CALL TO ORDER – SPECIAL USE HEARING OFFICER

ROLL CALL: Walter Werderich, Hearing Officer

MINUTES: Approval of minutes from the January 27, 2014 Special use Hearing Officer Meeting

PETITIONS:
1. 14-02 Dickson Valley Ministries
   Request Major Amendment to A-1 Special Use for a camp and retreat center
   Location 8250 Finnie Road, Newark
   Purpose Request for a major amendment to their special use to add 42.6 acres and revise their site plan.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-26: Green Organics Inc. (On the County Board Agenda in March (waiting on SAO))
13-31 Candice Hadley: Passed on 2.18.14

NEW BUSINESS

OLD BUSINESS
Vote on changes to the By-laws regarding the notification process - wait on Zoning Board of Appeals

PUBLIC COMMENT

ADJOURN SPECIAL USE HEARING OFFICER: Next meeting on March 31, 2014
KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
January 27, 2014 – 7:00 p.m.

CALL TO ORDER- SPECIAL USE HEARING OFFICER
At 7:21 p.m., Chairman Wally Werderich called the Special Use Hearing Officer meeting to order.

ROLL CALL
Members present: Walter Werderich

In the audience: Candice Hadley & Leigh Anne Scoughton

MINUTES
Wally Werderich motioned to approve the December 9, 2013 Special Use Hearing Officer Meeting minutes as written.

Chairman Werderich swore in all members of the audience that wished to talk about the special use.

PETITIONS
#13-31 Candice Hadley
Planner Angela Zubko explained the request of the petitioner; Candice Hadley, is requesting a special use in the R-3 District to hold weddings and special events on site. This use would be considered a unique use: (Uses, not otherwise listed herein, may be granted special use approval if such uses conform to the purpose, goals and objectives of the Residential Zoning Districts as described in Section 8.01.) The property is located at 1542 Plainfield Road on the south side of Plainfield Road about 1.1 miles west of Ridge Road. Currently the petitioner has a special use on the property for a bed and breakfast, this special use will stay with the property and the proposed special use will be a separate special use. The reason is that Bed and Breakfasts are no longer permitted as a special use in the R-3 Residential District so the use will stay as a legal non-conforming use and would not be altered. The Zoning Ordinance does allow for banquet halls in the A-1 Agricultural district as a special use subject to the following conditions:
  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: 7:00 A.M. to 10:00 P.M. not to exceed sixty five (65) dBA
Night Hours: 10:00 P.M. to 7:00 A.M. not to exceed fifty five (55) dBA

This home is historic and eligible to apply for the National Registry of Historic Places. The house was built in 1865 by Gilbert Gaylord. The petitioner would meet all the requirements in the A-1 District and this property is unique therefore staff feels it falls under a unique use. The petitioner would like to hold catered events and weddings on site for a maximum of 100 guests held from May through October. The petitioner proposes to use a tent for events. No new buildings are proposed so the site will be used as is. The petitioner has stated that there is ample parking available in the field in the northeast corner of the property, as well as on the blacktop behind the home which was expanded to allow school bus turn-around. This road is the jurisdiction of the Kendall County Highway Department and the access to the site already exists. The property has a moon shaped driveway. The petitioner proposes that most events will take place Friday through Sunday and will be in compliance with the County’s noise ordinance. The petitioners have stated that portable toilets would be brought on premises for guests to minimize the impact on the septic system. The property currently has two septic systems and fields; and the field on the east side of the home was replaced within the past 10 years. The petitioner received approval at the December 10th Oswego Township board and has already contacted the Village of Plainfield to do a 1.5 mile review of the proposed project.

Staff is comfortable with this request and recommends approval. If approved, Staff recommends the following conditions be placed on the controlling ordinance approving the R-3 Special Use:

1. The principal use of the property is for residential purposes.
2. A maximum of 100 persons at any one time
3. All events must end at 10pm on weeknights and 11pm on weekends.
4. All events must be catered unless modifications are made to the kitchen and approved by the Health Department.
5. Compliance with applicable building codes and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
6. Allow a lit sign only to be lighted during the event and not to exceed 16 square feet in size. The lights must go off no later than the times specified in the special use. No electronic billboard.

The ZPAC Committee recommended approval but the following was brought up: the speed limit of 55mph, the dangerous curve near the driveway, parking and use of existing outbuildings on the property.

The Plan Commission recommended approval of the special use and added the condition for the size of the sign and that it can be lit.

Candice Hadley stated everything is well laid out.

With no testimony Walter Werderich closed the public hearing.

Mr. Werderich asked about a liquor license. Ms. Hadley stated it would be through the caterers’. Mr. Werderich asked how many events she thinks she will hold. Ms. Hadley stated Emerson Creek is doing very well and the Ellis house so there is a demand. She’s going to be smaller than those venues but hopes to do well, she will be
living at the residence. Her optimum would be around 20-25 events. Mr. Werderich also asked about where the additional parking would be located? Ms. Hadley stated if you make a sharp left off the circle drive that would be where additional parking would be. Planner Zubko stated Ms. Hadley has talked to the Health Department and is aware where the septic systems are located.

Ms. Hadley is excited to share this beautiful home and property with the community and would love to share this with her disabled son and his friends.

Special Use Hearing Officer Werderich reviewed the Findings of Fact for a special use as follows:

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. Staff has answered as follows:

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

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential character of the neighborhood.

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities, roadways or drainage to the property. They will use the current access points onto Plainfield Road, have 2 septic systems currently and have some hard surface areas for parking.*

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The special use will be considered a unique use and will meet other regulations like the noise ordinance and parking regulations during events.

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

Wally Werderich made a favorable recommendation with the above findings of fact and the 6 conditions specified on the special use.

**NEW BUSINESS**
Vote on changes to the By-laws regarding the notification process will be discussed further next month.

**ADJOURNMENT** - Next meeting will be on March 3, 2014

Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:37 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager & Recording Secretary
14-02
Dickson Valley Ministries
Major Amendment to an A-1 Special Use

SITE INFORMATION
PETITIONERS Dickson Valley Ministries dba of Dickson Valley Camp and Retreat Center
ADDRESS 8250 Finnie Road, Newark
LOCATION On the north & south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road
TOWNSHIP Fox
PARCEL # 04-17-100-002; 04-17-300-002 & 04-17-300-007
SIZE 160.59 Acres

EXISTING LAND USE Camp and retreat center

ZONING A-1 Special Use for camp and retreat center
Ordinance #2002-12: Allow a lighted sign at camp entrance with conditions
Ordinance # 2000-24: Same as Ord. 00-17A
Ordinance # 2000-17A: Amended Condition #5, the site plan, to include a
dining and meeting hall north of the original site plan & expand bath house
and chapel.
Ordinance # 1983-17: Special Use for a Christian Youth Camp (108 Acres, 3
buildings existed at this time)
1974: Countywide Rezoning shows it as A-1 SU (until 1974 the Zoning
Ordinance permitted non-profit camping uses)
LRMP

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

REQUESTED ACTION
Approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007

APPLICABLE
§7.01.C (A-1 Agricultural Special Uses)
§13.07 (Special Uses)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Millbrook Hunting Club</td>
<td>A-1</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Fox River/ K.C. Forest Preserve</td>
<td>A-1</td>
<td>Forest Preserve/ Rural Estate Res.</td>
<td>A-1</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>R-1</td>
<td>Countryside Res.</td>
<td>R-1; Forest Preserve</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Countryside Res.</td>
<td>A-1</td>
</tr>
</tbody>
</table>

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)

NATURAL RESOURCES INVENTORY
The SWCD is working on an executive summary.

ACTION SUMMARY

TOWNSHIP (Fox)
The petitioners went to the February 10th Township Board meeting and the Board recommended approval.

MUNICIPALITY (Millbrook)
The Village of Millbrook recommended approval.

ZPAC 2.3.14
The ZPAC Committee recommended approval and the Health Department just wanted to give them a heads up that the codes have changed and to feel free to contact them at anytime to help aid in the planning process in case there are increased costs.

KCRPC 2.26.14
The Plan Commission recommended approval and made modifications to staff's original conditions. Deleted condition 3 in its entirety: "No personal or private individual hunting shall be permitted on the property." For condition number 5 they changed 4 RV hook ups to 8 and in condition number 6 reworded it a little and deleted the words "at all times" that was there previously.
REQUESTED ACTION

GENERAL
Approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The grounds are utilized all year long.

HISTORY
In 1971 Homer and Alice Dickson deeded a 108 acre tract of land for the Christian Camping International for an office headquarters for the Worldwide Ministry and also be the base camp for a Christian Ministry to youth in the Fox Valley. A 4,000 square foot building was immediately built to serve as the International Center and an attractive building with bath facilities in a separate building nearby were constructed to serve as a craft and recreation center for a Day Camp program for children of Kendall County and surrounding areas.

In 1981 for reasons of proximity and efficiency the office operations were moved to Wheaton. This left the office space available for an expanded youth ministry. The Trustees saw this as an opportunity to enlarge the youth ministry in fulfillment of their commitment to the Dickson’s and operate the site as a camp. A plan was developed to modify the office building to serve as a camp center with kitchen dining facilities, meeting and guest rooms. The craft shop was converted into a four-room dormitory.

The property was leased to Youth for Christ for a 30 year term and a joint committee comprised of CCI Trustees and UFC Directors was formed to create policies for long-range development and evaluation.

As of 1983 the camp was known as The Dickson Valley Camp and Retreat Center and had a capacity of 50 resident’s campers and 80 as daytime guests which is when they proposed the special use and requested 150 children in a residential or day camp basis.

Today they are known as The Dickson Valley Ministries and would like include the adoption of a new long range site plan and a revision of the conditions under which the ministry operates. Some of the conditions, which served a good purpose for a new ministry starting out in this community in those days are currently either outdated or can be a detriment to their daily operational and emergency needs and the needs of future growth.

Dickson Valley Camp has served churches, ministries and public and private schools for the past 30 years. In 1988 the number of groups using the site was 75 with about 2,000 people in attendance. In 2013 they served about 190 groups with over 7,600 people in attendance, 86% which are youth. Dickson Valley serves as many as 140 different churches a year from within a four state area and has worked with public schools from Plano, Newark, Aurora, Parkview Christian Academy and a long term relationship with Kendall County Operation Snowball.

SIGNAGE
A lighted entrance sign already exists on the property and was granted permission from Ordinance 2002-12.

ACCESS
The property already has 3 access points off Finnie Road going south, 1 entrance to the Director’s Lodge, one going to the main grounds and one more on the east boundary which is a maintenance road. The petitioner also has access off Finnie Road going north to an existing lodge, the Acorn Lodge. The petitioner is proposing one more access point north of Finnie Road to remote camp parking. Staff proposes to line up that entrance with the entrance to the south if possible.

G:\REPORTS\2014\14-02 Dickson Valley Ministries (Major Amendment to Special Use)\SUHO (3.31.14).docx
Prepared by Angela L. Zubko, Planning & Zoning Manager
Page 3 of 6
FLOODPLAIN

Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is an Illinois Natural Area Inventory Site and a Natural Heritage Landmark.

FUTURE PROJECTS

Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects:

- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
- 3-4 RV spots for volunteers and leaders only
- Structures and storage areas at maintenance shop as needed
- Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
- Reforestation of some of the floodplain areas
- Addition to Chrouser Lodge dining room if needed

FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a **special use**. The Petitioner has answered 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.

PREVIOUS CONDITIONS

The following are conditions that were placed on the property in the original 1983 ordinance and the sign conditions from 2002:

1. That the legal agreement between the County and Christian Camping International be made a part of the Special Use Permit. See Exhibit 2.
2. The use of dirt bikes, motorcycles, snowmobiles and recreational four wheeling vehicles shall not be permitted on the subject property except for emergency purposes.
3. No firearms of any kind shall be permitted on the subject property.
4. The County Board may on an annual basis require a certification of Christian Camping International of its not-for-profit status.
5. Exhibit #1 for the special use will be attached hereto and form a part of this ordinance.
6. It will be the responsibility of CCI to maintain and preserve the sedge meadow as identified on exhibit #1
7. The east boundary shall be fenced to mark the boundary between property owners and installed to discourage trespassers.
8. The number of campers shall be limited to no more than 150 at any one time.
9. The petitioner agrees to operate the facility so that it does not conflict with the County’s Recreational Vehicle Park and Campground Regulations.

The following conditions stay in place for the from Ordinance 2002-12 pertaining to the lighted sign:

10. The sign must be located on the property as shown in the attached Exhibit "A".
11. The sign shall be illuminated with a maximum of three (3) lights on the sign.
12. The sign shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance at all times.
13. A permit shall be obtained for the sign.
RECOMMENDATION

Staff recommends approval of the requested major amendment to their special use with 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.

ATTACHMENTS

1. Ordinance 83-17 A-1 SU for a Christian Youth Camp
2. Ordinance # 2000-17A: Amended Condition #5, the site plan, to include a dining and meeting hall north of the original site plan & expand bath house and chapel.
3. Ordinance # 2000-24: Same as Ord. 00-17A
4. Ordinance #2002-12: Allow a lighted sign at camp entrance with conditions
5. ZPAC Meeting Minutes on 2.3.14
6. KCRPC Meeting Minutes on 2.26.14
7. Proposed Site plan showing existing and future structures/plans
8. Plat of Survey of Whole property
WHEREAS, Christian Camping, International, did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 15th day of November, 1983, A.D. on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDEA

NOW THEREFORE, BE IT ORDEA

NOW THEREFORE, BE IT ORDERED BY THE County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from Al, Agricultural District to AISU, Agricultural District Special Use for Christian Youth Camp, and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the west half of Section 17, Township 36 North, Range 6 East of the Third Principal Meridian, described as follows:
Commencing at the Northwest corner of the southwest quarter of Section 18, Township and range aforesaid; thence south 1°07'54" east along the west line of said Section 18, 380.17 feet thence South 76°29'58" East 4010.24 feet; thence South 66°02'58" East 4010.24 feet; thence South 66°02'58" East 33.6 feet to the center line of Finnie Road; thence South 66°02'58" East 1377.07 feet for the point of beginning; thence North 38°48'51" East 2280.95 feet; thence North 71°00'24" West 351.99 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence North 1°14'05" West along the West line of said quarter quarter section 1269.52 feet to the center line of Finnie Road; thence North 63°32'29" East along said center line 51.54 feet; thence North 73°54'02" East along said center line 785.94 feet; thence North 57°52'02" East along said center line 459.76 feet; thence North 46°37'32" East along said center line 158.96 feet to the East line of the
Northwest quarter of said Section 17; thence South 1°16' east along said East line 1864.30 feet to the Southeast corner of the Northwest quarter of said Section 17; thence South 1°12'58" east along the East line of the Southwest quarter of said Section 17; 513.64 feet to the Westerly bank up the Fox River; thence South 36°20'02"
West along said Westerly bank 227.1 feet; thence South 34°34'02"
West along said Westerly bank 224.1 feet; thence South 40°48'02"
West along said Westerly bank 346.69 feet; thence South 35°57'02"
West along said Westerly bank 257.65 feet; thence South 47°25'02"
West along said Westerly bank 257.65 feet; thence South 47°35'02"
West along said Westerly bank 201.0 feet; thence South 46°15'02"
West along said Westerly bank 256.45 feet; thence South 44°58'02"
West along said Westerly bank 415.78 feet; thence South 39°20'02"
West along said Westerly bank 424.92 feet to a point on a line drawn South 66°02'58" East from the point of beginning; thence North 66°
02'58" West 1001.65 feet to the point of beginning, containing
107.55 acres, in the Township of Fox, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

1. That the legal agreement between the County and Christian Camping, International be made a part of the Special Use permit. See Exhibit 2.

2. The use of dirt bikes, motorcycles; snowmobiles and recreational fourwheeling vehicles shall not be permitted on the subject property except for emergency purposes.

3. No firearms of any kind shall be permitted on the subject property.

4. The County Board may on an annual basis require a certification of Christian Camping International of its not-for-profit status.

5. Exhibit #1 for the special use be attached hereto and form a part of this ordinance.

6. It will be the responsibility of CCI to maintain and preserve the sedge meadow as identified on exhibit #1.

7. The east boundary shall be fenced to mark the boundary between property owners and installed to discourage trespassers.

8. The number of campers shall be limited to no more than 150 at any one time.

9. The petitioner agrees to operate the facility so that it does not conflict with the County's Recreational Vehicle Park and Campground Regulations.
PASSED THIS 13th day of December, 1983.

Chairman, County Board of
Kendall County, Illinois

ATTEST:

County Clerk
MEMORANDUM AGREEMENT

In consideration of the adoption of the Special Use Ordinance which is attached hereto and made a part hereof and other good and valuable consideration, Christian Camping International, a not-for-profit corporation and petitioner in the above-named Special Use, hereby agrees that it will within thirty (30) days of the date hereof enter into a binding agreement with the appropriate authorities of Kendall County, State of Illinois, that the Special Use will lapse upon the occurrence of any of the following events:

1) At such time as Christian Camping International's not-for-profit status is discontinued for any reason.

2) Upon a transfer of the title to the premises to any for-profit venture or any not-for-profit venture whose objectives are not similar to Christian Camping International's.

3) If Christian Camping International uses the premises for any profit-making purpose or in any other manner inconsistent with the Special Use Ordinance.

12-13-83
Date

1. [Signature]
2. [Signature]

For Kendall County, Illinois
Public Works

1. Approved the resolution authorizing financing with Yorkville National Bank for a John Deere Motor Grader in the amount of $130,000.00

2. Approve the proposal of Smith Engineering for Fox Road engineering, not to exceed $83,600.00.

Budget & Finance

1. GIS pricing list correction

2. Fixed asset inventory tracking dollar amount

Chairman Church asked for a voice vote on the motion. All members present voting aye. Motion carried.

STANDING COMMITTEE REPORTS

Planning, Building & Zoning

Petition #00-34

Mr. Haldiman moved to approve petition #00-34 as presented. Ms. Martin seconded the motion.

ORDINANCE NUMBER 00-__17__

ORDINANCE TO AMEND ORDINANCE NUMBER 83-17
DICKSON VALLEY CAMP & RETREAT CENTER

WHEREAS, Mark D. Caldwell, Director of Dickson Valley Camp and Retreat Center, did make a request amend Ordinance 83-17 to construct a Dining and Meeting Hall contrary to the approved site plan in Section 17 of Fox Township; and

WHEREAS, said Ordinance affects property legally described as:
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 Section 18, Township and Range aforesaid; thence South 01°07′54″ East along the West Line of said Section 18, 380.17 feet; thence South 76°29′58″ East, 4,010.24 feet; thence South 66°02′58″ East 33.6 feet to the Centerline of Finnie Road; thence South 66°02′58″ East, 1,377.07 feet for the point of beginning; thence North 38°58′51″ East, 2,280.95 feet; thence North 71°00′24″ West, 331.99 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 01°14′05″ West along the West Line of said Quarter Quarter Section, 1,269.52 feet to the Centerline of Finnie Road; thence North 63°32′29″ East along said Centerline, 51.54 feet, thence North 73°54′02″ East along said Centerline, 785.94 feet; thence North 57°52′02″ East along said Centerline, 459.76 feet; thence North 46°37′32″ East along said Centerline,
158.96 feet to the East Line of the Northwest Quarter of said Section 17; thence South 01°16' East along said East Line, 1,254.30 feet to the Southeast Corner of the Northwest Quarter of said Section 17; thence South 01°12'58" East along the East Line of the Southwest Quarter of said Section 17, 513.64 feet to the Westerly Bank of the Fox River; thence South 36°20'02" West along said Westerly Bank 224.1 feet; thence South 40°48'02" West along said Westerly Bank 346.69 feet; thence South 35°57'02" West along said Westerly Bank 257.65 feet; thence South 47°35'02" West along said Westerly Bank 201.1 feet; thence South 46°16'02" West along said Westerly Bank 256.45 feet; thence South 44°58'02" West along said Westerly Bank 415.78 feet; thence South 39°20'02" West along said Westerly Bank 424.92 feet to a point on a line drawn South 66°02'58" East from the point of beginning; thence North 66°02'58" West, 1,001.65 feet to the point of beginning; all in the Township of Fox, Kendall County, Illinois; and

WHEREAS, said petition was approved by the Kendall County Board on December 13, 1983, as Ordinance Number 83-17; and

WHEREAS, the Kendall County Board does have the authority to establish conditions pursuant to Section 13.07 K. of the Kendall County Zoning Ordinance; and

WHEREAS, Condition #5 of Ordinance 83-17 stipulated the site plan was attached as Exhibit A; and

WHEREAS, the petitioner wishes to construct the Dining and Meeting Hall north of the original site plan; and

WHEREAS, the Kendall County Board finds that said changes are consistent with the intent of the special use.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board amends the site plan of Condition #5 of Kendall County Ordinance Number 83-17 for the site plan attached as Exhibit "A."

IN WITNESS OF, this ordinance has been enacted on June 20, 2000.

Paul Anderson  
Kendall County Clerk

John A. Church  
Kendall County Board Chairman

At the conclusion Chairman Church asked for a roll call vote on the motion. All members present voting aye.
ORDINANCE NUMBER 00-

ORDINANCE TO AMEND ORDINANCE NUMBER 83-17
DICKSON VALLEY CAMP & RETREAT CENTER

WHEREAS, Mark D. Caldwell, Director of Dickson Valley Camp and Retreat Center, did make a request amend Ordinance 83-17 to construct a Dining and Meeting Hall contrary to the approved site plan in Section 17 of Fox Township; and

WHEREAS, said Ordinance affects property legally described as:
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 Section 18, Township and Range aforesaid; thence South 01°07'54" East along the West Line of said Section 18, 380.17 feet; thence South 76°29'58" East, 4,010.24 feet; thence South 66°02'58" East 33.6 feet to the Centerline of Finnie Road; thence South 66°02'58" East, 1,377.07 feet for the point of beginning; thence North 38°58'51" East, 2,280.95 feet; thence North 71°00'24" West, 331.99 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 01°14'05" West along the West Line of said Quarter Section, 1,269.52 feet to the Centerline of Finnie Road; thence North 63°32'29" East along said Centerline, 51.54 feet, thence North 73°54'02" East along said Centerline, 785.94 feet; thence North 57°52'02" East along said Centerline, 459.76 feet; thence North 46°37'32" East along said Centerline, 158.96 feet to the East Line of the Northwest Quarter of said Section 17; thence South 01°16' East along said East Line, 1,264.30 feet to the Southeast Corner of the Northwest Quarter of said Section 17; thence South 01°12'58" East along the East Line of the Southwest Quarter of said Section 17, 513.64 feet to the Westerly Bank of the Fox River; thence South 36°20'02" West along said Westerly Bank 224.1 feet; thence South 40°48'02" West along said Westerly Bank 346.69 feet; thence South 35°57'02" West along said Westerly Bank 257.65 feet; thence South 47°35'02" West along said Westerly Bank 201.1 feet; thence South 46°16'02" West along said Westerly Bank 256.45 feet; thence South 44°58'02" West along said Westerly Bank 415.78 feet; thence South 39°20'02" West along said Westerly Bank 424.92 feet to a point on a line drawn South 66°02'58" East from the point of beginning; thence North 66°02'58" West, 1,001.65 feet to the point of beginning; all in the Township of Fox, Kendall County, Illinois; and

WHEREAS, said petition was approved by the Kendall County Board on December 13, 1983, as Ordinance Number 83-17; and

WHEREAS, the Kendall County Board does have the authority to establish conditions pursuant to Section 13.07 K. of the Kendall County Zoning Ordinance; and
WHEREAS, Condition #5 of Ordinance 83-17 stipulated the site plan was attached as Exhibit A; and

WHEREAS, the petitioner wishes to construct the Dining and Meeting Hall north of the original site plan; and

WHEREAS, the Kendall County Board finds that said changes are consistent with the intent of the special use.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board amends the site plan of Condition #5 of Kendall County Ordinance Number 83-17 for the site plan attached as Exhibit “A.”

IN WITNESS OF, this ordinance has been enacted on June 20, 2000.

Attest:

John A. Church  
Kendall County Board Chairman

Paul Anderson  
Kendall County Clerk
Dickson Valley Camp and Retreat Center
8250 Finnie Rd.
Newark, IL 60541
630-553-6233

Cabin development south of sports center would be reduced with some beds moving into the center of camp.

Scale: 1 in. = 200 ft.
State of Illinois
County of Kendall

ORDINANCE NUMBER 2001 - 12

GRANTING SPECIAL USE
8250 FINNIE ROAD
DICKSON VALLEY CAMP

WHEREAS, Dickson Valley Camp filed a petition for a Special Use within the A-1 district, for property located at 8250 Finnie Road in Fox Township; and

WHEREAS, said petition is to allow a lighted sign at the entrance to the camp, as provided in Section 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Special Use for a camp and retreat center, per Ordinances 83-17 and 00-17A; and

WHEREAS, said property is legally described as:

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 Section 18, Township and Range aforesaid; thence South 1 degree 7 minutes 54 seconds East along the West Line of said Section 18, 380.17 feet; thence South 76 degrees 29 minutes 58 seconds East 4,010.24 feet; thence South 66 degrees 2 minutes 58 seconds East 33.6 feet to the Centerline of Finnie Road, thence South 66 degrees 2 minutes 58 seconds East, 1,377.07 feet for the point of beginning; thence North 38 degrees 58 minutes 51 seconds East, 2,280.95 feet; thence North 71 degrees 0 minutes 24 seconds West, 331.99 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 1 degree 14 minutes 5 seconds West along the West Line of said Quarter Quarter Section 1,269.52 feet to the Centerline of Finnie Road; thence North 63 degrees 32 minutes 29 seconds East along said Centerline, 51.54 feet, thence North 73 degrees 54 minutes 2 seconds East along said Centerline, 785.94 feet; thence North 57 degrees 52 minutes 2 seconds East along said Centerline, 459.76 feet; thence North 46 degrees 37 minutes 32 seconds East along said Centerline, 158.96 feet to the East Line of the Northwest Quarter of said Section 17; thence South 1 degree 16 minutes East along said East line, 1,264.30 feet to the Southeast Corner of the Northwest Quarter of said Section 17; thence South 1 degree 12 minutes 58 seconds 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 degrees 2 minutes 2 seconds West along said Westerly Bank 224.1 feet; thence South 40 degrees 48 minutes 2 seconds West along said Westerly Bank 346.69 feet; thence South 46 degrees 16 minutes 2 seconds West along said Westerly Bank 256.45 feet; thence South 44 degrees 58 minutes 2 seconds West along the Westerly Bank 415.78 feet; thence South 39 degrees 20 minutes 2 seconds West along said Westerly Bank 424.92 feet to a point on a line drawn South 66 degrees 2 minutes 58 seconds West from the point of beginning; thence North 66 degrees 2 minutes 58 seconds West 1,001.65 feet to the point of beginning; al in the Township of Fox, Kendall County, Illinois.
State of Illinois  
County of Kendall  

Zoning Petition  
#0204  

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and  

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;  

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit a lighted sign subject to the following conditions:  

1. The sign must be located on the property as shown in the attached Exhibit “A”.  
2. The sign shall be illuminated with a maximum of three (3) lights on the sign.  
3. It shall be in conformance with the standards of sign illumination as set forth in the Kendall County Zoning Ordinance at all times.  
4. A permit shall be obtained for the sign.  

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 May 21, 2002.  

Attest:  

John A. Church  
Kendall County Board Chairman  

Paul Anderson  
Kendall County Clerk
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 a review of our A1SU zoning which would  
include the adoption of a new long range site plan and a revision of the conditions under which  
the ministry operates. The board of Dickson Valley Ministries would like the purpose of this  
petition to bring the current Special Use Zoning agreement up to date, making sure that it covers  
the extent of all our physical property and to adjust or remove some of the original conditions  
that have been in place since the original zoning hearings in 1983. Some of these conditions  
which served a good purpose for a new ministry starting out in this community in those days are  
currently either outdated or can be a detriment to our daily operational and emergency needs and  
the needs of future growth.

Dickson Valley Camp & Retreat Center has served churches, ministries and public and private  
schools for these past 30 years. In 1988 the number of groups using Dickson Valley was 75 with  
about 2,000 people in attendance. In 2013 we are excited that we can serve around 190 groups  
with over 7,600 people in attendance, 86% or which are youth. 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.

Over these years we have been excited to develop long term relationships with most of the  
organizations that we partner with. Dickson Valley serves as many as 140 different churches a  
year from within a four state area and has worked with public schools from Plano, Newark and  
Aurora, Parkview Christian Academy, and a long term relationship with Kendall County  
Operation Snowball. It has been a an extreme blessing and pleasure to have Kendall County as  
our home and we consider our original Special Use Zoning as blessing that has allowed us to  
grow to what we are today. We are looking forward to our next 30 years of doing more  
significant ministry and impacting more lives for Christ.
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. We do not have any facilities that are open to the public, instead we choose to work with intact groups only from these organizations or provide our own highly structured programs.

The camp has about equal usage during the months of September through May as we due during the summer months of June through August. We provide full-on sight housing for all guests and campers, lots of activities to keep everyone busy and engaged in the setting, meeting spaces and top of the line food service for all in attendance. On sight we also provide housing for our seasonal staff, year round intern program and full time long term staff that are integral to the 24 hour programs that go on at camp. Dickson Valley Ministries also provides support ministries for pastors through our Lifting Arms coaching ministry. More details of the ministries are available at www.dicksonvalley.com and www.liftingarms.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 (Supporting documents to be attached)

FUTURE DEVELOPMENT PLANNING:
Countless people have been a part of the development of the camp to this point and good planning was key to providing a very functional property today. As the Dickson Valley Ministries board looks to the future the same level of leadership is involved in making plans based on the latest programmatic needs and the wisdom of what makes for the most significant and impactful ministry. The board looks to our foundational purpose and core values to guide these plans.

Purpose Statement:
- Dickson Valley Ministries 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.

Core Values
- Without God’s sovereign Grace, the Love revealed through Christ and guidance from the Holy Spirit we can do nothing.
- We are passionate about serving and working through the Church.
- We are committed to encouraging and developing our staff as keys to our ministry.
- We are diligent at providing creative and unique experiences.
- We are dutiful in using the natural setting.
LONG RANGE FACILITIES PLANS (Maps and supporting documents to be attached)

The facilities planning process includes the key desire to not overbuild this property. The board is always looking for the right balance of maximum usage but with minimal impact. All future planning will avoid impacting the flood plain areas, the Dickson Sedge Meadow Natural Heritage Landmark area and the predominantly wooded areas. We will also continue to steward and oversee those areas.

Within the forceable future the ministry of Dickson Valley will seek, through mostly donated funds and volunteer labor, to undertake these following projects (no particular order):

- Development of area with single cabins, housing up to 72 beds,
- Year round Programs Lodging, two near front entrance,
- Maintaining a lighted sign at the main Finnie Rd. entrance,
- Addition to Directors Lodge/Front office,
- Day camp area with open air pavilion and restrooms,
- New road at west edge of lake accessing new parking area,
- 400 seat Chapel pavilion,
- Small rustic campsite area only for churches wanting a little more remote setting,
- 3-4 RV spots for volunteers and leaders only,
- Structures and storage areas at maintenance shop as needed,
- Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing addition housing up to 72 beds.
- Reforestation of some of the flood plain areas,
- Addition to Chrouser Lodge dining room if needed.

These projects would each be contingent on the permitting bodies regulating each individually, i.e. KC Public Health Department, Illinois Department of Public Health, KC Planning, Building & Zoning, Sandwich Fire Protection District and Fox Township Highway Department.
Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Fran Klaas - County Highway Department
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Jason Petit- Forest Preserve

Also present: Petitioner Mark Caldwell

AGENDA
A motion was made by Phil Smith to approve the agenda, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES
Fran Klaas made a motion, seconded by Aaron Rybski, to approve the December 2, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS
#14-02 Dickson Valley Ministries
Planner Angela Zubko did an overview of the request stating the property is located at 8240 Finnie Road on the north and south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road. The petitioners are seeking approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The entire property is 160 acres. The grounds are utilized all year long and their current special use is for a camp and retreat center. The center started in 1971, in the report is a lot of history of the property but Planner Zubko will not go over it at this time. Over the years the petitioners have updated their special use and have updated their site plan and conditions. The petitioners are looking to keep the lit sign which was the last amendment in 2002. The property currently has 2 access points off Finnie Road going south, 1 entrance to the Director’s Lodge and the other going to the main grounds. The petitioner also has access off Finnie Road going north to an existing Oulund Chalet. The petitioner is proposing one more access point north of Finnie Road to remote camp parking. Staff proposes to line up that entrance with the entrance to the south but will defer to Fran Klaas from the Highway Department on the entrance. Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark. The report shows where most of the floodplain exists which is most of the southern property. Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects:
- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
3-4 RV spots for volunteers and leaders only
Structures and storage areas at maintenance shop as needed
Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
Reforestation of some of the floodplain areas
Addition to Chrousler Lodge dining room if needed

Also in the report were previous conditions placed on the special use and staff proposed to meet with the petitioner to update those conditions before the next meeting. Also in the packet is the site development plan and Mark Caldwell from the Dickson Valley Ministries is in attendance to answer any questions. Staff recommends approval of the requested major amendment to their special use.

Mr. Caldwell introduced himself and stated he’s been with Dickson Valley since 1989. He also stated the projects are a wish list and might not be completed for awhile due to timing and funds.

Mr. Fran Klaas stated he was not too concerned about the entrances lining up due to the lack of traffic on Finnie Road. Mr. Caldwell stated they were trying to offset the entrance to make it a little less noticeable since its parking for remote camping.

Mr. Phil Smith stated they’ve received one police call in the last 3 years and it was for a stolen cell phone. The Sheriff’s office does not have any concerns at this time. Mr. Smith did ask about the RV’s and about of over-night stays. Mr. Caldwell stated they are not looking to be a campground but there are retired volunteers that travel around in RV’s so they are only hoping to have 3-4 spots for volunteers to help. Mr. Caldwell stated there is more growth potential due to group sizes but have gotten into day-camps a lot more recently.

Mr. Aaron Rybski stated to feel free to always contact the health department and work closely work with them. The codes have changed as of October so this could make it a little more complex and cost a little more than normal depending on the type of system. They did discuss if they were a non-community water supply and to contact the State if needed. Mr. Caldwell stated they have already been discussing sharing wells, etc. as they already have a lot of capacity existing on the site. Mr. Caldwell also stated they will be looking into the future for storm water as well.

With no further comments Phil Smith made a motion, seconded by Fran Klaas to approve the special use and forward the petition onto the Plan Commission meeting in February. All were in favor and the motion carried.

#14-03 Plat of Vacation
Planner Angela Zubko explained that last year we revised the text of the subdivision regulations to have plats of vacation/consolidations come to the ZPAC Committee and then onto the PBZ Committee. The petitioners, Kenneth and Penny Zollinger are looking to consolidate lots 42 and 43 of the Henneberry Woods Subdivision. The petitioner is looking to vacate the east public utility easement on lot 43 and vacate the west public utility easement on lot 42. The 15’ public utility easement on the north will extend across lot 43 and end at 42 as shown on the subdivision plat and the eastern 7.5’ public utility easement on Lot 42 and the western 7.5’ public utility easement of lot 43 will remain. After the granting of the plat of vacation the ultimate goal is to combine the two lots to make one large lot and build a house in the middle of the lots. To apply for the building permit the petitioner will need to get a plat of survey showing both lots combined together and the appropriate easements and setback lines.

Mr. Fran Klaas asked if any utilities exist currently on the property and Planner Zubko stated no utilities exist, the lot is vacant.

With no comments Fran Klaas made a motion, seconded by Aaron Rybski to approve the plat and forward the petition onto the next Planning, Building and Zoning meeting in February. All were in favor and the motion carried.

ZPAC Meeting Minutes 2.3.14
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Meeting Minutes of February 26, 2014
( unofficial until Approved)

Chairman Bill Ashton called the meeting to order at 7:03 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Bill Lavine, and 2 vacancies (Big Grove & Kendall)
In the Audience: Mark Caldwell, Ken Hostert, Pam Wynne, Craig Johnson and Pam Nelson

APPROVAL OF AGENDA
Larry Nelson made a motion to approve the agenda as written. Claire Wilson seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
Claire Wilson made a motion to approve the minutes from January 22, 2014 meeting and February 1, 2014 annual meeting, Vern Poppen seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-02 Dickson Valley Ministries
Planner Angela Zubko did an overview of the request stating the property is located at 8250 Finnie Road on the north and south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road. The petitioners are seeking approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The entire property is 160 acres. The grounds are utilized all year long and their current special use is for a camp and retreat center. The center started in 1971, in the report is a lot of history of the property but Planner Zubko will not go over it at this time. Over the years the petitioners have updated their special use and have updated their site plan and conditions. The petitioners are looking to keep the lit sign which was the last amendment in 2002. The property currently has 3 access points off Finnie Road going south, 1 entrance to the Director’s Lodge, one going to the main grounds and one on the far eastern side of the property. The petitioner also has access off Finnie Road going north to an existing building. The petitioner is proposing one more access point north of Finnie Road for the
remote camp parking. Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark. The report shows where most of the floodplain exists which is most of the southern property. Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects which is a wish list and might not be completed for awhile due to timing and funding:

- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
- 3-4 RV spots for volunteers and leaders only
- Structures and storage areas at maintenance shop as needed
- Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
- Reforestation of some of the floodplain areas
- Addition to Chrouser Lodge dining room if needed

Also in the report were previous conditions placed on the special use. The Township Board approved the special use and Planner Zubko stated Millbrook also recommended approval. In the packet is the site development plan and Mark Caldwell from the Dickson Valley Ministries is in attendance to answer any questions. Staff recommends approval of the requested major amendment to their special use with the recommended 6 conditions.

The ZPAC also recommended approval with no issues.

Mr. Caldwell introduced himself and stated he’s been with Dickson Valley since 1989 and he lives at the camp.

Ms. Wilson asked about the reforestation of some of the floodplain areas. Mr. Caldwell stated that would be the area that is currently being farmed.

Mr. Womely asked about location A the remote camp and what that would consist of. Mr. Caldwell stated correct no structures would exist and there would be a pathway to lead back for tent camping. No dirt will be moved.

Mr. Nelson stated he thinks what they do out there is great and a wonderful asset to the County.
Ms. Wilson asked about condition number 3 about hunting on the property. They wanted to leave it open to animal population hunting if needed. The Plan Commission decided to eliminate condition 3 in its entirety with regards to hunting on the property. It would be at the discretion of the property owners.

Ms. Wilson asked about the number of RV hook-ups and wanted to make sure 4 is enough, after some discussion the Plan Commission changed the number to 8 RV hook-ups.

With no further suggestions or changes Budd Wormley made a motion and the amended motion, seconded by Vern Poppen to recommend approval and forward the petition onto the Special Use Hearing Officer with staff’s 5 suggested conditions with modifications. A roll call vote all were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-26 Green Organics Inc.- scheduled to go to County Board February 18, 2014- Planner Zubko stated we are waiting on the SAO to draft the host fee agreement and then it will go to the County Board.
13-31 Candice Hadley R-3 Special Use- Scheduled to go to County Board February 18, 2014- Planner Zubko stated this petition passed

CITIZENS TO BE HEARD
No citizens were in attendance to talk

NEW BUSINESS
Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township- Planner Zubko stated last year at the annual meeting we were approached by Kendall Township to have larger lot sizes, minimum of 1 acre and less open space due to the lack of maintenance from HOA’s. Also in the packet are the letters from the NaAuSay Township with their concerns. Planner Zubko had a few suggested ideas to bring back the R-2 and R-3 zonings and maybe just eliminate RPD’s from those 2 townships. Have straight subdivision zonings.

Pam Wynne from NaAuSay Township is the chairperson for the Plan Commission. She read the letter that’s in the packet to reiterate their concerns and desires.

Ken Hostert the NaAuSay Township road commissioner discussed the issues of small lots causing septic issues and too much open space. Also the issue of septic off the property into common areas like Henneberry Woods.

There was discussion of the problems at hand and maintenance. Most HOA’s are disbanned or do not take care of the subdivisions.

Craig Johnson was on the Plan Commission in NaAuSay Township and they discussed the future of NaAuSay. They want to keep the density down which is also where the 1