



**REGULAR MEETING  
VILLAGE OF BURR RIDGE  
PLAN COMMISSION**

**April 7, 2014  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela  
Luisa Hoch**

**Greg Scott  
Mary Praxmarer  
Prashant Sheth, Alternate**

**II. APPROVAL OF PRIOR MEETING MINUTES**

**A. March 3, 2014 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-01-2014: 590 Village Center Drive (Wok N Fire); Special Use and Findings of Fact**

Requests special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit an outdoor dining area.

**B. Z-02-2014: Zoning Ordinance Text Amendment – Rooftop Solar Energy Panels**

Consideration of an amendment to Section IV.N.2.b of the Burr Ridge Zoning Ordinance to modify the requirement for rooftop solar energy panels to be located five feet from the perimeter of the building.

**C. Z-03-2014: Zoning Ordinance Text Amendment – Backyard Beekeeping**

Consideration of an amendment to Section IV.I of the Burr Ridge Zoning Ordinance to add regulations for backyard beekeeping and related structures.

**IV. CORRESPONDENCE**

**A. Board Report – March 10, 2014 and February 24, 2014**

**B. Building Report – February, 2014**

**C. Subdivision Report – April 3, 2014**

**V. OTHER CONSIDERATIONS**

There are no considerations scheduled at this time.

**VI. FUTURE SCHEDULED MEETINGS**

- A. **April 21, 2014:** There are no public hearings scheduled for this meeting. The filing deadline for this meeting was March 31, 2014.
- B. **May 5, 2014:** The filing deadline for this meeting is April 14, 2014.

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All recommendations from the Plan Commission are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their April 14, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Stratis is the Plan Commission representative for the April 14, 2014 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**MARCH 3, 2014**

**1. ROLL CALL**

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

**ROLL CALL** was noted as follows:

**PRESENT:** 7 – Stratis, Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupek

**ABSENT:** 1 – Sheth

Also present was Community Development Director Doug Pollock.

**2. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Hoch stated that her vote on PC-01-2014 regarding the expansion of the public notice range from 500 feet to 750 feet is incorrect in the draft minutes. She said she voted not to expand the range.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve minutes of the March 3, 2013 Plan Commission meeting with the change to indicate Commissioner Hoch's no vote on PC-01-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Hoch, Grunsten, Praxmarer and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 – Stratis

**MOTION CARRIED** by a vote of 6-0.

**3. PUBLIC HEARINGS**

**A. V-02-2014: 15W050 87<sup>th</sup> Street (Renewable Energy); Variation**

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

Mr. Pollock summarized the request as follows: The petitioner proposes to construct a solar panel on the south facing roof of an attached garage. As per the Zoning Ordinance, a five foot setback is required from the façade of the building. The petitioner meets this

setback on the south façade but would be 1'-5" from the east and west façade. Mr. Pollock showed the plans and photos of the property that were provided by the petitioner.

Chairman Trzupek asked the petitioner for comments and questions.

Mr. Bernard Schmidt of Renewable Energy Alternatives, was present to represent the property owner. Mr. Schmidt said that if they were required to meet the five foot setback it would significantly reduce the size of the solar panels and as a result, sufficient energy would not be produced to make the solar installation economically viable.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter. There were none.

Chairman Trzupek asked the Commissioners if anyone recalled why the 5 foot setback was included in the regulations. The other Commissioners said they did not recall.

Chairman Trzupek said he thought perhaps that it was because of the use of hot water solar panels rather than photovoltaic panels. In response to Chairman Trzupek, Mr. Schmidt said that these panels would be photovoltaic.

Commissioner Stratis asked if the panel would be mounted flat to the roof or at an angle. Mr. Schmidt said it would be parallel with the angle of the roof with about 3 inches between the roof and the 1.5" panel.

In response to Commissioner Stratis, Mr. Schmidt said that the panels have a 30 year warranty and do not require regular maintenance.

Commissioner Hoch asked about approval from the electric company. Mr. Schmidt said they have to enter into an agreement with Com Ed for the interconnection and to sell excess energy to Com Ed. He said the only approval Com Ed has to provide is to ensure that the grid can receive the excess energy produced by the solar panels. He said that is not an issue until you have 30 to 40% of the homes in an area with solar panels and that this area is nowhere near that level.

Commissioner Hoch asked if the panel would generate sufficient electricity for this house. Mr. Schmidt said that it is designed to be a net zero house, meaning that the total energy produced over a one year period would equal the total energy used.

Commissioner Grunsten asked the petitioner if they had done other installations in the area. Mr. Schmidt said he knew of two in Hinsdale that his company did.

Commissioner Praxmarer said she sees shade over the roof in one of the pictures. She wondered if this would impact electrical generation. She also asked about Com Ed black out times. Mr. Schmidt said shade does have an impact but they are most concerned about the hours between 10 AM and 2 PM and are confident this location will get



sufficient sunlight. He added that during Com Ed black outs the solar panels are automatically shut off.

Commissioner Grela asked if the system stores energy and if it will generate sufficient electricity for the house. Mr. Schmidt explained that it does not store energy but they get a credit from Com Ed for energy generated but not used by the house. He said with that credit they expect the house to be net zero in terms of energy use.

Commissioner Scott asked if a setback is required in Hinsdale or other Villages and if the petitioner had tried to make it work with the five foot setback. Mr. Schmidt said he thinks other Villages do not require a setback. Mr. Schmidt said that they laid it out with the five foot setback and the area of the panels was so small that it would not be worth doing.

Commissioner Grela asked about the potential uplift from wind and the possibility of animals getting into the space between the panels and the roof. Mr. Schmidt said they are designed to withstand winds up to 95 miles per hour. He said he has never experienced problems with animals.

Commissioner Stratis asked if there are ever any issues with reflection from the panels. Mr. Schmidt said he had never heard of any such issues.

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to close the hearing for V-02-2014.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Grunsten, Hoch, Praxmarer, Scott, Grela, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend approval to the Board of Trustees of V-02-2014, a variation from Section IV.N.2.b of the Burr Ridge Zoning Ordinance to permit rooftop solar energy panels located less than the required five feet from the perimeter of the building, subject to compliance with the submitted plans.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Grela, Hoch, Grunsten, Praxmarer, Scott, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

#### **4. CORRESPONDENCE**

In regards the Board Report, Chairman Trzupek asked Mr. Pollock to review the Board's actions relative to the recommendation to increase the public notice range. Mr. Pollock responded that the Board accepted the recommendation to increase the range from 500 feet to 750 feet and added that the range should be increased as needed to include a minimum of 20 residents. Mr. Pollock said that staff was concerned that this could cause confusion and inconsistency as sometimes the range could be 750 feet and other times it would be 1,000 feet, 1,500 feet or more. It was the consensus of the Plan Commission to direct Commissioner Grela, who is the Commission's representative at the next Board meeting, to request that the Board not include the 20 residents but rather establish a consistent minimum distance.

#### **5. OTHER CONSIDERATIONS**

##### **A. PC-02-2014: Consideration to Conduct Public Hearing to Consider an Amendment to the Zoning Ordinance Regulation Hobby Beekeeping**

Chairman Trzupek asked Mr. Pollock to provide a review of this item.

Mr. Pollock said staff was contacted by a resident asking about doing beekeeping in their backyard. He said he researched the matter and determined it was not permitted by the Burr Ridge Zoning Ordinance but that other Village's, including Clarendon Hills, had recently amended their codes to allow backyard beekeeping. Mr. Pollock recommended that the Plan Commission request authorization from the Board to conduct a public hearing for such an amendment.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to request authorization from the Village Board to conduct a public hearing to consider an amendment to the Zoning Ordinance establishing regulations for backyard beekeeping.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Hoch, Grunsten, Praxmarer, Grela, Scott, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

#### **6. FUTURE SCHEDULED MEETINGS**

Mr. Pollock reported that there is nothing scheduled for the March 17, 2014 meeting and the deadline for publishing legal notices has passed.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to cancel the March 17, 2014 meeting. The **MOTION** was unanimously approved by **VOICE VOTE** of the Plan Commission.

**7. ADJOURNMENT**

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 8:17 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:17 p.m.

**Respectfully  
Submitted:**

**April 7, 2014**

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J. Douglas Pollock, AICP



**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

**Z-01-2014; 590 Village Center Drive (Wok N Fire); Requests special use approvals as per Section VIII.C.2.ee of the Burr Ridge Zoning Ordinance to permit the continued operation of an outdoor dining area for an existing restaurant.**

**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** April 7, 2014

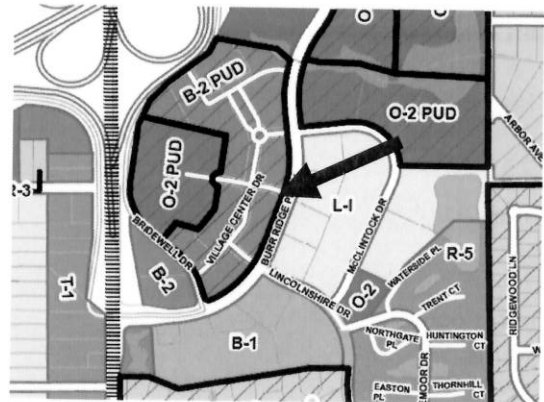
**GENERAL INFORMATION**

**Petitioner:** Wok N Fire Burr Ridge LLC

**Property Owner:** Opus Real Estate VII BR  
LLC

**Petitioner's  
Status:** Potential Lessee

**Land Use Plan:** Recommends Mixed,  
Downtown Uses

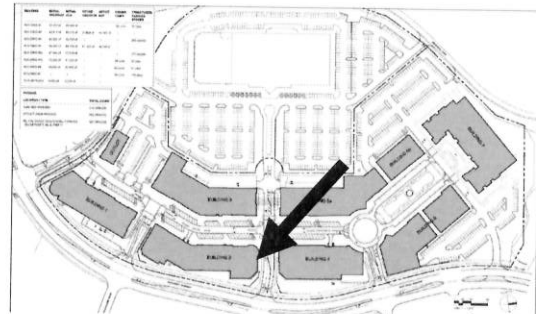


**Existing Zoning:** B2 Planned Unit  
Development

**Existing Land Use:** Village Center – Retail,  
Restaurants, Office and  
Residential Condos

**Site Area:** 20 Acres

**Subdivision:** Burr Ridge Village Center



## **SUMMARY**

The petitioner operates a full service restaurant in the Village Center and is seeking renewal of a special use for a sidewalk dining area. The sidewalk dining area has been in use for the last two years and was intended to be temporary until such time that a permanent patio is constructed. This petition seeks special use approval to continue the operation of the sidewalk dining area.

### **Zoning History**

On October 10, 2011, the Board of Trustees approved a special use for outdoor dining located on a patio to be built on the LifeTime Drive and Burr Ridge Parkway side of the restaurant (see attached plans). In 2012, the petitioner and the landlord requested a special use for a sidewalk dining area and indicated at that time they intended to construct the permanent patio in the future. In response, the Board of Trustees granted a special use to allow a sidewalk dining area for one year only. The temporary special use was extended for one more season on April 22, 2013. Attached are the plans for the sidewalk dining area. The conditions for the temporary sidewalk dining area included:

- A. All facilities and the configuration of the outdoor dining area shall comply with the plans attached hereto as **Exhibit A** including but not limited to the number of tables and chairs and the setback from LifeTime Drive.
- B. The special use for the outdoor sidewalk dining area shall be temporary expiring December 31, 2013.
- C. All railings, tables, chairs and other appurtenances shall be removed during the winter season when the outdoor dining area is not in use.
- D. The concrete floor of the outdoor dining area shall be treated and cleaned after completion of its use before the winter season to ensure the removal of all food stains and return it to a state consistent with other concrete sidewalks within the Village Center.
- E. The outdoor dining area shall not extend beyond the same hours of operation as the restaurant.
- F. Music and all amplified sound should be kept to a moderate level so it is not audible from any adjacent residential condos or from any property outside the Burr Ridge Village Center.
- G. The door to the dining area shall be self-closing.
- H. Tables shall be cleaned promptly following use.
- I. Furniture shall be weighted to prevent their movement in the wind.
- J. Umbrellas used within the outdoor dining area shall be black and shall not include any logos, text or other advertising.

**Findings of Fact and Recommendations**

The sidewalk dining area was used throughout the 2012 and 2013 summer season and to staff's knowledge there were no complaints about its operation or appearance (although the initial installation had to be adjusted to comply with the plans). The landlord has approved the use of the sidewalk seating for one more season (see attached letter). Therefore, staff recommends approval of a special use extending the special use subject to the following conditions:

- A. Continuation of all conditions from the 2013 special use approval.
- B. The special use for the outdoor sidewalk dining area shall be temporary expiring December 31, 2014.



VIA FEDERAL EXPRESS

March 14, 2014

Mr. Siri Lanpouthakoun  
Wok 'n Fire Burr Ridge, LLC  
255 E. Dania Beach Blvd.  
Suite 220  
Dania Beach, FL 33004

RE: **Burr Ridge Village Center  
Wok 'n Fire  
2014 Temporary Outdoor Patio**

Dear Siri:

This correspondence will confirm our agreement to allow the use of the area delineated on the attached Exhibits 1-3 dated 5-12-2013, on a temporary basis for the "season" of 2014. This agreement is contingent upon the review and approval of the Village of Burr Ridge.

The approval of the temporary patio is also subject to the following conditions:

- Receipt of an updated Certificate of Insurance that includes coverage of this area for 2014.
- Tenant shall be responsible for installation of a non-permanent railing reflected in Exhibit 2 dated 5-12-2012 and must maintain the exact size and shape as proposed.
- Tenant shall adhere to the fixture plan reflected in Exhibit #3 dated 2-7-2013.
- The plant material installed in the railing planter boxes shall be properly maintained and replaced as needed.
- Tenant shall maintain the outdoor patio area in an acceptable manner at Tenant's sole expense.
- All patio fixtures and equipment shall be stored off site when not in use during the "off-season".

Please sign to indicate your agreement to the above, and return two (2) original documents to my attention.

Sincerely,

Scott M. Rolston  
Vice President/General Manager  
Cushman Wakefield Northmarq, LLC  
As agent for Burr Deed, L.L.C

cc: Village of Burr Ridge  
Jim Montalbano  
Lease File

The foregoing is acknowledged and agreed to this 14<sup>th</sup> day of March, 2014

By:

  
Siri Lanpouthakoun



FINDINGS OF FACT  
FOR A SPECIAL USE PERMIT PURSUANT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

By allowing the outdoor seating area, WFN can provide an opportunity and service to Village residents of unique dining and social experience at the WNF that would not otherwise currently be available. During the summer months, residents can enjoy the opportunity dining in the outdoor atmosphere.

- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

WNF will maintain the outdoor seating in the same high quality manner which complies with all applicable food and alcohol serving regulations. The outdoor seat area will be completely enclosed and secure, accessible only from the restaurant and will not endanger the public health, safety, morals, etc of Burr Ridge or its residents.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

The outdoor seat will benefit and promote property values in the immediate vicinity. The tables, furniture, fencing and decor match the style and color of the Center and surrounding area. The outdoor seating will not substantially diminish property values in the area. The outdoor seat would be located in the Village Center Shopping Area and will not negatively impact local residence or business. There are several restaurants with outdoor seating in the the Village Center.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment of the special use will promote and maximize the normal and orderly development and improvement of the surrounding property. The Village Center is a mixed use, life-style center with residential and commercial uses including restaurants. Approval of the Special Use will allow the area residents to have an additional outdoor dining options within walking distance. This use will coincide with the normal development of the Center and surrounding community.



- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

There are adequate utilities for the outdoor seating and dining area. The remaining items are not applicable.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The approval of the outdoor seating area is not likely to have any significant impact to traffic congestions. The ingress and egress to the restaurant will be the same - through the restaurant's main entrance. All access to the outdoor seating areas is through the side door of the restaurant.

- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The approval of the Petitioner's request for outdoor seating is within the objective to the comprehensive plan for retail development within the Village Center.

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

The special use will comply will all applicable regulations within the Village and recommendations of the Village, its Trustee, Planning Commission or board of appeals.

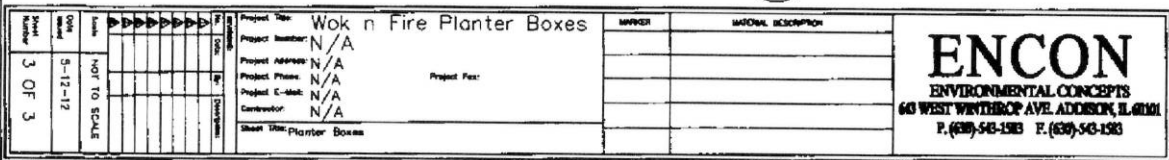
(Please transcribe or attach additional pages as necessary)

4054  
RB, ALA  
A



SEATING COUNT	
DAY	10 STUDENTS
LOWEY	24 SEATS
DINING ROOM	54 SEATS
SWIM POOL	80 SEATS
TOTAL SEATING	16 SEATS
SEASONAL PATIO SEATING	194 SEATS
TOTAL INDOOR & OUTDOOR SEATING	210 SEATS

3054  
②



1052



SCALE: 1/4" = 1'-0"

SHOWN R/W: 8'-6-11"

CHW: 8'-0"

APFD: 9'-0-11"

APFD:

FILE: 10-11-11



**WOKnFIRE**

SEATING PLAN

1-400 OF TARRANT BUILDING  
OFF RELEASE CENTER DRIVE  
DUNN MOORE, ALABAMA

C	ADD PAGE 3	7-9-11	
C	REVISED FOR PRELIM	8-30-11	
A	REVISED FOR REFERENCE	18-9-11	
ML	REVISION DESCRIPTION	DATE	ML
			DATE

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**RANDY B. PRUYN, NCARB, ALA**

NCARB CERTIFIED INTERIOR ARCHITECT ASSOCIATION OF LICENSED ARCHITECTS

407 S. ELMOR AVENUE  
 LANSING, ALABAMA  
 36049

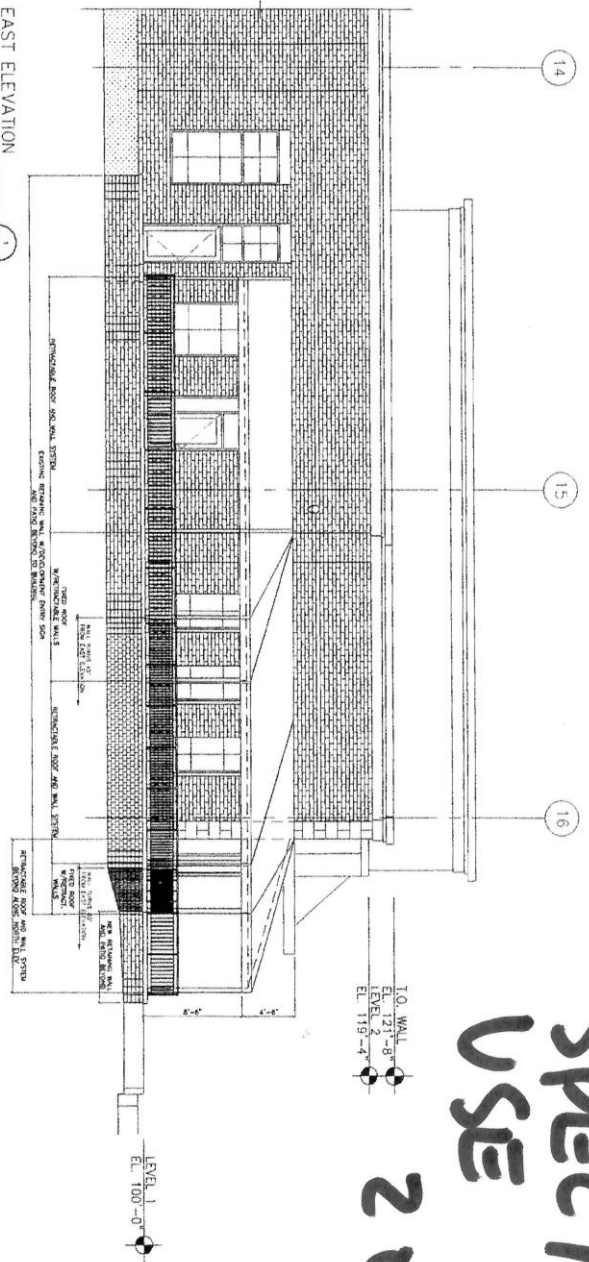
PH: 205.336.3500  
 FAX: 205.336.3501  
 E-MAIL: [randy@burnitz.com](mailto:randy@burnitz.com)

# 2011 SPECIAL USE

## 2 of 2

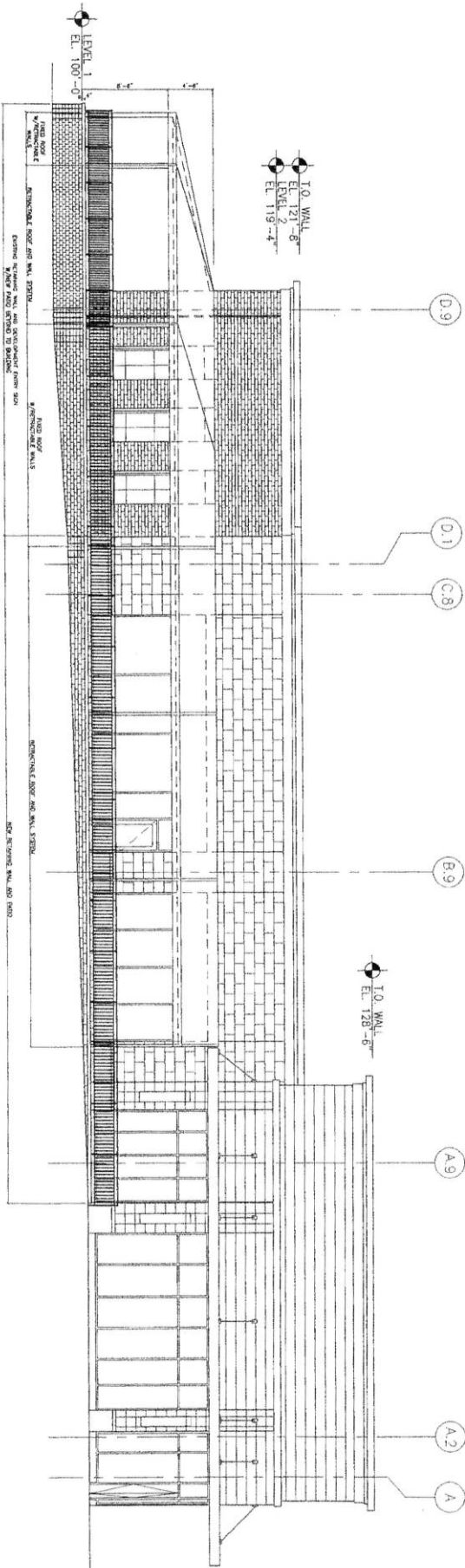
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



**WOKnFIRE**  
EXTERIOR ELEVATIONS

SALE OF TRIMM BUDGET  
80' MAX OVER THE  
BASE WALL, ALPH

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR PAID ENCL. PRICING	8-30-11	MB

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PH: 334.318.8004  
FAX: 334.318.8005  
EMAIL: rpruyn@pruyn.com

SCALE: 1/4" = 1'-0"  
DRAWN: MB 8-29-11  
CHECKED: MB 8-29-11  
APP'D: MB  
FILE: 1110  
A-6.1

EXHIBIT A



**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

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**Z-02-2013; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.N.2.b of the Burr Ridge Zoning Ordinance to consider modification of the requirement for rooftop solar energy panels to be located five feet from the perimeter of the building.**

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**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** April 7, 2014

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**SUMMARY**

At its March 3, 2014 meeting, the Plan Commission, acting as the Zoning Board of Appeals, recommended approval of a variation to allow rooftop solar panels to encroach into the required five foot setback from the perimeter wall of the building for the property located at 15W050 87<sup>th</sup> Street. The variation was subsequently approved by the Board of Trustees. Immediately after making its recommendation to approve the variation, the Plan Commission requested authorization from the Board of Trustees to conduct a public hearing to consider an amendment to the Zoning Ordinance to modify the setback requirement for rooftop panels. It was the consensus of the Plan Commission that the variation approved for this particular property may be appropriate for all rooftop solar panel installations.

**Existing Zoning Ordinance Regulations**

Section IV.N.2 of the Zoning Ordinance provides regulations for rooftop solar panels. Paragraph b of this subsection requires that “*Solar collectors must be set back a minimum of five feet (5’) from the principal façade for sloped and flat-roofed buildings and not extend beyond the hip rafter on hip-roofed buildings.*” The variation granted for the 87<sup>th</sup> Street property allowed the solar panels to be located 1’-5” from the sides of the building. Existing regulations also require that the solar panels be parallel to the roof and not extend more than six inches about the height of the roof.

**Recommendation**

At the conclusion of the hearing for the referenced variation, the Plan Commission briefly discussed whether there was any benefit to the community for requiring the 5 foot setback for rooftop solar panels. Lacking any public benefit this regulation should be modified or eliminated. Thus, staff ***recommends approval*** of an amendment to the Zoning Ordinance which would eliminate or reduce the required perimeter setback for rooftop solar panels.



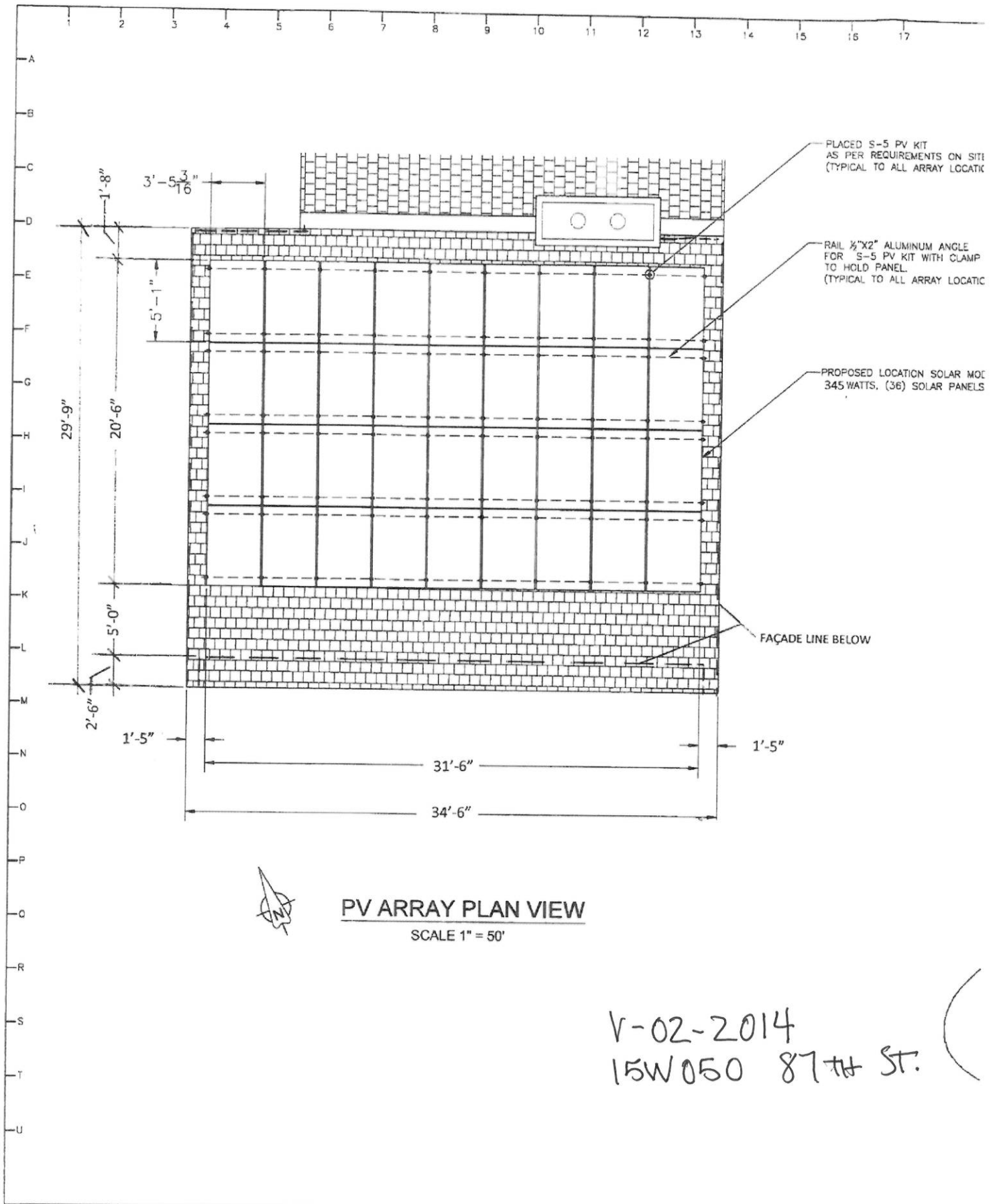


## VILLAGE OF BURR RIDGE PROCEDURES FOR BUILDING PERMIT

### Section IV.N.2 Solar Collectors

Solar Collectors may be erected as rooftop obstructions subject to the following (Amended by Ordinance A-834-17-08):

- a. Appearance and Materials: Solar collectors should be neutral in color and generally matching the roof color of the principle structure. All such devices shall have the following characteristics:
  - i. Not be plastic or other non-UV stable material;
  - ii. Include factory finished aluminum frames;
  - iii. Where devices are encased with glass, the glass shall be non-reflective tempered glass; and
  - iv. No accessory or ancillary equipment associated with solar collectors located on front or corner side elevations shall be permitted to the exterior of the home greater than twelve (12) inches at the base of the solar collector before entering the roof;
  - v. Exterior accessory or ancillary equipment associated with solar collectors may be permitted to the rear and side elevations only. No such exterior equipment shall be permitted to extend over and around the eaves, gutters, or soffit. The equipment shall be wrapped or encased in pre-finished aluminum material or material of similar quality to match the design and character of the single-family home; and
  - vi. No accessory or ancillary equipment associated with solar collectors for new residential construction shall be permitted to the exterior of the home.
- b. Solar collectors must be set back a minimum of five feet (5') from the principal façade for sloped and flat-roofed buildings and not extend beyond the hip rafter on hip-roofed buildings. Collectors may be located closer to the front façade for flat-roofed buildings, if they are not visible from the street at the front property line.
- c. Height: Solar collectors shall be subject to the following height requirements:
  - i. Sloped Roof: Solar collectors located on sloped-roof buildings may not extend higher than the ridge, must be parallel to the pitch of the roof, and extend no more than six (6) inches higher than the roof surface on which they are located
  - ii. Flat Roof:
    - a. Solar collectors located on flat-roofed buildings may not exceed the maximum building height by more than four feet (4').
    - b. Solar collectors located on flat-roofed buildings must not be visible from any street-facing façade at the front or street side property line.
- d. Solar collectors integrated into the structure or building cladding: Solar collectors integrated into the structure of building cladding shall be subject to the bulk requirements of the zoning district in which the structure or building is located.







**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

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**Z-03-2014; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV of the Burr Ridge Zoning Ordinance to add regulations for backyard or hobby beekeeping and related structures.**

---

**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** April 7, 2014

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**SUMMARY**

At its March 3, 2014 meeting, the Plan Commission requested authorization from the Board of Trustees to conduct a public hearing to consider adding beekeeping to the list of permitted accessory uses in residential districts and to establish regulations for backyard beekeeping. At their March 10, 2014 meeting, the Village Board directed the Plan Commission to proceed with the requested public hearing.

This issue was brought to staff's attention by a resident interested in beekeeping as a hobby. Upon investigation, it was discovered that this is an activity with growing interest and that many other communities have adopted regulations to permit backyard or hobby beekeeping. The Burr Ridge Zoning Ordinance currently does not list beekeeping as a permitted accessory use.

**Existing Burr Ridge Zoning Regulations**

The Burr Ridge Zoning Ordinance currently permits certain types of agricultural related activities as permitted accessory uses. Most recently, the keeping and raising of up to four chickens was added as a permitted accessory use on properties consisting of one acre or more. The keeping of livestock is restricted to properties of five acres or more. Attached is an excerpt from the Zoning Ordinance with the regulations for the keeping of livestock and similar activities.

**Clarendon Hills Regulations for Beekeeping**

The Village of Clarendon Hills adopted regulations for hobby beekeeping in December of 2013. Attached is a copy of their Ordinance. A summary of the Clarendon Hills Ordinance is as follows:

- A permit is required. There is no fee for the permit.
- Registration is required with the Illinois Department of Agriculture.
- All beekeeping activities must comply with the Illinois Bees and Apiary Act (A copy of which

is attached).

- Bee colonies must be located in compliance with the minimum setbacks of the districts and if ever located within 20 feet of a lot line, a six foot tall solid fence or shrub line must be utilized to force the bees to fly above adjacent properties.
- Properties that are 80,000 square feet or less are limited to two bee colonies. Lots exceeding 80,000 square feet may have a maximum of 4 colonies.

### **Conclusion**

Staff has invited representatives from the Cook Du Page Beekeepers Association to attend Monday's meeting and provide more information about this topic. One of the representatives planning to attend the meeting is the Police Chief from Clarendon Hills who is also a member of the Beekeepers Association.

It is recommended that Monday's public hearing be used to gather information about this topic. If at the conclusion of the discussion, the Plan Commission decides to proceed with an amendment, the public hearing should be continued to permit staff to prepare a draft amendment for further consideration.



## VILLAGE OF BURR RIDGE PROCEDURES FOR BUILDING PERMIT

### Section IV.H.3 Livestock and Backyard Chickens

#### **3. Keeping of Livestock as an Accessory Use**

Except as otherwise expressly provided herein, accessory buildings or structures shall not be used for the keeping of livestock, poultry or rabbits, whether for profit or not, unless said buildings or structures meet the following requirements:

- a. All livestock, poultry, and rabbits (except up to a maximum of two rabbits kept as household pets and except for chickens as regulated herein) shall be kept only on lots or parcels of at least five acres in size.
- b. There shall be no more than one horse or other livestock, poultry, and rabbits for each 20,000 square feet of lot area except for chickens and rabbits as regulated herein.
- c. Such accessory buildings or structures for livestock shall be located at least 50 feet from the side or rear lot lines.
- d. Chickens, also referred to herein as domestic hens or hens, are permitted on properties of one (1) acre or more and zoned for single-family residential use subject to the following terms and conditions:
  - (1) A maximum of four domestic hens are permitted;
  - (2) The keeping of roosters and the slaughtering of any chickens is prohibited;
  - (3) Hens shall be kept in an enclosure at all times and the enclosure shall comply with the following:
    - (a) The area of the enclosure shall not exceed 150 square feet.
    - (b) The enclosure shall be designed for the specific purpose of keeping chickens, to prevent access by wild animals, and to prevent attraction of rodents.
    - (c) The enclosure shall include an open area enclosed with hardware cloth that is buried at the perimeter at least six inches in the ground.
    - (d) The enclosure shall be considered an accessory building for purposes of zoning, shall comply with all zoning regulations for accessory buildings not specifically modified herein, and shall be subject to the issuance of permit.
  - (4) The enclosure shall be located in the rear buildable area of the property with a minimum setback from the interior side and corner side lot lines equal to the setback of the principal building and may encroach into the required rear yard setback subject to a minimum setback from the rear lot line of 10 feet.



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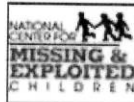
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## ANIMALS

### (510 ILCS 20/) Bees and Apiaries Act.

(510 ILCS 20/1) (from Ch. 8, par. 123)

Sec. 1. This Act shall be known and may be cited as the "Bees and Apiaries Act".  
(Source: P.A. 82-722.)

(510 ILCS 20/1a) (from Ch. 8, par. 123a)

Sec. 1a. Definitions. As used in this Act, unless the context otherwise requires:

"Abate" means the destruction or disinfection of bees, colonies, or items of bee equipment by burning or by treatment specified by the Department.

"Apiary" means a place where one or more hives or colonies of bees are kept.

"Bee diseases" means any infectious or contagious diseases of bees as specified by the Department, including but not limited to American foulbrood.

"Bee equipment" means hives, supers, frames, or any other devices used in beekeeping.

"Bee parasites" means any parasite of bees as specified by the Department.

"Beekeeper" means a person who keeps bees.

"Beekeeping" means the raising or producing of bees, beeswax, honey, and by-products and the transporting of bees, colonies or items of bee equipment.

"Bees" means the common honey bee, *Apis mellifera* (L) in any stage of its life cycle.

"Colony" means the entire honey bee family or social unit living together.

"Compliance agreement" means a written agreement between a registrant or other person handling or moving bees, colonies or items of bee equipment and the Department, in which the former agrees to specified conditions or requirements so as to remain in compliance with the terms of this Act.

"Department" means the Illinois Department of Agriculture.

"Director" means the Director of the Illinois Department of Agriculture or his or her authorized agent.

"Exotic strain of bees" means any developed strain of bees not known to be present ordinarily in the State as specified by the Department.

"Hive" means a frame hive, box hive, box, barrel, log gum,

skep or any other receptacle or container, natural or artificial, or any part thereof, which is used or employed as a domicile for bees.

"Inspection certificate" means an official record stating that the bees, colonies, or items of bee equipment have been inspected by an inspector of apiaries or other officer charged with similar duties from this State or other states for bee diseases, bee parasites or other nuisances and found to be in compliance with this Act or Illinois entry requirements.

"Nuisance" means bees, colonies, or items of bee equipment where bee diseases, bee parasites or exotic strains of bees exist; or hives that cannot be readily inspected; or colonies that are not registered.

"Packages" means bees with or without food supply in special containers for their transportation.

"Permit" means a statement of authorization to allow bees, colonies, or items of bee equipment to enter the State or to move within the State whether or not an inspection certificate is available.

"Person" means any individual, firm, partnership, association, corporation, or other organized group of persons whether incorporated or not.

"Registrant" means the person applying for registration of the apiary or apiaries and the colonies of bees.

"Registration" means the recording of the registrant's name, address, apiary location and any other pertinent information on a printed form prescribed by the Department.  
(Source: P.A. 88-138.)

(510 ILCS 20/2) (from Ch. 8, par. 124)

Sec. 2. (a) Every person keeping one or more colonies of bees shall register with the Department annually.

(b) Every person keeping one or more colonies of bees may be required to post his or her registration number in a prominent place within each apiary under his or her control.  
(Source: P.A. 88-138.)

(510 ILCS 20/2-1)

Sec. 2-1. Nuisances. All bees, colonies, or items of bee equipment, where bee diseases, bee parasites or exotic strains of bees exist; or hives that cannot be readily inspected; or colonies that are not registered, are declared to be nuisances to be regulated as prescribed by the Department.

If the Department finds by inspection that any person is maintaining a nuisance as described in this Section, it shall proceed to regulate the nuisance by methods or procedures deemed necessary for control in accordance with rules and regulations of the Department.

If the owner or beekeeper cannot be found or will not consent to the terms for regulation of the nuisance, the Department shall notify in writing the owner or beekeeper, disclose the fact that nuisance exists and prescribe the method by which the nuisance may be abated. The notice declaring that a nuisance exists and ordering its abatement shall include:

- (1) a statement of conditions constituting the nuisance;
- (2) establishment of the time period within which the nuisance is to be abated;
- (3) directions, written or printed, pointing out the methods that shall be employed to abate the nuisance;
- (4) a statement of the consequences should the owner or beekeeper fail to comply.

The notice may be served personally or by certified mail with a return receipt requested. The directions for abatement of a nuisance may consist of a printed circular, bulletin or report of the Department, the United States Department of

Agriculture or others, or an extract from such document.

If the person so notified refuses or fails to abate the nuisance in the manner and in the time prescribed in the notice, the Department may cause the nuisance to be abated. The Department shall certify, to the owner or beekeeper, the cost of the abatement. The owner or beekeeper shall pay to the Department any costs of that action, within 60 days after certification that the nuisance has been abated. If the costs of abatement are not remitted, the Department may recover the costs before any court in the State having competent jurisdiction.

(Source: P.A. 88-138.)

(510 ILCS 20/2-2)

Sec. 2-2. Indemnity. If State funds are available for paying indemnity, the Department shall pay to the registrant of the bees an indemnity of \$25 for each colony destroyed by the Department.

(Source: P.A. 88-138.)

(510 ILCS 20/2-3)

Sec. 2-3. (Repealed).

(Source: P.A. 88-138. Repealed by P.A. 89-154, eff. 1-1-96.)

(510 ILCS 20/2-4)

Sec. 2-4. Right of entry. The Department shall have the power to inspect or cause to be inspected from time to time any bees, colonies, items of bee equipment or apiary. For the purpose of inspection, the Director is authorized during reasonable business hours to enter into or upon any property used for the purpose of beekeeping.

(Source: P.A. 88-138.)

(510 ILCS 20/2a) (from Ch. 8, par. 124a)

Sec. 2a. Intrastate transportation.

(a) No person shall transport a colony of bees or items of used bee equipment between counties within this State without a permit or compliance agreement which shall be issued based upon an inspection certificate from the Department.

(b) A colony of bees or items of used bee equipment transported in violation of this Section may be held and inspected by the Department, ordered returned to the place of origin, or abated.

(Source: P.A. 88-138.)

(510 ILCS 20/2b) (from Ch. 8, par. 124b)

Sec. 2b. Import.

(a) No person shall transport a colony of bees or items of used bee equipment into this State from another State or country having an inspector of apiaries or other officer charged with similar duties, without a permit or compliance agreement which shall be issued based upon an inspection certificate. Such colony or items of used bee equipment may be subject to inspection by the Director upon entry into the State.

(b) No person shall transport a colony of bees or items of used bee equipment into this State from another State or country not having an inspector of apiaries or other officer charged with similar duties, unless the shipper or consignee has obtained from the Department a permit or compliance agreement for the shipment into the State. Such colonies or items of used bee equipment may be inspected by the Director after arrival in the State. A colony of bees or items of used bee equipment found to be infected with bee diseases or infested with bee parasites, or exotic strains of bees shall be ordered returned to the place of origin or abated.

(c) A colony or item of used bee equipment transported in violation of this Section may be held and inspected by the Department, ordered returned to the place of origin, or abated.

(Source: P.A. 88-138.)

(510 ILCS 20/2b-1)

Sec. 2b-1. Transportation of packaged bees.

(a) No person shall transport packaged bees for sale between counties within this State without an inspection certificate.

(b) No person shall transport packaged bees for sale into this State from another State or country without an inspection certificate.

(Source: P.A. 88-138.)

(510 ILCS 20/2b-2)

Sec. 2b-2. Inspection of bee colonies for sale or trade.

The Department may require colonies of bees or items of used bee equipment being given, sold, leased, traded, or offered for sale in Illinois to be inspected.

(Source: P.A. 88-138.)

(510 ILCS 20/2c) (from Ch. 8, par. 124c)

Sec. 2c. Upon a finding that there exist in this State, or in any other state, territory, district, province or country bee diseases, bee parasites, or exotic strains of bees, the Director may impose and enforce a quarantine restricting the transportation of bees, colonies, or items of used bee equipment capable of carrying bee diseases, bee parasites or exotic strains of bees into, within or throughout the State. In carrying out the provisions of this Section or any quarantine, the Director may, at the expense of the owner, when an infestation, infection or nuisance is located, seize or abate bees, colonies, or items of used bee equipment.

When the Director finds that there exist in any other state, territory, district, province or country bee diseases, bee parasites or exotic strains of bees, with respect to which the United States Secretary of Agriculture has not established a quarantine, and that the bee diseases, bee parasites or exotic strains of bees coming therefrom into this State are likely to convey such diseases, infestations or nuisances, the Director shall report such fact to the Governor. The Governor may thereupon, by proclamation, prohibit the transportation into this State of such bees, colonies, or items of used bee equipment except under such regulations as may be prescribed by the Department.

(Source: P.A. 91-357, eff. 7-29-99.)

(510 ILCS 20/3) (from Ch. 8, par. 125)

Sec. 3. The Department shall, each July, make a report to the Governor and also to the Illinois State Beekeepers' Association, stating the number of apiaries visited, the number of those diseased and treated, and the number of colonies of bees abated.

(Source: P.A. 88-138.)

(510 ILCS 20/3a) (from Ch. 8, par. 125a)

Sec. 3a. The Director may cooperate with any other agency of this State or its subdivisions or with any agency of any other state or of the federal government for the purposes of carrying out the provisions of this Act and of securing uniformity of regulations.

(Source: P.A. 82-722.)



(510 ILCS 20/4) (from Ch. 8, par. 126)

Sec. 4. (Repealed).

(Source: Repealed by P.A. 88-138.)

(510 ILCS 20/4a)

Sec. 4a. (Repealed).

(Source: P.A. 88-138. Repealed by P.A. 89-154, eff. 1-1-96.)

(510 ILCS 20/5) (from Ch. 8, par. 126.1)

Sec. 5. The Director is authorized to promulgate rules and regulations for the enforcement and administration of this Act.

(Source: P.A. 82-722.)

(510 ILCS 20/6)

Sec. 6. Illinois Administrative Procedure Act. The Illinois Administrative Procedure Act and the Department of Agriculture administrative hearing rules shall apply to this Act.

(Source: P.A. 89-154, eff. 1-1-96.)

(510 ILCS 20/7)

Sec. 7. Administrative hearings and penalties. When an administrative hearing is held, the hearing officer, upon determination of a violation of this Act or rules or regulations promulgated under it, may levy the following administrative monetary penalties:

(1) \$50 for failure to register annually with the Department.

(2) \$50 for failure to post registration number in the apiary.

(3) \$50 for transporting bees intrastate without a permit.

(4) \$100 for maintaining hives that cannot be readily inspected.

(5) \$100 for transporting bees interstate without a permit.

(6) \$500 for failure to abate colonies infected with bee diseases or exotic strains of bees.

(7) \$500 for violation of a quarantine.

(8) \$100 for any other violation of this Act.

In the case of a second or subsequent violation within 3 years of the first offense, the penalty shall be doubled.

(Source: P.A. 89-154, eff. 1-1-96.)

(510 ILCS 20/8)

Sec. 8. Investigation of applicants and registrants; notification of hearing; subpoenas.

(a) The Department may, upon its own motion, and shall, upon the verified complaint in writing of any person setting forth facts, investigate the actions of any applicant, registrant or any person who may be in violation of this Act. At least 10 days prior to the date set for hearing the Department shall notify in writing the person, hereinafter called the respondent, that on the date designated a hearing will be held to determine whether the respondent is in violation of the Act, and shall afford the respondent an opportunity to be heard in person or by counsel. Written notice shall be served personally on the respondent, or by certified mail, return receipt requested, sent to the respondent's business address as shown in his or her latest notification to the Department.

(b) The Department, over the signature of the Director, may subpoena any persons in this State and take testimony orally, by deposition, or by exhibit, in the same manner and with the same fees and mileage as prescribed in judicial



proceedings in civil cases.  
(Source: P.A. 89-154, eff. 1-1-96.)

(510 ILCS 20/9)

Sec. 9. Administrative review. All final administrative decisions of the Department are subject to judicial review under Article III of the Code of Civil Procedure. The term "administrative decision" has the meaning ascribed to that term in Section 3-101 of the Code of Civil Procedure. Proceedings for judicial review shall be commenced in the circuit court of any county permitted by Section 3-104 of the Code of Civil Procedure.

(Source: P.A. 89-154, eff. 1-1-96.)

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**ORDINANCE NO. 13-12-43****AN ORDINANCE ADDING A CHAPTER 15  
TO THE CLARENDON HILLS VILLAGE CODE  
IN REGARD TO HOBBY BEEKEEPING**

□□□□□□□□ **WHEREAS**, the President and Board of Trustees of the Village of Clarendon Hills have determined that honeybees can be maintained within populated areas, in reasonable densities, without causing a nuisance, if the honeybees are properly located and carefully managed; and

□□□□□□□□ **WHEREAS**, honeybees are of benefit to mankind by providing agricultural and garden pollination services, and by furnishing honey, wax and other useful products; and

□□□□□□□□ **WHEREAS**, passage of this Ordinance will provide an educational and environmental benefit to the residents of the Village of Clarendon Hills;

□□□□□□□□ **NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, as follows:

**SECTION 1:** □ That the Clarendon Hills Village Code is hereby amended by adding a new Chapter 15 thereto, which shall read in its entirety as follows:

**□ CHAPTER 15 □  
HOBBY BEEKEEPING**

- 15.1: □ PURPOSE
- 15.2: □ DEFINITIONS
- 15.3: □ PERMIT AND REGISTRATION REQUIRED
- 15.4: □ KEEPING OF BEES FOR HOBBY PURPOSES
- 15.5: □ STANDARDS OF PRACTICE
- 15.6: □ ENFORCEMENT

**15.1: □ PURPOSE:**

- A. □□□□□□ The purpose of this Chapter is to establish requirements for sound beekeeping practices for hobby beekeeping, so that the hobby beekeeping does not become a nuisance. These requirements are intended to avoid problems that may otherwise result from the keeping of bees in populated urban areas.
- B. □□□□□□ In addition to the requirements set forth in this Chapter, all beekeepers shall maintain their bee colonies in a manner that complies with the provisions of the Illinois Bees and Apiaries Act (510 ILCS 20/1 *et seq.*), or any successor thereto, as amended.

**15.2: DEFINITIONS:**

As used in this Chapter, the following terms shall have the meanings indicated:

**APIARY** means a place where one (1) or more bee colonies are kept.

**BEE** means any stage of the common domestic honey bee, *Apis Mellifera* species.

**BEEKEEPER** means a person who owns or has charge of one (1) or more colonies of bees.

**BEEKEEPING EQUIPMENT** means anything used in the operation of an apiary, including, but not limited to, hive bodies, supers, frames, top and bottom boards and extractors.

**COLONY (COLONIES)** means a hive and its equipment and appurtenances, including bees, comb, honey, pollen and brood.

**HIVE** means a structure intended for the housing of a bee colony.

**HOBBY BEEKEEPING** means the keeping of bees subject to the restrictions set forth in this Chapter.

**NUCLEUS COLONY** means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.

#### **15.3: ☐ PERMIT AND REGISTRATION REQUIRED:**

A. Village Permit: It shall be unlawful to establish a bee apiary in the Village of Clarendon Hills without first obtaining a no fee beekeeping permit from the Village. Beekeepers, who owned and operated a bee apiary within the Village prior to the effective date of this Chapter (December 27, 2013), and who continue to do so after the effective date of this Chapter, shall have thirty (30) days after such effective date of this Chapter to apply for a beekeeping permit. ☐ The Village Manager or his/her designee shall have the authority to approve or deny permits, based upon compliance with this Chapter.

B. ☐ ☐ ☐ ☐ ☐ ☐ State Registration: All beekeepers must register their apiary with the Illinois Department of Agriculture, as required by the Illinois Bees and Apiaries Act (510 ILCS 20/1 *et seq.*).

#### **15.4: ☐ KEEPING OF BEES FOR HOBBY PURPOSES:**

A. No owner of any property within the Village of Clarendon Hills shall allow other persons, not residing on such property, to maintain bee colonies on such property.

B. ☐ ☐ ☐ ☐ ☐ ☐ Notwithstanding compliance with the various requirements of this Chapter, it shall constitute a nuisance, and shall be unlawful, for any beekeeper to keep any colony or colonies of bees in such a manner or condition as to cause any unhealthy condition to exist, interfere with the normal use and enjoyment of human or animal life, or interfere with the normal use and enjoyment of any public property or the property of individuals other than the beekeeper.

#### **15.5: ☐ STANDARDS OF PRACTICE:**

A. ☐ ☐ ☐ ☐ ☐ ☐ Hives: All colonies shall be kept in inspectable-type hives, with removable combs, which shall be kept in sound, usable and sanitary condition.

B. ☐ ☐ ☐ ☐ ☐ ☐ Setback and Fencing of Flyways: Colonies shall not be located within any required front or side yards, or within ten (10) feet of the rear yard property line. Notwithstanding the foregoing, if any colony is situated within twenty (20) feet of any property line, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier, which may consist of a solid wall, fence, dense vegetation, or combination thereof, that completely encloses the apiary, or forms an effective barrier, so that the bees are forced to fly at an elevation of at least six (6) feet above ground level when crossing the property line to reach the hives. Any such flyway barrier shall be constructed in compliance with applicable Village ordinances.

C. ☐ ☐ ☐ ☐ ☐ ☐ Water: Each beekeeper shall provide a convenient source of water to the bees at all times.

D. ☐ ☐ ☐ ☐ ☐ ☐ Colony Density: Lots having less than eighty thousand (80,000) square feet of lot area shall not have more than two (2) colonies. Lots having eighty thousand (80,000) square feet or more of lot area

### 15.6: □ ENFORCEMENT:

- SECTION 3:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

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November 5, 2013

**MEMORANDUM**

To: County Board Members

From: Brittany Sloan, Zoning Administrator  
Lake County Planning, Building and Development Department

Subject: Proposed UDO Text Amendments

Enclosed for County Board action is an ordinance amending various provisions of the Lake County Unified Development Ordinance (UDO). The amendments specifically consist of (1) various local sustainable food-related standards intended to support the County Board's "Sustainable Environment" Strategic Planning Goal, including standards for bee-keeping and chicken-raising in residential zones; (2) various development process streamlining-related changes; and (3) miscellaneous amendments of the UDO text.

The Regional Planning Commission (RPC) conducted its review of the proposed amendments on September 24; the public hearing was conducted by the Zoning Board of Appeals (ZBA) on October 17 and 24; and the Planning Building and Zoning Committee (PB&Z) most recently reviewed the proposed amendments on November 5. Recommendations by the RPC and ZBA (Exhibit B) and the PBZ Committee (Exhibit A) are attached.

Topical areas generating the most discussion by the reviewing bodies include the following highlights:

**Beekeeping:**

Standard	RPC Recommendation	ZBA Recommendation	PB&Z Recommendation
<b>Minimum Lot Size</b>	10,000 sq. ft.	No minimum	No minimum
<b>Fencing to Enclose an Apiary</b>	Fencing required for lots under 40,000 sq. ft.	Signage every 10 ft. allowed as alternative to fencing	"Sign(s) reasonably visible" allowed as an alternative to fencing

**Chicken Raising:**

Standard	RPC Recommendation	ZBA Recommendation	PB&Z Recommendation
<b>Minimum Lot Size</b>	10,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.
<b>Number of Hens</b>	6 for all lot sizes	6 for all lot sizes	6-12, graduated based on lot size

Public Comment is attached as Exhibit C, and Board Members have already received an emailed link to two separate videos on chicken-raising.

Staff will be on hand at the COW and County Board Meeting to answer any questions; Board Members are also invited to contact David Husemoller at 377-2151 or me at 377-2113 in advance of these meetings.

## EXHIBIT A: AMENDMENTS TO THE LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE

As approved by the Planning, Building and Zoning Committee, with recommendations from the Regional Planning Commission and the Zoning Board of Appeals

### I. Local Food Amendments

#### **Amendment #01 (Local Food-Bees)**

**Summary:** Modifies the Use Table to distinguish between keeping Apiaries on lots greater than 5 acres and on lots smaller than 5 acres.

**Amend Article 6, Subsection 6.2/Use Table (p.6-2) to read as follows:**

Use Category	Use Types	Residential	Nonresidential	Use Standard
Agriculture	Apiary (on lots 200,000 sq.ft. or more)	P in AG and in all residential zoning districts	P in all nonresidential zoning districts	<del>§§6.3.6</del> §§6.3.3.1
	Apiary (accessory use on lots less than 200,000 sq. ft.)	P in AG, RE, E, R1, R2, R3 & R4 zoning districts	P in OS zoning district	§§6.3.3.2

**Summary:** Adds reference to the new section regarding provisions for beekeeping.

**Amend Article 6, Subsection 6.3.3.2/Use Standards/Agriculture/Non-Exempt Uses (p.6-9) to read as follows:**

d. Standards for non-exempt apiaries shall be subject to conditions provided in Sec. 6.4.15.

**Summary:** Deletes lot size minimums for apiaries and renumber subsections under 6.3.7 through 6.3.44.

**Remove Article 6, Subsection 6.3.6/Use Standards/Apiary (Agricultural Use Category) (p.6-10) and renumber subsequent sections accordingly:**

~~The minimum lot size for an apiary use shall be 200,000 square feet.~~

**Summary:** Introduces regulations for the keeping of bees.

**Amend Article 6, Subsection 6.4.15/ Accessory Uses/General Standards (p.6-50) to read as follows:**

**6.4.15 Beekeeping and Apiaries**

The keeping of honey bees, of the European species *Apis mellifera*, shall be permitted in the Agricultural, Rural Estate, Estate, R1, R2, R3, and R4 Zoning Districts on lots less than 200,000 square feet in area, as an accessory use to a principal use, provided the following conditions are met.

**6.4.15.1 Number of Beehives**

Two full beehives (hives) and two "nucleus hives" shall be permitted on lots up to and including a minimum lot area of 10,000 square feet of area, and one beehive and one nucleus hive shall be permitted for each additional 10,000 square feet. There shall be no limit on the number of hives kept on parcels with an area of 200,000 square feet or more. Nucleus hives, consisting of five or fewer frames, are kept for the purposes of queen and pest management.

**6.4.15.2 Location and Setbacks**

**a. Setbacks to property lines**

Hives and related structures that form the apiary shall be located a minimum of thirty (30) feet from any adjoining improved alley, easement for purposes of ingress or egress, or road right-of-way and a minimum of ten (10) feet from all other property lines. ~~Apiaries shall not be located between the principal building and any adjoining improved alley, easement for purposes of ingress or egress, or road right-of-way.~~ In the case of an unimproved right of way, this provision may be modified by the Planning, Building and Development Department Director in consultation with the appropriate local roadway authority.

**b. Setback to Habitable Structures**

Hives shall be located a minimum of thirty (30) feet from any existing ~~habitable~~ structures on any adjoining parcel, including but not limited to such as: dwellings, non-residential buildings, patios, porches, gazebos, decks, swimming pools, or permanently affixed play equipment, but not including storage structures such as garages or sheds.

**c. Fencing**

On parcels of 40,000 square feet or less, hives shall be enclosed behind a minimum four-foot high ~~secured~~ fence, hedge, or wall.



**d. Signage**

In lieu of the fencing requirement in c. above, a sign, or signs, identifying the presence of beehives on the property shall be posted so as to be reasonably visible within close proximity of the apiary.

**e. Flyway Barrier**

On parcels of 40,000 square feet or less, where the beehive entrance is oriented to an exterior property line, a six-foot high, solid flyway barrier (e.g. fence, wall, or dense shrub) shall be located between the hive entrance and the property line and shall extend five (5) feet in each direction, within three (3) feet in front of the entrance to the hive and shall extend ten (10) feet in either direction, perpendicular to that entrance.

**6.4.15.3 Management Practices**

**a. Water Supply**

A non-diminishing supply of water shall be continuously available and located within provided the parcel, provided that it is closer than water sources on any adjoining parcel fifteen (15) feet of the hive. Water supply shall be designed to allow bees to access water by landing on a hard surface. Water requirement shall be in effect from April 1 – Nov. 30 or any and all days in which temperature exceeds 55 degrees for 3 consecutive days.

**b. Requeening**

In any instance in which a hive exhibits unusually aggressive characteristics, as verified by an Illinois Apiary Inspector, the property owner shall destroy, move to another parcel, or requeen the hive within fourteen (14) days of observation. Queens shall be selected from stock bred for gentle characteristics; documentation of such shall be made available upon County request.

**c. Moveable Combs**

All honey bees shall be kept in hives with removable combs, which shall be kept in good repair and usable condition.

**d. Equipment**

Hives not under active human management and maintenance shall be dismantled or removed. Other beekeeping equipment shall be kept secured, so as to prevent "robbing" or occupancy by other stinging insects.

**COMMENTARY: State Regulations**

Per the Illinois Department of Agriculture, hives shall be registered with the Illinois Department of Agriculture and actively maintained in accordance with 510 ILCS 20/1 et seq.) the Illinois Bees and Apiaries Act.



**Amendment #02 (Local Food-Chickens)**

**Summary:** Allows the keeping of chickens, as accessory uses on lots less than 200,000 square feet in area.

**Amend Article 6, Subsection 6.3.3.2/Use Standards/Agriculture/Non-Exempt Uses (p.6-9) to read as follows:**

- c. No farm animals, other than equine or chickens, or beekeeping, as an accessory to a principal agricultural use, shall be kept on zoning lots less than 200,000 square feet in area.

**Summary:** Introduces regulations for the keeping of chickens.

**Amend Article 6, Subsection 6.4.16/ Accessory Uses/ General Standards/ Chickens (p.6-50) to read as follows:**

The keeping of hens, the female of the chicken species *Gallus gallus domesticus*, shall be permitted in single family residential zoning areas, on zoning lots of 402010,000 square feet or greater, provided the following conditions are met.

**6.4.16.1 Number of Hens**

Up to six (6) Table 6.4.16.1 identifies the number of hens shall be allowed on a non-exempt residential property.

<u>Minimum Lot Size</u>	<u>Maximum Number of Hens Allowed</u>
10,000 square feet	6
20,000 square feet	8
40,000 square feet	10
80,000 square feet	12

There shall be no limit on the number of hens kept on parcels with an area of 200,000 square feet or more.

**6.4.16.2 Chicken Coops and Yards**

**a. Chicken Coop**

Hens shall be kept in an enclosed outdoor coop, an accessory structure used for the purpose of keeping live chickens, so as to offer protection from weather elements and from predators and trespassers.

Coops shall be built and kept in such a manner, large enough to provide at least two (2)three (3) square feet per hen and allow the hens easy ingress

and egress to an enclosed chicken yard. Coops shall not exceed 8 feet in height.

Coops shall be covered with uniform materials and shall be maintained intact with all parts secure. Any repairs shall maintain consistency with original structure in appearance and condition. The coop must be replaced, removed, or repaired upon evidence of deterioration.

**b. Chicken Yard**

Coops shall be connected with an enclosed chicken yard or run. Hens may be allowed to roam in a fenced back yard, but shall not be allowed to roam outside of the fenced yard. Hens must be returned to the secured chicken coop each night.

Chicken yards constructed with wire mesh fencing materials shall retain a flat, uniform plane, in a well-maintained, safe condition.

**6.4.16.3 Location and Setbacks**

**a. Street Setbacks**

Chicken coops and yards shall not be located between the principal building and any improved alley, easement for purposes of ingress or egress, or road right-of-way. In the case of an unimproved right of way, this provision may be modified by the Planning, Building and Development Department Director in consultation with the appropriate local roadway authority.

**b. Setback to Habitable Structures**

In addition to setback requirements for accessory structures, chicken coops shall be located a minimum of thirty (30) feet from any existing habitable structures on any adjoining parcel, including but not limited to such as: dwellings, non-residential buildings, patios, porches, gazebos, decks, or swimming pools, but not including storage structures such as garages or sheds.

**6.4.16.4 Prohibitions and Management Practices**

**a. Roosters**

The keeping of roosters shall not be allowed on non-exempt property.

**b. Odors**

Chicken coops and yards must be cleaned on a regular basis so they remain free from undue accumulated waste, such as to cause odors reasonably detectable on adjacent properties.

**c. Feed**

All feed for hens shall, except when placed for consumption by the hens, be kept in containers with tightly fitted lids that are rodent-proof.

**d. Maintenance of Coops**

Coops shall be maintained in good repair and non-dilapidated condition.

**d. Slaughter**

No outdoor slaughter of chickens shall be allowed.

**COMMENTARY: State Regulations**

Per the Illinois Department of Agriculture, those wishing to keep chickens hens on their premises shall complete a Livestock Premises Registration.

**Amendment #03 (Local Food - Hoophouses)**

**Summary:** Exempts hoophouses or greenhouses from building codes if used for local food production in residential zoning districts.

**Amend Article 1, Subsection 1.3/Applicability and Jurisdiction (p.1-1) to read as follows:**

This Ordinance shall apply to all development, public and private, within unincorporated Lake County. All structures and land uses constructed or commenced hereafter and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring hereafter shall be subject to this Ordinance, all Statutes of the State of Illinois, the Building Codes of Lake County and all other applicable county ordinances, except as specifically provided in this Ordinance.

**Summary:** Exempts hoophouses and greenhouses used primarily for local food production.

**Amend Article 6, Subsection 6.4.2.9/Accessory Uses/ General Standards (p.6-39) to read as follows:**

**6.4.2.910 Uses Prohibited as Accessory Uses**

c. Temporary Hoophouses, Greenhouses, or other Frame-Designed Structures not meeting applicable building codes, except as allowed under the State's Agricultural Exemption or for exclusively growing plants for local food production in residential zoning districts.

**Summary:** Exempts hoophouses or greenhouses from floor area requirements if used for local food production in residential zoning districts.

**Amend Article 6, Subsection 6.4.2.5/Accessory Uses/General Standards (p.6-39) to read as follows:**

Accessory uses and structures must be subordinate to the principal use and structure on the subject lot in terms of area, extent, and purpose. The total gross floor area of all accessory structures on a lot shall not exceed 1.5 times the total gross floor area of the principal structure on the lot. The area-related provisions of this paragraph shall not apply to a Nonresidential, and or agricultural-exempt uses, or hoophouses or greenhouses, primarily exclusively used for growing plants for local food production in residential zoning districts, shall be exempt from area-related provisions for accessory structures. [Revised 10.13.09]

**Summary:** Exempts hoophouses or greenhouses from accessory building limits if used for local food production in residential zoning districts.

**Amend Article 6, Subsection 6.4.2.7/Accessory Uses/ General Standards (p.6-39) to read as follows:**

No more than 3 accessory buildings associated with a principal residential use shall be located on a single parcel in a residential district. There shall be no limit on the number of accessory buildings that may be located on a parcel in a nonresidential zoning district or on a parcel in a residential zoning district containing a principal nonresidential use, provided that they comply with all other general accessory use standards of this section (§§6.4.2). The provisions of this paragraph shall not apply to agricultural-exempt uses. Hoophouses or greenhouses, primarily exclusively used for growing plants for local food production in residential zoning districts, open Open gazebos, swimming pools, cabanas ~~and or~~ similar structures shall not be counted as buildings for purposes of this provision. (See Figure 6-1) [Revised 10.13.09]

**Summary:** Introduces regulations for hoophouses ~~or greenhouses~~ used for local food production.

**Remove Article 6, Subsection 6.4.2.9.c/Accessory Uses/General Standards (p.6-39) to read as follows and renumber subsequent sections accordingly:**

- ~~c. Temporary Hoop or other Frame Designed Structures not meeting applicable building codes except as allowed under the State's Agricultural Exemption.~~

**Amend Article 6, Subsection 6.4.8/ Accessory Uses/General Standards (p.6-46) to read as follows and renumber subsequent sections accordingly:**

**6.4.8 Hoophouses and Greenhouses**

6.4.8.1. Hoophouses and greenhouses on residentially zoned properties shall be used for the primary exclusive purpose of growing plants for local food production. Hoophouses or greenhouses shall not exceed, in the aggregate, 50 square feet in area for each 10,000 square feet in lot area, with a minimum lot size of 10,000 square feet. There shall be no limit on the size or number of hoophouses or greenhouses kept on agriculturally exempt parcels with an area of 200,000 square feet or more.

6.4.8.2. Hoophouses and greenhouses shall be covered with a colorless, and transparent, plastic, polyethylene film material and shall be maintained intact with all parts secure. Any repairs shall maintain consistency in appearance and condition with the original construction. The hoophouse or greenhouse must be replaced, removed, or repaired upon evidence of deterioration.

**Amendment #04 (Local Food - Extend Produce Sales Season)**

**Summary:** Extends permitted farm produce sales from 6 months to 8 months.

**Amend Article 6, Subsection 6.5.13/Temporary Uses (p.6-56) to read as follows:**

**6.5.13.1 Farm Produce Sales (Seasonal)**

a. Seasonal sales of farm produce may be allowed by Temporary Use Permit in all zoning districts for a period not to exceed 68 months per calendar year. In residential zoning districts, seasonal sale of farm produce shall only be allowed on parcels having a minimum area of 80,000 square feet and a minimum road frontage of 190 feet and further provided that the majority of such produce is grown on-site.

**Amendment #05 (Local Food-Other)**

**Summary:** Recognizes local food production as an agricultural land use, under UDO purposes and intents.

**Amend Article 1, Section 1.5/Purpose and Intent (p.1-2) to read as follows:**

6. implementing land use and open space policies that will preserve agricultural uses of land, including local food production, and the rural, open character of the unincorporated area of the county;

**Summary:** Defines Local Food Production.

**Amend Article 14 Definitions/14.2 Terms Defined (p.14-34) to read as follows and renumber subsequent sections accordingly:**

**Local Food Production:** The practice of producing food for the purposes of consumption or sale at a local market, such as growing vegetables and fruits and raising livestock. Local Food Production also includes the growing of vegetables and fruits and the keeping of chickens or bees, as an a residential accessory use.

## II. Delegation/Streamlining Amendments

### **Amendment #6 (Streamlining)**

**Summary:** Delegates to the Director the authority to act on Conditional Use Permit extension requests of up to 2 years.

**Amend Article 3, Section 3.6.9/Conditional Use Permits/Lapse of Approval (p.3-11) to read as follows:**

Unless otherwise expressly stated in the Conditional Use Permit or by concurrent action by the Planning, Building, and Zoning Committee, if an approved Conditional Use has not been established within 2 years of the date of approval or if the use that is the subject of the Conditional Use Permit is abandoned [Revised 12.13.05] for a period of more than 1 year, the Conditional Use Permit shall lapse and be of no further effect. For purposes of this section, the term "established" shall mean the issuance of a permit or permits for the principal use that is the subject of the Conditional Use Permit. For phased development the term "established" shall mean the issuance of a permit or permits for the first phase of development. [Revised 06.10.03] The time-frames of this subsection for non-delegated CUPs referenced above or as established at the time of Conditional Use Permit approval may be extended by the Director for up to 2 years. [Revised 12.13.05] by the Planning, Building and Zoning Committee or by the Zoning Board of Appeals for delegated CUPs [Revised 06.10.03] Extensions beyond 2 years shall may be approved by the Zoning Board of Appeals for Delegated Conditional Use Permits and the Planning, Building and Zoning Committee for Non-Delegated Conditional Use Permits. if an All extension requests is shall be filed with the Planning, Building and Development Director prior to expiration of the Conditional Use Permit.

### **Amendment #7 (Streamlining)**

**Summary:** Authorizes the Zoning Board of Appeals to act on certain Delegated Conditional Use Permit amendments.

**Amend Article 3, Section 3.6.10/Conditional Use Permits/Amendments to Approved Conditional Use Permits (p.3-12) to read as follows:**

The establishment of accessory uses and structures that do not exceed 25 percent of the existing floor area ratio or 30 percent of the existing impervious surface ratio shall be authorized by the Planning, Building and Development Director, except in those cases that, in the opinion of the Planning, Building and Development Director, may have a potential significant impact on the surrounding properties. If the above percentages are exceeded, the Zoning Board of Appeals Planning, Building and Zoning Committee shall be authorized to allow the establishment of all other accessory uses and structures for Delegated Conditional Use Permits and the Planning, Building and Zoning Committee shall be authorized to allow the establishment of accessory uses and structures for Non-Delegated Conditional Use Permits. Any other proposed change, amendment variation, or alteration may be approved only pursuant to the standards and procedures established by this section for the Permits original approval original Permit approval. The Planning, Building and Development Director shall record and maintain a record of all authorized changes in approved Conditional Use Permits. [Revised 08.14.12]



### III. Other Substantive Amendments

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#### **Amendment #8 (Substantive)**

**Summary:** Authorizes the Director to modify certain standards for fences.

**Amend Article 6, Subsection 6.4.9.1/Accessory Uses/Fences and Walls/Fences and Walls (p.6-46) to read as follows:**

#### **6.4.9 Fences and Walls**

##### **6.4.9.1 Fences and Walls**

Fences and walls shall be permitted in any required setback (except within required visibility triangles, see Sec. 9.8). The finished/ornamental side of ~~the~~ all fences shall face outward; provided, however, that this requirement may be waived by the Planning, Building and Development Director if it is determined no practical benefit is served based upon an assessment of site conditions. The maximum height of walls and fences shall be 6 feet, or 6'6" when the fence is required to be elevated due to drainage requirement. In instances when greater height is deemed necessary to provide adequate visual screening, buffering and security, the Planning, Building and Development Director shall be authorized to allow a maximum fence or wall height of 8 feet. However, an 8 foot high fence or wall may be allowed separating residential and nonresidential uses without the Planning, Building and Development Director's authorization. ~~The finished/ornamental side of the fence shall face outward.~~ Fences for tennis courts, volleyball courts or similar recreational purposes located at or beyond all required setback lines shall not exceed the maximum height provided in 6.4.3.1. If a recreational fence is greater than 6 feet in height, it shall be a minimum of 90% open. Fences and walls shall be permitted in any required setback (except within required intersection visibility triangles, see Sec. 9.8 or within designated open space areas, unless otherwise permitted pursuant to Sec. 4.3.1.1). [Revised 11.08.05, 3.11.08, 10.13.09, 8.14.12]

**Amendment #9 (Substantive)**

**Summary:** Establishes parking stall and parking lot aisle width standards to improve circulation safety.

**Amend Article 9, Subsection 9.1.8.1/ General Development Standards/ Off-Street Parking/Design and Maintenance/Space Size (p. 9-7) to read as follows:**

**9.1.8 Design and Maintenance****9.1.8.1 Space-Size Design Standards**

The minimum size of each required off-street parking space shall be consistent with the chart below: ~~9 feet by 18 feet, exclusive of aisle width, provided that up to 20 percent of the required spaces may be 9 feet by 15 feet to accommodate compact cars. Compact spaces shall be designated by signs.~~

	<u>Stall Width</u>	<u>Stall Length</u>	<u>Aisle Width</u>
			<u>One Way/Two Way</u>
<u>Parallel Parking</u>	<u>9'</u>	<u>22'</u>	<u>12' / '22</u>
<u>0 degrees</u>			
<u>45 Degrees</u>	<u>9'</u>	<u>18'</u>	<u>13' / '24</u>
<u>60 Degrees</u>	<u>9'</u>	<u>18'</u>	<u>18' / '24</u>
<u>90 degrees</u>	<u>9'</u>	<u>18'</u>	<u>24' / '24</u>

**Amendment #10 (Substantive)**

**Summary:** Introduces Administrative Adjudication as an enforcement remedy for UDO violations.

**Amend Article 13, Subsection 13.4/Remedies and Enforcement Powers (p. 13-2) to read as follows:**

**13.4.8 Administrative Adjudication**

The county may enforce violations of this ordinance in accordance with the Lake County Administrative Adjudication Ordinance.

**13.4.89 Forfeiture and Confiscation of Signs**

Any sign installed or placed on public property, except in compliance with the regulations of Sec. 9.9 shall be forfeited to the public and subject to confiscation. In addition to other remedies and penalties of this section, the county shall have the right to recover from the sign owner or person who placed the sign, the full costs of sign removal and disposal.



**13.4.1011 Abatement**

The county may seek a court order in the nature of mandamus, abatement, injunction or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation.

**13.4.1112 Penalties**

The county may seek such other penalties as are provided by the Lake County Administrative Adjudication Ordinance and Illinois law.

**13.4.1213 Other Remedies and Powers**

The county shall have such other remedies and enforcement powers as are and as may be from time to time provided by Illinois law for the violation of zoning, subdivision, sign or related provisions.

## IV. Housekeeping Amendments

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### **Amendment #11 (Housekeeping)**

**Summary:** Corrects reference and procedural errors in the powers and duties of the Planning, Building and Zoning Committee.

**Amend Article 2, Subsection 2.1/Planning, Building, and Zoning Committee (p.2-1) to read as follows:**

5. reviewing proposed Vacation requests and recommending that the County Board approve, approve with conditions or deny such applications in accordance with Sec. ~~3.12~~ 10.20;
6. conducting informational meetings on proposed subdivisions in accordance with §§~~10.2.2~~ 10.7.2 and §§~~10.2.3~~;
7. reviewing proposed Preliminary and Final Plat of Subdivision applications and acting to approve, approve with conditions or deny such applications in accordance with §§~~10.2.3~~ 10.7.5.5 and §§~~10.2.4~~ 10.7.6.7;
8. hearing appeals of the Planning, Building and Development Director's decision on Minor Subdivision ~~Waiver~~ Modification requests and acting to approve, approve with conditions or deny such appeals in accordance with §§~~10.2.5~~ 10.8.4.2;
9. reviewing proposed Major Subdivision ~~Waiver~~ Modification requests and acting to approve, approve with conditions or deny such requests in accordance with §§~~10.2.5~~ 10.8.3.3;
10. hearing appeals of the Planning, Building and Development Director's decisions on subdivision assurance reduction, extension and release matters in accordance with §§~~10.46.5~~ 10.19.6.1; and

### **Amendment #12 (Housekeeping)**

**Summary:** Corrects cross section reference errors.

**Amend Article 1, Section 1.9.1/Word Usage and Construction of Language/Meanings and Intent (p.1-3) to read as follows:**

### **1.9.1 Meanings and Intent**

All provisions, terms, phrases and expressions contained in this Ordinance shall be construed according to the Purpose and Intent set out in Sec. 1.5. See also "Written Interpretations," ~~Sec. 3.14~~ Sec. 3.13.

#### **Amend Article 3, Subsection 3.2.5/Text Amendments/Zoning Board of Appeals Review and Recommendation (p.3-6) to read as follows:**

The Zoning Board of Appeals shall hold a public hearing on the proposed text amendment and make a recommendation to the County Board, based on the Text Amendment Approval Criteria of §§3.2.8. In the case of amendments to the text of Article 10 (Subdivisions), Article 11 (School and Park Contributions) or the procedures of Sec. ~~3.42~~ 10.20 (Vacations), the Planning, Building and Zoning Committee shall hold the public hearing and make the recommendation to the County Board instead of the Zoning Board of Appeals.

#### **Amend Article 3, Subsection 3.2.5/Text Amendments/Zoning Board of Appeals Review and Recommendation (p.3-6) to read as follows:**

The Zoning Board of Appeals shall hold a public hearing on the proposed text amendment and make a recommendation to the County Board, based on the Text Amendment Approval Criteria of §§3.2.8. In the case of amendments to the text of Article 10 (Subdivisions), Article 11 (School and Park Contributions) or the procedures of Sec. ~~3.42~~ 10.20 (Vacations), the Planning, Building and Zoning Committee shall hold the public hearing and make the recommendation to the County Board instead of the Zoning Board of Appeals.

#### **Amend Article 3, Subsection 3.7.3.2/Planned Unit Developments/PUD Preliminary Plan/Plat/Staff Review and Recommendation (p.3-13) to read as follows:**

##### **Staff Review and Recommendation**

Planning, Building and Development Department staff shall review each PUD Preliminary Plan/Plat application in light of the PUD Preliminary Plan/Plat Criteria of ~~§§3.7.3G~~ §§3.7.3.8 and provide a report to the Zoning Board of Appeals.

#### **Amend Article 3, Subsection 3.7.5/Planned Unit Developments/PUD Final Plans/Plat (p.3-17) to read as follows:**

PUD Final Plats shall be reviewed and approved in accordance with the Final Plat procedures of ~~§§10.2.4~~ §§10.7.6. If no plat is required for the proposed development, a Final PUD Plan shall be submitted and processed in accordance with the Final Plat procedures of ~~§§10.2.4~~ §§10.7.6.2. The Planning, Building and Zoning Committee shall have final decision-making authority on Final PUD Plans and Plats.

**Amend Article 2, Subsection 3.12.2/Zoning Variances/Classification of Zoning Variances/Commentary (p.3-21) to read as follows:**

**Commentary:**

Waivers from the Vacation standards of Sec. 3.12 10.20, Subdivision and Land Dedication standards of Articles 10 and 11, Development Standards for Nonconforming Recorded Lots of Sec. 12.4.3 and Plats of Consolidation standards of Sec. 12.4.4.2 shall be processed in accordance with procedures of Sec.10.2.1.2.c.2.2 [Revised 09.10.02, 08.14.12].

**Amend Article 6, Subsection 6.2/Use Table (p.6-5) to read as follows:**

Use Category	Use Types	Residential	Nonresidential	Use Standard
Household Living	Attached Dwelling			§§6.3.98
	Cabin			§§6.3.409
Assisted Living				§§6.3.76
Parks and Open Space	Cemetery, Mausoleum			§§6.3.4211
Recreation and Entertainment, Outdoor	Camps			§§6.3.4410
Retail Sales and Service	Casino/Commercial Watercraft			§§6.3.4312
Manufacturing and Production	Asphalt, Concrete or Redi-Mix Plant			§§6.3.87 §§6.3.24
Waste-Related Use	Construction and Demolition Recycling Facilities			§§6.3.4413
Wind energy facilities	Tower-Mounted			§§6.4.4314
Wildlife Rehabilitation	Accessory Residential Use			§§6.4.4213

**Amend Article 6, Subsection 6.4.2.9.a/Accessory Uses/General Standards/Uses Prohibited as Accessory Uses (p.6-39) to read as follows:**

- a. Uses specifically prohibited by §§6.4.5.5 and §§6.4.4412 as residential accessory uses.

**Amend Article 6, Subsection 6.4.5.5/Accessory Uses/Customary Home Occupations/Prohibited Uses (p.6-42) to read as follows:**

**f. Mobile (Off-Site) Vehicle Servicing**

Associated storage for mobile vehicle servicing involving service calls to clients' off-site locations, consisting of repair, detailing and servicing of boats, recreational vehicles, and other consumer vehicles, is not allowed as a home occupation. The maintaining of a home office for such business and the parking of a commercial vehicle in accordance with Section 6.4.4412 shall be allowed as a home business.

**g. Contracting Businesses**

Associated storage for contracting businesses, including plumbing, electrical, carpentry, and other trades, and storage thereto, is not allowed as a home business. The maintaining of a home office for such business and the parking of a commercial vehicle in accordance with Section 6.4.4412 shall be allowed as a home business.

**Amend Article 7, Subsection 7.7.3.3.a/Measurements and Exceptions/Setbacks/Features Allowed Within Setbacks (p.7-14) to read as follows:**

- a. Fences, walls, and other landscape features shall be allowed within required setbacks, subject to the limitations of §§6.4.910.

**Amend Article 12, Section 12.2.2.2/Nonconforming Uses/Expansions (p.12-2) to read as follows:**

~~Paragraph A~~ Sec.12.2.2.1 of this subsection shall not be construed as prohibiting additions to any dwelling regardless of the zoning district in which such dwellings are located, nor shall any provision of this article be construed as prohibiting the construction of any use that is accessory to a dwelling unit regardless of the zoning district in which the dwelling is located.

**Amend Article 12, Section 12.3.8.2.e/Nonconforming Structures/Nonconforming Single Family Dwelling and Accessory Structures (p.12-5) to read as follows:**

If the structure is located in the floodplain and if the improvement constitutes "substantial improvement" (see commentary on page 12-4 12-5), the entire structure shall be brought into conformance with the floodplain provisions of Article 8.

**Amend Article 12, Subsection 12.4.3.3/Nonconformities/Nonconforming Lots/Dimensional Standards/Detached House (Single-Family) Dwellings (p. 12-9) to read as follows:**

If there is an existing detached house (single-family) dwelling located on a nonconforming lot in a zoning district other than an AG, RE, E, R1-6 or RR districts, any addition to a principal or accessory building or any new accessory building thereto shall be governed by the setbacks in ~~paragraph A of this subsection~~ Sec. 12.4.3.1, rather than ~~paragraph B~~ Sec. 12.4.3.2. However, no single-family dwelling or accessory building shall be converted to a nonresidential use permitted in that zoning district unless it complies with the setback requirements of ~~paragraph B~~ Sec. 12.4.3.2 of this subsection.

**Amend Article 13, Subsection 13.9/Wind Energy Facilities (p.13-5) to read as follows:**

The provisions in this Section 13.9 are in addition to the general Violation, Penalties and Enforcement provisions of Article 13. Lake County shall retain authority to enforce the Height and Setbacks and Operating Requirements for wind facilities in Section 6.4.4314, and additional requirements and standards for wind energy facilities as identified in Appendix Q.

**Amend Article 13, Subsection 13.9.2.a/Wind Energy Facilities/Finding of Default and Abandonment (p.13-5) to read as follows:**

- a. The owner must remedy any condition in which the wind energy facility has become inoperable, or otherwise violated the operating requirements defined under Section 6.4.4314.3 for wind energy facilities within 180 days of the issue date on written notice from Lake County or be considered to be in default and the facility considered to be abandoned.

**Amend Article 14, Subsection 2/Definitions (p.14-36) to read as follows:**

<u>279</u>	<u>Net Site Area</u>	The buildable portion of a lot, as calculated in accordance with <del>0</del> <u>Article 4, Section 4.1.4.</u>
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**Amend Appendix Q: Wind Energy Facilities, Section 1.0/Application Requirements for Wind Energy Facilities (p.73) to read as follows:**

See Section 6.4.4314 Wind Energy Facilities for information on Height and Setbacks and Operating Requirements. See Article 13 for Violations, Penalties and Enforcement. See 3.0 below in Appendix Q for Additional Standards for Wind Energy Facilities. Other local and state regulations shall apply.

**Amendment #13 (Housekeeping)**

**Summary:** Clarifies the classification of minor and major variances for Articles 4 and 8.

**Amend Article 3, Section 3.12.2.1/Zoning Variances/Classification of Zoning Variances/Administrative Variance (p.3-21) to read as follows:**

A request to modify by 10 percent or less any numeric standard of this Ordinance [Revised 11.08.05], except those related to maximum allowed densities and any standard of Articles 4 and 8 [Revised 11.08.05], may be heard and decided by the Director of Planning, Building, and Development as an Administrative Variance, in which case no public hearing is required. However, before such variance may be granted, a notice of the intent to grant such variance shall be sent by certified mail to all adjoining landowners as well as those located directly across any street from the subject property. If any such landowner files a written request for public hearing with the Director within 15 calendar days of receipt of such notice [Revised 11.08.05], the administrative variance shall then be processed as a Minor Variance. The decision on an Administrative Variation shall be based on the Approval Criteria of §§3.13.3D and Findings of Fact shall be made in accordance with §§3.13.3E [Revised 11.14.00, 08.14.1]

**Amendment #14 (Housekeeping)**

**Summary:** Clarifies the lot size required to establish a kennel in the Agriculture (AG) zoning district.

**Amend Article 6, Subsection 6.3.27.1b/ Use Standards/Kennels, Animal Shelters and Dog Obedience Schools (Retail Sales and Service, Personal Service Oriented Use Category)/General Standards (p. 6-20) to read as follows:**

- a. Kennels shall be permitted only on parcels having an area of at least 200,000 square feet in the Agriculture (AG) zoning district and at least 80,000 square feet in the permitted nonresidential zoning districts.

**Amendment #15 (Housekeeping)**

**Summary:** Corrects a typographic error.

**Amend Article 6, Subsection 6.3.32.8/Use Standards/Mobile Home Parks (Household Living Use Category)/Minimum Setbacks/Separations (p.6-25) to read as follows:**

<b>Setback/Separation</b>		<b>Minimum Distance (feet)</b>
1.	Mobile homes and accessory structures to mobile home park boundaries[a]	50
2.	Mobile homes and accessory structures to ultimate right-of-way of public street or highway[a]	30
3.	Mobile homes and accessory structures to interior streets[a]	10
4.	Mobile home to mobile home (side to side)[a][b]	20
5.	Mobile home to mobile home (end to end, staggered)[a][b]	10
6.	Mobile home to mobile home (end to end, not staggered)[a][b]	20
7.	Mobile homes to unattached accessory structures (on same or other site)	4
8.	Mobile homes and accessory structures to other mobile home park accessory structures, such as laundry buildings, community buildings and offices.	20
10 9.	Mobile homes and accessory structures to any body of water	per Article 8

**Amendment #16 (Housekeeping)**

**Summary:** Clarifies the height limits for accessory dwelling units.

**Amend Article 6, Subsection 6.4.4.2.a/Accessory Uses/Accessory Dwellings and Caretaker's Residences/Other Ordinance Standards/Accessory Dwelling Units (p.6-41) to read as follows:**

Accessory dwelling units shall comply with the Lake County One and Two Family Dwelling ordinance. Accessory dwelling units shall be subject to all setback, height and impervious coverage standards that apply to principal structures in the underlying zoning district. The maximum height of detached accessory dwelling units shall be subject to the accessory standards of Sec. 6.4.3.1.

**Amendment #17 (Housekeeping)**

**Summary:** Amends parking court pavement standards.

**Amend Article 7, Section 7.7.2.2.e.6/Density & Dimensional Standards/Measurements and Exceptions/Lot Width/Parking Court Exception (p.7-14) to read as follows:**



6. Parking courts shall be paved in conformance with the following standards:
- 1.5-inch bituminous surface course, Class I
  - 1.5-inch bituminous binder course, Class I
  - 8-inch aggregate base course, Class A or B

**Amendment #18 (Housekeeping)**

**Summary:** Updates web address for Lake County GIS maps in commentary.

**Amend Article 8, Subsection 8.3.2/Regulatory Floodplain, Regulatory Floodway, Flood Table Land and Flood-Prone Areas/Regulatory Floodplain/Commentary (p.8-49) to read as follows:**

Current FEMA maps can be obtained from the Planning, Building and Development Department or online (<http://gis.lakeco.org/maps/>) (<http://maps.lakecountyil.gov/mapsonline/>). [Revised 11.14.06]

**Amend Article 8, Subsection 8.3.3/Regulatory Floodplain, Regulatory Floodway, Flood Table Land and Flood-Prone Areas/Regulatory Floodways/Commentary (p.8-51) to read as follows:**

Current FEMA maps can be obtained from the Planning, Building and Development Department or online (<http://gis.lakeco.org/maps/>) (<http://maps.lakecountyil.gov/mapsonline/>). [Revised 11.14.06]

**Amendment #19 (Housekeeping)**

**Summary:** Corrects previous omissions of references to the R-4A Zoning District.

**Amend Article 9, Section 9.6.1.1c/Sewer and Water Facilities/Residential/Requirements for Community Systems (p.9-22) to read as follows:**

Detached houses may be constructed in the R-2, R-3, R-4, R-4A, R-5, R-6 and RR Zoning Districts prior to the establishment of required community sewer systems on parcels containing at least 40, 000 square feet of lot area and 130 feet of lot width. These width and area requirements shall not apply to legal nonconforming parcels. [revised 11.08.05]

**Amend Article 9, Section 9.9.7.5h.3/Signs/Permitted Sign Types/Special Sign Standards/Temporary Signs/Residential, Nonresidential, and Institutional Districts/Real Estate Signs (p.9-30) to read as follows:**

One temporary real estate ("for sale" or "for rent") sign shall be permitted per road or water frontage per parcel. In any event, the total number of signs per parcel shall not exceed 2. [Revised 11.14.00] Temporary real estate signs shall not exceed 6 square feet in area in RE, E, R-1, R-2 and R-3 districts, 12 square feet in area in AG (for parcels less than 10 acres), R-4, R-4A, R-5, and R-6 districts and 32 square feet in area in AG (for parcels 10 acres and greater) and nonresidential districts. [Revised 11.14.00, 06.13.06] Real estate signs shall be permitted only on the property for sale or for rent, and shall not be permitted off-site. [Revised 07.08.03]

**Amendment #20 (Housekeeping)**

**Summary:** Removes the commentary explaining the term "nonconforming," eliminating the confusion the use of the term through the article.

**Amend Article 12, Subsection 12.1/General (p. 12-1) to read as follows:**

**Commentary**

~~In zoning parlance, the term "nonconforming," applies only to legal nonconforming situations. A use, structure, lot or sign is considered "nonconforming" under this Ordinance only if it came about in full compliance with all regulations in effect at the time of its establishment. If uses, structures, lots or signs were established in violation of regulations in effect at the time of their establishment and remain in violation of regulations currently in effect, then they are Ordinance violations, not nonconformities.~~

**Amendment #21 (Housekeeping)**

**Summary:** Eliminates an inconsistency.

**Amend Article 12, Subsection 12.3/Nonconforming Structures/Commentary (p.12-3) to read as follows:**

All building alterations or additions that violate a zoning district dimensional standard shall be prohibited. This is interpreted, for example, to mean that no additions, including a second-story addition, will be allowed within a required setback-, except as described in Section 12.3.8.2.

**Amendment #22 (Housekeeping)**

**Summary:** Eliminates an inconsistency.

**Amend Article 12, Section 12.3.5/Nonconforming Structures/Loss of Nonconforming Status; Damage or Destruction (p.12-4) to read as follows:**

If a nonconforming structure is destroyed by any means to the extent of more than 50 percent of the replacement cost of the structure located above the average ground elevation, it may not be reestablished except in compliance with all regulations applicable to the zoning district in which it is located- or in compliance with Section 12.3.8.

**Amendment #23 (Housekeeping)**

**Summary:** Clarifies standards for rebuilding nonconforming single family dwellings.

**Amend Article 12, Section 12.3.8.1/Nonconforming Structures/Nonconforming Single Family-Dwelling and Accessory Structures (p.12-4) to read as follows:**

- 12.3.8.1** A legal nonconforming Single Family Dwelling or an accessory structure on a foundation may be restored if deteriorated, damaged, or destroyed to an extent greater than 50 percent of the replacement cost of the structure, provided that the following standards are met:
- a. The restored structure does not extend further into any required yard setback than the existing structure prior to improvement or rebuilding. ~~The improved or rebuilt structure is located at least 10 feet from the street lot line and at least 4 feet from the side and rear lot lines.~~
  - b. The restored structure is located at least 10 feet from the street lot line and at least 4 feet from the side and rear lot lines.
  - c. Any proposed addition or expansion to the existing structure beyond a repair, remodel, or restoration must meet the setback requirement of the underlying zoning district or the setback requirement for a nonconforming lot, whichever applies. ~~If the structure is located in the floodplain and if the restoration constitutes "substantial improvement" (see commentary below), the entire structure shall be brought into conformance with the floodplain provisions of Article 8.~~
  - d. If the structure is located in the floodplain and if the restoration constitutes "substantial improvement" (see commentary below), the entire structure shall be brought into conformance with the floodplain provisions of Article 8.

**Amendment #24 (Housekeeping)**

**Summary:** Eliminates redundant commentary and references thereto.

**Amend Article 12, Subsection 12.3.8.2.d.e/Nonconforming Structures/Nonconforming Single family Dwelling and Accessory Structures/Commentary (p.12-5) to read as follows:**

**Commentary**

~~"Substantial Improvement" referred above in paragraphs c. and d. is defined in Article 14 of this Ordinance. Generally, improvement is considered substantial when the cost of improvement or repair equals or exceeds 50% of the market value of the structure before the improvement or repair started or before the damage occurred.~~

- d. If the proposed improvement constitutes "substantial improvement" (see ~~commentary below Article 14, definition of "Substantial Improvement"~~), the water's edge setback requirement shall apply.
- e. If the structure is located in the floodplain and if the improvement constitutes "substantial improvement" (see ~~commentary page 12-4 Article 14, Definition of "Substantial Improvement"~~), the entire structure shall be brought into conformance with the floodplain provisions of Article 8.

**Amendment #25 (Housekeeping)**

**Summary:** Eliminates the definition of an unused term.

**Amend Article 14, Section 14.2/Terms Defined (p.14-23) and renumber subsequent sections accordingly:**

56	Candlepower	<del>The total luminous intensity of a light source expressed in footcandles. Maximum (peak) candlepower is the largest amount of footcandles emitted by any lamp, light source, or luminaire.</del>
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**Amendment #26(Housekeeping)**

**Summary:** Eliminates a duplicate definition.

**Amend Article 14, Section 14.2/Terms Defined (p.14-29) and renumber subsequent sections accordingly:**

164	Flood-prone Area	<del>Any area inundated by the base flood, including such areas outside of the regulatory floodplain.</del>
167	Flood-prone Area	<del>Any area inundated by the base flood, that is not a regulatory floodplain.</del>

**Amendment #27 (Housekeeping)****Summary:** Modifies definition of "kennel."**Amend Article 14, Subsection 14.2/Terms Defined (p.14-33) to read as follows:**

229	Kennel	<u>A location where the number of dogs or any other animal, except for farm animals, exceeds the residential pet limits established by the health department, or any place in or at which dogs or any other animals, except for farm animals, are kept on a regular basis for the purpose of sale or in connection with boarding, training, care, or breeding, for which any fee is charged, or for adoption.</u>
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**Amendment #28 (Housekeeping)****Summary:** Adds the definition of "nightclub".**Amend Article 14, Section 14.2/Terms Defined (p.14-36) and renumber subsequent sections accordingly:**

281	Nightclub	<u>An establishment serving liquor and/or food while providing space for music, dancing, floor shows, or comedy acts. A nightclub shall not include activities or uses as defined by this Ordinance as "adult entertainment establishment."</u>
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**Amendment #29 (Housekeeping)****Summary:** Amends Definition 318 – Public Park to provide a more logical definition of "Public Park" from "Park, Public."**Amend Article 14, Section 14.2/Terms Defined (p.14-38) to read as follows:**

318	Public Park	<u>See Park, Public Noncommercial.</u>
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**Amendment #30(Housekeeping)**

**Summary:** Incorporates mulch production into examples of manufacturing and production uses.

**Amend Article 14, Subsection 14.1.6.2.c/Use Categories/Industrial Use Categories/Manufacturing and Production/Examples (p.14-14) to read as follows:**

**c. Examples**

Examples of the manufacturing and production uses "Not Otherwise Classified" include the following: [Revised 11.09.04]

Advertising Display Construction/Sign Shop; Bakery; Concrete Batching and Asphalt Mixing; Custom Boatworks; Food and Related Products Processing; Food Processing and Packing; Lumber Mills; Manufacture or Production of Artwork and Toys; Manufacture or Production of Chemical, Rubber, Leather, Mulch, Clay, Bone, Plastic, Stone, or Glass Materials or Products; Manufacture or Assembly of Machinery, Equipment, Instruments, Including Musical Instruments, Vehicles, Appliances, Precision Items and Other Electrical Items; Manufacture, Production or Fabrication of Metals or Metal Products Including Enameling and Galvanizing, Manufactured Housing Unit Production and Fabrication; Monument Works; Movie Production Facilities; Ornamental Iron Work Shop; Printing, Publishing and Lithography; Pulp and Paper Mills and Other Wood Products Manufacturing; Research Laboratory, including but not limited to Pure Research, Product Development, Pilot Plants and Research Manufacturing Facilities; Sign Making; Slaughterhouse; Meat Packing; Weaving or Production of Textiles or Apparel; and Woodworking, Including Cabinet Makers. [Revised 11.09.04]

**Amendment #31 (Housekeeping)**

**Summary:** Revises the Health Officer Approval Certificate for Plats.

**Amend Appendix E/Certificate of the Health Officer (p. Appendix-18) to read as follows:**

I, \_\_\_\_, Health Officer of said County, do hereby certify that the plat has been examined by me and found to comply with Lake County Board of Health Ordinance, Article 5, Individual Sewage Disposal System Ordinance of the County of Lake as set forth in the regulations governing plats of subdivided land adopted by the County Board of Lake County, Illinois.

Dated This \_\_ day of \_\_\_\_, 20\_\_.

**Amendment #32 (Housekeeping)**

**Summary:** Corrects a grammatical error.

**Amend Appendix Q/Application Requirements for Wind Energy Facilities (p. Appendix-74) to read as follows:**

Commentary Regarding Winding and Wildlife Impacts:






## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Doug Pollock, AICP 

**DATE:** April 3, 2014

**RE:** Board Report for April 7, 2014 Plan Commission Meeting

At its March 10, 2014 and March 24, 2014 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**McNaughton's 87<sup>th</sup> and Madison Subdivision:** The Board approved a Resolution approving the Preliminary Plat of Subdivision. The developer has submitted final engineering plans for staff review and approval.

**PC-01-2014: Annual Zoning Ordinance Review;** In response to the recommendation from the Plan Commission to increase the range of public notice letters from 500 feet to 750 feet, the Board of Trustees directed staff to increase the range to 750 feet but also to add a requirement that at least 20 residential properties be included in the distribution of all public notice letters. Subsequently, the Board decided not to include the minimum number of residents in the public notice policy. Thus, the Board approved the public notice policy to increase the range from 500 to 750 feet as recommended by the Plan Commission.

**V-02-2014: 15W050 87th Street (Renewable Energy);** The Board concurred with the Plan Commission and approved an Ordinance granting a variation to permit a rooftop solar energy panel to be located less than five feet from the perimeter of the building. The Board also approved the Commission's request to conduct a public hearing to consider amending the rooftop solar panel regulations.

**PC-02-2014: Request to Conduct Public Hearing - Regulations for Backyard Beekeeping;** The Board approved the Plan Commission's request to conduct a public hearing to consider an amendment to the Zoning Ordinance adding regulations for backyard beekeeping.



03/14/2014

## Permits Issued February, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg
JCPP-14-026	02/28/2014	109 Shore Dr.	CF I American - 100/109 Shor	5600 N. River Rd., Ste 150 ROSEMONT IL 60018	Com Plumbing Permit
JPR-14-018	02/18/2014	ROW's Ck Cty Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-14-019	02/19/2014	ROW's DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JRAD-13-237	02/03/2014	6231 Cove Creek Ct	Joe Petercaak	6231 Cove Creek Ct Burr Ridge IL 60527	Residential Addition \$38,250 255
JRAL-13-250	02/04/2014	44 Dougshire Ct	Agustin Alpizar	2521 S 60th Ct Cicero IL 60804	Residential Alteration
JRAL-14-004	02/04/2014	402 Burr Ridge Club Dr	Fireworks Design & Remodeli	130 Murphy St. Wauconda IL 60084	Residential Alteration \$104,850 1,398
JRAL-14-014	02/14/2014	15W 567 60th PL	Wright Services	2646 S. DesPlaines Av Riverside IL 60546	Residential Alteration \$40,800 544
JRAL-14-022	02/28/2014	7625 Woodland Ln	Imperial Kitchens & Bath	8918 W. Ogden Brookfield IL 60513	Residential Alteration \$13,050 174
JRAL-14-024	02/28/2014	8424 Walredon Ave	LC Builders, Inc.	315 Earl Av. Joliet IL 60436	Residential Alteration
JRSF-14-010	02/27/2014	8877 Madison	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$497,700 3,318
JRSF-14-011	02/27/2014	8891 Madison	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$450,900 3,006
JRSF-14-012	02/27/2014	15 760 W 89TH ST	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$451,800 3,012
<b>TOTAL:</b>					<b>12</b>

03/14/2014

## Permit Applied for in February 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-14-016	02/07/2014	745 McClintock Dr	Podolsky Circle, LLC	Com Alteration
JCPP-14-026	02/27/2014	109 Shore Dr.	CF I Amierican - 100/109 Shor	Com Plumbing Permit
JPF-14-015	02/04/2014	8804 Shenandoah Ln	Universal Fence	Fence Permit
JPR-14-018	02/18/2014	ROW's Ck Cty Locations	AT&T	ROW Permit
JPR-14-019	02/19/2014	ROW's DuPage Locations	AT&T	ROW Permit
JPR-14-025	02/26/2014	ROW's DuPage Locations	AT&T	ROW Permit
JRAL-14-014	02/04/2014	15W 567 60th PL	Wright Services	Residential Alteration
JRAL-14-022	02/19/2014	7625 Woodland Ln	Imperial Kitchens & Bath	Residential Alteration
JRAL-14-023	02/20/2014	119 79th St	Normandy Construction	Residential Alteration
JRAL-14-024	02/28/2014	8424 Walredon Ave	LC Builders, Inc.	Residential Alteration
JRAL-14-027	02/27/2014	7914 Garfield Ave	American Inrepc	Residential Alteration
JRAL-14-028	02/28/2014	11714 Briarwood Ln	Reliable Home Improvement	Residential Alteration
JRES-14-021	02/18/2014	11703 Shagbark Ln	Atlas Restoration	Residential Miscellaneous
JRSF-14-017	02/17/2014	7957 Savoy Club Ct.	Pulte Homes	Residential New Single Family

**TOTAL:** 14

03/14/14

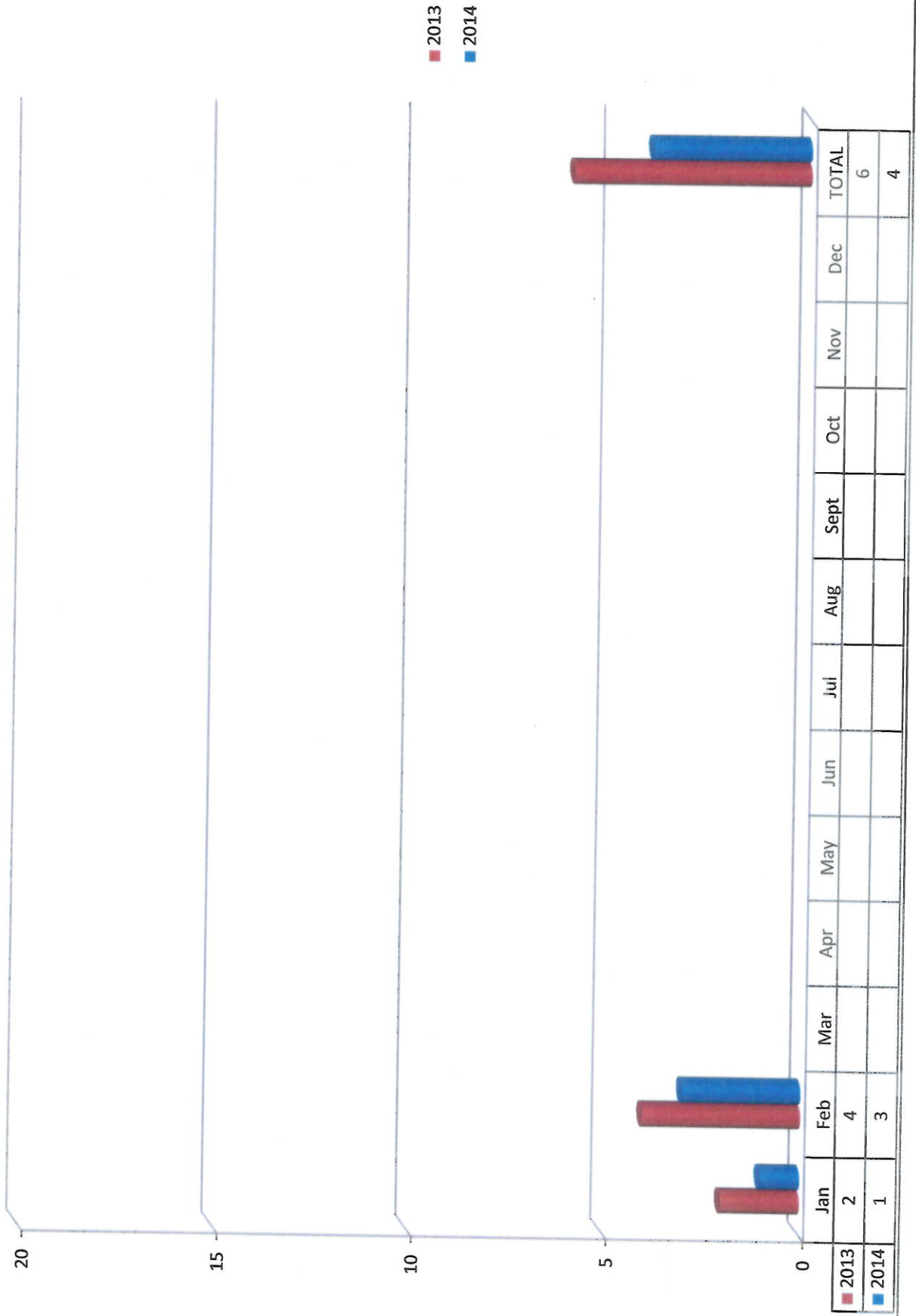
## Occupancy Certificates Issued February 2014



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14009	02/07/14	For Future Tenant	490 Village Center Dr
OF14010	02/12/14	Randall & Tara DeGeer	6050 Grant St
OF14008	02/21/14	DiPul & Monica Patadia	205 Dartmouth Ct



## Village of Burr Ridge 2014 New Housing Starts Compared to 2013





## MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

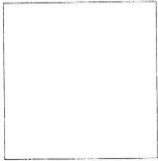
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>SUB-TOTAL</b>	\$1,850,400	\$1,034,550	\$0	\$96,357	\$2,981,307
	[4]	[11]		[1]	
<b>2014 TOTAL</b>					



## Village of Burr Ridge

### Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Madison Estates</b>	Single-Family Residential	McNaughton Developers	<b>Plat Review</b>
8701 Madison Street	4 lots		
Developer: McNaughton Developers 630-325-3400	Engineer:		
<i>Preliminary Plat Approval - BOT:</i> 3/24/2014	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	<b>2014-04-01: Final Plat and Final Eng first review sent to developer. Resubmittal required.</b>		
<i>Deadline for Sub Improvements:</i>	<b>2014-03-21: Final Plat and Final Eng first submittal received by Village.</b>		
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i> \$0.00	John Barry McNaughton Development 11S220 Jackson Street, Suite 101		
<i>Original Letter of Credit Amount</i> \$0.00	Preliminary Plat and Preliminary Engineering Plans approved by Plan Commission at their December 16, 2013 meeting.		
<i>Letter of Credit Expiration Date</i>			
<b>Stefanovic</b>	Single-Family Residential	Gordon	<b>Plat Review</b>
11307 75th St	2 lots		
Developer: Gordon 224 419-1473	Engineer: Marek Krzyanowski	847 573-9758	
<i>Preliminary Plat Approval - BOT:</i>	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>	<b>2014-04-03: First review comments sent to developer.</b>		
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i> \$0.00	marekcivil@gmail.com		
<i>Original Letter of Credit Amount</i> \$0.00	10-29-2013: Pre-application review comments sent to developer.		
<i>Letter of Credit Expiration Date</i>	03-10-2014: revised plat and engineering plans		



## Village of Burr Ridge

### Subdivision Status Report - Subdivisions Under Construction

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Meadowbrook Place</b>	8425 Meadowbrook Drive	Single-Family Residential Subdivision	7 lots	John Kantor, Attorney	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		6/26/2006	<i>Next Action:</i> <b>02-13-12; BOT approved annexation agreement amendment extending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an exstion fee.</b>		
<i>Final Plat Approval - BOT:</i>		9/24/2007			
<i>Deadline for Sub Improvements:</i>		9/24/2014			
<i>Deadline for Other Improvements.:</i>		9/24/2014	<i>Other Notes:</i> 09-20-2011; Bank has taken ownership; 11-22-10: Board approved Resolution extending completion deadline to 9-24-11 - \$10,000 fee paid by developer.  October 1, 2008: Construction of subdivision improvements has begun. April 10, 2008: Pre-construction meeting with DPW.  09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.		
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$732,030.31			
<i>Original Letter of Credit Amount</i>		\$732,030.31			
<i>Letter of Credit Expiration Date</i>		3/1/2014			



## Village of Burr Ridge

### Subdivision Status Report - Subdivisions in Maintenance

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Crosscreek</b>	8025 County Line Road	Single-Family Residential Subdivision	10 lots 8 Available	JDS Homes	<b>Maintenance Period</b>
<i>Preliminary Plat Approval - BOT:</i>		5/29/2007	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>		7/14/2008	<b>LOC extended to September 4, 2014; pending completion of DPW punch list.</b>		
<i>Deadline for Sub Improvements:</i>		1/14/2011	<b>Maintenance Period LOC: \$81,847.10</b>		
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		1/24/2011	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>		9/4/2014			
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$81,847.10	01-4-11: Improvements accepted by Board.		
<i>Original Letter of Credit Amount</i>		\$1,023,088.75	07-12-10: BOT approved Resolution extending improvement deadline to January 14, 2011 subject to \$1,000 extension fee.		
<i>Letter of Credit Expiration Date</i>			November 18, 2011: Due to planting of all maple trees instead of a variety of trees as required by the Sub Ord,		
<b>Heritage Estates</b>	7700 Wolf Rd	Single-Family Residential Subdivision	3 lots 3 Available	Highlander's Heritage Homes	<b>Maintenance Period</b>
<i>Preliminary Plat Approval - BOT:</i>		1/22/2007	<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>		9/24/2007	<b>09-18-2013: Final Maintenance Period punch list sent to developer. Developer working toward resolution of punch list.</b>		
<i>Deadline for Sub Improvements:</i>		7/1/2010			
<i>Deadline for Other Improvements.:</i>		7/1/2010			
<i>BOT Acceptance:</i>		7/12/2010	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>		7/12/2010	09-10-10: Reduced LOC received.		
<i>Maintenance Expiration</i>		3/12/2013			
<i>Maintenance Expiration - Other</i>		3/12/2013			
<i>Outstanding Letter of Credit Amount</i>		\$17,627.10	09-28-09: Extension of improvement deadline to December 31, 2009 approved by Village Board.		
<i>Original Letter of Credit Amount</i>		\$220,338.75	Amendment to Agreement and extension of LOC pending.		
<i>Letter of Credit Expiration Date</i>			08-24-10: Village Engineer confirmed completion of punch list. LOC to be reduced to \$17,627.10.		