

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236

Received Date

4593

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 10-26-300-010
	Street Address (or common location if no address is assigned): 25919 Dauberman Rd. Elburn, IL 60119

2. Applicant Information:	Name Anthony Pferschy	Phone 224-801-4248
	Address 25919 Dauberman Rd.	Fax
	Elburn, IL 60119	Email garlicbreathowner@gmail.com

3. Record Owner Information:	Name Same as above	Phone Same
	Address Same as above	Fax
		Email Same

Zoning and Use Information:

Current zoning of the property:

Farming District (F)

Current use of the property:

Agricultural use to operate Garlic Breath Farm.

Reason for Request:

Variation requested (state specific measurements):

Increase of additional structures from 2 to 7 in order to support continued

agricultural use. We are also requesting an increase from 1800 sqft to 4066 sqft. In addition, we just found out that our temporary structures count against us, and therefore also need

Reason for request:

We are requesting to be approved to build an organic roadside farmstand on a variance.

our property in order to serve our local community fresh, local, organic produce.

It will also help us to maintain business viability, & grow in our 11th year of business.

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

The property was sold to me in 2015 and included a farmfield that was 1 acre

long, however, there were no structures to store produce nor tractor implements due to the property being split off from a larger neighboring farm.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

Absolutely. I quit my 6-figure job to farm full time in 2019 and grow Garlic Breath

Farm. We serve many communities, but have not yet fully engaged our local community in the Knoxville area. This will allow our neighbors an additional food option closer than the

presently having an interest in the property? (explain)

If this variance is not approved, not only will we not be able to build a road ^{grocery} store.

side farmstand for our community, but we will also lose our entire farm business, as we must be able to hang the garlic to cure after harvest.

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not:**

1. Impair an adequate supply of light and air to adjacent property.

This is not an issue due to the location of our structures compared to that of our neighbors structures.

2. Increase the hazard from fire and other dangers to adjacent property.

Allowing us this variance will not increase the hazard from fire or other dangers to adjacent property.

3. Diminish the value of adjacent land and buildings.

Allowing us this variance will not diminish the value of adjacent land and buildings. In fact, they may find that their property increases as our popularity increases.

4. Increase congestion or create traffic hazards.

I contacted Kurt Nika at the Kane County Highway Commission to see if we should construct a second entrance to the farm for IN/OUT, in order to minimize traffic issues and they did not feel it was needed. If any issues occur, we will revisit the topic with them.


5. Impair the public health, safety, comfort, morals and general welfare.

Garlic Bread Farm has been in business for 7 years and we have no reason to be concerned over risking the public's health, safety, comfort, morals or general welfare. We have an on-site food safety licensed manager and are working with the health department to apply for a Second Food Handling Permit.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description (on plat)
- Certification of Notification of adjacent property owners
- Trust Disclosure (If applicable)
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Anthony Pferschy  4-25-22
Record Owner Date

Applicant or Authorized Agent
Date

Organic Roadside Farm Stand Narrative

Garlic Breath Farm

Purpose: Request change in Zoning Variance from 2 additional structures to 7, and an increase in detached square footage from 1,800sq. to 4061sq. in order to support Agricultural Use on less than 5 acres to supply local, organic and nutritious foods to our surrounding communities.

Address: 2S919 Dauberman Rd.

City, State, Zip: Elburn, IL 60119

Legal Description: Township 39, N Range 6, E Section 26 (Plat of Survey contains detailed legal description)

Parcel Index Number: 10-26-300-010

1. What is your proposed project?
 - a. Build an Organic Roadside Farm Stand at Garlic Breath Farm in Elburn, IL.
2. How Many Acres of Land are Being Farmed?
 - a. 1.5
3. Area of project:
 - a. .2 acres
4. Cost of project:
 - a. Approx. \$18,203
5. Is there a materials list available upon request?
 - a. Yes
6. Project Description:
 - a. Our project goal for Garlic Breath Farm is to build an organic roadside farm stand in order to expand our reach and passion to local residents, as well as unsuspecting customers traveling on Rt. 62. The expected result is to increase our sales channels to beyond our typical Farmer's Markets and Craft Show attendance, located in the NW Suburbs and even become a destination agritourist farm. Since we started this farm back in 2015, we have expanded and grown each year by initiating projects based on direct feedback from our community. We have also noted that most roadside farm stands in our area are not certified organic and we believe this is a hole that needs to be filled. In addition, we intend on being an all-seasons farm stand, as that is another area that needs to be filled in the local commuting area.
 - b. We began working with Kane County to request a permit in January of 2022 and they stated that the laws are being rewritten and to hold off for now. In March of 2022 we

followed up to see about getting a permit and were advised that the laws are still being rewritten, and that we should apply for a rezoning. In late April it was recommended we submit an Application for variation, as our property is under 5 acres and requires greater than 2 additional structures in order to support agricultural use. Application for variance will accompany this packet.

7. Number of employees working the stand
 - a. 1-2
8. Do you have a cottage food license that is current?
 - a. Yes
9. Number of parking spots available?
 - a. 8
10. What is the distance of the farm stand from the road (Rt. 62)?
 - a. 68 feet from centerline
11. Is your produce certified organic?
 - a. Yes, through MOSA
12. Day/hours of operation
 - a. Estimated to be Tuesdays & Thursdays, from 3pm-6pm
 - b. Open Jan-Dec, is the goal
13. Product that will be sold:
 - a. Organic garlic, plants, tomatoes, cucumbers, onions, snap peas, spices, black garlic, hot sauce, breads, eggs, and various other organic produce grown on site.
14. Plat of Survey attached
 - a. Yes
15. Are you on a well?
 - a. Yes
16. Is there adequate drainage nearby?
 - a. Yes
17. Do you use any pesticides on your land?
 - a. No
18. What is the total area of ground disturbance?
 - a. 45x15 total
 - i. 30x15 for farmstand
 - ii. 15x15 for walk-in cooler
19. Organic Roadside Farmstand drawings attached?
 - a. Yes
20. Has LUO been filed?
 - a. Yes, mailed on 3/28/22
21. Has EcoCat been filed?
 - a. Yes, on 3/27/22
22. Have you defined how many variances beyond 2 and 1,800 sq. for detached structures are needed? Yes. 7 total structures at 4061sq.
 - a. Garage- 8x15= 120sq.
 - b. Garlic Drying Shed- 12x20= 240sq.

- c. Chicken Coop- 8x12= 96sq.
- d. Baby chicken shed- 8x10= 80sq.
- e. High Tunnel (plastic hoop house)- 30x1000= 30x95= 2850sq.
- f. Farm Stand Cooler- 15x15= 225sq.
- g. Roadside Farm Stand- 15x15= 225sq. (With decks, it is 30x15, or 450sq.)

Timeline for the project:

Date	Action
1/10/2022	Meet with Kane County to discuss permits and traffic flow enhancements on Dauberman Rd in order to support Organic Road Side Farm Stand.
1/15/2022	Draw project to scale and create itemized supply list.
2/21/2022	Apply for numerous grants to assist in funding \$18,203 roadside farm stand project.
3/12/22	Apply for Kane County building permit for farm stand (apply for rezoning)
4/15/22	Was approved two separate grants for use to help construct this roadside farm stand.
4/15-10/1/22	Utilize grant money, if approved, to purchase supplies at Menards (aim for 11% promotion)
4/25/22	Apply for variance instead of rezoning
6/15/2022	Break ground for foundation posts and pour cement. Allow cement to set.
6/15-6/30/22	Frame out structure and deck area
6/15-7/31/22	Construct Joists & Supports
8/1-8/20/22	Construct Subfloor and stand
8/21-10/1/22	Construct Walls and begin framing studs
10/2-12/3/22	Complete Organic Roadside Farm Stand project with additional grant funds, sales profits or by pulling a loan.

Garlic Breath Farm Roadside Farm Stand- Google Maps

2S919 Dauberman Rd,

Elburn, IL 60119



Garage

Garlic Drying Shed

Well

SEWER
ALLEYWAY

House

Baby Chicken Coop

septic

FARMSTAND

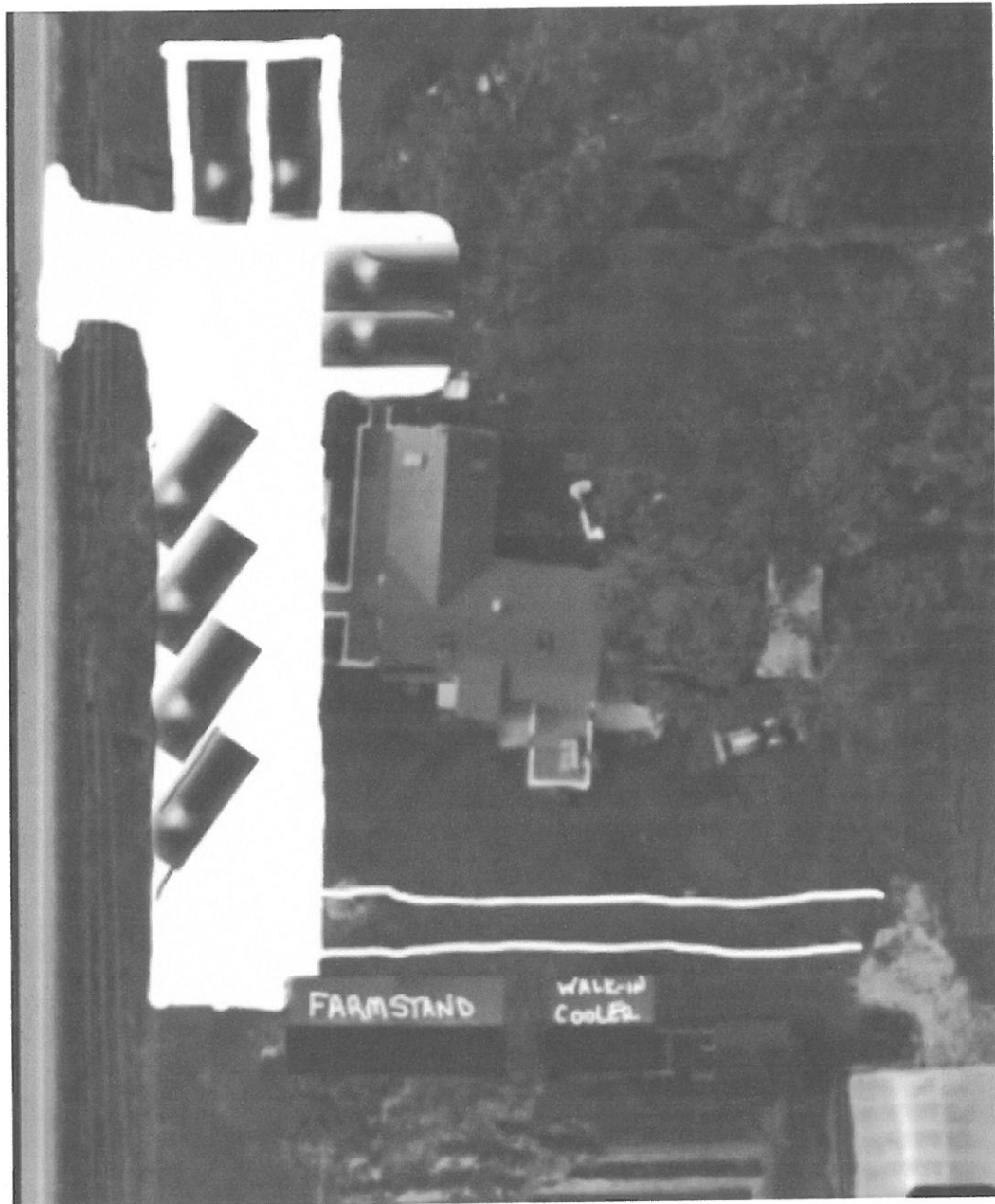
WALK-IN COOLER

Chicken coop

High Tunnel

Go to website

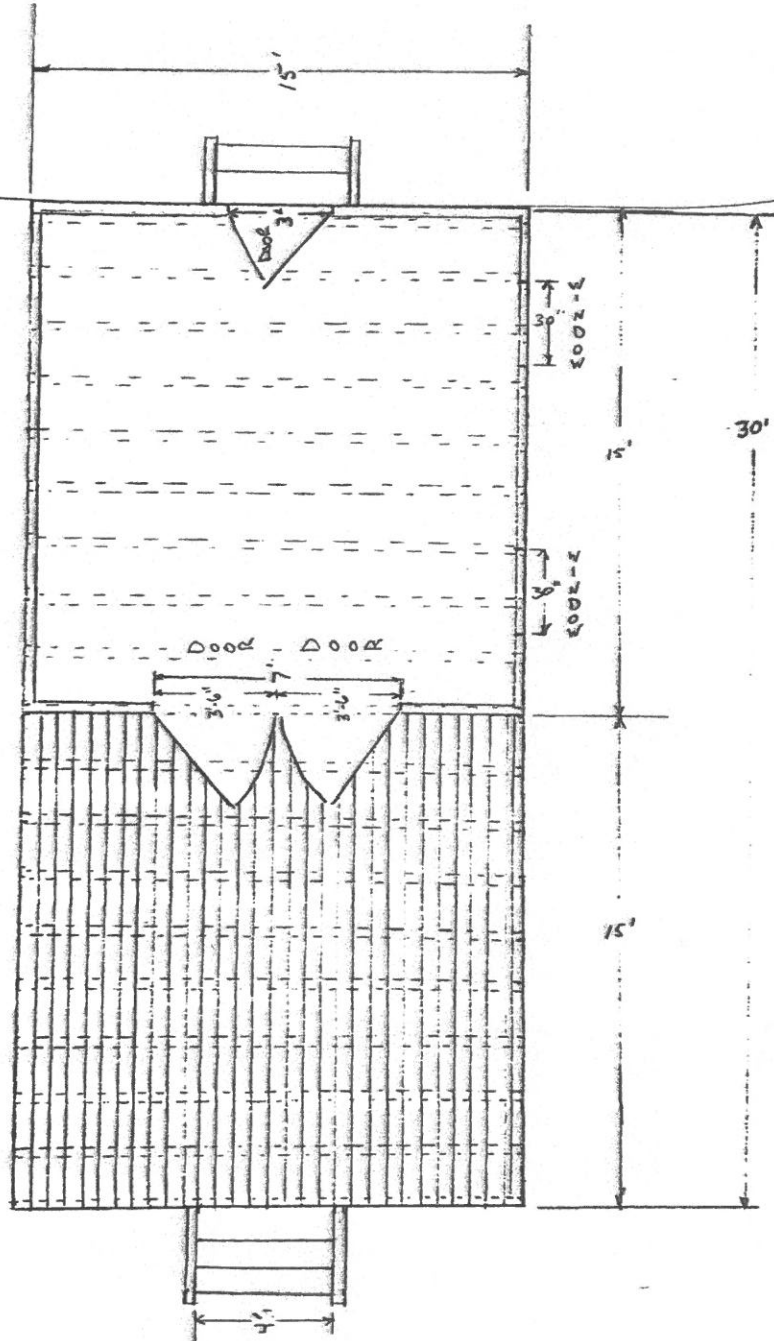
Farm Stand Parking- 8



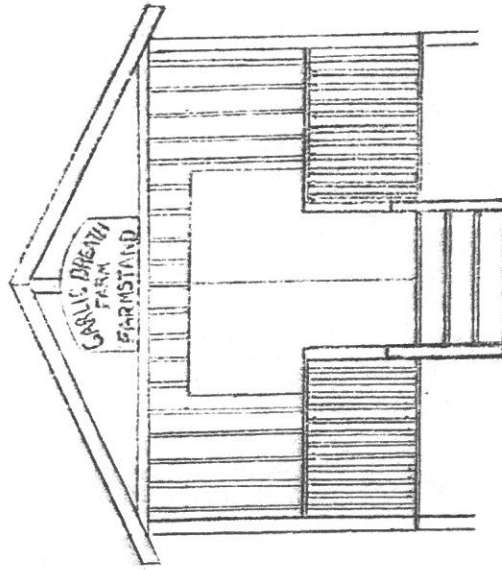
GARLIC BREATH FARM

ROADSIDE FARMSTANDS

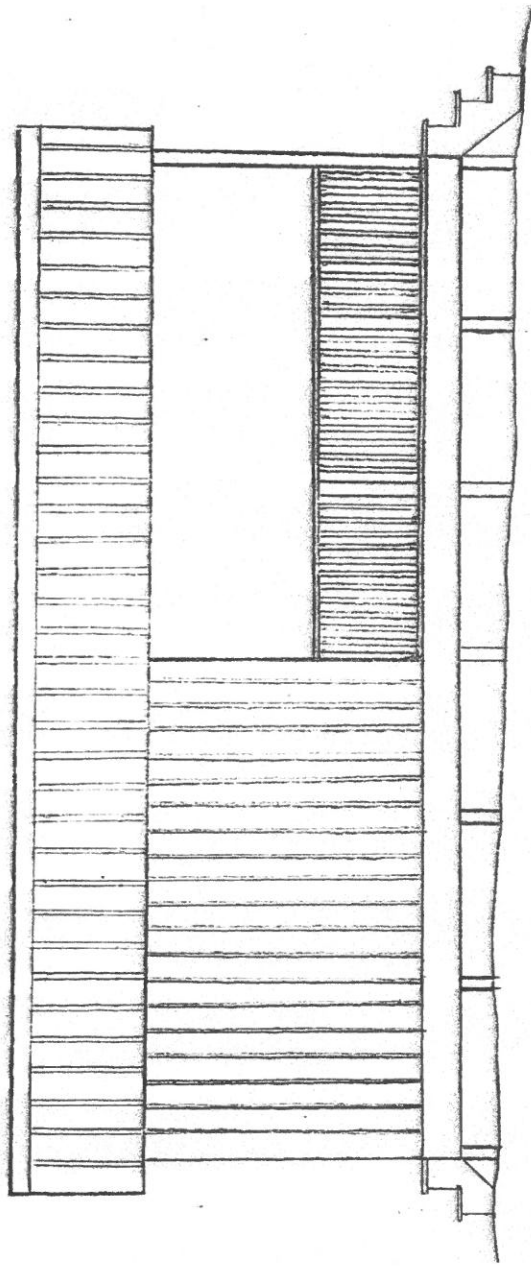
1/4" = 1' SCALE W



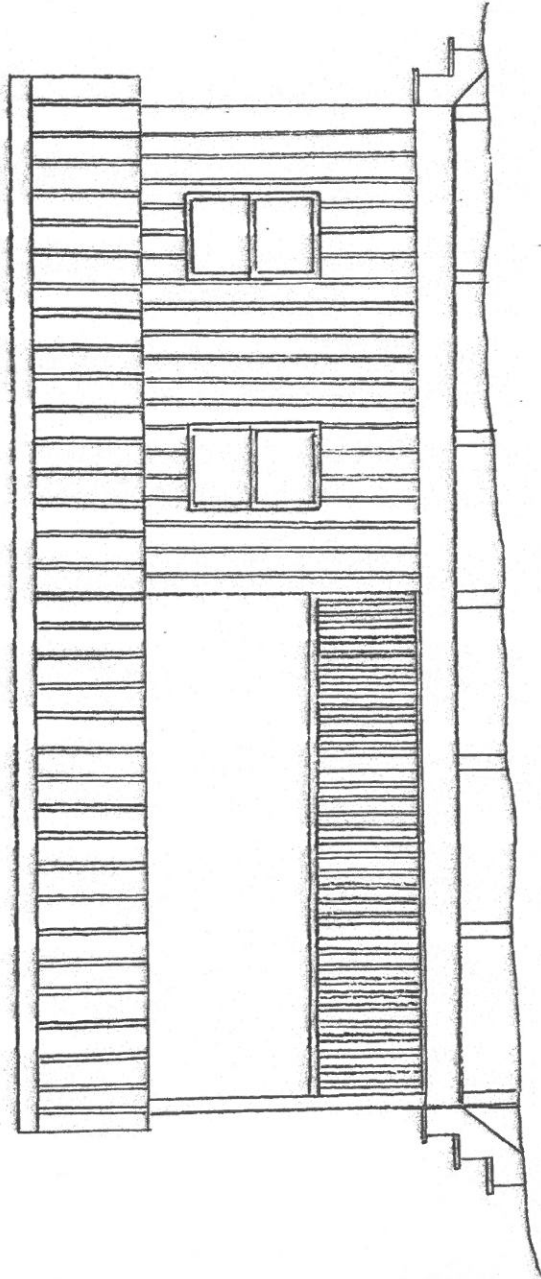
GARLIC BREATH FARM
FRONT (WEST)
ROADSIDE FARMSTAND 1/4" = 1' SCALE



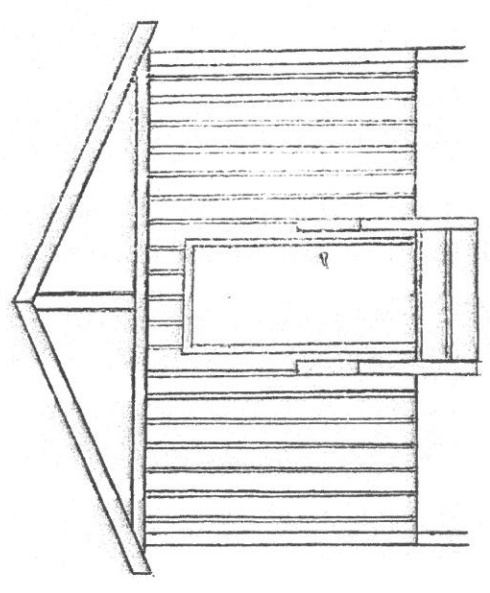
GARLIC BROTHER FARM
LEFT SIDE (NORTH)
ROADSIDE FARMSTAND 1/4" = 1' SCALE



GARLIC BREATH FARM
RIGHT SIDE (SOUTH)
ROADSIDE FARMSTAND 1/4" = 1' SCALE



GARLIC BREATH FARM
REAR (EAST)
ROADSIDE FARM STAND 1/4" = 1' SCALE





EX. CONCRETE

EX. GRAVEL

POWER POLE

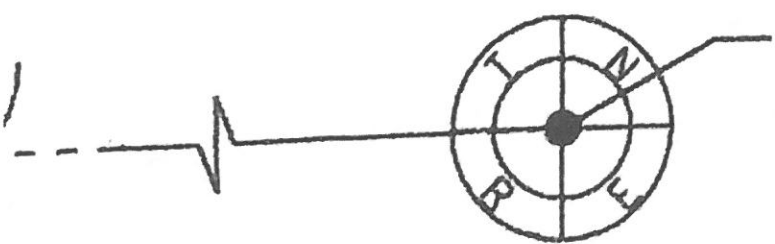
MAILBOX

LEGAL DESCRIPTION PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

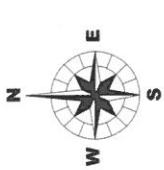
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°33'28" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 124.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°33'28" EAST ALONG SAID WEST LINE 305.84 FEET; THENCE SOUTH 89°26'32" EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 450.05 FEET; THENCE SOUTH 00°33'28" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 165.84 FEET; THENCE NORTH 89°26'32" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 224.80 FEET; THENCE SOUTH 00°33'28" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 140.00 FEET; THENCE NORTH 89°26'32" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 225.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 106,174 SQUARE FEET, MORE OR LESS, OR 2.437 ACRES, MORE OR LESS.



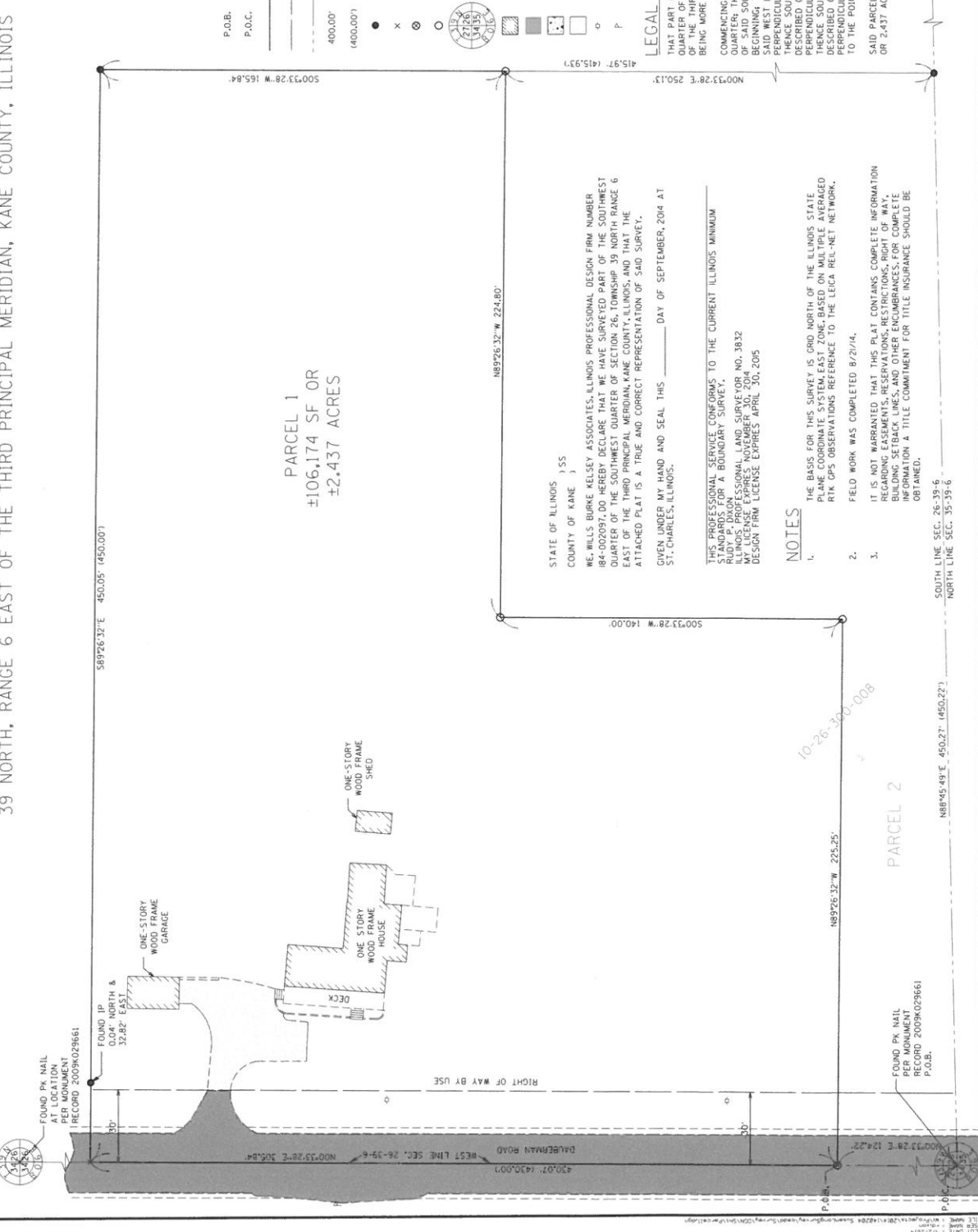
FOUND 5 1/2" IRON PIPE
0.11' WEST & 0.27' SOUTH
OF THE NE COR. OF NW 1/4

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SURVEYED PROPERTY
- RIGHT OF WAY LINE
- SECTION LINE
- 400.00' MEASURED OR CALCULATED SURVEY DATA
- (400.0001) RECORD OR PRIOR SURVEY DATA
- FOUND IRON PIPE
- ⊗ FOUND MAG NAIL
- SET 1/2" X 24" IRON PIPE
- SECTION CORNER
- ▨ EX. BUILDING
- ▩ EX. PAVEMENT
- ▧ EX. CONCRETE
- ▦ EX. GRAVEL
- POWER POLE
- MAILBOX



STATE OF ILLINOIS)
 COUNTY OF KANE)
 I, SSS)
 WE, HILLS BURKE KELSEY ASSOCIATES, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER)
 184-002097, DO HEREBY DECLARE THAT WE HAVE SURVEYED PART OF THE SOUTHWEST)
 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH RANGE 6)
 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, AND THAT THE)
 ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.)
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF SEPTEMBER, 2014 AT)
 ST. CHARLES, ILLINOIS.)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM)
 STANDARDS FOR A BOUNDARY SURVEY.)
 RUDY P. DIXON)
 ILLINOIS LICENSE NO. 00100000)
 MY LICENSE EXPIRES NOVEMBER 30, 2014)
 DESIGN FIRM LICENSE EXPIRES APRIL 30, 2015)

NOTES

1. THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE LEICA REL-NET NETWORK. FIELD WORK WAS COMPLETED 8/21/14.
2. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, ENCUMBRANCES, OR OTHER MATTERS. ENGINEERS SHOULD OBTAIN ALL NECESSARY INFORMATION FOR TITLE INSURANCE SHOULD BE OBTAINED.
3. SOUTH LINE SEC. 26-39-6 NORTH LINE SEC. 35-39-6

FOUND Pk. NAIL PER MONUMENT RECORD 2009K029661 P.O.B.

FOUND 5/2" IRON PIPE 0.11' WEST & 0.27' SOUTH OF THE NE COR. OF NW 1/4

CLIENT: SUSAN LONG 35015 DAUBERMAN ROAD ELBURN, IL 60119

PROJECT NO. 14820

DATE: 8/14/14

SHEET 1 OF 1

DRAWING NO.

PS1

WBL
 116 West Main Street, Suite 201
 St. Charles, Illinois 60174
 (630) 443-7755

WBL BURKE KELSEY ASSOCIATES LTD

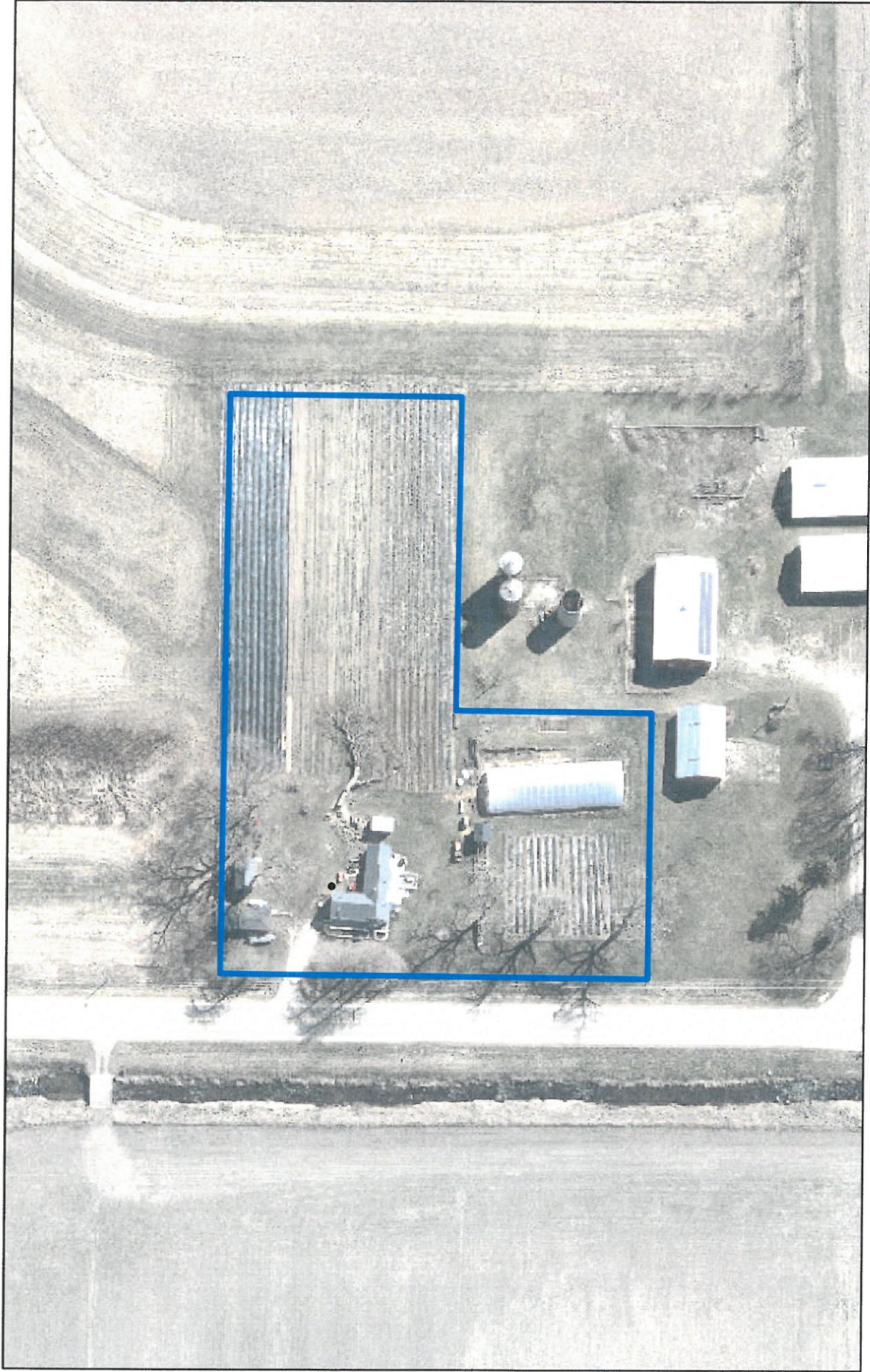
LONG FARMS
 PARCEL 1
 PLAT OF SURVEY

SCALE: 1" = 20'

NO.	DATE	NATURE OF REVISION

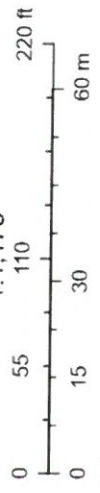
DSGN: RWH
 CHD: RPD
 DWN: RPD
 TITL: LONG FARMS

Map Title



May 10, 2022

1:1,178

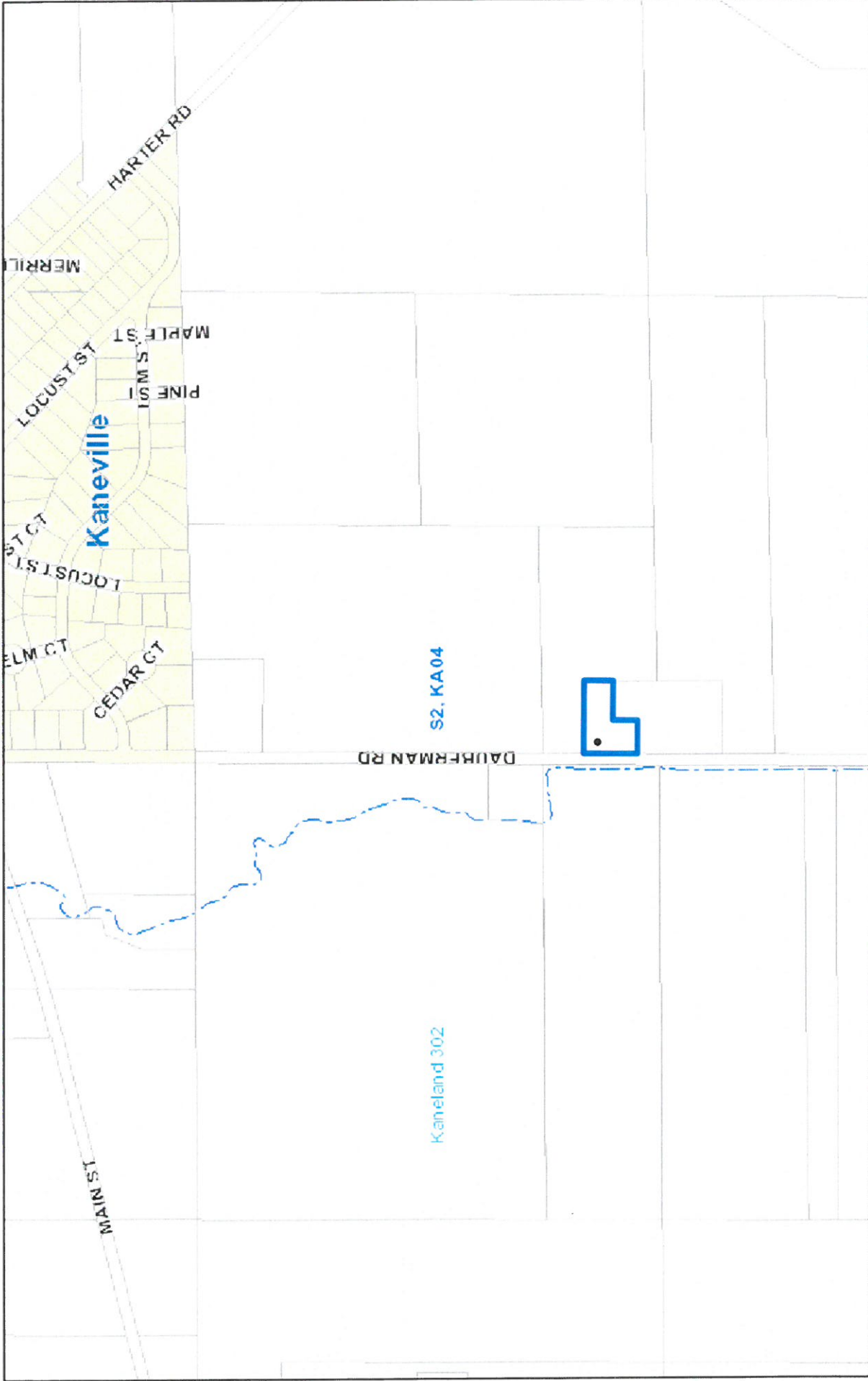


GIS-Technologies

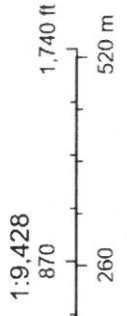
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Kane County Illinois

Map Title



May 10, 2022



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