CALL TO ORDER

ROLL CALL: County Board: PBZ Committee Member Gryder; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: David Guritz; SWCD: Megan Andrews; Sheriff: Mike Peters; PBZ: Mike Hoffman (Teska & Associates), Building Department: Brian Holdiman

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the March 3, 2015 ZPAC meeting.

PETITIONS:
1. 15-08 Gary & Linda Heap
   Request A-1 Special Use
   Location 4819 Route 52, Minooka
   Purpose Request an A-1 Special Use to operate a fall festival, corn maze, bakery, farm market and similar activities.

2. 15-09 Zoning Ordinance- Septic not permitted in open space
   Request Text Amendment
   Purpose Text Amendment to the Zoning Ordinance to not allow individual septic systems in open space

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD:
15-02 Peter & Laurie Pasteris – Passed at the 4.21.15

PUBLIC COMMENT

OLD BUSINESS/ NEW BUSINESS

ADJOURNMENT- Next meeting on June 2, 2015
ZONING, PLATING & ADVISORY COMMITTEE (ZPAC)
March 3, 2015 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Judy Gilmour – PBZ Member
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Mike Peters – Sheriff’s Office
Aaron Rybski – Health Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
David Gurtiz- Forest Preserve

Also present: Attorney Daniel Kramer, Laurie Pasteris & Pam

AGENDA
A motion was made by Judy Gilmour to approve the agenda as written, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES
Fran Klaas made a motion, seconded by Judy Gilmour, to approve the February 3, 2015 meeting minutes as written. All were in favor and the motion carried.

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 Schiapp 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 will be provided since there are future buildings proposed. The Soil and Water Conservation Meeting is next Monday night, March 9th. According to the Zoning Ordinance a banquet hall can be operated if the following are met:

1. 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.
2. The subject parcel must be a minimum of 5 acres.
3. 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)
4. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
5. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
7. There are noise regulations

The petitioner meets most of them except number one, Johnson Road is designated as a minor collector roadway therefore a variance will have to be requested. Also they must get approval from the NaAuSay Township highway commissioner. The proposed site plan shows a temporary tent and temporary bathrooms will be placed about 200' from Johnson Road northwest of the house. For a long term plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from April to October at the size of
40’ x 80’ and also a barn with future bathrooms. This also seems to be the same location as the parking. Staff would like to know how many employees the petitioner plans to have or will it all be through a catering business with their employees? The petitioner has not suggested a number of people so staff has started with a number of 100 as a condition. The petitioner has stated the guest will park in the hayfield but what if it’s muddy or if the crop is in? Also there is a fence blocking the hayfield for 350’, the guests won’t park near the north circular drive? No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit. No hours of operation have been proposed. 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 100 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.

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.

Attorney Daniel Kramer introduced himself and introduced his clients. He stated it’s a nice farmette with fencing and a barn. They’ve had a number of requests to host weddings on the farm. It’s planned to be a low intense business. Also they will be parking on the hay even if the crop is in. If this takes off they will erect a more permanent structure. They’d like to pour the pad soon to have a hard surface floor. They have talked to the Health department about temporary bathrooms and do have a large oversized well. If they build bathrooms they will need a new septic system. Mr. Kramer would like the number of people raised to 200 people and fine with the other conditions. There will be no kitchen on site, it would all be catered.

Brian Holdiman stated if anyone has talked to the local fire protection district? Mr. Kramer stated they are going to the NaAuSay township board this month. Mr. Holdiman wanted to make sure they talk to the fire district as there is a fine line for temporary versus permanent. Mr. Holdiman asked if they could comply with the noise ordinance.

Judy Gilmour sought some clarification on the parking in the hay field. Ms. Gilmour asked if they’ve had any comments from neighbors? Mrs. Pasteris stated they have talked to a couple and only expect occasional events.

(Started recording)

Aaron Rybski stated he has talked to the petitioner awhile ago and this will be very infrequent. He would like the porta-johns as a condition that they need to be removed within 2 business days after the event.

Ms. Judy Gilmour asked about the tent and if it’s removed after each event. Mr. Kramer stated after the pad is poured they would like to keep it up and even till the pad is poured. Mr. Holdiman asked if we could put a condition from Memorial Day to Labor day for the tent to be up, May 1 to November 15. There was a brief discussion on temporary versus permanent and how often the events will be held.

Mike Peters has a few concerns about neighbors and the safety of the events. The noise with the neighbors is the most realistic concern. He explained the noise regulations and how it’s measured at the neighbor’s property line. Maybe position the speakers away from the neighbors. Also safety of having 100 to 200 people is a concern as sometimes problems arise. They have not planned to have any security at this time. Mrs. Pasteris plans to have staff walking around making sure there are no problems.

Fran Klaas wanted to confirm they are using the same access points. The petitioner stated yes they’re using the existing drives. Mr. Klaas asked Mr. Rybski why the state is against port a potties. Mr. Rybski stated if it’s to be used in a more permanent manner they’d like permanent bathrooms.
With no further comments Fran Klaas made a motion, seconded by Judy Gilmour to approve the special use and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

- 15-01 Nancy Austin - On the Plan Commission agenda on 3.25.15
- 14-42 Sybert Landscaping - Passed by County Board on 2.17.15, new site plan and conditions
- 14-40 Subdivision Control Regulations - Letters of Credit - On the ZBA agenda for 3.30.15
- 14-39 River’s Edge Fellowship – Passed by County Board on 2.17.15
- 14-37 Home Occupations - Landscape Businesses - On the ZBA agenda for 3.30.15

**PUBLIC COMMENT** - There were no comments.

**OLD BUSINESS**
Yorkville outdoor music venue - withdrew

**NEW BUSINESS**
None

**ADJOURNMENT - Next meeting on April 7, 2015**
With no further business to discuss Aaron Rybski made a motion, seconded by Judy Gilmour to adjourn the meeting at 9:32 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

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

LRMP
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Commercial in the southwest corner at the intersection and rural residential for the rest</th>
</tr>
</thead>
<tbody>
<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</td>
</tr>
</tbody>
</table>
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>
</tr>
</thead>
<tbody>
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<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Rural Residential</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>1 home &amp; Agricultural</td>
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<td>Commercial/Rural Residential</td>
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<td>A-1</td>
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<tr>
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<td>Commercial/Rural Estate Residential/Rural Residential</td>
<td>A-1</td>
</tr>
</tbody>
</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 IANL 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 is on the township agenda on May 12th, 2015.

MUNICIPALITY (Joliet)
Sent to Joliet on 4.21.15, have not heard back.

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 on site as determined in writing from the Department of Health and
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 jamps, 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 Heaps are looking into future expansion and requesting this special use for all 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.

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 interested in the future during busy weekends.

NUMBER OF PEOPLE The petitioner has stated they would like to have a maximum of 200 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.

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 elevate traffic issues turning onto and off of Route 52. They are working with the Kendal 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 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 they show 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 400 persons at any one time
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.
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
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 in 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.
1. Pole Barn 64x80 Future Bakery & Country Store
2. Future Parking will push Corn Maze & Soybean Maze further North.
3. Pumpkin Sales & ticket Sales building 12x12'
4. Craft Sales building 12x17'
To: ZPAC
Date: April 30, 2015
Re: Text Amendment – Septic Systems (Petition 15-09)

About 2 years ago the townships approached the County with some concerns on lot sizes, open space and permitted individual septic systems in open space (like in Henneberry Woods). The Ad-hoc Zoning Committee has decided at this time to eliminate the language that would allow septic systems in the open space. Below is the change of text from the Zoning Ordinance, Section 8, page 8-29:

6. The required open space may be used for underground drainage fields for individual or community septic systems, and for "spray fields" or spray irrigation purposes in a "land treatment" sewage disposal system. However, "mound" systems protruding above grade and aerated sewage treatment ponds or "spray fields" shall be limited to no more than ten percent (10%) of the required minimum open space.

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.