



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 2014-4316 **Date** 04/21/2014

GENERAL INFORMATION

APPLICANT: WADE & KIMBERLY KUIPERS

1N318 WATSON RD
MAPLE PARK 60151

PURPOSE: TO AMEND THE EXISTING F-2 FOR A FALL FARMER'S MARKET TO ALLOW FOR A NEW SMALL SCALE TRAIN AND TRACK, AS WELL AS USING THE EXISTING "APPLE BARN" AS AN OFF-SEASON VENUE FOR WEDDINGS AND GATHERINGS

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

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

SIZE: SQUARE FEET

LOCATION: ON THE EAST SIDE OF WATSON ROAD, NORTH OF KESLINGER ROAD, SECTION 4, KANEVILLE TOWNSHIP (0N145 WATSON ROAD) (10-04-300-004)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	R-1 - ONE-FAMILY RESIDENTIAL;	RESIDENTIAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: A PORTION OF THE PARCEL WAS REZONED TO F-2 IN 2007 AND THE F-2 WAS AMENDED IN 2009

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

April 21, 2014

Wade Kuipers, et ux
Amendment to an existing F-2 District zoned property

Special Information: The petitioners were initially granted an F-2 zoning for their fall farmer's market and farm activities for families in 2007. Due to their growing success the petitioners requested and were granted an enlargement of their F-2 to accommodate expanded parking lots and new buildings in 2009. To enhance the experience of their fall farmer's market the petitioners would like to add a small train and track for customers to ride. There is also a growing demand for weddings and other social events in a country setting. The petitioners seek to amend their F-2 to allow for the use of one of their newer buildings for weddings and social events as well as keep them in a productive use year 'round. This amendment will enhance their ability to use facilities the family has invested in as well as provide year 'round employment for some of their Staff.

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 Kuiper's 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.

Recommendation: The Kane County Technical Staff recommends approval of the amendment request with the following stipulation:

1. Permits for using structures for banquets/weddings must be obtained from the Kane County Building and Health Departments and the local fire protection district before holding such events.

Staff recommended Findings of Fact:

1. This request meets the criteria for recommending approval of Special Uses in per Section 4.8-2 of the Kane County Zoning Ordinance.
2. Will increase the economic productivity of the existing facilities.
3. Will increase employment opportunities.
4. Will not significantly intensify the current use of the property.

Attachments: Location Map
Township Map



Kuipers' Family Farm
1N318 Watson Road
Maple, Park, IL 60151
815-827-5200 x101 (Phone)
815-827-4100 (Fax)
www.kuipersfamilyfarm.com

Kane County Zoning Department
Zoning Division
Attention: Keith Berkout
719 Batavia Avenue
Geneva, IL 60134

Dear Keith:

Per our discussion I have included a more detailed map and description of the plans we have here at the farm the have deemed it necessary to update the description of our F2 zoning activities. As you know we are not changing the F2 boundaries located at the orchard side of our farm (1N145 Watson Road) but are expanding the activities that will take place within them as follows:

Addition of a small scale train and train depot

Aerial view: depot to be built within the pink area, train and track to be laid within the orange area

I have included a photo of the same model train that we will be installing. Tickets to ride the train will be sold within the F2 zoning area much like our hayrides have been approved to operate on the west side of the road.

Utilizing the farm in the off season as an event venue for weddings and gatherings

Aerial view: guest will be able to utilize the white area; events will take place in the building marked red

Acting on the ever increasing calls to offer the farm as a venue for weddings we would like to pursue the opportunity to generate income in the months that we are not open to the public, primarily January through August. This would enable us to dilute our financial risk which now hinges on having good weather during our six peak fall weekends – or 12 days each year.

We are already outfitted to handle large amounts of people on the farm with our Apple Barn buildings (houses apple sales and checkouts each fall), parking, emergency plans, etc. We also currently have a full-time staff of 13 that we need to continue to support along with a part-time staff of over 100 that each year express interest in any available work in the off season we may have.

As I mentioned each year we have increasingly been receiving inquiries from folks who would like to host a wedding or gathering here at the farm to take advantage of the natural beauty of the orchard, Christmas tree farm and spectacular views of a Midwest farm. The wedding industry still is riding the wave of the 'rustic wedding' craze with no end in sight. We feel we have a unique venue that is in short supply in the Chicagoland area: a real working farm that is able to offer a rustic, natural feel yet with all the comforts of buildings that are upscale and up to code, paved parking lots and paths and highly qualified staff.

The farm area indicated in the map will be made available for a venue fee. We are working with local catering companies, DJ services, photographers, florists and rental companies to compile a list of Preferred Vendors that we will direct customers to for services that we will not provide. We will offer two alcohol beverage options to customers to choose from: one for beer and wine only and one with an expanded liquor choice. We will be training and utilizing our staff to serve the liquor. Liquor consumption will be restricted to the Apple Barn venue. The events will be held primarily Fridays, Saturdays and Sundays. Depending on the type of event the timeframes will vary but generally from 11am and ending no later than 12pm. The maximum number of people will be 200. Music and DJ services will be set-up inside the Apple Barn and there will be no amplified music played outdoors.

Possible future public restrooms

Not shown on aerial view

This is the number one request from our fall customers. Currently we rent port-o-lets for customer use each fall for both sides of the road activities. We will be renting upscale restroom trailers for events and wedding that will be built into our venue rental rate. It is our hope to be able to offer our customers flushable toilets for their comfort in the near future when we are financially able. They would be located within the F2 area marked in white but the exact location has not been determined. We would work to obtain the proper permits with the county as required when we do proceed.

Please let me know if you have any further questions.

Sincerely,

Kim Kuipers
Owner





Google earth

feet
meters

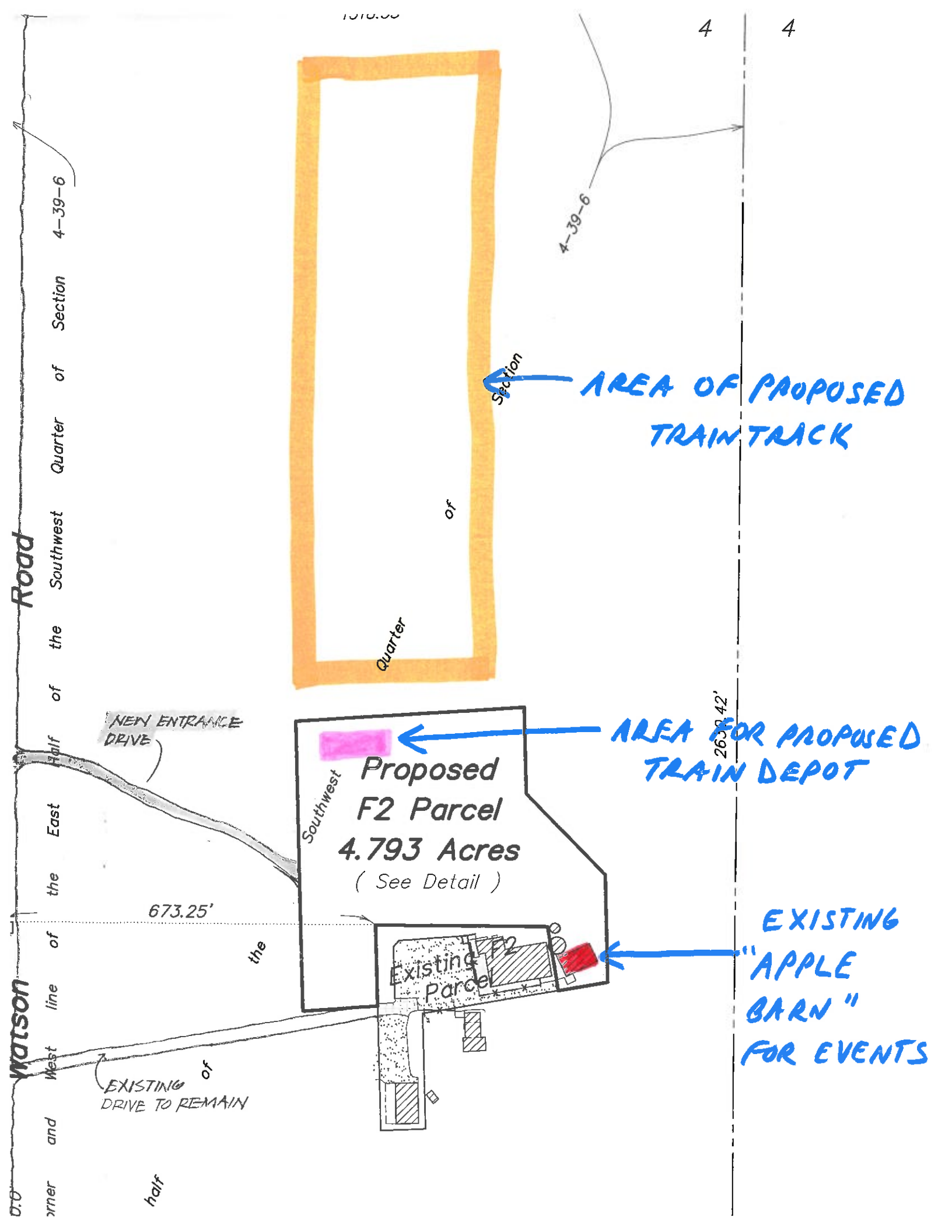


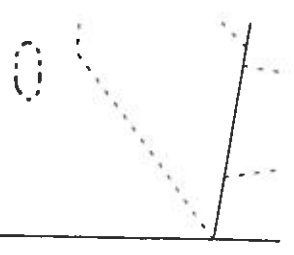
200

900

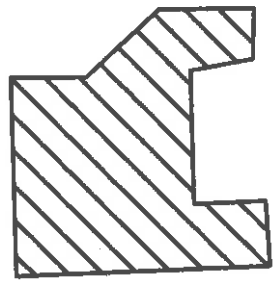


Google earth





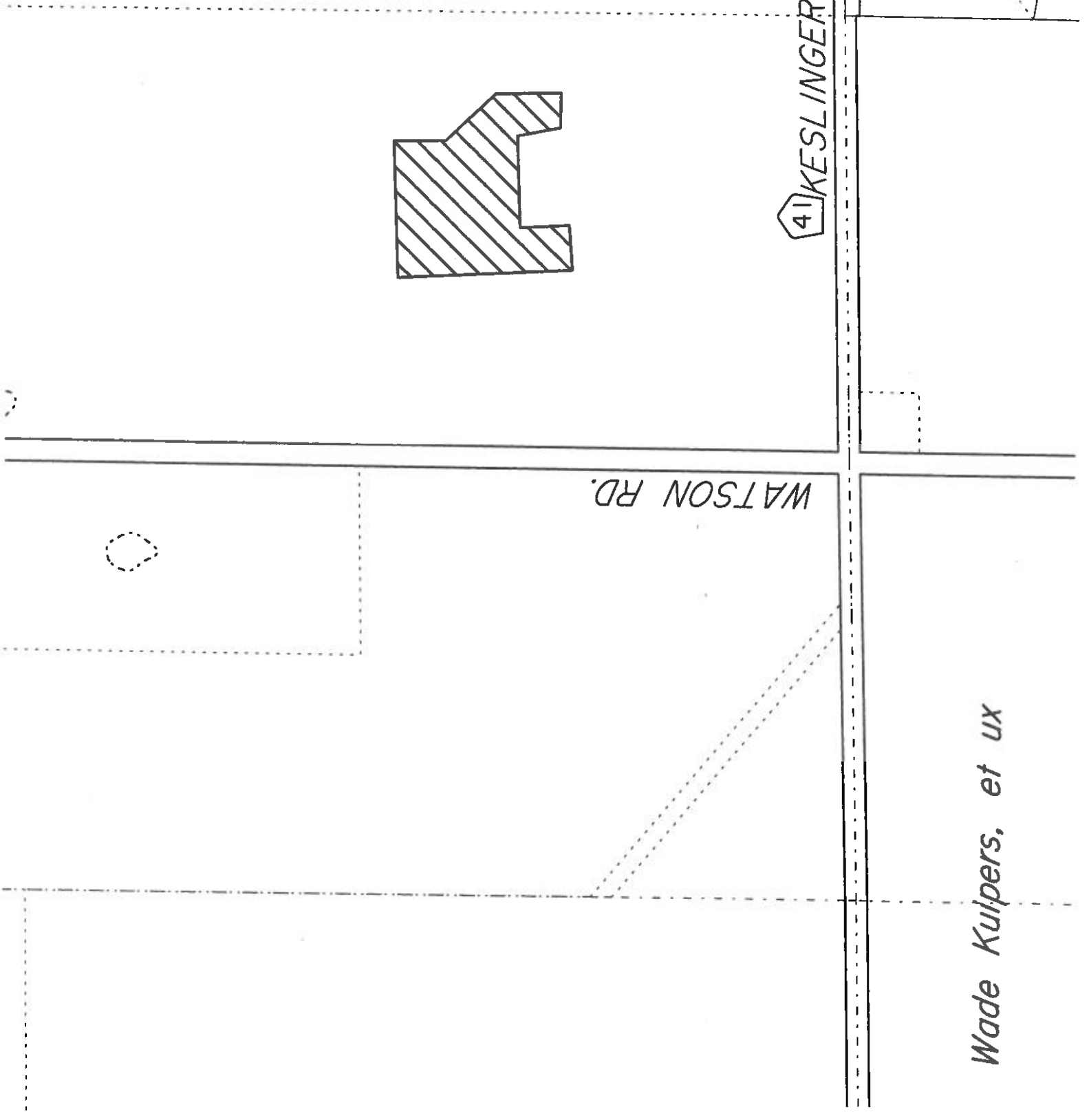
41 KESLINGER RD.



WATSON RD.

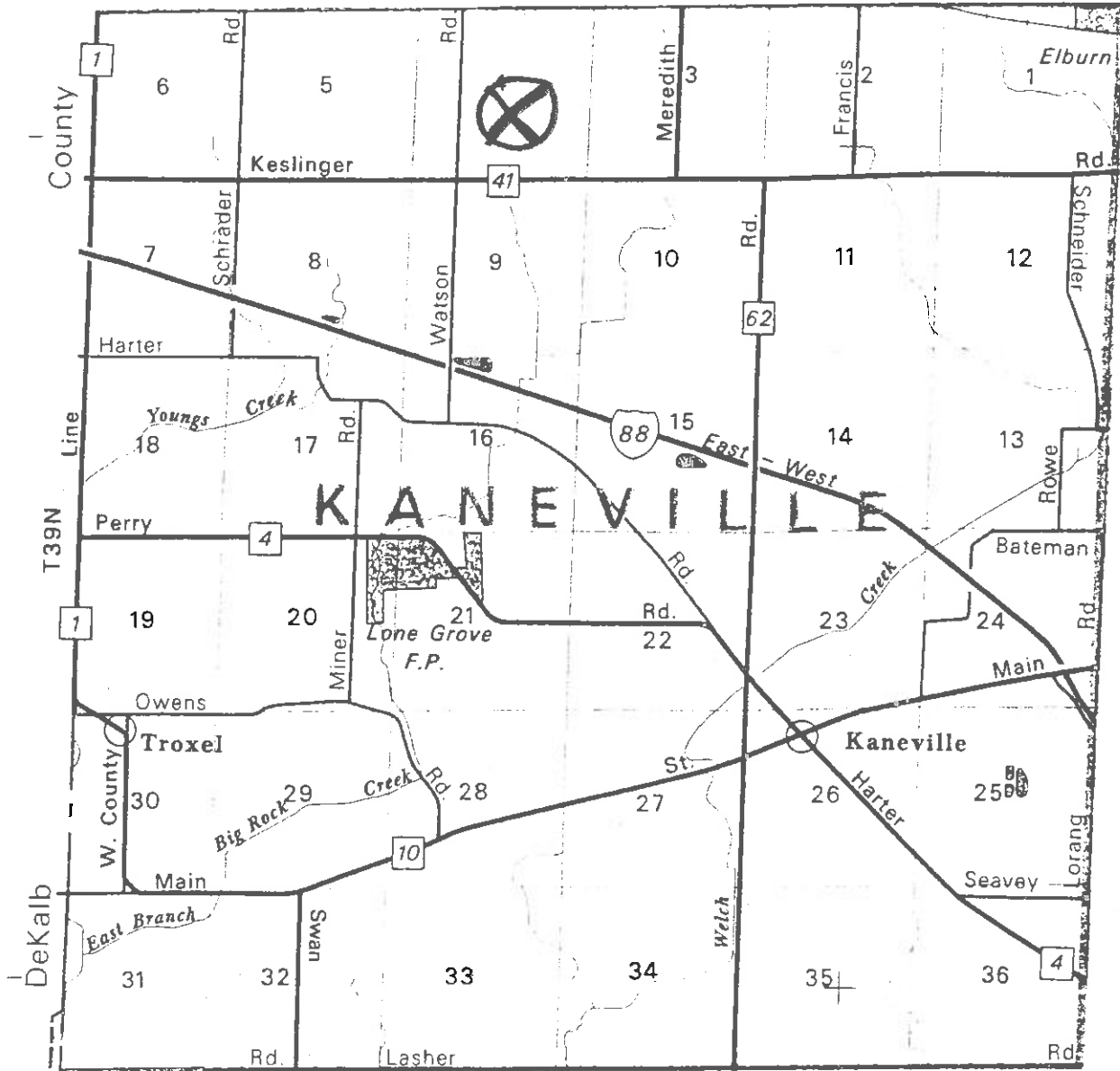


Wade Kuipers, et ux



KANEVILLE TWP.
T.39N - R.6E

map 10



1" = MILE