

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**OCTOBER 1, 2012**

**1. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Village Hall, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Trzupsek.

ROLL CALL was noted as follows:

PRESENT: 6 – Cronin, Franzese, Bolos, Stratis, Grunsten, and Trzupsek

ABSENT: 0 – None

Also present was Community Development Director Doug Pollock.

**2. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to approve minutes of the August 6, 2012 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Cronin, Franzese, Bolos, Stratis, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

**3. PUBLIC HEARINGS**

Chairman Trzupsek confirmed all present who wished to give testimony at the public hearing and introduced the public hearing as follows.

**A. V-02-2012: 5900 Grant Street; Variation**

Chairman Trzupsek announced that the petitioner has withdrawn this request and no further action is necessary by the Plan Commission.

**B. Z-19-2012: Zoning Ordinance Text Amendment – Backyard Chickens**

Chairman Trzupsek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The Plan Commission received a letter from a resident asking the Village to consider an amendment to the Zoning Ordinance that would allow the keeping of chickens on single-family residential

properties in the Village. In response, the Plan Commission requested authorization from the Board to hold a public hearing and that request was approved. The resident making this request has submitted detailed information about keeping chickens for domestic use. As evidenced by the attached list of Villages that have allowed backyard chickens in residential districts, this is a popular trend.

Mr. Pollock noted that the staff report provides a detailed list of questions and issues that staff recommends be addressed if the Commission is inclined to recommend an amendment allowing backyard chickens.

Chairman Trzupek asked for comments from the public.

Mr. Chris Herringshaw, 8150 Steepleside Drive, said that he would like to keep 3 or 4 hens in his backyard for two purposes; to provide fresh, organic eggs for his family and as a teaching tool for his children. He said he would keep the hens in a fully enclosed coop with an enclosed running area for the hens. He said he would not slaughter the chickens.

There being no additional comments from the general public, Chairman Trzupek asked for questions and comments from the Plan Commission.

Chairman Trzupek asked for clarification on the number of animals and the minimum lot size in the current ordinance. Mr. Pollock said that the minimum lot size is 5 acres but that there can be one animal per 20,000 square feet of lot area.

Commissioner Cronin asked Mr. Herringshaw how large is his property. Mr. Herringshaw said his lot is 1.5 acres.

Commissioner Cronin said that the minimum lot area would have to be reduced to 1.5 acres and wondered if that was too small for chickens. In response, Mr. Herringshaw said that the City of Chicago allows back yard chickens on much smaller lots. He said that as long as the chickens have shelter and a place to run, they should be ok.

Commissioner Franzese asked if chickens were allowed, how many accessory structures would then be allowed. Mr. Pollock said that he would recommend that chicken coops be considered another accessory building and therefore, the chicken coop and one other accessory building would be allowed.

Commissioner Franzese asked if chicken wire would be used, how predators would be kept away, and how coops would be made rodent proof. Mr. Herringshaw said that hardware is used and buried into the ground at least six inches to keep predators away and that there are rodent proof feeders available for sale.

Commissioner Bolos said she is concerned that other owners would not be as responsible and allowing chickens may cause problems. She noted that she recently visited a chicken coop and it smelled bad. She also asked about salmonella and how that would be

controlled. Mr. Herringshaw said that the risk was no greater than from a pet or any wild animal and that if the coops are kept clean there should be no significant issues.

Commissioners Stratis asked about the economics of raising backyard chickens. Mr. Herringshaw said that the chickens are purchased at toddler age for about \$4 each and the coops cost about \$400 to \$500. He said feed is cheaper than that for an average dog. He said that each chicken will live 8 to 10 years and produce 500 to 600 eggs. He confirmed that with four chickens it would not be for commercial purposes.

Commissioner Grunsten asked if other Villages were allowing chickens on smaller lots. Mr. Pollock said that Western Springs allows chickens and their largest lots are smaller than the smallest lots in Burr Ridge. He noted other communities with much higher densities including the City of Chicago.

Commissioner Grunsten asked if the chickens attempt to run away when the coops are being accessed. Mr. Herringshaw said they usually try to hide in the coop and he has never seen one try to escape.

Commissioner Bolos asked how long an unattended egg would last before rotting. Mr. Herringshaw said about one week.

Chairman Trzupke asked if they would be selling eggs. Mr. Herringshaw said no.

Commissioner Cronin said that the Hanson Center has chickens within 200 feet of his house and he does not notice any smells or other adverse impacts.

In response to Chairman Trzupke, the Commissioners indicated that they should continue the hearing and consider a draft amendment at the next meeting. Chairman Trzupke went through the questions asked in the staff report as follows:

Should chickens be allowed on all residential properties or should they be classified as a special use? The Commissioners indicated that they should be permitted. Mr. Pollock explained that he would be concerned about inconsistencies if chickens were considered a special use.

Should there be a minimum lot size for back yard chickens? Commissioner Franzese suggested one acre and there was general consensus from the rest of the Commission

Chairman Trzupke suggested and the Commission agreed that there should be a maximum of four chickens and that roosters should be prohibited.

Commissioner Stratis suggested that the type of enclosure should be clearly defined, that chickens must be kept inside the enclosure and that the enclosure should also be required to be sufficient to prevent access by wild animals.

Commissioner Bolos added that a permit should be required for the enclosure and Commissioner Franzese said that the open run area should have hardware wire that is buried at least six inches into the ground.

Chairman Trzupek asked if the Commission agreed that slaughtering of chickens should be prohibited. The Commissioners agreed.

Commissioner Bolos added that enclosures would be predator proof with adequate food storage and there would be no fighting animals allowed.

Chairman Trzupek asked what setbacks for enclosures should be required. Mr. Pollock said that other buildings are required to have a 10 foot rear yard setback and a 10 to 20 foot side yard setback depending on the district.

Chairman Trzupek suggested a 50 foot rear setback and a 30 foot side yard setback.

There being no further questions or comments, Chairman Trzupek asked for a motion to close the public hearing.

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Cronin to continue the public hearing for Z-19-2012 to October 15, 2012.

ROLL CALL VOTE was as follows:

AYES: 6 – Bolos, Cronin, Franzese, Stratis, Grunsten, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

**C. V-03-2012: 7749 Grant Street (Dearborn Tool); Variations**

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The petitioner seeks to construct an addition to an existing industrial building. The petitioner operates a machine tool company at this location. The following zoning variations are necessary for the proposed addition: a variation to permit a building addition with a total floor area ratio of 0.445 rather than the maximum permitted floor area ratio of 0.4; a variation to permit a loading area in a corner side yard (adjacent to Rockwell Court); a variation to permit a building addition without full compliance with the parking lot curbing and landscaping requirements.

Chairman Trzupek asked the petitioner for comments.

Mr. Anthony Hadley stated that he has owned and operated a machine tool business at 7749 Grant Street since 1979. He said he had always intended to add onto the building since the floor area ratio was higher before 1997. He said his business needs to expand but he cannot split the operations and expand in another location without abandoning the current location. He said the addition is also to be able to move the legally non-

conforming dumpsters inside the building and to move the primary loading dock to the less busy Rockwell Court side of the building.

Chairman Trzupsek asked if there was anyone in attendance to speak on this matter. There were none.

Chairman Trzupsek asked the Plan Commission for questions and comments.

Commissioner Grunsten asked if the addition would match the brick and design of the existing building. Mr. Roger DeVito, architect for the petitioner, said that he would try to match the brick as best that he could and that the addition is designed to match the existing building.

Commissioner Stratis asked about rooftop screening. Mr. Pollock explained that screening of rooftop equipment is required for the addition. Commissioner Stratis suggested that the petitioner consider screening the existing rooftop equipment as well.

Commissioner Bolos asked an earlier comment made by Mr. Hadley about the dumpsters leaking. Mr. Hadley said the leaking is from when rain gets inside the dumpsters. He said the materials in the dumpsters are not toxic but that this problem would be eliminated once the dumpsters are moved inside.

Commissioner Franzese asked about when the outside storage would be removed and if the regular trash dumpster would be screened. Mr. Hadley said the storage would move inside as soon as the addition is completed and that he would erect the required enclosure for the trash dumpster.

In response to Commissioner Cronin, Mr. Hadley said he has 26 employees and has sufficient parking for all employees.

Chairman Trzupsek confirmed that the footprint of the building complies with the 0.4 FAR and only the inclusion of a second floor mezzanine level puts them over the maximum FAR.

There being no further questions or comments, Chairman Trzupsek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Bolos to close the public hearing for V-03-2012.

ROLL CALL VOTE was as follows:

AYES: 6 – Cronin, Bolos, Franzese, Stratis, Grunsten, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to adopt the petitioner's findings of fact for V-03-2012 and to recommend that the

Board of Trustees approve the following variations from the Zoning Ordinance: Section X.F.4 to permit a building addition with a total floor area ratio of 0.445 rather than the maximum permitted floor area ratio of 0.4; Section XI.D.1.a to permit a loading area in a corner side yard (Rockwell Court); and Sections XI.C.9.b(1) and XI.C.11 to permit a building addition without full compliance with the parking lot curbing and landscaping requirements subject to compliance with the following conditions:

- A. The variations shall be limited to the proposed addition as shown on the submitted plans.
- B. Loading at the Grant Street loading bay shall be limited to trucks entering and leaving the building. There shall be no outside loading at the Grant Street loading door.
- C. Curbing shall be provided around all new driveways and around the parking lot on the north wide of the building.
- D. The Rockwell Court driveway shall conform to the Zoning Ordinance width requirements. Final driveway plans shall be subject to staff review and approval.

ROLL CALL VOTE was as follows:

AYES: 6 – Franzese, Cronin, Bolos, Stratis, Grunsten, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

#### 4. CORRESPONDENCE

There was no discussion regarding the correspondence.

#### 5. OTHER CONSIDERATIONS

There were no other considerations scheduled.

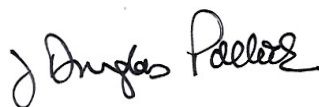
#### 6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek noted that the next meeting is scheduled for October 15, 2012.

#### 7. ADJOURNMENT

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to **ADJOURN** the meeting at 8:45p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted: \_\_\_\_\_



J. Douglas Pollock, AICP

October 15, 2012