

## **Seven14Properties (Jay Manjarrez)**

Rezoning from F-District Farming to F-1 District Rural Residential to accommodate an existing single family home and F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for an event venue

**Special Information:** This property has been cited for hosting events without proper zoning, hosting special events without permits, and converting an agricultural building to an event venue without permits. The owners are requesting a rezoning with a Special Use to allow them to host future events in conformance with the Kane County Zoning Ordinance and to allow them to apply for a building permit for the conversion of the barn to an event venue. If approved, these events will be required to meet all building, health, liquor, food service, parking and other applicable regulations.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

### **Staff recommended findings of fact:**

1. If approved the rezoning and Special Use would bring future events into conformance with Kane County regulations.

Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet