

APPLICATION NARRATIVE

A. General Site Information. Applicant is applying for a formal Kane County Zoning Map Amendment F District – Farming to F2 District – Agricultural Related Sales, Service, Processing, Warehouse and Marketing, with a Special Use to allow Intensive Agribusiness, to wit: an Agritourism Event Venue and a Farmers Market, pursuant to Section 25-8-3-2 of the Kane County Zoning Ordinance, for a proposed 9.99-acre zoning lot that is wholly located in Section 14 of Blackberry Township, As constituted, this lot straddles two separate and contiguous tax parcels (PINs 11-14-100-004 and 11-14-300-001). The 100-004, northerly tract includes the principal homesite building and direct access onto Hughes Road. The 300-001, southerly tract, although fronting Bunker Road, currently has no direct vehicular access onto this county highway, nor is there any such access proposed at this time. Finally, the proposed zoning lot is approximately two miles outside of the corporate boundaries of Geneva and Batavia and is more than 1.5 miles from the Village of Elburn corporate limits.

With respect to the existing improvements on the subject real estate, the site contains the following improvements (See Aerial Photograph and Site Development Plan at Exhibits B and Exhibit C of this Application, respectively):

1. The aforesaid principal residential building (designated as Emergency Shelter on Site Plan);
2. A Fenced-in Swimming Pool and its immediately adjacent pool house/3-season building (designated as No Admittance on Site Plan);
3. Large Barn/Stable
4. Two (2) smaller, subordinate agricultural outbuildings housing livestock (horses, donkeys, goats) and storing miscellaneous farm equipment.
5. Outdoor, regulation-sized tennis court. Ownership intends to use this area to erect a permanent tent frame to provide an additional sheltered area for event gatherings (see more detailed discussion below).

The historic, nineteenth century farmstead also includes an approximate 6.5-acre hayfield (where hay today is still both grown and baled for the homeowner/Applicant's personal use and for sale to others), located immediately south of the large barn/stable and agricultural outbuildings.

There are two ponds on the aggregated two tax parcels, with the land generally sloping (from gentle to moderately severe in grade) toward and surface draining into these ponds, which are depicted in the aerial photo/site plan included in this application packet. There are many mature trees in or around the original farmstead, including those bordering the lawn/horse grazing area (northwest), the hayfield (southerly) and the ponds and surrounding hydric soils and /or wetlands.

B. Proposed Development

1. Event Venue

2. Tent. Vinyl-covered, metal-framed, 50' wide by 100' long and 19 feet in total height. See Exhibit C, Site Development Plans for tent location on site and Exhibits D-1, D-2 and D-3 depicting the tent as constructed, Typical Event Floor Plan and Typical Farmers Market Floor Plan, respectively.
3. Existing Residential Building. The existing residential building on site will be used for bridal preparation and for shelter in the event of inclement weather.
4. Farmers Market.
 - a. The Farmers Market will be held wholly within the Tent on site. See aforementioned Exhibit D-3 depicting a typical vendor booth layout plan for 24 (maximum), 8'x9' booths.
 - b. A list of prospective vendors may include, but is not necessarily limited to persons selling fresh vegetables, fruits, herbs and fungi; baked goods; meats, eggs and cheese; honey, sauces and preserves; flowers and plants; and items produced by independent artists, crafters and makers.
 - c. Applicant intends to secure individual vendor commitments for the 2026 season by May 1, 2026.
 - d. Hours of Operation shall be limited to 10:00 am to 2:00 pm Wednesday and 9:00 am to 2:00 pm on Saturdays and Sundays.
 - e. Guest and Vendor parking will be easily accommodated within designated parking area.
5. Food and Beverage Preparation and Service. There will be no on-site food preparation in the service of the proposed Special Uses. All food preparation and food and beverage service will be carried out by independent contract to a third-party catering service. Food providers are required to have someone possessing a Sanitation License on site at all times. A Kane County Health Department inspection is required in advance of events. Any alcohol sales and service on site will be provided by an independent catering service that will be licensed for such activities by State and County authorities, as applicable and required by law, including a requirement that all servers shall be BASSET Certified by the State of Illinois. Local law enforcement will be requested to inspect the premises in advance of all events.
6. Parking Area
 - a. General. There is level or gently sloped ground outside of the wooded and pond areas to provide sufficient area to accommodate the parking demand for all Special Use activities at full occupancy. This area is located generally northwest of the existing residential building and proposed Tent, and between the private driveway off Hughes Road and the wooded area in the western portion of the zoning lot. See Site Development Plan (Exhibit B).
 - b. Access. Parking area will be directly accessible to & from the private driveway off Hughes Road. There will be no direct access to Parking Area along Hughes or Bunker Road.
 - c. Size and Geometry. Area is approximately 70,000 sf in size (1.6+/- acres), containing 191, 9'x18' parking spaces, with 24-foot drive aisles. Among the total of 191 spaces, there are

eight (8) handicap-designated, ADA-compliant parking spaces along the parking area's east boundary line (north half). See "Site Development Plan" at Exhibit C.

d. **Lighting.** Parking area shall be internally lit, and such lighting shall be designed so that it does not produce direct illumination, cause glare or excessive light onto surrounding public and private properties. The applicant will prepare a detailed photometric plan for County staff consideration showing locations of lighting standards, height of poles, type of fixtures, type of lamps and wattage and photometric maps and computations with its application for site construction permit(s). There will additional be site lighting placed in sufficient numbers mounted on poles and appropriately placed to allow pedestrians to traverse the site safely from the parking area to all gathering areas while also not causing excessive light onto surrounding properties.

e. **Surface improvements.** At present, Applicant is planning to create its parking area using the existing, large grass area located between the wooded/pond areas and the driveway off Hughes Rd. The Applicant looks forward to working with the County in determining "best practices" in developing the parking area that, when implemented, will be the least disruptive with respect to the existing, natural site conditions.

7. **Restrooms.** Restrooms to serve the proposed uses will be located in one or more handicap-accessible, portable restroom trailer(s) on site. Per the Site Development Plan, the restroom trailer(s) will be located immediately south of and adjacent to the Tent and will be fully served by on-site electric utility service.

8. **Refuse Area.** Site refuse will be temporarily stored inside the Main Barn building on site and hauled away by a third-party waste management service at the soonest practical time after all agritourism events and farmers markets.

9. **Noise Analysis/Sound Amplification.** The subject property is one that is relatively isolated from other land developments in Blackberry Township. The following additional information is provided for the County's consideration:

- a. Noise will be generated from guest conversations and music played during scheduled events and during the Farmers Market. Speakers used for amplified music will be directed inward within the tented area, substantially limiting their impact on areas outside of the tent itself.
- b. There are five single-family residences in the following distances and directions from subject property line:
 - i. North (1700+/- feet); and (1250+/- feet);
 - ii. South (750+/- feet)
 - iii. East (1250+/- feet);
 - iv. Northeast (2600+/- feet); and
 - v. Northwest 2300+/- feet).

Other than the above residences, there are no noise-sensitive locations (e.g., schools, hospitals, playgrounds) within a mile of the subject property that may be adversely affected by unwanted sound. County regulations prohibit amplified sound on the premises where the sound level exceeds an average conversational level measured seventy-five (75) feet from

the property line of the premises from which the sound is being generated. For any of the proposed special use activities, any such sound will be confined to either the fully enclosed residential building or within the Tent. As previously stated, the Tent will be vinyl-covered. This material will largely deaden sound emitted from the tent. Finally, pursuant to the proposed site development plan, the Tent is located no closer than approximately 150 feet from its nearest property line (east property line). Considering all these conditions, the Applicant is confident that all Special Use activities on the subject zoning lot will stay in compliance with County regulations concerning noise and/or amplified sound.

10. Traffic Study. It is the opinion of the Applicant and its consultants that a formal, engineer-certified traffic study should not be required in the review of the proposed development for the following reasons:
 - A. As stated, the subject property is located along the south side of Hughes Road, approximately 750 feet east of its intersection with Bunker Road. Hughes Road is classified as a “Major Collector” roadway in Kane County, a publicly owned and maintained road generally serving an intra-county function. In Kane County and elsewhere, major collectors are often four lanes but many existing rural major collectors in the County have as few as two lanes. Hughes Road at the subject site has two lanes and, according to IDOT 2025 Annual Average Daily Traffic Count mapping carries some 4250 vehicles on an average day. Naturally, the actual vehicle count varies throughout the day, with weekday, peak commute times having disproportionately greater car count numbers. As discussed below, due to the proposed Special Use activities, the number of additional vehicles entering and leaving the site, and perhaps more importantly, the non-peak travel times when such movements will occur, will not result in substantial changes to the area’s land use, traffic patterns or the functionality and interconnectivity of the overall area’s transportation network, and in these characteristics of Hughes Road, specifically.
 - B. There are no changes to the locations of the existing vehicular ingress and egress to and from the property, respectively.
 - C. When adding the proposed new parking area to the existing transportation-related site improvements on the subject property, there will be sufficient on-site infrastructure to adequately accommodate all increases in vehicle-related activities from the proposed changes in land use in this zoning application.
 - D. The most common reason traffic studies are not required when considering a development or redevelopment of an existing property is when it can be determined that such change causes comparatively minimal new trip generation.
 - E. In terms of the actual trip generation from the proposed site redevelopment, by establishing the maximum occupancy and, by extension, self-governing the maximum number of people attending any given event or activity, the impact of the proposed land use changes on area traffic can be easily anticipated:
 - i. Few, if any, new vehicle trips will be generated during peak traffic periods.
 - ii. The maximum number of guests for any given event is 250. Adding the hosts and employees (max. 10 persons), one can conservatively estimate 125–135 vehicles arriving to and departing from the site before and after the largest events held there, neither occurring during peak travel times on the area’s roads. In either case, this number represents only an additional six percent of total average daily traffic count

on Hughes Road at the subject property, a de minimis increase resulting from the development's new trip generation.

iii. The existing driveway from Hughes Road will accommodate stacking room for 20 cars. The parking lot aisles will allow for stacking room for another 15-plus cars. Additionally, Applicant will employ persons to direct traffic throughout the site, further lessening impact on the existing Hughes Road traffic pattern near the site.

Therefore, because the proposed Special Use activities will: a. generate few, if any, new vehicle trips during peak traffic hours; b. that even during non-peak traffic periods, only a very limited number of trips is being generated from these activities; c. that all vehicle stacking is being handled on site; and d. with the use of parking attendants to assist drivers in navigating into, out of and throughout the site, the Applicant concludes that there is no need for a formal, engineer-certified traffic impact study for the instant applications for a Zoning Map Amendment and Special Use Permit.

11. Site Landscape and Screening. The subject property and its proposed development pursuant to this application encompass the existing farmstead, with its mature trees and hedges, and its adjacent wooded and pond areas, along with the existing shrubs and mature trees aligning the public roadways. No landscaping is being removed and because the property is relatively isolated from neighboring structures, there are essentially no existing or future, unobstructed site lines or views to screen.

12. Miscellaneous Information Concerning the Proposed Special Uses in the F2 District. The following further information is provided for ZBA and County Board Consideration:

- A. A Minimum of two supervisory personnel will be on hand at each event
- B. Parking Area attendants will assist guests and provide traffic management on site.
- C. Parking Area attendants will also act as security during events.
- D. Golf carts will be provided to transport guests from parking lot to event.
- E. Each golf cart will be equipped with a first aid kit.
- F. All employees at the event will be provided with radios.
- G. Each golf cart will have telephone numbers to Emergency Response Agencies.
- H. The local Fire Department (Elburn FPD) and law enforcement (Kane County Sheriff Police) will be notified of each upcoming Event no less than 48 hours in advance of scheduled events.
- I. After County Zoning Approvals are obtained and in advance of permitted activities subject to said approvals and any construction activities (e.g. site lighting, landscaping improvements, signage, etc.) Applicant will submit any and all required paperwork to obtain County individual permits for same.

The Applicant and their representative consultants are prepared to work with the County and/or township officials to ensure that the safety and general welfare of the owners, their employees and guests and that of the general public are maintained both on-site and off-site in the development of the requested Zoning Map Amendment and Special Use Permit and the historic, rural property on which it is located.

In closing, the Applicant feels strongly that the proposed Zoning Map Amendment and Special Use Permit allowing the above-described Agritourism Event Venue and Farmers Market, fit well within and are fully supportive of the County's farming community and its all-important critical growth area. In the end, it is Applicant's intent to impart Event and Market attendees, particularly those from outside the County, with an educational and aesthetic appreciation of agriculture and farming culture.