

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 S. Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

4592

Received Date

MAR 31 2022

Kane Co. Dev. Dept.
Zoning Division

APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 13-11-400-007 (8.69 acres) 13-11-400-008 (11.36 acres)
	Street Address (or common location if no address is assigned): 46W428 Wheeler Road Sugar Grove, IL 60554

2. Applicant Information:	Name Faith and Grace Family Farm	Phone 630-335-6256
	Address 46W428 Wheeler Road	Fax NA
	Sugar Grove, IL 60554	Email rogerson0228@yahoo.com

3. Owner of record information:	Name Ryan Rogerson, Kari Rogerson, Robert Rogerson, Debra Rogerson, Timothy Wagner and Lisa Wagner	Phone 630-335-6256
	Address 46W428 Wheeler Road	Fax NA
	Sugar Grove, IL 60554	Email rogerson0228@yahoo.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F1 Rural Residential

Current use of the property: Single-family residence with farm outbuildings/accessory structures and crops

Proposed zoning of the property: F1 & F2 Special Use

Proposed use of the property: Single-family residence to remain; outbuildings converted for event venue space, +/- 12 acres farming/crops to remain.

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) Site Plan attached.

Preparation of grass parking lot with 118 spaces (will convert approximately one acre of farming); conversion of three (3) outbuildings to event venue space (see Business Plan for detailed description of operations).

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable) NA
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)
 - Photos
 - Letters
 - Surface Calculations
 - Site Plan
 - Business Plan
 - Aerial
 - Zoning Plat
 - Stormwater and BMP Plan

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Kari Rogers 3/30/2022
Record Owner on behalf of Faith and Grace Family Farm Date

Kari Rogers 3/30/2022
Applicant or Authorized Agent on behalf of Faith and Grace Family Farm Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Faith and Grace Family Farm _____ 3/31/22 _____
Name of Development/Applicant Date

See attached responses.

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

2. What are the zoning classifications of properties in the general area of the property in question?

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

4. What is the trend of development, if any, in the general area of the property in question?

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

Findings of Fact Sheet – Special Use

Special Use Request

Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
 - *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:*
6. Explain how 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.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

FINDINGS OF FACT – FAITH AND GRACE FAMILY FARM

March 31, 2022

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The surrounding properties are all located in unincorporated Kane County and used for farming or rural residential purposes. The closest residences to any of the proposed event venue buildings are as follows:

- West - approximately 1,150' away, located on the north side of Wheeler Road
- East – approximately 3,150' away, located on the south side of Wheeler Road
- North – approximately 4,675' away, located on the south side of Scott Road
- South/Southwest – approximately 2,280' away, located on the south side of Wheeler Road

There are a total of nine (9) single-family residences in the one mile stretch of Wheeler Road between Dugan and Dauberman Roads, including the applicants' home. The applicants intend to continue to live on the premises and operate the event venue business as on-site proprietors; they will be the closest neighbors to the proposed business. Approximately 12 acres of the subject 20-acre property will remain in agricultural use along the north, west, south and a majority of the east property lines, consistent with the adjacent agricultural uses.

2. What are the zoning classifications of properties in the general area of the property in question?

All adjacent surrounding property is zoned F-Farming in unincorporated Kane County. The closest residence is zoned F1-Rural Residential, a distance of 800' from zoning parcel to zoning parcel with the physical separation between structures the above noted 1,150'. Approximately 2,200' to the east of the subject property begins a combination of Agriculturally zoned parcels in the Village of Big Rock and M1 Limited Manufacturing in the Village of Sugar Grove for properties associated with the Aurora Municipal Airport but still presently farmed, along with additional unincorporated F zoned property. This patchwork of annexations appears to be related to the now defunct Prairie Parkway corridor.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The current use of the property as a rural residence with associated farming activities is compliant with the intent and requirements of the current F1 Rural Residential District. The residence will retain its F1 zoning (approximately 4 acres in the northwest section of the property), and the remaining property would be rezoned to F2 with a special use for the blended uses of the event venue and retained agricultural acreage.

4. What is the trend of development, if any, in the general area of the property in question?

There are presently no development pressures in the area surrounding the subject property. Agriculture and a small number of rural residences remain the predominant uses in all directions until Dugan Road, east of which is the Aurora Municipal Airport.

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The Kane County 2040 Land Use Plan identifies the subject property for Agricultural use. The requested F2 District is intended, when done appropriately, to accommodate compatible agricultural businesses as special uses related to sales, service, processing, research warehouse and marketing, and other uses that are dependent upon, or closely allied to, the agricultural industry. Other similar event venue spaces in unincorporated Kane County have been classified as special uses in the F2 District on land set aside for Agricultural use in the County's plan. As such, the request appears to align with the intent of the 2040 Land Use Plan for this property.

6. Explain how 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 property in question is quite removed from population centers and development. There are only a handful of residences in the one mile stretch of Wheeler Road between Dauberman and Dugan Roads. The closest non-residential use is the Aurora Municipal Airport on the east side of Dugan Road. The applicants are choosing to reside on the same property where they will operate the event venue business, creating an environment that will not only be welcoming to guests but will also serve as the backdrop for their home and family. It is their goal to blend the event venue together with their life on the working farm.

The applicants' proposed Business Plan represents a thoughtful and thorough approach to operations. Care has been given to the types of functions that will be offered (private gatherings/celebrations as well as community events for schools, scouts, fundraisers, etc.) as well as the hours of operation (ending at 9:00 pm on weekdays and 11:00 pm on weekends). Despite the cumulative capacity total of the three outbuildings, the owners are committing to a limitation of no more than 250 guests on the property at any given time.

Not only will the proposed establishment not be detrimental to or endanger the public health, safety, morals, comfort or general welfare, the goal is quite the opposite. The intent of the applicants' approach to the business is to *promote* these very attributes.

7. Explain how the special use will not be injurious to the use, enjoyment, and value of other property in the immediate vicinity.

The use of property in the immediate vicinity is entirely agricultural with the closest "neighbor" located in excess of 1,000 feet to the west. Because the owners are also on-premise neighbors to the business, particular care will be given to the maintenance of the property such that it will be kept in a condition that it continually reflects the serenity of the location and grounds. The hours of operation noted above are intended to respect any perceived impact to surrounding properties, and the "entertainment" (DJ's, bands) will be positioned in each building to minimize sound outside the buildings and follow guidelines and noise ordinances for the area.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The proposed use would be located in a predominantly agricultural area with limited development pressure in the near future due to lack of utilities in the area. However, should development pressures increase, and utilities become available, the event venue will have been an established existing use before any adjacent development would occur, with the operations known to any potential adjacent development.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

The property is presently serviced by well and septic, the capacities for which are sufficient for the proposed use of the property. Initially, luxury restroom trailers will be provided on site to serve the three buildings to be used for events. The bridal suite and office are served by existing bathrooms. Future restroom plans include:

- Alpha Building: Three (3) women's stalls and one men's stall with two (2) urinals (2-5 year project)
- Current Potting Shed: This building is centrally located between the Bravo and Charlie buildings and will be converted three (3) women's stalls (east side) and one stall with two (2) urinals for the men on the west side.

With the exception of very minimal widening of a few existing drives as well as the installation of handicapped parking stalls, no additional surface will be disturbed on the property. The proposed 118 space parking lot will be grass and as such will not be introducing additional impervious surface requiring the need for detention. Approximately one acre of the existing crops will be converted to grass for the parking lot, leaving +/- 12 acres of the overall 20 acre in crops. The existing drainage on the site will remain virtually unchanged due to the very minimal improvements proposed for the use.

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

Our clients will include directions on the website to utilize Dauberman Road and will also include this provision in the marketing materials and contracts. Wheeler Road is in much better condition at the west end near Dauberman and this route is more than adequate to handle the additional traffic associated with the primarily weekend usage of the event venue. GPS experiments were conducted from all directions approaching the property, and in every instance, in-vehicle GPS directs the driver to Dauberman, not Dugan Road. The owners are also willing to put out temporary signage on the day of events directing traffic to use Dauberman Road. In addition, the owners will provide signage at the exit from the site onto Wheeler Road directing traffic to the west/out to Dauberman. On site signage and traffic control will be provided by the owners to direct guests onto the property and safely and efficiently into the grass parking area.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

The purpose of the F2 District is to provide for the proper location and regulation of agriculturally related sales, services, processing, research, warehousing and marketing activities and other related uses that are dependent upon, or closely allied to, the agricultural industry. No variances are being requested in connection with this petition. It is the applicants' intent to integrate their beautiful, proposed event venue with the serenity of a working farm, retaining over half of the property in agricultural use. By retaining the agricultural component of the property, not only will it continue to serve as a peaceful backdrop for events, it will also remain a revenue generating element of the blended businesses.

Ryan Rogerson, et ux (*Faith & Grace Family Farm*)

Rezoning from F-District Farming to F-1 District Rural Residential and F-2 District Rezoning – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for an event venue

Special Information: The petitioner is seeking a rezoning to establish an event venue on the farm. There is an existing home on the northwest portion of the property which would be rezoned to F-1. The balance of the property, including multiple agricultural buildings, would comprise the event venue. Examples of events would include private gatherings and celebrations as well as community events for schools, scouts and fundraisers.

Analysis: The Kane County 2040 Land Use Plan designates this area The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

Staff recommended findings of fact:

1. The rezoning would create a residential parcel for the existing home separate from the proposed event venue.
2. The F2 Zoning District has been used for approving similar farm based event venues. The proposed site plan for the venue utilizes the existing farmstead and proposes to keep most of the balance of the property in agricultural uses.

FAITH AND GRACE FAMILY FARM
LEGAL DESCRIPTION

ORIGINAL LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1097.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 800.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1080.60 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 800.18 FEET TO THE POINT OF BEGINNING LOCATED IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR F1 ZONING

THE NORTH 400 FEET OF THE WEST 440 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1097.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 800.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1080.60 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 800.18 FEET TO THE POINT OF BEGINNING LOCATED IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR F2 (SPECIAL USE) ZONING

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1097.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 800.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1080.60 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 800.18 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE NORTH 400 FEET OF THE WEST 440 FEET, ALL BEING LOCATED IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

Faith & Grace Family Farm

Business Plan

*46W428 Wheeler Road
Sugar Grove Illinois 60554*



RYAN & KARI ROGERSON
TIMOTHY & LISA WAGNER
ROBERT & DEBRA ROGERSON

WELCOME

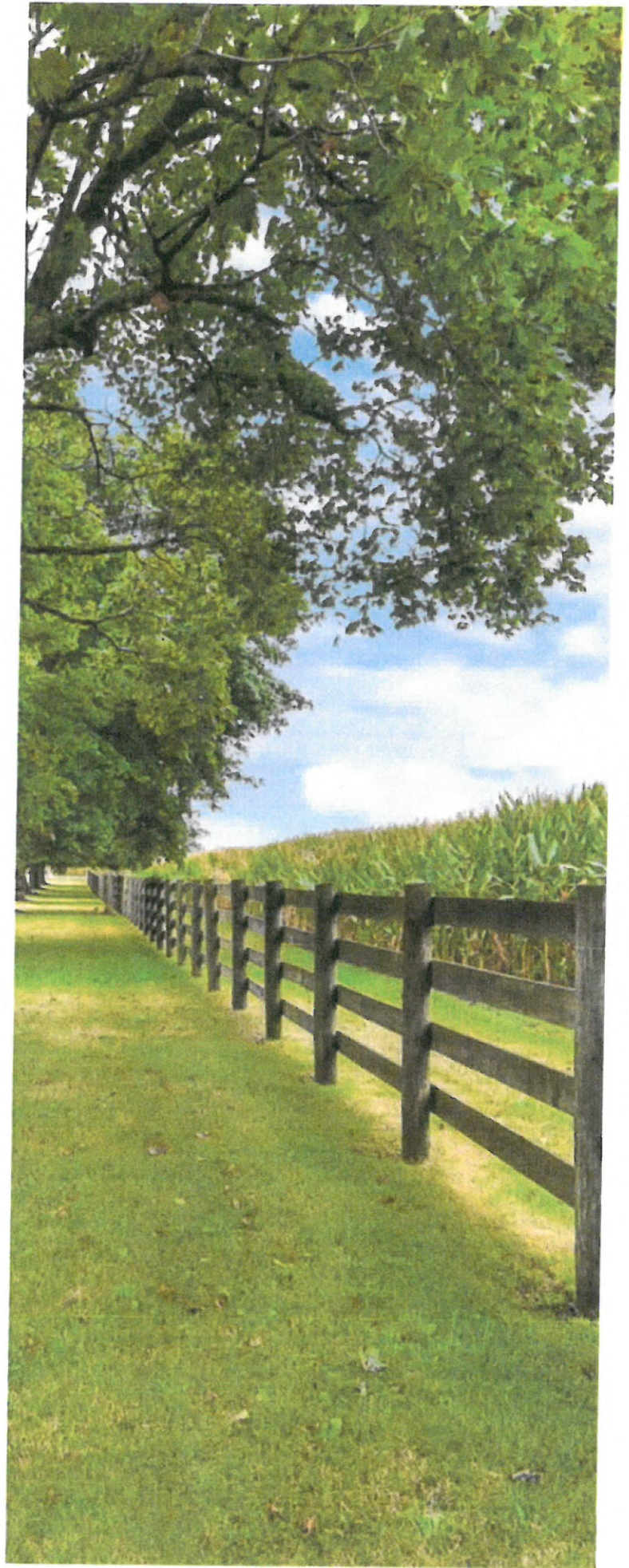
Faith & Grace Family Farm will be a farm that is designed to hold a vast array of community gatherings from large to small and from the most casual to the very elegant of celebrations. Its tree lined, private lane will welcome guests to our expansive farmstead estate where they will be greeted by not only the amazing views but the calm serenity of life on a working farm. From Farm to Table fruits and vegetables to a wonderful array of flowers in bloom that can be used to enhance the beauty of your event, guests will be delighted by not only their surroundings but by the exceptional services we will offer. The attention to detail will make Faith & Grace Family Farm the premier destination for community and family gatherings.

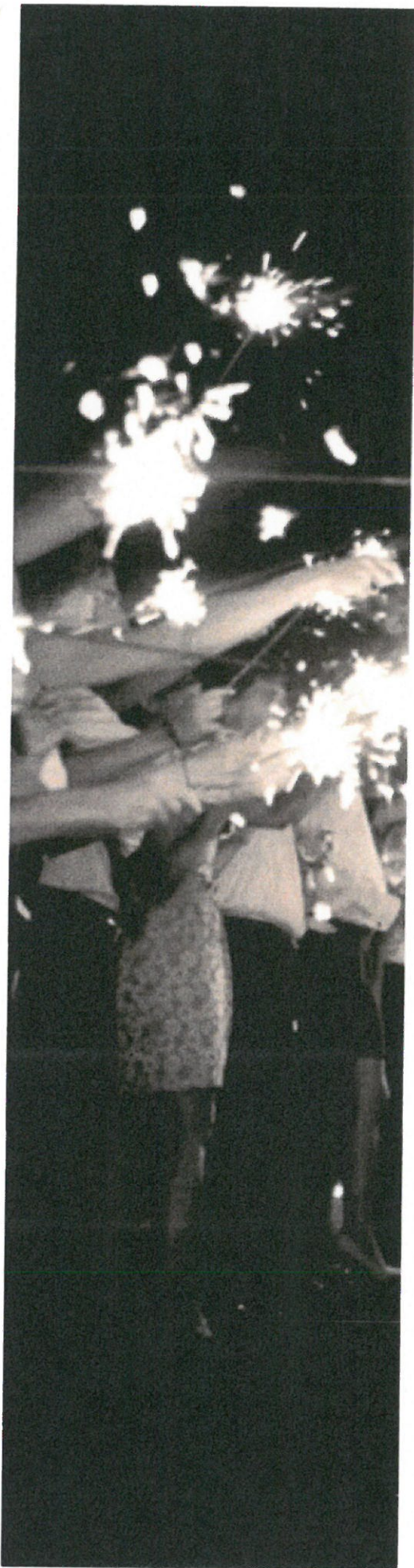
Owned by Ryan & Kari Rogerson, Robert & Debra Rogerson and Timothy & Lisa Wagner, an entrepreneurial family team, will ensure great success with the farm. Each having owned their own businesses, this venture brings together a family of individuals that each have their own specialty to bring to the business.

Ryan & Kari Rogerson

Robert & Debra Rogerson

Timothy & Lisa Wagner





Offerings

You-Pick Fruits & Vegetables, You-Pick Flowers,
Community Pumpkin Patch, Farm Fresh Eggs,
Weddings, Anniversary Parties, Birthday Parties,
Bridal/Baby Showers, Family Reunions,
Retirement Parties, Celebration Of Life
Gatherings, Prom, Senior Pictures, School Awards
Banquets, First Responders Award Banquets,
Fundraisers, Holiday Parties,
Boy Scout/Girl Scout/4H Outings, etc.

Sales and Marketing Strategy

The core of Faith & Grace Family Farms success will
be in its preemptive marketing and sales.

This will be possible with the following marketing
efforts:

- Presence on social media (Facebook, Instagram,
Pinterest, YouTube)
- Local trade shows
- Industry relationships, preferred vendors and
supporting family owned businesses

RYAN & KARI ROGERSON

Ryan and Kari Rogerson have a unique history. They were raised 13 houses from one another and attended Elementary School together. They began dating when Kari returned home from College and have been married since 2013. They have 3 beautiful children; Cole (7), Luke (2) & Ella (1). They were both born and raised in Oswego, Illinois.

Ryan began his teen years as a professional motocross racer. His parents allowed him to homeschool and travel the country to race. His Mother, Debra, drove him and his teammates across the midwest in an RV pulling their bike trailer so he could pursue his passion. His Father, Robert, joined the family on the weekends to coach the boys and help maintain not only the equipment but also many times, the tracks themselves. Ryan retired from the pro circuit at age 19.

Ryan's experience in the professional athlete world lead him to pursue a career in sports nutrition. Ryan is now the National Sales Manager for Dymatize Nutrition. He oversees the entire Unites States sales force for his company.

Kari graduated from Northern Illinois University with a Bachelor of Science degree in Hospitality Management and Business with an emphasis in large event planning. While in College, she worked as a leasing agent for a major housing provider on campus. After College, an opportunity of working for a very successful Real Estate company presented itself. She became the HUD Coordinator for this office. Her primary job was working between the Housing Authority and the agents in the field.

Once in this position, Kari obtained her Real Estate Broker license and persuaded her Mother, Lisa, to join her in business. Together they became the Wagner-Rogerson Team. Since 2015, they have worked jointly in this endeavor. In 2021, this team was ranked top 5% of Real Estate Agents in the United States. Last year, the team formed its own company, Alliance Real Estate Group Inc.. Ryan's Mother, Debra, has also joined the team. The company has added 10 new agents to their group since January, 2020.

ROBERT & DEBRA ROGERSON

Robert (Bob) and Debra (Debbie) Rogerson have been married for 34 years and raised their family in the Oswego area. Bob is a lifelong resident of the Oswego/Yorkville area. Debbie was born in North Carolina and moved to Oswego as a small child. They are the proud grandparents of three beautiful grandchildren.

Bob is the son of an excavator and was raised alongside a full array of heavy equipment and maintains his CDL license today. Bob founded and ran a very successful drywall and painting company for over a decade. He stepped away from the trades and was elected as the Oswego Township Highway Commissioner. Although he was very successful, enjoyed the job and became very close to the crew, Bob did not seek re-election. He is Currently employed with Lennar Homes as a Customer Service Representative. He is the conduit between the homeowner and the builder.

Debbie has spent a majority of her career in the banking industry and has experienced nearly every aspect of banking. She is employed by Allied Bank as Personal Executive Assistant to the bank president and the head of Human Resources. Recently, Debbie obtained her Real Estate Brokers license and has joined Kari and Lisa at Alliance Real Estate Group, Inc.

Bob and Debbie purchased a local pizzeria in Plano Illinois. They revamped the entire business operation and added a dine in option for their customers. They also perfected the work flow and streamlined the order of operations to maximize efficiency. This business was hugely successful and after years of ownership, they sold the business to a family member. Suzy's Pizza is flourishing and celebrating its 25th year in business.

TIMOTHY & LISA WAGNER

Timothy (Tim) and Lisa have been married for 34 years and raised two children in the Oswego area. They have the great joy of seeing their children thrive both personally and professionally and have been given the wonderful gift of four grandchildren.

Tim has spent most of his career life in the Fire Protection Industry as a Systems Technologist. Lisa is a Real Estate Managing Broker and Co-Owner of Alliance Real Estate Group, Inc. This company is a partnership she shares with her Daughter, Kari Rogerson.

The Wagners started their life together as a young married couple by purchasing their first home in Montgomery, Illinois. The house was a small, foreclosed bungalow and had been boarded up by the bank. This was their first step in real estate ownership and rehab. They were able to turn this house into a home for their growing family. Seeing the appreciation of their property in a very short amount of time set them on the road to a new business.

The experience led to a family business of buying and restoring foreclosed and neglected properties. Over the course of 10 years, this family business was very profitable. They took a hands on approach to every aspect from budgeting and cost control to the actual physical work of restoration. They were able to create a budgeting and work flow systems that allowed them to finish all projects on time and within budget. This planned approach allowed each of them to bring their own unique talents to the table.

THE WAGNER-ROGERSON FAMILY

in 2017 the Wagner-Rogerson Families created yet another business. That year "A Lady and Her Tools" was born. At the height of the "Farmhouse Style" type of decor, Kari spotted a cute wooden bench that she "had to have" featured in a magazine. She approached her Husband, Father and Father-In-Law about building the bench instead of purchasing and an entire business grew.

They created a workshop style business that taught people to use tools and create small pieces of furniture for their homes. The women compiled plans and the men cut and assembled small components of various projects. Many of their customers had never handled a tool and were clearly nervous about tackling both tools and wood. Seeing people be so excited and confident by the time they left the building was just as rewarding as the overall success the business enjoyed.

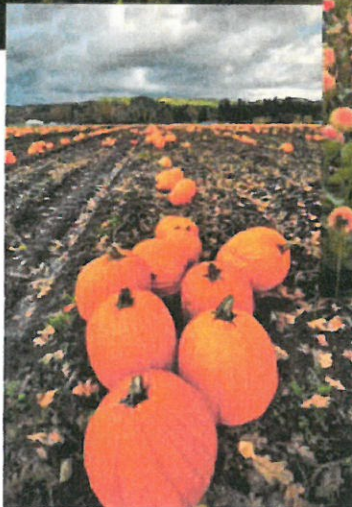
They were approached with the possibility of franchising but in the end, they were made a purchase offer that could not be refused. The business was sold and it is still alive and thriving under its new ownership today.

You can see that the spirit of entrepreneurship is alive and well with the Wagner-Rogerson family. They feel very fortunate that the blended families have become so close and that everyone works so well together towards a common goal. Each member of this family brings their own special talent to the businesses they have created.

Bringing Together a Farm and Event Venue ~

It is our goal to incorporate both this event venue and our life on the farm. It has always been a dream of ours to plant fields of flowers, pumpkins and maybe even one day adding fruit and vegetables. To have beautiful flowers that our guests can use for their centerpieces and bouquets that are grown in our own fields would be the final touch to a beautiful event.

Not only will it be a wonderful touch to any event, it will also create a beautiful setting for the community to enjoy.



Hours of Operation

Our hope is to open our doors to events from

April 1st - November 30th.

We project 2-3 events a week while keeping our maximum capacity to 250 total guests on the property.

Traditionally speaking June, September and October are the most popular months for Weddings in Illinois and we anticipate this to be the higher volume months.

We would like to insulate and heat Alpha for year round use.

(This project we believe would be possible in years 3-5.)

Weekdays - 9 am with Hard Stop at 9pm

Weekends - 9am with Hard Stop at 11pm



Event Music

Both DJ's and Live Bands are the norm. DJ's make up a majority of the entertainment in the Illinois market.

We plan to position the entertainment in each building to minimize sound outside each building while following the guidelines for acceptable noise ordinances in our area. Per both the County and Police Departments, there is no specific decibel level for music. The ordinance is unclear excepting that "you should be able to have a conversation in a normal tone at your property line."

Catering

All food items served at all events will be provided by a catering company, bakery or must be pre-packaged. We intend to use local vendors whenever possible.

No food items prepared in private kitchens will be allowed.



Staff and Interns

Initially, the venue will be staffed by our family. As the business grows, we may hire 2-4 part time employees to help oversee the day to day operations and day of event services.

We also intend to offer an internship program to students from Northern Illinois University who are majoring in both Hospitality Management and Landscape Design/Architecture. These students are required to complete an internship as a graduation requirement.

We feel giving students the opportunity to be a part of our business from the ground up will be a very rewarding and enriching experience for all involved. As Kari Rogerson is a graduate of NIU and had a very valuable internship experience, she understands the importance of businesses being willing to open their doors to the next generation of professionals.



ALPHA

Alpha is a 120x54 (6,480 sq/ft) existing pole barn. This building currently has a full floor of cement, 2 large sliding barn doors on the East and West sides, an electric garage door and one service entrance. The ceilings are 18 feet from ground to bottom of the rafters.

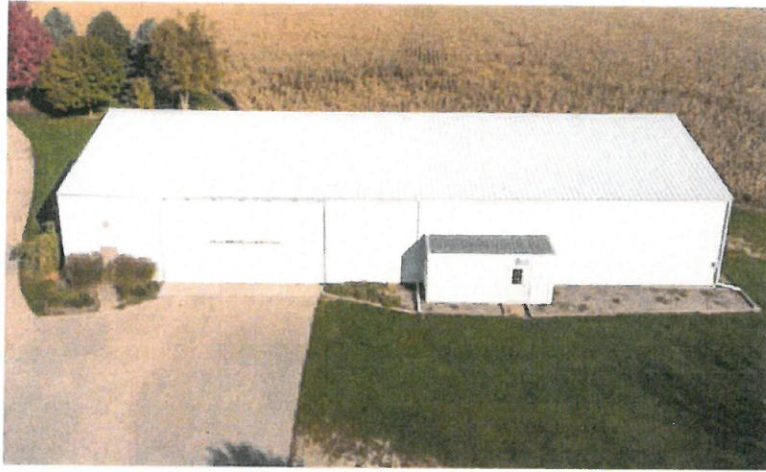


This space will also be easily transitioned into wedding and non-wedding event space. The cement is to be stained with a matte finish. This space will be dark and romantic in atmosphere.

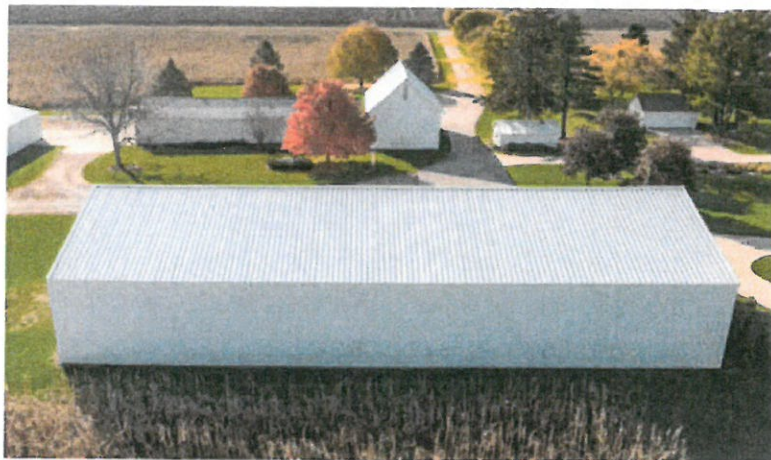
Maximum Capacity for this building is 250 guests.



ALPHA



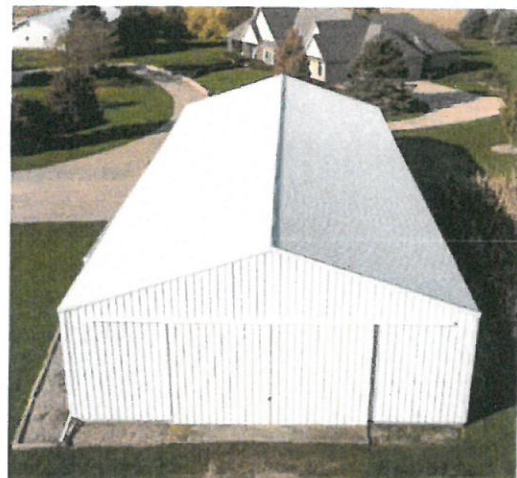
Front Elevation (South Facing)



Back Elevation (North Facing)



Left Elevation (West Facing)



Right Elevation (East Facing)

FUTURE UPDATES AND ADDITIONS



BATHROOMS

Bathrooms will be installed. Three Womens stalls and One Mens stall with two urinals.
(2-5 Year Project)

CATERING PREP SPACE

Stainless Steel table top. Ice maker and refrigeration.
(2-5 Year Project)

BRICK PAVER PATIO

Paver Patio will be added beyond the barn doors on East side of building.
(1-3 Year Project)

DIVIDING WALL

Moveable wall to minimize space for smaller events.
(Upon Opening)

WET/DRY BAR

Dual Bars will be installed on opposite sides of building.
(Upon Opening)

LIGHTING

Eight new light fixtures will be installed.
(Upon Opening)

DRAPERY

White drapery will be installed from ceiling.
(Upon Opening)

FLOORING

Concrete flooring will be stained with a matte finish.
(1-3 Year Project)

ACCENT WALL

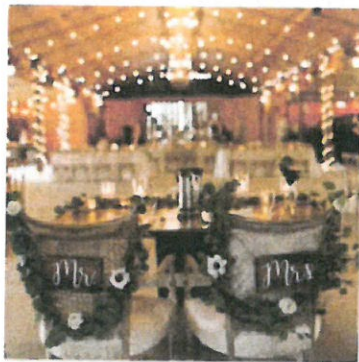
Pallet wall with backdrop lighting will be installed.
(Upon Opening)

BRAVO

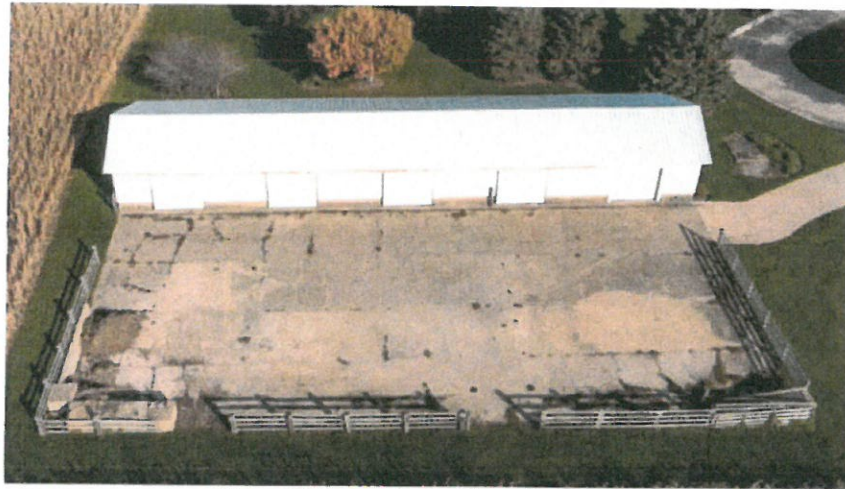
Bravo is a 121x32 (3,872 sq/ft) existing frame building. This building currently has a full floor of cement, 4 large, sliding barn doors on the south side of the building, an electric garage door and one service entrance. The ceilings are 11 feet from ground to bottom of the rafters. An existing 120x60 concrete patio will be included with the use of this space.



We see this building being a barn-style event space. Natural concrete floors, exposed beams and sliding barn doors will round out this venue.
Maximum Capacity 110 Guests.



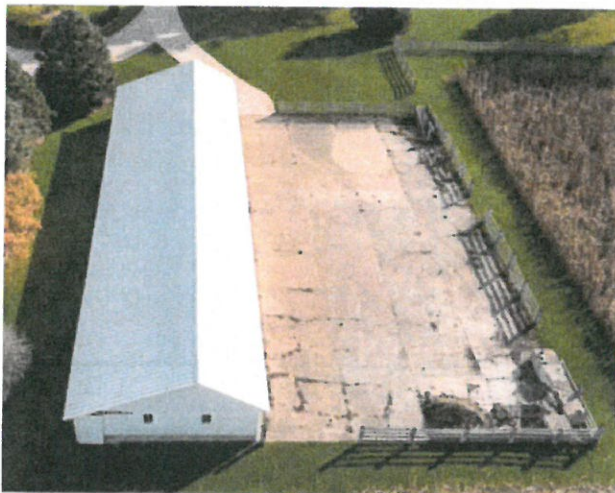
BRAVO



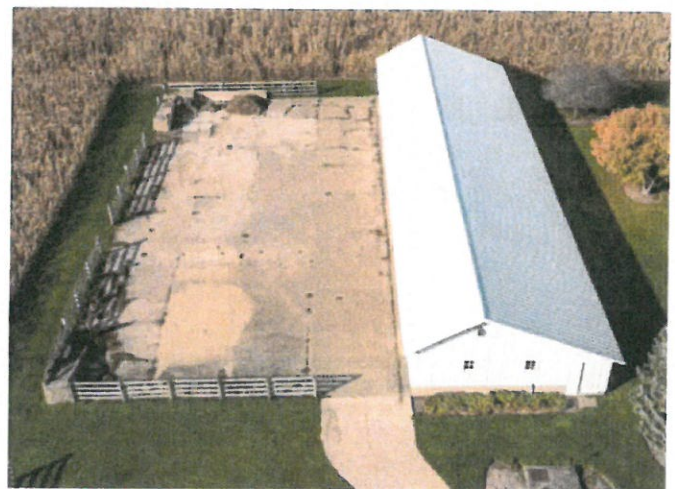
Front Elevation (South Facing)



Back Elevation (North Facing)



Left Elevation (West Facing)



Right Elevation (East Facing)

FUTURE UPDATES AND ADDITIONS



FIRE PITS

Four fire pits will be added to the exterior surrounded by pea gravel.

(Upon Opening)

CONCRETE

Fresh Concrete will be poured to replace existing concrete.

(1-3 Years)

BRICK PAVER INLAY

Brick Paver inlay will be added to concrete surround.

(1-3 Years)

FENCING

All surrounding fencing will be painted white

(1-3 Years)

WINDOWS

All windows will be repaired or replaced.

(Upon Opening)

LIGHTING

Eight new light fixtures will be installed.

(Upon Opening)

DRY BAR

Dry Bar will be added. It will be mobile.

(Upon Opening)

Trees Planted

Trees will be planted to create a barrier between venue and parking.

(Upon Opening-1 Year)

Catering Prep Space

Stainless Steel tabletops and refrigeration.

(3-5 Years)

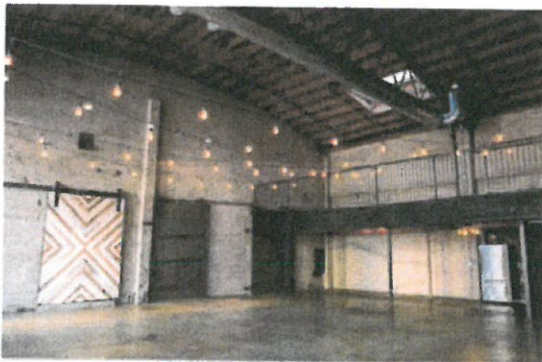
CHARLIE

Charlie is a 93x42 (3,906 sq/ft) existing three sided pole barn. This building currently has a full floor of cement and is completely open facing the east. An existing 91x45 concrete patio will be included with the use of this space.



This building is going to be an industrial style event space. Wrought Iron, stained wood and a wine barrel bar will complete this venue.

Maximum Capacity 150 Guests.



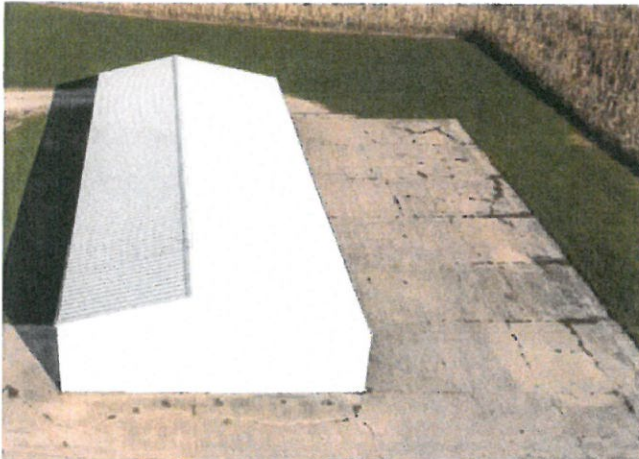
CHARLIE



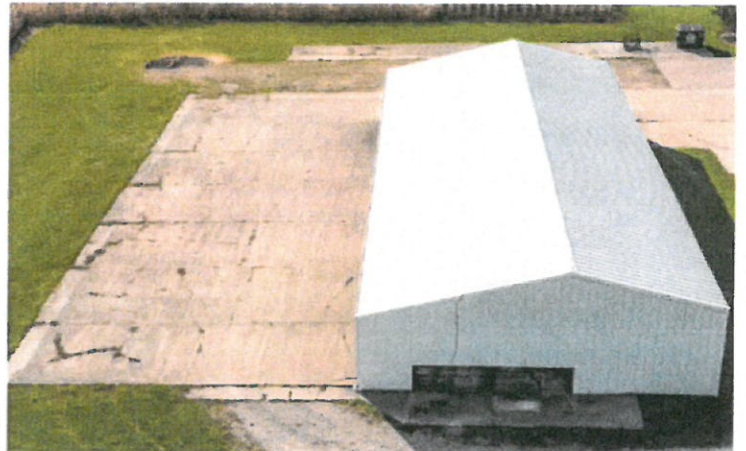
Front Elevation (East Facing)



Back Elevation (West Facing)



Left Elevation (South Facing)



Right Elevation (North Facing)

FUTURE UPDATES AND ADDITIONS



FIRE PITS

Four fire pits will be added to the exterior surrounded by pea gravel.
(Upon Opening)



CONCRETE

Fresh Concrete will be poured to replace existing concrete.
(1-3 Years)

ACCENT WALL

Accent wall will be added to create dimension in the space
(Upon Opening)

DRAPERY

White drapery will be installed from the ceiling.
(Upon Opening)

SILOS

Two stand alone silos will be added to the ends of the patio.
(3-5 Years)

LIGHTING

Eight new light fixtures will be installed.
(Upon Opening)

DRY BAR

Dry Bar will be added.
(Upon Opening)

FENCING

White fencing will be added surrounding patio.
(1-3 Years)

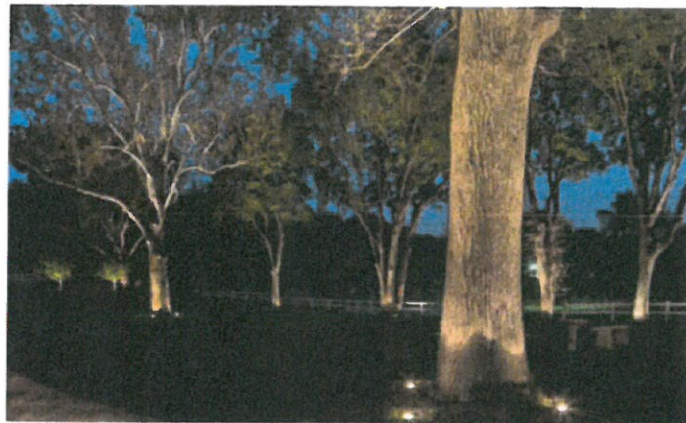
FUTURE OUTDOOR CEREMONY SPACE



Faith & Grace Family Farm would like to offer two outdoor ceremony locations.

The first can be located on the east side of the Alpha building.
The second can be located on the east side of the Bravo building.

Both spaces may accommodate up to 250 guests.



THE FUTURE EVENT OFFICE

The space we see as an office is currently an attached garage situated between the workshop and the future bridal suite. This building currently has a full floor of finished cement, three service doors, one bathroom and overhead door.



The office will be the central hub of the venue. This will hold the computers, filing cabinets and a conference table. This will be the first place potential guests stop when visiting the venue.

The space will be very modern in appearance. A black, glass and aluminum, garage door will be installed. The main interior block wall will be covered, the ceiling painted white and the floor coated in an epoxy coating.



THE FUTURE BRIDAL SUITE

The existing 850 sq/ft apartment adjoining the office area can be easily converted to a bridal suite. The space currently has a full kitchen, living space, bedroom and full bath.



The existing living space can be converted into a dressing room for the bridal party. The existing bedroom can be converted into a salon suite. Four makeup stations and two styling chairs will round out this space.



THE FUTURE CATERING BUILDING

This space is a 24x23 (552 sq/ft) existing two car garage. This building currently has a full floor of cement and two power garage doors.



This garage will make an excellent Catering preparation space. It is centrally located to service all 3 buildings. An industrial size refrigerator, industrial size freezer, stainless steel counter tops and ice machine will round out this space. This space will NOT serve as a functional kitchen for full cooking, its primary function will be to allow caterers to prep and plate food to be served to guests.



THE FUTURE BATHROOMS

The future bathroom building is a 23x16 (368 sq/ft) existing frame building. This building currently has a full floor of cement and one service door.



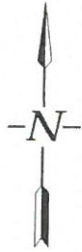
The Bathroom may be split into two equal size spaces with an additional service entrance added to the west side of the building. The Womens side (east side) will have three stalls and two sinks. The Mens side (west side) will have two urinals, one stall and two sinks.

Both will be ADA compliant.

Until this work can be completed, we would utilize Luxury Restroom Trailers that will be positioned near each building when in use.



FAITH & GRACE FAMILY FARM ZONING PLAT



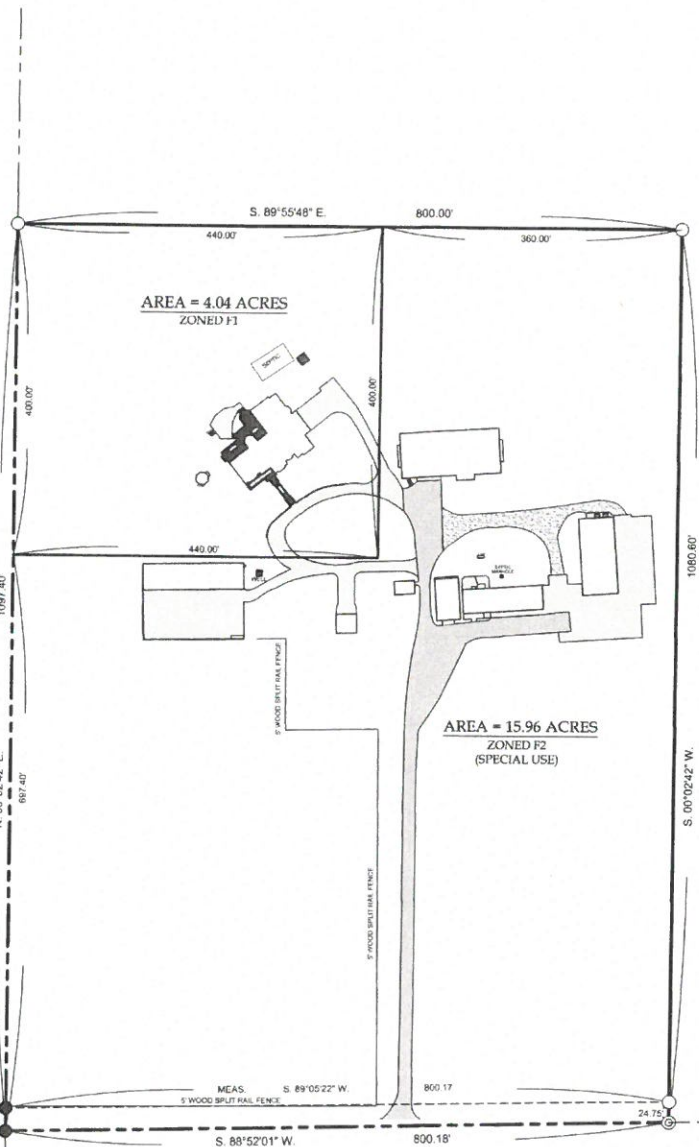
Scale: 1" = 100'

F1 ZONING LEGAL DESCRIPTION

THE NORTH 400 FEET OF THE WEST 440 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1097.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 800.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1080.60 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 800.18 FEET TO THE POINT OF BEGINNING LOCATED IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

F2 (SPECIAL USE) ZONING LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1097.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 800.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS WEST PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1080.60 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 800.18 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE NORTH 400 FEET OF THE WEST 440 FEET, ALL BEING LOCATED IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.



WHEELER ROAD

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

THIS IS TO CERTIFY TO THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE PREPARED THIS ZONING PLAT OF THE PROPERTY HEREON DESCRIBED. THIS ZONING PLAT DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 23rd DAY OF MARCH, 2022 A.D.

Ronald D. Bauer
ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
REGISTRATION EXPIRES 11-30-2022



REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

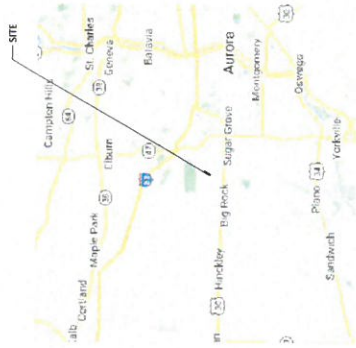
TOTAL AREA = 20.000 ACRES

rbac

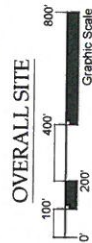
**RB & ASSOCIATES
CONSULTING, INC**

4 W MAIN STREET
PLANO, IL 60545
(630) 552-7452

DESIGN FIRM #
184-004475
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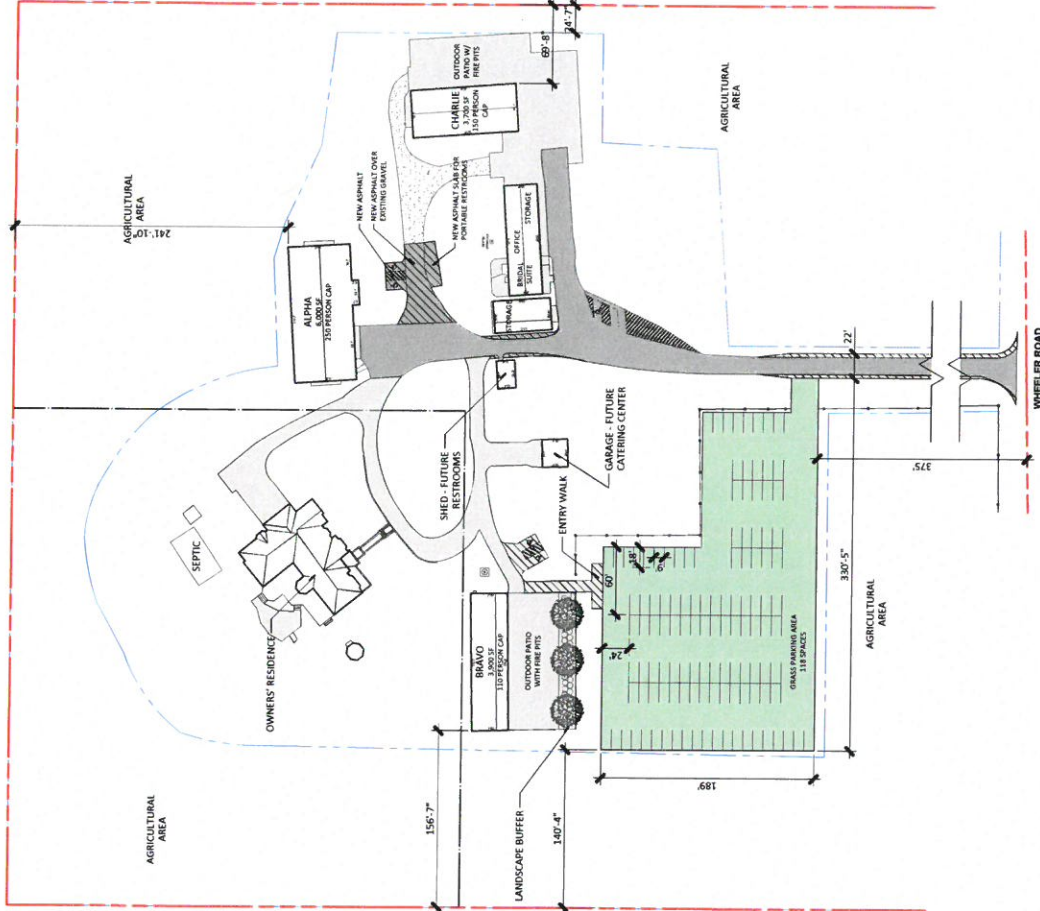
LOCATION MAP



SITE PLAN



Date: March 30, 2022



SITE DATA

PARCEL AREA: 20.0 ACRES
 CURRENT ZONING: F-1 KANE COUNTY
 REQUESTED ZONING: F-2 KANE COUNTY SPECIAL USE

REQUIRED PARKING: 125 SPACES
 PROVIDED PARKING: 125 SPACES

REMAINING AGRICULTURAL AREA: 11.9 ACRES

LEGEND

- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING GRAVEL
- NEW GRAVEL

FAITH AND GRACE FAMILY FARM
 46W428 Wheeler Road
 Sugar Grove, IL 60554



FAITH AND GRACE FAMILY FARM

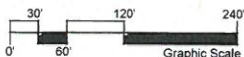
Sugar Grove, Illinois



AERIAL EXHIBIT

FAITH AND GRACE FAMILY FARM
46W428 Wheeler Road
Sugar Grove, IL 60554

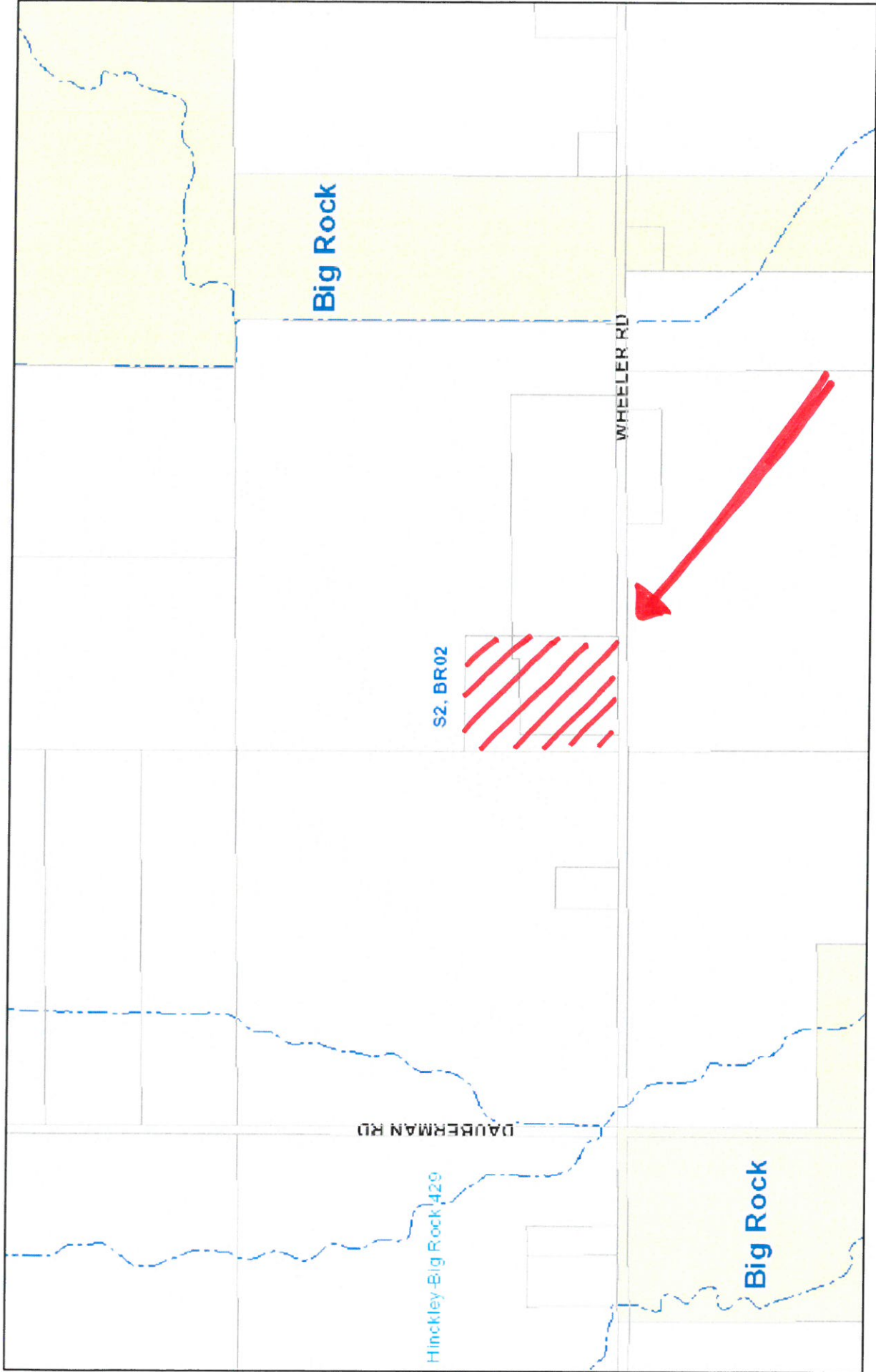
Date: March 30, 2022



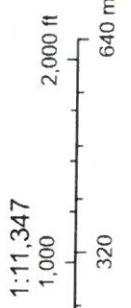
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

Map Title



April 25, 2022



GIS-Technologies

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GIS-Technologies
Kane County Illinois