 5-4
MAXIMUM IMPERVIOUS SURFACE IN RESIDENTIAL DISTRICTS**

	Maximum Impervious Surface
Single Family, Detached Lots	
Equal to or greater than 20,000 sq. ft.	30%
Equal to or greater than 10,800 sq. ft. but less than 20,000 sq. ft.	35%
Less than 10,800 sq. ft.	40%
Duplex Lots	45%
Townhome and Other Multi-Family Lots	N/A

- B. If the Building Department determines that a material is pervious, the area covered by such material shall not count toward the total area of impervious surface.

10-4-1: RESIDENTIAL DISTRICTS, PURPOSE:

The residential district regulations are intended to govern the location, intensity and method of development of the residential areas of the Village. The residential districts are intended to provide for and encourage the construction of a variety of housing types to meet the varying needs of different individuals and families within the Village. The regulations of each district are designed to provide for protection to existing developments while allowing new growth in accordance with current design standards and density objectives. Residential uses have been grouped into the following nine (9) residential districts:

ER-1 Estate Residence District	(80,000 square feet)
ER-2 Estate Residence District	(40,000 square feet)
ER-3 Estate Residence District	(20,000 square feet)
SR-1 Suburban Residence District	(15,000 square feet)
SR-2 Suburban Residence District	(10,800 square feet)
SR-3 Suburban Residence District	(8,100 square feet)
SR-4 Suburban Residence District	(6,000 square feet)
SR-5 Low-Density Multiple Family Residence District	
SR-6 Medium Density Multiple Family Residence District	
MH-1 Mobile Home Park District	

For purposes of determining the restrictiveness of the nine (9) residential zoning classifications, ER-1 shall be considered the most restrictive residential district and SR-6 shall be considered the least restrictive residential district. (Ord. 78-40, 5-16-78)

In the event that any newspaper is at any time hereafter published in the Village, then the publication of all notices hereinbefore required shall be made in a newspaper which is published in the Village. For purposes of this Title a newspaper shall be considered published in Bartlett if the publisher of such newspaper has a bulk rate mailing permit pursuant to which such newspaper is first placed in the mails in the Village. (Ord. 79-47, 7-17-79)

ARTICLE A. ER-1 ESTATE RESIDENCE DISTRICT

~~10-4A-1: DESCRIPTION OF DISTRICT:~~

~~The ER-1 Estate Residence District is intended to provide for estate type, single-family residential development on lots adequate in size to allow individual wells and sewage disposal systems. This District is intended to create an environment that allows a mixture of agricultural uses and homes on lots larger than typical for urban-type residential areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area in a rural setting. The District is located where rural-type development presently exists and where similar residential development appears likely to occur in the future. All commercial activities are prohibited, except for selected recreation uses as designated hereinafter. (Ord. 78-40, 5-16-1978; amd. Ord. 78-46, 7-17-1979) [Previously Moved to Ch. 4]~~

~~10-4A-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the ER-1 Estate Residence District are set forth in the sections which follow. Also applying to the ER-1 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979; Ord. 91-26, 4-16-1991)~~

~~10-4A-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the ER-1 District shall be devoted to any use other than a use permitted in the ER-1 District, and no building or structure in the ER-1 District shall be erected, altered, enlarged or occupied except for a permitted use in the ER-1 District unless otherwise specifically allowed by this Title.~~

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.

The following uses are permitted in the ER-1 District:

- A. Residential uses:
 - Single-family detached dwellings.
- B. Educational institutions (nonboarding).
- C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.
- D. Public and governmental land and buildings.
- E. Religious institutions.
- F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)

10-4A-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the ER-1 District:

- A. Residential Uses:
 - 1. Clustered residences.
 - 2. Housing facilities for colleges and universities.
- B. Educational Institutions:
 - 1. Colleges, junior colleges and universities.
 - 2. Public and/or private schools with boarding.
- C. Recreational and Social Activities:
 - 1. Athletic fields including stadiums and grandstands, noncommercial.
 - 2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
 - 3. Golf courses, Par 3, illuminated.
 - 4. Guesthouses, private.
 - 5. Gun clubs.
 - 6. Recreation clubs.
 - 7. Skeet and trap shooting.
 - 8. Stables and riding academies, commercial.
 - 9. Zoos.
- D. Health, Medical and Care Institutions:

1. ~~Convalescent centers, nursing homes, geriatric centers and rest homes.~~
 2. ~~Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.~~
 3. ~~Institutions for the care of the aged.~~
 4. ~~Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~
- E. ~~Public Utility and Service Uses:~~
1. ~~Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 2. ~~Fire stations.~~
 3. ~~Public offices.~~
 4. ~~Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
 5. ~~Telephone transmission equipment buildings and microwave relay towers.~~
- F. ~~PUD: Planned unit developments.~~
- G. ~~Excavations: Excavations for:~~
1. ~~Artificial lakes.~~
 2. ~~Borrow pits for commercial purposes.~~
 3. ~~Topsoil removal for commercial purposes.~~
- H. ~~Agriculture: Agriculture, including the growing of farm and garden crops and nursery stock as a principal use on a lot, provided:~~
1. ~~The lot area for commercial growing of farm crops, truck garden produce, and nursery stock shall be not less than ten (10) acres in area; and~~
 2. ~~The sale of such materials is not conducted from a store, stand or other structure erected or maintained for such purpose.~~
- I. ~~Equestrian Sports: Equestrian sports, including polo, horse shows, hunter trails or bridle trails with not less than ten (10) acres for polo and horse shows and twenty (20) acres for hunter trails.~~
- J. ~~Miscellaneous:~~
1. ~~Heliports and restricted landing areas.~~
 2. ~~Kennels. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
 3. ~~(Rep. by Ord. 88-67, 7-19-1988)~~
 4. ~~Pet cemeteries.~~
 5. ~~Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
 6. ~~Radio and television stations and towers (transmitting and receiving).~~
 7. ~~Roadside stands for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- K. ~~Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- L. ~~Group Homes: "Group home" as defined herein shall be a special use provided:~~
1. ~~The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional~~

- support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.
2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.
 3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.
 4. Prior to the occupancy of the group home:
 - a. All Village licensing requirements shall have been complied with.
 - b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.
 5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.
 6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)

10-4A-5: ACCESSORY USES:

Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following:

Agricultural buildings and structures, noncommercial, provided:

1. On lots not less than ten (10) acres in area, structures and land used for the shelter, feeding, keeping, propagating and culture of poultry and livestock shall not be less than one hundred feet (100') from the nearest lot line and any other structure used in the pursuit of agriculture shall not be less than one hundred feet (100') from the nearest street line, and not less than fifty feet (50') from the nearest interior and rear lot line; and
2. On lots less than ten (10) acres in area, such uses involve only the growing of farm and garden crops and nursery stock and no accessory structures are used exclusively for such uses, except conservatories or greenhouses of the types customarily attached to dwellings.

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Horse stables, private, on lots not less than two (2) acres in area, provided that no more than two (2) horses are kept, except that one additional horse may be kept for each one acre of additional lot area over two (2) acres, and no structure used for shelter shall be nearer than ninety feet (90') to any side or rear lot line and one hundred fifty feet (150') to any front lot line, or any street. Such stables shall be subject to the following standards:~~

- ~~1. The stable must not be detrimental to or endanger public health or safety.~~
- ~~2. The stable must not be injurious to the use and enjoyment of the property in its immediate vicinity nor diminish or impair property values in the neighborhood.~~
- ~~3. Adequate utility service and drainage facilities must be provided and approved by the Village Engineer.~~
- ~~4. The storage area for manure must meet the same setback requirements of stable building location.~~
- ~~5. Manure removal must meet the requirements of the appropriate county health department and must be so scheduled in frequency as to avoid accumulations offensive or injurious to public health.~~
- ~~6. A pest control program must be instituted to meet the requirements of the appropriate county health department.~~

~~Household pets exclusively for the use and personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Sewage disposal units, individual.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas.~~

~~Water systems, individual. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

10-4A-6: PROHIBITED USES:

~~All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.~~

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini-motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug addicted patients, including half-way houses.~~

~~Junk yards. (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~

~~Mobile home parks.~~

~~Mobile homes.~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

10-4A-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the ER-1 Estate Residence District shall conform to the following requirements:

A. **Minimum Lot Area:** A ground area of not less than eighty thousand (80,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than eighty thousand (80,000) square feet when specified by the Village Board.

B. **Minimum Lot Width:** A minimum lot width of two hundred feet (200') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by twenty five percent (25%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than two hundred feet (200') when specified by the Village Board.

- ~~C. **Required Yards:** Required yards shall be provided and maintained in the ER-1 Estate Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~
- ~~1. **Required Front Yard:** A required front yard of fifty feet (50') shall be provided and maintained.~~
 - ~~2. **Required Side Yards:** Required side yards of thirty feet (30') shall be provided and maintained.
On a corner side yard, a required side yard of fifty feet (50') shall be provided and maintained.
All structures in excess of two (2) stories in height shall require side yards in excess of the required depths in the amount of one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~
 - ~~3. **Required Rear Yard:** A required rear yard of one hundred feet (100') shall be provided and maintained.~~
- ~~D. **Building Height:** The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.
The maximum building height of any accessory structure shall be fifteen feet (15').~~
- ~~E. **Floor Area Ratio:** The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- | | |
|--|-----------------|
| Educational institutions, nonboarding | 0.20 |
| Recreational and social facilities | 0.20 |
| Educational institutions, boarding | 0.60 |
| Religious institutions | 0.20 |
| All other uses | 0.20 |
- ~~(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979; Ord. 88-112, 12-6-1988)
Special uses shall have a floor area ratio specified by the Village Board.~~
- ~~F. **Minimum Size Of Dwelling:** Each single-family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least two thousand five hundred (2,500) square feet of livable floor area, exclusive of basement or garage space; provided, however, that single-story, single-family residences with one livable aboveground floor area ("ranch style") shall have a minimum of two thousand (2,000) square feet of livable floor area exclusive of basement or garage space. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~G. **Special Requirements:** Uses in the ER-1 Estate Residence District shall conform to the requirements set forth hereafter:~~
- ~~1. **Parking And Loading Requirements:** All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.~~
 - ~~2. **Sign Requirements:** All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~
 - ~~3. **Tents:** Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

4. ~~Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an ER-1 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~
5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an ER-1 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with B license classification and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system or a private individual sewage disposal system and water supply system approved by the appropriate county health department, the State Department of Public Health, and the Village. (Ord. 78-40, 5-16-1978)~~

ARTICLE B. ER-2 ESTATE RESIDENCE DISTRICT

~~10-4B-1: DESCRIPTION OF DISTRICT:~~

~~The ER-2 Estate Residence District is intended to provide for estate-type, single-family residential development on lots adequate in size to allow individual wells and sewage disposal systems. This District is intended to create an environment that allows a mixture of agricultural uses and homes on lots larger than typical for urban-type residential areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area in a rural setting. The District is located where rural-type development presently exists and where similar residential development appears likely to occur in the future. All commercial activities are prohibited, except for selected recreation uses as designated hereinafter. (Ord. 78-40, 5-16-1978) [Previously Moved to Ch. 4]~~

~~10-4B-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the ER-2 Estate Residence District are set forth in the sections which follow. Also applying to the ER-2 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

~~10-4B-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the ER-2 District shall be devoted to any use other than a use permitted in the ER-2 District, and no building or structure in the ER-2 District shall be erected, altered, enlarged or occupied except for a permitted use in the ER-2 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

The following uses are permitted in the ER-2 District:

~~A. Residential uses:~~

~~Single family detached dwellings.~~

~~B. Educational institutions (nonboarding).~~

~~C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~

~~D. Public and governmental land and buildings.~~

~~E. Religious institutions.~~

~~F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4B-4: SPECIAL USES:

~~Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.~~

The following uses are special uses in the ER-2 District:

~~A. Residential Uses:~~

~~1. Clustered residences.~~

~~2. Housing facilities for colleges and universities.~~

~~B. Educational Institutions:~~

~~1. Colleges, junior colleges and universities.~~

~~2. Public and/or private schools with boarding.~~

~~C. Recreational and Social Activities:~~

~~1. Athletic fields including stadiums and grandstands, noncommercial.~~

~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~

~~3. Golf courses, Par 3, illuminated.~~

~~4. Guesthouses, private.~~

~~5. Gun clubs.~~

~~6. Recreation clubs.~~

~~7. Skeet and trap shooting.~~

~~8. Stables and riding academies, commercial.~~

~~9. Stables, private; subject to a minimum lot area requirement of two and one-half (2 ½) acres.~~

~~10. Zoos.~~

~~D. Health, Medical and Care Institutions:~~

~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~

2. ~~Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients.~~
 3. ~~Institutions for the care of the aged.~~
 4. ~~Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~
- E. ~~Public Utility and Service Uses:~~
1. ~~Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 2. ~~Fire stations.~~
 3. ~~Public offices.~~
 4. ~~Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
 5. ~~Telephone transmission equipment buildings and microwave relay towers.~~
- F. ~~PUD: Planned unit developments.~~
- G. ~~Excavations: Excavations for:~~
1. ~~Artificial lakes.~~
 2. ~~Borrow pits for commercial purposes.~~
 3. ~~Topsoil removal for commercial purposes.~~
- H. ~~Miscellaneous:~~
1. ~~Heliports and restricted landing areas.~~
 2. ~~Kennels. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
 3. ~~(Rep. by Ord. 88-67, 7-19-1988)~~
 4. ~~Pet cemeteries.~~
 5. ~~Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
 6. ~~Radio and television stations and towers (transmitting and receiving).~~
 7. ~~Roadside stands for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- I. ~~Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- J. ~~Group Homes: "Group home" as defined herein shall be a special use provided:~~
1. ~~The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 2. ~~The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 3. ~~The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~

4. ~~Prior to the occupancy of the group home:

 - a. ~~All Village licensing requirements shall have been complied with.~~
 - b. ~~A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
5. ~~No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
6. ~~The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4B-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use and personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Sewage disposal units, individual.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas.~~

~~Water systems, individual. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

10-4B-6: PROHIBITED USES:

~~All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini-motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug addicted patients, including half-way houses.~~

~~Junk yards. (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~

~~Mobile home parks.~~

~~Mobile homes.~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

10-4B-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

~~Uses in the ER-2 Estate Residence District shall conform to the following requirements:~~

~~A. **Minimum Lot Area:** A ground area of not less than forty thousand (40,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than forty thousand (40,000) square feet when specified by the Village Board.~~

- ~~B. **Minimum Lot Width:** A minimum lot width of one hundred forty feet (140') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by twenty five percent (25%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than one hundred forty feet (140') when specified by the Village Board.~~
- ~~C. **Required Yards:** Required yards shall be provided and maintained in the ER-2 Estate Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~
- ~~1. **Required Front Yard:** A required front yard of fifty feet (50') shall be provided and maintained.~~
 - ~~2. **Required Side Yards:** Required side yards of thirty feet (25') shall be provided and maintained.
On a corner side yard, a required side yard of fifty feet (50') shall be provided and maintained.
All structures in excess of two (2) stories in height shall require side yards in excess of the required depths in the amount of one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~
 - ~~3. **Required Rear Yard:** A required rear yard of eighty feet (80') shall be provided and maintained.~~
- ~~D. **Building Height:** The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.
The maximum building height of any accessory structure shall be fifteen feet (15').~~
- ~~E. **Floor Area Ratio:** The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- | | |
|--|-----------------|
| Educational institutions, nonboarding | 0.20 |
| Recreational and social facilities | 0.20 |
| Educational institutions, boarding | 0.60 |
| Religious institutions | 0.20 |
| All other uses | 0.20 |
- ~~(Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979; Ord. 88-112, 12-6-1988)
Special uses shall have a floor area ratio specified by the Village Board.~~
- ~~F. **Minimum Size Of Dwelling:** Each single family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least two thousand five hundred (2,500) square feet of livable floor area, exclusive of basement or garage space; provided, however, that single story, single family residences with one livable aboveground floor area ("ranch style") shall have a minimum of two thousand (2,000) square feet of livable floor area exclusive of basement or garage space. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~G. **Special Requirements:** Uses in the ER-2 Estate Residence District shall conform to the requirements set forth hereafter:~~

1. ~~Parking And Loading Requirements: All uses shall conform to the applicable requirements for off street parking and loading set forth in Chapter 11 of this Title.~~
2. ~~Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~
3. ~~Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~
4. ~~Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an ER 2 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~
5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an ER 2 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with B license classification and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system or a private individual sewage disposal system and water supply system approved by the appropriate county health department, the State Department of Public Health, and the Village. (Ord. 78 40, 5 16 1978)~~

ARTICLE C. ER-3 ESTATE RESIDENCE DISTRICT

~~10-4C-1: DESCRIPTION OF DISTRICT:~~

~~The ER-3 Estate Residence District is intended to provide for larger lot single family residential development on lots served by public sewer and water systems. This District is intended to create an environment that allows a low density home on lots larger than typical for residential subdivision areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area. This district is located either where low density development presently exists or appears likely to occur. All commercial activities are prohibited except for selected recreation uses as designated hereinafter. [Previously Moved to Chapter 4]~~

~~10-4C-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the ER-3 Estate Residence District are set forth in the sections which follow. Also applying to the ER-3 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Development~~
- ~~Chapter 10 – Nonconforming Buildings, Structures and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~10-4C-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the ER-3 District shall be devoted to any use other than a use permitted in the ER-3 District, and no building or structure in the ER-3 District shall be erected, altered, enlarged or occupied except for a permitted use in the ER-3 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

~~The following uses are permitted in the ER-3 District:~~

A. Residential uses:

Single family detached dwellings.

B. Educational institutions (nonboarding):

C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.

D. Public and governmental land and buildings.

E. Religious institutions.

F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)

10-4C-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of [Chapter 13](#) of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the ER-3 District:

A. Residential Uses:

- 1. Clustered residences.
- 2. Housing facilities for colleges and universities.

B. Educational Institutions:

- 1. Colleges, junior colleges and universities.
- 2. Public and/or private schools with boarding.

C. Recreational And Social Activities:

- 1. Athletic fields including stadiums and grandstands, noncommercial.
- 2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
- 3. Golf courses, Par 3, illuminated.
- 4. Guesthouses, private.
- 5. Gun clubs.
- 6. Recreation clubs.
- 7. Skeet and trap shooting.
- 8. Stables and riding academies, commercial.
- 9. Stables, private; subject to a minimum lot area requirement of two and one-half (2 1/2) acres.
- 10. Zoos.

D. Health, Medical And Care Institutions:

- 1. Convalescent centers, nursing homes, geriatric centers and rest homes.
- 2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.

- ~~3. Institutions for the care of the aged.~~
- ~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~
- ~~E. Public Utility And Service Uses:~~
 - ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
 - ~~2. Fire stations.~~
 - ~~3. Public offices.~~
 - ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
 - ~~5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Excavations: Excavations for:~~
 - ~~1. Artificial lakes.~~
 - ~~2. Borrow pits for commercial purposes.~~
 - ~~3. Topsoil removal for commercial purposes. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~H. Miscellaneous:~~
 - ~~1. (Rep. by Ord. 88-67, 7-19-1988)~~
 - ~~2. Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
 - ~~3. Radio and television stations and towers (transmitting and receiving).~~
- ~~I. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~
- ~~J. Group Homes: "Group home" as defined herein shall be a special use provided:~~
 - ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 - ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 - ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
 - ~~4. Prior to the occupancy of the group home:~~
 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~

5. ~~No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
6. ~~The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4C-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Beathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Sewage disposal units, individual.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas.~~

~~Water systems, individual. (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979)~~

10-4C-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978; amd. Ord. 79-46, 7-17-1979))

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.~~

~~Junk yards.~~

~~Kennels.~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~

~~Mobile home parks.~~

~~Mobile homes. (Ord. 78-40, 5-16-1978)~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

~~10-4C-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

Uses in the ER-3 Estate Residence District shall conform to the following requirements:

A. ~~Minimum Lot Area:~~ A ground area of not less than twenty thousand (20,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a Planned Unit Development. Special uses may require lot areas greater than twenty thousand (20,000) square feet when specified by the Village Board.

B. ~~Minimum Lot Width:~~ A minimum lot width of one hundred feet (100') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by fifteen per cent (15%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width.

Special uses may require a minimum lot width greater than one hundred feet (100') when specified by the Village Board.

C. ~~Required Yards: Required yards shall be provided and maintained in the ER-3 Estate Residence District as described below. Special Uses may require yards greater in depth than described when specified by the Village Board.~~

1. ~~Required Front Yard: A required front yard of forty feet (40') shall be provided and maintained.~~

2. ~~Required Side Yards: Required side yards of fifteen feet (15') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of forty feet (40') shall be provided and maintained.~~

~~All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of forty feet (40') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~

3. ~~Required Rear Yard: A required rear yard of seventy feet (70') shall be provided and maintained.~~

D. ~~Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.~~

~~The maximum building height of any accessory structure shall be fifteen feet (15').~~

E. ~~Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)~~

Educational Institutions, nonboarding	.20
Recreational and Social Facilities	.20
Educational Institutions, boarding	.60
Religious Institutions	.20
All Other Uses	.20

~~(Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79; Ord. 88-112, 12-6-88)~~

~~Special uses shall have a floor area ratio specified by the Village Board.~~

F. ~~Minimum Size of Dwelling: Each single-family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least two thousand, two hundred (2,200) square feet of livable floor area, exclusive of basement or garage space; provided, however, that single-story, single-family residences with one livable above-ground floor area ("ranch style") shall have a minimum of two thousand (2,000) square feet of livable floor area exclusive of basement or garage space. (Ord. 78-40, 5-16-78; amd. Ord. 79-46, 7-17-79)~~

G. ~~Special Requirements: Uses in the ER-3 Estate Residence District shall conform to the requirements set forth hereafter:~~

1. ~~Parking and Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11.~~

~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12.~~

~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

~~4. Trailers and Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an ER-3 District except: (1) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and (2) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~

~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an ER-3 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~

~~6. Sewer and Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-78)~~

ARTICLE D. SR-1 SUBURBAN RESIDENCE DISTRICT

10-4D-1: DESCRIPTION OF DISTRICT:

The SR-1 Suburban Residence District is intended to provide for spacious single-family residential development on lots served by public sewer and water systems. This District is intended to create an environment that allows a lower density, a more open residential feeling in proximity to other lower density residential areas or on the fringe of more dense single-family areas. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential area. All commercial activities are prohibited except for selected recreation uses as designated herein. [Previously Moved to Chapter 4]

10-4D-2: USE, LOT AND BULK REGULATIONS:

Use, lot and bulk regulations applying specifically to the SR-1 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-1 District are regulations set forth in other articles of this Title as follows:

- Chapter 1 – General Zoning Provisions
- Chapter 2 – Rules and Definitions
- Chapter 9 – Planned Unit Developments
- Chapter 10 – Nonconforming Lots, Buildings and Uses
- Chapter 11 – Off-Street Parking and Loading
- Chapter 12 – Signs
- Chapter 13 – Administration and Enforcement

10-4D-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-1 District shall be devoted to any use other than a use permitted in the SR-1 District, and no building or structure in an SR-1 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-1 District unless otherwise specifically allowed by this Title.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.

The following uses are permitted in the SR-1 District:

A. Residential uses:

Single-family detached dwellings.

- ~~B. Educational institutions (nonboarding).~~
- ~~C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~
- ~~D. Public and governmental land and buildings.~~
- ~~E. Religious institutions.~~
- ~~F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4D-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the SR-1 District:

A. Residential Uses:

- ~~1. Clustered residences.~~
- ~~2. Housing facilities for colleges and universities.~~

B. Educational Institutions:

- ~~1. Colleges, junior colleges and universities.~~
- ~~2. Public and/or private schools with boarding.~~

C. Recreational And Social Activities:

- ~~1. Athletic fields including stadiums and grandstands, noncommercial.~~
- ~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~
- ~~3. Golf courses, Par 3, illuminated.~~
- ~~4. Guesthouses, private.~~
- ~~5. Gun clubs.~~
- ~~6. Recreation clubs.~~
- ~~7. Skeet and trap shooting.~~
- ~~8. Stables and riding academies, commercial.~~
- ~~9. Stables, private; subject to a minimum lot area requirement of two and one-half (2 ½) acres.~~
- ~~10. Zoos.~~

D. Health, Medical And Care Institutions:

- ~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- ~~2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.~~
- ~~3. Institutions for the care of the aged.~~
- ~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

~~E. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

~~F. Planned unit developments.~~

~~G. Excavations: Excavations for:~~

- ~~1. Artificial lakes.~~
- ~~2. Borrow pits for commercial purposes.~~
- ~~3. Topsoil removal for commercial purposes.~~

~~H. Miscellaneous:~~

- ~~1. (Rep. by Ord. 88-67, 7-19-1988)~~
- ~~2. Philanthropic and eleemosynary institutions, but not including businesses sponsored by such institutions, except as are necessary or incidental to and located in the same building as such institution proper.~~
- ~~3. Radio and television stations and towers (transmitting and receiving).~~

~~I. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

~~J. Group Homes: "Group home" as defined herein shall be a special use provided:~~

- ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
- ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
- ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
- ~~4. Prior to the occupancy of the group home:
 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
- ~~5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
- ~~6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4D-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4D-6: PROHIBITED USES:

~~All uses not expressly authorized under "Permitted Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)~~

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.~~

~~Junk yards.~~

~~Kennels.~~

~~Mobile home parks.~~

~~Mobile homes. (Ord. 78-40, 5-16-1978)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

~~10-4D-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):~~

~~Uses in the SR-1 Suburban Residence District shall conform to the following requirements:~~

~~A. Minimum Lot Area: A ground area of not less than fifteen thousand (15,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than fifteen thousand (15,000) square feet when specified by the Village Board.~~

~~B. Minimum Lot Width: A minimum lot width of ninety feet (90') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by twelve percent (12%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than ninety feet (90') when specified by the Village Board.~~

~~C. Required Yards: Required yards shall be provided and maintained in the SR-1 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~

~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~2. Required Side Yards: Required side yards of ten feet (10') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of thirty five feet (35') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.

3. Required Rear Yard: A required rear yard of fifty five feet (60') shall be provided and maintained.

D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.

The maximum building height of any accessory structure shall be fifteen feet (15').

E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)

Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Educational institutions, boarding	0.60
Religious institutions	0.20
All other uses	0.20

(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)

Special uses shall have a floor area ratio specified by the Village Board.

G. Special Requirements: Uses in the SR-1 Suburban Residence District shall conform to the requirements set forth hereafter:

1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in [Chapter 11](#) of this Title.

2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in [Chapter 12](#) of this Title.

3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.

4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-1 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.

5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-1 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.

~~6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-1978)~~

ARTICLE E. SR-2 SUBURBAN RESIDENCE DISTRICT

10-4E-1: DESCRIPTION OF DISTRICT: [MOVED TO CHAPTER 4]

The SR-2 Suburban Residence District is intended to create a suburban environment of single-family homes served by public or community utility systems and other urban services. The District provides for the orderly expansion of existing single-family neighborhoods and provides for new growth in areas appropriate for suburbanized growth. This District also provides for higher density single-family dwellings in the Village. No commercial activities are allowed except for selected recreational uses as designated. (Ord. 78-40, 5-16-1978) [Previously Moved to Chapter 4]

10-4E-2: USE, LOT AND BULK REGULATIONS:

Use, lot and bulk regulations applying specifically to the SR-2 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-2 District are regulations set forth in other articles of this Title as follows:

- Chapter 1 -- General Zoning Provisions
- Chapter 2 -- Rules and Definitions
- Chapter 9 -- Planned Unit Developments
- Chapter 10 -- Nonconforming Lots, Buildings and Uses
- Chapter 11 -- Off-Street Parking and Loading
- Chapter 11A -- Landscaping, Screening and Tree Preservation
- Chapter 12 -- Signs
- Chapter 13 -- Administration and Enforcement

(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)

10-4E-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-2 District shall be devoted to any use other than a use permitted in the SR-2 District, and no building or structure in an SR-2 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-2 District unless otherwise specifically allowed by this Title.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.

The following uses are permitted in the SR-2 District:

A. Residential uses:

Single-family detached dwellings.

B. Educational institutions (nonboarding):

- C. ~~Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.~~
- D. ~~Public and governmental land and buildings.~~
- E. ~~Religious institutions.~~
- F. ~~Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4E-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the SR-2 District:

A. Residential Uses:

- 1. ~~Clustered residences.~~
- 2. ~~Housing facilities for colleges and universities.~~

B. Educational Institutions:

- 1. ~~Colleges, junior colleges and universities.~~
- 2. ~~Public and/or private schools with boarding.~~

C. Recreational And Social Activities:

- 1. ~~Athletic fields including stadiums and grandstands, noncommercial.~~
- 2. ~~Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~
- 3. ~~Golf courses, Par 3, illuminated.~~
- 4. ~~Guesthouses, private.~~
- 5. ~~Recreation clubs.~~

D. Health, Medical And Care Institutions:

- 1. ~~Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- 2. ~~Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.~~
- 3. ~~Institutions for the care of the aged.~~
- 4. ~~Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

E. Public Utility And Service Uses:

- 1. ~~Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- 2. ~~Fire stations.~~
- 3. ~~Public offices.~~

- ~~— 4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~— 5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Excavations: Excavations for:~~
 - ~~— 1. Artificial lakes.~~
 - ~~— 2. Borrow pits for commercial purposes.~~
 - ~~— 3. Topsoil removal for commercial purposes.~~
- ~~H. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~
- ~~I. Group Homes: "Group home" as defined herein shall be a special use provided:~~
 - ~~— 1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 - ~~— 2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 - ~~— 3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
 - ~~— 4. Prior to the occupancy of the group home:~~
 - ~~— a. All Village licensing requirements shall have been complied with.~~
 - ~~— b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~
 - ~~— 5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
 - ~~— 6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4E-5: ACCESSORY USES:

Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following:
Agricultural buildings and structures.

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4E-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.~~

~~Junk yards.~~

~~Kennels.~~

~~Mobile home parks.~~

~~Mobile homes. (Ord. 78-40, 5-16-1978)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

10-4E-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-2 Suburban Residence District shall conform to the following requirements:

A. ~~Minimum Lot Area: A ground area of not less than ten thousand eight hundred (10,800) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than ten thousand eight hundred (10,800) square feet when specified by the Village Board.~~

B. ~~Minimum Lot Width: A minimum lot width of eighty feet (80') shall be provided at the required front yard line for each lot used for a permitted or special use. For cul-de-sac lots, or lots on a curvilinear portion of a street, this requirement may be reduced by ten percent (10%) provided that the average lot width within the buildable area of the lot is equal to or greater than the minimum required lot width. Special uses may require a minimum lot width greater than eighty feet (80') when specified by the Village Board.~~

C. ~~Required Yards: Required yards shall be provided and maintained in the SR-2 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~

~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~2. Required Side Yards: Required side yards of ten feet (10') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

~~All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of thirty five feet (35') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~

~~3. Required Rear Yard: A required rear yard of fifty five feet (55') shall be provided and maintained.~~

D. Building Height: The maximum building height of any principal structure shall be twenty-five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.

The maximum building height of any accessory structure shall be fifteen feet (15').

E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)

Educational institutions	0.20
Recreational and social facilities	0.20
Religious institutions	0.20
All other uses	0.20

(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)

Special uses shall have a floor area ratio specified by the Village Board.

G. Special Requirements: Uses in the SR-2 Suburban Residence District shall conform to the requirements set forth hereafter:

1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.

2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.

3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.

4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-2 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.

5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-2 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.

6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-1978)

ARTICLE F. SR-3 SUBURBAN RESIDENCE DISTRICT

~~10-4F-1: DESCRIPTION OF DISTRICT:~~

~~The SR-3 Suburban Residence District is intended to create a suburban environment of single-family homes served by public or community utility systems and other urban services. The District provides for the orderly expansion of existing single-family neighborhoods and provides for new growth in areas appropriate for suburbanized growth. This District also provides for higher density single-family detached dwellings in the Village. No commercial activities are allowed except for selected recreation uses as designated. (Ord. 88-6, 2-2-1988) [Previously Moved to Chapter 4]~~

~~10-4F-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-3 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-3 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 – General Zoning Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Developments~~
- ~~Chapter 10 – Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 11A – Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

~~10-4F-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-3 District shall be devoted to any use other than a use permitted in the SR-3 District, and no building or structure in an SR-3 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-3 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.~~

~~The following uses are permitted in the SR-3 District:~~

A. Residential uses:

~~Single family detached dwellings.~~

B. Educational institutions (nonboarding).

~~C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, pole or gun clubs.~~

D. Public and governmental land and buildings.

E. Religious institutions.

~~F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4F-4: SPECIAL USES:

~~Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.~~

~~The following uses are special uses in the SR-3 District:~~

A. Residential Uses:

~~1. Clustered residences.~~

~~2. Housing facilities for colleges and universities.~~

B. Educational Institutions:

~~1. Colleges, junior colleges and universities.~~

~~2. Public and/or private schools with boarding.~~

C. Recreational And Social Activities:

~~1. Athletic fields including stadiums and grandstands, noncommercial.~~

~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~

~~3. Golf courses, Par 3, illuminated.~~

~~4. Guesthouses, private.~~

~~5. Recreation clubs.~~

D. Health, Medical And Care Institutions:

~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~

~~2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.~~

~~3. Institutions for the care of the aged.~~

~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

E. Public Utility And Service Uses:

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Excavations: Excavations for:

 - ~~1. Artificial lakes.~~
 - ~~2. Borrow pits for commercial purposes.~~
 - ~~3. Topsoil removal for commercial purposes.~~~~
- ~~H. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~
- ~~I. Group Homes: "Group home" as defined herein shall be a special use provided:

 - ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
 - ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
 - ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
 - ~~4. Prior to the occupancy of the group home:

 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
 - ~~5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
 - ~~6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~~~

~~10-4F-5: ACCESSORY USES:~~

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

Accessory uses may include the following:

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4F-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

Industrial uses.

~~Institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients, including halfway houses.~~

~~Junk yards.~~

~~Kennels.~~

~~Mobile home parks.~~

~~Mobile homes. (Ord. 78-40, 5-16-1978)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

10-4F-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-3 Suburban Residence District shall conform to the following requirements:

- A. ~~Minimum Lot Area: A ground area of not less than eight thousand one hundred (8,100) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than eight thousand one hundred (8,100) square feet when specified by the Village Board.~~
- B. ~~Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided at the building yard line for each lot used for a permitted or special use. Special uses may require a minimum lot width greater than sixty feet (60') when specified by the Village Board.~~
- C. ~~Required Yards: Required yards shall be provided and maintained in the SR-3 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~
 1. ~~Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained. (Ord. 78-40, 5-16-78)~~
 2. ~~Required Side Yards: Two (2) side yards not less than ten feet (10') in width shall be provided and maintained on each lot; provided, however, that the side yard adjoining an attached garage may be reduced to seven and one-half feet (7 1/2'). (Ord. 91-6, 2-5-91)~~
 - ~~—On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~
 - ~~—All structures in excess of two (2) stories in height shall require interior side yards of thirty five feet (35') and corner side yards of thirty five feet (35') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~
 3. ~~Required Rear Yard: A required rear yard of thirty five feet (35') shall be provided and maintained.~~

~~D. Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.~~

~~The maximum building height of any accessory structure shall be fifteen feet (15').~~

~~E. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-78)~~

~~Education institutions, nonboarding .20~~

~~Recreational and social facilities .20~~

~~Educational institutions, boarding .60~~

~~Religious institutions .20~~

~~All other uses .20~~

~~(Ord. 78-40, 5-16-78; amd. Ord. 88-112, 12-6-88)~~

~~Special uses shall have a floor area ratio specified by the Village Board.~~

~~F. Minimum Size of Dwelling: Each single-family detached dwelling and other structures occupied in whole or in part for residential purposes shall contain at least one thousand five hundred (1,500) square feet of livable floor area, exclusive of basement or garage space.~~

~~G. Special Requirements: Uses in the SR-3 Suburban Residence District shall conform to the requirements set forth hereafter:~~

~~1. Parking and Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11.~~

~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12.~~

~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

~~4. Trailers and Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-3 District except: (1) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and (2) only between May 1 and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.~~

~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-3 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~

~~6. Sewer and Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-78)~~

ARTICLE G. SR-4 SUBURBAN RESIDENCE DISTRICT

10-4G-1: DESCRIPTION OF DISTRICT:

The SR-4 Suburban Residence District is intended to be a conservation district for the preservation of existing platted lots for moderate density residential and normal accessory uses. It is not intended to permit the creation of any additional SR-4 Districts in the Village, nor permit the expansion of existing districts so zoned. It is also not intended to permit commercial, industrial or like uses in this District; however, certain facilities required to serve governmental, educational, religious, recreational and other needs of the area may be permitted within the District as special uses subject to restrictions intended to preserve and protect its residential character. (Ord. 83-63, 11-1-1983)[Previously Moved to Chapter 4]

10-4G-2: USE, LOT AND BULK REGULATIONS:

Use, lot and bulk regulations applying specifically to the SR-4 Suburban Residence District are set forth in the sections which follow. Also applying to the SR-4 District are regulations set forth in other articles of this Title as follows:

- Chapter 1 -- General Zoning Provisions
- Chapter 2 -- Rules and Definitions
- Chapter 9 -- Planned Unit Developments
- Chapter 10 -- Nonconforming Lots, Buildings and Uses
- Chapter 11 -- Off-Street Parking and Loading
- Chapter 11A -- Landscaping, Screening and Tree Preservation
- Chapter 12 -- Signs
- Chapter 13 -- Administration and Enforcement

(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)

10-4G-3: PERMITTED USES:

Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-4 District shall be devoted to any use other than a use permitted in the SR-4 District, and no building or structure in an SR-4 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-4 District unless otherwise specifically allowed by this Title.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title.

The following uses are permitted in the SR-4 District:

A. Residential uses:

- Single family detached dwellings.
- B. Educational institutions (nonboarding).
- C. Recreational and social facilities, including country clubs, golf courses and nonilluminated Par 3 golf courses, but not including driving ranges, miniature golf, polo or gun clubs.
- D. Public and governmental land and buildings.
- E. Religious institutions.
- F. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)

10-4G-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the SR-4 District:

A. Residential Uses:

- 1. Clustered residences.
- 2. Housing facilities for colleges and universities. (Ord. 78-40, 5-16-1978)
- 3. Two (2) detached single family dwelling units on one zoning lot, but only where such use has existed as a lawful use (but not a legal nonconforming use) for more than ten (10) years. (Ord. 91-79, 10-15-1991)

B. Educational Institutions:

- 1. Colleges, junior colleges and universities.
- 2. Public and/or private schools with boarding.

C. Recreational And Social Activities:

- 1. Athletic fields including stadiums and grandstands, noncommercial.
- 2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.
- 3. Golf courses, Par 3, illuminated.
- 4. Guesthouses, private.
- 5. Recreation clubs.

D. Health, Medical And Care Institutions:

- 1. Convalescent centers, nursing homes, geriatric centers and rest homes.
- 2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feebleminded, retarded, alcoholic or drug-addicted patients.
- 3. Institutions for the care of the aged.
- 4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.

~~E. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

~~F. Planned unit developments.~~

~~G. Excavations: Excavations for:~~

- ~~1. Artificial lakes.~~
- ~~2. Borrow pits for commercial purposes.~~
- ~~3. Topsoil removal for commercial purposes.~~

~~H. Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

~~I. Group Homes: "Group home" as defined herein shall be a special use provided:~~

- ~~1. The group home has not more than eight (8) unrelated persons with disabilities residing in it, plus not less than one nor more than three (3) paid professional support staff provided by the sponsoring agency, either living with the residents on a twenty four (24) hour basis, or present whenever residents are present at the dwelling to provide supervision and support.~~
- ~~2. The operator of the group home has all necessary licenses and/or certifications from the State, and from all appropriate Federal and local agencies to operate the group home.~~
- ~~3. The group home is located not less than one thousand two hundred feet (1,200'), measured in all directions, from any other building used as a group home pursuant to this subsection, or a "group home" as defined pursuant to any adjacent jurisdiction's zoning ordinance.~~
- ~~4. Prior to the occupancy of the group home:
 - ~~a. All Village licensing requirements shall have been complied with.~~
 - ~~b. A certificate of occupancy shall have been obtained from the Bartlett Building Department.~~~~
- ~~5. No services, including, but not limited to, counseling and other treatment, are contemplated to be provided nor shall be permitted for persons other than the residents of the group home.~~
- ~~6. The group home complies with the zoning regulations for the district in which the zoning lot is located and complies with the provisions of the Bartlett building code related to fire protection and prevention and life safety. (Ord. 94-61, 6-21-1994)~~

10-4G-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

Accessory uses may include the following:

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4G-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

~~Adult bookstores.~~

~~Adult cabarets.~~

~~Adult entertainment establishments.~~

~~Adult mini motion picture theaters.~~

~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~

~~Animal clinics and hospitals.~~

~~Automobile racetracks, raceways, speedways.~~

~~Commercial uses.~~

~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~

~~Fertilizer works.~~

~~Hotels and motels.~~

~~Industrial uses.~~

~~Institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addicted patients, including halfway houses.~~

~~Junk yards.~~

~~Kennels.~~

~~Mobile home parks.~~

~~Mobile homes. (Ord. 78-40, 5-16-1978)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~

~~Penal institutions.~~

~~Signs and billboards, except as accessory signs.~~

~~Slaughter houses.~~

~~Stadia and grandstands, commercial.~~

10-4G-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-4 Suburban Residence District shall conform to the following requirements:

- A. ~~Minimum Lot Area: A ground area of not less than six thousand (6,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than six thousand (6,000) square feet when specified by the Village Board.~~
- B. ~~Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided at the building yard line for each lot used for a permitted or special use. Special uses may require a minimum lot width greater than sixty feet (60') when specified by the Village Board.~~
- C. ~~Required Yards: Required yards shall be provided and maintained in the SR-4 Suburban Residence District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.~~
 1. ~~Required Front Yard: A required front yard of twenty five feet (25') shall be provided and maintained. Where the average setback of existing structures on a block face is less than twenty five feet (25') that average shall be the depth of the required front yard for new structures or additions on that block face.~~
 2. ~~Required Side Yards: Required side yards of five feet (5') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of twenty five feet (25') shall be provided and maintained.~~

~~All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of twenty five feet (25') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.~~
 3. ~~Required Rear Yard: A required rear yard of forty five feet (45') shall be provided and maintained.~~

- D. ~~Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.
The maximum building height of any accessory structure shall be fifteen feet (15').~~
- E. ~~Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:
(Ord. 78-40, 5-16-1978)~~

Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Educational institutions, boarding	0.60
Religious institutions	0.20
All other uses	0.20

~~(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the Village Board. (Ord. 78-40, 5-16-1978)~~

- F. ~~Minimum Size Of Dwellings: Except as specified below, each single family detached dwelling or other structure occupied in whole or in part for residential purposes shall contain at least one thousand five hundred (1,500) square feet of livable floor area, exclusive of basement or garage space. When fifty percent (50%) or more of the lots on any given block face have previously been lawfully developed with residences having less than one thousand five hundred (1,500) square feet of livable floor area, then other residences on the same block face are permitted to have a minimum livable floor area equal to the average of the existing residences. For these purposes a block face is defined as the lots on one side of a public street, extending from five (5) building lots on either side of the lot in question or between two (2) intersecting streets on that same side of the street, whichever is lesser. (Ord. 82-73, 11-16-1982)~~
- G. ~~Special Requirements: Uses in the SR-4 Suburban Residence District shall conform to the requirements set forth hereafter:~~
- ~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title.~~
 - ~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~
 - ~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~
 - ~~4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-4 District except: a) in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence located upon such zoning lot, and b) only between May 1~~

and November 1 on a concrete or asphalt driveway located in the front yard of such zoning lot.

5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-4 District, except when located in a garage or a fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. (Ord. 78-40, 5-16-1978)~~

ARTICLE H. ~~SR-5 LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT~~

~~10-4H-1: DESCRIPTION OF DISTRICT:~~

~~The Low Density Multiple-Family Residence District is intended to provide for multiple-family residential developments that can utilize a variety of modern building and development techniques. Higher densities than exist in detached single-family developments are allowed and various building types can be employed in achieving the permitted density; these include townhomes and/or low-rise apartments. It is intended that the resulting development will be compatible with homogenous single-family developments and that this District be located so as to provide a transition between single-family and more intensive multiple-family and/or commercial zoning districts. Thus, the intensity and low profile of the development, along with the design and composition of the structures allowed in this District are intended to be compatible with adjacent residential developments. Nonresidential uses compatible with the residential character of the District are allowed. Public or community utilities are required to provide services to this District. (Ord. 78-40, 5-16-1978) [Previously Moved to Chapter 4]~~

~~10-4H-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the SR-5 Low Density Multiple-Family District are set forth in the sections which follow. Also applying to the SR-5 District are regulations set forth in other chapters of this Title as follows:~~

- ~~Chapter 1 - General Zoning Provisions~~
- ~~Chapter 2 - Rules and Definitions~~
- ~~Chapter 9 - Planned Unit Developments~~
- ~~Chapter 10 - Nonconforming Lots, Buildings and Uses~~
- ~~Chapter 11 - Off-Street Parking and Loading~~
- ~~Chapter 11A - Landscaping, Screening and Tree Preservation~~
- ~~Chapter 12 - Signs~~
- ~~Chapter 13 - Administration and Enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

~~10-4H-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-5 District shall be devoted to any use other than a use permitted in the SR-5 District and no building or structure in an SR-5 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-5 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10 of this Title. The following uses are permitted in the SR-5 District:~~

~~A. Residential uses:~~

- ~~1. Two-family dwellings.~~
- ~~2. Townhomes (attached single-family dwellings).~~
- ~~3. Multiple-family dwellings.~~

~~B. Educational institutions (nonboarding).~~

~~C. Public and governmental land and buildings.~~

~~D. Religious institutions.~~

~~E. Agricultural land and buildings. (Ord. 78-40, 5-16-1978)~~

10-4H-4: SPECIAL USES:

~~Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 13 of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.~~

~~The following uses are special uses in the SR-5 District:~~

~~A. Residential Uses:~~

- ~~1. Clustered residences.~~

~~B. Educational Institutions:~~

- ~~1. Colleges, junior colleges and universities.~~
- ~~2. Public and/or private schools with boarding.~~

~~C. Recreational And Social Activities:~~

- ~~1. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~
- ~~2. Guesthouses, private.~~
- ~~3. Lodges and fraternal organizations.~~
- ~~4. Recreation clubs.~~
- ~~5. Stables and riding academies, noncommercial, for the boarding of horses, but not including the rental of horses.~~

~~D. Health, Medical And Care Institutions:~~

- ~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- ~~2. Group homes.~~
- ~~3. Halfway houses.~~
- ~~4. Hospitals and sanitariums.~~
- ~~5. Institutions for the care of the aged.~~
- ~~6. Nursery schools, children's day schools, day nurseries, child care centers and day care centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

E. ~~Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

F. ~~Planned unit developments.~~

G. ~~Overheight Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

10-4H-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Guesthouses, private.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-4H-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are **expressly prohibited**.

The following, and uses similar to the following, illustrate prohibited uses: (~~Ord. 78-40, 5-16-1978~~)

- ~~Adult bookstores.~~
- ~~Adult cabarets.~~
- ~~Adult entertainment establishments.~~
- ~~Adult mini motion picture theaters.~~
- ~~Adult motion picture theaters. (Ord. 96-4, 2-6-1996)~~
- ~~Animal clinics and hospitals.~~
- ~~Automobile racetracks, raceways, speedways.~~
- ~~Commercial uses.~~
- ~~Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.~~
- ~~Industrial uses.~~
- ~~Kennels.~~
- ~~Mobile home parks.~~
- ~~Mobile homes. (Ord. 78-40, 5-16-1978)~~
- ~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)~~
- ~~Recreational facilities, commercial, including swimming pools, golf driving ranges, miniature golf courses, lighted golf courses.~~
- ~~Sewage disposal units, individual.~~
- ~~Signs and billboards, except as accessory signs.~~
- ~~Stables, commercial~~
- ~~Stadia and grandstands, commercial. (Ord. 78-40, 5-16-1978)~~

10-4H-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-5 Low Density Multiple Family Residence District shall conform to the following requirements:

- ~~A. Density: The maximum allowable residential density shall be eight (8) dwelling units per gross acre.~~
- ~~B. Minimum Lot Area: A ground area of not less than nine thousand (9,000) square feet plus four thousand (4,000) square feet for each dwelling unit in excess of two (2) dwelling units shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require a greater minimum lot area when specified by the village board.~~

~~Group homes and halfway houses shall provide a minimum lot area of twenty thousand (20,000) square feet plus an additional four thousand (4,000) square feet for each resident in excess of five (5) residents.~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall have a minimum lot area of twenty thousand (20,000) square feet.~~

- ~~C. Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided for each lot used for a permitted or special use.~~

~~Special uses may require a minimum lot width greater than sixty feet (60') when specified by the village board.~~

~~Educational institutions (boarding); recreational facilities; stables, private, shall have a minimum lot width of three hundred feet (300').~~

~~Boathouses, private; guesthouses, private; living quarters, detached for persons employed on the premises, shall have a minimum lot width of one hundred fifty feet (150').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; philanthropic and eleemosynary institutions shall have a minimum lot width of one hundred feet (100').~~

- ~~D. Required Yards: Required yards shall be provided and maintained in the SR-5 low density multiple-family residence district as described below. Special uses may require yards greater in depth than described when specified by the village board.~~

- ~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~Educational institutions; religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least forty feet (40').~~

- ~~2. Required Side Yards: Required side yards of twenty feet (20') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

~~Accessory structures that are located more than one hundred twenty feet (120') back from the front lot line may be located up to five feet (5') from an interior side lot line.~~

~~Agricultural buildings and structures; stables, private; and stables and riding academies, noncommercial shall be set in from an interior side lot line a distance of not less than thirty feet (30'). Such structures shall be set in from a corner side lot line a distance of not less than twenty five feet (25'), plus one foot (1') for each two feet (2') by which the building height exceeds fifteen feet (15').~~

~~Educational institutions; public, quasi-public and governmental institutions; religious institutions; health, medical and care institutions; philanthropic and eleemosynary institutions; community center buildings, clubhouses, recreation buildings and tennis buildings shall be set in from an interior side lot line a~~

~~distance of not less than fifteen feet (15') plus one foot (1') for each two feet (2') by which the building or structure height exceeds fifteen feet (15').~~

~~Roadside stands shall be set in from a side lot line a distance of not less than seventy five feet (75').~~

3. ~~Required Rear Yard: A required rear yard of forty feet (40') shall be provided and maintained.~~

~~Community center buildings and recreation buildings shall be set back from the rear lot line at least fifty feet (50').~~

~~Educational institutions (boarding); agricultural buildings and structures; stables, private, shall be set back from the rear lot line at least one hundred feet (100').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least fifty feet (50').~~

- E. ~~Building Height: No principal structure shall exceed two (2) stories or twenty five feet (25') in height and no accessory structure shall exceed fifteen feet (15') in height. However, taller structures may be permitted as special uses by the village board.~~

- F. ~~Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)~~

Multiple family dwellings	0.30
Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Religious institutions, except rectories parsonages and parish houses	0.20
Religious institutions	0.20
All other uses	0.20

~~(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)~~

~~Special uses shall have a floor area ratio specified by the village board.~~

- G. ~~Minimum Size Of Dwelling: Every structure occupied in whole or in part for residential purposes shall contain at least the following number of square feet of livable floor area exclusive of basement, garages, attics and breezeways:~~

~~Two family dwellings 950 square feet per DU~~

~~Multiple family uses:~~

1 bedroom unit	750 square feet per DU
2 bedroom unit	850 square feet per DU
3 or more bedroom units	1,000 square feet per DU

- H. ~~Special Requirements: Uses in the SR-5 low density residence district shall conform to the requirements set forth hereafter:~~

1. ~~Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in chapter 11 of this zoning code.~~
2. ~~Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in chapter 12 of this zoning code.~~
3. ~~Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment. (Ord. 78-40, 5-16-1978)~~
4. ~~Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreation vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-5 district, except: a) when located in a garage or fully enclosed structure within a zoning lot containing a townhome or higher density attached residential unit, b) when located in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence upon such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit, or c) only between May 1 and November 1 when located in the front yard of such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit provided it is parked on a concrete or asphalt driveway. (Ord. 99-95, 9-7-1999)~~
5. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-5 district, except when located in a garage or a fully enclosed structure or in the case of such vehicles used in the conduct of a permitted or special nonresidential use, which may be stored within the buildable area of the lot to the rear of the structure when screened from view from adjoining residentially zoned properties or public ways. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
6. ~~Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. Individual sewage disposal units are not permitted.~~
7. ~~Refuse Areas: All refuse areas shall be completely screened from view on all sides by a solid wood fence or masonry wall.~~
8. ~~Bonus: To encourage better design and the provision of extra amenities beyond the minimum requirements set by the Bartlett zoning ordinance, the following bonuses are allowable in the SR-5 district:
 - a. ~~Amenities: The provision of site amenities such as enclosed parking, exceptional landscaping features, recreational facilities, golf courses, tennis buildings, tennis courts, swimming pools, clubhouse buildings, enclosed courtyards, construction of lakes, preservation of architectural and historic sites, etc., may allow the granting of an increase in density of up to five percent (5%).~~
 - b. ~~Design Excellence: The provision for a development containing site plans, structures and facilities of superior design, including such items as building style and materials, landscaping design, creating site amenities, preservation~~~~

~~of natural site amenities, extraordinary pedestrian circulation systems, etc., may allow the granting of an increase in density of up to five percent (5%). Review, acceptance and authorization of bonuses shall be made by the village board after review and recommendation by the plan commission, including a public hearing. The maximum allowable bonus for all considerations shall be ten percent (10%).~~

- ~~I. Site Plan Review: A site plan approved according to the regulations in chapter 13 of this zoning code shall be required prior to the approval of a building permit for any property in the SR-5 district, or prior to the rezoning of property to an SR-5 district. (Ord. 78-40, 5-16-1978)~~

ARTICLE I. SR-6 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT

10-41-1: DESCRIPTION OF DISTRICT:

~~The medium density multiple-family residence district is intended to provide for multiple-family residential developments that can utilize a variety of modern building and design, planning and development techniques. Higher densities than exist in single-family developments are allowed and various building types can be employed in achieving the permitted density; these include townhomes and/or apartments. It is intended that the resulting development will be compatible with adjacent developments and that this district be located on major thoroughfares. Thus, the intensity and profile of the development, along with the design and composition of the structures allowed in this district will be unlike single-family developments. Non-residential uses compatible with the residential character of the district are allowed. Public or community utilities are required to service uses in this district. [Previously Moved to Chapter 4]~~

10-41-2: USE, LOT AND BULK REGULATIONS:

~~Use, lot and bulk regulations applying specifically to the SR-6 Medium Density Multiple-Family Residence District are set forth in the sections which follow. Also applying to the SR-6 District are regulations set forth in other articles of this Title as follows:~~

- ~~Chapter 1 – General Provisions~~
- ~~Chapter 2 – Rules and Definitions~~
- ~~Chapter 9 – Planned Unit Development~~
- ~~Chapter 10 – Nonconforming Buildings, Structures and Uses~~
- ~~Chapter 11 – Off-Street Parking and Loading~~
- ~~Chapter 12 – Signs~~
- ~~Chapter 13 – Administration and Enforcement~~

10-41-3: PERMITTED USES:

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the SR-6 District shall be devoted to any use other than a use permitted in the SR-6 District and no building or structure in an SR-6 District shall be erected, altered, enlarged or occupied except for a permitted use in the SR-6 District unless otherwise specifically allowed by this Title.~~

~~Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10.~~

~~The following uses are permitted in the SR-6 District.~~

~~A. Residential Uses:~~

- ~~1. Two Family Dwellings.~~
- ~~2. Townhomes~~
- ~~3. Multiple Family Dwellings.~~

~~B. Educational Institutions (non-boarding).~~

~~C. Public and Governmental Land and Buildings.~~

~~D. Religious Institutions.~~

~~E. Agricultural Land and Buildings.~~

10-41-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of this Title. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include all and only those itemized uses listed under the said major category.

The following uses are special uses in the SR-6 District.

~~A. Residential Uses:~~

- ~~1. Clustered buildings.~~

~~B. Educational Institutions:~~

- ~~1. Colleges, junior colleges and universities.~~
- ~~2. Public and/or private schools with boarding.~~

~~C. Recreational and Social Activities:~~

- ~~1. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the members of a homeowners' association or the operator of a planned unit development.~~
- ~~2. Guesthouses, private.~~
- ~~3. Lodges and fraternal organizations.~~
- ~~4. Recreation clubs.~~
- ~~5. Stables and riding academies, noncommercial, for the boarding of horses, but not including the rental of horses.~~

~~D. Health, Medical And Care Institutions:~~

- ~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- ~~2. Group homes.~~
- ~~3. Halfway houses.~~
- ~~4. Hospitals and sanitariums.~~
- ~~5. Institutions for the care of the aged.~~
- ~~6. Nursery schools, children's day schools, day nurseries, child care centers and day care centers, provided that the staff and facilities are licensed by the Office of Child Development, Illinois Department of Children and Family Services.~~

~~E. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~

- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~
- ~~F. Planned unit developments.~~
- ~~G. Overheight Structures: Structures with building heights in excess of thirty six feet (36') used for a permitted or special use as set forth above. (Ord. 78-40, 5-16-1978)~~

10-41-5: ACCESSORY USES:

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

~~Agricultural buildings and structures.~~

~~Boathouses, private.~~

~~Commercial sale of equipment, food or beverages, if incidental to the operation of a country club.~~

~~Conservatories, private.~~

~~Fallout shelters.~~

~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~

~~Gardening.~~

~~Home occupations.~~

~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~

~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~

~~Playhouses and summer houses.~~

~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~

~~Signs, as regulated in Chapter 12 of this Title.~~

~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~

~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~

~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

10-41-6: PROHIBITED USES:

All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)

- Adult bookstores.
- Adult cabarets.
- Adult entertainment establishments.
- Adult mini motion picture theaters.
- Adult motion picture theaters. (Ord. 96-4, 2-6-1996)
- Animal clinics and hospitals.
- Automobile racetracks, raceways, speedways.
- Commercial uses.
- Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.
- Industrial uses.
- Kennels.
- Mobile home parks.
- Mobile homes. (Ord. 78-40, 5-16-1978)
- Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)
- Recreational facilities, commercial, including swimming pools, golf driving ranges, miniature golf courses, lighted golf courses.
- Sewage disposal units, individual.
- Signs and billboards, except as accessory signs.
- Stables, commercial
- Stadia and grandstands, commercial. (Ord. 78-40, 5-16-1978)

10-41-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

Uses in the SR-6 Medium Density Multiple-Family Residence District shall conform to the following requirements:

- A. Density: The maximum allowable residential density shall be fourteen (14) dwelling units per gross acre.
- B. Minimum Lot Area: A ground area of not less than nine thousand (9,000) square feet plus two thousand four hundred (2,400) square feet for each dwelling unit in excess of two (2) dwelling units shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require a greater minimum lot area when specified by the Village Board.
Group homes and halfway houses shall provide a minimum lot area of twenty thousand (20,000) square feet plus an additional four thousand (4,000) square feet for each resident in excess of five (5) residents.

Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall have a minimum lot area of twenty thousand (20,000) square feet.

- C. ~~Minimum Lot Width: A minimum lot width of eighty feet (80') shall be provided for each lot used for a permitted or special use.~~

~~Special uses may require a minimum lot width greater than eighty feet (80') when specified by the Village Board.~~

~~Educational institutions (boarding); recreational facilities; stables, private, shall have a minimum lot width of three hundred feet (300').~~

~~Boathouses, private; guesthouses, private; living quarters, detached for persons employed on the premises, shall have a minimum lot width of one hundred fifty feet (150').~~

~~Educational institutions (nonboarding); religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; philanthropic and eleemosynary institutions shall have a minimum lot width of one hundred feet (100').~~

- D. ~~Required Yards: Required yards shall be provided and maintained in the SR-6 medium density multiple family residence district as described below. Special uses may require yards greater in depth than described when specified by the village board.~~

- ~~1. Required Front Yard: A required front yard of thirty five feet (35') shall be provided and maintained.~~

~~Educational institutions; religious institutions, except rectories, parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the front lot line at least forty feet (40').~~

- ~~2. Required Side Yards: Required side yards of twenty feet (20') shall be provided and maintained.~~

~~On a corner side yard, a required side yard of thirty five feet (35') shall be provided and maintained.~~

~~Accessory structures that are located more than one hundred twenty feet (120') back from the front lot line may be located up to five feet (5') from an interior side lot line.~~

~~Agricultural buildings and structures; stables, private; and stables and riding academies, noncommercial shall be set in from an interior side lot line a distance of not less than thirty feet (30'), and from a corner side lot line a distance of not less than fifty feet (50').~~

~~Educational institutions; religious institutions; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set in from an interior side lot line a distance of not less than fifteen feet (15') and from a corner side lot line a distance of not less than twenty five feet (25'), plus one foot (1') additional per side yard for every two feet (2') by which the building height exceeds fifteen feet (15').~~

~~Public, quasi-public and governmental institutions; and community center buildings, clubhouses, recreation buildings and tennis buildings shall be set in~~

from an interior side lot line a distance of not less than fifteen feet (15') plus one foot (1') for each two feet (2') by which the building or structure height exceeds fifteen feet (15').

Roadside stands shall be set in from a side lot line a distance of not less than ~~seventy five feet (75')~~.

- 3. Required Rear Yard: A required rear yard of forty feet (40') shall be provided and maintained.

Community center buildings and recreation buildings shall be set back from the rear lot line at least fifty feet (50').

Educational institutions (boarding); agricultural buildings and structures; stables, private, shall be set back from the rear lot line at least one hundred feet (100').

Educational institutions (nonboarding); religious institutions, except rectories; parsonages and parish houses; health, medical and care institutions; and philanthropic and eleemosynary institutions shall be set back from the rear lot line at least fifty feet (50').

- E. Maximum Height: No principal structure shall exceed three (3) stories or thirty six (36') in height and no accessory structure shall exceed fifteen feet (15') in height. However, taller structures may be permitted as special uses by the village board.

- F. Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows: (Ord. 78-40, 5-16-1978)

Multiple family dwellings	0.50
Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Religious institutions, except rectories, parsonages and parish houses	0.20
Philanthropic and eleemosynary institutions	0.20
All other uses	0.20

(Ord. 78-40, 5-16-1978; amd. Ord. 88-112, 12-6-1988)

Special uses shall have a floor area ratio specified by the village board.

- G. Minimum Size Of Dwelling: Every structure occupied in whole or in part for residential purposes shall contain at least the following number of square feet of livable floor area exclusive of basement, garages, attics and breezeways:

Two-family dwellings 950 square feet per DU

Multiple family uses:

1 bedroom unit	750 square feet per DU
2 bedroom unit	850 square feet per DU
3 or more bedroom unit	1,000 square feet per DU

- H. ~~Special Requirements: Uses in the SR-6 medium density multiple-family residence district shall conform to the requirements set forth hereafter:~~
- ~~1. Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in chapter 11 of this zoning code.~~
 - ~~2. Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in chapter 12 of this zoning code.~~
 - ~~3. Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment. (Ord. 78-40, 5-16-1978)~~
 - ~~4. Trailers And Boats: Mobile homes, travel trailers, camping trailers, recreation vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an SR-6 district, except: a) when located in a garage or fully enclosed structure within a zoning lot containing a townhome or higher density attached residential unit, b) when located in a rear yard, or that portion of a side yard which is located to the rear of the front elevation of the principal residence upon such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit, or c) only between May 1 and November 1 when located in the front yard of such zoning lot containing a detached single-family dwelling unit or a duplex dwelling unit provided it is on a concrete or asphalt driveway. (Ord. 99-95, 9-7-1999)~~
 - ~~5. Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an SR-6 district, except when located in a garage or a fully enclosed structure or in the case of such vehicles used in the conduct of a permitted or special nonresidential use, which may be stored within the buildable area of the lot to the rear of the structure when screened from view from adjoining residentially zoned properties or public ways. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement.~~
 - ~~6. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be serviced by a municipal sewer and water system. Individual sewage disposal units are not permitted.~~
 - ~~7. Refuse Areas: All refuse areas shall be completely screened from view on all sides by a solid wood fence or masonry wall.~~
 - ~~8. Bonus: To encourage better design and the provision of extra amenities beyond the minimum requirements set by the Bartlett zoning ordinance, the following bonuses are allowable in the SR-6 district:
 - ~~a. Amenities: The provision of site amenities such as enclosed parking, exceptional landscaping features, recreational facilities, golf courses, tennis buildings, tennis courts, swimming pools, clubhouse buildings, enclosed courtyards, construction of lakes, preservation of architectural and historic sites, etc., may allow the granting of an increase in density of up to five percent (5%).~~~~

- b. ~~Design Excellence: The provision for a development containing site plans, structures and facilities of superior design, including such items as building style and materials, landscaping design, creating site amenities, preservation of natural site amenities, extraordinary pedestrian circulation systems, etc., may allow the granting of an increase in density of up to five percent (5%). Review, acceptance and authorization of bonuses shall be made by the village board after review and recommendation by the plan commission, including a public hearing. The maximum allowable bonus for all considerations shall be ten percent (10%).~~
- f. ~~Site Plan Review: A site plan approved according to the regulations in chapter 13 of this zoning code shall be required prior to the approval of a building permit for any property in the SR-6 district, or prior to the rezoning of property to an SR-6 district. (Ord. 78-40, 5-16-1978)~~

ARTICLE J. MH-1 RESTRICTED MOBILE HOME DISTRICT

~~10-4J-1: DESCRIPTION OF DISTRICT:~~

~~The MH-1 restricted mobile home district is intended to provide the advantages to the community of more reasonably priced housing in the form of mobile homes in an environment of the same high quality as other residential districts in the village. This district shall allow dwelling unit densities similar to the single-family districts while providing for adequate light, air, greenspace, recreational facilities, streets, water and sewer service. The number and size of the MH-1 districts shall be carefully regulated, and the relationship of this district to other residential and nonresidential districts shall be carefully controlled to ensure the maintenance of stable property values and good residential environments. This district shall have direct access to a major collector or arterial thoroughfare. (Ord. 78-40, 5-16-1978) [Previously Moved to Chapter 4]~~

~~10-4J-2: USE, LOT AND BULK REGULATIONS:~~

~~Use, lot and bulk regulations applying specifically to the MH-1 restricted mobile home district are set forth in the sections which follow. Also applying to the MH-1 district are regulations set forth in other articles of this title as follows:~~

- ~~Chapter 1 - General zoning provisions~~
- ~~Chapter 2 - Rules and definitions~~
- ~~Chapter 9 - Planned unit developments~~
- ~~Chapter 10 - Nonconforming lots, buildings and uses~~
- ~~Chapter 11 - Off-street parking and loading~~
- ~~Chapter 11A - Landscaping, screening and tree preservation~~
- ~~Chapter 12 - Signs~~
- ~~Chapter 13 - Administration and enforcement~~

~~(Ord. 78-40, 5-16-1978; amd. Ord. 91-26, 4-16-1991)~~

~~10-4J-3: PERMITTED USES:~~

~~Uses of land or buildings, as hereinafter listed, shall be permitted in accordance with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the MH-1 district shall be devoted to any use other than a use permitted in the MH-1 district and no building or structure in an MH-1 district shall be erected, altered, enlarged or occupied except for a permitted use in the MH-1 district unless otherwise specifically allowed by this title.~~

~~Uses lawfully established on the effective date of this title and rendered nonconforming by the provisions thereof shall be subject to the regulations of chapter 10 of this zoning code.~~

The following uses are permitted in the MH-1 district:

~~A. Residential Uses:~~

- ~~1. Mobile homes situated on zoning lots in a mobile home park.~~

~~B. Educational institutions (nonboarding).~~

~~C. Public and governmental land and buildings.~~

~~D. Religious institutions.~~

~~E. Agricultural land and buildings, including greenhouses and nurseries without retail sales. (Ord. 78-40, 5-16-1978)~~

10-4J-4: SPECIAL USES:

Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of ~~chapter 13~~ of this zoning code. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those itemized uses listed under the said major category.

The following uses are special uses in the MH-1 district:

~~A. Residential Uses:~~

- ~~1. Clustered mobile homes.~~

~~B. Recreational And Social Activities:~~

- ~~1. Athletic fields including stadia and grandstands, noncommercial.~~

- ~~2. Community center buildings, clubhouses, recreation buildings, swim clubs, indoor pools, and indoor tennis facilities, owned and operated not for profit by the owner of a mobile home park or the members of a mobile homeowners' association or the operator of a planned unit development.~~

~~C. Health, Medical And Care Institutions:~~

- ~~1. Convalescent centers, nursing homes, geriatric centers and rest homes.~~
- ~~2. Hospitals and sanitariums, but not including institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug addicted patients.~~
- ~~3. Institutions for the care of the aged.~~
- ~~4. Nursery schools, children's day schools, day nurseries, childcare centers and daycare centers, provided that the staff and facilities are licensed by the office of child development, Illinois department of children and family services.~~

~~D. Public Utility And Service Uses:~~

- ~~1. Essential services including gas regulator stations, telephone exchanges, electric substations.~~
- ~~2. Fire stations.~~
- ~~3. Public offices.~~
- ~~4. Railroad right of way, but not including railroad yards and shops other than for passenger purposes.~~
- ~~5. Telephone transmission equipment buildings and microwave relay towers.~~

~~E. Planned Unit Developments: Planned unit developments, which meet the requirements of the regulations in section 10-4J-7 of this article, subsection 10-4J-7G9 of this article and in chapter 9 of this zoning code.~~

- ~~F. Other Structures: Structures with building heights in excess of twenty five feet (25') used for a permitted or special use as set forth above.~~
- ~~G. Commercial Uses: Commercial uses, as permitted in the B-1 district, or as permitted by a special use in the B-3 district. (Ord. 78-40, 5-16-1978)~~

~~10-4J-5: ACCESSORY USES:~~

~~Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any business, profession, trade or industry.~~

~~Accessory uses may include the following:~~

- ~~Agricultural buildings and structures.~~
- ~~Boathouses, private.~~
- ~~Conservatories, private.~~
- ~~Fallout shelters.~~
- ~~Garages, carports, and parking spaces for lawful occupants or users of permitted or special uses on the same premises.~~
- ~~Gardening.~~
- ~~Home occupations.~~
- ~~Household pets exclusively for the use or personal enjoyment of residents of the premises and not for commercial purposes, limited to not more than a total of three (3) traditional domestic animals.~~
- ~~Living quarters, detached, for persons employed on the premises, if occupied only by such persons and their immediate family, and not rented or otherwise used as a separate dwelling.~~
- ~~Playhouses and summer houses.~~
- ~~Roadside stands, for the display and sale of agricultural products on zoning lots where the principal use is agriculture.~~
- ~~Signs, as regulated in Chapter 12 of this Title.~~
- ~~Swimming pools and tennis courts, exclusively for the use of the residents and their guests, and set back from every property line at least ten feet (10').~~
- ~~Tool houses, sheds and other similar buildings for the storage of domestic supplies.~~
- ~~Water retention and detention areas. (Ord. 78-40, 5-16-1978)~~

~~10-4J-6: PROHIBITED USES:~~

~~All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.~~

~~The following, and uses similar to the following, illustrate prohibited uses: (Ord. 78-40, 5-16-1978)~~

~~Adult bookstores.
Adult cabarets.
Adult entertainment establishments.
Adult mini motion picture theaters.
Adult motion picture theaters. (Ord. 96-4, 2-6-1996)
Animal clinics and hospitals.
Automobile racetracks, raceways, speedways.
Excavations of gravel, sand or other raw materials, except as a permitted, special or accessory use as previously designated herein.
Industrial uses.
Kennels.
Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-1988)
Outdoor storage of junk and debris or waste materials, inoperable automobiles, trucks and other vehicles and equipment.
Outdoor Storage of construction equipment, except such equipment which is currently being actively used for the construction of permitted improvements within the district, and then for a period not to exceed ninety (90) days.
Signs and billboards, except as accessory signs.
Stadia and grandstands, commercial. (Ord. 78-40, 5-16-1978)~~

10-4J-7: SITE AND STRUCTURE PROVISIONS (BULK REGULATIONS):

~~Uses in the MH-1 Restricted Mobile Home District shall conform to the following requirements:~~

- ~~A. Minimum Contiguous Area: The minimum contiguous area for land zoned in the MH-1 Restricted Mobile Home District shall be seventy five (75) acres.~~
- ~~B. Minimum Lot Area: A ground area of not less than six thousand (6,000) square feet shall be designated, provided and continuously maintained for each principal structure, except as approved in a planned unit development. Special uses may require lot areas greater than six thousand (6,000) square feet when specified by the Village Board.~~
- ~~C. Minimum Lot Width: A minimum lot width of sixty feet (60') shall be provided at the building yard line for each lot used for a permitted or special use. Special uses may require a minimum lot width greater than sixty feet (60') when specified by the Village Board.~~
- ~~D. Required Yards: Required yards shall be provided and maintained in the MH-1 Restricted Mobile Home District as described below. Special uses may require yards greater in depth than described when specified by the Village Board.
 - ~~1. Required Front Yard: A required front yard of twenty five feet (25') shall be provided and maintained. Where the average setback of existing structures on a block face is less than twenty five feet (25'), that average shall be the depth of the required front yard for new structures or additions on that block face.~~
 - ~~2. Required Side Yards: Required side yards of five feet (5') shall be provided and maintained.~~~~

On a corner side yard, a required side yard of twenty five feet (25') shall be provided and maintained.

All structures in excess of two (2) stories in height shall require interior side yards of twenty five feet (25') and corner side yards of twenty five feet (25') plus one foot (1') additional per side yard for every two feet (2') by which the structure exceeds fifteen feet (15') in height.

3. ~~Required Rear Yard: A required rear yard of forty five feet (45') shall be provided and maintained.~~

E. ~~Building Height: The maximum building height of any principal structure shall be twenty five feet (25'). However, taller principal structures may be permitted as special uses by the Village Board.~~

~~The maximum building height of any accessory structure shall be fifteen feet (15').~~

F. ~~Floor Area Ratio: The maximum floor area ratio for specific uses shall be as follows:~~

Mobile homes	0.20
Educational institutions, nonboarding	0.20
Recreational and social facilities	0.20
Religious institutions	0.20
All other uses	0.20
Special uses shall have a floor area ratio specified by the Village Board.	

G. ~~Special Requirements: Uses in the MH-1 Restricted Mobile Home District shall conform to the requirements set forth hereafter:~~

1. ~~Parking And Loading Requirements: All uses shall conform to the applicable requirements for off-street parking and loading set forth in Chapter 11 of this Title. (Ord. 78-40, 5-16-1978)~~

2. ~~Required Landscaping And Screening: Each mobile home park constructed, developed or expanded after the effective date of this Title shall meet all applicable requirements in Chapter 10-11A of this Title. (Ord. 91-26, 4-16-1991)~~

3. ~~Sign Requirements: All uses shall conform to the applicable requirements for signs set forth in Chapter 12 of this Title.~~

4. ~~Tents: Tents shall not be used as a place of permanent residence, and shall not be erected, used or maintained on any lot for a period exceeding three (3) days. Tents shall not be used for the permanent storage of vehicles or other equipment.~~

5. ~~Trailers And Boats: Except for the one mobile home used as the principal structure on a zoning lot in a mobile home park, mobile homes, travel trailers, camping trailers, recreation vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot in an MH-1 District except when located in a garage or fully enclosed structure, or within the buildable area of the lot to the rear of the principal structure.~~

6. ~~Trucks: Trucks and other commercial vehicular equipment shall not be parked or stored on a zoning lot in an MH-1 District, except when located in a garage or a~~

fully enclosed structure or in such a manner as not to be visible from adjacent rights of way or from the windows of structures on adjacent zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks with A and B license classifications and/or vans used principally as passenger cars are excluded from this requirement. (Ord. 78-40, 5-16-1978)

7. ~~Refuse Areas: All refuse areas shall be screened in accordance with provisions in subsection 10-11A-4E1a of this Title. (Ord. 91-26, 4-16-1991)~~
8. ~~Additional Mobile Home And Mobile Home Park Requirements:~~
 - a. ~~Each mobile home park must be at least seventy five (75) acres in size.~~
 - b. ~~Mobile homes shall not be permitted except on a lot in a mobile home park.~~
 - c. ~~A minimum of fifty percent (50%) of the proposed number of mobile home lots in a mobile home park shall be completed and ready for occupancy before the first occupancy is permitted.~~
 - d. ~~Only one administrative office may be permitted per mobile home park and such office must be located on one zoning lot in the mobile home park. Any such office built after the effective date of this Ordinance must be constructed in accordance with all applicable requirements of this Ordinance and the Bartlett Building Code.~~
9. ~~Special Planned Unit Development Requirements: Smaller lot sizes may be permitted in a mobile home park as part of a planned unit development provided that the following standards are met:~~
 - a. ~~No mobile home park shall have an overall density greater than seven and twenty six hundredths (7.26) mobile homes per net acre (i.e., minus street rights of way).~~
 - b. ~~No mobile home lot shall be reduced below six thousand (6,000) square feet unless it is conveniently accessible to an approved open space area as specified below. In no event shall a mobile home lot be reduced below three thousand two hundred (3,200) square feet.~~
 - c. ~~Approved open space areas may include private landscaped reserves or recreation areas and public parks. Approved open space areas shall be provided in an amount equal to or greater than two thousand eight hundred (2,800) square feet per mobile home site, and shall not contain indigenous problem areas (e.g., bogs, flood plains, steep slopes, or other environmentally unsuitable areas). The approval of open space to balance smaller mobile home lots in a mobile home park planned development shall be determined by the President and Board of Trustees on the basis of the following criteria:~~
 - (1) ~~The size and character of the mobile home units to be constructed within the planned development;~~
 - (2) ~~The character of surrounding development(s);~~
 - (3) ~~The topography and existing amenities of the proposed area, including trees, ground cover and other natural features;~~
 - (4) ~~The manner in which the proposed area is to be improved and maintained for recreational or amenity purposes;~~

- (5) ~~The existence of public parks or other public recreational and service facilities in the vicinity and the physical and financial relationship of the mobile home park thereto.~~
10. ~~Site Plan Review: A site plan approved according to the regulations in Chapter 13 of this Title shall be required prior to the approval of a building permit for any property in the MH-1 District, or prior to the rezoning of property to an MH-1 District. (Ord. 78-40, 5-16-1978)~~

Definitions only pertaining to Chapter 5 (Residential Districts) Update

CHAPTER 2: RULES AND DEFINITIONS

AGRICULTURE: The use of at least two (2) acres of land for crop production or raising of livestock **and farm animals**. The term "agricultural" encompasses the farmhouse, and accessory uses and structures customarily incidental to agricultural activities.

ALL-TERRAIN VEHICLE: Any motorized ~~off-highway~~ device **designed to travel primarily off public streets**, fifty inches (50") or less in width, having a manufacturer's dry weight of ~~six hundred (600) pounds or less,~~ **1,500 pounds or less**, traveling on three (3) or more ~~low-pressure~~ tires, designed with a seat or saddle for operator use, and handlebars or steering wheel for steering control, **except lawnmowers**.

COLONY: **A hive and its equipment and appurtenances, including bees, comb, honey, pollen and brood.**

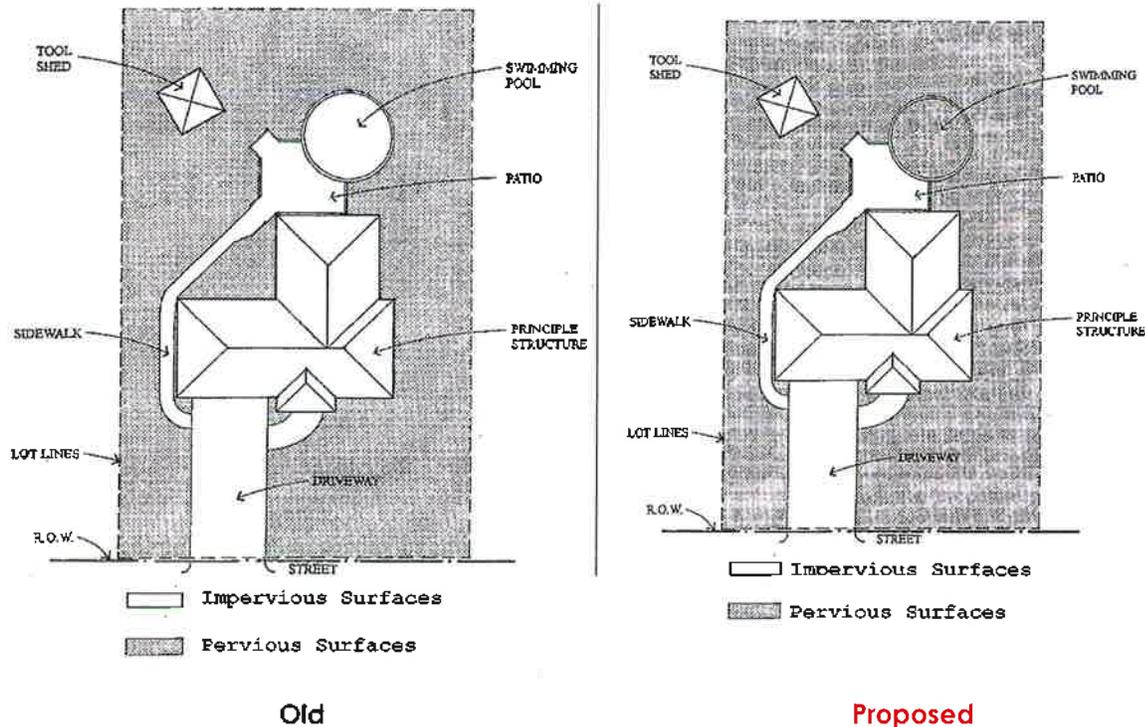
ANIMAL, DOMESTIC: An animal, bird or reptile that is tame or domesticated and is not normally found on a farm or in the wild. Hybrids or animals normally found on a farm or in the wild are not included within the definition of a domestic animal.

EDUCATIONAL FACILITY INSTITUTION: A public, parochial, private, charitable or non-profit school, junior college or university, ~~other than~~ trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers and employees.

HIVE: **A structure intended for the housing of a bee colony.**

IMPERVIOUS SURFACE: A surface which does not allow water to be absorbed ~~so it may percolate~~ into deeper ~~the~~ ground. **Pools will not be calculated as impervious.**

**FIGURE 2-9
IMPERVIOUS SURFACES**



Old

Proposed

INSTITUTIONAL USE: A nonprofit or quasi-public use or institution such as a church, library, public or private school, hospital or publicly owned or operated building, structure or land used for a public purpose.

KENNEL: Any premises or portion thereof on which four (4) or more dogs, cats, or other domestic animals over six (6) months in age are kept, boarded, bred or cared for, in return for remuneration, or for the purpose of sale. This use includes animal day care establishments, but does not include the retail sale of household domestic animals, unless animals are kept or exercised out-of-doors.

LODGE, (FRATERNAL, and CIVIC) ASSEMBLY: A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements.

MOBILE HOME: A structure designed for permanent habitation, and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent home and designed to permit the occupancy thereof as a dwelling unit for one or more persons. Even if such a structure rests on a permanent foundation, with wheels, tongue, hitch and axle or lug bolts permanently removed, it shall be construed as a mobile home. A mobile home may be with or without mechanical power.

Mobile home or manufactured home. A structure, transportable in one or more section, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating,

air conditioning, and electrical systems contained therein. The term includes any structure that meets all of the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the United States Secretary of Housing and Urban Development and complies with the standards established under Title 42 of the United States Code. The term "manufactured home" does not include campers and recreational vehicles.

MOBILE HOME PARK: ~~Improved parcels having multiple mobile home structures that are in the nature of a community plus any streets, service drives, and community areas such as yards, clubhouses, and pools.~~

A tract of land or 2 or more contiguous tracts of land upon which contain sites with the necessary utilities for 5 or more independent mobile homes for permanent habitation either free of charge or for revenue purposes, and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such mobile home park. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a mobile home park if they are maintained and operated jointly. Neither an immobilized mobile home nor a motorized recreational vehicle shall be construed as being a part of a mobile home park.

MOTOR VEHICLE: Any passenger vehicle, motorcycle, recreational vehicle, truck, truck-trailer or semitrailer which is self-propelled or drawn by mechanical or electrical power but not operated upon rails.

MOTOR VEHICLE-AUTOMOBILE BODY AND REPAIR: An establishment, building, or land used for the repair and maintenance of automobiles, motorcycles, trucks or similar vehicles including but not limited to body, fender, muffler, or oil change and lubrication, painting, motor replacement or rebuilding, but excluding dismantling and salvage and establishments and facilities where the servicing and repair of vehicles is incidental to marketing and selling activities. All such service shall be conducted within an enclosed building.

AUTOMOBILE SALES, NEW: ~~A building or part of a building and parcel of land where new, from the factory vehicles are sold to the public. New automobile sales may include limited service on vehicles up to twenty five percent (25%) of the floor area of the building and used vehicle sales, up to twenty five percent (25%) of the new vehicle inventory.~~

MOTOR VEHICLE-AUTOMOBILE SALES, USED: ~~A building or part of a building and parcel of land where previously owned vehicles are sold to the public. Used automobile sales may include limited service of vehicles, up to twenty five percent (25%) of the floor area of the building.~~

MOTOR VEHICLE-AUTOMOBILE SERVICE STATION or GAS STATION: Any building or premises used for dispensing, sale or offering for sale at retail to the public, gasoline stored only in underground tanks, kerosene, lubricating oil or grease for the operation of automobiles and including the sale and installation of tires, batteries and other minor accessories and services for automobiles, but not including major automobile repairs; and including washing of automobiles where no production line methods are employed. When the dispensing, sale or offering for sale of motor fuels is incidental to the conduct of a public garage, the premises shall be classified as a public garage. May also include, as

accessory uses, convenience stores and/or restaurants.

MOTOR VEHICLE-AUTOMOBILE WRECKING YARD: See definition of "JUNKYARD".

PLACES OF ASSEMBLY: Any amphitheater, assembly hall, auditorium, religious institution, coliseum, concert hall, hall, meeting room, sanctuary stadium, or other main activity area of a building, structure, or place, whether enclosed or out of doors, whether a principal use or an accessory use, which is used or intended for use as a place for the gathering together of a group of persons for any purpose or purposes.

RECREATIONAL UNIT: One recreational vehicle or one or more all-terrain vehicles, snowmobiles or watercraft on a single trailer. ~~A recreational unit may consist of one recreational vehicle, or travel trailer, or camping trailer; or one or more all-terrain vehicles, on a single trailer, or one or more snowmobiles on a single trailer, or one or more watercraft on a single trailer. (Currently in Section 10-5:C.)~~

RECREATIONAL VEHICLE: Any camping trailer, motor home, mini-motor home, travel trailer, truck camper or van camper used primarily for recreational purposes. ~~and not used commercially nor owned by a commercial business.~~

RENTAL, CAR AND LIGHT TRUCK: Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease.

RELIGIOUS INSTITUTION: A place of worship or religious assembly with related facilities such as: rectory; private school; meeting hall; offices for administration of the institution; licensed child or adult care, playground; **or** cemetery.

SCHOOL: Any public or private preschool ~~or elementary or secondary school.~~ **educational facility (with or without boarding) including business or trade schools.**

SEMI-TRAILER: A non-motorized, portable container on wheels that is designed to be attached and pulled for the purpose of transporting primarily goods and materials customarily for commercial purposes over public roads. The size and weight of a semi-trailer enables it to only be pulled by a large truck or semi-tractor. Semi-trailers may be tankers, flatbeds or enclosed.

TRAILER: Any vehicle without motive power in operation, ~~other than a pole trailer,~~ designed for carrying persons or property and for being drawn by a motor vehicle. ~~and so constructed that no part of its weight rests upon the towing vehicle.~~

1. TRAILER - CAMPER PARKS: A residential facility designed, used or intended to be used to accommodate the overnight or temporary location, hookup or use of its facilities for travel trailers, camp trailers and recreation vehicles.

2. TRAILER, CAMPING: A trailer, not used commercially, constructed with partial side walls which fold for towing and unfold to provide temporary living quarters for recreational camping or travel use and of a size or weight not requiring an over dimension permit when towed on a highway.

- ~~3. **TRAILER, COMMERCIAL:** A trailer, used commercially, which allows for property and/or equipment to be stored and/or transported in a manner which is not completely enclosed within such trailer. A trailer used in a commercial enterprise and contains lettering or logos advertising that commercial enterprise shall also be considered a commercial trailer.~~
- ~~4. **TRAILER, HOUSE:** (A) A trailer or semitrailer equipped and used for living quarters or for human habitation (temporarily or permanently) rather than for the transportation of freight, goods, wares and merchandise; or (B) A house trailer or a semitrailer which is used commercially (temporarily or permanently), that is, for the advertising, sales, display or promotion of merchandise or services, or for any other commercial purpose except the transportation of property for hire or the transportation of property for distribution by a private carrier.~~
- ~~5. **TRAILER, POLE:** Every vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes or structural members capable, generally, of sustaining themselves as beams between the supporting connections.~~
- ~~6. **TRAILER, TRAVEL:** A trailer, not used commercially, designed to provide living quarters for recreational, camping or travel use, and of a size or weight not requiring an over dimension permit when towed on a highway.~~

VEHICLE: Every device, in, upon or by which a person or property is or may be transported or drawn upon **public streets**. ~~a highway, except devices moved by human power and devices used exclusively upon stationary rails or tracks.~~

- ~~1. **COMMERCIAL VEHICLE:** A vehicle that, by virtue of its design, type or characteristics, is not customary and incidental to the use or occupancy of residential properties, but not including a vehicle used in a ride-sharing arrangement when being used for that purpose or a recreational vehicle not being used commercially. In addition, a vehicle will be considered to be a commercial vehicle if the vehicle (A) allows for the property and/or equipment to be stored and/or transported in a manner which is not completely enclosed within such vehicle, (B) is licensed for a gross weight, including vehicle and cargo of more than twelve (12,000) pounds and/or is bearing a class designation other than an "A", "B" or "D" under the provisions of the Illinois motor vehicle code, or (c) is bearing a class designation of "D" and exceed height of eight feet, six inches (8'6") as measured from the existing grade to the top of the vehicle roof.~~
- 1. COMMERCIAL MOTOR VEHICLE:** Any motor vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, For-Hire or Not-For-Hire, but not including a commuter van, a motor vehicle used in a ridesharing arrangement when being used for that purpose, or a recreational vehicle not being used commercially.
- 2. INOPERABLE VEHICLE:** A vehicle which cannot be legally driven upon the public

streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

WATERCRAFT: Any unit that is used for water travel or pleasure or any vessel defined as every description of watercraft used or capable of being used as a means of transportation on water. , except a seaplane on the water, innertube, air mattress or similar device, and boats used for concession rides in artificial bodies of water designed and used exclusively for such concessions.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 19, 2016**

President Wallace called the Committee of the Whole meeting to order at 7:33 p.m.

PRESENT: Trustee Camerer, Carbonaro, Deyne, Hopkins, Reinke and President Wallace

ABSENT: Trustee Arends

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Police Chief Kent Williams, Deputy Chief Joe Leonas, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

Zoning Ordinance Update – Chapters 2 & 5

Trustee Reinke stated that he had a couple of questions and asked the Community Development Director Jim Plonczynski to give an overview.

Trustee Camerer referred to the Agricultural changes. He thought that it seemed restrictive from the standpoint of poultry and bees. There are towns that are making efforts to have pilot studies (Elgin) that allows a certain amount of residents to have chickens without a rooster. As far as bees go, Hanover Park has a designated area for bee keepers to come and put their bee hives up.

Attorney Mraz stated that the draft under consideration regulates those uses in small yards and considers the impact on the neighbors. The draft ordinance says 100 feet. Staff has encountered problems and didn't have a clear restriction. The uses are allowed in Agriculture Districts, of which there may be one, so from that standpoint this is less restrictive. Neighbors were unhappy when there were bees in close proximity to small children.

Trustee Camerer stated that was a weak argument when it comes to bees throughout the world. You need bees for pollination. Without bees, we don't exist.

Attorney Mraz stated that the ordinance does not outlaw bees.

Mr. Plonczynski stated Staff get requests for backyard chickens, aviaries, and those types of things. This section of the ordinance is the same as before except for a few changes. If you wanted to change the ordinance to allow for chickens and bees in closer proximity, we can do that. This is to regulate the areas with smaller yards.

Trustee Camerer stated that he would like to see input from other towns in the area.

Mr. Plonczynski stated that they have done some research in the chicken area because that seems to be the most requested. Some towns that have chicken ordinances that allow them, have to be kept in heated, enclosed yards with running water and electricity. Bee keeping is becoming more prevalent in urban areas. We didn't have any regulation in the past and the few that we had were in close proximity of other homes and they did get some complaints.

Trustee Camerer stated that the villages that are looking at things like this are progressing. They are looking at ways to bring in other types of food, hobbies, and you need these things. He hates to see government come in and tell people what they can't do.

Mr. Plonczynski stated that a few instances where people have been keeping chickens, sometimes they tend to be free range chickens and they end up all over.

Trustee Camerer stated that he would like to have further discussions on this. He stated that Elgin has a pilot study of some sort as well as Hanover Park and possibly St. Charles. The question is, why are they forward thinking more than we are. He thinks we should be considering it.

Trustee Hopkins stated that Trustee Camerer brings up an extremely good point and he thinks the language on this zoning change is very restrictive. He thought they should look at different possibilities as well as other communities.

Mr. Plonczynski stated that it will be a combination of reducing the distances and requiring that you have those animals in some sort of structure. They will do more research on other towns.

Trustee Camerer asked if they can have more information in a month or two.

Mr. Plonczynski stated that this has to go to the Zoning Board for a text amendment. They will get that information ready for them so they know it is the Board's desire.

President Wallace stated that it was way more restrictive in the prior version saying that they needed 10 acres.

Mr. Plonczynski stated that the Sunset Hill Farms/Litchfield area with larger lots was the area that the restrictions were originally written for. The distance requirement is because of their experience with the bees.

Trustee Camerer asked if anyone had beehives in the Village.

Plonczynski stated "yes", they have them.

Trustee Camerer thought it is an interesting hobby.

Mr. Plonczynski stated that he was sure it is a great hobby but unfortunately, the one that was located in town was in proximity to someone who had children with allergies.

President Wallace thought it would be good information to know how many 2+ acre lots we have in the village.

Trustee Hopkins asked how often residents come into the building department and want to put up a patio, deck or shed and they are told that they cannot.

Building Director Brian Goralski stated that they get about six per day. They do their due diligence and look at them. About 85% are allowable. It is just the small lots that have a sea of concrete that have the issues. There are other ways they can obtain their requests and we inform them of that process.

Trustee Reinke stated that he did not understand why a pool is a problem. He understands that it's not pervious but at the same time it's containing the water.

Mr. Goralski stated that was his argument with Jim Plonczynski but Jim won.

Mr. Plonczynski stated that they are looking at it for the coverage of the lot. There is usually a deck around the patio or an in-ground pool with a patio so they count it as an impervious surface and most towns do.

Trustee Camerer stated that he has a problem with the impervious surface thing as well.

Mr. Plonczynski stated that they experience that in the older parts of town with flooding issues. They have spent a lot of money in those areas to build extra detention areas to cover that and that is the trade-off. There are more restrictive ordinances on impervious surfaces in other towns - ours is fairly relaxed.

President Wallace stated that if the zoning commission is going to look at this can they look at the above ground pools as well. It should make sense for people.

Trustee Hopkins asked if they will hold off on the public hearing since they may make changes.

Mr. Plonczynski stated that he would like to go to the Zoning Board for the public hearing and their input with that information and bring it back to the Board.

Trustee Hopkins stated that maybe they should hold off on the public hearing because they may make some changes.

President Wallace stated that there is a lot here. He would be more comfortable with getting the Zoning Board's input and have it come back to them and do the public hearing after that.

Attorney Mraz stated that the public hearing is before the Zoning Board so it's either take the message and incorporate those into a document and that is what the public hearing is on. You are saying that alternatively, let's see what those changes are and bring it back to the Committee. See those before it's sent to the Zoning Board where the public hearing will take place.

Trustee Hopkins thought they should get it, review it, and make changes. We will review it and send it back to them.

Trustee Camerer agreed.

Mr. Plonczynski stated that the Zoning Board sometimes takes more than one meeting to look at something like this. We can have them give it an initial look, tell him the suggestions and they can make recommendations on those areas, bring it back to the Board and then hold the public hearing after that. If the Board is comfortable with their changes than we can go back to them with the public hearing.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
JUNE 7, 2016**

President Wallace called the Committee of the Whole meeting to order at 7:46 p.m.

PRESENT: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Deputy Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

Beekeeping, Chickens and Impervious Surface

Trustee Reinke asked staff to start with the chickens. Staff has made a very specific set of recommendations to the Board. Chief among them is that chickens be permitted on lots that are larger than two acres. Given what he has read in the newspaper, maybe that's a little too restrictive.

Community Development Director Jim Plonczynski stated that the agricultural section of the ordinance is affected by our initial revision of Chapter 5 of the Zoning District. They have done additional research on the chickens and bees section per the direction of the Board. In the initial discussion, they had actually proposed to reduce the current agricultural zoning from ten acres down to two for things like keeping bees and chickens and horses, etc. When they talked about this at a previous Committee meeting, the Board directed them to look at other towns and their ordinances regarding backyard chickens (see attachment). He stated that most require an enclosure and the free range is not good. They end up all over the road and in neighbor's yards. Other generic requirements such as no roosters, no slaughtering, only in the rear yard are included. In terms of their research, there were twenty four towns researched in which eight allowed it. If the Board directs them to include chickens on smaller residential lots, they believe that they should only be permitted in the Estate Districts, SR-2 (10,000 SF) and SR-3 (8,000 SF). The smaller lots tend to be a little closer in terms of the setbacks. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.

There is also a Department of Agriculture registration.

Trustee Camerer asked what a ¼ acre lot falls into.

Mr. Plonczynski stated generally SR-2 (10,000 SF).

Trustee Camerer stated that if they approve the staff recommendation of going from ten acres to two acres, there is virtually no one in town that has a two acre lot.

Mr. Plonczynski stated that there are fourteen lots.

Trustee Reinke agreed that the two acres is probably too restrictive. If we have the location requirements, he thought they should have the screening requirements to permit someone who is responsible to build a coop with a building permit and put it in their backyard. His only concern is if there are several neighbors that all have a coop then we have a whole mess of chickens out there.

Trustee Camerer spoke about a study from Elgin. They started out with allowing fifteen permits at a time. After Elgin did this pilot study, they came back with several positive responses. It created a sense of community, formed friendships, provided social media, allowed 100% of grass clippings and food scrap recycling, increased awareness of backyard chickens, on-going communication amongst the participants and it goes on and on. In the end, they agreed to increase the amount of permits up to twenty five. If we limited the permits, it would be fair.

Trustee Reinke asked if in addition to the Zoning, would they also have a permit requirement.

Trustee Camerer stated that Elgin did. He thought that would be fair as long as it's reasonably priced.

Trustee Deyne stated that a permit can be reviewed on an annual basis.

Trustee Camerer stated that they can get additional information from other towns. He spoke about the setbacks.

Trustee Carbonaro asked if they are restricting the amount of coops by the size of the lot.

Trustee Camerer stated that you can only have one coop and four chickens.

Trustee Deyne asked about those with two acre lots and the amount of allowable chickens.

Administrator Salmons stated that Elgin had a pilot program. They limited the number during the pilot program. They may be allowing more afterwards. If you limit them now, you may have a situation where more people want them than you identified and you will have chicken lotteries. She suggested a pilot program to make sure.

Trustee Camerer stated that Elgin had fifteen permits to begin with. It was so overwhelmingly positive in the end that they raised their permits to twenty five.

Trustee Deyne asked how many people have chickens now.

Mr. Plonczynski stated that they get 4-5 requests every year. They have had some rogue chicken keepers.

Trustee Carbonaro referred to a letter they received and asked if there was some kind of certification for chicken keepers.

Mr. Plonczynski stated that they would need to register with the State Department of Agriculture but he did not know if the service offers any kind of training for chicken keeping.

Kristine Augison who spearheaded the Elgin program stated that there are classes that are offered free.

Trustee Reinke asked that the staff makes this user friendly.

Mr. Plonczynski stated that they will do that.

Trustee Arends stated that the staff has provided a lot of information. Rather than sending this back to staff, she thought they could make some kind of preliminary decision tonight. What further information is needed?

Trustee Reinke stated that the Committee refers this to the Village Board and staff will incorporate our comments and it can be voted on at the Board level.

President Wallace stated that Trustee Arends means that they should iron out some details:

Number of birds = 4

Minimum square foot per bird = 5 SF per bird

Indoor and outdoor coops

Minimum number of permits to start out

Administrator Salmons stated that the outdoor space is important so it is not all enclosed and the birds can get sunshine and fresh air and the ability to scratch in the dirt and eat bugs.

Trustee Hopkins stated that a minimum number of permits is not necessary. He didn't think that 100 people are going to apply for permits.

Trustee Camerer was not against the pilot study as Elgin did with fifteen permits.

Mr. Plonczynski stated that this will become a text amendment to the Zoning Ordinance. The draft text amendment would come back for the Board's review along with the rest of Chapter 5 and they would send it on to the Zoning Board for the Public Hearing on the text amendment. They will then get a chance to vote on it. It will be brought back in an actual ordinance language that the Village Attorney is also comfortable with.

Trustee Hopkins stated that they would not restrict residents in an SR-4 district.

Mr. Plonczynski stated that if you want to open it up to the SR-4 district, those are smaller lots.

Trustee Hopkins stated that they can, based on what he has read.

Trustee Arends asked how many square feet is SR-4?

Mr. Plonczynski stated that it is minimum of 6,000 SF.

Trustee Arends stated that she grew up the daughter of a farmer with chickens. She stated that chickens are dirty, nasty animals, they are pathetic and they stink. They peck everything and even though they lay nice eggs, they are dirty, nasty animals that you have to clean up after. To have that type of thing in my neighbor's yard (she is in the ER-1 zoning) would be upsetting to her. You can buy organic eggs from any number of places around here. If this was meant to be an agricultural community, she thought it would have been done a long time ago. Chickens also need to have grass and gravel. They still remain to be dirty, nasty animals that yield wonderful eggs. It would take an awful lot to convince her, especially in an SR-4 (6,000 SF). The best coop she has seen was mobile and it could be moved in the yard to provide fresh grass and soil. A stationary coop on a 6,000 SF lot is ridiculous.

Trustee Hopkins stated that there are a lot of houses in the SR-4 district, his property included, that are larger than lots in a SR-3, SR-2 or ER-1. If you are going to just restrict people in an SR-4 or SR-3 it would be unfair.

Trustee Deyne stated that he grew up in the city and knows nothing about chickens. If the ordinance were written and limited to SR-3, he thought they could come before the Zoning Board and explain that to get a Special Use permit for the coop.

Mr. Plonczynski stated that you could just put a parameter about a minimum square foot of the lot. Even if it is in the SR-4 you could say you have to have a minimum of 8,000 SF or something like that.

Trustee Hopkins stated that it should be the square footage of the backyard. There are some houses in the SR-3 district where houses are lot line to lot line. Some of the SR-4 districts have an 800 SF house and the yard is literally bigger than a house in the SR-3.

Trustee Deyne stated that they also need to consider the rear setback and reverse corner lots.

Mr. Plonczynski stated that they recommend a five foot setback keeping it out of the sideyard.

Trustee Reinke suggested they move on to beekeeping.

Mr. Plonczynski stated that they did research on beekeeping in the surrounding communities (see attachment). They researched ten communities that have some type of restriction or allow beekeeping. We believe that the community apiary is probably the way to go. Hanover Park has started one and Schaumburg has one. Beekeeping gets into a different aspect because bees cannot be restricted. Honey bees are very valuable and you can see the need for them. Hanover Park has just started this community apiary and they do not allow it anywhere else. They have a permit from the Department of Agriculture and there is private insurance. They have to have a source of water and get a permit from the Village. It is fenced in a large area, 250 feet from the nearest soccer fields. Staff feels that a community apiary is appropriate and they can work with the Park District or Forest Preserve for a community apiary site.

Trustee Reinke asked if they have any sites in mind. Can you do it so it does not cost the Village any money?

Administrator Salmons stated that they don't have any sites in mind. They looked carefully and are a little limited on that. They thought a partnership would be better and they will work very hard to make sure it is fenced in and there is water.

Mr. Plonczynski stated that it will cost us some money even if we shared it with somebody.

President Wallace asked how many people are requesting bees.

Mr. Plonczynski stated that there are not very many. We had one request a couple years ago.

President Wallace stated that we should refer them to Hanover Park if they are interested. Why are we talking about this?

Trustee Camerer stated that there is a beehive on the golf course at Bartlett Hills. Is that correct?

Grounds Superintendent Kevin DeRoo stated that there is. They currently have two hives. He just caught a swarm last week.

Trustee Camerer stated that they do have two hives on Village property.

President Wallace stated that they are natural and we did not create them.

Mr. DeRoo stated "no".

Trustee Arends asked if they are something that someone else created. Are they wooden structures?

Mr. DeRoo stated that they are wooden hive boxes.

Trustee Camerer asked if the golfers are being attacked by swarms.

Mr. DeRoo stated that both hives are up by the shop. Honey bees won't bother anybody.

President Wallace wondered why we would consider any of this Village's money when we don't have any interest. It does not make sense to me.

Trustee Camerer stated that we don't know how much this would cost to put together. He didn't think it would be millions of dollars. It may be some money but you have not even asked the people who might be involved if they would want to contribute or maintain that facility. We can't assume that the Village will foot the bill and not get any other support from the Forest Preserve or the Park District, etc. We just don't know yet.

Trustee Hopkins stated that we should be less restrictive in this ordinance and allow homeowners to have beehives. If it becomes an issue, then we can address it. He didn't think we need to have an apiary or anything like that until people start inquiring. They should be allowed to have hives in their backyard.

Trustee Camerer had no problem with that. If Schaumburg can do it, they are a much bigger community than we are.

President Wallace stated that he did not have any problem with it as long as we don't spend any money.

Trustee Reinke stated that if we are going to allow someone to put in a beehive, he thought they would need some pretty specific regulations such as signage, etc. in case kids are playing in the area.

Trustee Carbonaro stated that they should only be allowed in an SR-4 minimally. He would not like to sit on his patio with an epi-pen every day.

Trustee Camerer stated that communities have worked this out. Schaumburg allows it, even though they charge quite a bit of money to do it. They must have specifications of lot size, etc.

Mr. Plonczynski stated that they did a regulation and then charged \$600. They directed everyone to go to the community apiary because they spent the money to put it in. That is what Schaumburg and Hanover Park did. They have regulations for individual lots. He thinks that we will have to regulate it if we are going to allow it.

Trustee Hopkins asked if any of the other communities have had issues with bees. Mr. Plonczynski stated "none that they are aware of."

Trustee Reinke stated that you will always want to have liability insurance because there is a ready source of liquid funds to readdress any problems. He would like to know how much the bee insurance is. How much is a million dollar policy? It will give us a sense of whether it makes more sense to do a community apiary versus the backyard. He would be interested in hearing the experiences of the other towns.

Trustee Carbonaro stated that the bees forage a three mile radius to bring nectar back to the hive.

Mr. Plonczynski stated that they will bring some language back to the Board and answer some of the questions.

Trustee Reinke stated that they will now discuss pools and whether they are impervious surfaces or not.

Mr. Plonczynski stated that they researched fourteen communities to see what they have as far as impervious surfaces with pools (see attached) and whether they are included in the impervious surface or not. More towns included pools as part of the impervious surface and they were called accessory structures. Staff feels that the impervious surface requirements would include them and therefore, not change the existing ordinance. If the Board feels that we should allow pools as a pervious surface then they can revise the ordinance. Most towns consider them an accessory use (nine of them and five do not regulate and they are treated as an accessory building).

Trustee Reinke stated that he understands what he is saying about treating a swimming pool as an accessory use. The idea is to control storm water; it's a zoning issue but it's not really a use issue; it's a calculation. To him, it makes sense to exclude swimming pools from the impervious surface calculation because they hold water.

Trustee Camerer stated that it would take a monsoon to fill most pools. If we are concerned about runoff on neighbors, we will probably never get that much water unless the pool is completely filled to the top.

Trustee Reinke stated that if somebody challenges in court about what the difference is between an accessory structure like a shed and an accessory structure like a pool, a pool holds water. You are not going to run up against that in court.

Mr. Plonczynski stated that they will have to change the ordinance to exclude pools from the impervious surface calculations.

All were in verbal agreement.

**VILLAGE OF BARTLETT
BOARD MINUTES
January 3, 2017**

TOWN HALL

Jennifer Rasmussen, 361 S. Hickory

Ms. Rasmussen thanked the Board for the opportunity to speak about backyard chickens.

In the seven months since she last came before the Board she has done more research and found that St. Charles has allowed chickens on residential properties for over 20 years with minimal restrictions and minimal problems. She has also come in contact with many more people who would love to see Bartlett follow the growing trend of backyard chicken keeping. She felt it would be a tremendous move in favor of progress. She thanked Mr. Plonczynski for putting up with her emails and his patience.

Nancy Blondin, 152 Sunflower Lane

Ms. Blondin stated that she comes from a rural upbringing and was brought up knowing where her food came from. She talked about production farming and felt that it is absolutely cruel to chickens. She feels that supporting people who want to raise their own chickens for eggs is a good idea and decreases the demand on egg production farming. She spoke about diseases to chickens and household pets.

**VILLAGE OF BARTLETT
COMMITTEE MINUTES
January 3, 2017**

BEEES, CHICKENS & IMPERVIOUS SURFACES

Trustee Reinke stated that they have three principal items for forwarding these matters on to the Zoning Board of Appeals generally described as beekeeping, chickens and impervious surfaces.

Community Development Director Jim Plonczynski stated that as of the last discussion in June, the Board directed staff to do some additional research which they have done regarding beekeeping and insurance, excluding pools on impervious surfaces and additional research on chickens in the different areas where chickens could be kept. They put together the different conditions in a draft text amendment for a Public Hearing in front of the Zoning Board of Appeals.

Trustee Reinke asked for comments regarding beekeeping.

Trustee Camerer stated that he appreciated what the staff has done. He stated that when talking about bees, people have the misconception that they are wasps and they get scared of honeybees where they should not be. He thought they had a lot of potential to do things that will build a better community and a better environment and he thinks the bees are right up there with it.

Trustee Reinke stated that he has received a lot of input from residents and he is a little more skeptical about beekeeping today than he was back in June. He understands that bees are important to the ecosystem but he is very concerned about people who are allergic to bees. He does not think we should do a community apiary and felt that they should give specific information to staff about this. It may be problematic from a cost perspective as well as a liability perspective.

Trustee Hopkins agreed against a community apiary. He didn't think the Village needed to spend money on an apiary but if someone wants a hive on their property, they should be allowed to have it. He didn't agree with the annual \$25 fee and thought it should be a one-time fee. He did not anticipate a lot of applications but felt if someone wanted it they should have that option. He spoke about barrier heights and thought it was a good idea on small lots. If someone has a larger lot and you are 50 to 100 feet away from the property line, we shouldn't make them set up a fence around the hives. Instead of 25 allotted permits he would like to see a trigger at 20 permits that requires a review by the Village Board to open it up to review the policies that were set. The less restriction -- the better.

Trustee Reinke stated that in regards to bees and chickens, they should restrict the permits like they do with liquor licenses. There should be a fixed number and if we need to create additional ones we can. He thought 25 hives was high. He felt it was scary to some people and felt that they should ease them into it as well as educating them on the process.

Trustee Camerer stated that he does not want to see more regulations if we don't have to. This town is known for over regulating and he hopes to get away from that.

President Wallace asked how many people have requested information regarding hives on their property in the 20+ years that he has been there.

Mr. Plonczynski stated that it has increased recently but prior to that there were none.

President Wallace felt that the 20 permit trigger was a good idea.

Trustee Deyne stated that he thought the comments this evening had a great deal of merit but he has not had anyone contact him about bees or chickens. He was looking forward to see the comments from the Zoning Board.

President Wallace asked if everyone was in agreement on not having a community apiary.

Trustee Camerer stated "not at this time" but he did not want to shut the door on this forever. If we allowed individuals to do this and somehow came up with the land that someone donated, he did not want to shut the door on it.

President Wallace asked if Hanover Park allows people from outside the village to create a hive in their village.

Mr. Plonczynski stated they have a community apiary and didn't think they do anything but that. He thought Schaumburg was also setting up a community apiary.

Attorney Mraz stated that in drafting the ordinance and putting in a review at 25 permits may be a little problematic. He thought they could direct staff to bring it back at that point but he did not want it to be a condition of its effectiveness.

President Wallace asked if there is any other byproduct from these hives besides honey?

Mr. Plonczynski stated and possibly soap.

Trustee Reinke asked the residents in attendance who were interested in beehives, what size lots they live on.

One audience member responded that his lot was 100 x 100 and the other stated two thirds of an acre.

Trustee Carbonaro thought they should elaborate on the amount of water required for the hives so the neighbor's pool is not a source of water.

Mr. Plonczynski stated that it would have to be on the property of the hive.

Trustee Deyne stated that he would like to have the opportunity to review resident requests with property that is smaller than the ordinance guideline.

Trustee Hopkins asked if they are going to make residents keep the 25 feet from all lot lines, does it matter what the square footage of the lot is?

Mr. Plonczynski stated that they could change the lot size. They thought the bigger size lot would be a little safer for people who are allergic. If you want to make the lot size a standard 8,000 for both, and he is right, the setbacks would have to adhere and they would have to put it in the middle of the yard and 25 feet from property line.

The Board asked for a graphic case study to determine fair setbacks for properties.

President Wallace asked if there was a specific distance that bees fly from the hive.

Mr. Plonczynski stated that they can go a long distance to collect pollen. He thought it was several miles

President Wallace asked who would be liable if he had an apiary and his neighbor got stung and was allergic and had major medical problems. What liability does the Village hold for passing this ordinance?

Attorney Mraz stated that the Village wouldn't have any liability since it is a proof question. There may well be a lawsuit, which is likely, if that were to happen, not to the Village but to the apiary owner. The Village has certain immunities that are being eroded but nevertheless he believed it would apply in this situation.

President Wallace stated that these are all of the things that we need to discuss.

Trustee Reinke asked if there were any comments about chickens.

Trustee Camerer once again stated that staff did a good job putting together the information as well as the survey that was put out to the Village that was overwhelmingly positive. He stated that they have heard from people with animals and if done properly, could be beneficial from a green standpoint, as well as the environmental standpoint. He thought it was a great direction for the Village to take.

Trustee Hopkins agreed with Trustee Camerer. He asked if the \$25 licensing fee was per year.

Mr. Plonczynski stated that it is a one-time fee for the permit.

Trustee Reinke asked if when staff is learning about other communities and their experiences, are we also getting their input?

Mr. Plonczynski stated that most towns that allow chickens have very little problems.

Trustee Hopkins asked if we restrict homeowners on the amount of dogs or cats they may have?

Mr. Plonczynski stated "yes".

President Wallace stated that he has worked at an egg production facility as a kid and they are the most inhumane places in the world. His biggest concern is the size of the lot and how far the smell will travel. Trustee Reinke stated that if you are going to have annual permitting, someone from the Village staff will go out and inspect. If it is an inhumane situation, they can act on it.

Mr. Plonczynski stated that they will get complaints just like they do now about dogs and other animals

Trustee Reinke asked about an annual inspection. Is that part of the annual permit?

Mr. Plonczynski stated that they did not incorporate an annual inspection, but they can.

Trustee Arends asked him to think about what he is suggesting. If this is something the Village would have to do than it will be an expense. For a staff member to go out and inspect beehives and chicken coops, they would have ramifications.

Trustee Hopkins stated that they could review this in a year and if they need to modify it they can do it then. He would like to know how many dog and cat complaints they get every year.

Mr. Plonczynski stated that they do code enforcement on dog and cat homes typically when it's an excessive amount of animals and there are complaints. He stated that the police department probably gets a lot more complaints. He stated that they will create the text amendment and move it forward.

Trustee Reinke talked about impervious surfaces and the exclusion of pools because they are meant to hold water.

Trustee Hopkins stated that in the current ordinance, they use the pool in the calculation correct? In the winter, the pool is covered - where does the water go? Does this create more drainage problems?

Mr. Plonczynski stated that the pool will hold the rain within the covered pool.

Trustee Reinke stated that they will forward all of this on to the Zoning Board for contemplation and hearings.

Trustee Reinke asked if they are going to do future surveys that they word the survey in a neutral sense rather than seeming like they were advocating a position.

There being no further business to discuss, Trustee Camerer moved to adjourn the

Committee of the Whole meeting and that motion was seconded by Trustee Hopkins.