APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS, SPECIAL USES AND VARIATIONS

FILE NUMBER

072/100003 PARCEL NUMBER

10-digits only (no dashes or spaces)

Name of Applicant: Conserv FK, Inc. by: J. Kimmel Facility Projects Manager

Address: 1110 McConnell Rd. P.O. Box 1550

City: Woodstock State: IL Zip: 60098

Phone: 815 334 5950 10-digits only (no dashes or spaces)

Attorney:

Address:

City: State: IL Zip:

Phone: 10-digits only (no dashes or spaces)

Owner of Property: Conserv FK, Inc.

Address: 1110 McConnell Rd. P.O. Box 1550

City: Woodstock, IL State: IL Zip: 60098

Phone: 815 334 5950 10-digits only (no dashes or spaces)

Address and Legal description of property: (May be attached)

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: A-1

Existing Use: Special Use - Ag Business

Proposed Map Amendment:

Proposed Special Use:

Installation and operation of Bulk LP (propane) system and continued use of existing special use to operate Retail Agronomy Supply Company.
Zoning District: 

Existing Use: 

Requested Use: 

OR 

Required Setback: 

Requested Setback: 

OR 

Existing Requirements (Please Specify): 

Requested Requirements (Please Specify):

\textit{Installation and operation of LP (propane) bulk tank and system along with existing agronomy supply business} 

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.

\textit{Owner or Authorized Agent}

\textit{Consen FS, Inc.}

\textit{Facility Projects Manager}

\textit{8/1/2022}

\textit{Date}

Received By
APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS, SPECIAL USES AND VARIATIONS

Name of Applicant: Conser FS, Inc. by J. Kimmel Facility Projects Manager

Address: 1110 McConnell Rd. P.O. Box 1550

City: Woodstock State: IL Zip: 60098

Phone: 815-334-5950 10-digits only (no dashes or spaces)

Attorney: 

Address: 

City: State: IL Zip: 

Phone: 10-digits only (no dashes or spaces)

Owner of Property: Conser FS, Inc.

Address: 1110 McConnell Rd. P.O. Box 1550

City: Woodstock, IL State: IL Zip: 60098

Phone: 815-334-5950 10-digits only (no dashes or spaces)

Address and Legal description of property: (May be attached)

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: A-1

Existing Use: SPECIAL USE - AG BUSINESS

Proposed Map Amendment:

Proposed Special Use:

Installation and operation of bulk (LPG) system and continued use of existing special use to operate retail agronomy supply company.

Page 1 of 3
SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.
   
   This special use request is to bring into alignment our existing special use permit with current Special Use standards. Our current Special Use designation has no provision for LP (propane) used to dry crops with, as well as, provide a clean burning energy source to heat residences not served by natural gas or other forms of energy typically used with home appliances, water heaters, grain driers, etc.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large?
   
   The proposed site change will have NO EFFECT on the surrounding property values as it is on a site that has maintained two Anhydrous Ammonia tanks (60,000 gal. total) for over 40 years. The facility has been an active part of the Agriculture industry in DeKalb County and surrounding area as a supplier of agricultural products including Anhydrous Ammonia, liquid nitrogen solution, dry fertilizers, crop protection products, seed, feed, propane, fuel and turf products.

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:
   
   a. What are the location, nature and height of buildings, structures, walls and fence on the site?
      
      Current structures on site are an office with attached warehouse app. 25’ in height, a 70’ truck scale, a dry fertilizer warehouse app. 35’ in height with a 40’ exterior leg and a 6 ton dry fertilizer blender along with 2 x 30,000 gal. NH3 storage tanks and exterior liquid storage dike.
   
    b. What is the nature and extent of proposed landscaping and screening on the proposed site?
       
       No additional landscaping is proposed at this time.

4. Address off-street parking and loading area standards.
   
   No off street parking or load staging is required off site and will be done on site, in the existing property footprint.
5. Address drainage, utility and other such necessary facilities that have been or will be provided.

The project will have no (or minimal) effect on current site drainage requirements as the tank will be mounted on above ground precast piers with below grade base engineered specifically to support the loaded capacity of the proposed tank. A minor expansion of the existing drive is being proposed to accommodate the on site offloading of the in bound loads of product the tank will contain.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conforms to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

Surrounding land use is A-1 zoning (cropland) with the exception of the northern property boundary which is rail road R.O.W. Directly north of the R. R.- R.O.W. is A-1 cropland as well. The south and east property lines adjoin A-1 zoned cropland and the western property boundary is along Wilrett Road with cropland directly to the west side of Wilrett Road. Final completion of this project will reduce the number of loaded road miles to service existing business from current company owned supply points to the east of DeKalb and help minimize transportation thru the City of DeKalb, campus of Northern Illinois University and Kishwaukee Community College of propane trucks that currently service existing accounts west of DeKalb and Malta in unincorporated areas. The proposed Special Use change is consistent with the surrounding Zoning classifications and will enhance the A-1 zoning uses adjacent to the current facility.
PRIMARY CONTACT LISTINGS

- General Manager        David Swigart    815-334-5950
- Energy Sales & Marketing Manager Jake Gregory  815-334-5928
- LP Manager            Jeff Garvey      815-756-2739
- Safety & Environmental David Myroth     815-334-5913
- Facilities Projects Manager Jeff Kimmel    815-568-7211
August 4, 2022

Willrett Road Facility Project Narrative

Under direction from the Board of Directors of Conserv FS, Inc. we are requesting a change to our current “Special Use Permit” to allow the installation of an LP (liquid propane) tank to our facility located west of Malta, Illinois on Willrett Road approximately one-half mile south of State Rt. 38.

Our Company: Conserv FS is a locally owned Cooperative headquartered in Woodstock, Illinois. We have been in business at the local level for 94 years with 20 facilities in northeastern Illinois and southeastern Wisconsin. Our business interests and models have changed over the years beginning with our start as primarily an agricultural supply company, supplying home heating oil, fuel, lubes, seed and fertilizer to our farmer patrons, into a company that now operates three divisions comprised of Energy, Turf and Agronomy. The Energy Division supplies products including fuels, lubes, and additives (DEF) along with LP to the farm, as well as, residential and commercial market sectors. Our Turf division is proud to serve a diverse group of patrons from individual homeowners, school and park districts to the home fields of the Chicago Cubs and Milwaukee Brewers. At the core, we remain a preferred supplier of quality Agriculture products including liquid and dry fertilizers, crop protection products, row crop and forage seeds, custom application services, technology and field mapping services, crop scouting services, cover crop seeds and recently moving into biological products, the true strength of our company is in its diversified line of products and services we provide. Along with those three primary functions of our business we also have interests in the grain sector as a member of FS Grain LLC. which operates in the northern third of Illinois and Complete Feeds LLC. which is a supplier of animal nutrition products in southern Wisconsin and northern Illinois. We are truly a home grown and locally owned cooperative, owned by those we serve.

Our Local History: We originally purchased the Willrett Road property in 1984 to provide our agronomic products and services to our patrons located in the western portions of our trade area in DeKalb County along with others that we serve in outlying areas of our operations. In line with supplying an expanding line of agricultural related products, the company early on recognized the importance of supplying LP to the rural patrons we served in areas that were not served by natural gas and depended on coal and fuel oil (kerosene) to heat their homes. LP (propane) became a natural fit with our complete line of Energy related products that we sell, it was also a natural progression in the agronomy world when farmers moved from
drying corn in cribs to having their own dryer systems on their farms to maximize profits and enhance the ability to store crops for future sale. This dovetailed nicely with the Energy and Agronomy interests in the company. The Willrett Road facility is the only Agronomy facility in our company that does not currently have an LP supply tank on site. Currently LP is supplied primarily to that area through our Webster Road facility on the east side of DeKalb via State Rt. 38 to those areas west of DeKalb and Malta. Propane is an integral part of the agronomic world supplying a clean energy source to operate grain dryers, supplying heat to livestock operations and farm residences, and to rural residences that are not currently served by natural gas.

Our Request: With the approval of the “Special Use Permit”, we hope to enhance the request for our services to continue to provide a clean energy source to the patrons we currently serve in western DeKalb County (and beyond) and improve our efficiencies as a company providing LP in a safe and timely manner to not only those we serve in the agronomic sector of our business, but to other rural patrons located in areas outside of the natural gas grid as well.

Thank you in advance for your time and consideration in our request for the amendment to our current “Special Use Permit” and helping us improve the supply of an essential service to our patrons present and future in a safe and efficient manner.

Respectfully submitted,

Conserv FS, Inc.
DISCLOSURE OF INTEREST
Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.

SEE ATTACHED
Board of Directors
August 9, 2022

President: John Henning 1111 Deerpass Road Marengo, Il. 60152
Vice President: Donald Young 3135 Covered Bridge Lane DeKalb, Il. 60115
Secretary: Steve Drendel 15728 Shabbona Road Malta, Il. 60150
Treasurer: Dale Cox 1203 Otter Creek Durand, Il. 61024
Directors: Grant Anderson 2171 Forest Drive Belvidere, Il. 61008
Robert Bucholz 7335 Lee Road Waterman, Il. 60556
Robert Gehrke 12N860 Il, Route 20 Elgin, Il. 60124
Lawrence Larson 17729 Norris Road Pecatonica, Il. 61063
Kevin Malchine 27402 Malchine Road Waterford, WI 53185
Terry Papcke N5668 County Road H Elkhorn, WI 53121
Mike Von Bergen 9719 Il. Route 173 Hebron, Il. 60034
Dennis Wilkening 20012 Lembcke Road Harvard, Il. 60033
Chief Executive Officer & General Manager:
    David Swigart

Chief Financial Officer:
    Mark Scobie

Executive Staff:
    Mark Musial - Business Services Manager
    Jake Gregory – Energy Sales and Marketing Manager
    Adam Day – Agronomy Sales and Marketing Manager
    James Coens – Turf Sales and Marketing Manager
    Jeff Kimmel – Facility Projects Manager

Corporate Office:
    Conserv FS, Inc.
    1110 McConnell Road
    P.O. Box 1550
    Woodstock, Illinois 60098
    815/334-5950
2020-2021 Board of Directors

John Henning - President
Don Young - Vice-President
Dale Cox - Treasurer
Steve Drendel - Secretary

Grant Anderson    Robert Buchholz
Robert Gehrke     Larry Larson
Kevin Malchine    Terry Papcke
Mike Von Bergen   Dennis Wilkening

OUR VISION
To be the best, most innovative, diversified agricultural cooperative

OUR MISSION
To build successful and profitable partnerships with our patrons

OUR OBJECTIVES
• Improve profitability of our patrons
• Maintain sound financial policies and practices
• Preserve local ownership and control
• Lend support to the Farm Bureau
• Provide fair and equitable treatment for employees
• Promote the welfare of the community
• Operate under sound business ethics and principles
8:30 am to 9:00 am (meeting starts at 9:00am) ........................................ Registration

Business Meeting .............................................................. John Henning, President

Official Call of Meeting ...................................................... Steve Drendel, Secretary

Pledge of Allegiance .......................................................... Steve Drendel, Secretary

Approval of 93rd Annual Meeting Minutes .................. John Henning, President

Treasurer’s Report .............................................................. Dale Cox, Treasurer

President’s Report .............................................................. John Henning, President

Election of Directors .......................................................... John Cleland

Questions & Discussion ...................................................... John Henning, President

Adjournment ................................................................. John Henning, President
The 2020-2021 fiscal year has been an exciting year for Conserv FS! On October 1st, 2020 we purchased the assets of National Seed in Lisle Illinois. This facility and its employee team has been integrated into Conserv’s turf department and has proven to be a wonderful addition to the family. The Lisle facility has significantly boosted our grass seed business and has been a strong contributor to our earnings.

Another significant accomplishment during this fiscal year was the construction of major upgrades to the agronomy infrastructure at our Waterman, IL Service Center. In November of 2020 our Board of Directors approved the plans to construct a new 7,500 ton dry fertilizer building and a state-of-the-art crop-protection storage and blending facility which also includes the addition of 1.3 million gallons of liquid fertilizer storage. Despite volatile prices of construction materials and supply-chain challenges this project was completed this fall on-time and on-budget.

From a financial perspective, 2021 was a solid year. Our 2021 Net Income was $6.8 million, up from $1.9 million in 2020. Our Energy Department continues to be a consistently strong contributor to our earnings. Complete Feed Services, LLC had an outstanding year and contributed significantly to financial performance this year. In general, the diversity Conserv FS possesses by having three major business divisions within Conserv (Agronomy, Energy, & Turf), along with investments in both the feed business and the grain business has provided us the stability of consistently positive earnings and the staying power of a strong balance sheet. This year Conserv FS will issue $2 million in patronage and pass on over a half million dollars in tax deductions (DPAD) to its members. In addition, the board has approved the redemption of $600,000 in stock.

We Thank you for your support and look forward to serving you in the future!
The 93rd Annual Meeting of Conserv FS was called to order by President John Henning at 9:07 AM. President Henning asked Secretary Steve Drendel to read the “Official Call of the Meeting.”

Secretary Drendel affirmed the call of this meeting had been mailed to all shareholders at least ten (10) days in advance of December 22, 2020, in accordance with company by-laws. Mr. Drendel further affirmed a quorum was present, with 176,327 shares of stock represented out of a total of 413,346 shares issued. The percentage of stock represented was 43% of the total shares issued.

President Henning declared the 93rd Annual Meeting lawfully convened and ready to transact business. President Henning directed shareholder attention to the minutes of the 92nd Annual Meeting which are printed in this year’s annual report. After allowing time to read the minutes and hearing no corrections or additions, President Henning asked for a motion to approve the minutes of the 92nd Annual Meeting. Mr. Papcke moved to accept, Mr. Malchine seconded. Motion carried.

Treasurer Dale Cox gave the treasurer’s report, going over the year-end balance sheet and statement of operations. Mr. Cox reported 2019-2020 company pre-tax earnings of $1,985,772 and $2,058,483 after tax.

John Cleland of Capron, IL was selected as the chairman of the nominating committee and conducted the election of directors. Mr. Cleland stated the nominating committee consisted of himself, Ken Greene of Durand, IL, Evan Wisowaty of Sharon, WI, John Martin of Marengo, IL, Mike Kenyon of South Elgin, IL, and Jerry Bemis of DeKalb, IL. The committee adhered to the qualifications of directors in the by-laws and nominated the following people for a three year term.

From Waterman, IL: Bob Buchholz
From Pecatonica, IL: Larry Larson
From Waterford, WI: Kevin Malchine
From Harvard, IL: Dennis Wilkening

Mr. Cleland asked for nominations from the floor. Hearing no nominations from the floor Mr. Cleland asked for a motion to suspend the rules and have the Secretary cast a unanimous ballot for the candidates. Mr. Larry Anderson motioned and Mr. Gehrke seconded. Motion carried. Mr. Cleland came forward and declared the nominees elected for a three year term or until successors are elected and qualified.

After a discussion period on company business, Mr. Cox moved to adjourn the meeting. Mr. Buchholz seconded. Motion carried and the 93rd Annual Meeting was adjourned.

Steve Drendel
Secretary, Conserv FS
Wow what a year 2020 – 2021 has been! Economists and sociologists will likely consider the Covid-19 pandemic and the turbulence associated with it a defining moment for the 21st century. It has changed how we live, work, and communicate. And that is certainly the case for the Turf Division.

We continued to grow, despite the challenges posed by the pandemic and uncertainties associated with it. The acquisition of National Seed in Lisle, IL, has fit nicely into the Conserv FS Turf division. Seed sales are up with their expertise, and we will continue to grow sales on all products lines. The combined company has the scale, breadth, and capabilities to help us compete more effectively and profitably in the marketplace.

As the Covid 19 eased, we did see some of the sports turf sales come back with baseball, football and soccer all playing at the same time putting some challenges on our supply chain. Supply Chain issues are expected this year and will continue from now into 2023. Manufacturers that were shut down because of Covid 19 crippled the supply chain. It was impossible to produce goods and many services remotely because a physical presence at the workplace was required. Technology facilitates working from home, but factories still need workers. Moreover, the impact has been even greater on the demand side. With these factors in mind, we are anticipating the needs of our customers and have facilitated early order delivery to provide the best service possible.

We have expanded our digital offerings with a flip book of our professional products and winter prep guide which allows customers the ease of viewing our product offerings online. In addition, we are continually expanding our reach with social media platforms and geo fencing technology to reach potential new customers and deliver exclusive deals and personalized experiences while driving them to visit our website as well as visit our locations and purchase featured products.

Anchoring on existing relationships and business in the Green Industry, Athletics, and Municipal Organizations proved to be a great strategy for growing sales in core product lines as well as increasing loyalties with new prospects.

The team’s level of professionalism continues to grow as retirements have led to the acquisition of new talent bringing the benefit of a fresh perspective and challenges to the status quo. In addition to our Certified Turf Specialists, Conserv FS can now boast a Certified Arborist, and Bulk Salt Specialist, both entrenched in their respective disciplines. With this mix of tradition, experience, retirement, and attainment comes opportunity for new and better practices and a look towards a strong future.

In all respects, it is the relationship with our customers that keeps them coming back. Growing our customer base by having ample supply of Bulk Salt when competitors run out, having answers to industry challenges like COVID-19, and staying top in our field with Certified Product Specialists proves our commitment to our market. Providing the solution in all areas and cross selling new prospects helps to assure that even in a mild winter there is the potential for a great return.
As the COVID-19 pandemic rages on, we continue to experience many new challenges that affect our business. Our 20-21 fiscal year will be characterized by rampant supply chain disruptions, high commodity prices, and a gauntlet of hiring challenges. The market for CDL drivers, specifically those licensed for HAZMAT hauling are becoming nearly impossible to attract, which has had a tremendous impact on our hiring success in the Energy department.

Despite the industry-wide challenges, we did have some wins this year within our department. We saw increases in liquid fuel sales as well as lubricant sales year over year. Between gas and diesel, we had an increase of over 600,000 gallons. Although we did lose a few of our largest lubricant accounts due to national account bids this past year, we were still able to show our first lubricant increase in more than 4 years. We increased in total by almost 1000 gallons.

LP sales declined this year due to a major drawback in dryer gas demand from the previous year. Total volumes tumbled over 700,000 gals for the year. This number could have been significantly worse was it not for the growth we experience in our Home Heat business. We were able to add right around 100 new Home Heat customers in the last fiscal year and continue to add at an increasing rate into the current year. We expect to see this growth continue for the next several years.

With the driving vision of a strategic growth plan, we made some changes this year to the structure of our Energy team to better position us for growth. Craig Frieders was named Fleet Maintenance Manager for both Energy and Turf. From this role, Craig manages 3 in-house mechanics that are responsible for the maintenance of our many delivery and service vehicles which has been a great cost cutting enhancement as well as a great boost to rolling stock image. We were also fortunate to add two more new managers within the Energy Department this year. Josh Rife came to us with many years of Petroleum Industry knowledge and he serves as our Area Petroleum Manager serving the Dekalb and Rockford areas. Jeff Garvey stepped into the role of LP Operations Manager where he oversees all operations of our LP delivery and service team. These additions will help us focus resources with our operations teams as we grow our business in these areas and make sure that we can effectively provide the unbeatable experience that we continue to strive for. We have a lot to look forward to over the next few years and we thank all of our past and current patrons for their loyalty and support. We are excited to see what another year will bring as we continue to focus on growth in this department.
Every year in the Agronomy Division comes with new challenges and a different season to work with. The 2021 fiscal year sure provided a list of challenges that required us as a company to remain agile and react quickly to continually work towards always providing our customers with unbeatable customer experience.

Weather for the fall allowed for a longer than average application window which allowed for volumes above average as well. Also contributing to larger than average volumes was a market to begin the 2021 season where the cost per unit of crop nutrients to the amount of bushels to cover the nutrient expense being wider than normal. A spread that would be reversed as the season continued towards the 2022 season.

During the 2021 Season we kicked off several initiatives also. One initiative that we are continuing forward with is to find ways to simplify the way we do business internally and externally. We are trying to identify what ways we can adjust the way we to business to be more efficient and effective for our customers. As we adjust our business, we are continually focusing on what it takes to always provide our customers with an unbeatable customer experience.

Another initiative that has been started is to begin the process of investing in the future of the company. Again, focusing on always providing our customers an unbeatable customer experience and increasing our efficiencies and effectiveness. Some of this is through continued educating of our employees and others are more visual to our patrons. An example of something that our patrons can see right away is the expansion of our Waterman Service Center. During the 2021 fiscal year we have invested in this facility by adding a new 7500-ton dry facility, a multi-bay liquid loading facility as well as increased liquid fertilizer storage. This investment shows our commitment to service the customers of the Conserv FS territory for decades to come.

As Conserv has formed strategic partnerships with our providers we feel we can be your strategic partner to bring you the total package for 2022. In a system approach our team will be trained on how to customize offerings for your operation to maximize yield as well as ROI working with our strategic partners. Our team has access to build a program starting with your seed using multiple trait and genetic packages available to help meet your operations goals. Knowing the genetics that we are providing we are also best suited to match your seed choice to the proper plant nutrition, crop protection and management guidelines for specific products allowing us to assist you in maximizing the return out of your investments. Our partnerships in technology will also allow us to monitor and react to maintain your investments throughout the season.

Agronomy will remain a strong department within Conserv FS. Continued support from our Board of Directors, guidance of the General Manager and departments heads keeps Conserv FS as the preferred provider of agricultural inputs in our area. We are very thankful to you, our patrons, for your continued support. You are the reason for our strength as a cooperative.
## Balance Sheet Year Ending 8/31/2021

### Assets

<table>
<thead>
<tr>
<th>Current Assets</th>
<th>2021</th>
<th>2020</th>
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</thead>
<tbody>
<tr>
<td>Cash &amp; Cash Equivalents</td>
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<td>Net Accounts Receivable</td>
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<td>Inventory</td>
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<td>Margin Account Equity</td>
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<td>Unrealized Gains on Forward Contracts</td>
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<td>Prepaid Expense</td>
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<td>Total Current Assets</td>
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<table>
<thead>
<tr>
<th>Long Term Assets</th>
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<tbody>
<tr>
<td>Investments</td>
<td>$23,133,541</td>
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<td>Net Property, Plant &amp; Equipment</td>
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<td>Deterred Income Tax</td>
<td>$-</td>
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<td>Net Other Noncurrent Assets</td>
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<td>Total Long Term Assets</td>
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**Total Assets**

|                | $125,908,983 | $97,317,116 |

### Liabilities

<table>
<thead>
<tr>
<th>Current Liabilities</th>
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<tbody>
<tr>
<td>Checks Drawn in Excess of Available Bal</td>
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<td>Accounts Payable</td>
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<td>Unrealized Losses on Forward Contracts</td>
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<td>Notes Payable</td>
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<td>Current Maturities of Long-Term Debt</td>
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<td>Prepayments</td>
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<td>Cash Patronage Refunds Payable</td>
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<td>Accrued Expense</td>
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<td>Total Current Liabilities</td>
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<td>$20,026,809</td>
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| Long Term Liabilities                   | $16,118,974| $14,442,105|

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<thead>
<tr>
<th>Stockholder Equity</th>
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<tbody>
<tr>
<td>Capital Stock</td>
<td>$8,291,617</td>
<td>$8,232,597</td>
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<td>Retained Income</td>
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<td>Accumulated Other Comprehensive Loss</td>
<td>$(5,920,104)</td>
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<td>Total Stockholder Equity</td>
<td>$74,026,932</td>
<td>$62,848,202</td>
</tr>
</tbody>
</table>

**Total Liabilities & Stockholder Equity**

<p>|                | $125,908,983 | $97,317,116 |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>2021</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merchandise Sales</td>
<td>$171,012,829</td>
<td>$137,963,411</td>
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<tr>
<td>Gross &amp; Trading Income</td>
<td>$27,578,436</td>
<td>$24,651,914</td>
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<tr>
<td>Grain Sales</td>
<td>$18,833,451</td>
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<td>Service Income</td>
<td>$5,087,056</td>
<td>$3,956,760</td>
</tr>
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<td>Total Gross Trading Income</td>
<td>$27,578,436</td>
<td>$24,651,914</td>
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<td>Total Gross &amp; Service Income</td>
<td>$32,665,492</td>
<td>$28,608,674</td>
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<tr>
<td>Operating Expense</td>
<td>$33,876,536</td>
<td>$28,900,388</td>
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<tr>
<td>Gain on Sale of Property, Plant &amp; Equip</td>
<td>$240,974</td>
<td>$311,405</td>
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<tr>
<td>Net Operating Income</td>
<td>$(970,070)</td>
<td>$19,691</td>
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<tr>
<td>Other Income</td>
<td>$8,712,171</td>
<td>$2,964,373</td>
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<td>Interest Expense</td>
<td>$977,480</td>
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<td>Income Before Income Tax</td>
<td>$6,764,621</td>
<td>$1,985,772</td>
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<td>Corporate Income Tax</td>
<td>$(230,315)</td>
<td>$(72,711)</td>
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<tr>
<td>Net Income</td>
<td>$6,994,936</td>
<td>$2,058,483</td>
</tr>
</tbody>
</table>
# Contact Information

## Conserv FS Main Office
- **Main Office**: PO Box 1550, 1110 McConnell Rd.  
  Woodstock, IL 60098
- **Phone**: 815.334.5950

## Service Centers
<table>
<thead>
<tr>
<th>Location</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caledonia</td>
<td>14937 IL Rt 76, Caledonia, IL 61011</td>
<td>815.765.2571</td>
</tr>
<tr>
<td>DeKalb</td>
<td>20048 Webster Rd, DeKalb, IL 60115</td>
<td>815.756.2739</td>
</tr>
<tr>
<td>Holcomb</td>
<td>14063 E Holcomb Rd, Davis Junction, IL 61020</td>
<td>815.393.4287</td>
</tr>
<tr>
<td>Kansasville</td>
<td>4304 S. Beaumont Ave, Kansasville, WI 53139</td>
<td>262.878.2048</td>
</tr>
<tr>
<td>Lisle</td>
<td>4720 Yender Ave, Lisle, IL 60532</td>
<td>630.963.8787</td>
</tr>
<tr>
<td>Malta</td>
<td>20606 Willrett Rd, Malta, IL 60150</td>
<td>815.825.2012</td>
</tr>
<tr>
<td>Marengo</td>
<td>20515 Harmony Rd, Marengo, IL 60152</td>
<td>815.568.7211</td>
</tr>
<tr>
<td>Rockford</td>
<td>1925 S Meridian Rd, Rockford, IL 61102</td>
<td>815.963.7669</td>
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<tr>
<td>Tinley Park</td>
<td>7851 183rd St, Tinley Park, IL 60477</td>
<td>708.532.4723</td>
</tr>
<tr>
<td>Waterman</td>
<td>450 W Adams, Waterman, IL 60556</td>
<td>815.264.7709</td>
</tr>
<tr>
<td>Wauconda</td>
<td>27310 W Case Rd, Wauconda, IL 60084</td>
<td>847.526.0007</td>
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</tbody>
</table>

## FAST STOPs
- **Dekalb**: 880 Peace Road, Dekalb, IL 60115
- **Rochelle**: 103 2nd Ave, Rochelle, IL 61068
- **Waterman**: 9391 State Route 23, Waterman IL 60556
Northern FS, Inc.
315 North 6th Street
DeKalb, Illinois 60115

Attn: Robert C. Jackson

Re: Option from Fred B. Willrett, Jr. to Purchase Real Estate

Gentlemen:

I represent Mr. Fred B. Willrett, Jr.

Enclosed are duplicates of a proposed Option Agreement. Please review it, and if it meets with your approval we can arrange a meeting between you and my client for it to be signed and the option money paid.

Yours very truly,

Norman H. Racine

NHR/pb
OPTION

THIS AGREEMENT, made this ___ day of ___, 1984, by and between FRED B. WILLRETT, JR., a bachelor (RR, Malta, Illinois 60150), as "Grantor" and NORTHERN FS, INC., a co-operative organized and existing by virtue of the Co-Operative Act of the State of Illinois (address: 315 North 6th Street, DeKalb, Illinois 60115), as "Grantee," WITNESSETH:

In consideration of the sum of One Thousand Six Hundred Fifty and no/100ths Dollars ($1,650.00), in hand paid, receipt of which is hereby acknowledged, the Grantor hereby grants to the Grantee an exclusive and irrevocable option and right to purchase the following described real estate, to-wit:

Part of the Northwest Quarter of Section 21, Township 40 North, Range 3 East of the Third Principal Meridian described as follows: commencing at the intersection of the Southerly line of the right-of-way of the Chicago and Northwestern Railway Company with the West line of said Section 21 for a place of beginning; thence Southerly along the West line of Section 21 333 feet; thence East at right angle to the West line of Section 21 700 feet; thence Northerly parallel to the West line of Section 21 333 feet, more or less, to the Southerly line of the right-of-way of Chicago and Northwestern Railway Company; thence Westerly along said Southerly right-of-way line to the place of beginning, situated in DeKalb County, in the State of Illinois,

being 5.35 acres, more or less, next to Willrett Road in Malta Township, and hereinafter referred to as "the premises," upon the following terms and conditions:
1. **Purchase and Price.** During the term of this option the Grantee shall have the option to purchase the premises for the price of Forty Thousand One Hundred Twenty-five and no/100ths Dollars ($40,125.00) and if this option is exercised in the manner herein-after provided the Grantee shall be credited on such purchase price with a sum equal to the consideration for this option.

2. **Term.** The term of this option shall commence on the date of these presents and extend to noon on February 25, 1985.

3. **Exercise.** Grantee shall exercise this option at any time during its term by mailing or delivering to the Grantor written notice stating the Grantee by such notice exercises this option.

4. **Payment and Possession.** If the Grantee exercises this option, it shall pay to the Grantor the purchase price as follows: $18,500.00 within thirty-five (35) days after service of notice exercising this option, whereupon Grantor shall deliver possession of the premises to the Grantee, and the balance of $19,975.00, plus interest thereon at the rate of ten per cent (10%) per annum from the date of delivery of possession of the premises, on January 2 of the calendar year next following the calendar year in which possession of the premises is delivered.

5. **Conveyance and Reservation.** Grantor agrees to convey the premises to Grantee, or its written nominee, upon payment of the full amount of the purchase price and interest as hereinabove provided, such conveyance to be by warranty deed free of all encumbrances, including, without limitation, release and waiver of rights, if any,
under the law of Illinois exempting homestead, but subject, nevertheless to the following exceptions: general real estate taxes levied for the year 1984 and subsequent years; public roads and highways; rights-of-way for drainage ditches, drain tiles, feeders and laterals; and, easements of record. Grantor hereby reserves the right to himself, his licensees, successors and assigns, until one year after delivery of possession of the premises to the Grantee, the right of passage over the gravel lane existing across the south fifty feet of the premises for access for persons, farm machinery, trucks and motor vehicles from Willrett Road to and from other land now owned by the Grantor in the Northwest Quarter of said Section 21.

6. **Taxes.** The general real estate taxes levied on the premises for the year 1984 and subsequent years and any other special tax or assessments levied after the date of these presents, and all state and local real estate transfer tax on the conveyance, shall be paid when due by Grantee, if this option is exercised.

7. **Title Evidence.** After exercise of this option and within thirty days after receipt of Grantee’s written demand therefor, Grantor shall furnish to Grantee, at Grantor’s expense, a written commitment of the Chicago Title Insurance Company to issue its owners policy of title insurance in the amount of the purchase price, covering title to the above described real estate on or after the date hereof, and showing title in the Grantor subject only to (a) the general exceptions regularly stated in the policy and (b) the title exceptions set forth in paragraph 1 hereinabove. Subject only to the exceptions therein stated, the commitment shall be conclusive evidence of good title as therein stated as to all matters insured by the policy. Grantor shall be required to furnish only one such commitment at Grantor’s expense. If the commitment discloses exceptions other than title exceptions set forth in paragraph 5 hereinabove, Grantor shall have sixty days, or such longer time to which Grantee may agree (i) to cure any title defects that are general exceptions regularly stated in the policy and which Grantee demands in writing be cured (in which case the number of days stated above in this sentence shall be counted from the date of actual receipt by Grantor of the demand), and (ii) to have any excepti that are not general exceptions regularly stated in the policy or excepti set forth in paragraph 5 above waived or insured against by the title insurer. If, and to the extent that, the balance of the purchase price to be paid by Grantee is sufficient, Grantor may elect to satisfy any
outstanding mortgage indebtedness or other lien or encumbrance of a
definite or ascertainable amount by written direction to Grantee to
apply payments on account of purchase price directly to the payment
of such indebtedness, lien or encumbrances.

8. Survey and Access. Grantee may have access to the premises
during the term of this option for the purpose of causing the premises
to be surveyed by a registered Illinois land surveyor without expense to
the Grantor.

9. Assignment Prohibited. Grantee shall not transfer, assign,
pledge or hypothecate in any way, this agreement or any interest herein
or in the real estate described hereinabove, without the prior written
consent of the Grantor. Any transfer, assignment, pledge or hypotheca-
tion without the prior written consent of Grantor shall be null and
void.

10. Time of Essence. Time of payment is of the essence.

11. Zoning. Grantor agrees to cooperate with Grantee in seeking
to have the premises re-zoned for use as a site for fertilizer blend-
ing and sales plant; provided, all expense for obtaining such rezon-
ing, including Grantor's reasonable attorneys' fees, if any, shall be
borne by Grantee and paid prior to delivery of possession of the pre-
mises.

12. Remedies on Default. If Grantee defaults in the payment
of any installment of principal or interest, or in the performance
of any other covenant stated in this agreement to be performed by Grantee
and if such default continues for more than ten days after notice
from Grantor, or Grantor's attorney, to cure such default, Grantor,
at Grantor's election, may: (a) declare the entire unpaid balance imme-
due and payable; or, (b) re-enter the premises or any part thereof
and receive all rents, issues and profits thereof and proceed to recover
possession; or, (c) have a receiver appointed to collect the rents,
issues and profits during the pendency of any action arising from this
agreement or the breach of any of its provisions; and, (d) declare
the agreement at an end, all rights of Grantee cancelled, and the amounts
paid by Grantee forfeited as liquidated damages; or, (e) after recovering
possession of said premises, cause any part, or all, of the same to
be sold at public or private sale without notice to Grantee and after
deducting the costs of such repossess and sale, apply the proceeds
thereof to the balance of purchase price due hereunder and render the
overplus, if any, to Grantee, who shall remain liable for any deficiency;
or, (f) have any and all further remedies available to Grantor at law
or in equity. Each right, power and remedy herein conferred upon Grantor
is cumulative of every other right, power and remedy of Grantor, whether
contained herein or conferred by law, and the exercise of one or more
of the same shall not be deemed or considered an election of remedies.

Failure of Grantor to insist upon strict performance of any covenant
or condition stated in this agreement to be performed by Grantee shall
not constitute a waiver or relinquishment of Grantor's right to thereafter enforce any covenant or condition strictly according to its terms.

Grantee agrees to indemnify and hold harmless Grantor against all expenses, including without limitation, reasonable attorneys' fees and other costs incurred by Grantor in enforcing the covenants stated in this agreement to be performed by Grantee or in defending any proceeding to which Grantor is made a party defendant allegedly as a result of Grantee's act or omissions.

As further security for payment of the purchase price in event of default, Grantee hereby assigns to Grantor all the rents, issues and profits which may hereafter become due for the use of the premises.

13. Entire Agreement; Modification. These presents constitute the entire agreement between the parties pertaining to the subject matter contained herein and supersede all prior and contemporaneous agreements, representations and understandings of the parties. No extension, modification or amendment of this agreement of any kind whatsoever made or claimed by a party shall have any force or effect whatsoever, unless the same shall be endorsed in writing on, or attached to, these presents and signed by the parties.

14. Miscellaneous. The obligations of this agreement shall extend to and be obligatory upon the administrators, executors, heirs, devisees, legatees, successors and assigns of the parties hereto. The paragraph headings are for the convenience of the reader and shall not be resorted to for interpretation of the agreement.

IN WITNESS WHEREOF, the parties have signed this agreement in duplicate and delivered the same on the date first written hereinabove.

NORTHERN FS, INC.

[Signature]
Fred B. Willrett, Jr.

By: [Signature]
As its President

-5-
Northern FS, Inc.
315 North Sixth Street
DeKalb, Illinois 60115

Attn: Robert C. Jackson

Re: Option from Fred B. Willrett, Jr. to Purchase Real Estate

Gentlemen:

Delivered to you herewith is the Chicago Title Insurance Company's commitment for title insurance No. 102434 effective June 29, 1984 covering the land described in the option which you have exercised.

Pursuant to the terms of the Agreement, you may pay $18,500.00 directly to Fred B. Willrett, Jr. and take possession of the premises. The balance of the purchase price will be payable as provided in the contract whereupon conveyance is to be made.

Yours very truly,

[Signature]

Norman H. Racine

NHR/pb
encls. 1
cc: Fred B. Willrett, Jr.
COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY hereby commits to issue its policy or policies, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, under the terms of and subject to the provisions and Conditions and Stipulations contained in the “American Land Title Association Commitment—1966” issued by the Company, which are incorporated herein by reference and made a part of this Commitment; all subject to the provisions of Schedules A and B below, the Exclusions from Coverage and the General Exceptions contained in the policies issued pursuant to this Commitment.

NOTE: This Commitment shall not be valid or binding until signed by an authorized signatory.

SCHEDULE A

<table>
<thead>
<tr>
<th>Number</th>
<th>Effective Date</th>
<th>Refer Inquiries To</th>
<th>Amount</th>
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<td>102434</td>
<td>June 29th, 1984</td>
<td>Norma L. Clucas</td>
<td>$40,125.00</td>
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</tbody>
</table>

1. Owners Policy to be issued: ALTA B
   Proposed Insured:
   ** NORTHERN FS, INC. **
   Amount: NONE

2. License Policy to be issued: NONE
   Proposed Insured:
   ** NONE **
   Amount: NONE

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a free simple and title thereto is at the effective date hereof vested in:
   ** FRED B. WILLRETT, JR. **

4. The land referred to in this Commitment is described as follows:
   Part of the Northwest Quarter of Section 21, Township 40 North, Range 3 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Southerly line of the right-of-way of the
all subject to the provisions of Schedules A and B below, the Exclusions from Coverage and the General Exceptions contained in the policies issued pursuant to this Commitment.

NOTE: This Commitment shall not be valid or binding until signed by an authorized signatory.

SCHEDULE A

<table>
<thead>
<tr>
<th>Number</th>
<th>Effective Date</th>
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</thead>
<tbody>
<tr>
<td>102434</td>
<td>June 29th, 1984</td>
<td>Norma L. Clucas</td>
</tr>
</tbody>
</table>

1. Owners Policy to be issued: ALTA B

   Proposed Insured:
   ** NORTHERN **
   F.S., INC. **

   Loan Policy to be issued: NONE

   Proposed Insured:
   ** NONE **

   Amount: $40,125.00

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

   ** FRED B. WILLRETT, JR. **

3. The mortgage and assignments, if any, covered by this Commitment are described as follows:

   None.

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

   Part of the Northwest Quarter of Section 21, Township 40 North, Range 3 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Southerly line of the right-of-way of the Chicago and Northwestern Railway Company with the West line of said Section 21 for a place of beginning; thence Southerly along the West line of Section 21, 333 feet; thence East at right angle to the West line of Section 21, 700 feet; thence Northerly parallel to the West line of Section 21, 333 feet, more or less, to the Southerly line of the right-of-way of Chicago and Northwestern Railway Company; thence Westerly along said Southerly right-of-way line to the place of beginning, situat

   None.

   in DeKalb County, in the State of Illinois. **

Form 3810
GENERAL EXCEPTIONS IN POLICIES

An owner's policy will be subject to the following General Exceptions: (1) Rights or claims of parties in possession not shown by the public records; (2) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) Easements, or claims of easements, not shown by the public records; (4) Any lien, or right to a lien, for services, labor, or material hereofore or hereafter furnished, imposed by law and not shown by the public records; (5) Taxes or special assessments which are not shown as existing liens by the public records.

The G or H form loan policy will be subject to the foregoing General Exceptions (4) and (5), and the H form will also be subject to: Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the trust deed or mortgage covered by the Commitment, as affecting: (a) The validity of the lien of said trust deed or mortgage; and (b) The priority of the lien over any other right, claim, lien or encumbrance which has or may become superior to the lien of said trust deed or mortgage before the disbursement of the entire proceeds of the loan.

SCHEDULE B

Schedule B of the policy or policies to be issued will contain the applicable General Exceptions (see above); and, if an owner's policy is to be issued, the encumbrance, if any, shown in Schedule A; and exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

(1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

(2) An ALTA LOAN POLICY will be subject to the following exceptions (a) and (b), in the absence of the production of the data and other essential matters described in our Form 3735. (a) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (b) Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting: (i) the validity of the lien of said mortgage; and (ii) the priority of the lien over any other right, claim, lien or encumbrance which has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.

(3) Taxes for the years 1983 and 1984.

NOTE: Taxes for the year 1983 are assessed on the Collector's Records in the amount of $3,809.12 and are not marked paid.

Index No. for 1983: 07-21-100-001.

(4) Rights of way for drainage ditches, drain tiles, feeders and laterals.

(5) Rights of the public, the municipality and the State of Illinois, in and to that part of the land being used for roads and highways, if any.

(6) Rights of Commonwealth Edison Company to use the roads and highways in said Township for the transmission and distribution of electrical energy as per the resolution recorded as Document No. 306127.

(7) Grant of Easement recorded November 10th, 1977 as Document No. 407121 made by and between Fred B. Willrett, Jr., and the Village of Malta, a Municipal Corporation, its contractors and engineers for the purpose of installing, constructing, operating maintaining, repairing, etc., necessary appurtenances for a sanitary sewer line, together with right of access thereto for said purposes, in, upon, under, along and across the following described property:

That part of the Northwest Quarter of Section 21, Township 40 North, Range 3 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the East line of said Northwest Quarter of Section

...
Schedule B of the policy or policies to be issued will contain the applicable General Exceptions (see above); and, if an owners policy is to be issued, the encumbrance, if any, shown in Schedule A; and exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

(1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

(2) An ALTA LOAN POLICY will be subject to the following exceptions (a) and (b), in the absence of the production of the data and other essential matters described in our Form 3735. (a) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (b) Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting: (i) the validity of the lien of said mortgage; and (ii) the priority of the lien over any other right, claim, lien or encumbrance which has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.

(3) Taxes for the years 1983 and 1984.
NOTE: Taxes for the year 1983 are assessed on the Collector’s Records in the amount of $3,809.12 and are not marked paid.
Index No. for 1983: 07-21-100-001.

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(5) Rights of the public, the municipality and the State of Illinois, in and to that part of the land being used for roads and highways, if any.

(6) Rights of Commonwealth Edison Company to use the roads and highways in said Township for the transmission and distribution of electrical energy as per the resolution recorded as Document No. 306127.

(7) Grant of Easement recorded November 10th, 1977 as Document No. 407121 made by and between Fred B. Willrett, Jr., and the Village of Malta, a Municipal Corporation, its contractors and engineers for the purpose of installing, constructing, operating maintaining, repairing, etc., necessary appurtenances for a sanitary sewer line, together with right of access thereto for said purposes, in, upon, under, along and across the following described property:

That part of the Northwest Quarter of Section 21, Township 40 North, Range 3 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the East line of said Northwest Quarter of Section 21 with the North line of the Chicago and Northwestern Railway Company right-of-way; thence North along said East line for a distance of 200.0 feet to the point of beginning; thence Northwesterly along a line forming an angle of 17 degrees 30 minutes to the left with the prolongation of the last described line at the last described point for a distance of 120.0 feet; thence Northeasterly along a line forming an angle of 90 degrees 00 minutes to the right with the prolongation of the last described line at the last described point for a distance of 20.0 feet; thence Southeasterly along a line forming an angle of 90 degrees 00 minutes to the right with the prolongation of the last described line at the last described point for a distance of 56.56 feet to a point in the East line of the Northwest Quarter of Section 21 aforesaid; thence South along said East line 66.51 feet to the point of beginning, all in Dekalb County, Illinois.

Subject to the terms and conditions therein contained.
CHICAGO TITLE INSURANCE COMPANY

(8) Grant recorded September 12th, 1980 as Document No. 80 04335 made by and between Fred B. Willrett, Jr. and Northern Illinois Gas Company, an Illinois corporation, its successors and assigns, a perpetual easement and right of way for the purposes of laying, maintaining, operating, renewing replacing and removing gas mains and necessary gas facilities appurtenant thereto, together with the right of access thereto in, upon, under, along and across the Southerly Half of the public highway known as Illinois Route 38 which extends along the Northerly side of the following described property:

That part of the Northwest Quarter of Section 21, Township 40 North, Range 3, East of the Third Principal Meridian, lying North of the right of way of Chicago and Northwestern Railway Company, situated in DeKalb County, Illinois.

Subject to the terms and conditions therein contained.

CHICAGO TITLE INSURANCE COMPANY
DeKalb County Office

July 5th, 1984

By: ____________________________
July 23, 1984

Northern F. S., Inc.
315 N. Sixth Street
DeKalb, IL 60115

Attention: John Wilson

Dear Mr. Wilson:

This letter is to notify you that the DeKalb County Board, on July 18, 1984, approved your request for a Special Use permit for fertilizer sales, including bulk storage and mixing for the following described property:

Part of the Northwest Quarter of Section 21, Township 40 North, Range 3 East of the Third Principal Meridian described as follows: Commencing at the intersection of the Southerly line of the right-of-way of the Chicago and Northwestern Railway Company with the West line of said Section 21 for a place of beginning, thence Southerly along the West line of Section 21 333 feet; thence East at right angle to the West line of Section 21 700 feet; thence Northerly parallel to the West line of Section 21 333 feet, more or less, to the Southerly line of the right-of-way of Chicago and Northwestern Railway Company; thence Westerly along said Southerly right-of-way line to the place of beginning, situated in DeKalb County, in the State of Illinois, being 5.35 acres, more or less, next to Willrett Road in Malta Township.

This request is subject to the following conditions:

a. The Special Use will expire at the termination of ownership by Northern F.S., Inc.

b. The owner must meet all on-site storm water detention requirements;

c. The owner must provide adequate parking space for employees and adequate off-street loading and stacking spaces for trucks;

d. The owner must meet all requirements of the Illinois Department of Agriculture regarding the construction and installation of the tanks.

e. The owner must place a site plan on file with the zoning officer showing all proposed buildings and structures and subject to all setbacks of the A-Agricultural District.

Administration Building  Sycamore, Illinois 60178
f. The signing of the letter of intent on maintenance repair and reconstruction of Hillrett Road between Route 38 and the fertilizer plant by the appropriate officers of Northern F.S., Inc. and officials of Malta Township.

g. Any signs erected are to be in accordance with requirements for wall signs and freestanding signs in the Business and Manufacturing District.

In order to issue a building permit for the above mentioned parcel, all requirements of this special use must be met.

Sincerely,

Richard J. Roths
Building and Development Officer

RJR/ks
August 1, 2022

Willrett Road Traffic Study Effect

The anticipated short-term effect of adding a 60,000 gl. LP storage tank to our Willrett Road site will add an additional 54,000 gl. of usable storage, or roughly 6 semi-loads.

Anticipated movement in the first year of operation would be the equivalent of 35 semi-loads of bulk propane into the storage system and roughly 100 -110 outbound loads delivered to the end user in 3400 gl. bob-tail delivery trucks, or approximately 135 – 150 trips total. These are estimates based on the short-term usage in a 1–5 year time frame. Future sales estimates are anticipated to grow to upwards of 175 - 200 trips (in and outbound) during the 5–10 year period of operation and should reach a total capacity of 200 – 225 trips (in and out) in the 10 - 20 year time frame.

These estimates under consideration will be off set in the total number of trips in and out of the facility by the current consolidation of the dry and liquid operations at the Willrett Road plant with the expansion of our Waterman, Illinois facility which was completed in the spring of 2022 to provide consolidation of those agronomy operations and gaining efficiency from an agronomic operations perspective. This will reduce the amount of agronomy related traffic in and out of that facility, utilizing the facility as an “in-season only” pickup point to support our custom application services and needs of agronomy patrons closest to the Willrett Road facility.

The additional benefit realized will be the reduction of trips from our Webster Road Facility associated with the movement of product thru the City of DeKalb and the Northern Illinois University campus via Rt. 38 and positioning the storage system to the west on Willrett Road, closer to the end user.

We believe the net effect of the traffic changes will be minimal, while the timing of those trips over the course of a year will fluctuate slightly vs. what occurs currently. Anticipated peak seasons for the LP operations will occur during the fall harvest season servicing grain dryers and in the winter months, supplying livestock operations, as well as rural home heat accounts not currently serviced by natural gas.

1110 McConnell Rd • PO Box 1550 • Woodstock, IL 60098
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