CALL TO ORDER

ROLL CALL: County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the December 2, 2013 ZPAC 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.

2. 14-03 Plat of Vacation
   Request Plat of Vacation
   Location Lots 42 and 43 of the Henneberry Woods Subdivision
   Purpose Request for a plat of vacation to combine both lots into one and build a home in the middle of the two lots.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD- None

Still in the process:
13-26 Green Organics Inc.
13-31 Candice Hadley

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on March 3, 2014
Planner Angela Zubko called the meeting to order at 9:03 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Scott Gryder – PBZ Member
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Senior Planner

Absent:
Greg Chismark – Wills Burke Kelsey
Jason Petit- Forest Preserve

Also present: Candice Hadley (Petitioner) & Leigh Anne Scoughton.

AGENDA

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

MINUTES

Scott Gryder made a motion, seconded by Fran Klaas, to approve the November 4, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-31 Candice Hadley
Senior 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 turnaround. 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 to 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 must contact the Oswego Township to get on their board meetings and also contact 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.

Candice Hadley stated she has lived there for 20 years today and some of the plans have been modified due to the special needs of her child.

Brian Holdiman asked about the use of the accessory structures? Candice stated she would like to fix up the corn crib in the future possible for staging for the caterers. She would still keep it rustic. Mr. Holdiman asked about the tent, Ms. Hadley stated she would put it up and take it down per event. It would be rental equipment.

Fran Klaas has a concern for parking with regards to weather. Ms. Hadley has stated she has had personal events and have not had any issues with the parking.

Phil Smith is concerned about ingress and egress onto Plainfield Road and concerned about more than 100 guests. Ms. Hadley stated she is aware and possible put a sign warning further up the roadway.

Aaron Rybski stated parking on grass over septic systems would severely damage them so would suggest locating them and possible protect them so people know not to park on top of the septic system. Mr. Rybski also would like them to put some consideration in for expansion of other buildings or catering as that would require some sewage disposal as requirements have changed recently. Additionally he did not think the water would qualify for a non-community water supply and went through sampling requirements if she would qualify. It’s based on amount of people and number of days per year. Mr. Rybski also stating to contact them about catering before any improvements are made to buildings.

Scott Gryder was wondering if she talked to her neighbors yet. Ms. Hadley stated she has talked to a few of the neighbors and will be required to notify them. She does plan on talking to them before the notices go out. The other item is a concern about the roadway and the limit being 55 mph.

ZPAC Meeting Minutes 12.2.13
With no further comments Phil Smith made a motion, seconded by Scott Gryder to approve the special use and forward the petition onto the Plan Commission meeting in December. All were in favor and the motion carried.

REVIEWS OF PETITIONS THAT WENT TO COUNTY BOARD
13-17 Maly Poultry Processing Plant- Passed with a 5 to 3 vote at the 11.19.13 CB meeting

Still in the process:
13-26 Green Organics Inc.- Plan Commission on December 4th

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None

NEW BUSINESS- None

AJOURNMENT- Next meeting on January 6, 2014

With no further business to discuss Aaron Rybski made a motion, seconded by Scott Gryder to adjourn the meeting at 9:23 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner
SITE INFORMATION

PETITIONERS Dickson Valley Ministries

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**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
<th>Zoning within</th>
<th>Mile</th>
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<td>04-17-100-002: Agricultural</td>
<td>Agricultural</td>
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<td>04-17-300-002: Open Space</td>
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<td>04-17-300-007: Country Res. (Max. Density 0.33 du/acre)</td>
<td>Countryside Res.</td>
<td>R-1; Forest Preserve</td>
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**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 REGULATIONS**

§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</th>
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<tr>
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<td>Millbrook Hunting Club</td>
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<td>Agricultural</td>
<td>A-1</td>
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<tr>
<td>South</td>
<td>Fox River/K.C. Forest Preserve</td>
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<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 are on the February 10th Township Board meeting agenda
- **MUNICIPALITY (Millbrook)**
  - The Village of Millbrook will discuss this at their next meeting.

**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 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.

FLOODPLAIN
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.
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

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 and will be discussing with the petitioner modifications to the above conditions before the Plan Commission meeting.

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. Request from Dickson valley Ministries
6. Overview document
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 ORDAINED BY THE County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from Al, Agricultural District to A1SU, 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 331.99 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence North 1°14'05" West along the West line of said quarter quarter section 1269.52 feet to the center line of Finnie Road; thence North 63°32'29" East along said center line 51.54 feet; thence North 73°54'02" East along said center line 785.94 feet; thence North 57°52'02" East along said center line 459.76 feet; thence North 46°37'32" East along said center line 158.96 feet to the East line of the
Northwest quarter of said Section 17; thence South 1°16' east along said East line 1864.30 feet to the Southeast corner of the Northwest quarter of said Section 17; thence South 1°12'58" east along the East line of the Southwest quarter of said Section 17; 513.64 feet to the Westerly bank 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.

[Signature]
Chairman, County Board of
Kendall County, Illinois

ATTEST:
[Signature]
Jean P. Brady, 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]

Christian Camping International

[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 83°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, 1,284.30 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 00-24

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, 331.89 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:

[Signature]
John A. Church
Kendall County Board Chairman

[Signature]
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: 1in. = 200ft.

EXHIBIT "A"
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 Northeast 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 20 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 East from the point of beginning; thence North 66 degrees 2 minutes 58 seconds West 1,001.65 feet to the point of beginning; 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, 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:  

[Signature]

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 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.
To: ZPAC

Date: January 28, 2014

Re: Plat of Vacation to vacate the drainage and utility easement and building setback lines (Petition 14-03)

The petitioner, 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.

Attachments:
1. Plat of Surveys for lots 42 and 43
PLAT OF SURVEY OF
LOT 42
HENNEBERY WOODS – UNIT 2
NA-AU-SAY TOWNSHIP
KENDALL COUNTY
ILLINOIS

SCALE
1"=30'

- Indicates Iron Stake Found
○ Indicates Iron Stake Set
←→ Indicates Line of Fence

LEGAL DESCRIPTION:
Lot 42 in Henneberry Woods – Unit 2 in
Na-Au-Say Township, Kendall County, Illinois,
according to the Plat thereof recorded as
Document No. 20060000904 on January 10,
2006.

State of Illinois } SS
County of Kendall }

I, Phillip D. Young, an Illinois Professional
Land Surveyor and an officer of Phillip D. Young
and Associates, Inc., state that I have surveyed
and located the visible improvements upon the
above described tract as shown by the plat
hereon drawn which is a representation of said
survey. This professional service conforms to
the current Illinois minimum standard for a
boundary survey.

Dated August 27, 2013 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2678
(Expires 11/30/14)

WAA-KEE-SHA DRIVE

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic. #184-002775
11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630) 553-1580
PLAT OF SURVEY OF
LOT 43  HENNEBERRY WOODS - UNIT 2
NA-AU-SAY TOWNSHIP  KENDALL COUNTY  ILLINOIS

SCALE
1" = 30'

- Indicates Iron Stake Found
O Indicates Iron Stake Set
--- Indicates Line of Fence

LEGAL DESCRIPTION:
Lot 43 in Henneberry Woods - Unit 2 in Na-Au-Say Township, Kendall County, Illinois, according to the Plat thereof recorded as Document No. 00600000904 on January 10, 2008.

State of Illinois
County of Kendall

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated August 27, 2013 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2675
(Expires 11/30/14)