



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2015-4366 **Date** 09/28/2015

GENERAL INFORMATION

APPLICANT: DEVELOPMENT PROPERTIES, INC
JOHN THORNHILL
44 WHITE OAK CIRCLE
ST. CHARLES 60174

PURPOSE: REZONING TO F-2 FOR A FARMER'S MARKET/COUNTRY STORE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, WAREHOUSE AND MARKETING; SPECIAL USE;

SIZE: SQUARE FEET

LOCATION: ON THE WEST SIDE OF ROUTE 47, APPROXIMATELY 1/2 MILE SOUTH OF WELTER ROAD, SECTION 19, CAMPION TOWNSHIP (08-19-400-004)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	RESIDENTIAL; CEMETERY
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: SECTION 8.3 OF THE KANE COUNTY ZONING ORDINANCE

First American Bank Trust #1-14-111/Bruce Vajgert

Rezoning from F-District Farming to F-2 District Agricultural related sales, service processing, research, warehouse and marketing: with a Special Use for a Country Store/Farmer's Market

Special Information: The petitioner is requesting a rezoning to allow for a Country Store/Farmer's Market. New buildings and parking lots will be constructed for the Store, which will have a barn "feel", both inside and out. The interior will have a fireplace, 2 waterfalls and numerous products for sale, including seasonal items. Food will be prepared and sold from the property, including sandwiches and soft drinks. Outside sales areas will include Christmas tree lots, firewood, compost as well as nursery and plant stock. Other outdoor uses include growing of plants, trees and perennials on approximately 1 acre of the site to the west of the proposed building.

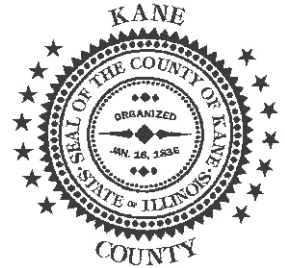
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses. The petitioner believes the proposed use will complement the existing local agricultural community.

Staff recommended Finding of Facts:

1. Proposed uses are consistent with the intent of the F-2 District.
2. The property is not currently being used for agriculture.
3. The proposed structures and improvements will be required to comply with State and County ordinances for stormwater, buildings and food service.
4. The petitioners own and operate a successful supply business in the Village of Elburn, landscaping business in West Chicago and nursery in western Kane County.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet and narrative

Findings of Fact Sheet – Special Use



Vajgert Rezoning and Special Use _____ August 5, 2015
Special Use Request _____ Date

- The Kane County Zoning Board is required to make findings of fact when considering a special use.
- Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:

1. Explain how 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. The parcel on which construction and operation of the Country Store is proposed has not been used for raising crops for many years. Therefore, no land will be taken out of farm crop production. All agricultural and landscaping product receiving, storage, display and sales will be conducted on the subject property, appropriately screened off from public view by passersby on Route 47 as well as neighbors; the subject property is bordered by a cemetery, a dilapidated and abandoned house and open agricultural lands, all of which are uniquely tolerant of the contemplated use. Perimeter landscaping also seeks to address the potential for debris passing over, or leaving, the subject property and impacting the suspected habitat of the Common Moorhen reported to be ½ mile to the east.

2. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity. The special use will not prevent anyone in the vicinity of the subject property from the full enjoyment and use of their property. Permitted operations will take place during daytime hours as described in the attached stipulation, and can easily be accommodated with no deleterious effect on surrounding properties in the rural area where the subject property is located.

3. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property. The activities proposed for the special use are not dependent in any way on any adjoining properties. Surrounding properties (except the cemetery) will remain completely free to develop pursuant to prevailing land use regulations.

4. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain: Yes. Storm water management will be achieved by construction of detention basin and appropriate conveyance system. Private water well and septic system designed to accommodate load described in said stipulation will be constructed; gas and electric services will be provided by public utility companies operating in the immediate area. Driveways, buildings, product storage bins, display areas, and signage will also be constructed as shown on the attached Site Development Plan and Final Engineering For Country Store.

5. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

The Illinois Department of Transportation, which has jurisdiction over access from the abutting Route 47 to the subject property, has tentatively approved access for the proposed use. Final Engineering approval will subject property to requirement to construct improvements depicted on said Final Engineering, which, after constructed, will define and manage internal parking and traffic flow onto Route 47.

6. Will the special use conform to the regulations of the district in which it is located? Please explain:

The present zoning classification of the subject and surrounding property is F District-Farming. Under Section 8.3-1 of the *Kane County Zoning Ordinance*, all uses in the F2 District are special and are presumed to occur in an agricultural area. Section 8.3-2(d) provides for Horticultural Services, which is consistent with other agricultural uses allowed in the F2 District.

Stipulation

KANE COUNTY COUNTRY MARKET

Purpose

To provide a friendly gathering place for all family members where a few minutes, or much of a day, could be enjoyed in activities ranging from selecting nursery stock, garden supplies, locally grown produce and condiments or, designing a garden or landscaping and even tending a garden plot.

Infrastructure

Building: At a distance, the two level rooflines will appear as a traditional red barn with white accents. The front and back of the building will have a 14' overhang to create a covered porch-like area. A stone knee wall will encapsulate the entire building to bring out the barn feel; the inside will mimic the outside, also with stone knee walls and siding. The building interior will also boast a fireplace and two waterfalls for a serene country feel. There will be shelving areas and wall mounts to preview a list of products: daily samplings of various salsas, sauces, dips, coffees, teas, olive oils, cheeses, wild game, spices, chocolate, candles and knick knacks, in addition to garden tools, potting soils and the like. Depending on the time of year, seasonal items such as Christmas ornaments and Easter decor, etc. will be offered. Eating areas will be provided for patrons; sandwiches and other light foods and snacks will be sold. Meeting space will be available for consultation on landscaping design matters with customers.

Site: Access to/from Route 47 as approved by IDOT. Traffic flow enclosed by B6-12 curb/gutter around building accommodates emergency equipment and provides access to rear of property and detention area. Customer vehicular parking (including 2 handicap spaces) will be on pervious brick pavers to maintain a cobblestone effect. The store will serve approximately 40-50 clients per weekday; traffic movements on the weekend are estimated to be approximately 75.

Onsite detention will accommodate storm water management design and provide option for irrigation of nursery stock. Potable water will be provided by private water well; wastewater treatment by aerobic septic system. Areas for outside storage and display of gardening products including nursery stock, shrubs, fertilizers and compost are shown on Site Development Plan and Final Engineering. A wide array of seasonal flowers and plants, annuals, perennials and trees will be sold from under a covered porch for easy viewing and away from the elements. The site will include one double-faced illuminated sign to be placed near the entrance from Route 47 and a mailbox as depicted on the Final Engineering; shrubs and other attractive vegetation will be placed along Route 47 and the northern boundary of the parcel as noted. The porch will have under-mounted porch lighting as well as street lamps in the parking lot.

Business Plan

Refreshments, including sandwiches, sodas or other soft drinks and beverages, will be available during one's visit. Areas will be available for consultation in landscape design and garden planning with Wi-fi service available. Tables will be available for gatherings, to review gardening plans in a leisurely atmosphere while the kids are enjoying a snack. A wide array of seasonal flowers and plants, annuals and perennials, and trees will be provided. Many of these will all be under roof for easy viewing, out of the elements of Mother Nature. Retailing will include Christmas trees and firewood during the late fall and winter months. A farmers market for local growers will be operated during the growing season. Locally produced organic compost from local horse farms will be available, stored, watered, and ground to a finer consistency. Garden plots will be available in the back of the property for rental to "grow your own garden". This store will be a true gathering place to shop, and to enjoy taking some time out of one's busy day.

Operating schedule

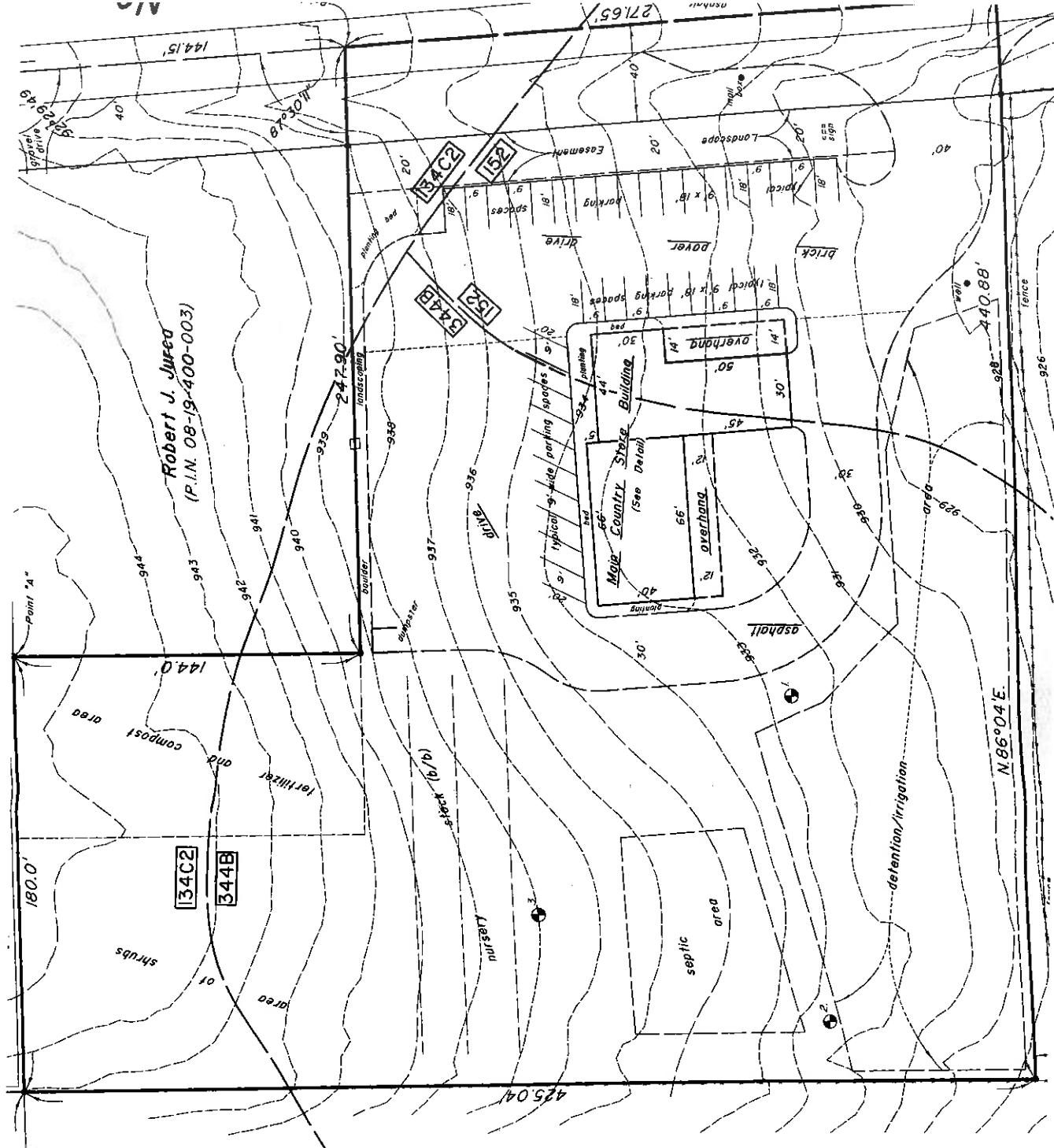
Site construction is anticipated in the fall of 2015 with an opening for the spring season of 2016.

The store will employ five people. The hours of operation will be 7:00am to 6:00pm Monday, Tuesday, Thursday and Friday; 9:00am to 8:00pm Wednesday; 7:00am to 5:00pm Saturday, and; 9:00am to 5:00pm Sunday. The store will have reduced hours during the winter months.

8-21-2015

PROPOSED SITE PLAN

The Chicago Trust Company, N.A. Trust BBT-3318
P.I.N. 08-19-400-016

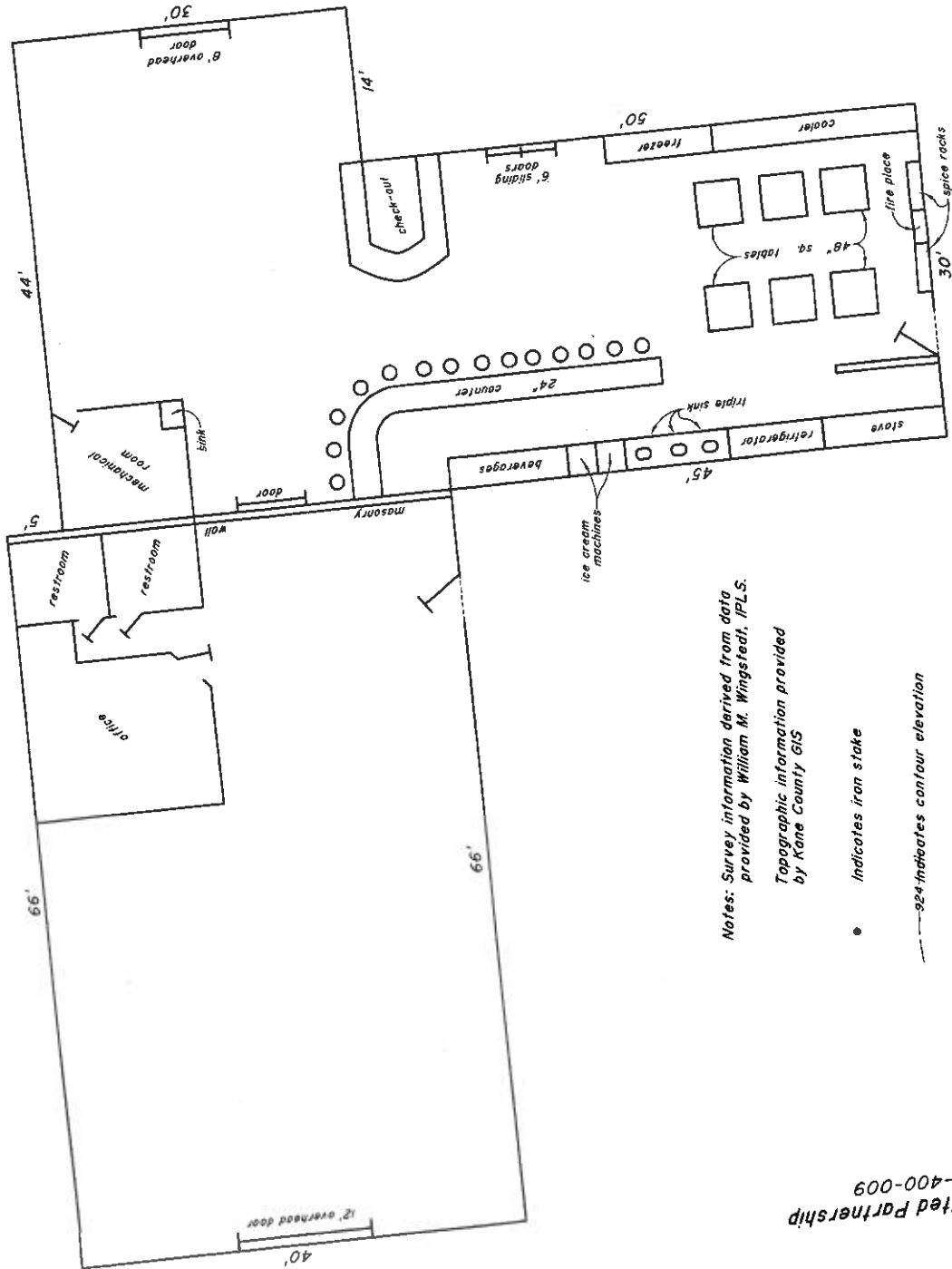


Robert J. Jurek
(P.I.N. 08-19-400-003)

N 86° 04' E

440.88'

*Proposed
Building Detail*
(No Scale)

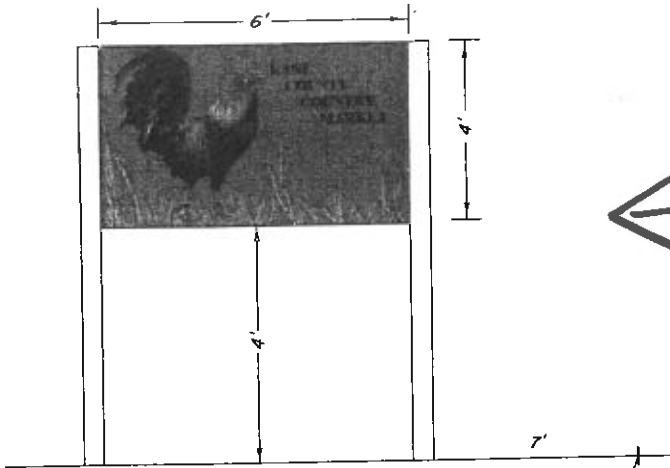


Notes: Survey information derived from data provided by William M. Wingshead, IPLS.
Topographic information provided by Kane County GIS

- Indicates iron stake
- 924 indicates contour elevation

Sign Detail

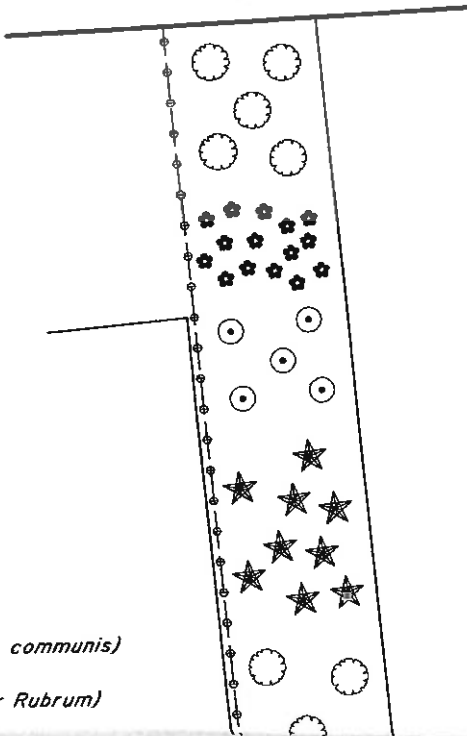
(No Scale)



Westerly right of way
line of Illinois State
Route No. 47



please
note
proposed
sign.



ament
ail

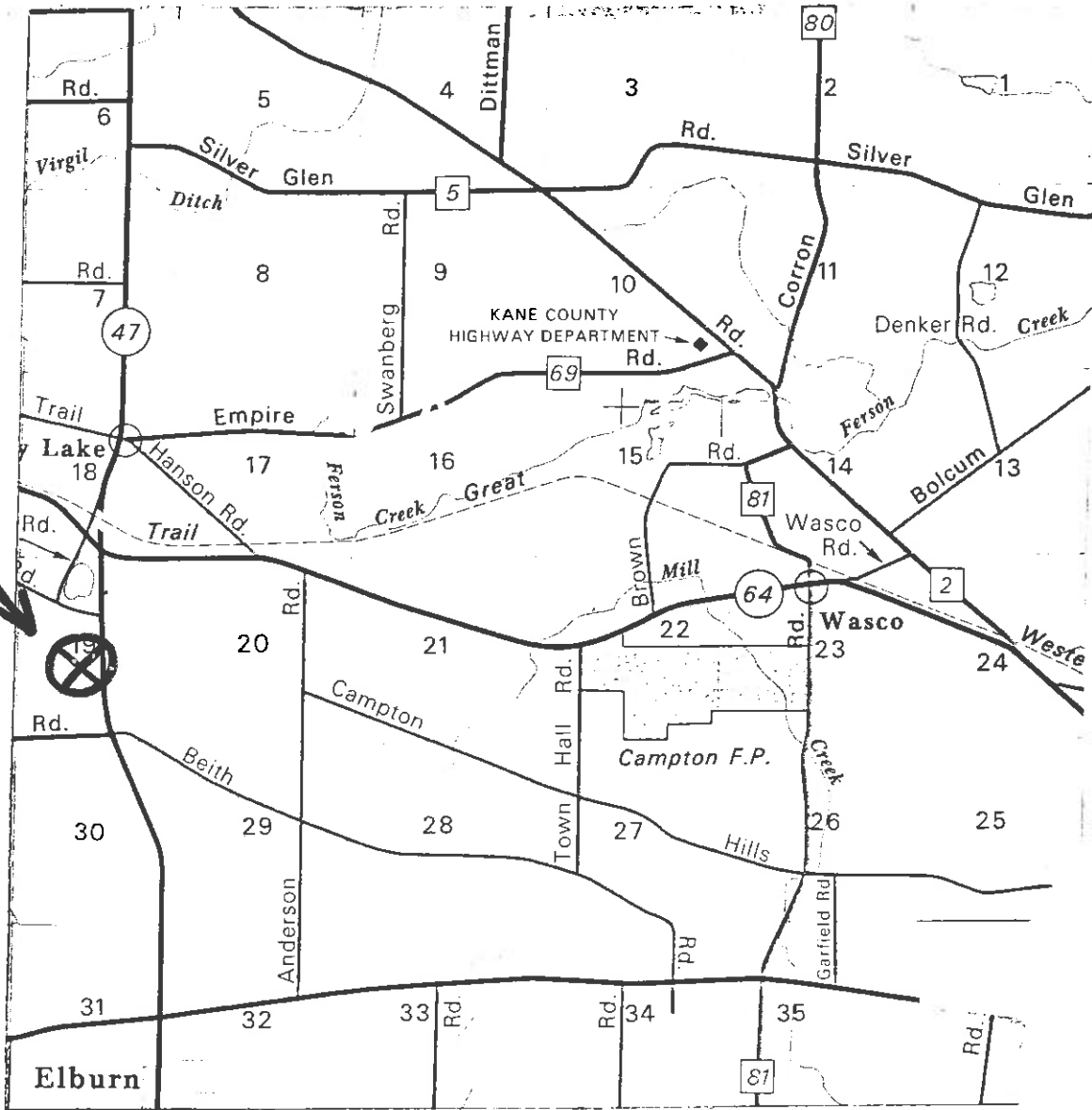
sters

Junipers (*Juniperus communis*)

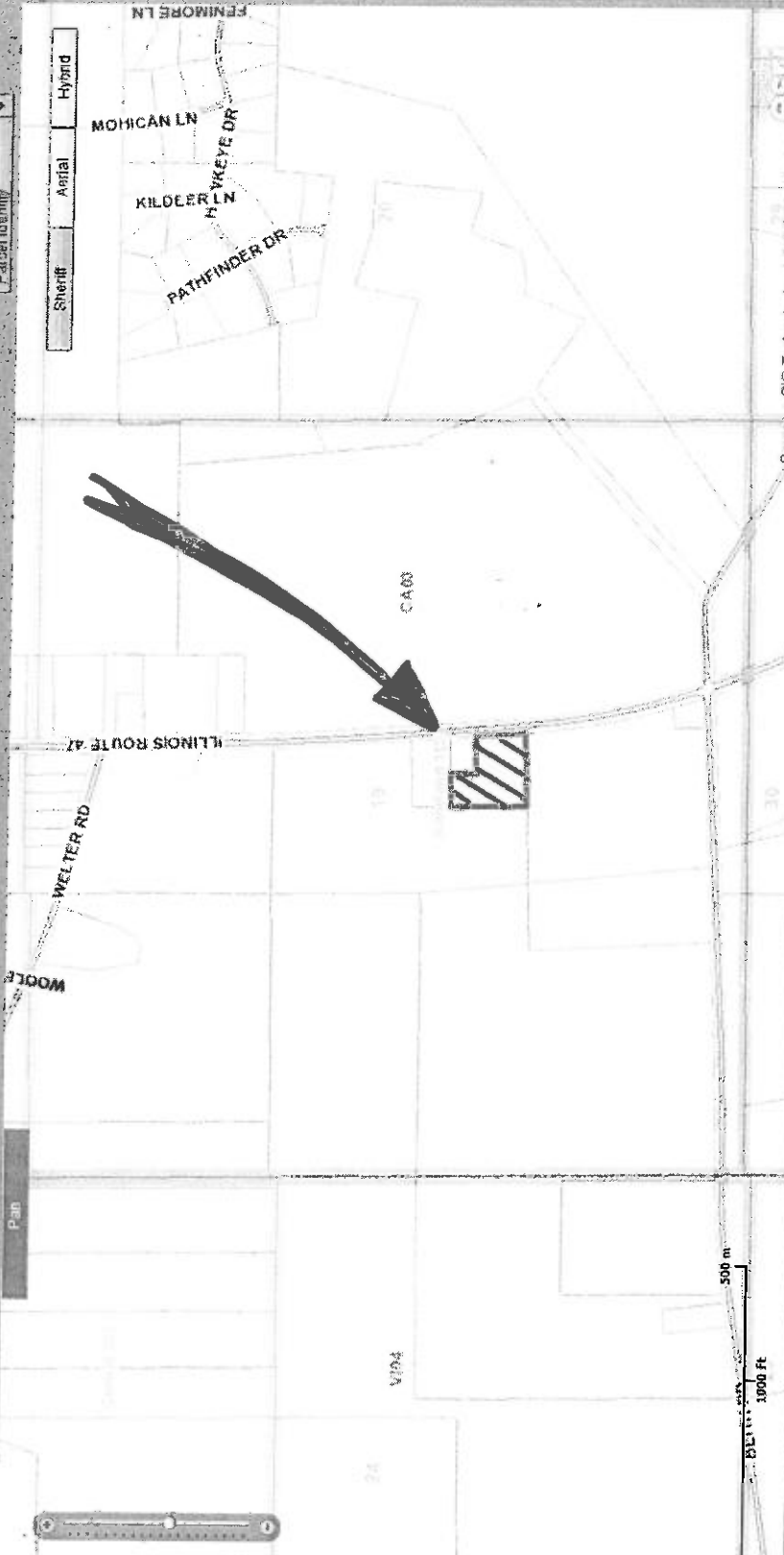
er Red Maples (*Acer Rubrum*)

CAMPTON twp.
T.40N - R.7E

map 8



1" = MILE



Source: GIS-Technologies | GIS-Technologies | ESRI

Year/Par: 2015 0819400004 Clear

Year: 2015 Parcel: 0819400004 Clear

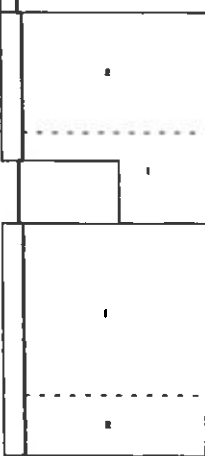
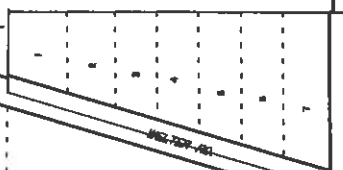
Results: Bridge/Map

Properties: TaxBill/Map

Descriptor	Value
Parcel	08-19-400-004 0819400004
Construction	Active / N
Code	TRUST + 11-11
Township	CAMBERTON
Use Code	0130 Vacant Land/Land
Tax Code	CA011
Document	2014K025015 7/15/2014
Area Sq Ft	9,257.142,370.50 (Acres) 0.21
Acres	0.21
Legal	
Remarks	
Address	4 N RTE 47
City	MAPLE PARK
Mailing Address	FIRST AMERICAN BANK TRUSTEE
Address 2	PO BOX 730

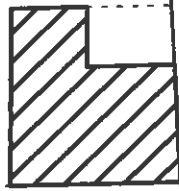
08-19-400-004 / MAPLE PARK

WELTER RD.



19

47



BEITH RD.

Kane County Country Market