



180 Stetson Ave N #5100
Chicago IL 60601

May 10, 2024

Honorable Tracy Aris, Chair
Kane County Zoning Board of Appeals
719 S. Batavia Ave., Bldg. A
Geneva, Illinois 60134

**Re: Neighbor Letter of Conditional Support for Petition 4624
Variance Request Submitted by Paige Billek and Mac Harg Vacek Illian, LLC
10N051 Kendall Road, Plato Township**

Dear Chairperson Aris,

As the owner of the Las Brisas Farm & Polo Club ("**Las Brisas**") located generally at 9N655 Kendal Road, Plato Township (the "**Club Property**"), I am writing regarding Petition 4624 submitted by Paige Billek and Mac Harg Vacek Illian, LLC (collectively, the "**Applicant**"). The Applicant has requested a variance ("**Requested Variance**") with respect to the property located at 10N051 Kendall Road, Plato Township (the "**Subject Property**") in order to allow vehicular access and facilitate a land sale.

Las Brisas Farm and Polo Club is the premier polo facility in the Midwest. Established under current ownership in 2019, the facility has roots dating back to the 1970's. In 1999, the Wigdahl family acquired 60 acres from the Moody Bible Institute and worked for years to create the polo grounds that Las Brisas now calls home. The original grounds, designed by the Wigdahl family, created a thoughtful facility design that acted as the foundation for a spectacular polo setting. After purchasing the property in 2019, we have transformed the now 160-acre property into a family-friendly environment where the tradition of polo lives on and new memories will be made. Significant care and investment has gone into the preservation and expansion of the Las Brisas facility, which is unique in the region. We are proud to provide a first-class experience for members, sponsors, and spectators.

Both the Subject Property and the Club Property are zoned as part of the Farming District under the Kane County Zoning Ordinance ("**Zoning Ordinance**"). The purpose of the Farming District is to preserve prime agricultural land. Agricultural zoning districts commonly impose minimum lot sizes or frontage requirements intended to protect agricultural land uses from encroachment of incompatible uses.

In this case, the Requested Variance, if granted, would reduce the frontage requirement for the Subject Property from 250' to 33', a nearly 90% reduction from that otherwise required by the Zoning Ordinance.

Access to the north entrance of the Club Property is from Kendall Road. A veterinary clinic abuts the Club Property to the north. The Applicant's petition initially proposed establishing a new



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access drive immediately adjacent to the club's northern property line, between our driveway and that of the veterinary clinic. If established where initially proposed, the access drive would significantly increase vehicular traffic and congestion - increasing the potential conflicts in areas that are frequented by horses and pedestrians, and correspondingly increasing the likelihood of accidents or injuries. The addition of a driveway at this location would detract from the scenic and natural aesthetics of the Club Property, diminishing the experience of our members and thereby diminishing the value of the property. The Requested Variance, if granted as originally proposed would fail to meet the standards for approval of a variation under the Zoning Ordinance because the proposal would increase congestion, create traffic hazards, impair public safety, and diminish the value of adjacent land.

We understand, however, that the Applicant has revised its plan and has relocated its proposed access drive to the north of the veterinary clinic. We are grateful to the Applicant for considering the negative impacts on the Club Property that would result from its proposed variation. We thank the Applicant for reevaluating and modifying its initial proposal in order to mitigate impacts on the Club Property.

We write to affirm our support for Petition 4624, provided the Zoning Board of Appeals makes such variation approval subject to a condition that the proposed access drive must be constructed where indicated on the Applicant's updated site plan (attached).

Thank you for considering my input on this matter. Please do not hesitate to contact me with any questions.

Sincerely,


Las Brisas Polo Club LLC

Michael Walshe, CFO

Cc.

Keith Berkhout, Kane County Zoning Planner (via email BerkhoutKeith@co.kane.il.us)
Leonard Monson, Kuhn, Heap & Monson (via email len@kuhnheap.com)
Liz Butler, Taft Stettinius & Hollister LLP (via email LButler@taftlaw.com)



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