CALL TO ORDER – SPECIAL USE HEARING OFFICER

ROLL CALL: Walter Werderich, Hearing Officer

MINUTES: Approval of minutes from the April 6, 2015 Special use Hearing Officer Meeting

PETITIONS:

1. 15-08 Gary and Linda Heap
Request A-1 Special Use
Location 4819 Route 52, Minooka (northeast corner of Route 52 and Grove Road)
Purpose Request an A-1 Special Use to operate a fall festival, corn maze, bakery, farm market and similar activities

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
15-02 Pasteris - Passed by County Board on 4.21.15

NEW BUSINESS/ OLD BUSINESS

PUBLIC COMMENT

ADJOURN SPECIAL USE HEARING OFFICER - Next meeting on June 29, 2015
CALL TO ORDER- SPECIAL USE HEARING OFFICER
At 7:04 p.m., Chairman Wally Werderich called the Special Use Hearing Officer meeting to order.

ROLL CALL
Members present: Walter Werderich
In the audience: Attorney Daniel Kramer and Peter & Laurie Pasteris

MINUTES
Wally Werderich motioned to approve the February 2, 2015 Special Use Hearing Officer Meeting minutes as written.

Chairman Werderich introduced himself and explained how the meeting will be conducted. He then swore in all members of the audience that wished to talk about the special uses.

PETITIONS
#15-02 Peter & Laurie Pasteris
Planner Zubko stated Peter & Laurie Pasteris are requesting approval of an A-1 special use permit to operate a banquet hall on their property for special events. The applicants do live in the house on the property. The property is located at 1998 Johnson Road and is on the south side of Johnson Road, 1 mile east of Schlapp Road and 1.45 miles west of Ridge Road. There is a trail proposed along the south side of the roadway and Planner Zubko suggests contacting Plainfield for a dedication request. There is no record of State-listed threatened or endangered species in the vicinity of the project location. For the NRI an executive summary was provided since there are future buildings proposed. According to the Zoning Ordinance a banquet hall can be operated if the following are met:

a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
b. The subject parcel must be a minimum of 5 acres.
c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
g. There are noise regulations.

The petitioner meets most of them except number one, Johnson Road is designated as a minor collector roadway therefore they received permission from the township highway commissioner to use the roadway. For a long term plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from May to November 15th at the size of 40’ x 80’ and also a barn with future bathrooms. The petitioner
has stated the guest will park in the hayfield even if a crop is in. The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events. Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:
   
   **Day Hours:** No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty **five (65)** dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.
   
   **Night Hours:** No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.
   
   **EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.
   
7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.
8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff’s office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

Planner Zubko would also like to note this is in NaAuSay Township so this is a dry township so alcohol cannot be sold on the premises.

The ZPAC Committee had some concerns which all were addressed by addition conditions. The concerns were that the fire protection district be contacted, the number of people, noise (the location of speakers was suggested), port a potties, the dates the tent can be up and parking. Also getting approval from the township and road commissioner. Since then the petitioner has talked to the fire protection district and received approval from the township.

The Plan Commission recommended approval as well and agreed with the petitioner this will be a low impact use. There was no audience members that spoke and there was one letter that was read in opposition that is in the packet tonight.
Attorney Daniel Kramer introduced himself and his clients. He stated a banquet facility sounds large but this will be low use and will be using a tent. The property is about 7 acres and discussed they received approval from all the meetings. They’ve had a number of requests to host weddings on the farm and would like to have 3 or 4 a year at the beginning. It’s planned to be a low intense business. Peter and Laurie have an active horse farm so will have security making sure their animals are safe. The township recommended approval.

Mr. Werderich verified the petitioner did contact the Village of Plainfield and the fire protection district but have not heard back from the Village. They have talked to the fire protection district on future requirements if they construct a building. Mr. Werderich asked about the parking plan and how it works with rain. Attorney Kramer stated it has to be really bad weather so the parking lot will be like at the County Fairgrounds so the ground is dense and doesn’t get too mushy. If a huge rain event happens they’re looking for remote parking like churches nearby or the Keller Farmstand. Mr. Pasteris stated the topography of his land does not have water standing as it runs south to the creek. Mr. Werderich asked about retail sales, Planner Zubko stated some of the conditions came from Emerson so just keeping it the same in case they’d like to sell something. Mr. Werderich did see the letter and response to Old Second Bank and have not heard back. Mr. Kramer stated they have not heard back from the trust, they have talked to the owners so it might be a trust officer.

Mr. Walter Werderich opened up the public hearing to the audience members.

With no testimony Walter Werderich closed the public hearing.

Special Use Hearing Officer Werderich reviewed the Findings of Fact for a special use as follows: § 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The planner has answered as follows:

That 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. The special use will not be detrimental or endanger the public health, safety, morals, comfort or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of the neighborhood.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the hayfield and will use the current access point onto Johnson Road.
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use will not be every weekend so most of the time it will just be residential uses and not events.

Wally Werderich made a favorable recommendation with the above findings of fact and the 9 conditions that staff has recommended. This will be moved onto the PBZ Committee next Monday at 6:30pm.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-39 River’s Edge Fellowship - Passed by County Board on 2.17.15
14-42 Sybert Landscaping - Passed by County Board on 2.17.15 (site plan changed)

NEW BUSINESS/OLD BUSINESS
None

ADJOURNMENT- Next meeting will be on April 27, 2015. Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:21 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager & Recording Secretary
15-08
Heaps Giant Pumpkins
A-1 Special Use

SITE INFORMATION
PETITIONERS  Gary & Linda Heap- Kevin Heap is main contact

LOCATION  4819 Route 52, Minooka; at the northeast corner of Route 52 and Grove Road

TOWNSHIP  Seward Township
PARCEL #  09-17-100-002
SIZE  158.75 Acres
EXISTING LAND USE  Farmhouse on separate pin; farmland
ZONING  A-1 Agricultural

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial in the southwest corner at the intersection and rural residential for the rest</td>
</tr>
<tr>
<td>Roads</td>
<td>Grove Road and Route 52 are arterial roadways</td>
</tr>
<tr>
<td>Trails</td>
<td>There are trails shown on the west side of Grove Road and south side of Route 52</td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is some floodplain and floodway in the northwest corner of the property and 500 year floodplain on the property</td>
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REQUESTED ACTION  Approval of an A-1 Special Use to allow the operation of a farm market, shop, bakery and seasonal festival including a corn maze and other activities. The petitioners are also seeking a variance to allow parking up to the right of way on Grove and Route 52 in their alfalfa fields and waive the requirements of parking lot lighting.

APPLICABLE REGULATIONS  §7.01.D (A-1 Agricultural Special Uses)  §11.01 (Parking Regulations)  §13.08 (Special Uses)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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<td>Rural Residential</td>
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<td>South</td>
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<td>Commercial/ Rural Residential</td>
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<tr>
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<tr>
<td>West</td>
<td>2 homes &amp; Agricultural</td>
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<td>Commercial/ Rural Estate Residential/ Rural Residential</td>
<td>A-1</td>
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</table>

PHYSICAL DATA

ENDANGERED SPECIES REPORT  The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location: Aux Sable Creek INAI Site Greater Redhorse (Moxostoma valenciennesi)

NATURAL RESOURCES INVENTORY  Since no new buildings or structures are proposed no NRI report will be necessary.

ACTION SUMMARY  TOWNSHIP (Seward)  This item was reviewed by the Township at their May 12th, 2015, and they were supportive of the applicants petition

MUNICIPALITY (Joliet)  Sent to Joliet on 4.21.15, have not heard back. Recommended approval, with 10' to 20' parking setback, showing new access from Grove Road on Site Plan, and providing 4 paved handicapped parking spaces

ZPAC  Recommended approval 5-0, with increase in the maximum capacity to 1,500 based on available parking

KCRPC  Recommended approval 5-0, with increase in the maximum capacity to 1,500 based on available parking

REQUESTED ACTION  ZONING  The Zoning Ordinance allows for many of these activities:

Section 7.01.E. j (Conditional Use) :  Seasonal Festivals provided that the following conditions and restrictions are met: (Amended 5/18/2010)

i. Adequate parking on site shall be provided in such a way that no on-street parking is necessary

ii. Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office

iii. The operator shall have adequate waste receptacles and toilet facilities
iv. No alcohol shall be sold on the premises
v. Petting Zoos shall provide adequate hand sanitation devices as
determined by the Department of Health and Human Services
vi. All food prepared or sold on site shall comply with the Department
of Health and Human Services requirements.

vii. Noise levels generated from non-agricultural sources shall not exceed 60
dBA as measured at the nearest occupied residential structure on an
adjoining property.

viii. The operator shall provide adequate crowd control and parking direction
as reasonably determined by the Kendall County Sheriff’s Office.

ix. No event activity shall start earlier than 9:00 A.M. any day of the week,
and shall end no later than 10:00pm, Monday thru Wednesday and no
later than 11:30pm Thursday thru Sunday

x. Events shall be permitted once a year unless otherwise approved by the
PBZ Committee

xi. Seasonal Festivals shall be permitted up to, but not exceed, ninety (90)
consecutive days in length in one calendar year

xii. Accessory uses including but not limited to temporary vendors engaged
in the sale of ancillary items not produced on site but which are related to
products produced on site or associated with the season shall be
permitted during the duration of the Seasonal Festival subject to the
review and approval of the Zoning Administrator.

xiii. All signage shall comply with Section 12.00 of the Zoning Ordinance
xiv. All proposed lighting shall be non-obtrusive onto adjoining properties and
should not exceed 0.2 foot-candles at any property line

xv. Any Seasonal Festival which cannot meet these standards may still be
 permitted if approved as a Special Use. An applicant seeking an
approval of the conditional use shall submit an application to be acted
upon by the Zoning Administrator. The Zoning Administrator may, at his
or her discretion, refer the request to the Planning, Building and Zoning
Committee of the County Board for recommendation prior to taking
action. In addition, the petitioner may appeal the decision of the Zoning
Administrator in the review of a Conditional Use for a Seasonal Festival
to the PBZ Committee. In such instances the PBZ Committee shall be
the final authority in deciding upon such requests.

Section 7.01.D.10 (Special use)
Banquet Halls are permitted subject to the following conditions:

a. The facility shall have direct access to a road designated as an arterial
roadway or major collector road as identified in the Land Resource
Management Plan.

b. The subject parcel must be a minimum of 5 acres.

c. The use of this property shall be in compliance with all applicable
ordinances. The banquet facility shall conform to the regulations of the
Kendall County Health Department and the Kendall County Liquor
Control Ordinance. (Ord. 99-34)

d. Off-street parking, lighting and landscaping shall be provided in
accordance with the provisions of Section 11 of the zoning ordinance.

e. All signage shall comply with the provisions of Section 12 of the Kendall
County Zoning Ordinance.

f. Retail sales are permitted as long as the retail sales will be ancillary to
the main operation.

g. The noise must follow the Kendall County noise ordinance

Section 7.01.D.32 (Special Use)
Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted. (Amended 9/15/2009)

Section 7.01.D.34 (Special Use)
Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.

GENERAL Approval of an A-1 Special Use to allow the operation of a farm market, shop, bakery and seasonal festival including a corn maze and other activities. The petitioners are also seeking a variance to allow parking up to the right of way on Grove and Route 52 in their alfalfa fields and waive the requirements of parking lot lighting.

The petitioners have been running Heaps Giant Pumpkins since about 2003, it really started to become a larger festival around 2010. They (the Heap family) are looking into future expansion and requesting this special use to allow for current and anticipated future uses. They have put together a list of items they currently do on site or would like to in the future. The list is not all inclusive:

- Fall Festival and Corn Maze
- Bakeries
- Retail sales yard for agricultural products not grown on the farm
- Farm market/ Country Store to sell jams, jellies and other bakery type merchandise (possibly open 365 days a year or through Christmas and summer)
- Haunted house, haunted corn maze, haunted hay rides
- Apple Orchard
- Parking right up to US Highway 52 and Grove Road
- Weddings and Receptions
- Haunted Corn Maze
- Live entertainment
- Train Ride
- Additional concession stands
- Christmas tree sales
- Cafeteria area within Morton barn where bakery is to be housed.
- Host various events such as corporate events, meetings, parties, etc.
- Small concert/show venue (local bands, school bands, plays, comedians, magicians, etc.)
- Zombie paintball hunt
- Possibly serve beer in the future
- Indoor and outdoor storage facility
VARIANCES
The petitioner has requested two variances:
1. Allow parking up to the right of way on Grove and Route 52 in their alfalfa fields
2. Waive the requirements of parking lot lighting.

ROADWAY
Grove Road is the jurisdiction of the County Highway Department and Route 52 is the jurisdiction of IDOT.

ACCESS
The property currently has an access point off of Route 52 for the operation and is also working with the highway department on another entrance off of Grove Road, about 300’ north of the intersection. This access point has been added to the site plan.

EMPLOYEES
The pumpkin farm employs on average about 25 people, seasonally during September and October. They also employ a few workers during the summer. The haunted attraction employs on average around 40 people, also seasonal help for 8-10 days in October each year. They Heaps have hired the Sheriff’s office in the past and have expressed an interest in the future during busy weekends.

NUMBER OF PEOPLE
The petitioner has stated they would like to have a maximum of 1,500 guests at one time.

PARKING
The petitioner has stated the guest will park in the gravel guest parking that exists and also the alfalfa field.

R.O.W.
Staff will defer to the Highway department and IDOT if ROW will be requested to be dedicated at this time.

SIGNAGE
They have a two-sided pumpkin farm sign at the entrance at Route 52; they also have a two-sided haunted corn maze sign at their hay field towards the corner. If any additional signage is requested they will need to comply with section 12 of the Zoning Ordinance.

STORMWATER
Since there are no proposed improvements a stormwater permit is not required, however one might be needed if an impervious parking lot is ever added.
FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. Staff has answered as follows:

That 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. The special use has been in operation since around 2003 and no complaints have been received. They have, and will continue to coordinate any traffic issues with the Kendall County Sheriff’s office.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The property has been used for this use for some time now and the property in the area is agricultural.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. A new entrance is proposed to be added on Grove Road which will help reduce traffic issues turning onto and off of Route 52. They are coordinating with the Kendall County Highway Department on this new entrance.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petitioners are requesting two variances regarding parking but it’s in keeping with the agricultural district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the LRMP as it shows this corner to be commercial.
RECOMMENDATION

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A maximum of 1,500 persons at any one time. If additional attendance is anticipated in the future, the owner shall obtain a minor amendment to the special use to verify that adequate parking and traffic management will be provided.

2. All events must be catered unless approved by the Health Department.

3. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.

4. The ability to commence the operation of a beer garden or winery shall only be permitted contingent on approval from Seward Township, the County of Kendall, and any other required licensing body for a liquor license.

5. The Fall Festival and Corn Maze events shall be permitted to exceed six consecutive days in duration.

6. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 10' from the right-of-way of both Route 52 and Grove Road. Four paved handicap parking spaces will be provided near the ticket booth (building #3 on the site plan).

7. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.

8. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.

9. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.

10. Noise levels must comply with the Kendall County noise Ordinance.

11. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Office.

12. Events will be throughout the year and not held to any consecutive day standard.

13. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

14. All signage shall comply with Section 12.00 of the Zoning Ordinance.

ATTACHMENTS

1. General Description prepared by petitioner
2. Site Plan
3. WBK Review Memo
Current Description:
Heap's Giant Pumpkin Farm operates during the fall season from the second weekend in September through October 31st each year. We raise over 90 different varieties of pumpkins, gourds and squash. In addition to pumpkins we raise 25 different varieties of mums, amongst a variety of other fall produce and décor. We welcome various school groups and other after-school groups to the farm daily, typically between 9 AM and 6 PM. Our normal business hours for the pumpkin farm are 7 days a week, 9 AM through 6:30 PM. We also welcome families and guests 7 days a week and during this time all of our activities are open to the public, with the exception of hay rides only offered on the weekends, for school or after-school programs or by reservation.

Activities we offer include: Corn Maze, Soybean Maze, Hay Ride, U-Pick Pumpkin Patch, Milo’s Castle Play Ground and Heaps O’ Fun Barn. The corn maze is best suited for families, adults and children above the age of 12. The soybean maze caters more to children under the age of 12. The hayride is perfect for the entire family and takes you out to the U-Pick Pumpkin Patch, where you are able to pick a pumpkin off the vine. Milo’s Castle Play Ground is a giant fort with towers, tunnels and pirate ship play grounds. The Heaps O’ Fun Barn houses the stacks of large straw bales and corn boxes. Finally, during the second weekend of each October we welcome Sherri Farley, Hammered Dulcimer music, to the farm.

In addition to the pumpkin farm, we operate Heap’s Haunted Corn Maze. This is a haunted attraction offered on Friday and Saturday nights in October only, from 7 PM to 11PM. During this time we also offer a moonlight hay ride and a flashlight corn maze (non-haunted). To further accommodate our guests, we offer basic concessions during this time as well.

Business Hours:
Heap’s Giant Pumpkin Farm: 7 days a week, 9 AM – 6:30 PM
Heap’s Haunted Corn Maze: Fridays and Saturdays in October, 7 PM – 11 PM

Employment:
Our pumpkin farm employs on average about 25 people, seasonally during September and October. We also employ a few workers during the summer. The haunted attraction employs on average around 40 people, also seasonal help for 8-10 days in October each year.

Parking:
We have a gravel parking lot 120’ x 75’. We also have additional parking in our 4.75 acre hay field.

Signage:
We have a two-sided pumpkin farm sign at the entrance of the pumpkin farm on US Highway 52. We also have a two-sided haunted corn maze sign in our hay field towards the corner of US Highway 52 and Grove Rd.

Future Description:
Our vision for the farm over the next 3 to 5 years would be to add additional activities to both the pumpkin farm and haunted corn maze. For the pumpkin farm, we would like to build additional play areas and continue to add to our activities offered such as rides, games, etc. We continue to improve the pumpkin farm to cater to our guests who look forward to new attractions and activities each year and continue to attract business to our area. We have a 64’ x 80’ Morton pole-barn
where we intend to put our bakery in the future. In addition, we would like to sell jams, jellies and other crafts and merchandise from this area as well. In other words, we foresee this building serving as our country store / farm market. Since this building is currently where we host school tours, after-school tours and parties, we would look to construct another building to hold these events and other activities once this current building is turned into a country store and bakery.

Over the next couple years, we will begin to look into another venue to add to the haunted corn maze attraction such as a haunted house and/or haunted hay ride.

As the farm grows, we intend to grow the parking area with it. Also, we will look into adding an additional entrance/exit on Grove Rd. to alleviate traffic onto and off US Highway 52.
Special Use:
1. Fall Festival & Corn Maze
2. Bakeries
3. Retail sales yard for agricultural products not grown on the farm
4. Farm Market / Country Store to sell Jams, Jellies and other bakery type merchandise
   a. Open 365 days a year or through Christmas and summer.
5. Sell Merchandise and crafts decorations for Christmas and Fall
6. Haunted house, Haunted corn Maze, Haunted Hay ride
7. Apple Orchard
8. Parking right up to US Highway 52 and Grove Rd.
9. Weddings & Receptions
10. Haunted Corn Maze hours of operation requested
    a. Thursday through Sunday: Friday and Saturday 7 PM – 11 PM, Thursday and Sunday 7 PM – 10 PM.
    b. We are requesting the ability to be open later on Fridays and Saturdays due to lines. We stop selling tickets at 11 PM, but it often takes until 1 AM to filter the line through the attraction. Although this is not often, it does have potential to occur, especially when nights are cancelled due to weather.
11. Live entertainment
12. Train Ride
13. Additional concession stands
14. Sell Christmas trees
15. Cafeteria area within Morton barn where bakery is housed
16. Host various events such as corporate events, meetings, parties, etc.
17. Small concert / show venue
   a. Local bands, school bands, plays, comedians, magicians, etc.
18. Zombie paintball hunt
19. Haunted corn maze noise
20. Serve beer
21. Indoor and outdoor Storage facility
22. Open for fall season September 1st
1. Corn Maze & Soybean Maze will be future parking.
2. Alfalfa 4.5 Acres of additional parking 488' x 408'
3. Pavilion 24' x 48'
4. 64' x 80' Pole Barn Future Bakery & Country Store.
5. Castle Playground
6. Greenhouse 35' x 96'
7. Future Pole Barn
8. Future Play areas or additional buildings
MEMORANDUM

Date: May 12, 2015

To: Brian Holdiman, Sue Smith

CC:

From: Greg Chismark

Subject: Petition 15-08 Heap’s Giant Pumpkins

This memo is in response to Petition 15-08 Heap’s Giant Pumpkins requesting a special use and parking setback variance. My comments and review are related to the stormwater management ordinance only.

It is noted there are a number of existing buildings where use changes are proposed. None of these warrant concern on behalf of the stormwater ordinance. It is also noted that temporary parking in the alfalfa field is proposed. Because there is no proposed surface condition change I do not consider that aspect to be of concern relative to the stormwater ordinance. Therefore, I have no objection or comments on the special use of parking variance.

There are several future use buildings and areas proposed. These do become a concern relative to the stormwater ordinance when they are constructed. The petitioner should be advised that any cumulative development (land disturbance) greater than 45,000 sf may require stormwater storage and new impervious area totaling more than 32,000 sf may require stormwater storage. Conventional gravel parking lots are considered impervious due to compaction and typical use. The disturbance and impervious surfaces are cumulative from the date of the ordinance (2012).