

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 232-3480

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The attached letters and property photographs were submitted by neighbors of the Kuiper's Farm at the March 19, 2019 Kane County Development Committee meeting.

Berkhout, Keith

From: Kim Kuipers <kim@kuipersfamilyfarm.com>
Sent: Monday, March 18, 2019 2:38 PM
To: Berkhout, Keith
Subject: EX: additional info for tomorrows meeting

Hi Keith:

In response to some of the concerns that were raised during last week's Zoning Board hearing we respectfully submit the following additional plans in the hopes of addressing those issues more directly:

- In an effort to address the light pollution issue all the outdoor lighting fixtures planned for the Cidery/Venue project location will be Dark Skies Approved.
- All future events contracted for at the Cidery/Venue project location on Mondays through Thursdays will end by 10:30PM.
- We will include a small detention basin in the Cidery/Venue project grading plan to address excess water.

I apologize for the summarized info regarding these but I know that our team will be able to expand on those items in more detail during the meeting tomorrow. They asked me to convey the summarized info to you in the hopes that it can be included in time for the meeting.

Kim Kuipers

Kuipers Family Farm

1N318 Watson Road

Maple Park, IL 60151

(815)827-5200 Ext 107

www.kuipersfamilyfarm.com

@kuipersfarm on Twitter

facebook.com/kuipersfamilyfarm



Frances A. Leaton
ON 932 Probst Ct.
Maple Hill, 60151
March 19, 2019

Re: Kuiper Project;
Kane County zoning

Be advised that I have
flooding problems already!!
I note any more projects that
directly affect the water issues
in this area. I've lived in this
affected area since 2003 and it
never improves!! It simply
gets worse. NO TO THE KUIPER
PROJECT!!!!

If this letter does not
suffice feel free to ask me
for more explanation.
630-365-2043.

Sincerely,
Frances A. Leaton

March 16, 2019

Kane County Board and Zoning Board of Appeals
Kane County Government Center
719 S. Batavia Ave
Geneva, IL 60134

Dear Board Members,

We are writing this letter of opposition against Petition #4450 submitted by the Kuiper Family for a cider distillery and an event venue to include weddings and wedding receptions.

After studying their proposal, it is very evident that there are no provisions for any type of noise barrier to our homes to the east. Based on prior expansions such as their current wedding events building and the train in the middle of the field, the noise carries directly to our home.

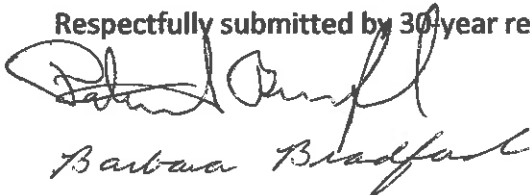
The new building will be located on the highest elevation of the property, with no type of sound barrier and a prevailing west wind will send the noise directly to our homes. The building design with sliding glass doors and an outside patio will do little to contain the noise generated. Based on a statement made by the Kuiper's group during the zoning hearing the proposed building will only be 1600 feet from our homes. This makes it very invasive to our residential neighborhood.

We are concerned that the proposed hours of operation until midnight Thursday through Sunday will affect our ability to relax and enjoy the peacefulness of living in the country.

The event center/distillery with parking lots large enough to accommodate groups of 300 is going to generate even more storm water runoff into an area that is already fraught with a great number of drainage problems.

Based on prior events and the amusement park atmosphere it is our belief that adding this building/parking lots and the subsequent events that will be held there will further encroach on our privacy and negatively affect our lives.

Respectfully submitted by 30-year residents,



Patrick Bradford
Barbara Bradford

Patrick and Barbara Bradford
48W219 Shade Tree Ct.
Maple Park, IL 60151

Forrest Nelson
1 N 070 Kaneview Ct.
Maple Park, Il 60151



Kane County Board
719 Batavia Ave.
Geneva, Il.

Re: zoning petition 4450 , wedding venue for Kuipers Farm, in Maple Park.

My wife and I have concerns over the proposed venue and specifically, the proposed hours of operation. Thursday, Friday, Saturday and Sunday all have hours proposed as closing at midnight. In a residential area like ours, we think Thursday and Sunday should have reduced hours like the other weekdays, 9:00 P.M. for closing. Although we agree with the petitioners that there probably will not be loud music, etc., outside the new building, hundreds of people and their cars leaving late on a school/work night for most can be quite a disturbance.

We have lived here for 33 years, and the little apple orchard and Christmas tree farm run by the former owners has grown into a major operation, with traffic that is more than noticable in the fall. This cut in proposed hours should be a non issue in the whole scheme of their operations.

Thank You for considering our concerns

Forrest and Ellen Nelson

March 18, 2019

Kane County Zoning Board

Gentlemen:

I have been following the zoning requests made by the Kuiper family wanting to build 3 residential homes on their property adjacent to Shade Tree Lane which serves our subdivision. To date I have not voiced any complaint as I do not see how this situation would create adverse effects to our quiet, peaceful neighborhood.

I have now just learned that not only does this family wish to develop 3 residential lots, but they also wish to install a wedding venue building. I was previously aware of the train that had been installed and I understood this was to provide transportation to a wedding site on the property. I never heard about a building. This seems like something that is just being slipped into the conversation.


This makes me suspicious about possibly other items being slipped in. Will this wedding building be used for wedding receptions as well? If so, that prospect brings back very unpleasant memories of a certain Kanye West celebration on this property in the recent past. Fortunately, the noise ended relatively early in the evening (I had heard it had to do with complaints to the police that ended up shutting down the noise). But wedding receptions don't end by 9 or 10 o'clock, and they can be quite noisy – fun for the wedding guests but very unpleasant for nearby neighbors to be bombarded with this every weekend for 2 or 3 nights – this would be totally unacceptable.

Furthermore, I'm wondering if these residences are really for family members, and not for rental units to put up wedding guests to continue their after parties, thus creating more disturbances to the peace and tranquility we are accustomed to. I feel very wary about what the zoning board is allowing this family to do.

I believe a wedding venue would be a very large intrusion to the way of life in our neighborhood and I recommend the zoning board denies this going forward.

Thank you,

James S. Slater



1N050 Kaneview Court
Maple Park, IL 60151

3/19/2019

My name is Nellene Fletcher, I live on the far east street of Pineview Estates north of Keslinger Road. My husband and I bought our 1 acre lot in 1977 and built our home in 1984. We chose this area because we were surrounded by farm land, which Kane County had proclaimed could not be divided into anything smaller than 40 acre farmettes. We love the quiet, enjoy our yard, especially the wildlife. There are no street lights, so easy to see the stars. Everyone enjoys opening their windows for the soothing fresh air. All the neighbors do!!

Now we are getting inundated with excessive traffic, a large farm wagon, 1 of many around the area advertising Kuipers latest attraction. Neighbors have asked to have it moved to no avail because it blocks our sight line out of our subdivision.

TRAIN: What farm runs a nonstop train?? Rails clanking: Whistle blowing: All day during their business hours. Its a farm remember? and the evening wedding/who knows what event? The train could become norm if granted!! Remember, I'm on the far east side - I hear this very clearly!! its nerve racking!!!! It is making us not want to be in our yards!! Not enjoy a quiet night on the patio, watching the stars!! How is it the Kuiper's right to rob all of us of what we had for his financial gains??

I came to the country to live, with others with the same ideas.

LIGHTS: I stated before, we have no street lights!! But this new venue that has been proposed for 300 people, parking lot with lights for 300 people! Venues with lights, pathways with lights. LIGHT UP THE SKY!! WHY???? This does not include any of the existing buildings already well lit on the property.

DISTILLERY: Really?? So now not only do we have noise, lights and traffic, we have to worry about people that have over indulged at there distillery, not familiar with the area, enticed by the billboard along the Chicago skyline!! How close is Kaneland High School with all the educational events and how safe are it students?

What difference is this to Jewel? They Make there own Donuts too? Or Santa's Village? With Amusement rides, trains, kids and cars, lights and noise everywhere!

THIS THE COUNTRY, THIS IS FARM LAND! Please don't forget that!!!!

Thank you!

Nellene Fletcher

sterkel

03/15/19

Kane County Zoning Board
Re Parcel Number 10-04-300-004

Dear Committee Members,

The purpose of this letter is to express our objections to re-zoning a parcel of farmland which would allow Kuiper's Family Farms to erect a wedding and other activity venue and cidery distillery on their property. We strongly disagree with the statement in section 6 of the May 11, 2018 Findings of Fact Sheet – Special Use" compatible to the area and should have no detrimental effect on surrounding properties."

Please understand that we do not know the Kuiper family and our objection to the re-zoning is not personal. Our objection has to do with quality of life for us and our neighbors. Like many in our neighborhood, we purchased our homes in this area because of the quiet, rural atmosphere. When we moved to the area, there was farmland to the west of our home with a quaint little apple orchard. Unfortunately, the family that owned this farm sold it to another family. Our quiet little neighborhood increasingly feels the negative effects of that transaction.

We understand the Kuiper family's desire to expand their business and make more money and it's clear that they have developed a good business model. It's also clear that our local government has allowed this expansion to continue to the point that the quaint little apple orchard has now become much like an amusement park and is a destination for thousands of people during their seasonal operations.

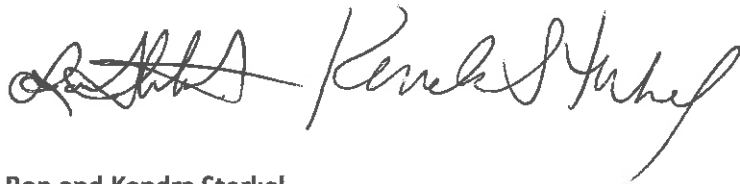
This unchecked growth has caused numerous issues for the Kuiper Family Farm's neighbors. Many of these issues were brought forth in the zoning meeting that occurred on Tuesday, March 12, 2019. A key area has been issues regarding storm water retention and runoff. This issue hasn't affected our home as much as our neighbors – some of whom have had serious and expensive water issues. It was mentioned by Kuiper Family representatives that the retention area was built by the Kuiper family in an effort to control storm water runoff and should be considered a kind gesture to the neighborhood. Was the county financially or otherwise involved in creating this retention pond? It seemed to be portrayed in the March 12th meeting that it was entirely funded by the Kuiper family. Perhaps it was. Regardless, this retention pond seems to be a nice addition to the train ride that was built so the effort doesn't appear to be solely for our benefit as implied. Many of us feel that the only "kind gesture" made to our neighborhood (after numerous complaints and as an appeasement for the Kanye West fiasco) was the decision to stop sounding the train horn. Unfortunately, the train rides continue to squeak and squeal all day long - steel wheels on the steel train tracks. In addition, we believe that the original zoning meeting was intentionally postponed because it was scheduled too soon after the Kanye fiasco. This delay was done with the hopes that neighborhood anger would subside, and the residents would be less inclined to show up at March 12th meeting.

Our opposition to re-zoning comes from our fear that continuing to expand this already successful business will negatively impact our lives more than it already has. While allowing the zoning change for the wedding venue and cidery distillery will certainly enrich the Kuiper Family, it has the potential of seriously hurting us financially. In addition, we envision more traffic, noise and more light "pollution"

from the new facilities. We have no street lights in our part of the neighborhood and the Aquaviva Winery has already made an impact on our night sky. And they are considerably further away from us.

Mr. Kuiper made a comment at the March 12th meeting stating that he had driven around our neighborhood with a decimeter and proclaimed that noise from their property didn't even register on the meter. I would counter that although volume is perhaps the most important factor, it isn't the only one. With a license to have wedding receptions and other activities Thursday through Sunday up to 12:00am, we envision having to close our windows at night, so we are not forced to listen to the sound of the wedding reception music, the DJ's and the drunken partiers on the outside patio's. Especially on Thursday and Sunday nights as most of us have to work the next morning. Their existing venue is bad enough – not to the point of window rattling, but at some events, we still are forced to listen to their "music" long into the night. This will only worsen if they are allowed to build the venue on the highest point of their property! There is nothing between that location and the houses that are on and east of Shade Tree Lane. The trees that they claimed would act as a buffer was misrepresented in the meeting. The trees they identified are on the north side of their property which is clearly evident in Exhibit C.

In closing, we realize we are pretty much stuck with the way things are now. It is our sincere hope that you understand our concerns and will help prevent things from getting worse for us. Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Ron and Kendra Sterkel". The signature is written in a cursive, flowing style.

Ron and Kendra Sterkel
48W150 Shade Tree Ct.
Maple Park, IL 60151

3/18/2019

To Whom It May Concern,

We moved into our current address at 1N371 Countrylife Drive in the Spring of 2006 to get away from the noise and congestion in Dupage County. We bought in this neighborhood for the openness of the area, the peace, and the light vehicular traffic. We still after almost thirteen years marvel at the expanse of the starlit sky at night, a treat not afforded to us where we lived last. These are reasons we live where we now live.

We are concerned that with the building of the structures planned in Petitions 4450 and 4451, the surrounding neighborhoods will be subjected to increased traffic hazards, noise and light pollution, and deprivation of the safety, comfort, and general welfare of some or all of the surrounding properties in the adjacent neighborhoods.

To begin with, if not inappropriate, it was at the very least a conflict of interest for Drew Frasz to have spoken at the Zoning Appeals hearing, expressing his endorsement and urging the Board to approve the Petitions presented. Mr. Frasz as the District 18 County Board Member also represents the homeowners in opposition to the petitions. Is Drew Frasz's company contracted for the site work at Kuipers'?

The Kuipers have already demonstrated that they cannot manage business in a responsible manner regarding the consideration and safety of their neighbors. For several years they chose to run their train blowing a whistle every few minutes while in use. They chose to host the Kanye West event on a week night with no regard for the surrounding neighborhoods, an event that was INTENDED to be loud and clearly put them in violation of noise ordinance. In addition to county ordinance violations, this debacle disrupted the normal comings and goings of neighbors to and from our neighborhood and required extra county resources to maintain order. Whether this was anticipated or not, Kuipers best judgement was NOT to disband the mob in an orderly manner, but continue to pack people in to their existing venue, jeopardizing public safety and disrupting the lives of the neighbors for the remainder of the evening. This does not demonstrate responsible OR considerate behavior of a neighbor.

Considering testimony from Kuipers' contracted builder at the Zoning Board of Appeals hearing, regardless of how soundproof Mr. Sylvestri claims he can build structures, there is no prevention of sound carrying into the neighborhoods from people and events that are OUTDOORS. Even on the east side of the neighborhood as we are, the sound of outdoor events carries to us, we can only imagine how much worse it is for those residing on the west side of the neighborhood. We routinely hear the noise at our property from events held on their grounds. One would fully expect to hear as much or more from a source even higher in elevation with respect to the neighborhood.

Mr. Kuiper assured the audience and board at the March 12 hearing that no foul odor would emanate from his proposed distillation of hard cider, though acknowledged the process for producing the "soft" cider does in fact produce odors, perhaps from the "spoils" of the process, left to decompose in the field. If the proposed facility is to produce "soft" cider and other beverages not currently

produced, how can the neighbors be assured that production on a larger scale will not create unpleasant odors that the prevailing west wind will carry into the adjacent neighborhood? We already HEAR what is going on there; will we also SMELL what is taking place?

Regarding the information provided at the March 12th hearing that the Illinois Department of Transportation feels that the additional structures will not pose a traffic problem. How can that be? If you are adding additional entertainment and structures; it is sure to draw more people on Rt. 38 and on Keslinger that are trying to turn onto Watson Rd., thus causing the probability for accidents to be higher.

In consideration of the above reasons, we think expansion of the operation beyond Kuipers' current scope and capacity will be detrimental to the comfort and general welfare of the surrounding neighborhoods, and will be injurious to the use, enjoyment, and value of other property not only in the immediate vicinity but in the entirety of the surrounding neighborhoods.

Sincerely,

Handwritten signature of David and Jennifer Franck in cursive script.

David and Jennifer Franck
1N371 Countrylife Drive

March 18,2019

Kenneth and Sue Schultz

48W190 Pine Tree Dr.

Maple Park, Illinois 60151

Kane County Board and Zoning Board of Appeals

Kane County Government Center

719 S. Batavia Ave.

Geneva, IL 60134

RE: zoning petition 4450, wedding venue and distillery for Kuipers Farm, Maple Park.

Dear Committee Members,

The purpose of this letter is to express our objection to re-zoning of a parcel of farmland which would allow Kuiper Family Farms to construct a building to be used as a wedding venue as well as other activities yet to be determined, the installation of a distillery and hard stand parking to accommodate 300 guests.

We moved here for the rural setting as well as the reduction of "white noise" that one experiences in an ambient setting. Those living in a populated area can expect to have a higher level of white noise ie...traffic, everyday activities maintaining and living in a home, in a rural setting one can expect lower levels of white noise.

Since Kuiper Family Farms has began its operation the level of white noise has increased, more traffic in the area as patrons make use to Kuiper Family Farms, the constant sound of steel wheels running on steel tracks with the amusement ride that Kuiper Family Farms has installed illegally, the drone of people conversing and kids playing at Kuiper Family Farms. This as well as wedding venues in the past . Not specific point loud noises but white noise that one clearly becomes aware of.

We believe from our 40 years living here that Kuiper Family Farms and its operation has significantly added to the level of white noise we experience and cannot believe for a moment that a wedding/event building for 300 people will not add to an increase in white noise

We also object to the increase of traffic that this will cause in our area. With the use of hard beverages, the late hour that weddings etc shut down and people unfamiliar with the area as well as the lack of street illumination make driving around this area much different than in a city. We see or anticipate problems due to traffic mishaps raising safety concerns to all who use our roads in this area.

We also take exception with the inference that the property in question is unsuitable for further use for agricultural use due to the hilly terrain. Kane County 2040 plan states that its purpose is to maintain the rural setting and agricultural land that the county and its people enjoy. The use of said property for grain production may lead one to believe that the land is unsuitable for crop production however we are talking about an orchard crop and I can see no problem with that operation being utilized in this area....I refer to the former owners had used this area for Christmas Tree production as part of the original farm. If you successfully grow and harvest Christmas Trees then one would have to believe that apple trees could be grown there also thus preserving the land as designated zone of Farm.

Drainage is a concern in this area and I don't feel that has been adequately addressed in the petition. It was stated in the Findings and Fact Sheet sec 6 states that storm water management will be achieved by swale placement and existing retention areas that already exist on the property. So are we to believe that all stormwater will be held on property with no release to existing drainage that serves the area? I find this to be an almost impossible statement to make and one that has no engineering study to confirm. To take this at face value would be irresponsible in the long term, and potentially affect many neighboring property owners

In conclusion we do not know the Kuipers personally and can appreciate their drive to build their business but must take exception as to the size and scope of their operation as to how well it dovetails into the rural setting that most property owners in the immediate area have come to expect.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Kenneth Schultz". The signature is fluid and cursive, with a long horizontal stroke at the end.A handwritten signature in blue ink, appearing to read "Susan Schultz". The signature is fluid and cursive, with a long vertical stroke at the end.

Kenneth and Susan Schultz

48W190 Pine Tree Dr

Maple Park, IL 60151

Bartlett Property



C

Battle property

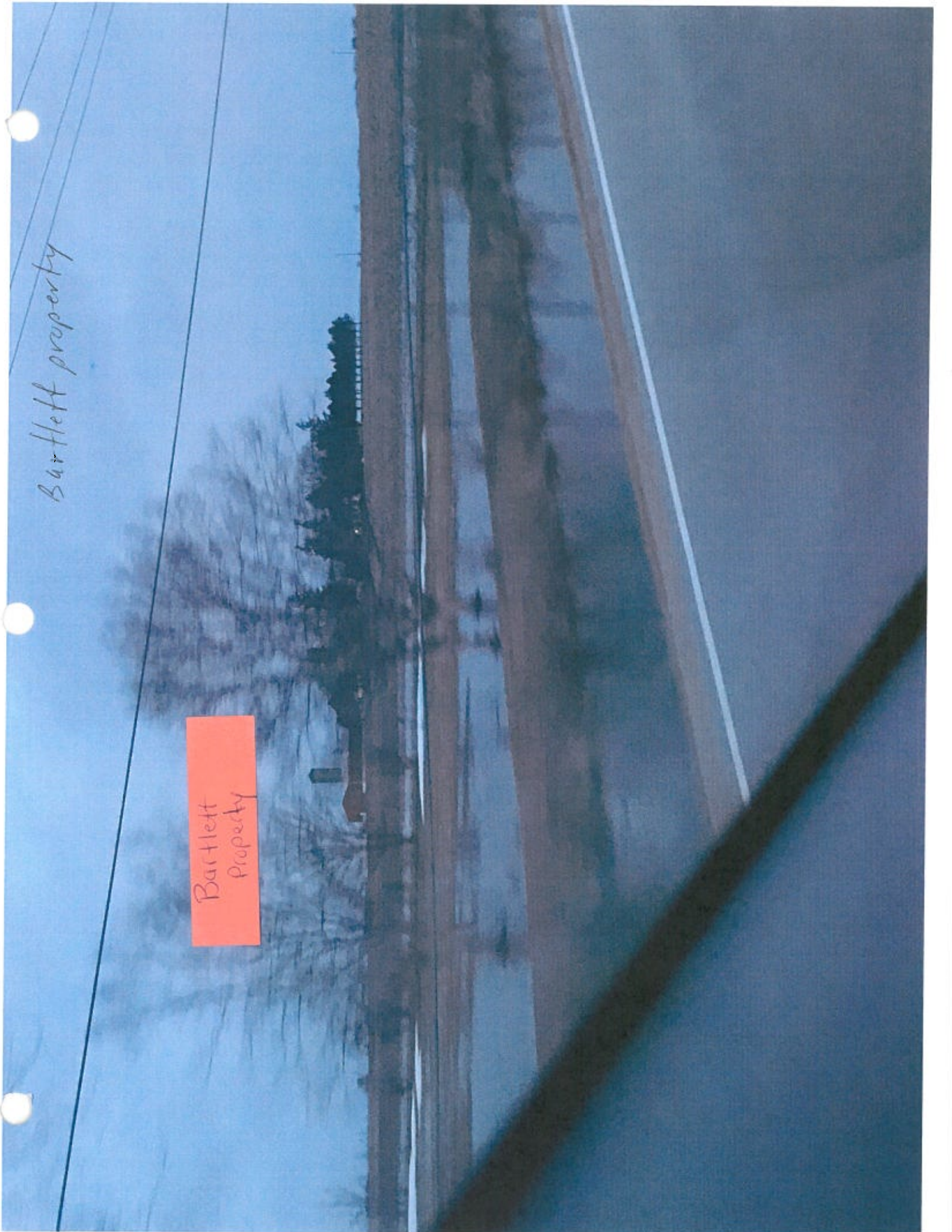


Bartlett property



Bartlett property

Bartlett
Property



Bartlett property



Bartlett Property



Bartlett property



Burkley property



Bartlett property



Kuiper property



Kuiper property



Development Properties, Inc.



44 White Oak Circle
St. Charles, Illinois 60174-4165

John A. Thornhill, P.L.S.
Land Development Consultant

630-584-3303
JATLDC@sbcglobal.net
17-016

March 13, 2019

Kane County Development Department
Zoning Division
Attn: Mr. Keith Berkhout
719 Batavia Avenue
Geneva, Illinois 60134

Re: Petition No. 4472 – Mary Ann Krempel, Petitioner

Dear Keith,

The attorney for the neighbor has been asked to choose a date and time for all parties to meet onsite to facilitate a revised driveway easement. Until a few days ago, the weather had delayed that effort. But now the attorney for the petitioner is convalescing at his home from a surgical procedure that he underwent a couple weeks ago.

Therefore, this letter is to request an additional one-month postponement of action on this petition by the Development Committee presently scheduled for next Tuesday. I trust that you will advise the committee chairman of this request and re-schedule the matter for the committee's April 16th meeting.

Thanking you for your assistance, I remain,
Very truly yours,

Development Properties, Inc., agent for Mary Ann Krempel

By:


John A. Thornhill, President

JAT/mak