

KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

April 2, 2019 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the March 5, 2019 ZPAC Meeting Minutes (Pages 2-6)

PETITIONS:

1. **19 – 11 – Mark Caldwell on Behalf of Dickson Valley Ministries (Pages 7-57)**
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 (Pages 58-110)**
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 111-113)**
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

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. None

OLD BUSINESS/ NEW BUSINESS

1. None

CORRESPONDENCE

1. None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on May 7, 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.

**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 11th.

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.

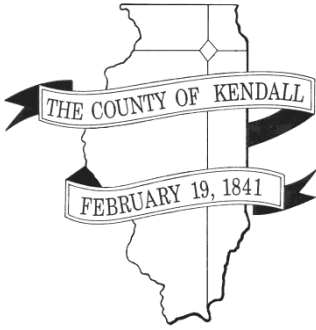
CORRESPONDENCE

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

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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.

ACTION SUMMARY

FOX TOWNSHIP

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

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.

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:

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.
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.

BUILDING CODES

Any new buildings would have to meeting 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 may be required as the proposal is implemented.

UTILITIES

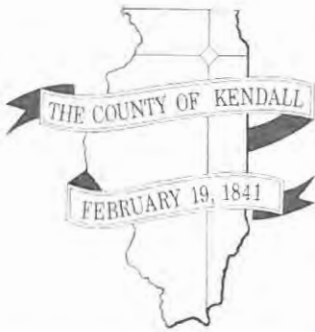
The Petitioner proposes to make adjustments to their wells and septic systems. These changes will be evaluated as the proposal is implemented. Electricity is already onsite.

RECOMMENDATION

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.

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



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

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

FEE PAID: \$577.50

CHECK #: 18442

RECEIVED

MAR 19 2019

KENDALL COUNTY
PLANNING, BUILDING
& ZONING

¹Primary Contact will receive all correspondence from County

²Engineering 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
								Petition 19-11		
								Major Amendment to Sub Permit		
								04-17-300-002		
								04-17-100-002		
								04-17-300-002		
								Zoning Fees		
								010-1-002-1220		522.50
								Recording Fees		
								010-1-002-1215		55.00
								CR 18442		
All claims and returned goods MUST be accompanied by this bill.										
Received By <u>mHA</u>									TAX	
									TOTAL	577.50

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 Acomn 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 25 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 28th day of April, 1983.

Christian Camping and Conference Assoc. International

IMPRESS
CORPORATE SEAL
HERE

BY
STATE

PRESIDENT

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
RIZJANE B. DALLMEYER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 1, 1993

NOTARIAL SEAL
HERE

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 28th day of April, 1983

Commission expires April 1, 1993

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

OR RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY:
17K422 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
George Williams

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 $1^{\circ} 07' 54''$ East along the West line of said Section 18, 380.17 feet; thence South $76^{\circ} 29' 58''$ East 4010.24 feet; thence South $66^{\circ} 02' 58''$ East 33.6 feet to the center line of Finnie Road; thence South $66^{\circ} 02' 58''$ East 1377.07 feet for the point of beginning; thence North $38^{\circ} 58' 51''$ East 2280.95 feet; thence North $71^{\circ} 00' 24''$ West 331.99 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence North $1^{\circ} 14' 05''$ West along the West line of said quarter quarter section 1269.52 feet to the center line of Finnie Road; thence North $63^{\circ} 32' 29''$ East along said center line 51.54 feet; thence North $73^{\circ} 54' 02''$ East along said center line 785.94 feet; thence North $57^{\circ} 52' 02''$ East along said center line 459.76 feet; thence North $46^{\circ} 37' 32''$ East along said center line 158.96 feet to the East line of the Northwest quarter of said Section 17; thence South $1^{\circ} 16'$ East along said East line 1864.30 feet to the Southeast corner of the Northwest quarter of said Section 17; thence South $1^{\circ} 12' 58''$ 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 $36^{\circ} 20' 02''$ West along said Westerly bank 227.1 feet; thence South $34^{\circ} 34' 02''$ West along said Westerly bank 224.1 feet; thence South $40^{\circ} 48' 02''$ West along said Westerly bank 346.69 feet; thence South $35^{\circ} 57' 02''$ West along said Westerly bank 257.65 feet; thence South $47^{\circ} 35' 02''$ West along said Westerly bank 201.1 feet; thence South $46^{\circ} 16' 02''$ West along said Westerly bank 256.45 feet; thence South $44^{\circ} 58' 02''$ West along said Westerly bank 415.78 feet; thence South $39^{\circ} 20' 02''$ West along said Westerly bank 424.92 feet to a point on a line drawn South $66^{\circ} 02' 58''$ East from the point of beginning; thence North $66^{\circ} 02' 58''$ 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

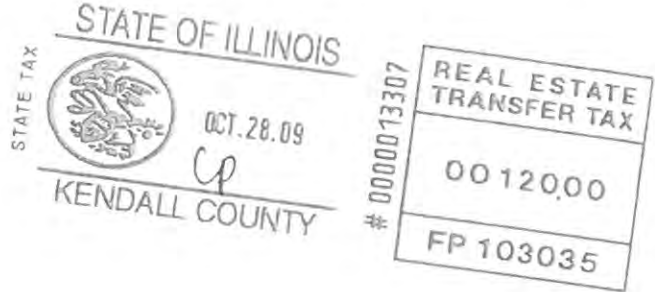
By: [Redacted]
Jane A. Strobeck

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 18th 1988 together with amendments adopted by the Board on January 1st, 1989 and filed with the Illinois Secretary of State on January 23rd 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 18th 1988 together with amendments adopted by the Board on January 1st, 1989 and filed with the Illinois Secretary of State on January 23rd 1989.

ARTICLE 1. The name of the Corporation is:

Dickson Valley Ministries

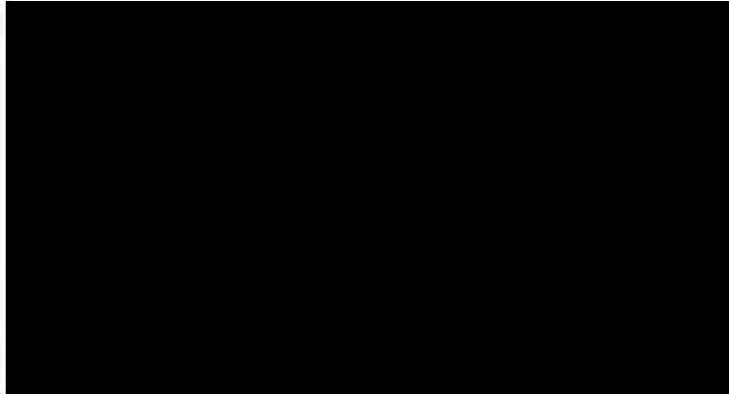
ARTICLE 2. Name and Address of Registered Agent and Registered Office in Illinois:

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

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

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>
_____ Additional Acres at \$18.00 each	\$ _____
Total NRI Fee	\$ <u>75.00</u> Review letter

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

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

[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 # 4239 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.

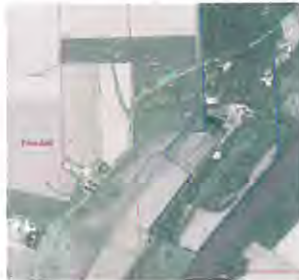
Location

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



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.

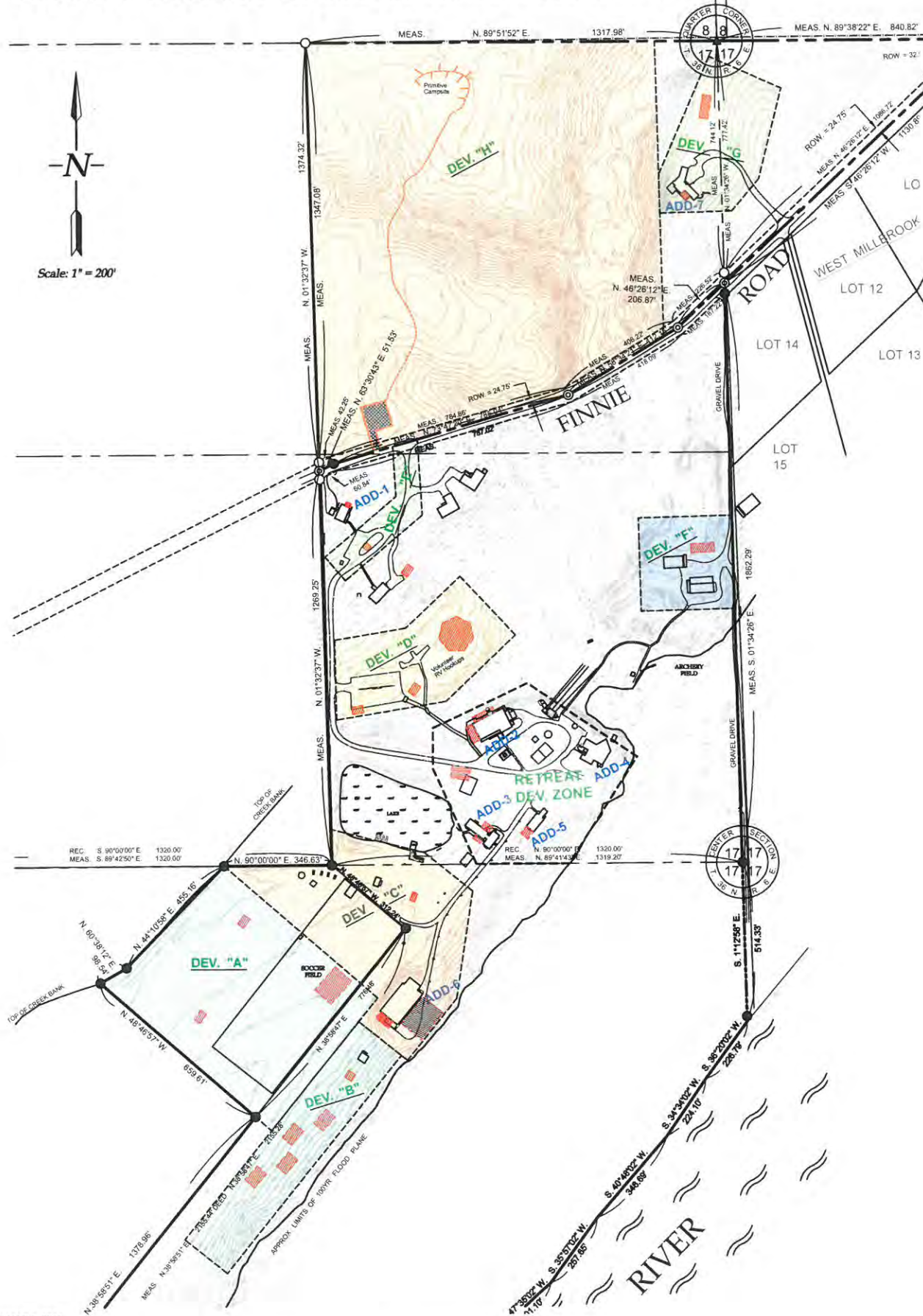
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer.

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.
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- 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.
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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.
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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 included 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

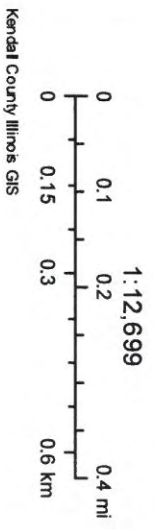
- Remodel of the current lodge for updated plumbing and housing
- Additions to lodge for possible staff housing and extra space

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

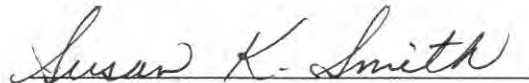
SEAL



Subscribed and sworn to before me
This 31st 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,

State of Illinois
County of Kendall

Zoning Petition
#14-02

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 SOUTHWEST 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

State of Illinois
County of Kendall

Zoning Petition
#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 19th, 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

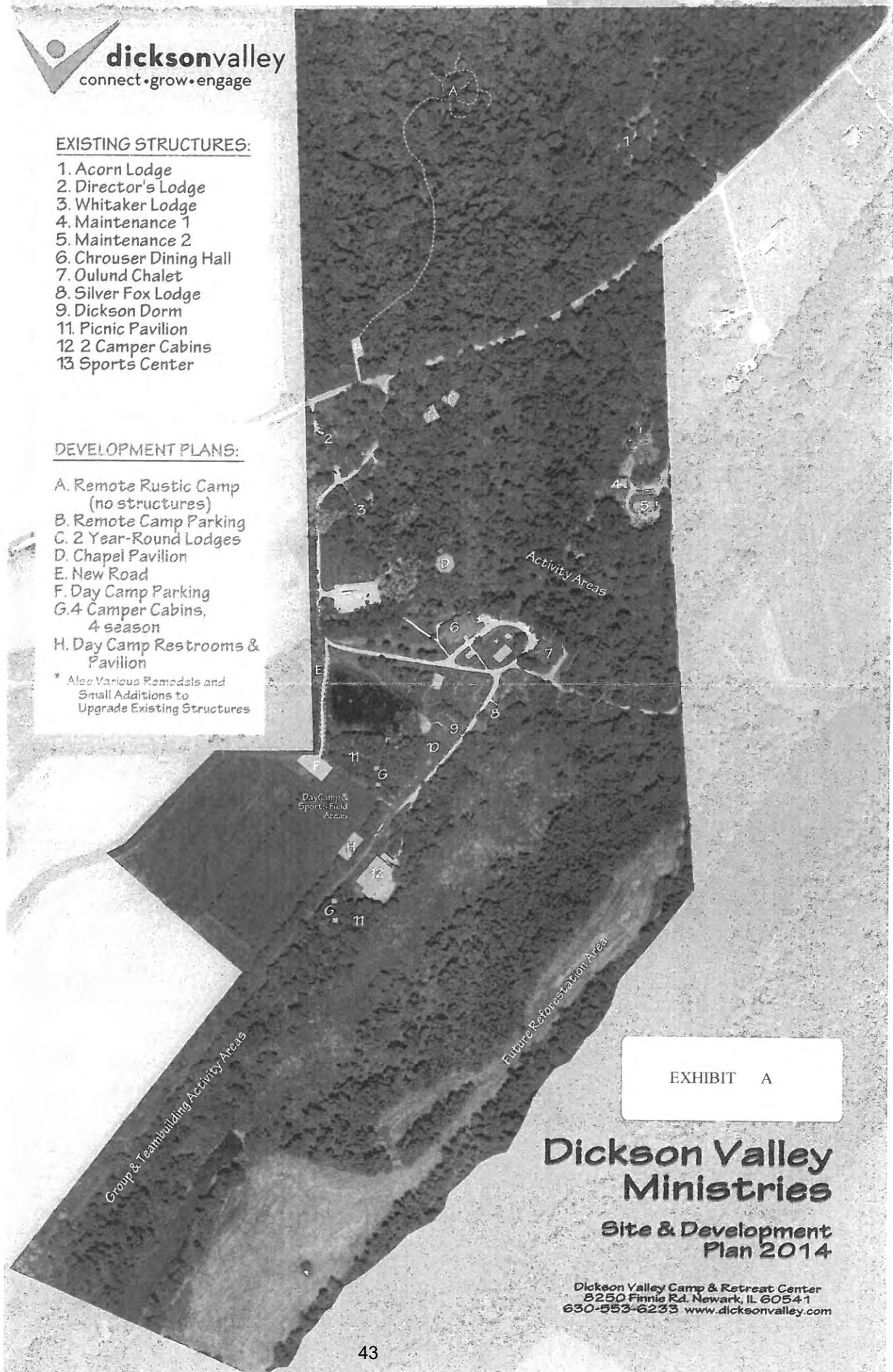


EXHIBIT A

Dickson Valley Ministries

Site & Development Plan 2014

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



















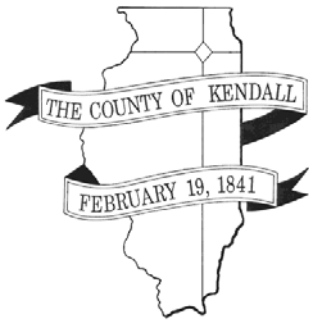












DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-12

**Robert Bright on Behalf of the Madison Trust and Castle Bank
N A and JoAnn Bright-Theis
A-1 Special Use – Banquet Facility**

INTRODUCTION

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, located 10978 Crimmin Road.

SITE INFORMATION

PETITIONER Robert Bright on Behalf of the Madison Trust and Castle Bank NA and JoAnn Bright Theis

ADDRESS 10978 Crimmin Road, Newark

LOCATION Approximately 0.54 Miles South of the Intersection of Fox River Drive and Crimmin Road on the East Side of Crimmin Road



TOWNSHIP Fox

PARCEL #s 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

LOT SIZE 38.34 +/- Acres

EXISTING LAND USE Agricultural/Farmstead

ZONING A-1 Agricultural District

LRMP	Future Land Use	Agricultural
	Roads	Crimmin Road is a Major Collector Road and is also classified as a Scenic Route.
	Trails	None
	Floodplain/Wetlands	A riverine wetland is located along the southwest edge of the subject property.

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

APPLICABLE REGULATIONS §7.01 D.10 – A-1 Special Uses – Permits Banquet Facilities to be Located in the A-1 District with Approval of a Special Use Provided that the Facility Meets Certain Criteria

§ 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Wooded/Millington Forest Preserve	A-1	Rural Residential (Max 0.60 DU/Acre) and Forest Preserve	A-1
South	Agricultural/Religious	A-1	Agricultural	A-1
East	Millington Forest Preserve	A-1	Forest Preserve	A-1
West	Agricultural/Farmstead	A-1	Rural Residential (Max 0.60 DU/Acre)	A-1, A-1 SU, R-2, and R-3

The special use permit is for the operation of a fur-bearing animal farm.

Based on the aerial of the site, there are six (6) homes within a half mile of the subject property

An aerial of the property is included as Attachment 7.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

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
- 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 26-29.

NATURAL RESOURCES INVENTORY

NRI application submitted on March 14, 2019 (see Attachment 1, Page 25)

ACTION SUMMARY

FOX TOWNSHIP

Fox Township was emailed information on March 27, 2019.

NEWARK FIRE PROTECTION DISTRICT

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

VILLAGE OF NEWARK

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

GENERAL

The Petitioners intend to establish the BrighterDaze Farm and Events banquet facility run by JoAnn Bright-Theis at the subject property. A special use permit is required to operate a banquet facility at the subject property. Pictures of the property are included as Attachments 8-15.

This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of 5 acres.
- c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
- d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
- e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

The subject property and proposed business meets the above requirements.

BUSINESS OPERATION

The business plan for the proposed operations is included as Attachment 1, Pages 2-4. The site plan is included as Attachment 2. The building elevations are included as Attachment 3. The landscaping plan is included as Attachment 4. The parking illumination plan is included as Attachment 5. The interior plan is included as Attachment 6.

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 1st and reopen April 1st.

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.

BUILDING CODES

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

ENVIRONMENTAL HEALTH

Portable bathrooms will be used for events. Staff would like comments from the Health Department regarding the proposal.

ROAD ACCESS

The property fronts Crimmin Road. Staff would like comments from Fox Township, the Newark Fire Protection District, and the Kendall County Sheriff's Department regarding any concerns they may have regarding the proposed use at this site.

PARKING AND INTERNAL TRAFFIC CIRCULATION

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.

LIGHTING

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.

SIGNAGE

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.

LANDSCAPING

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

NOISE CONTROL

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.

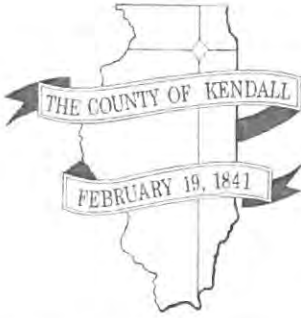
RECOMMENDATION

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.

ATTACHMENTS

1. Application Materials (Including Business Plan)
2. Site Plan
3. Building Elevation
4. Landscaping Plan
5. Parking Illumination Plan
6. Interior Plan
7. Aerial
8. Entrance Looking South
9. Entrance Looking East
10. Entrance Looking North
11. Entrance Looking West
12. Exit Looking South
13. Exit Looking East
14. Exit Looking North
15. Exit Looking West



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME BrighterDaze Farm & Events

FILE #: 19-12

NAME OF APPLICANT JoAnn Bright-Theis		
CURRENT LANDOWNER/NAME(s) Robert Bright		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES .18	10978 Crimmin Rd., Newark IL 60541	04-31-200-13
EXISTING LAND USE AGR	CURRENT ZONING AGR	LAND CLASSIFICATION ON LRMP A1
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE ___ MAP AMENDMENT (Rezone to ___) ___ VARIANCE ___ ADMINISTRATIVE VARIANCE ___ A-1 CONDITIONAL USE for: _____ ___ SITE PLAN REVIEW ___ TEXT AMENDMENT ___ RPD (___ Concept; ___ Preliminary; ___ Final) ___ ADMINISTRATIVE APPEAL ___ PRELIMINARY PLAT ___ FINAL PLAT ___ OTHER PLAT (Vacation, Dedication, etc.) AMENDMENT TO A SPECIAL USE (___ Major; ___ Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Adam R Theis	10978 Crimmin Rd., Newark IL 60541	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Ray Toth	196 E South St, Elmhurst, IL 60126	sparks9@sbcglobal.net
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
630-530-3700		630-530-3700
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE

FEE PAID: \$ 1155.00
 CHECK #: 681632

RECEIVED

MAR 26 2019

KENDALL CO

¹Primary Contact will receive all correspondence from County

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



Mission Statement

BrighterDaze Farm is committed to offering an exclusive and memorable experience for our customer's event. BrighterDaze is the ideal setting for anyone looking for a beautiful, private and spacious venue. We provide an 8,000 square foot barn that can accommodate intimate weddings of 40 people or grand guest lists of up to 280 people. We understand that everyone has a different idea of perfect; that's why we allow our customers the opportunity to customize the finest details of their event.

Business Plan

Hours of Operation:

Monday – Thursday: 9:00 AM – 10:00 PM

Friday – Saturday: 9:00 AM – 12:00 PM

Holiday Schedule: Open on the Eve and Day of all Federal Holidays

Closed for the Winter: Reopen April 1st

Wedding/Event Tours scheduled by appointment by appointment only outside hours of operation

Event Setup begins at 9:00 AM CST the day of event

Customers are to "vacate" the property 1 hour after conclusion of event

of Employees: 1

Event Setup & Cleanup Plans: BDF to utilize local sub-contracting services for all applicable trades to include but not limited to: Table(s), chair(s), linens, decorations (flowers, center-pieces, etc), food, beverage(s), bathrooms and cleanup services.

NO CASH BARS allowed

Bathrooms: Luxury Trailer Bathrooms will be utilized for events and is included in pricing.

BrighterDaze Farm to provide permanent facilities by 2021

Max Occupancy: 280 people

Venue Information: 60' x 120' (7,200 sq ft) Converted Arena w/ Concrete Flooring

Noise Control: All music/noise to originate from within venue at all times with the exception of processional(s)/recessional(s).

Sound not to exceed 65 dB (7:00 AM – 10:00 PM)

Sound not to exceed 55 dB (10:00 PM – 7:00 AM)

Music will “face” East (away) from Crimmin Rd with all doors remaining “closed” after 7pm.

BrighterDaze Farm has mature trees located on the property to facilitate dampening the sound.

Distance from Venue to Crimmin Rd = 700'

Setback from Crimmin Rd to neighbors residence = 200'

Parking Plan: One-Way Traffic Pattern to be utilized during business hours

34 Regular Parking Spaces + 4 Handicapped Spaces (Venue)

75 Regular Parking Spaces (Remote Parking)

Lighting to be “off” 1 hour after conclusion of event

Sale of Ancillary Items

BDF reserves the right to sell ancillary items such as sweaters, shirts, cups/glasses, etc.

Main Entrance/Exit Sign(s) Specifications (Locations as shown on Traffic Plan)



Header	Notice Sign
Legend	Notice: Main Entrance
Part#	S-8380
SPN#	8GWC
Colors	Blue and Black
Shape	Horizontal
Contents	1 Safety Sign



MODEL NO.	SIZE W x H	DESCRIPTION	THICKNESS
H-5755	36 x 12"	Exit w/Right Arrow	1/12"

CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]

ORIGINATING OFFICE: Chicago Title Company, LLC 2000 West Galena, Suite 105 Aurora, IL 60506 Main Phone: (630)892-3775 Email: auroraescrow@cti.com	FOR SETTLEMENT INQUIRIES, CONTACT: Chicago Title and Trust Company 2000 West Galena, Suite 105 Aurora, IL 60506 Main Phone: (630)892-3775 Main Fax: (630)892-9241
---	--

Issued By: Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560

SCHEDULE A**ORDER NO.** [REDACTED]

Property Ref.: Vacant land, Newark, IL 60541

1. Effective Date: September 20, 2017
2. Policy or Policies to be issued:
 - a. ALTA Owner's Policy 2006
Proposed Insured: Madison Trust Company, Custodian FBO Robert A. Bright M1507085
Policy Amount: \$250,000.00
 - b. ALTA Loan Policy 2006
Proposed Insured: First National Bank, its successors and/or assigns as their respective interests may appear
Policy Amount: \$390,000.00
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
First National Bank of Omaha, DeKalb Illinois, (formerly known as Castle Bank, a division of First National Bank of Omaha) as Trustee under Trust Agreement dated November 15, 2006 and known as Trust Nuber 2526, as to parcels 1 and 2
Madison Trust Company, Custodian FBO Robert A. Bright M1507085 as to parcel 3

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SCHEDULE A
(continued)

5. The land referred to in this Commitment is described as follows:

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, THAT PART OF THE NORTHEAST QUARTER OF SECTION 31 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 412.50 FEET FOR A POINT OF BEGINNING; THENCE WEST, ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER AND WHICH FORMS AN ANGLE OF 88 DEGREES 55 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 628.98 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 136 DEGREES 30 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 506.73 FEET TO THE CENTERLINE OF CRIMMINS ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 105 DEGREES 18 MINUTES 51 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 50.50 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE BEING A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 1058.74 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE WHICH IS TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 299.42 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE BEING A CURVE TO THE LEFT WITH A RADIUS OF 730.0 FEET, AN ARC DISTANCE OF 8.76 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, 22.82 FEET; THENCE SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 136 DEGREES 53 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1066.40 FEET; THENCE SOUTH SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 148 DEGREES 16 MINUTES 44 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 889.54 FEET TO A POINT ON A SOUTHERLY LINE OF A TRACT CONVEYED TO ROBERT A BRIGHT, AS TRUSTEE OF THE ROBERT A BRIGHT DECLARATION OF TRUST BY TRUSTEE'S DEED RECORDED AS DOCUMENT 9801248 ON FEBRUARY 4, 1998; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE WHICH FORMS AN ANGLE OF 89 DEGREES 59 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 197.0 FEET TO A SOUTHERLY CORNER OF SAID BRIGHT TRACT; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 37 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 359.61 FEET TO A POINT ON A LINE DRAWN EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32, FROM THE POINT OF BEGINNING AND WHICH IS 607.20 FEET FROM THE POINT OF BEGINNING; THENCE WESTERLY, ALONG SAID PARALLEL LINE WHICH FORMS AN ANGLE OF 107 DEGREES 48 MINUTES 12 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 607.20 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 233.54 FEET

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SCHEDULE A
(continued)

FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE, 178.96 FEET; THENCE WESTERLY, ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER AND WHICH FORMS AN ANGLE OF 88 DEGREES 55 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 628.98 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 136 DEGREES 30 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 506.73 FEET TO THE CENTERLINE OF CRIMMINS ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 105 DEGREES 18 MINUTES 51 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 50.50 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE BEING A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 500.21 FEET; THENCE SOUTHEASTERLY, ALONG A LINE WHICH IS RADIAL TO SAID LAST DESCRIBED CURVE, 575.07 FEET; THENCE SOUTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 109 DEGREES 41 MINUTES 44 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 140.52 FEET; THENCE SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 100 DEGREES 39 MINUTES 04 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 230.0 FEET; THENCE EASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 148 DEGREES 24 MINUTES 34 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 105.22 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 412.50 FEET; THENCE WESTERLY, ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER AND WHICH FORMS AN ANGLE OF 88 DEGREES 55 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 628.98 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 136 DEGREES 30 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 506.73 FEET TO THE CENTERLINE OF CRIMMINS ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 105 DEGREES 18 MINUTES 51 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 50.50 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE BEING A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 500.21 FEET FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG A LINE WHICH IS RADIAL TO SAID LAST DESCRIBED CURVE, 575.07 FEET; THENCE SOUTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 109 DEGREES 41 MINUTES 44 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 140.52 FEET; THENCE SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 100 DEGREES 39 MINUTES 04 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 230.0 FEET; THENCE EASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 148 DEGREES 24 MINUTES 34 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 105.22 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, WHICH IS 233.54 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 233.54 FEET TO SAID NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 112 DEGREES 15 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 341.46 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 160 DEGREES 32 MINUTES 46 SECONDS WITH THE LAST

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SCHEDULE A
(continued)

DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 451.82 FEET TO SAID CENTERLINE OF CRIMMINS ROAD; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, BEING A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING; ALL IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 412.50 FEET; THENCE WEST, ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER AND WHICH FORMS AN ANGLE OF 88 DEGREES 55 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 628.98 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 136 DEGREES 30 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 506.73 FEET TO THE CENTERLINE OF CRIMMINS ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 105 DEGREES 18 MINUTES 51 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 50.50 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE BEING A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 500.21 FEET FOR A POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG A LINE WHICH IS RADIAL TO SAID LAST DESCRIBED CURVE, 575.07 FEET; THENCE SOUTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 109 DEGREES 41 MINUTES 44 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 140.52 FEET; THENCE SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 100 DEGREES 39 MINUTES 04 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 230.0 FEET; THENCE EASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 148 DEGREES 24 MINUTES 34 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 105.22 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31 WHICH IS 233.54 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 233.54 FEET TO SAID NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 112 DEGREES 15 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 341.46 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 160 DEGREES 32 MINUTES 46 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 451.82 FEET TO SAID CENTERLINE OF CRIMMINS ROAD; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, BEING A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF

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SCHEDULE A
(continued)

33.0 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 412.50 FEET; THENCE WEST, ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER AND WHICH FORMS AN ANGLE OF 88 DEGREES 55 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 628.98 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 136 DEGREES 30 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 506.73 FEET TO THE CENTERLINE OF CRIMMINS ROAD; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 105 DEGREES 18 MINUTES 51 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 50.50 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE BEING A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 96.90 FEET; THENCE CONTINUING ALONG SAID CENTERLINE AND THE LAST DESCRIBED COURSE BEING A CURVE TO THE RIGHT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 279.87 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 16 MINUTES 45 SECONDS WITH THE CHORD OF THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 336.0 FEET; THENCE SOUTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 99 DEGREES 38 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 64.05 FEET; THENCE SOUTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 92 DEGREES 26 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 273.94 FEET; THENCE NORTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 79 DEGREES 20 MINUTES 56 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 33.58 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 79 DEGREES 20 MINUTES 56 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 239.11 FEET; THENCE NORTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 92 DEGREES 26 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 57.63 FEET; THENCE NORTHWESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 99 DEGREES 38 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 361.78 FEET TO SAID CENTERLINE OF CRIMMINS ROAD; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, BEING A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 2300.0 FEET, AN ARC DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING

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SCHEDULE A
(continued)

IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

END OF SCHEDULE A

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SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. **Note for Information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.**

A **Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**

B 8. **Taxes for the years 2017.**

Taxes for the years 2017 are not yet due or payable.

Permanent Tax No.: [04-29-300-007-0000](#) (1 of 12)

Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.

(affects part of parcel 1)

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SCHEDULE B
(continued)

- C 9. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-29-300-010-0000](#) (2 of 12)
Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.
(affects part of parcel 1)

- D 10. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-29-300-012-0000](#) (3 of 12)
Note: Taxes for the year 2016 amounting to \$2,033.16 are paid of record.
(affects part of parcel 1)

- E 11. Taxes for the years 100.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-30-400-007-0000](#) (4 of 12)
Note: Taxes for the year 2016 amounting to \$89.30 are paid of record.
(affects part of parcel 1)

- F 12. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-30-400-011-0000](#) (5 of 12)
Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.
(affects part of parcel 1)

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ALTA Commitment (06/17/2006)



SCHEDULE B
(continued)

- G 13. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-32-100-006-0000](#) (6 of 12)
Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.
(affects part of parcel 1)
- H 14. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-32-100-008-0000](#) (7 of 12)
Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.
(affects part of parcel 1)
- I 15. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-30-400-012-0000](#) (8 of 12)
Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.
(affects parts of parcels 2 and 3)
- J 16. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-30-400-013-0000](#) (9 of 12)
Note: Taxes for the year 2016 amounting to \$5952.78 are paid of record.
(affects parts of parcels 2 and part of parcel 3)

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SCHEDULE B
(continued)

- K 17. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-30-400-014-0000](#) (10 of 12)
Due to the \$150 exclusion law, 35 ILCS 200/18-40, there is no amount due for the 2016 tax year.
(affects part of parcel 2)
- L 18. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-31-200-013-0000](#) (11 of 12)
Note: Taxes for the year 2016 amounting to \$18.20 are paid of record.
(affects part of parcel 3)
- M 19. Taxes for the years 2017.
Taxes for the years 2017 are not yet due or payable.
Permanent Tax No.: [04-31-200-014-0000](#) (12 of 12)
Note: Taxes for the year 2016 amounting to \$6,973.78 are paid of record.
(affects part of parcel 2)
- N 20. Mortgage dated December 20, 2011 and recorded January 12, 2012 as Document No. [201200000710](#) made by Castle Bank, a Division of First National Bank of Omaha as Trustee under Trust Agreement dated November 15, 2006 and known as Trust Number 2526 to First National Bank of Omaha to secure an indebtedness in the amount of \$900,000.00.
Modification of Mortgage recorded April 25, 2013 as Document No. 201300008721.
(affects parcels 1 and 2)
- O 21. Assignment of Rents recorded January 12, 2012 as Document No. 201200000711 made by Castle Bank, a Division of First National Bank of Omaha as Trustee under Trust Agreement dated November 15, 2006 and known as Trust Number 2526 to First National Bank of Omaha.
(affects parcels 1 and 2)

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ALTA Commitment (06/17/2006)



SCHEDULE B
(continued)

- P 22. Mortgage dated December 20, 2011 and recorded January 12, 2012 as Document No. [201200000712](#) made by Castle Bank, a division of First National Bank of Omaha as Trustee under Trust Agreement dated November 15, 2006 and known as Trust Number 2526 to First National Bank of Omaha to secure an indebtedness in the amount of \$500,000.00.
- (affects parcel 2)
- Q 23. Assignment of Rents recorded January 12, 2012 as Document No. 201200000713 made by Castle Bank, a division of First National Bank of Omaha as Trustee under Trust Agreement dated November 15, 2006 and known as Trust Number 2526 to First National Bank of Omaha.
- (affects parcel 2)
- AE 24. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:
- Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- AB 25. Information should be furnished establishing whether any written agreement has been entered into by and between any party and a broker for the purposes of buying, selling, leasing or otherwise conveying any interest in the Land described herein. If such an agreement has been entered into, satisfactory evidence should be furnished establishing that the compensation agreed upon in such agreement has been paid and the broker's lien, or right to a lien, for such amount has been extinguished. In the event said evidence is not furnished, our policy(ies), when issued, will be subject to the following exception:
- Any lien, or right to a lien, imposed by law under the provisions of the Commercial Real Estate Broker Lien Act for compensation agreed upon by a broker and the broker's client or customer under the terms of a written agreement entered into for the purposes of buying, selling, leasing, or otherwise conveying any interest in the Land described in Schedule A.
- AC 26. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

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SCHEDULE B
(continued)

- AF 27. The Company should be furnished the following:
- a) A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or
- b) In the alternative, the trustee, in his or her sole discretion, may deliver to the Company a full copy of the trust agreement together with all amendments thereto.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- S 28. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.
- T 29. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)
- AD 30. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- U 31. Rights of the public, the state of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes. Affects part of the land lying in Crimmin Road in survey dated Jan 5, 1998 by James M. Olson, surveyor no. 2253.
- V 32. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- W 33. Rights of owners of land bordering on the streams in respect to the water and use of the surface of said body of water.
- X 34. Easement granted June 9, 1964 and recorded July 21, 1964 as document 145640 by Crimmins, et al to Illinois Power Company, its successors and assigns, the right and easement for public utilities purposes as described therein, together with the right of ingress and egress thereto for said purposes. Said easement was assigned to Northern Illinois Gas Company, its successors and assigns, by instrument recorded March 3, 1966 as document 151253.
- Y 35. Encroachment of the fence located mainly on the land onto the property North and adjoining by approximately 3.2 feet and along the West line measuring 255.45 feet by approximately 1.3 feet in section 30, land onto the property Southwesterly and adjoining by approximately 16.4 feet and the property Southerly and adjoining by Approximtely 19.4 feet in section 31 and onto the property South and adjoining by approximate 8.5 feet and onto the property East and adjoining by approximate 7.5 feet in section 28; onto property North and adjoining by approximate 20.5 feet in section 29; as shown on plat of survey number 2253 prepared by Illinois Professional Land Surveyer dated January 5, 1998.

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ALTA Commitment (06/17/2006)

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SCHEDULE B
(continued)

- Z 36. Easement in favor of Nicor Gas, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as document no. 2000004172.
(see instrument for affects)
- AA 37. Terms and provisions of a Kendall County Health Department Well Variance recorded October 19, 2004 as Document No. 200400029156.

(For further particulars, see record.)
- AG 38. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).
- AH 39. Note for additional information: the "**Kendall**" county recorder requires that any documents presented for recording contain the following information:
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided land, may need to be accompanied by a properly executed "plat act affidavit."
- AI 40. For residential property only:

A provision for inflation coverage will be added to the owner's policy. This enhancement can automatically increase the amount of the owner's policy. For additional information, please contact your local underwriter.

END OF SCHEDULE B

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ALTA Commitment (06/17/2006)

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SCHEDULE B
(continued)

Title Insurance Agent:

Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560
Phone: (630)553-9500
Fax: (630)553-5764

Authorized Signatory

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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**KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM**

1. Applicant Madison Trust Company FBO Robert Bright M1507085.
 Address 401 East 8th Street Suite 200P
 City Sioux Falls State SD Zip 57103

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)
 Natural Person (a)
 Corporation (b)
 Land Trus/Trustee (c)
 Trust/Trustee (d)
 Partnership (e)
 Joint Venture (f)

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

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

NAME	ADDRESS	INTEREST
Robert Bright	10978 Crimmin Rd Newark IL 60541	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Shaine Timmins, 401 East 8th Street, Suite 200P, Sioux Falls, SD 57103, Authorized Signer for Madison Trust Company

VERIFICATION

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

Subscribed and sworn to before me this 19th day of March, A.D. 2019

(seal)

[Redacted Signature]
Notary Public

CHAYA TOVA SLATER
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01SL6348808
 Qualified In Rockland County
 My Commission Expires 10-03-2020



CORPORATE RESOLUTION

This resolution remains in effect until you receive notice that it has been revoked or receive a new form.

I. Organization Information

- a. Name of Organization: Madison Trust Company, Inc.
- b. Organization Type: Trust Company serving as IRA Custodian
- c. Corporate Headquarters: 401 E. 8th Street, Suite 200P, Sioux Falls, SD 57103
- d. Telephone Number: 800-721-4900

II. This resolution is an authorization to act on behalf of Madison Trust Company's accounts.

III. Authorized Signatories:

The Individuals who sign below are authorized to:

- a. Sign any documents related to assets held by Madison Trust Company's accounts.
- b. Invest and redeem the assets held by Madison Trust Company's accounts.
- c. Obtain account information and give instructions for the purchase, sale, exchange, transfer or assets or securities held by Madison Trust Company's accounts.
- d. Establish access to Madison Trust Company's accounts online or through any other electronic or telephonic system.
- e. Engage in any other action regarding the assets held by Madison Trust Company's accounts.

The number of signatures required on a document is one (1).

Name of authorized signatories:

E. Brian Finkelstein, Chairman

Mervyn Klein, CEO

Daniel Gleich, President



_____ Dated: 02/20/2018

_____ Dated: 02/20/2018

_____ Dated: 02/20/2018

Additional Persons who can conduct transactions:

The individuals listed below are authorized to sign Transfer Authorizations, Re-registration Confirmations, Assignment of Notes, and any documents related to assets on behalf of Madison Trust Company's accounts.

Charles Knopf

Alexa Holzberg

Aidy Markowitz

Tova Slater

Maggie Borchardt

Amanda Pillitteri

Anne McBride

Brittany Bordeau

Elizabeth Frasciello

Jim Riswold

Nick Talarico

Xiomara Rodriguez

Seth Bergida

Shaine Timmins

Liam Stewart

Ian Robertson

Zachary Croan

The individuals listed below are authorized to sign IRA LLC Operating Agreements on behalf of Madison Trust Company's accounts.

Charles Knopf

Alexa Holzberg

Aidy Markowitz

Tova Slater

Maggie Borchardt

Amanda Pillitteri

Shaine Timmins

Ian Robertson

Elizabeth Frasciello

Joel Galkin

Mark Weissman

Kathleen Christman

Laurah Boswell

Anne McBride

Liam Stewart

Brittany Bordeau

Zachary Croan



Certification and Indemnification:

The undersigned signatories of Madison Trust Company hereby certify that:

- Each of the authorized signatories listed below is authorized by resolution of the board of directors to act on behalf of the organization in connection with any of the Madison Trust Company accounts.
- Madison Trust Company agrees to indemnify and hold harmless any investment company, its officers, employees and agents from and against all losses, claims and expenses (including attorney's fees) incurred by the investment company for relying in good faith upon the information provided in this resolution and for action on instructions believed by the investment company to have originated from any authorized signatory or additional authorized person listed above.
- This resolution remains in full force and effect until revoked by an authorized signatory of Madison Trust Company. Any revocation will not affect any liability resulting from transactions initiated before the investment company has had a reasonable amount of time to act upon the revocation.

The undersigned are authorized to certify this information on behalf of Madison Trust Company and confirm that these provisions conform to the charter or other organizing document of Madison Trust Company.

Authorized Signatories:

E. Brian Finkelstein, Chairman

Mervyn Klein, CEO

Daniel Gleich, President



_____ Dated: 02/20/2018

_____ Dated: 02/20/2018

_____ Dated: 02/20/2018

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Bright & Entheising Events
 Address 10978 Crimmin Rd
 City Newark, IL 60541 State IL Zip 60541

2. Nature of Benefit Sought Special Use Permit

3. Nature of Applicant: (Please check one)

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

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

Event Venue

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

NAME	ADDRESS	INTEREST
JoAnn Bright-Theis	10978 Crimmins Rd Newark, IL 60541	25%
Adan Theis	10978 Crimmins Rd Newark, IL 60541	25%
Nicola Bright	10978 Crimmins Rd Newark, IL 60541	25%
Robert Bright	10978 Crimmins Rd Newark, IL 60541	25%

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

JoAnn Bright-Theis 10978 Crimmins Rd Newark, IL 60541

VERIFICATION

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

Subscribed and sworn to before me this _____ day of _____, A.D. _____

(seal)

Notary Public



Kendall County Soil & Water Conservation District

RECEIVED
MAR 13 2019

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Robert Bright
 Address: 10978 Crimmin Rd
 City, State, Zip: Newark, IL 60541
 Phone Number: ()
 Email:

Contact Person: JoAnn Bright-Theis
 10978 Crimmin Rd
 Newark, IL 60541
 ()

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

Site Location & Proposed Use

Township Name Fox Township Township Fox N, Range T36 E, Section(s) R6
 Parcel Index Number(s) 04-31-200-013
 Project or Subdivision Name N/A Number of Acres .28
 Current Use of Site A1 Proposed Use General Public
 Proposed Number of Lots n/a Proposed Number of Structures n/a
 Proposed Water Supply Well (On-Site) Proposed type of Wastewater Treatment n/a
 Proposed type of Storm Water Management n/a

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>
_____ Additional Acres at \$18.00 each	\$	_____
Total NRI Fee	\$	_____

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

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

Petitioner or Authorized Agent

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# 1407 Date initially rec'd 3/14/19 Date all rec'd _____ Board Meeting April 2019
 Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____

Applicant: Robert Bright
Contact: JoAnn Bright-Theis
Address: 10978 Crimmin Rd
Newark , IL 60541

IDNR Project Number: 1908293
Date: 03/01/2019

Project: BrighterDaze Farm & Events
Address: 10978 Crimmins Rd , Newark

Description: Repurpose existing 120' x 62' arena for weddings and events

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:

Fox River INAI Site
Millington Fen INAI Site
Millington Railroad Fen Natural Heritage Landmark
Tucker-Millington Fen Nature Preserve
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, 29
36N, 6E, 30
36N, 6E, 31
36N, 6E, 32



IL Department of Natural Resources

Contact

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

Government Jurisdiction

Kendall County Zoning Commission
Matt Asselmeier
111 W Fox St
Yorkville , Illinois 60560 -1498

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.

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.



EcoCAT Receipt	Project Code 1908293
-----------------------	-----------------------------

APPLICANT	DATE
Robert Bright Adam theis 10978 Crimmin Rd Newark, IL 60541	3/1/2019

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



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 04, 2019

JoAnn Bright-Theis
Robert Bright
10978 Crimmin Rd
Newark, IL 60541

RE: BrighterDaze Farm & Events
Project Number(s): 1908293
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 Zoning Board of Appeals 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.

BrighterDaze Farm & Events have hosted a cursory review with the Code Official for Kendall County Planning, Building & Zoning (Brian Holdiman), an architect (Sparks Architects) and structural engineer (Hinsdale Engineering) whom have raised no issues with public endangerment.

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.

BrighterDaze Farm & Events will abide by the results of the Special Use Permit effort. We feel strongly the venue will not impair property values due to the natural "buffers" afforded to the farm (mature trees, berms and spacious property). Customers will frequent local businesses such as hotels, restaurants, etc resulting in a stronger local economy.

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

BrighterDaze Farm & Events utilizes a "one way" traffic pattern to quickly and safely flow patrons in and out of the property with minimum impact to local traffic. All facilities have been permitted and/or inspected by Kendall County within the past 15 years.

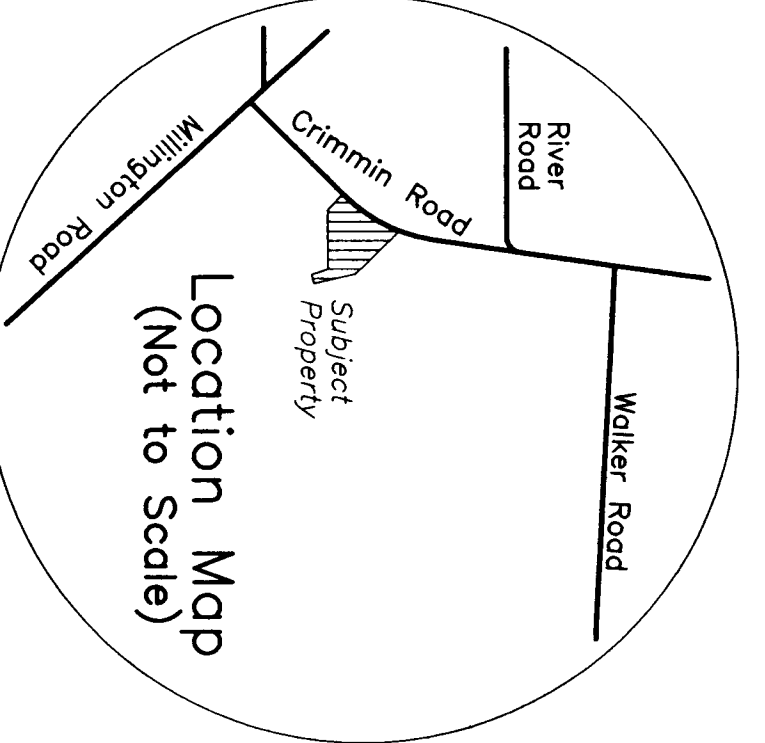
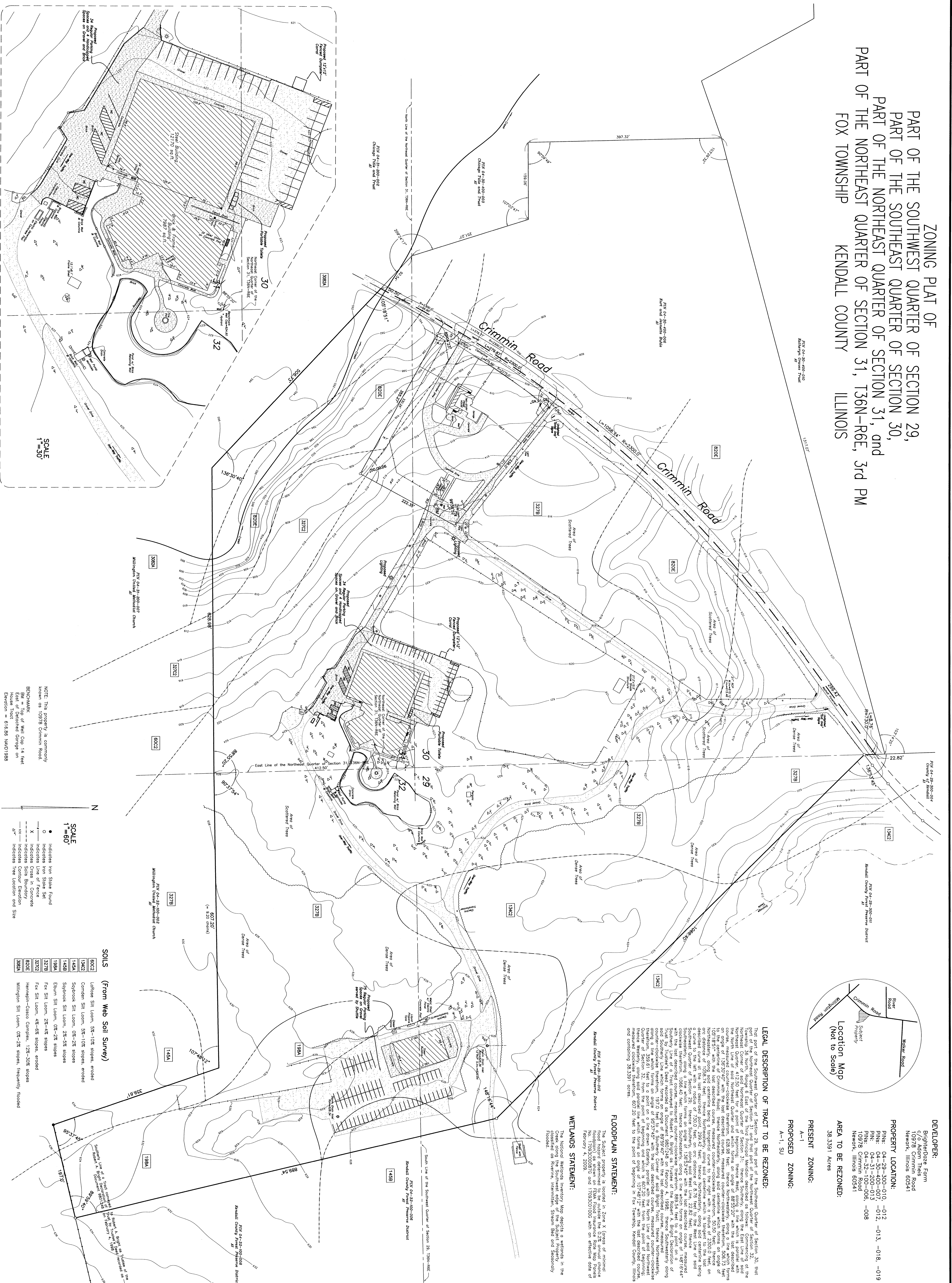
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals

BrighterDaze Farm & Events will abide by the results of the Special Use Permit effort.

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.

BrighterDaze Farm & Events abides by all codes/regulations of the Land Resource Management Plan and other adopted County, Municipal plans and policies.

ZONING PLAN OF
 PART OF THE SOUTHWEST QUARTER OF SECTION 29,
 PART OF THE SOUTHWEST QUARTER OF SECTION 30,
 PART OF THE NORTHEAST QUARTER OF SECTION 31, and
 PART OF THE NORTHEAST QUARTER OF SECTION 32, T36N-R6E, 3rd PM
 FOX TOWNSHIP KENDALL COUNTY ILLINOIS



DEVELOPER:
 BrightDaze Farm
 c/o Adam Thies
 10378 Crimmin Road
 Newton, Illinois 62541

PROPERTY LOCATION:
 PIN: 04-29-300-010 -012
 PIN: 04-30-400-007 -012, -013, -018, -019
 PIN: 04-31-200-013
 PIN: 04-32-100-006, -008
 Subject
 Newton, Illinois 62541

AREA TO BE REZONED:
 38.5391 Acres

PRESENT ZONING:
 A-1

PROPOSED ZONING:
 A-1, SU

LEGAL DESCRIPTION OF TRACT TO BE REZONED:
 That part of the Southwest Quarter of Section 29, and part of the Southwest Quarter of Section 30, that
 Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the
 Northeast Corner of Section 29, and running North 89° 59' 42" West, 432.50 feet to a point of beginning; thence
 West, along a line which is parallel with
 the North Line of said Northeast Quarter and which bears on a slope of 88° 55' 07" with the last described
 on a slope of 136° 30' 42" with the last described course, measured counter-clockwise therefrom, 508.73 feet
 103° 18' 03" with the last described course, measured counter-clockwise therefrom, 503.50 feet; thence
 Northwesterly, along a curved line to the right, with a radius of 230.10 feet on
 described curve of the last described point, 239.42 feet; thence Northwesterly, along a straight line being
 Southwest Quarter of Section 29, thence Southwesterly, along said West Line, 22.82 feet; thence
 Southwesterly, along a curved line to the right, with a radius of 1487.64 feet
 with the last described course, measured counter-clockwise therefrom, 888.54 feet to a point on a
 Tract by Trustee's Deed recorded as Document 8601248 on February 4, 1988; thence Southwesterly, along
 said Southwesterly line, 19.70 feet to a point of beginning. The total area of the subject property is
 38.5391 acres, more or less, as shown on the attached plat of Survey of the property, recorded as Document
 17932000975, from the point of beginning and which is 601.20 feet from the point of beginning;
 more or less, as shown on the attached plat of Survey of the property, recorded as Document 17932000975
 and containing 38.5391 acres.

FLOODPLAIN STATEMENT:
 The subject property is located in Zone X (Areas of minimal flood hazard) as shown on FEMA Flood Insurance Rate Map (FIRM) No. 17032000975 and 17032001000 with an effective date of February 21, 2018.

WETLANDS STATEMENT:
 The National Wetlands Inventory Map depicts a wetlands in the Creek along the Southwest edge of the Subject Property. The wetlands are located along the Millington Creek and occasionally along the River, intermittent, stream bed and occasionally flooded.

SOILS (From Web Soil Survey)

6002	Loftose Silty Loam, 5%-10% slopes, eroded
13K2	Comden Silty Loam, 5%-10% slopes, eroded
145A	Soyprora Silty Loam, 0%-2% slopes
145B	Soyprora Silty Loam, 2%-5% slopes
198A	Eburn Silty Loam, 0%-2% slopes
327B	Fox Silty Loam, 2%-4% slopes, eroded
327C	Fox Silty Loam, 4%-6% slopes, eroded
820E	Hennepin-Casco Complex, 12%-30% slopes
300A	Millington Silty Loam, 0%-2% slopes, frequently flooded

NOTE: This property is commonly known as 10378 Crimmin Road.
BENCHMARK:
 EBM = Top of Nail Cap 1 1/4 feet House Foot
 Elevation = 616.88 NAVD1988

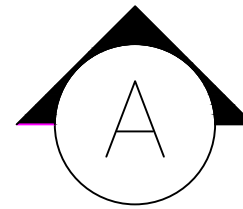
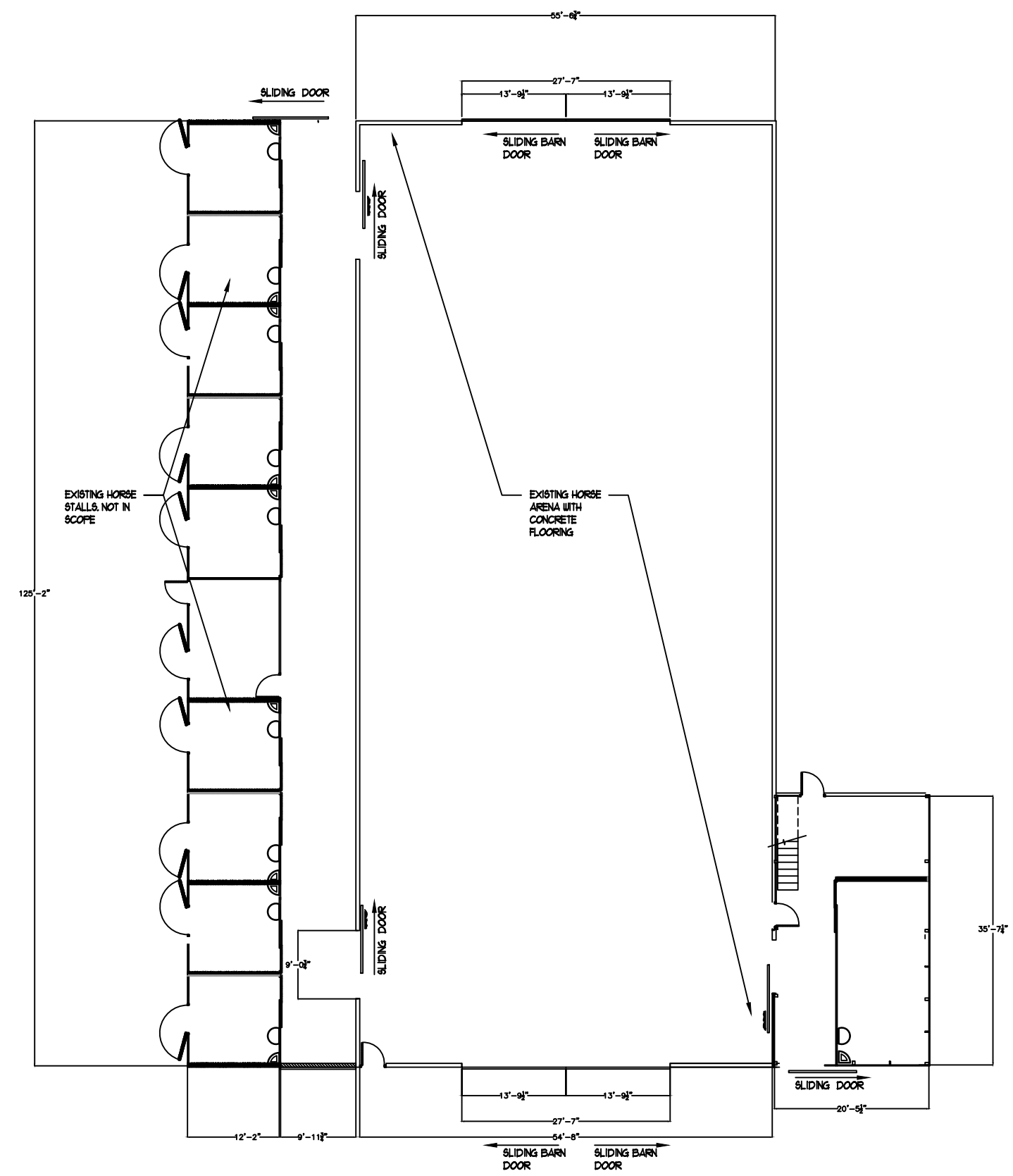
SCALE:
 1" = 30'

December 7, 2018

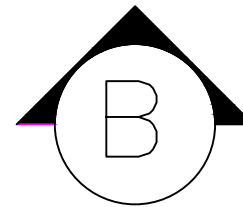
JOB NO.	18197
JOB NAME	BRIGHTDAZE FARM
DWG FILE	18197
REVISION DATE	

Plat revised 12/07/18 per Client comments dated 12/06/18 regarding parking spaces, building area, and portable toilet and dumpster corral locations.

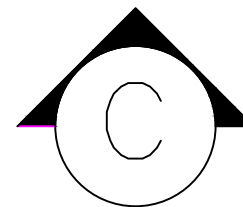
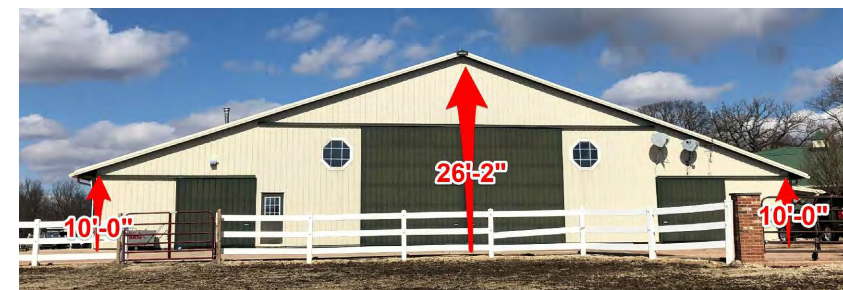
Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775
 11078 South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580



North View



West View



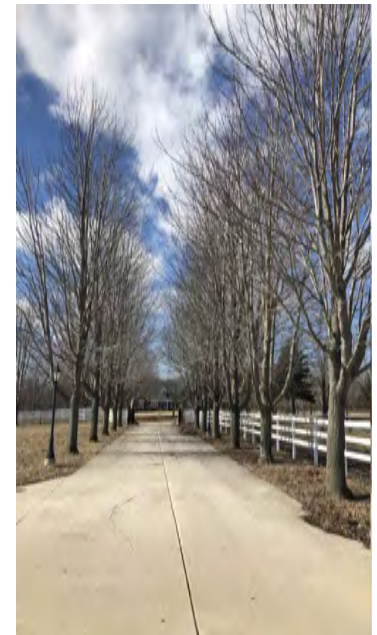
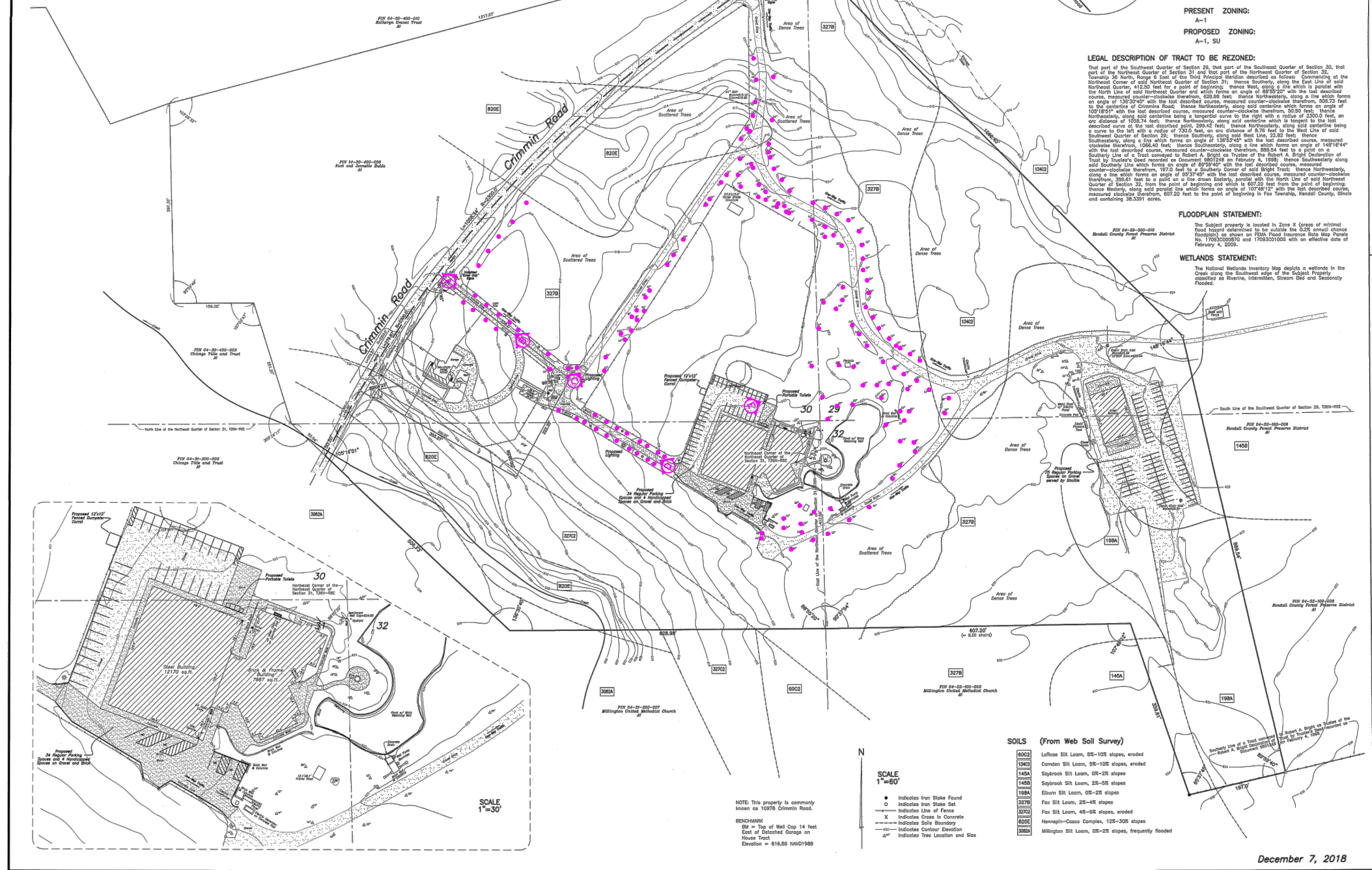
South View

Brighter Daze Farm
SCALE: Not to Scale



DATE REV			
REVISIONS			
DATE REV			
REVISIONS			
DATE REV			
REVISIONS			
Drawn by: BrighterDaze Farm Checked by: ART Project Number: Date Issued: 03/19/19 Scale: N/A Sheet Number: 1.0			
10978 Crimmins Rd • Newark, IL 60541			

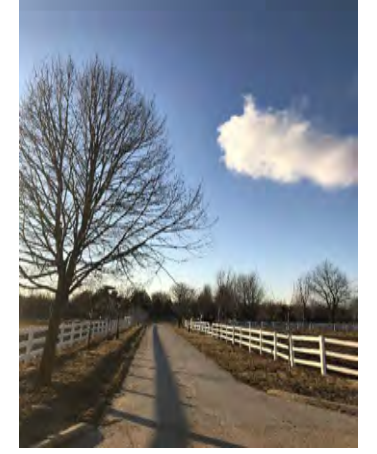
ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 29,
PART OF THE SOUTHWEST QUARTER OF SECTION 30,
PART OF THE NORTHEAST QUARTER OF SECTION 31, and
PART OF THE NORTHEAST QUARTER OF SECTION 31, T36N-R6E, 3rd PM
FOX TOWNSHIP KENDALL COUNTY ILLINOIS



B Main Entrance Drive



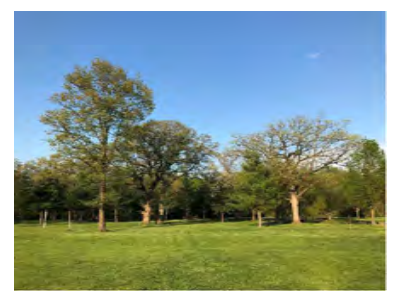
C Middle Drive



D Main Drive



A Main Entrance



E NE View

Notes:
1) (166)Trees Ranging from 3" - 36"

DEVELOPER:
BrighterDaze Farm
c/o Adam Thies
10978 Crimmins Road
Newark, Illinois 60541

PROPERTY LOCATION:
P/N: 04-29-300-010, -012
P/N: 04-30-400-007, -012, -013, -018, -019
P/N: 04-31-200-013
P/N: 04-32-100-006, -008
10978 Crimmins Road
Newark, Illinois 60541

AREA TO BE REZONED:
38.3391 Acres

PRESENT ZONING:
A-1

PROPOSED ZONING:
A-1, SU

LEGAL DESCRIPTION OF TRACT TO BE REZONED:
That part of the Southwest Quarter of Section 29, that part of the Southwest Quarter of Section 30, that part of the Northeast Quarter of Section 31 and that part of the Northeast Quarter of Section 32, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Northeast Quarter of Section 31; thence Southerly, along the East Line of said Northeast Quarter, 472.50 feet to a point of beginning; thence West, along a line which is parallel with the North Line of said Northeast Quarter and which forms an angle of 88°20'20" with the East line of said Northeast Quarter, measured counter-clockwise therefrom, 632.68 feet; thence Northwesterly, along a line which forms an angle of 133°20'40" with the last described course, measured counter-clockwise therefrom, 333.25 feet to the Northeast Corner of Crimmins Road; thence Northwesterly, along said centerline which forms an angle of 127°45'10" with the last described course, measured counter-clockwise therefrom, 650.00 feet; thence Northwesterly, along said centerline which is tangent to the inner eastern curve of the last described path, 290.45 feet; thence Northwesterly, along said centerline being a curve to the left with a radius of 732.0 feet, on a distance of 87.70 feet to the West Line of said Southwest Quarter of Section 30; thence Southerly, along said West Line, 22.82 feet; thence Southerly, along a line which forms an angle of 139°24'40" with the last described course, measured counter-clockwise therefrom, 151.96 feet; thence Southerly, along a line which forms an angle of 140°19'40" with the last described course, measured counter-clockwise therefrom, 839.54 feet to a point on a boundary line of a tract conveyed to Philip D. Young by Deed of Gift of the Philip D. Young Foundation of Trust by Trustee's deed recorded as Document 0602248 on February 4, 1995; thence Southerly, along said boundary line which forms an angle of 89°24'40" with the last described course, measured counter-clockwise therefrom, 197.0 feet to a Southerly Corner of said Bright Tract; thence Northwesterly, along a line which forms an angle of 92°34'40" with the last described course, measured counter-clockwise therefrom, 386.61 feet to a point on a line drawn Easterly, parallel with the North Line of said Northeast Quarter of Section 32, from the point of beginning, and which is 69.30 feet from the point of beginning; thence Northerly, along said line, which forms an angle of 107°48'20" with the last described course, measured counter-clockwise therefrom, 377.20 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 38.3391 acres.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (Areas of minimal flood hazard) determined to be outside the 50-year flood (Floodplain) as shown on FEMA Flood Insurance Rate Map Panels No. 170302002D and 170302002D with an effective date of February 4, 2005.

WETLANDS STATEMENT:
The National Wetlands Inventory Map depicts a wetland in the Creek along the Southeast edge of the Subject Property classified as Riverine, Intermittent, Stream Bed and Seasonally Flooded.

SOILS (From Web Soil Survey)

4202	Lafayette Sil Loam, SS-10% slopes, eroded
1362	Camden Sil Loam, SS-10% slopes, eroded
145A	Sagebrook Sil Loam, SS-2% slopes
146B	Sagebrook Sil Loam, SS-5% slopes
198A	Elburn Sil Loam, SS-2% slopes
327B	Fox Sil Loam, SS-4% slopes
327C	Fox Sil Loam, SS-8% slopes, eroded
6203	Hampton-Casco Complex, US-30% slopes
198A	Millington Sil Loam, SS-2% slopes, frequently flooded

SCALE
1"=60'

LEGEND:
● Indicates Iron Stake Found
○ Indicates Iron Stake Set
— Indicates Line of Fence
X Indicates Cross in Concrete
--- Indicates Soil Boundary
--- Indicates Contour Elevations
△* Indicates Tree Location and Size

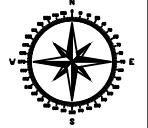
Philip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

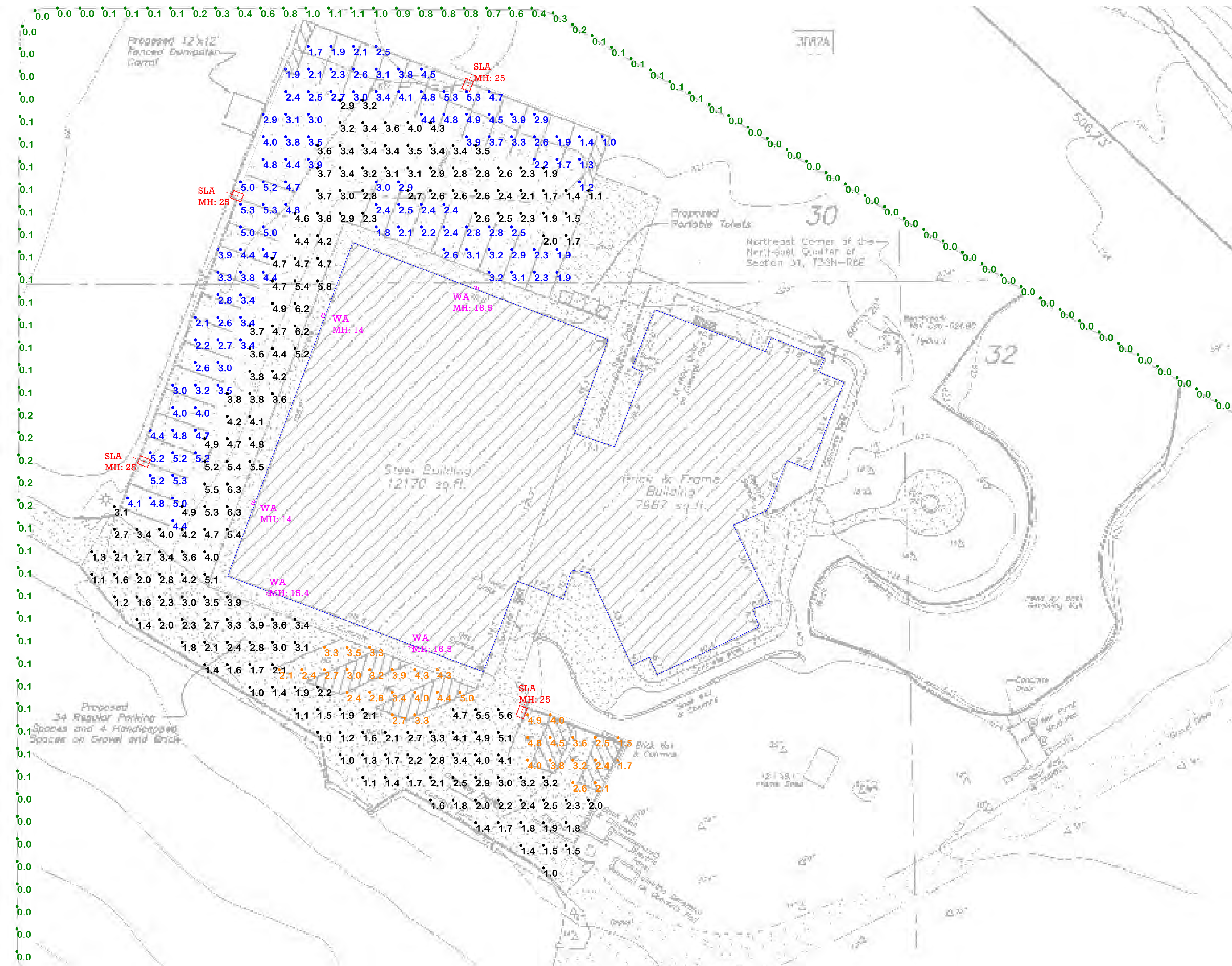
10978 Crimmins Road
Newark, Illinois 60541
10978 Crimmins Road
Newark, Illinois 60541
10978 Crimmins Road
Newark, Illinois 60541

NO.	DATE	REVISIONS	DATE	BY

JOB NO. 18177
DRAWING FILE NO. 18177
PROJECT NO. 18177
REVISION DATE

BrighterDaze Farm Landscaping Plan		
DRAWN BY	CHECKED BY	
ART		
PROJECT NUMBER		
DATE ISSUED	SCALE	
03/19/19	N/A	
SHEET NUMBER		1.0





Luminaire Data						
Label	Qty	Symbol	Manufacture	Description	Lum. Lumens	LfF Lum. Watts
SLA	4	☐	PHILIPS GARDCO	ECF-S-64L-1A-NW-G2-3	23936	0.850 205.9
WA	5	☐	PHILIPS STONCO	LPW32-7	6910	0.850 70.5

- NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
 2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
 3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height marked MH=??
 4. Calculation points are on an 8' x 8' spacing

Calculation Values							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Handicap Spaces (Orange)	Illuminance	Fc	3.32	5.0	1.5	2.21	3.33
Parking Spaces (Blue)	Illuminance	Fc	3.40	5.3	1.0	3.40	5.30
Property Line (Green)	Illuminance	Fc	0.17	1.1	0.0	N.A.	N.A.
Traffic Lanes (Black)	Illuminance	Fc	3.07	6.3	1.0	3.07	6.30
All Hardscape	Illuminance	Fc	3.24	6	1	3.24	6.00

Scale: 1 inch= 20 Ft.

DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Prepared For:
Brittany Willer

Prepared by:
DB Lighting Consultation
407-924-4113



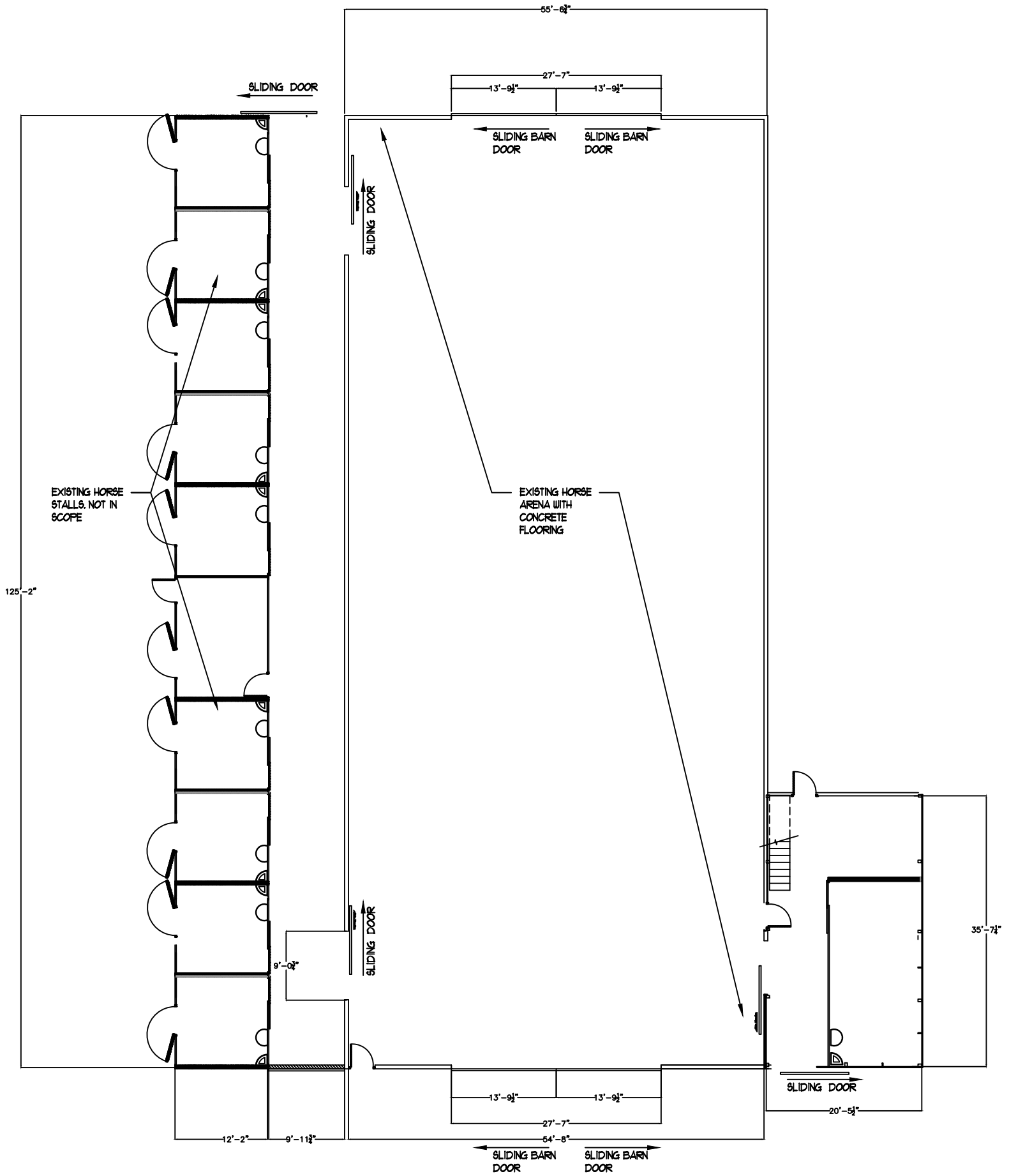
Chicago Lightworks
505 Warrenville Rd.
Suite 101
Lisle, IL 60532

Rev	Date	Comments

Project Name:
BrighterDaze Farms Parking

Project ID Number: 2019-151

Date: 03/14/2019



1
A1
EXISTING CONDITIONS
NORTH

1/16" = 1'-0" 6,976 SF

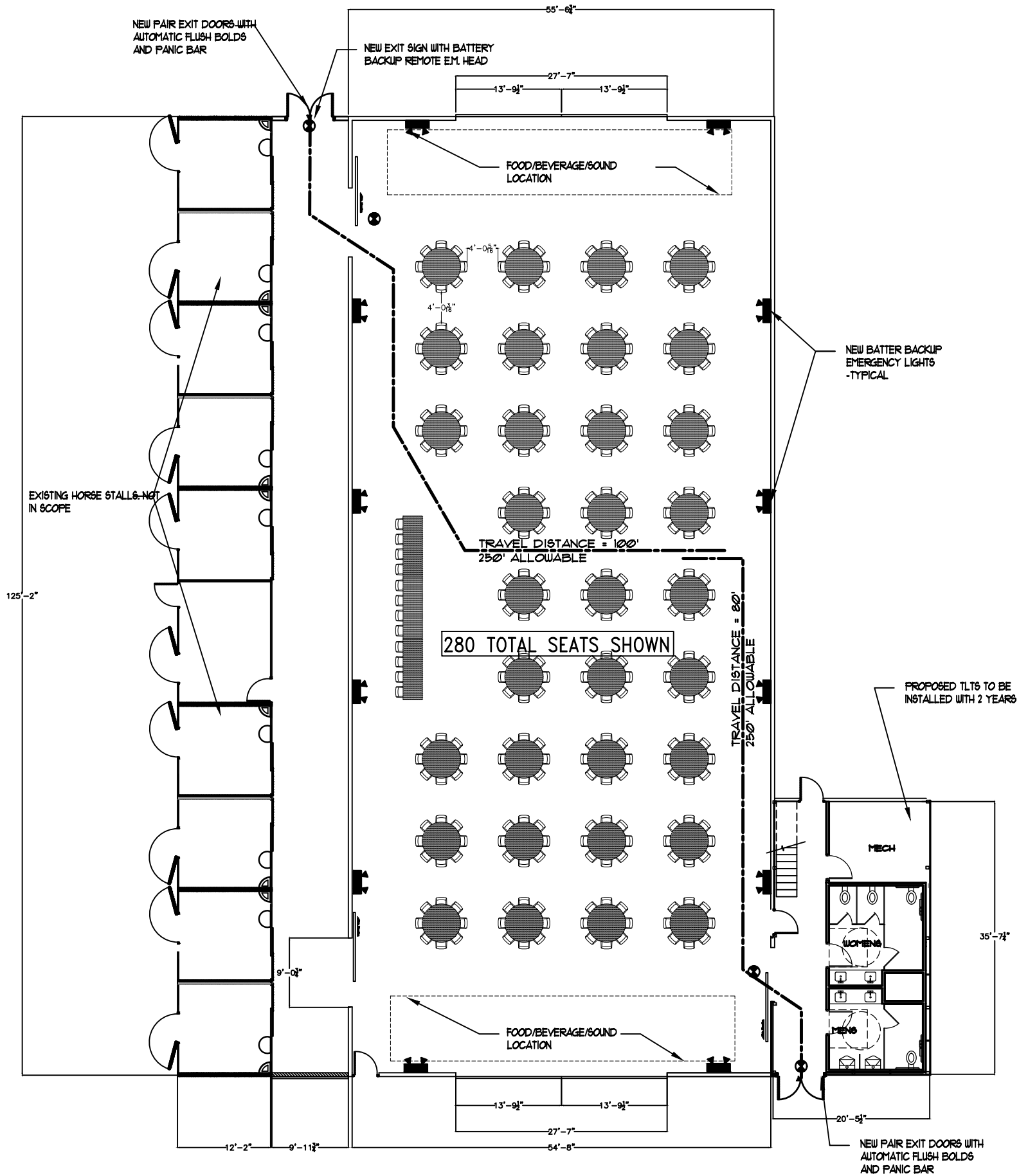
FOR REVIEW
03-15-19

SAI
SPARKS ARCHITECTS
INCORPORATED

196 SOUTH STREET
ELMHURST, IL 60126
PHONE: 1.630.530.3700
SPARKSARCH1.COM

BRIGHTER DAZE FARM
OVERALL PLAN
10978 Crimmin Road
Newark, IL 60541

Project Number:
Sheet Number:
A1
03-15-19



CALCULATION FOR REQUIRED PLUMBING FIXTURES PER IL PLUMBING CODE

280 OCCUPANTS, 140 MALE / 140 FEMALE

MALES
 WATER CLOSETS 2 @ 101-300 OCCUPANTS
 URINALS 1 @ 1-150 OCCUPANTS
 LAVATORIES 2 @ 101-200 OCCUPANTS

FEMALES
 WATER CLOSETS 3 @ 101-150 OCCUPANTS
 LAVATORIES 2 @ 101-200 OCCUPANTS

PLUMBING FIXTURE REQUIREMENTS			
MALE		FEMALE	
WC	LAV	WC	LAV
2 + 1UR	2	3	2

PLUMBING FIXTURES PROVIDED			
MALE		FEMALE	
WC	LAV	WC	LAV
1 + 2UR	2	3	2

1
A1 **OVERALL PLAN**

1/16" = 1'-0" 6,976 SF



CALCULATION FOR REQUIRED EGRESS WIDTH

6,976 SF / 15 SF per OCC (TABLES & CHAIRS) = 465 OCCUPANTS
 465 x .15 = 70" EGRESS WIDTH REQUIRED
 140" WIDTH PROVIDED

FOR REVIEW
03-15-19



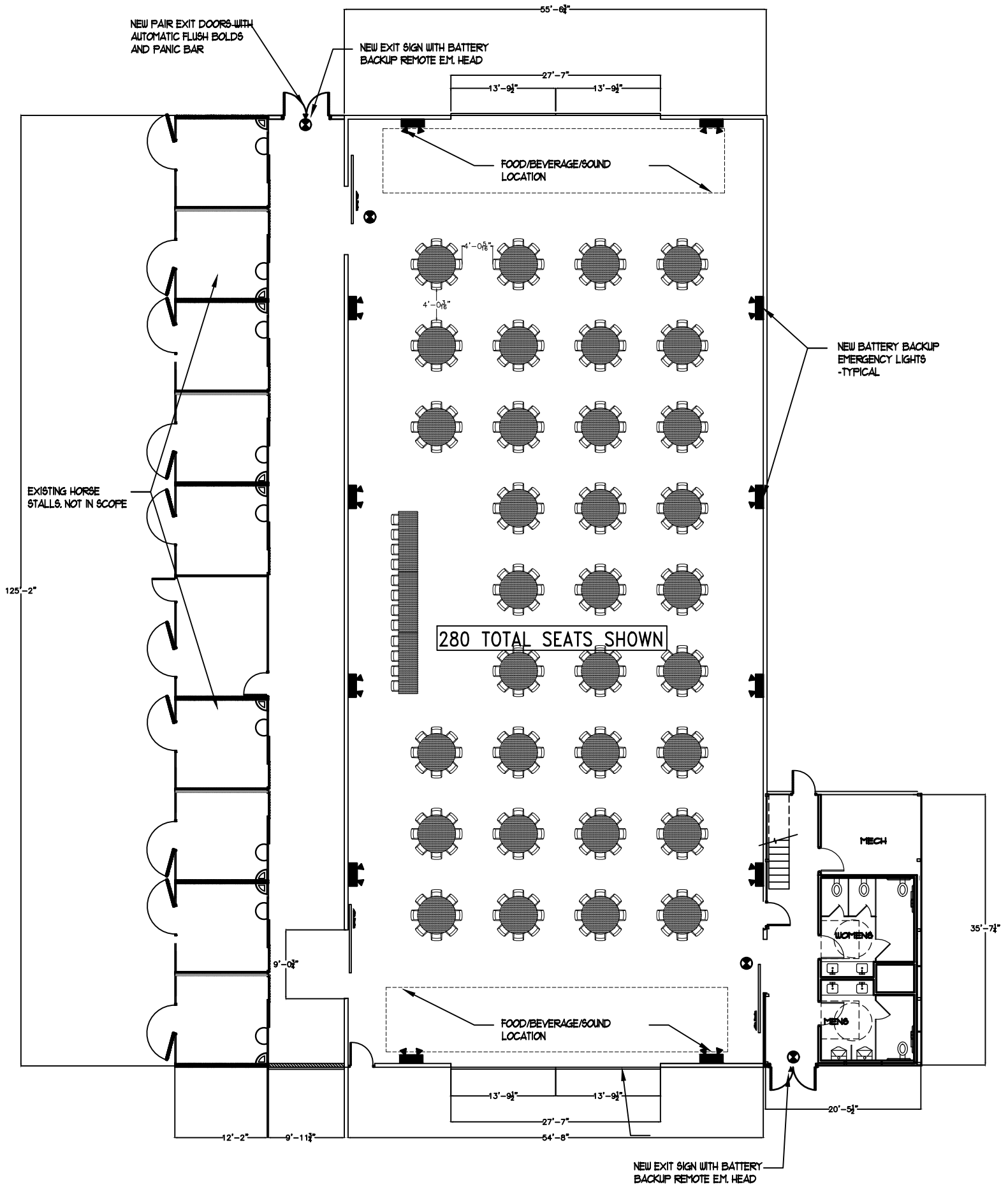
196 SOUTH STREET
 ELMHURST, IL 60126
 PHONE: 1.630.530.3700
 SPARKSARCH1.COM

BRIGHTER DAZE FARM
OVERALL PLAN
 10978 Crimmin Road
 Newark, IL 60541

Project Number:
 Sheet Number:

A2

03-15-19



CALCULATION FOR REQUIRED EGRESS WIDTH

6,976 SF / 15 SF per OCC (TABLES & CHAIRS) = 465 OCCUPANTS
 465 x .15 = 70" EGRESS WIDTH REQUIRED
 140" WIDTH PROVIDED

1
A1

EXIT / EM PLAN

1/16" = 1'-0" 6,976 SF

NORTH



FOR REVIEW
03-15-19

SAI
SPARKS ARCHITECTS
INCORPORATED

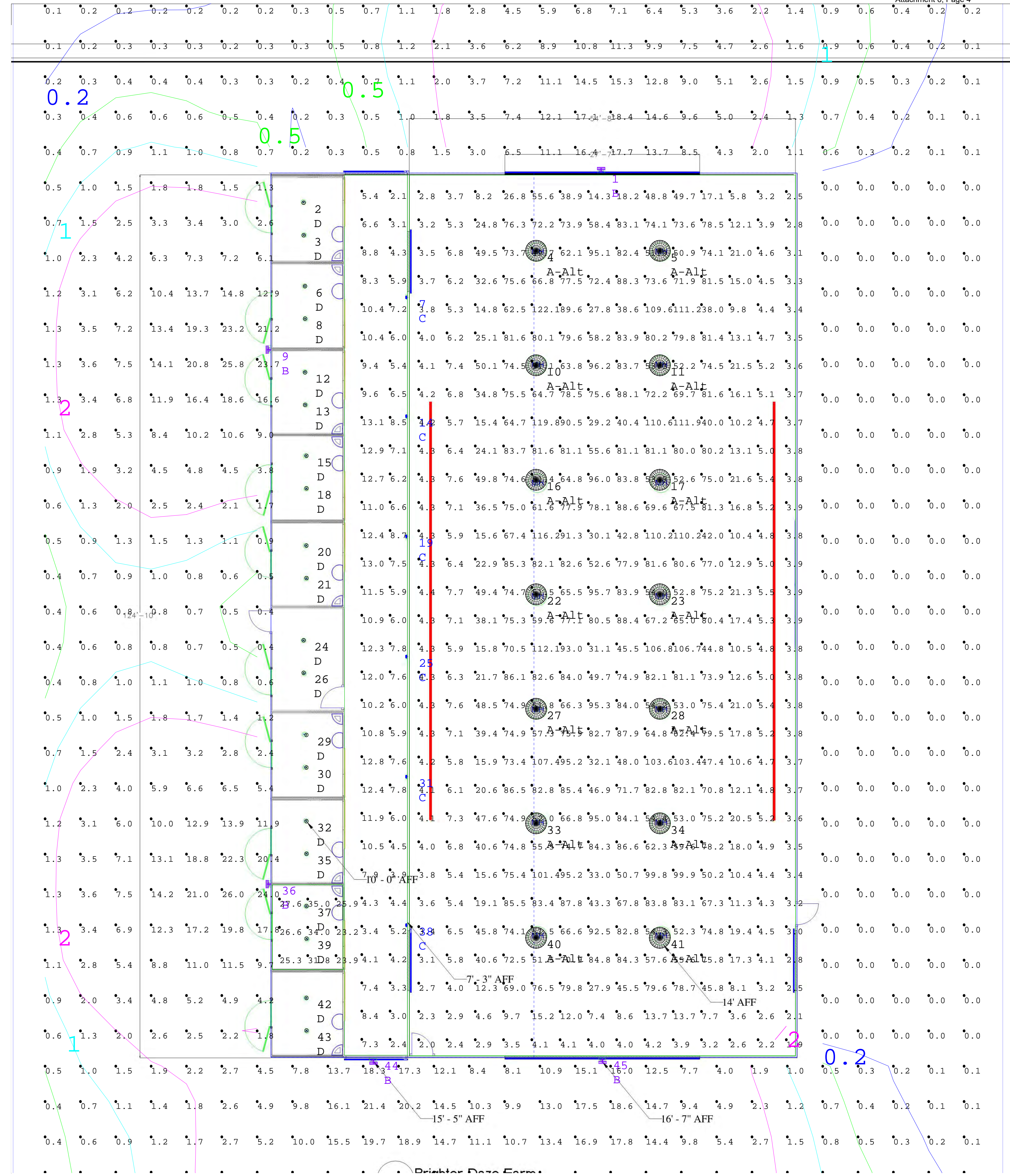
196 SOUTH STREET
ELMHURST, IL 60126
PHONE: 1.630.530.3700
SPARKSARCH1.COM

BRIGHTER DAZE FARM
EM LIGHTING PLAN
10978 Crimmin Road
Newark, IL 60541

Project
Number:
Sheet
Number:

EM1

03-15-19



Scale: 1 inch= 8 Ft.



Scale: as noted	PROJECT #103124
	CASE #204297
Date: 10/1/2018	Filename: BrighterDaze Farm 204297B.AGI
Job Name: BrighterDaze Farm Newark, IL Lighting Layout Version B	Drawn By: Shaun Fillion, LC
Prepared For: BW Design Adam This	

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Brighter Daze_Workpl	Illuminance	Fc	43.00	122.1	1.9	22.63	64.26	Readings at 3 FT AFF	4	4	Normal
Corridor_Floor	Illuminance	Fc	7.72	13.1	2.1	3.68	6.24	Readings at 0 FT AFF	4	4	Normal
Exterior Perimeter	Illuminance	Fc	3.81	26.0	0.0	N.A.	N.A.	Readings at 0 FT AFG	5	5	Horizontal
Stall_Floor	Illuminance	Fc	28.14	35.0	23.2	1.21	1.51	Readings at 0 FT AFF	4	4	Normal

Luminaire Schedule											
Symbol	Qty	Tag	Label	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	Filename	BUG Rating	
	14	A-Alt	BHH400P22PS	34833	0.720	400W BHH Highbay	450	6300	BHH400P22PS - Middle - LSI21681.	B5-U5-G4	
	5	B	WPLEDFC104N	13118	1.000	WPLEDFC104N	105.3	526.5	WPLEDFC104N - Neutral - RAB01941	B2-U0-G2	
	6	C	BRISK8N	970	1.000	BRISK8N	8.87	53.22	BRISK8N - Neutral - RAB02226MOD4	B0-U3-G1	
	20	D	RDLED6R26D-80N-W-W2477		1.000	RDLED6R26D-80N-W-W	29.289	585.78	RDLED6R26-80N-W-W - Neutral - RA	B2-U1-G1	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	B	129.5	152.7	16.55	90	0
2	D	87.4	147.9	9.9	0	0
3	D	87.4	143.3	9.9	0	0
4	A-Alt	120.3	141.1	14	0	0
5	A-Alt	137.8	141.1	14	0	0
6	D	87.6	136.1	9.9	0	0
7	C	101.95	134.5	7.25	180	0
8	D	87.6	131.5	9.9	0	0
9	B	82.3	127.1	14	180	0
10	A-Alt	120.3	124.9	14	0	0
11	A-Alt	137.8	124.9	14	0	0
12	D	87.6	123.9	9.9	0	0
13	D	87.6	119.3	9.9	0	0
14	C	101.95	117.7	7.25	180	0
15	D	87.8	112.1	9.9	0	0
16	A-Alt	120.3	108.7	14	0	0
17	A-Alt	137.8	108.7	14	0	0
18	D	87.8	107.5	9.9	0	0
19	C	101.95	100.7	7.25	180	0
20	D	87.8	99.4	9.9	0	0
21	D	87.8	94.8	9.9	0	0
22	A-Alt	120.3	92.5	14	0	0
23	A-Alt	137.8	92.5	14	0	0
24	D	87.4	86	9.9	0	0
25	C	101.95	83.7	7.25	180	0
26	D	87.4	81.4	9.9	0	0
27	A-Alt	120.3	76.3	14	0	0
28	A-Alt	137.8	76.3	14	0	0
29	D	87.8	72.6	9.9	0	0
30	D	87.8	68	9.9	0	0
31	C	101.95	66.7	7.25	180	0
32	D	87.8	60.4	9.9	0	0
33	A-Alt	120.3	60.1	14	0	0
34	A-Alt	137.8	60.1	14	0	0
35	D	87.8	55.8	9.9	0	0
36	B	82.3	51.5	14	180	0
37	D	87.8	48.4	9.9	0	0
38	C	101.95	45.7	7.25	180	0
39	D	87.8	43.8	9.9	0	0
40	A-Alt	120.3	43.9	14	0	0
41	A-Alt	137.8	43.9	14	0	0
42	D	87.8	35.4	9.9	0	0
43	D	87.8	30.8	9.9	0	0
44	B	97.3	26.2	15.4	270	0
45	B	129.7	26.3	16.55	270	0
Total Quantity: 45						

NOTES:

Scale: as noted	PROJECT #103124
	CASE #204297
Date: 10/1/2018	Filename: BrighterDaze Farm 204297B.AGI
Drawn By: Shaun Fillion, LC	
Job Name: BrighterDaze Farm Newark, IL Lighting Layout Version B	
Prepared For: BW Design Adam Theis	Filename: C:\Users\shaun.fillion\Desktop\BrighterDaze Farm 204297B.AGI

Attachment 7 Aerial







Attachment 10 Entrance
Looking North



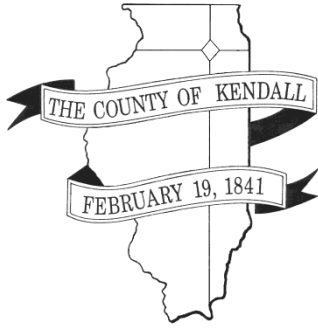












DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County ZPAC
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: March 28, 2019
Re: Proposed Text Amendment Regarding Home Occupation Regulations

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.

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

Thanks,

MHA

ENC: Redlined Proposal

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.