CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Tom Casey, Brian Leonard, Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson, Budd Wormley and two vacancies (Big Grove Township & Oswego Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of minutes from the September 24, 2014 meeting

PETITIONS

1. 14-35 Daron & Kimberly Spicher
   Request Rezoning
   Purpose Rezone 3 acres of property from A-1 to R-1 to build a house
   Location South side of Plattville Road, east of Ashley Road in the Village of Plattville

2. 14-33 Bee Keeping
   Request Text Amendment
   Purpose Text Amendment to allow bee keeping in the residential (R-1, R-2 and R-3) districts

3. 14-37 Home Occupations- Landscape Businesses
   Request Text Amendment
   Purpose Text Amendment to not allow landscape businesses as home occupations

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-26 Critter Care- Passed on 10.21.14
14-28 Hively Landscaping- Withdrew petition due to Plainfield denying request
14-25 Medical Cannabis Distribution Center- Approved on 11.18.14 (manufacturing districts- special use)

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS
Approval of the 2015 meeting calendar

OLD BUSINESS
Update on developer meeting on 10.22.14

ADJOURNMENT Next regularly scheduled meeting on Wednesday, January 28, 2015
Chairman Bill Ashton called the meeting to order at 7:17 pm. (We started late due to a meeting)

**ROLL CALL**
- Members Present: Chair Bill Ashton, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
- Others present: Planning & Zoning Manager Angela Zubko
- Members Absent: Tom Casey Brian Leonard, Tim Sidles & 2 vacancies (Oswego Township & Big Grove Township)
- In the Audience: Attorney DJ Kramer, Matt Hively, Chris Mazzoni, Michele & John Nitzki

**APPROVAL OF AGENDA**
Budd Wormley a motion to approve the agenda as written. Larry Nelson seconded the motion. All were in favor and the agenda was approved.

**APPROVAL OF MINUTES**
Larry Nelson made a motion to approve the minutes from August 27, 2014 meeting, Claire Wilson seconded the motion. All were in favor and the minutes were approved.

**SPECIAL RECOGNITION**
Tim Sidles- 6 years (Appointed on 2.19.08)

**PETITIONS**
### #14-26 Critter Care
Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees. Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim, the petitioner/owner lives. The Village of Plano has no
objection to the special use and the Little Rock Township Board had not objections either. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. Also the petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. Since there are no proposed improvements a stormwater permit and storm water detention is not required.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.

The ZPAC Committee recommended approval and the Health Department had a comment that they will need to protect the septic system to ensure that it is protected from animal/vehicle traffic.

Attorney DJ Kramer is in attendance for questions or comments. Planner Zubko stated she has not heard from any neighbors on complaints or questions.

Claire Wilson stated this has been running for awhile so asked which buildings the operation has been running out of? Mr. Kramer stated this has been in operation at least 3 years and they are operating out of the middle building. Claire asked if they've been up and running without a permit if it was in violation? Planner Zubko stated they've come in voluntarily. Claire feels it is onerous to update the building codes and sprinkler. Just because it's not up to code it may still be structurally sound. There was discussion that updating these old structures is onerous. Little Rock Fox does not require sprinkler systems so that should not be an issue. Mr. Nelson stated the Board can make exemptions. Claire would like to see a recommendation to not have to follow the current building codes but an inspection for life safety violations and verify it's structurally sound.

Claire Wilson made a motion to approve the special use with the recommendation in lieu of stamped drawings the petitioner would be permitted to acquire a building inspection stating the building is structurally sound and no life safety issues exist. Larry Nelson seconded the motion. With a roll call vote all were in favor and this will move onto the next SUHO meeting next Monday.

#14-28 Hively Landscaping

Planner Angela Zubko did an overview of the request stating the property is located at 1451 Johnson Road on the north side of Johnson Road about 1 mile west of Ridge Road. The property is about 10 acres and the petitioner is requesting an A-1 Special use to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time. They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am, load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area. The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday. The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14
employee stalls and 4 office parking stalls. That will exceed the parking requirement. The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store most of the company vehicles indoors but does show some overflow parking outside. The landscape materials will be stored on the northeast corner of the proposed gravel area behind the building. Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site. Staff is waiting to hear back from the Village of Plainfield with regards to the roadway as a condition for a landscape business is: The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County’s LRMP unless otherwise approved in writing by the agency having jurisdiction over said Highway. The Village of Plainfield has jurisdiction over the roadway and has preliminary stated they would file a legal objection but the petitioner is trying to meet with the Village to go over the plans. The property currently has an access point off of Johnson which would remain the same. The building department has stated that a change of occupancy permit will be required for the metal arena and barn structure. The project is on the border line on requiring stormwater detention. The petitioners have received approval from the township. The township did add conditions 4 and 5 which are reflected in the report. Also the Plainfield Fire Protection District has stated the buildings need to be sprinkled and have fire alarms. The petitioner is looking at the option to demolish the buildings and replace with new ones to make sure it meets all the proper codes.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. Submit information on storm water calculations.
3. Hours of operation will be from 7am to 4:30pm Monday thru Friday and an occasional Saturday.
4. No retail business allowed on site.
5. Restrict the amount of landscape waste that could be imported and stored on site at any one time to 5 semi loads.

The ZPAC Committee also recommended approval with no big concerns, just the septic needs to be located. Planner Zubko also stated she passed out 3 letters from neighbors that could not attend tonight and mentioned most of their concerns: this does not fit in with the residential neighborhood, property values, traffic on the roadways, incompatible use and security. Planner Zubko stated the petitioner is in attendance for questions.

Mr. Ashton stated how Plainfield has jurisdiction of the roadway and asked if they have annexed property nearby. Planner Zubko stated yes directly across the street was proposed to be Grande Park South.

Mr. Mazzoni introduced himself and stated he met with Michael Garrigan from Plainfield yesterday and didn’t voice much except he may want to take it to their board meeting. They discussed the property south of there as it is zoned residential for the Grande park South expansion which may not
happen for awhile now. They also discussed with all their access point east they will be going east to Ridge so there should not be roadway issues.

Claire Wilson asked where the office will be located? Mr. Mazzoni stated because they need stamped drawings they will most likely be building 3 separate buildings about 2,000 square feet so the office would use a temporary office trailer until they build new smaller buildings. Mr. Nelson asked if they had a new drawing showing the new buildings? Planner Zubko stated not yet as this is something new but the new buildings would be located in that footprint.

Claire does not think we can do anything about the fire protection district and has the same issues with the building permit comments requiring stamped drawings etc. The County should be promoting business in to the County. There was brief discussion on the new proposed buildings. Planner Zubko stated so everything would still be behind the buildings and the new buildings would be located behind the current house, correct? Mr. Mazzoni stated that is correct. Planner Zubko stated she took some pictures today of the site which all the Plan Commission members have seen and the site is heavily wooded on the east and west lot lines, you can barely see the property. It’s a very secluded site.

Mr. Mazzoni stated they discussed with Plainfield about berming the front of the property, landscaping it and clean it up. They are not opposed to berming and landscaping the property. Even though the do not have retail at their facility they still need to maintain a nice property and want to be good neighbors. There was brief discussion on existing trees and screening to the neighbors.

Ms. Wilson asked what the plan is for the single family home, Mr. Mazzoni stated they would probably rent to non employees. Ms. Wilson asked about location of closest residence, she can’t imagine it would be worse than leaving it vacant, she would think they’d want a presence there at night then leaving it with no one there so does not really understand that concern.

Michelle & John Nitzki own the property to the west and looking to build their retirement home on that lot soon. Their house would have to be parallel to where they’re looking at building with the trucks due to some lot constraints. They would hear the trucks every morning, smell the diesel, and hear the loading and unloading of pavers and materials. This is a residential area and hopes they do not let the petitioners do this. This is not a commercial area so confused why this is being proposed. The Plan Commission explained this is a special use on an agricultural lot so this use is probably less intense then some other uses it could be like a hog farm or corn dryer. The Commission stated this is an agricultural piece or property. Planner Zubko explained that the Nitzki’s property is zoned residential along with 8 lots west of this and 11 lots along Cherry Road from 1989. Ms. Nitzki asked if she could subdivide her lot? Planner Zubko yes they could rezoned 3 acre lots if they’d like.

There was brief discussion on the properties nearby and zoning and the grande park south plan.

There was discussion on what would make the adjacent neighbor ‘happy’ and it was agreed upon installing a 10’ berm with two line of evergreens a minimum of 4’ to start on the western edge to block the building. That way the noise should travel right over their property.
There was some discussion that they do some snow plowing but typically the snow plows are already on the site they’re plowing. They might have some on this site. They did stated they do not do any mowing or anything.

This petition will be continued at the petitioner’s request till next month pending a new site plan showing the new buildings, landscaping and berming. Planner Zubko stated after the site plan is submitted we can meet with surrounding resident’s if they would like. This is continued till October 22nd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-12 Central Limestone Company, Inc.- Approved by County Board on 9.16.14
14-17 Medical Cannabis Cultivation Center- Approved by County Board on 9.16.14 (attached to the packet showing the modifications)
14-22 Clean-up and Restoration Services- Approved by County Board on 9.16.14 (attached to the packet showing the modifications)
14-23 DTG Investments LLC- Scheduled for the 10.7.14 County Board meeting
14-24 Divyesh Patel/ Council Court Motel- Approved by County Board on 9.16.14
14-25 Medical Cannabis Distribution Center- Oh hold for SAO to review

CITIZENS TO BE HEARD/ PUBLIC COMMENT- None

NEW BUSINESS/ OLD BUSINESS
Mr. Ashton wanted to formally thank Tim Sidles for his time on Plan Commission even though he is not in attendance tonight. Also Mr. Ashton stated next month we have a new member for Tim’s spot, his name is Rodger Bledsoe and he’s new to the County and would like to be active in the County.

Mr. Ashton also stated he’s a little disappointed in Brian not attending; he’s made one meeting so far.

ADJOURNMENT
The next meeting will be on October 22, 2014. Claire Wilson made a motion to adjourn the meeting, Vern Poppen seconded the motion. All were in favor and the meeting was adjourned at 8:18 p.m.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager
SITE INFORMATION

PETITIONERS

Daron & Kimberly Spicher

LOCATION

On the South side of Plattville Road, about 0.3 miles east of Ashley Road

TOWNSHIP

Lisbon

PARCEL #

08-11-100-017 (10 Acres)

SIZE

The location of rezoning will be 3 acres of the 10 acre property.

EXISTING LAND USE

Farmland/Trees

ZONING

A-1 Agricultural

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Plattville: Low Density Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Plattville Road is designated as a major collector roadway</td>
</tr>
<tr>
<td>Trails</td>
<td>None</td>
</tr>
</tbody>
</table>

FUTURE LAND USE PLANS

The requested zoning change to R-1 is consistent with the Village of Plattville’s comprehensive Plan.

REQUESTED ACTION

The Petitioner is requesting approval of a Map Amendment to rezone
3 acres of a 10 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property.

APPLICABLE § 8.02 of the Zoning Ordinance (Residential District)
REGULATIONS § 13.07 of the Zoning Ordinance (Amendments)

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within % Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Home</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1; R-4</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Home</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA

Endangered Species Report
The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Natural Resources Inventory
The NRI report is being processed.

Land Evaluation: 95
Site Assessment: 101
TOTAL: 196
Level of Protection: LOW

ACTION SUMMARY

Township (Lisbon) The township is deciding if they need to discuss this project since it is in the Village of Plattville and on a County Highway.
Municipal (Plattville) This will go to their Village Board after all our committees for the final vote.

ZPAC (11.3.14) The Committee recommended approval. The only comment was that they needed an access variance from the Highway Committee which was granted on 11.10.14. The curb cut was put in 2 years ago to access the alfalfa field and an accessory structure they built 2 years ago. This curb cut will be the same they use for the home.

**STAFF ANALYSIS**

**Proposed Use**

The petitioners have indicated they intend to construct a single-family dwelling unit on the 3 acre parcel if the map amendment request is approved.

**Lot Size**

The County’s Zoning Ordinance states that the R-1 District may be appropriate in any area suggested for residential use on the County’s LRMP with a minimum square footage of 130,000 square feet (2.995 Acres). The requested 3 acres to be rezoned meets the minimum requirements of the Zoning Ordinance.

**Findings of Fact**

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant a map amendment. The petitioner & staff have answered as follows:

*Existing uses of property within the general area of the property in question. The existing 10 acres if farmed with Alfalfa hay crop. There is one pole building for machinery and crop storage. Properties on the east and west are 5 acres each; the east has a house site with approximately 2 acres of crop. The west is a property with a pole building and some landscape trucks. To the north and south are crops.*

*The Zoning classification of property within the general area of the property in question. The zoning classifications within the general area are currently A-1 with R-4 to the east about 0.5 miles.*

*The suitability of the property in question for the uses permitted under the existing zoning classification. The petitioners would like to rezone part of their property to R-1 in order to build a house. The property must be rezoned to build a home. The property is used for alfalfa fields.*

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in that area is agricultural with residential houses. The rezoning to R-1 should have little impact on further development with the area as it would be consistent with surrounding area and the Village of Plattville’s future plan.*
Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. Adding a residential home in the area is consistent with the Community Development master plan in Platteville.

Recommendation: Staff would recommend approval of the requested Map Amendment to rezone 3 acres of a 10 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property.

Attachments:
1. ZPAC Meeting minutes on 11.3.14
2. Plat of Survey
Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Brian Holdiman – Building Inspector
Fran Klaas – County Highway Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Jason Petit – Forest Preserve

Also present: Daron Spicher

AGENDA
A motion was made by Fran Klaas to approve the agenda as written, Aaron Rybski seconded the motion. All were in favor and the motion carried.

MINUTES
Bran Japh made a motion, seconded by Aaron Rybski, to approve the September 2, 2014 meeting minutes as written. All were in favor and the motion carried.

PETITIONS

#14-35 Daron & Kimberly Spicher
Planner Angela Zubko did an overview of the request stating the property is located on the south side of Plattville Road, about 0.3 miles east of Ashley Road. The petitioners are looking to rezone 3 of their 10 acre property from A-1 agricultural to R-1 Single family. The petitioners have indicated they intend to construct a single-family dwelling unit on the 3 acre parcel if the map amendment request is approved. This property is in the Village of Plattville so it goes through our 3 meetings and then onto the Platville Board instead of our County Board. The township is deciding if they would like to discuss this matter since it’s a county roadway and in the Village of Plattville. There are no endangered species on the property.

Staff would recommend approval of the requested Map Amendment to rezone 3 acres of a 10 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property.

Fran Klaas stated when they know the location of the driveway the petitioners will need to seek an access variance from the County Board because it’s too close to the neighbor to the west. Mr. Spicher stated the County has put in a driveway and they plan to utilize that drive.

Brian Jahp had no comments at this time.

Aaron Rybski stated the well and septic permit will come through their office and if they need any help to please contact their office.

Brian Holdiman stated a building permit will be required when the petitioner is ready to build the home.

With no further comments Aaron Rybski made a motion, seconded by Brian Jahp to approve the map amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.
To: RPC  
Date: November 24, 2014  
Re: Text Amendment – Bee Keeping in Residential Districts (Petition 14-33)

A couple months ago the PBZ office was asked about allowing bee keeping in residential districts. This topic has been discussed a few times at the PBZ (Planning, Building and Zoning) Committee and the committee would like to see a text amendment to allow these in residential districts. Planner Zubko is of the opinion this is a bad idea and it is permitted in A-1 Agricultural districts now. Staff proposes the following text amendment per the direction of the PBZ Committee.

Conditional Use in the R-1, R-2 and R-3 Districts

Beekeeping with the following conditions:

a. Beekeeping and the honey produced from beekeeping shall be for personal use only
b. Annual permit required with fee of $50 the first year the permit is issued and $25 each year after
c. Minimum lot size of 1 acre (43,560 square feet) with a maximum of 2 colonies.
d. No colony shall be permitted within a front yard setback
e. All colonies must be setback at least 30’ from any rear or side yard lot line except when abutting a right of way of a street or railroad the colony must be a minimum of 5’ from the rear or side yard lot line (as long as there is no sidewalk or pathway).
f. All colonies within 100’ of an adjoining home shall require a flyway barrier with a 6’ minimum height
g. All colonies shall require a minimum 4’ fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.

h. Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail or certificate of mail and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100’ of the adjoining home of objecting property owner.

i. Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100’ of the residence of the previously objecting property but shall maintain a distance of at least 30’ from all property lines at all times unless abutting a right of way in which the colony can be placed with 5’ of the property line.

j. The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrators receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse affect on surrounding properties as a result of keeping
bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.

k. Any decision made by the Zoning Administrator may be appealed in writing to the Planning, Building, and Zoning Committee, with the appropriate administrative appeal fee.

l. A site plan indicating the location and distance to property lines and adjacent residences shall be submitted to the PBZ Department with the application.

m. Proof of Apiary Registration with the Illinois Department of Agriculture shall be submitted to the PBZ Department within 30 days of the application submittal.

n. All approved permits shall comply with the Bees and Apiaries Act of Illinois (510 ILCS 20)

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.

Attachments:
  1. Matrix of what other municipalities and County’s are doing
  2. Pictures of what they look like
  3. Information about flyaway barriers
  5. Illinois State Beekeepers Association BMP’s
  6. ZPAC Minutes on 11.3.14
<table>
<thead>
<tr>
<th>Municipality/County</th>
<th>Allowed in Residential</th>
<th>License Required</th>
<th>Minimum Lot Size</th>
<th>Setbacks</th>
<th>Flyway Barrier</th>
<th>Notification</th>
<th>Signage</th>
<th>Water Source for Bees</th>
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<tbody>
<tr>
<td>Yorkville</td>
<td>Yes A</td>
<td>Yes Annually ($25) B</td>
<td>&lt;1 Acre: up to 2 colonies</td>
<td>30'</td>
<td>Yes 6' height</td>
<td>Yes (Courtesy)</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Evanston</td>
<td>Yes C</td>
<td>Yes Annually ($25)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<td>West Dundee</td>
<td>Yes</td>
<td>Yes Annually ($10)</td>
<td>10k sq. ft.: up to 4 colonies</td>
<td>10'</td>
<td>Yes 5' height</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<td>Oak Park</td>
<td>Yes</td>
<td>Yes Annually ($75)</td>
<td>Up to 2 colonies per lot</td>
<td>5'</td>
<td>Yes 5' height</td>
<td>No E</td>
<td>N/A</td>
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<td>Carpentersville</td>
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<td>Up to 1 colony per lot</td>
<td>10'</td>
<td>Yes 6' height</td>
<td>No</td>
<td>N/A</td>
<td>Yes</td>
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<tr>
<td>Skokie</td>
<td>Yes</td>
<td>Yes Annually ($125)</td>
<td>N/A</td>
<td>6' - Side Yard 5' - Rear Yard</td>
<td>Yes 6' height</td>
<td>Yes (Need Consent)</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>McHenry County</td>
<td>Yes</td>
<td>No</td>
<td>1 Acre</td>
<td>10'</td>
<td>Yes 6' height</td>
<td>No</td>
<td>N/A</td>
<td>Yes</td>
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<tr>
<td>Lake County</td>
<td>Yes</td>
<td>Yes$25</td>
<td>10k sq. ft.: 2 colonies</td>
<td>10' H</td>
<td>Yes 6' height</td>
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<td>Yes</td>
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<tr>
<td>Will County</td>
<td>Yes F</td>
<td>N/A</td>
<td>Each add'l 10k sq. ft.: 1 colony</td>
<td>10' H</td>
<td>Yes 6' height</td>
<td>No</td>
<td>Yes</td>
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<td>Cook County</td>
<td>Yes</td>
<td>N/A</td>
<td>10 acres</td>
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<td>DeKalb County</td>
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<td>N/A</td>
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</tr>
</tbody>
</table>

A Yorkville permits a maximum of 12 licensees issued within the City and each licensed property must be at least 1,000' from one another.
B Yorkville requires $50 for new licenses, $25 for renewals.
C Evanston permits a maximum of 8 licensees issued per ward within the City.
D West Dundee requires a flyway barriers colonies within 20' of a property line.
E Oak Park does not require notification but no permit can be issued within 150' of any address where a resident has an allergy to be stings documented by a licensed physician and registered with the Village.
F In Carpentersville and McHenry County, flyway barriers are required for colonies within 25' of a property line.
G Lake County requires a 10' setback from property lines and 30' from any existing structure on any adjoining parcel such as a house.
H Lake County requires a flyway barrier on parcels of 40,000 square feet or less, where the beehive entrance is oriented to an exterior property line.
I Will County allows beekeeping in residential districts only as a Special Use.

***According to the American Beekeeping Federation, one bee colony is capable of producing anywhere from 50lbs to 240lbs of honey each year depending on conditions (weather, how well maintained a colony is, the site conditions, etc.)***
The flyaway barrier directs the bees quickly into the sky and away from pedestrians. It can be composed of dense vegetation or man-made materials, so long as the bees are forced to fly over the structure.

"A flyaway barrier shall be at least six (6) feet in height, consisting of a solid wall, fence, dense vegetation or combination thereof that is parallel to the property line and extends twenty-five (25) feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the apiary."
Beekeeping Best Management Practices

Comply with all homeowner association, local, state, and federal ordinances, regulations, and laws pertaining to beekeeping.

Maintain strong, healthy, populous colonies
   a. Remove or securely seal all empty hive equipment.
   b. Remove or combine all weak colonies.
   c. Treat or remove all disease and/or pest infested colonies.
   d. Report disease and/or pest infested colonies to the Department of Agriculture

Practice proper management and control techniques to prevent colonies from swarming.

Maintain all colonies at least 10 feet away from property lines.

Place all colonies less than 40 feet from property lines behind a barrier no less than 6 feet in height. Barriers should be of sufficient density to establish bee flyways above head height.

Maintain a water source within 50 feet of colonies or less than one-half the distance to the nearest unnatural water source, which ever is closest for urban and suburban apiaries.

Remove or relocate an apiary that is within 50 feet of any animal that is tethered, penned, kenneled, or otherwise prevented from escaping a stinging incident.

Avoid opening or disturbing colonies when neighbors or the general public are participating in outside activities or using machinery within 150 feet of an apiary.

Maintain colonies with honey bee races certified as European honey bees (EHB).
   a. Purchase queens, packaged bees, nucleus colonies, or established hives from certified EHB suppliers.
   b. Re-queen when making divisions and splits of established colonies.
   c. Replace queens in all captured or trapped swarms within 30 days.
   d. Replace queens in all colonies every two years.
   e. Mark or clip queens prior to introduction to splits, swarms, and colonies.
   f. Replace all unmarked or unclipped queens within 21 days of discovery.

Replace queens and destroy all drone brood in colonies exhibiting defensive behavior that may be injurious to the general public or domesticated animals.
   a. Report all colonies suspected of being overly defensive or non-EHB to the Department.
   b. Collect and submit samples of worker bees from the brood area of suspected non-EHB colonies to the Department.
   c. Depopulate within 7 days of notification all colonies determined to be from a pure or hybrid non-EHB race.

Obtain queens from suppliers located outside of Africanized honey bee (AHB) infested areas and localities adjacent to AHB infested areas.

In the event that AHB is shown to occur in a locality where an apiary is located:
   a. Annually replace queens in all colonies with queens produced from certified EHB stock.
   b. Maintain a copy of EHB certification for all queens purchased.
   c. Encourage the destruction of all captured or trapped swarms.
   d. Re-queen, within 14 days with certified EHB queens, any swarms captured or trapped in localities adjacent or in proximity to an AHB infested area.
   e. Maintain and monitor at least one baited trap or hive in the vicinity of each apiary located in an AHB infested area.

Source: Beekeepers Guild of Southeast Virginia
INTRODUCTION
Beekeeping has become increasingly popular. Although generally docile, honeybees (Apis mellifera) can and may sting when they perceive they are being threatened (normally at their beehive). Responsible management is therefore necessary to avoid creating problems for neighbors, particularly in an urban setting.

Under the Illinois Bees and Apiaries Act, the Illinois Department of Agriculture (IDoA) inspects honeybee colonies as a service to the beekeeping industry. The purpose of the inspections is to determine the general health of honeybee colonies. During the course of an inspection, IDoA Apiary Inspectors closely examine beehives to detect diseases and pests and to provide advice on needed treatments. Inspections are provided free of charge to beekeepers around the state. To access more information concerning the Illinois Bees and Apiary Program, go to www.agr.state.il.us/programs/bees/index.html

The Act also requires beekeepers to register their colonies with the IDoA. Registration is as simple as completing a brief one-page form and mailing it to the Illinois Department of Agriculture, State Fairgrounds, P.O. Box 19281, Springfield, IL 62794-9281. A registration certificate is provided to beekeepers who register with the IDoA. There is also no charge for registering honeybee colonies with the IDoA. To download a registration form, go to www.agr.state.il.us/programs/bees/beekeep.pdf

GENERAL BEST PRACTICES

Education
The first and most critical step in responsible beekeeping is education. All beekeepers should have a solid understanding of honeybee biology and basic beekeeping methods. The Illinois State Beekeepers Association (ISBA) also encourages all beekeepers to join the ISBA as well as a local association. We strongly suggest that new beekeepers take a beginning beekeeping course and read several different beekeeping guides. Many local associations offer honeybee classes and/or will mentor beekeepers. Beekeepers should stay informed of recommended changes in beekeeping practices, threats to honeybee health and government regulations.

Colony Temperament /Queens
While generally docile, honeybees can sting. A colony’s temperament is determined by its queen’s characteristics. Any colony exhibiting unusually defensive behavior (stinging or attempting to sting without provocation) or an excessive swarming tendency should be requeened as soon as possible.

Beekeepers should evaluate their queens on a regular basis for performance and hive gentleness. Only queens of European origin should be used. Queens should only be obtained from the most reliable sources. Local sources, where available, are preferred in order to reduce the chances of introducing Africanized honeybees and to ensure that the queen is well suited to the climate.
Hive Placement
Bees should comply with all homeowner association and local ordinances and regulations pertaining to beekeeping. Correct placement of hives is a very important consideration for responsible beekeeping in urban and suburban settings. Hives must be placed in a quiet area of the lot and not directly against a neighboring property unless a solid fence or dense plant barrier of six feet or higher forms the property boundary. Hives should be kept as far away as possible from roads, sidewalks and rights of way. Flight paths into the hive should remain within the owner’s lot. Barriers, including solid fencing, hedges and shrubs more than six feet high may be used to redirect the bees’ flight pattern.

Considerate Hive Management
Before setting up your hives it is a good idea to inform your neighbors where you intend to place the hives. Respond to and discuss their concerns; an informed neighbor is more likely to be an understanding neighbor. Beekeepers are encouraged to post signs to alert neighbors and passersby to the presence of their hives; generally it is best to place such signs so that they are only in view when the public would otherwise be able to view the hives.

Beekeepers should take into account that weather conditions influence bee behavior and plan to work bees when conditions are favorable. They should make sure that neighbors are not outdoors when they open hives and should perform hive manipulations as quickly as possible with minimum disturbance to the bees. Extended hive manipulations, particularly when removing honey, should be carefully planned to accommodate neighbors’ activities. A smoker should be used when working bees. Hive entrances should be smoked before mowing or trimming in the hive area. Clippings and exhaust should be directed away from hive entrances.

Provision of water
Beekeepers should provide water for their bees before locating them in their yard. Bees prefer a sunny place with surface moisture, for example wet sand or gravel or the edge of a birdbath. If you establish such water sources, your bees will become habituated to them and will be less likely to visit swimming pools or hot tubs. Remember that in very hot weather, bees use a large amount of water to maintain temperature and humidity within the hive.

Swarming
While swarming is natural honeybee behavior, it is one that should be prevented or minimized, especially in urban and suburban settings. Two primary causes of swarming are congestion and poor ventilation in the hive. To avoid these conditions, beekeepers should consider:
- Brood chamber manipulation
- Colony division
- Addition of supers for brood rearing and honey storage
- Replacement of old or failing queens

These and other swarm management practices are explained in detail in most good beekeeping textbooks.
When a swarm occurs, efforts should be made to collect the swarm. Swarms captured from locations where the origin of the bees may be questionable should be monitored frequently for abnormal defensiveness.

**Robbing Behavior**
When nectar is scarce, honeybees may rob honey from other hives which makes them appear more defensive. Under such conditions, beekeepers should work hives for only short periods of time and only if really necessary. Exposed honey outdoors often encourages robbing. All empty hive equipment should be removed or securely sealed. Areas used for honey extraction should be bee-proofed to prevent robbing situations.

**Disease Control**
There are a number of honeybee diseases and pests which cause concern for beekeepers. Some diseases, like American Foulbrood, are extremely contagious; beekeepers should be extremely cautious about mixing hive equipment and purchasing used equipment for this reason. It is incumbent on beekeepers to manage all disease and pests, including parasitic mites, to ensure colony health and honey quality.

**AFRICANIZED HONEYBEE**
The Africanized honeybee ("AHB") has expanded its range from South America and arrived in the United States around 1990. Since that time, AHB have colonized in several southern states including Florida, Texas and California. It is not yet known whether AHB will be able to establish in cooler climates.

**Management to Avoid AHB Introduction and Establishment**
The recommended techniques intended for maintenance of European stock include:
- Purchase queens, packaged bees, and nucleus colonies from reputable sources outside of Africanized honey bee (AHB) infested areas or localities adjacent to AHB infested areas. The current distribution in the U.S. can be seen at [http://ars.usda.gov/AHMap](http://ars.usda.gov/AHMap)
- Bi-annual requeening of hives and requeening of swarms with certified European stock purchased from reliable sources (local when possible).
- Maintaining requeening records and purchase documentation
- Monitoring the behavior of the bees and replacing the queen immediately if the hive becomes difficult to manage

Any beekeeper who witnesses unusually defensive behavior should take the following steps:
- Contact the [Illinois Department of Agriculture Apiary Inspector](http://www.agr.state.il.us/programs/bees/inspectors.html) or the IDoA's Apiary Inspection Supervisor at 217/782-6297.
- Requeen immediately with certified European stock
- Monitor requeened hive for continued defensiveness
Best Management Practices for Beekeeping in Illinois

Illinois State Beekeepers Association

www.ilsba.com

(March, 2013)

Treat all honey bees with respect. Treating all honey bees with respect is a fundamental pillar of beekeeping as honey bees are indispensable and important to the human food supply.

ACKNOWLEDGMENTS

The Illinois State Beekeepers Association would like to thank the Ohio State Beekeepers Association, the Maine State Beekeepers Association, New York City Beekeepers Association, and the many other beekeeping associations and agricultural organizations whose work and effort formed the foundation of this document.

DISCLAIMER

This document is and always will be a work in progress, intended for regular update and revision. It offers guidelines for responsible beekeeping in the State of Illinois but is not intended to provide legal advice.
#14-33 Bee Keeping
Planner Angela Zubko stated couple months ago the PBZ office was asked about allowing bee keeping in residential districts. This topic has been discussed a few times at the PBZ (Planning, Building and Zoning) Committee and the committee would like to see a text amendment to allow these in residential districts. Planner Zubko is of the opinion this is a bad idea and it is permitted in A-1 Agricultural districts now. Staff proposes the following text amendment per the direction of the PBZ Committee. She proposes it be a conditional use in the R-1, R-2 and R-3 Districts with the 14 conditions listed on the memo.

Fran Klaas thinks it's a good thing to have bees.

Brian Jahp has no comments at this time.

Aaron Rybski stated if they were selling it they would have to follow state requirements.

Brian Holdiman asked about who would inspect these items and what if there are violations. Planner Zubko stated the PBZ Department would be and asked if in his opinion we should charge more? Mr. Holdiman stated not at this time, he is fine with how it is written.

With no further comments Brian Japh made a motion, seconded by Fran Klaas to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

#14-37 Home Occupations- Landscape Business
Planner Angela Zubko stated within the last year the PBZ Department has had a lot of issues with regards to landscape businesses and if they qualify for home occupations. Also we have had A LOT of people wanting to do it as a home occupation. Staff is of the opinion they should not qualify due to the type of equipment they use, the fact that all others need to be located on a State, County or Collector Highway and we've had issues in the past trying to prove there are employees and the amount of employees. Staff proposed to specify that landscape businesses cannot be home occupations in the definitions which are shown in red on the memo and also on the affidavit that home occupations sign.

Brian Holdiman agrees with this text amendment.

Aaron Rybski has no objection.

Brian Jahp has no comments at this time.

Fran Klaas agrees with Brian Holdiman.

With no further comments Aaron Rybski made a motion, seconded by Fran Klaas to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD:
14-26 Critter Care- Passed at the 10.21.14 County Board meeting
14-28 Hively Landscaping- withdrawn due to all the opposition and the Village of Plainfield denying the request

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None
To: RPC  
Date: November 24, 2014  
Re: Text Amendment – Home Occupations (Petition 14-37)

Within the last year the PBZ Department has had a lot of issues with regards to landscape businesses and if they qualify for home occupations. Also we have had a LOT of people wanting to do it as a home occupation. Staff is of the opinion they should not qualify due to the type of equipment they use and we've had issues in the past trying to prove there are employees and the amount of employees. Staff proposed to specify that landscape businesses cannot be home occupations.

HOME OCCUPATION. Any occupation or profession engaged in by an occupant of a dwelling unit as a use which is clearly incidental and secondary to the use of the dwelling as a residence.

HOME OCCUPATION - AGRICULTURAL. A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, landscaping business, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation". (Amended 04/18/2000)

HOME OCCUPATION- RESIDENTIAL A home occupation in a residential zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, landscaping business, undertaking establishments and funeral parlors shall not be deemed to be a "home occupation".

Wording for a special use in the A-1 Agricultural District, B-3 Business District and M-1 and M-2 Manufacturing districts:

Landscaping business, provided that:

a. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles).
These restrictions shall be included as controlling conditions of the Special Use. (Amended 7/17/2007)

c. No landscape waste generated off the property can be burned on this site.

4.06 HOME OCCUPATION- AGRICULTURAL provided:

a. It is conducted entirely within the dwelling or permitted accessory building by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.

b. A maximum sign of 8 square feet will be permitted but must meet setback requirements in section 11 of the Zoning Ordinance and be unlit.

c. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises except that items incidental to the home occupation may be sold, i.e., hair products may be sold at a salon.

d. No person shall be employed on site other than members of the family residing on the premises and two persons outside the family, providing that additional persons outside of the family may be permitted by the Zoning Board of Appeals pursuant to an application for special use filed in accordance with the provisions of this ordinance.

e. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.

f. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.

4.07 HOME OCCUPATION- RESIDENTIAL provided:

a. It is conducted entirely within the dwelling by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.

b. There are no signs, display or activity that will indicate from the exterior of the dwelling that it is being used for any use other than a dwelling except as allowed by the sign regulations for the district in which such "home occupation" is located.

c. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises, except that items incidental to the home occupation may be sold, i.e., hair care products sold at a salon.

d. No more than ten (10) vehicle trips by either customers, delivery persons or employees may be made throughout a day to and from the home occupation.
e. No person shall be employed on site other than members of the family residing on the premises and one person outside the family in all residential districts.

f. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.

g. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.

h. Instruction in music, crafts and dance shall be limited to one student at a time with a maximum of eight per day. To exceed this limit requires a variance.

i. Salons shall be limited to one chair or nail table, commonly referred to as a station.

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.

Attachments:
1. ZPAC Meeting minutes on 11.3.14
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**PUBLIC COMMENT-** There were no comments.

**OLD BUSINESS-** None
Listing of KCRPC Dates for 2015
7:00PM (4th Wednesday of the month)

January 28, 2015
February 25, 2015 (Annual Meeting)
March 25, 2015
April 22, 2015
May 27, 2015
June 24, 2015
July 22, 2015
August 26, 2015
September 23, 2015
October 28, 2015
November (No Meeting)
December 2, 2015 (1 week after typical date)
KENDALL COUNTY AD HOC ZONING
ORDINANCE COMMITTEE

October 22, 2014
7:30am – 9:00am
Kendall County Hoover Forest Preserve
11285 West Fox Road
Yorkville, Illinois 60560

Present: Larry Nelson (Chairman) & Jeff Wehrli
Members absent: Elizabeth Flowers, Bill Ashton & Scott Gryder
Others present: Mike Hoffman from Teska Associates, Planning & Zoning Manager Angela Zubko, County Administrator Jeff Wilkins, Dan Koukol, Budd Wormley, Ken Hostert, Tom Gilmour, Harold Oliver, Matt Blocker, Art Zwemke, Angelo Kleronomos and Richard Artman.

Chairman Larry Nelson called the meeting to order at 7:34 a.m.

Mr. Nelson introduced Planner Zubko and Mike Hoffman. Planner Zubko thanked everyone for coming and gave a brief overview of why we are all here. Mike Hoffman introduced himself and we went around the room and everyone introduced themselves and shared where they did or currently work. Mr. Hoffman did a powerpoint presentation on the current residential development process in Kendall County, the regional trends and then opened it up to what everyone thought the future held. The following are bullet points that were pointed out:

- National Homebuilders are 2/3 of the market and are not really building west of Route 59. The “Drive to Qualify” market that fueled a lot of past growth in the County is gone.
- Metra service within the County could help to increase housing demand
- The Prairie Parkway would have helped a lot and hopefully it’s not a dead project
- The trend is less people working at home
- Eldmain Road was discussed as a north/south roadway but still will not connect I-88 to I-80
- ‘FISH’ First In Still Here is a saying in the development community these days. It used to be buyers would move in, then move-up to a larger home using the equity from their existing home. However, that move-up market has declined significantly as home values have declined.
- Taxes are too high- need to talk to the school districts and possibly the assessor. Used to be property taxes were low and perceived school quality was high. That has changed.
- Need better technology- fiber optic and would help a lot. Has potential for availability in the eastern part of the County within 3 years.
• Need more jobs and infrastructure here in Kendall County. Focus should be on those items and less on residential development for the next few years.
• More density
• The Millennial’s want to get away on the weekends so they are not necessarily interested in larger rural lots and farms that require time to maintain
• Smaller lots for less work
• Hard to finance
• The 3 T’s: Technology, Transportation & Taxes, along with jobs should be the focus.
• Everyone working together instead of competing, countywide economic development should be the focus. Possibly a Kendall County EDC?
• Economic development efforts should focus on the County’s strengths including high incomes, quality of life, and a well educated work force.
• Nicor has been active in updating, and in some cases expanding, their service within Kendall County

Mike Hoffman and Planner Zubko thanked everyone for attending.

Adjournment:
The next meeting will be December 3, 2014. Jeff Wehrli made a motion to adjourn the meeting. Larry Nelson seconded the motion. All were in favor and the meeting was adjourned at 8:58 a.m.

Respectfully submitted,
Angela L. Zubko
Planning & Zoning Manager