

Kane County Regional Planning Commission

Glenn Morgenroth, Chair
Sue Harney, Vice Chair
Steve Arnold
Joseph Slawek
Ian Lamp
Steve Persinger
Tom Armstrong
Joe White
Esther Steel



Chris Lauzen, Ex-Officio
Kurt Kojzarek, Ex-Officio

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County Government Center
Geneva, Illinois 60134

REGULAR MEETING

Wednesday, April 11, 2018 – 7:00 p.m.

Government Center, Building A
4th Floor Conference Room
719 S. Batavia Ave.
Geneva, IL

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes: January 10, 2018 (attached)
4. Regional Update
 - a. Fabulous Fox! Water Trail
 - b. CMAP ON TO 2050 Local Strategy Maps
 - c. CMAP Open House - Draft ON TO 2050 Plan
 - d. Oak Ecosystem Recovery Plan
5. Kane County Planning Cooperative Updates – Land Use
 - a. Draft Elgin Comprehensive Plan Upcoming Review
 - b. Mill Creek Watershed Plan
6. Other Business (as needed)
7. Planning Division Monthly Report (attached)
8. Public Comment
9. Adjournment

**Minutes of the
Kane County Regional Planning Commission Meeting**

**Kane County Government Center
719 S. Batavia Avenue, Building A
Fourth Floor Conference Room, 7:00 p.m.
Geneva, Illinois 60134**

January 10, 2018

The Kane County Regional Planning Commission held a meeting on Wednesday, January 10, 2018, at 7:00 p.m., in the Kane County Government Center, Building A, Fourth Floor Conference Room.

Regional Planning Commissioners in attendance:

Chairman Glenn Morgenroth, Vice Chairman Sue Harney, Commissioners Tom Armstrong, Joe White, Steve Persinger, Esther Steel

Commissioners absent:

Commissioners Steve Arnold, Joseph Slawek, Ian Lamp

Development and Community Services staff attendees:

Director Mark VanKerkhoff; Planners Janice Hill, Matt Tansley, Chris Toth

Health Department staff attendees:

Stacy Zeng, Community Health Planner

Transportation Division staff attendees:

Jennifer Becker, Chief of Planning & Programming

Guest Attendees:

N/A

1. Call Meeting to Order

Chairman Morgenroth called the meeting to order at 7:01 p.m.

2. Roll Call

The roll was called and a quorum was established with five (5) voting members. Commissioner Harney later joined the meeting, bringing the number of attending commissioners to six (6).

3. Approval of Minutes: October 11, 2017

The October minutes were approved on motion by Steel, seconded by Armstrong. Motion carried unanimously by voice vote.

4. Regional Update – Fox Valley Sustainability Network

Director VanKerkhoff provided an overview of the origins of the Fox Valley Sustainability Network. The organization emerged from a Green Town meeting organized in Aurora a few years back and has since hosted several forums on a variety of topics. Kane County is a partner to the FVSN, providing financial support through the Riverboat Economic Development Fund and staff participation in organization meetings and on event panels. The next forum will be held on January 18th at Waubensee Community College in downtown Aurora focused on the theme of renewable energy. The State of Illinois' recently passed Future Energy Jobs Act will provide momentum for large, utility-scale solar and community solar projects. Companies that want to implement a community solar project could do so on sites of up to 15-20 acres based on the limitations for kilowatt-hours produced. Companies would first need to find land, have it entitled and then submit an application to the state prior to building a solar installation. In Kane County companies are looking at rural properties that are on three-phase power that isn't too far from the main power grid. If a company were to develop a site for solar in Kane County, this would occur in an F-District Farming zoning area and would require a special use authorized by the Zoning Board of Appeals and County Board. The next FVSN meeting will address these issues and opportunities for communities and local governments to subscribe to community solar as a means for reducing electric costs.

Vice Chair Harney asked why there are seemingly so few solar installations on rooftops and if cost was a barrier for commercial buildings with large amounts of roof space. VanKerkhoff suggested that the new state act might mitigate some of those barriers. He added that the PACE program will be a topic of discussion at the next County Development meeting. Other states have implemented similar versions of the program around the country which provide opportunities for companies to obtain financing for energy efficiency retrofitting improvements. Unlike a traditional mortgage or loan, the funds are repaid through the site's property tax assessment. Morgenroth inquired if the state program was currently in effect. VanKerkhoff replied that the legislation was just approved at the state level toward the end of 2017, which would enable counties and cities to create programs. Kane County is currently exploring the possibility of creating its own program.

5. Kane County Planning Cooperative Updates

a. Land Use Updates

i. Prescription Produce Pilot Program

Planner Tansley discussed updates for a grant application that was submitted to the Telligen Community Initiative which would support a prescription produce pilot program for a select group of patients from the Rush Copley Medical Center in Aurora. It was announced in October

that the proposal submitted by Rush Copley and Kane County would be among the applicants selected for funding within the 2018 grant period. The concept for the proposal originated as a strategy recommended by Kane County's Food Hub Feasibility Study. The strategy is intended to reach vulnerable populations, which will be achieved working with up to 50 Rush Copley patients. A Rush Copley dietician will also be providing nutrition instruction for the patients participating in the program. The cooking and nutrition instruction is tentatively planned to be delivered from a shared commercial kitchen space in Aurora, which would be accessible for the program participants. The project team is also working with the food hub operator who will be aggregating the locally grown farm product at their facility in Elgin before transporting it to Aurora. Additionally, the proposal also calls for requiring the participating farmers to attend a series of training workshops to prepare them for their role as produce suppliers. These training sessions will more than likely be led by FamilyFarmed, a well-recognized farmer education institution which leads farmer education and training seminars throughout the year. While the organization does have several pre-constructed curriculum modules, Kane County and the project team will be working with them to design a set of training workshops that meet the specific needs of the pilot program – particularly for activities carried out between farmers and the food hub team.

Tansley went on to describe the different areas of responsibility materializing for each group within the project team. Kane County staff is currently evaluating the preferred candidate to be the project's Program Coordinator. From the outset of the program, this individual will be responsible for coordinating the communications and activities of each group. The dietician is expected to have some interaction with the participating farmers as they will be using crop lists to generate the cooking and nutrition curriculum for the patients. The farmers will be working closely with the food hub operator as the hub facility will serve as the product collection and distribution point. Evaluation activities for the proposal will primarily focus on the knowledge and behavioral changes occurring among patients. A key role for Kane County will be to provide the Program Coordinator with a proper orientation of the range of policy and program activities that preceded the prescription pilot program, as well as introducing the Coordinator to each of the core project partners. Kane County staff has also been reaching out to farmers across the county with experience operating Community Supported Agriculture programs and assessing their interest for participating in the pilot. Lastly, county staff will provide oversight for program evaluation, ensuring that key questions are addressed and that there is alignment with the Health Department's health assessment surveys.

Chairman Morgenroth asked what the incentive for farmers would be to participate in the program. Tansley noted that farmers would be paid for the products they provide, which accounts for a significant portion of the grant's budget. Janice added that the customized trainings delivered at no cost to the farmers would be an incentive for them to participate. In addition to the training provided by FamilyFarmed, Janice was also exploring training resources offered by the University of Illinois Extension on the new produce act. Morgenroth inquired if untraditional crops would be included among the farm product offerings. Janice replied that one of our producers was a team of urban mushroom farmers out of Batavia. Janice noted that it will be important to verify which products can predictably be grown in our climate in order for them to be included in the nutrition curriculum.

Commissioner White asked how many CSA programs are currently active in Kane County. Tansley said that at one point there were close to a dozen in the County. Kane County staff has been in contact with at least five active CSA farms as part of the pilot and estimated that there were still close to a dozen active.

Hill noted that the produce box sizes will vary depending on the family size of the recipient. Beyond just reaching patients, the food hub operator views this as an opportunity to meet the food procurement needs of the larger Rush Copley food service operation.

Tansley continued, referencing a slide showing the breakdown of funding allocated for the project. The majority of funding was budgeted for the purchase of food product, with remaining dollars relatively evenly allocated between farmer training and the contract staff. Tansley also reviewed a timeline of anticipated project activities, commencing with a project team kickoff meeting set for next Friday. He went on to recap the main anticipated outcomes of the pilot program, emphasizing that it would be the first opportunity for many farmers to do business with an institutional / wholesale buyer. This will also be the food hub operator's first opportunity to work with farmers and aggregate their products.

Morgenroth asked for clarification on the location of the hub's aggregation facility and location of where patient services would be delivered. Tansley noted that the food hub operator manages a couple sites in Elgin. The aggregation site will be located within an expansion of their existing shared commercial kitchen space; an addition of 3,000 square feet.

ii. Food Hub Promotional Video

Tansley provided an introduction to the Food Hub promotional video, developed as one of the key deliverables for the Food to Market Catalyst grant proposal. In addition to being a general promotional tool, the video was developed with an array of different audiences in mind, including possible funding partners.

Morgenroth asked for clarification on the function of the commercial kitchen space that would be utilized for the pilot. Tansley said that the kitchen space that would be leased in support of the prescription box program would be used for demonstration and education purposes. The food hub operator, Kevin, also manages a shared commercial kitchen space in Elgin, but it would not be used for the purposes of the pilot program.

iii. Fox River Water Trail Initiative

VanKerkhoff summarized Planner Karen Miller's ongoing efforts to develop a corridor plan for the Fox River in coordination with regional partners. The National Park Service manages a program to designate National Water Trails across the country that meet certain criteria. VanKerkhoff noted that Karen has been able to utilize existing partner relationships established through the Fox River Ecosystem Partnership to build an effective working group for the project. Much of the project team's work through the fall has centered around surveying the river system's recreational amenities and conditions.

Commissioner White asked if the Fox River has yet received the Water Trail designation. VanKerkhoff responded that this has not yet occurred, but the project team has received technical assistance from the National Park Service to build the corridor plan.

iv. Transfer of Development Rights Project Preview

Planner Hill reminded the commissioners that the county's focus on local food production and farmland protection is driven by the long range land use goal of maintaining at least 50% of the county's land base as agriculture and open space. Farmland protection does have a cost and the county has benefited from the support of the Kane County Board for allocating local dollars from the Riverboat Fund. This makes Kane County the only entity throughout the country which uses gaming revenue as a funding source for farmland protection. But this funding source has been diminishing and requires the county to think creatively about new revenue streams. Transfer of Development Rights (TDR) is one potential tool that the county is exploring. Kane County is partnering with the Chicago Metropolitan Agency for Planning (CMAP) and Openlands, because this work would be implemented at a scale requiring regional partners. The county has already obtained approval to receive technical assistance from CMAP.

There are several farms permanently protected and there is a list with others waiting to be protected. The cost of protective easements has ranged from \$10,000 an acre to \$3,000 an acre. The county receives federal dollars, but must match those funds with a local commitment. The current total of protected land is around 5,400 acres. There is uncertainty about the availability of funds for farmland protection in the next Farm Bill.

Transfer of Development Rights is typically structured as an exchange between land owners in an urban area with landowners in a rural area. Developers in urban areas are seeking more intense development and are willing to pay for that in some way. Farms and open space require some level of protection, which carries an associated cost. These circumstances create the opportunity for a funding exchange. While Kane County does have urbanized areas such as Aurora and Elgin, other urban areas experiencing development pressure in the region need to be considered, including Chicago and neighboring suburbs.

TDR is not a new concept and programs have been developed on the east and west coasts. Staff is currently reviewing TDR programs around the country, including one of the more reputable programs implemented in King County, Washington with 35 sending sites and 37 receiving sites. The Urban Land Institute investigated some of the factors driving heightened levels of development in the Seattle region, which includes demand for local food and access to microbreweries. Hill referenced a slide illustrating farms around the Seattle region that supply farmers' markets. It distinguishes food producing farmland that also falls within that path of development. It also underscores the need for the protection of farmland to be a shared responsibility between urban and rural regions, and not solely the responsibility of farmers.

Morgenroth asked what the typical distance would be between sending and receiving properties in a TDR exchange. Hill noted that she was not aware of an exchange taking place across state lines and are typically confined to region; often one with a regional planning jurisdiction.

It will be important to learn from developers in the region which barriers limit their ability to build developments of a desired density and scale. The next question will be to explore whether communities in the region will be willing to modify their regulations to accommodate higher intensity development as part of a TDR program.

Armstrong asked if individual communities would need to adopt new regulations or make specific commitments in order to participate. VanKerkhoff noted that the success of the program would benefit from the buy-in of the development community, Metropolitan Mayor's Council, farm owners and other stakeholder groups. Communities would be more likely to consider a program that was thoroughly studied by CMAP, with a published report. After the first city buys into the program, it should become easier for other communities to take that step.

b. Health

i. Healthiest Cities & Counties Challenge Updates

Health Planner Zeng provided updates on the Health Department's Healthiest Cities & Counties Challenge initiative. The department just concluded the first year of the initiative which includes the organization of three community councils: Elgin, Carpentersville and Aurora. The Kane County program did not receive a mid-project award, but is still eligible to receive a \$500,000 prize as a Challenge participant. The premise of the initiative is to identify specific strategies for improving health within each of the communities participating.

Armstrong noted that there are several programs available to the community in Elgin for improving public health, but information and access to these programs is decentralized, which limits public awareness. The Elgin Community Council is focused on finding ways to better consolidate information about community health programs and services.

Zeng added that the Aurora council has identified healthy nutrition and food access among their priorities and are working on strategies to address current challenges. The Health Department is also looking to broaden its partner base in these cities, working with community organizations and businesses, like the food hub in Elgin, that are focused on addressing health equity needs. Developing leadership within these communities is also a priority.

ii. Community Health Improvement Plan Accomplishments

Zeng discussed the county's obligation to complete a community health assessment every five years. The Health Department has been able to partner with the hospitals, which are required to conduct their own health assessments every three years. The next assessment will be conducted in 2018, which will include a population survey via 1,400 phone surveys in Kane County. The assessment will also include an online key informant survey, which will be replacing the focus group assessments conducted previously. This survey is anticipated to reach up to 300 key informants. The data gathered through the phone and online surveys will be used to develop the next Community Health Improvement Plan. A summary report of the gathered data is expected to be finalized in June.

There were three priorities of focus in the prior Community Health Assessment: behavioral health, income and education, and chronic disease. Action teams have since been formed to address each priority area. Zeng summarized some of the efforts undertaken by the action teams including the formation of a database of health services and providers as well as a wellness initiative to incentivize increased physical activity called the Billion Steps Challenge.

Morgenroth asked for thoughts on the outlook for funding to continue providing community health services. Zeng noted that the issue of funding would be addressed through the Health Department's upcoming Forces of Change assessment, which should be available within the next few months. She added that the Kane Health Counts website is a useful resource for comparing the Kane County's health data with other counties.

6. Other Business (as needed)

Commissioner White asked how road improvements were progressing near Route 47 and 88 as well as at Route 47 and Main St. KDOT Chief of Planning and Programming, Jennifer Becker, has served as Kane County's representative on the project committee which includes the tollway authority, IDOT and Sugar Grove. She indicated that the project is progressing through phase I, which will establish the design alternatives for the ramps coming off of I-88. The ramps will likely be constructed in the short term, but additional planned improvements along Route 47 will be postponed until funding becomes available. The improvements planned for the intersection of Main and Rte. 47 are detailed within the state's 5-year plan, which includes bridge improvements further west. There are some grading issues with the area which are contributing to the delay of the project work.

Morgenroth asked about the overall status of the Longmeadow Parkway extension. Becker said that the project has been divided into 5 separate segments to maximize the availability of state and federal funding. One segment of work has been completed, with the second segment nearly completed.

Armstrong inquired about planned improvements to the ramp at Randall Rd. and Rte. 20. Becker noted that the project will utilize Congestion Mitigation Air Quality funds in the \$4-5 mil range. This would cover the addition of a slip ramp from northbound Randall to eastbound Rte. 20. Armstrong also asked about the state of improvements at Rte. 31 and Rte. 20. Becker clarified that the Rte. 31 bridge over Rte. 20 is within IDOT's 5-year improvement plan, which is believed to be in the engineering phase of work.

7. Planning Division Monthly Report

There were no commissioner questions on items listed in the monthly staff report.

8. Public Comment

There were no public comments.

9. Adjournment

Commissioner Persinger issued a motion to adjourn the meeting which was seconded by Commissioner Steel. The motion carried unanimously by a voice vote and the meeting was adjourned at 8:22 PM.

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – March 2018

In addition to regular on-going activities, the following are highlights of regional land, agriculture and other Planning Division activities of the past month.

The Startup Guide to Business in Kane County

In partnership with the College of DuPage Small Business Development Center, Chris Toth hosted a seminar on February 6th about what small businesses need to start a small business in Kane County. This free, public event gave potential entrepreneurs the information on the skillset and resources they would need to have the best chance to succeed in starting a business.

Chicago Wilderness Oak Ecosystem Recovery Working Group

Karen Miller attended the meeting on February 22nd to discuss the Oak Ecosystems Connectivity Mapping Model which is being used to identify at least one core/buffer/corridor complex in each county.

Food to Market Catalyst

On March 5th Janice Hill and Matt Tansley participated in a conference call discussion with the administrators of the Food to Market Catalyst grant. Kane County staff updated the administrators on the progress of grant funded activities, including the Fresh & Local Rx Program, and discussed future needs to fulfill Growing for Kane objectives.

Fox River Ecosystem Partnership (FREP)

Karen Miller represented FREP at the One Earth Film Festival's showing of Rancher, Farmer, Fisherman on March 5th, hosted by FREP.

Foreign Direct Investment 101

On February 21st, Chris Toth attended the Foreign Direct Investment 101 seminar hosted by Select Chicago. Speakers from different organizations representing local businesses and government, as well as other countries, spoke about how to attract and retain foreign businesses in the Chicago Region.

Fresh & Local Rx Team Meetings

- Janice Hill and Matt Tansley held discussions with current and new healthcare partners – including Rush-Copley Medical Center, VNA Health Care and the Community Health Partnership of Illinois – in preparing a grant application for the AstraZeneca HealthCare Foundation. The grant would fund expanded activities for the Fresh & Local Rx (prescription vegetables) project in 2019.

- Janice Hill and Matt Tansley participated in weekly conference call meetings with the Fresh & Local Rx Core Team. The team has recently been focused on preparing for and hosting two farmer training workshops for farmers participating in the Fresh & Local Rx Program and finalizing the list of farm products to be included in the bi-weekly pickups for Rush Copley Patients.

Fabulous Fox! Water Trail

During the monthly meeting, co-chaired by Karen Miller, the Core Development Team celebrated the Wis. Dept. of Natural Resources Grant awarded earlier this month to the Water Trail Initiative; reviewed the existing conditions data, budget and second draft of the Water Trail Map to be developed for the 6th Annual Fox River Summit on March 23rd in Burlington, Wis.

FamilyFarmed Training Workshop

On March 7th Matt Tansley and Janice Hill hosted a farmer training workshop for farmers participating in the Fresh & Local Rx program. The training session was led by FamilyFarmed's instructor, Pam Benike, and was focused on providing farmers with best practices for crop planning and wholesale production within the context of the Rx program.

Canoecopia

On March 10th Karen Miller and Angie Tornes from the National Park Service gave a presentation on the Fabulous Fox! Water Trail Initiative at the world's largest paddlesports expo.

Jelkes Creek –Fox River Consortium

Karen Miller attended the meeting to discuss implementation of the watershed plan.