



MANAGER'S MEMORANDUM

Prepared for: **Naperville City Council**

By: City Manager's office

8/27/2026

A. MANAGER'S MEMORANDUM

Source:	Subject:	Action:
1. Allison Laff Deputy Director, Transportation, Engineering & Development	Beekeeping Update	FYI
2. Traci Marrocco Interim Finance Director	Five-Year History of Parking Deck Expenses	FYI

CITY OF NAPERVILLE

DATE: August 27, 2026
TO: Mayor and City Council
THROUGH: Douglas Krieger, City Manager
FROM: Allison Laff, AICP, Deputy Director TED
SUBJECT: Beekeeping Update

PURPOSE:

The purpose of this memorandum is to provide the City Council with additional information regarding beekeeping.

BACKGROUND:

During public forum at the June 16, 2026 City Council meeting, a member of the public requested that Naperville's existing beekeeping ordinance be re-evaluated based on impacts to neighboring properties. In response, the City Council requested that staff evaluate the beekeeping ordinances of surrounding communities and provide a report to the City Council.

This report, along with recommended code amendments, was presented to the City Council at their July 21, 2026 meeting. Following 5 public speakers and discussion amongst the Council, staff was directed to work with interested parties to discuss their concerns and the potential impact of the proposed ordinance amendments, particularly given the limited complaints received. Staff was additionally directed to further research beekeeping best practices.

DISCUSSION:

Beekeeping Best Practices

Staff previously provided Council with the Illinois Beekeeping Best Management Practices as prepared by the Illinois State Beekeepers Association in 2013. Staff did find that an updated version of the best practices document was released in 2018 (attached).

The updated guidance is largely consistent with the 2018 version except that:

- The recommended height of bee barriers was reduced from minimum 6' to minimum 4'.
- Beekeepers are recommended to inform their neighbors of where they intend to place hives on their property prior to setting them up.
- A section on the Africanized Honeybee was added.

Illinois Department of Agriculture

Staff has communicated with the State's Apiary Inspector several times since the July

2026 Council meeting. At the City's request, the inspector again visited the Columbia beekeeping operation and confirmed that there are no current violations at the property. The inspector did encourage the beekeeper to voluntarily move his hives to the rear of the property in an effort to be neighborly. The beekeeper appeared somewhat open to this request, but per the inspector, the move cannot occur until cooler weather (due to required honey removal and so as not to agitate the bees). Recent correspondence from the neighbor adjacent to the beekeeper suggests that a move to the rear of the property (at minimum) would be appreciated.

While there, the inspector did take a sample of the hives for genetic testing to confirm that the bees are not Africanized Honeybees. While results will not be available for 6-8 weeks, the inspector noted that he felt confident that the bees were not Africanized because he stood in front of the hives for 45 minutes without any protective gear and the bees were not aggressive/did not sting.

Other Naperville Beekeepers

There are 28 Naperville beekeeping properties that are registered with the Illinois Department of Agriculture. Staff reviewed these properties and found the following:

- 16 properties are zoned R1A with lot sizes ranging from 10,000 sq.ft. to 16,626 sq.ft. (average lot size: 12,426 sq.ft.)
- 7 properties are zoned R1B with lot sizes ranging from 8,690 sq.ft. to 14,887 sq.ft. (average lot size: 9,893 sq.ft.)
- 8 properties with other residential zoning have lot sizes ranging from 6,600 sq.ft. to 32,709 sq.ft.

In addition, amongst the registered addresses:

- 15 properties have 1 colony
- 7 properties have 2 colonies
- 3 properties have 3 colonies
- 2 properties have 5-6 colonies
- 1 property has 15 colonies

Based on the above information and the limited complaints received in a 10+ year period, staff does not believe that a beekeeper's ability to effectively manage its beekeeping operations is directly attributable to the property's size or number of colonies it contains. However, it does appear that the location of the hives on the property could have an impact on adjacent property owners.

RECOMMENDATION: Please include in the August 27, 2026 Manager's Memorandum.

Illinois Beekeeping Best Management Practices

Illinois State Beekeepers Association

March 2018

INTRODUCTION

Beekeeping has become increasingly popular. Responsible management is therefore necessary. Under the Illinois Bees and Apiaries Act, the Illinois Department of Agriculture (IDoA) inspects honeybee colonies as a service to the beekeeping industry. The purpose of the inspections is to determine the general health of honeybee colonies. During the course of an inspection, IDoA Apiary Inspectors closely examine beehives to detect diseases and pests and to provide advice on needed treatments. Inspections are provided by the Illinois Department of Agriculture. To access more information concerning the Illinois Bees and Apiary Program, go to <https://www2.illinois.gov/sites/agr/Insects/Bees/Pages/default.aspx>

The Act also **requires** beekeepers to register their colonies with the IDoA. Registration is as simple as completing a brief one-page form and mailing it to the Illinois Department of Agriculture, State Fairgrounds, P.O. Box 19281, Springfield, IL 62794-9281. A registration certificate is provided to beekeepers who register with the IDOA. There is also no charge for registering honeybee colonies with the IDoA. To download or open a PDF version of the registration form, go to the Beekeeper Registration Form link on the Bees and Apiary Program webpage link listed above or go to the below link to directly access the form. <https://www2.illinois.gov/sites/agr/Insects/Bees/Documents/beekeep.pdf>

BEST PRACTICES

Education

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

Colony Temperament/Queens

A colony's temperament is determined by its queen's characteristics. Any colony exhibiting unusually defensive behavior (stinging or attempting to sting without provocation) or an excessive swarming tendency should be requeened as soon as possible.

Beekeepers should evaluate their queens on a regular basis for performance and hive gentleness. Only queens of European origin should be used. Queens should only be obtained from the most reliable sources.

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Hive Placement

Beekeepers should comply with all homeowner association and local ordinances and regulations pertaining to beekeeping. Correct placement of hives is a very important consideration for responsible beekeeping. In urban and suburban settings, hives should be placed in a quiet area of the lot and not directly against a neighboring property unless a fence or dense plant barrier of four feet or higher forms the property boundary. Hives should be kept as far away as possible from roads, sidewalks and rights of way. Flight paths into the hive should remain within the owner's lot. Barriers, including fencing, hedges and shrubs more than four feet high may be used to redirect the bees' flight pattern.

Beekeepers are encouraged to post signs to alert neighbors and passersby to the presence of their hives; generally, it is best to place such signs so that they are only in view when the public would otherwise be able to view the hives.

Hive Management

Beekeepers should take into account that weather conditions influence bee behavior and should perform hive manipulations as quickly as possible with minimum disturbance to the bees.

Water Source

Beekeepers should ensure bees have access to water before locating them in their yard. Bees prefer a sunny place with surface moisture, for example wet sand or gravel or the edge of a birdbath. In very hot weather, bees require a large amount of water to maintain temperature and humidity within the hive.

Swarming

Swarming is natural honeybee behavior. Two primary causes of swarming are congestion and poor ventilation in the hive. To avoid these conditions, beekeepers should consider:

- Brood chamber manipulation
- Colony division
- Addition of supers for brood rearing and honey storage
- Replacement of old or failing queens

These and other swarm management practices are explained in detail in most good beekeeping textbooks.

Robbing Behavior

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

Disease Control

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

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Aggressive Colonies

Any beekeeper who witnesses unusually defensive behavior should take the following steps:

- Contact the Illinois Department of Agriculture Apiary Inspector for your area <https://www2.illinois.gov/sites/agr/Insects/Bees/Pages/IDA-APIary-Inspectors.aspx> or the IDoA's Apiary Inspection Supervisor at 217/782-6297.
- Requeen immediately with certified European stock
- Monitor requeened hive for continued defensiveness

Summary

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

DISCLAIMER

This document is and always will be a work in progress, intended for regular update and revision. It offers guidelines for responsible beekeeping in the State of Illinois but is not intended to provide legal advice.

CITY OF NAPERVILLE

MEMORANDUM

DATE: August 26, 2026
TO: Doug Krieger, City Manager
FROM: Traci Marrocco, Interim Finance Director
SUBJECT: Five-Year History of Parking Deck Expenses

Purpose:

The purpose of this memorandum is to provide information regarding the allocation of City parking deck expenses over the past five years.

Background:

Capital and maintenance expenses associated with the downtown parking decks are paid out of three funds:

Capital Projects Fund - Established to fund capital improvements to City assets as needed.

Downtown Parking Fund- Established as a funding source for construction and maintenance of parking facilities within the downtown and cannot be used for the payment of greater than sixty-six percent (66%) of the total cost of any individual parking facility.

Downtown Maintenance SSA Fund – Established to fund special municipal services to the designated area including public parking garage maintenance. Property owners cover one-third of the expenses, with the City covering the remaining two-thirds.

Capital-related expenses associated with City parking decks have been funded in accordance with the municipal code which states that expenses allocated to the Downtown Parking Fund are not to exceed 2/3rd of the total cost. In most years, the remaining 1/3rd has been allocated to the Capital Projects Fund. Capital expenses have largely been tied to City's Capital Improvement Program project number MB160—The Downtown Park Deck Maintenance Program.

Although MB160 has captured the majority of parking deck capital expenses, Elevator Modernization (MB216) and the design services for the Municipal Center Parking Deck Upgrades (MB136) have both been expensed to the Capital Projects Fund.

Operating maintenance expenses have consisted of various day-to-day maintenance services including, but not limited to, minor elevator repairs, painting services, janitorial services, and fire alarm/suppression system services. Operating maintenance services over the last five years have been expensed to the Downtown Maintenance SSA Fund.

Discussion:

The table below outlines the last five years of maintenance expenses related to parking decks, which includes both operating and capital maintenance expenses. In 2022, a condition assessment of all three parking structures was completed to prioritize and phase parking deck repairs.

	Capital Projects	Downtown Parking Fund	SSA
2021			
Water Street security fencing, Central Parking Facility (LED lighting, beam, column, flooring improvements, Parking Deck consulting	\$395,120	\$786,185	
Routine maintenance			\$320,403
Subtotal	\$395,120	\$786,185	\$320,403
2022			
Central Parking traffic coating and LED lighting, Van Buren stairwell maintenance, Municipal Center crack restoration, engineering services, parking deck consulting	\$148,604	\$230,951	
Routine maintenance			\$241,947
Subtotal	\$148,604	\$230,951	\$241,947
2023			
Van Buren beam, column and flooring improvements, Van Buren elevator maintenance, Water Street security fencing, Municipal Center lower slab renovation, Engineering services, Parking deck consulting	\$1,138,290	\$766,500	
Routine maintenance			\$246,780
Subtotal	\$1,138,290	\$766,500	\$246,780
2024			
Van Buren and Municipal Center Parking Deck renovation, Central park deck restriping, Restoration design services for Van Buren and Municipal Center, Engineering services	\$518,905	\$175,050	
Routine Maintenance			\$318,180
Subtotal	\$518,905	\$175,050	\$318,180

	Capital Projects	Downtown Parking Fund	SSA
2025			
Water Street and Central Parking deck repairs, Parking Structure condition assessment, Van Buren parking deck elevator modernization and repairs, Van Buren storm drain replacement and LED lighting, Parking deck consulting, Engineering services	\$697,956	\$496,840	
Routine maintenance			\$294,613
Subtotal	\$697,956	\$496,840	\$294,613
<u>Total</u>	<u>\$2,898,875</u>	<u>\$2,455,526</u>	<u>\$1,421,923</u>

Recommendation:

I recommend this information be shared with the City Council through the Manager's Memorandum.