



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
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TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheudel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2014-4317 **Date** 06/20/2014

GENERAL INFORMATION

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

PURPOSE: REZONING TO ACCOMMODATE AN EXISTING FARMERS MARKET, RESIDENCES,
FALL FESTIVAL AND EXISTING AGRICULTURAL USES

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: PUD - PLANNED UNIT DEVELOPMENT;

SIZE: 18.76 ACRES

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	SCHOOL
SOUTH	E-3 - ESTATE RESIDENTIAL; CITY OF BATAVIA	RESIDENTIAL; COMMERCIAL;
EAST	F - FARMING;	AGRICULTURAL; CEMETERY
WEST	CITY OF GENEVA	SCHOOL

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

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

June 24, 2014

Old Second National Bank Trust #6309
“Windy Acres Farm”
Rezoning from F & F-2 to 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. Over the years the farmer’s market has grown in its success. In recent years a part of the farmer’s market and associated seasonal parking was spilling over onto the cemetery property to the east with the consent of the cemetery owners. The issues with the scope of the activities on the property came to the attention of staff last year. Soon after it was discovered that their single 18.76 acre parcel includes 2 single family residences and a 2-unit building, dating back to the around the early 1950’s. The homes and 2-unit have served as housing for family as well and many Farm employees.

The Srail family was made aware of these issues after meeting with Staff and wish to bring their property into conformance with all County regulations. The Windy Acres farm has been in the Srail family since 1985 and the four children are all involved in the farm operations and want to keep it a family business for generations to come. They do not desire to subdivide the 18.76 acre parcel.

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.

Recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Staff recommended Findings of Fact:

1. The rezoning will bring the property into conformance with all applicable zoning, building, health and traffic safety regulations.
2. The rezoning will allow the home dating back to 1862 along Fabyan Parkway to remain, as well as the two-unit home which has provided on-site housing for family and employees over the years.
3. The rezoning has allowed KDOT staff to opportunity to recommend and have implemented changes to access which will improve safety for customers as well as the motoring public along Fabyan Parkway.
4. The rezoning will allow the Windy Acres Farm to remain a part of the community, providing residents and restaurants locally grown fresh produce, the amenity of an actual local working farm and a venue for school tours.
5. The rezoning will allow the Farm to continue to provide local employment, including many young people with their first job.

Attachments: Location Map
Township Map

Findings of Fact Sheet – Rezoning

- 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 Farm, Wayne & Daryl Strail
Name of Development/Applicant

6-3-14
Date

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

The use of the animal barn area & bakery addition are the same we just expanded them, to make them a better use for our community and employees.

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

Our relocated and newly built animal barn and extension of our bakery.

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

These two structures were slightly out of our zoned area.

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

Same natural progression within our zoned area.

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

It should be the same which is a natural expansion.

Section A

Description of our Family Business

History

The Srail family purchased Windy Acres Farm in November 1985 from the Kuiper Family. Wayne and Daryl Srail (owners) had a dream and a desire to own an operable farm stand, and once they married they did just that. Wayne and Daryl have four children who were all raised in the little yellow house on the farm; Amanda, Kristin, Jaime and Scott. Over the years each child has fallen into place with their duties for the family business. Amanda, with an undergraduate degree from NIU, and a master's degree from Aurora University, assists with office management. Kristin, a graduate from Columbia College, uses her artist abilities with the farm's advertising and promotions. Jaime, the farm stand manager, is in charge of employment and the retail side of the farm. Finally, Scott who is the field manager is in charge of planting, growing and maintaining the farm and fields. All of the Srail children still live on the property, and would some day like to raise their own families there, utilizing the existing structures that are located there (the yellow house since the 1800's.) Wayne and Daryl have enjoyed molding their four children into the young adults they are today, watching them use their creativity to expand and grow their cherished family business. Their goal is show the local community a what a working farm looks like in action. Amanda, Kristin, Jaime and Scott are all devoted to their family business and plan on keeping it in the family for generations to come.

Community

For over twenty eight years Windy Acres has employed a significant amount of people, full time and part time during the season. We enjoy employing hard working men and women from our surrounding towns. We feel that teaching our employees the benefits of working on the farm, outdoors, is not only a fun place to work, but will teach them how to appreciate their job. It is very rewarding to see your hard work in action. One week planting a seed, and eight weeks later picking the produce from the plant! We have had great feedback from those who have worked for Windy

Acres in the past. Windy Acres has two structures, one is the small yellow house dating back to the 1800's, and the other is the split level dueling. These homes are on the property, and have been, with the potential of employee living. Whether it is a community member renting or a member of the Srail family, these two dueling are very important to the Srail family. They have offered affordable living to some of our employees and the Srails. Just like most working farms, families are tight knit, and work together on a daily basis. Most working famers have their families all living on the same property so that the chores and tasks can easily be executed on a daily basis. These two dwellings allow for that to occur. A farmer's job is never done. There is always work to be done on a farm.

Windy Acres also partners with local food banks in the community delivering fresh produce to be served to their guests. We feel that everyone should have the opportunity to enjoy fresh produce no matter their background. Windy Acres also has donated flowers, fall décor and produce to charities such as A.I.D in South Elgin, The Congregational Church of Batavia, Northern Illinois Food Bank and other local charities/non for profits. We feel that our family business continues to be a significant part of the ever growing Kane County community.

Farm Stand

Windy Acres Farm Stand is open daily from 9am until 6:30 pm seven days a week. We are a seasonal farm stand, opening early in May and closing in mid-December. As a family we enjoy providing fresh and local produce, plants and flowers to our community. Windy Acres is a working farm; we grow our fresh produce on our farm and the adjacent land, and are out every day tending to our fields. We let our customers know that our produce is the freshest it can be. Sometimes we are picking twice a day to ensure great quality. In addition to our produce, over the past four years we have acquired eight beehives. The hives not only provide fresh local honey to our customers, but the bees also pollinate the fields and assist with growing. It is a very rewarding process.

Spring

During the spring, the Srail Family is busy preparing their greenhouses with a large variety of flowers, annuals, perennials and veggie and fruit plants. They are devoted in maintaining the three greenhouses; watering, transplanting, preparing assorted arrangements and much more. The spring season is the first season of the year for Windy Acres, so there are a lot of pre-opening tasks and chores that must be taken care of prior to the grand opening. One large task is to make sure all of the farm machinery is ready for field work. Wayne and Scott have to give each of the tractors oil changes, check their fluids and tires to ensure safety and readiness. Cleaning and preparing the farm stand is also a large project; since it is not in use during the winter months.

The Srails are always making improvements to beautify their farm. Depending upon the weather, Windy Acres is operational at the beginning of May. Customers have a large variety of flowers, perennials, plants, herbs, arrangements and other planting and gardening needs to choose from. We start off with our own homegrown asparagus, rhubarb, followed by onions, strawberries and eventually cold crop veggies. The Srails always have to pray to mother nature that she will provide a calm growing season otherwise farmers are in a tough situation. A lot of people do not realize how weather dependent all farmers truly are. Without rain and sun shine, there would be no crops and fresh produce to enjoy.

Summer

About the third week of June begins the summer season. This is when the flowers are winding down, greenhouses are turned off and the fields start to pick up. Wayne and Scott are in the fields for most of the day, checking on their precious plants verifying that neither frost nor any other natural cause has destroyed the plants. The farm stand starts to increase with popularity as Father's Day, 4th of July and other cookout celebrations are underway. Jaime and her crew of hard workers are selling their hearts out of sweet corn, vine ripe tomatoes, fresh lettuces, squash, cucumbers, broccoli, cauliflower, peppers, musk melon, water melon, and berries

(just to name a few.) Occasionally you might see our Corn Man or Tomato Lady mascots out by our entrance greeting customers as they pull in and thanking them for stopping by for the day. It is always a hit during our summer months. The two Windy Acres mascots also make an appearance in the annual Swedish Days Parade each year. Kristin and Scott drive the large John Deere tractor alongside family and friends in the parade. Our Facebook page has exploded with excitement after each parade picture is posted. Many old faces started to follow us recognizing us as the 'pumpkin farm' they used to go to as a child.

The Srail family spends the majority of their time at the farm stand during the summer season, chatting with old customers, running out to the field to pick a quick dozen ears of sweet corn, taking a child on a tractor ride to let him see what a true farmer is all about and enjoying time together working side by side. It is truly the best feeling in the world.

Fall

The fall season starts for us September 1st. Windy Acres has to transform the entire farm into an amazing Fall Festival in less than 30 days. In addition to decorating the entire farm with cornstalks, Halloween painted signs, fall mums and pumpkins galore; there are attractions to prepare, including our brand new Windy Acres Buttermilk Barnyard Children's Zoo. Windy Acres also has tractor rides to and from the pumpkin patch showing the community where and how pumpkins grow and come from. There are four inflatable attractions for kids to burn off some energy and bounce their hearts out, a tricky corn stalk maze (designed differently each season solely by Daryl), a spooky house, and a children's play tent which Scott hand crafted each item. All of these attractions are open to the public daily as well as offered to surrounding schools, organizations and groups for field trips. Windy Acres loves when students come from near and far and have never stepped foot on a farm before. At first they are overwhelmed seeing tractors, goats, pumpkins by the tons, but after 30 minutes they feel like they were born on the farm and this is where they belong. It

brings smiles to each of the Srails knowing that they made a child happy and were able to educate them on working Illinois farms.

Windy Acres provides an exciting, family oriented form of entertainment late September through the first week of November. Customers really get to see the layout of the farm, enjoying their time together while hand picking the perfect pumpkins and fall decorations. Windy Acres offers a large variety of fall decorations including: pumpkins, gourds, fall mums, straw, indian corn, jams, jellies, honey, over 30 varieties of fresh apples, fall produce, Halloween decorations and novelties and much more. Windy Acres also added a brand new Granny June's Bakery, which serves homemade apple cider donuts, fresh caramel apples, chocolates, fudge as well as pies. The Srail family is very excited to bring fresh, great tasting goodies to the town of Geneva and surrounding areas. Each year the Srails sit down and discuss what new items we can bring to our community for the following season. This year we will be introducing a new blueberry donut in August as well as an iced pumpkin spice donut in the fall! As if the fall festival wasn't enough, Windy Acres continues to sell at their local farmers markets during this time, attending fifteen markets on a weekly basis.

Winter

Back in the late '80's and early '90's Wayne and Daryl spent the months of November and December selling Christmas trees, roping, wreathes and firewood. They then chose to take some time off from this since the big box stores moved in and ate up the majority of the Christmas tree market. This past winter Windy Acres decided to regroup and bring back the ever so popular Wisconsin Christmas trees. The Srails devoted numerous hours in family meetings creating new and exciting ways to transform the farm into a winter fest. Granny June's Bakery is open daily with warm pies, apple cider, fresh donuts and winter chocolates. The farm stand sells fall and winter produce as well. Daryl is constantly taking orders for handmade winter greenery arrangements. All of the trees on the property are adorned with beautiful twinkling Christmas lights which make it fun for families to come out and select the perfect tree for their home.

Farmers Markets

For over twenty years Windy Acres Farm has participated in numerous farmers' markets in the surrounding communities. Currently we are attending fourteen markets on a weekly basis. Those include: DeKalb, Elgin, Bolingbrook, Burr Ridge, Glen Ellyn, Lisle, Wheaton, Downers Grove, Naperville, Geneva, Oswego, Sycamore and Chicago. We enjoy attending the markets, bringing our fresh produce to families and introducing them to fresh great quality produce. We encourage our customers to stop by our farm stand since once a week at a market might not be enough. The markets are a great way for us to advertise our business and draw people to our farm. We have built great relationships with each of these towns. The Srail children grew up attending markets with Wayne and Daryl and plan on having their children follow in their footsteps.

CSA Produce Delivery Program

The CSA produce delivery program is a newer project Windy Acres has adapted. It has been in motion for three years and continues to grow each season. Currently we provide freshly picked produce to families in and around Geneva on a weekly basis. This is a great option for working families who can't make it to the farm stand or those who are looking to incorporate delicious produce to their diets. The produce in each box is picked fresh and brought to the customer's home within a few hours. You can't beat the freshness and quality.

Local Restaurants

Windy Acres has partnered with a select amount of local restaurants providing them with freshly picked produce to serve with their meals. Some of the restaurants include: Subway, Happy House, Little Traveler, Mr. Beef, Topaz, My Chef Catering, Sergio's Cantina, Sugar Path, Weeties and Lumes. It is always nice to visit these restaurants and know where the produce comes from. The clients are happy and so are the restaurant owners to know that the produce being served is right from their

own town and is fresh. Windy Acres has also provided flower arrangements to local businesses including Chipotle, Chick Fillet, and Sergio's Cantina.

Future

In the near future, Windy Acres would like to expand their greenhouses by converting them into permanent fixtures on our property. This will allow us to begin our growing season earlier in the year, and also give us adequate space for all of the plants and flowers grown. We also have talked about planting more apple, peach and pear trees on our farm to create a you pick section of our field. This is a long term goal of ours, but where there is a will, there is a way. Our goal is to always bring new, exciting and innovative seasonal items to our community. In this day and age family businesses unfortunately are lost in translation by the big box stores. We at Windy Acres want to continue to grow our cliental, and show them our very best. We have been successful for the past thirty years, and can only get better for the next thirty years. Our roots have been established in Geneva since 1985, and we see ourselves in Geneva for many years to come.














**WINDY ACRES FARM
ORIGINAL FARM HOUSE**

GE-520

This original farm house, reported to be built in 1862, still exist on the site approximately 50 feet north of Fabyan Parkway. The original structure has had several remodelings and additions and is still being utilized as a single family residence. The original stone foundation walls can be seen from the basement (see Picture 1). A fireplace chimney added in 1883 has a corner stone inscribed with the date of that construction (see Pictures 2-5).



WINDY ACRES - PLANNED UNIT DEVELOPMENT - GENEVA, ILLINOIS

- | | | | |
|---|-----------------------------|---|---------------------------------------|
|  | A = AGRICULTURAL FIELD |  | L = NEW LIVESTOCK PASTURE & BARN |
|  | B = SEASONAL PARKING |  | FM = FUTURE RELOCATED MACHINERY BLDG. |
|  | C = FUTURE SEASONAL PARKING |  | M = MACHINERY BUILDING |
|  | D = PACKAGING BUILDING |  | P = PARKING |
|  | F = FARM STEAD. |  | S = SEASONAL ENTERTAINMENT AREA |
|  | FG = GREENHOUSE |  | CT = CELL TOWER |
|  | G = FUTURE GREENHOUSE | | |

REVISED 04/28/14 DSD

GES28_WINDY ACRES - GES28_PROP PUD EXHIBIT.DGN 03/26/14 DSB

WINDY ACRES FARM

LAND USE SUMMARY

APRIL 23, 2014

GE-520

AGRICULTURAL FIELD

Approximately 10.2 acres for the production of produce crops.

OWNER'S RESIDENCE

Approximately 1.5 acres for primary residence.

FUTURE SEASONAL PARKING

Two existing turf grass areas for future seasonal event parking to be used from approximately Sept 15 to Oct 31. The area west of the Owner's residence is approximately 1.3 acres and the area south of the Owner's residence is approximately 0.5 acres.

CELL TOWER SITE

Leased 0.1 acre cell phone tower site to Nextel West Corp.

WEST ACCESS

Approximately 0.4 acre access drive for leased cell tower and Owner's residence.

FUTURE GREEN HOUSE

Approximately 0.2 acre turf grass area reserved for future green house expansion.

SEASONAL PARKING

Approximately 0.4 acre turf grass area southeast of Owner's residence used for overflow parking Sept 15 to Oct 31

EXISTING GREEN HOUSES

Existing temporary green house for early start of produce plants used Feb 1 to July 1 on approximately 0.3 acres.

PACKING BUILDING

Approximately 0.2 acre site with 950 S.F. building with storage and drive access for produce packaging.

ORIGINAL FARM HOUSE

Approximately 0.3 acre wooded residential site for the original 1862 farm house presently used as rental property.

EXISTING RENTAL HOUSING

Approximately 0.3 acre wooded residential site with one two-flat rental building.

FARM STEAD

Approximately 0.5 acre wooded original farm stead site with access drives and 0.06 acre farm pond.

FARM STAND AND CONCESSIONS

Approximately 0.2 acre farm stand concession building used for sale of product and seasonal concessions from Aug 1 to Dec 31

PARKING

Approximately 0.6 acre gravel parking lot.

MACHINERY BARN

Approximately 0.3 acre site with metal building for storage of farm equipment.

SEASONAL ENTERTAINMENT AREA

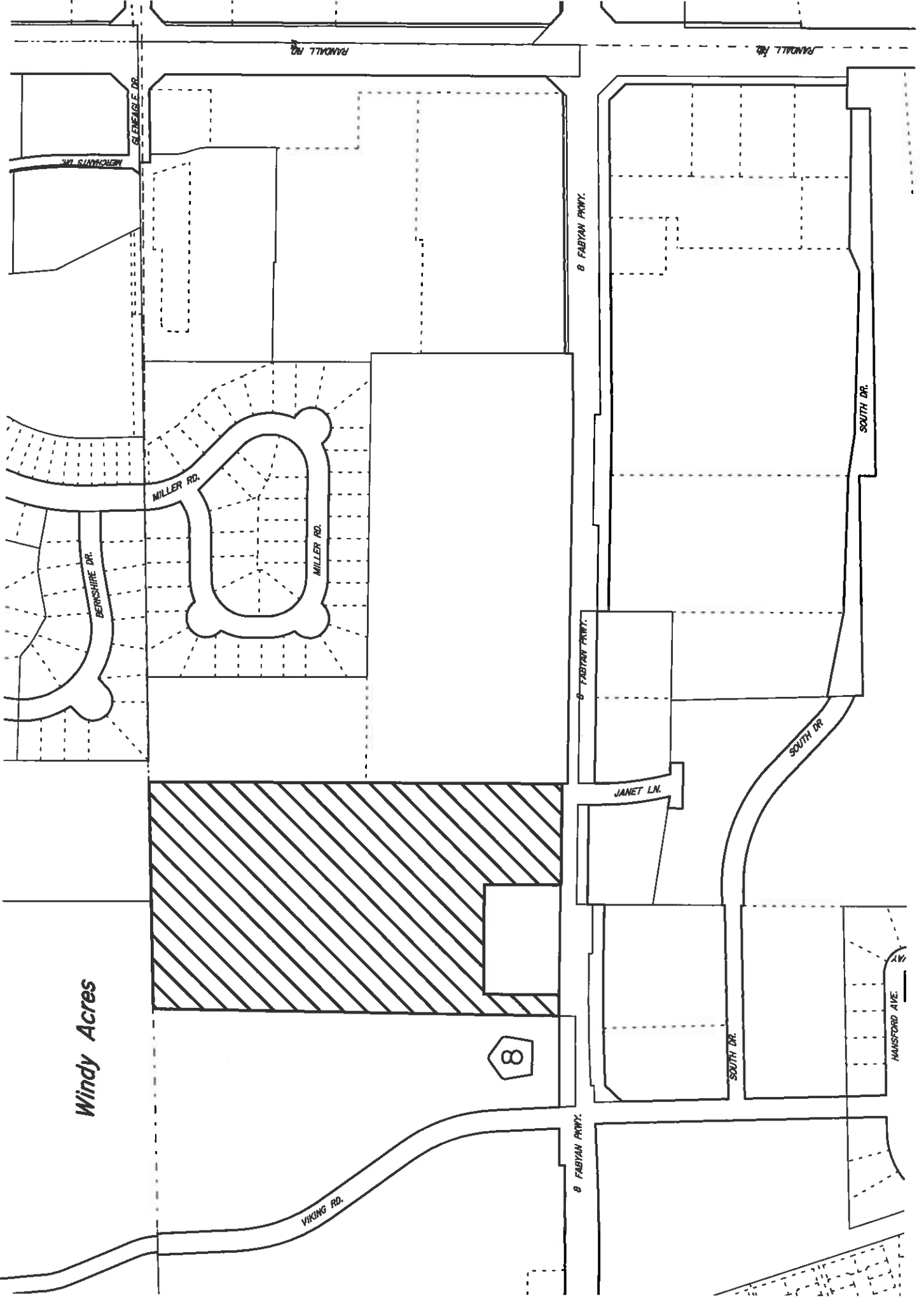
Approximately 0.7 acre site for seasonal entertainment consisting of playground equipment and children's rides and games; used from sep 15 to Oct 31

NEW LIVESTOCK BARN AND FENCED PASTURE

Approximately 0.5 acre site with 1500 S.F. livestock barn and fenced pasture.

FUTURE RELOCATED MACHINERY BUILDING

Approximately 0.3 acre site for relocation of existing machinery barn.



Windy Acres

8

VIKING RD.

8 FABYAN PKWY.

8 FABYAN PKWY.

8 FABYAN PKWY.

GENESEE DR.

MERCHANTS DR.

BENSHPHIRE DR.

MILLER RD.

MILLER RD.

RANDALL RD.

RANDALL RD.

JANET LN.

SOUTH DR.

SOUTH DR.

SOUTH DR.

HANSFORD AVE.



R. 8 E.