



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 2015-4349 **Date** 05/28/2015

GENERAL INFORMATION

APPLICANT: MATT KLEIN

11N575 LAWRENCE ROAD PO BOX 219
BURLINGTON 60109

PURPOSE: REZONE THE PROPERTY TO ALLOW FOR A FARMER'S MARKET

EXISTING ZONING: F - FARMING;

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

SIZE: 3.63 ACRES

LOCATION: ON THE SOUTH SIDE OF ROUTE 20, NORTH SIDE OF PLANK ROAD, APPROX. 1/4 MILE EAST OF UDINA INTERSECTION, SECTION 12, PLATO TOWNSHIP (39W109 ROUTE 20) (05-12-400-017)

SURROUNDING ZONING	USE
NORTH F - FARMING;	AGRICULTURAL;
SOUTH B-1 - BUSINESS; B-4 - BUSINESS;	CRAFT BEER ESTABLISHMENT
EAST F - FARMING;	CEMETERY
WEST F - FARMING;	FIRE DEPARTMENT

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

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

May 26, 2015

Nunn Family Trust (*Matt Klein*)
Rezoning from F to F-2

Special Information: The Klein family has operated their farmer's market approximately ¼ mile to the east on the north side of Route 20 since 1984. They are interested in relocating the market to this parcel which would allow their customers easier and safer access. They also want to expand the products and activities of their farmer's market at this location to enhance their customer's experience. Upgrades would include on-site growing areas for flowers and produce,

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. The purpose of this designation is to provide opportunities for the implementation of livable, sustainable and health development that reflects the character and carrying capacity of the land. Developments in this designation must preserve and enhance open space and green infrastructure. Almost half of this property will have open space and large gardens for flowers and produce.

Findings of Fact:

1. The rezoning would the Klein's to relocate and expand their existing farmer's market.
2. The rezoning will expand the farmer's market's capacity to provide fresh, locally grown produce to this area.

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.

Matt Klein
Name of Development/Applicant

11/21/14
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
A Farm market would be consistent with the agricultural feel of the surrounding community. There are farms in the area, but also businesses too. The market would serve the local subdivisions
2. What are the zoning classifications of properties in the general area of the property in question?
mostly residential, agriculture, and some commercial. A cemetery borders the east boundary.
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
The property is suitable for agricultural production but not practical for only 3 acres, unless for perhaps vegetable production and some community gardens.
4. What is the trend of development, if any, in the general area of the property in question?
There is much residential development, and some limited commercial. Our proposal will serve the residents of the area with fresh plants and produce, yet still keep the agricultural feel of the area
5. How does the projected use of the property, relate to the Kane County 2030 Land Use Plan?
Our project would primarily focus on redistribution (retail sales) of locally produced agricultural products, namely plants and fresh produce.

* see attached sheet for more details :

Findings of Fact Sheet – Special Use



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:

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.

A retail farm market with sales of fresh produce promotes public health through consumption of fresh vegetables and fruit.

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

The construction of facilities and detention areas are designed such that runoff is contained on the property. Buildings will be designed to compliment the property and adjacent property. We are striving to keep a majority of the land in its natural state.

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

This use in no way impedes any other development because there is a cemetery to the east, and a wetland to the west, with 2 lane highways on north and south.

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

Drainage is accomplished through the site plan design. Roads are established and enhanced, with one additional access. Utilities are currently on the property.

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

Yes, the driveways will be 24' wide for 2-way traffic. On the route 20 access, the plan calls for a right in - right out only to minimize congestion on route 20.

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

This project is in the critical growth area, yet it is close to agricultural open space. A farm market should be very fitting for this location.

KLEIN'S UDINA FARM MARKET

Our vision and how it will be positive for the residents of Kane County

The Klein family has been supplying the Elgin area with fresh produce for over 45 years and bedding plants for 25 years: all grown on our Kane County farm. Our goal is to continue this tradition at a new location just west of our present market on Route 20.

The new location will have safer access for customers by designing a full entrance on Plank road, while keeping our important Route 20 access open to eastbound traffic. Traffic back-up on Route 20 in front of our current location has been a safety issue for many years now and it would be our hope to alleviate this pressure.

The market will be seasonal just as it has been. Open from April through December, we will begin the season with bedding plants. Display gardens, production areas for vegetables, and community gardens will be tilled and planted. Visitors may enjoy browsing through the gardens to get ideas for their homes, as well as seeing the actual production of their food in the vegetable and community gardens. We may have some "how-to" events that demonstrate planting and garden care.

Summertime will bring about large open-air displays of freshly harvested produce brought in from the farm. We want the market to have an old fashioned, country feel, yet be in a modern facility that will help keep food safety a top priority. Inside the building, we plan to have some fresh-cut items utilizing our homegrown products: vegetable tray packs of mixed product for the evening's dinner, a garden fresh salad, cut melon. The thought is to offer minimally processed, local produce to the busy "home chef" so the burden of preparation of a nutritious meal is lessened. We may someday have food preparation demonstrations to

show people how to use fresh vegetables in their daily cooking. Another possibility could be a sweet corn roast, perhaps in conjunction with the Pingree Firefighters' open house. We are very interested in promoting and educating the community in the "local" movement. We do not plan to have large music festivals or late night gatherings.

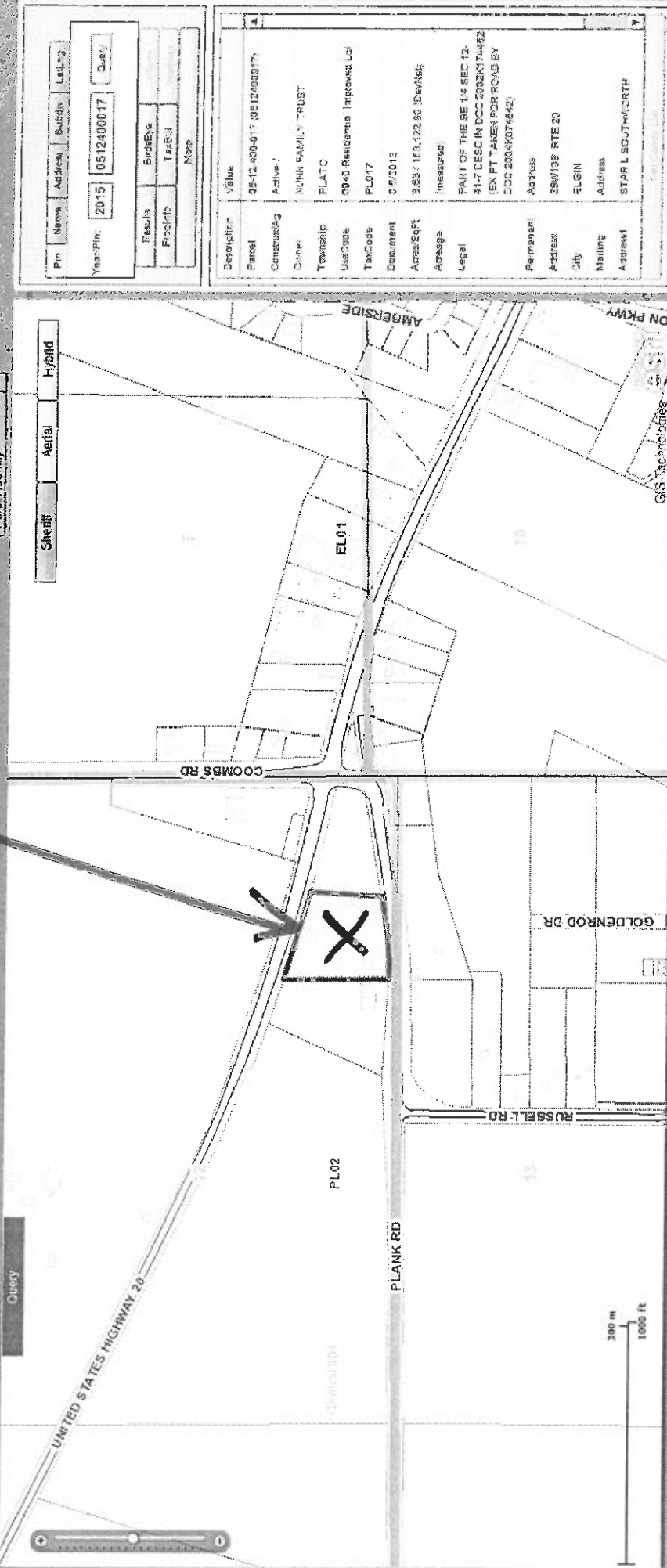
Fall would bring about pumpkin displays on the property, as well as fall decorations, offering some family-friendly space for photo opportunities. Donuts and fresh pies made/baked on site are some new items that go well with the fall theme. Lighting used would be only what is necessary for safety during the fall season through December, when our 7pm closing time is past sunset. This would likely be landscape lighting and lights on the building for security and the main parking lot. A few farm animals might be a part of the fall season, but we have no plans for a large petting zoo with exotic animals.

After October 31, our focus will gradually start to change over to the Christmas season. The fall theme would continue in November until Thanksgiving. Produce from the farm is still available at this time: potatoes, winter squash, Brussels sprouts, broccoli and kale. These items would be carried through the holidays of December along with fresh-cut trees, decorated wreaths and roping. We will continue to promote healthy eating by offering fresh fruit baskets made on site. This symbolic "wish" for good health is popular as an employee or personal gift during that last week before Christmas. Possible events that we have had in the past and would want to continue would be a Santa weekend and open house. This is a special time to sample some of the products we carry on our shelves and cooler: pickles, jams, preserves and cheese. These are an important part of any farm market and this is a perfect time to share them.

Our family has made this business our living for three generations. We hope to continue that tradition in Kane County for the next generation and beyond.



Query



PrintMap | Print: seen | 100 to 1 | 400 to 1 | Clear | About | Help

Layers Menu | Search Map | Partial Identify

Year: 2015 | 0512400017 | Query

Results: Bird's Eye | Tax Bill | More

Parcel	05-12-400-017 (0512400017)
Construct/Ag	Active /
Owner	MUNN FAMILY TRUST
Township	PLATO
Use Code	R040 Residential / Improvs Lcl
Tax Code	PL017
Document	0512013
Area Sq Ft	3,237 / 179,122.90 (Survey)
Area	(Measured)
Legal	PART OF THE SE 1/4 SEC 12, 41-7 DECC IN DCC 2002M74482 SIX FT TAKEN FOR ROAD BY DCC 20040074642
Parcelmen	Address
Address	39W108 RTE 20
City	ELGIN
Mailing	Address
Address	STAR L SC, JMW, CRTH

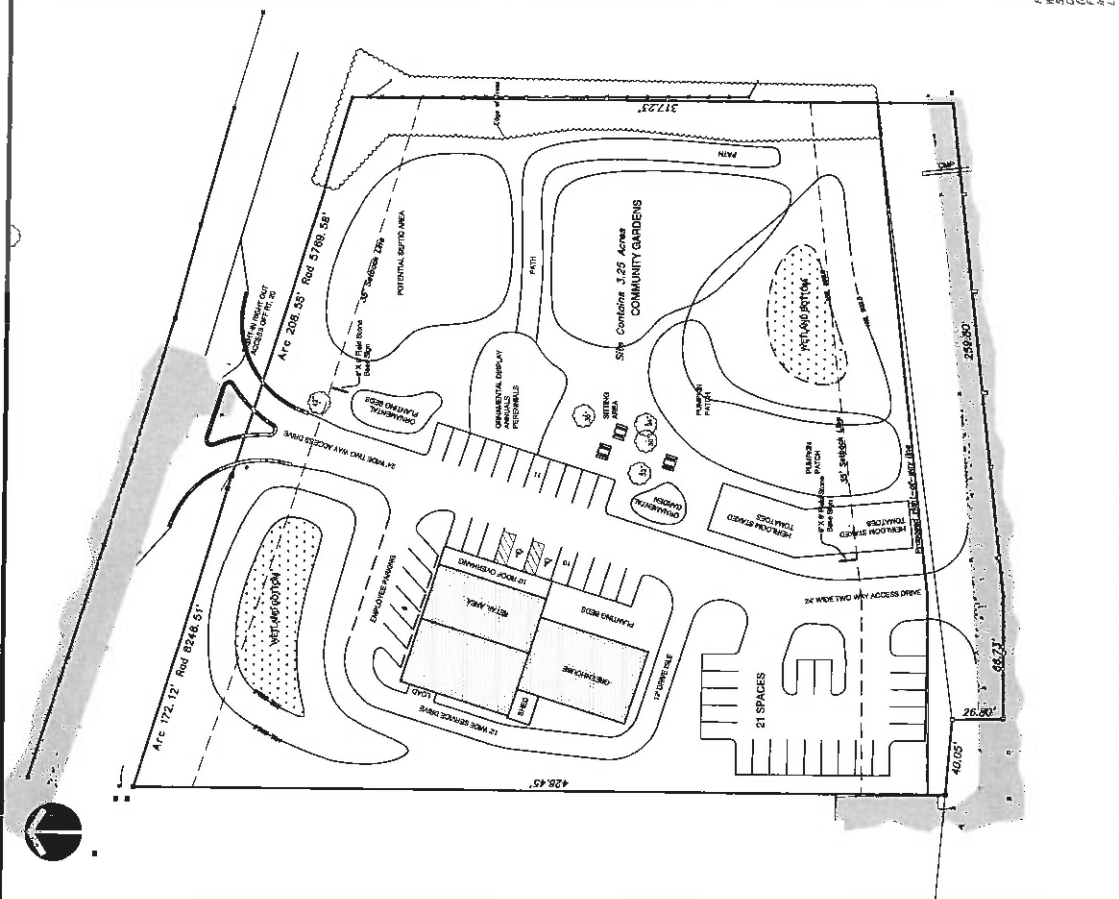
05-12-400-017 / ELGIN

NO.	DESCRIPTION	DATE
1.	PRELIMINARY PLAN	01/15/15
2.	REVISED PLAN	02/15/15
3.	FINAL PLAN	03/15/15

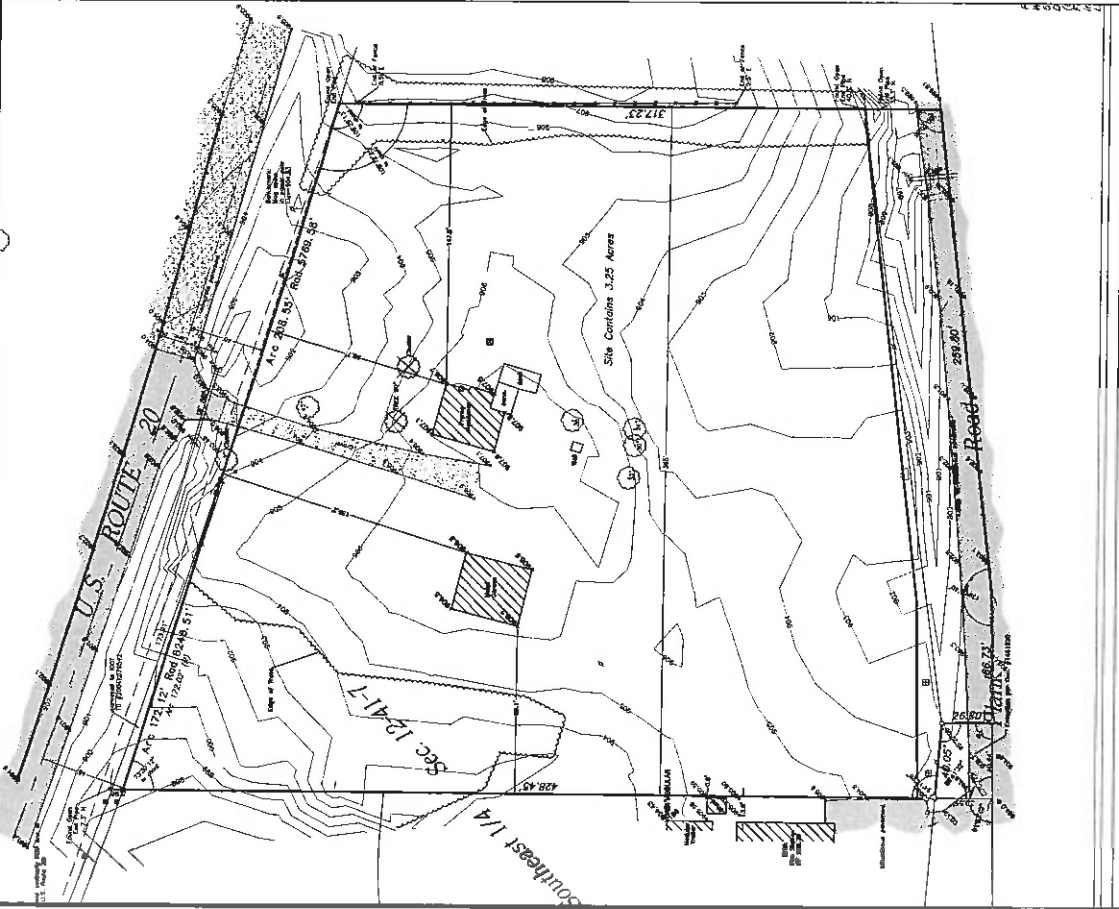
DOHERTY & ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTS
 1848 Chert Lane
 Schaumburg, IL 60196
 P.O. Box 6978
 (815) 352-0200

Klein Market
 Kane County, Illinois
 Existing Conditions and Site Plan

SCALE: 1" = 30'
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 1/24/15
 SHEET NO.: 20/15-003
 DRAWING NO.:



PROPOSED IMPROVEMENTS



EXISTING CONDITIONS

PLATO twp.
T. 41N. - R. 7E

map 5

