



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

**BARTLETT MUNICIPAL CENTER  
228 MAIN STREET  
April 6, 2017**

**7:00 P.M.**

- I. Roll Call
- II. Approval of the February 2, 2017 meeting minutes
- III. (#17-02) **New Bartlett Police Building and Parking Lot Variations:**
  - (a) 10' reduction from the 25' front yard along Oak Avenue (east side) to allow for parking,
  - (b) To allow a 6' high fence to be located in the front yard along Oak Avenue (east side),
  - (c) 20' reduction from the 25' side yard along the south property line of the new parking lot along Oak Avenue (west side) to allow for parking,
  - (d) 17' reduction from the 25' side yard along the north property line of the new parking lot along Oak Avenue (west side) to allow for parking,
  - (e) 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking,
  - (f) 10' reduction from the 25' front yard in the new parking lot along Oak Avenue (west side) to allow for parking; and
  - (g) Elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side).

**PUBLIC HEARING**

- IV. Old Business / New Business
- V. Adjournment

BEFORE THE VILLAGE OF BARTLETT  
ZONING BOARD OF APPEALS

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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 that.

2 MR. KOZIOL: I used to write user  
3 documentation for IT, and I have to commend them  
4 to be able to do what they did, to go through  
5 this, that's got to be boring as heck, and they  
6 produced quite a professional looking product.

7 MR. PLONCZYNSKI: Good. Thank you.

8 CHAIRMAN WERDEN: Okay. So I'll entertain a  
9 motion for --

10 MS. P. HANSON: I'll make a motion, but I  
11 don't even know how to put it into language.  
12 What's the language, Jim, that we approve -- that  
13 we send a positive recommendation to the board  
14 concerning the reduction from 83 pages of --

15 MS. GRILL: No, Chapter 5.

16 MS. P. HANSON: So just Chapter 5 as revised.

17 CHAIRMAN WERDEN: With the definitions.

18 MS. GRILL: Yeah, and then it's going to be  
19 open for discussion then on the three topics, and  
20 we'll try to get a consensus then to move forward  
21 with that.

22 MS. P. HANSON: So there is a motion on the  
23 floor to approve Chapter 5.

24 CHAIRMAN WERDEN: With the caveat that there

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 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 )

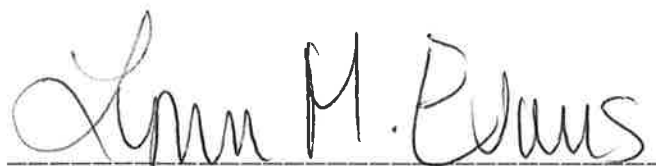
3

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.

13

14

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

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**COMMUNITY DEVELOPMENT MEMORANDUM**

**17-58**

DATE: March 27, 2017  
TO: The Chairman and Members of the Zoning Board of Appeals  
FROM: Roberta B. Grill, Assistant Community Development Director  
RE: **(#17-02) New Bartlett Police Building and Parking Lot**

---

**PETITIONER**

Paula Schumacher and Police Chief Ullrich on behalf of the Village of Bartlett

**SUBJECT SITE**

228 S. Main

**REQUESTS**

**Variations:**

- (a) 10' reduction from the 25' front yard along Oak Avenue (east side) to allow for parking,
- (b) To allow a 6' high fence to be located in the front yard along Oak Avenue (east side),
- (c) 20' reduction from the 25' side yard along the south property line of the new parking lot along Oak Avenue (west side) to allow for parking,
- (d) 17' reduction from the 25' side yard along the north property line of the new parking lot along Oak Avenue (west side) to allow for parking,
- (e) 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking,
- (f) 10' reduction from the 25' front yard in the new parking lot along Oak Avenue (west side) to allow for parking; and
- (g) Elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side).

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Sites</b>	<b>Municipal/Vacant</b>	<b>Municipal/Institutional</b>	<b>P-1/SR-4</b>
North	Commercial/Residential	Commercial/Village Center Residential	B-1/ SR-4
South	Single Family/Commercial	Village Center Residential	SR-3/SR-4/B-1
East	Municipal Complex/Commercial	Municipal/Institutional/Village Center Mixed Use	P-1/PD/B-1
West	Single Family	Village Center Residential	SR-4

## ZONING HISTORY

The existing Police Building was built in 1991 as part of the original Village Hall Addition/Expansion and Police Headquarters construction. The Police Building was approximately 21,677 sq. ft. in area and included both the 1<sup>st</sup> floor and basement area.

The **Site Plan** for the existing Municipal Complex was approved in 2004 by Ordinance #2004-81 (An Ordinance Rezoning the Bartlett Municipal Center Property, Granting a Special Use Permit for Building Height, Variances for Parking in the Front, Side and Rear Yards and to allow the Building within the Front Yard Setback and Site Plan Approval for the New Bartlett Municipal Center.) This plan included the complete demolition of the Village Hall, the approval of a new two-story building with a revised parking layout for both the village employees and police personnel and the rezoning of all the Village owned parcels to the P-1 (Public Lands) Zoning District.

## DISCUSSION

1. The Petitioners are requesting a **Rezoning** from the SR-4 (Suburban Residence) Zoning District to the P-1 (Public Lands) Zoning District and a **Site Plan Review** for the newly acquired 0.44 acre property along the west side of Oak Avenue. This property was purchased to provide additional parking for the Police Department and would become part of the overall Municipal Complex. *(These items will be discussed by the Plan Commission at their meeting on April 13, 2017.)*
2. A **Site Plan Amendment** is also being requested for the Municipal Complex site to provide for the demolition of the existing Police Building, the construction of a new two-story Police Building, new parking areas and minor revisions to the parking area in front of the new Police Building and Village Hall. *(This item will be discussed by the Plan Commission at their meeting on April 13, 2017.)*
3. Construction of the new Police Building would occur in two phases. The first phase of development will take place along the north half of the site where the existing police parking area is located. This will enable the primary core responsibilities and day-to-day operations of the Police Department to continue to fully function within a majority of the existing building while construction begins for Phase 1. Once the north half of the building is completed, the Staff and operations will relocate to the new building so that demolition of the southern half of the existing building can take place and construction of Phase 2 would then commence. The only elements of the existing building to be preserved include the tower, the link/hallway leading from the existing Village Hall to the Police Department and the police storage/garage.
4. The building would be approximately 48,982 square feet in area with a proposed 23,233 square foot 1<sup>st</sup> floor, which would primarily include the lobby, office space, interrogation rooms, the booking area and roll call. The 2<sup>nd</sup> floor, consisting of approximately 10,891 square feet, would contain administrative offices, a conference room, training room and break room. The lower level or basement area would be approximately 14,858 square feet and would include police storage for files and evidence, the personnel lockers and changing areas, as well as the gun range and



mechanical room.

5. The architect has designed the new Police Building to not only complement the existing Village Hall, but to also continue the overall architectural theme established by the Town Center. This new building will utilize similar building materials and colors, such as brick and stone accent features along the front façade, while also incorporating the use of natural stone as part of the proposed archway over the new entrance to the Police Building. In addition, the patterned accent feature, shown on the tower, will also be duplicated above this new arch. The new two-story building with its pitched roof and building height of 39' 3" will match the existing Village Hall height, and with the inclusion of the arched entry feature, will provide a visual balance to the front elevation of the Municipal Complex.
6. Parking for police personnel would be located in three general locations – the new parking lot west of Oak Avenue, as well as a parking area north and south of the new building. Ten (10) additional spaces in the existing parking lot would also be designated for police personnel. Both the north and south parking areas have provided a space for turnarounds so that if these parking areas are full, vehicles would not have to back out of these parking lots.

The new parking lot west of Oak and the north parking lot would both be secured parking areas with each having an electronic arm that would prohibit vehicular access without proper security. As an added security measure, the north parking area would contain a six (6) foot high black aluminum fence, located west of the existing police storage garage to enclose this area. East of the garage, a six (6) foot high solid, PVC fence would be utilized to enclose and secure the remainder of the parking spaces.

Metal canopies are also proposed for this north parking area that would protect police vehicles from inclement weather. These structures would be approximately 9' tall, providing 7' of clearance along the north property line, while taller vehicles would be able to park under the canopies attached to the building, which would be approximately 14' tall, providing 12' of clearance.

7. The parking lot west of Oak Avenue would contain 29 parking spaces and vehicular movements would consist of a one-way pattern counter clockwise around the site. The existing dilapidated fence located on the site along the north property line and a portion of the west property line (southwest corner) was built by the former property owner and will be removed and replaced with dense landscaping to screen this property from adjacent residential properties. (Please note: Existing fences along the west property line on the adjacent residential properties will remain, as they will provide additional screening for this parking lot.)
8. Ingress/egress to the new Police Building would consist of three curb cuts which would replace two existing curb cuts located along the east side of Oak Avenue - the aforementioned north parking lot entrance, the relocated southern curb cut for the south parking area and the sallyport curb cut which is an exit-only.

9. The new parking lots proposed for the Police Department would contain 63 parking spaces. With the additional ten (10) existing spaces being designated for police personnel, the total number of parking spaces for the Police Department would be 73. Minor changes to the parking area in front of Village Hall and the Police Building would also occur due to the location of the new security planter/seating wall, the expanded building footprint and outdoor public space, the required one (1) additional accessible parking stall and the relocation of two (2) accessible spaces. According to the Zoning Ordinance, the Village Hall would require 100 parking spaces based upon the office space and maximum capacity of the council chambers (55 + 45 = 100). The Police Department would only require six (6) spaces, based upon the 1,628 square feet of public access areas within the new building. **This would result in an overall requirement of 106 parking spaces for the Municipal Complex. A total of 153 parking spaces have been provided, including the required five (5) accessible parking spaces, which exceeds the Zoning Ordinance requirement.**
10. New LED lights on a motion sensor and timer are being proposed for the new parking lot west of Oak. These lights would turn on when any motion is detected and then dim after a certain period of time so as not to disturb the residential properties adjacent to this parking lot. In addition, the Village's decorative street lights will be installed within the right-of-way of the Municipal Complex properties along Oak Avenue to incorporate the lighting utilized at Village Hall and to continue the downtown lighting theme.
11. As part of the overall upgrades to the front façade of the Municipal Complex, the pavers at the existing entrances will be removed and replaced with stamped concrete. The pavers have become a "tripping hazard" and require continued maintenance and Staff believes the new stamped concrete will improve the overall safety and aesthetics of the outdoor public space. In addition, a new large planter and seating wall will be constructed in front of the new Police Building to not only soften the large area of hardscape, but to continue the landscaped seating area theme existing in front of the Village Hall. This planter area will also serve as a security feature to prohibit a vehicle from potentially damaging the new building. Additional security bollards along with two landscaped security planters will also be placed along the curb line in front of the remaining outdoor space adjacent to the building for security purposes.
12. As part of the development review for the Municipal Complex and New Police Parking Lot, the following **variations** are being requested: (a) a 10' reduction from the 25' front yard setback along Oak Avenue (east side) to allow for parking, (b) to allow a 6' high fence to be located in the front yard along Oak Avenue (east side), (c) a 20' reduction from the 25' side yard along the south property line in the new parking lot along Oak Avenue (west side) to allow for parking, (d) a 17' reduction from the 25' side yard along the north property line in the new parking lot along Oak Avenue (west side) to allow for parking, (e) an 10.5' reduction from the 30' rear yard in the new parking lot along Oak Avenue (west side) to allow for parking, (f) a 10' reduction from the 25' front yard setback in the new parking lot along Oak Avenue (west side) to allow for parking; and (g) elimination of the required curbed planting islands at the end of a parking row within the new parking lot along Oak Avenue (west side) .

13. The trash enclosure and loading area would be located along the west elevation of the new Police Building. The enclosure will be constructed with the same brick utilized in the construction of the building and would include the required gate. Landscaping would also be incorporated around the perimeter as required by Village Code.
14. Engineering and Landscape plans are currently being reviewed by the Staff.

**RECOMMENDATION**

1. *According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:*
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for the variations are based are unique to the property for which the variations are sought and are not applicable, generally, to other property within the same zoning classifications.
  - C. That the purpose of the variations are not based exclusively upon a desire to make money out of the property.
  - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - E. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  - F. That the proposed variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
  - G. That the granting of the variations requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

*A variation shall be recommended only if the evidence, in the judgment of the Zoning Board of Appeals, sustains all the conditions enumerated above.*

2. Background information is attached for your review and consideration.



THE VILLAGE OF  
**BARTLETT**

228 S. MAIN STREET  
BARTLETT, ILLINOIS 60103  
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Adam J. Hopkins  
Aaron H. Reinke

February 24, 2017

Village of Bartlett President and Board of Trustees  
228 South Main St.  
Bartlett, IL 60103

Re: New Bartlett Police Building and Parking Lot

Dear Village President and Board of Trustees:

Attached for your review is the Site Plan, Zoning and Variance application for the new Bartlett Police Building and accompanying Police Parking Lot (on Oak Avenue). This new facility will be located within the general vicinity of the current police building and will continue to be part of the overall Bartlett Municipal Complex. It will architecturally tie into the existing Village Hall with similar design elements and features that will also complement the overall theme created by those buildings that have been redeveloped in downtown and emphasized within the Town Center.

The new building will be approximately 48,982 square feet and will be built in two phases. The first phase of development will occur along the north half of the site where the existing police parking area is located. This will enable the primary core responsibilities and day-to-day operations of the Police Department to continue to fully function within a majority of the existing building while construction begins for Phase 1. Once the north half of the building is completed, the staff and operations will relocate to the new building so that demolition of the southern half of the existing building can take place and construction of Phase 2 will commence.

A parking logistics plan has been designed that will allow both police and village personnel to park within close proximity to the facility while still providing residents ample parking in the front of the building. Staging for construction equipment and construction employees has also been provided for in this plan both on the construction site itself and across the street on the future police parking lot on the west side of Oak Avenue.

Construction of the new Police Building demonstrates a long range commitment to the community that will be both fiscally responsible and effectively managed. The modern technology incorporated into the building will enable the Police Department to continue to provide our residents with outstanding service while improving efficiency within the work environment. It will provide the vital space necessary for the Police Department to grow and move forward into the future all while maintaining the status of the Village as one of the safest communities in the State.

I know this will be a project the Village residents, Board and staff will be proud of now and into the future and I respectfully request your review of this application.

Sincerely,

VILLAGE OF BARTLETT

Paula Schumacher  
Acting Village Administrator



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

**For Office Use Only**

Case # 17-02

*(Village Stamps)*

**PROJECT NAME** New Bartlett Police Building/Parking Lot

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Village of Bartlett

**Street Address:** 228 S. Main

**City, State:** Bartlett, IL 60103

**Zip Code:** 60103

**Email Address:** rgrill@vbartlett.org

**Phone Number:** 630.540.5935

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Village of Bartlett

**Street Address:** same as above

**City, State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**OWNER'S SIGNATURE:** Paula Schumacher **Date:** 3/10/17

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

**ACTION REQUESTED** (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): \_\_\_\_\_  
Site Plan Amendment
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning SR-4 \_\_\_\_\_ to P-1
  - Special Use for: \_\_\_\_\_
  - Variation: Parking in Setbacks

**SIGN PLAN REQUIRED?** No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 228 S. Main/222 S. Oak

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-34-409-037 &-038, 06-34-408-012 &-029

**Zoning:** Existing: SR-4 / P-1  
(Refer to Official Zoning Map)

**Land Use:** Existing: Residential/VACANT/MUNICIPAL

Proposed: P-1

Proposed: Institutional/Municipal

**Comprehensive Plan Designation for this Property:** Suburban Residential/MUNICIPAL/INSTITUTIONAL  
(Refer to Future Land Use Map)

**Acreage:** 19,228 sq. ft (New)  
3.5 ACRES (EXISTING)

**For PUD's and Subdivisions:**

No. of Lots/Units: 2

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

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

**Attorney** Bryan Mraz  
630-529-2541

**Engineer** V3 and Robert Allen (Village Engineer)  
630-837-0811

**Other**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals 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 ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The parking encroachments into the building setbacks are needed to provide an adequate number of off-street parking spaces for the police department vehicles and police personnel both east of Oak Avenue as well as west of Oak Avenue.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

The Municipal Complex site is unique in this neighborhood in the fact that it encompasses not only the Village Hall but the Police Department which requires more of a secure environment for not only their vehicles but their personnel as well.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The proposed setback variation requests are strictly related to providing the necessary number of off-street parking spaces for the Police Department and not to make the subject site more profitable.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The hardship is created strictly by the Zoning Ordinance requirement that requires off-street parking lots to also adhere to the required building setbacks and thereby limiting the number of parking spaces that could be designed within the new parking lots for the Police Dept.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The granting of the parking setback variations will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The parking lot will be well landscaped and the existing fences will continue to screen this property from adjacent properties.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed parking setback variations will not impair light or air to the adjacent properties and all parking will be located off-street so as not to increase traffic congestion in the neighborhood.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The granting of the parking setback variations will not provide special privileges on the applicant. Other non-residential properties in the Downtown and throughout the Village have been granted parking setback variations to allow necessary and required parking as required for their developments.



**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: Paula Schumacher

PRINT NAME: Paula Schumacher, Acting Village Administrator

DATE: 3/10/2017

**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: N/A

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

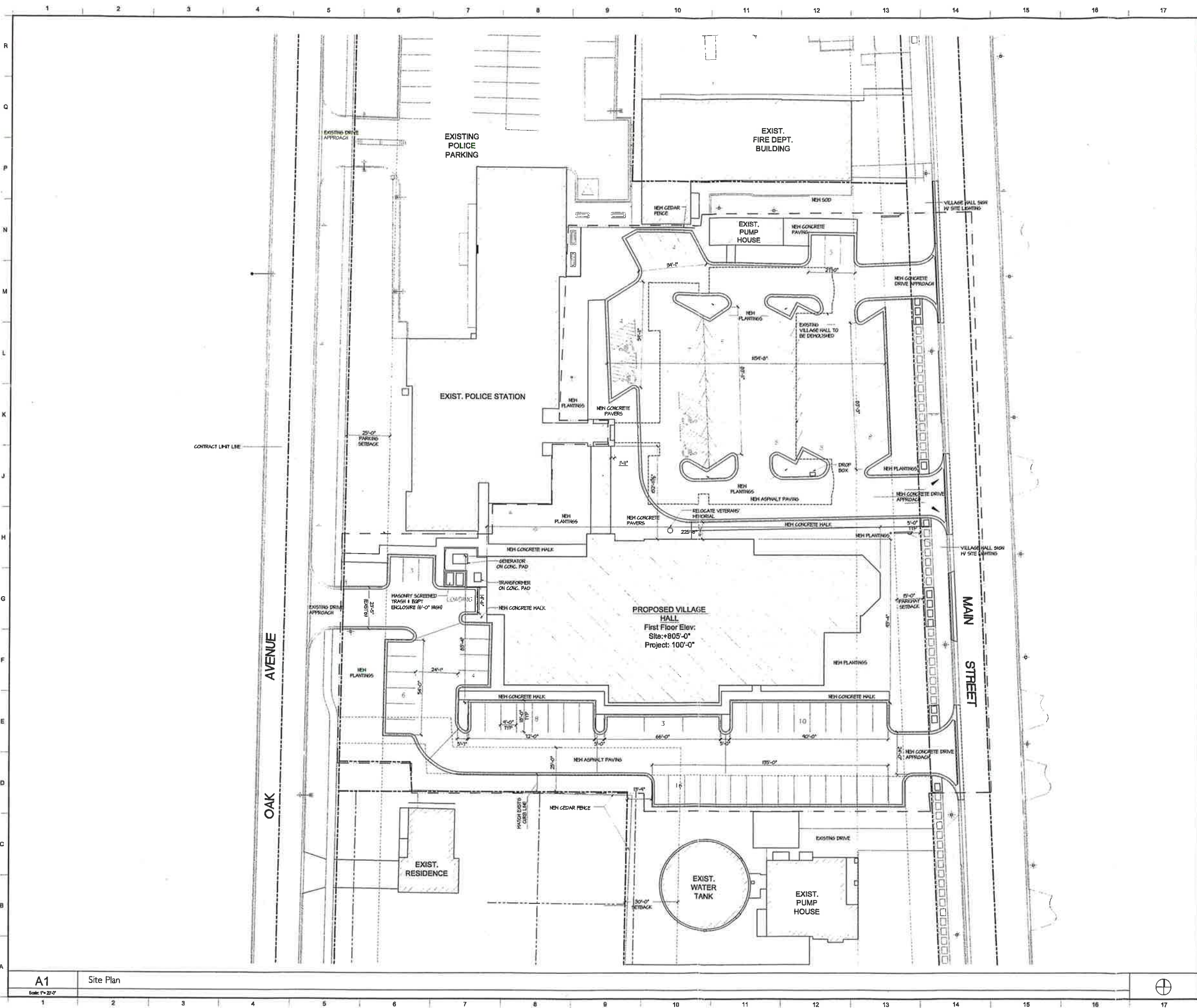
# ZONING/LOCATION MAP

Bartlett Police Department

Case #17-02

PINs 06-34-409-037, 06-34-409-038,  
06-34-408-012 & 06-34-408-029





**NOTES:**

TIE-INS FOR BUILDING STORM AND SANITARY SEWER TO BE EXTENDED TO MIDDLE OF MAIN STREET

POWER TIE-IN TO BE TAKEN FROM OVERHEAD LINES @ SOUTH PROPERTY LINE TO ELECTRICAL TRANSFORMER AS SHOWN. SEE SURVEY

GAS AND WATER TIE-INS TO BE TAKEN FROM OAK STREET PROPERTY LINE. SEE SURVEY DATED FEB 4, 2003.

**PROJECT DATA**

**Building Floor Area:**  
 First Floor Area 16,280 SF  
 Second Floor Area 12,775 SF  
 Total Building Area 29,055 SF  
 Not included:  
 Basement 16,200 SF  
 Penthouse Area 1,200 SF

**Building Footprint Area:** 16,280 SF

**Building Height:**  
 Base elevation 100'-0" = +805.0'  
 Height of first floor 114'-0"  
 Height of second floor 128'-0"  
 Ave. height of roof above grade plane +33'-6"  
 Height of mech. penthouse at roof 11'-0"  
 Total Building Height ±37'-9"  
 Top of Tower ±46'-0"

**Parking Calculations**

Public Office Buildings to follow applicable requirement for like uses (Business Office Building):  
 1 parking space for every 275 SF.  
 100 spaces required.  
 Include 65 spaces for existing Police Station.  
 155 total spaces required.  
 100 new spaces provided.

**Floor Area Ratio:** Maximum of 1.0  
 Actual: 0.275  
 Police Station: 13,625sf  
 New Village Hall: 29,065sf  
 Total building area: 42,690sf  
 Total site area: 154,810sf

**Fire Lane:**

The proposed parking drives are adequate for fire department access. The building owner will designate specific "fire lane" and "no parking" areas at a later date.

PROJECT ELEV. 100'-0" = (SITE ELEV) 805'-0"

23MAY04	REISSUED FOR MUNICIPAL REVIEW
23APR04	ISSUED FOR DD PRICING
18MAR04	ISSUED FOR MUNICIPAL REVIEW
28AUG04	Schematic Design Pricing
Drawn by: CGTB	Checked by: TB/CG
Project no: 2002.17.00	

**NagleHartrayDankerKaganMcKayPenney**  
 phone 312.425.1000  
 fax 312.425.1001  
 www.nhdtkmp.com  
 30 West Monroe Street  
 Chicago, Illinois 60603

**Bartlett Village Hall**  
 228 Main Street  
 Bartlett, Illinois

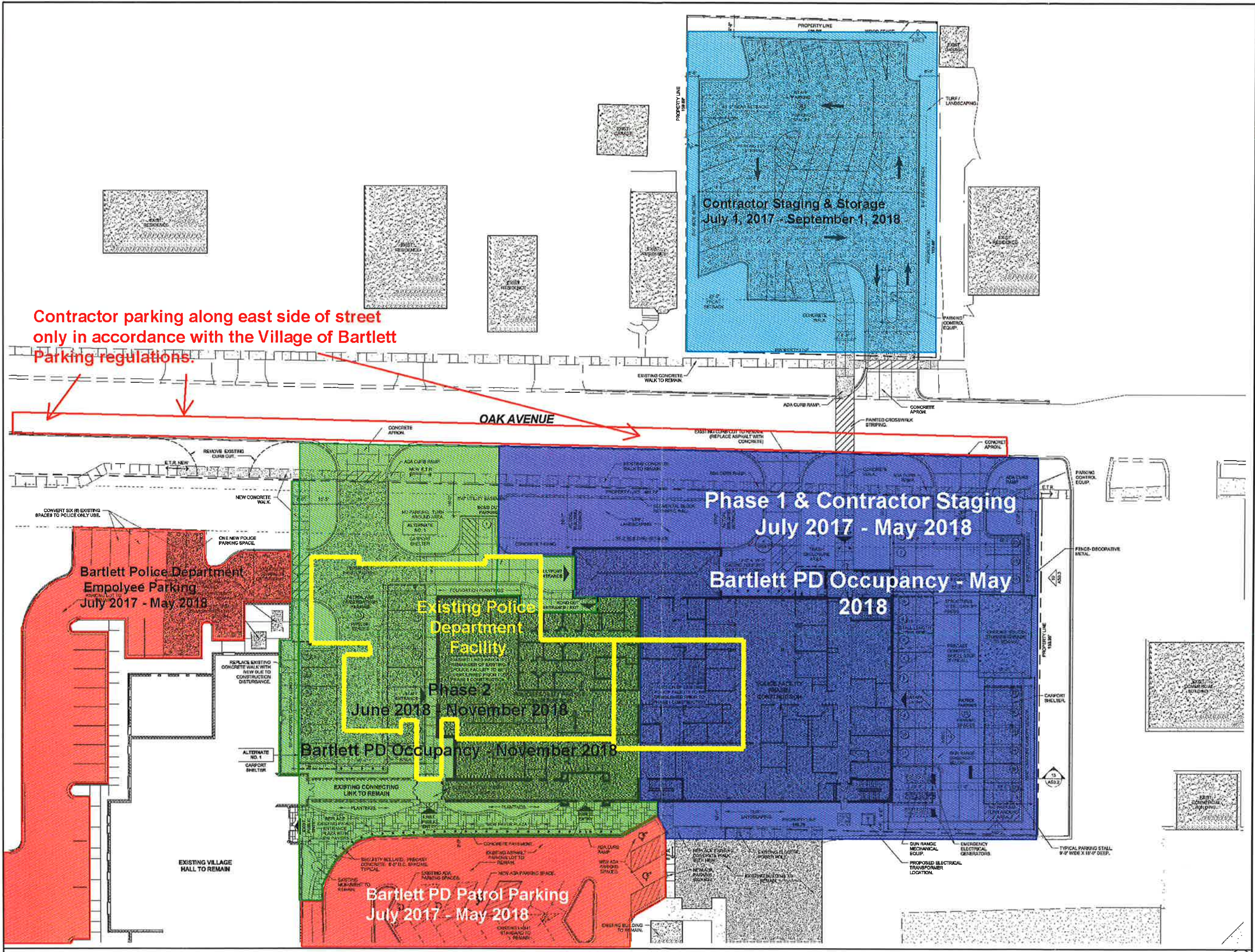
Site Plan

**DD01**

**APPROVED SITE PLAN**

A1 Site Plan  
 Scale: 1" = 20'-0"





Contractor parking along east side of street only in accordance with the Village of Bartlett Parking regulations.

OAK AVENUE

Contractor Staging & Storage  
July 1, 2017 - September 1, 2018

Phase 1 & Contractor Staging  
July 2017 - May 2018

Bartlett PD Occupancy - May 2018

Existing Police Department Facility

Phase 2  
June 2018 - November 2018

Bartlett PD Occupancy - November 2018

Bartlett PD Patrol Parking  
July 2017 - May 2018

Bartlett Police Department Employee Parking  
July 2017 - May 2018

EXISTING VILLAGE HALL TO REMAIN

ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0" 5

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 WILLIAMS ARCHITECTS  
 ARCHITECTURE PLANNING INTERIORS  
 600 West Main Street, Suite 100, Bartlett, IL 60103  
 Phone: 630.252.1111 Fax: 630.252.1122

NEW POLICE STATION  
 BARTLETT POLICE DEPARTMENT  
 228 SOUTH MAIN STREET  
 BARTLETT, ILLINOIS 60103

WA No. 2016-047  
 Date: 24 FEBRUARY 2017  
 Drawn: JAD  
 Checked: BSL

RECEIVED  
 COMMUNITY DEVELOPMENT  
 MAR 06 2017  
 VILLAGE OF BARTLETT

ARCHITECTURAL SITE PLAN  
 PHASE 2  
 AS0.1  
 NOT FOR CONSTRUCTION



EAST ELEVATION

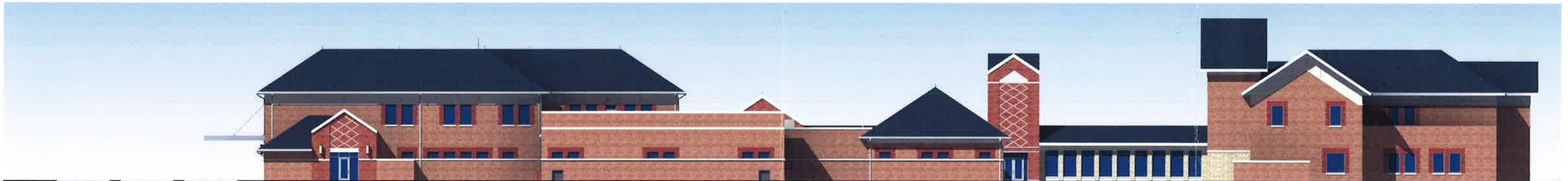
MAIN STREET VIEW



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

OAK AVENUE VIEW



BARTLETT POLICE DEPARTMENT  
NEW POLICE FACILITY



SCALE: 1/8" = 1'-0"  
0 4 8 16  
2016-017  
03.06.2017

001 Park Boulevard, Suite 200  
Bartlett, IL 60010  
Phone: 630.217.2212  
www.williamsarchitects.com

RECEIVED  
COMMUNITY DEVELOPMENT

MAR 06 2017

VILLAGE OF  
BARTLETT

NEW POLICE STATION  
 BARTLETT POLICE DEPARTMENT  
 228 SOUTH MAIN STREET  
 BARTLETT, ILLINOIS 60103

WA No. 2015407  
 Date 08/04/2017  
 Drawn JAO  
 Checked SEL

NO.	DATE	REVISIONS	DESCRIPTION

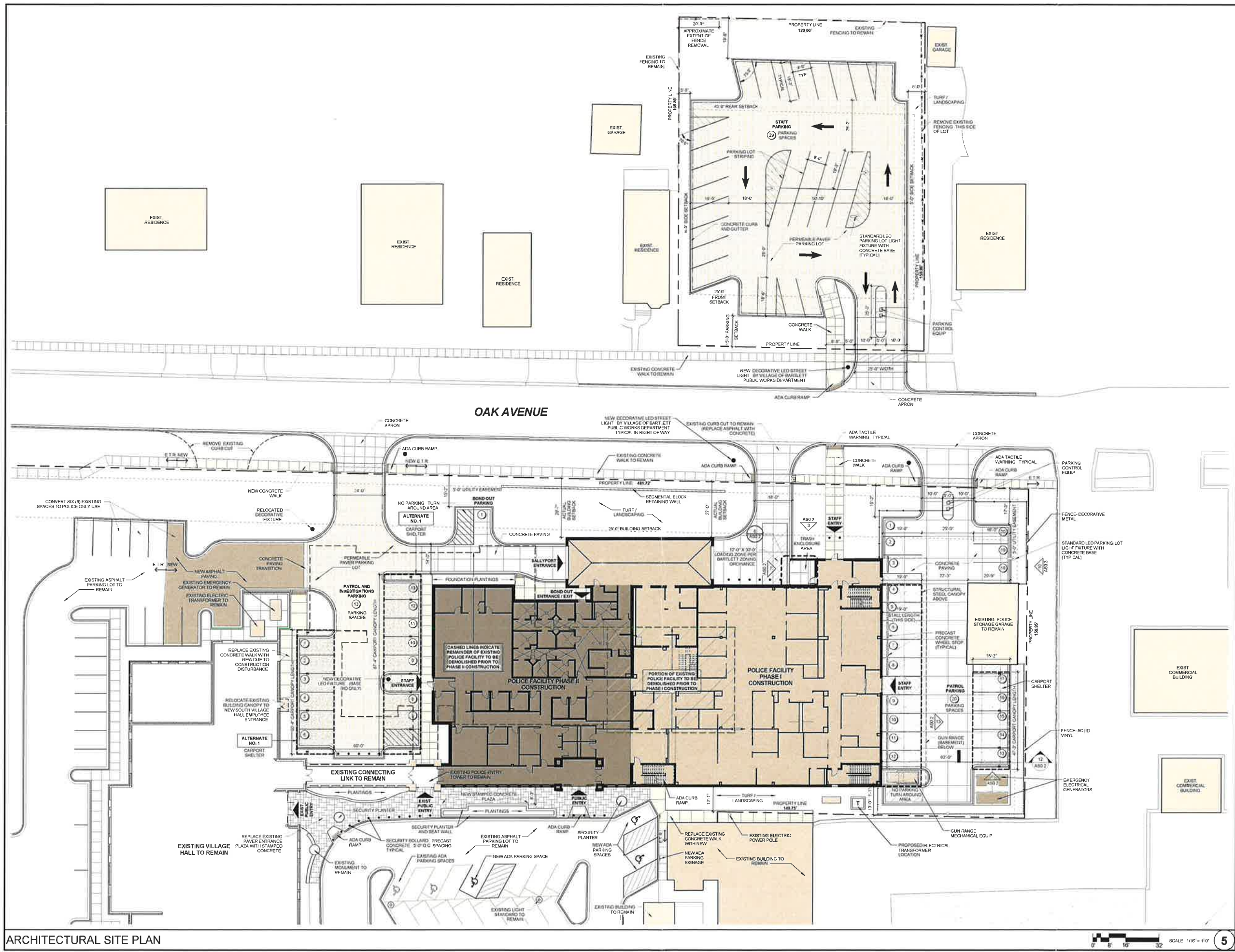


**WILLIAMS ARCHITECTS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 550 Park Boulevard, Suite 800, Janss, IL 60143  
 Phone: 630-221-1212 Fax: 630-221-1220

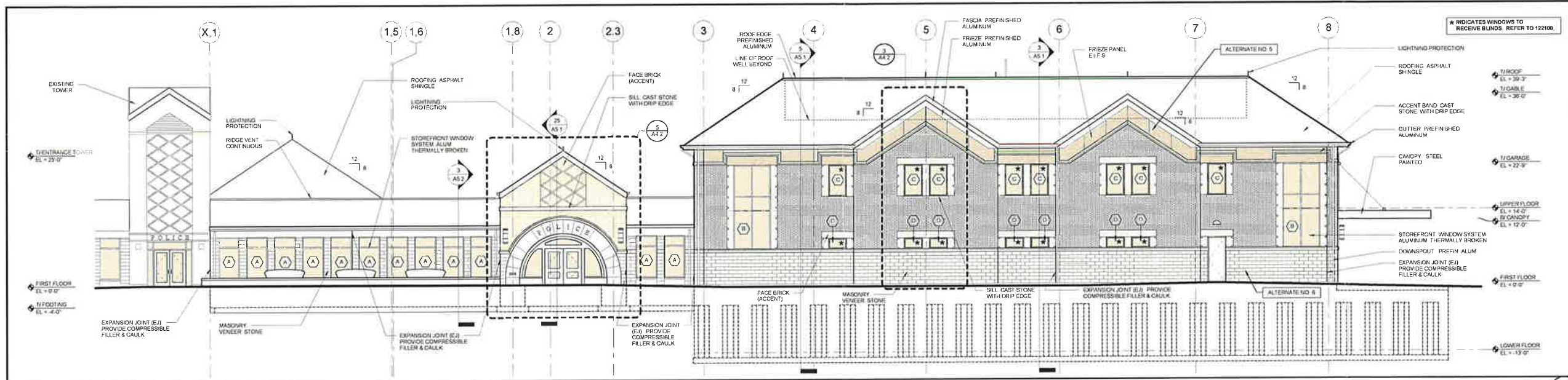


ARCHITECTURAL SITE PLAN

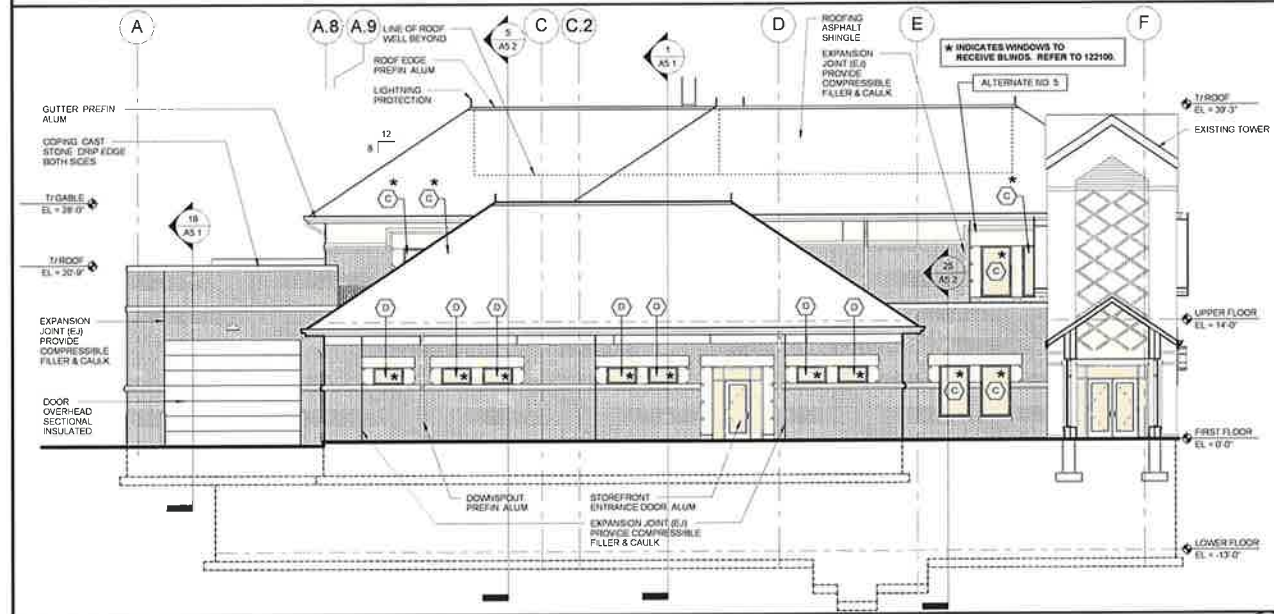
**PHASE 2**  
**AS.01**  
 NOT FOR CONSTRUCTION



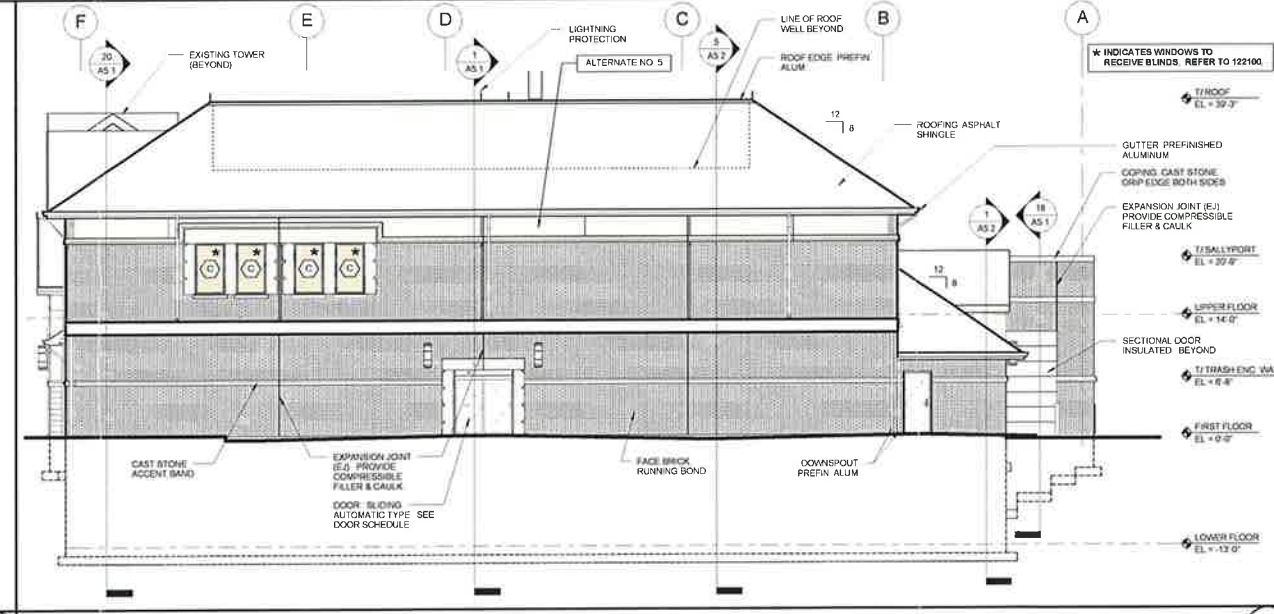
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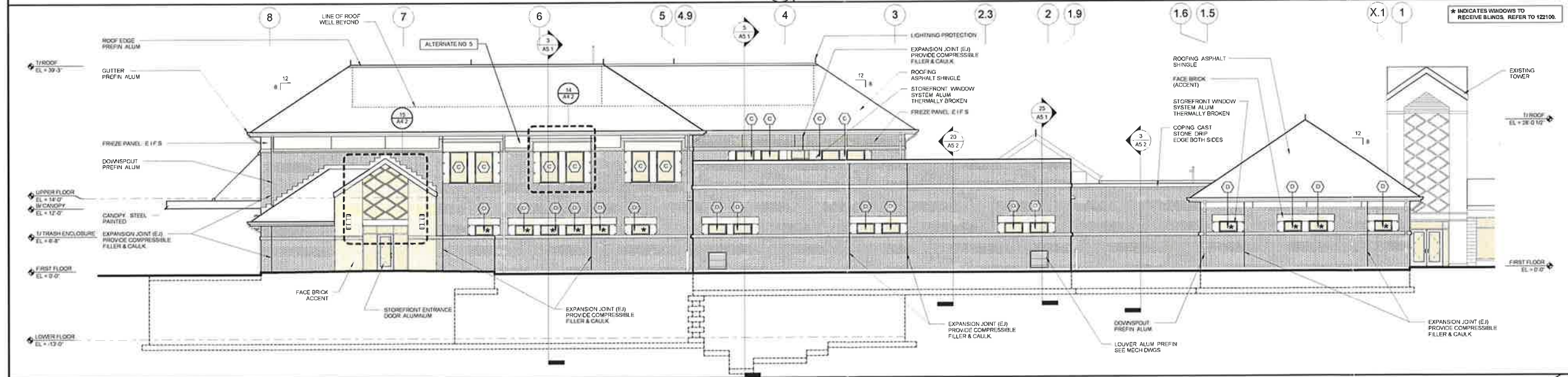
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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WILLIAMS ARCHITECTS

**NEW POLICE FACILITY**  
**BARTLETT POLICE DEPARTMENT**  
228 SOUTH MAIN STREET  
BARTLETT, ILLINOIS 60103

WA No. 2015-047  
Date 06 MARCH 2017  
Drawn JMO LJS/RSK  
Checked SLL

NO.	DATE	REVISIONS	DESCRIPTION

**WILLIAMS ARCHITECTS**  
ARCHITECTURE | PLANNING | INTERIORS  
350 Park Boulevard, Suite 600, Naperville, IL 60563  
Phone: 630-251-1111 | Fax: 630-251-1122

EXTERIOR ELEVATIONS

**PHASE 2**  
**2-A4.1**

NOT FOR CONSTRUCTION

3/28/17 9:00 AM

NEW POLICE FACILITY  
BARTLETT POLICE DEPARTMENT  
228 SOUTH MAIN STREET  
BARTLETT, ILLINOIS 60103

W.A. No.	0154847
Date	08/08/2017
Drawn	JAD/LCS
Checked	SEL

NO.	DATE	DESCRIPTION

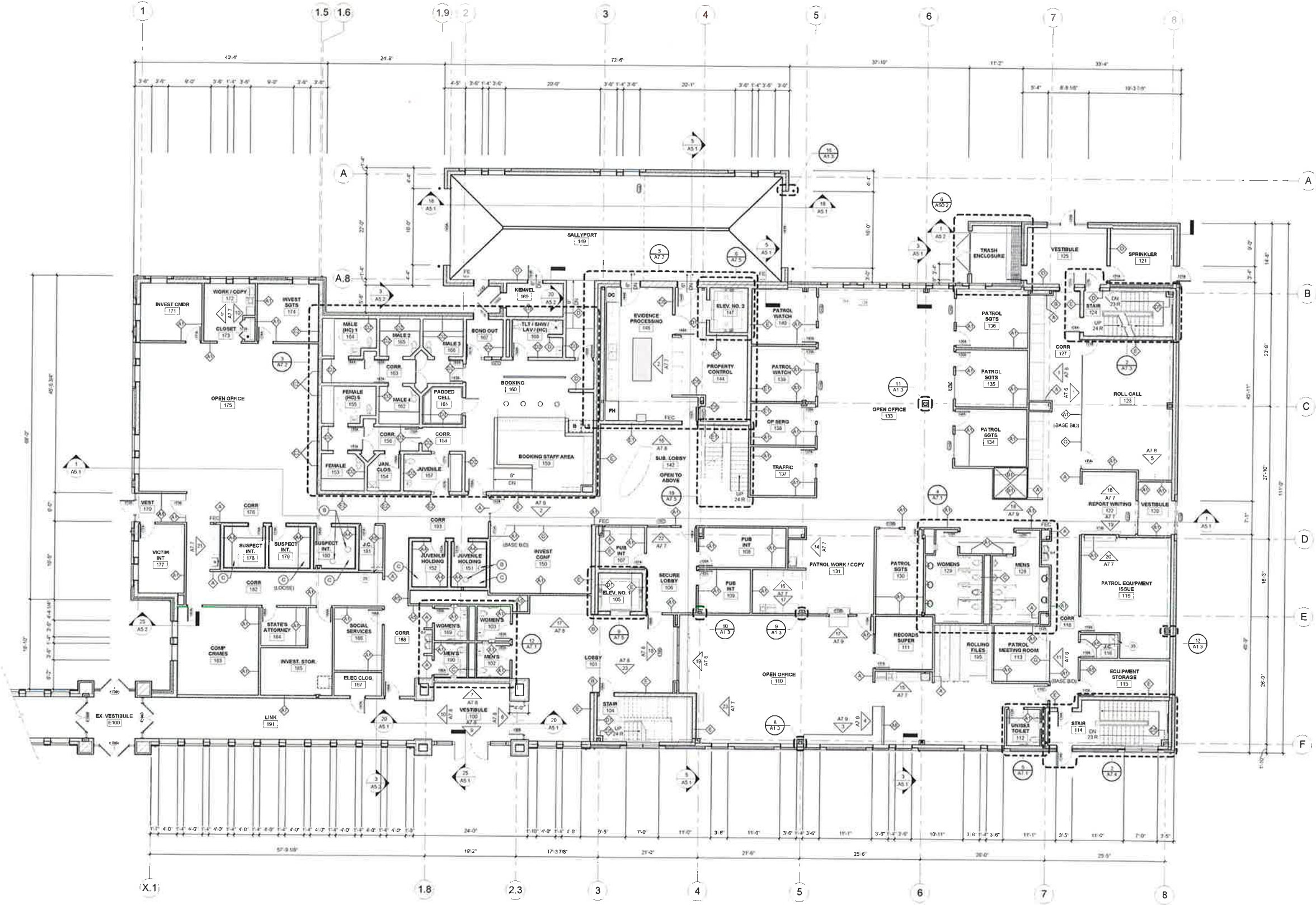


**WILLIAMS ARCHITECTS**  
ARCHITECTURE | PLANNING | INTERIORS | INTERIM  
Phone: 630-221-1212 / Fax: 630-221-1220

FIRST FLOOR PLAN

PHASE 2  
2-A.1.1

NOT FOR CONSTRUCTION



FIRST FLOOR PLAN - 23,233 G.S.F.



**NEW POLICE FACILITY**  
**BARTLETT POLICE DEPARTMENT**  
 228 SOUTH MAIN STREET  
 BARTLETT, ILLINOIS 60103

WA No. 2013-007  
 Date 08/MARCH/2017  
 Drawn JAO/LGB  
 Checked SEL

NO.	DATE	REVISIONS	DESCRIPTION



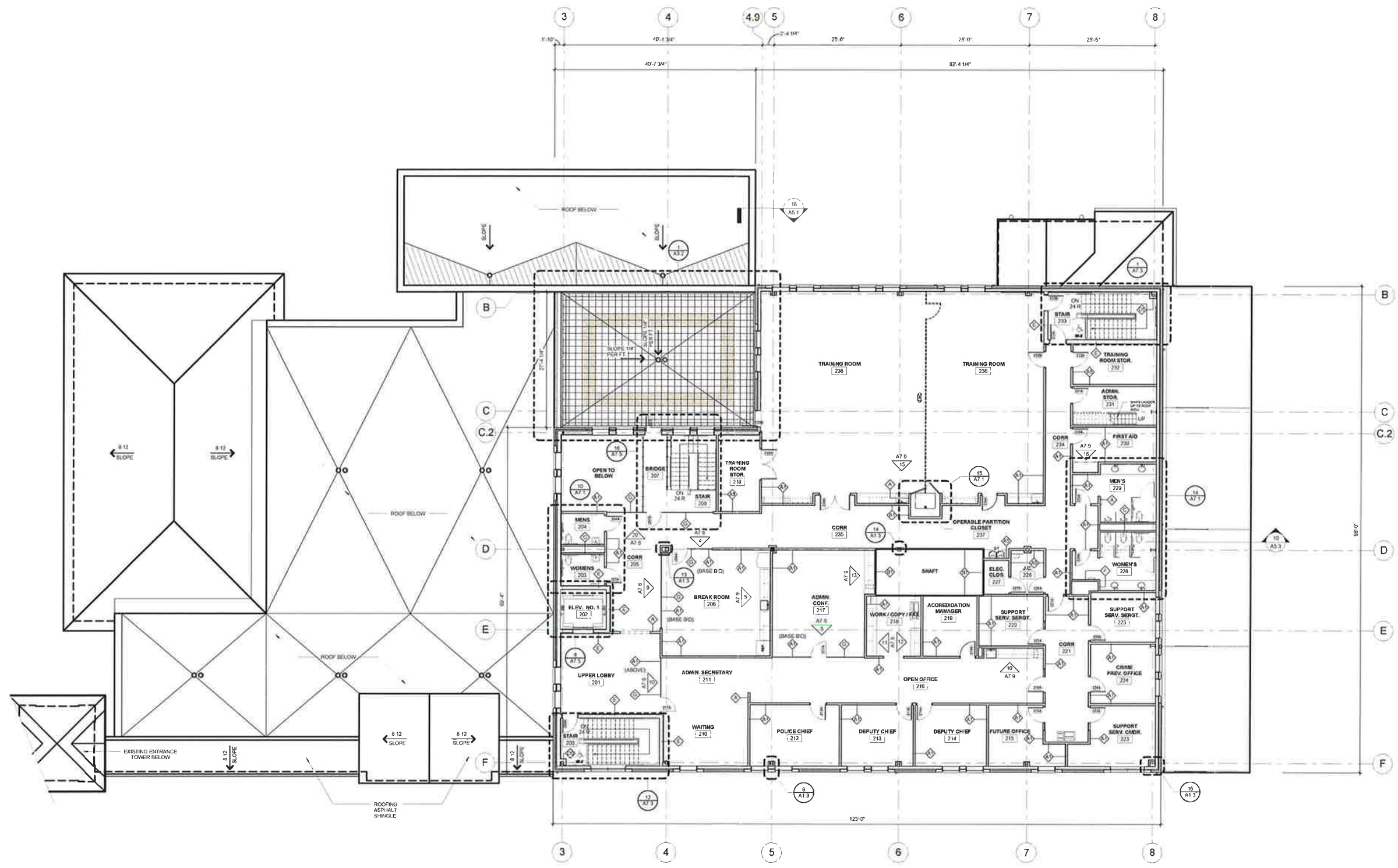
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 500 Park Boulevard, Suite 800, Naperville, IL 60563  
 Phone: 630-251-1122 Fax: 630-251-1120



UPPER LEVEL FLOOR PLAN

**PHASE 1A**  
**A1.2**

NOT FOR CONSTRUCTION



**NEW POLICE FACILITY**  
**BARTLETT POLICE DEPARTMENT**  
 228 SOUTH MAIN STREET  
 BARTLETT, ILLINOIS 60103

WA No. 2015-007  
 Date 06/MARCH/2017  
 Drawn JAO/LGS  
 Checked SCL

NO.	DATE	REVISIONS	DESCRIPTION



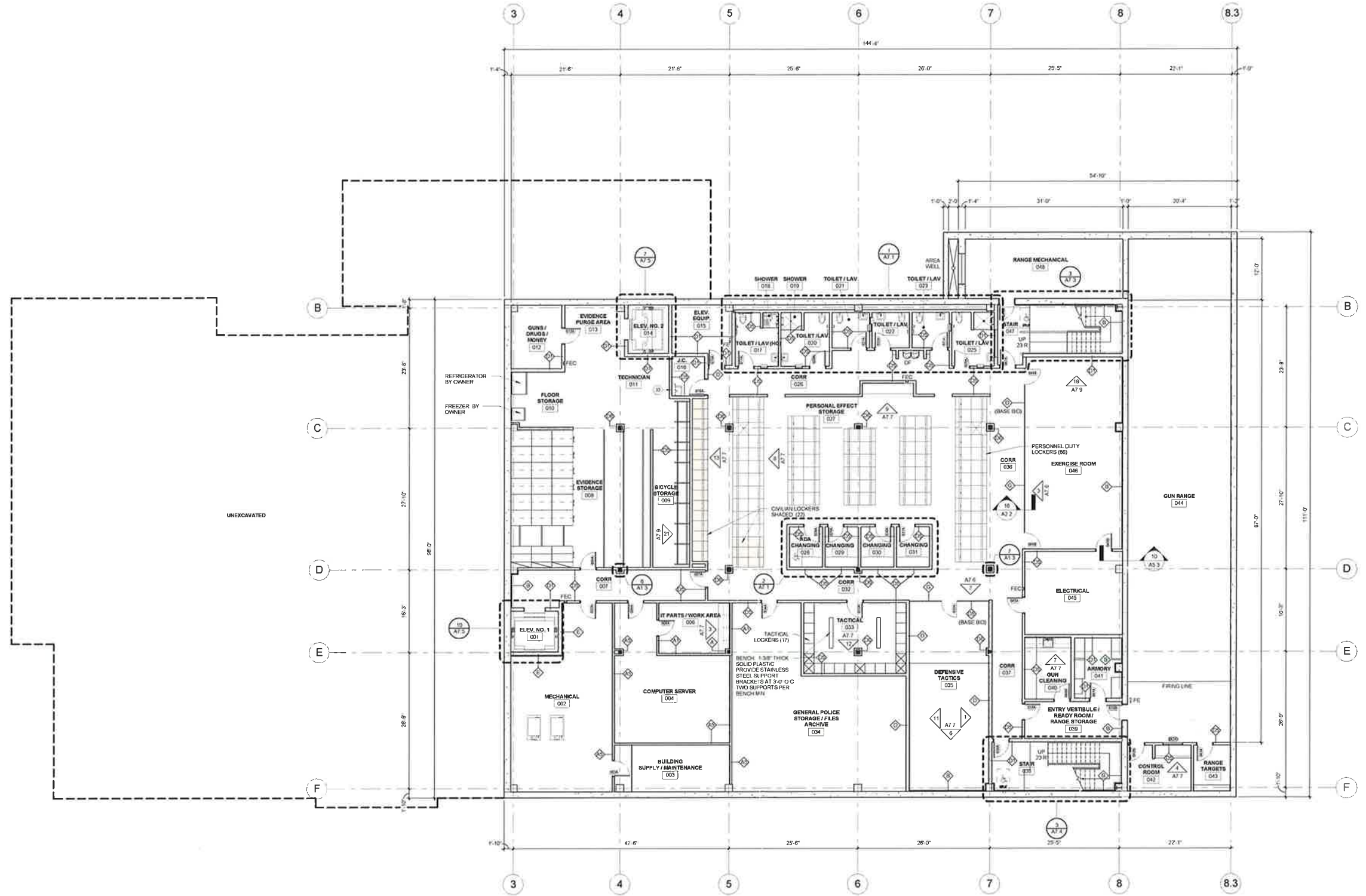
**WILLIAMS ARCHITECTS**  
 ARCHITECTURE | PLANNING | INTERIORS  
 500 Park Boulevard, Suite 800, Joliet, IL 60135  
 Phone: 815-257-1171 Fax: 815-257-1720



LOWER LEVEL  
 FLOOR PLAN

**PHASE-1A**  
**A1.0**

NOT FOR  
 CONSTRUCTION



**ALT. NO. 2:**  
 THE FOLLOWING ROOMS SHALL BE PROVIDED WITH  
 6 INCH GROUND FACE CONCRETE MASONRY UNITS  
 (CMU) IN LIEU OF MATERIAL DESIGNATED ON WALL TYPE  
 TAG. HEIGHTS SHALL REMAIN PER WALL TYPE TAG.

1 CORR 007	11 TLT. FLAV 022
2 CORR 002	12 TLT. FLAV 023
3 CORR 027	13 TLT. FLAV 025
4 PERSONAL EFFECT STOR 027	14 SHW 024
5 CORR 029	15 CHANGING 028
6 TLT. / LAV 017	16 CHANGING 029
7 SHW 016	17 CHANGING 030
8 TLT. / LAV 020	18 CHANGING 031
9 SHW 019	19 EXERCISE 046
10 TLT. LAV 021	



Autumn Blaze Freeman Maple



Paperbark Maple



Prairie Pride Common Hecckberry



Skyline Thornless Honeylocust



Ironwood



Illawarra Brava Baldcypress



Fal Albei Blue Spruce



Colorado Green Spruce



Shadblow Serviceberry



Hicks Yew



Hummingbird Summerweet



Peeking Cotoneaster



Limelight Hydrangea



Oakleaf Hydrangea



Bergent Juniper



Kalleys Compact Juniper



Ann Magnolia



Eastern Redcedar



Oro-Low Fragrant Bumsac



Mission Arborvitae



Summer Beauty Allium



Feather Reed Grass



Porcupine Grass



Norweld Switch Grass



Little Bluestem



Prairie Droopseed



Fox Sedge



Blue Flag Iris



Prairie Bluetzelar



Switch Grass



Golden Alexanders

Plant List	Key	Qty	Size	Botanical Name	Common Name	Remarks
ACD	5	2 1/2"		Aster x Freeman 'Autumn Blaze'	Autumn Blaze Freeman Maple	DB
ACD	4	4"		Aster glabrum	Paperbark Maple	DB
CCD	4	2 1/2"		Cornus alternifolia 'Prairie Pride'	Prairie Pride Common Hecckberry	DB
CCD	4	2 1/2"		Quercus macrocarpa var. prinus 'Skyline'	Skyline Thornless Honeylocust	DB
CCD	3	2 1/2"		Staphylea trifolia 'Shadblow'	Shadblow Serviceberry	DB
CCD	3	2 1/2"		Thuja occidentalis 'Fal Albei'	Fal Albei Blue Spruce	DB
CCD	3	2 1/2"		Thuja occidentalis 'Colorado Green'	Colorado Green Spruce	DB
CCD	3	2 1/2"		Amelanchier canadensis	Shadblow Serviceberry	DB/Clump
CCD	3	2 1/2"		Yew taxifolia 'Hicks Yew'	Hicks Yew	DB
CCD	3	2 1/2"		Thuja occidentalis 'Mission'	Mission Arborvitae	DB
CCD	3	2 1/2"		Thuja occidentalis 'Allium'	Summer Beauty Allium	DB
CCD	3	2 1/2"		Thuja occidentalis 'Feather Reed'	Feather Reed Grass	DB
CCD	3	2 1/2"		Thuja occidentalis 'Porcupine'	Porcupine Grass	DB
CCD	3	2 1/2"		Thuja occidentalis 'Norweld'	Norweld Switch Grass	DB
CCD	3	2 1/2"		Thuja occidentalis 'Little Bluestem'	Little Bluestem	DB
CCD	3	2 1/2"		Thuja occidentalis 'Prairie Droopseed'	Prairie Droopseed	DB
CCD	3	2 1/2"		Thuja occidentalis 'Fox Sedge'	Fox Sedge	DB
CCD	3	2 1/2"		Thuja occidentalis 'Blue Flag Iris'	Blue Flag Iris	DB
CCD	3	2 1/2"		Thuja occidentalis 'Prairie Bluetzelar'	Prairie Bluetzelar	DB
CCD	3	2 1/2"		Thuja occidentalis 'Switch Grass'	Switch Grass	DB
CCD	3	2 1/2"		Thuja occidentalis 'Golden Alexanders'	Golden Alexanders	DB

