CALL TO ORDER

ROLL CALL: County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Brian Jahp; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the September 2, 2014 ZPAC 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 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14-28 Hively Landscaping- withdrawn due to all the opposition and the Village of Plainfield denying the request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

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on December 1, 2014
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 2, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:03 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Fran Klaas- County Highway Department
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Jason Petit- Forest Preserve

Mary Ludemann- Plainfield Fire Protection District

Also present: Chris Mazzoni & Attorney Daniel Kramer

AGENDA

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

MINUTES

Megan Andrews made a motion, seconded by Brian Jahp, to approve the August 4, 2014 meeting minutes as written. All were in favor and the motion carried.

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 25 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. An EcoCat was filed and there are some endangered species in the vicinity so IDNR will be contacting the petitioner within 30 days. The Village of Plano has not objection to the special use and we have not heard from the Little Rock Township Board yet. 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. The current structures are classified as agricultural buildings, utility and miscellaneous occupancy classification U. The petitioner will be required to provide stamped and sealed drawings prepared by a design professional indicating the new proposed occupancy classifications for each structure and certifying compliance with the 2012 International Building Code, 2012 Energy Conservation Code, 2011 National Electric Code, IL State Plumbing Code, 2012 International Mechanical Code and IL accessibility code. 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 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.
2. If any future expansion is proposed a major amendment to the special use will need to be filed.

Megan Andrews had no comments at this time

Brian Jahp had no comments at this time.

Aaron Rybski stated the Health Department will need to look at the septic to determine how big it is and what the soil is like to allow for calculations. The Health Department also will need to ensure that it is protected from animal/vehicle traffic. The water system does not qualify as a non-community. Mr. Kramer stated this is only small animals like cats and dogs and this went to the Little Rock Township last week. There are 2 part time employees and the owner.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the Plan Commission meeting in September. All were in favor and the motion carried.

#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. 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. The petition will not be living in the house. Staff would like to know what it will be used for. 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. 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.

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.

Megan Andrews asked about the office and the petitioner has stated it would be a temporary trailer but will be in an existing building or a new building. Megan stated an NRI has not submitted for an NRI yet.

ZPAC Meeting Minutes 9.2.14
Brian Jahp has no comments at this time.

Aaron Rybski stated the Health Department is concerned about the impact this business would have on the septic system. The septic system (if there is one to serve the building in the back) would need to be looked at to ensure that the parking areas/driveway would not be over the field, tank or sewer/header lines. It's possible that soils would need to be done as well to ensure that the business impact would not put the system out of compliance. The petitioner asked if a porta-potty can be used. Mr. Rybski stated they cannot be a permanent use. There was some basic discussion on composting and they will bring some items back to the site to compost.

Mary Ludemann from the Plainfield Fire Protection District stated they are on the 2006 international fire code and the county is on 2012. A letter was delivered to the petitioner. The petitioner had a question for the sprinkler requirement if only being used for storage of the vehicles? He understands the alarm system and had some questions on fire code requirements. The petitioner is looking at the option to demolish these buildings and replace it with new ones.

With no further comments Megan Andrews made a motion, seconded by Brian Jahp to approve the special use and forward the petition onto the Plan Commission meeting in September. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD:
14-11 Concrete Crushers- Passed at 8.19.14 CB meeting with some modifications
14-12 Central Limestone –Plan Commission on 8.27.14- passed ZBA/SUHO on 9.3.14
14-17 Medical Cannabis Cultivation Center text and medical cannabis distribution center- scheduled to be on the 9.16.14 CB meeting
14-20 Peaceful Pathways Montessori School- Passed at the 8.19.14 CB meeting with some modifications
14-25 Medical Cannabis Distribution Centers- Plan Commission on 8.27.14- passed ZBA on 9.3.14
14-22 Clean-up and Restoration Services- Plan Commission on 8.27.14- passed ZBA on 9.3.14
14-23 DTG Investments LLC- Plan Commission on 8.27.14- passed SUHO on 9.3.14
14-24 Divyesh Patel/ Council Court Motel- Plan Commission on 8.27.14- passed ZBA/SUHO on 9.3.14

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None
NEW BUSINESS- None

AJOURNMENT- Next meeting on October 6, 2014
With no further business to discuss Aaron Rybski made a motion, seconded by Brian Jahp to adjourn the meeting at 9:23 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager
14-35
Daron & Kimberly Spicher
MAP AMENDMENT- A-1 TO R-1

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

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>Plattville: Low Density Residential</td>
</tr>
<tr>
<td>Use</td>
<td></td>
</tr>
<tr>
<td>Roads</td>
<td>Plattville Road is designated as a major collector</td>
</tr>
<tr>
<td></td>
<td>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>SURROUNDING LAND USE</th>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Low Density</td>
<td>A-1</td>
</tr>
<tr>
<td></td>
<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></td>
<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
Land Evaluation: N/A
Site Assessment: N/A
TOTAL: N/A
Level of Protection: N/A

ACTION SUMMARY
Township (Lisbon) The township is deciding if they need to discuss this project since it is in the Village of Plattville and a County Highway.

Municipal (Plattville) This will go to their Village Board after all our committees for the final vote.

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 Plattville.

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. Plat of Survey
To: ZPAC  
Date: October 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
### Beekeeping in Residential Districts

<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</td>
<td>Yes Annually ($25)</td>
<td>&lt;1 Acre: up to 2 colonies 1 Acre+: up to 8 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</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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<tr>
<td>West Dundee</td>
<td>Yes</td>
<td>Yes Annually ($10)</td>
<td>10k sq. ft.: up to 4 colonies &lt;10k sq. ft.: up to 2 colonies</td>
<td>10'</td>
<td>Yes 5' height</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<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</td>
<td>N/A</td>
<td>Yes</td>
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<tr>
<td>Carpentersville</td>
<td>Yes</td>
<td>N/A</td>
<td>Up to 1 colony per lot</td>
<td>10'</td>
<td>Yes 6' height</td>
<td>No</td>
<td>N/A</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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<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 Each add’l 10k sq. ft.: 1 colony</td>
<td>10'</td>
<td>Yes 6' height</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<td>Will County</td>
<td>Yes</td>
<td>N/A</td>
<td>N/A</td>
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<td>Woodford County</td>
<td>Yes</td>
<td>N/A</td>
<td>10 acres</td>
<td>N/A</td>
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<td>DuPage County</td>
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<td>Kane County</td>
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<td>DeKalb County</td>
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- **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 barrier 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

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***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, keened, 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 requened 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**
Beekeepers 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/AHBmap](http://ars.usda.gov/AHBmap)
- 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 for your area [www.agr.state.il.us/programs/beesinspectors.html](http://www.agr.state.il.us/programs/beesinspectors.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.
To: ZPAC  
Date: October 28, 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.