

**SPECIAL USE PERMIT
STANDARDS – V2**

INTERNAL USE ONLY

CV Project No.: _____

Zoning Petition No.: _____

PETITIONER NAME: William Rose Farm Venues, LLC

SIGNATURE Chung-hn Chen
Authorized Agent

Date: Dec 16 2025

A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Special Use to allow for an Agritourism Event Venue and Farmers Market on the subject property will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The subject property is located within an area that is, although predominantly agricultural in nature, neither wholly undeveloped (note existing neighboring, independent residential uses and large-scale, mixed-use subdivision) nor remote, as the subject property is located at the corner of two county highways (Hughes and Bunker Roads). Excepting vehicular-related (ingress and egress to and from the site, and parking), and wastewater issues, the proposed Agritourism Event Venue and Farmers Market would constitute only a modest redevelopment to the existing land improvements and permitted uses. As requested, Applicant can provide the County with more detailed plans to adequately address parking and traffic issues raised by staff during its review prior to the ZBA public hearing. With respect to wastewater disposal on site, Applicant will provide on-site facilities (portable restroom trailer(s)) that will serve to collect, haul away and properly dispose of such wastewater.

B. The special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity primarily due to the vast distance and intervening sparseness among land uses between the proposed special use zoning lot and neighboring inhabited buildings, to the east (~1250'), north (~1700'), northwest (~2300') and northeast (~2600'), with only one home, located immediately south, within 750 feet from the proposed special use

zoning lot. In any case, Applicant will ensure that sound decibel level, as well as lighting lux/photometric levels at its property line do not exceed maximum levels set forth in applicable Kane County regulations.

Again, with respect to traffic and wastewater impacts associated with the proposed special use, see paragraph #1, above.

C. The special use will not impede the normal, orderly development and improvement of surrounding property for uses permitted in the district.

All structures and activities associated with the proposed special use will be wholly located on the special use zoning lot and on the Applicant's private property more generally, and within regulated building and surface improvement setback lines. No easements or other encumbrances on surrounding properties are necessary for Applicant to establish and maintain the proposed special use structures and activities.

D. Adequate utility, access roads, drainage and other necessary facilities have been or are being provided.

All such improvements exist today or will be provided as deemed necessary and reasonable by local government authorities with approval jurisdiction, to include Kane County, Elburn Fire Protection District and Blackberry Township.

E. Adequate measures have been or will be provided for ingress and egress and so designed to minimize the traffic and congestion.

Along with what is offered in paragraph #1, above, specifically with respect to ingress and egress and minimizing traffic congestion, traffic to and from the site will be generated during off-peak/noncommuter times, as Events will be generally held on weekends and/or during the evenings. Further, Applicant will operate their Farmers Markets during off-peak travel times (between 9:00 am and 3:00 pm). The project Site Development Plan depicts a detailed parking area plan (which is at Exhibit C to the Zoning Map Amendment Application Packet) depicting vehicular stacking distance within the on-site, private driveway for twenty cars, providing additional, off-street vehicular storage beyond the 191 parking spaces within the parking lot itself. There is also room within the parking lot drive aisles that would accommodate stacking for another 15 cars. Finally, with respect to off-street parking, the parking lot spaces are designed to be "shared" (non-additive) in use, as

Event Venue operations will not coincide with periods when Applicant will operate its Farmers Market. In any case, the maximum number of activities (party/gatherings events and Farmers Market events, combined, will not exceed three (3) over a week's span..

F. 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 recommendations of the zoning board of appeals.

The proposed special use is consistent with the Kane County 2040 Land Use Plan and the Kane County Zoning Ordinance in both spirit and letter of the law and will conform to the 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 recommendations of the zoning board of appeals.

APPLICATION SIGNATURE PAGE

I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.

By:

Margaret McDonnell

Margaret McDonnell, Manager

October 28, 2025

Date