

**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)  
YORKVILLE, IL 60560  
October 28, 2024 – 7:00 p.m.

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

**ROLL CALL:**

Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Thompson

Members Absent: Scott Cherry and Dick Whitfield

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Dan Kramer, Peter Pasteris, Blake Carrescia, Michaela Carrescia, Melissa Lopez, Scott Lindahl, Greg Dady, and Luiz Rodriguez

Chairman Mohr swore in Dan Kramer, Peter Pasteris, Blake Carrescia, Michaela Carrescia, Melissa Lopez, Scott Lindahl, and Greg Dady.

**PETITIONS:**

The Zoning Board of Appeals started their review of Petition 24-28 at 7:13 p.m.

**Petition 24 – 28 – Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust**

**Request:** Major Amendment to a Special Use Permit for a Banquet Facility Granted by Ordinance 2015-06

**PINs:** 06-11-100-004, 06-11-100-008, and 06-10-200-001

**Location:** 1998 Johnson Road, Oswego in Na-Au-Say Township

**Purpose:** Petitioner Wants to Amend the Site Plan by Replacing the Tent with a Permanent Building, Expand the Special Use Permit Area, Increase the Capacity of Attendees at Events, Change the Operating Season to Year-Round, Replace the Mobile Restroom Facilities with Permanent Restroom Facilities, and Have the Ability to Install Signage in the Future; Property is Zoned A-1 with a Special Use Permit

Mr. Asselmeier summarized the request.

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.

2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. 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.
8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1<sup>st</sup> through November 15<sup>th</sup> and the temporary tent can be erect from May 1<sup>st</sup> through November 15<sup>th</sup>.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still applicable for the operation.

A copy of Ordinance 2015-06 was provided.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15<sup>th</sup>. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8<sup>th</sup> to November 30<sup>th</sup> for the next operating season.

The Petitioners submitted the following amendments to the special use permit which were revised at the October 9, 2024, ZPAC meeting:

1. Increase the capacity of people to three hundred (300) with a ten percent (10%) tolerance for a maximum capacity of three hundred thirty (330) people. The wait staff would not be included in these numbers (Amended at ZPAC).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have events year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

The proposed sign will be on a starting gate that is nine-feet high (9') and fourteen feet wide (14'). The sign will be draped over it and will be eight (8') feet wide by two (2') feet high. The sign will not be illuminated.

No other changes to the site or business operations were proposed.

The application materials and proposed site plan were provided.

The lot size will be approximately fourteen (14) acres following the addition of the parcel to the west of the original special use permit.

The Future Land Use Map calls for this property to be Suburban Residential. Plainfield's Future Land Use Map calls for this property to be Countryside Residential.

Johnson Road is a Township Road classified as a Minor Collector.

Plainfield has a trail planned along Johnson Road.

There were no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Agricultural.

The adjacent properties are zoned A-1 and R-2.

The County's Future Land Use Map calls for the area to be Suburban Residential and Rural Residential. Plainfield Future Land Use Map calls for the area to be Countryside Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-2 in the County and R-1 PUD and Industrial inside Plainfield.

The A-1 SU to the west is for a seasonal festival.

EcoCat submitted on September 13, 2024, and consultation was terminated.

The NRI application was submitted as on September 16, 2024. The LESA Score 190 indicating a low level of protection. The NRI is included as was provided.

Na-Au-Say Township was emailed information on September 23, 2024. The Na-Au-Say Township Board reviewed the proposal at their meeting on October 21, 2024. The Township recommended approval of the proposal. An email to that effect was provided.

The Plainfield Fire Protection District was emailed information on September 23, 2024. Prior to application submittal, the Plainfield Fire Protection District submitted an email outlining the District's sprinkler and alarm requirements. This email was provided.

The Village of Plainfield was emailed information on September 23, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on October 9, 2024. Discussion occurred regarding maximum building height; no restriction would be placed in the special use permit regarding building height. Discussion also occurred regarding the location of the septic system; it would be away from the horse pasture. Discussion occurred regarding a movable sign; the Petitioners agreed to supply information about the sign and that information would be included in the special use permit. The wait staff would not be included in the capacity count. ZPAC recommended approval of the proposal with the conditions proposed by Staff, adding the ten percent (10%) tolerance to the capacity, and excluding wait staff from the capacity county by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on October 23, 2024. The Kendall County Regional Planning Commission reviewed the proposal at their meeting on October 23, 2024. Discussion occurred regarding the timing of events; they mostly occur on Friday and Saturday nights with occasional Sunday events. Events start at 4:00 p.m. on Saturdays and 5:00 p.m. on Fridays. No songs start after 11:00 p.m. on Saturdays and 10:00 p.m. on Sundays. All guests are usually gone within thirty (30) minutes of the last song. Disc jockeys have to plug into the Petitioner's sound



system and the Petitioner has driven around the area with a decimeter checking noise levels. There have not been any noise complaints in recent years. It was noted that many attendees take buses or carpool to the site. As such, parking is not issue. Discussion occurred regarding sprinkling requirements. Discussion occurred regarding the proposed building; it will be steel with a concrete foundation. The design was inspired by a barn from Lexington, Kentucky. The proposed sign will be placed in the hayfield setback from the road. It was noted that the Health Department's permit for the well and septic system would ultimately dictate the maximum number of people at the property; the building is designed for more than three hundred (300) people. The Petitioner stated that they rarely get requests that reach the three hundred (300) guest mark. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff, by a vote of nine (9) in favor, zero (0) in opposition, and one (1) member absent. The minutes of the meeting were provided.

The proposed Findings of Fact were 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 original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.

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 proposed amendments should not impact neighboring property owners. Restrictions are already in place regarding noise and public safety.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.

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 Zoning Board of Appeals. This is true.

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. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”

Staff recommended approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A. Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:

“A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time. Wait staff shall not be included in the capacity count.” **(Amended at ZPAC)**
3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:

“Events may be held year-round.”
5. One (1) sign a maximum of eight feet (8’) wide by two feet (2’) high may be placed on top of starting gate that is a maximum nine feet (9’) high and fourteen feet (14’) wide. The sign shall be in the pasture. The sign shall not be illuminated.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and effective.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Jillian Prodehl asked if the building has any lighting and will there be additional drives. Mr. Asselmeier stated the Petitioner had not finalized their building design. Dan Kramer, Attorney for the Petitioner, stated that there will be no additional drives.

Member Prodehl asked Mr. Asselmeier, if there is additional lighting, did the Petitioner need a photometric plan and where will the ADA parking places will be located. Member Prodehl stated there should be uniformity between applications because other applicants were required to submit this information. Chairman Mohr noted the difference between having a tent instead of a building. A tent can be taken down but, with a permanent building, Member Prodehl's points are valid.

Chairman Mohr asked Mr. Asselmeier about the type and location of the proposed sign. Mr. Asselmeier stated the sign will be on a horse starting gate which will be nine-feet (9') high and fourteen feet (14') wide. The sign will be draped over it and will be eight (8') feet wide by two (2') feet high. Chairman Mohr asked about the signage that was currently onsite. Mr. Asselmeier stated there was no permanent signage at this time.

Chairman Mohr asked what the zoning was to the north of the petitioner's property. Mr. Asselmeier stated it was R-2. Chairman Mohr stated that the sign seemed to be pretty dramatic.

Member Prodehl asked about the other parcel, specifically why it was proposed for addition.

Member LeCuyer asked about the sprinkler system. Mr. Asselmeier stated that the Petitioner will be required to install a sprinkler system.

Chairman Mohr opened the public hearing at 7:24 p.m.

Dan Kramer, Attorney for the Petitioner, stated the special use permit was granted in 2015. The Petitioner has had many events such as weddings, proms, graduations, and police events. The Petitioner had some noise violations and they were resolved. The Sheriff's Department never found any problems with the facility.

Mr. Kramer stated the petitioner would like to take the tent down and build a permanent building so they can do business year-round. The new building will be larger than the tent they are using currently.

Mr. Kramer said the Petitioner had very nice bathrooms in trailers. They were air conditioned and kept very clean. The guests stated it would get hot in the trailer. A permanent building can be used all year and will have a normal indoor bathroom. The Petitioner will likely have to install a new septic; they will likely not have to install a new well.

Mr. Kramer stated that the new building should not need a photometric plan. In terms of parking, most of the guests park on the gravel and in the pasture. Many guests arrive in buses. Parking has never been a problem.

Peter Pasteris, Petitioner, stated his family owned the property since 1961. Mr. Pasteris has been raising thoroughbred horses for many years. He would like his sign to be similar to Churchill Downs sign in Kentucky. Mr. Pasteris stated he has gravel parking and if those become full he has hayfield parking. Many people are dropped off at the door. There are existing pole lights and there will be lights on the new building; he plans to add more pole lighting.

Chairman Mohr asked if the patio will remain. Mr. Pasteris stated that the patio will remain.

Chairman Mohr asked about retail sales. Mr. Asselmeier stated that verbiage is in every banquet facility special use permit. If someone wants to sell memorabilia, they can.

Mr. Pasteris stated, that if he needed to add another line to the septic field, he has a plan to tie it into another line near the horse pasture.

Chairman Mohr noted that if the Zoning Board of Appeals approves the proposal, the Health Department will have final say on the number of people at the property. Mr. Kramer stated that they would have to obtain a well and septic permit and a building permit.

Member Prodehl stated that the lighting and septic should be reviewed during the building process. The parking lot has no lighting. Member Prodehl stated she owns a banquet facility and, when she was building her facility, she had to install additional light posts. The reason for this was the safety of the patrons. Member Prodehl stated that she had to have the ADA parking spots clearly marked and have a full engineering plan. Every parking spot had to be measured and marked. Member Prodehl also stated she needed a photometric plan when she submitted for her facility. Mr. Asselmeier stated that he could not speak as to why the original special use was permitted in 2015. This proposal was an amendment to an existing special use permit and, when amendment requests are made, the County looks at what the Petitioner is requesting and if there were any issues with the banquet facility over the years. With this proposal the building should alleviate the noise issues that arose previously.

Chairman Mohr asked, if the proposal was approved regarding the increased capacity, would that change be evaluated like a brand new facility. Mr. Asselmeier stated that, if it was brand new, the County would have to work with the fire protection to determine the parking requirements and there would have to be a photometric plan, if the parking lot was greater than thirty (30) spaces. If the Petitioner installs impervious surface, that installation could require a stormwater permit.

Member Prodehl noted that the special use application packet and major amendment application packet on Kendall County's website were exactly the same. Member Prodehl stated she would like to see uniformity for everyone. She believes there will be more banquet facilities coming to the area.

Member Prodehl asked how many ADA parking spaces were needed. Mr. Asselmeier stated that one (1) ADA parking space per twenty-five (25) parking spaces is the regulation. Member Prodehl asked where the ADA parking spots were on the Petitioner's parking lot. Mr. Pasteris stated that none of the guests

walk to the banquet hall because they are picked up in a golf cart from their vehicles or they are dropped off at the door.

Chairman Mohr stated that, if the County does not enforce the ADA parking regulations, then another petitioner can argue that they do not have to provide the space either. Chairman Mohr stated that ADA parking rules are federal law and a business must have ADA parking. Mr. Pasteris said he will do what he needs to do to be in compliance.

Mr. Greg Dady, neighbor of the Petitioner, asked Mr. Pasteris if he was looking for another access point on Johnson Road and will they need another easement for emergency access. Chairman Mohr stated that the Petitioner was not requesting more access from Johnson Road or a new easement. Mr. Asselmeier stated that there are similar uses that have one ingress egress point. The subject property has a turnaround point and that is what the fire protection district examines. Mr. Asselmeier noted the existence of an email from 2015 from the fire protection district that stated there was no issue with the barn and the number of people allowed in the facility. Member Prodehl asked if it would be a minor or major amendment for ingress/egress change. Mr. Asselmeier stated it would probably be a major amendment given how far back the building is from the road. Chairman Mohr asked Mr. Pasteris if he uses the same ingress egress when he turns his horse trailers onto his property. Mr. Pasteris stated he certainly does.

Chairman Mohr adjourned the public hearing at 8:01 p.m.

Member Prodehl made a motion, seconded by Member LeCuyer, to approve the findings of fact for the major amendment to the special use permit.

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Prodehl, and Thompson  
Nays (0): None  
Abstain (0): None  
Absent (2): Cherry and Whitfield

The motion carried.

Member Fox made a motion, seconded by Member Prodehl, to recommend approval of the major amendment to the special use permit with conditions proposed by Staff with the following additional conditions:

A photometric plan shall be submitted prior to the issuance of the building permit for the permanent building.

An ADA parking plan shall be submitted prior to the issuance of the building permit for the permanent

building.

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Prodehl, and Thompson

Nays (0): None

Abstain (0): None

Absent (2): Cherry and Whitfield

The motion carried.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on November 12, 2024.

The Zoning Board of Appeals completed their review of Petition 24-28 at 8:07 p.m.

#### **PUBLIC COMMENTS**

Mr. Asselmeier reported that the application deadline for the next hearing is in mid-November. To date, the applications are a special use permit for a solar farm on Ament Road and text amendments related to the enforcement of window sign regulations, adding parks to the list of permitted uses to the R-4, R-5, R-6 and R-7 districts, and allowing parking in the rear of front yard setbacks, which would be seventy-five feet (75') for properties without a dedicated right-of-way and fifty feet (50') for properties with a dedicated right-of-way for property zoned A-1. A text amendment reducing the setback of pipelines from principal structures from five hundred feet (500') to twenty-five feet (25') is also proposed.

Regarding Petition 24-29, Mr. Asselmeier stated the Petitioner can apply for an Administrative Variance of ten percent (10%) or less as long as the neighbors don't object to the request.

Starting in January, the meetings will be in the Historic Courthouse, if the construction schedule goes forward as proposed.

#### **ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

Member LeCuyer made a motion, seconded by Member Thompson, to adjourn.

With a voice vote of five ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:36 p.m.

The next regularly scheduled meeting/hearing will be on Monday, December 16, 2024.

Respectfully submitted by,  
Wanda A Rolf  
Planning, Building and Zoning Part-Time Administrative Assistant


Exhibits

1. Memo on Petition 24-28 Dated October 24, 2024
2. Certificate of Publication for Petition 24-28 (Not Included with Report but on file in Planning, Building and Zoning Office)



**KENDALL COUNTY  
ZONING BOARD OF APPEALS  
OCTOBER 28, 2024**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Luis Rodriguez		
Dan Kern		
Scott Lindahl		
Melissa Lopez		
Michaela Carnescia		
Blake Carrasco		





---

---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

---

---

**Petition 24-28**

**Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust  
Major Amendment to A-1 Special Use – For Banquet Facility  
Related to the Site Plan, Facility Capacity, and Operating Season**

**INTRODUCTION**

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.
2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. 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.

8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1<sup>st</sup> through November 15<sup>th</sup> and the temporary tent can be erect from May 1<sup>st</sup> through November 15<sup>th</sup>.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still

applicable for the operation.

Ordinance 2015-06 is included as Attachment 1.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15<sup>th</sup>. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8<sup>th</sup> to November 30<sup>th</sup> for the next operating season.

The Petitioners submitted the following amendments to the special use permit which were revised at the October 9, 2024, ZPAC meeting:

1. Increase the capacity of people to three hundred (300) with a ten percent (10%) tolerance for a maximum capacity of three hundred thirty (330) people. The wait staff would not be included in these numbers (**Amended at ZPAC**).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have events year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

As of the date of this memo, the renderings of the building have not been finalized, but the maximum height of the building at its tallest point will be approximately thirty-five feet (35') with taller spires. No maximum height restriction is proposed for the special use permit.

No other changes to the site or business operations were proposed.

The application materials are included as Attachment 2. The proposed site plan is included as Attachment 3.

**SITE INFORMATION**

PETITIONER Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust

ADDRESS 1998 Johnson Road, Oswego

LOCATION One Mile East of Schlapp Road on the South Side of Johnson Road

The property at 2010 Johnson Road (northwest corner of picture) is proposed for inclusion in the special use permit.



Aerial of the Tent Area



TOWNSHIP Na-Au-Say

PARCEL #s 06-11-100-004, 06-11-100-008, and 06-10-200-001

LOT SIZE 14.1 Acres (After Expansion); 12.5 Acres (Current Special Use Area)

EXISTING LAND USE Agricultural/Farmstead/Banquet Facility

ZONING A-1 Agricultural District with a Special Use Permit

LRMP	Current Land Use	Agricultural/Residential/Banquet Facility
	Future Land Use	Suburban Residential (Max 1.0 DU/Acre) (County) Countryside Residential (Plainfield)
	Roads	Johnson Road is a Township Road classified as a Minor Collector.
	Trails	Plainfield has a trail planned along Johnson Road.
	Floodplain/Wetlands	None

REQUESTED ACTION Major Amendment to an A-1 Special Use to Operate a Banquet Facility

APPLICABLE REGULATIONS Section 36-282 (12) – A-1 Special Uses – Permits Banquet Facilities on A-1 Zoned Properties with Restrictions

Section 36-124 – Major Amendments to Special Uses

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	R-2	Rural Residential (Max 0.65 DU/Acre) (County) Countryside Residential (Plainfield)	A-1 and R-2
South	Agricultural	A-1	Suburban Residential (County) Countryside Residential (Plainfield)	A-1
East	Agricultural	A-1	Suburban Residential (County) Countryside Residential (Plainfield)	A-1 (County) R-1 PUD and Industrial (Plainfield)
West	Agricultural	A-1	Suburban Residential (County) Countryside Residential (Plainfield)	A-1 and A-1 SU

The A-1 SU to the west is for a seasonal festival.

## PHYSICAL DATA

### ENDANGERED SPECIES REPORT

EcoCat submitted on September 13, 2024, and consultation was terminated (see Attachment 2, Page 40).

### NATURAL RESOURCES INVENTORY

The NRI application was submitted as on September 16, 2024 (see Attachment 2, Page 39). The LESA Score 190 indicating a low level of protection. The NRI is included as Attachment 7.

## ACTION SUMMARY

### NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed information on September 23, 2024. The Na-Au-Say Township Board reviewed the proposal at their meeting on October 21, 2024. The Township recommended approval of the proposal. An email to that effect is included as Attachment 6.

### PLAINFIELD FIRE PROTECTION DISTRICT

The Plainfield Fire Protection District was emailed information on September 23, 2024. Prior to application submittal, the Plainfield Fire Protection District submitted an email outlining the District's sprinkler and alarm requirements. This email is included as Attachment 4.

### VILLAGE OF PLAINFIELD

The Village of Plainfield was emailed information on September 23, 2024.

### ZPAC

ZPAC reviewed the proposal at their meeting on October 9, 2024. Discussion occurred regarding maximum building height; no restriction would be placed in the special use permit regarding building height. Discussion also occurred regarding the location of the septic system; it would be away from the horse pasture. Discussion occurred regarding a movable sign; the Petitioners agreed to supply information about the sign and that information would be included in the special use permit. The wait staff would not be included in the capacity count. ZPAC recommended approval of the proposal with the conditions proposed by Staff, adding the ten percent (10%) tolerance to the capacity, and excluding wait staff from the capacity county by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The minutes of the meeting are included as Attachment 5.

### RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on October 23, 2024. Discussion occurred regarding the timing of events; they mostly occur on Friday and Saturday nights with occasional Sunday events. Events start at 4:00 p.m. on Saturdays and 5:00 p.m. on Fridays. No songs start after 11:00 p.m. on Saturdays and 10:00 p.m. on Sundays. All guests are usually gone within thirty (30) minutes of the last song. Disc jockeys have to plug into the Petitioner's sound system and the Petitioner has driven around the area with a decimeter checking noise levels. There have not been any noise complaints in recent years. It was noted that many attendees take buses or carpool to the site. As such, parking is not issue. Discussion occurred regarding sprinkling requirements. Discussion occurred regarding the proposed building; it will be steel with a concrete foundation. The design was inspired by a barn from Lexington, Kentucky. The proposed sign will be placed in the hayfield setback from the road. It was noted that the Health Department's permit for the well and septic system would ultimately dictate the maximum number of people at the property; the building is designed for more than three hundred (300) people. The Petitioner stated that they rarely get requests that reach the three hundred (300) guest mark. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff, by a vote of nine (9) in favor, zero (0) in opposition, and one (1) member absent. The minutes of the meeting are included as Attachment 8.

## FINDINGS OF FACT-SPECIAL USE PERMIT AMENDMENT

§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*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 original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.*

*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 proposed amendments should not impact neighboring property owners. Restrictions are already in place regarding noise and public safety.*

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.*

*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 Zoning Board of Appeals. This is true.*

*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. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”*

## **RECOMMENDATION**

Staff recommends approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A (Attachment 3). Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:  
“A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time. Wait staff shall not be included in the capacity count.” **(Amended at ZPAC)**
3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:  
“Events may be held year-round.”
5. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and

effective.

7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

**ATTACHMENTS**

1. Ordinance 2015-06
2. Application Materials
3. Site Plan
4. September 19, 2024, Email from the Plainfield Fire Protection District
5. October 9, 2024, ZPAC Meeting Minutes
6. October 22, 2024, Email from Na-Au-Say Township
7. NRI Report
8. October 23, 2024, Kendall County Regional Planning Commission Meeting Minutes (This Petition Only)

State of Illinois  
County of Kendall

Zoning Petition  
15-02

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*



State of Illinois  
County of Kendall

Zoning Petition  
15-02

*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 1<sup>st</sup> through November 15<sup>th</sup> and the temporary tent can be erect from May 1<sup>st</sup> through November 15<sup>th</sup>.
- 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.

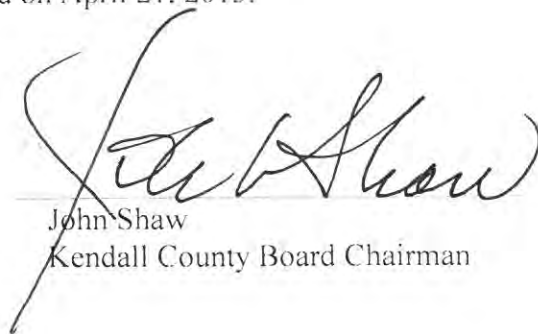
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

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

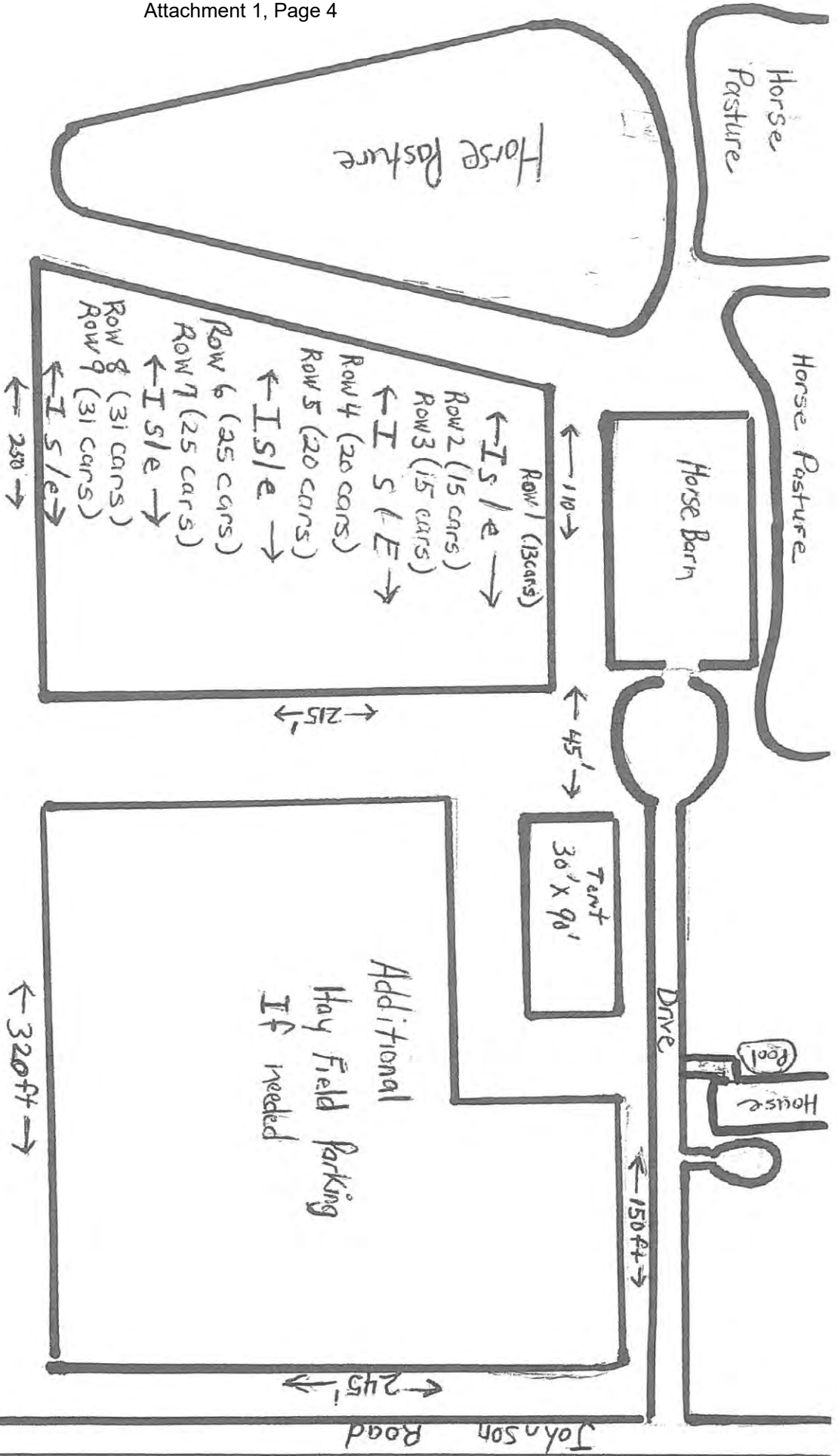
Attest:



Debbie Gillette  
Kendall County Clerk



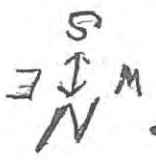
John Shaw  
Kendall County Board Chairman



Note:

Allows for 8' width per car  
 Allows for 16' depth per car  
 Allows for 18' wide isle ways

This area can conservatively handle 195 cars if needed.







1. The Short range plan is to set up a tent on the open side yard with portable trailer bathroom off to the side between old storage garage and corn crib. Parking will take place on the cut hayfield on the east side of property.
2. The long range plan (assuming things go well) is to pour a concrete pad for a 40x80 ft ~~seasonal~~ tent that will stay up from April - October. This is located on the edge of the hayfield off the main drive. A small barn will be constructed next to the pad that will include very nice women and men bathrooms. It will serve as a minibarn in the winter for farm equipment. A septic system separate from our house will be installed for this facility and will be free from traffic/cars.





**DEPARTMENT OF PLANNING, BUILDING & ZONING**  
 111 West Fox Street • Yorkville, IL • 60560  
 (630) 553-4141 Fax (630) 553-4179

**APPLICATION**

**PROJECT NAME** Pasteris **FILE #:** \_\_\_\_\_

<b>NAME OF APPLICANT (including First, Middle Initial, and Last Name)</b>		
Peter J. Pasteris, Jr. Revocable Dec. of Living Trust and Laurie Jo Pasteris		
<b>CURRENT LANDOWNER/NAME(S)</b>		
Peter J. Pasteris, Jr. Revocable Dec. of Living Trust and Laurie Jo Pasteris		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 12.5 acres	1998 Johnson Road, Oswego, IL 60543	06-11-100-004 & 06-11-100-008 + 06-10-200-001
<b>EXISTING LAND USE</b>	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
Wedding/Special Event	Venue A-1 Special Use	A-1 Special Use
<b>REQUESTED ACTION (Check All That Apply):</b>		
<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 checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>1PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Daniel J. Kramer	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b>2ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
None		
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
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. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.		
<b>SIG</b>		<b>DATE</b>
<input checked="" type="checkbox"/> [REDACTED]		September 16, 2024

**CHECK #:** \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

1. Change the capacity of people from 200 to 300
2. Replace the existing tent with a permanent building which would not be a substantial increase of amount of square footage with the approximate same square footage of 400 x 100 and a smaller food preparation building of 128 x 64 ft which would be a total of 5,600 sq.ft.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restrooms
4. Extend use to year round

# **Northfork Farm Weddings**

## **Business Plan**

### **Vision and Mission Statements**

#### **Vision Statement:**

"To become the premier year-round wedding destination in the region, providing unforgettable experiences through exceptional service, stunning environments, and seamless event execution."

#### **Mission Statement:**

"Northfork Farm Weddings" is committed to enriching lives by offering an idyllic setting for life's most cherished celebrations. Our mission is to deliver unparalleled event experiences while maintaining the highest standards of hospitality, inclusivity, and sustainability."

This business plan serves as a foundational document to guide the expansion of Northfork Farm Weddings, detailing the strategic approach to building a new venue and growing the business. It also prepares the organization to address potential challenges and maximize the opportunities presented by an extended operating season and enhanced venue offerings. If you would like me to expand on any of the sections or provide detailed content for a specific part, let me know!

### Executive Summary

- Brief overview of the business.
- Summary of the proposal to build a new, permanent wedding venue.
- Key objectives for the new venue include extending operational capacity and enhancing the guest experience.

### Company Description

- History of Northfork Farm Weddings.
- Current operations and services provided.
- Achievements and reputation in the wedding industry.

### Market Analysis

- Overview of the wedding venue market in the region.
- Target market demographics and psychographics.
- Analysis of competitors and industry trends.

### Current Operations

- Detailed description of current operations using a tent setup.
- Operational challenges and limitations due to seasonal changes and weather conditions.
- Financial performance with current operations.

### Strategic Opportunities with the New Building

- Description of the proposed new building and its features.
- How the new venue will address current operational challenges.
- Projected increase in availability from 26 weeks to 48 weeks.
- Anticipated enhancements in guest comfort and event execution.

### Marketing Plan

- **Branding Strategy:** Positioning Northfork Farm Weddings as a versatile, all-season venue.
- **Advertising:** Use of digital marketing, social media, bridal magazines, and wedding expos.
- **Promotions:** Early booking discounts, off-season specials, and package deals.
- **Partnerships:** Collaborations with local businesses and wedding planners.
- **Customer Engagement:** Testimonials, reviews, and enhanced web presence with virtual tours of the venue.



### **Financial Projections**

- Detailed cost analysis for the construction of the new venue.
- Projected revenue increase with operational expansion.
- Break-even analysis and return on investment (ROI).
- Five-year financial forecast including profit and loss, cash flow, and balance sheet.

### **Operational Plan**

- Construction timeline and milestones.
- Supplier and contractor management.
- Staffing and training for expanded operations.
- Event management enhancements with new facilities.

### **Risk Management and Sustainability**

- Identification of potential risks including construction delays, budget overruns, and market changes.
- Strategies for risk mitigation and management.
- Sustainability practices in construction and operations to appeal to eco-conscious clients.

## **Executive Summary for Northfork Farm Weddings Business Plan**

Northfork Farm Weddings has earned a distinguished reputation as a seasonal wedding venue, working successfully under a beautiful tent setup for 26 weeks each year. Situated in a picturesque location, Northfork Farm has consistently shown profitability and exceptional service, even with the inherent limitations imposed by weather and seasonal changes. Recognizing the opportunity to expand and enhance its offerings, Northfork Farm proposes the construction of a permanent wedding venue to replace the existing tent structure.

The proposed new venue is designed to address several key issues currently impacting the venue's operations and guest experience. Chief among these is the vulnerability to adverse weather conditions, which not only affects event execution but also poses inconvenience to guests, particularly with external facilities like portable bathhouses. The new structure will provide a weatherproof environment that ensures events can be held comfortably and seamlessly throughout the year, regardless of weather conditions.

With this development, Northfork Farm aims to extend its operational capability from 26 to 48 weeks per year, significantly increasing its booking capacity. The new venue will allow the business to host events from Thursday to Sunday each week, effectively doubling the potential for bookings and revenue generation. This expansion is expected to cater to a growing market demand for reliable and elegant wedding and event spaces, attracting a broader clientele, including those who may previously have been deterred by the seasonal nature of the venue.

Financially, the transition from a tent to a permanent structure is a substantial investment but is projected to yield considerable returns through increased bookings and revenue. The expansion will primarily increase variable costs, such as supplies and labor, while leveraging existing fixed costs to support profitability.

Northfork Farm Weddings seeks a partnership with Huntington Bank to finance the construction of this new venue. With a solid track record of profitability and an unobstructed vision for future growth, Northfork Farm is poised to transform its business model and continue to thrive as a premier destination for weddings and events in the region.

## **Company Description for Northfork Farm Weddings Business Plan**

### **Overview**

Northfork Farm Weddings is a renowned wedding and event venue located in the heart of a picturesque landscape. Since its start, Northfork Farm has established itself as a preferred destination for couples seeking a romantic and memorable wedding experience. The venue is best known for its scenic views, personalized service, and elegant tent setup that hosts events primarily during the warmer months of the year.

### **History**

Founded by a family with deep roots in hospitality and event management, Northfork Farm began hosting weddings over a decade ago. The founders saw an opportunity to transform their sprawling family farm into a unique venue that blends rustic charm with modern elegance. The initiative quickly gained popularity through word-of-mouth and local advertising, establishing Northfork as a cherished location for wedding celebrations.

### **Services Offered**

Northfork Farm Weddings offers a comprehensive suite of services designed to cater to all aspects of wedding and event planning. These services include:

- **Event Coordination:** Aiding clients from planning to execution, ensuring every detail is managed seamlessly.
- **Catering and Beverage Services:** Offering a range of customizable menu options, from traditional to contemporary cuisines, all prepared by skilled chefs.
- **Décor and Setup:** Providing a variety of décor themes and setups that transform the space to reflect the personal style and vision of each couple.
- **Vendor Coordination:** Working closely with trusted vendors for flowers, music, photography, and more to ensure a cohesive and stress-free event experience.

### **Current Operations**

Currently, Northfork Farm operates a large, beautifully adorned tent that serves as the venue for all events. This setup allows for operations 26 weeks per year, primarily during the milder weather months. While this seasonal model has been profitable, it limits the venue's operational capacity and subjects' events to the unpredictability of weather.

### **Achievements**

Over the years, Northfork Farm has garnered numerous accolades for excellence in service and has been featured in several bridal magazines and online wedding platforms. The venue is especially celebrated for its:

- **Exceptional Client Feedback:** Consistently high ratings in customer satisfaction for its beautiful setting, attentive service, and the ability to deliver a stress-free event experience.
- **Community Engagement:** Active participation in local events and hosting community-driven occasions, enhancing its reputation and embedding itself as a vital part of the local culture.
- **Sustainability Initiatives:** Commitment to sustainability through waste reduction, recycling programs, and use of locally sourced products which resonates well with environmentally conscious clients.

### **Vision for the Future**

With the proposed construction of a new permanent wedding venue, Northfork Farm aims to transition from a seasonal operation to a year-round event destination. This expansion will not only enhance the venue's operational efficiency and guest experience but also significantly broaden its market reach. The new facility is envisioned as a state-of-the-art structure that embodies the farm's rustic charm while incorporating modern amenities that today's clients expect.

The completion of this project will mark a significant milestone in Northfork Farm's history, setting the stage for a new era of growth and continuing excellence in the wedding and event industry.

## **Market Analysis for Northfork Farm Weddings Business Plan**

### **Geographic Focus**

Northfork Farm Weddings is strategically located to serve the Northern Illinois region, including the expansive and diverse market of Chicago. This area is characterized by its large population, broad socioeconomic spectrum, and a high rate of wedding and event planning activities, making it an ideal target market for a premier wedding venue.

### **Demographics**

The demographics of Northern Illinois, particularly Chicago, are varied, with a sizable number of individuals entering the marriageable age each year. According to recent census data, Chicago alone has a population exceeding 2.7 million people with a median age of around 34 years. The area is culturally diverse, which translates into a variety of wedding traditions and customs, thus broadening the potential client base for Northfork Farm.

- **Age Group:** The primary target age group for weddings is between 25 and 40 years old, a demographic that is well-represented in Chicago and surrounding areas.
- **Income Levels:** The region exhibits a wide range of income levels, with a substantial proportion of the population earning above the national median. This economic diversity allows Northfork Farm to target both luxury and mid-tier market segments.
- **Cultural Diversity:** With a rich mix of ethnic backgrounds, including significant Hispanic, African American, and Asian communities, the demand for culturally specific as well as fusion wedding events is high.

### **Market Need**

There is a growing trend in Northern Illinois for unique and memorable wedding experiences. Couples are looking for venues that offer not just a space, but an experience that includes beautiful landscapes, exceptional service, and the flexibility to customize their event to fit their personal vision and style. The limitations posed by weather and the seasonal nature of current venues like tents are significant deterrents for couples planning their special day.

### **Competitor Analysis**

The wedding venue market in Northern Illinois is competitive but fragmented, with venues ranging from urban chic spaces in downtown Chicago to rustic barns in more rural areas. Key competitors include:

- **Urban Event Spaces:** These venues cater primarily to modern, indoor weddings and corporate events but often lack the scenic charm and exclusivity that Northfork Farm can provide.
- **Country Clubs and Hotels:** While they offer year-round availability, their packages can be less flexible, and settings might not be as intimate or customizable.

- **Other Farm and Barn Venues:** Like Northfork Farm, these venues offer a rustic setting but typically operate on a seasonal basis and may not have the infrastructure to host events year-round.

### **Competitive Advantage**

Northfork Farm can leverage several competitive advantages:

- **Extended Season:** By transitioning to a permanent facility, Northfork Farm will operate nearly year-round, distinguishing it from other seasonal rustic venues.
- **All-inclusive Experience:** Northfork Farm offers comprehensive event services including catering, decor, and vendor coordination, which can significantly simplify the planning process for clients.
- **Scenic and Versatile Setting:** The farm's natural beauty and planned state-of-the-art amenities are designed to cater to a variety of styles and preferences, setting it apart from more urban or conventional venues.

### **Market Trends**

- **Increase in Destination Weddings:** More couples are choosing destinations that offer a complete experience for their guests, a trend that favors scenic venues like Northfork Farm.
- **Personalization and Unique Experiences:** There is a move away from cookie-cutter weddings towards more personalized events, highlighting the importance of venues that can offer customization and flexibility.
- **Sustainability:** Eco-conscious planning is on the rise, with couples looking for venues that prioritize sustainability practices.

### **Conclusion**

The market analysis indicates a robust demand and a favorable environment for the expansion of Northfork Farm Weddings into a year-round venue. With its planned enhancements and strategic location, Northfork Farm is well-positioned to capitalize on the growing market trends and to fulfill the evolving needs of couples in Northern Illinois and beyond.

Currently, I don't have the capability to directly access external websites, including Northfork Farm Weddings' website, to pull specific data or content. However, I can certainly help you draft a section about the current operations based on general knowledge and typical practices of wedding venues. If you have specific details or unique aspects from Northfork Farm Weddings that you would like included, you can share them with me, and I'll integrate them into the description. Here's a general overview based on common practices:

## **Current Operations at Northfork Farm Weddings**

### **Venue Overview**

Northfork Farm Weddings operates from a picturesque location ideally suited for outdoor events and celebrations. The primary feature of the venue is its large, elegantly appointed tent, which serves as the centerpiece for weddings and other festivities. The farm's natural beauty, combined with this well-designed temporary structure, provides a unique blend of rustic charm and sophisticated elegance.

### **Seasonal Operation**

Due to the outdoor nature of the venue, operations are seasonally restricted. Currently, Northfork Farm is operational approximately 26 weeks per year, generally from late spring to early autumn. This period is chosen to take advantage of the region's most favorable weather, minimizing the impact of rain, excessive heat, or cold which could otherwise detract from guests' comfort and the overall event experience.

### **Services Provided**

Northfork Farm offers comprehensive event services to ensure a seamless experience for clients and guests:

- **Event Planning and Coordination:** The venue provides expert planning services, helping clients design their event from start to finish, including timeline management, vendor coordination, and day-of execution.
- **Catering and Custom Menus:** Partnerships with local caterers allow Northfork Farm to offer a variety of dining options that can be tailored to meet diverse tastes and dietary requirements.
- **Decor and Setup:** The venue staff aids in the customization of decor, seating arrangements, and setup to align with each event's theme and the client's vision.

### **Accommodations and Facilities**

While the main event space is a large tent, Northfork Farm also offers additional accommodations for weddings and events:

- **Portable Bath Houses:** To enhance guest comfort, high-quality portable bathrooms are provided, elegantly designed to maintain the upscale feel of the venue.
- **Parking and Transportation:** Ample parking is available for guests, and the venue can coordinate transportation services for larger groups or remote parking solutions.

### **Client Experience**

Feedback from clients consistently highlights the venue's exceptional service, picturesque setting, and the ability to create a personalized and memorable event. Northfork Farm prides itself on its ability to maintain high standards of hospitality, even within the limitations of a seasonal, tent-based operation.

### **Challenges**

The primary challenge facing Northfork Farm in its current operation is weather dependency, which not only limits the operational season but also poses potential disruptions during unexpected weather changes. This has prompted the proposal for a new, permanent structure to extend the operating season and provide a more reliable and comfortable setting for events.

### **Strategic Opportunities with the New Building for Northfork Farm Weddings**

#### **Expanded Operational Capacity**

The construction of a new, permanent building at Northfork Farm Weddings presents several strategic opportunities that can transform the business and significantly enhance its market position. One of the most impactful changes will be the expansion of the venue's operational capacity. Currently limited to seasonal use due to its dependence on a tent structure, the new facility will enable the venue to host events nearly year-round, extending the operational period from 26 weeks to 48 weeks annually. This nearly doubles the available booking slots, allowing Northfork Farm to cater to a larger number of weddings and events, thus substantially increasing potential revenue streams.

#### **Enhanced Guest Experience and Service Offerings**

The new building will be designed to enhance the comfort and experience of guests and clients, regardless of weather conditions. It will feature integrated heating and cooling systems, which will eliminate the disruptions caused by inclement weather—such as rain, wind, and extreme temperatures—that currently affect the tent setup. The permanent structure will also include built-in, high-quality restrooms, removing the need for portable bath houses and elevating the overall guest experience. Additionally, the venue will have the capability to offer more diverse and sophisticated service offerings, such as enhanced audio-visual equipment for ceremonies and receptions, and more elegant and diverse setup options for decor and seating.



### **Increased Market Reach and Booking Flexibility**

With the ability to operate outside the traditional wedding season, Northfork Farm can tap into a broader market, including off-peak weddings, corporate events, and other private functions. This flexibility also opens the venue to last-minute bookings and events that are not possible with the current tent setup due to the extended setup and takedown times required. Moreover, the permanent structure will allow Northfork Farm to host multiple events in quick succession or even simultaneously if space permits, maximizing the usage of the venue.

### **Improved Operational Efficiency**

The new building will streamline many aspects of the venue's operations. Permanent fixtures and amenities will reduce the labor and time currently required to set up and dismantle temporary structures and facilities for each event. This efficiency can lead to cost savings in labor and logistics and reduce the wear and tear on equipment that must be frequently installed and removed.

### **Brand Enhancement and Competitive Edge**

By investing in a permanent venue, Northfork Farm will solidify its brand as a premier, all-season wedding and event destination. This enhancement will distinguish it from other local venues that may only offer seasonal availability or limited facilities. The new building will serve as a tangible commitment to quality and reliability, appealing to a broader demographic, including high-end clients who seek exclusivity and assurance that their event will proceed smoothly, regardless of external factors.

### **Sustainability and Innovation**

The construction of the new venue offers an opportunity to integrate sustainable building practices and technologies, which can attract a growing segment of environmentally conscious consumers. Features like energy-efficient systems, sustainable materials, and green spaces can be marketed as key selling points, aligning with broader trends towards eco-friendly weddings and events. This focus on sustainability can also yield long-term cost savings and enhance the venue's reputation as a responsible and forward-thinking business.

### **Conclusion**

The strategic opportunities presented by the new building are set to redefine the operational capabilities, market positioning, and competitive edge of Northfork Farm Weddings. By addressing current limitations and expanding its offerings, Northfork Farm is poised to not only meet the evolving demands of the wedding market but to set new standards within the industry.

## **Marketing Plan for Northfork Farm Weddings**

### **Objective**

The primary goal of this marketing plan is to position Northfork Farm Weddings not only as a premier wedding venue but also as a versatile event space suitable for corporate events, social gatherings, and other special occasions. By diversifying the range of events hosted, Northfork Farm aims to maximize its use year-round, increasing revenue and brand visibility across different market segments.

### **Target Markets**

1. **Weddings:** Continue to target couples looking for a unique, picturesque venue for their special day, emphasizing the new building's all-season capabilities.
2. **Corporate Events:** Focus on local and regional businesses seeking offsite locations for retreats, conferences, team-building exercises, and holiday parties.
3. **Social Events:** Target planners of birthdays, anniversaries, reunions, and other special celebrations who desire a distinctive and elegant setting.
4. **Community and Charitable Events:** Engage local non-profits and community groups looking for a venue for fundraisers, galas, and other community-focused events.

### **Marketing Strategies**

#### **1. Digital Marketing:**

- **Website Redesign:** Update the website to showcase the versatility of the venue with a gallery featuring various event setups. Include virtual tours, client testimonials, and a blog with event planning tips and highlights from past events.
- **SEO and Content Marketing:** Implement an SEO strategy focused on keywords not just around weddings, but also corporate events and other celebrations to improve search engine rankings. Regularly update the blog and resources with relevant content to drive organic traffic.
- **Social Media Campaigns:** Utilize platforms like Instagram, Pinterest, and Facebook to post beautiful photos of events, behind-the-scenes looks, and promotions. Run targeted ads to reach specific audience segments, such as corporate event planners and bridal groups.

## 2. Email Marketing:

- Develop segmented email lists to send tailored messages and offers to distinct groups, such as past clients, potential wedding clients, and corporate event planners.
- Regular newsletters featuring venue updates, special promotions, and event ideas to keep Northfork Farm top-of-mind among subscribers.

## 3. Partnerships and Networking:

- **Vendor Partnerships:** Collaborate with event planners, local caterers, entertainment providers, and decorators to create package deals and cross-promotional opportunities.
- **Corporate Outreach:** Engage directly with HR departments and event coordinators of local companies to introduce them to the venue's corporate offerings.
- **Community Engagement:** Participate in community events and host charity galas or public gatherings to build local goodwill and visibility.

## 4. Advertising:

- Invest in both online and traditional advertising, including Google Ads, local radio spots, and print ads in regional magazines and newspapers that cater to both weddings and corporate event planning.
- Use retargeting ads to engage visitors who have checked the venue online but have not made an inquiry.

## 5. Promotions and Incentives:

- Offer introductory rates for the first few months of the new venue's operation to entice early bookings.
- Create seasonal promotions and packages that appeal to corporate clients and social event planners, such as discounted rates for mid-week events or off-peak seasons.

## 6. Trade Shows and Expos:

- Participate in wedding expos, corporate event planning conferences, and local business expos to showcase the venue and network with potential clients.
- Offer exclusive deals to attendees who visit the booth and sign up for more information.

## Evaluation and Adjustment

- Regularly track the performance of all marketing activities using analytics tools to understand what is working and what isn't.
- Conduct surveys and gather feedback from event attendees and clients to refine offerings and marketing messages.
- Adjust strategies quarterly based on performance metrics and market trends to ensure the marketing plan remains effective and responsive to client needs.

This comprehensive marketing plan is designed to maximize the visibility and appeal of Northfork Farm Weddings across multiple event categories, ensuring the venue reaches its full potential and achieves a broad and sustainable client base.

## **Financial Projections for Northfork Farm Weddings**

### **Overview**

The financial projections for Northfork Farm Weddings are designed to quantify the expected revenue growth, cost implications, and overall financial performance resulting from the expansion with a new permanent venue. These projections will help in making informed decisions, securing financing, and measuring future financial health.

### **Assumptions**

- **Construction and Opening:** The new building will be completed and operational within 9 months.
- **Operational Weeks:** Increase from 26 weeks to 48 weeks per year.
- **Event Capacity:** Ability to host events from Thursday to Sunday, increasing the number of potential event days.
- **Booking Rate:** Gradual increase in bookings due to enhanced capabilities and marketing efforts, reaching near full capacity in year 3.
- **Pricing Strategy:** Slight premium on current rates due to improved facilities.
- **Fixed and Variable Costs:** Initial increase in fixed costs due to new building maintenance and utilities; variable costs scale with the number of events.

### **Revenue Projections**

- **Year 1:** Focus on building awareness and filling the calendar. Projected to host approximately 75 events (weddings, corporate events, other social gatherings) with an average revenue of \$12,000 per event.
- **Year 2:** Increased bookings as market presence solidifies. Expecting to host around 120 events with a 5% increase in average event price due to market positioning and premium service offerings.
- **Year 3:** Near full capacity with 144 events hosted, maximizing the operational days and leveraging the venue's reputation for quality and service.

### **Cost Projections**

- **Initial Construction Costs:** Estimated at \$750,000 for the complete setup of the building, furnishings, and landscaping.
- **Fixed Costs:** Includes utilities, property taxes, maintenance, and salaries for permanent staff; estimated increase of 30% due to extended operational weeks.

- **Variable Costs:** Primarily catering, event-specific staffing, and materials; expected to scale directly with the number of events.

#### **Profit Projections**

Calculated as Total Revenue minus Total Costs. Assumes no significant changes in the economic landscape or unforeseen financial burdens.

#### **Break-even Analysis**

The break-even point will be calculated based on the initial investment and ongoing operational costs. Assuming stable growth in bookings and controlled expense management, Northfork Farm is projected to reach break-even towards the end of Year 2.

#### **Conclusion**

The financial projections indicate robust growth and profitability with the introduction of the new building. This expansion enables Northfork Farm to significantly increase its operational capacity and revenue potential while maintaining a focus on high-quality service delivery. Continuous monitoring of both revenues and expenses will be crucial to achieving these financial goals and ensuring the long-term success of the venture.

## **Operational Plan for Northfork Farm Weddings**

### **Introduction**

The operational plan for Northfork Farm Weddings outlines the strategies and processes to ensure the successful implementation and management of the new permanent venue. This plan will detail the construction phase, day-to-day operations, staffing requirements, and maintenance protocols necessary to operate efficiently and effectively year-round.

### **Construction Phase**

#### **1. Timeline and Milestones:**

- **Permitting and Approvals:** Complete within the first 3 months.
- **Groundbreaking:** Scheduled immediately after obtaining necessary permits.
- **Construction:** Expected to last 9 months, with regular milestones set for foundation, framing, exterior, and interior finishes.
- **Furnishing and Landscaping:** Final 2 months before opening, focusing on interior decoration, furnishing, and landscaping to enhance aesthetic appeal.

#### **2. Contractor and Supplier Management:**

- **Select experienced contractors with a proven track record in similar projects.**
- **Establish clear contracts with stipulations for timelines, quality standards, and cost controls.**
- **Regular on-site meetings to monitor progress and address any issues promptly.**

#### **3. Regulatory Compliance:**

- **Ensure all construction activities comply with local zoning and building codes.**
- **Implement environmentally sustainable practices throughout the construction process.**

### **Staffing Plan**

#### **1. Roles and Responsibilities:**

- **Venue Manager\*:** Oversee all venue operations, staff, and client relations.
- **Event Coordinators:** Handle client consultations, event planning, and day-of coordination.
- **Maintenance Staff:** Responsible for the upkeep of the venue, including cleaning, landscaping, and minor repairs.
- **Catering Team:** Managed by a head chef, responsible for all food preparation and service.

## 2. Recruitment and Training:

- Recruit additional staff to support increased operational needs, focusing on experience in hospitality and event management.
- Provide comprehensive training for all staff on customer service, safety protocols, and venue-specific procedures.

## 3. Scheduling:

- Implement a scheduling system to manage staff shifts, ensuring adequate coverage for all events while optimizing labor costs.

## **Day-to-Day Operations**

### 1. Event Setup and Management:

- Standard operating procedures (SOPs) for setting up different event configurations.
- Checklist systems to ensure all event components, from AV setup to décor, are completed to client specifications.

### 2. Customer Service:

- Implement a customer relationship management (CRM) system to track client interactions and feedback.
- Regular staff training on customer service excellence to enhance guest satisfaction.

### 3. Maintenance and Upkeep:

- Routine maintenance schedule for all physical assets, including HVAC, lighting, and plumbing systems.
- Regular inspections and quick-response systems for addressing any issues.

## **Risk Management**

### 1. Insurance:

- Comprehensive insurance coverage including property, liability, and event cancellation insurance.

### 2. Emergency Preparedness:

- Develop and train staff on emergency procedures, including evacuation routes, emergency contacts, and first aid.
- Install safety equipment such as fire extinguishers, smoke detectors, and security systems.

## **Sustainability Initiatives**

### **1. Eco-friendly Practices:**

- **Implement systems for waste reduction, recycling, and energy efficiency.**
- **Source locally produced food and materials to minimize environmental impact and support the local economy.**

### **2. Community Engagement:**

- **Host community events and workshops to maintain positive community relations.**
- **Engage in charitable activities and sponsorships to build goodwill and enhance brand visibility.**

## **Monitoring and Evaluation**

### **1. Performance Metrics:**

- **Establish KPIs for event success, customer satisfaction, and operational efficiency.**
- **Regularly review financial reports to monitor profitability and manage costs.**

### **2. Feedback Loops:**

- **Implement mechanisms for gathering client and guest feedback post-event.**
- **Regular staff meetings to discuss feedback and identify areas for improvement.**

## **Conclusion**

The operational plan for Northfork Farm Weddings is designed to ensure smooth and efficient management of the new venue, optimizing both client satisfaction and business performance. By adhering to this comprehensive plan, Northfork Farm will be well-positioned to become a premier, year-round destination for weddings and other events.



## **Risk Management and Sustainability for Northfork Farm Weddings**

### **Risk Management**

Managing risks effectively is critical for the long-term success and stability of Northfork Farm Weddings, especially with the introduction of a new, permanent venue. This section outlines the key risk areas, and the strategies implemented to mitigate them.

#### **1. Construction Risks:**

- **Delays and Overruns:** Partner with reputable contractors and use fixed-price contracts to minimize the risk of delays and cost overruns. Regular milestone reviews to monitor progress and address issues early.
- **Regulatory Compliance:** Ensure all construction complies with local zoning and building codes to avoid legal complications and fines.

#### **2. Operational Risks:**

- **Event Disruptions:** Develop contingency plans for power outages, technology failures, and other disruptions. Maintain backup systems and train staff in emergency procedures.
- **Staffing Fluctuations:** Implement robust hiring processes and retention strategies to ensure a consistent quality of service. Regular training and career development opportunities to enhance staff satisfaction and loyalty.

#### **3. Financial Risks:**

- **Market Fluctuations:** Monitor market trends and adjust pricing and offerings to remain competitive. Diversify event offerings to attract a broader customer base.
- **Unexpected Expenses:** Maintain a reserve fund for unexpected expenses to ensure financial stability.

#### **4. Reputation Risks:**

- **Client Satisfaction:** Implement a comprehensive feedback system to monitor and respond to client concerns promptly. Focus on exceptional customer service to enhance reputation and encourage word-of-mouth referrals.
- **Safety and Security:** Enforce strict security measures and safety protocols to protect guests and staff at all events.

#### **5. Legal Risks:**

- **Liability Insurance:** Maintain comprehensive liability insurance covering various potential claims, from personal injury to property damage.
- **Contractual Agreements:** Use clear, legally vetted contracts with clients, vendors, and partners to minimize disputes and clarify expectations.

## **Sustainability**

Sustainability is a cornerstone of Northfork Farm Weddings' operational philosophy, reflecting its commitment to environmental stewardship and social responsibility.

### **1. Environmental Sustainability:**

- **Energy Efficiency:** Utilize energy-efficient technologies and practices, such as LED lighting, solar panels, and smart HVAC systems to reduce energy consumption.
- **Waste Management:** Implement recycling programs and waste reduction strategies. Compost organic waste and provide clearly marked recycling bins throughout the venue.
- **Water Conservation:** Employ water-saving fixtures and practices, including rainwater harvesting for landscape irrigation.

### **2. Social Sustainability:**

- **Community Engagement:** Actively participate in the community through hosting charity events, supporting local businesses, and engaging in partnerships with local schools and non-profits.
- **Local Sourcing:** Prioritize purchasing from local suppliers to support the local economy and reduce transportation-related carbon emissions.

### **3. Economic Sustainability:**

- **Long-Term Viability:** Focus on creating a financially sustainable business model that balances profitability with investments in community and environmental initiatives.
- **Diversification of Services:** Expand offerings to include corporate events, workshops, and other community-based activities to ensure steady revenue streams throughout the year.

### **4. Monitoring and Reporting**

- **Sustainability Reporting:** Regularly assess and report on sustainability goals and achievements. Use this data to inform stakeholders and guide future initiatives.
- **Risk Assessments:** Conduct annual risk assessments to identify new risks and evaluate the effectiveness of existing mitigation strategies.

## **Conclusion**

The integrated approach to risk management and sustainability at Northfork Farm Weddings ensures that the venue not only meets current operational and environmental standards but also positions itself as a leader in responsible business practices. This proactive stance helps safeguard the venue's reputation, ensures compliance with regulatory requirements, and contributes positively to its community and the environment.

## **Conclusion: The Strategic Imperative of the New Venue for Northfork Farm Weddings**

As Northfork Farm Weddings stands on the threshold of a significant transformation, the introduction of a new permanent venue is not just a growth strategy—it is a crucial step towards securing the long-term sustainability and generational legacy of the business. This expansion is envisioned to adapt to the evolving market demands, enhance operational efficiency, and solidify the farm's position as a premier venue in the competitive wedding and event industry.

### **Necessity for Continued Growth**

The current operational model, reliant on a seasonal tent setup, has served Northfork Farm well, establishing it as a unique destination with a distinct charm. However, this model imposes inherent limitations on the venue's capacity and restricts its operational window each year. The new permanent venue is a strategic response to these challenges, designed to extend the operational season from 26 to 48 weeks and double the potential booking capacity. This expansion is not merely about increasing the volume of events; it is about enhancing the quality of service, and the experience offered to each client, thereby reinforcing the venue's marketability and competitive edge.

Expanding the physical infrastructure will enable Northfork Farm to diversify its event offerings beyond weddings to include corporate events, social gatherings, and community events. This diversification will open new revenue streams and reduce the business's vulnerability to market fluctuations specific to the wedding industry, ensuring more stable and predictable financial performance.

### **Ensuring Generational Longevity**

The establishment of a permanent venue is a tangible commitment to the future. It represents a foundation upon which successive generations can build and innovate. By moving from a temporary, seasonal operation to a year-round facility, Northfork Farm is setting the stage for a lasting family enterprise that can adapt and thrive through changing times. This venue will serve not just as a business asset but as a legacy, offering a physical space where future generations can contribute to the family's vision and growth.

### **Commitment to Sustainability**

The new venue is also a commitment to sustainability, reflecting a responsible stewardship of resources that aligns with broader social and environmental values. By integrating sustainable practices into the design and operation of the new venue—such as energy efficiency, waste reduction, and local sourcing—Northfork Farm is ensuring that its growth is not only economically viable but also environmentally sound and socially responsible. These practices not only reduce the operational costs but also enhance the venue's appeal to a growing demographic of clients who prioritize sustainability in their choice of event location.

## **Conclusion**

In conclusion, the construction of a new permanent venue at Northfork Farm Weddings is an essential strategy for ensuring continued growth, generational longevity, and sustainable business practices. This development will allow Northfork Farm to remain competitive in a changing market, attract a wider array of events and clients, and pass on a robust and thriving business to future generations. With this expansion, Northfork Farm Weddings is poised to continue creating memorable experiences for its clients while building a legacy that respects both family traditions and the need for innovation and sustainability.

LEGAL DESCRIPTION:

The west 400.0 feet of the north 435.60 feet of a strip of land 54 rods (891.0 feet) wide off the west side 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 side 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.

and

That part of the East One-Half of the Northeast Quarter of Section 10, Township 36 North, Range 8, East of the Third Principal Meridian, described as follows: beginning at the Northeast Corner of Section 10, thence South 435.6 feet along the East line of Section 10; thence West 160 feet parallel with the North line of Section 10; thence North 435.6 feet parallel with the East line of Section 10; thence East 160 feet to the point of beginning; all in the Township of Na-Au-Say, Kendall County, Illinois.

Permanent Real Estate Index No.: 06-10-200-001

200300005708  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
PAUL ANDERSON  
02-21-2003 At 08:50 am.  
D IN TRUST 20.00

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, [REDACTED] [REDACTED] for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quitclaim unto PETER J. PASTERIS, JR., his successor or successors, as Trustee under the provisions of a trust agreement dated the 13th day of February, 2003, and known as the PETER J. PASTERIS, JR. REVOCABLE LIVING TRUST, all my interest in the following described real estate in the County of Kendall and State of Illinois, to-wit:

The east 8 feet of the north 435.60 feet of the East Half of the Northeast Quarter of Section 10, Township 36 North, Range Eight (8), East of the Third Principal Meridian, situated in the County of Kendall in the State of Illinois.

PIN: part of 06-11-100-001

Common Address: Johnson Road, Oswego, IL 60543

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS. ALSO SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD OF PETER J. PASTERIS, JR.

THIS DEED IS FOR THE PURPOSE OF CONVEYING THE INTEREST, IF ANY, WHICH GRANTOR HAS ACQUIRED IN THE ABOVE-DESCRIBED PROPERTY BY ADVERSE POSSESSION PURSUANT TO THE STATUTES OF THE STATE OF ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged





I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 13 day of February, A.D. 2003.

[Redacted Signature]  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
David J. Bzdill, Attorney at Law

[Redacted]



AFTER RECORDING MAIL THIS INSTRUMENT TO:  
Hynds, Rocks, Yohnka & Mattingly

[Redacted]

MAIL TAX BILL TO:  
Peter J. Pasteris, Jr.

[Redacted]

Exempt pursuant to 35 ILCS 200/31-45 paragraph (e) Real Estate

[Redacted]

Buyer, Seller, or Representative  
Date 2/13/03

RECORDER OF DEEDS

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)

: SS.

COUNTY OF GRUNDY )

David J. Bzdill, being duly sworn on oath, deposes and states that he resides at [REDACTED]

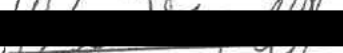
That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.


- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

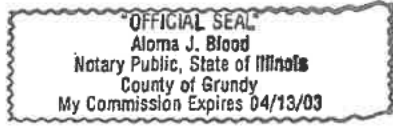
CIRCLE NUMBER ABOVE WHICH APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois to accept the attached deed for recording.

  
David J. Bzdill

Subscribed and sworn to before me this 13<sup>th</sup> day of February, 2003.

  
Notary Public



200300005709  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
PAUL ANDERSON  
02-21-2003 At 08:50 AM.  
D IN TRUST 20.00

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, [REDACTED] [REDACTED] for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quitclaim unto PETER J. PASTERIS, JR., his successor or successors, as Trustee under the provisions of a trust agreement dated the 13th day of February, 2003, and known as the PETER J. PASTERIS, JR. REVOCABLE LIVING TRUST, all my interest being an undivided one-half interest in the following described real estate in the County of Kendall and State of Illinois, to-wit:

A strip of land fifty-four (54) rods wide off the West side of the Northwest Quarter of Section Eleven (11), Township 36 North, Range Eight (8), East of the Third Principal Meridian, situated in the County of Kendall in the State of Illinois, excepting therefrom the west 400 feet of the north 435.60 feet.

PIN: 06-11-100-001

Common Address: Johnson Road, Oswego, IL 60543

THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD OF PETER J. PASTERIS, JR.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options

to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture



GIVEN under my hand and notarial seal this 13 day of February, A.D. 2003.

[Redacted Signature]

Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
David J. Bzdill, Attorney at Law

[Redacted Signature]



AFTER RECORDING MAIL THIS INSTRUMENT TO:  
Hynds, Rooks, Yohnka & Mattingly

[Redacted Signature]

MAIL TAX BILL TO:  
Peter J. Pasteris, Jr.

[Redacted Signature]

Exempt pursuant to 35 ILCS 200/31-45 paragraph (c) Real Estate Transfer Tax Law

[Redacted Signature]

Buyer, Seller, or Representative  
Date 2/13/03

RECORDER OF DEEDS

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)

: SS.

COUNTY OF GRUNDY )

David J. Bzdill, being duly sworn on oath, deposes and states that he resides at [REDACTED]

That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.



7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

CIRCLE NUMBER ABOVE WHICH APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois to accept the attached deed for recording.

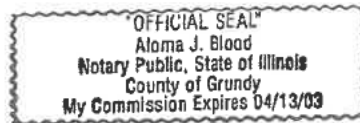
[Redacted Signature]

( David J. Bzdill

Subscribed and sworn to before me this 13<sup>th</sup> day of February, 2003.

[Redacted Signature]

Notary Public



KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Peter Pasteris Declaration of Living Trust

Address [REDACTED]

City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought Trustee/Landowner

3. Nature of Applicant: (Please check one)

- Natural Person (a)
- Corporation (b)
- Land Trust/Trustee (c)
- Trust/Trustee (d)
- Partnership (e)
- Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Peter Pasteris	[REDACTED]	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

Pater Pasteris  [REDACTED]

VERIFICATION

I, \_\_\_\_\_, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact

Subscribed and sworn to before me this 16th day of September, A.D. 2024

(seal)



[REDACTED]  
Notary Public



Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Peter and Laurie Jo Pasteris Contact Person: Daniel J. Kramer
Address:
City, State, Zip:
Phone Number:
Email:

Please select: How would you like to receive a copy of the NRI Report? [x] Email [x] Mail

Site Location & Proposed Use

Township Name Na-Au-Say Township 36 N, Range 8 E, Section(s) 10
Parcel Index Number(s) 06-11-100-008 and 06-11-100-004 + 06-10-200-001
Project or Subdivision Name Pasteris Number of Acres 12.5
Current Use of Site Wedding/Special Event Venue Proposed Use Wedding/Special Event Venue
Proposed Number of Lots 1 Proposed Number of Structures 1
Proposed Water Supply well Proposed type of Wastewater Treatment septic
Proposed type of Storm Water Management none

Type of Request

[ ] Change in Zoning from to
[ ] Variance (Please describe fully on separate page)
[x] Special Use Permit (Please describe fully on separate page) Amendment
Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

In addition to this completed application form, please including the following to ensure proper processing:

- [x] Plat of Survey/Site Plan - showing location, legal description and property measurements
[ ] Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
[ ] If available: topography map, field tile map, copy of soil boring and/or wetland studies
[x] NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Table with 2 columns: Description and Amount. Rows include Fee for first five acres and under (\$375.00), 8 Additional Acres at \$18.00 each (\$144.00), and Total NRI Fee (\$519.00).

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Petitioner or Authorized Agent (signature) Date 9/16/24

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# Date initially rec'd Date all rec'd Board Meeting
Fee Due \$ Fee Paid \$ Check # Over/Under Payment Refund Due



**Applicant:** Peter and Laurie Pasteris  
**Contact:** ATTORNEY DANIEL J. KRAMER  
**Address:** 1998 Johnson Road  
A  
Oswego, IL 60560

**IDNR Project Number:** 2503791  
**Date:** 09/13/2024

**Project:** Pasteris  
**Address:** 1998 Johnson Road, Oswego

**Description:** Special Use Amendment to construction a permanent building instead of an existing tent

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.



**County:** Kendall

**Township, Range, Section:**

36N, 8E, 2  
36N, 8E, 11

#### IL Department of Natural Resources

**Contact**  
Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

#### Government Jurisdiction

Kendall Count Planning, Building, and Zoning  
Matt Asselmeier  
111 W. Fox Street  
Yorkville, Illinois 60560

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

### Special Use Findings of Fact

1. There is no negative issue in regard to public health, safety, morals, comfort or general welfare by amending the existing Wedding Venue Special Use. The operation has been run as a first-class venue and has created no imposition on traffic or noise in the area. It has been a very successful operation both in terms of the Owners' operation of the venue as well as providing a number of jobs to local persons, purchases from local vendors, and providing a beautiful setting for farm weddings.
2. Same answer as above.
3. Adequate utilities exist for ingress and egress. The existing project has caused no drainage issues. Adding a permanent building with a septic system will only enhance the Users' use of the facility.
4. Petitioners/Owners will comply in all respects with the Special Use granted for the property by the Kendall County Board and the Kendall County Ordinances that are effect.
5. The proposed Amendment to the Special Use as well as the existing Special Use are in conformity with the Kendall County Land Resource Management Plan.







**Matt Asselmeier**

---

**From:** Ryan Angelus <rangelus@plainfieldfpd.com>  
**Sent:** Thursday, September 19, 2024 1:01 PM  
**To:** Matt Asselmeier  
**Cc:** Brian Holdiman  
**Subject:** [External]RE: 1998 Johnson Road  
**Attachments:** Ordinance 23-0411.pdf

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Any building 2,000 square feet and above requires fire sprinklers and fire alarm per our amendments. Included in this email is our ordinance.

Any questions feel free to reach out.

Ryan Angelus  
Fire Marshal  
Plainfield Fire District  
O 815-436-5335  
C 815-405-4250

**From:** V Bonomo <vbonomo@plainfieldfpd.com>  
**Sent:** Thursday, September 19, 2024 12:04 PM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Cc:** Brian Holdiman <BHoldiman@kendallcountyil.gov>; Ryan Angelus <rangelus@plainfieldfpd.com>  
**Subject:** RE: 1998 Johnson Road

Hello Matt,

I have included Fire Marshal Ryan Angelus in this email who will be able to give you all of the fire code requirements and process for submitting plans for the structure. He will be in touch with you shortly.

Thank you,

Vito Bonomo III

Fire Chief  
Plainfield Fire Protection District  
23748 W. 135th St.  
Plainfield, IL 60544

Administration Office: (815) 436-5335  
Cell (815) 600-4241

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ADOPTING FIRE PREVENTION CODES FOR  
THE PLAINFIELD FIRE PROTECTION DISTRICT**

**WHEREAS**, the Plainfield Fire Protection District is a fire protection district duly organized under the laws of the State of Illinois; and

**WHEREAS**, the Board of Trustees of the District has express power pursuant to 70 ILCS 705/11, to adopt and enforce fire prevention codes and standards parallel to national standards to promote fire prevention; and

**WHEREAS**, the Board of Trustees of the District also has full power pursuant to 70 ILCS 705/6, to pass all necessary ordinances, and rules and regulations for the proper management and conduct of the business of the Board of Trustees of the District for carrying into effect the objects for which the District was formed; and

**WHEREAS**, the Fire Protection District Act, 70 ILCS 705/11, (the "Act") empowers and makes it the legal duty and obligation of this Board of Trustees to provide as nearly adequate protection from fire for all persons and property within the District as possible and to prescribe necessary regulations for the prevention and control of fire therein; and

**WHEREAS**, the District is empowered by the Act to provide reasonable safeguards through Fire Prevention Codes to protect the Public Health and Safety against the hazards of fire in buildings and structures; and

**WHEREAS**, the ICC (International Code Council) is a result of the consolidation of three previously recognized model code organizations: BOCA (Building Officials & Code Administrators), ICBO (International Conference of Building Officials) and SBCCI (Southern Building Code Congress International); and

**WHEREAS**, the pursuant to its statutory authority, the Board previously determined it to be in the best interest of the District to adopt a fire prevention code for the control of fire protection in buildings and structures as herein



provided; and each and all of the regulations, provisions, penalties, conditions, and terms are provided in Ordinance No. 16-1024B.

**WHEREAS**, the 2021 Edition of the ICC (International Code Council) International Fire Code is a comprehensive compilation of codes designed to meet the needs of the local fire jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

**WHEREAS**, the Board of Trustees of the District deem it in the best interest of the District to amend and adopt a new Fire Prevention Code using the 2021 Edition of the International Fire Code as the District's model for the control of fire protection in buildings and structures as herein provided; and

**WHEREAS**, a copy of the 2021 International Fire Code has been on file with the District for thirty (30) days and has, during that time, been available for public use, inspection and examination.

**NOW THEREFORE**, be it ordained by the Board of Trustees of the Plainfield Fire Protection District, Will and Kendall Counties, Illinois, as follows:

**SECTION 1:** The facts and statements contained in the preamble to this Ordinance are hereby found by the Board of Trustees to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2:** The Fire Prevention Code of the Plainfield Fire Protection District (hereinafter referred to as the "Fire Prevention Code") is hereby amended to delete and repeal the present language in its entirety.

**SECTION 3:** The Fire Prevention Code of the Plainfield Fire Protection District is hereby amended to be identical with the provisions of the publication marked and designated as the *International Fire Code*, 2021 edition, as published by the International Code Council. Each and all of the regulations, provision, penalties, conditions, and terms of the aforesaid document are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in **Exhibit A** of this Ordinance.

**SECTION 4:** At least three (3) copies of this Fire Prevention Code shall be placed on file with the District and shall be available for public inspection at all times during regular business hours as provided by law.

**SECTION 5:** That it shall be unlawful to design, construct, alter, enlarge, repair, demolish, remove, use, or maintain any building or structure within the boundaries of the Plainfield Fire Protection District in violation of any terms or provisions of this Ordinance.

**SECTION 6:** That Ordinance No. 21-0511 of the Plainfield Fire Protection District entitled An Ordinance Adopting Fire Prevention Codes for the Plainfield Fire Protection District and all other ordinances or parts of ordinances in conflict herewith are hereby repealed. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the District to the extent that there might be any conflict.

**SECTION 7:** All persons in violation of the Fire Prevention Code shall be subjected to fines as set forth and established in the Codes and all otherwise applicable Ordinances.

**SECTION 8:** Future versions of the District's Fire Prevention Code shall be revised by Board approval of additional exhibits hereto that amend the current **Exhibit A**. All such revisions shall be dated and shall be effective upon approval by the Board of Trustees.

**SECTION 9:** The Board of Trustees of the District hereby declares that should any section, paragraph, sentence, or word of this Ordinance or of the Code hereby adopted be declared for any reason to be invalid, it is the intent of said Board of Trustees that it would have passed all other portions of this Ordinance independent of the elimination of such portion as may be declared invalid.

**SECTION 10:** Neither the enactment of this Ordinance nor the repeal of any ordinance or parts of ordinances as provided for herein shall be construed to affect or abate any action or cause of action for violation of said prior ordinance or ordinances.

**SECTION 11:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with the law.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

\_\_\_\_\_  
President, Board of Trustees  
Plainfield Fire Protection District

**ATTEST:**

\_\_\_\_\_  
Secretary, Board of Trustees  
Plainfield Fire Protection District

**EXHIBIT A**

**PLAINFIELD FIRE PROTECTION DISTRICT  
FIRE PREVENTION CODE**

**AMENDMENTS TO THE  
2021 EDITION OF THE INTERNATIONAL FIRE CODE**

## **CHAPTER 1 – ADMINISTRATION**

Section 101.1 is amended to insert the following:

### **Section 101.1:**

These regulations shall be known as the *Fire Code* of Plainfield Fire Protection District, hereinafter referred to as “this code.”

Section 104.9.1 Modifications is added to read as follows:

### **Section 104.9.1 Modifications:**

The Board of Trustees of the Plainfield Fire Protection District may grant a variance regarding any of the provisions of this Code upon application in writing by the owner or lessee of the building or structure, or their duly authorized agent, where there are practical difficulties in the way of carrying out the strict letter of this Code, provided that the spirit of the Ordinance codified in this chapter shall be observed, public safety secured, and substantial justice done. If the Board decides to grant a variance, it may place conditions thereon. The decision of the Board in either granting or denying the variance shall be in writing and entered in the records of the Plainfield Fire Protection District. A signed copy of the Board’s decision shall be furnished to the applicant.

Section 107.7 Fees is added to read as follows:

### **Section 107.7 Plan Review and Acceptance Test/Inspection Fees:**

Each applicant shall pay the following fee by the Plainfield Fire Protection District. No part of said fees shall be refundable. Plan review comment letters cannot be released and final occupancy cannot be issued until all fees are paid in full. Such costs and expenses shall include fees by consultants or outside contractors or time spent by Plainfield Fire Protection District staff. To the extent that the District needs to utilize the services of an outside agency/consultant, the applicant shall pay all fees charged by the outside agency/consultant.

#### ***Site/Utility Plan***

\$200.00 for the first four hours than \$50.00 an hour for each additional hour.

#### ***Fire Sprinkler Systems***

New fire sprinkler system installation - \$200.00 plus \$0.50 for every sprinkler head exceeding 100.

New fire sprinkler system acceptance test - \$150.00 per hydrostatic/acceptance test and inspection.

New underground flush acceptance inspection - \$150.00 per test.

Existing underground flush acceptance inspection - \$75.00 per test.

Existing fire sprinkler system modification or new installation of 20 fire sprinkler heads or less - \$100.00.

Existing fire sprinkler system modification or new installation of 20 fire sprinkler heads or less acceptance test/inspection - \$75.00 per hydrostatic/acceptance test and inspection.

New fire pump acceptance test/inspection - \$250.00 per test.

Existing fire pump test/inspection - \$125.00 per test.

***Automatic Fire Extinguishing Systems***

All automatic fire extinguishing systems - \$200.00

New automatic fire extinguishing system acceptance test/inspection - \$150.00 per test.

Existing automatic fire extinguishing system acceptance test/inspection - \$75.00 per test.

***Fire Alarm Systems***

New Construction or remodels greater than 15,000 square feet - \$200.00

New construction fire alarm system acceptance test/inspection - \$150.00 per test.

Tenant finish/build-out or remodel 15,000 square feet or less - \$150.00

Tenant finish/build-out or remodel or existing fire alarm system acceptance test/inspection – \$75.00 per test.

***Life Safety Review***

New construction or large scale remodels greater than 15,000 square feet - \$250.00 for the first four hours than \$50.00 an hour for each additional hour.  
Small scale tenant finish or remodel 15,000 square feet or less - \$100.00

Special event inspection - \$200.00 per event.

Fireworks inspection and monitoring - \$200.00 per event.

*Section 111.5 is added to read as follows:*

**111.5 Board of Appeals:**

In order to hear and decide appeals of orders, decisions or determinations made by the *fire code official* relative to the application and interpretation of this code, the person affected may appeal the decision of the *fire code official* to the Fire

Chief of the Plainfield Fire Protection District by written notice filed in the Plainfield Fire Protection District Chief's office within ten (10) days from the date of the decision being appealed with the Board of Appeals. The Chief shall call a hearing on said appeal within sixty (60) days of said notice of appeal filing, and shall render a decision within ten (10) days after completing such hearings.

Section 112.4 Violation Penalties is amended to insert the following:

**Section 112.4 Violation Penalties:**

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a violation of this article, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding 7 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 112.4.2 Violation Penalties is added to read as follows:

**Section 112.4.2 Reinspection Fees:**

Reinspections will be conducted by a fire code official upon notification that the corrections have been completed or at the time specified for a reinspection. The fire code official will reinspect violations for corrections twice. If more reinspections are required, the reinspection fees will be as follows:

3 <sup>rd</sup> reinspection	\$100.00
4 <sup>th</sup> reinspection	\$150.00
5 <sup>th</sup> reinspection	\$200.00
6 or more reinspections	\$250.00 each

Section 113.4 Failure to Comply is amended to insert the following:

**Section 113.4 Failure to Comply:**

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

## **CHAPTER 5 – FIRE SERVICE FEATURES**

### **CHAPTER 5 – Section 505 PREMISES IDENTIFICATION**

*Section 505.1 is amended to read as follows:*

#### **Section 505.1: Address Identification**

Exterior doors, exits, and overhead doors shall be labeled on the exterior of the door in accordance with the Plainfield Fire District Exterior Door Marking Policy present in **Exhibit B**.

### **CHAPTER 5 – Section 506 KEY BOXES**

*Section 506.1 Location is amended to read as follows:*

#### **Section 506.1: Where Required**

The placement of Key boxes shall be coordinated with the local fire official. When the building's footprint (size of building at grade level) exceeds 100,000 square feet or when required by the local fire official, a key box shall be provided in all of the following locations:

1. Fire Sprinkler and/or Fire Pump Rooms with exterior access
2. Rooms containing the Fire Alarm Control Panel with exterior access
3. Primary Entrance
4. Adjacent to door most remote to the Primary Entrance and other key boxes

### **CHAPTER 5 – Section 507 FIRE PROTECTION WATER SUPPLIES**

*Section 507.5.1 is amended to read as follows:*

#### **Section 507.5.1 Where Required:**

Hydrants in areas zoned for one- or two-family dwellings shall be spaced no more than 350 feet apart. Hydrants in areas zoned multi-family, commercial, industrial, or mixed occupancy shall be spaced no farther than 300 feet apart. Spacing shall be measured as normal roadway travel between hydrants on an adjacent, all weather, public road. All hydrants shall be located within sixteen (16) feet of the paved portion of an all-weather public roadway with a minimum setback from curbs or edges of pavement. Variances may be required at the discretion of the Board of Trustees. No hydrant should be located closer than fifty (50) feet from any existing or anticipated exposing structure in commercial and manufacturing areas. Exceptions 1 and 2 are deleted.



Section 507.5.1.2 is added to read as follows:

**Section 507.5.1.2:**

Additional fire hydrants shall be located within 75 to 100 feet of any Fire Department Connection (FDC).

Section 507.5.1.3 is added to read as follows:

**Section 507.5.1.3:**

Hydrants shall be of the type adopted by the municipality as standard or an equal acceptable to the Plainfield Fire Protection District and the municipality.

Hydrants shall have two 2-½ inch hose connections and one 4-½ inch steamer connection. Hydrants shall be installed with the top of the hydrant no more than 4 feet above finished grade. The center of the lowest outlet shall be not less than 18 inches above finished grade.

**CHAPTER 5 – Section 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE**

Section 510.1.4 is added to read as follows:

**Section 510.1.4. Preliminary Survey:**

For buildings over 100,000 square feet a preliminary survey of Emergency Responder Communication signal levels shall be conducted prior to enclosure of the structure. The report and a design intent shall be submitted for review to the local fire official.

Section 510.5.4.9 is added to read as follows

**Section 510.5.4.9 Witnessing of Testing:**

Emergency Responder Communication System initial acceptance testing shall be witnessed by the local fire official unless otherwise approved.

Section 510.5.4.9 is added to read as follows

**Section 510.5.4.9 Witnessing of Testing:**

Emergency Responder Communication System testing shall be conducted annually or whenever there has been a significant change to the building. All testing shall be witnessed by the local fire official unless otherwise approved.

Section 510.5.4.9 is added to read as follows

**Section 510.4.2.2 is added to read as follows:**

Testing criteria will include a quantitative coverage test based on bit error rate of less than 3% and an RSSI signal strength testing of -95db or better. This includes the passing of a DAQ test as well. All quantitative, signal strength, and DAQ testing will be witnessed by the local fire official unless otherwise approved.

## **CHAPTER 6 – BUILDING SERVICES AND SYSTEMS**

*Section 604.8 is added to read as follows:*

### **Section 604.8 Elevator car requirements:**

Elevator cars are to accommodate the ambulance stretcher. In buildings two stories in height or more, at least one elevator shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoist way doorframe. The inside hand rail shall be set at the maximum thirty-six (36) inch height allowed under ADA standards to better accommodate the stretcher. The cab size is to be a minimum 5' x 7' platform and minimum 2500 lb capacity with a 42" side slide door.

## **CHAPTER 9 – FIRE PROTECTION SYSTEMS**

### **SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS**

*Section 903.2.1.1 Group A-1 Item Number 1 is amended to state:*

#### **903.2.1.1 Group A-1 Item Number 1:**

The fire area exceeds 2,000 square feet.

*Section 903.2.1.2 Group A-2 Item Number 1 is amended to state:*

#### **903.2.1.2 Group A-2 Item Number 1:**

The fire area exceeds 2,000 square feet.

*Section 903.2.1.3 Group A-3 Item Number 1 is amended to state:*

#### **903.2.1.3 Group A-3 Item Number 1:**

The fire area exceeds 2,000 square feet.

*Section 903.2.1.4 Group A-4 Item Number 1 is amended to state:*

#### **903.2.1.4 Group A-4 Item Number 1:**

The fire area exceeds 2,000 square feet.

*Section 903.2.13 is added to read as follows*

#### **903.2.13 Vanilla Box Warehouse.**

Buildings that contain Storage Occupancies with an unknown use (a shell building being built with an unknown tenant) and equipped with a fire sprinkler system shall be designed to accommodate the storage of high piled Group A plastics.

Section 903.2.3 Group E Item Number 1 is amended to state:

**903.2.3 Group E Item Number 1:**

The *fire area* exceeds 2,000 square feet.

Section 903.2.4 Group F-1 Item Number 1 is amended to state:

**903.2.4 Group F-1 Item Number 1:**

The *fire area* exceeds 2,000 square feet.

Section 903.2.4 Group F-1 Item Number 3 is amended to state:

**903.2.4 Group F-1 Item Number 3:**

Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 2,000 square feet.

Section 903.2.4.1 is amended to state:

**Section 903.2.4.1 Woodworking Operations:**

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,000 square feet in area that generate finely divided combustible waste or use finely divided combustible materials.

Section 903.2.4.3 is amended to state:

**Section 903.2.4.3 Upholstered Furniture or Mattresses:**

An *automatic sprinkler system* shall be provided throughout a Group F-1 *fire area* that exceeds 2,000 square feet used for the manufacture of upholstered furniture or mattresses.

Section 903.2.4.4 Group F-2 is added to read as follows:

**903.2.4.4 Group F-2:**

An automatic sprinkler system shall be provided in all Group F-2 occupancies where the fire area exceeds 2,000 square feet or the fire area is located more than three stories above grade.

Section 903.2.7 Group M Item Number 1 is amended to state:

**903.2.7 Group M Item Number 1:**

The *fire area* exceeds 2,000 square feet.

Section 903.2.6 Group M Item Number 3 is amended to state:

**903.2.7 Group M Item Number 3:**

The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 2,000 square feet.

Section 903.2.7.2 Group M Upholstered Furniture or Mattresses is amended to state:

An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Item Number 1 is amended to state:

**903.2.9 Group S-1 Item Number 1:**

The Group S-1 fire area exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Item Number 3 is amended to state:

**903.2.9 Group S-1 Item Number 3:**

The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Item Number 4 is amended to state:

**903.2.9 Group S-1 Item Number 4:**

A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 2,000 square feet.

Section 903.2.9.1 Item Number 1 is amended to state:

**903.2.9.1 Repair Garages Item Number 1:**

Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 2,000 square feet.

Section 903.2.9.1 Item Number 2 is amended to state:

**903.2.9.1 Repair Garages Item Number 2:**

Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 2,000 square feet.

Section 903.2.9.1 Item Number 4 is amended to state:

**903.2.9.1 Repair Garages Item Number 4:**

A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 2,000 square feet.

903.2.9.4 Group S-1 Upholstered Furniture and Mattresses is amended to state:

An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,000 square feet.

Section 903.2.10 Group S-2 Parking Garages Item Number 1 is amended to read as follows:

**903.2.10 Group S-2 Parking Garages Item Number 1:**

Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 2,000 square feet.

Section 903.2.10 Group S-2 Parking Garages Item Number 3 is amended to read as follows:

**Section 903.2.10 Group S-2 Parking Garages Item Number 3:**

Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 2,000 square feet.

Section 903.2.10.1 Commercial Parking Garages is amended to read as follows:

**Section 903.2.10.1 Commercial Parking Garages:**

An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 2,000 square feet.

Section 903.2.11.7 Group B is added to read as follows:

**Section 903.2.11.7 Group B:**

An automatic sprinkler system shall be provided throughout buildings used for Group B where the fire area exceeds 2,000 square feet.

Section 903.3.1.2.3 is amended to read as follows:

**Section 903.3.1.2.3 Item Number 3 is amended as follows:**

Where located in a building of Type III or Type IV construction designed in accordance with Section 510.2 or 510.4 of the *International Building Code*, attics not required by Item 1 to have sprinklers shall comply with one of the following if the roof assembly is located more than three stories in height from the lowest level of fire department vehicle access needed to meet the provisions in Section 503:

- 3.1. Provide *automatic sprinkler system* protection.
- 3.2. Construct the attic using noncombustible materials.
- 3.3. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the *International Building Code*.
- 3.4. Fill the attic with noncombustible insulation.

The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance. For the purpose of this measurement, required fire vehicle access roads shall include only those roads that are necessary for compliance with Section 503.

**Section 903.3.1.2.3 Item Number 3.5 is added to read as follows:**

Sprinkler protection shall be provided for attics where the building is of Type V construction.

**Section 903.3.1.2.3 Item Number 4.6 is added to read as follows:**

Sprinkler protection shall be provided for attics where the building is of Type V construction.

Section 903.3.1.2 Item Number 4 is added to read as follows:

**Section 903.3.1.2 Item Number 4:**

In the downtown Plainfield area zoned as the "Business Transition District," (BTD) residential structures that are required to install fire sprinkler protection due to a change to commercial use or a commercial use renovation in accordance with Section 903.6.1 shall be allowed to install an NFPA 13R sprinkler system to meet the fire sprinkler requirement.

## **SECTION 905- STANDPIPE SYSTEMS**

Section 905.3.1 is to read as follows:

Class I standpipe systems shall be installed throughout new constructed buildings two (2) stories in height or more above or below the level of the fire district vehicle access.

Section 905.3.9 is to read as follows:

**Storage and Factory Occupancies.** In Storage and Factory occupancies whose total area exceed 50,000 square feet, shall be provided with a Class I standpipe system.

Section 905.12 is to read as follows:

**Standpipe Identification.** Standpipe hose valves shall be marked and identified except hose valves located on the exterior wall in accordance with the Plainfield Fire District Standpipe Marking and Identification Policy present in **Exhibit B**.

## **SECTION 906- PORTABLE FIRE EXTINGUISHERS**

Section 906.11 is added to read as follows:

**Fire Extinguisher Identification.** Fire extinguishers shall be marked and identified in accordance with the Plainfield Fire District Fire Extinguisher Marking and Identification Policy present in **Exhibit B**.

## SECTION 907- FIRE ALARM AND DETECTION SYSTEMS

Section 907.2.1 Group A is amended to read as follows:

**Section 907.2.1 Group A:**

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group A occupancies.

Section 907.2.2 Group B is amended to read as follows:

**907.2.2 Group B:**

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group B occupancies.

Section 907.2.4 Group F is amended to read as follows:

**907.2.4 Group F:**

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group F occupancies.

Section 907.2.5 Group H is amended to read as follows:

**907.2.5 Group H:**

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group H occupancies and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63 respectively.

Section 907.2.7 Group M is amended to read as follows:

**907.2.7 Group M:**

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group M occupancies.

Section 907.2.8 Group R-1 is amended to read as follows:

**907.2.8 Group R-1:**

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group R-1 occupancies.

Section 907.2.9 Group R-2 is amended to read as follows:

**907.2.9 Group R-2:**

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group R-2 occupancies.

Section 907.2.10 Group S is amended to read as follows:

**907.2.10 Group S:**

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group S occupancies.

Section 907.2.24 is amended to read as follows:

**Attic Heat Detection.** Multi-story buildings (two stories or less) with combustible construction attics that do not require a fire sprinkler system in the attic space shall be provided with automatic heat detection via linear heat detection, spot detection, or other commercially listed fire detection equipment as approved by the local fire official.

## **Section 912 FIRE DEPARTMENT CONNECTIONS**

Section 912.8 Fire Department Connections is added to read as follows:

**Section 912.8 Fire Department Connections:**

The fire department connection shall be a five-inch storz with a 30-degree elbow. A fire hydrant shall be located within 75 to 100 feet of the fire department connection.

Section 1103.5.3 Group I-2, Condition 2 is amended to read as follows:

**Section 1103.5.3 Group I-2, Condition 2:**

In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed as established by the adopting ordinance of December 31, 2022.

Section 1103.5.6 Sprinkler Systems is added to read as follows:

**Section 1103.5.6 Sprinkler Systems:**

Existing buildings or structures that have more than 50% of the fire area remodeled/rehabbed, or have a change in use, shall provide fire sprinkler protection as required by other Sections of this Ordinance and the Fire Code. Remodeling conducted in stages or phases will be considered one overall project for the determination of 50%.

Section 1103.7.8 Fire Alarm Systems is added to read as follows:

**Section 1103.5.6 Fire Alarm Systems:**

Existing buildings or structures that have more than 50% of the fire area remodeled/rehabbed, or have a change in use, shall provide a fire alarm system as required by other Sections of this Ordinance and the Fire Code. Remodeling conducted in stages or phases will be considered one overall project for the determination of 50%.



**315.8 Storage of lithium metal or lithium-ion Batteries.**

Areas associated with the collection or storage of lithium metal or lithium-ion batteries shall comply with this chapter.

**Exceptions:** The following areas shall be exempt from the requirements of this chapter:

1. Areas within a facility that are operated in accordance with procedures that provide for the state of charge of the lithium metal or lithium-ion batteries to be 30 (40) percent or less. Procedures and test reports documenting how the 30 (40) percent or less state of charge is established and how fire protection levels are determined shall be provided to the fire code official for review and approval
2. Areas where fire and fault condition testing conducted or witnessed and reported by an approved testing laboratory is provided showing that a fire involving the batteries in storage will be limited to the design area of an automatic sprinkler system installed in accordance with NFPA 13 and will not adversely impact occupant egress from the building or adversely impact adjacent stored materials or the building structure.
3. Batteries in original retail packaging that are rated at 300 watt-hours or less for lithium-ion batteries or contain 25 grams or less of lithium metal for lithium metal batteries.

**315.8.1 Collection.** All areas located indoors in any occupancy where used lithium metal or lithium-ion batteries are collected from employees or the public shall be provided with open-top noncombustible containers or containers designed to preclude the release of contents resulting from battery thermal runaway or containers approved for battery collection activities.

1. Containers shall not exceed 1 ft<sup>3</sup> (0.03 m<sup>3</sup>) in size. (Or 55 gallons (113.6 L))
2. Containers shall have a minimum of 3 ft (0.9 m) of open space from other battery collection containers and combustible materials and shall be located a minimum of 5 ft (1.5 m) from exits from the room, space, or building.
3. Where combustible materials are located within the space between collection containers, the containers shall be spaced a minimum 10 ft (3 m) apart.

**315.8.2 Collection and Storage Locations.**

Batteries collected or stored other than those in collection containers complying with Section 315.8.1 shall be stored in accordance with one or more of the following methods provided for in accordance with one or more of the following

methods. Battery terminals shall be protected either through battery design methods or a protective packaging method to prevent short circuit of the battery.

1. In rooms or spaces separated from the remainder of the building areas by fire barriers with a 3-hour fire resistance rating and with horizontal assemblies with a 3-hour fire resistance rating constructed in accordance with the local building code. The room or space shall be protected by a radiant energy detection system installed in accordance with NFPA 72 and shall be protected by an automatic sprinkler system designed and installed in accordance with NFPA 13.

2. Batteries shall be permitted to be stored in approved prefabricated portable buildings or containers that are constructed with 3-hour fire resistance ratings and provided with radiant-energy detection system installed in accordance with NFPA 72 and an approved automatic fire suppression system installed in accordance with NFPA 13.

3. In metal drums storage containers with batteries separated from each other by vermiculite or other approved material packaged to prevent damage that could lead to a thermal event or in containers approved for battery collection and storage activities.

3.1. Each area containing such metal drums or approved containers shall not exceed 900 ft<sup>2</sup> (83.61 m<sup>2</sup>) in area and shall be separated from other battery storage areas by a minimum of 10 ft (3 m).

3.2. The collection and storage area shall be protected by a radiant-energy detection system installed in accordance with NFPA 72 and an approved automatic fire suppression system installed in accordance with NFPA 13.

4. In containers approved for use in transportation or approved by the *fire code official* that will prevent an event from propagating beyond the container.

4.1. Each area containing the approved transportation containers shall not exceed 900 ft<sup>2</sup> (83.61 m<sup>2</sup>) in area and shall be separated from other battery storage areas by a minimum of 10 ft (3 m).

4.2. The storage area shall be protected by a radiant energy detection system installed in accordance with NFPA 72 and an approved automatic fire suppression system installed in accordance with NFPA 13.

**315.8.3 Prevention and Mitigation** A plan that provides for the prevention of fire incidents and includes early detection mitigation measures shall be provided to the *fire code official* for review and approval. The owner is required to file the plan annually.

**315.8.4 Explosion Control.**

The potential for a deflagration involving the off gassing of flammable gases during a thermal runaway shall be analyzed and explosion protection shall be installed in accordance with Section 911 if the potential exists. A written hazard analysis prepared by a fire protection engineer shall be submitted to the *fire code official* for review and approval.

**315.8.5 Outdoor Storage Location.**

Outdoor storage locations for lithium metal or lithium-ion batteries shall comply with the following:

1. Individual pile sizes shall be limited to 900 ft<sup>2</sup> (83.61 m<sup>2</sup>) in area separated from other piles by 10 ft (3 m).
2. Batteries shall be stored in non-combustible containers or approved containers designed for storage of the batteries.
3. Piles located outdoors shall be separated by a minimum 20 ft (6.1 m) from the following exposures:
  - 3.1. Lot lines
  - 3.2. Public ways
  - 3.3. Buildings
  - 3.4. Other storage
  - 3.5. Hazardous materials
  - 3.6. Other exposure hazards

**Exception:** Clearances shall be permitted to be reduced to 3 ft (0.9 m) when a 3-hour freestanding fire barrier, suitable for exterior use, and extending 15 ft (4.57 m) 5 ft (1.5m) above and extending 15 ft (4.57 m) 5 ft (1.5m) beyond the physical boundary of the pile is provided to protect the exposure.

**315.8.5.1 Weather Protection.**

Where weather protection is provided for sheltering outdoor battery storage areas, such areas shall be considered outdoor storage where the weather protection structure complies with 1 through 3.

1. Walls shall not obstruct more than one side of the structure.

**Exception:** Walls shall be permitted to obstruct portions of multiple sides of the structure, provided that the obstructed area is not greater than 25 percent of the structure's perimeter.

2. The distance from the structure to buildings, lot lines, public ways or means of egress to a public way shall be not less than the distance required for an outside hazardous material storage or use area without weather protection.
3. The overhead structure shall be of approved noncombustible construction with a maximum area of 1,600 square feet (148.6 m<sup>2</sup>).

#### **1207.6.6 Thermal Runaway Detection System.**

**1207.6.6.1 When required.** A thermal runaway detection system shall be provided for lithium-ion battery storage systems with an energy capacity greater than 20 kWh.

**1207.6.6.2 Approvals.** Devices designed to detect the thermal runaway of a lithium-ion cell containing a flammable or combustible liquid shall be listed in accordance with UL 2075, Gas and Vapor Detectors and Sensors.

**1207.6.6.3 Performance.** The thermal runaway detector shall activate upon detection of gas vapors produced by flammable or combustible liquid in a lithium-ion cell at the start of a thermal runaway event. Upon detection of a thermal runaway event the detection system shall shutdown the ESS rack releasing flammable or combustible gas vapors and transmit a fire alarm signal. Detection of a thermal runaway event shall activate the mechanical ventilation when it is provided as method of explosion control.

Thermal runaway detectors shall operate independently of the ESS Energy Storage Management System.

**1207.6.6.4 Annunciation.** The thermal runaway detector shall be capable of identifying the ESS rack where thermal runaway occurred.

Chapter 80:

Notwithstanding anything in Chapter 80 to the contrary, this Code hereby references the latest edition of all NFPA standards available on the adoption date of this Fire Code Ordinance

**EXHIBIT B**

**PLAINFIELD FIRE PROTECTION DISTRICT  
FIRE PREVENTION CODE**

**STANDPIPE, FIRE EXTINGUISHER, AND DOOR MARKING POLICIES**

### **PLAINFIELD FIRE PROTECTION DISTRICT STANDPIPE MARKING SYSTEM**

Standpipe hose valves in warehouses and factories exceeding 50,000 square feet shall be marked as follows.

- Freestanding vertical columns where a fire department standpipe connection runs shall bear a 8-10' red strip, visible from all sides of the column. The stripe's height shall not be less than 10' from the base of the column and floor but not obscure any column or aisle identifiers. The stripe shall be of a contrasting color to the vertical column for easy identification.
- In aisles where fire department connections are installed on columns within racking, the aisle endcaps shall have a sign installed indicating "Standpipe" or "Fire Department Connection". Signage is subject to Fire District approval.
- Connections shall not be obstructed by product or racking. Discharges shall be positioned no more than 90 degrees but not less than 45 degrees to the floor. Valves shall be positioned with a minimum of 4 inches of clearance to accommodate a firefighter's gloved hand.

### **PLAINFIELD FIRE PROTECTION DISTRICT FIRE EXTINGUISHER MARKING SYSTEM**

Fire Extinguishers in warehouses and factories exceeding 50,000 square feet shall be marked as follows.

- Free-standing vertical columns where a fire extinguisher is hung shall bear a 24" red stripe, visible from all sides of the column. The stripe's height shall not be less than 10' from the base of the column and floor. The stripe shall be of a contrasting color to the vertical column for easy identification.

### **PLAINFIELD FIRE PROTECTION DISTRICT DOOR MARKING SYSTEM**

Exterior man doors, exits, and overhead doors shall be labeled on the interior and exterior of the door with reflective material and a minimum of 6 inches in height. The door marking shall be on both sides of the doors and shall be positioned no less than 12" below the top of the door; centered. The main entrance door can use a 4-inch number.

- Mandoor/exitdoor labeling – Will begin with #1 starting at the front door and going clockwise around the building.
- Overhead door labeling – Will begin with #001 starting with the overhead door closest to the front door and going clockwise around the building.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
October 9, 2024 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:02 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
David Guritz – Forest Preserve (Arrived at 9:13 a.m.)  
Brian Holdiman – PBZ Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department

Audience:

Peter Pasteris and Dan Kramer

**AGENDA**

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the agenda as presented.

With a voice vote of six (6) ayes, the motion carried.

**MINUTES**

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the September 3, 2024, meeting minutes and the October 1, 2024, gathering minutes.

With a voice vote of six (6) ayes, the motion carried.

**PETITIONS**

**Petition 24-28 Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust**

Mr. Asselmeier summarized the request.

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.
2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. 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.

8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1<sup>st</sup> through November 15<sup>th</sup> and the temporary tent can be erect from May 1<sup>st</sup> through November 15<sup>th</sup>.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still applicable for the operation.

Ordinance 2015-06 was provided.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15<sup>th</sup>. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8<sup>th</sup> to November 30<sup>th</sup> for the next operating season.

The Petitioners submitted the following amendments to the special use permit:

1. Increase the capacity of people to three hundred (300) (with a ten percent (10%) tolerance for a maximum three hundred thirty (330) people).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have event year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

The renderings of the building have not been finalized, but the maximum height of the building at its tallest point will be approximately thirty-five feet (35').

No other changes to the site or business operations were proposed.

The application materials and the proposed site plan were provided.

The lot size will be approximately fourteen (14) acres following the addition of the parcel to the west of the original special use permit.

The Future Land Use Map calls for this property to be Suburban Residential. Plainfield's Future Land Use Map calls for this property to be Countryside Residential.

Johnson Road is a Township Road classified as a Minor Collector.

Plainfield has a trail planned along Johnson Road.



There were no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Agricultural.

The adjacent properties are zoned A-1 and R-2.

The County's Future Land Use Map calls for the area to be Suburban Residential and Rural Residential. Plainfield Future Land Use Map calls for the area to be Countryside Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-2 in the County and R-1 PUD and Industrial inside Plainfield.

The A-1 SU to the west is for a seasonal festival.

EcoCat submitted on September 13, 2024, and consultation was terminated.

The NRI application was submitted as on September 16, 2024.

Na-Au-Say Township was emailed information on September 23, 2024.

The Plainfield Fire Protection District was emailed information on September 23, 2024.

The Village of Plainfield was emailed information on September 23, 2024.

The proposed Findings of Fact were 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 original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.

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 proposed amendments should not impact neighboring property owners. Restrictions are already in place regarding noise and public safety.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.

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 Zoning Board of Appeals. This is true.

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. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

Staff recommended approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A. Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:  
"A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time."
3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:  
"Event may be held year-round."
5. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and effective.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Holdiman asked where the thirty-five foot (35') maximum building height originate. Mr. Asselmeier said that figure was included on one (1) of the draft renderings of the building. Dan Kramer, Attorney for the Petitioner, said the main building would be thirty-five feet (35'), but the Petitioner planned to add spires which would be taller. The consensus of the ZPAC was not to include a maximum building height restriction in the special use permit.

Peter Pasteris, Petitioner, stated that they received one (1) or two (2) requests per year for weddings with three hundred guests (300) and rarely that many people show up for the event. However, the facility is large enough to accommodate events with that many attendees without anyone feeling cramped.

Mr. Kramer discussed the location of the septic system; it would be located away from the horse pasture.

Mr. Kramer will send Mr. Asselmeier the date of the Na-Au-Say Township Board meeting.

Mr. Kramer discussed the movable sign in a hay field; no sign would be by the road. Mr. Pasteris will send Mr. Asselmeier a picture of the sign and the dimensions of the sign. Information about the sign will be included in the special use permit in addition to the condition allowing them to ask for a permanent sign in the future.

Chairman Wormley requested that the wait staff be excluded in the count of person allowed on the premises. Discussion occurred about the Plainfield Fire Protection District determining maximum occupancy based on the design of the building. Discussion also occurred about knowing a maximum number of people for the purposes of designing the septic system and assigning well classification.

Mr. Guritz arrived at this time (9:13 a.m.).

Mr. Holdiman made a motion, seconded by Mr. Guritz, to recommend approval of the major amendment to the special use permit with the conditions proposed by Staff, incorporating the ten percent (10%) tolerance into the capacity count, and excluding the wait staff from the occupancy count.

The votes were follows:

Ayes (7): Asselmeier, Briganti, Guritz, Holdiman, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None  
Absent (3): Chismark, Klaas, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on October 23, 2024.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petitions 24-17 and 24-27 were approved by the County Board.

Mr. Asselmeier reported that Petition 24-23 was approved by the Millbrook Village Board.

**OLD BUSINESS/NEW BUSINESS**

**Recommendation on Fiscal Year 2024-2025 Meeting Calendar**

Mr. Guritz made a motion, seconded by Mr. Rybski, to recommend approval of the meeting calendar.

It was noted that most of the meetings in 2025 will be at the Historic Courthouse.

With a voice vote of seven (7) ayes, the motion carried.

The motion passed.

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Rybski made a motion, seconded by Mr. Guritz, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:20 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Director



**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
OCTOBER 9, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Dan Keenan		
Peter Posters Rehrer		

**From:** Na-Au-Say Township <naausaysupervisor@gmail.com>

**Sent:** Tuesday, October 22, 2024 10:11 AM

**To:** Brad Blocker <bblocker@currancontracting.com> Attachment 6

**Cc:** Real estate <[REDACTED]>; r\_wheeler03@hotmail.com; naausayroad@hughes.net; Daniel J. Kramer <[REDACTED]>

**Subject:** Re: Pasteris Special Use Amendment

Matt,

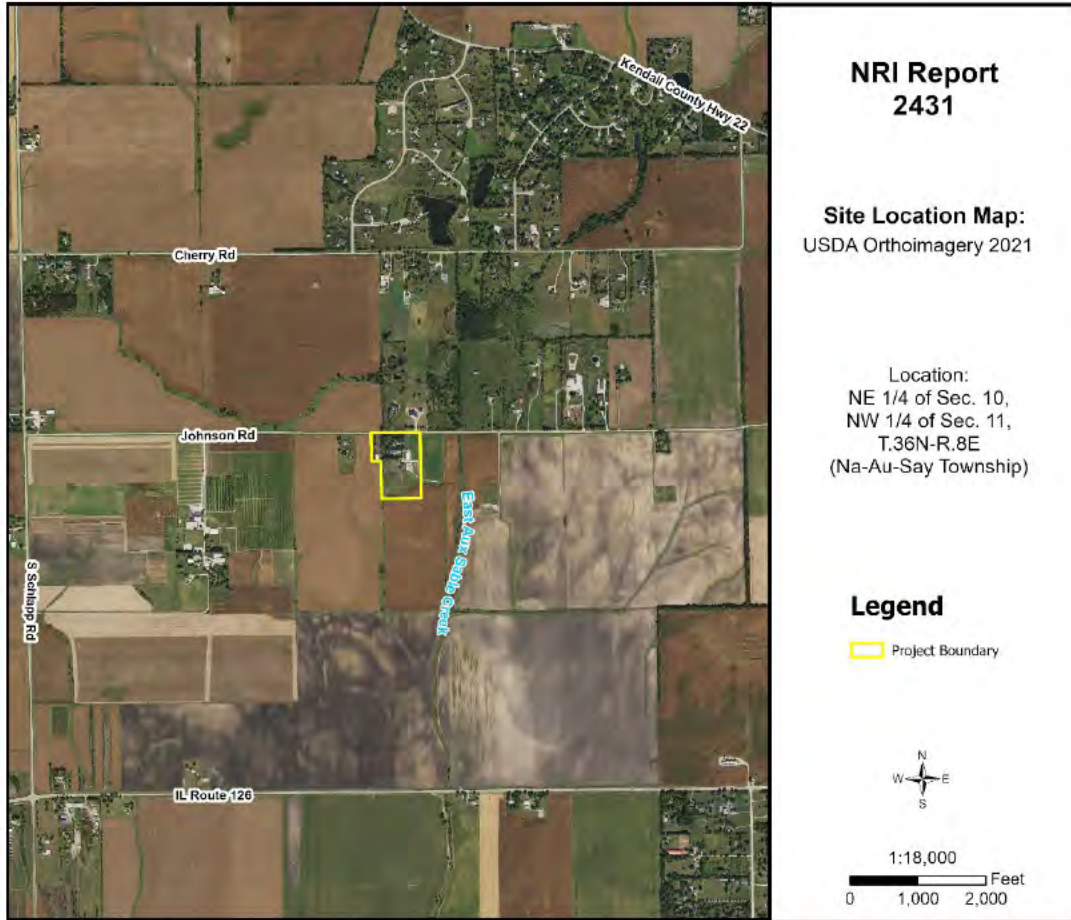
The Township met on this Petition at our meeting last night. There was some questions and after discussions there was a motion to give a favorable recommendation for amendment to the special use.

Vote was taken and motion passed.

Please feel free to contact me if any questions.

On Mon, Oct 7, 2024 at 3:21 PM Brad Blocker <bblocker@currancontracting.com> wrote:

# NATURAL RESOURCES INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2431



Oct. 2024      Petitioner: Peter & Laurie Jo Pasteris  
Contact: Attorney Daniel J. Kramer

Prepared By:



7775A Route 47  
Yorkville, Illinois 60560  
Phone: (630) 553-5821 x3  
Fax: (630) 553-7442  
[www.kendallswcd.org](http://www.kendallswcd.org)

---

## **TABLE OF CONTENTS**

---

EXECUTIVE SUMMARY .....	3
NATURAL RESOURCE CONSIDERATIONS.....	2
SOIL INFORMATION .....	2
SOIL LIMITATIONS .....	5
KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA).....	10
WATERSHEDS & SUBWATERSHEDS.....	12
WETLANDS .....	13
FLOODPLAIN.....	14
TOPOGRAPHY.....	15
SEDIMENT AND EROSION CONTROL.....	15
STORMWATER POLLUTION .....	15
LAND USE FINDINGS.....	16

---

## **LIST OF FIGURES**

---

FIGURE 1: Soil Map .....	2
FIGURE 2: Soil Limitations .....	5
FIGURE 3A-3B: Map of Building Limitations .....	7-9
FIGURE 4: Sub Watershed Map .....	12
FIGURE 5: Wetland Map .....	13
FIGURE 6: Flood Map .....	14
FIGURE 7: Topographic Map .....	15

---

## **LIST OF TABLES**

---

TABLE 1: Soils Information .....	2
TABLE 2: Water Features .....	3
TABLE 3: Building Limitations .....	6
TABLE 4A: Land Evaluation Computation .....	10
TABLE 4B: Site Assessment Computation .....	11
TABLE 5: LESA Score Summary .....	11

---

## **EXECUTIVE SUMMARY**

---

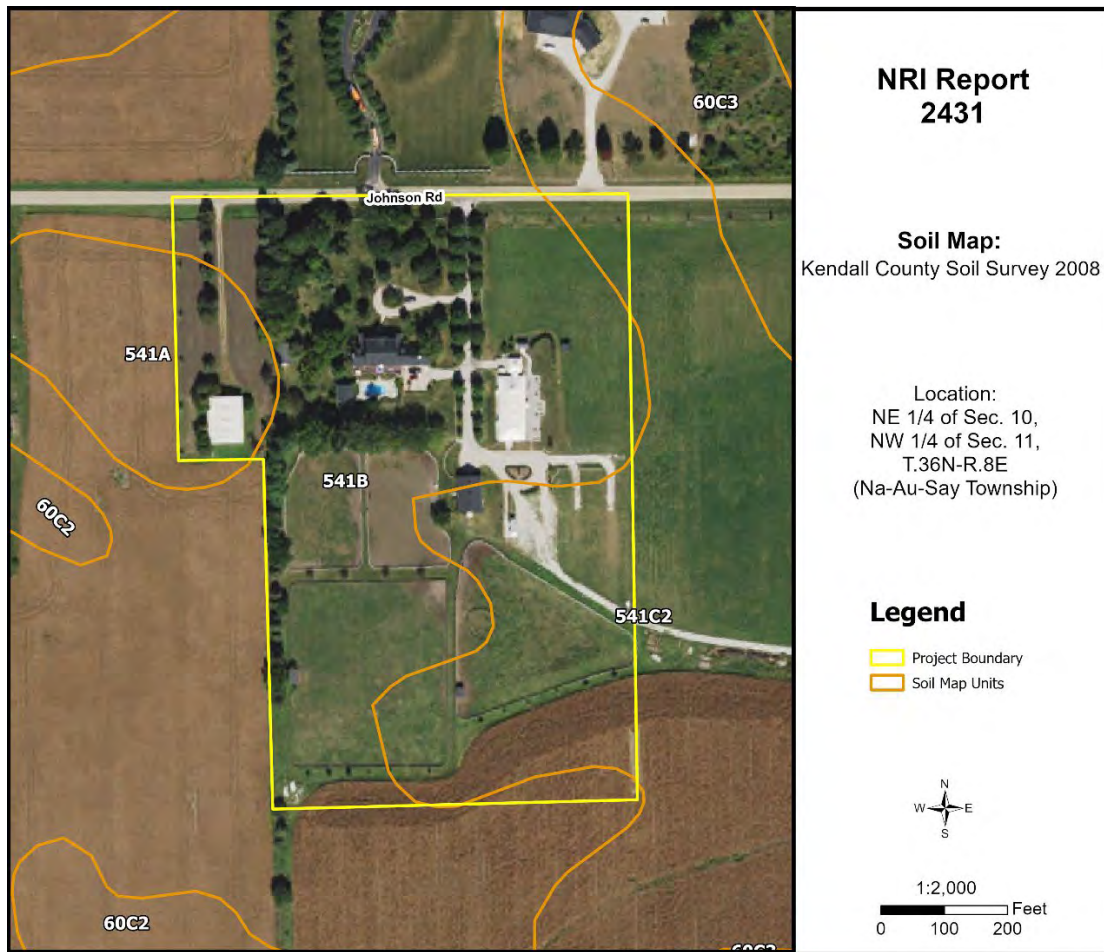
Natural Resources Information Report Number	#2431
Petitioner	Peter & Laurie Jo Pasteris
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Northeast ¼ of Section 10, Northwest ¼ of Section 11, Township 36 North, Range 8 East (Na-Au-Say Township) of the 3 <sup>rd</sup> Principal Meridian
Project or Subdivision Name	Northfork Farm Weddings Banquet Facility
Existing Zoning & Land Use	A-1 Agricultural District with a Special Use Permit; Wedding / Banquet Facility
Proposed Zoning & Land Use	Major Amendment to the A-1 Special Use; Same land use with the addition of a permanent banquet building & food preparation building
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	None indicated
Size of Site	(+/-) 14.1 acres
Land Evaluation Site Assessment Score	190 (Land Evaluation: 91; Site Assessment: 99)



**NATURAL RESOURCE CONSIDERATIONS**

**SOIL INFORMATION**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.



**Figure 1: Soil Map**

**Table 1: Soils Information**

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
541A	Graymont silt loam, 0-2% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	1.0	7.0%
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	9.2	65.6%
541C2	Graymont silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	3.9	27.4%

**Hydrologic Soil Groups** – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

**Hydric Soils** – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, all three are classified as non-hydric soil with hydric inclusions likely (541A Graymont silt loam, 541B Graymont silt loam, 541C2 Graymont silt loam).

**Prime Farmland** – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (541A Graymont silt loam and 541B Graymont silt loam), and one is designated as farmland of statewide importance (541C2 Graymont silt loam).

**Soil Water Features** – Table 2, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

**Table 2:** Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
541A	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	January – December Frequency: None	January – December Frequency: None
541B	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	January – December Frequency: None	January – December Frequency: None
541C2	C	Medium	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	January – December Frequency: None	January – December Frequency: None

**Surface Runoff** – Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.

**Months** – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

**Water Table** – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

**Ponding** – Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

**Flooding** – Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

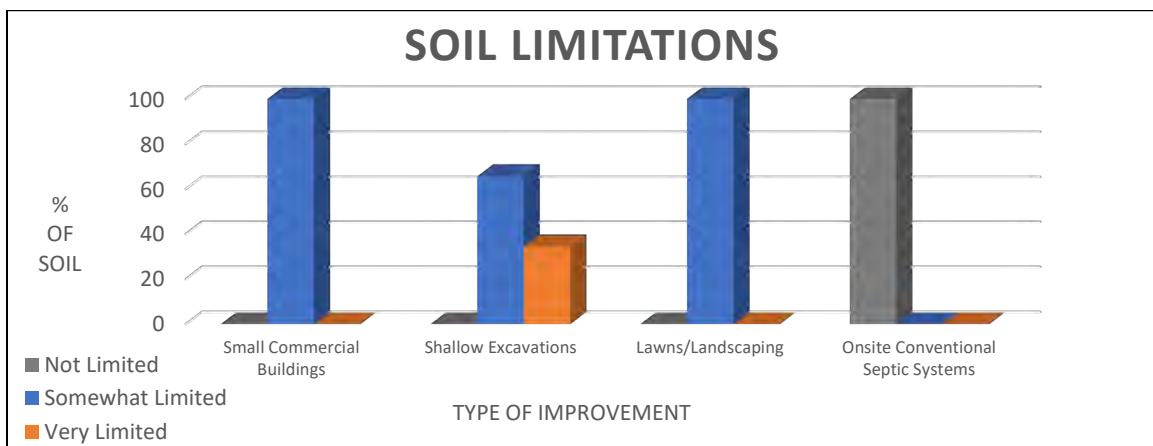
## SOIL LIMITATIONS

According to the USDA-NRCS, soil properties influence the development of sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- **Not Limited:** Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- **Somewhat Limited:** Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation; fair performance and moderate maintenance can be expected.
- **Very Limited:** Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Limitations are listed below for small commercial buildings, shallow excavations, lawns/landscaping, and septic systems. For septic systems, the soil factors considered for determining limitations include soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information, please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

Please note this information is based on soils in an undisturbed state as compiled in the USDA-NRCS 2008 Soil Survey of Kendall County, IL. This does not replace the need for site specific soil testing or results of onsite soil testing.



**Figure 2: Soil Limitations**

**Table 3:** Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Septic Systems	Acres	%
541A	<b>Somewhat Limited:</b> Shrink-swell Depth to saturated zone	<b>Very Limited:</b> Depth to saturated zone Dusty Unstable excavation walls Ponding Too clayey	<b>Somewhat Limited:</b> Dusty Depth to saturated zone	<b>Not Limited</b>	1.0	7.0%
541B	<b>Somewhat Limited:</b> Shrink-swell	<b>Somewhat Limited:</b> Depth to saturated zone Dusty Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Not Limited</b>	9.2	65.6%
541C2	<b>Somewhat Limited:</b> Slope Shrink-swell	<b>Very Limited:</b> Depth to saturated zone Dusty Unstable excavation walls Ponding	<b>Somewhat Limited:</b> Dusty	<b>Not Limited</b>	3.9	27.4%
<b>% Very Limited</b>	<b>0%</b>	<b>34.4%</b>	<b>0%</b>	<b>0%</b>		



Attachment 7, Page 9  
**Figure 3A: Map of Building Limitations -  
Small Commercial Buildings & Lawns / Landscaping**



Soil Map may not be valid at this scale.

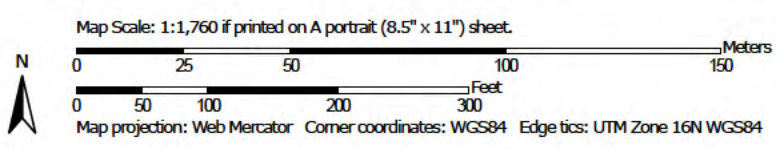
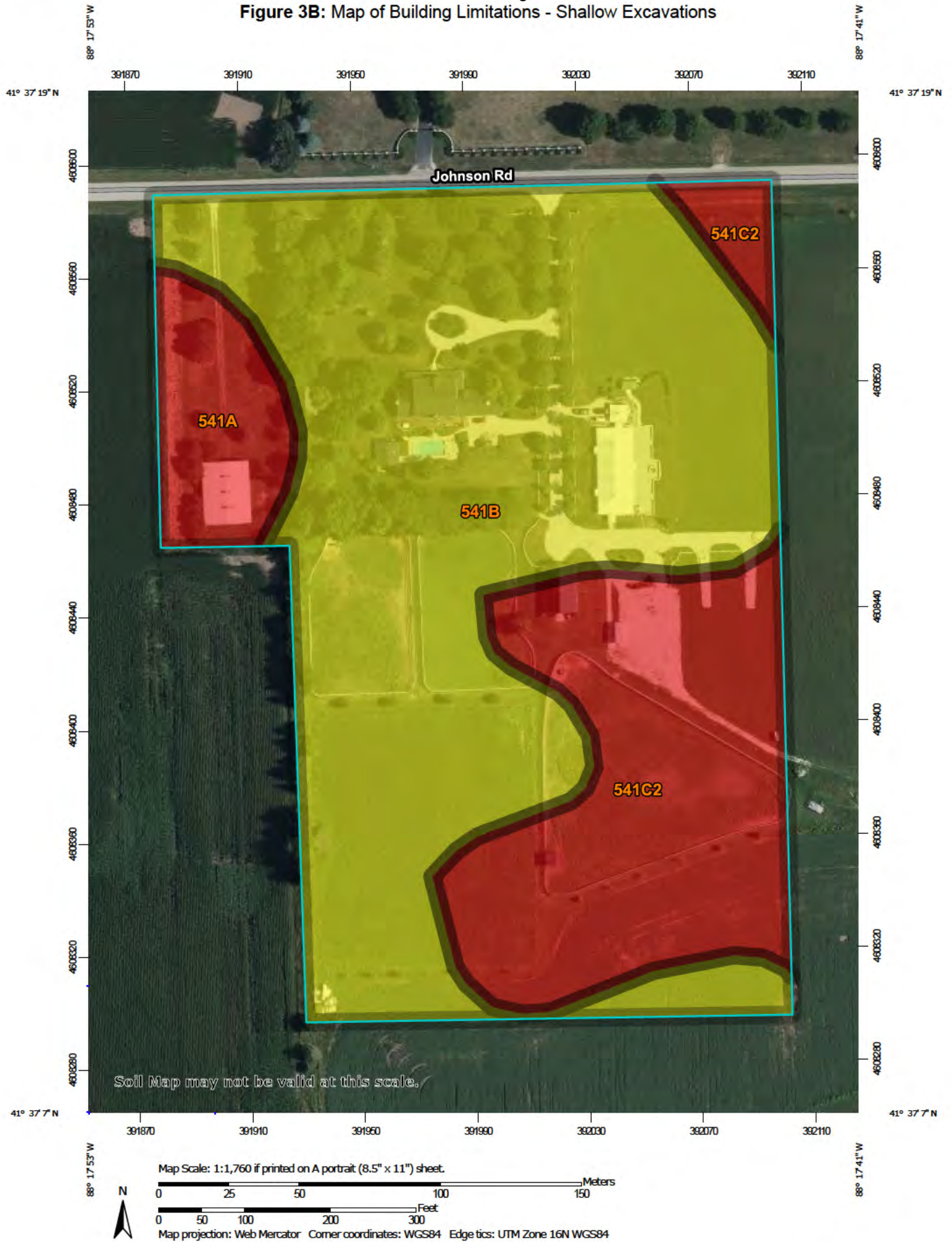


Figure 3B: Map of Building Limitations - Shallow Excavations





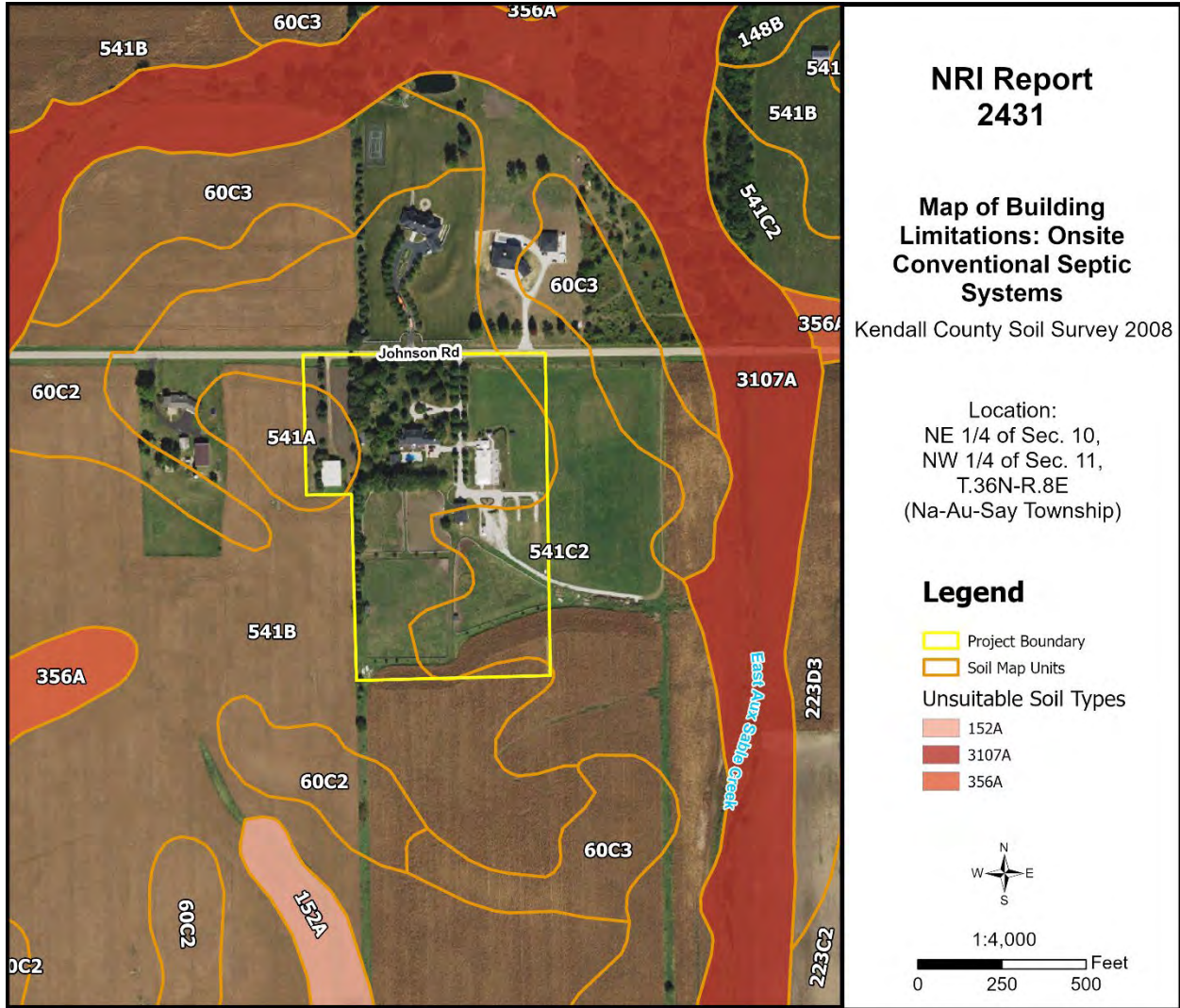


Figure 3C: Map of Building Limitations – Onsite Conventional Septic Systems



**KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)**

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation value accounts for 1/3 of the total score and is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.

**Table 4A:** Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
541A	2	94	1.0	94.0
541B	2	94	9.2	864.8
541C2	5	82	3.9	319.8
<b>Totals</b>			<b>14.1</b>	<b>1,278.6</b>
<b>LE Calculation</b>			(Product of relative value / Total Acres) 1,278.6 / 14.1 = 90.7	
<b>LE Score</b>			<b>LE = 91</b>	

\*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 91, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

**Table 4B:** Site Assessment Computation

<b>A.</b>	<b>Agricultural Land Uses</b>	<b>Points</b>
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
<b>B.</b>	<b>Compatibility / Impact on Uses</b>	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
<b>C.</b>	<b>Existence of Infrastructure</b>	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	8
	<b>Site Assessment Score:</b>	<b>99</b>

**Land Evaluation Value: 91 + Site Assessment Value: 99 = LESA Score: 190**

The table below shows the level of protection for the proposed project site based on the LESA Score.

**Table 5:** LESA Score Summary

<b>LESA SCORE</b>	<b>LEVEL OF PROTECTION</b>
<b>0-200</b>	<b>Low</b>
201-225	Medium
226-250	High
251-300	Very High

**The LESA Score for this site is 190 out of 300, which indicates a low level of protection for the proposed project site.** Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

## WATERSHEDS & SUBWATERSHEDS

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.

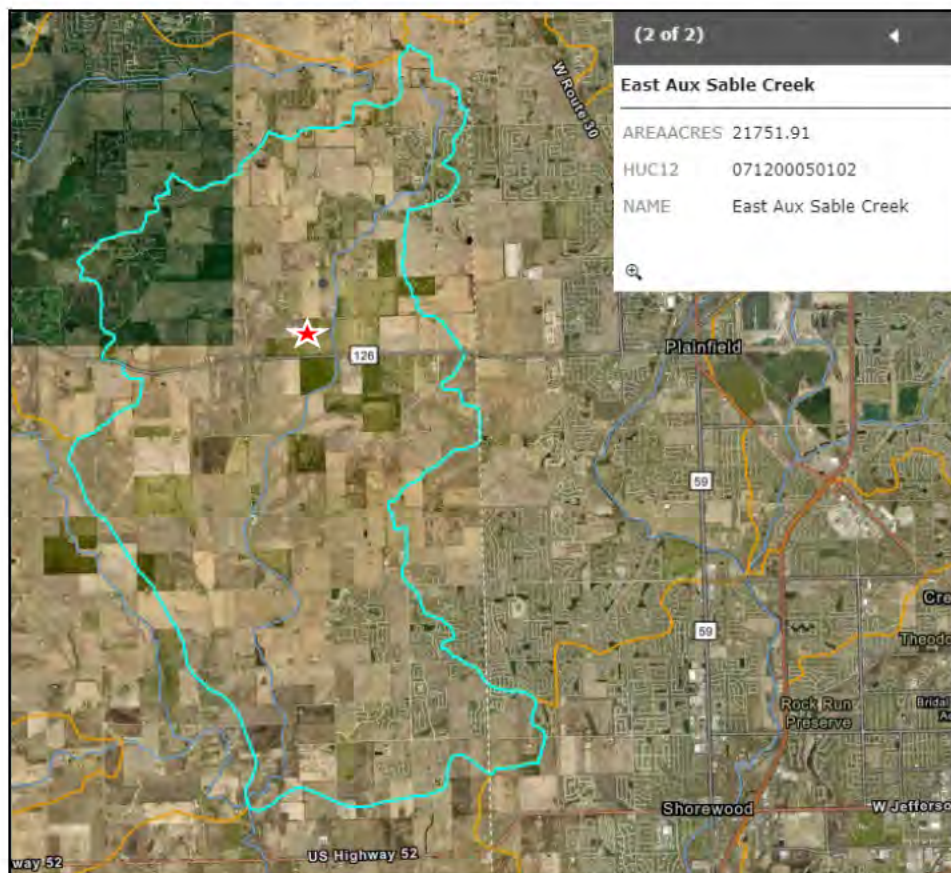


Figure 4: Sub Watershed Map

This site is located within the Upper Illinois River watershed and the East Aux Sable Creek sub watershed (HUC 12 – 071200050102). The sub watershed comprises approximately 21,752 acres covering parts of Plainfield, Oswego, Yorkville, and Minooka.



**WETLANDS**

The U.S. Fish & Wildlife Service’s National Wetland Inventory map indicates that mapped wetlands/waters are not present on the proposed project site. The East Aux Sable Creek, a tributary to the Illinois River, is a riverine waterway that is mapped approximately 875 feet to the north and 575 feet to the east of the site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

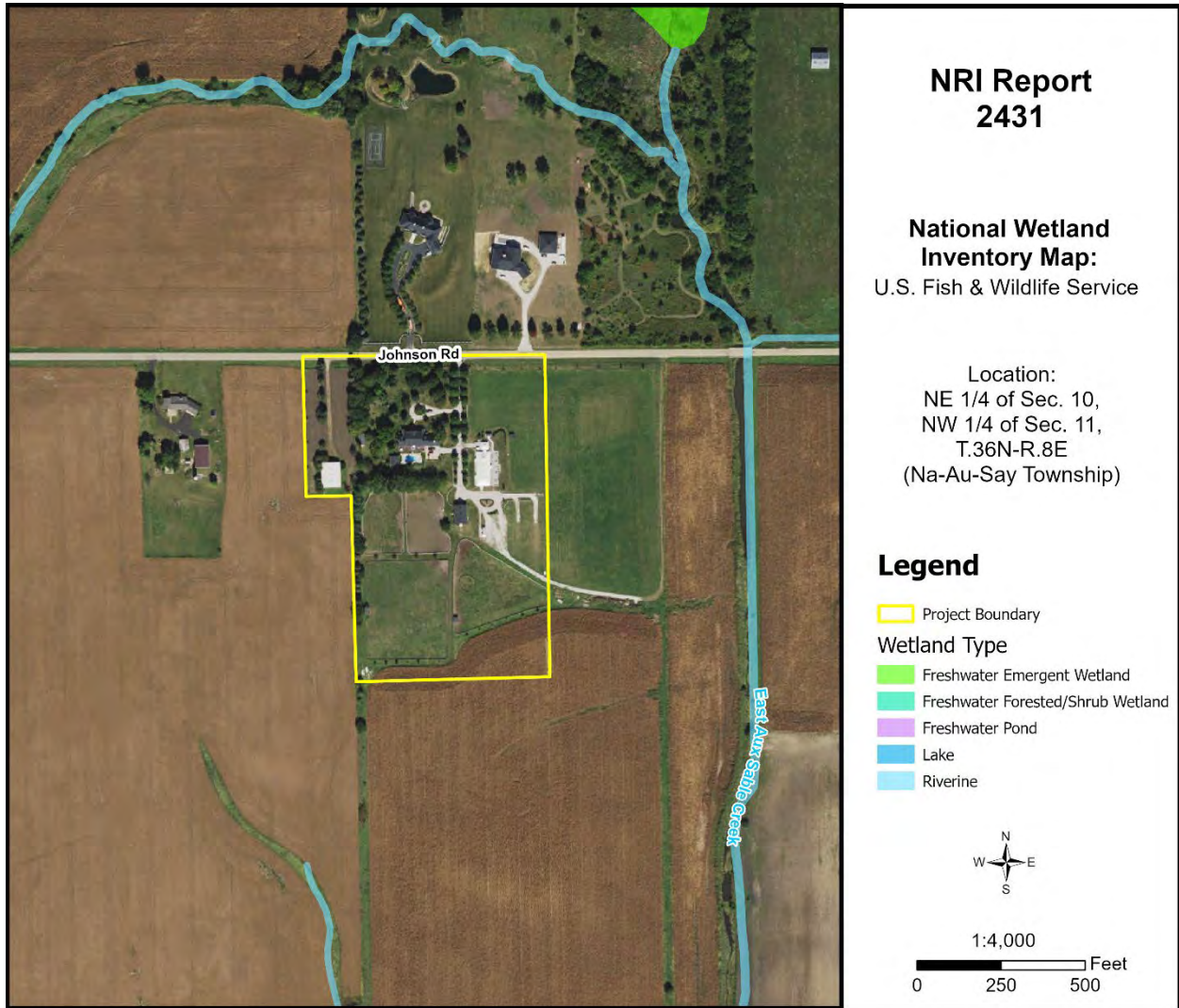


Figure 5: Wetland Map

**FLOODPLAIN**

The Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0135H (effective date 1/8/2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel does not appear to contain areas of floodplain or floodway. It is mapped as Zone X, an area of minimal flood hazard determined to be outside of the 0.2% annual chance flood.

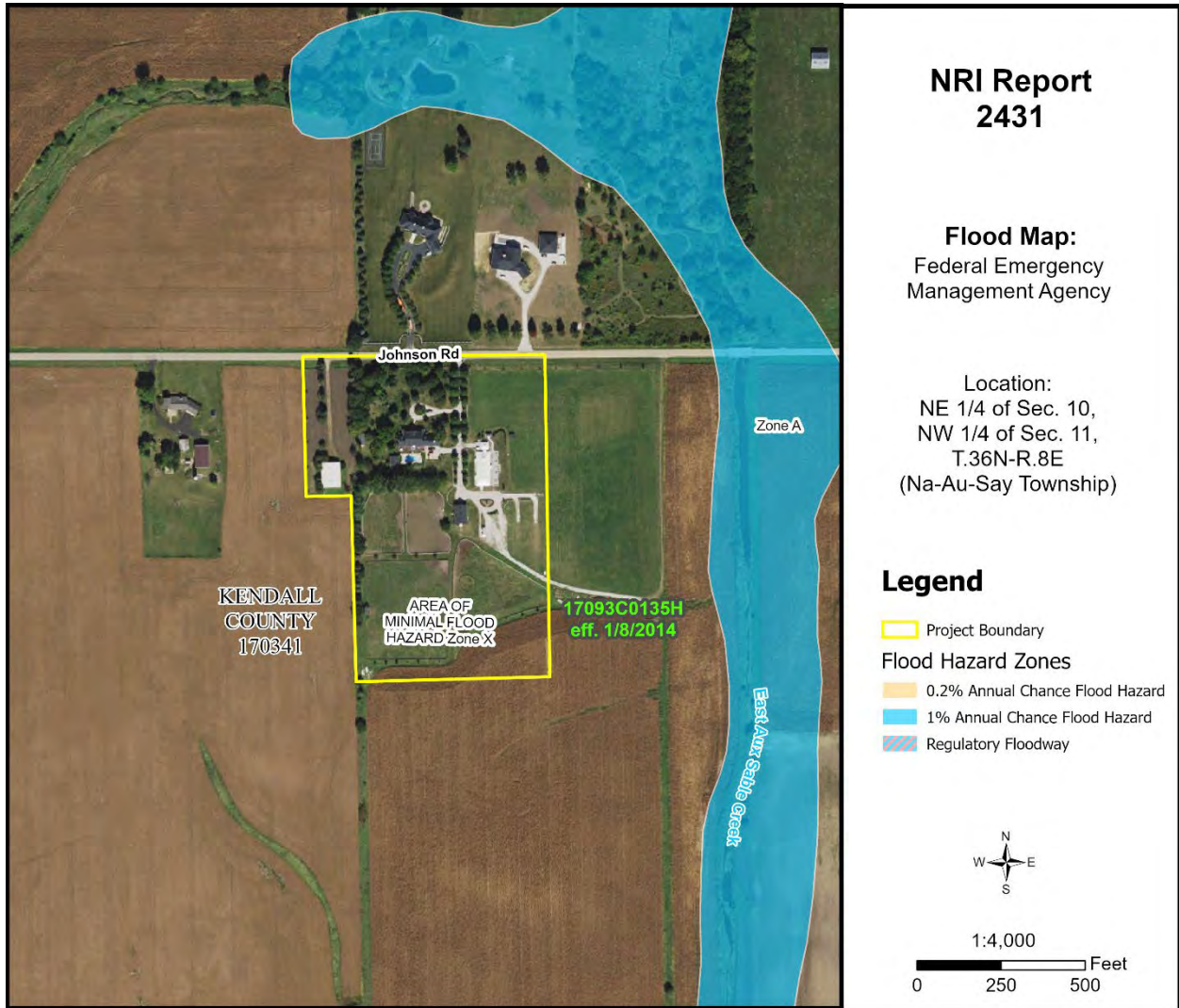


Figure 6: Flood Map



## TOPOGRAPHY

The parcel contains soils with slopes of 0-10% and is at an elevation of approximately 656'-676' above sea level. The highest point is near the northwest corner and the lowest point is near the southeast corner of the parcel.

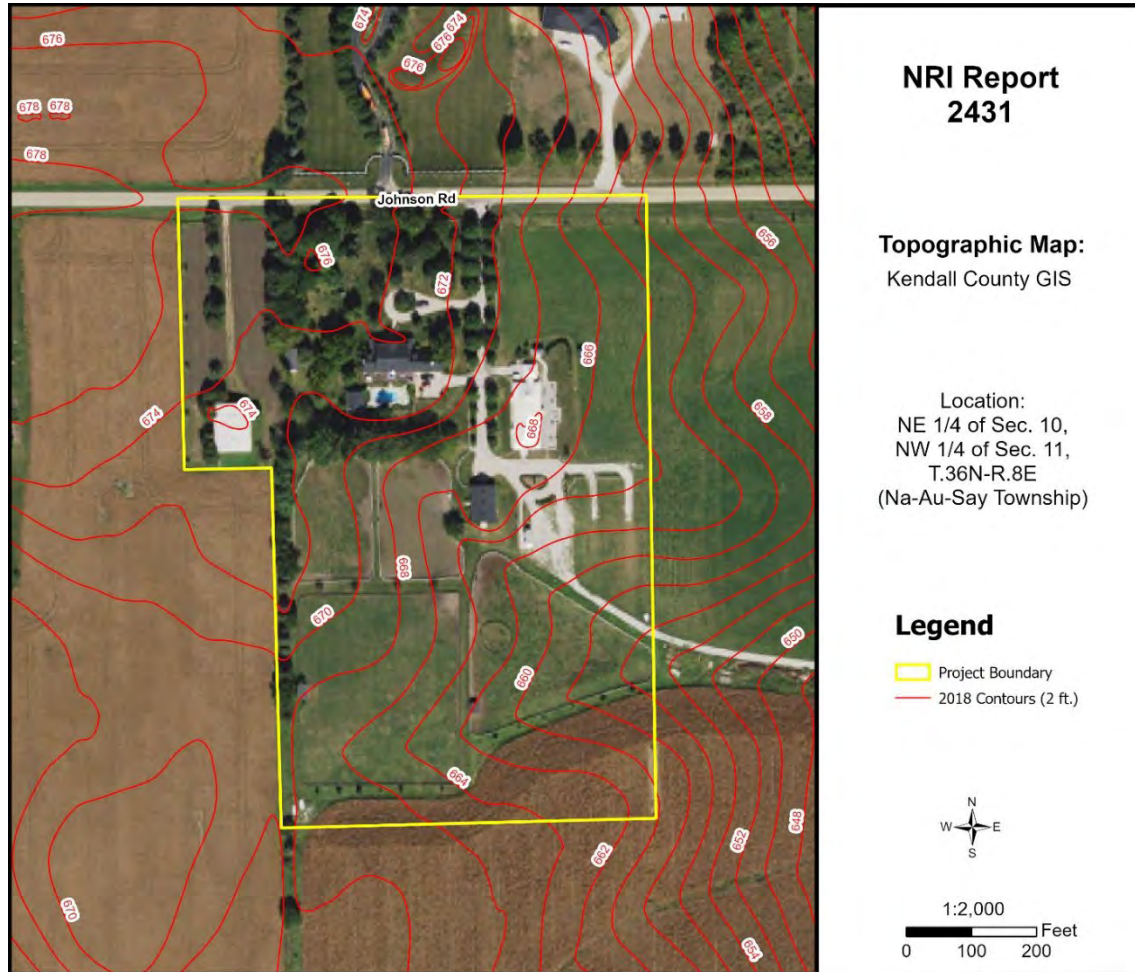


Figure 7: Topographic Map

## SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

## STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

**LAND USE FINDINGS**

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioners Peter & Laurie Jo Pasteris. The petitioners are requesting a major amendment to an A-1 Agricultural Special Use Permit from Kendall County for the addition of a permanent banquet building & food preparation building on the Northfork Farm Weddings property on three parcels (Parcel Index Numbers 06-11-100-008, 06-11-100-004, and 06-10-200-001). The permanent banquet building will replace an existing seasonal tent with a concrete pad. The site is in Section 10 of Na-Au-Say Township (T.36N – R.8E), Kendall County in the 3<sup>rd</sup> Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 72.6% are designated as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored a 91 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 190 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Soils found on the project site are rated for specific uses and can have potential limitations. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 34.4% are classified as very limited for supporting shallow excavations and 0% are classified as very limited for supporting small commercial buildings, lawns/landscaping, and onsite conventional septic systems. The soils are classified as somewhat limited or not limited for these uses. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and the East Aux Sable Creek sub watershed (HUC 12 – 071200050102). The sub watershed comprises approximately 21,752 acres covering parts of Plainfield, Oswego, Yorkville, and Minooka.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that a drainage tile survey be completed on the parcel to locate subsurface drainage tile. That survey should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the landowners take into full consideration the limitations of the site. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statues, Ch. 70, Par 405/22.02a).

  
SWCD Board Representative

10-24-24  
Date

Attachment 8, Page 1  
**KENDALL COUNTY**  
**REGIONAL PLANNING COMMISSION**

*Kendall County Office Building*  
*Rooms 209 and 210*  
*111 W. Fox Street, Yorkville, Illinois*

**Unapproved - Meeting Minutes of October 23, 2024 - 7:00 p.m.**

Chairman Bill Ashton called the meeting to order at 7:01 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Dan Kramer and Peter Pasteris

**PETITIONS**

**Petition 24-28 Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust**

Mr. Asselmeier summarized the request.

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.
2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. 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.

8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1<sup>st</sup> through November 15<sup>th</sup> and the temporary tent can be erect from May 1<sup>st</sup> through November 15<sup>th</sup>.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still applicable for the operation.

A copy of Ordinance 2015-06 was provided.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15<sup>th</sup>. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8<sup>th</sup> to November 30<sup>th</sup> for the next operating season.

The Petitioners submitted the following amendments to the special use permit which were revised at the October 9, 2024, ZPAC meeting:

1. Increase the capacity of people to three hundred (300) with a ten percent (10%) tolerance for a maximum capacity of three hundred thirty (330) people. The wait staff would not be included in these numbers (Amended at ZPAC).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have events year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

To date, the renderings of the building have not been finalized, but the maximum height of the building at its tallest point will be approximately thirty-five feet (35') with taller spires. No maximum height restriction is proposed for the special use permit.

No other changes to the site or business operations were proposed.

The application materials and proposed site plan were provided.

The lot size will be approximately fourteen (14) acres following the addition of the parcel to the west of the original special use permit.

The Future Land Use Map calls for this property to be Suburban Residential. Plainfield's Future Land Use Map calls for this property to be Countryside Residential.

Johnson Road is a Township Road classified as a Minor Collector.

Plainfield has a trail planned along Johnson Road.

There were no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Agricultural.

The adjacent properties are zoned A-1 and R-2.

The County's Future Land Use Map calls for the area to be Suburban Residential and Rural Residential. Plainfield Future Land Use Map calls for the area to be Countryside Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-2 in the County and R-1 PUD and Industrial inside Plainfield.

The A-1 SU to the west is for a seasonal festival.

EcoCat submitted on September 13, 2024, and consultation was terminated.

The NRI application was submitted as on September 16, 2024. To date, the NRI was not completed, but the preliminary LESA Score was 190 indicating a low level of protection.

Na-Au-Say Township was emailed information on September 23, 2024. The Na-Au-Say Township Board reviewed this proposal at their meeting on October 21, 2024, and Mr. Asselmeier read an email from Na-Au-Say Township Supervisor Brad Blocker stating that the Township had some questions about the proposal, but the Township Board approved a favorable recommendation.

The Plainfield Fire Protection District was emailed information on September 23, 2024. Prior to application submittal, the Plainfield Fire Protection District submitted an email outlining the District's sprinkler and alarm requirements. This email was provided.

The Village of Plainfield was emailed information on September 23, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on October 9, 2024. Discussion occurred regarding maximum building height; no restriction would be placed in the special use permit regarding building height. Discussion also occurred regarding the location of the septic system; it would be away from the horse pasture. Discussion occurred regarding a movable sign; the Petitioners agreed to supply information about the sign and that information would be included in the special use permit. To date, no information has been submitted regarding the sign. The wait staff would not be included in the capacity count. ZPAC recommended approval of the proposal with the conditions proposed by Staff, adding the ten percent (10%) tolerance to the capacity, and

excluding wait staff from the capacity count by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The minutes of the meeting were provided.

The proposed Findings of Fact were 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 original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.

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 proposed amendments should not impact neighboring property owners. Restrictions are already in place regarding noise and public safety.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.

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 Zoning Board of Appeals. This is true.

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. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”

Staff recommended approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A. Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:

“A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time. Wait staff shall not be included in the capacity count.” **(Amended at ZPAC)**

3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:  
“Events may be held year-round.”
5. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and effective.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Dan Kramer, Attorney for the Petitioner, explained the history of the farm and business. The Petitioner rarely has requests for events with over three hundred (300) attendees. The Petitioner also wants to be able to have events year-round. The majority of events are Friday and Saturday nights, with occasional Sunday events. Disc jockeys have to plug into the Petitioner’s sound system; this procedure is done to control noise. Many customers will get buses or carpool to the subject property for events which reduces the amount of traffic on nearby roads. Mr. Kramer also discussed Na-Au-Say Township being a dry township.

Member Wilson said the proposed building would curtail noise.

Member Wilson asked about the sprinkling requirements. Mr. Kramer said yes and explained the process related to fire suppression.

Member Wilson also favored having real bathrooms at the property. Discussion occurred regarding the bathroom trailers.

Member Hamman said that he attended an event at the property. He felt the venue was well run.

Mr. Kramer explained the steeples proposed for the building. Mr. Pasteris explained the design of the proposed barn, based on a barn from Lexington, Kentucky. The building will be steel with a concrete foundation with shiplap wood inside to absorb sound.

Mr. Kramer and Mr. Pasteris explained the proposed sign and the location of the proposed sign. The sign will be in the hay field setback from the road.

Member Landovitz requested clarification regarding noise complaints. Mr. Kramer said that one (1) individual was opposed to the special use permit and called in a couple noise complaints that were unfounded. This individual has moved. Mr. Pasteris said that disc jockeys have to plug into his sound system and drives around in golf cart with a decimeter to check for noise levels.

Member Landovitz asked about hours of operation. Mr. Pasteris said access to the property starts at 8:00 a.m. Events start at 4:00 p.m., except on Fridays when they start at 5:00 p.m. No song starts after 11:00 p.m. and guests are typically gone by 11:30 p.m. On Sundays, events are finished by 10:00 p.m.

Member Landovitz asked about parking given the request for an increase in capacity. Mr. Pasteris explained the parking situation and expressed no concerns regarding the existing parking area to handle the increase in numbers of attendees at events.

Member Landovitz asked about the septic system. Mr. Kramer explained the septic permit process and the location of the septic field. Mr. Pasteris explained the location of the septic tank and the firm that will do the work.

Member Wilson asked what the backup plan was if the Health Department does not grant a capacity of three hundred (300) with the septic system. Mr. Pasteris said the building was designed for more than three hundred (300) people. He did not foresee any problems related to the well, septic system, and water tank for fire suppression. The property does not have a full kitchen. Member Wormley noted that a commercial sized well would be necessary if events reached a certain threshold of attendees. The proposed special use permit amendment allows the Petitioner to have larger events, but the well and septic system will ultimately dictate how many people can be on the property.

Mr. Kramer explained the qualifications of local caterers.

Member Wilson made a motion, seconded by Member Bernacki, to recommend approval of the major amendment to the special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Wilson, and Wormley  
Nays (0): None  
Absent (1): Stewart  
Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on October 28, 2024.

Discussion occurred regarding making townships wet. Chairman Ashton explained how Lisbon and Seward Townships became wet. Discussion occurred regarding cannabis regulations.

#### **CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

#### **OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported that the application deadline for the December meeting is in the middle of November. Presently, there is a request for a special use permit for a commercial solar facility on Ament Road, text amendments related to road weight limits, window sign enforcement regulations, add parks to the list of permitted uses in the R-4, R-5, R-6, and R-7 zoning districts, changing the setback of pipelines from house, and the parking setback for A-1 zoned properties.

**ADJOURNMENT**

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:27 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM, Director

Enc.



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
OCTOBER 23, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Don Kram	