

**MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
OCTOBER 20, 2010**

Council Chambers, Spring Grove, Illinois, October 20, 2010; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Commissioners Joe Broz Sr., Mike Bukolt, Ed Glavin, Bill Greenhill, Carla MacKey, and Lloyd Simonson - 6. Absent: Chairperson Mike Gajewski - 1. Also present for the Village were Sandi Rusher, Village Clerk and Trent Turner, Building and Zoning Officer.

Commissioner Bukolt served as the Temporary Chair due to the absence of Chairperson Gajewski.

Approval of the September 22, 2010 Regular Minutes. The commission requested two minor amendments to the minutes. Commissioner MacKey moved, seconded by Commissioner Greenhill to approve the minutes from the September 22, 2010 meeting as amended. All ayes, motion carried.

Public Hearing – Repealing and replacing the entire text of the current Zoning Ordinance of the Village with a comprehensive new Zoning Ordinance.

Motion to Reconvene Public Hearing. Commissioner Simonson moved, seconded by Commissioner Broz to reconvene the Public Hearing. All ayes, motion carried. The hearing reconvened at 6:02 p.m.

Review of Zoning Ordinance and Appendices. Village staff is still working on amendments to the industrial text based on the input of an industrial user given to the Village Board.

Discussion Regarding Allowing Chickens in Residential Zoned Properties.

Salvatore and Irene Mistretta, residents of 2606 Oak Valley Drive, asked the commission to consider allowing chickens in residential areas due to our larger sized lots. There are cities and communities in the area that allow backyard chickens, including Chicago, Evanston, Arlington Heights, and Oak Park. The Mistrettas have five hens and a rooster at their second home in Tennessee and have a lot of enjoyment with them. They treat them like pets and they are the focal point of visitors. Hens require minimal maintenance, beyond making sure they have water, are fed and their eggs are collected. Hens lay one egg per day or every other day and do not need a rooster to lay eggs if there are six of them. The space needed for a few hens would be no bigger than 20' x 20'. They would be kept within a fenced in area and go inside the coop at night. Hens are very quiet and many urban cities do not allow roosters because of their crowing. Chickens also provide natural insect control.

In response to an inquiry, Zoning Officer Turner stated the raising of farm animals, such as a hen, is not permissible in residential zoned districts, but is permissible in the A-1, Agricultural zoning district per the current Zoning Ordinance and the proposed Zoning Ordinance.



Commission discussion then followed. The commission questioned if hens could safely exist in residential areas since coyotes are more prevalent in rural areas, such as Spring Grove, than say Evanston. The commission further questioned how many residents within the village are in favor of allowing hens in residential areas and how would the village control the safety and sale of eggs. If residents want fresh eggs there are farms in the area that sell them to the public. A chicken coop would be considered an accessory building and only one such building is allowed per lot. The commission stated the size of the lot needs to be taken into consideration as well as neighbor approval should hens be permissible. In addition, a subdivision's covenants may not permit the keeping of farm animals.

Commissioners Broz, Bukolt, Glavin, MacKey and Simonson were not in favor of allowing hens in residential areas. They voiced concern with chickens wandering off the property, attracting coyotes and other rodents and producing an odor. In addition, they had concerns about owners releasing the hens in residential neighborhoods when they did not want them anymore. Commissioner Greenhill was in favor of allowing hens.

Zoning Officer Turner commented the enforcement of such an ordinance could be a hardship on the village because staff levels are considerably minimal compared to the larger urban communities who have abundant staff. In addition, permitting hens could open up requests for other farms animals.

Temporary Chair Bukolt then polled the commission if hens should be allowed in residential area. Commissioners Broz, Bukolt, Glavin, MacKey and Simonson opposed allowing hens in residential areas either as a permitted or special use due to the concerns expressed herein. Commissioner Greenhill supported allowing hens in residential areas. The Village Board should advise the commission if they want this matter further pursued.

Public Comment. *Temporary Chair Bukolt then opened the hearing up for comments by the public.* There was no one from the public who wished to speak.

Motion to Continue Public Hearing. Commissioner Glavin moved, seconded by Commissioner MacKey to continue the public hearing until November 10, 2010 at 6:00 p.m. All ayes, motion carried.

There being no further business before the commission, Commissioner Greenhill moved, seconded by Commissioner Simonson to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 6:47 p.m.

Respectfully submitted,

Sandi Rusher, Village Clerk