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**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
**AGENDA**

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Wednesday, April 24, 2019 – 7:00 p.m.

CALL TO ORDER

**ROLL CALL:** Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Bill Davis, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Benjamin Schroeder, John Shaw, Claire Wilson, and One Vacancy

APPROVAL OF AGENDA

APPROVAL OF MINUTES          Approval of Minutes from March 27, 2019 Meeting (Pages 2-8)

PETITIONS

1.            **19 – 11 – Mark Caldwell on Behalf of Dickson Valley Ministries (Pages 9-71)**  
Requests:    Major Amendment to a Special Use Permit Granted by Ordinance 2014-05 Permitting a Youth Camp and Retreat Center at Subject Property by Amending the Approved Site Plan  
PINs:        04-17-100-002, 04-17-300-002, and 04-17-300-007  
Location:    8250 Finnie Road, Fox Township  
Purpose:     Petitioner Desire to Amend the Approved Site Plan; Property is Zoned A-1
  
2.            **19 – 12 – Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis (Page 72)**  
Request:     Request for a Special Use Permit for a Banquet Center  
PIN:         04-29-300-010, 04-29-300-012, 04-30-400-007, 04-30-400-012, 04-30-400-013, 04-30-400-018, 04-30-400-019, 04-31-200-013, 04-32-100-006, and 04-32-100-008  
Location:    10978 Crimmin Road (Approximately 0.54 Miles South of the Intersection of Fox River Drive and Crimmin Road on the East Side of Crimmin Road), Fox Township  
Purpose:     Petitioners Wish to Operate a Banquet Center at the Subject Property. Property is Zoned A-1.
  
3.            **19 – 13 – Kendall County Regional Planning Commission (Pages 73-86)**  
Request:     Text Amendment to Sections 4.06 and 4.07 of the Kendall County Zoning Ordinance by Allowing Research and Development Related Home Occupations to be Conducted Outside of a Dwelling or Permitted Accessory Structure and Adding the Phrase “Unless Otherwise Permitted by Law” to the End of Section 4.06.f and Section 4.07.g  
Purpose:     Proposal Allows Research and Development Home Occupations to Occur Outside of Dwelling and Permitted Accessory Structures

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS

Consideration and Action to Amend or Withdraw Petition 19-09 Regarding a Request from the Kendall County Regional Planning Commission Pertaining to a Text Amendment Making Sheriff’s Office Shooting Ranges a Permitted Use in Oswego Township (Page 87-107)

OLD BUSINESS

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT    Next Meeting on Wednesday, May 22, 2019

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Meeting Minutes of March 27, 2019 - 7:00 p.m.**

Chairman Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Members Present:** Bill Ashton, Roger Bledsoe, Tom Casey, Bill Davis, Larry Nelson, Ruben Rodriguez, Benjamin Schroeder, and John Shaw

**Members Absent:** Claire Wilson

**Staff Present:** Matthew H. Asselmeier, Senior Planner, and Ruth Ann Sikes, Part Time Office Assistant (Zoning)

**In the Audience:** Dan Kramer, Chet Sergo, Mary Kay Sergo, Dan Huddleston, Mark Bassong, Jean Cook, Celia Bulper, Dorothy Flisk, Craig Zimmerman, Craig Krause, Brittany Krause, and Brad Blocker

**APPROVAL OF AGENDA**

Member Nelson made a motion, seconded by Member Bledsoe to approve the agenda with the change of moving Petition 19-08 ahead of Petition 19-07. With a voice vote of eight (8) ayes, the motion carried unanimously.

**APPROVAL OF MINUTES**

Member Bledsoe made a motion, seconded by Member Casey to approve the minutes of the February 27, 2019, meeting with a correction of adding “range” to after “gun” in the second paragraph under Approval to Initiate a Text Amendment for the Kendall County Sheriff’s shooting range. With a voice vote of eight (8) ayes, the motion carried unanimously.

**PETITIONS**

**18-24 Dorothy Flisk on Behalf of Skyfall Equestrian, LLC**

Mr. Asselmeier summarized the request.

The property is approximately eight point five (8.5) acres. The existing stable has twenty-six (26) horse stalls. The property has a total of sixteen (16) paddock areas and an “arena” area.

The Petitioner would like to demolish the accessory structures and construct an area for hay and straw and an additional twelve (12) stalls. The new barn will be constructed where the current brown barn is located, using the same footprint. The new barn will be ten feet to twelve feet (10’-12’) in height. The new barn will be a prefab construction type. The existing frame shed shall be located to the rear of the paddock area. The Petitioner would also like to construct a lounging arena north of the existing “arena” area.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

The Petitioner provided an EcoCat from 2005. Since no new building footprints are planned, an update EcoCat was not required.

The Petitioner applied for an NRI in February 2019 and the LESA Score was 167 indicating a low level of protection.

Revised information was sent to Little Rock Township Revised on February 21, 2019.

Revised information was sent to Bristol Township on February 21, 2019.

The City of Plano had no objections to the proposal.

Revised information was sent to the Bristol-Kendall Fire Protection District on February 21, 2019.

The Little Rock Fox Fire Protection District had no objections to the original proposal.

ZPAC recommended approval of the petition.

The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week. The manure area is sealed and graded with four (4) concrete blocks across the back and is four (4) rows high and three (3) rows deep. The Petitioner plans to install an opaque fence around the manure area.

Staff recommended approval subject to the following conditions:

1. All of the conditions contained in Ordinance 2012-22, except condition number 1 shall remain in effect.
2. Condition number 1 contained in Ordinance 2012-22 is hereby amended to read, "A maximum of thirty-six (36) horses are allowed to be housed in the stable."
3. The site shall be developed substantially in accordance with the attached site plan.
4. The owner(s) of the property shall secure applicable building permits prior to the construction of any structures on the property.
5. The owners(s) of the facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
6. Failure to comply with one or more of the above conditions or restrictions contained in this ordinance and Ordinance 2012-22 could result in the amendment or revocation of the special use permit.
7. If one or more of the conditions contained in this ordinance and Ordinance 2012-22 is declared invalid by a court of competent jurisdiction, the remaining conditions of both ordinances shall remain valid.

Dan Kramer gave a summary of the way the property was originally setup and that Dorothy Flisk owns the barn and six (6) other lots in the subdivision.

Chairman Ashton asked if the manure plan met the State requirements. Mr. Kramer stated there really are no requirements on manure, but they believe they do meet the expectations.

Member Schroeder expressed concerns about the removal of the urine waste and proximity to the creek. He is concerned that with the increase in horses, an increase in the amount of waste will occur. Mr. Kramer said the Health Department had no concerns about the waste.

Dan Huddleston, President of the HOA, spoke about the concerns of the members/neighbors. They are concerned about increased traffic, light pollution, noise, and manure. They are also concerned about the decreased value in their homes due to the fact of having a business in their backyard. Mark Bassong, Vice President of the HOA, agreed with everything Mr. Huddleston said.

Member Rodriguez asked if there was any talk about putting in a separate road to her barn. Mr. Huddleston said there is no way to install a new road.

Mr. Kramer said that request had nothing to do with the covenants of the HOA.

Jean Cook, Arlene Vankamper, and Mary Kay Sergo who board their horses at the stable spoke about how well maintained it is and how it enhanced the area.

Dorothy Flisk owner of the property answered questions about the disposal of urine and manure. She discussed the value and what kind of horses they board. Discussion occurred regarding her business operations, the number of vehicles using the road, and the number of employees at the business.

Member Nelson asked if they had thought about putting in Arborvites. Inadequate space exists for planting Arborvites near the paddock area.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of Petition 18-24 with the conditions proposed by Staff.

Yes (6): Ashton, Bledsoe, Davis, Nelson, Rodriguez, and Shaw  
No (2): Casey and Schroeder  
Absent (1): Wilson

The motion carried.

Petition 18-24 will go to the Zoning Board of Appeals on April 29, 2019.

**19-08 Daniel, Bruce, and Norma Van Deventer and Deborah Hull on Behalf of the Wilbur C. VanDeventer Trust (current Owner) and Diane and Craig Zimmerman (Prospective Buyer)**

Mr. Asselmeier summarized the request.

Craig Zimmerman, the prospective buyer, gave a summary that he wants to build a house/workshop on the property.

Craig and Brittany Krause expressed concerns of why did the property had to be rezoned from A1 to R1. Mr. Asselmeier stated it needs to be rezoned in order for them to build a house on it. Discussion also occurred regarding the address of the property.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of Petition 19-08.

Yes (8): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, Schroeder, and Shaw  
No (0): None  
Absent (1): Wilson

The motion carried.

Petition 19-08 will go to the Zoning Board of Appeals on April 1, 2019.

**19-07 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request. He explained enforcement issues in Boulder Hill and this proposal was the suggest way of resolving those issues.

Member Davis made a motion, seconded by Member Bledsoe, to recommend approval of Petition 19-07.

Yes (8): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, Schroeder, and Shaw  
No (0): None  
Absent (1): Wilson

The motion carried.

Petition 19-07 will go to the Zoning Board of Appeals on April 1, 2019.

**19-09 Kendall County Regional Planning Commission**

Mr. Asselmeier summarized the request.

Brad Blocker, Na-An-Say Township Supervisor, spoke about his issues which is the A1 outline reads to allow for the purposes best suited for agricultural purposes. He believes that taking it out of special use and turning it into a permitted use in this case it is pretty much a stretch to call that an Agricultural Use.

Members of the Commission gave Mr. Blocker a background on the proposal. No agricultural land is being taken out of use. It was noted that the proposal is for Oswego Township and the ordinance expires on December 31, 2024.

Member Nelson made a motion, seconded by Member Davis, to recommend approval of Petition 19-09.

Yes (9): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, Schroeder, and Shaw  
No (0): None  
Absent (1): Wilson

The motion carried.

Petition 19-09 will go to the Zoning Board of Appeals on April 1, 2019.

**OLD BUSINESS**

**Update on Petition 18-04 Request from Kendall County Regional Planning Commission for Changes to the Future Land Use Map for Properties Near Route 47 in Lisbon Township**

Mr. Asselmeier gave an Update. This proposal will go the Planning, Building and Zoning Committee in April.

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

**NEW BUSINESS**

**Approval to Initiate a Text Amendment to Section 4.06 and 4.07 of the Kendall County Zoning Ordinance by allowing Research and Development Related Home Occupations to be Conducted Outside of a Dwelling or Permitted Accessory Structure and Adding the Phrase “Unless Otherwise Permitted by Law” to the End of Section 4.06.f and Section 4.07.g**

Mr. Asselmeier summarized the request.

Mr. Nelson said this came out of a person wanting to do research on guns out of their home. Under current regulations he could not discharge a firearm outdoors as part of his business.

Member Rodriguez made a motion, seconded by Member Bledsoe, to approve initiating the text amendment.

- Yes (8): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, and Schroeder
- No (0): None
- Absent (1): Wilson
- Abstain (1): Shaw

The motion carried.

This petition will go to ZPAC on April 2, 2019.

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

None

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier announced there were three (3) new petitions coming next month.

Member Schroeder talked about the sprinkler issue at the planned banquet facility on Schlapp Road.

**ADJOURNMENT**

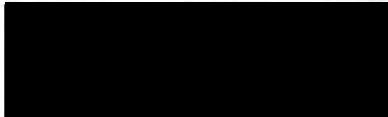


Member Rodriguez made a motion, seconded by Member Nelson, to adjourn. With a voice vote of eight (8) ayes, the motion passed unanimously. The Kendall County Regional Plan Commission meeting adjourned at 9:10 p.m.

Respectfully submitted by,  
Ruth Ann Sikes  
Part-Time Office Assistant (Zoning)

Encs.

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 27, 2019**

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

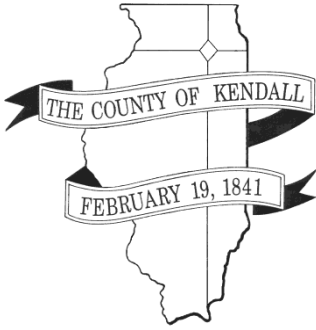
NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Dan Kramer	1107 W. S. Bridge II Yorkville, Ill 62380	
CHET SERGO		
Mary Kay Sergio		
		
Mark Bassong		
Janice		
Celia Bulger		
Dorothy Fish		

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 27, 2019**

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)
Craig Zimmerman		
Brittany Krause		
BRAD Blocker		





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-11**

**Mark Caldwell on Behalf of Dickson Valley Ministries  
Major Amendment to a Special Use Permit**

**INTRODUCTION**

Mark Caldwell, on behalf of Dickson Valley Ministries, is requesting a major amendment to their special use permit to repeal the site plan adopted by Ordinance 2014-05 and replace the site plan with the proposed site plan (See Attachment 2). The Petitioner desires the amendment in order to have a long-range plan for their facilities.

**SITE INFORMATION**

PETITIONER: Mark Caldwell on Behalf of Dickson Valley Ministries

ADDRESS: 8250 Finnie Road, Newark

LOCATION: North and South Sides of Finnie Road Approximately 0.8 Miles South of the Intersection of Finnie and Rogers Roads



TOWNSHIP: Fox

PARCEL #s: 04-17-100-002, 04-17-300-002, and 04-17-300-007

LOT SIZE: 160 +/- Acres

EXISTING LAND USE: Youth Camp

ZONING: A-1 with a Special Use Permit for Youth Camp and Retreat Center

LRMP:	Future Land Use	04-17-100-002: Agricultural 04-17-300-002: Open Space 04-17-300-007: Country Res. (Max. Density 0.33 du/acre)
	Roads	Finnie Road is considered a scenic route.
	Trails	None
	Floodplain/Wetlands	There are floodplains and wetlands on the property. None of the proposed development is occurring in the floodplain or wetlands.

REQUESTED ACTION: Approval of a major amendment to an existing special use permit by repealing and replacing the approved site plan.

APPLICABLE REGULATIONS: §7.01.C (A-1 Agricultural Special Uses)  
§13.08.O (Special Uses and Planned Developments; Major Amendments)

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Millbrook Hunting Club	A-1	Agricultural	A-1
South	Agricultural, Fox River, Forest Preserve	A-1	Rural Estate Residential and Forest Preserve	A-1
East	Single-Family Residential and Fox River	R-1	Countryside Residential and Forest Preserve	R-1 and Forest Preserve
West	Agricultural	A-1	Countryside Residential and Agricultural	A-1

An aerial of the property is included as Attachment 3.

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

- Dixon Valley Sedge Meadow INAI Site
- Fox River INAI Site
- Dickson Sedge Meadow Natural Heritage Landmark
- River Redhorse (*Moxostoma carinatum*)

Negative impacts to the above are considered unlikely and consultation was terminated. EcoCat related materials are included as Attachment 1, Pages 20-23.

**NATURAL RESOURCES INVENTORY**

The Petitioner submitted an application for NRI. The related documents are included as Attachment 1, Page 19. The NRI will be provided at the April 24, 2019, Kendall County Regional Planning Commission meeting.

**ACTION SUMMARY**

**FOX TOWNSHIP**

Fox Township submitted comments on April 16, 2019. The Township requested the following:

1. Any encroachment onto the Finnie Road right-of-way close than one hundred and twenty-six feet (126') be required to obtain a traditional variance.
2. Any permits required for storm water management must be procured prior to the issuance of any building permit.
3. Fox Township Board and the Fox Township Highway Department reserve the right to approve or disapprove any overhead walkway on Finnie Road.

The Township's comments are included as Attachment 19.

The Petitioner agreed with Fox Township's requests. The Petitioner shall submit a revised site plan deleting the three (3') foot encroachment in Addition 1.

#### **VILLAGE OF MILLBROOK**

Petition information was sent to the Village of Millbrook on March 26, 2019.

#### **SANDWICH FIRE PROTECTION DISTRICT**

Petition information was sent to the Sandwich Fire Protection District on March 26, 2019.

#### **ZPAC**

ZPAC met on this proposal on April 2, 2019. The Petitioner stated that the project number of people onsite will not change from the 2014 projection which was an increase of forty percent (40%). Discussion occurred regarding a right-of-way dedication for Finnie Road. The suggestion was made to have right-of-way dedication within ten (10) years. The sign would encroach into the setback if a dedication occurred. If the plan was developed fully, the investment would be Four Point Five Million Dollars (\$4.5 Million). Development will not occur onsite near any protected area as identified in the EcoCat Report. ZPAC unanimously recommended approval of the proposal. The minutes of this meeting are included as Attachment 18.

#### **RELATION TO EXISTING SPECIAL USE PERMIT**

The use at the subject property was originally established in 1971. The subject property was zoned A-1 with a special use permit for a youth camp and retreat center following the 1974 Countywide rezoning.

The existing zoning regulations on the property were established by Ordinance 2014-05 which is included as Attachment 4. This ordinance repealed several pre-existing ordinances and combined the conditions and restrictions placed upon Dickson Valley Ministries into one (1) ordinance. The restrictions placed on the special use permit were:

1. The property can be utilized all year long.
2. At such time if the not-for-profit status is discontinued for any reason a new special use shall be applied for if the property is to be used for profit.
3. The number of over-night campers shall be limited to no more than 350 at any one time.
4. No more than 8 hook-ups for RV's.
5. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance and can be externally lit.

Ordinance 2014-05 also included a site plan, which the Petitioner wishes to amend.

#### **GENERAL INFORMATION**

The Petitioner desires the update to their existing site plan in order to meet their needs. The long-range plan will take no less than ten (10) years and will occur as funding allows.

The proposed site plan is included as Attachment 2. The proposed changes are as follows:

RPC Memo – Prepared by Matt Asselmeier – April 17, 2019

Page 3 of 7

1. Clarification on the conditional statement that total capacity is three hundred fifty (350) "overnight campers." This number is inclusive of as many as one hundred (100) day-only campers during the summer.
2. Clarification that the live-on-site staff needed in supporting the ministry is composed of as many as six (6) full-time, long-term families; currently this figure is five (5).
3. Clarification of staffing levels at twenty-four (24) single short-term, twelve (12) month program staff, and sixty-four (64) seasonal summer staff.
4. Development A, Day Camp Area, shall consist of a Multipurpose Field-house with no more than a total of twelve thousand square feet (12,000 sq. ft.) under roof. The capacity for meetings and activities for up to two hundred fifty (250) campers year-round with some sections for open air activities. The plan also calls for various freestanding decks for small groups or activities, two (2) open air camper pavilion areas with maximum capacity of fifty (50) people each at two thousand square feet (2,000 sq. ft.) in size. The area will also host day camp activities, including water activities (i.e. splash pad, or wading fountain). The fifty thousand square feet (50,000 sq. ft.) of combined septic field serving all new restrooms will also be located in this area. A picture of the Development A is included as Attachment 5.
5. Development B, Resident Camp Area, shall consist of four (4) year-round camper cabins of no more than two thousand five hundred square feet (2,500 sq. ft.) each for total house of twenty (20) persons per cabin. There will be one (1) additional summer staff cabin at two thousand square feet (2,000 sq. ft.). A picture of Development B is included as Attachment 6.
6. Development C, Activity Area shall consist of an outdoor high ropes course, by sky-tracks or similar, mini golf course, ice rink pavilion, free standing decks for small groups and one (1) summer staff cabin of no more than two thousand square feet (2,000 sq. ft.) A picture of Development C is included as Attachment 7.
7. Development D, Entrance Parking, shall consist of welcome pavilions for day camp, a chapel in the woods with seating up to three hundred fifty (350), camper check-in area, and volunteer RV hook-ups. The Petition is also considering placing a freestanding office structure in this area. A picture of Development D is included as Attachment 8.
8. Development E, Entrance Drive, shall consist of a gatehouse for a controlled entrance and a six (6) bay staff lodge garage near the Whitaker Lodge just outside the zone. Upgrades to the driveway and entrance will occur and the lighted sign will remain. Landscaping will be updated. A picture of Development E is included as Attachment 9.
9. Development F, Maintenance Area, shall consist of a new shop not to exceed eight thousand square feet (8,000 sq. ft.) and removal of the old shop or remodel the old shop into storage.
10. Development G, Acorn Lodge Area, shall consist of a separate activities pavilion and separate program/meeting building. A picture of Development G is included as Attachment 10.
11. Development H, North Activity Area, shall consist of primitive campsites, no permanent structures, a parking area off of Finnie Road, high climbing tower, zip lines, miscellaneous team activities and a pedestrian walkway over/under/across Finnie Road.
12. The Retreat Development Zone shall consist of a water filtration station, including possible new structures or addition to the existing well. A new building for recreation room, snack shop, and host offices are also planned for this zone.
13. Addition 1, Director's Lodge, shall consist of a fourteen foot by eighteen foot (14' x 18') dining room addition. The current structure is one hundred twenty-six feet (126') offset from the road. The site plan

shall be amended to delete the additional three foot (3') encroachment. A picture of Addition 1 is included as Attachment 11.

14. Addition 2, Chrouser Lodge, shall consist of an addition for dining space to the north or west, which will increase seating from two hundred (200) to two hundred fifty (250). A lower level of addition could include offices or meeting space and the kitchen will be upgraded as needed. A picture of Addition 2 is included as Attachment 12.
15. Addition 3, Dickson Lodge, shall consist of additional meeting spaces to accommodate eighty to one hundred (80-100) people, an addition of two (2) separate "leaders" rooms with restrooms, and remodel and add-on to program office for camp store. A picture of Addition 3 is included as Attachment 13.
16. Addition 4, Oulund Chalet, shall consist of remodeling of the upper level to improve housing space and remodeling of restrooms. A picture of Addition 4 is included as Attachment 14.
17. Addition 5, Silver Fox Lodge, shall consist of an addition for new restrooms and an addition for four (4) separate "leaders" rooms with restrooms. A picture of Addition 5 is included as Attachment 15.
18. Addition 6, Sports Center, shall consist of a south addition for upgraded activities, remodels to restrooms, and development of an exterior high ropes courses or similar. A picture of Addition 6 is included as Attachment 16.
19. Addition 7, Acorn Lodge, shall consist of a remodel of the current lodge for updated plumbing and housing and Additions to lodge for possible staff housing and extra space. A picture of Addition 7 is included as Attachment 17.

As noted on the proposed site plan, the final locations, sizes, and designs will be approved at the time of permitting and with the approvals of local regulatory bodies.

#### **BUILDING CODES**

Any new buildings would have to meet applicable building codes.

#### **ACCESS**

The Petitioner owns property on both sides of Finnie Road.

#### **LIGHTING**

As noted on the proposed site plan, lighting will be intentionally left low.

#### **SCREENING**

The subject property is heavily wooded. As noted on the proposed site plan, the Petitioner considers the natural landscape important to their operations.

#### **STORMWATER**

Stormwater permits will be required in certain cases as the proposal is implemented.

#### **UTILITIES**

The Petitioner proposes to make adjustments to their wells and septic systems. These changes will be evaluated as the proposal is implemented. Electricity is already onsite.

#### **FINDINGS OF FACT**

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant a special use permit. Staff's proposed findings are in bold:

*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 existing special use has been in existence since the 1970s with no known complaints to the Planning, Building and Zoning Department. Provided the site is developed as proposed, the proposed use of the site will not be detrimental or endanger the public health, safety, morals, comfort or general welfare.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposed use has been in existence at the subject property since the 1970s and no known issues exist which might cause injury to neighboring property owners or diminished property values.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Adequate utilities, access roads, points of ingress and egress, drainage, and other necessary facilities either exist on the site or are planned for in the proposed site plan.***

*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. **The proposed special use permit amendment conforms to the applicable regulations of the A-1 Agricultural Zoning District.***

*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 statement is true.***

#### **RECOMMENDATION**

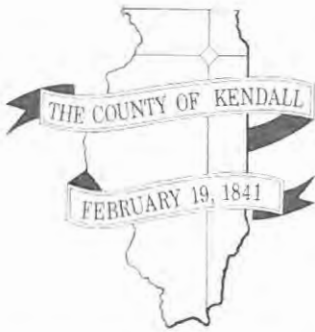
Staff recommends approval of the proposed major amendment to an existing special use permit subject to the following conditions and restrictions:

1. The conditions and restrictions of Ordinance 2014-05 shall remain in effect including the clarifications stated in the Site Plan attached to this Ordinance amending the existing special use permit.
2. The Site Plan attached as Exhibit A to Ordinance 2014-05 is hereby repealed and replaced with the attached Site Plan. The site shall be developed substantially in conformance with the attached Site Plan. **In the event that a revised site plan is not submitted, the additional three foot (3') encroachment mentioned in Addition 1 shall be removed from the approved Site Plan. (Added per Fox Township).**
3. When requested by either Fox Township or the Kendall County Highway Department, the Petitioner shall dedicate thirty-five feet (35') of right-of-way as measured from the centerline of Finnie Road for Finnie Road right-of-way. The sign shown on the attached Site Plan may remain at its current locations if the right-of-way dedication occurs.
4. **Any crossings over, on, or below the Finnie Road right-of-way shall be approved by Fox Township (Added per Fox Township)**
5. The operators of the use allowed by this special use permit shall follow applicable Federal, State, and Local laws related to the operation of this type of use. **(Though not mentioned specifically, the Kendall County Stormwater Management Ordinance is one (1) of the local laws that must be followed; this should address Fox Township's concerns about stormwater regulations.)**
6. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2014-05 could result in the amendment or revocation of the special use permit.
7. If one or more of the above conditions or restrictions or any of the conditions or restrictions contained in Ordinance 2014-05 are declared invalid by a court of competent jurisdiction, the remaining conditions and restrictions shall remain valid.

8. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this major amendment to an existing special use permit.

**ATTACHMENTS**

1. Application Materials (Including EcoCat, and NRI Application)
2. Proposed Site Plan
3. Aerial
4. Ordinance 2014-05
5. Development A
6. Development B
7. Development C
8. Development D
9. Development E
10. Development G
11. Addition 1
12. Addition 2
13. Addition 3
14. Addition 4
15. Addition 5
16. Addition 6
17. Addition 7
18. April 2, 2019 ZPAC Minutes
19. April 16, 2019 Fox Township Comments


**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**
**PROJECT NAME** Dickson Valley Site Plan
**FILE #:** 19-11

<b>NAME OF APPLICANT</b>		
Dickson Valley Ministries		
<b>CURRENT LANDOWNER/NAME(S)</b>		
Dickson Valley Ministries		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
160	8250 Finnie Rd Newark 60541	04-17-300-002, 04-17-100-002, 04-17-300-007
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Youth Camp	A1-SU	Private Recreation
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Mark Caldwell	8250 Finnie Rd Newark 60541	mark@dicksonvalley.com
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #</b> (Cell, etc.)
630-553-6233	630-553-6240	630-542-0590 cell
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER #</b> (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b> <u>3/19/19</u>

 FEE PAID: \$577.50

 CHECK #: 18442
**RECEIVED**
**MAR 19 2019**
**KENDALL COUNTY  
PLANNING, BUILDING  
& ZONING**
<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



59418

**KENDALL COUNTY**  
**PLANNING, BUILDING AND ZONING**  
 111 WEST FOX STREET - YORKVILLE, IL 60560  
 Phone (630) 553-4141

Customer's Order No. \_\_\_\_\_ Date 3/19 2019

Name Dickson Valley Ministries

Address 8250 Fannie Road, Newark Phone: \_\_\_\_\_

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT	QUAN.	DESCRIPTION	PRICE	AMOUNT
								<u>Petition 19-11</u>		
								<u>Major Amendment to Sub Permit</u>		
								<u>04-17-300-002</u>		
								<u>04-17-100-002</u>		
								<u>04-17-300-002</u>		
								<u>Zoning Fees</u>		
								<u>010-1-002-1220</u>		<u>522 50</u>
								<u>Recording Fees</u>		
								<u>010-1-002-1215</u>		<u>55 00</u>
								<u>CR 18442</u>		
All claims and returned goods MUST be accompanied by this bill.										
Received By <u>m HA</u>									TAX	
									TOTAL	<u>577 50</u>

Attachment 1, Page 2

Thank You

FRD:eb

891283

BK 195 PG 273

CORPORATION QUIT CLAIM DEED

Form 893 - Perfection Legal Forms & Printing Co., Rockford, IL 61103

THIS INDENTURE WITNESSETH, That the Grantor

ACORN YOKEFELLOW CENTER, INC.

FILED FOR RECORD  
KENDALL COUNTY ILL  
DOC # 891283  
12:57 PM  
MAR 09 1989

RECORDER OF DEEDS

not-for-profit  
a corporation duly organized and existing under and by virtue  
of the laws of the State of Illinois  
and duly authorized to transact business in the State where the  
following described real estate is located, for and in consider-  
ation of One Dollar and other good and valuable consider-  
ations, the receipt of which is hereby acknowledged, and  
pursuant to authority given by the Board of Directors of said  
corporation, CONVEYS AND QUIT CLAIMS to DICKSON VALLEY CORPORATION, an Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

not-for-profit corporation

This conveyance is exempt  
under the provisions of  
Par. E, Sec. 4, of the Real  
Estate Transfer Tax Act.

whose address is 2012 N. Summit Street, Wheaton, Illinois 60187

Dated 3-5-89

the following described real estate to-wit:

That part of the East half of the Northwest quarter of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of said Northwest quarter; thence West along the North line of said Northwest quarter 1319 feet to the Northwest corner of the East half of said Northwest quarter; thence South along the West line of the East half of said Northwest quarter 1376.78 feet to the center line of a road running Northeastly and Southwesterly through said Northwest quarter; thence Northeastly along said center line to the East line of said Northwest quarter; thence North along said East line 778 feet to the point of beginning, in the Township of Fox, Kendall County, Illinois; ALSO that part of the Northeast quarter of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said Northeast quarter; hence South along the West line of said Northeast quarter 11.70 chains to the center line of a road; thence Northeastly along said center

(Continue legal description on reverse side)

situated in the County of Kendall In the State of Illinois

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 5th day of March 1989

ACORN YOKEFELLOW CENTER, INC.

(Affix corporate seal here)

Attest: Jean Sancken Secretary

By: Virgil Sancken President

STATE OF ILLINOIS  
Kane COUNTY

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT VIRGIL SANCKEN personally known to me to be the President JEAN SANCKEN

of said Corporation who is the grantor, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of March 1989

OFFICIAL SEAL  
FRED H. DICKSON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMM. EXP. 2/28/91  
Notary Public

Future Taxes to Grantee's Address (X) OR to Fred H. Dickson P. O. Box 40 Aurora, IL 60507

This instrument was prepared by: FRED H. DICKSON, GOLDSMITH, THELIN, SCHILLER & DICKSON, P. O. Box 40 Whose address is: 104 E. Downer Place, Aurora, IL 60507

BK 195 PG 274

## LEGAL DESCRIPTION (Continued)

to the North line of said Northeast quarter; thence West along said North line 12.63 chains to the point of beginning, in the Township of Fox, Kendall County, Illinois.

SUBJECT TO: the terms of the Charitable Trust impressed upon the foregoing land by ALICE R. DICKSON, a/k/a ALICE I. DICKSON, and the Testamentary Trust of HOMER G. DICKSON, which provides as follows:

That the property shall be maintained and used "...for the purpose of maintaining a Christian retreat center, and in the event that said property is no longer used as a Christian retreat center or for Christian purposes, then this property shall be conveyed to such church or other religious organization as may be able to use the said property for Christian purposes and for no other purposes, to be determined by my sons, FRED H. DICKSON of Aurora, Illinois, and ELMER G. DICKSON of Chico, California, or the survivor of them, and in the event that neither survives, then by the Board of Trustees of the Yorkville Congregational Church, Yorkville, Illinois.

The above referred to grant is made for the purpose and with the intent that said acreage and any improvements thereon shall always be used as a gift to the Lord, and anyone receiving this property, by virtue of this grant and conveyance impressed with this trust, is entrusted with carrying out this purpose. Further, it is the purpose of this grant, and with trust and faith in the people of the Aconn Yokefellow Center, Inc. and the Yokefellow Movement and principles, that it will be countless generations everlasting spiritual good."

BK 195 275

AFFIDAVIT

(FILE WITH JEAN P. BRADY, RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS )  
                          )SS.  
COUNTY OF Kane )

DOCUMENT # 271283

Virgil Sancken being, duly sworn on oath,  
states that he resides at Rt. #4, Box 282, Kankakee, IL 60901

That the attached deed represents:

1. A distinct separate parcel on record prior to July 17, 1959.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
4. 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.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. 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.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purpose 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.
9. The conveyance is made to correct description in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
11. The sale is of a single lot of less than 5 acres from a larger tract evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configuration thereof on October 1, 1973 and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS 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.

X [Redacted]  
Virgil Sancken

SUBSCRIBED and SWORN to before me  
this 05 day of March, 1989.

[Redacted]  
Notary Public  
OFFICIAL SEAL  
FRED W DICKSON  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMM. EXP. AUG. 20, 1990

GEORGE E. COLE  
LEGAL FORMS  
NO. 801  
OCTOBER, 1967  
WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation)

892445  
FILED FOR RECORD  
KENDALL COUNTY ILL.  
OCC # 892445  
P.M.  
MAY 04 1983

BK 206 PG 169

(The Above Space For Recorder's Use Only)  
RECORDER OF DEEDS

THE GRANTOR Christian Camping and Conference Association International,  
not for profit  
a corporation created and existing under and by virtue of the laws of the State of California  
and duly authorized to transact business in the State of Illinois, for and in consideration  
of Ten (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Trustees of said corporation  
CONVEY and WARRANT to Dickson Valley Corporation

a corporation organized and existing under and by virtue of the laws of the State of Illinois  
having its principal office in the City of Wheaton County of DuPage  
and State of Illinois the following described Real Estate situated in the County of  
Kendall and State of Illinois, to wit:

See legal description attached

Subject to the following restriction:  
If at any time after the date of the deed the grantee, or any party claiming by, through or under grantee, ceases to use the Real Estate for the purpose of bringing Christ to the young people and adults of Fox Valley and other communities, title to the Real Estate and all improvements thereto shall revert, without compensation, to grantor or its successors and assigns.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 28<sup>th</sup> day of April, 1983.

Christian Camping and Conference Assoc. International

IMPRESS CORPORATE SEAL HERE  
BY \_\_\_\_\_ PRESIDENT  
STATE \_\_\_\_\_ SECRETARY

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that George H. Williams, Jr. personally known to me to be the President of the Christian Camping and Conference Association International

OFFICIAL SEAL  
RIZANNE B. DALLMEYER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1, 1993  
NOTARIAL SEAL  
HERE

Secretary of said corporation, and Samuel E. Johnson personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Trustees of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of April, 1983  
Commission expires April 1, 1993

MAIL TO: GLASS, HILL, DALLMEYER & ROTH  
899 Skokie Blvd., Suite 420  
Northbrook, IL 60062

ADDRESS OF PROPERTY:  
17K420 FINNIE ROAD  
NEWARK, IL 60541  
SEND SUBSEQUENT TAX BILLS TO  
Dickson Valley Corporation  
2012 N. Summit Street  
OSHEA, ILLINOIS 60181

OFFICE RIDER FOR REVENUE STAMPS HERE  
4/28/83  
[Signature]

DOCUMENT NUMBER

BK 206 PG 170

That part of the West half of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest quarter of Section 18, Township and Range aforesaid; thence South 1° 07' 54" East along the West line of said Section 18, 380.17 feet; thence South 76° 29' 58" East 4010.24 feet; thence South 66° 02' 58" East 33.6 feet to the center line of Finnie Road; thence South 66° 02' 58" East 1377.07 feet for the point of beginning; thence North 38° 58' 51" East 2280.95 feet; thence North 71° 00' 24" West 331.99 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence North 1° 14' 05" West along the West line of said quarter quarter section 1269.52 feet to the center line of Finnie Road; thence North 63° 32' 29" East along said center line 51.54 feet; thence North 73° 54' 02" East along said center line 785.94 feet; thence North 57° 52' 02" East along said center line 459.76 feet; thence North 46° 37' 32" East along said center line 158.96 feet to the East line of the Northwest quarter of said Section 17; thence South 1° 16' East along said East line 1864.30 feet to the Southeast corner of the Northwest quarter of said Section 17; thence South 1° 12' 58" East along the East line of the Southwest quarter of said Section 17, 513.64 feet to the Westerly bank of the Fox River; thence South 36° 20' 02" West along said Westerly bank 227.1 feet; thence South 34° 34' 02" West along said Westerly bank 224.1 feet; thence South 40° 48' 02" West along said Westerly bank 346.69 feet; thence South 35° 57' 02" West along said Westerly bank 257.65 feet; thence South 47° 35' 02" West along said Westerly bank 201.1 feet; thence South 46° 16' 02" West along said Westerly bank 256.45 feet; thence South 44° 58' 02" West along said Westerly bank 415.78 feet; thence South 39° 20' 02" West along said Westerly bank 424.92 feet to a point on a line drawn South 66° 02' 58" East from the point of beginning; thence North 66° 02' 58" West 1001.65 feet to the point of beginning; in the Township of Fox, Kendall County, Illinois.



WARRANTY DEED

MAIL TO:

Attorney John S. Talley  
12525 Helmar Road West  
Newark, IL 60541

SEND SUBSEQUENT TAX BILLS TO:

Dickson Valley Corporation  
8250 Finney Road  
Newark, IL 60541

DEED PREPARED BY:

Attorney John S. Talley  
12525 Helmar Road West  
Newark, IL 60541

THE GRANTOR, Dickson Valley Farm, LLC, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid

CONVEYS AND WARRANTS TO: Dickson Valley Corporation, Newark, Illinois all interest in the following described Real Estate situated in the County of Kendall in the State of Illinois, to wit:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1320.0 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES WEST ALONG SAID NORTH LINE, 346.63 FEET; THENCE SOUTH 44 DEGREES 10 MINUTES 58 SECONDS WEST, 455.16 FEET; THENCE SOUTH 60 DEGREES 38 MINUTES 12 SECONDS WEST, 98.54 FEET; THENCE SOUTH 48 DEGREES 46 MINUTES 57 SECONDS EAST, 659.61 FEET; THENCE NORTH 38 DEGREES 58 MINUTES 47 SECONDS EAST, 776.48 FEET TO A LINE BEARING SOUTH 48 DEGREES 46 MINUTES 57 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 48 DEGREES 46 MINUTES 57 SECONDS WEST ALONG SAID LINE, 312.24 FEET TO THE POINT OF BEGINNING BEING ALL LOCATED IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

Subject to general real estate taxes for the year 2009 and subsequent years, covenants, conditions, restrictions and easements of record; rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Underlying PIN: 04-17-300-001

Property Address: 10 acres along Finney Road

DATED this October 27, 2009.

DICKSON VALLEY FARM, LLC

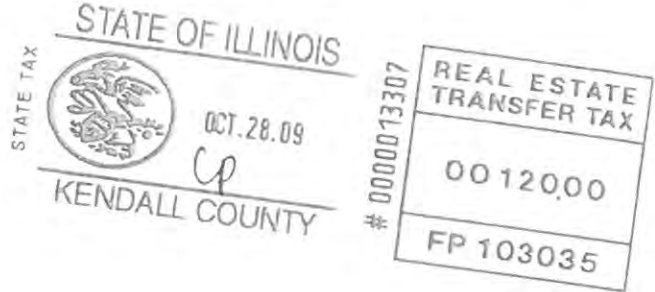
By: [Redacted]  
Jane A. Strobeck

Its: Member-Manager

By: Charles L. Strobeck Family Trust

Its: Member-Manager

By: [Redacted]  
Jane A. Strobeck, Co-Trustee



COUNTY OF KENDAL  
REAL ESTATE TRANSFER TAX  
\$ CP 60.00

State of Illinois }  
                          } SS  
County of DuPage }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane A. Strobeck known to me to be the same persons whose names are subscribed to the foregoing instrument as their 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 October 27, 2009

[Redacted Signature]  
Notary Public





PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )  
COUNTY OF KENDALL )ss

Mark A. Caldwell, being duly sworn on oath, states that affiant resides at 8250 Finney Road, Newark, IL 60541-9573

And further states that: (please check the appropriate box)

A. [ ] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. [ XX ] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The sale or exchange of an entire tract of land not being a part of a larger tract of land
2. A distinct, separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
- ③ 3. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
4. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
5. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
6. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
7. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
8. 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;
9. Conveyances made to correct descriptions in prior conveyances;
10. The sale or exchange of parcels or tracts of land following the division into no more than two (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;
11. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land 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 provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
12. This conveyance is of land described in the same manner as title was taken by grantor(s).

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]

Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

This 27 day of October 2009.

[Redacted Signature]

Signature of Notary Public





FORM NFP 110.30R (rev Dec 2003)  
ARTICLES OF AMENDMENT  
RESTATED ARTICLES  
OF INCORPORATION  
General Not For Profit Corporation Act

201000014108

DEBBIE  
GILLETTE  
KENDALL COUNTY, IL

RECORDED: 8/13/2010 2:27 PM  
CTF: 43.00 RHSPS FEE: 10.00  
PAGES: 8

Jesse White, Secretary of State  
Department of Business Services  
Springfield, IL 62756  
Telephone (217) 782-1832  
www.cyberdriveillinois.com

FILED  
JUL 29 2010  
JESSE WHITE  
SECRETARY OF STATE

Remit payment in the form of a  
check or money order payable  
to the Secretary of State

File # 54972059 Filing Fee \$100.00 Approved *MDK*

----- Submit in duplicate ----- Type or Print clearly in black ink ----- Do not write above this line -----

1. Corporate name (Note 1): Dickson Valley Corporation

2. Manner of adoption of amendment.  
The following amendment to the Articles of Incorporation was adopted on February 20, 2010 in the manner  
(Month, Day & Year)  
indicated below (Check one only):

- By affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)
- By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 (Note 3)
- By members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)
- By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.10 and 110.20. (Note 5)

3(a). List all provisions of the restated articles of incorporation that amend the existing articles of incorporation. (Attach additional pages if extra space is needed.)

By resolution of the Board of Directors on February 20, 2010, it was resolved that the original Articles of Incorporation of Dickson Valley Corporation dated February 18 1988 and amended January 23, 1989 be replaced with the attached Exhibit A

3(b). Text of the Restated Articles of Incorporation (Note 6)  
(Attach additional pages if extra space is needed.)

See attached Exhibit A

*MD*

WHEREAS: Dickson Valley Corporation was incorporated February 18<sup>th</sup> 1988 together with amendments adopted by the Board on January 1<sup>st</sup>, 1989 and filed with the Illinois Secretary of State on January 23<sup>rd</sup> 1989; and

WHEREAS: The Corporation's purpose was to manage the property known as Dickson Valley Camp and Retreat Center under an agreement with Metro Chicago Youth For Christ to operate the camp on a day-by-day basis; and

WHEREAS: After Metro Chicago Youth For Christ terminated a long-term lease, the Board of Directors of Dickson Valley Corporation continued to develop and manage the property and provide ministry to hundreds of churches each year through it's own staff and multifaceted programs; and

WHEREAS: The Board of Directors desired to update the Articles as amended to better reflect the ever-growing and strengthening ministry that is taking place with churches and other organizations and to better represent to the public our desire to see youth and adults come to a strong and personal relationship with Jesus Christ; and

WHEREAS: The Board wanted to include in the Articles statements that form and explain the biblical beliefs held by it's members and staff.

NOW THEREFORE, BE IT RESOLVED: That the Articles of Incorporation be amended and restated as attached in Exhibit A.

AND FURTHER RESOLVED: That such Amended and Restated Articles of Incorporation are to be duly filed with the Illinois Secretary of State and placed in the Records of the Corporation.

Dated: February 20, 2010  
Location: Dickson Valley Camp and Retreat Center

**EXHIBIT A**  
**RESTATED ARTICLES OF INCORPORATION**  
**OF**  
**DICKSON VALLEY MINISTRIES**


The following Restated Articles of Incorporation replace in their entirety the Articles of Incorporation of the Illinois Not for Profit Corporation originally named Dickson Valley Corporation dated February 18<sup>th</sup> 1988 together with amendments adopted by the Board on January 1<sup>st</sup>, 1989 and filed with the Illinois Secretary of State on January 23<sup>rd</sup> 1989.

**ARTICLE 1. The name of the Corporation is:**

Dickson Valley Ministries

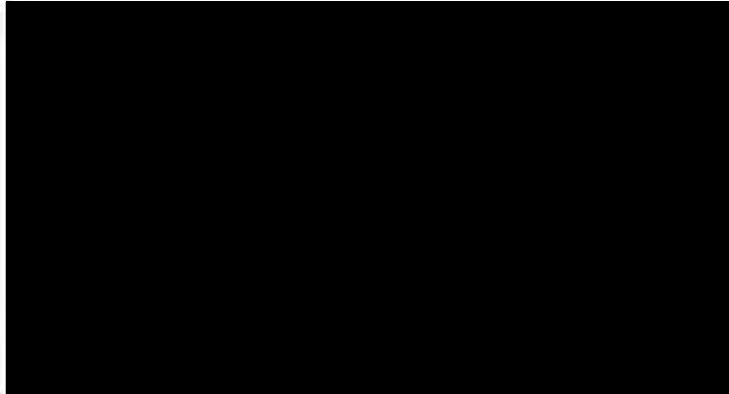
**ARTICLE 2. Name and Address of Registered Agent and Registered Office in Illinois:**

Registered agent: John Sessions Talley

Registered Office: 

**ARTICLE 3. The Board of Directors shall be 10 in number, their Names and Addresses being as follows:**

George H. Williams, Jr.  
Bill Seitz  
Howard Duncan  
Todd Walker  
Vic Graham  
Ed Brouch  
Dr. Linda Duncan  
Ward Kreigbaum  
Jennifer King Soderquist  
Jack Vandiver



**ARTICLE 4. The purposes for which the Corporation is organized are:**

Dickson Valley Ministries is the successor in name to Dickson Valley Corporation. Dickson Valley Corporation was, and its successor is, organized exclusively for charitable, educational and religious purposes within the meaning of section 501(c)(3) of the U.S. Internal Revenue Code of 1986. More specifically the Corporation seeks to bring individuals to a strong and personal relationship with Jesus Christ and His Word, through unique programs, services and partnerships that joyfully support and encourage the ongoing work of Christ in and through His Church.

Furthermore: This corporation is not a Condominium Association under the Condominium Property Act. This corporation is not a Cooperative Housing Corporation

4. The undersigned corporation has caused these articles to be signed by a duly authorized officer, who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated July 14 2010  
\_\_\_\_\_  
(Any Authorized Officer's Signature)  
HOWARD J. DUNCAN SECRETARY  
(Print Name and Title)

Dickson Valley Ministries  
(Exact Name of Corporation)

5. If there are no duly authorized officers, then the persons designated under Section 101.10(b)(2) must sign below and print name and title.  
The undersigned affirms, under penalties of perjury, that the facts stated herein are true.

Dated \_\_\_\_\_ (Month, Day & Year)

Signature

Print Name and Title

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTES**

**Note 1:** State the true and exact corporate name as it appears on the records of the Secretary of State, BEFORE any amendment herein reported.

**Note 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote pursuant to §110.15

**Note 3:** Director approval may be (1) by vote at a director's meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.

**Note 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.

Member approval may be (1) by vote at a members meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.

To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (*but if class voting applies, then also at least a 2/3 vote within each class is required*).

The articles of incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (*Sec. 110.20*)

**Note 5:** When member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (*Sec. 107.10 & 110.20*)

**Note 6:** The text of the restated articles of incorporation must set forth the following:  
(i) The date of incorporation, the name under which the corporation was incorporated, subsequent names, if any, that the corporation adopted pursuant to amendment of its articles of incorporation, and the effective date of any such amendments;  
(ii) the address of the registered office and the name of the registered agent on the date of filing the restated articles of incorporation.

If the registered agent and/or registered office have changed, it will be necessary to accompany this document with form NFP 105.10.

To: Kendall County Planning, Building & Zoning Committee  
Yorkville, Illinois 60560

Petitioner: Dickson Valley Ministries, DBA Dickson Valley Camp & Retreat Center  
8250 Finnie Rd. Newark, IL 60541-9573 630-553-6233

Dickson Valley Ministries would like to request the adoption of a new long-range site plan. Since the last version of the site plan, which was approved in 2014, there has been a request to have a more detailed plan on record. The purpose and ministry of Dickson Valley has not changed since its inception, and the maximum capacity and overall scale of the camp has not increased since 2014.

This new site plan is an attempt to be more detailed in location of needs, and has included a few additional structures that were not considered in the previous version. The facility needs for certain programs is an always evolving consideration so this plan has tried to include even ideas which may not be needed as we attempt to use our current facility in the wisest possible ways.

Dickson Valley Camp & Retreat Center has served churches, ministries and public and private schools for almost 40 years. In 1988 the number of groups using Dickson Valley was 75 with about 2,000 people in attendance. In 2018 we were excited to serve around 140 groups and had almost 400 kids attend one of our 10 weeks of summer camp. Just over 7,000 people attended various programs at the camp during all months of the year. We continually give thanks for all the blessings God has provided and, as with any business, know that our location is one of those key provisions we are blessed with. Our setting in Kendall County, along the Fox River, has been key to our growth which has far outpace most other Christian camps our size. It was a generous gift from Homer and Alice Dickson of Yorkville that made this ministry possible and the ongoing relationships with the family that have helped it grow.

#### OVERVIEW OF OPERATION:

Dickson Valley Camp & Retreat Center is a twelve month, 365 day a year ministry. We partner with churches, ministries and public and private schools to help them run youth retreats, summer camps, outdoor education and other programs that can benefit from being in a remote natural setting. Our own Dickson Valley run day and resident camps have grown over the past few years and have provided great new relationships with kids and families in Kendall County. All individuals who attend Dickson Valley are a part of a programmed event and we are always making sure that each program supports our ministry purpose. More details of the ministries are available at [www.dicksonvalley.com](http://www.dicksonvalley.com)

#### HISTORY OF OWNERSHIP:

In 1983 the original Special Use Zoning was setup with Christian Camping International, US Division. That not-for-profit corporation worked with Metro Chicago Youth For Christ to develop the early stages of the camp and start it on its ministry growth.

In 1988 those organizations transferred ownership to the newly formed not-for-profit Dickson Valley Corporation formed from members of both previous organizations.

In 2011 an update to Dickson Valley Corporations founding documents included the name change to Dickson Valley Ministries with the DBA of Dickson Valley Camp & Retreat Center

#### DEVELOPMENT PLANNING DESIGN CRITERIA:

The board and staff of Dickson Valley have sought many professionals in the Christian camping field for input. We have used various methods to determine the maximum capacity of our property both physically and mainly programmatically. The natural setting is one of our primary assets; we desire to care for, and protect it.

- Locations for future development has been defined into “Development Zones” with no significant development planned for outside these areas.
- Youth ministry needs are continually changing, and long-term planning is at best just setting the framework for what will be needed. This site plan incorporates all possible ideas that can be dreamed of; all projects may not need to be completed.
- Final locations, sizes, and designs will be approved at the time of permitting seeking the appropriate approvals from the Illinois Department of Public Health, the Sandwich Fire Protection District, and the Kendall County Planning Building and Zoning Department.
- The design of all new buildings and structures is to fit into the natural setting, limiting the impact and the need for any extra landscaping.
- Lighting around camp is intentionally left low to reduce the impact on observing the night features. Most additional light is provided by individuals and eliminates intrusion on any neighbors.

SCOPE OF NEW LONG RANGE PLANS:

- Dickson Valley Camp & Retreat Center is not changing its stated purpose or programs but is submitting a more detailed site plan in an attempt to document future needs more completely.
- This site plan represents a long-range plan, no less than 10 years, and will be driven by available funds from donors who give financially to the ministry. Dickson Valley does not enter into long term debt to develop its property.
- The ministry desires to retain conditions stated in the previous special use major amendment, Ordinance #2014-05 dated 3/31/2014
  1. The property can be utilized all year long.
  2. At such time if the not-for-profit status is discontinued for any reason a new special use shall be applied for if the property is to be used for profit.
  3. The number of over-night campers shall be limited to no more than 350 at any one time.
  4. No more than 8 hook-ups for RV's.
  5. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance and can be externally lit.
- One note of clarification on the conditional statement that total capacity is 350 "over-night campers." This number is inclusive of as many as 100 day-only campers during the summer.
- Additionally, the live-on-site staff needed in supporting the ministry is composed of;
  - as many as 6 full time, long-term families (currently 5),
  - as many as 24 single short-term(12-month program) staff,
  - and 64 seasonal(summer) staff



## DICKSON VALLEY CAMP OVERALL LEGAL DESCRIPTION

THAT PART OF THE SECTION 17, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18 OF AFORESAID TOWNSHIP AND RANGE; THENCE SOUTH 1 DEGREE 07 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 380.17 FEET; THENCE SOUTH 76 DEGREES 29 MINUTES 58 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PREMISES CONVEYED TO HARLEY B. HOBBS BY DEED DATED JANUARY 25, 1958 AND RECORDED JANUARY 29, 1958 IN DEED RECORD 118, PAGE 143 AS DOCUMENT #120930 A DISTANCE OF 3973.05 FEET FOR A POINT OF BEND IN SAID LINE; THENCE SOUTH 66 DEGREES 02 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 33.60 FEET TO A POINT IN THE CENTER LINE OF FINNIE ROAD; THENCE CONTINUING SOUTH 66 DEGREES 02 MINUTES 58 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1377.07 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 1378.96 FEET; THENCE NORTH 48 DEGREES 46 MINUTES 57 SECONDS WEST, A DISTANCE OF 659.61 FEET; THENCE NORTH 60 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 98.54 FEET; THENCE NORTH 44 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 455.16 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 THAT IS LOCATED 346.63 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 346.63 FEET TO SAID SOUTHEAST CORNER; THENCE NORTH 01 DEGREES 32 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1269.25 FEET TO THE CENTER LINE OF FINNIE ROAD; THENCE CONTINUING NORTH 01 DEGREE 32 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1374.32 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 51 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1317.98 FEET TO A FOUND STONE MONUMENT; THENCE NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 840.82 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF FINNIE ROAD; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 3.05 FEET TO THE POINT OF BEND IN SAID FINNIE ROAD AS PLATTED IN THE SUBDIVISION OF WEST MILLBROOK PHASE 2 RECORDED AS DOCUMENT NUMBER 883172 IN PLAT CABINET 3 OF PLATS AT SLOT 410B; THENCE SOUTH 46 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 1130.89 FEET TO THE NORTHWEST CORNER OF SAID WEST MILLBROOK PHASE 2, SAID POINT BEING LOCATED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 34 MINUTES 26 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1862.29 FEET TO THE CENTER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 12 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AND THE WEST LINE OF SAID WEST MILLBROOK PHASE 2, A DISTANCE OF 514.33 FEET TO THE NORTHERLY BANK OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BANK OF THE FOX RIVER, A DISTANCE OF 2346.73 FEET MORE OR LESS TO A LINE DRAWN SOUTH 66 DEGREES 02 MINUTES 58 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 02 MINUTES 58 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1001.65 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.



**Kendall County Soil & Water Conservation District**

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

[www.kendallswcd.org](http://www.kendallswcd.org)

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

**Petitioner:** Dickson Valley Ministries **Contact Person:** Mark Caldwell  
**Address:** 8250 Finnie Rd 8250 Finnie Rd  
**City, State, Zip:** Newark, IL 60541 Newark, IL 60541  
**Phone Number:** (630) 553-6233 [REDACTED]  
**Email:** [REDACTED] mark@dicksonvalley.com

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

**Site Location & Proposed Use**

Township Name Fox Township 36N N, Range 6E E, Section(s) 17  
 Parcel Index Number(s) 04-17-100-002, 04-17-300-002, 04-17-300-007  
 Project or Subdivision Name \_\_\_\_\_ Number of Acres 160  
 Current Use of Site Year-Round Youth Camp Proposed Use Same, no changes  
 Proposed Number of Lots \_\_\_\_\_ Proposed Number of Structures 20+  
 Proposed Water Supply Well Proposed type of Wastewater Treatment Covered septic field  
 Proposed type of Storm Water Management Natural

**Type of Request**

Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_  
 Variance (Please describe fully on separate page)  
 Special Use Permit (Please describe fully on separate page)  
 Name of County or Municipality the request is being filed with: Kendall County

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

- 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
- 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.)

Fee for first five acres and under	\$ <u>375.00</u>
<u>        </u> Additional Acres at \$18.00 each	\$ <u>        </u>
<b>Total NRI Fee</b>	<b>\$ <u>75.00</u> Review letter</b>

**NOTE:** Applications are due by the 1<sup>st</sup> 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.

[REDACTED] Executive Director 3/18/19  
 \_\_\_\_\_  
**Petitioner or Authorized Agent** **Date**

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# 1905 Date initially rec'd 3/14/19 Date all rec'd \_\_\_\_\_ Board Meeting April 8, 2019  
 Fee Due \$ 75.00 Fee Paid \$ 75.00 Check # 4234 Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_

**Applicant:** Dickson Valley Ministries  
**Contact:** Mark Caldwell  
**Address:** 8250 Finnie Rd.  
Newark, IL 60541

**IDNR Project Number:** 1908785  
**Date:** 03/14/2019

**Project:** 2019 Long Range Plan  
**Address:** 8250 Finnie Rd, Newark

**Description:** Updated site plan to include development of day and resident camp activities and facilities.

## Natural Resource Review Results

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

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Dixon Valley Sedge Meadow INAI Site  
Fox River INAI Site  
Dickson Sedge Meadow Natural Heritage Landmark  
River Redhorse (*Moxostoma carinatum*)

**An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.**

#### Location

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

**County:** Kendall

**Township, Range, Section:**

36N, 6E, 8  
36N, 6E, 17



#### **IL Department of Natural Resources**

##### **Contact**

Justin Dillard  
217-785-5500  
Division of Ecosystems & Environment

#### **Government Jurisdiction**

Kendall County Dept. of Planning, Building & Zoning  
Matt Asselmeier  
111 West Fox Street  
Yorkville, Illinois 60560 -9999

#### **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.

IDNR Project Number: 1908785

### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 1908785

**EcoCAT Receipt****Project Code** 1908785**APPLICANT****DATE**

Dickson Valley Ministries  
 Mark Caldwell  
 8250 Finnie Rd  
 Newark, IL 60541

3/14/2019

**DESCRIPTION****FEE****CONVENIENCE  
FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.94

\$ 127.94

**TOTAL PAID****\$ 127.94**

Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

March 18, 2019

Mark Caldwell  
Dickson Valley Ministries  
8250 Finnie Rd.  
Newark, IL 60541 9573

**RE: 2019 Long Range Plan**  
**Project Number(s): 1908785**  
**County: Kendall**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Justin Dillard  
Division of Ecosystems and Environment  
217-785-5500

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

*That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.*

Dickson Valley Ministries is formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization

*That the special use will not be substantially injurious to the use and enjoyment of other properties 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.*

Dickson Valley has had great relationships with all neighbors, never causing any negative situations and quit often benefiting neighbors with the use of the land and resources.

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.*

Of the 160 acres of mostly wooded land, only about 25% has been developed, leaving a lot of great natural resources. The township road has been updated and has always proved adequate for our traffic and still is a seldom traveled 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.*

Dickson Valley has had 30+ years in the county with no problems in following regulations.

*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.*

Dickson Valley has worked with many local agencies on resource management and other plans and continues to follow through and work within them.

# DICKSON VALLEY LONG-RANGE SITE PLAN



04-17-100-002 "Acorn" property, north of Finnie Rd  
 04-17-300-002 Main Camp Property  
 04-17-300-007 Sports field/day camp addition (10 acres)  
 Total: 160 acres

**OWNER/DEVELOPER**  
 Dickson Valley Ministries  
 8250 Finnie Rd  
 Newark, IL 60541  
 630-553-6233  
 C/O Mark Caldwell, Executive Director  
 mark@dicksonvalley.com

**SCOPE OF DEVELOPMENT**

- Dickson Valley Camp & Retreat Center is not changing its stated purpose or programs but is submitting a more detailed site plan in an attempt to document future needs more completely.
- This site plan represents a long-range plan, no less than 10 years, and will be driven by available funds from donors who give financially to the ministry. Dickson Valley does not enter into long term debt to develop its property.
- The ministry desires to retain conditions stated in the previous special use major amendment, Ordinance #2014-05 dated 3/31/2014
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  3. The number of over-night campers shall be limited to no more than 350 at any one time.
  4. No more than 8 hook-ups for RV's.
  5. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance and can be externally lit.
- One note of clarification on the conditional statement that total capacity is 350 "over-night campers." This number is inclusive of as many as 100 day-only campers during the summer.
- Additionally, the live-on-site staff needed in supporting the ministry is composed of;
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  - as many as 24 single short-term(12-month program) staff,
  - and 64 seasonal(summer) staff

**DESIGN CRITERIA**

- The board and staff of Dickson Valley have sought many professionals in the Christian camping field for input. We have used various methods to determine the maximum capacity of our property both physically and mainly programmatically. The natural setting is one of our primary assets; we desire to care for, and protect it.
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- The design of all new buildings and structures is to fit into the natural setting, limiting the impact and the need for any extra landscaping.
- Lighting around camp is intentionally left low to reduce the impact on observing the night features. Most additional light is provided by individuals and eliminates intrusion on any neighbors.

**DEVELOPMENT ZONE A; DAY CAMP AREA**

- Multipurpose Field-house
  - No more than a total of 12,000 sq.ft. under roof.
  - Capacity for meetings and activities up to 250 campers year-round.
  - Some sections could be open-air activity areas.
- Various freestanding decks for small groups or activities
- Open air Camper pavilion #1, capacity 50, up to 2,000 sq.ft.
- Open air Camper Pavilion #2, capacity 50, up to 2,000 sq.ft.
- Day camp specific activities
- Water activity, i.e., splash pad, or wading fountain
- Up to 50,000 sq.ft. of combined septic field serving all new restrooms

**DEVELOPMENT ZONE B; RESIDENT CAMP AREA**

- 4 year-round camper cabins
  - No more than 2,500 sq.ft. each
  - total housing = 20 each
- 1 additional summer staff cabin
  - No more than 2,000 sq.ft.
  - total housing = 14

**DEVELOPMENT ZONE C; ACTIVITY AREA**

- An outdoor high ropes course
  - By Sky-tracks or similar
- Mini golf course
- Ice rink pavilion
- Free standing decks for small groups
- 1 additional summer staff cabin
  - No more than 2,000 sq.ft.
  - total housing = 14

**DEVELOPMENT ZONE D; ENTRANCE PARKING**

- Welcome pavilions for day camp
- Chapel in the Woods, seating up to 350
- Camper check-in area
- Volunteer RV hook-ups
- Consideration of freestanding office structure

**DEVELOPMENT ZONE E; ENTRANCE DRIVE**

- Gatehouse for a controlled entrance
- 6 bay staff lodge garage, near Whitaker Lodge, just outside the zone
- Upgrade driveway and entrance
- Keep lighted sign, upgrade landscaping

**DEVELOPMENT ZONE F; MAINTENANCE AREA**

- New shop not to exceed 8,000 sq.ft.
- Removal of the old shop or remodel into storage

**DEVELOPMENT ZONE G; ACORN LODGE SITE**

- Separate activities pavilion and activities
- Separate program/meeting building

**DEVELOPMENT ZONE H; NORTH ACTIVITY AREAS**

- Primitive campsites, no permanent structures, parking area off of Finnie Rd
- High climbing tower
- Zip lines
- Misc. team activities
- A pedestrian walkway over/under/across Finnie Rd

**RETREAT DEVELOPMENT ZONE**

- Water filtration station, possible new structure or addition to existing well
- New building for recreation room, snack shop, host offices
- Additions and remodels noted for each building below:

**#1 ADDITIONS, DIRECTOR'S LODGE**

- Addition of 14' x 18' dining room addition
- The current structure is 126' offset from the road
- The addition may encroach no more than 3 additional feet

**#2 ADDITIONS, CHROUSER LODGE**

- Options for an addition for dining space to the North or West
- Increase seating from 200-250
- Lower level of addition could include offices or meeting space
- Upgrade kitchen equipment as needed

**#3 ADDITIONS, DICKSON LODGE**

- Addition of meeting space to accommodate 80-100
- Addition of two separate "leaders" rooms with restrooms
- Remodel and add-on to program office for camp store

**#4 ADDITIONS, OULUND CHALET**

- Remodeling of the upper level to improve housing space
- Remodeling of restrooms

**#5 ADDITIONS, SILVER FOX LODGE**

- Addition for new restrooms
- Addition for four separate "leaders" rooms with restrooms

**#6 ADDITIONS, SPORTS CENTER**

- South addition for upgraded activities
- Remodels to restrooms
- Exterior development of high ropes course or similar

**#7 ADDITIONS, ACORN LODGE**

- Remodel of the current lodge for updated plumbing and housing
- Additions to lodge for possible staff housing and extra space

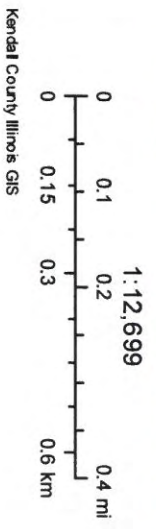
**rbac** **RB & ASSOCIATES CONSULTING, INC**  
 4 W MAIN STREET  
 PLANO, IL 60545  
 (630) 552-7452  
 DESIGN FIRM #  
 184-004475  
 www.rb-associates.net



# Attachment 3-Aerial



- March 25, 2019
- Arrow 100      — FromTo 400      — Tip 100
  - Arrow 400      — Hook 100      — Tip 400
  - FromTo 100      — Hook 400      — Road Names





201400004129

DEBBIE  
GILLETTE  
KENDALL COUNTY, IL

RECORDED: 3/31/2014 11:34 AM  
URDI: 51.00 RRSFS FEE: 10.00  
PAGES: 6

State of Illinois  
County of Kendall

Zoning Petition  
#14-02

**ORDINANCE # 2014 - 05**

**GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR  
DICKSON VALLEY MINISTRIES AT 8250 FINNIE ROAD**

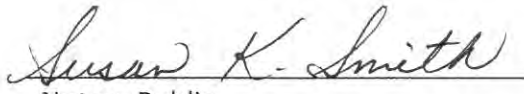
Mailed to and Prepared by:  
Angela Zubko  
111 West Fox Street Rm. 203  
Yorkville, IL 60543

SEAL



Subscribed and sworn to before me  
This 31<sup>st</sup> day of March, 2014

  
\_\_\_\_\_  
Angela Zubko  
Kendall County Planning & Zoning Manager

  
\_\_\_\_\_  
Notary Public

State of Illinois  
County of Kendall

Zoning Petition  
#14-02

**ORDINANCE NUMBER 2014 - 65**

**GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR  
DICKSON VALLEY MINISTRIES AT 8250 FINNIE ROAD**

WHEREAS, Dickson Valley Ministries dba of Dickson Valley Camp and Retreat Center has filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 161 acre property located On the north & south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road, commonly known as 8250 Finnie Road, (PIN# 04-17-100-002, 04-17-300-002 & 04-17-300-007), in Fox Township; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation for a camp and retreat center; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their camp and retreat center and add 51.74 acres and modify their site plan; and

WHEREAS, during the 1974 Countywide rezoning the County Board of Kendall County, Illinois rezoned this property to A-1SU for non-profit camping uses; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a special use for a Christian Youth Camp for 108 acres as Ordinance 1983-17 on December 13, 1983; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request to amend the site plan to include a dining and meeting hall north of the original site plan and expand the bath house and chapel as Ordinance 2000-17A & 2000-24 on June 20, 2000; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a lighted sign at the camp entrance with conditions as Ordinance 2002-12 on May 21, 2002; and

WHEREAS, said property is legally described as:

PARCEL 1:  
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1319 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER 1376.78 FEET TO THE CENTER LINE OF A ROAD RUNNING NORTHEASTERLY AND SOUTHWESTERLY THROUGH SAID NORTHWEST QUARTER; THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE 778 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF FOX, KENDALL COUNTY,

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ILLINOIS; ALSO THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 11.70 CHAINS (772.2 FEET) TO THE CENTER LINE OF A ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID NORTH LINE 12.63 CHAINS (833.58 FEET) TO THE POINT OF BEGINNING, CONTAINING 42.59 ACRES MORE OR LESS, IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 01 DEGREES 07 SECONDS 54 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 380.17 FEET; THENCE SOUTH 76 DEGREES 29 MINUTES 58 SECONDS EAST, A DISTANCE OF 4010.24 FEET; THENCE SOUTH 66 DEGREES 02 MINUTES 58 MINUTES EAST, A DISTANCE OF 33.6 FEET TO THE CENTER LINE OF FINNIE ROAD; THENCE SOUTH 66 DEGREES 02 MINUTES 58 MINUTES EAST, A DISTANCE OF 1377.07 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 1378.96 FEET; THENCE NORTH 48 DEGREES 46 MINUTES 57 SECONDS WEST, A DISTANCE OF 659.61 FEET; THENCE NORTH 60 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 98.54 FEET; THENCE NORTH 44 DEGREES 10 MINUTES 58 MINUTES EAST, A DISTANCE OF 455.16 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 346.63 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THENCE NORTH 01 DEGREES 14 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER/QUARTER SECTION A DISTANCE OF 1269.52 FEET TO THE CENTER LINE OF FINNIE ROAD; THENCE NORTH 63 DEGREES 32 MINUTES 29 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 51.54 FEET; THENCE NORTH 73 DEGREES 54 MINUTES 02 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 785.94 FEET; THENCE NORTH 57 DEGREES 52 MINUTES 02 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 459.76 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 32 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 158.96 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1864.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 12 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 513.64 FEET TO THE WESTERLY BANK OF THE FOX RIVER; THENCE SOUTH 36 DEGREES 20 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 227.1 FEET; THENCE SOUTH 34 DEGREES 34 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 224.1 FEET; THENCE SOUTH 40 DEGREES 48 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 346.69 FEET; THENCE SOUTH 35 DEGREES 57 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 257.65 FEET; THENCE SOUTH 47 DEGREES 35 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 201.1 FEET; THENCE SOUTH 46 DEGREES 16 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 256.45 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 415.78 FEET; THENCE SOUTH 39 DEGREES 20 MINUTES 02 SECONDS WEST ALONG SAID WESTERLY BANK, A DISTANCE OF 424.92 FEET TO A POINT ON A LINE DRAWN SOUTH 66 DEGREES 02 MINUTES 58 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 02 MINUTES 58 SECONDS WEST 1001.65 FEET TO THE POINT OF BEGINNING CONTAINING 118.00 ACRES

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#14-02

ALL IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

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 March 3, 2014; 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. **Dickson Valley Ministries is formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization.***

*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. **Dickson Valley has had great relationships with all neighbors, never causing any negative situations and quite often benefiting neighbors with the use of the land and resources.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Of the 160 acres of mostly wooded land, only about 25% has been developed, leaving a lot of great natural resources. The township road has been updated and has always proved adequate for our traffic and still is a seldom traveled 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. **Dickson Valley has had 30+ years in the county with no problems in following regulations.***

*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. **Dickson Valley has worked with many local agencies on resource management and other plans and continues to follow through and work within them.***

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 repeals Kendall

State of Illinois  
County of Kendall

Zoning Petition  
#14-02

County Ordinances #02-12, #00-24, #00-17A & #83-17 in their entirety and grants approval of a major amendment to their existing special use zoning permit to continue operation of their camp and retreat center at 8250 Finnie Road in accordance to the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. The property can be utilized all year long.
2. At such time if the not-for-profit status is discontinued for any reason a new special use shall be applied for if the property is to be used for profit.
3. The number of over-night campers shall be limited to no more than 350 at any one time.
4. No more than 8 hook-ups for RV's.
5. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance and can be externally lit.

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 March 19<sup>th</sup>, 2014.

Attest:



Debbie Gillette  
Kendall County Clerk

  
John Shaw  
Kendall County Board Chairman



**EXISTING STRUCTURES:**

- 1. Acorn Lodge
- 2. Director's Lodge
- 3. Whitaker Lodge
- 4. Maintenance 1
- 5. Maintenance 2
- 6. Chrouser Dining Hall
- 7. Oulund Chalet
- 8. Silver Fox Lodge
- 9. Dickson Dorm
- 11. Picnic Pavilion
- 12 2 Camper Cabins
- 13 Sports Center

**DEVELOPMENT PLANS:**

- A. Remote Rustic Camp (no structures)
- B. Remote Camp Parking
- C. 2 Year-Round Lodges
- D. Chapel Pavilion
- E. New Road
- F. Day Camp Parking
- G. 4 Camper Cabins, 4 season
- H. Day Camp Restrooms & Pavilion

\* Also Various Remodels and Small Additions to Upgrade Existing Structures

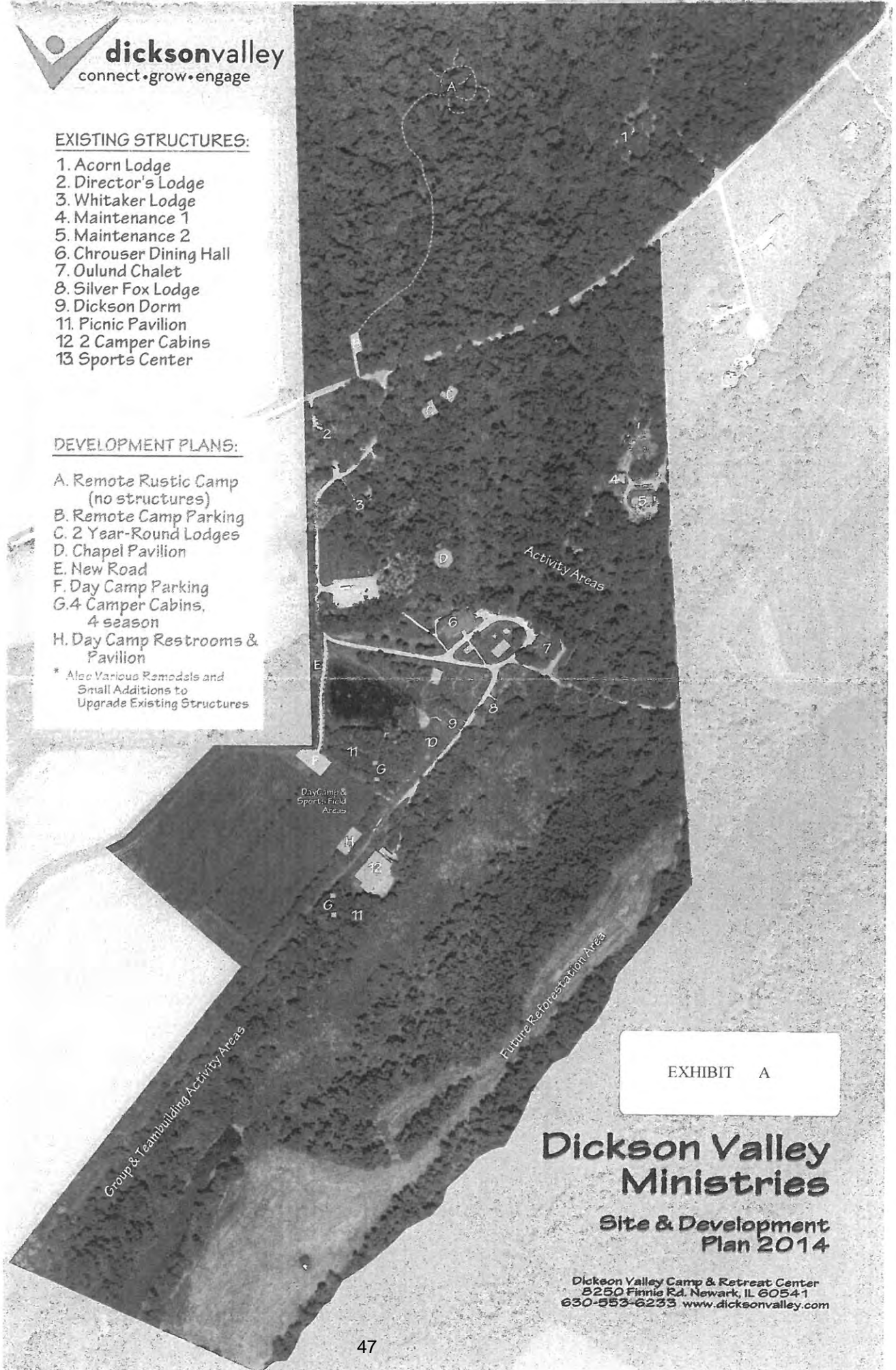


EXHIBIT A

# Dickson Valley Ministries

## Site & Development Plan 2014

Dickson Valley Camp & Retreat Center  
8250 Finnie Rd. Newark, IL 60541  
630-553-6233 www.dicksonvalley.com

































**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
April 2, 2019 – Unapproved Meeting Minutes**

PBZ Committee Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Megan Andrews – Soil and Water Conservation District (Arrived at 9:03 a.m.)  
Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS  
David Guritz – Forest Preserve (Arrived at 9:05 a.m.)  
Deputy Commander Mitchell Hattan – Sheriff’s Department  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Aaron Rybski – Health Department  
Matthew Prochaska – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Mark Caldwell, Adam Theis, and JoAnn Bright-Theis

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented. With a voice vote of all eyes, the motion carried unanimously.

**MINUTES**

Mr. Hattan made a motion, seconded by Mr. Klaas, to approve the March 5, 2019, meeting minutes. With a voice vote of all eyes, the motion carried unanimously.

**PETITIONS**

**Petition 19-11 Mark Caldwell on Behalf of Dickson Valley Ministries – Major Amendment to a Special Use Permit by Repealing and Replacing Their Approved Site Plan at 8250 Finnie Road in Fox Township**

Mr. Asselmeier summarized the request.

The subject property is approximately one hundred sixty (160) acres in size and has a special use permit for a youth camp and retreat center. The use at the subject property was originally established in 1971. The subject property was zoned A-1 with a special use permit for a youth camp and retreat center following the 1974 Countywide rezoning.

Ms. Andrews arrived at this time (9:03 a.m.).

The existing zoning regulations on the property were established by Ordinance 2014-05. This ordinance repealed several pre-existing ordinances and combined the conditions and restrictions placed upon Dickson Valley Ministries into one (1) ordinance. The restrictions placed on the special use permit were:

1. The property can be utilized all year long.
2. At such time if the not-for-profit status is discontinued for any reason a new special use shall be applied for if the property is to be used for profit.
3. The number of over-night campers shall be limited to no more than 350 at any one time.
4. No more than 8 hook-ups for RV’s.
5. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance and can be externally lit.

Ordinance 2014-05 also included a site plan, which the Petitioner wishes to amend.

The Petitioner desires the update to their existing site plan in order to meet their needs. The long-range plan will take no less than ten (10) years and will occur as funding allows.

Mr. Guritz arrived at this time (9:05 a.m.)

The proposed changes are as follows:

1. Clarification on the conditional statement that total capacity is three hundred fifty (350) "overnight campers." This number is inclusive of as many as one hundred (100) day-only campers during the summer.
2. Clarification that the live-on-site staff needed in supporting the ministry is composed of as many as six (6) full-time, long-term families; currently this figure is five (5).
3. Clarification of staffing levels at twenty-four (24) single short-term, twelve (12) month program staff, and sixty-four (64) seasonal summer staff.
4. Development A, Day Camp Area, shall consist of a Multipurpose Field-house with no more than a total of twelve thousand square feet (12,000 sq. ft.) under roof. The capacity for meetings and activities for up to two hundred fifty (250) campers year-round with some sections for open air activities. The plan also calls for various freestanding decks for small groups or activities, two (2) open air camper pavilion areas with maximum capacity of fifty (50) people each at two thousand square feet (2,000 sq. ft.) in size. The area will also host day camp activities, including water activities (i.e. splash pad, or wading fountain). The fifty thousand square feet (50,000 sq. ft.) of combined septic field serving all new restrooms will also be located in this area. A picture of the Development A is included as Attachment 5.
5. Development B, Resident Camp Area, shall consist of four (4) year-round camper cabins of no more than two thousand five hundred square feet (2,500 sq. ft.) each for total house of twenty (20) persons per cabin. There will be one (1) additional summer staff cabin at two thousand square feet (2,000 sq. ft.). A picture of Development B is included as Attachment 6.
6. Development C, Activity Area shall consist of an outdoor high ropes course, by sky-tracks or similar, mini golf course, ice rink pavilion, free standing decks for small groups and one (1) summer staff cabin of no more than two thousand square feet (2,000 sq. ft.) A picture of Development C is included as Attachment 7.
7. Development D, Entrance Parking, shall consist of welcome pavilions for day camp, a chapel in the woods with seating up to three hundred fifty (350), camper check-in area, and volunteer RV hook-ups. The Petitioner is also considering placing a freestanding office structure in this area. A picture of Development D is included as Attachment 8.
8. Development E, Entrance Drive, shall consist of a gatehouse for a controlled entrance and a six (6) bay staff lodge garage near the Whitaker Lodge just outside the zone. Upgrades to the driveway and entrance will occur and the lighted sign will remain. Landscaping will be updated. A picture of Development E is included as Attachment 9.
9. Development F, Maintenance Area, shall consist of a new shop not to exceed eight thousand square feet (8,000 sq. ft.) and removal of the old shop or remodel the old shop into storage.
10. Development G, Acorn Lodge Area, shall consist of a separate activities pavilion and separate program/meeting building. A picture of Development G is included as Attachment 10.
11. Development H, North Activity Area, shall consist of primitive campsites, no permanent structures, a parking area off of Finnie Road, high climbing tower, zip lines, miscellaneous team activities and a pedestrian walkway over/under/across Finnie Road.
12. The Retreat Development Zone shall consist of a water filtration station, including possible new structures or addition to the existing well. A new building for recreation room, snack shop, and host offices are also planned for this zone.

13. Addition 1, Director's Lodge, shall consist of a fourteen foot by eighteen foot (14' x 18') dining room addition. The current structure is one hundred twenty-six feet (126') offset from the road and the addition may encroach no more than an additional three feet (3'). A picture of Addition 1 is included as Attachment 11.
14. Addition 2, Chrouser Lodge, shall consist of an addition for dining space to the north or west, which will increase seating from two hundred (200) to two hundred fifty (250). A lower level of addition could include offices or meeting space and the kitchen will be upgraded as needed. A picture of Addition 2 is included as Attachment 12.
15. Addition 3, Dickson Lodge, shall consist of additional meeting spaces to accommodate eighty to one hundred (80-100) people, an addition of two (2) separate "leaders" rooms with restrooms, and remodel and add-on to program office for camp store. A picture of Addition 3 is included as Attachment 13.
16. Addition 4, Oulund Chalet, shall consist of remodeling of the upper level to improve housing space and remodeling of restrooms. A picture of Addition 4 is included as Attachment 14.
17. Addition 5, Silver Fox Lodge, shall consist of an addition for new restrooms and an addition for four (4) separate "leaders" rooms with restrooms. A picture of Addition 5 is included as Attachment 15.
18. Addition 6, Sports Center, shall consist of a south addition for upgraded activities, remodels to restrooms, and development of an exterior high ropes courses or similar. A picture of Addition 6 is included as Attachment 16.
19. Addition 7, Acorn Lodge, shall consist of a remodel of the current lodge for updated plumbing and housing and Additions to lodge for possible staff housing and extra space. A picture of Addition 7 is included as Attachment 17.

As noted on the proposed site plan, the final locations, sizes, and designs will be approved at the time of permitting and with the approvals of local regulatory bodies.

The future land use map calls for this area to be agricultural, open space, and countryside residential. The adjacent zoning districts are A-1 and R-1. Zoning within one half (1/2) mile are A-1 and R-1.

Finnie Road is considered a scenic route and no trails are planned in the area.

There are floodplains and wetlands on the property. None of the proposed development is occurring in the floodplain or wetlands.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location, Dixon Valley Sedge Meadow INAI Site, Fox River INAI Site, Dickson Sedge Meadow Natural Heritage Landmark, and River Redhorse (*Moxostoma carinatum*). Negative impacts to the above are considered unlikely and consultation was terminated.

The Petitioner submitted an application for NRI.

Petition information was sent to Fox Township on March 26, 2019.

Petition information was sent to the Village of Millbrook on March 26, 2019.

Petition information was sent to the Sandwich Fire Protection District on March 26, 2019.

Any new buildings would have to meet applicable building codes.

As noted on the proposed site plan, lighting will be intentionally left low.

The subject property is heavily wooded. As noted on the proposed site plan, the Petitioner considers the natural landscape important to their operations.

Stormwater permits will be required as the proposal is implemented and will be reviewed on a project-by-project basis.

The Petitioner proposes to make adjustments to their wells and septic systems. These changes will be evaluated as the proposal is implemented. Electricity is already onsite.



Before issuing a recommendation, Staff would like consultation with ZPAC members, the Fox Township Highway Commissioner, and the Sandwich Fire Protection District regarding any concerns to the public health and safety they may possess.

Mr. Rybski asked if more employees will be added onsite. Mr. Caldwell stated the number of people onsite will not change from what was proposed in 2014. The projected increase in people onsite is forty percent (40%).

Mr. Caldwell stated that they (Dickson Valley Ministries) wanted to show everything on the site plan. The mission of the organization has not changed.

Mr. Klaas asked if any complaints had been filed regarding this property with Building and Zoning. Mr. Holdiman responded not to his knowledge.

Discussion occurred regarding a right-of-way dedication for Finnie Road. Mr. Caldwell requested clarification on how a dedication occurred. Mr. Klaas explained the process. Mr. Caldwell will take the request to his board at the end of April to discuss the dedication. The suggestion was made to have right-of-way dedication within ten (10) years. The sign would encroach into the setback if a dedication occurred.

If the plan was developed fully, the investment would be Four Point Five Million Dollars (\$4.5 Million).

Mr. Guritz discussed the EcoCat Report. Mr. Caldwell stated that the development will not occur near the protected areas.

Mr. Klaas made a motion, seconded by Mr. Rybski, to forward the major amendment to the Kendall County Regional Planning Commission with the following conditions:

1. The conditions and restrictions of Ordinance 2014-05 shall remain in effect including the clarifications stated in the Site Plan attached to this Ordinance amending the existing special use permit.
2. The Site Plan attached as Exhibit A to Ordinance 2014-05 is hereby repealed and replaced with the proposed Site Plan. The site shall be developed substantially in conformance with the attached Site Plan.
3. The operators of the use allowed by this special use permit shall follow applicable Federal, State, and Local laws related to the operation of this type of use.
4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2014-05 could result in the amendment or revocation of the special use permit.
5. If one or more of the above conditions or restrictions or any of the conditions or restrictions contained in Ordinance 2014-05 are declared invalid by a court of competent jurisdiction, the remaining conditions and restrictions shall remain valid.
6. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this major amendment to an existing special use permit.

Ayes (9): Andrews, Asselmeier, Briganti, Guritz, Hattan, Holdiman, Klaas, Rybski, and Prochaska  
Nays (0): None  
Present (0): None  
Absent (1): Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on April 24, 2019.

**Petition 19-12 Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis – Special Use Permit for a Banquet Center at 10978 Crimmin Road in Fox Township**

Mr. Asselmeier summarized the request.

JoAnn Bright-Theis would like to establish the BrighterDaze Farm and Events banquet facility at the subject property which is currently owned in a trust represented by her father, Robert Bright.

No variances were requested and the Petitioner will operate the banquet center in compliance with the regulations currently stated in the Zoning Ordinance.

The business plan for the proposed operations, building elevations, landscaping plan, parking illumination plan, and interior plan were provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately eight thousand (8,000) square foot barn for weddings and similar events. The maximum capacity will be approximately two hundred eighty (280) people, with one (1) additional employee. While banquets will occur inside the existing barn, prospective clients could use the exterior grounds for pictures and outdoor ceremonies. The interior of the barn is converted arena with a concrete floor. The barn is approximately twenty-six feet (26') tall at its peak and ten feet (10') tall at the ends.

An existing pond is located east of the horse barn.

The hours of operation will be Monday through Thursday from 9:00 a.m. until 10:00 p.m. and Friday and Saturday from 9:00 a.m. until Midnight. The facility would be open on the eve and day of all federal holidays. Tours of the facility for prospective customers by appointment and could occur outside the listed hours of operation. Setup for events would start at 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. The facility would close on November 1<sup>st</sup> and reopen April 1<sup>st</sup>.

The proposed business would use local sub-contractors for uses on the site, including linens, decorations, food services, beverage services, bathroom services, and cleanup services. Because Fox Township is a dry township, no cash bars are allowed.

The proposed business would use luxury trailer bathrooms for events with the intention to have permanent restroom facilities by 2021. Restroom facilities will be located north of the barn by the parking area.

The dumpster shall be located next to the parking lot by the barn.

If approved, the Petitioners hope to start operations as quickly as possible.

Ancillary items, such as Brighter Daze shirts and glasses, may be sold on the premises.

The subject property is approximately thirty-eight acres (38) acres in size.

Crimmin Road is a major collector and scenic route. No trails are planned along the road.

A riverine wetland is located along the southwest edge of the subject property.

The adjacent land uses are agricultural related, farmsteads, religious, or forest preserve. The adjacent zonings are A-1. Based on the aerial of the site, there are six (6) homes within a half mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location, Millington Fen INAI Site, Fox River INAI Site, Millington Railroad Fen Natural Landmark, Tucker-Millington Fen Natural Preserve, and River Redhorse (*Moxostoma carinatum*). Negative impacts to the above are considered unlikely and consultation was terminated.

The NRI application was submitted on March 14, 2019.

Fox Township was emailed information on March 27, 2019.

Newark Fire Protection District was emailed information on March 27, 2019.

The Village of Newark was emailed information on March 27, 2019.

An updated Occupancy Permit will be required reflecting the change of use from a horse barn to a banquet facility.

Portable bathrooms will be used for events.

The property fronts Crimmin Road.

According to the site plan, patrons will enter the property through the driveway north of the existing house. Traffic will drive southeast along the one (1) way driveway to the existing barn, a distance of approximately seven hundred feet (700'). There are thirty-four (34) parking spaces and four (4) additional handicapped accessible parking spaces by the barn. An additional seventy-five (75) parking spaces will be located east of the barn and will be accessible via a gravel driveway; these parking spaces will be served by shuttle. Traffic will exit the property through a one (1) way driveway leading to the north end of the property.

Two (2) new lights are proposed for site. According to the parking illumination plan, no light will leave the property. All lights will be turned off within one (1) hour of the conclusion of events.

One entrance and one exit sign will be installed on the property. The signs will be approximately four hundred thirty-two (432) square inches. Neither sign will be illuminated.

As shown the on proposed site plan, the site contains approximately one hundred sixty-six trees of varying heights encircling the venue.

All music and noise shall originate inside the venue except for processions and recessions at weddings. The facility shall follow the noise regulations for banquet facilities. Speakers will face east and the barn doors will remain closed after 7:00 p.m.

With the combination of distance and plantings, the Petitioners believe noise will not be an issue.

Before issuing a recommendation, Staff would like the following issues addressed/clarified:

1. Input from the Kendall County Sheriff's Department and the Newark Fire Protection District regarding any concerns regarding having a facility at this location.
2. Input from the Kendall County Health Department regarding the septic and well facilities.
3. Input from WBK regarding the need for a stormwater management permit.
4. Acknowledgement from the Petitioners that they are aware and will follow Kendall County's Right to Farm Clause.
5. Acknowledgement from the Petitioners that they agree to follow all applicable Federal, State, and Local laws governing this type business and the implications for not following such laws.

Mr. Rybski asked about food preparation. All events will be catered.

Mr. Rybski asked about the number of events. Mr. Theis responded that they anticipate ten-twenty (10-20) events with fifty percent (50%) growth after that time. Mr. Rybski explained the well testing requirements. A site survey will be completed to define the location of the existing septic system.

Deputy Commander Hattan asked about traffic control. Mr. Theis explained the internal traffic control system. The Petitioner will contract with a company to direct traffic on and off Finnie Road.

No new structures will be constructed onsite. New lighting will be installed onsite as shown on the site plan.

Mr. Guritz will forward the Forest Preserve regulations related to equestrian use to the Petitioner. Horses will not be involved with proposed business. The equestrian business will continue at the property as a separate business.

Outside company will supply alcohol; no alcohol will be sold onsite.

Ms. Andrews requested clarification on the acreage of the property. Mr. Theis will provide clarification on the size of the property.

Noise will be controlled by existing landscaping and trees; music will initiate indoors and face east inside the venue. Business will close at 10:00 p.m.

Mr. Klaas discussed the planned the realignment of Crimmin Road.

Mr. Klaas made a motion, seconded by Mr. Holdiman, to forward the special use permit request to the Kendall County Regional Planning Commission with the following conditions proposed by Staff.

Ayes (8): Andrews, Asselmeier, Briganti, Hattan, Holdiman, Klaas, Rybski, and Prochaska  
Nays (0): None  
Present (1): Guritz  
Absent (1): Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on April 24, 2019.

**Petition 19-13 Kendall County Planning, Building and Zoning Committee – Text Amendment to Sections 4.06 and 4.07 of the Kendall County Zoning Ordinance by Allowing Research and Development Related Home Occupations to be Conducted Outside of a Dwelling or Permitted Accessory Structure and Adding the Phrase “Unless Otherwise Permitted by Law” to the End of Section 4.06.f and Section 4.07.g**

Mr. Asselmeier summarized the request.

At their meeting February 27, 2019, the Comprehensive Land Plan and Ordinance Committee requested that Staff prepare a proposed text amendment to the Kendall County Zoning Ordinance allowing research and development related home occupations to be conducted outside the dwelling or accessory structure and to address noise, dust, fumes, and odor issues.

For reference, “Home Occupation” related terms are defined as follows:

HOME OCCUPATION Any occupation or profession engaged in by an occupant of a dwelling unit as a use which is clearly incidental and secondary to the use of the dwelling as a residence.

HOME OCCUPATION - AGRICULTURAL. A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation". (*Amended 04/18/2000*)

HOME OCCUPATION- RESIDENTIAL A home occupation in a residential zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be a "home occupation".

Home Occupations are permitted uses in the A-1 District and all Residential Districts. Home Occupations are special uses in the RPD Districts.

At their meeting on March 27, 2019, the Kendall County Regional Planning Commission voted to initiate the text amendment.

Mr. Rybski asked about home occupations that could be impacted by this proposal. Mr. Asselmeier suggested that individuals wanted to construct firearms and test those firearms outdoors would be impacted. Mr. Asselmeier also suggested a business creating telescopes could be impacted.

Mr. Asselmeier read the definition of research and development from the Zoning Ordinance.

County regulations cannot supersede federal or state regulations.

Mr. Rybski made a motion, seconded by Ms. Andrews, to forward the text amendment to the Kendall County Regional Planning Commission.

Ayes (9): Andrews, Asselmeier, Briganti, Guritz, Hattan, Holdiman, Klaas, Rybski, and Prochaska  
Nays (0): None  
Present (0): None  
Absent (1): Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on April 24, 2019.

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

None

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Hattan made a motion, seconded by Mr. Rybski to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:47 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner

**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
APRIL 2, 2019**

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)
<i>Mark Caldwell</i>		
<i>Ada B. Jurek</i>		
<i>CLIFF FOX</i>	<i>110 FLYING NEWARK IL 60541</i>	<i>ADMIN@NEWARK.IL.US</i>

**Matt Asselmeier**

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**From:** Fox Township <foxtownshipsupervisor@gmail.com>  
**Sent:** Tuesday, April 16, 2019 3:59 PM  
**To:** Matt Asselmeier  
**Subject:** [External]Re: Kendall County Petition 19-11 (Dickson Valley Ministries)

Matt,

Please accept this email as comment on Petition 19-11. Fox Township Board of Trustees, acting as the Planning Commission for Fox Township, discussed this petition at our April Board meeting on April 8th, 2019. Here is a summary of our position:

- 1) Conceptually, the Board approves of the major amendment to the Special Use Permit at this location with the following stipulations.
  - a. The current property set back line is 126', which is already less than the mandated set back of 150'. Therefore, Fox Township Board **does not grant** relief from the current set back. Relief **may** be granted if the petitioner applies for variance through the standard variance process, including noticing adjoining property owners of any variance request prior to construction involving said variance.
  - b. Currently, the amendment states that storm water management "permits may be required as the proposal is implemented". It is the position of the Fox Township Board that any permits required for storm water management must be **procured prior** to the issuance of any building permit, ensuring proper storm water management is designed into any portion of the amendment developed.
  - c. Lastly, under item 12 on page 4 of the amendment, a possible pedestrian walkway over Finnie Road was proposed. Fox Township Board and Fox Township Highway Department reserve the right to approve or disapprove any design presented for an overhead walkway on Finnie Road.

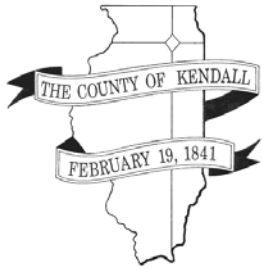
If you need any other information or have any questions, I am available at any time to assist you in this issue. Thank you for giving us a platform for our input.

Jeff Spang, Supervisor  
Fox Township

On Tue, Mar 26, 2019 at 8:31 AM Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)> wrote:

ZPAC Members:

The Kendall County ZPAC will meet on Tuesday, April 2, at 9:00 a.m., at 111 W. Fox Street in Yorkville, to discuss a request by Dickson Valley Ministries to amend their special use permit by repealing and replacing their existing site plan.



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Regional Planning Commission

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: April 17, 2019

Re: Petition 19-12 Request for a Special Use Permit for a Banquet Center at 10978 Crimmin Road

On the April 24, 2019, Kendall County Regional Planning Commission agenda, there is a petition requesting a special use permit for a banquet center at 10978 Crimmin Road.

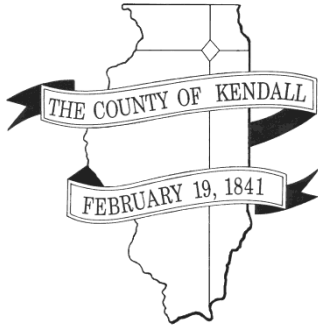
The adjoining property owners, township, and municipality within one point five (1.5) miles were not notified in the manner required by State law and the Kendall County Zoning Ordinance. Accordingly, Petition 19-12 shall be laid over until the May meeting.

If you have any questions, please let me know.

Thanks,

MHA





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Regional Planning Commission  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: April 17, 2019  
Re: Proposed Text Amendment Regarding Home Occupation Regulations

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At their meeting February 27, 2019, the Comprehensive Land Plan and Ordinance Committee requested that Staff prepare a proposed text amendment to the Kendall County Zoning Ordinance allowing research and development related home occupations to be conducted outside the dwelling or accessory structure and to address noise, dust, fumes, and odor issues.

A redlined proposal is attached.

For reference, "Home Occupation" related terms are defined as follows:

**HOME OCCUPATION** Any occupation or profession engaged in by an occupant of a dwelling unit as a use which is clearly incidental and secondary to the use of the dwelling as a residence.

**HOME OCCUPATION - AGRICULTURAL.** A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation". (*Amended 04/18/2000*)

**HOME OCCUPATION- RESIDENTIAL** A home occupation in a residential zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be a "home occupation".

Home Occupations are permitted uses in the A-1 District and all Residential Districts. Home Occupations are special uses in the RPD Districts.

At their meeting on March 27, 2019, the Kendall County Regional Planning Commission voted to initiate the text amendment.

According to the Kendall County Zoning Ordinance, research and development is defined as follows:

**RESEARCH AND DEVELOPMENT:** A building or group of buildings in which are located facilities for scientific research, experimental study, investigation, testing and experimentation, but not primarily facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

At their meeting on April 2, 2019, ZPAC unanimously voted to forward the proposal to the Kendall County Regional Planning Commission. A copy of the minutes is attached.

On April 2, 2019, a copy of this proposal was mailed to each township. On April 11, 2019, Fox Township submitted comments against the proposal. Their objection is attached.

If you have any questions regarding this proposal, please let me know.

Thanks,

MHA

ENC: Redlined Proposal  
April 2, 2019 ZPAC Minutes  
April 11, 2019 Fox Township Objection

#### Section 4.06-Home Occupation – Agricultural

- a. It is conducted entirely within the dwelling or permitted accessory building by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence. **Research and development related businesses shall be exempt from the requirement that the home occupation be conducted entirely within the dwelling or permitted accessory structure, unless otherwise prohibited by law.**
- b. A maximum sign of 8 square feet will be permitted but must meet setback requirements in section 11 of the Zoning Ordinance and be unlit.
- c. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises except that items incidental to the home occupation may be sold, i.e., hair products may be sold at a salon.
- d. No person shall be employed on site other than members of the family residing on the premises and two persons outside the family, providing that additional persons outside of the family may be permitted by the Zoning Board of Appeals pursuant to an application for special use filed in accordance with the provisions of this ordinance.
- e. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.
- f. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines, **unless otherwise permitted by law.**

#### Section 4.07-Home Occupation – Residential

- a. It is conducted entirely within the dwelling by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence. **Research and development related businesses shall be exempt from the requirement that the home occupation be conducted entirely within the dwelling, unless otherwise prohibited by law.**
- b. There are no signs, display or activity that will indicate from the exterior of the dwelling that it is being used for any use other than a dwelling except as allowed by the sign regulations for the district in which such "home occupation" is located.
- c. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises, except that items incidental to the home occupation may be sold, i.e., hair care products sold at a salon.
- d. No more than ten (10) vehicle trips by either customers, delivery persons or employees may be made throughout a day to and from the home occupation.
- e. No person shall be employed on site other than members of the family residing on the premises and one person outside the family in all residential districts.

- f. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.
- g. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines, **unless otherwise permitted by law.**
- h. Instruction in music, crafts and dance shall be limited to one student at a time with a maximum of eight per day. To exceed this limit requires a variance.
- i. Salons shall be limited to one chair or nail table, commonly referred to as a station.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)**  
**April 2, 2019 – Unapproved Meeting Minutes**

PBZ Committee Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Megan Andrews – Soil and Water Conservation District (Arrived at 9:03 a.m.)  
Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS  
David Guritz – Forest Preserve (Arrived at 9:05 a.m.)  
Deputy Commander Mitchell Hattan – Sheriff’s Department  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Aaron Rybski – Health Department  
Matthew Prochaska – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Mark Caldwell, Adam Theis, and JoAnn Bright-Theis

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented. With a voice vote of all eyes, the motion carried unanimously.

**MINUTES**

Mr. Hattan made a motion, seconded by Mr. Klaas, to approve the March 5, 2019, meeting minutes. With a voice vote of all eyes, the motion carried unanimously.

**PETITIONS**

**Petition 19-11 Mark Caldwell on Behalf of Dickson Valley Ministries – Major Amendment to a Special Use Permit by Repealing and Replacing Their Approved Site Plan at 8250 Finnie Road in Fox Township**

Mr. Asselmeier summarized the request.

The subject property is approximately one hundred sixty (160) acres in size and has a special use permit for a youth camp and retreat center. The use at the subject property was originally established in 1971. The subject property was zoned A-1 with a special use permit for a youth camp and retreat center following the 1974 Countywide rezoning.

Ms. Andrews arrived at this time (9:03 a.m.).

The existing zoning regulations on the property were established by Ordinance 2014-05. This ordinance repealed several pre-existing ordinances and combined the conditions and restrictions placed upon Dickson Valley Ministries into one (1) ordinance. The restrictions placed on the special use permit were:

1. The property can be utilized all year long.
2. At such time if the not-for-profit status is discontinued for any reason a new special use shall be applied for if the property is to be used for profit.
3. The number of over-night campers shall be limited to no more than 350 at any one time.
4. No more than 8 hook-ups for RV’s.
5. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance and can be externally lit.

Ordinance 2014-05 also included a site plan, which the Petitioner wishes to amend.

The Petitioner desires the update to their existing site plan in order to meet their needs. The long-range plan will take no less than ten (10) years and will occur as funding allows.

Mr. Guritz arrived at this time (9:05 a.m.)

The proposed changes are as follows:

1. Clarification on the conditional statement that total capacity is three hundred fifty (350) "overnight campers." This number is inclusive of as many as one hundred (100) day-only campers during the summer.
2. Clarification that the live-on-site staff needed in supporting the ministry is composed of as many as six (6) full-time, long-term families; currently this figure is five (5).
3. Clarification of staffing levels at twenty-four (24) single short-term, twelve (12) month program staff, and sixty-four (64) seasonal summer staff.
4. Development A, Day Camp Area, shall consist of a Multipurpose Field-house with no more than a total of twelve thousand square feet (12,000 sq. ft.) under roof. The capacity for meetings and activities for up to two hundred fifty (250) campers year-round with some sections for open air activities. The plan also calls for various freestanding decks for small groups or activities, two (2) open air camper pavilion areas with maximum capacity of fifty (50) people each at two thousand square feet (2,000 sq. ft.) in size. The area will also host day camp activities, including water activities (i.e. splash pad, or wading fountain). The fifty thousand square feet (50,000 sq. ft.) of combined septic field serving all new restrooms will also be located in this area. A picture of the Development A is included as Attachment 5.
5. Development B, Resident Camp Area, shall consist of four (4) year-round camper cabins of no more than two thousand five hundred square feet (2,500 sq. ft.) each for total house of twenty (20) persons per cabin. There will be one (1) additional summer staff cabin at two thousand square feet (2,000 sq. ft.). A picture of Development B is included as Attachment 6.
6. Development C, Activity Area shall consist of an outdoor high ropes course, by sky-tracks or similar, mini golf course, ice rink pavilion, free standing decks for small groups and one (1) summer staff cabin of no more than two thousand square feet (2,000 sq. ft.) A picture of Development C is included as Attachment 7.
7. Development D, Entrance Parking, shall consist of welcome pavilions for day camp, a chapel in the woods with seating up to three hundred fifty (350), camper check-in area, and volunteer RV hook-ups. The Petitioner is also considering placing a freestanding office structure in this area. A picture of Development D is included as Attachment 8.
8. Development E, Entrance Drive, shall consist of a gatehouse for a controlled entrance and a six (6) bay staff lodge garage near the Whitaker Lodge just outside the zone. Upgrades to the driveway and entrance will occur and the lighted sign will remain. Landscaping will be updated. A picture of Development E is included as Attachment 9.
9. Development F, Maintenance Area, shall consist of a new shop not to exceed eight thousand square feet (8,000 sq. ft.) and removal of the old shop or remodel the old shop into storage.
10. Development G, Acorn Lodge Area, shall consist of a separate activities pavilion and separate program/meeting building. A picture of Development G is included as Attachment 10.
11. Development H, North Activity Area, shall consist of primitive campsites, no permanent structures, a parking area off of Finnie Road, high climbing tower, zip lines, miscellaneous team activities and a pedestrian walkway over/under/across Finnie Road.
12. The Retreat Development Zone shall consist of a water filtration station, including possible new structures or addition to the existing well. A new building for recreation room, snack shop, and host offices are also planned for this zone.

13. Addition 1, Director's Lodge, shall consist of a fourteen foot by eighteen foot (14' x 18') dining room addition. The current structure is one hundred twenty-six feet (126') offset from the road and the addition may encroach no more than an additional three feet (3'). A picture of Addition 1 is included as Attachment 11.
14. Addition 2, Chrouser Lodge, shall consist of an addition for dining space to the north or west, which will increase seating from two hundred (200) to two hundred fifty (250). A lower level of addition could include offices or meeting space and the kitchen will be upgraded as needed. A picture of Addition 2 is included as Attachment 12.
15. Addition 3, Dickson Lodge, shall consist of additional meeting spaces to accommodate eighty to one hundred (80-100) people, an addition of two (2) separate "leaders" rooms with restrooms, and remodel and add-on to program office for camp store. A picture of Addition 3 is included as Attachment 13.
16. Addition 4, Oulund Chalet, shall consist of remodeling of the upper level to improve housing space and remodeling of restrooms. A picture of Addition 4 is included as Attachment 14.
17. Addition 5, Silver Fox Lodge, shall consist of an addition for new restrooms and an addition for four (4) separate "leaders" rooms with restrooms. A picture of Addition 5 is included as Attachment 15.
18. Addition 6, Sports Center, shall consist of a south addition for upgraded activities, remodels to restrooms, and development of an exterior high ropes courses or similar. A picture of Addition 6 is included as Attachment 16.
19. Addition 7, Acorn Lodge, shall consist of a remodel of the current lodge for updated plumbing and housing and Additions to lodge for possible staff housing and extra space. A picture of Addition 7 is included as Attachment 17.

As noted on the proposed site plan, the final locations, sizes, and designs will be approved at the time of permitting and with the approvals of local regulatory bodies.

The future land use map calls for this area to be agricultural, open space, and countryside residential. The adjacent zoning districts are A-1 and R-1. Zoning within one half (1/2) mile are A-1 and R-1.

Finnie Road is considered a scenic route and no trails are planned in the area.

There are floodplains and wetlands on the property. None of the proposed development is occurring in the floodplain or wetlands.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location, Dixon Valley Sedge Meadow INAI Site, Fox River INAI Site, Dickson Sedge Meadow Natural Heritage Landmark, and River Redhorse (*Moxostoma carinatum*). Negative impacts to the above are considered unlikely and consultation was terminated.

The Petitioner submitted an application for NRI.

Petition information was sent to Fox Township on March 26, 2019.

Petition information was sent to the Village of Millbrook on March 26, 2019.

Petition information was sent to the Sandwich Fire Protection District on March 26, 2019.

Any new buildings would have to meet applicable building codes.

As noted on the proposed site plan, lighting will be intentionally left low.

The subject property is heavily wooded. As noted on the proposed site plan, the Petitioner considers the natural landscape important to their operations.

Stormwater permits will be required as the proposal is implemented and will be reviewed on a project-by-project basis.

The Petitioner proposes to make adjustments to their wells and septic systems. These changes will be evaluated as the proposal is implemented. Electricity is already onsite.

Before issuing a recommendation, Staff would like consultation with ZPAC members, the Fox Township Highway Commissioner, and the Sandwich Fire Protection District regarding any concerns to the public health and safety they may possess.

Mr. Rybski asked if more employees will be added onsite. Mr. Caldwell stated the number of people onsite will not change from what was proposed in 2014. The projected increase in people onsite is forty percent (40%).

Mr. Caldwell stated that they (Dickson Valley Ministries) wanted to show everything on the site plan. The mission of the organization has not changed.

Mr. Klaas asked if any complaints had been filed regarding this property with Building and Zoning. Mr. Holdiman responded not to his knowledge.

Discussion occurred regarding a right-of-way dedication for Finnie Road. Mr. Caldwell requested clarification on how a dedication occurred. Mr. Klaas explained the process. Mr. Caldwell will take the request to his board at the end of April to discuss the dedication. The suggestion was made to have right-of-way dedication within ten (10) years. The sign would encroach into the setback if a dedication occurred.

If the plan was developed fully, the investment would be Four Point Five Million Dollars (\$4.5 Million).

Mr. Guritz discussed the EcoCat Report. Mr. Caldwell stated that the development will not occur near the protected areas.

Mr. Klaas made a motion, seconded by Mr. Rybski, to forward the major amendment to the Kendall County Regional Planning Commission with the following conditions:

1. The conditions and restrictions of Ordinance 2014-05 shall remain in effect including the clarifications stated in the Site Plan attached to this Ordinance amending the existing special use permit.
2. The Site Plan attached as Exhibit A to Ordinance 2014-05 is hereby repealed and replaced with the proposed Site Plan. The site shall be developed substantially in conformance with the attached Site Plan.
3. The operators of the use allowed by this special use permit shall follow applicable Federal, State, and Local laws related to the operation of this type of use.
4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2014-05 could result in the amendment or revocation of the special use permit.
5. If one or more of the above conditions or restrictions or any of the conditions or restrictions contained in Ordinance 2014-05 are declared invalid by a court of competent jurisdiction, the remaining conditions and restrictions shall remain valid.
6. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this major amendment to an existing special use permit.

Ayes (9): Andrews, Asselmeier, Briganti, Guritz, Hattan, Holdiman, Klaas, Rybski, and Prochaska  
Nays (0): None  
Present (0): None  
Absent (1): Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on April 24, 2019.

**Petition 19-12 Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis – Special Use Permit for a Banquet Center at 10978 Crimmin Road in Fox Township**

Mr. Asselmeier summarized the request.

JoAnn Bright-Theis would like to establish the BrighterDaze Farm and Events banquet facility at the subject property which is currently owned in a trust represented by her father, Robert Bright.



No variances were requested and the Petitioner will operate the banquet center in compliance with the regulations currently stated in the Zoning Ordinance.

The business plan for the proposed operations, building elevations, landscaping plan, parking illumination plan, and interior plan were provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately eight thousand (8,000) square foot barn for weddings and similar events. The maximum capacity will be approximately two hundred eighty (280) people, with one (1) additional employee. While banquets will occur inside the existing barn, prospective clients could use the exterior grounds for pictures and outdoor ceremonies. The interior of the barn is converted arena with a concrete floor. The barn is approximately twenty-six feet (26') tall at its peak and ten feet (10') tall at the ends.

An existing pond is located east of the horse barn.

The hours of operation will be Monday through Thursday from 9:00 a.m. until 10:00 p.m. and Friday and Saturday from 9:00 a.m. until Midnight. The facility would be open on the eve and day of all federal holidays. Tours of the facility for prospective customers by appointment and could occur outside the listed hours of operation. Setup for events would start at 9:00 a.m. on the day of the event and customers would have one (1) hour to vacate the premises after the conclusion of the event. The facility would close on November 1<sup>st</sup> and reopen April 1<sup>st</sup>.

The proposed business would use local sub-contractors for uses on the site, including linens, decorations, food services, beverage services, bathroom services, and cleanup services. Because Fox Township is a dry township, no cash bars are allowed.

The proposed business would use luxury trailer bathrooms for events with the intention to have permanent restroom facilities by 2021. Restroom facilities will be located north of the barn by the parking area.

The dumpster shall be located next to the parking lot by the barn.

If approved, the Petitioners hope to start operations as quickly as possible.

Ancillary items, such as Brighter Daze shirts and glasses, may be sold on the premises.

The subject property is approximately thirty-eight acres (38) acres in size.

Crimmin Road is a major collector and scenic route. No trails are planned along the road.

A riverine wetland is located along the southwest edge of the subject property.

The adjacent land uses are agricultural related, farmsteads, religious, or forest preserve. The adjacent zonings are A-1. Based on the aerial of the site, there are six (6) homes within a half mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location, Millington Fen INAI Site, Fox River INAI Site, Millington Railroad Fen Natural Landmark, Tucker-Millington Fen Natural Preserve, and River Redhorse (*Moxostoma carinatum*). Negative impacts to the above are considered unlikely and consultation was terminated.

The NRI application was submitted on March 14, 2019.

Fox Township was emailed information on March 27, 2019.

Newark Fire Protection District was emailed information on March 27, 2019.

The Village of Newark was emailed information on March 27, 2019.

An updated Occupancy Permit will be required reflecting the change of use from a horse barn to a banquet facility.

Portable bathrooms will be used for events.

The property fronts Crimmin Road.

According to the site plan, patrons will enter the property through the driveway north of the existing house. Traffic will drive southeast along the one (1) way driveway to the existing barn, a distance of approximately seven hundred feet (700'). There are thirty-four (34) parking spaces and four (4) additional handicapped accessible parking spaces by the barn. An additional seventy-five (75) parking spaces will be located east of the barn and will be accessible via a gravel driveway; these parking spaces will be served by shuttle. Traffic will exit the property through a one (1) way driveway leading to the north end of the property.

Two (2) new lights are proposed for site. According to the parking illumination plan, no light will leave the property. All lights will be turned off within one (1) hour of the conclusion of events.

One entrance and one exit sign will be installed on the property. The signs will be approximately four hundred thirty-two (432) square inches. Neither sign will be illuminated.

As shown the on proposed site plan, the site contains approximately one hundred sixty-six trees of varying heights encircling the venue.

All music and noise shall originate inside the venue except for processions and recessions at weddings. The facility shall follow the noise regulations for banquet facilities. Speakers will face east and the barn doors will remain closed after 7:00 p.m.

With the combination of distance and plantings, the Petitioners believe noise will not be an issue.

Before issuing a recommendation, Staff would like the following issues addressed/clarified:

1. Input from the Kendall County Sheriff's Department and the Newark Fire Protection District regarding any concerns regarding having a facility at this location.
2. Input from the Kendall County Health Department regarding the septic and well facilities.
3. Input from WBK regarding the need for a stormwater management permit.
4. Acknowledgement from the Petitioners that they are aware and will follow Kendall County's Right to Farm Clause.
5. Acknowledgement from the Petitioners that they agree to follow all applicable Federal, State, and Local laws governing this type business and the implications for not following such laws.

Mr. Rybski asked about food preparation. All events will be catered.

Mr. Rybski asked about the number of events. Mr. Theis responded that they anticipate ten-twenty (10-20) events with fifty percent (50%) growth after that time. Mr. Rybski explained the well testing requirements. A site survey will be completed to define the location of the existing septic system.

Deputy Commander Hattan asked about traffic control. Mr. Theis explained the internal traffic control system. The Petitioner will contract with a company to direct traffic on and off Finnie Road.

No new structures will be constructed onsite. New lighting will be installed onsite as shown on the site plan.

Mr. Guritz will forward the Forest Preserve regulations related to equestrian use to the Petitioner. Horses will not be involved with proposed business. The equestrian business will continue at the property as a separate business.

Outside company will supply alcohol; no alcohol will be sold onsite.

Ms. Andrews requested clarification on the acreage of the property. Mr. Theis will provide clarification on the size of the property.

Noise will be controlled by existing landscaping and trees; music will initiate indoors and face east inside the venue. Business will close at 10:00 p.m.

Mr. Klaas discussed the planned the realignment of Crimmin Road.

Mr. Klaas made a motion, seconded by Mr. Holdiman, to forward the special use permit request to the Kendall County Regional Planning Commission with the following conditions proposed by Staff.

Ayes (8): Andrews, Asselmeier, Briganti, Hattan, Holdiman, Klaas, Rybski, and Prochaska  
Nays (0): None  
Present (1): Guritz  
Absent (1): Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on April 24, 2019.

**Petition 19-13 Kendall County Planning, Building and Zoning Committee – Text Amendment to Sections 4.06 and 4.07 of the Kendall County Zoning Ordinance by Allowing Research and Development Related Home Occupations to be Conducted Outside of a Dwelling or Permitted Accessory Structure and Adding the Phrase “Unless Otherwise Permitted by Law” to the End of Section 4.06.f and Section 4.07.g**

Mr. Asselmeier summarized the request.

At their meeting February 27, 2019, the Comprehensive Land Plan and Ordinance Committee requested that Staff prepare a proposed text amendment to the Kendall County Zoning Ordinance allowing research and development related home occupations to be conducted outside the dwelling or accessory structure and to address noise, dust, fumes, and odor issues.

For reference, “Home Occupation” related terms are defined as follows:

HOME OCCUPATION Any occupation or profession engaged in by an occupant of a dwelling unit as a use which is clearly incidental and secondary to the use of the dwelling as a residence.

HOME OCCUPATION - AGRICULTURAL. A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation". *(Amended 04/18/2000)*

HOME OCCUPATION- RESIDENTIAL A home occupation in a residential zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be a "home occupation".

Home Occupations are permitted uses in the A-1 District and all Residential Districts. Home Occupations are special uses in the RPD Districts.

At their meeting on March 27, 2019, the Kendall County Regional Planning Commission voted to initiate the text amendment.

Mr. Rybski asked about home occupations that could be impacted by this proposal. Mr. Asselmeier suggested that individuals wanted to construct firearms and test those firearms outdoors would be impacted. Mr. Asselmeier also suggested a business creating telescopes could be impacted.

Mr. Asselmeier read the definition of research and development from the Zoning Ordinance.

County regulations cannot supersede federal or state regulations.

Mr. Rybski made a motion, seconded by Ms. Andrews, to forward the text amendment to the Kendall County Regional Planning Commission.

Ayes (9): Andrews, Asselmeier, Briganti, Guritz, Hattan, Holdiman, Klaas, Rybski, and Prochaska  
Nays (0): None  
Present (0): None  
Absent (1): Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on April 24, 2019.

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

None

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Hattan made a motion, seconded by Mr. Rybski to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:47 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner

**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
APRIL 2, 2019**

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)
<i>Mark Caldwell</i>		
<i>Ada B. Jurek</i>		
<i>CLIFF FOX</i>	<i>110 FLYING NEWARK IL 60541</i>	<i>ADMIN@NEWARK.IL.US</i>

## Matt Asselmeier

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**From:** Fox Township <foxtownshipsupervisor@gmail.com>  
**Sent:** Thursday, April 11, 2019 3:37 PM  
**To:** Matt Asselmeier  
**Subject:** [External]Re: Kendall County Zoning Petition 19-13  
**Attachments:** Letter to Townships 4-2-19.pdf

Matt,

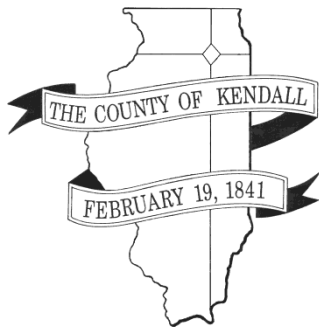
Fox Township reviewed and discussed Petition 19-13 at our last board meeting on April 8th, 2019. After significant discussion a vote was taken and the Township Board objected to the proposed amendments to this petition. The objection was based on the following: The Board felt that the wording "Research and Development" was vague, open-ended, and seemed to allow for many uses which remain unnamed. Also, a definition of "Research and Development Use" should be included in the petition in order for the Board to fully understand what the PBZ is proposing. If you have any questions regarding this objection, please don't hesitate to contact me.

Thank you,

Jeff Spang, Supervisor  
Fox Township

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This email was Malware checked by UTM 9. <http://www.sophos.com>



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Regional Planning Commission  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: April 15, 2019  
Re: Proposed Text Amendment Adding Kendall County Sheriff's Office Shooting Ranges to the List of Permitted Uses in the A-1 Agricultural Zoning District in Oswego Township

At their meeting on February 27, 2019, the Kendall County Regional Planning Commission voted to initiate a text amendment to the Kendall County Zoning Ordinance amending Section 7.01.C by adding Kendall County Sheriff's Office shooting range to the list of permitted uses in the A-1 Agricultural District in Oswego Township only with an expiration date of December 31, 2024, related citation corrections, and update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to reflect this addition.

ZPAC reviewed this proposal on March 5, 2019 and unanimously recommended approval.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 27, 2019. The Kendall County Regional Planning Commission unanimously recommended approval.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on April 1, 2019. Zero (0) members of the public testified in favor of the proposal and one (1) member of the public testified in opposition to the proposal. The record from this hearing is attached.

On April 10, 2019, Na-Au-Say Township filed a formal objection to the proposal. A copy of this objection is attached.

Because of the objection, eight (8) votes will be required at the County Board to approve this proposal.

If you have any questions regarding this proposal, please let me know.

Thanks,

MHA

ENC: April 1, 2019 Kendall County Zoning Board of Appeals Record of Decision  
Na-Au-Say Township Objection

**MINUTES – UNOFFICIAL UNTIL APPROVED**  
**KENDALL COUNTY**  
**ZONING BOARD OF APPEALS MEETING**  
111 WEST FOX STREET, Room 209 and 210  
YORKVILLE, IL 60560  
**April 1, 2019 – 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:** Randy Mohr (Chair); Scott Cherry, Karen Clementi, Tom LeCuyer, Dick Thompson, and Dick Whitfield

**Members Absent:** Cliff Fox

**Staff Present:** Matthew Asselmeier, AICP, Senior Planner and Ruth Ann Sikes, Part Time Office Assistant, (Zoning)

**Public:** Margaret Sheehan, Mark Perle, Jim Williams, Linda Wilkinson, Greg Peterson, Boyd Ingemunson, Martin Cann, James Manning, Mike Hawkins, Wendy Martorano, Priscilla Gruber, Ed Gruber, Todd Milliron, Judy Bush, and Virginia Lake

**PETITIONS**

Chairman Mohr swore in all of the members of the public that wished to speak on the petitions.

The Zoning Board of Appeals started their review of Petition 19-09 at 9:53 p.m.

**Petition 19-09 – Kendall County Regional Planning Commission**

**Request:** Text Amendment to Section 7.01.C of Kendall County Zoning Ordinance by Adding Kendall County Sheriff's Office Shooting Ranges to the List of Permitted Uses in the A-1 Agricultural District in Oswego Township (Ordinance to Expire December 31, 2024), Related Citation Corrections, and Update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to Reflect this Addition.

**Purpose:** Proposal Makes Kendall County Sheriff's Office Shooting Ranges a Permitted Use on A-1 Zoned Property in Oswego Township; Ordinance Expires December 31, 2024

Mr. Asselmeier summarized the request.

At their meeting on February 27, 2019, the Kendall County Regional Planning Commission voted to initiate a text amendment to the Kendall County Zoning Ordinance amending Section 7.01.C by adding Kendall County Sheriff's Office shooting range to the list of permitted uses in the A-1 Agricultural District in Oswego Township only with an expiration date of December 31, 2024, related citation corrections, and update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to reflect this addition.

Presently, Kendall County Sheriff's Office shooting ranges are special uses in the A-1, B-2, B-3, B-4, B-6, M-1, M-2, and M-3 Zoning Districts. The County Board may impose restrictions on Kendall County Sheriff's Office shooting ranges. If this proposal is approved, Kendall County Sheriff's Office shooting ranges would remain special uses on A-1 zoned properties in all of the townships except Oswego Township.



Similarly, outdoor target practice and shooting ranges are special uses with conditions in the A-1 and M-3 Zoning Districts.

This proposal was mailed to the townships on March 4, 2019. To date, no township has provided written comments.

ZPAC reviewed this proposal on March 5, 2019 and unanimously recommended approval.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 27, 2019. Na-Au-Say Township Supervisor Brad Blocker expressed his concerns that gun ranges are not an agricultural use and should be a special use. Commissioners provided a history of the proposal and the reasons why the proposal was drafted in its current format. The Kendall County Regional Planning Commission unanimously recommended approval. The minutes of the Kendall County Regional Planning Commission are attached.

Chairman Mohr started the public hearing on Petition 19-09 at 9:54 p.m.

Todd Milliron questioned if the zoning was in place for the Sheriff's range in Lisbon Township. Mr. Asselmeier stated that the Sheriff's Office has the zoning place in Lisbon Township. The proposal would make Sheriff's Office ranges permitted uses in Oswego Township until the end of 2024 and Sheriff's Office ranges would be special uses in the other townships. Mr. Milliron stated that the Sheriff's Office never got a permit to have a gun range in Oswego Township. He argued that the Sheriff's Office should go through the same public review process as other special use permits.

Mr. Asselmeier noted that the Petitioner was the Kendall County Regional Planning Commission and not the Kendall County Sheriff's Department.

Chairman Mohr closed the public hearing on Petition 19-09 at 10:08 p.m.

Member LeCuyer made a motion, seconded by Member Whitfield, to recommend approval of the text amendment.

The votes were as follows:

Ayes (6):	Mohr, Cherry, Clementi, LeCuyer, Thompson, and Whitfield
Nays (0):	None
Absent (1):	Fox

The motion passed.

This proposal will be sent to the townships for their review and will go to the Planning, Building and Zoning Committee on May 13, 2019.

The Zoning Board of Appeals completed their review of Petition 19-09 at 10:10 p.m.

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

Member Clementi made a motion, seconded by Member Cherry, to adjourn. With a voice vote of all ayes, the motion passed unanimously. The Zoning Board of Appeals meeting adjourned at 10:15 p.m.

Respectfully submitted by,  
Ruth Ann Sikes  
Part-Time Office Assistant (Zoning)

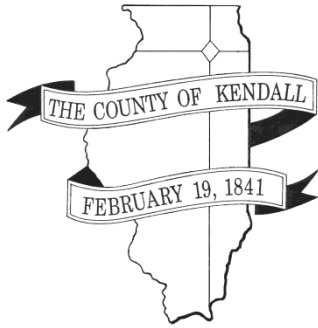
Exhibits

1. Staff Report on Petition 19-09 Dated March 28, 2019.
2. Certificate of Publication and Mailings for Petition 19-09 (Not Included with Report but on file in Planning, Building and Zoning Office).

**KENDALL COUNTY  
ZONING BOARD OF APPEALS  
APRIL 1, 2019**

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
Margaret Sheehan		
Mark Perle		
Jim Williams		
Linda M. Wilkinson		
Greg Petersen		
Boyd Ingemunson		
Martin Cann		
James Manning		
Mike Hawthinson Jr		
Mike Hawthinson Sr		
Wendy Matran		
Presilla Guibon		
Ed Dube		
John Muller		
Geoffrey Bush		
Virginia Lake		



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Zoning Board of Appeals  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: March 28, 2019  
Re: Proposed Text Amendment Adding Kendall County Sheriff's Office Shooting Ranges to the List of Permitted Uses in the A-1 Agricultural Zoning District in Oswego Township

At their meeting on February 27, 2019, the Kendall County Regional Planning Commission voted to initiate a text amendment to the Kendall County Zoning Ordinance amending Section 7.01.C by adding Kendall County Sheriff's Office shooting range to the list of permitted uses in the A-1 Agricultural District in Oswego Township only with an expiration date of December 31, 2024, related citation corrections, and update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to reflect this addition.

Presently, Kendall County Sheriff's Office shooting ranges are special uses in the A-1, B-2, B-3, B-4, B-6, M-1, M-2, and M-3 Zoning Districts. The County Board may impose restrictions on Kendall County Sheriff's Office shooting ranges. If this proposal is approved, Kendall County Sheriff's Office shooting ranges would remain special uses on A-1 zoned properties in all of the townships except Oswego Township.

Similarly, outdoor target practice and shooting ranges are special uses with conditions in the A-1 and M-3 Zoning Districts.

The A-1 zoning map is attached to this memo. A map of all of the County-owned properties currently zoned A-1 is also attached.

This proposal was mailed to the townships on March 4, 2019. To date, no township has provided written comments.

ZPAC reviewed this proposal on March 5, 2019 and unanimously recommended approval. The minutes of this meeting are attached.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 27, 2019. Na-Au-Say Township Supervisor Brad Blocker expressed his concerns that gun ranges are not an agricultural use and should be a special use. Commissioners provided a history of the proposal and the reasons why the proposal was drafted in its current format. The Kendall County Regional Planning Commission unanimously recommended approval. The minutes of the Kendall County Regional Planning Commission are attached.

If you have any questions regarding this proposal, please let me know.

Thanks,

MHA

ENC: A-1 Zoning Map  
County-Owned Properties Zoned A-1  
March 5, 2019 ZPAC Meeting Minutes  
March 28, 2019 Kendall County Regional Planning Commission Meeting Minutes

# Zoning Map A1, A1-BP, A1-SU, A1-SU-PUD

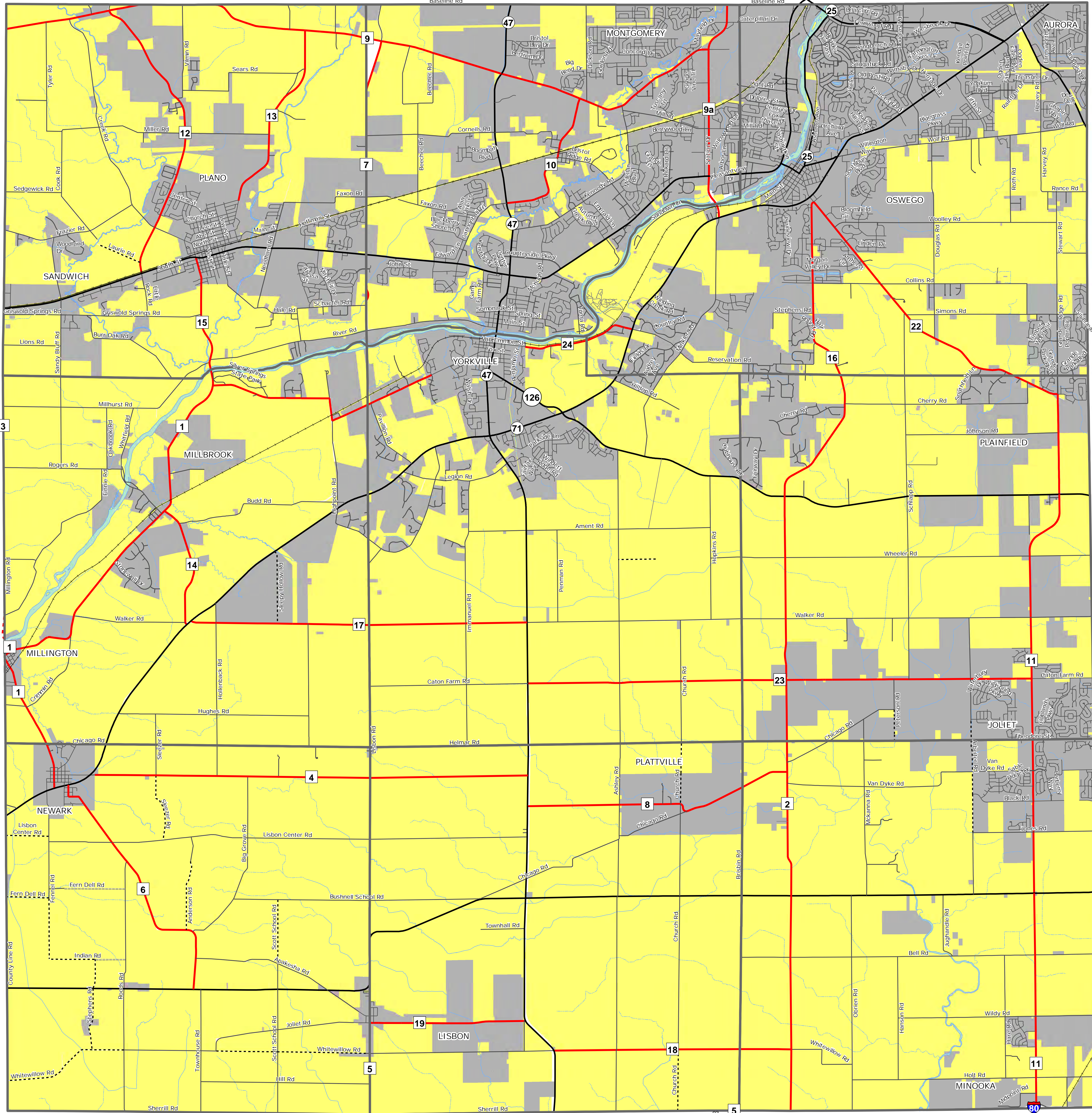
## KENDALL COUNTY

- 2019 -

<http://gis.co.kendall.il.us>

### Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- CORPORATE BOUNDARIES
- A1, A1-BP, A1-SU, A1-SU-PUD
- All Other Zoning/Municipalities



**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4212
















# County Owned Properties Zoned A1

## KENDALL COUNTY

- 2019 -

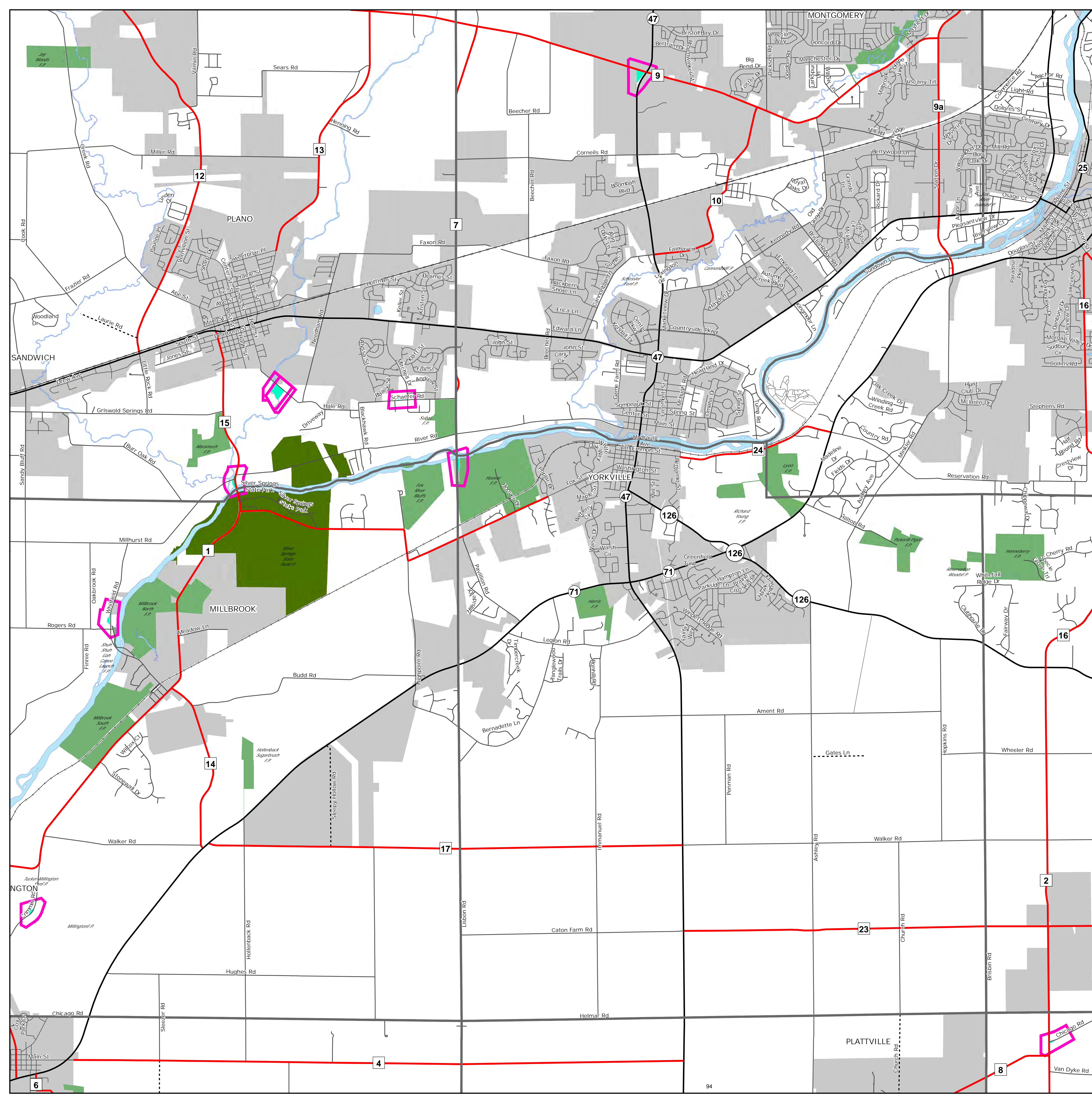
<http://gis.co.kendall.il.us>

### Legend

-  ADJACENT COUNTY
-  COUNTY
-  INTERSTATE
-  STATE
-  FEDERAL
-  BITUMINOUS
-  GRAVEL
-  DIRT
-  LOCAL
-  RAILROAD
-  POLITICAL TOWNSHIPS
-  COUNTY FOREST PRESERVE
-  STATE PARK
-  CORPORATE BOUNDARIES
-  County Owned Properties - Zoned A1



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560-1498  
 630.553.4212



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
March 5, 2019 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:08 a.m.

Present:

Megan Andrews – Soil and Water Conservation District  
Meagan Briganti – GIS  
David Guritz – Forest Preserve  
Fran Klaas – Highway Department  
Aaron Rybski – Health Department  
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC  
Brian Holdiman – PBZ Department  
Deputy Commander Jason Langston – Sheriff's Department  
Matthew Prochaska – PBZ Committee Chair

Audience:

Dan Kramer, Dan Huddleston, Mark Bossong, Chris Fowler, and Craig Zimmerman

**AGENDA**

Mr. Asselmeier requested that the agenda be amended by moving Public Comment to before Petitions and moving Petition 19-08 to ahead of Petition 19-07. Mr. Klaas made a motion, seconded by Ms. Andrews, to approve the agenda as amended. With a voice vote of all ayes the motion carried unanimously.

**MINUTES**

Ms. Andrews made a motion, seconded by Ms. Briganti, to approve the February 5, 2019, meeting minutes. With a voice vote of all ayes the motion carried unanimously.

**PUBLIC COMMENT**

Dan Huddleston, President of the Homeowners' Association of Equestrian Estates at Legacy Farm, expressed his opposition to the proposed increase of the number of horses allowed at 17 Ashe Road. When the development was created, the boarding of horses at the subject property was for residents of the subdivision only. Boarding was opened to non-residents in 2012. He stated that the barn operating as business negatively impacted the property values in the subdivision. The increase in business will result in increased traffic and greater maintenance costs to the roads. He expressed concerns regarding the collection of manure; it is not happening frequently.

Mark Bossong agreed with Mr. Huddleston. Mr. Bossong said that they no longer board their horse at the subject property.

There are six (6) homeowners in the subdivision. The previous owner made it unpleasant for residents to board horses at the barn.

The owner of the barn is a member of the Homeowners' Association.

No notices of shows have been provided to the Homeowners' Association. The Homeowners' Association has not request additional financial assistance for road maintenance. The barn owner pays her fees to the Homeowners' Association.

Mr. Huddleston would like the insurance paid by barn owner to be increased. He also noted that Ms. Flisk does not own any horses boarded at the property.

Chris Fowler, attorney for the Homeowners' Association, discussed the cost increases on the Homeowners' Association.

**PETITIONS**

**Petition 18-24 Dorothy Flisk on Behalf of Skyfall Equestrian, LLC – Major Amendment to a Special Use Permit by Increasing the Number of Horses Allowed Boarded at 17 Ashe Road from 24 to 36 in Little Rock and Bristol Townships**

Mr. Asselmeier summarized the request. The property is approximately eight point five (8.5) acres. The existing stable has twenty-six (26) horse stalls. The property has a total of sixteen (16) paddock areas and an "arena" area.

The Petitioner would like to demolish the accessory structures and construct an area for hay and straw and an additional twelve (12) stalls. The new barn will be constructed where the current brown barn is located, using the same footprint. The new barn will be ten feet to twelve feet (10'-12') in height. The new barn will be a prefab construction type. The existing frame shed shall be located to the rear of the paddock area. The Petitioner would also like to construct a lounging arena north of the existing "arena" area.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

The Petitioner provided an EcoCat from 2005. Since no new building footprints are planned, an update EcoCat was not required.

The Petitioner applied for an NRI in February 2019. Ms. Andrews reported that her office is preparing a letter on the subject.

Revised information was sent to Little Rock Township Revised on February 21, 2019.

Revised information was sent to Bristol Township on February 21, 2019.

The City of Plano had no objections to the proposal.

Revised information was sent to the Bristol-Kendall Fire Protection District on February 21, 2019.

The Little Rock Fox Fire Protection District had no objections to the original proposal.

The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week. The manure area is sealed and graded with four (4) concrete blocks across the back and is four (4) rows high and three (3) rows deep. The Petitioner plans to install an opaque fence around the manure area.

Discussion occurred regarding the manure management plan. Mr. Rybski requested additional monitoring of manure. With straw, every stall has to be cleared every day.

Dan Kramer, attorney for the Petitioner, provided a history of the development. Mr. Kramer noted that the Petitioner attempted to meet with the Homeowners' Association. The Petitioner has no objections to the conditions proposed by County Staff.

Mr. Rybski discussed the manure pickup issues. Mr. Rybski noted that the area should be cleaned at least every seven to eight (7-8) days. Mr. Kramer noted that, in the summer, manure pickups will occur every two to three (2-3) days. Mr. Rybski requested that the manure management plan state the two to three (2-3) day pickup during the warmer months. Discussion occurred regarding the Public Health Nuisance Ordinance. Mr. Kramer will provide a more detailed manure management plan to Mr. Rybski by Noon on March 8, 2019. If an updated plan is not provided, the proposal will not advance to the Regional Planning Commission.

Mr. Guritz made a motion, seconded by Mr. Klaas, to forward the major amendment to the special use permit, provided that the manure management plan is provided to the Kendall County Health Department by Noon on March 8, 2019, and subject to the following conditions to the Kendall County Regional Planning Commission:

1. All of the conditions contained in Ordinance 2012-22, except condition number 1 shall remain in effect.
2. Condition number 1 contained in Ordinance 2012-22 is hereby amended to read, "A maximum of thirty-six (36) horses are allowed to be housed in the stable."
3. The site shall be developed substantially in accordance with the attached site plan.
4. The owner(s) of the property shall secure applicable building permits prior to the construction of any structures on the property.



5. The owners(s) of the facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
6. Failure to comply with one or more of the above conditions or restrictions contained in this ordinance and Ordinance 2012-22 could result in the amendment or revocation of the special use permit.
7. If one or more of the conditions contained in this ordinance and Ordinance 2012-22 is declared invalid by a court of competent jurisdiction, the remaining conditions of both ordinances shall remain valid.

Ayes (4): Andrews, Asselmeier, Briganti, and Rybski  
 Nays (0): None  
 Present (2): Guritz and Klaas  
 Absent (4): Chismark, Holdiman, Langston, and Prochaska

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on March 27, 2019, if the manure management plan is submitted as scheduled.

**Petition 19-08 Daniel, Bruce and Norma VanDeventer and Deborah Hull on Behalf of the Wilbur C. VanDeventer Trust (Current Owner) and Diane and Craig Zimmerman (Prospective Buyer) – Map Amendment Rezoning the Property at the Northeast Side of the T-Intersection Created by Galena Road and Kennedy Road (PIN 02-11-300-007) from A-1 to R-1 in Bristol Township**

Mr. Asselmeier summarized the request. Diane and Craig Zimmerman would like to purchase the subject property and construct a single-family home on the property and operate a home-based carpentry business as allowed by the Kendall County Zoning Ordinance. The property lacks a housing allocation. Therefore, a map amendment is required.

The property is approximately fifteen (15) acres in size. Trails are planned along Galena Road and Blackberry Creek, but a rezoning request cannot be conditioned. A sizeable portion of the property is in the floodplain. The adjacent zoning districts around the property are A-1, R-1, and R-3 in the County and business zoning in Yorkville. The future land use map calls for the property to be residential.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on February 19, 2019. Ms. Andrews reported that they will finish the report the week of March 11<sup>th</sup>.

Petition information was sent to Bristol Township on February 25, 2019.

Petition information was sent to the Village of Montgomery on February 25, 2019. Mr. Asselmeier noted that the United City of Yorkville was also notified because they own property within the notification area.

Petition information was sent to the Bristol-Kendall Fire Protection District on February 25, 2019.

Any new homes or accessory structures would be required to meet applicable building codes.

The property fronts Galena Road. A variance to the County highway regulations would be required and the County might require additional right-of-way when they do road improvements in the area.

No new odors are foreseen.

Any new lighting would be for residential use only and must be in compliance with the regulations related to home occupations contained in the Zoning Ordinance.

No fencing or buffer is presently planned for the property.

Any new homes constructed in the floodplain would have to secure a stormwater permit.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

Mr. Klaas requested a more detailed site plan showing the access point with Galena Road. Mr. Zimmerman will provide the site plan as part of the application for variance to the County's highway regulations.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the map amendment as requested.

Ayes (6): Andrews, Asselmeier, Briganti, Guritz, Klaas, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Chismark, Holdiman, Langston, and Prochaska

The motion passed. This proposal will go to the Kendall County Regional Planning Commission on March 27, 2019.

**Petition 19-07 Kendall County Planning, Building and Zoning Committee – Text Amendment to Section 11.05A of the Kendall County Zoning Ordinance Pertaining to the Parking and Storage of Unoccupied Recreational Vehicles, Trailers, and Mobile Homes**

Mr. Asselmeier summarized the request.

At the January Planning, Building and Zoning Committee meeting, the Committee requested Staff to prepare a proposed text regarding Section 11.05A of the Kendall County Zoning Ordinance pertaining to the parking of recreation vehicles, trailers and mobile homes.

The proposal is divided into three (3) parts:

Part One: Amends Section 11.05A.1.b by allowing the parking of recreational vehicles, trailers and mobile homes in the front and corner yard setbacks in the R-4, R-5, R-6, and R-7 Zoning Districts provided that no sidewalk, trail, or visibility of motorists is blocked. The remainder of Section 11.05.A.1.b is renumbered to reflect the amendment.

Part Two: The requirement that certain recreational vehicles be registered is removed because the proposal renders the registrations moot. Five (5) recreational vehicles were registered with the County.

Part Three: Section 11.05.A.2 is amended by removing the seventy-two (72) hour parking provision. The remainder of Section 11.05.A.2 is renumbered to reflect the amendment.

At their meeting on February 11, 2019, the Planning, Building and Zoning Committee voted to initiate a text amendment to the Kendall County Zoning Ordinance reflecting this proposal.

Discussion occurred regarding blocking sidewalks and potential increase in the number of unoccupied recreational vehicles in certain parts of the County.

Mr. Klaas made a motion, seconded by Mr. Guritz, to recommend approval of the text amendment as requested.

Ayes (6): Andrews, Asselmeier, Briganti, Guritz, Klaas, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Chismark, Holdiman, Langston, and Prochaska

The motion passed. This proposal will go to the Kendall County Regional Planning Commission on March 27, 2019.

**Petition 19-09 Kendall County Regional Planning Commission – Text Amendment to Section 7.01.C of the Kendall County Zoning Ordinance by Adding Kendall County Sheriff Shooting Range in Oswego Township (Ordinance Would Expire December 31, 2024) to the List of Permitted Uses in the A-1 District, Related Citation Corrections, and Update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to Reflect this Addition**

Mr. Asselmeier summarized the request.

At their meeting on February 27, 2019, the Kendall County Regional Planning Commission voted to initiate a text amendment to the Kendall County Zoning Ordinance amending Section 7.01.C by adding Kendall County Sheriff's Office shooting range to the list of permitted uses in the A-1 Agricultural District in Oswego Township only with an expiration date of December 31, 2024, related citation corrections, and update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to reflect this addition.

Presently, Kendall County Sheriff's Office shooting ranges are special uses in the A-1, B-2, B-3, B-4, B-6, M-1, M-2, and M-3 Zoning Districts. The County Board may impose restrictions on Kendall County Sheriff's Office shooting ranges. If

this proposal is approved, Kendall County Sheriff's Office shooting ranges would remain special uses on A-1 zoned properties in all of the townships except Oswego Township.

Similarly, outdoor target practice and shooting ranges are special uses with conditions in the A-1 and M-3 Zoning Districts.

Mr. Klaas made a motion, seconded by Mr. Guritz, to recommend approval of the text amendment as requested.

Ayes (6): Andrews, Asselmeier, Briganti, Guritz, Klaas, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Chismark, Holdiman, Langston, and Prochaska

The motion passed. This proposal will go to the Kendall County Regional Planning Commission on March 27, 2019.

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

Mr. Asselmeier reported that Petitions 19-04 and 19-05 were approved by the County Board.

#### **OLD BUSINESS/NEW BUSINESS**

Mr. Asselmeier reported that a petition for special use permit for a banquet facility on Crimmin Road will likely be submitted on or before the March application deadline.

Mr. Asselmeier reported that the Planning, Building and Zoning Committee is pursuing revocations of special use permits at 43 West Street in Bristol and 14525 Route 71. Neither of the uses appear active.

#### **CORRESPONDENCE**

None

#### **ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Klaas to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 10:40 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Meeting Minutes of March 27, 2019 - 7:00 p.m.**

Chairman Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Members Present:** Bill Ashton, Roger Bledsoe, Tom Casey, Bill Davis, Larry Nelson, Ruben Rodriguez, Benjamin Schroeder, and John Shaw

**Members Absent:** Claire Wilson

**Staff Present:** Matthew H. Asselmeier, Senior Planner, and Ruth Ann Sikes, Part Time Office Assistant (Zoning)

**In the Audience:** Dan Kramer, Chet Sergo, Mary Kay Sergo, Dan Huddleston, Mark Bassong, Jean Cook, Celia Bulper, Dorothy Flisk, Craig Zimmerman, Craig Krause, Brittany Krause, and Brad Blocker

**APPROVAL OF AGENDA**

Member Nelson made a motion, seconded by Member Bledsoe to approve the agenda with the change of moving Petition 19-08 ahead of Petition 19-07. With a voice vote of eight (8) ayes, the motion carried unanimously.

**APPROVAL OF MINUTES**

Member Bledsoe made a motion, seconded by Member Casey to approve the minutes of the February 27, 2019, meeting with a correction of adding “range” to after “gun” in the second paragraph under Approval to Initiate a Text Amendment for the Kendall County Sheriff’s shooting range. With a voice vote of eight (8) ayes, the motion carried unanimously.

**PETITIONS**

**18-24 Dorothy Flisk on Behalf of Skyfall Equestrian, LLC**

Mr. Asselmeier summarized the request.

The property is approximately eight point five (8.5) acres. The existing stable has twenty-six (26) horse stalls. The property has a total of sixteen (16) paddock areas and an “arena” area.

The Petitioner would like to demolish the accessory structures and construct an area for hay and straw and an additional twelve (12) stalls. The new barn will be constructed where the current brown barn is located, using the same footprint. The new barn will be ten feet to twelve feet (10’-12’) in height. The new barn will be a prefab construction type. The existing frame shed shall be located to the rear of the paddock area. The Petitioner would also like to construct a lounging arena north of the existing “arena” area.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

The Petitioner provided an EcoCat from 2005. Since no new building footprints are planned, an update EcoCat was not required.

The Petitioner applied for an NRI in February 2019 and the LESA Score was 167 indicating a low level of protection.

Revised information was sent to Little Rock Township Revised on February 21, 2019.

Revised information was sent to Bristol Township on February 21, 2019.

The City of Plano had no objections to the proposal.

Revised information was sent to the Bristol-Kendall Fire Protection District on February 21, 2019.

The Little Rock Fox Fire Protection District had no objections to the original proposal.

ZPAC recommended approval of the petition.

The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week. The manure area is sealed and graded with four (4) concrete blocks across the back and is four (4) rows high and three (3) rows deep. The Petitioner plans to install an opaque fence around the manure area.

Staff recommended approval subject to the following conditions:

1. All of the conditions contained in Ordinance 2012-22, except condition number 1 shall remain in effect.
2. Condition number 1 contained in Ordinance 2012-22 is hereby amended to read, "A maximum of thirty-six (36) horses are allowed to be housed in the stable."
3. The site shall be developed substantially in accordance with the attached site plan.
4. The owner(s) of the property shall secure applicable building permits prior to the construction of any structures on the property.
5. The owners(s) of the facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
6. Failure to comply with one or more of the above conditions or restrictions contained in this ordinance and Ordinance 2012-22 could result in the amendment or revocation of the special use permit.
7. If one or more of the conditions contained in this ordinance and Ordinance 2012-22 is declared invalid by a court of competent jurisdiction, the remaining conditions of both ordinances shall remain valid.

Dan Kramer gave a summary of the way the property was originally setup and that Dorothy Flisk owns the barn and six (6) other lots in the subdivision.

Chairman Ashton asked if the manure plan met the State requirements. Mr. Kramer stated there really are no requirements on manure, but they believe they do meet the expectations.

Member Schroeder expressed concerns about the removal of the urine waste and proximity to the creek. He is concerned that with the increase in horses, an increase in the amount of waste will occur. Mr. Kramer said the Health Department had no concerns about the waste.

Dan Huddleston, President of the HOA, spoke about the concerns of the members/neighbors. They are concerned about increased traffic, light pollution, noise, and manure. They are also concerned about the decreased value in their homes due to the fact of having a business in their backyard. Mark Bassong, Vice President of the HOA, agreed with everything Mr. Huddleston said.

Member Rodriguez asked if there was any talk about putting in a separate road to her barn. Mr. Huddleston said there is no way to install a new road.

Mr. Kramer said that request had nothing to do with the covenants of the HOA.

Jean Cook, Arlene Vankamper, and Mary Kay Sergo who board their horses at the stable spoke about how well maintained it is and how it enhanced the area.

Dorothy Flisk owner of the property answered questions about the disposal of urine and manure. She discussed the value and what kind of horses they board. Discussion occurred regarding her business operations, the number of vehicles using the road, and the number of employees at the business.

Member Nelson asked if they had thought about putting in Arborvites. Inadequate space exists for planting Arborvites near the paddock area.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of Petition 18-24 with the conditions proposed by Staff.

Yes (6): Ashton, Bledsoe, Davis, Nelson, Rodriguez, and Shaw  
No (2): Casey and Schroeder  
Absent (1): Wilson

The motion carried.

Petition 18-24 will go to the Zoning Board of Appeals on April 29, 2019.

**19-08 Daniel, Bruce, and Norma Van Deventer and Deborah Hull on Behalf of the Wilbur C. VanDeventer Trust (current Owner) and Diane and Craig Zimmerman (Prospective Buyer)**

Mr. Asselmeier summarized the request.

Craig Zimmerman, the prospective buyer, gave a summary that he wants to build a house/workshop on the property.

Craig and Brittany Krause expressed concerns of why did the property had to be rezoned from A1 to R1. Mr. Asselmeier stated it needs to be rezoned in order for them to build a house on it. Discussion also occurred regarding the address of the property.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of Petition 19-08.

Yes (8): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, Schroeder, and Shaw  
No (0): None  
Absent (1): Wilson

The motion carried.

Petition 19-08 will go to the Zoning Board of Appeals on April 1, 2019.

**19-07 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request. He explained enforcement issues in Boulder Hill and this proposal was the suggest way of resolving those issues.

Member Davis made a motion, seconded by Member Bledsoe, to recommend approval of Petition 19-07.

Yes (8): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, Schroeder, and Shaw  
No (0): None  
Absent (1): Wilson

The motion carried.

Petition 19-07 will go to the Zoning Board of Appeals on April 1, 2019.

**19-09 Kendall County Regional Planning Commission**

Mr. Asselmeier summarized the request.

Brad Blocker, Na-An-Say Township Supervisor, spoke about his issues which is the A1 outline reads to allow for the purposes best suited for agricultural purposes. He believes that taking it out of special use and turning it into a permitted use in this case it is pretty much a stretch to call that an Agricultural Use.

Members of the Commission gave Mr. Blocker a background on the proposal. No agricultural land is being taken out of use. It was noted that the proposal is for Oswego Township and the ordinance expires on December 31, 2024.

Member Nelson made a motion, seconded by Member Davis, to recommend approval of Petition 19-09.

Yes (9): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, Schroeder, and Shaw  
No (0): None  
Absent (1): Wilson

The motion carried.

Petition 19-09 will go to the Zoning Board of Appeals on April 1, 2019.

**OLD BUSINESS**

**Update on Petition 18-04 Request from Kendall County Regional Planning Commission for Changes to the Future Land Use Map for Properties Near Route 47 in Lisbon Township**

Mr. Asselmeier gave an Update. This proposal will go the Planning, Building and Zoning Committee in April.

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

**NEW BUSINESS**

**Approval to Initiate a Text Amendment to Section 4.06 and 4.07 of the Kendall County Zoning Ordinance by allowing Research and Development Related Home Occupations to be Conducted Outside of a Dwelling or Permitted Accessory Structure and Adding the Phrase “Unless Otherwise Permitted by Law” to the End of Section 4.06.f and Section 4.07.g**

Mr. Asselmeier summarized the request.

Mr. Nelson said this came out of a person wanting to do research on guns out of their home. Under current regulations he could not discharge a firearm outdoors as part of his business.

Member Rodriguez made a motion, seconded by Member Bledsoe, to approve initiating the text amendment.

- Yes (8): Ashton, Bledsoe, Casey, Davis, Nelson, Rodriguez, and Schroeder
- No (0): None
- Absent (1): Wilson
- Abstain (1): Shaw

The motion carried.

This petition will go to ZPAC on April 2, 2019.

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

None

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier announced there were three (3) new petitions coming next month.

Member Schroeder talked about the sprinkler issue at the planned banquet facility on Schlapp Road.

**ADJOURNMENT**

Member Rodriguez made a motion, seconded by Member Nelson, to adjourn. With a voice vote of eight (8) ayes, the motion passed unanimously. The Kendall County Regional Plan Commission meeting adjourned at 9:10 p.m.

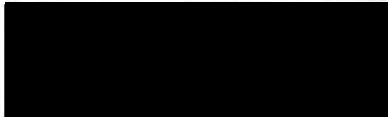


Respectfully submitted by,  
Ruth Ann Sikes  
Part-Time Office Assistant (Zoning)

Encs.



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 27, 2019**

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 Kramer	1107 W. S. Bridge II Yorkville, Ill 62380	
CHET SERGO		
Mary Kay Sergio		
		
Mark Bassong		
Janice		
Celia Bulger		
Dorothy Flish		

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 27, 2019**

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)
Craig Zimmerman		
Brittany Krause		
BRAD Blocker		

## Matt Asselmeier

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**From:** Brad Blocker <bblocker@gablocker.com>  
**Sent:** Wednesday, April 10, 2019 8:10 AM  
**To:** Matt Asselmeier  
**Subject:** Petition 19-09

On April 9<sup>th</sup> 2019 , 6:00pm ,the Na-Au-Say Township Planning Commission met . An Agenda item discussed was Petition 19-09 regarding adding County Sheriffs run gun ranges to the list of permitted uses in A-1 districts in Oswego Twp. only . After some Public comments against the amendment and further discussion the Planning Commission voted unanimously to not support the proposed amendment .

On April 9<sup>th</sup> , 2019 7:00 pm ,at the Na-Au-Say Township Monthly Meeting ,Agenda item Petition 19-09 was discussed. After hearing Public comments and reviewing the Plan Commission's recommendations , the Township Trustees voted unanimously to not support the proposed amendment .

At this time I would like to give this notice as Na-Au-Say Township's written objection to proposed amendment 19-09 .

Although there seemed to be a general understanding and support about the needs and importance of the Sheriff's Office to operate a range ,it was felt that this amendment was not good from a Zoning standpoint . Here are some of the concerns raised.

- Not taking the public comments into consideration. Normally notices would be sent to neighboring property owners as to what may affect them and this amendment would eliminate that process.
- Not consistent with A-1 permitted uses . A-1 districts are clearly defined as agriculturally based.
- Not consistent with County Zoning by amending for one township only.
- Not consistent with County Zoning by creating an amendment with an expiration date . Why this date ?Why not one year, 6 months , or any other date? Once this date is reached any operational range would be grandfathered in anyway and not subject to closure..
- Concerns about intent of closing down current range once range in Lisbon is operational . No guarantee or clarity on this , lots of discussion that closure is NOT the intent .
- In general it seems this amendment is created for the specific advantage of one group and this is a bad policy for a County Zoning Department to be taking on . It is felt that Kendall County is better served with a more fair and consistent zoning ordinance policy and that the existing special uses does this .

Feel free to contact me with any questions or concerns on this .

*Brad*

**Bradley A. Blocker**

*Supervisor*

**Na-Au-Say Township**

*"Headwaters of the aux-sable"*

Office : 815-254-7708

Mobile : 630-417-2744

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