



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.



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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,



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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.



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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.



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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 side yard.

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.



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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.



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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



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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.

FINANCE & GOLF

125th Anniversary Bartlett Park Donation

Trustee Deyne stated that during the Village Board's Strategic Planning workshop the Board discussed making a donation to the Bartlett Parks Foundation toward their efforts to fund an inclusive playground at Bartlett Park. The Foundation has itemized various features of the nature-themed playground they have planned for donations. He asked if they had talked about allocating \$8,000-\$15,000 to this project.

Administrator Salmons stated that they did not set a specific amount. The Board had indicated that they would like to provide a piece of equipment to this park to celebrate our 125th anniversary. We just threw some examples out there for consideration.

Trustee Deyne stated that he looked at what was available for \$8,000-\$15,000 and he knows what the park will mean to the children and families. He was a little offended with \$8,000-\$15,000. Maybe we could make a pledge or something and allocate "X" amount of dollars over a period of time. The Rotary is a relatively small group and they just pledged \$25,000 over a period of time.

President Wallace stated that he thought it was \$5,000 up front and \$20,000 next year.



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Trustee Deyne stated that there might be something we could do as a Village to help this playground. He didn't want to be accused of always wanting to spend money but he thought in this case, it is an integral part of our Village and will mean so much for the community and the children and families. He didn't know where they would get the money or how to do this. Maybe they could be creative somehow and try to put together something that is a little more reasonable and fair.

Trustee Hopkins stated that it was a great idea having one of these parks in Bartlett. It will definitely attract other families to our community. When South Elgin put up their "Free to be Me" playground, there are a lot of Bartlett residents that go there. They stay in South Elgin and spend money in South Elgin. Whatever we can do to help fund this project and move it along is in the best interest of the Village. He agreed with Trustee Deyne to try to come up with the money that will be money well spent.

President Wallace stated that it is an on-going project. They are not breaking ground until 2017.

Administrator Salmons stated that they would like to have something that we could dedicate sometime between the end of next year so it celebrates or 125th Anniversary.

Trustee Arends stated that per her tenure on the Bartlett Park District Board, she attended a session at a convention about inclusive parks. The speaker was closely associated with the Kennedy family and Special Olympics. He stated that he was there to tell them that if your child is handicapped or is the best soccer player in the world, every child deserves a chance to get hurt whether it's at the playground or in school. That "hurt" is what makes him equal to everybody else. When they came up with the idea of a "Free To Be Me" park, she thought it was a message from above. If we can't do something to help this park be built than they should examine their intentions. She is definitely for anything they can do.

Administrator Salmons asked the Board to pick one of the projects outlined in the catalog and direct the staff as to how much they would like to spend.

Trustee Carbonaro asked the deputy chief if this would interfere with National Night Out.

Deputy Chief Ullrich stated that it would not.

Trustee Deyne stated that the one thing that caught his eye was the entry feature. The donation for that is \$45,000. He thought this project is more reasonable than doing a small sculpture.

Trustee Arends thought the staff picked out two very good suggestions – the swings and teeter-totter.



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Trustee Deyne stated that this is the Village of Bartlett and we are putting this in Bartlett Park. Let's be an integral part of this and do something that's beneficial and substantial.

Trustee Arends stated that she thought \$25,000 is pretty substantial.

Trustee Camerer agreed.

President Wallace suggested doing the swings and saying "Congratulations" from the Village of Bartlett, have the 125th Anniversary across the top bar, and commit to discussing an additional donation for whatever else the Park District deems necessary later. At least they will know that there is a commitment for the swings to be there. He stated that he has a friend with two autistic children and quite a few people with special needs kids. They flock to these places because there are things there that these kids can do that are at no other parks.

Trustee Reinke agreed with Trustee Deyne, he stated that he was not in a hurry to spend money but he thought they should get something significant and substantial. He liked the Four Foot Chalk Wall and Sensory Garden. He would like it to have a nice sign that says it is the "125th Anniversary of Bartlett Chalk Wall and Sensory Garden" or the entry feature that recognizes the 125th birthday.

President Wallace stated that they are not going to do that now, they are just collecting commitments.

Administrator Salmons inquired as to whether they will be doing the Chalk Wall.

President Wallace stated that they will commit to the Chalk Wall and Sensory Garden and find a way to make sure we are okay with it. He thought that the entrance area is going to be the Park Foundation and didn't want to steal anyone's thunder.

Trustee Hopkins wanted to talk about the things planned for the 125th.

Assistant Administrator Paula Schumacher stated that she has been working a lot on the Guinness World Record in coordination with National Night Out (NNO). It's a fun idea and a nice way to engage the community in our anniversary and learning about our heritage. The group of folks they have been working with in determining which record to break have settled on the train whistle blows and they think they can blow Chatham, New Jersey out of the water. A lot of the requirements for documentation dovetail really nicely with what they do at NNO because they have the aerial photograph and a lot of the other tick marks requirements that coincide with NNO. They will also make sure that the Fall golf outing will not conflict with the Foundation outing. The Village Board will be the grand marshals for the Fourth of July parade. The t-shirt logo contest is coming up and the deadline is June 20th. The commemorative banners are displayed



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on West Bartlett Road and of course the exhibits in the museum. The 125 artifact collection from our residents has been overly successful and we received way more than 125 artifacts. A lot of those artifacts will be displayed in the cases in the hallway of Village Hall.

Trustee Camerer stated that he was in favor of the Guinness Book of World Records but was curious as to how much the train whistles cost.

Ms. Schumacher stated \$900 for 1,500.

There being no further business to discuss, Trustee Reinke moved to adjourn the Committee of the Whole meeting and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 8:46 p.m.

Lorna Gilles
Village Clerk

LG/



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CHICKENS IN RESIDENTIAL DISTRICTS

TOWN	# ALLOWED	SETBACKS	ENCLOSURE REQUIREMENTS	OTHER REQUIREMENTS
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



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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 Application Fee, Fence and Warning Signage required, Source of Water, 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)
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.



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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.