



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 2016-4380 **Date** 06/03/2016

GENERAL INFORMATION

APPLICANT: OLD SECOND NATIONAL BANK AURORA,
% SRAIL WAYNE
37W446FABYAN
GENEVA 60134

PURPOSE: AMEND THE EXISTING PUD ZONING TO ALLOW FOR ADDITIONAL BUILDINGS AND
ACTIVITIES SUCH AS WEDDINGS AND OTHER SOCIAL EVENTS.

EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT;

REQUESTED ACTION: AMEND THE EXISTING PUD TO ALLOW FOR ADDITIONAL BUILDINGS AND
ACTIVITIES SUCH AS WEDDINGS.

SIZE: SQUARE FEET

LOCATION: ON THE NORTH SIDE OF FABYAN PARKWAY, EAST OF VIKING DRIVE, SECTION 17,
GENEVA TOWNSHIP (37W446 FABYAN PARKWAY) (12-17-100-018)

SURROUNDING	ZONING	USE
NORTH	CITY OF GENEVA	RESIDENTIAL;
SOUTH	E-3 - ESTATE RESIDENTIAL; CITY OF GEN EVA	RESIDENTIAL; COMMERCIAL;
EAST	F - FARMING; WITH SPECIAL USE FOR CEMETERY	AGRICULTURAL; CEMETERY
WEST	CITY OF GENEVA.	SCHOOL

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: HE ORIGINAL F2 ZONING FOR THE FARMER'S MARKET WAS APPROVED IN 1983. THE
CURRENT PUD REZONING WAS APPROVED IN 2014

APPLICABLE LAND USE REGULATION: ARTICLE XII, SECTION 12.1 OF THE KANE COUNTY ZONING ORDINANCE

Old Second National Bank Trust #6309
“*Windy Acres Farm*”
Amendment to an existing PUD

Special Information: A portion of this property was granted F-2 zoning in 1983 for the original Kuipers Farmer’s Market. In 1985 the Srail family achieved their family’s dream of owning a working farm and bought the property. In 2014 the farm was rezoned to PUD to bring all the activities on the property into conformance with the Kane County Zoning Ordinance. In response to feedback from their customers, the petitioners are seeking an amendment to the PUD to allow the sale of alcoholic beverages, host social events such as weddings and reconfigure the layout to allow for a new guest services building and seasonal event tent.

Analysis: The Kane County 2040 Plan recognizes the importance of agriculture and local food production “and their related businesses” for the Kane County economy. The *Growing for Kane Health Impact Assessment* further explored this issue by studying the health and economic impacts of greater production of fruits and vegetables in the county. That study resulted in the Growing for Kane ordinance and accompanying program of the same name which seeks to increase the production, distribution, and consumption of locally grown food in Kane County. Allowing for the expansion of the Windy Acres farm business will help support the long-term vitality of their fruit production, thereby ensuring a continued contribution of locally grown food to help meet consumer demand.

The Windy Acres Farm participates in 14 area farmer’s markets on a weekly basis, including Elgin and Geneva. The Farm is also participating in the CSA produce delivery program provides fresh picked produce to families in the Geneva area that can’t get to the farm. Local restaurants have partnered with Windy Acres Farm for fresh produce served with their meals, including Subway, Little Traveler, Mr. Beef, Topaz, Sergio’s Cantina and others.

Staff recommended Findings of Fact:

1. The amendment will allow the Windy Acres Farm to provide additional events for their customers and additional work hours for current and future employees.

Attachments: Location Map
Township Map

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Windy Acres

Name of Development/Applicant

3/7/16

Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

A continuation of the entertainment aspect of the farm, adding a venue for locals to grow their families and bringing outdoor enjoyment to a wider age group of the local community.

2. What are the zoning classifications of properties in the general area of the property in question?

Residential neighbors, Catholic Cemetery, proposed commercial growth and school campus.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

To add an outlet within Kane County for locals to participate in the farm movement.

As well as to give a further understanding of where food comes from. And further, to

bring involvement from the surrounding area to build an abounding town filled with

life, employment, diversity and entertainment options. The types of events wanting

to be offered include garden weddings, family reunions, corporate gatherings,

birthday celebrations and the like.

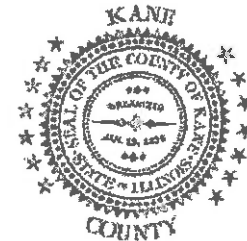
4. What is the trend of development, if any, in the general area of the property in question?

Residential and business growth as well as a mature school building. A developing cemetery is in the closest vicinity to the events area on the property. 1/4 mile east is a plethora of big box chain stores, restaurants, gas stations and a cinema. The strip mall, adjacent to the opposite side of the cemetery, near the farm is more than 3/4 vacant. There is also farm land that Windy Acres rents from the park district and grows crops, at the front of Viking Drive.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

By helping to grow economic prosperity within the community, adding jobs, adding a resource to connect the community to their town which will carry a healthy impact to the design of the development in this area.

Findings of Fact Sheet – Special Use



Windy Acres

Special Use Request

Date 3/7/16

- 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:

6. 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.

Space will be supervised and maintain integrity of the community and guidelines of the county.

The morals, health, welfare and safety will all be included as part of our motto to nurture this project as an integrated part of the growing community within Kane County. All lighting will be used in a controlled manner to create a safe environment and create mood. No beam or amusement lighting will be used. Covered night lighting will be used and shielded from the surrounding areas for all events. All music on the rural property will be set to reasonable standards, not to affect the surrounding areas with the courtesy of neighbors in mind.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

All functions will be confined within this space, begin and end within regulatory hours within the county guidelines. The immediate space surrounding is an agricultural field and a cemetery. Being that the property is 18.5 acres the capacity in which any event may hold will not reduce the value of the surrounding properties as all such events will be contained in a safe perimeter within the attraction area. With the rental use of vacant field east of the property, Windy Acres can hold hundreds of vehicles for any parking situation. If that becomes unavailable at any point in the future, Windy Acres has ability to create further parking, upon what is already available at the farm, by removing a tree line used to keep the residential area private. Parking will also be made available with the demolition of the existing ag barn. Events will not interfere with regular farm operations as customers shop the farmstand at an average of 12 vehicles at one time during the year and often far less 5 of 7 days each week. However, events may compliment the farm by attracting the public to healthy food options. With good parking operations and correct usage of water drainage, lighting and noise there will be no impeding upon properties in the immediate vicinity.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The surrounding space is developed. The proposed use for this section of property is not a permanent structure. However, this project will bring opportunity to the public as a destination to aid in their healthy lifestyles and to add a new marker for the forward direction of this sprawling community. Our plans are to always listen to the community and satisfy their opinions by building the future of our farm with their ideas in mind. With substantial parking, beautification to the property and offering fresh produce to a wider audience the west side of Geneva can be acknowledged as a more well-rounded area and therefore attracting more people into the surrounding properties.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?

Please explain:

Utilities will be added to the new area and available for all persons in attendance on the property including lighting, emergency exits, washrooms, portable running water, and power generators.

The existing roads are current and up to date. There is a stop sign exiting the business driveway and a left turn lane coming into the business entrance heading east. However, during main events motor vehicle traffic will be controlled by a hired Sheriff's Deputy. A holding tank will be installed for grey water in the proposed guest services building in the seasonal entertainment zone. All catering for events will be hired licensed professionals and the guest services area will be equipped with the standards and certification of food and sanitation of Kane County.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:
250 persons shall be the maximum number of occupants at an event. In occurrences of 100 or more vehicles at an event, off duty officers of the sheriffs department shall be hired to help facilitate the flow of traffic. Parking on the property will occur in 5-6 different locations which will aid in disabling the possibility of bottle necking and traffic jams. For large parties traffic will also be directed by trained personnel on the property for ease of parking.

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

Yes, Windy Acres will willingly comply to all rules of the county.

Noise control standard of Kane County shall be followed such that all amplified sound be finished at 10pm Sunday-Thursday and 12am Friday and Saturday. Traffic safety shall be controlled by trained personnel and/or off duty sheriff deputies. All certifications shall be up to date within all subcategories of the event operations. Compliance shall be met to the hours of liquor sales within Kane county.

Windy Acres Farm
37w446 Fabyan Pkwy
Geneva, IL 60134

Continuation of case proposal for updated special land use

Windy Acres Farm has been growing as a family business for 31 years. The Srail's, a small town family of six, have wholeheartedly given their time to fully understanding the art and science of fruit and vegetable production. The farm has been a longtime mainstay in Geneva with generations of farmers dating back to the era of the Civil War. The family has held true to the traditional methods of growing in the agricultural world to bring forth the ultimate product to the public.

The onsite farm-stand at Windy Acres has continually been a source of fresh goods in season to passersby searching for vine ripened tomatoes, hand picked sweet corn and local watermelon. All of which are so delicious the taste may seem indescribable. The local stand has held its ground amidst the rise and fall of large chain stores sweeping through the town and has held strong as a small business throughout all of the ups and downs of the economy since the 1980s when owners Wayne and Daryl Srail purchased the farm.

Working together as partners and more importantly family, the Srail's currently set out to 15 prospective farmer's markets each week, in warmer months, to share the bounty of their farm fields. For just as long as Windy Acres has been in operation, locals in neighboring communities have been purchasing their groceries on a weekly basis for some of the best food around. With a very strong commitment from customers at markets the farm itself generally gets customer visits more often during the fall season. The weekends in October bring in people from all around to an otherwise quiet property. During this third quarter, visitors come to the farm for the ultimate harvest experience. Since the inception of this grand event, thousands of children from Geneva to Chicago have taken field-trips to the farm for an educated experience, learning about farm life in a fun and youthful regard. As such, locals of the community have enjoyed spending time at the farm during this event, creating memories and healthy family relationships which aid growth in the community. This contributes to an enduring and steadfast devotion to the meaning of togetherness in which the farm strives to offer to Kane County.

With so much interaction of the earth and nature, the farm family has become humble in their roots. Working in this industry opens the conversation to the importance of good food in the diets of the population. By creating awareness to the issues of food and health more people can become involved in living a healthier lifestyle. The Srail's find it necessary each year to give back to others by charitable contribution. Currently, Windy Acres donates to A.I.D., Kiwanis Club, Northern Illinois Food Bank, Future Educators of America and Ninos de Cristo Orphanage. Upon giving back to the community, Windy Acres also sponsors through the Geneva Park District, collaborates with Illinois Farm Families, creates over-the-top floats in the Swedish Days Parade, and accepts SNAP and LINK through participating markets.

Over the years, as Geneva has evolved into an outstanding place to live, the farm has been asked by the ever growing community to offer grander opportunity for entertainment. The Srail's have given the ideas considerable thought and with the increasing demand from the area, decided to put forth the effort into creating a space for events. These such events would include weddings, corporate parties and family reunions. Putting this idea into perspective through necessity it has become essential to construct a guest services building. This building will house a snack café along with a bar to serve spirits. Adjacent to the bar will be an area dedicated as a beer garden. The events and guest services building will all be located in the area on the farm currently zoned for seasonal events. Not only will there be new opportunity for entertainment, but with this change the farm needs a new agriculture barn for expansion to its produce production. The current agriculture barn will be demolished and a new one constructed close by. However erecting an agricultural barn, the farm plans to invest over \$64,000 alone to construct a portion of that building to be used as a farm education space for children. This will create a successful asset for the community. Inside this space will include hands on learning and a variety of games which are safe and interesting, making an exciting place to learn. These efforts of new structure are an attempt to beautify the farm, make the area more intriguing to a wider audience, and to connect the space with the atmosphere of Kane County.

These opportunities to update the farm bring growth and an effort to integrate Geneva as a whole for the suburban farm life existence. Windy Acres hopes that these ideas and attractions will expand revenue from neighboring counties to further fill Geneva and Kane County with its continued extraordinary success. The Srail family would be so endeared to share the gifts of extended learning and possibilities for entertainment on their farm. This will help create a warming place as a part of the county for families to raise children while giving a friendly and safe environment of things to do in town.

GUEST SERVICES BUILDING



P.O. Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

1/6/2016
WINDY ACRES FARM, SCOTT SRAIL
Doc ID: 4219520160106103617

Cleary/Owner Project Proposal - Erected



South End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 1 on Building 1

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Gable: Grand Rib 3 Plus

Gable Filler Strips: Gable filler strips not included.

Treated Plank Filler Strips: None

Ventilation

End Wall 1 on Building 1

Overhang: 12" Aluminum soffit (Endwall) with non-vented soffit

Accessories

End Wall 1 on Building 1

Window(s):



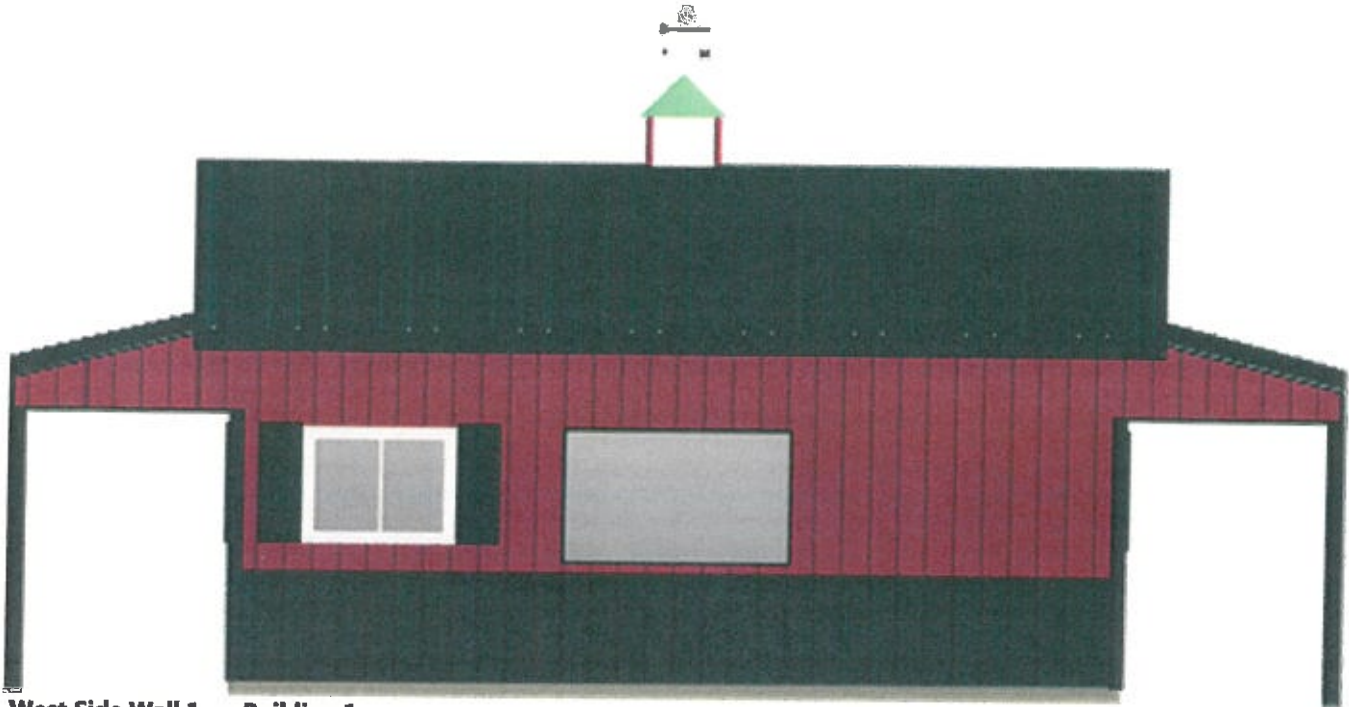
P.O. Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

1/6/2016
WINDY ACRES FARM, SCOTT SRAIL
Doc ID: 4219520160106103617

Cleary/Owner Project Proposal - Erected

CeilingType: None
Ceiling Nailers: None

Elevations for Building 1



West Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 1 on Building 1

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Eave Filler Strips: None

Treated Plank Filler Strips: None

Ventilation

Side Wall 1 on Building 1

Overhang: 6' Sidewall Overhang without Soffit - Closed Sidewall (Steel Below)

Accessories

Side Wall 1 on Building 1

A/M BUILDING



P.O. Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

1/6/2016
WINDY ACRES FARM, SCOTT SRAIL
Doc ID: 4219520160106103823

Cleary/Owner Project Proposal - Erected

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Eave Filler Strips: None

Treated Plank Filler Strips: None

Ventilation

Side Wall 2 on Building 1

Overhang: 12" Aluminum soffit (Sidewall) with vented soffit

Insulation Baffle will be used with this overhang to prevent ceiling insulation from moving into the soffit area.

Accessories

Side Wall 2 on Building 1

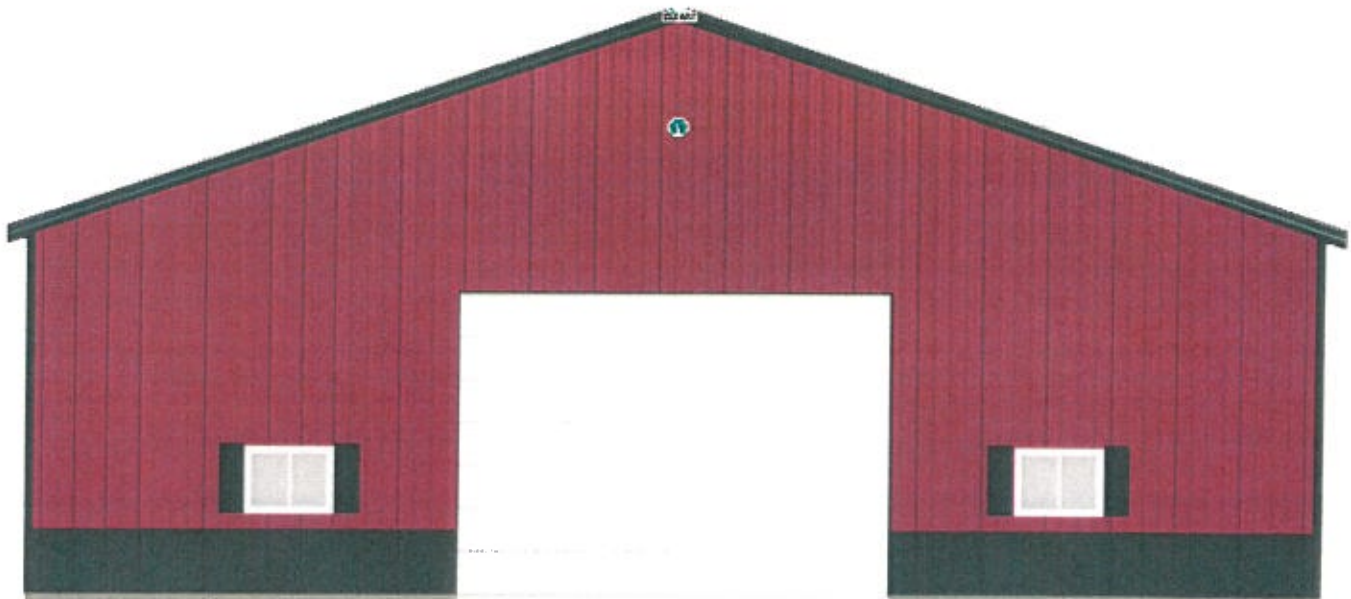
None

Interior Finishes / Insulation

Side Wall 2 on Building 1

Condensation Control: None

Insulation: None



East End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 1 on Building 1

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

WINDY ACRES FARM, SCOTT SRAIL
Doc ID: 4219520160106103823

Cleary/Owner Project Proposal - Erected

Roof Finish and Accessories for Building 1

Exterior Finishes

Roof: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Ventilation

Roof

Ridge Cap

Standard Ridge Cap: For venting the entire ridge.

Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).

Accessories

Roof

Condensation Control for Building 1: None

Ceiling for Building 1

Ceiling Insulation: No Fiberglass Batt Insulation Included

Elevations for Building 1



South Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 1 on Building 1

Siding: Grand Rib 3 Plus

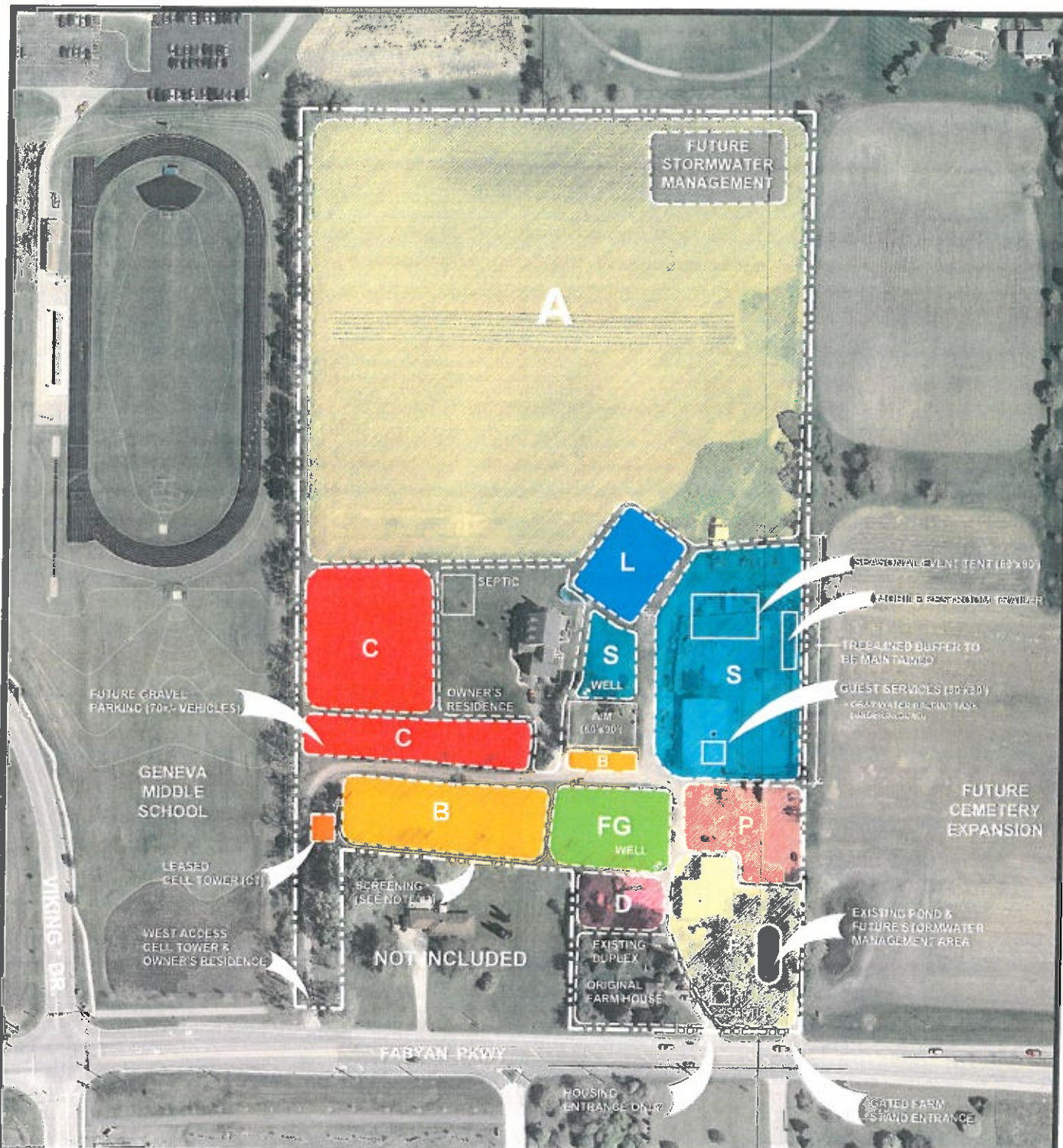
- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Eave Filler Strips: None

Treated Plank Filler Strips: None



- NOTES:**
- AMPLIFIED MUSIC WILL BE DIRECTED INTERNAL TO THE PROPERTY. (REFERS TO "B" AREAS ONLY)
 - LIGHTING WILL BE LIMITED TO BUILDING SECURITY LIGHTING, AND LOW LEVEL PEDESTRIAN GUIDANCE LIGHTING ONLY. NO POLE OR BEAM LIGHTING.

- DURING PERIODS WHEN SEASONAL PARKING IS IN USE, TEMPORARY FENCING SHALL BE ERECTED. FENCE MATERIAL SHALL BE FOUR FOOT (4') HIGH, GREEN "SNOW FENCE TYPE" SAFETY / BARRIER FENCING MESH MANUFACTURED FROM HOPE PLASTIC. FENCING SHALL BE TAKEN DOWN WHEN SEASONAL PARKING IS NOT IN USE.

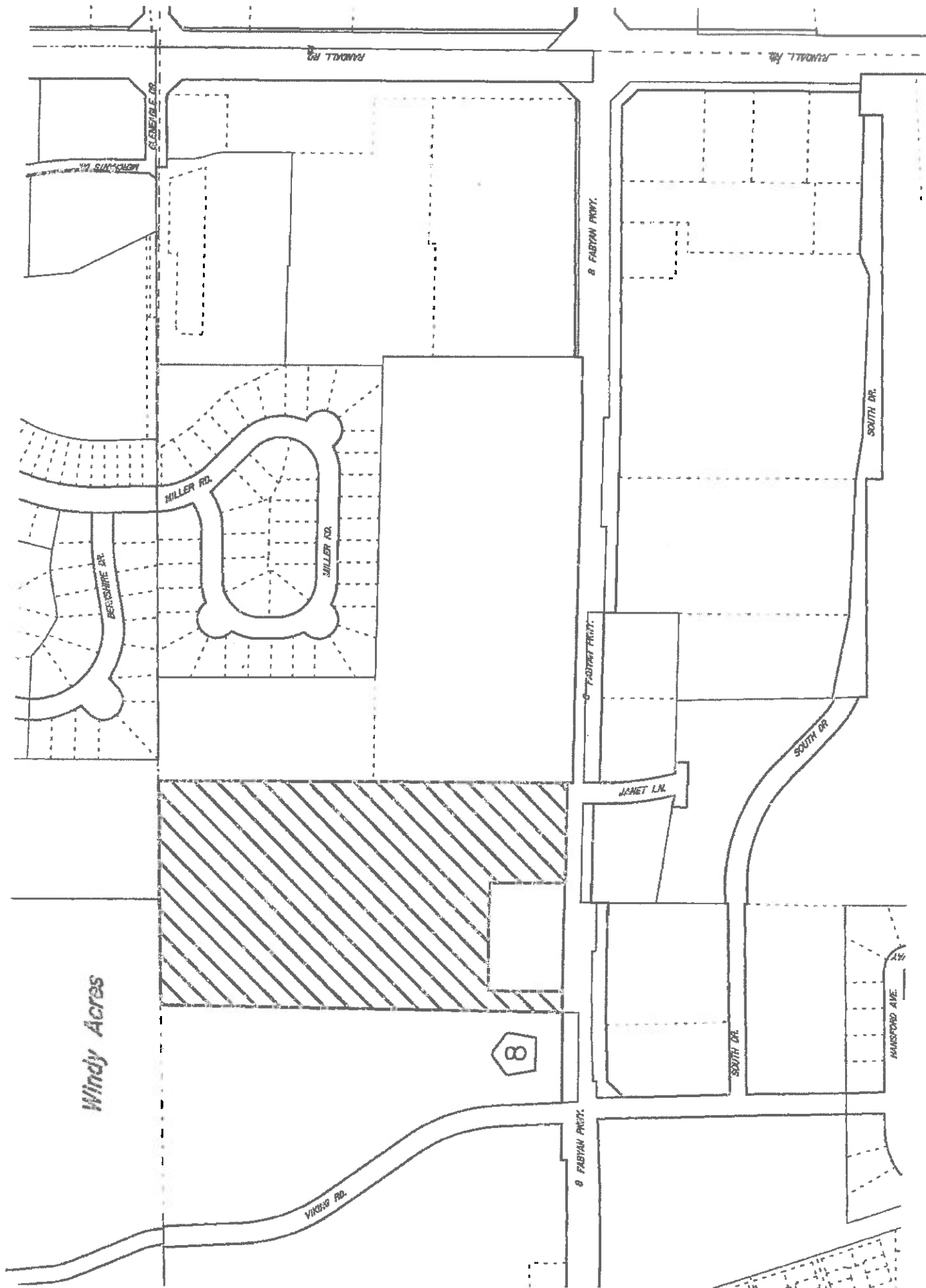


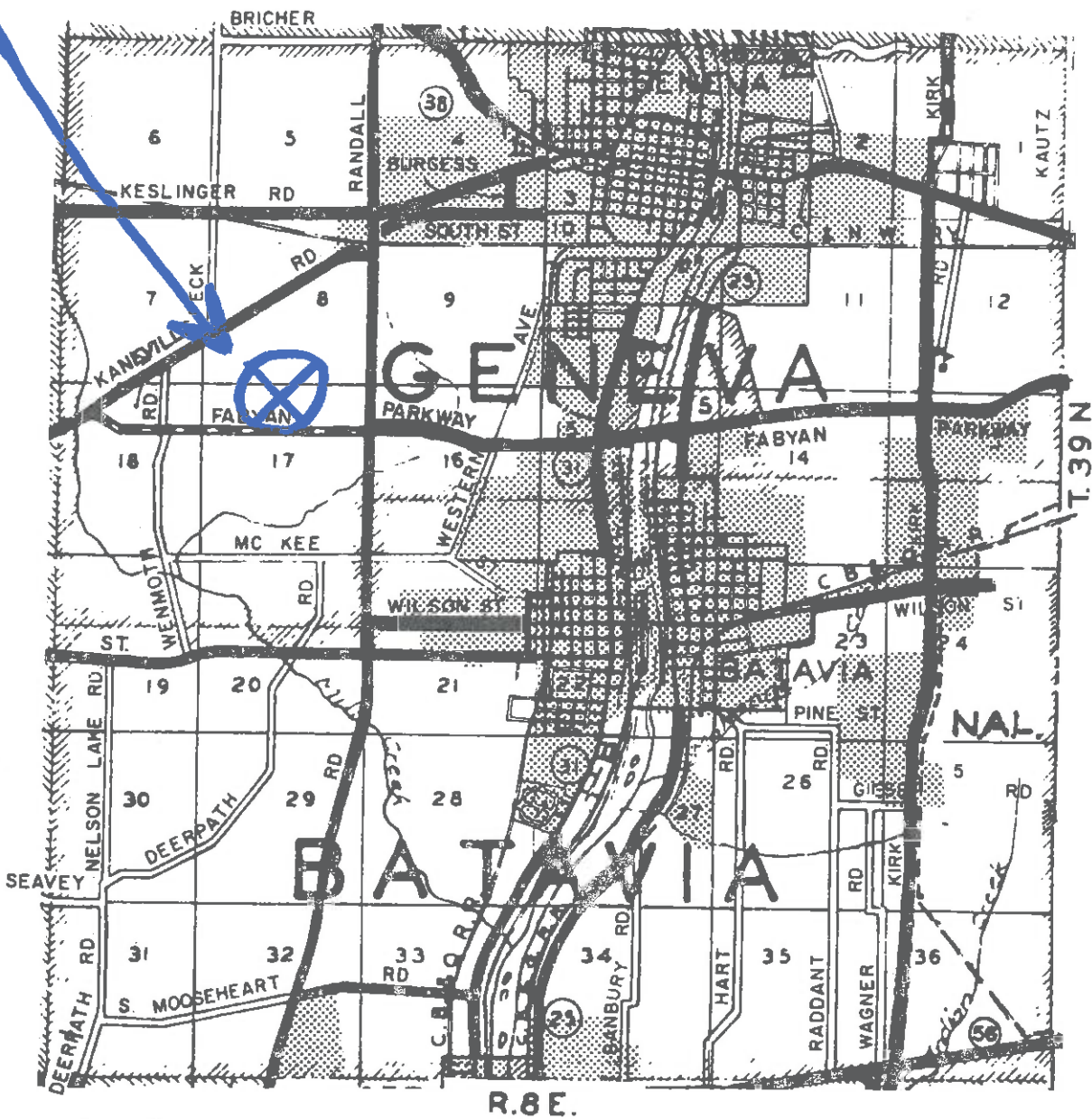
WINDY ACRES - PLANNED UNIT DEVELOPMENT - GENEVA, ILLINOIS

<ul style="list-style-type: none"> A = AGRICULTURAL FIELD B = SEASONAL PARKING C = FUTURE SEASONAL PARKING D = PACKAGING BUILDING F = FARM STEAD. FG = GREENHOUSE 	<ul style="list-style-type: none"> L = NEW LIVESTOCK PASTURE & BARN FM = FUTURE RELOCATED MACHINERY BLDG. A/M = AG. / MACHINERY BUILDING P = PARKING S = SEASONAL ENTERTAINMENT AREA CT = CELL TOWER
---	---

REVISED 06/04/16 DDB
 REVISED 04/26/16 DDB
 REVISED 04/26/14 DDB

REMPE-SHARPE
 CONSULTING ENGINEERS
 324 WEST STATE STREET - GENEVA, ILLINOIS 60134
 Telephone: (630) 226-0327 - Fax: (630) 226-1128





Berkhout, Keith

From: Wilford, Anne
Sent: Friday, May 20, 2016 9:09 AM
To: Berkhout, Keith
Subject: Amendment to Existing PUD for Windy Acres (12-17-100-018)

Good Morning Keith,

Water Resources responses to the application to amend the existing PUD for the Windy Acres Property (12-17-100-018) at 37N446 Fabayan Parkway, Geneva are as follows:

- Stormwater permit will be required for improvements.
- A grading plan is required for the site.
- A calculation of cumulative impervious since 2002 along with the added area of disturbance for these new improvements is needed to determine required detention for the site.

If you have any questions please let me know, 630-232-3496.

Thanks,
Anne

Anne Wilford
Kane County - Water Resources Division
719 Batavia Avenue
Geneva, IL 60134
630-232-3496