

**From:** Laurie Damgaard <[laurie@ktfinc.com](mailto:laurie@ktfinc.com)>

**Sent:** Tuesday, April 7, 2026 12:20 PM

**To:** Berkhout, Keith <[BerkhoutKeith@KaneCountyIL.gov](mailto:BerkhoutKeith@KaneCountyIL.gov)>

**Subject:** EX: Objection to Zoning Petition No. 4682 - 3S480 Harter Road (Flooding Impacts on Adjacent Kaneville Tree Farms Property)

Date: April 7, 2026

Laurie Damgaard, President  
Kaneville Tree Farms, Inc.  
P.O. Box 167  
Kaneville, IL 60144

Kane County Zoning Board of Appeals  
c/o Keith Berkhout, Zoning Planner  
Kane County Development & Community Services Department  
719 S. Batavia Avenue, Bldg. A  
Geneva, IL 60134

Re: Objection to Zoning Petition No. 4682  
Property: 3S480 Harter Road, Kaneville Township, Elburn, IL 60119 (PIN 10-36-400-005)  
Applicant: Jose Juan Barajas and Anahi Tepox  
Proposed: Rezoning from F-District Farming to F-2 (landscaping business with Special Use) and F1 Rural Residential

Dear Members of the Zoning Board of Appeals and Mr. Berkhout,

I am writing on behalf of Kaneville Tree Farms, Inc., as its President, to formally object to the above referenced rezoning petition. Kaneville Tree Farms, Inc., owns parcels directly adjacent to the subject property (including PINs 10-36-200-008, 10-36-200-004 and 10-36-400-001) and was notified as an owner within 250 feet. Kaneville Tree Farms' adjacent property already experiences frequent and severe flooding. During heavy rains in 2024 and 2025, water ponded and pooled for multiple days, making farm operations difficult. This ongoing flooding has caused repeated drainage problems for our tree farm business. The applicant proposes rezoning approximately 4 acres to F2 for a full landscaping business (Timber Tree Specialists, Jim's Lawncare Maintenance Corp., and Quintessence Lawn Care). The application specifically lists the following planned improvements:

- \*gravel driveway and parking area
- \*landscape material storage area (soil, mulch, gravel)
- \*water collection area

These changes will add substantial impervious surfaces, compacted areas, and equipment traffic on a 5-acre parcel that is currently used for residential and limited farming purposes. Increased stormwater runoff from these surfaces and any grading will direct even more water onto our neighboring tree farm property, worsening the existing flooding. Kane County's Stormwater Management Ordinance requires that any new development or change in use must not increase flood elevations, reduce drainage capacity, or create additional flooding or drainage expenses for adjacent property owners. The petition, as submitted, provides no engineering details, calculations, or stormwater management plan demonstrating that downstream flooding will not increase. We therefore respectfully request that the Zoning Board of Appeals: Deny the requested rezoning and Special Use, or Continue the hearing and require the applicant to submit a full, professionally engineered stormwater management plan (prepared by an Illinois-licensed engineer) that demonstrates zero increase in runoff or flood elevation to our adjacent parcels and all downstream properties, with appropriate, ample and sufficient detention, retention, and drainage improvements.

I plan to attend the public hearing on Tuesday, April 7, 2026 at 7:00 pm. I can provide photographs or other information in the future if needed. Thank you for considering our concerns and protecting the health, safety and welfare of the neighboring agricultural properties as required by the Kane County Zoning Ordinance.

Sincerely,

Laurie Damgaard  
President  
Kaneville Tree Farms, Inc.