

FINDINGS OF FACT – MANJARREZ FAMILY FARM

RANCHO LA MUÑECA

June 22, 2023

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The surrounding properties are all located in unincorporated Kane County and used for farming or rural residential purposes. The closest residences to any of the proposed event venue buildings are as follows:

- West - approximately 750' from the large venue building and approximately 660' from the horse stables, located on the west side of Waughon Road
- East – approximately 1,440' from the large venue building, located on the west side of Peplow Road
- North – approximately 570' from the large venue building and approximately 530' from the horse stables, located on the east side of Waughon Road
- South/Southwest – approximately 1,150' from the large venue building and approximately 1,100' from the horse stables, located on the west side of Waughon Road

There are ten (10) single-family residences in the slightly less than one mile stretch of Waughon Road between McGough and Plank Roads, including the applicants' home. The applicants intend to continue to live on the premises and operate the event venue business as on-site proprietors; they will be the closest neighbors to the proposed business. Approximately 6.5 acres of the subject 10-acre property will remain in agricultural use along the north, west, east and southeast property lines, consistent with the adjacent agricultural uses.

2. What are the zoning classifications of properties in the general area of the property in question?

All adjacent surrounding property is zoned F-Farming or F1-Rural Residential in unincorporated Kane County as follows:

North: F and F1
East: F
South: F
West: F and F1

The closest residence is a single-family home zoned F1-Rural Residential and is the adjacent zoning parcel to the north of Manjarrez Family Farm. An additional single-family home is located across Waughon Road to the west, also zoned F1-Rural Residential. All other surrounding uses are agricultural in nature.

To the southwest of Manjarrez Family Farm (corner to corner) is property zoned A-1 Agricultural in the Village of Burlington. It appears that the Village annexed significant acres surrounding the community core and zoned them Agricultural.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The current use of the property as a rural residence with associated farming activities is compliant with the intent and requirements of the current F-Farming District. While the F District does not allow residences, the existence of the home on the farm property likely predates this requirement. Rezoning the existing residence to F1 would rectify this discrepancy. The remaining property would be rezoned to F2 with a Special Use for the blended uses of the event venue and retained agricultural acreage.

4. What is the trend of development, if any, in the general area of the property in question?

There are presently no development pressures in the area surrounding the subject property. Agriculture and a small number of rural residences remain the predominant uses in all directions. The closest residential subdivision in the Village of Burlington is approximately 2,350 feet to the north, or just under ½ mile.

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The Kane County 2040 Land Use Plan identifies the subject property for Agricultural use. The requested F1 District for the existing farm residence is compatible with the Agricultural designation. Additionally, the proposed event venue use, to be zoned F2 with a Special Use for Agritourism, Intensive, is intended for an operational farm that brings customers onsite for the purpose of education or aesthetic appreciation of agricultural products, practices, or culture. The Manjarrez Family intends to share Rancho La Muñeca as a place for celebrating culture, heritage, community, a way of life, and to celebrate family. The venue will showcase the Manjarrez Family's love of horses and farm living as integral elements of the facility. Other similar event venue spaces in unincorporated Kane County have been classified as Special Uses in the F2 District on land set aside for Agricultural use in the County's plan. As such, the request appears to align with the intent of the 2040 Land Use Plan for this property.

6. Explain how 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 property in question is quite removed from population centers and development. There are only a handful of residences in the just less than one mile stretch of Waughon Road between McGough and Plank Roads. The applicants are choosing to reside on the same property where they will operate the event venue business, creating an environment that will not only be welcoming to guests but will also serve as the backdrop for their home and family. It is their goal to blend the event venue together with their life on the working farm.

In addition to the natural tree line screening along all four property lines, the applicant has recently planted evergreens along the northern portion of the west property line to fill in vegetation gaps. (See Project Photos submitted with this application). Additional screening in

the form of trees and shrubs is proposed along the north property line near the adjacent residence to fill in openings in the existing vegetation, and a new hedge row is planned along the west property line to augment the screening at the car headlight level. Additional buffering along the west property line will be provided with the relocation of a farm shed building to further screen the parking and drive areas from the property to the west.

The applicants' proposed Business Plan represents a thoughtful and thorough approach to operations. Care has been given to the types of functions that will be offered (private gatherings/celebrations as well as community gatherings, school events, fundraisers, scouting, etc.) as well as the hours of operation (rehearsals ending at 8:00 pm on Wednesdays and Thursdays and 12:00 pm on weekends). The owners are committing to a limitation of no more than 200 guests on the property at any given time.

The proposed establishment will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare, and the goal is quite the opposite. The intent of the applicants' approach to the business is to *promote* these very attributes, by sharing their culture, love of farm living, and beautiful property with the community.

7. Explain how the special use will not be injurious to the use, enjoyment, and value of other property in the immediate vicinity.

The use of property in the immediate vicinity is entirely agricultural or rural residential with the closest "neighbor" located approximately 530' to the north of the closest venue building. Existing vegetation and proposed enhanced screening along the north and west property lines is included to mitigate perceived impacts. Because the owners are also on-premise neighbors to the business, particular care will be given to the maintenance of the property such that it will be kept in a condition that it continually reflects the location and grounds of somebody's home. The hours of operation noted above are intended to respect any perceived impact to surrounding properties, and the "entertainment" (DJ's, bands) will be restricted to inside the main venue building to minimize sound outside the buildings and follow guidelines and noise ordinances for the area. Sound deadening panels will be installed to further dampen sound to the outside.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The proposed use would be located in a predominantly agricultural area with limited development pressure in the near future due to lack of utilities in the area. However, should development pressures increase, and utilities become available, the event venue will have been an established existing use before any adjacent development would occur, with the operations known to any potential adjacent development.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

The property is presently serviced by well and septic, the verified capacities for which are sufficient for the proposed use of the property. Restroom facilities are provided in the main building.

Additional grass parking will be provided along the north edge of the existing gravel parking area, resulting in the required 100 spaces needed to serve the 200-person event capacity. Handicapped parking stalls are located closest to the building entrance as required. Working with County staff, the applicant has prepared a stormwater management plan to account for the gravel parking area, which includes a proposed basin in the northwest portion of the property.

Access to the property is provided by the existing driveway entrance which maintains a 24' drive width from Waughon Road to the parking and circulation area. A traffic study has been submitted with this application verifying that the current adjacent roads are adequate to handle the traffic generated from the proposed use.

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

On site signage and staff traffic control will be provided by the owners to direct guests onto and off of the property safely and efficiently. The driveway length is approximately 210 feet to the first parking space, providing adequate stacking and storage for vehicles entering the site.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

The purpose of the F2 District is to provide for the proper location and regulation of agriculturally related sales, services, processing, research, warehousing and marketing activities and other related uses that are dependent upon, or closely allied to, the agricultural industry. No variances are being requested in connection with this petition. It is the applicants' intent to integrate his beautiful event venue with the working farm, while continuing to maintain most of the property in agricultural use. Preserving the agricultural uses of the property maintains the foundation of farming not only for this property specifically, but for the surrounding area as well.