

6:00 P.M. – PROPOSED BUDGET REVIEW

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 7, 2017

PLANNING & ZONING

Bracht's Place Site Plan Amendment & Special Use Permits

Zoning Ordinance Updates
(Chapters 2 & 5 – Bees and Chickens)

FINANCE & GOLF

2017-18 Proposed Budget Review – 6:00 p.m.



Agenda Item Executive Summary

Item Name Bracht's Place Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A
List what fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting a **Site Plan Amendment** and **Special Use Permits:**

- a) To serve liquor;
- b) A game room/recreation and amusement establishment to extend into the newly acquired/leased 1,200 square foot unit; and
- c) Allow outdoor seating including serving food and liquor

These requests are for Bracht's Place located at 363 Prospect Avenue at the northeast corner of Prospect and Devon Avenues.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Previously Approved 1987 Site Plan, Proposed Site Plan and Floor Plans

ACTION REQUESTED

- For Discussion Only- to discuss the project and move it forward to the Plan Commission for further review and to conduct the public hearing on the Special Uses.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 2/24/2017

COMMUNITY DEVELOPMENT MEMORANDUM

17-015

DATE: February 24, 2017
TO: Paula Schumacher, Acting Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#17-03) Bracht's Place**

PETITIONER

Larry Humbracht

SUBJECT SITE

363 Prospect Avenue (Northeast corner of Devon Avenue & Prospect Avenue) located in the Devon/Prospect Plaza

REQUESTS

**Site Plan Amendment and
Special Use Permits:**

- a) To serve liquor into the newly acquired/leased 1,200 square foot unit;
- b) A game room/recreation and amusement establishment to extend into the newly acquired/leased 1,200 square foot unit; and
- c) Allow outdoor seating including serving food and liquor

EXISTING AND PROPOSED CONDITIONS

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-4
North	Commercial	Commercial	B-4
South	Residential	Open Space/Suburban Residential	SR-4
East	Residential	Attached Residential	SR-6 PUD
West	Residential	Attached Residential	PD

ZONING HISTORY

1. The Devon Prospect Plaza was built around 1987. Bracht's Place was granted Special Use Permits on October 2, 1990 by Ordinance #1990-104 to allow an

indoor sit-down restaurant serving liquor and a game room limited to no more than two machines.

2. On March 16, 1993 by Ordinance #1993-36 Bracht's Place amended their Special Use Permit to allow a game room limited to no more than five (5) machines.
3. On June 16, 1993 by Ordinance #1993-74 Bracht's Place was granted a Special Use Permit to allow for the operation of a Recreation and Amusement Establishment (indoor computer golf game) and to expand their existing site one tenant space to the north.

DISCUSSION

1. The Petitioner is requesting a **Site Plan Amendment** to allow outdoor seating.
2. The Petitioner has acquired/leased the northern 1,200 square foot unit. Bracht's Place will be expanding from 2,700 square feet to 3,900 square feet and will expand to the northern end of the building.
3. The Petitioner is requesting to extend their existing **Special Use Permits** to the last unit (serving liquor, game room & recreation and amusement establishment) and also requesting to have outdoor seating including serving of liquor outside.
4. The Petitioner has been at this location since 1990. They currently lease three units toward the north end of the building and now leasing the fourth and last space in the building. The space would be incorporated into Bracht's Place with the other three units.
5. The Petitioner would like to put in an outdoor beer garden in the rear of the building directly east of the newly acquired/leased northern most tenant space on the existing parking lot and eliminating the last 3 parking stalls. There will be seating outdoors but there will be no music in the beer garden.
6. A 3' high fence around the outdoor seating area is required due to the serving of liquor. The petitioner is proposing to install a 6' solid PVC fence around the outdoor area. There will be a gate on the south side of the fence; however, it will be locked so patrons cannot enter or exit through the beer garden but will be accessible for the fire department.
7. Bracht's Place is currently open seven days a week from 11:00 a.m. to 2:00 a.m. Sunday thru Thursday and 11:00 a.m. to 4:00 a.m. Friday and Saturday and has a Class A extended liquor license. The hours for the Class A extended liquor license are Sun.-Thurs. 8:00 a.m. to 2:00 a.m. and Fri.-Sat. 8:00 a.m. to 4:00 a.m. There are two (2) establishments with this type of license: Bracht's Place and the Bartlett Volunteer Fire Association.

RECOMMENDATION

1. The Staff recommends forwarding the petitioner's requests onto the Plan Commission for further review and to conduct the public hearing.
2. Background information is attached for your review.

To the Bartlett Village President, Trustees and Village officials,

Hi. My name is Larry Humbracht. My wife and I own and operate Bracht's place, a neighborhood watering hole located in the Devon Prospect Shopping Center. We built the bar approximately twenty-seven years ago and I believe it to be the oldest bar in Bartlett at the present time. We currently lease the three spaces toward the north end of the building and am now leasing the fourth and last space in the building. This space will be incorporated into Bracht's Place with the other Three. We would like to put a Beer Garden in the rear of the building on the parking lot taking the last three parking spaces. It's the end of the asphalt with no drive through so we have the blessing of the landlord. It will have a metal cover which will only cover about one third of the space for smokers and people who just might want to sit outside and the remaining space will be out in the open. There will be a six foot PVC fence around it and the only access to it being from the inside the building. We need a Special Use zoning for this to happen so we need your blessing for this to become a reality. There will be no music out there and an additional door man hired to keep an eye out on our busy nights. Drinks will be able to be taken out into the garden but not able to be passed outside the fenced area. The area is already well lit. Can't think of anything else. Please contact me with any questions.

Thank you.

Larry Humbracht
Brachts's Place
363 So. Prospect Ave.
Bartlett, IL 60103
630-363-3681



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
 Case # 17-03
 RECEIVED
 COMMUNITY DEVELOPMENT
 (Village Stamp)
 JAN 18 2017
 VILLAGE OF
 BARTLETT

PROJECT NAME BRACATS PLACE BEER GARDEN

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: LARRY HUMBRICHT

Street Address: 2420 DUSTIN DRIVE

City, State: SYCAMORE, IL.

Zip Code: 60178

Email Address: BRACATS@COMCAST.NET

Phone Number: 630-363-3681

Preferred Method to be contacted (Please Circle): Phone/Email

PROPERTY OWNER INFORMATION

Name: DINAKI PROPERTIES LLC

Street Address: Box 2164

City, State: ORLAND PARK IL.

Zip Code: 60462

Phone Number: 708-910-8544

OWNER'S SIGNATURE: Dean Dicklip **Date:** _____

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

OUTDOOR BEER GARDEN. FENCED IN. NO MUSIC

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

IT WILL BE A PLACE WHERE PATRONS OF BRACHTS PLACE WILL BE ABLE TO GO OUTSIDE WITH THEIR BEVERAGES AND HAVE A SMOKE OR JUST ENJOY THE OUTSIDE. IT WILL BE COVERED BY A STEEL SHELTER AND AN AREA NOT COVERED DEPENDING ON THE WEATHER. IT WILL BE FENCED IN. NO ACCESS TO OUTSIDE EXCEPT THROUGH BUILDING

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

NO MUSIC WILL BE PROVIDED. AREA TO BE FENCED IN USING A 6 FT. HIGH PVC FENCE. AREA IS LIGHTED FOR NIGHT USE. NOTHING WILL BE ABLE TO BE PASSED THROUGH FENCE.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

YEP

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: LARRY HUMBRICHT

DATE: 12/09/2016

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: BRACHT'S PLACE

ADDRESS: 363 SO. PROSPECT AVE

BARTLETT, IL 60103

PHONE NUMBER: 630-837-3550

EMAIL: BRACHTS@COMCAST.NET

SIGNATURE: 

DATE: 12/09/2016

PROPERTY INFORMATION

Common Address/General Location of Property: 361-355 501 PROSPECT
~~365~~ 30. PROSPECT BARTLETT

Property Index Number ("Tax PIN"/"Parcel ID"): 06-35-400-024-0000

Acreage: _____

Zoning: B4
(Refer to Official Zoning Map)

Land Use: RETAIL

Comprehensive Plan Designation for this Property: RETAIL
(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney MIKE KELLY
118 WEST BARTLETT AVE
BARTLETT, IL 60103

Engineer NONE

Other LARRY HUMBRACHT
630-363-3681

ZONING/LOCATION MAP

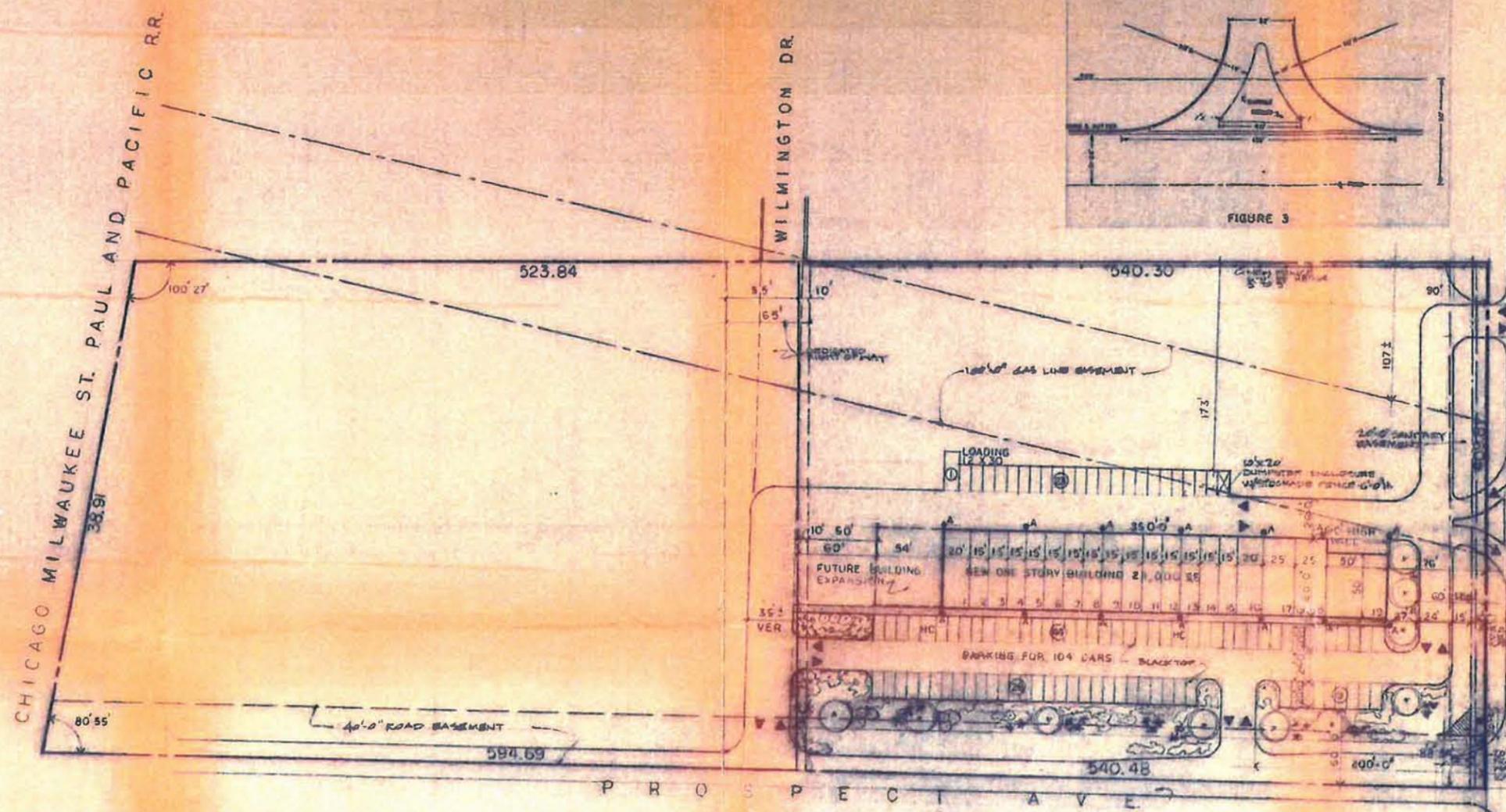
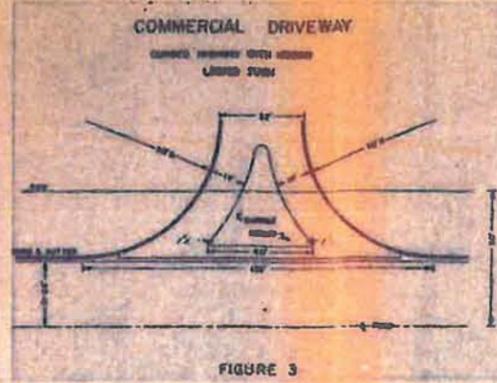
Bracht's Place

Case #17-03 - Special Uses and
Site Plan Amendment



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, GIS User Community

1987-88



VILLAGE OF BARTLETT, ILL. ZONING REQUIREMENTS AND PROPOSED SOLUTIONS

REQ.	PROPOSED
1. FRONT YARD - 30'-0"	1. FRONT - 30'-0" (PROPOSED 30'-0")
2. REAR YARD - 40'-0"	2. REAR - 40'-0" (PROPOSED 40'-0")
3. SIDE YARD - 5'-0"	3. SIDE - 5'-0" (PROPOSED 5'-0")
4. PARKING 200 SPACES	4. 104 SPACES
5. LOADING - 1 @ 12'x30'	5. 1 LOADING - 12'x30'
6. BUILDING HEIGHT MAX - 50'-0" (MAX. HEIGHT - 25'-0")	6. BUILDING HEIGHT - 25'-0" (MAX. HEIGHT - 25'-0")
7. FLOOR AREA - 22,400 SQ. FT. (MAX. FLOOR AREA - 10,710 SQ. FT.)	7. FLOOR AREA - 22,400 SQ. FT. (MAX. FLOOR AREA - 22,400 SQ. FT.)

LIGHTING SCHEDULE

TIME	LIGHTING
6:00 AM - 6:00 PM	ALL LIGHTS OFF
6:00 PM - 10:00 PM	ALL LIGHTS ON
10:00 PM - 6:00 AM	ALL LIGHTS OFF

SITE PLAN
SCALE 1" = 50'-0"

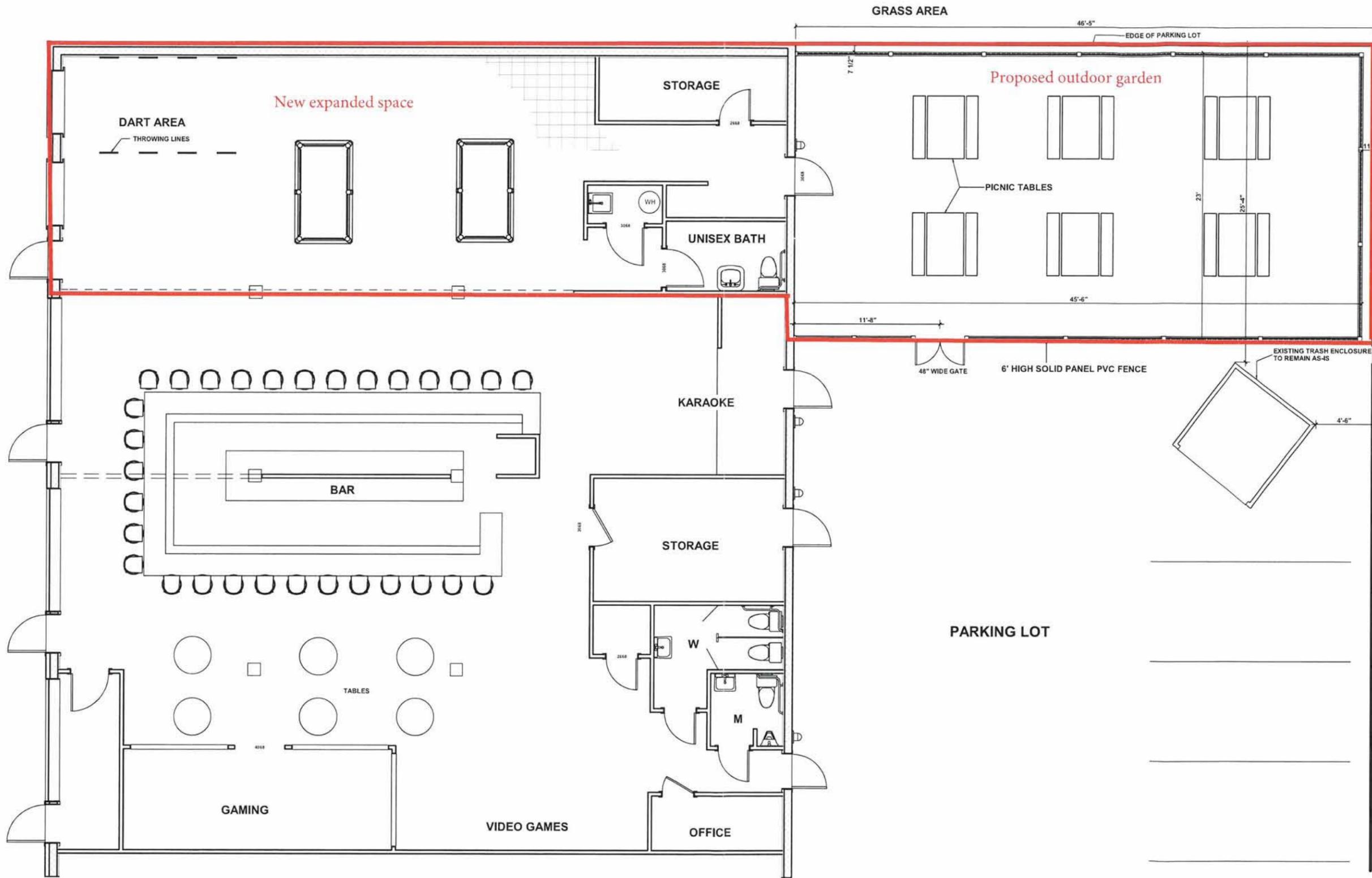
NOTE: COMPLETION DATE - 1 YEAR FROM TIME OF COMMENCEMENT

DEVON PROSPECT PLAZA ARCHITECTS **BARTLETT ILL.**
 N. E. CORNER OF PROSPECT AND DEVON
 FOR: M R. DONALD GELLER
 MOSES ASSOCIATES, A. I. A. ARCHITECTS
 225 W. OHIO ST. CHICAGO, ILLINOIS
 JOB NO. 727 DATE: 11-10-87

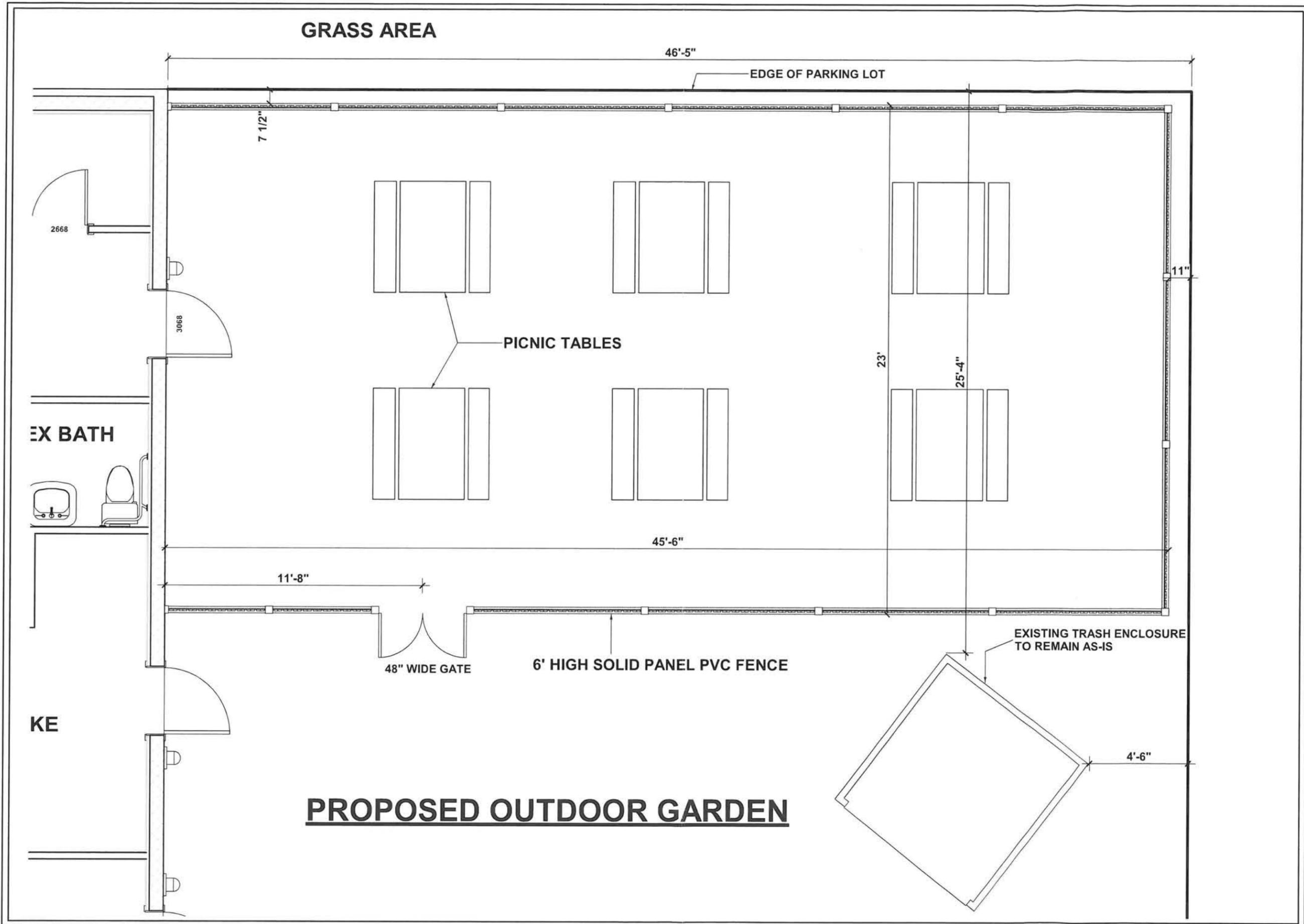
11-10-87
R 12-4-87
R 2-14-88

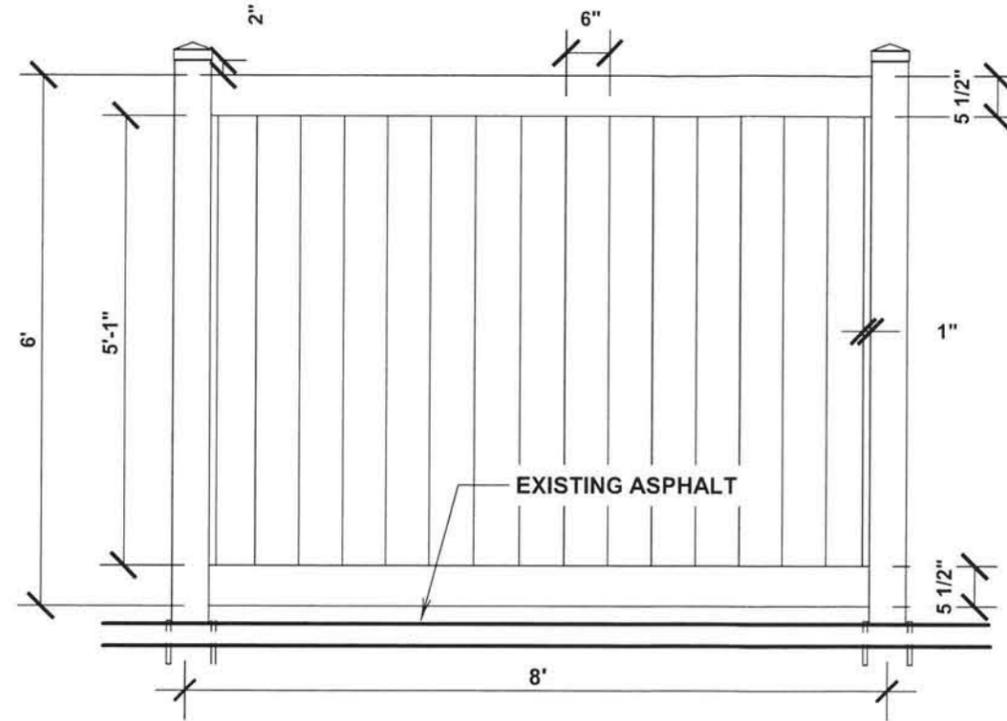
Approved 1987 Site Plan





OVERALL PLAN





TYPICAL FENCE PANEL



Agenda Item Executive Summary

	Zoning Ordinance Updates		
	Chapter 5 - Residential Districts	Committee	
Item Name	Chapter 2 - Rules and Definitions	or Board	Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

Attached for the Board's review are the Zoning Ordinance Updates for Chapter 5 Residential Districts and Chapter 2 Rules and Definitions (specifically related to revisions proposed in Chapter 5).

Over the past year the Village Board Committee has reviewed these chapters and has asked for additional research regarding Agricultural Uses in Residential Districts - specifically, Beekeeping and Raising Chickens. The Board also asked Staff to review the Impervious Surface regulations.

The Staff's research was presented to the Committee, modifications were made to the proposed regulations regarding each of the three topics listed above and these changes were then discussed by the Zoning Board of Appeals at their meeting on February 2, 2017 where the required public hearing was held. A summary of the Zoning Board's recommendations are as follows (a more detail account can be found within the attached documents):

Chapter 5: The Zoning Board recommended approval of the proposed Text Amendments to Chapter 5 excluding the topics relating to Beekeeping, Chickens and Impervious Surface which were voted on separately.

Beekeeping: Recommended approval of proposed Text Amendment but increased minimum lot size from 10,000 sq. ft. to one (1) acre and reduced the number of hives permitted from two (2) to one (1).

Chickens: A motion was made to recommend approval of proposed Text Amendment but to increase the minimum lot size from 8,000 sq. ft. to 20,000 sq. ft. The motion failed to pass without 4 consecutive votes (3-3 tie).

Impervious Surface: Recommended approval to continue to include pools in the impervious surface calculation.

Chapter 2: The Zoning Board recommended approval of the proposed Text Amendments to Chapter 2 with one change: to delete the proposed language to exclude pools from the definition of Impervious Surface (to keep the definition for Impervious Surface as currently written in the code).

ATTACHED

CD Memo, ZBA Minutes, VBC Minutes, Residential Maps, Municipal Comparison Charts, Typical Lot Diagrams, Results from the Village's On-line Survey, Letters Supporting and Objecting to the raising of chickens, proposed Text Amendment Language, and additional information is attached for your review.

ACTION REQUESTED

- For Discussion Only - To discuss the proposed Text Amendment language and forward on to the Village Board for a final vote.
- Resolution
- Ordinance
- Motion

COMMUNITY DEVELOPMENT MEMORANDUM

17-30

DATE: February 27, 2017

TO: Paula Schumacher, Acting Village Administrator

FROM: Jim Plonczynski, Com Dev Director

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 and Raising Chickens**. The Committee also asked the Staff to review the **Impervious Surface** regulations.

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 also 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 Beekeeping in Residential Districts 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: Please note: Staff also added additional regulations in red, per the Village Board Committee's continued discussion on this issue.)

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 to no longer 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.

(Attachments for your review include: 1 Acre Occupied Residential Parcels – ZBA, 2 Acre Parcel Map - Staff, the Beekeeping in Residential Districts Chart and a Typical 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 7, 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 in red, 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: Chickens in Residential Districts Chart, a Typical 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 Pools Included in Impervious Surface Requirements 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 in 2014 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: Pools Included in Impervious Surface Requirements 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 Amendments)

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.).

RECOMMENDATIONS

1. The Zoning Board of Appeals reviewed the proposed Text Amendments and conducted the required public hearing at their meeting on February 2, 2017. The Zoning Board made the following recommendations:

Chapter 5

The Zoning Board recommended **approval** of the proposed Text Amendments to Chapter 5 excluding the topics relating to Beekeeping, Chickens and Impervious Surface which would be voted on separately.

Beekeeping

The Zoning Board made several motions which failed to pass, but the final motion was to recommend **approval** of the proposed Beekeeping Regulations outlined by Staff with the following changes in red:

- a. *Bees and bee hives shall be permitted on residential zoning lots containing a minimum of ~~10,000 sq. ft.~~ **one (1) acre.***
- b. *A maximum of ~~two (2)~~ **one (1)** hives/colony-ies 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 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 **The beehive shall be screened** 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~~ **The** 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 ~~a~~ **bee**hives ~~are~~ **is kept located** 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~~ **a** 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.

Chickens (Poultry)

The Zoning Board made several motions which failed to pass, but the final motion was to recommend approval of the proposed Chicken Regulations outlined by Staff with the one change shown in **red**. **The motion failed to pass without the required 4 consecutive votes (3-3 tie). The ZBA requested this final vote be forwarded to the Village Board.**

- a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a minimum of ~~8,000~~ **20,000** 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 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.*

Impervious Surface

The Zoning Board discussed the proposed change to the Impervious Surface regulations regarding excluding pools from the impervious calculation. The Zoning Board recommended to **keep the Impervious Surface Ordinance as currently written to include pools in the impervious calculation** as pools do not permit water to be absorbed into the ground.

Chapter 2

The Zoning Board recommended **approval** of the proposed Text Amendments to Chapter 2 with one change: **to delete the proposed language to exclude pools from the definition of Impervious Surface (to keep the definition for Impervious Surface as currently written in the code).**

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.~~

2. Minutes from the Zoning Board of Appeals meeting and required public hearing, the VBC Minutes, Municipal Comparison Charts, Results from the Village On-line Survey, Letters Supporting and Objecting to the raising of chickens, proposed Text Amendment Language for Chapters 2 and 5 and additional information is attached for your review.

/rbg
Attachments

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BEFORE THE VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS

IN RE THE MATTER OF:)
)
Approval of the November 3,)
2016 meeting minutes, and)
(#15-15 & #15-16) Zoning)
Ordinance Update - Chapter)
5: Residential Districts and)
Chapter 2: Rules and)
Definitions Text Amendment.)

REPORT OF PROCEEDINGS

February 2, 2017
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Zoning Board of Appeals of
the above-entitled cause taken at the Village
Hall, 228 South Main Street, Bartlett, Illinois,
before LYNN M. EVANS, C.S.R., License #084-003473,
a Notary Public qualified and commissioned for
the State of Illinois.

PRESENT:

- MR. MIKE WERDEN, Chairman
- MS. LINDA HANSON, Member
- MR. GEORGE KOZIOL, Member
- MR. BOB BUCARO, Member
- MS. PATRICIA HANSON, Member
- Mr. JOE BANNO, Member

1 ALSO PRESENT:

2 MR. JIM PLONCZYNSKI, Community Development
3 Director.

4 MS. ROBERTA GRILL, Assistant Community
5 Development Director.

6 MS. ANGELA ZUBKO, Village Planner.

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1 CHAIRMAN WERDEN: Okay. It's 7:00. I'd like
2 to call to order the meeting of the Zoning Board
3 of Appeals, the Village of Bartlett, counties of
4 Cook, DuPage, and Kane.

5 Please call the roll.

6 MR. PLONCZYNSKI: Mike Werden.

7 CHAIRMAN WERDEN: Here.

8 MR. PLONCZYNSKI: Linda Hanson.

9 MS. L. HANSON: Here.

10 MR. PLONCZYNSKI: George Koziol.

11 MR. KOZIOL: Here.

12 MR. PLONCZYNSKI: Joe Banno.

13 MR. BANNO: Here.

14 MR. PLONCZYNSKI: Bob Bucaro.

15 MR. BUCARO: Here.

16 MR. PLONCZYNSKI: Patricia Hanson.

17 MS. P. HANSON: Here.

18 MR. PLONCZYNSKI: We have a quorum.

19 CHAIRMAN WERDEN: You have before you the
20 minutes from the November 3rd, 2016 meeting. The
21 Chair will entertain a motion to approve.

22 MS. P. HANSON: I'll make a motion we approve
23 the Village of Bartlett Zoning Board of Appeals
24 minutes from the November 3rd, 2016 meeting.

1 MR. KOZIOL: Second.

2 CHAIRMAN WERDEN: It's moved by Patti.

3 Seconded by George. Please call the roll.

4 MR. PLONCZYNSKI: Patti Hanson.

5 MS. P. HANSON: Yes.

6 MR. PLONCZYNSKI: George Koziol.

7 MR. KOZIOL: Yes.

8 MR. PLONCZYNSKI: Linda Hanson.

9 MS. L. HANSON: Yes.

10 MR. PLONCZYNSKI: Bob Bucaro.

11 MR. BUCARO: Yes.

12 MR. PLONCZYNSKI: Joe Banno.

13 MR. BANNO: Yes.

14 MR. PLONCZYNSKI: Mike Werden.

15 CHAIRMAN WERDEN: Yes.

16 MR. PLONCZYNSKI: Minutes are approved.

17 CHAIRMAN WERDEN: Next item on the agenda,
18 case 15-15 and 15-16, the zoning ordinance update
19 Chapter 5 on residential districts, Chapter 2 on
20 rules and definitions text amendment.

21 Do we have before us the pictures of the
22 sign, the certified mailings, and --

23 MS. GRILL: Just the notification for the
24 newspaper.

1 CHAIRMAN WERDEN: Just the notification for
2 the newspaper. Okay. Mark that Exhibit A.

3 I take it, Roberta, you'll go ahead.

4 MS. GRILL: Tonight we're here before you with
5 Chapter 5 and Chapter 2 of the zoning ordinance
6 update. If you recall, in years past we've
7 brought to you Chapters 1 through 4 and now we're
8 moving on to Chapter 5 and revising and updating
9 Chapter 2.

10 Tonight Chapter 5 previously was 83 pages
11 in length and has been revised and condensed to
12 just 11 pages. Charts, which are now -- which is
13 shown up on the screen, are now being utilized to
14 eliminate duplication and redundancy from each
15 residential zoning classification, thereby
16 simplifying the ordinance. So we've taken very
17 general terminology and simplified the chart and
18 the uses and then listed each of the residential
19 districts and then whether it's permitted or a
20 special use in that district.

21 Also, tonight we have three policy issues
22 that from years past are contained in Chapter 5,
23 and so I was going to briefly go over each one of
24 those.

1 The first one is commercial motor
2 vehicles, inoperable vehicles, recreational
3 vehicles, trailers, all-terrain vehicles,
4 watercraft, snowmobiles, and semi-trailers. This
5 ordinance has been revised and is now clarifying
6 specifically for the distinction between
7 commercial motor vehicles and trailers.

8 Trailers are now generally categorized so
9 that any trailer regardless of type will fall
10 under this revised section of the ordinance, and
11 staff believes these modifications give the
12 Village a stronger case if a violation were to go
13 to court.

14 The second policy issue dealt with
15 churches, religious institutions, and places of
16 assembly. Previously the term place of assembly
17 was not defined in our zoning ordinance and was
18 often used interchangeably with religious
19 institution. The ordinance was also not
20 consistent in the regulation of religious land
21 uses as required by the Religious Land Use and
22 Institutionalized Persons Act of 2000 and, to us
23 planners, we call that RLUIPA. RLUIPA states
24 that subject to some exceptions, local and state

1 governments may not impose or implement a land
2 use regulation in a manner that imposes a
3 substantial burden on the religious exercise of a
4 person, including a religious assembly or
5 institution.

6 So in this revised order, churches would
7 now be classified as religious institutions and
8 would be regulated the same as places of assembly
9 since they have comparable impacts such as
10 parking, noise, traffic issues. Places of
11 assembly, religious institutions, lodges, both
12 fraternal and civic, equal or less than 10,000
13 square feet would be permitted by right in the
14 ER-1 and the ER-2, which are the estate
15 residential districts, and as special uses in the
16 remainder of the residential districts. These
17 same uses, if they are greater than 10,000 square
18 feet in area, would require a special use in all
19 of the residential districts. Staff believes
20 this revised ordinance more closely meets the
21 RLUIPA requirements.

22 And then, finally, the third policy issue
23 was dealing with the impervious surface. You'll
24 recall the impervious surface regulations were

1 reviewed by this board back in December of 2013
2 and approved by the Village board on -- in
3 February of 2014. This ordinance set a maximum
4 impervious surface percentage for residential
5 lots based on their lot size to reduce storm
6 water runoff and maintain green space. The staff
7 has been implementing this ordinance and its
8 regulation since its inception. To date, no
9 variations have been requested.

10 So when we took Chapter 5 for the first
11 time to the Village board committee for a review,
12 it was back in April of 2016 and a variety of
13 topics were discussed. Several trustees felt
14 additional staff review was needed regarding
15 agricultural uses in residential districts and
16 specifically beekeeping, chickens, and impervious
17 surface.

18 So I can -- each one of those topics is
19 specifically outlined, an historical perspective
20 of how it went through Village board committees,
21 how it's here before you tonight. I can go
22 through each one of those topics, if you want me
23 to, the beekeeping, the raising of chickens, and
24 the impervious surface; or if you have specific

1 questions on any of those regulations or any
2 topic, I can answer those. It's up to you on how
3 you want to proceed.

4 CHAIRMAN WERDEN: Board, do you have any
5 opinion on that? We probably could ask her
6 questions instead of --

7 MS. P. HANSON: That's fine.

8 MS. GRILL: I have the regulations. I can put
9 them up if you have a question, so that the
10 audience can see them.

11 CHAIRMAN WERDEN: Go ahead and put them up in
12 case people in the audience have a question.

13 MS. GRILL: I can go over it in general. It
14 started with our current code regulates
15 agricultural uses with a minimum of ten acres, so
16 staff thought -- in looking at our zoning
17 ordinance, currently horses were allowed on two
18 acres. So we thought two acres might be a more
19 reasonable allowance, and we propose to reduce it
20 to two acres; and on this map, I know it's a
21 little difficult to see, but the areas in red --
22 I can point to a few of them on here -- show the
23 areas where the agricultural uses would be
24 allowed, so there's some spots along here.

1 (Indicating.)

2 CHAIRMAN WERDEN: Where they would be allowed,
3 but not necessarily allowed --

4 MS. GRILL: Yes. If we proposed originally a
5 two-acre minimum.

6 MS. P. HANSON: So is it one horse per two
7 acres or one --

8 MS. GRILL: It's actually two horses per two
9 acres, and then for each acre above that you get
10 another horse, so pretty much a horse an acre.

11 MS. P. HANSON: That's what I thought it was.
12 Thank you.

13 MS. GRILL: And then what we did is staff was
14 asked by the Village board to further review and
15 find out what other towns are doing, so we've
16 done some charts here for you of other towns.

17 This one is dealing with beekeeping and
18 where it's allowed, do they have a community
19 apiary or not. Our board directed staff that
20 they didn't feel like they wanted to go to the
21 community apiary route. They wanted staff to
22 provide some regulations for allowing beekeeping
23 on single-family lots and that's what's contained
24 in your packet tonight.

1 Any of the regulations that are in red
2 were the most recent discussion from the Village
3 board committee and those changes are in there,
4 and then has been implemented into the actual
5 ordinance itself that's attached.

6 I have a diagram here of how -- where the
7 beehives could be located on a typical lot. What
8 we did is -- originally staff was thinking that
9 we might need a setback of 25 feet from the
10 property line, but when we plotted that out, it
11 actually put the beehives almost in the middle of
12 the yard and it didn't seem to make sense. So we
13 thought, typically, you're going to want them as
14 far back in a corner as possible, but still away
15 from your neighbors, so in this scenario, 15 feet
16 seemed to be a good number from the backyard and
17 side yard. And as you can see, if they were
18 placed right here, it would be almost 40 feet
19 from this neighbor's house; and then we also
20 applied in the regulations fencing, vegetation, a
21 fly away barrier, that type of thing, so all that
22 is spelled out in the regulations, which are here.

23 MR. BUCARO: Roberta, the 40 feet and the 30
24 feet on that diagram is just an example?

1 MS. GRILL: Just an example and this is
2 actually on the smallest lot. This is a
3 10,000 -- we were proposing a 10,000-square-foot
4 lot, so this is the smallest example. It will
5 only get more space from here.

6 MS. P. HANSON: So 10,000 square feet is
7 smaller than a quarter acre lot?

8 MS. GRILL: Just barely, yes.

9 MS. P. HANSON: Wow.

10 MS. GRILL: The regulations are in your packet.
11 These are the regulations we have proposed for
12 the beekeeping on single-family lots, and then we
13 have the next topic was chickens. We also did a
14 survey on chickens where what other towns allow
15 chickens and their setbacks, their requirements.
16 Typically, there is no roosters involved with
17 raising chickens because the roosters are the
18 ones that make the noise, and we researched 24
19 towns and 8 allow chickens, 16 prohibit chickens.
20 The board directed staff to look at allowing it
21 on single-family lots. Those are the regulations
22 that are contained in your staff report from the
23 results of that directive.

24 CHAIRMAN WERDEN: There were a lot of good

1 comments and letters in here that I found very
2 informative. One thing I would question, I mean,
3 beekeeping and chicken raising, these are not --
4 or they haven't been normal things. Of course,
5 having a marijuana dispensary come before the
6 board wasn't typical either. What if the
7 principal person dies or all of a sudden there is
8 a -- they have to put the house up for sale
9 because of a job transfer or something? What
10 type of provisions are there to make sure this
11 stuff gets cleared out and it's just not left to
12 deteriorate?

13 MS. P. HANSON: It's called a real estate
14 broker.

15 CHAIRMAN WERDEN: I mean, is that --

16 MS. GRILL: It's the property owner's
17 responsibility, so whoever owns the property
18 would need to follow all the regulations.

19 CHAIRMAN WERDEN: We even had Village
20 officials that left in the middle of the night in
21 the past. What if this is not an owner-occupied
22 situation and somebody just up and leaves and we
23 don't know what happened?

24 MS. GRILL: Somebody owns the property. Even

1 if it's a rental, the property owner is
2 responsible; and we're trying to treat this on a
3 code complaint basis, so if there is a problem
4 and neighbors see it, then they can call the
5 Village and we can come out and do an inspection.
6 It's not a problem.

7 MR. PLONCZYNSKI: One of the things that if
8 you look in the regulations, both bees and
9 chickens were only -- we're limiting it to 25
10 permits, so that it isn't going to be like you're
11 going to have 2,000 beekeepers and 2,000 chicken
12 keepers. We're starting out small, similar to
13 what Elgin did. Just so you know, it's not just
14 wide open. It's the first-come first-served 25
15 permits, and that's something the board wanted to
16 put in in the initial year with the caveat that
17 if it's successful, we could revisit it.

18 MS. P. HANSON: I have a really stupid question
19 and I am a city girl. What do chickens do when
20 it's 28 below zero? Where do they go? I mean,
21 obviously they're not out pecking around in the
22 yard. What happens to them in the wintertime?

23 MS. GRILL: It's my understanding that they
24 stay in the structure.

1 MS. P. HANSON: Chicken coop.

2 MS. GRILL: Yes, and in the regulations, we
3 put in there that the structures shall contain
4 insulated walls and/or an insulated blanket.
5 Even Blain's Farm & Fleet recommended and sell
6 the insulated blankets for the structures.

7 CHAIRMAN WERDEN: And that appears to have
8 been a change from the wording about a heated
9 structure.

10 MS. GRILL: Yes. We, actually, got that from
11 a resident who is here tonight that could
12 probably speak a little bit more on that than I
13 can.

14 MS. L. HANSON: Let me ask, what is the
15 acreage we're going down to, less than a quarter
16 acre for a chicken coop?

17 MS. GRILL: I haven't got to the chickens yet,
18 but this is the chicken diagram. This one shows
19 a typical -- it's smaller. It's an
20 8,000-square-foot lot. It shows the area --
21 according to the regulations, we've put a
22 ten-foot setback on this surrounding area here
23 with the most likely place of the chicken coop,
24 depending on where you wanted to the put it, but

1 if you put it closest to the house, then you're
2 looking at least a 14-foot separation here on
3 this typical diagram.

4 MS. L. HANSON: So it's already been approved
5 that we can allow it on 8,000 square feet. I
6 just want to make sure because I was like wait a
7 second.

8 MR. BUCARO: 8,000 square feet is about a
9 fifth of an acre.

10 MS. P. HANSON: That's pretty much your Apple
11 Orchard. That's pretty much going to be a
12 standard lot from probably the last 25 years.

13 MR. PLONCZYNSKI: It's one of the more common
14 zoning lots in the village. SR-3 is what it's
15 closest to.

16 MS. P. HANSON: And we're strictly talking
17 single family at this point; is that correct?

18 MS. GRILL: That's correct.

19 MR. PLONCZYNSKI: Yeah.

20 MR. KOZIOL: If I remember the questionnaire
21 on the chickens, weren't there three choices of
22 the lot size?

23 MR. PLONCZYNSKI: Are you talking about the
24 survey they had on the website?

1 MR. KOZIOL: Uh-huh.

2 MR. PLONCZYNSKI: I think Roberta put it in
3 here.

4 MS. GRILL: I did. It's in your packet.

5 MR. KOZIOL: And what was the determining
6 factor and who decided or suggested the smallest
7 size?

8 MS. GRILL: Let's see, the -- we had the
9 two-acre lot size, which is what staff had
10 originally proposed, and then we had the
11 10,000-square-foot lot size and then we had the
12 8,000 and, overwhelmingly, the 8,000-square-foot
13 lot size had the most respondents in favor of at
14 53 percent.

15 MS. P. HANSON: Wow.

16 CHAIRMAN WERDEN: Typically, how many chickens
17 would somebody have that's doing this type of
18 activity?

19 MS. GRILL: We're proposing a maximum of four
20 hens.

21 CHAIRMAN WERDEN: The reason I ask is I notice
22 we regulate to three with dogs and cats.

23 MS. GRILL: That's correct.

24 MS. P. HANSON: But you can have more chickens.

1 CHAIRMAN WERDEN: You can have more chickens.

2 MR. PLONCZYNSKI: They're smaller usually.

3 CHAIRMAN WERDEN: Now, I did become a little
4 more favorable when I read Nancy Blondin's letter
5 on some of the information that she provided, but
6 I had a question.

7 Jim, this is a letter that is dated August
8 4th of last year from you to Jennifer Andrist
9 Rasmussen, and at the bottom of it, it has the
10 number one for the page number. It's talking
11 about buy birds from hatcheries that participate
12 in the U.S. Department of Agriculture National
13 Poultry Improvement Plan, U.S. Voluntary
14 Salmonella Monitoring Program. You know, what if
15 we had a bird flu or a Salmonella outbreak? If
16 this is permitted on a bunch of small lots and
17 you have pets around and the feces is not being
18 cleaned up real well, couldn't we potentially
19 have a problem.

20 MR. PLONCZYNSKI: You can always have a
21 problem. As Roberta stated, that's -- we would
22 handle problems like we do with dogs and cats as
23 code violations, so if there was a particularly
24 messy chicken coop and we got a call, we deal

1 with it in the context of a code violation, that
2 it has to be, you know, kept clean and kept nice.
3 I'm not an expert on bird flu or any of that
4 stuff, but if the chickens -- typically, chickens
5 are going to have, just like cats and dogs, have
6 certain diseases. I don't know if they can spread
7 to humans. Jennifer is here. She probably could
8 answer that a lot better than I can, but, again,
9 we're only limiting it to 25 lots initially.

10 MS. P. HANSON: And I guess the -- one of the
11 major concerns I have is I have a little dog and
12 I live on an open 4.4 green space, and we have
13 coyote's like crazy, and I stand outside four,
14 five, six times a day in ten below windshield
15 factors because I'm petrified of this coyote
16 coming over my fence and eating my dog. I mean,
17 what makes it any different with chickens? You
18 know, I have raccoons and I have skunks and I
19 have possums and all these other critters. I'm
20 not petrified of them, but when I see three or
21 four coyotes running open in my field, I have a
22 problem with that, so is there any -- are there
23 concerns with that? Have there been people that
24 have had concerns with that?

1 MS. GRILL: I think a few of the residents can
2 talk about that too, but the structure, you know,
3 is going to be enclosed. It has to be in an
4 enclosure, so there is a structure and outdoor
5 area as well. All of that is completely
6 enclosed. So is it possible that a coyote could
7 get in there, we're not going to say no, but --

8 MS. P. HANSON: But is it going to attract
9 them versus maybe -- okay. Maybe he can't climb
10 the fence and get in, but can he -- is he going
11 to like to come around there?

12 MS. GRILL: It's possible.

13 MR. KOZIOL: When I saw the survey, I thought
14 that the 8,000-square-foot lot was rather small.
15 I would have been happier if the recommendation
16 was 10,000 feet or larger. I mean, this does get
17 pretty close to one neighbor being in the face of
18 another.

19 MR. BUCARO: I agree with that.

20 MS. L. HANSON: So do I.

21 MR. BUCARO: I would guess the 53 percent
22 supporting an 8,000-square-foot lot goes back to
23 the numbers, Jim, that that's the most common lot
24 size in all the Village.

1 MR. PLONCZYNSKI: I'd agree with that. There
2 was -- quite frankly, there's people that live on
3 those size lots that are in favor of this, and so
4 you've got a majority of those lots, and I think
5 that's been expressed by the residents; and as
6 Roberta said, when we first started out, we were
7 at two acres. It was the board that directed us
8 to go and make it, you know, more palatable for a
9 smaller lot.

10 Just from personal experience, there are
11 lots in Chicago, and I've seen them, that are
12 even smaller than this and people have chickens,
13 and your chicken area is -- what is it, maximum a
14 hundred square feet?

15 MS. GRILL: Right.

16 MR. PLONCZYNSKI: And you have ten square
17 foot, so it's not a big area out of the yard, so
18 you got an 8,000 square foot lot and you saw the
19 diagram of how much of the lot would be occupied
20 by it.

21 MS. L. HANSON: I have a question. There was
22 a letter in here that talked about waste. How do
23 you get rid of the waste?

24 MS. P. HANSON: Chicken waste.

1 MS. L. HANSON: Chicken waste. I don't know.
2 It says here -- does Republic Service accept, you
3 know, these type of the material? How do you get
4 rid of chicken waste?

5 MS. GRILL: I think that's a question for the
6 resident that has more experience in that.

7 MS. L. HANSON: Okay.

8 MR. BANNO: You know, going -- with the
9 Village propose going down to -- or the staff, I
10 should say, to two acres, to me sounds pretty
11 reasonable in view of the fact that previously it
12 was at ten acres, so that's a fivefold decrease
13 in the size. I'm kind of concerned with -- these
14 lot sizes, 8,000 or even 10,000 square feet. I
15 think there's a lot of people in the village that
16 probably do not speak up that probably would
17 object to having chickens and so forth next door
18 to them.

19 MR. PLONCZYNSKI: Well, I'm going to reiterate
20 that the board basically directed us to go
21 smaller and not going to throw anybody under the
22 bus, but that's how it shook out when we first
23 proposed this, and I think there is a sentiment,
24 you know, that if you're going to have them, why

1 not allow them on a typical lot size and, again,
2 we're only starting out with 25 permits.

3 City of Elgin has kind of gone through a
4 similar thing, and they're lot size -- you know,
5 they're not exactly similar to us, but the towns
6 that do allow them, don't require big lots to
7 have them. They're on your fairly typical lot,
8 so it's just kind of what we've done through our
9 research and kind of the direction the board gave
10 to us when we first presented this chapter.

11 MR. KOZIOL: It would seem like the structure
12 is no worse than a shed.

13 MR. PLONCZYNSKI: Lot similar --

14 MS. P. HANSON: Lot bigger than a shed.

15 MR. PLONCZYNSKI: Right.

16 MR. KOZIOL: Well, some. It's a ten-by-ten
17 shed, a hundred square feet.

18 MR. PLONCZYNSKI: That's a maximum size.
19 Typically, the coop is smaller physically and,
20 again, the residents who will speak can directly
21 relate to that.

22 MR. BUCARO: So permits -- I guess this would
23 apply to bees or chickens, but let's stay on
24 chickens. Permits would be required annually, so

1 if --

2 MS. GRILL: Let me clarify that a little bit.
3 So they would initially come in for a building
4 permit for the structure, either a chicken
5 structure or the bee structure. They would apply
6 for the permit. The staff would go out -- once
7 it's up, go out and inspect it. They would apply
8 for a license, either a beekeeping license or a
9 chicken license, so that we have a number because
10 we're trying to keep it 25 and under to see how
11 this plays out, and there would be a one time --
12 I think -- what was it, a fee -- \$25 fee. Again,
13 we want to keep this and regulate it as we do
14 other things, such as Mike mentioned, dogs and
15 cats. It would only be on a complaint basis for
16 the staff to go out and look at these things if
17 there was a problem, so it would be a one-time
18 thing. However, we would like them each year to
19 fill out a license so that we can keep track of
20 the number in the village, that's the only way we
21 would be able to keep track. So the initial
22 building permit, initial fee, initial inspection,
23 and an annual license for us to keep track of the
24 numbers, that's what we're looking at.

1 MS. P. HANSON: And they start with four
2 chickens and what's to keep them from having 8
3 chickens or 10 chickens or 12 chickens? Is that
4 the neighbors' complaints, is that what it is?

5 MS. GRILL: Yes, I do believe the neighbors
6 might complain about that and then we would go
7 out; and if there is more than four, that's a
8 problem.

9 MS. P. HANSON: Then you get to take them
10 home, right?

11 MR. BUCARO: Okay. I guess my question is on
12 enforcement then. If they have four chickens, it
13 says in the ordinance that the coop must be
14 cleaned and that seems to -- and, again, I don't
15 know that much about chickens and chicken coops,
16 but from what I've read, it takes some work to
17 keep chickens and, certainly, to keep the coop
18 clean, so if a neighbor complains because of
19 smell, let's say, and enforcement goes out and
20 sees that the coop is not being maintained and
21 there's feces all over the place, what -- what
22 power, what authority -- you know, what
23 ramifications can the Village do to rectify that
24 situation?

1 MS. GRILL: We would treat it just like any
2 other complaint. So if -- in your -- the
3 proposed ordinance language, letter H, we have,
4 All areas where hens are kept shall be clean and
5 well maintained with little to no accumulation of
6 waste, such as to cause odors that are detectable
7 on adjacent properties.

8 So if a neighbor calls in and complains
9 about that, staff would go out, do an inspection.
10 If we find it in violation, we would ask them to
11 see if they could clean it up. We write a
12 letter. We start a process on it.

13 I think, Jim, isn't it by the second time
14 we go if it's still a violation and we're still
15 getting calls, that's when we can write a ticket
16 and send them to local adjudication?

17 MR. PLONCZYNSKI: That's right. It's similar
18 to how we get complaints with dogs and cats and
19 garbage cans and --

20 MS. GRILL: Geese.

21 MR. PLONCZYNSKI: Yeah. Any code complaint is
22 handled in that similar manner.

23 MS. P. HANSON: Okay. So on a grass complaint,
24 that's handled by the public health guy, right?

1 MR. PLONCZYNSKI: Right, grass is --

2 MS. P. HANSON: Not by code enforcement?

3 MR. PLONCZYNSKI: Correct.

4 MS. GRILL: We'd probably have both our staff
5 and the health officer go out together. I do
6 believe that there is a crossover on that.

7 MS. P. HANSON: Okay.

8 MR. BUCARO: So I mean, if it continued to be
9 an issue, I mean, then they could not be allowed
10 to have chickens?

11 MR. PLONCZYNSKI: Well, ultimately, if it goes
12 to local adjudication, they're fined. That's --
13 the hearing officer has -- our position is that
14 if you don't comply, you're fined, and so it
15 depends on how -- if it keeps being a nuisance,
16 it could be a continued complaint and a fine
17 every time they come in, so I mean the fines can
18 be up to \$500 a day. It depends on how you value
19 your chickens, but I mean, it's like most people
20 when they get hit with a fine, they comply and
21 that's just the standard zoning violation
22 enforcement kind of language.

23 MR. BUCARO: Was there any thought given to --

24 MR. PLONCZYNSKI: Revoking the license?

1 MR. BUCARO: Well, yeah.

2 MR. PLONCZYNSKI: I suppose we could do that.

3 MS. GRILL: I think that's possible, and I
4 think that could be one of the results of the
5 local adjudication case too. I think they could
6 be fined and their license revoked.

7 MR. PLONCZYNSKI: That's possible.

8 MS. GRILL: Yeah, I do believe that.

9 MS. L. HANSON: Is our only vote that we have
10 8,000 square feet, that's it, that's what we're
11 voting on tonight?

12 MS. GRILL: No.

13 MS. L. HANSON: Vote it down and say we want
14 two acres?

15 MS. P. HANSON: That's proposed.

16 MS. GRILL: That's what's proposed. The board
17 is interested in hearing your thoughts on these
18 regulations; and if you don't like the 8,000
19 square feet or you would rather see a different
20 number, that's what they want to hear from you.

21 MS. L. HANSON: I don't like the number at
22 all.

23 MR. BUCARO: I think it's small. I think --
24 again, not having lived next to one or maintained

1 one, I don't know if I would like to see 15 feet
2 away from my lot line a coop, you know,
3 100-square-foot structure, the entire thing. You
4 know, I don't know if that opinion is typical of
5 all the residents, but it's close, and I know
6 it's the thing to do. I know it's popular these
7 days. I know they're in all kinds of cities and
8 on smaller lots. I just, you know, am of the
9 opinion that it could really become a nuisance
10 and that residents who have to live next to those
11 25, if there ends up being 25 coops in the
12 village, that it's -- just might not be a nice
13 situation. Whether it be -- you know, there's
14 not much difference between a 10,000 square foot
15 and 8,000 square foot. I would have no problem
16 with two acres. It's just 8,000 is small, I
17 think.

18 MS. L. HANSON: I think it's particularly
19 small too. When you look at someone who is going
20 to live next door and resale value of a house, I
21 don't know that someone would want to buy next
22 door, so I don't know if it's going to affect the
23 values either if you were being in that
24 neighborhood.

1 MR. BANNO: I think, you know, two acres is
2 reasonable for the time being and this issue
3 could be revisited as far as the lot size in the
4 future, say one to five years, to see how it
5 works out during that time period and then if
6 necessary go down.

7 CHAIRMAN WERDEN: I would tend to agree, but
8 let's maybe wait and see what -- there might be
9 people in the audience that have more informed
10 ideas or input than what we might have.

11 MS. P. HANSON: So why don't we move on to the
12 next part and then we'll open it for public
13 hearing.

14 CHAIRMAN WERDEN: Yeah, that's what I was
15 going to say. Before we have the public hearing,
16 let's open up to the impervious surfaces, if
17 anybody has --

18 MR. KOZIOL: I do have a couple of comments.

19 CHAIRMAN WERDEN: Okay.

20 MR. KOZIOL: With the 8- or 10,000 square feet
21 on the chickens coops, I understand why people
22 want it on smaller lots because the smaller lot
23 is more typical and would open it up to more
24 people. I'm just not sure the neighbors would

1 like having that in an area where the lots are
2 smaller. Like I said earlier, when I saw the
3 survey, I sort of thought that they -- the trend
4 would be for the 10,000-square-foot lot. The
5 two-acre lot, I think, is excessive. That
6 practically excludes everyone in the village.
7 That's not reasonable.

8 And then I do have a question on
9 beekeeping, or even the chicken coops, I guess.
10 When you start to talk about a setback from the
11 property line, if the -- let's say the back
12 property had an easement on it of 30 feet, how
13 does the setback that's being recommended play
14 into this?

15 MS. GRILL: Well, typically, you can't put an
16 accessory structure in an easement, so it would
17 be -- it would have to be out of that 30-foot
18 easement, if that's your example.

19 MR. KOZIOL: So if, for example, where --
20 we're saying there's a minimum of a 15-foot
21 easement for, like, a beehive, if there was a
22 30-foot easement that was a drainage easement or
23 a conservancy, then that structure could be at
24 the 30-foot line?

1 MS. GRILL: That is correct. Yes.

2 MR. KOZIOL: Okay. I think that's reasonable.
3 Thank you.

4 CHAIRMAN WERDEN: Is that -- now we can go to
5 impervious.

6 MR. BUCARO: We have to go back to bees. I've
7 got -- I probably took a different approach to
8 bees than everybody else maybe. I'm allergic to
9 bees, so I've looked at -- and I ended up in the
10 hospital after being stung by bees. Fortunately,
11 a long time ago, but I see this much more as a
12 life safety issue because people get stung and
13 people die, and so I've looked at it and tried to
14 analyze this. I'm a certified safety
15 professional, so I've gone through what we would
16 do on any safety issue where you have to
17 recognize hazards and anticipate hazards and then
18 evaluate the hazards and then you try to
19 eliminate the hazards.

20 What I see with allowing bees on a small
21 lot is that we're creating the hazards. It's a
22 lot different than a trailer or a commercial
23 vehicle parked, you know, in a driveway. It's
24 literally a life safety situation to some people.

1 Fairly rare. Typically, average year there's 53
2 to 58 people who die in the United States from
3 bee stings.

4 Now, I understand the European honey bees
5 are not aggressive. Any kind of bee, if you
6 leave it alone, it will leave you alone, that's
7 the general thought, but for those who are
8 allergic, and highly allergic, if you get stung,
9 it could be a very, very serious situation.
10 There is estimates that four percent of the
11 population are allergic. They break it down
12 three percent adults and one percent children, so
13 four percent of Bartlett's 41,000 people, means
14 that there is a potential 1,640 residents who are
15 allergic to bees, and what -- by keeping this on
16 small lots, a 10,000-square-foot lot, 15 feet
17 away from a lot line, we have created a
18 significant hazard if that person next door
19 happens to be allergic. It happens.

20 In 2015, a man in Palatine was stung and
21 he died. In 2006, a golfer at Medinah Country
22 Club was stung and he died. Now, I couldn't
23 verify the Medinah one, but my recollection of
24 that incident was he had a can of coke or can of

1 soda in the cupholder of the golf cart; and he
2 went to take a drink of the pop, there was a bee
3 in the can, the bee stung him in the mouth, and
4 before he could get help, he died.

5 MS. L. HANSON: That is true. I can testify
6 to that. That is true.

7 MR. BUCARO: He didn't do anything wrong. He
8 didn't aggravate that bee. Bees like sweets.
9 You have a picnic on your deck during the summer
10 and you have cans of pop out, you've got food
11 out, it's very common for bees, whether it be
12 honey bees or bumble bees or paper wasp, I mean,
13 it really doesn't matter. I know we're talking
14 about honey bees here, but you'll attract bees.
15 In this case in Medinah, the bee, obviously, was
16 attracted to the sweet pop, so that could very
17 well, I believe, happen, have a child outside
18 playing, have a can of juice or something, and
19 very close is -- are these hives; and if that
20 child was allergic, unknowingly, it's just --
21 it's not a good situation.

22 My understanding, and I hope there is some
23 beekeepers out here because we can maybe clarify
24 some of this, but a well -- a mature, large hive,

1 the colony of bees in there could be upwards of
2 50,000 bees --

3 MS. GRILL: That's correct.

4 MR. BUCARO: -- and we're allowing two of
5 those. That's a lot of bees. Now, the only bees
6 in a honey bee situation that don't sting are the
7 males. They're the drones, but in a colony of
8 50,000 bees, they would anticipate about 300
9 drones or males, so most of them are the female
10 working bee, worker bees, and they have the
11 capability of stinging.

12 I mean, the bees are a fascinating insect,
13 and I understand the good that they do and we
14 need them. It's just you're going to have all
15 these bees coming in and out of those hives. We
16 go back to the anticipate, control, eliminate.
17 Well, we have a control by putting a five-foot
18 barrier around the perimeter so that they have to
19 fly up, but that doesn't mean they're not going
20 to find some flowers next door or the can of pop
21 or whatever and make a stop.

22 I believe, from what I've read, there
23 would be a lot of activity right around the
24 hives. The bees, young bees, need to learn where

1 they're at because they're going to go out and
2 forage up to two, three miles, if it's a good
3 area. If they don't find the nectar that they
4 need, they may go six, seven, eight miles, but
5 they have to come back to that hive, and so what
6 though do, it's called a play flight. You'll
7 have the young bees, probably several hundred,
8 will be flying around the hives themselves as
9 they acclimate themselves to this being their
10 home; and the life cycle is fairly short, so
11 you've always got new bees. So my understanding
12 is you always have right around the hives -- and
13 I don't know whether that's 15 feet, 20 feet
14 away, you're going to have the younger bees doing
15 this play flight to get their bearings, which --
16 you know, it's all about risk. You know, I just
17 see we're creating a potential life-threatening
18 risk.

19 A two-acre lot a hundred feet away from
20 anything, anybody so that they have time to
21 disperse as they go their different ways, yeah,
22 that probably would work, but in our true small
23 residential districts, as looked at in the 10,000
24 square foot, I just think this is a real bad

1 idea.

2 I would fully support a community apiary
3 because -- I mean, think, you go out to the
4 nature park, if the partnership with the state or
5 the forest preserve -- I guess the forest
6 preserve don't have any maybe because they don't
7 want the liability much like the Village, and I
8 think reading through all this, the trustees are
9 looking at cost for a community one and potential
10 liability, but then I don't agree with them
11 putting it on a small lot and kind of washing
12 their hands of it. It's not the way to go, so I
13 personally and professionally think this is not a
14 good idea and I could not support it at all.

15 MR. KOZIOL: I did some research on the
16 Internet, and my research was nowhere near as
17 extensive, but I did encounter indications of the
18 large number of bees that could occupy a single
19 hive and that concerns me. I think that that
20 many bees in a rather small area is potentially
21 dangerous.

22 MS. GRILL: What would be your feeling on the
23 size then? Would you agree with the two-acre
24 requirement?

1 MR. KOZIOL: I guess I could agree with the
2 two acres, that gives it enough land to disperse
3 the bees. I would have a difficult time -- I
4 have a difficult time agreeing with bees on a lot
5 of 10,000 square feet.

6 MS. P. HANSON: I absolutely agree.

7 MR. KOZIOL: I would probably vote no.

8 CHAIRMAN WERDEN: Yeah, definitely.

9 Definitely.

10 MS. L. HANSON: Again, going back to the
11 neighbors. I mean, if you allow this and then
12 the neighbor's next door have issues with it,
13 that could be quite a confrontation, and then you
14 end up in a dilemma of where do you take your
15 complaint to and who sides with whom. So I think
16 if you have two acres, I agree, you have much
17 more space and you won't have that interference
18 on a small neighborhood lot.

19 CHAIRMAN WERDEN: I think even if you have an
20 acre, you are isolated enough that you probably
21 wouldn't have kids hitting a baseball into the
22 beehive or others being attracted to it to cause
23 a problem. I don't know that we need to drop it
24 down to two acres. I think we can go an acre, or

1 possibly even a half acre depending on how many
2 permits are -- would we limit the permits in a
3 geographic area or it's just 25 at large?

4 MS. GRILL: At large.

5 CHAIRMAN WERDEN: Okay. That would be
6 something to consider.

7 MS. P. HANSON: Let's go to impervious.

8 MR. KOZIOL: When I look at the beehive idea,
9 I envision a funnel that very quickly spreads out
10 and you've got all of these bees focusing in on
11 the hive because, as you indicated, that's where
12 they're going to go to at night and that's where
13 they're going to go to to deposit the honey. So
14 it's a back and forth constantly honing in on
15 this rather small condensed area where you're
16 going to have the large concentration of bees
17 concerns me.

18 MR. BUCARO: I mean, one other item that I
19 found was we may have heard of Africanized honey
20 bees, which I think came to this country about 20
21 years ago. It started on the south and it's
22 moved now they're pretty much everywhere. There
23 was a case up in Utah. Those bees, unlike the
24 European honey bees, are very aggressive, and

1 they swarm and they attack, and there have been
2 an instance -- I found one instance in Tennessee
3 where it was documented where the Africanized
4 bees invaded a beekeepers hive and took it over
5 and now they had to, you know, control it and
6 destroy it, but it seems like those bees are
7 becoming more prevalent, and we may see more of
8 these invasions into, you know, actually the
9 beekeepers.

10 Without having any beekeeping now in
11 Bartlett, there's bees. I mean, it's maybe not
12 like they used to be because of other issues, but
13 they -- the hives exist and, you know, there
14 haven't been any known issues, but we, I think,
15 would be creating the potential.

16 MS. GRILL: Okay.

17 CHAIRMAN WERDEN: Okay. Let's move to
18 impervious surfaces. I had mixed emotions at
19 first with the taking the pool -- or did you have
20 anything to say?

21 MS. GRILL: No.

22 CHAIRMAN WERDEN: Okay. -- removing pools
23 from the formula because things are not going to
24 drain down into the water aquifers, but then I

1 began to think this is like a cement retention
2 pond, and we would seldom have so much rain that
3 it would cause the pool to overflow. So I guess
4 from that standpoint, maybe I would not object to
5 removing it, but I don't know. It seems to be
6 kind of a potentially contentious thing.

7 MR. BUCARO: I don't have a problem with it.
8 I think it's a vessel that will hold water, so
9 the rain water will be contained. You're not
10 going to have the runoff, which was the whole
11 purpose of the impervious surface, so that it can
12 percolate into the ground. Well, it can't do
13 that, but it's going to be contained nevertheless
14 in the pool, so I can see where, you know, people
15 look at that and say it's a retention pond, now
16 can you count that area, so I wouldn't have a
17 problem with this.

18 MR. KOZIOL: I have to say I was happier
19 with -- or was happy with the original ordinance.
20 I thought that the impervious surface definition
21 should include the pools; and one of the reasons
22 I say that is, as someone said, it's a
23 concrete-lined hole-in-the-ground retention pond,
24 but the bottom line is, is that water can't get

1 underneath this concrete-lined hole in the
2 ground. And when I look at the examples of the
3 pools, you could take and increase the size of a
4 pool to occupy quite a bit of a yard; and because
5 you're going to exclude the pool from the
6 calculation, you're going to cover an awful lot
7 of the square footage of that yard with something
8 and that something doesn't allow water to travel
9 through it; and in an area that something like
10 that might happen, you could be forcing water
11 into a neighbor's yard.

12 Again, to me the whole idea of an
13 impervious surface is something that prevents
14 water from getting into the ground; and, yes, I
15 agree that the pool retains water, but it also
16 blocks water and prevents anything from getting
17 underneath the pool. It's got to work much
18 harder to get there; and if the pool is too
19 large, you're going to block an awful lot of
20 square footage.

21 MS. P. HANSON: Well, and with an -- like this
22 example of 7800 square feet, with the pool it's
23 allowed 41 percent, that's a lot of space taken
24 up by a pool. I just think that's certainly

1 acceptable. That's a big enough pool. Whereas,
2 you go up further, it goes up to 35 and, you
3 know, 26 percent, 40, 45 percent of your property
4 is a pool, is impervious including a pool. 50
5 percent, that seems really high to me.

6 MR. KOZIOL: I mean, I agree 100 percent with
7 your comment. Like the lot size of the
8 11,000-square-foot pool, if you doubled the size
9 of that pool, there is not much green left.

10 MS. P. HANSON: None. None really probably.

11 MR. KOZIOL: That's the whole idea of having --

12 MS. P. HANSON: Green space.

13 MR. KOZIOL: Right, earth that water can get
14 through, percolate down into the subsurface.

15 MR. BANNO: I have to agree with George.
16 While the pool is going to hold water, it is
17 going to prevent the ground from absorbing
18 rainwater, so I do not think that the pool should
19 be eliminated from the formula.

20 MR. KOZIOL: I think that excluding the pool
21 makes it -- makes this too easy. It softens the
22 intent of what we're trying to do way too much.

23 CHAIRMAN WERDEN: Especially on lots less than
24 a quarter acre.

1 MS. P. HANSON: Right. You're talking 50
2 percent of that property is impervious property.
3 That's an awful lot.

4 CHAIRMAN WERDEN: Anyone else before we open
5 it up?

6 Okay. At this point, I shall open the
7 meeting up to the public. If you're going to
8 have something to say, we have papers by Jim to
9 fill out and then you don't have to be sworn in
10 separately. Just fill those out and then you can
11 one by one have -- take the microphone and have
12 something to say.

13 MR. PLONCZYNSKI: I have three already. Does
14 anybody else --

15 CHAIRMAN WERDEN: Go ahead and call them, Jim.

16 MS. P. HANSON: Call them up, Jim.

17 MR. PLONCZYNSKI: Nancy Blondin.

18 CHAIRMAN WERDEN: State your name and address
19 for the record, please.

20 MS. BLONDIN: My name is Nancy Blondin, and
21 I'm at 152 Sunflower. I just wanted to come out
22 tonight to voice support for the chickens and the
23 bees, actually. My kids have wanted chickens for
24 quite some time and I inquired several years ago,

1 but was told at the time no, so we're actually
2 excited about the possibility.

3 I think it keeps people connected with the
4 reality of where their food comes from. I don't
5 feel it will be much trouble because you guys
6 have done a really good job of going through, you
7 know, what kinds of regulations would be needed
8 to make sure that the neighbors will be satisfied
9 with what's going on.

10 I am a veterinarian, as you stated. I am
11 not a chicken expert veterinarian, nor do I want
12 to be, but I can answer questions if you guys
13 have direct questions that I can answer or I can
14 find answers to some things. I know that there
15 is people here that also have had chickens before
16 and can answer firsthand some questions about,
17 you know, what do you do with the manure?
18 Composting, I think, mostly. So I think there
19 are -- if you have questions, I will try to
20 answer them.

21 I know one of the questions was about
22 coyotes. My family has had neighbors that have
23 had chickens. The coyotes learned very quickly
24 that the fencing was strong. They tested it, but

1 they learned that it was strong and that they
2 couldn't get in there, so very quickly they gave
3 up. I don't know if that was your experience as
4 well, but that was ours out in the country, so,
5 you know, bunnies and other options, I guess.

6 I can speak more about diseases, if you
7 want more of that information. Generally
8 speaking, Salmonella is spread through the feces
9 and it gets in your body orally, so handwashing
10 and maintaining the stool in a place that's not
11 going to end up in anyone's mouth is really how
12 you keep that from being a problem. So, you
13 know, just normal handwashing procedures takes
14 care of most of that.

15 Bird flu would be something that would be,
16 I think, unlikely to happen in a three- to
17 four-bird area. I think it would be very much
18 more likely in a commercial setting where you
19 have a large flock that you would have to deal
20 with, so I think it would be possible, of course,
21 just like anything, but I don't think it would be
22 as likely in a very small setting like you guys
23 are talking.

24 That was all I wrote notes about. I don't

1 know if you had any other specific questions.

2 MS. P. HANSON: I have a question. What's the
3 size of your lot on Sunflower?

4 MS. BLONDIN: We're about a third of an acre,
5 I believe.

6 MR. BUCARO: Nancy, do you have any knowledge
7 or can you comment on histoplasmosis and
8 toxoplasmosis?

9 MS. BLONDIN: Oh, gosh, I would have to look
10 that one up. Toxoplasmosis is more a cat poop
11 thing. Histoplasmosis, I would have to look up
12 transmission and all of that again. It's been a
13 long time since I've been tested on that one, so
14 I would have to look up details for you before I
15 spoke, but I can, if you need information.

16 MR. BUCARO: I mean, I've got an article here,
17 if you can interpret it, but what I found was
18 histoplasmosis is very prevalent, and I found
19 some conflicting information whether the birds
20 themselves carry it or whether it's the fungus in
21 the ground, but then the feces --

22 MS. BLONDIN: It is a fungus, I can say that
23 from memory.

24 MR. BUCARO: -- and it becomes a problem when

1 it's airborne.

2 MS. BLONDIN: It's inhaled spores.

3 MR. BUCARO: Right, so if you have the area
4 where the chickens are pecking the outside area,
5 if there is feces there and that compounds the
6 histoplasmosis spores and it's dry and windy, how
7 far would they go and is that a potential --

8 MS. BLONDIN: Well, I think something to kind
9 of keep in mind too is that you're talking --
10 these are potentially closed flock-type things.
11 I mean, they're going to be exposed theoretically
12 to wild birds and that sort of thing, but it's
13 not like you're going to have a large number of
14 birds and importing birds and exporting birds in
15 and out all the time, so I think it would be a
16 small risk. Like I said, I can look up the
17 details for you and interpret and give you more
18 information, if that's something that you wanted
19 to look at specifically.

20 CHAIRMAN WERDEN: Any other questions?

21 MS. P. HANSON: No. Thank you.

22 MS. BLONDIN: Okay. Thanks.

23 MR. PLONCZYNSKI: Jennifer Rasmussen.

24 MS. RASMUSSEN: Jennifer Rasmussen, 361 South

1 Hickory. Again, to address the coyote, the
2 predator issue, the bigger problem is people
3 putting their trash out before trash day because
4 that's more of an easy access kind of thing for
5 them. That's going to bring around more than a
6 contained flock.

7 MS. P. HANSON: We actually have them sleeping
8 next to our fence line.

9 MS. RASMUSSEN: Oh, yeah, I don't doubt it.
10 The chickens aren't going to bring more of them
11 in. They're already here.

12 Like I said, the cases there have been
13 Salmonella outbreaks have usually been confined
14 to large hatcheries, so, again, as Nancy said,
15 it's pretty much a large -- a large flock issue,
16 not so much a small contained flock. You wash
17 your hands. You keep things clean. You're
18 really not going to have -- wash your eggs, you
19 know, that kind of thing before you eat them and
20 cook them.

21 As for the run, I think that was another
22 question, we've recommended hardware cloth, not
23 chicken wire, because it's much sturdier and you
24 can get it in much smaller squares to keep more

1 of the rodents out.

2 The property values issue, seven out of
3 the ten cities on Forbes magazine's most
4 desirable list allow chickens. St. Charles has
5 allowed them for about 20 years. I know Elgin's
6 pilot program has been a huge success, so
7 neighbor complaints haven't really been a
8 problem. I believe there are results that it
9 actually improved some relations in the city, so
10 just something to think about.

11 Disposing of waste, you can compost it or
12 you can dispose of it just like your cat poop and
13 dog poop. You put it in the garbage. Republic
14 Services takes dog poop and cat poop away just
15 the same, so poop is really just poop.

16 I'm not sure of any other questions
17 that --

18 MS. P. HANSON: How many eggs does a chicken
19 lay a day?

20 MS. RASMUSSEN: Usually one. They slow down
21 in the winter because there's not as much
22 sunlight, so production slows. It slows when
23 they molt also, but usually one a day, so they
24 say an average is like two birds for each person

1 in your house, but I know Bartlett's looking at
2 maximum of four, which is fair.

3 MS. P. HANSON: So we're not going to have
4 people -- instead of Kool-Aid stands. We're
5 going to have egg stands on the corner.

6 MS. RASMUSSEN: No, and you can put in there
7 that you're not running a cottage business
8 selling eggs out of your house. That would be a
9 cottage industry.

10 MS. P. HANSON: You see all over fresh honey
11 and, you know, pure Bartlett honey or West
12 Chicago honey or, you know, you see it all over,
13 so local honey is being sold all over.

14 MS. RASMUSSEN: Right.

15 MS. P. HANSON: What do we do to stop the
16 little kids -- you know, instead of a Kool-Aid
17 stand, they're out there selling eggs.

18 MS. GRILL: We talked about the selling of the
19 eggs and we would probably look at that more as a
20 home occupation.

21 MS. P. HANSON: You would have to have more
22 than four chickens to be selling dozens of eggs,
23 right?

24 MS. GRILL: Right.

1 MS. RASMUSSEN: I mean, when you figure a
2 family of four, if you only have four chickens,
3 one a day, you're not going to have a surplus
4 really.

5 CHAIRMAN WERDEN: We would register them for
6 sales tax.

7 MS. RASMUSSEN: There you go, revenue for the
8 village.

9 CHAIRMAN WERDEN: I work for the Department of
10 Revenue, that's why I said that.

11 MS. RASMUSSEN: We're actually on a quarter
12 acre. When the board originally looked at
13 reducing it to two acres, I think it came out to
14 14 properties, one of which was Sunrise Park, and
15 I'm pretty sure no one is going to raise chickens
16 there, so I think two acres is still a little
17 restrictive to allowing most of the residents.

18 The other thing is my dad hates chickens
19 and he lives in Bartlett, but he's absolutely for
20 giving this a shot, so somebody who is pretty
21 particular about his yard and his cars and his
22 house and his everything, he's, like, I'm for
23 giving it a shot. If it has a problem, then you
24 revisit it and this isn't working, you know, I

1 think you guys have the option, right?

2 MS. P. HANSON: Okay. You're chicken lady,
3 right? Why would you want to -- I guess I don't
4 understand why anyone would want to raise
5 chickens. What is it about -- I mean, you go to
6 Jewel, you buy fresh eggs. What's the -- what is
7 the advantage to raising your own chickens?

8 MS. RASMUSSEN: They're not fresh.

9 MS. P. HANSON: Whatever. I mean --

10 MS. RASMUSSEN: Some of them have been sitting
11 for 45 days before they even get to the store.

12 MS. P. HANSON: What's the advantage of being
13 a chicken raiser?

14 MS. RASMUSSEN: Because you know where your
15 food comes from. You know what you're feeding
16 your birds, so you know what's going into those
17 eggs. You are being responsible for yourself.
18 You know, you're not relying on somebody who has
19 had their eggs sitting at their farm for 45 days
20 before they even take it to the grocery store for
21 it to sit for maybe two weeks or more before it's
22 sold. I mean, it's a common question. A lot of
23 people ask it. You know, it's not --

24 MS. P. HANSON: I mean, it's not like a pet,

1 and then are you going to eat them?

2 MS. RASMUSSEN: No. There is no slaughter.
3 You just raise them until -- just like any other
4 animal.

5 MS. P. HANSON: Don't you eat your chickens?

6 MS. RASMUSSEN: You eat their eggs.

7 MS. P. HANSON: I know, but people eat chicken.
8 What's the difference chicken layer and a -- an
9 egg layer and someone who is going to -- wants to
10 raise them to eat them?

11 MS. RASMUSSEN: Usually two different birds.
12 You buy a bird that's known as a meat bird and
13 you buy a laying hen. They're different.

14 MS. P. HANSON: I told you I'm not a country
15 girl.

16 MS. RASMUSSEN: That's what I'm here for.

17 MR. PLONCZYNSKI: Our ordinance has no
18 slaughtering in there.

19 MS. P. HANSON: Bartlett has a no slaughter
20 rule?

21 MR. PLONCZYNSKI: In this ordinance, there is
22 no slaughtering of chickens.

23 MS. P. HANSON: I didn't see that.

24 MR. PLONCZYNSKI: I was just going to say why

1 don't you describe the coop and the dimensions
2 and some of the parameters regarding the
3 insulation and that kind of thing.

4 MS. RASMUSSEN: Okay. Yes. It came up about
5 removing -- the requirements for having a heated
6 structure. That's a really big fire risk to have
7 a heated structure for starters. The other part
8 is that the birds -- most of the ones that you're
9 going to get here, if somebody is researching
10 their birds, you're going to look for a bird that
11 can handle -- like a Rhode Island red. It's the
12 Rhode Island state bird. It can handle the cold.
13 That's the kind of bird you're going to want.
14 They're used to that environment. They raise
15 chickens in Alaska. They can handle it, but if
16 you keep them in a heated coop in the winter,
17 they're not going to be able to handle it. If you
18 lose power, your chickens are going to die
19 because their body temperature just hasn't been
20 able to get acclimated to the different -- you
21 know, the warm, the cold, the temperature
22 changes, so insulated is going to keep the drafts
23 out. That's what you want.

24 You don't want the draft in the coop

1 because that's how you get sick birds. That's
2 how they're, you know -- so the insulated walls
3 is definitely a good requirement because you want
4 to keep it as draft free as possible. You can
5 use the blanket to keep snow out and stuff like
6 that. They really don't like the snow, so
7 they're going to hang out in the coop most of
8 time when it's really cold out.

9 And then space-wise, each bird really
10 needs like four to six square feet of space per
11 bird. They're kind of like pack animals. They
12 like to be close to each other, so requiring
13 large amounts of space, you can require that and
14 they're still all going to flock together in one
15 little group. So four to six square feet of
16 space for the run is definitely adequate because
17 you're going to find them all together anyway, so
18 it won't create a huge lot issue. It's going to
19 be a smaller -- the coop space, you know, they
20 don't need as much space as they do for the run
21 because, again, they're all going to perch up by
22 each other at night, you know, and stay warm. So
23 it's not going to be a huge, ugly, you know,
24 eyesore for your neighbors.

1 CHAIRMAN WERDEN: Thank you. Do you have any
2 expertise on bees?

3 MS. RASMUSSEN: I don't, unfortunately. I
4 wish I did because I am really ignorant on that
5 subject and I have some friends that would love
6 it.

7 MR. KOZIOL: I have a question. Let's assume
8 that you move next door to me and you were to
9 build the chicken coop and I didn't know it and
10 there are suddenly four chickens there, will I
11 know it from sound? I mean, from the noise that
12 the chickens make?

13 MS. RASMUSSEN: At their loudest, they're
14 about as loud as human conversation. When you
15 factor roosters out of the equation, they're not
16 loud. The squirrels are louder. The wild birds
17 are louder. The dogs are louder, so it's really
18 not a noise issue.

19 MR. KOZIOL: Obviously, without the rooster
20 it's much quieter.

21 MS. RASMUSSEN: Uh-huh.

22 MR. KOZIOL: Not only the roosters, the
23 chickens also, I would imagine, from what I do
24 know a little bit.

1 MS. RASMUSSEN: Yeah, the hens are pretty
2 quiet. Even when they lay, they're still --
3 they're not loud. They're -- like I said, it's
4 about 65 decibels.

5 MR. BUCARO: As the hen ages, it becomes less
6 productive?

7 MS. RASMUSSEN: Uh-huh.

8 MR. BUCARO: So at some point that chicken is
9 no longer worth keeping?

10 MS. RASMUSSEN: No. It just doesn't lay any
11 more. It doesn't diminish their life anymore.

12 MR. BUCARO: Well, if you're keeping them for
13 eggs primarily --

14 MS. P. HANSON: Are you keeping them for pets?

15 MS. RASMUSSEN: Well, then that would become
16 that until their life cycle is done just like any
17 other animal.

18 MR. BUCARO: What's the life cycle?

19 MS. RASMUSSEN: They can actually live pretty
20 long. They can live seven, eight years or more
21 depending.

22 MR. KOZIOL: And how long are they functioning
23 egg layers?

24 MS. RASMUSSEN: They're going to lay pretty

1 steadily for at least the first couple of years
2 and then they gradually will taper off. Some of
3 it depends on the bird. Some birds are really
4 heavy layers for longer periods of time. Some
5 are not as good.

6 MR. KOZIOL: So let's say you were more
7 interested in the chicken that's the egg layer,
8 at some point, two, three years out, you have to
9 recycle that in some fashion --

10 MS. RASMUSSEN: If you want to you can, but --

11 MR. KOZIOL: If you're interested in the egg
12 layers.

13 MS. RASMUSSEN: In my case, I have friends
14 that have farms way out towards Union, so if that
15 was something I wanted to do and said, okay,
16 you've lived out your useful for me, I can take
17 them to a friend that just takes them.

18 MR. KOZIOL: So you can deport your chicken
19 and send it off to a farm somewhere in Rockford.

20 MS. RASMUSSEN: But, yeah, not to slaughter.

21 MR. KOZIOL: If a bird dies, how do you get
22 rid of it?

23 MS. RASMUSSEN: The same way you would with
24 any animal. You would have to find a vet that

1 deals in chickens, which they do have those.

2 MR. KOZIOL: Okay.

3 MR. PLONCZYNSKI: Joe -- I'm sorry. Are you
4 done, Jennifer?

5 MS. RASMUSSEN: I'm done.

6 MR. PLONCZYNSKI: Joe Slowinski. I think he
7 left. I saw him leave.

8 MS. RASMUSSEN: He said he wasn't sure if he
9 wanted to talk or not.

10 MR. PLONCZYNSKI: Okay. Then Laura Fazio.

11 MS. FAZIO: Hi. I'm Laura Fazio. I'm here to
12 support -- 229 Eastern Avenue. I'm here to
13 support Jennifer and the chicken ordinance.

14 So my sister in-law has chickens in
15 St. Charles and my children love them and she was
16 telling me how it kind of builds the community on
17 her block with the other children. It's a very
18 nice learning lesson about the cycle of life, our
19 food source.

20 Can I just ask a couple of you how many of
21 you shop at Whole Foods or Mariano's on the
22 board?

23 (Raising hands.)

24 MS. FAZIO: Okay. So for me, I'm not a big

1 organic person to begin with, but I'm learning
2 very quickly how our food source is being
3 tampered, and my nephew has an egg allergy and he
4 can eat the fresh eggs and he has no reaction
5 from those eggs. Store bought eggs he does.
6 From restaurants he does, and so when you ask why
7 would anyone want to raise chickens, that is a
8 good way to have a nice fresh resource of your
9 food and for people who have egg allergies, that
10 actually helps them.

11 And I was researching the average age of
12 Bartlett and it's around my age. I'm not going
13 to tell you my age, but it's in the 30's, and so
14 Bartlett's population is a younger generation,
15 and I know -- I'm not calling you old, but I'm
16 saying that you are from a different generation
17 than myself and the people that are moving into
18 Bartlett, and I think when we think about
19 property value, people that are younger are
20 moving into Bartlett and they are -- I don't
21 think it's a trend.

22 I think it's a movement. It's a movement
23 of knowing where our food is from; and if they
24 see a chicken coop in the backyard, I'm not going

1 to say it's going to up the value, but I really
2 don't think it's going to decrease the value; and
3 I feel that -- in our local government, I feel
4 like we could do more change than our big
5 government, especially in our country today. I
6 feel that as a citizen -- you know, I didn't
7 March on woman's walk or, you know, pro life
8 walk. I'm here today at my local government to
9 see change in our city to just improve our lives
10 and not to be an eyesore for neighbors or to be a
11 distraction or disturbance to neighbors, so I
12 just wanted to add that.

13 And with your question about the look of
14 it, the coop or if it's -- if you're going to
15 look next door and that coop is going to be
16 really ugly, there actually is really cute coops
17 if you go on Pinterest or Google. Blain's Farm &
18 Fleet sells them also, so that's on South Elgin
19 and they're cute also, but they really are not a
20 huge eyesore. You could buy those at Blain's
21 Farm & Fleet. They're very cute, and chickens
22 are not loud at all, especially the hens.

23 And in regard of wildlife, I agree with
24 Jennifer, the coyotes are already here. I live

1 by middle -- the middle school and they're
2 catching stuff in that field and, you know, our
3 garbage, so they have plenty of food over there.
4 They're not sleeping on the side of my fence, so
5 that's a little bit scary.

6 MS. P. HANSON: They sleep in the backyard.
7 They actually have slept in the backyard.

8 MS. FAZIO: Yeah, that's scary. So I'm just
9 here to support and, hopefully -- what I was
10 thinking also for the people who do get a
11 license, perhaps Jennifer could give a class
12 about maybe raising chickens so they're doing it
13 the right way and that they know -- I mean, with
14 the license, obviously, there is going to be
15 restrictions and regulations, but perhaps maybe
16 have volunteers to educate the people that do
17 want the license so it does not become a problem.
18 So thank you.

19 MR. BUCARO: That is a good idea.

20 CHAIRMAN WERDEN: Do you have any other names?

21 MR. PLONCZYNSKI: That's all the ones that
22 I've been given. Does anybody else have any --
23 want to speak? I think that's it.

24 CHAIRMAN WERDEN: Okay. I guess at this point

1 we should probably take the items -- the hot bed
2 items separately.

3 MS. GRILL: You might want to.

4 MS. P. HANSON: We need to close the public
5 hearing first.

6 CHAIRMAN WERDEN: We usually have to wait till
7 we have a motion on the floor, but should we
8 close --

9 MR. PLONCZYNSKI: If you are so inclined to
10 want -- this is -- there is a lot in here as you
11 can see. The big topics, obviously, were what's
12 been mostly discussed, but the staff and Roberta
13 and Angela put a lot of work. There was 86 pages
14 down to 11, so there is -- the bulk of this
15 ordinance I don't think there is much issue with.
16 I didn't hear anybody say that, you know, about
17 how we condensed it. I think you're all fine
18 with that.

19 CHAIRMAN WERDEN: I think it's commendable. I
20 think the way you did it, and even the chart,
21 having the chart instead of having a bunch of
22 scattered ones, you can have the reference right
23 there.

24 MR. PLONCZYNSKI: So in your recommendation,

1 you could go with, you know, generally the bulk
2 of Chapter 5 and the definition changes are all
3 good; and if you want to recommend approval, that
4 would be good, and take the three issues
5 separately and you could make separate
6 recommendations on bees, chickens, and impervious
7 surface, and we can tally up separate votes on
8 those recommendations.

9 CHAIRMAN WERDEN: Okay.

10 MR. PLONCZYNSKI: How's that sound?

11 MS. P. HANSON: Okay. I'll make a motion.

12 MR. KOZIOL: I have to say when I got the
13 document, I was amazed at the reduction from 80
14 some pages down to 11, 12. The charts are
15 fantastically easy to use. They're very
16 functional. You can get your answer really
17 quickly; and when I looked at the part where it
18 said this is the rejected text, it's amazing how
19 much repeated from section to section to section
20 and just made it difficult to work with, so --

21 CHAIRMAN WERDEN: Well, even the simplification
22 with the trailers and the motors vehicles stuff,
23 I thought that was very logical, very well
24 thought of. You're to be commended for doing

1 will be separate discussions on the other items.

2 MS. GRILL: The beekeeping, the raising of
3 chickens, and impervious surface. Okay. Let's
4 do that.

5 Is that good, Jim?

6 MR. PLONCZYNSKI: Yeah.

7 CHAIRMAN WERDEN: Okay. So we have a motion
8 for that. Is there a second?

9 MR. KOZIOL: Second.

10 CHAIRMAN WERDEN: It's been moved by Patti and
11 seconded by George. At this point, I'll close
12 the public hearing portion.

13 Any further discussion?

14 Please call the roll.

15 MR. PLONCZYNSKI: Patti Hanson.

16 MS. P. HANSON: Yes.

17 MR. PLONCZYNSKI: George Koziol.

18 MR. KOZIOL: Yes.

19 MR. PLONCZYNSKI: Joe Banno.

20 MR. BANNO: Yes.

21 MR. PLONCZYNSKI: Bob Bucaro.

22 MR. BUCARO: Yes.

23 MR. PLONCZYNSKI: Linda Hansen.

24 MS. L. HANSON: Yes.

1 MR. PLONCZYNSKI: Mike Werden.

2 CHAIRMAN WERDEN: Yes.

3 MR. PLONCZYNSKI: Motion approved.

4 MS. GRILL: Can we make a motion on Chapter 2,
5 which is just the definitions?

6 MS. P. HANSON: I'll make a motion that
7 Chapter 2, definitions, that we send a positive
8 recommendation to the Village board concerning
9 Chapter 2.

10 MR. KOZIOL: Second.

11 CHAIRMAN WERDEN: Okay. Again, it's been
12 moved by Patti, seconded by George to send a
13 positive recommendation on Chapter 2 concerning
14 the definitions.

15 Any further discussion?

16 Please call the roll.

17 MR. PLONCZYNSKI: Patti Hanson.

18 MS. P. HANSON: Yes.

19 MR. PLONCZYNSKI: George Koziol.

20 MR. KOZIOL: Yes.

21 MR. PLONCZYNSKI: Joe Banno.

22 MR. BANNO: Yes.

23 MR. PLONCZYNSKI: Bob Bucaro.

24 MR. BUCARO: Yes.

1 MR. PLONCZYNSKI: Linda Hanson.

2 MS. L. HANSON: Yes.

3 MR. PLONCZYNSKI: Mike Werden.

4 CHAIRMAN WERDEN: Yes.

5 MR. PLONCZYNSKI: Motion approved.

6 CHAIRMAN WERDEN: You want to go to the
7 beehives first or the --

8 MS. P. HANSON: I'll make a motion that we
9 send a positive recommendation to the Village
10 board concerning the beehive issue on lots no
11 smaller than 10,000 square feet.

12 MS. GRILL: Which is what is written. That's
13 what staff has proposed, 10,000 square feet.

14 MR. KOZIOL: So you're basically just
15 approving.

16 MS. P. HANSON: I'm sending a positive
17 recommendation for a 10,000-square-foot lot to be
18 able to have a beehive. No second?

19 MR. KOZIOL: Second.

20 CHAIRMAN WERDEN: All right. So anything
21 10,000 or more, so, basically, you are still
22 allowing a lot smaller than a quarter acre to
23 have a beehive?

24 MS. P. HANSON: That's correct. That is what

1 was the recommendation from staff.

2 CHAIRMAN WERDEN: Okay. And George seconded?

3 MR. KOZIOL: Second.

4 CHAIRMAN WERDEN: Okay. Any further
5 discussion?

6 Please call the roll.

7 MR. PLONCZYNSKI: Patti Hanson.

8 MS. P. HANSON: No.

9 MR. PLONCZYNSKI: George Koziol.

10 MR. KOZIOL: No.

11 MR. PLONCZYNSKI: Joe Banno.

12 MR. BANNO: No.

13 MR. PLONCZYNSKI: Bob Bucaro.

14 MR. BUCARO: No.

15 MR. PLONCZYNSKI: Linda Hanson.

16 MS. L. HANSON: No.

17 MR. PLONCZYNSKI: Mike Werden.

18 CHAIRMAN WERDEN: No.

19 MR. PLONCZYNSKI: Motion denied.

20 CHAIRMAN WERDEN: Okay. Let's move to the
21 chicken coops.

22 MS. P. HANSON: Well, there could be another
23 motion on beehives.

24 MR. PLONCZYNSKI: Okay. We have another

1 motion on beehives.

2 MS. GRILL: Do you want to propose an
3 alternative for the board for the beekeeping
4 size?

5 MS. P. HANSON: I would like to propose to the
6 board a recommendation of a half acre parcel
7 allowed, one beehive.

8 CHAIRMAN WERDEN: I like that idea. Because a
9 half acre still has a lot of room on it.

10 MR. PLONCZYNSKI: A half acre by the square
11 footage, which is 22,000 something?

12 MS. P. HANSON: That's correct. And that's
13 one hive.

14 MR. PLONCZYNSKI: Okay.

15 MS. P. HANSON: No second?

16 CHAIRMAN WERDEN: At some point would we allow
17 two hives on a larger --

18 MS. GRILL: Well, we allow agriculture uses.
19 Two acres -- it's still in the code as proposed
20 for two acres --

21 CHAIRMAN WERDEN: I see. Okay. So we're
22 just --

23 MS. GRILL: -- and you can -- as an accessory
24 use can do beekeeping as part of that, so this is

1 allowing specific regulations for something
2 smaller than that.

3 MS. P. HANSON: So it's a half acre, one hive.

4 MS. GRILL: If you have two acres, more hives.

5 MS. P. HANSON: That's the motion on the floor.

6 CHAIRMAN WERDEN: Okay. Motion on the floor
7 then to allow one hive on half acre lots.

8 MR. BANNO: I will second that motion.

9 CHAIRMAN WERDEN: It's been moved by Patti.
10 Seconded by Joe.

11 Any further discussion?

12 Please call the roll.

13 MR. PLONCZYNSKI: Patti Hanson.

14 MS. P. HANSON: No.

15 MR. PLONCZYNSKI: Joe Banno.

16 MR. BANNO: Yes.

17 MR. PLONCZYNSKI: Bob Bucaro.

18 MR. BUCARO: No.

19 MR. PLONCZYNSKI: Linda Hanson.

20 MS. L. HANSON: No.

21 MR. PLONCZYNSKI: George Koziol.

22 MR. KOZIOL: No.

23 MR. PLONCZYNSKI: Mike Werden.

24 CHAIRMAN WERDEN: Yes. So you don't have a

1 quorum.

2 MR. PLONCZYNSKI: Did not. That motion failed
3 two to four.

4 CHAIRMAN WERDEN: Okay. Any other motions?

5 MS. P. HANSON: Okay. I make a motion that we
6 send a recommendation to the Village board to
7 allow one beehive per acre lot.

8 CHAIRMAN WERDEN: Okay. Now we've moved to
9 one acre lot for one beehive.

10 MS. P. HANSON: Is there a second?

11 MR. BANNO: I will second that.

12 CHAIRMAN WERDEN: Okay. It's moved by Patti.
13 Seconded by Joe.

14 Any further discussion?

15 Please call the roll.

16 MR. PLONCZYNSKI: Patti Hanson.

17 MS. P. HANSON: Yes.

18 MR. PLONCZYNSKI: Joe Banno.

19 MR. BANNO: Yes.

20 MR. PLONCZYNSKI: Bob Bucaro.

21 MR. BUCARO: No.

22 MR. PLONCZYNSKI: Linda Hanson.

23 MS. L. HANSON: No.

24 MR. PLONCZYNSKI: George Koziol.

1 MR. KOZIOL: Yes.

2 MR. PLONCZYNSKI: Mike Werden.

3 CHAIRMAN WERDEN: Yes.

4 MR. PLONCZYNSKI: That motion carried four to
5 two.

6 CHAIRMAN WERDEN: Okay. So we have a positive
7 for the bees.

8 MS. P. HANSON: One hive per acre.

9 MR. PLONCZYNSKI: One hive per acre.

10 CHAIRMAN WERDEN: Let's move to the chicken
11 coops.

12 MS. P. HANSON: What's the lot size
13 recommendation from the staff?

14 MS. GRILL: 8,000.

15 CHAIRMAN WERDEN: Do you want to do the motion
16 first on the 8,000 which -- and then we can raise
17 that.

18 MS. P. HANSON: Okay. I'll make a
19 recommendation of allowing on an 8,000-square-foot
20 residential lot a chicken coop with no more than
21 four birds.

22 MR. BANNO: I will second that motion.

23 CHAIRMAN WERDEN: Okay. It's been moved by
24 Patti, would you believe, and seconded by Joe to

1 allow it on lots as small as 8,000.

2 Any further discussion?

3 Please call the roll.

4 MR. PLONCZYNSKI: Patti Hanson.

5 MS. P. HANSON: No.

6 MR. PLONCZYNSKI: Joe Banno.

7 MR. BANNO: No.

8 MR. PLONCZYNSKI: Bob Bucaro.

9 MR. BUCARO: No.

10 MR. PLONCZYNSKI: Linda Hanson.

11 MS. L. HANSON: No.

12 MR. PLONCZYNSKI: George Koziol.

13 THE WITNESS: No.

14 MR. PLONCZYNSKI: Mike Werden.

15 CHAIRMAN WERDEN: No.

16 MR. PLONCZYNSKI: Motion failed.

17 MS. P. HANSON: So I'll make a motion that we

18 allow raising chickens in a chicken coop in a

19 residential property of one quarter acre.

20 CHAIRMAN WERDEN: Yes. Is that 11,5 or

21 something like that.

22 MS. P. HANSON: It's 43,000 square foot an

23 acre, so it's -- yeah.

24 MS. GRILL: Staff would prefer if we could

1 make it simpler and just round it, so that's why
2 we went with 10,000, 8,000. Would 10,00 be okay?

3 MS. P. HANSON: Okay. 10,000.

4 MR. PLONCZYNSKI: Okay.

5 MR. KOZIOL: Second.

6 MS. P. HANSON: Which is smaller than a
7 quarter acre.

8 MS. GRILL: Just slightly.

9 MS. P. HANSON: Yeah.

10 MR. BUCARO: Would the distance to the lot
11 line, would you envision that would increase or
12 no?

13 MS. GRILL: I'm going with the assumption that
14 all the other regulations would apply.

15 MS. P. HANSON: (Nodding head.)

16 MR. BANNO: We're hardly changing anything
17 here from 8,000 to 10,000 square feet. I'd like
18 to see a bigger change.

19 MS. P. HANSON: We have to go step by step,
20 Joe.

21 CHAIRMAN WERDEN: Well, at least we have --

22 MS. P. HANSON: So we have a motion on the
23 floor and a second.

24 CHAIRMAN WERDEN: For 10,000 and a second.

1 Any further discussion?

2 Please call the roll.

3 MR. PLONCZYNSKI: Patti Hanson.

4 MS. P. HANSON: No.

5 MR. PLONCZYNSKI: George Koziol.

6 MR. KOZIOL: No.

7 MR. PLONCZYNSKI: Joe Banno.

8 MR. BANNO: No.

9 MR. PLONCZYNSKI: Bob Bucaro.

10 MR. BUCARO: No.

11 MR. PLONCZYNSKI: Linda Hanson.

12 MS. L. HANSON: No.

13 MR. PLONCZYNSKI: Mike Werden.

14 CHAIRMAN WERDEN: No.

15 MR. PLONCZYNSKI: Motion failed.

16 MS. P. HANSON: Now let's try a motion to

17 allow chicken cooping on 4,000 --

18 43,000-square-foot lot, which is an acre. 43,560

19 is how many square feet are in an acre.

20 MR. BUCARO: I would suggest a half acre

21 first.

22 MS. P. HANSON: Okay. We'll make a motion

23 that you be allowed to raise chickens in the

24 village of Bartlett on a residential lot of the

1 size of a half acre, which is --

2 MS. GRILL: 20,000.

3 MS. P. HANSON: -- 20,000. Okay. Is there a
4 second?

5 MR. BUCARO: I'll second.

6 CHAIRMAN WERDEN: Okay. Seconded by Bob.

7 Moved by Patti. Seconded by Bob for 20,000.

8 We're looking at the equivalence of a half acre,
9 little shy of it.

10 Further discussion?

11 Okay. Please call the roll.

12 MR. PLONCZYNSKI: Patti Hanson.

13 MS. P. HANSON: No.

14 MR. PLONCZYNSKI: Bob Bucaro.

15 MR. BUCARO: Yes.

16 MR. PLONCZYNSKI: Joe Banno.

17 MR. BANNO: No.

18 MR. PLONCZYNSKI: Linda Hanson.

19 MS. L. HANSON: No.

20 MR. PLONCZYNSKI: George Koziol.

21 MR. KOZIOL: Yes.

22 MR. PLONCZYNSKI: Mike Werden.

23 CHAIRMAN WERDEN: Yes.

24 MR. PLONCZYNSKI: That was a tie. Three to

1 three.

2 MS. GRILL: That failed then, didn't it, Jim?

3 MR. PLONCZYNSKI: Yeah, motion failed. Sorry.

4 CHAIRMAN WERDEN: Do we want to make any more
5 recommendation or do we want to just leave it at
6 that?

7 MS. GRILL: Would that just go to the board as
8 three-three vote?

9 MS. P. HANSON: That's correct.

10 MR. PLONCZYNSKI: That would go to -- it would
11 just be --

12 MS. GRILL: We could send it to the board with
13 a three-three tie.

14 MS. P. HANSON: That's correct, and then they
15 have to actually vote on their position.

16 MS. GRILL: Right. You can do that.

17 CHAIRMAN WERDEN: Let's do that.

18 Okay. Let's move to the impervious
19 surfaces. Apparently, the pool is the
20 controversial thing. Would we want to make a
21 distinction on the lot size as to whether
22 we're -- this has to be a blanket statement for
23 all jurisdictions then, the pool?

24 MR. PLONCZYNSKI: I think with the pools it

1 was pretty much either you take them out of the
2 equation or you keep them in. I don't think
3 there was a distinction between any lot sizes, so
4 you're actually recommending to either keep pools
5 in the impervious surface calculation or exclude
6 them, which is what was presented.

7 MS. P. HANSON: I'll make a motion that we
8 send a recommendation to the Village board that
9 we continue to include a swimming pool in the
10 impervious --

11 MS. GRILL: Calculations.

12 MS. P. HANSON: -- calculation. Thank you.

13 MS. L. HANSON: I second.

14 CHAIRMAN WERDEN: Okay. It's moved by Patti,
15 seconded by Linda to keep the pool the way it is
16 now in the calculations for impervious surfaces.

17 MS. P. HANSON: Correct.

18 CHAIRMAN WERDEN: Any further discussion?

19 Okay. Please call the roll.

20 MR. PLONCZYNSKI: Patti Hanson.

21 MS. P. HANSON: Yes.

22 MR. PLONCZYNSKI: Linda Hanson.

23 MS. L. HANSON: Yes.

24 MR. PLONCZYNSKI: Joe Banno.

1 MR. BANNO: Yes.

2 MR. PLONCZYNSKI: Bob Bucaro.

3 MR. BUCARO: No.

4 MR. PLONCZYNSKI: George Koziol.

5 MR. KOZIOL: Yes.

6 MR. PLONCZYNSKI: Mike Werden.

7 CHAIRMAN WERDEN: Yes.

8 MR. PLONCZYNSKI: Motion carried.

9 CHAIRMAN WERDEN: Okay. Wow. I guess we've
10 addressed all the concerns, right?

11 MR. PLONCZYNSKI: That pretty much covers it.
12 Now, did we cover the definitions?

13 MS. P. HANSON: Yes, we did.

14 MR. PLONCZYNSKI: We did. Okay. I missed
15 that.

16 MS. ZUBKO: We have to redo that.

17 MS. GRILL: We have a technicality on
18 Chapter 2.

19 MS. ZUBKO: For the definition for pools if
20 they --

21 MS. GRILL: Impervious.

22 MS. ZUBKO: -- impervious they want to include
23 pools, so they want to not change the definition.

24 MS. GRILL: Keep the definition the same --

1 MS. ZUBKO: As it currently is written.

2 MS. GRILL: So can we amend your Chapter 2
3 vote?

4 MS. P. HANSON: So that's my motion. I have
5 to amend my motion to show that a pool is what?

6 MS. ZUBKO: To not change the definition of
7 impervious.

8 MS. P. HANSON: To not change the definition
9 of impervious.

10 MS. GRILL: Right, to keep it the same.

11 MS. P. HANSON: Keep it exactly the same.

12 MS. ZUBKO: Correct. I'm sorry.

13 MS. L. HANSON: Second.

14 MS. P. HANSON: And you seconded me before,
15 right?

16 CHAIRMAN WERDEN: Linda, you accept that?

17 MS. L. HANSON: Yes. Second.

18 CHAIRMAN WERDEN: Okay. So --

19 MS. GRILL: Let's vote again.

20 CHAIRMAN WERDEN: Let's vote again.

21 MR. PLONCZYNSKI: And then the same motion and
22 second, so --

23 MS. GRILL: Chapter 2 definitions and it's
24 only because of impervious.

1 CHAIRMAN WERDEN: Because of the last vote that
2 we just had. We have to bring it in alignment.

3 MR. PLONCZYNSKI: Okay. Then Patti Hanson.

4 MS. P. HANSON: Yes.

5 MR. PLONCZYNSKI: Linda Hanson.

6 MS. L. HANSON: Yes.

7 MR. PLONCZYNSKI: Joe Banno.

8 MR. BANNO: Yes.

9 MR. PLONCZYNSKI: Bob Bucaro.

10 MR. BUCARO: Yes.

11 MR. PLONCZYNSKI: George Koziol.

12 MR. KOZIOL: Yes.

13 MR. PLONCZYNSKI: And Mike Werden.

14 CHAIRMAN WERDEN: Yes.

15 MR. PLONCZYNSKI: Motion carried.

16 CHAIRMAN WERDEN: Okay. Any new business?

17 MR. PLONCZYNSKI: The only new business, it's
18 sad business, I don't know if any of you remember
19 Evelyn Lesko, a long-time plan commissioner. She
20 passed away. We got word about that today. She
21 was 20 years or so on the planning commission. A
22 wonderful lady and there is not a service. I
23 think it is a private ceremony, but just let you
24 know that because I know some of you might have

1 known her for over the years.

2 And other new business, you all know
3 Valerie is retiring. There has not been a
4 replacement yet, so soon there will be because
5 she's only got about a week left, and then I
6 don't think we have a meeting next week -- or
7 next month at this time.

8 MS. P. HANSON: Thank you, Jim.

9 CHAIRMAN WERDEN: I understand that she will
10 be at the next board meeting on Tuesday night,
11 that will be her last --

12 MR. PLONCZYNSKI: Tuesday night is her final
13 Village board meeting after 35 years.

14 CHAIRMAN WERDEN: Okay. At this point, I
15 shall entertain a motion to adjourn.

16 MS. P. HANSON: So moved.

17 MR. KOZIOL: Second.

18 CHAIRMAN WERDEN: It's been moved and seconded.

19 All in favor?

20 (A chorus of ayes.)

21 (Proceedings concluded at

22 8:38 p.m.)

23

24

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)

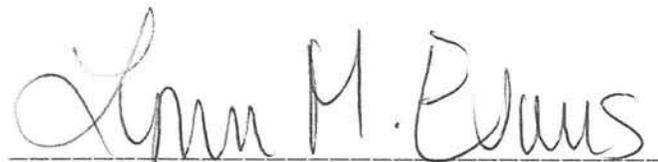
3

4 LYNN M. EVANS, CSR, being first duly
5 sworn on oath says that she is a court reporter
6 doing business in the state of Illinois; that she
7 reported in shorthand the proceedings given at
8 the taking of said public hearing and that the
9 foregoing is a true and correct transcript of her
10 shorthand notes so taken as aforesaid, and
11 contains all the proceedings given at said public
12 hearing.

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LYNN M. EVANS, CSR
CSR No. 084-003473

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**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**

BEES, 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.



**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
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.

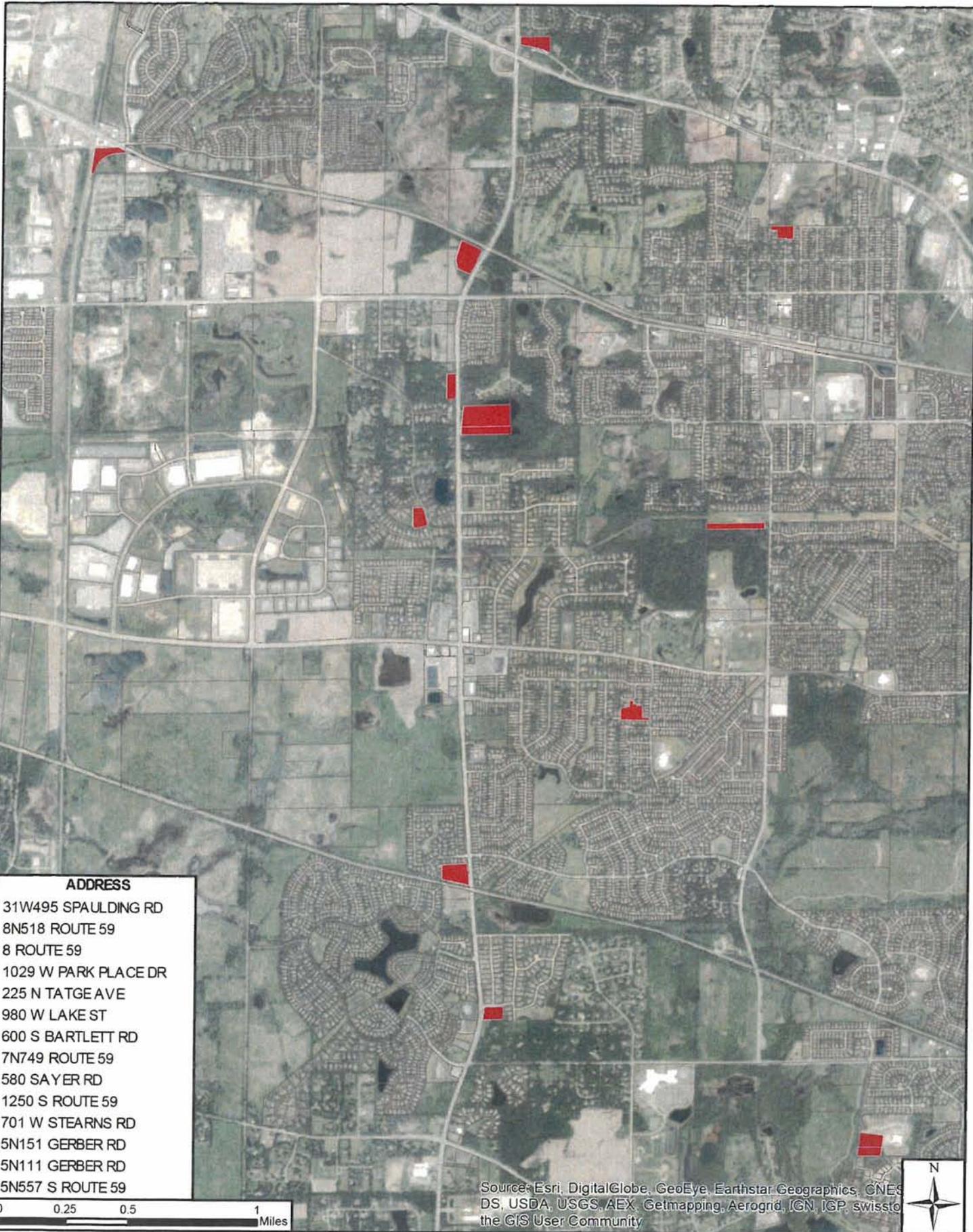
Mr. Plonczynski stated that the Zoning Board sometimes takes more than one meeting to look at something like this. We can have them give it an initial look, tell him the suggestions and they can make recommendations on those areas, bring it back to the Board and then hold the public hearing after that. If the Board is comfortable with their changes than we can go back to them with the public hearing.

1+ acre Occupied Residential Parcels



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

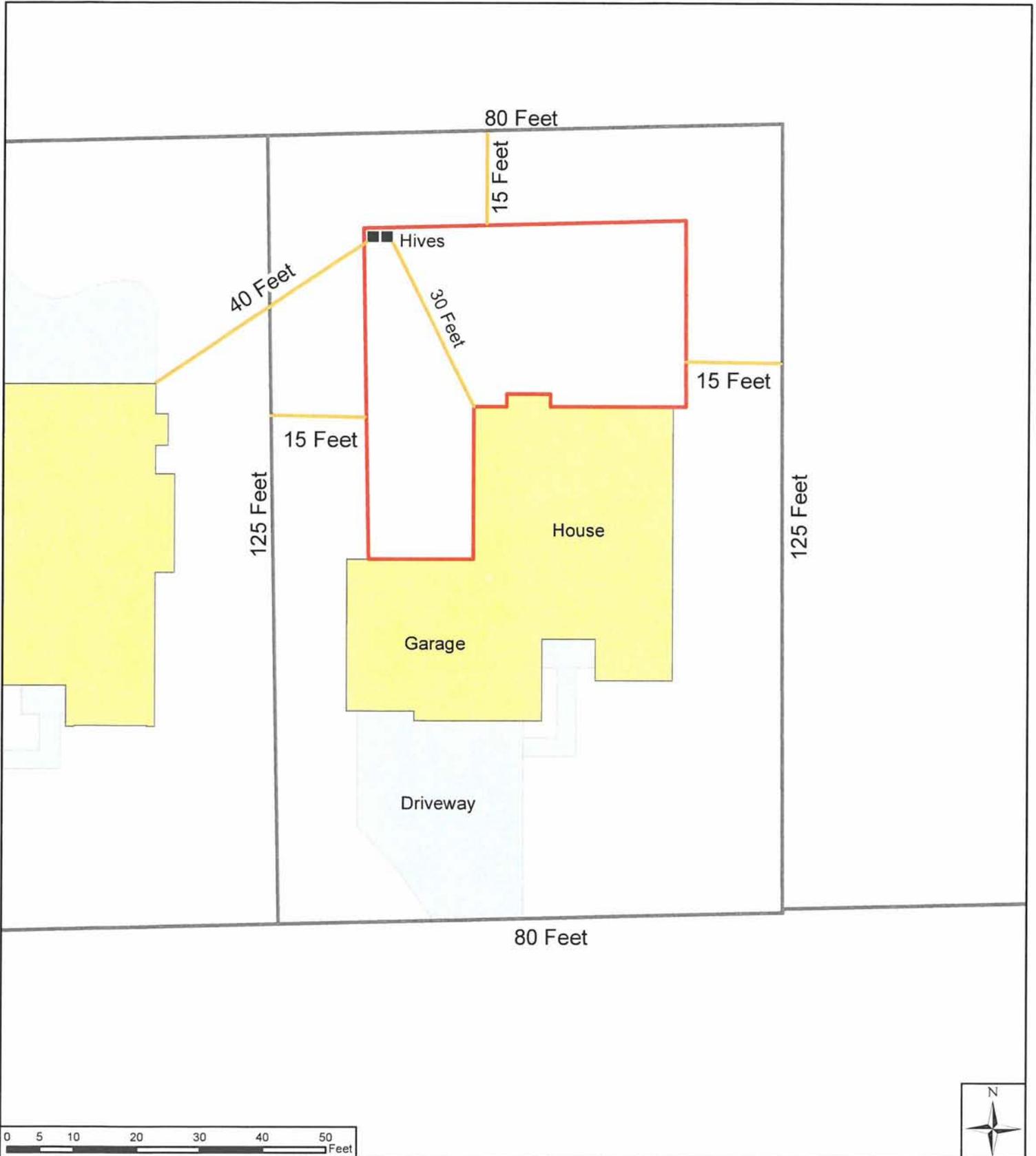
Most towns do NOT specifically regulate beekeeping. The accessory use would either be unregulated or prohibited in the residential districts. It could also be regulated similar to Bartlett, Carol Stream, Batavia and St. Charles which would allow beekeeping on Agricultural Zoned Lots, a minimum of 2 acres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

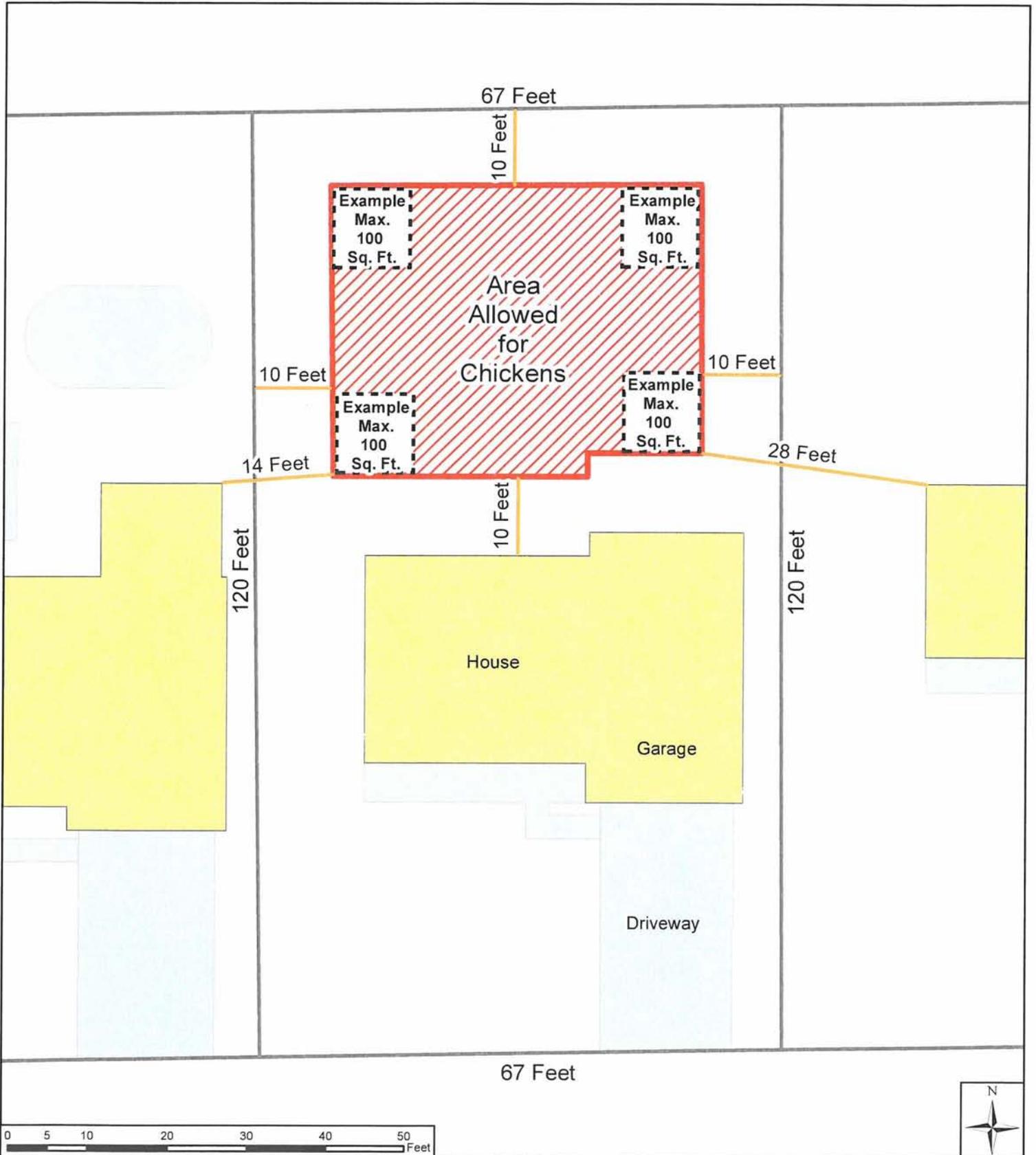
Towns that do not allow chickens: Addison, Bloomingdale, Bolingbrook, Carol Stream, Elmhurst, Geneva, Glen Ellyn, Hanover Park, Lombard, Schaumburg, South Elgin, Streamwood, West Chicago, Willowbrook, Winfield and Woodridge

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

130
Poll Responses

15
Comments

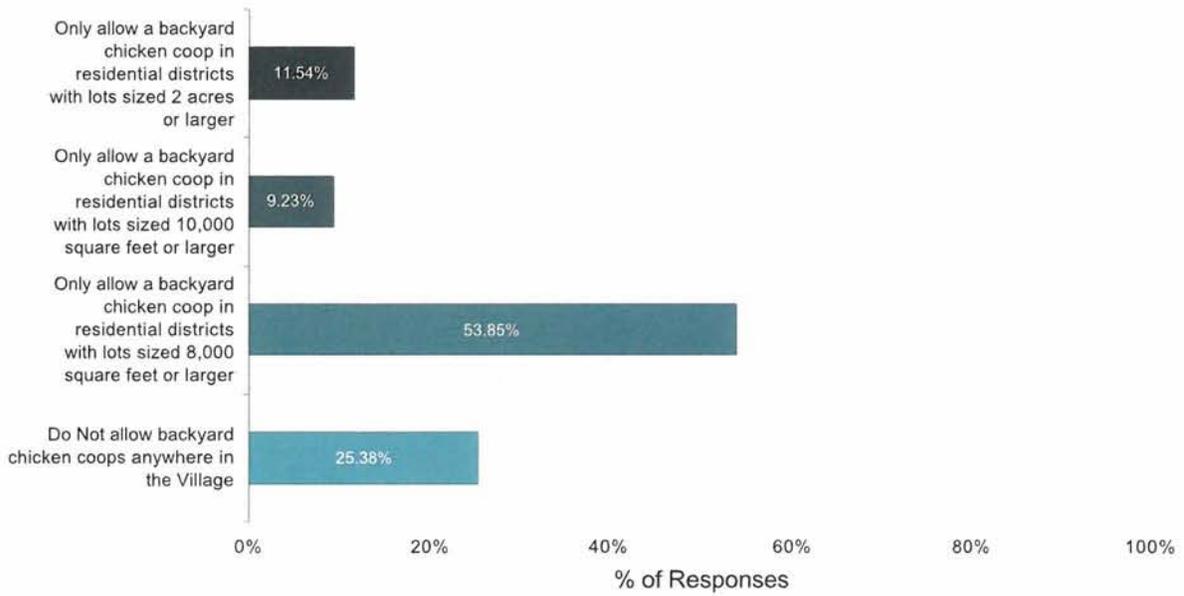
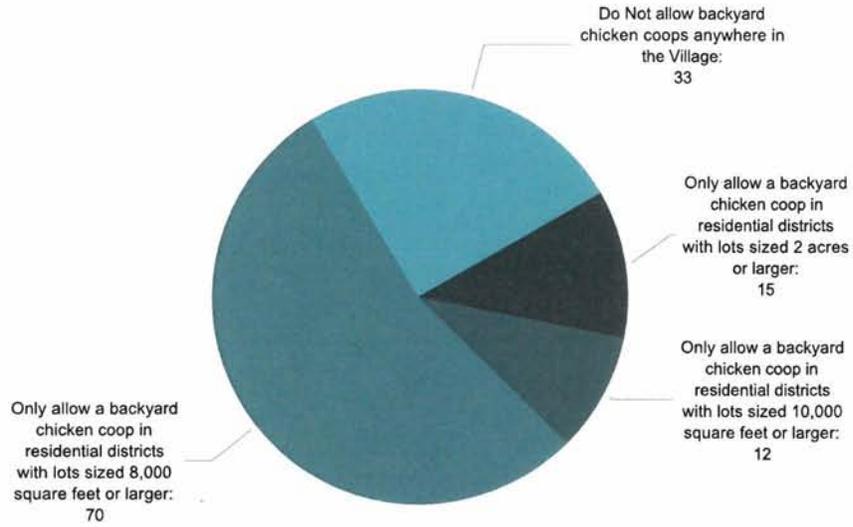
0
Emails Sent

0
Opened

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 clucking 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 <lgiless@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
Trusttee 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.



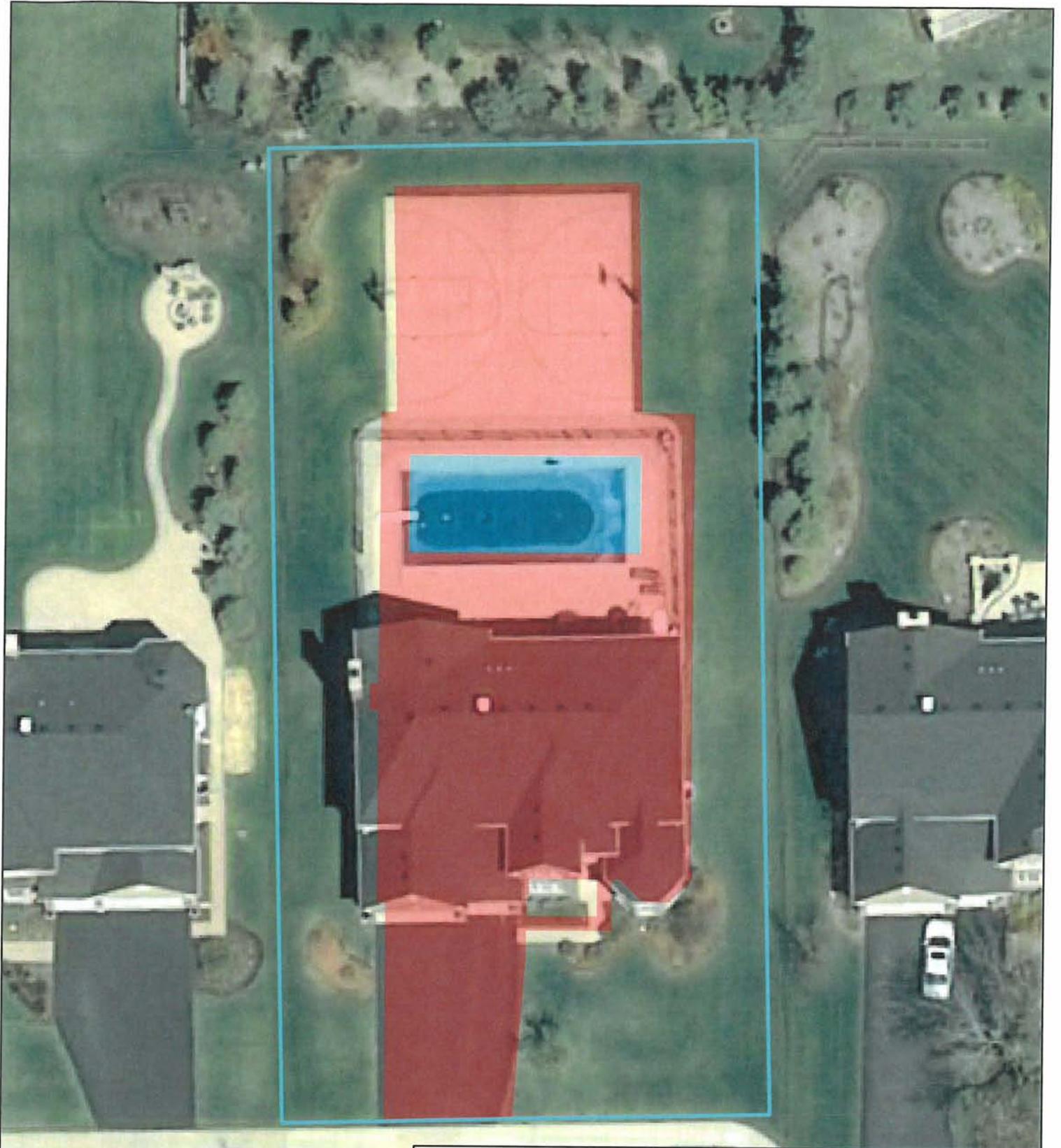
Lot Size = 11,000 sq.ft.
Impervious Surfaces with pool= 3880 sq.ft.
Impervious % with pool= 35.3%
Impervious Surfaces without pool= 2880 sq.ft.
Impervious % without pool= 26%
Max % Allowed for lots >10,800 sq. ft. an 20,000 sq.ft.= 35%





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.~~
 5. **No Recreational vehicles, travel trailers, camping trailer, all-terrain vehicles, watercraft, watercraft trailer, and snowmobiles, snowmobile trailer or similar type trailer which are** 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
<p>⁽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.</p> <p>⁽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.</p> <p>⁽³⁾ The maximum Floor Area Ratio does not apply to single-family detached or duplex dwellings.</p> <p>⁽⁴⁾ Any structure exceeding the height of the district shall require a special use permit.</p>							

**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.

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.**

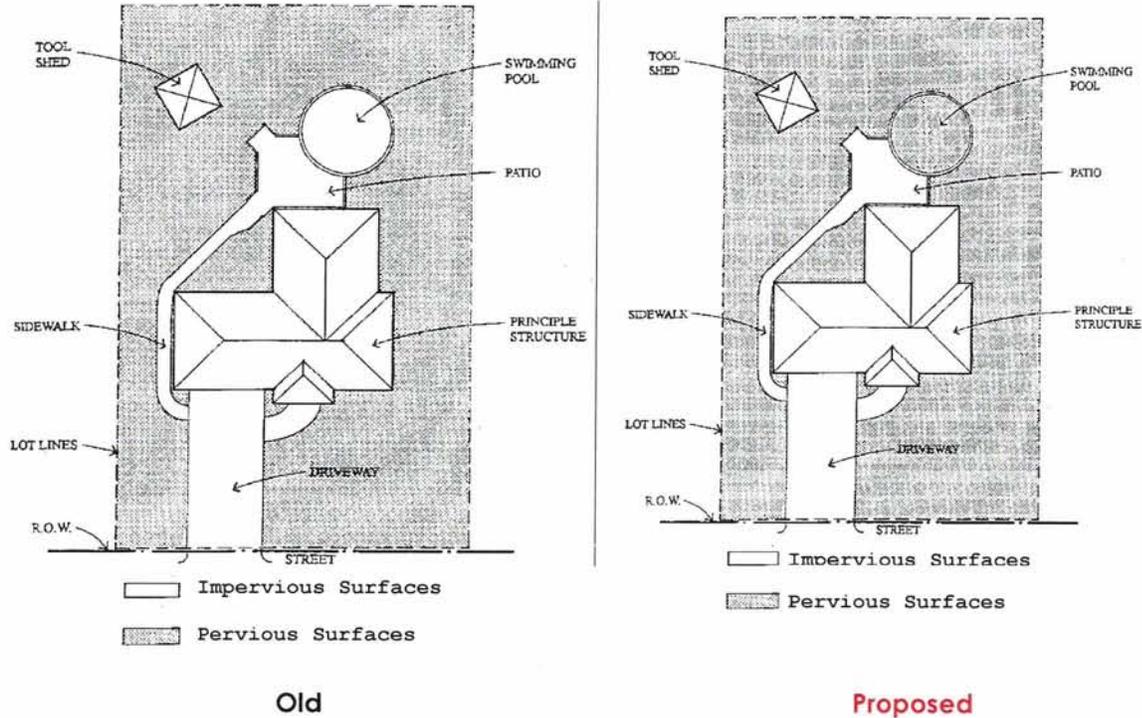
ANIMAL, DOMESTIC: An animal, bird or reptile that is tame or domesticated and is not normally found on a farm or in the wild. Hybrids or animals normally found on a farm or in the wild are not included within the definition of a domestic animal.

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



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.

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, 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. ~~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.~~
- ~~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.~~
- ~~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, 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)~~

10-4F-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, 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. 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, 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.~~

10-4G-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

10-4I-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]~~

10-4I-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~~

10-4I-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%).~~
- 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-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)~~



Agenda Item Executive Summary

Item Name	Proposed 2017-2018 Budget	Committee or Board	Committee
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BUDGET IMPACT

Amount:	\$87,983,329	Budgeted	n/a
List what fund	All funds		

EXECUTIVE SUMMARY

OVERALL FISCAL CLIMATE

Bartlett's Aa1 bond rating was reaffirmed this year by Moody's Investor Services, citing strong fiscal management as one of the driving factors. The Village manages its finances to support a consistently low property tax rate while still providing high quality services to the community. The general corporate levy is again budgeted to be flat. This is the fifth consecutive year the Village's levy has been flat or reduced.

The impact of the uncertain financial climate at the state level, tempered with a general increase in the overall economy was taken into account in the preparing of the 2017-18 proposed budget. The Village staff continues to monitor the financial forecasts for the nation, region and state, allowing us to take proactive steps to address any significant changes in the Village's financial standing.

The State of Illinois continues to be a significant external risk for the Village's financial stability. Due to the budget crisis in Springfield, there have been several proposals that, if enacted, would have a direct impact on the Village's revenues. These include the potential freezing of property taxes and the reduction of the Local Government Distributive Fund (LGDF); which is the local government's portion of income tax revenues. Right now municipalities receive eight cents for every dollar the state collects through income tax. The proposed budget was planned conservatively to weather the negative financial ramifications that could filter down to the Village.

Our local economy continues to be stable and we are seeing a slight uptick in development. Sales tax revenue is projected to be \$2,400,000. This represents a 9% increase over last year's budget. The DuPage County portion of the Village nearly tripled those of Cook County, mostly due to the taxable sales generated by Jewel, Home Depot, Walgreens, the CVS Pharmacy and the drinking and eating establishments. The largest sales category for the Cook County portion of the Village was drinking and eating establishments followed by automotive and gas stations.

One of the Village's strengths in terms of economic growth and job creation is our business parks. Brewster Creek Business Park's continued expansion, as well as the early development of the Blue Heron / Bluff City TIF have continued to serve as economic engines for the Village. The industrial vacancy rate is 9% due to the construction of several new buildings. This rate is an indication of the Village's industrial strength, as developers are making the investment in the Village. In addition to new buildings, the former Main Steel plant in the Village's original industrial corridor has been purchased and is being renovated.

The proposed budget is balanced. This was accomplished through expenditure cuts in every department, full evaluation of current revenue sources and the use of fund balance reserves within our stated policy limits.

Budget Highlights

- **Five consecutive years of flat or reduced property tax.**
- **Total Expenditures (net of transfers) for all funds are \$88,430,329. Up 65% over last year. Includes large capital expenses for the switch to Lake Michigan Water and new Police Facility.**
- **Operating Portion of the Budget is up 3.9% totaling \$41,908,018.**
- **General Fund revenue is budgeted to be up just .26%**

Detailed fund summaries, major revenue and expenditure detail, and capital spending are included in the budget message.

ATTACHMENTS (PLEASE LIST)

2017-18 proposed budget

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Paula Schumacher, Acting Village
Administrator

Date: February 22, 2017

The proposed budget can be found here

<http://www.village.bartlett.il.us/home/showdocument?id=4806>