

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: October 22, 2020
Re: Petition 20-26 Request for Minor Amendments to a Special Use Permit for a Banquet Center at 1998 Johnson Road

On April 21, 2015, the Kendall County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. Condition 8 of the Ordinance stated that events could run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th. A copy of Ordinance 2015-06 is attached to this memo.

On April 8, 2019, the Planning, Building and Zoning Committee granted minor amendments to the special use permit allowing the porta-johns to be on the premises the entire season and allowing the tent to be erected from April 15th to November 15th. A copy of this minor amendment is attached to this memo.

On October 20, 2020, the Petitioner submitted a request for a minor amendment to the special use permit to allow events to be held starting April 8th of each year and ending November 30th of each year and to have the tent be erected during the same time frame.

The criteria for evaluating minor amendments to special use permits is found in Section 13:08.N of the Kendall County Zoning Ordinance which states the following:

“N. MINOR AMENDMENTS ON PROPERTY GOVERNED BY A SPECIAL USES ORDINANCE: Minor Amendments are those that do not alter the intent or uses of the property for which a Special Use has been approved. Minor Amendments shall be limited to the following:

1. Proposed additions, enlargements or changes in any existing or proposed building or buildings, shown on any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable), and the addition of accessory structures not shown on such plans may be permitted provided that all of the following conditions are met:
 - a) The proposed addition, enlargement or change will, in the opinion of the Zoning Administrator, result in a better utilization of the property or a more efficient and desirable use of the land.
 - b) The change shall not constitute more than a ten (10) percent increase in the lot coverage of all approved buildings on the property or a ten (10) percent increase of the total floor area of all approved buildings on the property.
 - c) The proposed addition, enlargement or change will not infringe upon or extend into any required building setback, off street parking or loading space or required building separation or exceed the height or bulk regulations of the underlying zoning district.
 - d) The additional off-street parking or loading spaces required for such proposed addition, enlargement or change, can be supplied as required by the applicable zoning ordinance provisions.
 - e) The proposed addition, enlargement or change will not result in an enlargement or increase of any previously approved variation.

2. Minor Modifications of Conditions provided that all of the following are met:
 - a) The proposed modification will, in the opinion of the Zoning Administrator, result in equal or better performance than the original condition imposed.
 - b) The proposed modification or change shall not result in a change of more than ten (10) percent of any previously imposed condition.
 - c) The result of the proposed modification shall be that the property will still be in substantial compliance with the previously approved ordinance.

An owner seeking an approval of such change shall submit an application for a minor amendment to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request for a minor amendment to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a minor amendment to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests. (*Amended 9.15.2009*)”

Petition information was sent to the Kendall County Health Department, Sheriff's Department, Na-Au-Say Township, Village of Plainfield, and Plainfield Fire Protection District on October 22, 2020. The Sheriff's Department, Village of Plainfield and Plainfield Fire Protection District expressed no concerns regarding this proposal.

If the Planning, Building and Zoning Committee wishes to approve the request, a draft minor amendment is attached.

If the Planning, Building and Zoning Committee wishes to deny the minor amendment and if the Petitioner desires the amendments, the Petitioner would be required to go through the major amendment to a special use process as outlined in the Kendall County Zoning Ordinance.

If you have any questions, please let me know.

Thanks,

MHA

ENCs: Ordinance 2015-06
2019 Minor Amendment
Application Material
Draft Minor Amendment

ORDINANCE NUMBER 2015 - 06

GRANTING AN A-1 SPECIAL USE AT
1998 JOHNSON ROAD, OSWEGO
TO OPERATE A BANQUET HALL FOR SPECIAL EVENTS

WHEREAS, Peter & Laurie Pasteris have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 12.5 acre property located on the south side of Johnson Road, 1 mile east of Schlapp Road, 1.45 miles west of Ridge Road, commonly known as 1998 Johnson Road, (PIN #'s 06-11-100-004 & 06-11-100-008), in NaAuSay Township; and

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a banquet hall on their property for special events; and

WHEREAS, said property is legally described as:

THE WEST 400.0 FEET OF THE NORTH 435.60 FEET OF A STRIP OF LAND 54 RODS (891.1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES.

THE WEST 561.0 FEET OF THE NORTH 971.0 FEET (EXCEPT THE WEST 400.0 FEET OF THE NORTH 435.60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891.0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8.5052 ACRES.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on April 6, 2015; and

WHEREAS, the findings of fact were approved as follows:

*That 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 special use will not be detrimental or endanger the public health, safety, morals, comfort or general welfare.***

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space

*and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of the neighborhood.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The special use will not be adding any new utilities at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the hayfield and will use the current access point onto Johnson Road.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **The only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use will not be every weekend so most of the time it will just be residential uses and not events.***

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a banquet hall on their property for special events in accordance to the submitted Description included as "Exhibit A" and the submitted Site Plan included as "Exhibit B" attached hereto and incorporated herein subject to the following conditions:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time (with a 10% tolerance).
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land

which exceeds sixty 60 dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.
8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff's office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on April 21, 2015.

Attest:



Debbie Gillette
Kendall County Clerk



John Shaw
Kendall County Board Chairman



201900004315

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 4/11/2019 09:46 AM
AMD L: 43.00 RHSPS FEE: 10.00

PAGES: 4

State of Illinois
County of Kendall

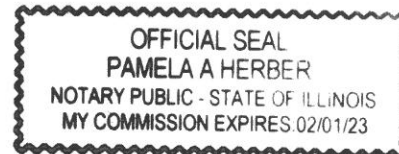
Zoning Petition
#19-16

MINOR AMENDMENT TO EXISTING SPECIAL USE PERMIT

**GRANTING A MINOR AMENDMENT TO THE SPECIAL USE PERMIT AWARDED
BY ORDINANCE 2015-06 PERTAINING TO THE PLACEMENT OF PORTA JOHNS
AND THE ERECTION OF A TENT AT 1998 JOHNSON ROAD (PINs: 06-11-100-008
(20150006392) AND 06-11-100-004) IN NA-AU-SAY TOWNSHIP**

Mailed to and Prepared by:
Matthew Asselmeier
111 West Fox Street Rm. 203
Yorkville, IL 60560

SEAL



Subscribed and sworn to before me
This 11th day of April, 2019

Matthew Asselmeier
Kendall County Senior Planner

Notary Public

MINOR AMENDMENT TO EXISTING SPECIAL USE PERMIT

**GRANTING A MINOR AMENDMENT TO THE SPECIAL USE PERMIT AWARDED BY
ORDINANCE 2015-06 PERTAINING TO THE PLACEMENT OF PORTA JOHNS AND THE
ERECTION OF A TENT AT 1998 JOHNSON ROAD (PINs: 06-11-100-008 AND 06-11-100-004)
IN NA-AU-SAY TOWNSHIP**

WHEREAS, Section 13.08.N of the Kendall County Zoning Ordinance permits the Kendall County Zoning Administrator to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; and

WHEREAS, the property which the subject of this minor amendment to an existing special use permit is located at 1998 Johnson Road and is identified by Parcel Identification Numbers 06-11-100-008 and 06-11-100-004 in Na-Au-Say Township and shall hereinafter be referred to as “the subject property”; and

WHEREAS, the subject property is owned by Peter and Laurie Pasteris, hereinafter be referred to as “Petitioner”; and

WHEREAS, in 2015, the Petitioner submitted a request for a special use permit to operate a banquet hall at the subject property; and

WHEREAS, on April 21, 2015, the Kendall County Board granted the Petitioner’s request for a special use permit for a banquet hall at the subject property through Ordinance 2015-06 with conditions; and

WHEREAS, condition number 7 of Ordinance 2015-06 required that Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event; and

WHEREAS, condition number 8 of Ordinance 2015-06 required that the temporary tent can be erect from May 1st through November 15th; and

WHEREAS, on or about March 12, 2019, the Petitioner’s attorney submitted a request for a minor amendment to an existing special use permit by allowing a bathroom trailer to remain on the subject property during the entire banquet season and to allow the erection of the tent on or after April 15th of each year; and

WHEREAS, on April 8, 2019, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board reviewed the application and authorized approval of the requested minor amendment to an existing special use permit; and

NOW, THEREFORE, BE IT ORDAINED, BY THE ZONING ADMINISTRATOR OF KENDALL COUNTY, ILLINOIS, that the Kendall County Zoning Ordinance be amended as follows:

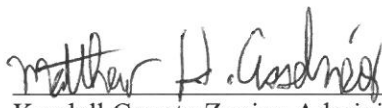
- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Condition number 7 of Ordinance 2015-06 is amended by allowing Porta Johns (and other temporary bathroom facilities) to remain on the premises for the entire banquet season provided that the temporary bathroom facilities are a bathroom trailer measured at approximately 238 square feet.

III. Condition number 8 of Ordinance 2015-06 is amended by allowing the temporary tent to be erected from April 15th through November 15th.

IV. The Official Zoning Map of Kendall County is hereby amended to reflect this minor amendment to an existing special use permit.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by the Zoning Administrator of Kendall County and is effective this 11th day of April, 2019.

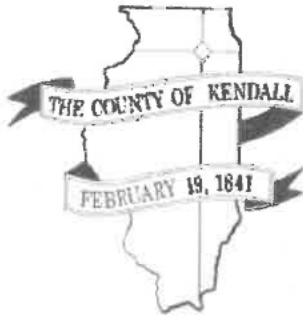
Attest:



Kendall County Zoning Administrator
Matthew H. Asselmeier

THE WEST 400 0 FEET OF THE NORTH 435 60 FEET OF A STRIP OF LAND 54 RODS (891 1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES

THE WEST 561 0 FEET OF THE NORTH 971 0 FEET (EXCEPT THE WEST 400 0 FEET OF THE NORTH 435 60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891 0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8 5052 ACRES



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Northfork Farm **FILE #:** _____

NAME OF APPLICANT Peter J. Pasteris, Jr. Revocable Dec. of Living Trust and Laurie Jo Pasteris		
CURRENT LANDOWNER/NAME(S) Peter J. Pasteris, Jr. Revocable Dec. of Living Trust		
SITE INFORMATION ACRES 8.5 acres	SITE ADDRESS OR LOCATION 1998 Johnson Road, Oswego, IL 60543	ASSESSOR'S ID NUMBER (PIN) 06-11-100-008
EXISTING LAND USE Banquet Hall & Farm	CURRENT ZONING A-1 Special Use	LAND CLASSIFICATION ON LRMP A-1 Special Use
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input checked="" type="checkbox"/> Minor)		
¹PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge Street, Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
²ENGINEER CONTACT N/A	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT 		DATE 10/20/2020

FEE PAID:\$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County
²Engineering Contact will receive all correspondence from the County's Engineering Consultants

§13.08.N of the Zoning Ordinance states that a Minor Amendments are those that do not alter the intent or uses of the property for which a Special Use has been approved. Minor Amendments shall be limited to the following:

1. Proposed additions, enlargements or changes in any existing or proposed building or buildings, shown on any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable), and the addition of accessory structures not shown on such plans may be permitted provided that all of the following conditions are met:
 - a) The proposed addition, enlargement or change will, in the opinion of the Zoning Administrator, result in a better utilization of the property or a more efficient and desirable use of the land.
 - b) The change shall not constitute more than a ten (10) percent increase in the lot coverage of all approved buildings on the property or a ten (10) percent increase of the total floor area of all approved buildings on the property.
 - c) The proposed addition, enlargement or change will not infringe upon or extend into any required building setback, off street parking or loading space or required building separation or exceed the height or bulk regulations of the underlying zoning district.
 - d) The additional off-street parking or loading spaces required for such proposed addition, enlargement or change, can be supplied as required by the applicable zoning ordinance provisions.
 - e) The proposed addition, enlargement or change will not result in an enlargement or increase of any previously approved variation.
2. Minor Modifications of Conditions provided that all of the following are met:
 - a) The proposed modification will, in the opinion of the Zoning Administrator, result in equal or better performance than the original condition imposed.
 - b) The proposed modification or change shall not result in a change of more than ten (10) percent of any previously imposed condition.
 - c) The result of the proposed modification shall be that the property will still be in substantial compliance with the previously approved ordinance.

Please verify your modification fits the above criteria and briefly describe the minor amendment below:

Revise original operation dates of May 1st of each year to November 15th of each year to starting April 8th of each year to November 30th of each year

THE WEST 400 0 FEET OF THE NORTH 435 60 FEET OF A STRIP OF LAND 54 RODS (891 1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES

THE WEST 561 0 FEET OF THE NORTH 971 0 FEET (EXCEPT THE WEST 400 0 FEET OF THE NORTH 435 60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891 0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8 5052 ACRES

MINOR AMENDMENT TO EXISTING SPECIAL USE

INCREASING THE NUMBER OF OPERATIONAL DAYS FOR OPERATING A BANQUET HALL AND NUMBER OF DAYS THE TEMPORARY TENT CAN BE ERECTED AT 1998 JOHNSON ROAD (PINS: 06-11-100-004 AND 06-11-100-008) IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 12.5 acres located at 1998 Johnson Road (PINS: 06-11-100-004 and 06-11-100-008), in Na-Au-Say Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, on April 21, 2015, the Kendall County Board approved Ordinance 2015-06 which granted a special use permit for a banquet hall for special events at the subject property; and

WHEREAS, Condition Number 8 of Ordinance 2015-06 stated that events can run from May 1st through November 15th and the temporary tent can be erected from May 1st through November 15th; and

WHEREAS, on April 8, 2019, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2015-06 allowing porta-johns to remain on the property during the entire season and allowing the temporary tent to be erected between April 15th and November 15th; and

WHEREAS, the subject property is currently owned by the Peter J. Pasteris Jr. Revocable Declaration of Living Trust as represented by Peter and Laurie Pasteris and hereinafter shall be referred to as “Petitioner”; and

WHEREAS, on or about October 20, 2020, Petitioner’s representative filed a petition for a minor amendment to Condition Number 8 of Ordinance 2015-06 to allow events to be held between April 8th through November 30th and to allow the tent to be erected between April 8th through November 30th and

NOW, THEREFORE, BE IT ORDAINED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed, shall not result in a change of more than 10% of any previously imposed condition, and the property will still be in substantial compliance with the previously approved Ordinance 2015-06.
2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner’s petition for a minor amendment to Condition Number 8 of Ordinance 2015-06 by allowing events to run from April 8th through November 30th and allowing the tent to be erected from April 8th through November 30th.
3. This minor amendment shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 9th day of November, 2020.

Attest:

Kendall County Zoning Administrator
Matthew H. Asselmeier

Kendall County PBZ Committee Chairman
Matthew G. Prochaska

Exhibit A

THE WEST 400 0 FEET OF THE NORTH 435 60 FEET OF A STRIP OF LAND 54 RODS (891 1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES

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