

KLEIN'S QUALITY PRODUCE LLC

PO BOX 219
BURLINGTON IL 60109

July 7 2025
Director Mark VanKerkhoff and Kane County Board
Kane County Development & Community Services Department
719 S. Batavia Ave.
Geneva IL 60134

Dear Mark and Kane County Board,

The purpose of this letter is to request a Minor Variance to the approved Special Use Permit (Zoning Petition No. 4349). Subject property is parcel #05-12-400-017 address 39W130 Plank Rd Elgin IL 60123 or 39W109 US rt 20 Elgin IL 60123. Property owners Matt Klein and Christine Klein 11N575 Lawrence rd. Burlington IL 60109.

Changes to the original site plan include placing the greenhouses on the east side of the driveway, adding a 24' x 24' building with a kitchen, bathroom, and dry storage room, adding a walk-in cooler north and directly adjacent to the existing permitted 36' x 36' pavilion building, adding (in the future) a 50' x 50' retail enclosed building directly north of the existing pavilion building, adding gardens north of the proposed future retail building, eliminating the parking area on the southwest corner that was on the old plan, and to use the permitted portable building (referred to as "Pasek building") as our enclosed retail space until we are able to build a new 50' x 50' retail enclosed building.

We are continuing to do business as a Farm Market in Kane County much as we have for the past 60 years. We raise plants and produce on our farm in Burlington and sell at our retail locations. The reasons we are asking for the changes to the site plan are, while doing sales through the pavilion building, we have realized that a large retail area as in the original plan is not necessary and is unaffordable. We can provide a restroom for the health and safety of our employees in the 24'x 24' proposed building. This would also allow for a small kitchen for donut making and some dry storage. Greenhouses are very necessary for protection of spring plants from the elements. Those are an important part of customer experience too. I strongly feel that these proposed changes will not create any negative impacts to adjacent properties. In fact, I feel it will enhance the community and provide people from the local neighborhoods with a wholesome, natural experience while drawing an important connection with agriculture and food production that is truly local.

Very respectfully,

Matt Klein
Klein's Quality Produce LLC
11N590 Lawrence Rd. PO Box 219
Burlington IL 60109