



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA
228 MAIN STREET
May 3, 2018**

7:00 P.M.

- I. Roll Call
- II. Approval of the March 1, 2018 meeting minutes
- III. (#18-08) 521 Ladysmith Road
Variation - Rear Yard
Public Hearing
- IV. (#18-07) Zoning Ordinance Chapter 4A: Residential Districts
Text Amendment - Section 10-4A-2-C-2: Chicken (Poultry)
Public Hearing
- V. Old Business/New Business
- VI. Adjournment



Village of Bartlett
Zoning Board of Appeals Minutes
March 1, 2018

M. Werden called the meeting to order at 7:00 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen L. Hanson and J. Banno

Absent: None

Also Present: A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the January 4, 2018 meeting.

Motioned by: G. Koziol

Seconded by: J. Banno

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen, and J. Banno

Abstain: L. Hanson

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
March 1, 2018

Case (# 18-04) 165 W. Oak Glenn Drive

Variations:

- a) a 1 foot reduction from the required 35 foot front yard setback and
- b) a 9 foot reduction from the required 55 foot rear yard setback

PUBLIC HEARING

The following Exhibits were presented:

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

Petitioners **John & Dorothy Zabinski**, 165 W. Oak Glenn Drive were both sworn in by **M. Werden**.

John Zabinski stated when he purchased the house, they wanted to add a garage to the front of the house and convert the original garage into the master suite. During this process, **J. Zabinski** was advised by the Building Department that his home was non-conforming to the zoning requirements.

J. Zabinski stated he is running two businesses from his home. The first one being real estate and the other an architectural design/construction business. The main reason for the variations is that the home is only 1490 sq. ft. and extra space is needed for his businesses.

M. Werden asked if the home was conforming at the time it was built. **A. Zubko** stated it was, but the front yard was six inches over and this request is to fix it, for a one foot variation. **M. Werden** asked if there were any calls regarding this Public Hearing. **A. Zubko** stated there were no calls and the sign is posted.

M. Werden asked if any of the Commissioners had any questions or comments. **G. Koziol** asked if the rear variation was because of the change in the ordinance. **A. Zubko** stated yes, currently its non-conforming, this would make it a conforming lot. The petitioners would be able to make alterations to the home and the alterations will meet all of the setbacks that are already in place.

M. Werden opened the meeting to the Public. No one came forward.

A motion was made to pass a positive recommendation to the Village Board to approve item #18-04 for variations at 165 W. Oak Glenn Drive.

Motioned by: G. Koziol

Seconded by: J. Hanson

M. Werden closed the Public Hearing portion of the meeting.

Roll Call

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

Nays: None

The motion carried.

M. Werden advised the Petitioners to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.



**Village of Bartlett
Zoning Board of Appeals Minutes
March 1, 2018**

Old Business/ New Business

Angela Zubko stated there is nothing to report.

M. Werden asked if there was a motion to adjourn.

Motioned by: B. Bucaro

Seconded by: G. Koziol

All in favor.

Motion Carried

The meeting was adjourned at 7:05 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM

18-57

DATE: April 25, 2018
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Tyler Isham, CD/PW Management Analyst *TI*
RE: **(#18-08) Schafer – 521 Ladysmith Rd.**

PETITIONER

Darwin and Jessica Schafer

SUBJECT SITE

521 Ladysmith Road

REQUEST

Variation – Rear Yard

DISCUSSION

1. The subject property is zoned SR-3 (Suburban Residence).
2. The Petitioners are requesting a 14' variation from the required 35' rear yard to construct a screened porch on the rear of the house.
3. The existing deck will be demolished and the proposed addition would be built within the area of the existing deck.
4. The property has an irregular shape due to it being located on a partial cul-de-sac.
5. There is currently a 6' high solid wood fence along the perimeter of the rear yard, which backs up to Newport Boulevard.
6. The impervious surface ratio of this lot is currently 25%. The proposed addition will increase the impervious surface ratio for the house and other paved improvements to 27%, which complies with the 40% maximum impervious surface for a lot of this size.
7. If the variation is approved, the petitioners may apply for a building permit for the proposed addition.

RECOMMENDATION

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 a variation is 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 variation is 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 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.
- F. 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.
- G. 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.

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

Background material is attached for your review and consideration.

fji/attachments

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RECEIVED
COMMUNITY DEVELOPMENT

APR 09 2018

VILLAGE OF
BARTLETT

Darwin & Jessica Schafer
521 Ladysmith Rd.
Bartlett, IL 60103

April 9, 2018

President & Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Dear President & Board of Trustees of the Village of Bartlett:

My wife and I are recent residents of Bartlett, moving here from Palatine, IL in June of 2017. Since moving to Bartlett we have fallen in love with everything Bartlett has to offer for us and our budding family. Though my wife and I have gained many new "favorites" for what Bartlett has to offer, I know our 2-year-old daughter's favorite is 2 Toots in downtown!

In our short time in our new community we have quickly realized that we don't plan on moving again for a very long time (if ever!). One of our personal dreams of home ownership is to have a screen porch to enjoy the Chicagoland spring & fall weather along with the warm summer evenings. Unfortunately, when discussing with Don Fredericks the necessary buildings permits we would need to start on construction of such an improvement this year we discovered that due to the shape of our property that a rear yard building set-back variance would be needed.

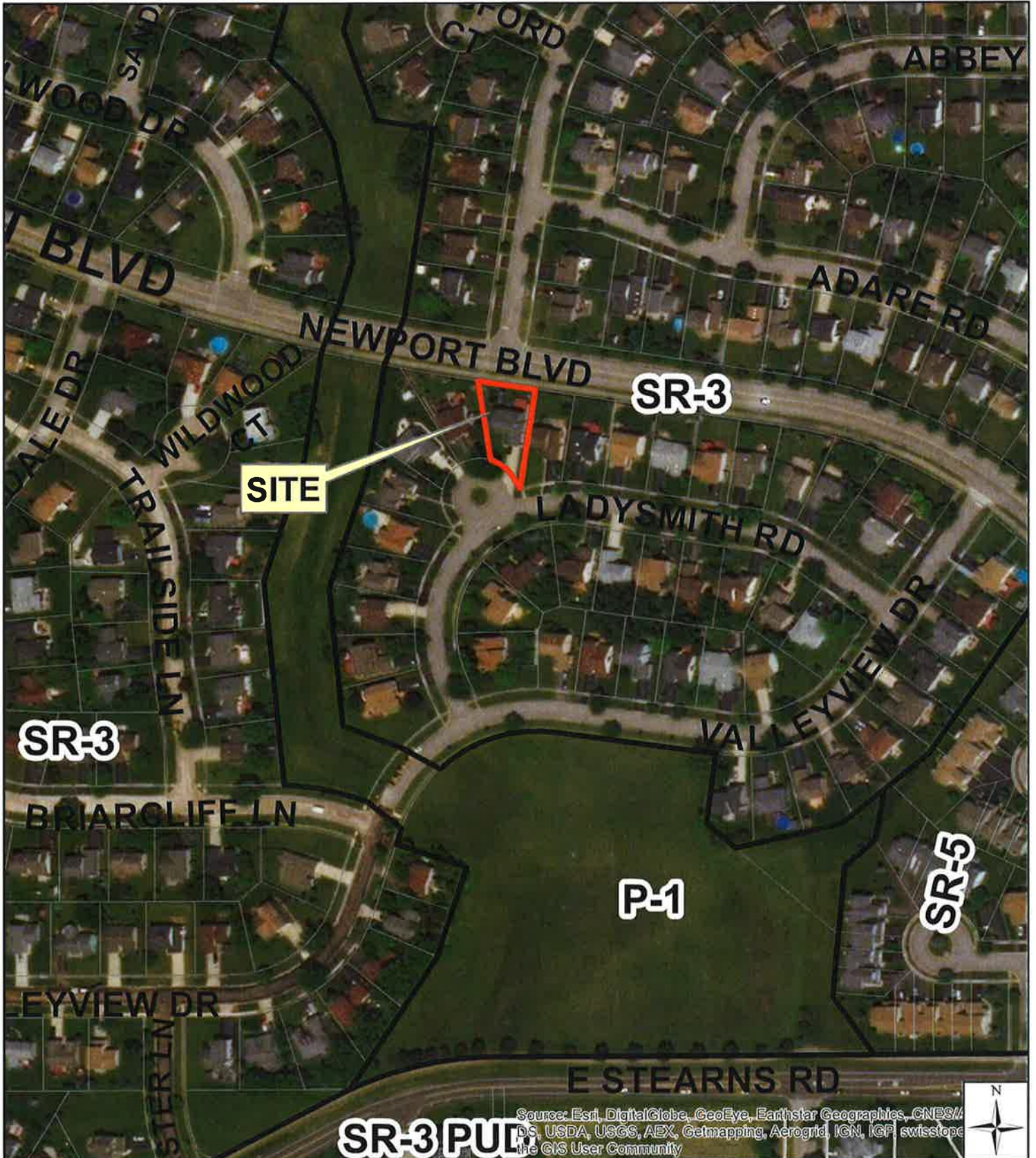
The shape of our property is pie-shaped with the front yard on the start of a partial cul-de-sac on Ladysmith Rd. This shape required that the original structure of our home be set-back further than the adjacent neighboring structures (see attached aerial image and survey plat) to meet the front yard 35' building set-back. Because of this particular physical shape of the property and placement of our house to meet the front yard set-back it is not possible to construct an improvement on the property, such as a 15' x 15' screen porch, without a variance to the rear yard set-back requirements.

The rear yard of our property is adjacent to Newport Blvd. and therefore we do not have adjacent rear neighbors. The entire extent of our property that borders Newport Blvd. already has a 6' tall, solid, wood fence. Our proposed screen porch is a single story structure and is not likely to be significantly visible from the public streets or neighboring properties.

The location of the approximately 15' x 15' proposed screen porch will be located where we plan to remove our existing 20' x 20' wood deck. The existing wood deck is dated and will require significant maintenance this year to continue to be used. Rather than rehabilitating the existing deck we would like to construct a screen porch for years of enjoyment.

ZONING/LOCATION MAP

521 Ladysmith Rd.
Case #18-08 - Variation



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

SR-3 PUD



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # 2018-08
RECEIVED
COMMUNITY DEVELOPMENT
APR 09 2018
VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Darwin Schafer

Street Address: 521 Ladysmith Rd

City, State: Bartlett, IL

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: Schafer Family Trust

Street Address: 521 Ladysmith Rd.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: *Darwin H. Schafer*

Date: 4/4/2018
4/4/2018

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

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

Reduce the Rear Yard Building Set-back from Newport Blvd. from 35' to 20' (15' Reduction)

PROPERTY INFORMATION

Common Address/General Location of Property: 521 Ladysmith Rd.

Property Index Number ("Tax PIN"/"Parcel ID"): 0101305045

Acreage: 0.21

Zoning: SR-3 (Refer to Official Zoning Map)

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

Attorney _____

Surveyor _____

Other _____

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: *Darwin H. Schafer* *Jessica Schaefer*

PRINT NAME: Darwin Schafer Jessica Schaefer

DATE: 4/4/2018 4/4/18

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**: Darwin Schafer

ADDRESS: 521 Ladysmith Rd.
Bartlett, IL 60103

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: *Darwin H. Schafer* *Jessica Schaefer*

DATE: 4/4/2018 4/4/18

EXACTA
ILLINOIS SURVEYORS INC

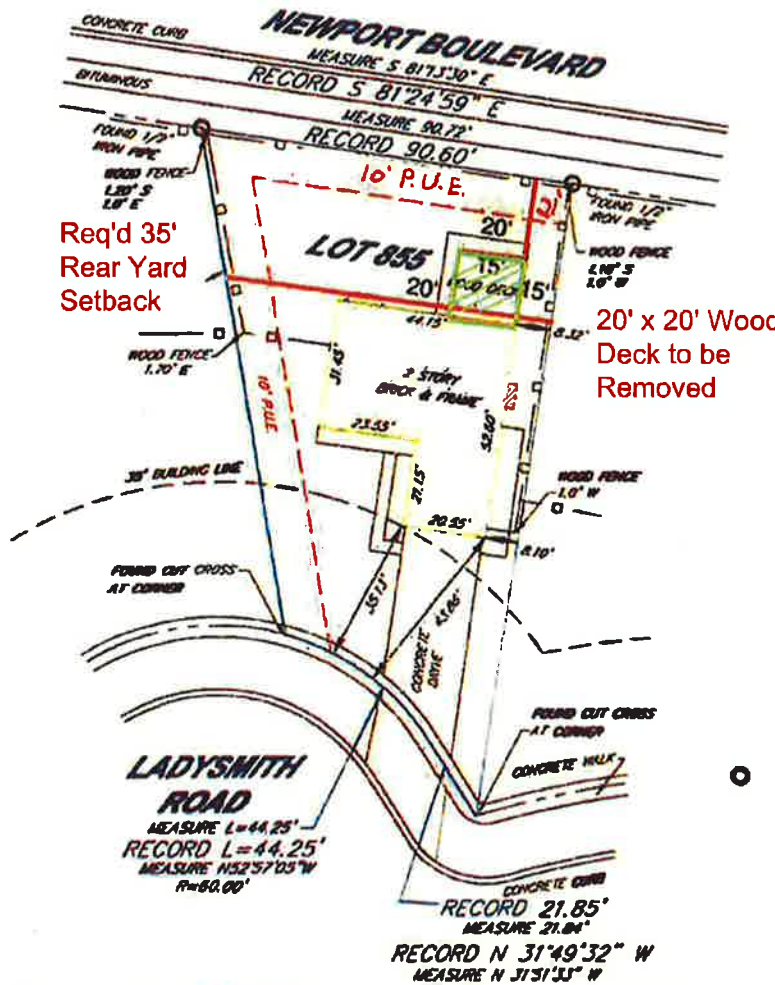


PROPERTY ADDRESS: 521 LADYSMITH ROAD BARTLETT, ILLINOIS 60103

SURVEY NUMBER: 1704.2707

FIELD WORK DATE: 5/15/2017

REVISION DATE(S): (REV.0 5/16/2017)



LOT 855 IN BARTLETT SUBDIVISION UNIT 1-K, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF MARCH 15, 1990 AS R90-031526, IN DUPAGE COUNTY, ILLINOIS.

Req'd 35'
Rear Yard
Setback

20' x 20' Wood
Deck to be
Removed

PLAT OF SURVEY



ASSUMED MERIDIAN
SCALE 1" = 40'



STATE OF ILLINOIS }
COUNTY OF DUPAGE }

WE, WILLIAM A. WORKMAN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MERIDIAN STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF MAY A.D., 2017.

W.A. Workman
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00380
BY LICENSE EXPIRES ON NOVEMBER 30, 2018
EXACTA LAND SURVEYORS LLP 8183








COMMUNITY DEVELOPMENT MEMORANDUM

18-55

DATE: April 23, 2018

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

FROM: Roberta Grill, Assistant Community Development Director 

RE: (#18-07) Zoning Ordinance Text Amendment

1. The Village of Bartlett approved the first Chicken License in the residential districts on April 3, 2017. **At that time the Village Board determined that the minimum lot size of 8,000 square feet would be required to issue a license for chickens.** The Village has issued 4 chicken licenses since that time.
2. One resident applied for a Chicken License and was denied due to the lot size falling below the 8,000 square foot requirement. The same resident reached out to Trustee Hopkins and asked to obtain a chicken license on a lot of less than 8,000 square feet (7,930 square feet). That resident asked if they could obtain a variance for the lot size requirement. Since there are no variance provisions in the Chicken Regulations (see below) a license could not be issued. The resident was informed that the Chicken License regulations would be reviewed prior to the March 21, 2019 sunset date.

TITLE 10-4A-2-C-2: CHICKENS (POULTRY)

Chickens (Poultry).

- a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a minimum of 8,000 square feet.
- b. A maximum of four (4) chickens shall be permitted on properties zoned and occupied for single family residential uses.
- c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
- d. An outdoor area a minimum of six (6) square feet per chicken will be required and a maximum of 100 total square feet will be permitted for both the covered enclosure/structure and outdoor area.
- e. All enclosures/structures shall be located a minimum of ten feet (10') from all lot lines.
- f. The structure shall contain insulated walls and/or an insulated blanket shall cover the structure during the winter months.
- g. All chickens and enclosures/structures shall be kept/located in the rear yard only.
- h. All areas where hens are kept shall be clean and well maintained with little to no accumulation of waste. In addition, all areas where

hens are kept shall not produce or cause odors that are detectable on adjacent properties.

- i. Roosters are prohibited.
- j. No slaughtering.
- k. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
- l. An initial building permit shall be required for all enclosures/structures associated with the raising of chickens. A building inspection/approval is required prior to obtaining a chicken license.
- m. A chicken license issued by the Village with a one-time fee of \$25 shall be required prior to purchasing the chickens. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
- n. Proof of registration with the Illinois Department of Agriculture will be required with the annual license.
- o. A maximum of 25 residential zoning lots will be licensed to have chickens in the Village at one time.
- p. The provisions of this subsection C2 shall sunset and be automatically repealed on March 21, 2019, unless on or before said date, the Corporate Authorities pass an ordinance extending the provisions of this section and repeal the sunset clause.

3. The one year anniversary date of the issuance of the first Chicken License was April 3, 2018.

4. The Village Board Committee reviewed the existing regulations pertaining to chickens (Chapter 4A:Residential Districts) at their meeting on April 3, 2018 and made the following recommendations for the Zoning Board of Appeals to review:

- *Reduce the minimum single family residential lot size to 6,000 square feet from the current minimum of 8,000 square feet;*
- *Extend the sunset clause for three (3) additional years to 2022 from the original date of 2019.*

5. The Staff would also like to recommend deleting the following language from the existing regulations since registration with the Department of Agriculture is only required for beekeeping:

- *n. Proof of registration with the Illinois Department of Agriculture will be required with the annual license.*

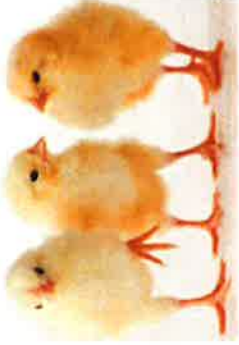
6. The proposed amendments would be as follows:

TITLE 10-4A-2-C-2: CHICKENS (POULTRY) PROPOSED AMENDMENTS

2. Chickens (Poultry).

- a. The raising/keeping of chickens shall be permitted on residential zoning lots containing a minimum of 8,000 **6,000** square feet.
- b. A maximum of four (4) chickens shall be permitted on properties zoned and occupied for single family residential uses.
- c. All chickens shall be kept within a covered enclosure/structure with an attached covered/enclosed outdoor area to prevent chickens from encroaching onto neighboring properties.
- d. An outdoor area a minimum of six (6) square feet per chicken will be required and a maximum of 100 total square feet will be permitted for both the covered enclosure/structure and outdoor area.
- e. All enclosures/structures shall be located a minimum of ten feet (10') from all lot lines.
- f. The structure shall contain insulated walls and/or an insulated blanket shall cover the structure during the winter months.
- g. All chickens and enclosures/structures shall be kept/located in the rear yard only.
- h. All areas where hens are kept shall be clean and well maintained with little to no accumulation of waste. In addition, all areas where hens are kept shall not produce or cause odors that are detectable on adjacent properties.
- i. Roosters are prohibited.
- j. No slaughtering.
- k. No other poultry, including but not limited to geese, ducks and turkeys shall be kept on the property.
- l. An initial building permit shall be required for all enclosures/structures associated with the raising of chickens. A building inspection/approval is required prior to obtaining a chicken license.
- m. A chicken license issued by the Village with a one-time fee of \$25 shall be required prior to purchasing the chickens. A renewal license shall be required each year thereafter, with no additional fee or building inspection required.
- n. ~~Proof of registration with the Illinois Department of Agriculture will be required with the annual license.~~
- o. A maximum of 25 residential zoning lots will be licensed to have chickens in the Village at one time.
- p. The provisions of this subsection C2 shall sunset and be automatically repealed on March 21, ~~2019~~**2022**, unless on or before said date, the Corporate Authorities pass an ordinance extending the provisions of this section and repeal the sunset clause.

7. A Location Map of the current Chicken Licenses, a sample Chicken License and Minutes from the Zoning Board of Appeals meeting conducted on February 2, 2017 are attached for your review.



RESIDENTIAL CHICKEN LICENSE

THIS CERTIFIES THAT

228 No Roosters Boulevard

Satisfies all of the Village's Requirements and has Received
a Building Permit for an Accessory Structure to House a Total of

4 CHICKENS

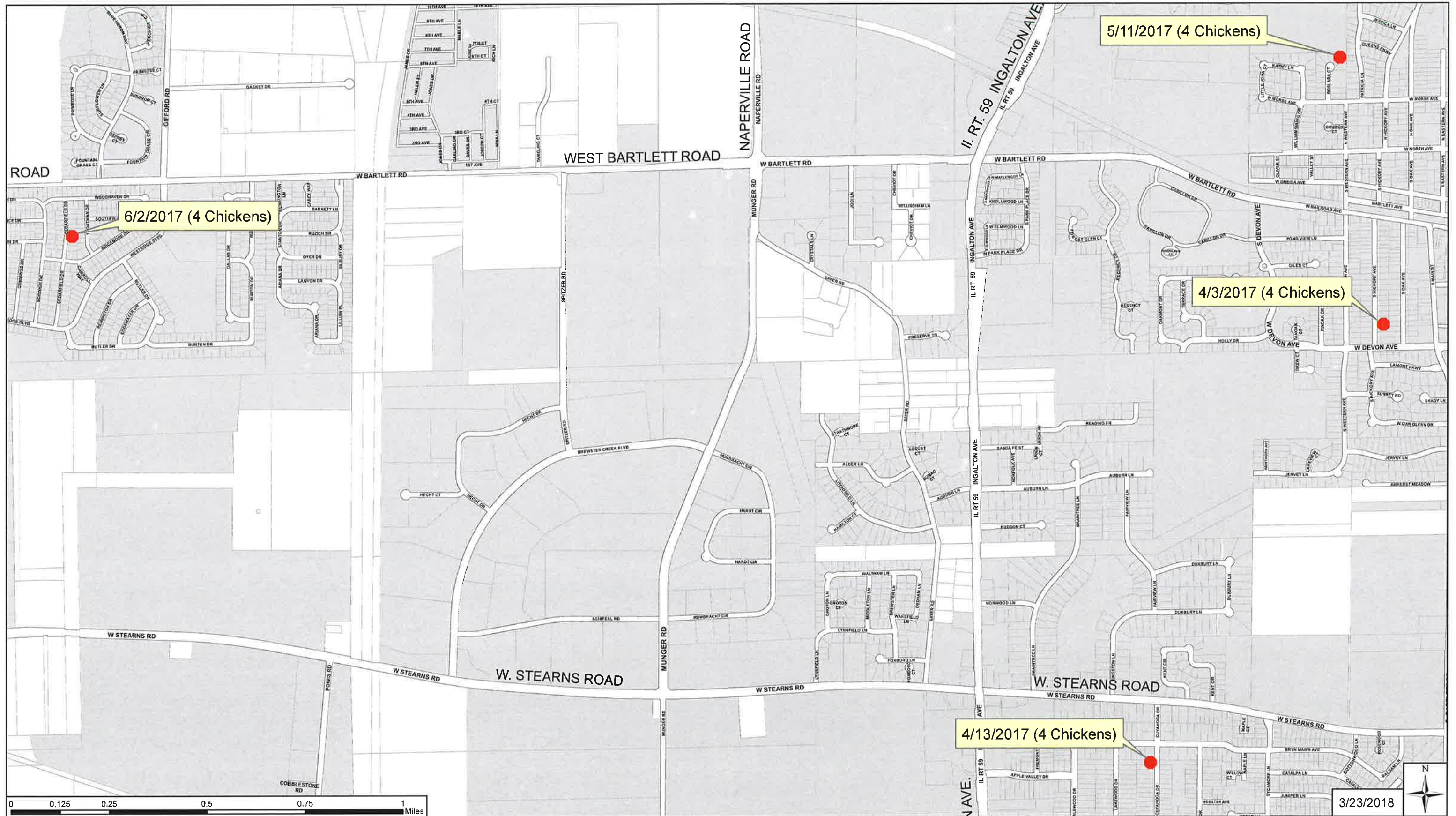
On the Property Listed Above.

Therefore, this License is Issued

this Third Day of May, 2018.



CHICKEN LICENSES



0 0.125 0.25 0.5 0.75 1 Miles

3/23/2018

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BEFORE THE VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS

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

REPORT OF PROCEEDINGS

February 2, 2017
7:00 P.M.

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

PRESENT:

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

1 **ALSO PRESENT:**

2 MR. JIM PLONCZYNSKI, Community Development
3 Director.

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

6 MS. ANGELA ZUBKO, Village Planner.

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

5 Please call the roll.

6 MR. PLONCZYNSKI: Mike Werden.

7 CHAIRMAN WERDEN: Here.

8 MR. PLONCZYNSKI: Linda Hanson.

9 MS. L. HANSON: Here.

10 MR. PLONCZYNSKI: George Koziol.

11 MR. KOZIOL: Here.

12 MR. PLONCZYNSKI: Joe Banno.

13 MR. BANNO: Here.

14 MR. PLONCZYNSKI: Bob Bucaro.

15 MR. BUCARO: Here.

16 MR. PLONCZYNSKI: Patricia Hanson.

17 MS. P. HANSON: Here.

18 MR. PLONCZYNSKI: We have a quorum.

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

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

1 MR. KOZIOL: Second.

2 CHAIRMAN WERDEN: It's moved by Patti.

3 Seconded by George. Please call the roll.

4 MR. PLONCZYNSKI: Patti Hanson.

5 MS. P. HANSON: Yes.

6 MR. PLONCZYNSKI: George Koziol.

7 MR. KOZIOL: Yes.

8 MR. PLONCZYNSKI: Linda Hanson.

9 MS. L. HANSON: Yes.

10 MR. PLONCZYNSKI: Bob Bucaro.

11 MR. BUCARO: Yes.

12 MR. PLONCZYNSKI: Joe Banno.

13 MR. BANNO: Yes.

14 MR. PLONCZYNSKI: Mike Werden.

15 CHAIRMAN WERDEN: Yes.

16 MR. PLONCZYNSKI: Minutes are approved.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 (Indicating.)

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

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

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

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

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

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

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

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

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

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

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

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

8 MS. GRILL: Just barely, yes.

9 MS. P. HANSON: Wow.

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

24 CHAIRMAN WERDEN: There were a lot of good

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

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

15 CHAIRMAN WERDEN: I mean, is that --

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

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

24 MS. GRILL: Somebody owns the property. Even

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

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

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

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

1 MS. P. HANSON: Chicken coop.

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

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

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

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

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

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

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

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

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

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

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

18 MS. GRILL: That's correct.

19 MR. PLONCZYNSKI: Yeah.

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

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

1 MR. KOZIOL: Uh-huh.

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

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

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

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

15 MS. P. HANSON: Wow.

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

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

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

23 MS. GRILL: That's correct.

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

1 CHAIRMAN WERDEN: You can have more chickens.

2 MR. PLONCZYNSKI: They're smaller usually.

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

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

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

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

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

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

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

12 MS. GRILL: It's possible.

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

19 MR. BUCARO: I agree with that.

20 MS. L. HANSON: So do I.

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

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

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

15 MS. GRILL: Right.

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

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

24 MS. P. HANSON: Chicken waste.

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

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

7 MS. L. HANSON: Okay.

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

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

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

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

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

13 MR. PLONCZYNSKI: Lot similar --

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

15 MR. PLONCZYNSKI: Right.

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

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

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

1 if --

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

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

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

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

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

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

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

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

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

20 MS. GRILL: Geese.

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

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

1 MR. PLONCZYNSKI: Right, grass is --

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

3 MR. PLONCZYNSKI: Correct.

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

7 MS. P. HANSON: Okay.

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

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

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

24 MR. PLONCZYNSKI: Revoking the license?

1 MR. BUCARO: Well, yeah.

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

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

7 MR. PLONCZYNSKI: That's possible.

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

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

12 MS. GRILL: No.

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

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

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

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

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

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

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

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

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

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

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

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

19 CHAIRMAN WERDEN: Okay.

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

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

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

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

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

1 MS. GRILL: That is correct. Yes.

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

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

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

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

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

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

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

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

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

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

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

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

3 MS. GRILL: That's correct.

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

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

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

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

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

1 idea.

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

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

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

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

6 MS. P. HANSON: I absolutely agree.

7 MR. KOZIOL: I would probably vote no.

8 CHAIRMAN WERDEN: Yeah, definitely.
9 Definitely.

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

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

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

4 MS. GRILL: At large.

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

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

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

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

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

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

16 MS. GRILL: Okay.

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

21 MS. GRILL: No.

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

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

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

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

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

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

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

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

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

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

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

12 MS. P. HANSON: Green space.

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

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

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

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

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

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

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

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

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

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

17 MR. PLONCZYNSKI: Nancy Blondin.

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

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

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

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

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

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

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

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

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

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

1 know if you had any other specific questions.

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

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

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

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

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

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

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

1 it's airborne.

2 MS. BLONDIN: It's inhaled spores.

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

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

20 CHAIRMAN WERDEN: Any other questions?

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

22 MS. BLONDIN: Okay. Thanks.

23 MR. PLONCZYNSKI: Jennifer Rasmussen.

24 MS. RASMUSSEN: Jennifer Rasmussen, 361 South

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

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

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

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

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

1 of the rodents out.

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

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

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

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

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

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

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

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

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

14 MS. RASMUSSEN: Right.

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

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

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

24 MS. GRILL: Right.

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

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

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

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

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

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

1 think you guys have the option, right?

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

8 MS. RASMUSSEN: They're not fresh.

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

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

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

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

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

1 and then are you going to eat them?

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

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

6 MS. RASMUSSEN: You eat their eggs.

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

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

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

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

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

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

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

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

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

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

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

24 You don't want the draft in the coop

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

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

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

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

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

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

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

21 MS. RASMUSSEN: Uh-huh.

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

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

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

7 MS. RASMUSSEN: Uh-huh.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 deals in chickens, which they do have those.

2 MR. KOZIOL: Okay.

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

5 MS. RASMUSSEN: I'm done.

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

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

10 MR. PLONCZYNSKI: Okay. Then Laura Fazio.

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

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

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

23 (Raising hands.)

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

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

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

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

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

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

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

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

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

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

19 MR. BUCARO: That is a good idea.

20 CHAIRMAN WERDEN: Do you have any other names?

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

24 CHAIRMAN WERDEN: Okay. I guess at this point

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

3 MS. GRILL: You might want to.

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

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

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

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

24 MR. PLONCZYNSKI: So in your recommendation,

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

9 CHAIRMAN WERDEN: Okay.

10 MR. PLONCZYNSKI: How's that sound?

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

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

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

1 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 MR. KOZIOL: Yes.

2 MR. PLONCZYNSKI: Mike Werden.

3 CHAIRMAN WERDEN: Yes.

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

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

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

9 MR. PLONCZYNSKI: One hive per acre.

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

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

14 MS. GRILL: 8,000.

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

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

22 MR. BANNO: I will second that motion.

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

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

2 Any further discussion?

3 Please call the roll.

4 MR. PLONCZYNSKI: Patti Hanson.

5 MS. P. HANSON: No.

6 MR. PLONCZYNSKI: Joe Banno.

7 MR. BANNO: No.

8 MR. PLONCZYNSKI: Bob Bucaro.

9 MR. BUCARO: No.

10 MR. PLONCZYNSKI: Linda Hanson.

11 MS. L. HANSON: No.

12 MR. PLONCZYNSKI: George Koziol.

13 THE WITNESS: No.

14 MR. PLONCZYNSKI: Mike Werden.

15 CHAIRMAN WERDEN: No.

16 MR. PLONCZYNSKI: Motion failed.

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

18 allow raising chickens in a chicken coop in a

19 residential property of one quarter acre.

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

21 something like that.

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

23 acre, so it's -- yeah.

24 MS. GRILL: Staff would prefer if we could

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

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

4 MR. PLONCZYNSKI: Okay.

5 MR. KOZIOL: Second.

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

8 MS. GRILL: Just slightly.

9 MS. P. HANSON: Yeah.

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

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

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

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

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

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

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

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

1 Any further discussion?

2 Please call the roll.

3 MR. PLONCZYNSKI: Patti Hanson.

4 MS. P. HANSON: No.

5 MR. PLONCZYNSKI: George Koziol.

6 MR. KOZIOL: No.

7 MR. PLONCZYNSKI: Joe Banno.

8 MR. BANNO: No.

9 MR. PLONCZYNSKI: Bob Bucaro.

10 MR. BUCARO: No.

11 MR. PLONCZYNSKI: Linda Hanson.

12 MS. L. HANSON: No.

13 MR. PLONCZYNSKI: Mike Werden.

14 CHAIRMAN WERDEN: No.

15 MR. PLONCZYNSKI: Motion failed.

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

17 allow chicken cooping on 4,000 --

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

19 is how many square feet are in an acre.

20 MR. BUCARO: I would suggest a half acre

21 first.

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

23 that you be allowed to raise chickens in the

24 village of Bartlett on a residential lot of the

1 size of a half acre, which is --

2 MS. GRILL: 20,000.

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

5 MR. BUCARO: I'll second.

6 CHAIRMAN WERDEN: Okay. Seconded by Bob.

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

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

10 Further discussion?

11 Okay. Please call the roll.

12 MR. PLONCZYNSKI: Patti Hanson.

13 MS. P. HANSON: No.

14 MR. PLONCZYNSKI: Bob Bucaro.

15 MR. BUCARO: Yes.

16 MR. PLONCZYNSKI: Joe Banno.

17 MR. BANNO: No.

18 MR. PLONCZYNSKI: Linda Hanson.

19 MS. L. HANSON: No.

20 MR. PLONCZYNSKI: George Koziol.

21 MR. KOZIOL: Yes.

22 MR. PLONCZYNSKI: Mike Werden.

23 CHAIRMAN WERDEN: Yes.

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

1 three.

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

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

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

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

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

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

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

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

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

17 CHAIRMAN WERDEN: Let's do that.

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

24 MR. PLONCZYNSKI: I think with the pools it

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

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

11 MS. GRILL: Calculations.

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

13 MS. L. HANSON: I second.

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

17 MS. P. HANSON: Correct.

18 CHAIRMAN WERDEN: Any further discussion?

19 Okay. Please call the roll.

20 MR. PLONCZYNSKI: Patti Hanson.

21 MS. P. HANSON: Yes.

22 MR. PLONCZYNSKI: Linda Hanson.

23 MS. L. HANSON: Yes.

24 MR. PLONCZYNSKI: Joe Banno.

1 MR. BANNO: Yes.

2 MR. PLONCZYNSKI: Bob Bucaro.

3 MR. BUCARO: No.

4 MR. PLONCZYNSKI: George Koziol.

5 MR. KOZIOL: Yes.

6 MR. PLONCZYNSKI: Mike Werden.

7 CHAIRMAN WERDEN: Yes.

8 MR. PLONCZYNSKI: Motion carried.

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

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

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

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

16 MS. ZUBKO: We have to redo that.

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

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

21 MS. GRILL: Impervious.

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

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

1 MS. ZUBKO: As it currently is written.

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

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

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

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

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

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

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

13 MS. L. HANSON: Second.

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

16 CHAIRMAN WERDEN: Linda, you accept that?

17 MS. L. HANSON: Yes. Second.

18 CHAIRMAN WERDEN: Okay. So --

19 MS. GRILL: Let's vote again.

20 CHAIRMAN WERDEN: Let's vote again.

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

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

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

3 MR. PLONCZYNSKI: Okay. Then Patti Hanson.

4 MS. P. HANSON: Yes.

5 MR. PLONCZYNSKI: Linda Hanson.

6 MS. L. HANSON: Yes.

7 MR. PLONCZYNSKI: Joe Banno.

8 MR. BANNO: Yes.

9 MR. PLONCZYNSKI: Bob Bucaro.

10 MR. BUCARO: Yes.

11 MR. PLONCZYNSKI: George Koziol.

12 MR. KOZIOL: Yes.

13 MR. PLONCZYNSKI: And Mike Werden.

14 CHAIRMAN WERDEN: Yes.

15 MR. PLONCZYNSKI: Motion carried.

16 CHAIRMAN WERDEN: Okay. Any new business?

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

1 known her for over the years.

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

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

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

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

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

16 MS. P. HANSON: So moved.

17 MR. KOZIOL: Second.

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

19 All in favor?

20 (A chorus of ayes.)

21 (Proceedings concluded at

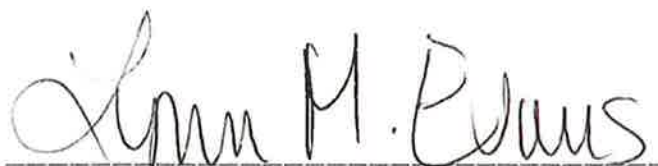
22 8:38 p.m.)

23

24

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

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 

15
16 LYNN M. EVANS, CSR
CSR No. 084-003473