



# KANE COUNTY

MARTIN, Wojnicki, Barreiro, Hanson, Lenert, Surges, Weber & ex-officio  
Frasz (Transportation Chair) and Kenyon (Forest Preserve President)

## COUNTY DEVELOPMENT COMMITTEE

TUESDAY, MARCH 19, 2019

County Board Room

Agenda

10:00 AM

Kane County Government Center, 719 S. Batavia Ave., Bldg. A, Geneva, IL 60134

1. **Call to Order**

2. **Approval of Minutes:** February 19, 2019

3. **Monthly Financials**

A. February Development Committee Financial Reports (attached)

4. **Public Comment**

5. **Building & Zoning Division**

A. Building & Zoning Report

B. Zoning Petitions

**Petition #4450**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**KANEVILLE TOWNSHIP**

East Watson, LLC/Wade Kuiper, et ux

On the northern portion of property at 0N145 Watson Road,  
Section 4, Kaneville Township (10-04-300-004)

Rezoning from F-District Farming to F-2 District –  
Agricultural related sales, service, processing, research,  
warehouse and marketing; with a Special Use for a cidery,  
bakery and venue for social events

Agricultural

**AREA PROPERTY OWNERS**

Regional Planning Comm.: N/A

Zoning Board: No Recommendation (Vote was 4 Aye, 2  
Nay)

Development Committee: To be determined

**Petition #4451**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**KANEVILLE TOWNSHIP**

East 80, LLC (Wade Kuipers, et ux)

Located at 1N318 Watson Road (10-04-300-006) and at the  
northwest end of Shadetree Lane (10-04-400-012), Section  
4, Kaneville Township

Rezoning from F-District Farming to F-1 District Rural  
Residential

Agricultural

None

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined

**Petition #4471**

**ST. CHARLES TOWNSHIP**  
 Petitioner: Miguel Bautista  
 Location: 7N416 Route 31, Section 2, St. Charles Township (09-02-301-002)  
 Proposed: Requesting a Five-Year Interim Special Use in the F-Farming District to allow for the storage of landscaping vehicles and equipment  
 2040 Plan: Rural Residential  
 Objectors: None  
 Recommendations: Regional Planning Comm.: N/A  
Zoning Board: Approval  
Development Committee: To be determined

**Petition #4472**

**ST. CHARLES TOWNSHIP**  
 Petitioner: Mary Ann Krempel  
 Location: 3N952 Bittersweet Road, Section 29, St. Charles Township (09-29-226-002)  
 Proposed: Rezoning from F-District Farming to R-1 District Rural Residential  
 2040 Plan: Rural Residential  
 Objectors: **Neighboring property owners**  
 Recommendations: Regional Planning Comm.: N/A  
Zoning Board: Approval  
Development Committee: To be determined

**Petition #4491**

**AURORA TOWNSHIP**  
 Petitioner: Carlos Esparza  
 Location: Located just north of the property at 52 Baseline Road, Section 31, Aurora Township (15-31-451-015 & 15-31-451-011)  
 Proposed: Special Use request in B3-Business District for outdoor storage of vehicles/equipment for a trucking business  
 2040 Plan: Commerce/Employment  
 Objectors: **NEIGHBORING PROPERTY OWNERS**  
 Recommendations: Regional Planning Comm.: N/A  
Zoning Board: Approval with the following stipulations:  
 1. That the easement recommended by the Village of Montgomery be recorded prior to the April 2019 Kane County Board meeting.  
 2. That the petitioners apply for all required building permits within 60 days of the Kane County Board vote.  
Development Committee: To be determined

**Petition #4492**                      **HAMPSHIRE TOWNSHIP**  
 Petitioner:                      Alfonso Ponce Fregoso/Ponce Lawn Service  
 Location:                         49W720 Lenschow Road, Section 31, Hampshire Township (01-31-300-039)  
 Proposed:                         Requesting a rezoning on a portion of property from E-1 District Estate Residential to F-District Farming with a five year Interim Special Use to bring an existing landscaping business into conformance with the Zoning Ordinance  
 2040 Plan:                         Countryside Estate Residential  
 Objectors:                         None  
 Recommendations:                Regional Planning Comm.: N/A  
    Zoning Board: Approval  
    Development Committee: To be determined

**Petition #4494**                      **CAMPTON TOWNSHIP**  
 Petitioner:                         Biddle Trust #149  
 Location:                         43W722 Beith Road, Section 29, Campton Township (08-29-100-030 & 08-29-010-026)  
 Proposed:                         Rezoning from F-District Farming to F-1 District Rural Residential  
 2040 Plan:                         Agricultural  
 Objectors:                         None  
 Recommendations:                Regional Planning Comm.: N/A  
    Zoning Board: Approval  
    Development Committee: To be determined

**Petition #4496**                      **KANEVILLE TOWNSHIP**  
 Petitioner:                         West Watson, LLC (Wade Kuipers, et ux)  
 Location:                         Located west and north of 1N318 Watson Road, Section 4, Kaneville Township (10-04-300-005 & 006)  
 Proposed:                         Rezoning from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for an “Agri-Environmental Education Village”  
 2040 Plan:                         Agricultural  
 Objectors:                         None  
 Recommendations:                Regional Planning Comm.: N/A  
    Zoning Board: Approval  
    Development Committee: To be determined

- C. Approval: Minor Adjustment to PUD Zoning: IntraSoccer, LLC, located at 37W950 Mason Road
- D. **Ordinance:** Authorizing the Amendment to the Kane County Code, Chapter 10: Fireworks
- E. Presentation: Blighted Structure- 1205 S. State St., Aurora Township (attached)
- F. **Resolution:** Authorizing Petition to Circuit Court for Demolition of Dangerous and/or Unsafe Building Property located at 1205 S. State St, Aurora Township, Parcel ID #15-35-153-012

**6. Planning & Special Projects**

A. Staff Report (attached)

**7. Subdivision**

A. Approval: Creekside Time Extension (attached)

**8. Environmental Resources****9. Water Resources****10. Office of Community Reinvestment****11. Settler's Hill End Use Update**

A. **Resolution:** Approving a Contract with Weaver Consultant Group (not attached)

**12. New Business**

A. **Resolution:** Ratifying Wage Increases

**13. Reports Placed On File****14. Executive Session (If Needed)****15. Adjournment**

**Development Committee Revenue Report - Summary  
Through February 28, 2019 (25.0% YTD)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	Total % Received
<b>670 Environmental Management</b>	<b>\$ 26,900</b>	<b>\$ 9,236,500</b>	<b>\$ 287,270</b>	<b>3.11%</b>
420 Stormwater Management	\$ -	\$ 231,921	\$ 79,104	34.11%
650 Enterprise Surcharge	\$ 26,800	\$ 2,809,380	\$ 207,866	7.40%
651 Enterprise General	\$ 100	\$ 6,195,199	\$ 300	0.00%
<b>690 Development</b>	<b>\$ 285,204</b>	<b>\$ 6,749,604</b>	<b>\$ 1,218,760</b>	<b>18.06%</b>
001 General Fund	\$ 85,443	\$ 1,882,200	\$ 311,794	16.57%
400 Economic Development	\$ -	\$ 141,480	\$ 91,173	64.44%
401 Community Dev Block Program	\$ 99,436	\$ 1,972,391	\$ 444,590	22.54%
402 HOME Program	\$ 4,812	\$ 1,307,369	\$ 30,397	2.33%
403 Unincorporated Stormwater Mgmt	\$ -	\$ 1,206	\$ 91	7.53%
404 Homeless Management Info Systems	\$ 30,763	\$ 161,358	\$ 44,984	27.88%
405 Cost Share Drainage	\$ -	\$ 224,000	\$ 172,885	77.18%
406 OCR & Recovery Act Programs	\$ -	\$ 256,214	\$ -	0.00%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ 64	0.21%
408 Neighborhood Stabilization Progr	\$ -	\$ 20,000	\$ -	0.00%
409 Continuum of Care Planning Grant	\$ 2,658	\$ 71,567	\$ 4,243	5.93%
410 Elgin CDBG	\$ 38,346	\$ 474,605	\$ 94,278	19.86%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 258	0.22%
435 Growing for Kane	\$ 23,746	\$ 53,388	\$ 23,951	44.86%
521 Bowes Creek Special Service Area	\$ -	\$ 22	\$ 2	7.41%
5300 Sunvale SBA SW 37	\$ -	\$ 488	\$ 3	0.71%
5301 Middle Creek SBA SW38	\$ -	\$ 1,950	\$ 2	0.11%
5302 Shirewood Farm SSA SW39	\$ -	\$ 2,349	\$ 0	0.00%
5303 Ogden Gardens SBA SW40	\$ -	\$ 2,540	\$ 8	0.33%
5304 Wildwood West SBA SW41	\$ -	\$ 9,752	\$ 18	0.18%
5306 Cheval DeSelle Venetian SBA SW43	\$ -	\$ 5,064	\$ 7	0.15%
5308 Plank Road Estates SBA SW45	\$ -	\$ 3,350	\$ 4	0.12%
5310 Exposition View SBA SW47	\$ -	\$ 4,105	\$ 5	0.12%
5311 Pasadena Drive SBA SW48	\$ -	\$ 2,881	\$ 2	0.08%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	0.00%
<b>Grand Total</b>	<b>\$ 312,104</b>	<b>\$ 15,986,104</b>	<b>\$ 1,506,031</b>	<b>9.42%</b>

**Development Committee Expenditure Report - Summary  
Through February 28, 2019 (25.0% YTD, 26.92% Payroll)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>670 Environmental Management</b>	<b>\$ 32,368</b>	<b>\$ 9,236,500</b>	<b>\$ 123,223</b>	<b>\$ 2,532,327</b>	<b>28.75%</b>
420 Stormwater Management	\$ 1,192	\$ 231,921	\$ 7,419	\$ -	3.20%
650 Enterprise Surcharge	\$ 25,066	\$ 2,809,380	\$ 97,976	\$ 97,936	6.97%
651 Enterprise General	\$ 6,110	\$ 6,195,199	\$ 17,828	\$ 2,434,391	39.58%
<b>690 Development</b>	<b>\$ 340,042</b>	<b>\$ 6,375,987</b>	<b>\$ 1,058,015</b>	<b>\$ 140,558</b>	<b>18.80%</b>
001 General Fund	\$ 116,292	\$ 1,508,583	\$ 388,344	\$ 279	25.76%
400 Economic Development	\$ 693	\$ 141,480	\$ 17,337	\$ -	12.25%
401 Community Dev Block Program	\$ 121,373	\$ 1,972,391	\$ 399,638	\$ -	20.26%
402 HOME Program	\$ 47,344	\$ 1,307,369	\$ 69,220	\$ -	5.29%
403 Unincorporated Stormwater Mgmt	\$ -	\$ 1,206	\$ -	\$ -	0.00%
404 Homeless Management Info Systems	\$ 8,076	\$ 161,358	\$ 24,989	\$ -	15.49%
405 Cost Share Drainage	\$ 2,756	\$ 224,000	\$ 29,540	\$ 140,279	75.81%
406 OCR & Recovery Act Programs	\$ 1,719	\$ 256,214	\$ 7,766	\$ -	3.03%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ -	\$ -	0.00%
408 Neighborhood Stabilization Progr	\$ -	\$ 20,000	\$ -	\$ -	0.00%
409 Continuum of Care Planning Grant	\$ 2,658	\$ 71,567	\$ 14,391	\$ -	20.11%
410 Elgin CDBG	\$ 37,934	\$ 474,605	\$ 104,868	\$ -	22.10%
425 Blighted Structure Demolition	\$ 302	\$ 120,000	\$ 1,026	\$ -	0.86%
435 Growing for Kane	\$ 156	\$ 53,388	\$ 156	\$ -	0.29%
521 Bowes Creek Special Service Area	\$ -	\$ 22	\$ -	\$ -	0.00%
5300 Sunvale SBA SW 37	\$ -	\$ 488	\$ -	\$ -	0.00%
5301 Middle Creek SBA SW38	\$ -	\$ 1,950	\$ -	\$ -	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 2,349	\$ -	\$ -	0.00%
5303 Ogden Gardens SBA SW40	\$ -	\$ 2,540	\$ -	\$ -	0.00%
5304 Wildwood West SBA SW41	\$ -	\$ 9,752	\$ -	\$ -	0.00%
5306 Cheval DeSelle Venetian SBA SW43	\$ -	\$ 5,064	\$ -	\$ -	0.00%
5308 Plank Road Estates SBA SW45	\$ -	\$ 3,350	\$ -	\$ -	0.00%
5310 Exposition View SBA SW47	\$ 741	\$ 4,105	\$ 741	\$ -	18.05%
5311 Pasadena Drive SBA SW48	\$ -	\$ 2,881	\$ -	\$ -	0.00%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	\$ -	0.00%
<b>Grand Total</b>	<b>\$ 372,410</b>	<b>\$ 15,612,487</b>	<b>\$ 1,181,238</b>	<b>\$ 2,672,885</b>	<b>24.69%</b>

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	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>670 Environmental Management</b>	<b>\$ 32,368</b>	<b>\$ 9,236,500</b>	<b>\$ 123,223</b>	<b>\$ 2,532,327</b>	<b>28.75%</b>
<b>420 Stormwater Management</b>	<b>\$ 1,192</b>	<b>\$ 231,921</b>	<b>\$ 7,419</b>	<b>\$ -</b>	<b>3.20%</b>
Personnel Services- Salaries & Wages	\$ 656	\$ 25,959	\$ 2,364	\$ -	9.11%
Personnel Services- Employee Benefits	\$ 139	\$ 5,738	\$ 482	\$ -	8.40%
Contractual Services	\$ 297	\$ 199,024	\$ 4,473	\$ -	2.25%
Commodities	\$ 100	\$ 1,200	\$ 100	\$ -	8.33%
<b>650 Enterprise Surcharge</b>	<b>\$ 25,066</b>	<b>\$ 2,809,380</b>	<b>\$ 97,976</b>	<b>\$ 97,936</b>	<b>6.97%</b>
Personnel Services- Salaries & Wages	\$ 11,517	\$ 165,996	\$ 40,536	\$ -	24.42%
Personnel Services- Employee Benefits	\$ 3,576	\$ 47,924	\$ 11,846	\$ -	24.72%
Contractual Services	\$ 9,926	\$ 2,549,014	\$ 34,410	\$ 96,561	5.14%
Commodities	\$ 46	\$ 36,475	\$ 1,213	\$ 1,375	7.10%
Transfers Out	\$ -	\$ 9,971	\$ 9,971	\$ -	100.00%
<b>651 Enterprise General</b>	<b>\$ 6,110</b>	<b>\$ 6,195,199</b>	<b>\$ 17,828</b>	<b>\$ 2,434,391</b>	<b>39.58%</b>
Contractual Services	\$ 6,110	\$ 6,195,199	\$ 17,828	\$ 2,434,391	39.58%
<b>690 Development</b>	<b>\$ 340,042</b>	<b>\$ 6,375,987</b>	<b>\$ 1,058,015</b>	<b>\$ 140,558</b>	<b>18.80%</b>
<b>001 General Fund</b>	<b>\$ 116,292</b>	<b>\$ 1,508,583</b>	<b>\$ 388,344</b>	<b>\$ 279</b>	<b>25.76%</b>
Personnel Services- Salaries & Wages	\$ 90,059	\$ 1,151,463	\$ 313,370	\$ -	27.21%
Personnel Services- Employee Benefits	\$ 20,485	\$ 243,074	\$ 59,500	\$ -	24.48%
Contractual Services	\$ 5,570	\$ 61,497	\$ 13,704	\$ -	22.28%
Commodities	\$ 178	\$ 52,549	\$ 1,770	\$ 279	3.90%
<b>400 Economic Development</b>	<b>\$ 693</b>	<b>\$ 141,480</b>	<b>\$ 17,337</b>	<b>\$ -</b>	<b>12.25%</b>
Personnel Services- Salaries & Wages	\$ 434	\$ 5,396	\$ 1,519	\$ -	28.14%
Personnel Services- Employee Benefits	\$ 259	\$ 1,629	\$ 819	\$ -	50.26%
Contractual Services	\$ -	\$ 134,055	\$ 15,000	\$ -	11.19%
Commodities	\$ -	\$ 400	\$ -	\$ -	0.00%
<b>401 Community Dev Block Program</b>	<b>\$ 121,373</b>	<b>\$ 1,972,391</b>	<b>\$ 399,638</b>	<b>\$ -</b>	<b>20.26%</b>
Personnel Services- Salaries & Wages	\$ 9,483	\$ 149,876	\$ 30,957	\$ -	20.65%
Personnel Services- Employee Benefits	\$ 2,695	\$ 47,359	\$ 8,645	\$ -	18.25%
Contractual Services	\$ 87,352	\$ 1,736,035	\$ 338,194	\$ -	19.48%
Commodities	\$ 43	\$ 17,321	\$ 43	\$ -	0.25%
Transfers Out	\$ 21,800	\$ 21,800	\$ 21,800	\$ -	100.00%
<b>402 HOME Program</b>	<b>\$ 47,344</b>	<b>\$ 1,307,369</b>	<b>\$ 69,220</b>	<b>\$ -</b>	<b>5.29%</b>
Personnel Services- Salaries & Wages	\$ 4,172	\$ 62,416	\$ 12,246	\$ -	19.62%
Personnel Services- Employee Benefits	\$ 904	\$ 14,199	\$ 2,672	\$ -	18.82%
Contractual Services	\$ 42,256	\$ 1,225,549	\$ 54,290	\$ -	4.43%
Commodities	\$ 12	\$ 5,205	\$ 12	\$ -	0.22%
<b>403 Unincorporated Stormwater Mgmt</b>	<b>\$ -</b>	<b>\$ 1,206</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contingency and Other	\$ -	\$ 1,206	\$ -	\$ -	0.00%

**Development Committee Expenditure Report - Detail  
Through February 28, 2019 (25.0% YTD, 26.92% Payroll)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>404 Homeless Management Info Systems</b>	<b>\$ 8,076</b>	<b>\$ 161,358</b>	<b>\$ 24,989</b>	<b>\$ -</b>	<b>15.49%</b>
Personnel Services- Salaries & Wages	\$ 3,796	\$ 37,941	\$ 13,471	\$ -	35.51%
Personnel Services- Employee Benefits	\$ 1,281	\$ 17,875	\$ 3,774	\$ -	21.11%
Contractual Services	\$ 2,998	\$ 88,648	\$ 7,744	\$ -	8.74%
Commodities	\$ -	\$ 16,894	\$ -	\$ -	0.00%
<b>405 Cost Share Drainage</b>	<b>\$ 2,756</b>	<b>\$ 224,000</b>	<b>\$ 29,540</b>	<b>\$ 140,279</b>	<b>75.81%</b>
Contractual Services	\$ 2,756	\$ 125,000	\$ 5,781	\$ 120,863	101.32%
Capital	\$ -	\$ 99,000	\$ 23,759	\$ 19,416	43.61%
<b>406 OCR &amp; Recovery Act Programs</b>	<b>\$ 1,719</b>	<b>\$ 256,214</b>	<b>\$ 7,766</b>	<b>\$ -</b>	<b>3.03%</b>
Personnel Services- Salaries & Wages	\$ 1,442	\$ 10,657	\$ 6,439	\$ -	60.42%
Personnel Services- Employee Benefits	\$ 276	\$ 3,287	\$ 1,327	\$ -	40.36%
Contractual Services	\$ -	\$ 241,503	\$ -	\$ -	0.00%
Commodities	\$ -	\$ 767	\$ -	\$ -	0.00%
<b>407 Quality of Kane Grants</b>	<b>\$ -</b>	<b>\$ 30,110</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contractual Services	\$ -	\$ 30,110	\$ -	\$ -	0.00%
<b>408 Neighborhood Stabilization Progr</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contingency and Other	\$ -	\$ 20,000	\$ -	\$ -	0.00%
<b>409 Continuum of Care Planning Grant</b>	<b>\$ 2,658</b>	<b>\$ 71,567</b>	<b>\$ 14,391</b>	<b>\$ -</b>	<b>20.11%</b>
Personnel Services- Salaries & Wages	\$ 2,017	\$ 27,878	\$ 11,425	\$ -	40.98%
Personnel Services- Employee Benefits	\$ 641	\$ 10,561	\$ 2,967	\$ -	28.09%
Contractual Services	\$ -	\$ 30,900	\$ -	\$ -	0.00%
Commodities	\$ -	\$ 2,228	\$ -	\$ -	0.00%
<b>410 Elgin CDBG</b>	<b>\$ 37,934</b>	<b>\$ 474,605</b>	<b>\$ 104,868</b>	<b>\$ -</b>	<b>22.10%</b>
Personnel Services- Salaries & Wages	\$ 5,872	\$ 80,728	\$ 20,403	\$ -	25.27%
Personnel Services- Employee Benefits	\$ 1,695	\$ 25,124	\$ 5,593	\$ -	22.26%
Contractual Services	\$ 30,348	\$ 362,314	\$ 78,854	\$ -	21.76%
Commodities	\$ 18	\$ 6,439	\$ 18	\$ -	0.28%
<b>425 Blighted Structure Demolition</b>	<b>\$ 302</b>	<b>\$ 120,000</b>	<b>\$ 1,026</b>	<b>\$ -</b>	<b>0.86%</b>
Contractual Services	\$ 302	\$ 120,000	\$ 1,026	\$ -	0.86%
<b>435 Growing for Kane</b>	<b>\$ 156</b>	<b>\$ 53,388</b>	<b>\$ 156</b>	<b>\$ -</b>	<b>0.29%</b>
Contractual Services	\$ 96	\$ 50,413	\$ 96	\$ -	0.19%
Commodities	\$ 60	\$ 2,975	\$ 60	\$ -	2.02%
<b>521 Bowes Creek Special Service Area</b>	<b>\$ -</b>	<b>\$ 22</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contingency and Other	\$ -	\$ 22	\$ -	\$ -	0.00%
<b>5300 Sunvale SBA SW 37</b>	<b>\$ -</b>	<b>\$ 488</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Transfers Out	\$ -	\$ 488	\$ -	\$ -	0.00%
<b>5301 Middle Creek SBA SW38</b>	<b>\$ -</b>	<b>\$ 1,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contractual Services	\$ -	\$ 200	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 1,750	\$ -	\$ -	0.00%
<b>5302 Shirewood Farm SSA SW39</b>	<b>\$ -</b>	<b>\$ 2,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Transfers Out	\$ -	\$ 2,349	\$ -	\$ -	0.00%
<b>5303 Ogden Gardens SBA SW40</b>	<b>\$ -</b>	<b>\$ 2,540</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Transfers Out	\$ -	\$ 2,540	\$ -	\$ -	0.00%
<b>5304 Wildwood West SBA SW41</b>	<b>\$ -</b>	<b>\$ 9,752</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contractual Services	\$ -	\$ 1,000	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 8,752	\$ -	\$ -	0.00%
<b>5306 Cheval DeSelle Venetian SBA SW43</b>	<b>\$ -</b>	<b>\$ 5,064</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Transfers Out	\$ -	\$ 5,064	\$ -	\$ -	0.00%



**Development Committee Expenditure Report - Detail  
Through February 28, 2019 (25.0% YTD, 26.92% Payroll)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>5308 Plank Road Estates SBA SW45</b>	\$ -	\$ 3,350	\$ -	\$ -	<b>0.00%</b>
Contingency and Other	\$ -	\$ 4	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 3,346	\$ -	\$ -	0.00%
<b>5310 Exposition View SBA SW47</b>	\$ 741	\$ 4,105	\$ 741	\$ -	<b>18.05%</b>
Contractual Services	\$ 741	\$ 426	\$ 741	\$ -	173.94%
Transfers Out	\$ -	\$ 3,679	\$ -	\$ -	0.00%
<b>5311 Pasadena Drive SBA SW48</b>	\$ -	\$ 2,881	\$ -	\$ -	<b>0.00%</b>
Contractual Services	\$ -	\$ 450	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 2,431	\$ -	\$ -	0.00%
<b>5312 Tamara Dittman SBA SW 50</b>	\$ -	\$ 1,215	\$ -	\$ -	<b>0.00%</b>
Transfers Out	\$ -	\$ 1,215	\$ -	\$ -	0.00%
<b>Grand Total</b>	<b>\$ 372,410</b>	<b>\$ 15,612,487</b>	<b>\$ 1,181,238</b>	<b>\$ 2,672,885</b>	<b>24.69%</b>



# Development Accounts Payable by GL Distribution

Payment Date Range 02/01/19 - 02/28/19

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 001 - General Fund</b>										
Department <b>690 - Development</b>										
Sub-Department <b>000 - Revenues</b>										
Account <b>31300 - Building and Inspection Permits</b>										
Go Permits LLC	GPO020719	Permit Fee Refund PR2018-01667- #10845387	Paid by Check # 365634		02/07/2019	02/07/2019	02/07/2019		02/19/2019	75.00
							Account <b>31300 - Building and Inspection Permits</b> Totals		Invoice Transactions 1	<u>75.00</u>
							Sub-Department <b>000 - Revenues</b> Totals		Invoice Transactions 1	<u>75.00</u>
Sub-Department <b>690 - County Development</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
10045 - Planet Depos, LLC	256282	TRANSCRIPTIONS ZONING PETS - 4486, 4487, 4488,4489	Paid by EFT # 51193		01/16/2019	01/24/2019	01/24/2019		02/04/2019	583.00
10045 - Planet Depos, LLC	255441	TRANSCRIPTIONS - ZONING PETS #4482	Paid by EFT # 51193		01/16/2019	01/24/2019	01/24/2019		02/04/2019	1,676.50
							Account <b>50150 - Contractual/Consulting Services</b> Totals		Invoice Transactions 2	<u>\$2,259.50</u>
Account <b>52230 - Repairs and Maint- Vehicles</b>										
4526 - Fifth Third Bank	1399-MV-12/18	VANKERKHOFF P-CARD DEC 2018	Paid by EFT # 51125		01/24/2019	01/24/2019	01/24/2019		02/04/2019	73.95
							Account <b>52230 - Repairs and Maint- Vehicles</b> Totals		Invoice Transactions 1	<u>73.95</u>
Account <b>53060 - General Printing</b>										
12032 - Fagens Inc	T509510	BUILDING PERMIT FOLDERS & PRINTING	Paid by EFT # 51313		08/20/2018	02/06/2019	02/06/2019		02/19/2019	348.25
12032 - Fagens Inc	T566567	BUILDING PERMIT FOLDERS & PRINTING	Paid by EFT # 51313		11/12/2018	02/06/2019	02/06/2019		02/19/2019	511.19
							Account <b>53060 - General Printing</b> Totals		Invoice Transactions 2	<u>\$859.44</u>
Account <b>55000 - Miscellaneous Contractual Exp</b>										
2517 - Village of Big Rock	1262018BPFEE S	VILLAGE PERMIT FEES 12/7/2018-12/6/2018	Paid by EFT # 51443		12/06/2018	02/07/2019	02/07/2019		02/19/2019	600.60
3426 - Village of Kaneville	1262018BPFEE S	BUILDING PERMIT FEES 12/7/2017- 12/6/2018	Paid by EFT # 51444		12/06/2018	02/07/2019	02/07/2019		02/19/2019	807.20
3426 - Village of Kaneville	1262018BPF	BUILDING PERMIT FEES 12/7/2017- 12/6/2018	Paid by EFT # 51444		12/06/2018	02/07/2019	02/07/2019		02/19/2019	80.00
							Account <b>55000 - Miscellaneous Contractual Exp</b> Totals		Invoice Transactions 3	<u>\$1,487.80</u>
Account <b>60000 - Office Supplies</b>										
1890 - Clifford-Wald, A KIP Company	IN00112544	PAPER - PLOTTER	Paid by EFT # 51105		01/11/2019	01/24/2019	01/24/2019		02/04/2019	299.94
3578 - Warehouse Direct Office Products	4172913-0	OFFICE SUPPLIES	Paid by EFT # 51238		01/24/2019	01/24/2019	01/24/2019		02/04/2019	215.86
3578 - Warehouse Direct Office Products	4187178-0	OFFICE SUPPLIES	Paid by EFT # 51447		02/07/2019	02/06/2019	02/06/2019		02/19/2019	104.95
							Account <b>60000 - Office Supplies</b> Totals		Invoice Transactions 3	<u>\$620.75</u>



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 001 - General Fund</b>										
Department <b>690 - Development</b>										
Sub-Department <b>690 - County Development</b>										
Account <b>60010 - Operating Supplies</b>										
4526 - Fifth Third Bank	1399-MV-12/18	VANKERKHOFF P-CARD DEC 2018	Paid by EFT # 51125		01/24/2019	01/24/2019	01/24/2019		02/04/2019	65.00
								Account <b>60010 - Operating Supplies</b> Totals	Invoice Transactions 1	65.00
Account <b>60050 - Books and Subscriptions</b>										
4526 - Fifth Third Bank	1399-MV-12/18	VANKERKHOFF P-CARD DEC 2018	Paid by EFT # 51125		01/24/2019	01/24/2019	01/24/2019		02/04/2019	79.99
								Account <b>60050 - Books and Subscriptions</b> Totals	Invoice Transactions 1	79.99
								Sub-Department <b>690 - County Development</b> Totals	Invoice Transactions 13	\$5,446.43
Sub-Department <b>691 - Administrative Adjudication Prog</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
2477 - Camic, Johnson, Ltd	115	ADMIN ADJUD 12/13/2018	Paid by Check # 365362		12/13/2018	01/24/2019	01/24/2019		02/04/2019	400.00
2477 - Camic, Johnson, Ltd	116	ADMIN ADJUD 1/10/19	Paid by Check # 365362		01/10/2019	01/24/2019	01/24/2019		02/04/2019	400.00
								Account <b>50150 - Contractual/Consulting Services</b> Totals	Invoice Transactions 2	\$800.00
								Sub-Department <b>691 - Administrative Adjudication Prog</b> Totals	Invoice Transactions 2	\$800.00
Sub-Department <b>692 - Water Resources &amp; Subdivisions</b>										
Account <b>63040 - Fuel- Vehicles</b>										
4526 - Fifth Third Bank	1283-EMA-12/18	ORLIK-FUEL GENEVA CITGO	Paid by EFT # 51125		01/04/2019	01/11/2019	01/11/2019		02/04/2019	21.07
								Account <b>63040 - Fuel- Vehicles</b> Totals	Invoice Transactions 1	\$21.07
								Sub-Department <b>692 - Water Resources &amp; Subdivisions</b> Totals	Invoice Transactions 1	\$21.07
								Department <b>690 - Development</b> Totals	Invoice Transactions 17	\$6,342.50
								Fund <b>001 - General Fund</b> Totals	Invoice Transactions 17	\$6,342.50
<b>Fund 400 - Economic Development</b>										
Department <b>690 - Development</b>										
Sub-Department <b>710 - Economic Development</b>										
Account <b>53130 - General Association Dues</b>										
11830 - Chicago Regional Growth Corporation	1030	SPONSORSHIP - MEMBERSHIP APPROVED BY MDV	Paid by EFT # 51092		01/16/2019	01/24/2019	01/24/2019		02/04/2019	15,000.00
								Account <b>53130 - General Association Dues</b> Totals	Invoice Transactions 1	\$15,000.00
								Sub-Department <b>710 - Economic Development</b> Totals	Invoice Transactions 1	\$15,000.00
								Department <b>690 - Development</b> Totals	Invoice Transactions 1	\$15,000.00
								Fund <b>400 - Economic Development</b> Totals	Invoice Transactions 1	\$15,000.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 401 - Community Dev Block Program</b>										
Department <b>690 - Development</b>										
Sub-Department <b>711 - Community Developmt Block Grant</b>										
Account <b>52140 - Repairs and Maint- Copiers</b>										
8930 - Impact Networking, LLC	1318196	Konica Minolta Quarterly Charge	Paid by EFT # 51149		01/10/2019	02/10/2019	01/25/2019		02/04/2019	83.82
							Account <b>52140 - Repairs and Maint- Copiers</b> Totals		Invoice Transactions 1	\$83.82
Account <b>52230 - Repairs and Maint- Vehicles</b>										
4526 - Fifth Third Bank	1589-SB-12/18	OCR PCard	Paid by EFT # 51125		01/04/2019	01/24/2019	01/25/2019		02/04/2019	17.82
							Account <b>52230 - Repairs and Maint- Vehicles</b> Totals		Invoice Transactions 1	\$17.82
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	T4515367	Legal Notice 2019 Annual Action Plan	Paid by Check # 365444		12/22/2018	01/24/2019	01/25/2019		02/04/2019	26.45
							Account <b>53070 - Legal Printing</b> Totals		Invoice Transactions 1	\$26.45
Account <b>53110 - Employee Training</b>										
4526 - Fifth Third Bank	1589-SB-12/18	OCR PCard	Paid by EFT # 51125		01/04/2019	01/24/2019	01/25/2019		02/04/2019	1,859.70
3434 - Illinois Department of Public Health	165473-2019	2020 Lead Abatement Supervisor Renewal	Paid by Check # 365561		02/04/2019	02/06/2019	02/07/2019		02/19/2019	100.00
							Account <b>53110 - Employee Training</b> Totals		Invoice Transactions 2	\$1,959.70
Account <b>55000 - Miscellaneous Contractual Exp</b>										
8545 - Spillane and Sons Ltd.	2017-01-A-25	Spillane & Sons Homeownership Project	Paid by EFT # 51216		01/23/2019	01/24/2019	01/25/2019		02/04/2019	9,146.20
8545 - Spillane and Sons Ltd.	2017-01-A-26	Spillane & Sons Homeownership Project	Paid by EFT # 51216		01/24/2019	01/24/2019	01/25/2019		02/04/2019	10,800.00
8545 - Spillane and Sons Ltd.	2018-01-A-10	Spillane & Sons Homeownership Project	Paid by EFT # 51425		02/01/2019	02/06/2019	02/07/2019		02/19/2019	9,000.00
							Account <b>55000 - Miscellaneous Contractual Exp</b> Totals		Invoice Transactions 3	\$28,946.20
									Sub-Department <b>711 - Community Developmt Block Grant</b> Totals	Invoice Transactions 8 \$31,033.99
									Department <b>690 - Development</b> Totals	Invoice Transactions 8 \$31,033.99
									Fund <b>401 - Community Dev Block Program</b> Totals	Invoice Transactions 8 \$31,033.99
<b>Fund 402 - HOME Program</b>										
Department <b>690 - Development</b>										
Sub-Department <b>712 - HOME Program</b>										
Account <b>53110 - Employee Training</b>										
4526 - Fifth Third Bank	1589-SB-12/18	OCR PCard	Paid by EFT # 51125		01/04/2019	01/24/2019	01/25/2019		02/04/2019	745.08
							Account <b>53110 - Employee Training</b> Totals		Invoice Transactions 1	\$745.08
Account <b>55000 - Miscellaneous Contractual Exp</b>										
3476 - Community Contacts, Inc.	2016-01-C-03	Owner Occupied Rehab Loan Program	Paid by Check # 365521		01/23/2019	02/06/2019	02/07/2019		02/19/2019	24,202.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 402 - HOME Program</b>										
Department <b>690 - Development</b>										
Sub-Department <b>712 - HOME Program</b>										
Account <b>55000 - Miscellaneous Contractual Exp</b>										
3476 - Community Contacts, Inc.	2016-01-C-04	Owner Occupied Rehab Loan Program	Paid by Check # 365521		01/29/2019	02/06/2019	02/07/2019		02/19/2019	17,950.00
							Account <b>55000 - Miscellaneous Contractual Exp</b> Totals	Invoice Transactions	2	\$42,152.00
							Sub-Department <b>712 - HOME Program</b> Totals	Invoice Transactions	3	\$42,897.08
							Department <b>690 - Development</b> Totals	Invoice Transactions	3	\$42,897.08
							Fund <b>402 - HOME Program</b> Totals	Invoice Transactions	3	\$42,897.08
<b>Fund 404 - Homeless Management Info Systems</b>										
Department <b>690 - Development</b>										
Sub-Department <b>714 - Homeless Management Info Systems</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
10879 - Pathways Community Network Institute	3461	HMIS Administrative Services 12/2018	Paid by EFT # 51187		12/31/2018	01/30/2019	01/25/2019		02/04/2019	4,745.33
							Account <b>50150 - Contractual/Consulting Services</b> Totals	Invoice Transactions	1	\$4,745.33
							Sub-Department <b>714 - Homeless Management Info Systems</b> Totals	Invoice Transactions	1	\$4,745.33
							Department <b>690 - Development</b> Totals	Invoice Transactions	1	\$4,745.33
							Fund <b>404 - Homeless Management Info Systems</b> Totals	Invoice Transactions	1	\$4,745.33
<b>Fund 405 - Cost Share Drainage</b>										
Department <b>690 - Development</b>										
Sub-Department <b>715 - Cost Share Drainage</b>										
Account <b>50020 - Special Studies</b>										
1073 - University of Illinois (U of I)	012	2019 Campton Grndwtr Monitoring Inv #012 Ref# B8158	Paid by Check # 365466		01/11/2019	01/24/2019	01/24/2019		02/04/2019	380.08
11409 - Sugar Grove Water Authority	11	2019 GRNDWTR MONITORING INV #11	Paid by EFT # 51428		01/21/2019	01/29/2019	01/29/2019		02/19/2019	72.64
11409 - Sugar Grove Water Authority	12	2019 GRNDWTR MONITORING INV #12	Paid by EFT # 51428		11/30/2018	01/29/2019	01/29/2019		02/19/2019	142.56
11409 - Sugar Grove Water Authority	13	2019 GRNDWTR MONITORING INV #13	Paid by EFT # 51428		01/21/2019	01/29/2019	01/29/2019		02/19/2019	166.11
11409 - Sugar Grove Water Authority	14	2019 GRNDWTR MONITORING INV #14	Paid by EFT # 51428		11/30/2018	01/29/2019	01/29/2019		02/19/2019	225.97
11409 - Sugar Grove Water Authority	15	2019 GRNDWTR MONITORING INV 15	Paid by EFT # 51428		01/21/2019	01/29/2019	01/29/2019		02/19/2019	313.59
11409 - Sugar Grove Water Authority	16	2019 GRNDWTR MONITORING INV 16	Paid by EFT # 51428		01/21/2019	01/29/2019	01/29/2019		02/19/2019	274.53



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
<b>Fund 405 - Cost Share Drainage</b>											
Department <b>690 - Development</b>											
Sub-Department <b>715 - Cost Share Drainage</b>											
Account <b>50020 - Special Studies</b>											
11645 - Wellntel Inc	1415	2019 WATER SUPPLY GRNDWTR/IL SURVEY	Paid by EFT # 51457		02/04/2019	02/05/2019	02/05/2019		02/19/2019	2,264.00	
								Account <b>50020 - Special Studies</b> Totals		Invoice Transactions 8	\$3,839.48
Account <b>73500 - Other Construction</b>											
8145 - J&L Excavating, Inc.	17-1316	2019 TOMS TRAIL INV 17-1316	Paid by EFT # 51155		01/22/2019	01/24/2019	01/24/2019		02/04/2019	1,500.00	
								Account <b>73500 - Other Construction</b> Totals		Invoice Transactions 1	\$1,500.00
								Sub-Department <b>715 - Cost Share Drainage</b> Totals		Invoice Transactions 9	\$5,339.48
								Department <b>690 - Development</b> Totals		Invoice Transactions 9	\$5,339.48
								Fund <b>405 - Cost Share Drainage</b> Totals		Invoice Transactions 9	\$5,339.48
<b>Fund 410 - Elgin CDBG</b>											
Department <b>690 - Development</b>											
Sub-Department <b>727 - Elgin CDBG</b>											
Account <b>53070 - Legal Printing</b>											
3245 - Paddock Publications (Daily Herald)	T4515367	Legal Notice 2019 Annual Action Plan	Paid by Check # 365444		12/22/2018	01/24/2019	01/25/2019		02/04/2019	26.45	
								Account <b>53070 - Legal Printing</b> Totals		Invoice Transactions 1	\$26.45
Account <b>55000 - Miscellaneous Contractual Exp</b>											
3476 - Community Contacts, Inc.	EP 154374-04	Elgin Residential Rehab Single Family	Paid by Check # 365521		01/29/2019	02/06/2019	02/07/2019		02/19/2019	30,348.00	
								Account <b>55000 - Miscellaneous Contractual Exp</b> Totals		Invoice Transactions 1	\$30,348.00
								Sub-Department <b>727 - Elgin CDBG</b> Totals		Invoice Transactions 2	\$30,374.45
								Department <b>690 - Development</b> Totals		Invoice Transactions 2	\$30,374.45
								Fund <b>410 - Elgin CDBG</b> Totals		Invoice Transactions 2	\$30,374.45
<b>Fund 425 - Blighted Structure Demolition</b>											
Department <b>690 - Development</b>											
Sub-Department <b>694 - Blighted Structure Demolition</b>											
Account <b>50650 - Blighted Structure Demolition</b>											
12010 - United Processing Inc	359565	SUMMONS - 2330 Brentwood Property in Montgomery	Paid by EFT # 51229		01/21/2019	01/24/2019	01/24/2019		02/04/2019	130.00	



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 425 - Blighted Structure Demolition</b>										
Department <b>690 - Development</b>										
Sub-Department <b>694 - Blighted Structure Demolition</b>										
Account <b>50650 - Blighted Structure Demolition</b>										
11994 - Unlimited Fire Restoration Inc	19N109	19N109 SLEEPYHOLLOW - 2 BOARD UP	Paid by EFT # 51232		12/18/2018	01/24/2019	01/24/2019		02/04/2019	240.00
							Account <b>50650 - Blighted Structure Demolition</b> Totals		Invoice Transactions 2	\$370.00
							Sub-Department <b>694 - Blighted Structure Demolition</b> Totals		Invoice Transactions 2	\$370.00
							Department <b>690 - Development</b> Totals		Invoice Transactions 2	\$370.00
							Fund <b>425 - Blighted Structure Demolition</b> Totals		Invoice Transactions 2	\$370.00
<b>Fund 520 - Mill Creek Special Service Area</b>										
Department <b>690 - Development</b>										
Sub-Department <b>730 - Mill Creek Special Service Area</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
11639 - Adesta LLC	48242	MC 2018 DEC Locatees, Acct #YKA5202, Ref #15MWN000039	Paid by EFT # 51070		01/15/2019	01/23/2019	01/23/2019		02/04/2019	1,770.50
1574 - JULIE Inc	2019-0883	MC 2019 JULIE Annual Assessment Invoice	Paid by Check # 365424		01/09/2019	01/23/2019	01/23/2019		02/04/2019	3,433.32
							Account <b>50150 - Contractual/Consulting Services</b> Totals		Invoice Transactions 2	\$5,203.82
Account <b>52020 - Repairs and Maintenance- Roads</b>										
7390 - County Wide Landscaping Inc	5241	MC 2019 JAN Snow Pile Relocations	Paid by EFT # 51109		01/24/2019	01/25/2019	01/25/2019		02/04/2019	2,876.50
7390 - County Wide Landscaping Inc	5236	MC 2018 DEC/2019 JAN Snowplowing Services (#2 of 5)	Paid by EFT # 51294		01/01/2019	02/07/2019	02/07/2019		02/19/2019	9,000.00
7390 - County Wide Landscaping Inc	5245	MC 2019 FEB Snow Pile Relocations	Paid by EFT # 51294		02/02/2019	02/07/2019	02/07/2019		02/19/2019	6,024.00
							Account <b>52020 - Repairs and Maintenance- Roads</b> Totals		Invoice Transactions 3	\$17,900.50
Account <b>52120 - Repairs and Maint- Grounds</b>										
10868 - Santa's Helpers Inc.	2130	MC 2019 JAN Removal of Holiday Lights/Decor	Paid by EFT # 51207		01/10/2019	01/23/2019	01/23/2019		02/04/2019	4,576.00
10803 - DNM Sealcoating, Inc	15121	MC 2019 FEB Hydrant Snow Clearance	Paid by EFT # 51301		02/03/2019	02/07/2019	02/07/2019		02/19/2019	300.00
							Account <b>52120 - Repairs and Maint- Grounds</b> Totals		Invoice Transactions 2	\$4,876.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 520 - Mill Creek Special Service Area</b>										
Department <b>690 - Development</b>										
Sub-Department <b>730 - Mill Creek Special Service Area</b>										
Account <b>52250 - Intersect Lighting Services</b>										
10890 - Gatza Electric, Inc.	1331	MC 2019 FEB Repair LP #s 10, 33 & 56	Paid by EFT # 51324		02/05/2019	02/07/2019	02/07/2019		02/19/2019	1,825.10
								Account <b>52250 - Intersect Lighting Services</b> Totals	Invoice Transactions 1	<u>1,825.10</u>
Account <b>55000 - Miscellaneous Contractual Exp</b>										
2037 - Blackberry Township	011519	MC 2018 OCT Asphalt Resurfacing Neigh P (per RES #18-334)	Paid by EFT # 51083		01/15/2019	01/23/2019	01/23/2019		02/04/2019	141,454.64
								Account <b>55000 - Miscellaneous Contractual Exp</b> Totals	Invoice Transactions 1	<u>141,454.64</u>
Account <b>60010 - Operating Supplies</b>										
10153 - William Earle	012419	MC 2019 JAN Bill Earle Reimbursement for Operating Supplies	Paid by Check # 365401		01/24/2019	01/25/2019	01/25/2019		02/04/2019	3.96
								Account <b>60010 - Operating Supplies</b> Totals	Invoice Transactions 1	<u>3.96</u>
Account <b>63020 - Utilities- Intersect Lighting</b>										
1054 - ComEd	0371017042-A1218	MC 2018 DEC/JAN (12/7-1/10), Acct #0371017042	Paid by Check # 365384		01/11/2019	01/23/2019	01/23/2019		02/04/2019	37.12
2253 - Nicor Gas	3905811675-DEJA	MC 2018/2019 DEC/JAN (12/18/18-01/17/19), Meter #4209788	Paid by Check # 365432		01/18/2019	01/23/2019	01/23/2019		02/04/2019	69.24
1054 - ComEd	0018171063-A1219	MC DEC/JAN (11/29/18-1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	50.83
1054 - ComEd	0203153397-H1219	MC DEC/JAN (11/29/18-1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	30.09
1054 - ComEd	0340143026-B1219	MC DEC/JAN (11/29/18-1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	21.26
1054 - ComEd	1553036026-C1219	MC DEC/JAN (11/29/18-1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	105.79
1054 - ComEd	5631065056-D1219	MC DEC/JAN (11/29/18-1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	48.65





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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 520 - Mill Creek Special Service Area</b>										
Department <b>690 - Development</b>										
Sub-Department <b>730 - Mill Creek Special Service Area</b>										
Account <b>63020 - Utilities- Intersect Lighting</b>										
1054 - ComEd	6148196021-E1219	MC DEC/JAN (11/29/18 -1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	30.09
1054 - ComEd	6148197028-F1219	MC DEC/JAN (11/29/18 -1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	26.65
1054 - ComEd	6667000013-G1219	MC DEC/JAN (11/29/18 -1/10/19) Sum Acct #0463054408 Current Chrgs	Paid by Check # 365514		02/01/2019	02/07/2019	02/07/2019		02/19/2019	64.49
							Account <b>63020 - Utilities- Intersect Lighting</b> Totals		Invoice Transactions 10	\$484.21
							Sub-Department <b>730 - Mill Creek Special Service Area</b> Totals		Invoice Transactions 20	\$171,748.23
							Department <b>690 - Development</b> Totals		Invoice Transactions 20	\$171,748.23
							Fund <b>520 - Mill Creek Special Service Area</b> Totals		Invoice Transactions 20	\$171,748.23
<b>Fund 5310 - Exposition View SBA SW47</b>										
Department <b>690 - Development</b>										
Sub-Department <b>7410 - Exposition View SBA SW47</b>										
Account <b>52290 - Repairs and Maint- Stormwater</b>										
8541 - Kramer Tree Specialist Inc	80737	2019 WILDWOOD WEST COOMBS RD INV 80737	Paid by EFT # 51366		01/15/2019	02/04/2019	02/04/2019		02/19/2019	741.00
							Account <b>52290 - Repairs and Maint- Stormwater</b> Totals		Invoice Transactions 1	\$741.00
							Sub-Department <b>7410 - Exposition View SBA SW47</b> Totals		Invoice Transactions 1	\$741.00
							Department <b>690 - Development</b> Totals		Invoice Transactions 1	\$741.00
							Fund <b>5310 - Exposition View SBA SW47</b> Totals		Invoice Transactions 1	\$741.00
<b>Fund 650 - Enterprise Surcharge</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>670 - Enterprise Surcharge</b>										
Account <b>50140 - Engineering Services</b>										
8304 - CS Geologic LLC	590	2019 Settlers Hill Landfill Consulting Services Inv 590	Paid by EFT # 51296		02/08/2019	02/08/2019	02/08/2019		02/19/2019	2,686.25
							Account <b>50140 - Engineering Services</b> Totals		Invoice Transactions 1	\$2,686.25



# Development Accounts Payable by GL Distribution

Payment Date Range 02/01/19 - 02/28/19

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
<b>Fund 650 - Enterprise Surcharge</b>											
Department <b>670 - Environmental Management</b>											
Sub-Department <b>670 - Enterprise Surcharge</b>											
Account <b>50150 - Contractual/Consulting Services</b>											
11034 - EQ-The Environmental Quality Co. (dba US Ecology)	469844	HHW HOME COLLECTION PROGRAM INV #469844	Paid by EFT # 51123		01/17/2019	01/17/2019	01/17/2019		02/04/2019	4,760.00	
									Account <b>50150 - Contractual/Consulting Services</b> Totals	Invoice Transactions 1	<u>\$4,760.00</u>
Account <b>50590 - Professional Services</b>											
1044 - City of Geneva	0198004207-01DEC	DEC 2018 ELECTRICITY SERVICE-FABYAN RECYCLE UNIT	Paid by Check # 365506		01/15/2019	01/29/2019	01/29/2019		02/19/2019	57.27	
									Account <b>50590 - Professional Services</b> Totals	Invoice Transactions 1	<u>\$57.27</u>
Account <b>53060 - General Printing</b>											
4199 - Alexandra Blair	2019 GREEN GUIDE	2019 GREEN GUIDE GRAPHIC DESIGN WORK	Paid by Check # 365350		01/15/2019	01/17/2019	01/17/2019		02/04/2019	855.50	
									Account <b>53060 - General Printing</b> Totals	Invoice Transactions 1	<u>\$855.50</u>
Account <b>53100 - Conferences and Meetings</b>											
8122 - JENNIFER C JARLAND	12-2018	MILEAGE & PERDIEM	Paid by EFT # 51156		01/11/2019	01/11/2019	01/11/2019		02/04/2019	23.72	
									Account <b>53100 - Conferences and Meetings</b> Totals	Invoice Transactions 1	<u>\$23.72</u>
Account <b>53130 - General Association Dues</b>											
4526 - Fifth Third Bank	8502-JJ-12/18 A	PAYPAL-SEVENENERA	Paid by EFT # 51125		12/06/2018	01/11/2019	01/11/2019		02/04/2019	150.00	
4526 - Fifth Third Bank	8502-JJ-12/18 B	PAYPALILLINOIS RECYCLING FEE	Paid by EFT # 51125		12/07/2018	01/11/2019	01/11/2019		02/04/2019	200.00	
4526 - Fifth Third Bank	8502-JJ-12/18 C	SOLID WASTE MEMBERSHIP	Paid by EFT # 51125		12/07/2018	01/11/2019	01/11/2019		02/04/2019	223.00	
4526 - Fifth Third Bank	8502-JJ-12/18 D	PRODUCT STEWARDSHIP MEMBERSHIP	Paid by EFT # 51125		12/07/2018	01/11/2019	01/11/2019		02/04/2019	1,000.00	
4526 - Fifth Third Bank	5781-JM-12/18 A	ISSP MEMBERSHIP JMINO	Paid by EFT # 51125		01/02/2019	01/11/2019	01/11/2019		02/04/2019	108.00	
4526 - Fifth Third Bank	5781-JM-12/18 B	IL GREEN BLDG COUNCIL MEMBERSHIP	Paid by EFT # 51125		01/03/2019	01/11/2019	01/11/2019		02/04/2019	45.00	
									Account <b>53130 - General Association Dues</b> Totals	Invoice Transactions 6	<u>\$1,726.00</u>
Account <b>60010 - Operating Supplies</b>											
4526 - Fifth Third Bank	5781-JM-12/18	BUILDASIGN	Paid by EFT # 51125		12/05/2018	01/11/2019	01/11/2019		02/04/2019	755.10	



# Development Accounts Payable by GL Distribution

Payment Date Range 02/01/19 - 02/28/19

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 650 - Enterprise Surcharge</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>670 - Enterprise Surcharge</b>										
Account <b>60010 - Operating Supplies</b>										
1024 - Ready Refresh by Nestle (Ice Mountain)	19A810625943 8 EN	2019 DEC-JAN MONTHLY SERVICE INV 19A8106259438	Paid by EFT # 51403		01/24/2019	02/06/2019	02/06/2019		02/19/2019	32.19
							Account <b>60010 - Operating Supplies</b> Totals	Invoice Transactions	2	\$787.29
Account <b>60050 - Books and Subscriptions</b>										
4526 - Fifth Third Bank	8502-JJ-12/19 E	RESOURCE RECYCLING SUBSCRIPTION RENEWAL	Paid by EFT # 51125		11/28/2018	01/11/2019	01/11/2019		02/04/2019	52.00
							Account <b>60050 - Books and Subscriptions</b> Totals	Invoice Transactions	1	\$52.00
							Sub-Department <b>670 - Enterprise Surcharge</b> Totals	Invoice Transactions	14	\$10,948.03
							Department <b>670 - Environmental Management</b> Totals	Invoice Transactions	14	\$10,948.03
							Fund <b>650 - Enterprise Surcharge</b> Totals	Invoice Transactions	14	\$10,948.03
<b>Fund 651 - Enterprise General</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>671 - Enterprise General</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
1011 - Curran Contracting Company	#9	SETTLERS HILL CCC INV #9	Paid by EFT # 51110		01/11/2019	01/17/2019	01/17/2019		02/04/2019	11,718.00
12033 - Nelson Testing Services LLC	19-1-000005	2019 EMERGENCY SERVICES SETTLERS HILL INV 19-1-000005	Paid by EFT # 51390		01/15/2019	02/07/2019	02/07/2019		02/19/2019	6,110.00
							Account <b>50150 - Contractual/Consulting Services</b> Totals	Invoice Transactions	2	\$17,828.00
							Sub-Department <b>671 - Enterprise General</b> Totals	Invoice Transactions	2	\$17,828.00
							Department <b>670 - Environmental Management</b> Totals	Invoice Transactions	2	\$17,828.00
							Fund <b>651 - Enterprise General</b> Totals	Invoice Transactions	2	\$17,828.00
							Grand Totals	Invoice Transactions	80	\$337,368.09

**Kane County Purchasing Card Information  
Development Committee  
February 2019 Statement**

<b>COMMUNITY REINVESTMENT</b>			
<b>Transaction Date</b>	<b>Merchant Name</b>	<b>Additional Information</b>	<b>Transaction Amount</b>
2/19/2019	NDC TRAINING	8595784850	\$1,250.00
2/19/2019	NDC TRAINING	8595784850	\$1,250.00
2/20/2019	NDC TRAINING	8595784850	\$1,250.00
3/1/2019	SOUTHWEST AIRLINES	800-435-9792	\$259.96
<b>Total:</b>			<b>\$4,009.96</b>

<b>DEVELOPMENT DEPARTMENT</b>			
<b>Transaction Date</b>	<b>Merchant Name</b>	<b>Additional Information</b>	<b>Transaction Amount</b>
2/14/2019	CHICAGO TRIB SUBSCRIPT	3125467900	\$7.93
2/15/2019	AMZN MKTP US MI20J7A70	AMZN.COM/BILL	\$1.70
2/15/2019	AMZN MKTP US MI5XY5001	AMZN.COM/BILL	\$1.39
2/18/2019	AMAZON.COM MI91V41P0	AMZN.COM/BILL	\$2.79
2/20/2019	WALMART.COM	800-966-6546	\$15.00
2/21/2019	FRIENDS OF THE FOREST	CHICAGO	\$550.00
2/23/2019	EIG CONSTANTCONTACT.C	855-2295506	\$45.00
2/25/2019	AMAZON.COM MI8J22HA0	AMZN.COM/BILL	\$15.86
2/28/2019	BUILDING AND FIRE CODE	HOFFMAN ESTAT	\$350.00
2/28/2019	BUILDING AND FIRE CODE	HOFFMAN ESTAT	\$350.00
2/28/2019	IL TOLLWAY-AUTOREPLENI	8008247277	\$20.00
2/28/2019	MARGARITAS	OAK PARK	\$144.45
2/28/2019	THE HOME DEPOT #1921	GENEVA	\$23.91
3/1/2019	AMERICAN PLANNING A	3124319100	\$263.00
<b>Total:</b>			<b>\$1,791.03</b>

<b>WATER RESOURCES DEPARTMENT</b>			
<b>Transaction Date</b>	<b>Merchant Name</b>	<b>Additional Information</b>	<b>Transaction Amount</b>
2/19/2019	HAVLICEK ACE HARDWARE	GENEVA	\$8.09
2/27/2019	J - B SUBWAY	BATAVIA	\$105.00
<b>Total:</b>			<b>\$113.09</b>
<b>Total all:</b>			<b>\$5,914.08</b>



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4450: East Watson, LLC/ Wade Kuiper, et ux

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4450**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**KANEVILLE TOWNSHIP**

East Watson, LLC/Wade Kuiper, et ux

On the northern portion of property at 0N145 Watson Road, Section 4, Kaneville Township (10-04-300-004)

Rezoning from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing: with a Special Use for a cidery, bakery and venue for social events

Agricultural

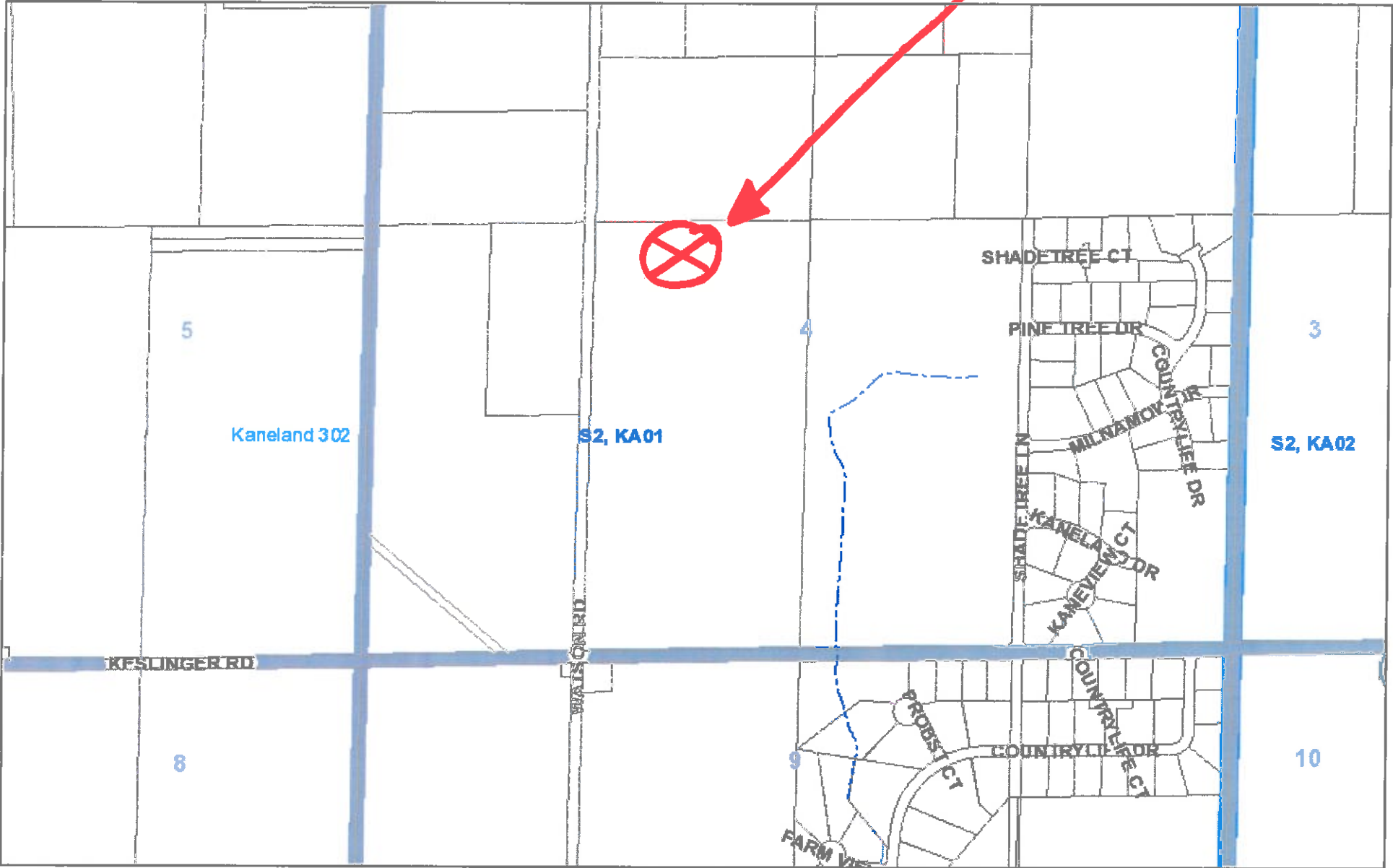
**AREA PROPERTY OWNERS**

Regional Planning Comm.: N/A

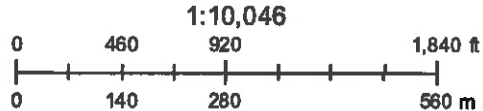
Zoning Board: No Recommendation (Vote was 4 Aye, 2 Nay)

Development Committee: To be determined

# Map Title



March 12, 2019



GIS-Technologies

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STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4450**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to F-2 District Agricultural related sales, service, processing, research, warehouse and marketing: with a Special Use for a cidery, bakery and venue for social events:

Part of the East Half of the Southwest Quarter of Section 4, Township 39 North, Range 6 East of the Third Principal Meridian, being more particularly described as follows: Beginning at the northwest corner of said East Half; thence easterly along the north line of said East Half, 606.55 feet; thence southerly, measured at a right angle to the last described course, 700.00 feet to a line parallel with said north line; thence westerly along said parallel line, measured at a right angle from the last described course, 630.00 feet to the west line of said East Half; thence northerly along said west line, at an angle of 88 degrees 04 minutes 54 seconds, measured counter-clockwise from the last described course, 700.39 feet to the point of beginning, in the Township of Kaneville, Kane County, Illinois. The property is located on the northern portion of the property at 0N145 Watson Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4451: East 80, LLC (Wade Kuipers, et ux)

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4451**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**KANEVILLE TOWNSHIP**

East 80, LLC (Wade Kuipers, et ux)

Located at 1N318 Watson Road (10-04-300-006) and at the northwest end of Shadetree Lane (10-04-400-012), Section 4, Kaneville Township

Rezoning from F-District Farming to F-1 District Rural Residential

Agricultural

None

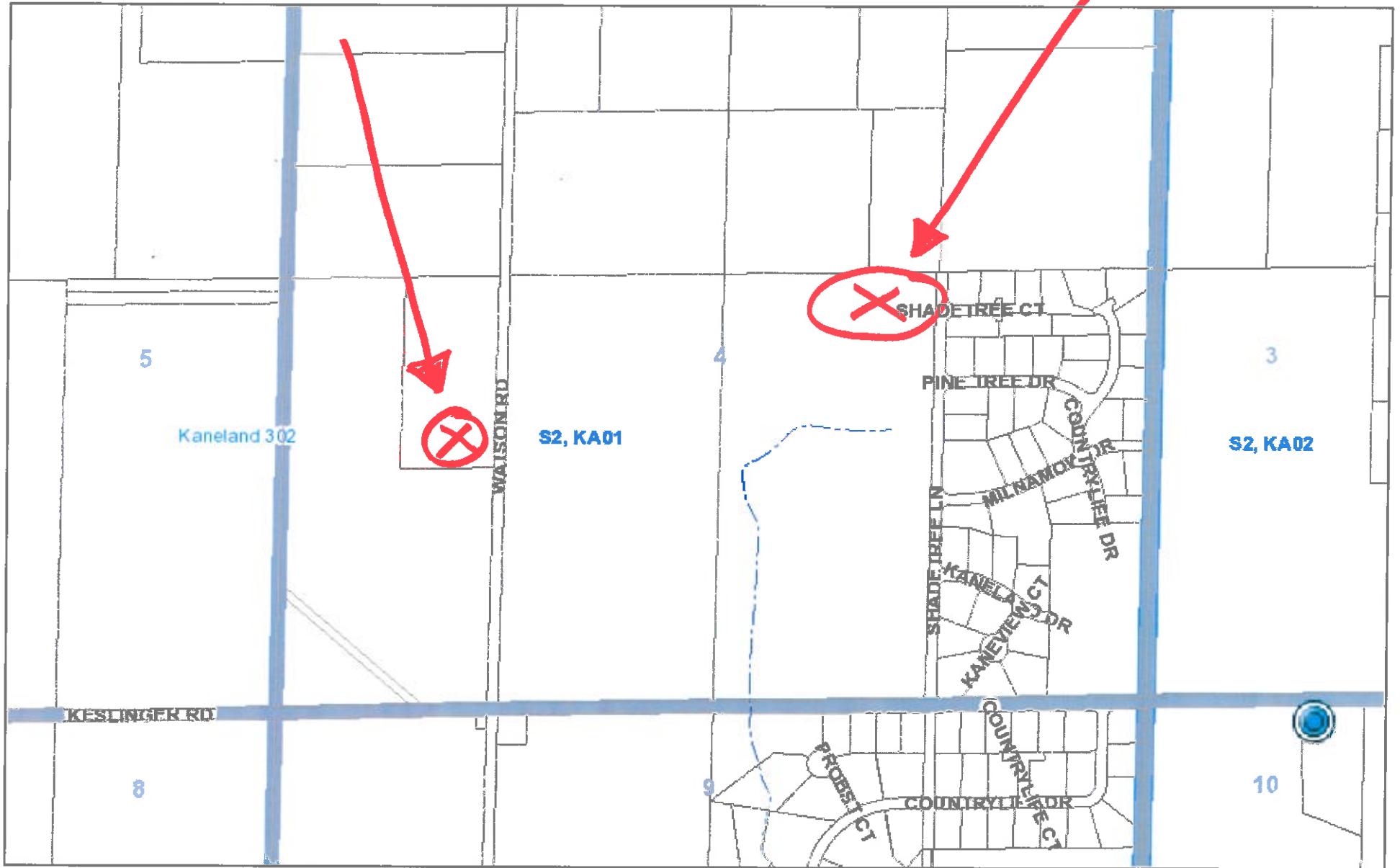
Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined

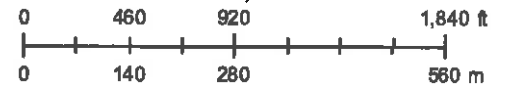


# Map Title



March 12, 2019

1:10,046



GIS-Technologies

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STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4451**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to F-1 District Rural Residential:

Part of the West Half of the Southwest Quarter of Section 4, Township 39 North, Range 6 East of the Third Principal Meridian, being more particularly described as follows: Commencing at the Northeast corner of said West Half; thence south along the east line of said West Half, 794.00 feet to the point of beginning; thence continuing south along said east line, 285.00 feet; thence westerly, perpendicular to said east line, 255.00 feet to a line parallel with said east line; thence northerly along said parallel line 285.00 feet; thence easterly, perpendicular to said parallel line, 255.00 feet to the point of beginning, in the Township of Kaneville, Kane County, Illinois. The property is located at 1N318 Watson Road.

That the following described property is hereby rezoned and reclassified from F-District Farming to F-1 District Rural Residential:

Parcel A: The northerly 250.0 feet of the westerly 200.0 feet of the easterly 600.0 feet of that part of the Southeast Quarter of Section 4, Township 39 North, Range 6 East of the Third Principal Meridian lying westerly of the west line of Shadetree Lane, in Kaneville Township, Kane County, Illinois. Parcel B: The northerly 250.0 feet (except the northerly 10.0 feet thereof) of the westerly 200.0 feet of the easterly 400.0 feet of that part of the Southeast Quarter of Section 4, Township 39 North, Range 6 East of the Third Principal Meridian lying westerly of the west line of Shadetree Lane, in Kaneville Township, Kane County, Illinois. Parcel C: The northerly 250.0 feet (except the northerly 20.0 feet thereof) of the easterly 200.0 feet of that part of the Southeast Quarter of Section 4, Township 39 North, Range 6 East of the Third Principal Meridian lying westerly of the west line of Shadetree Lane, in Kaneville Township, Kane County, Illinois. The properties are located on the west side of Shadetree Lane, on the north end of the Lane.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4471: Miguel Bautista

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4471**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**ST. CHARLES TOWNSHIP**

Miguel Bautista

7N416 Route 31, Section 2, St. Charles Township (09-02-301-002)

Requesting a Five-Year Interim Special Use in the F-Farming District to allow for the storage of landscaping vehicles and equipment

Rural Residential

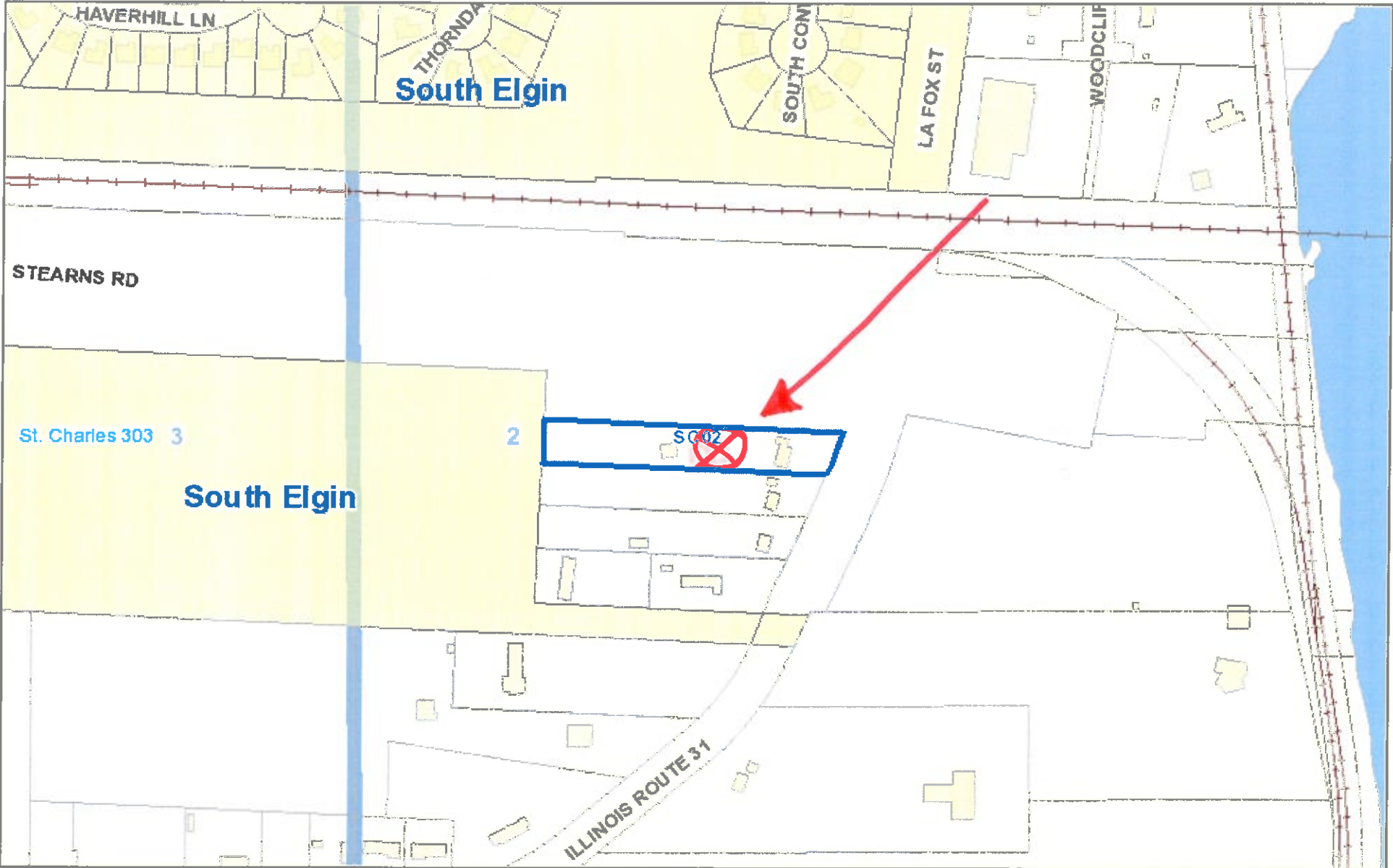
None

Regional Planning Comm.: N/A

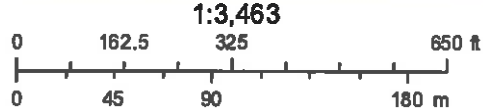
Zoning Board: Approval

Development Committee: To be determined

Map Title



October 10, 2018



GIS-Technologies

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STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4471**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a Five-Year Interim Special Use in the F-Farming District be granted for a landscaping business on the following described property:

The Southerly 90', as measured along the Westerly line, of Lot A of Highland Acres, in the Township of St. Charles, Kane County, Illinois. The property is located 7N416 Route 31.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4472: Mary Ann Krempel

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4472**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**ST. CHARLES TOWNSHIP**

Mary Ann Krempel

3N952 Bittersweet Road, Section 29, St. Charles Township (09-29-226-002)

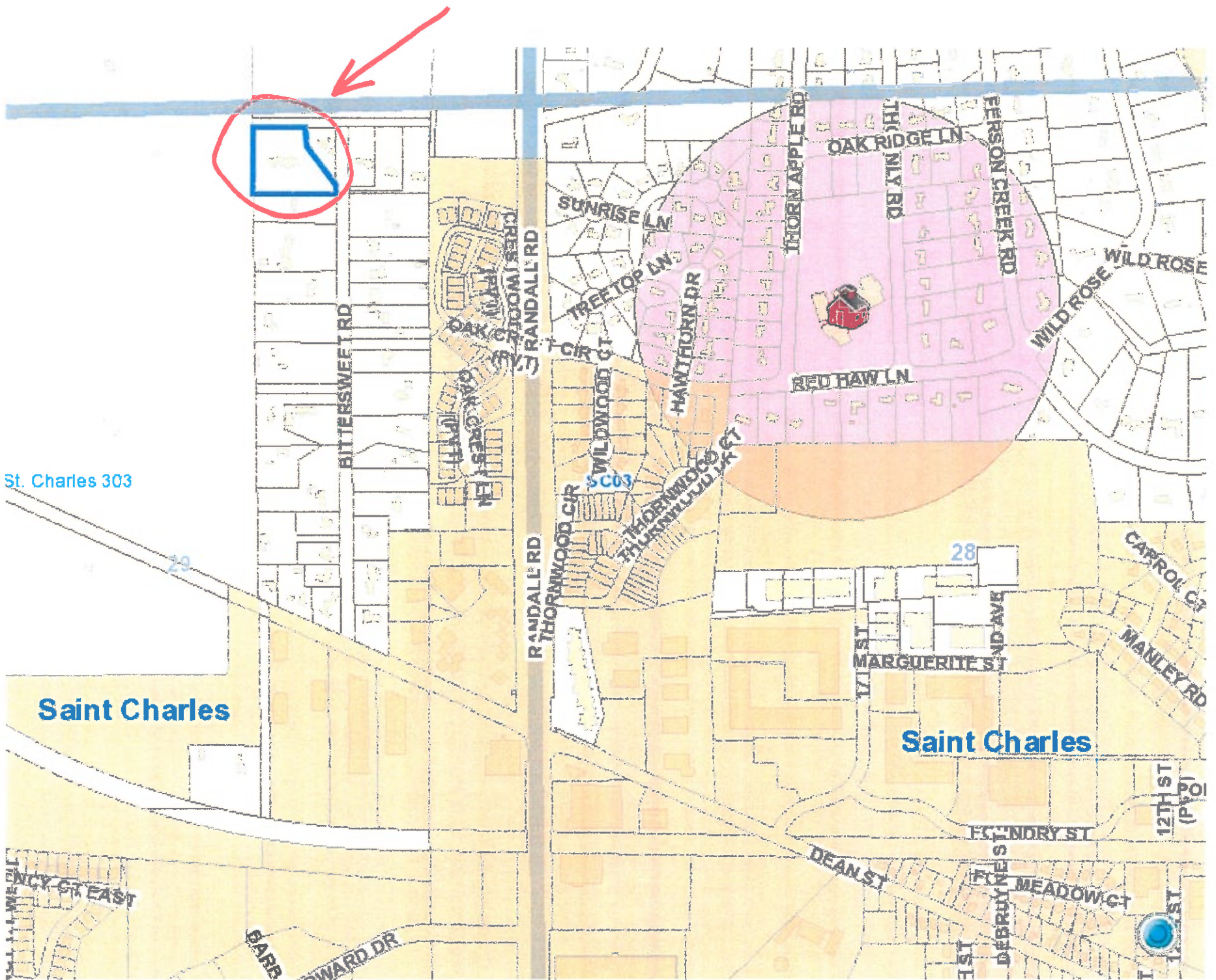
Rezoning from F-District Farming to R-1 District Rural Residential Rural Residential

**Neighboring property owners**

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined



St. Charles 303

Saint Charles

Saint Charles



STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4472**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a rezoning from F-District Farming to R-1 District-One Family Residential be granted on the following described property:

That part of the Northeast Quarter of Section 29, Township 40 North, Range 8 East of the 3rd Principal Meridian, described as follows: Commencing at the Northwest corner of Christensen Subdivision; thence North 89 degrees 41' West along the North line extended of said Subdivision 139.0 feet for a point of beginning; thence North 89°41' West along said North line extended 245.70 feet; thence South 0 degrees 25' East 315.0 feet; thence South 89 degrees 41' East 384.70 feet to the Southwest corner of said Christensen Subdivision; thence North 0 degrees 25' West along the West line of said Subdivision 39.79 feet; thence North 37 degrees 10' West 233.37 feet to a point due South 90.0 feet from the point of beginning; thence North 90.0 feet to the point of beginning, in St. Charles Township, Kane County, Illinois. The property is located at 3N952 Bittersweet Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4491: Carlos Esparza

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4491**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**AURORA TOWNSHIP**

Carlos Esparza

Located just north of the property at 52 Baseline Road, Section 31, Aurora Township (15-31-451-015 & 15-31-451-011)

Special Use request in B3-Business District for outdoor storage of vehicles/equipment for a trucking business

Commerce/Employment

**NEIGHBORING PROPERTY OWNERS**

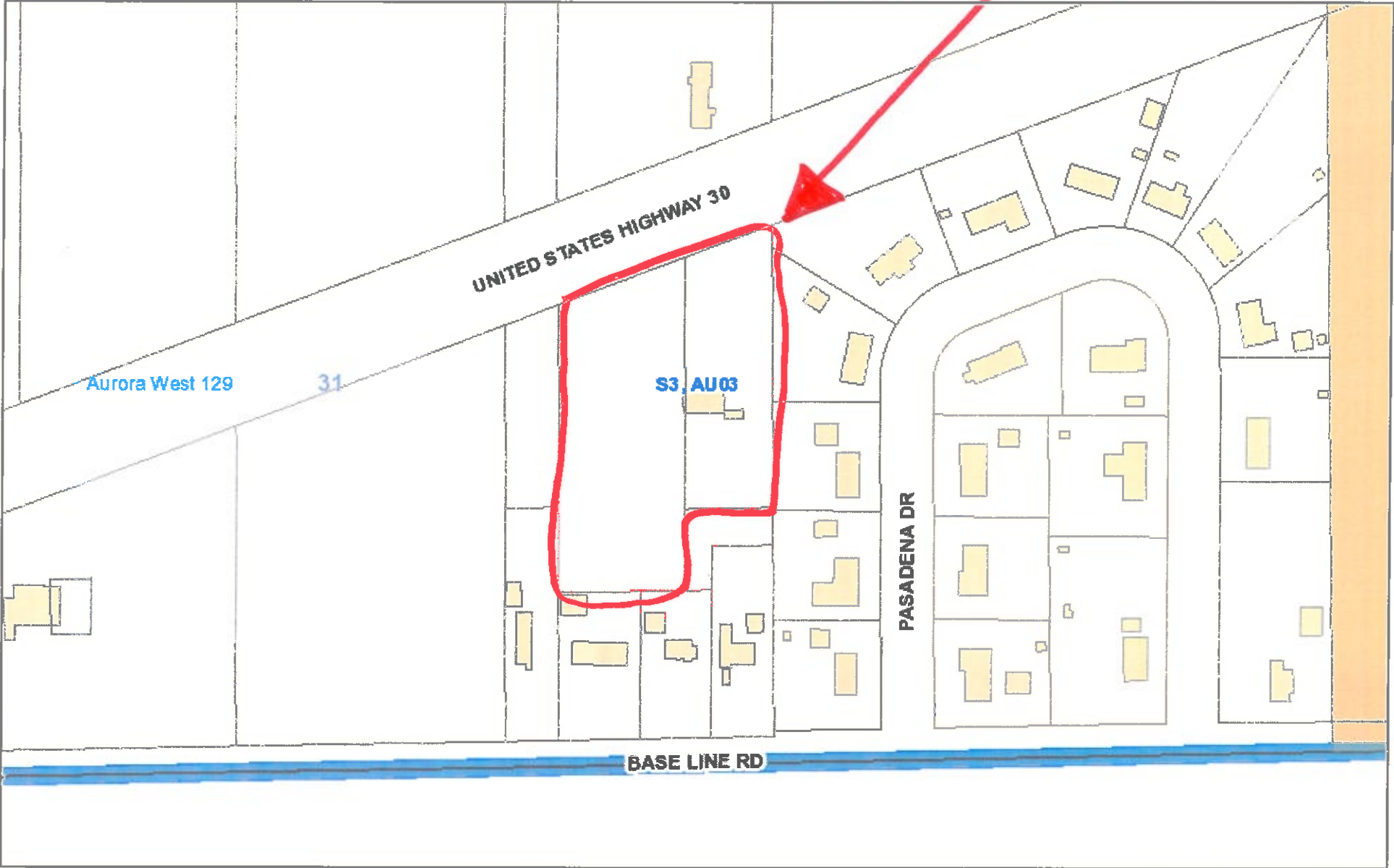
Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulations:

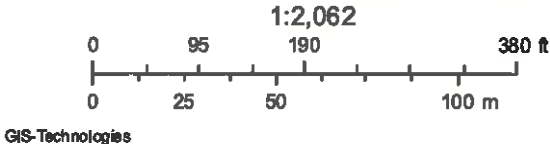
1. That the easement recommended by the Village of Montgomery be recorded prior to the April 2019 Kane County Board meeting.
2. That the petitioners apply for all required building permits within 60 days of the Kane County Board vote.

Development Committee: To be determined

Map Title



March 12, 2019



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STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4491**  
ORDINANCE AMENDING THE  
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a Special Use in the B-3 Business District for a trucking business be granted on the following described property:

That part of the Southwest Quarter of the Southeast Quarter of Section 31, Township 38 North, Range 8 East of the 3<sup>rd</sup> Principal Meridian, described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Southeast Quarter; thence North along the East line of said Southwest Quarter of the Southeast Quarter, said line also being the West line of Russell Phillips subdivision, Unit One, 311.55 feet for a point of beginning; thence continuing North along said East line 349.52 feet to the South line of a tract of land dedicated to the people of the State of Illinois by instrument dated March 1, 1956 as recorded December 10, 1956 in Book 38 of plats, Page 14 as document 823244; thence Southwesterly along said Southerly line and the Southerly line of instrument dated January 30, 1956 and recorded December 10, 1956 in Book 38 of plats, page 13 as document 823243, forming an angle of 109°32'to the Left from the prolongation of the last described line to the intersection of a line drawn parallel with and 110.0 feet West of, as measured at Right angles to, the East line of said Quarter Quarter; thence South along said parallel line, 309.17 feet; thence East parallel with the South line of said Quarter Quarter, 110.62 feet to the point of beginning, in the Township of Aurora, Kane County, Illinois. (and) That part of the Southwest Quarter of the Southeast Quarter of Section 31, Township 38 North, Range 8 East of the 3<sup>rd</sup> Principal Meridian, described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Southeast Quarter; thence West along the South line of said Quarter 264 feet; thence North parallel with the East line of said Southwest Quarter of the Southeast Quarter, 215 feet for the point of beginning; thence continuing North parallel with said East line to the Southerly line of a Highway known as U.S. Bypass Route 30, thence Northeasterly along said Southerly line to a line drawn parallel with and 110 feet West of, as measured at Right angles to said East line of the Southwest Quarter of the Southeast Quarter, thence South along said parallel line to a line drawn East parallel with said South line of the Southwest Quarter of the Southeast Quarter from the point of beginning; thence West 154 feet, more or less, along said parallel line, to the point of beginning, in the Township of Aurora, Kane County, Illinois. The properties are located at just north of the property at 52 Baseline Road.

- 2) That the Special Use be granted subject to the following stipulations:
  1. That the easement recommended by the Village of Montgomery be recorded prior to the April 2019 Kane County Board meeting.
  2. That the petitioners apply for all required building permits within 60 days of the Kane County Board vote.
- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4492: Alfonso Ponce Fregoso/Ponce Lawn Service

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4492**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**HAMPSHIRE TOWNSHIP**

Alfonso Ponce Fregoso/Ponce Lawn Service

49W720 Lenschow Road, Section 31, Hampshire Township (01-31-300-039)

Requesting a rezoning on a portion of property from E-1 District Estate Residential to F-District Farming with a five year Interim Special Use to bring an existing landscaping business into conformance with the Zoning Ordinance

Countryside Estate Residential

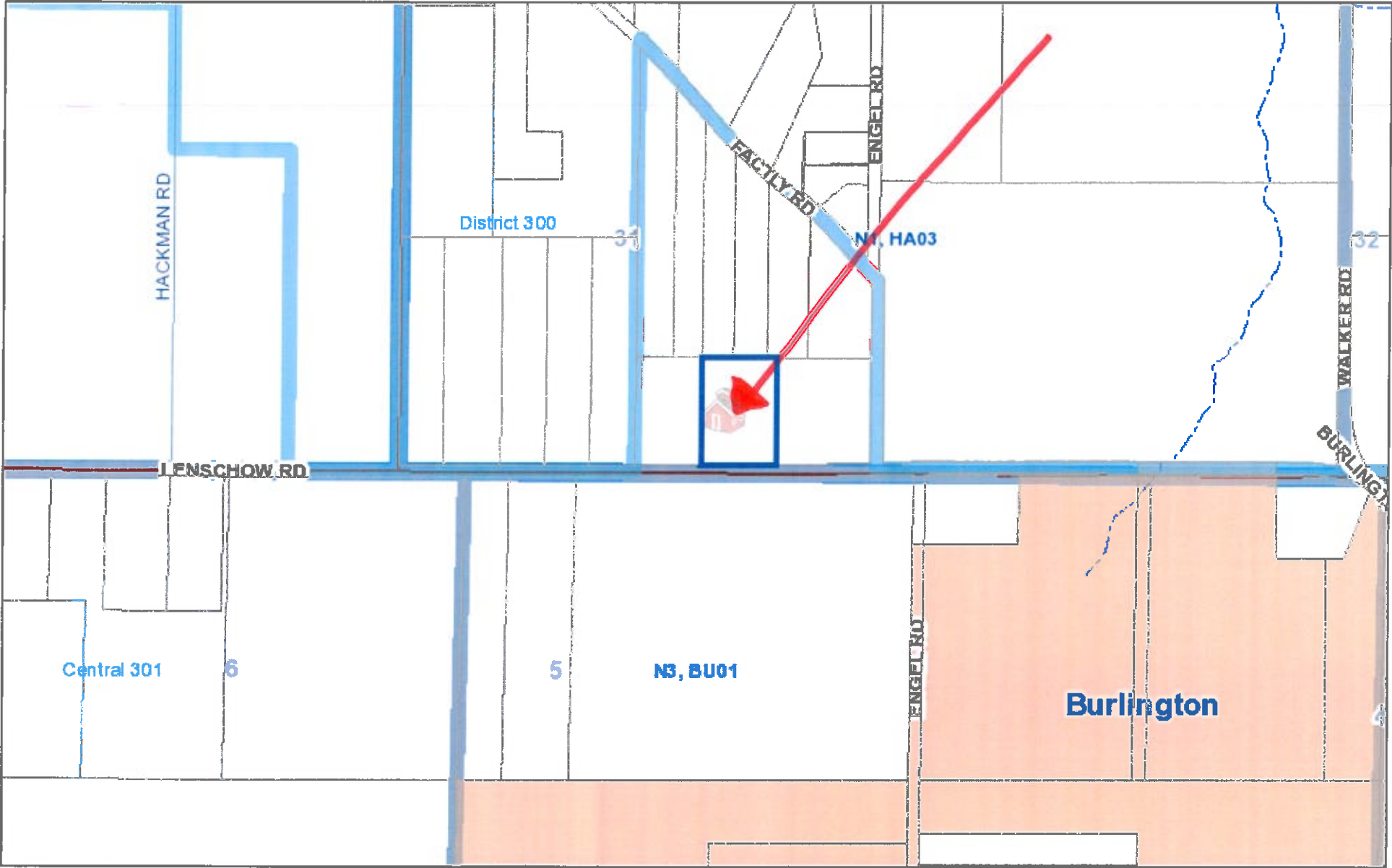
None

Regional Planning Comm.: N/A

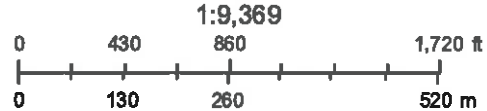
Zoning Board: Approval

Development Committee: To be determined

# Map Title



March 12, 2019



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4492**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a rezoning on a portion of property from E-1 District Estate Residential to F-District Farming with a five year Interim Special Use to bring an existing landscaping business into conformance with the Zoning Ordinance be granted on the following described property:

PARENT PARCEL: THE EAST 420.0 FEET OF THE WEST 792.0 FEET OF THE SOUTH 639.19 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS. PARCEL TO BE TEMPORARILY RE-ZONED: THAT PART OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 420.0 FEET OF THE WEST 792.0 FEET OF THE SOUTH 639.19 FEET OF THE EAST ½ OF SAID SOUTHWEST ¼; THENCE NORTH 00°16'23" EAST, ALONG THE EAST LINE OF SAID WEST 420.0 FEET, 359.12 FEET; THENCE NORTH 89°43'27" WEST, 87.84 FEET, FOR A POINT OF BEGINNING, THENCE NORTH 89°43'29" WEST 184.17 FEET; THENCE NORTH 00°07'28" WEST, 200.00 FEET; THENCE SOUTH 89°43'29" EAST, 188.76 FEET; THENCE SOUTH 01°11'26" WEST, 200.03 FEET, TO THE POINT OF BEGINNING, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at 49W720 Lenschow Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

---

Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois





## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4494: Biddle Trust #149

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4494**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**CAMPTON TOWNSHIP**

Biddle Trust #149

43W722 Beith Road, Section 29, Campton Township (08-29-100-030 & 08-29-010-026)

Rezoning from F-District Farming to F-1 District Rural Residential

Agricultural

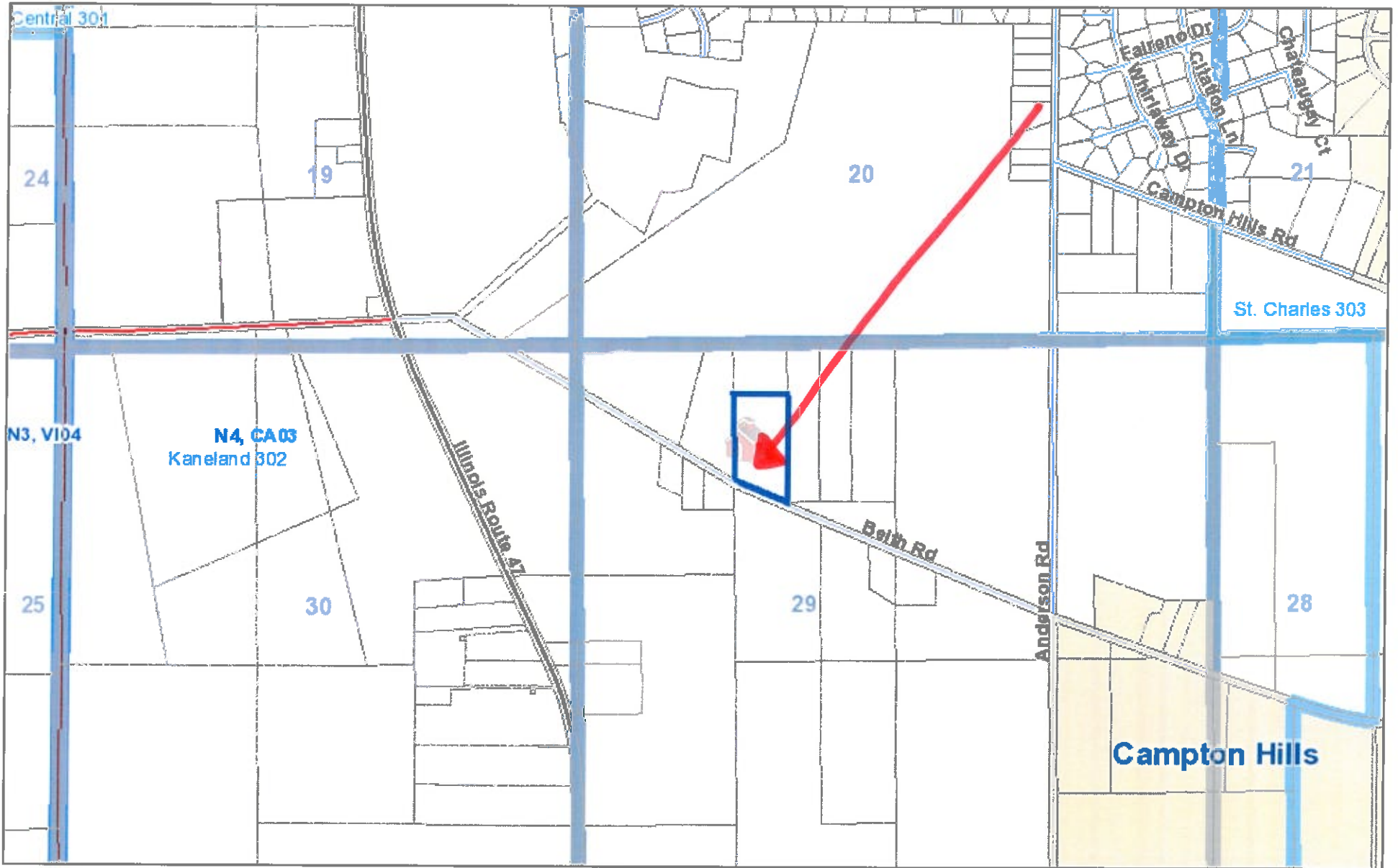
None

Regional Planning Comm.: N/A

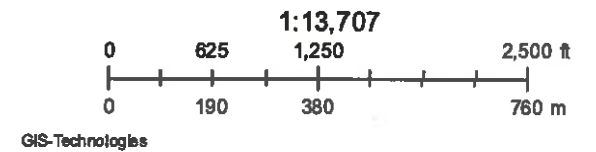
Zoning Board: Approval

Development Committee: To be determined

# Map Title



March 12, 2019



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4494**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a rezoning on a portion of property from F-District Farming to F-1 District Rural Residential granted on the following described property:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1732.59 FEET TO THE CENTER LINE OF BEITH ROAD; THENCE NORTHWESTERLY AT AN ANGLE OF 66° 58'05" MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG SAID CENTERLINE, 1071.01 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 170.35 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE, 286.74 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.0 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, TANGENT TO THE LAST DESCRIBED COURSE, 51.14 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 97° 30'51" MEASURED COUNTERCLOCKWISE FROM SAID CENTERLINE, 264.74 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 95° 53'04" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 386.00 FEET; THENCE SOUTHERLY AT AN ANGLE OF 107° 37'20" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 353.43 FEET TO THE POINT OF BEGINNING, ALL IN CAMPTON TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at 43W722 Beith Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois



## ZONING PETITION EXECUTIVE SUMMARY

### PETITION NO. 4495: West Watson, LLC/Wade Kuipers, et ux

**Committee Flow:** County Development Committee, County Board  
**Contact:** Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

#### Summary:

**Petition #4496**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

**KANEVILLE TOWNSHIP**

West Watson, LLC (Wade Kuipers, et ux)

Located west and north of 1N318 Watson Road, Section 4, Kaneville Township (10-04-300-005 & 006)

Rezoning from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for an “Agri-Environmental Education Village”

Agricultural

None

Regional Planning Comm.: N/A

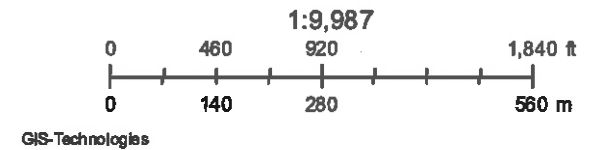
Zoning Board: Approval

Development Committee: To be determined

# Map Title



March 12, 2019



STATE OF ILLINOIS

COUNTY OF KANE

**PETITION NO. 4496**  
**ORDINANCE AMENDING THE**  
**ZONING ORDINANCE OF KANE COUNTY, ILLINOIS**

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a rezoning from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for an “Agri-Environmental Education Village” be granted on the following described property:

That part of the West Half of the Southwest Quarter of Section 4, Township 39 North, Range 6 East of the 3rd Principal Meridian described as follows: Commencing at the Southeast corner of said West Half; thence northerly along the East line of said West Half 1096.0 feet; thence Westerly parallel with the North line of said Half forming an angle of 88°04'54” with the last described course (measured clockwise therefrom) 587.0 feet; thence Northerly parallel with said East line 384.0 feet for a point of beginning; thence Easterly parallel with said North line 587.0 feet to said East line; thence Northerly along said East line 3.38 feet to a point that is 1079.0 feet Southerly of the Northeast corner of said West Half; thence Westerly at Right angles to said East line 255.0 feet; thence Northerly parallel with said East line 285.0 feet; thence Easterly at Right angles to said East line 105.08 feet to a line drawn parallel with said East line from a point on said North line that is 150.0 feet Westerly of said Northeast corner; thence Northerly parallel with said East line 788.98 feet to said North line; thence Westerly along said North line forming an angle of 88°04'54” with the last described course (measured clockwise therefrom) 548.53 feet to a point that is 620.0 Easterly of the Northwest corner of said West Half; thence Southerly parallel with said East line 1152.38 feet to a line drawn parallel with said North line from the point of beginning; thence Westerly parallel with said North line 121.47 feet to a point that is 233.0 feet Westerly of the point of beginning; thence Southerly parallel with said East line 234.0 feet; thence Easterly parallel with said North line 233.0 feet to a line drawn parallel with said East line from the point of beginning; thence Northerly parallel with said East line 234.0 feet to the point of beginning, in Kaneville Township, Kane County, Illinois and also That part of the West Half of the Southwest Quarter of Section 4, Township 39 North, Range 6 East of the 3rd Principal Meridian described as follows: Commencing at the Southeast corner of said West Half; thence Northerly along the East line of said West Half 1096.0 feet for a point of beginning; thence Westerly parallel with the North line of said Half forming an angle of 88°04'54” with the last described course (measured clockwise therefrom) 587.0 feet; thence Southerly parallel with said East line 60.0 feet; thence Easterly parallel with said North line 587.0 feet to said East line; thence Northerly along said East line 60.0 feet to the point of beginning, in Kaneville Township, Kane County, Illinois. The property is located at west and north of 1N318 Watson Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois  
Vote:

---

Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois

# COUNTY OF KANE

**DEVELOPMENT & COMMUNITY  
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



**County Government Center**

719 Batavia Avenue  
Geneva, IL 60134  
Phone: (630) 232-3480  
Fax: (630) 232-3411

December 27, 2018

This letter is to notify you that IntraSoccer, LLC has requested a minor adjustment to its PUD-Planned United Development zoning to allow for a futsal court (a roughly 50' by 94' soccer court) at its property located at 37W950 Mason Road.

This petition was presented to the Kane County Development Committee on June 19<sup>th</sup>, 2018 and was tabled at the request of the petitioner. The original request, dated April 23, 2018, is enclosed, as is the modified request dated November 9<sup>th</sup>.

This adjustment will be considered by the Kane County Development Committee at its meeting to be held on Tuesday, January 15<sup>th</sup>, 2019 at 10:00am. The meeting will be held at the Kane County Government Center, 719 S. Batavia Avenue, Building A, Second Floor County Board Meeting Room. If you have any further questions, feel free to contact Tony Farruggia, Kane County Zoning Planner, at 630-232-3494 or [FarruggiaTony@Co.Kane.IL.US](mailto:FarruggiaTony@Co.Kane.IL.US).

Thank you.

Tony Farruggia, AICP Candidate  
Zoning Planner  
[FarruggiaTony@Co.Kane.IL.US](mailto:FarruggiaTony@Co.Kane.IL.US)  
630.232.3494

County of Kane, Illinois  
Development & Community Services Department



# BAZOSFREEMAN

Bazos, Freeman, Kramer, Schuster & Braithwaite, LLC

April 23, 2018

## VIA EMAIL ONLY

Mark D. VanKerkhoff, AIA, Director  
Kane County Development & Community Services Department  
719 South Batavia Avenue  
Geneva, Illinois 60134  
Email: [vankerkhoffmark@co.kane.il.us](mailto:vankerkhoffmark@co.kane.il.us)

Re: Minor adjustment to PUD  
Intra Soccer, LLC, 37W950 Mason Road, Elgin, Illinois 60124

Dear Mr. VanKerkhoff:

Thank you for considering Intra Soccer, LLC's ("Intra") proposal relative to the installation of an outdoor futsal court at the property commonly known as 37W950 Mason Road, Elgin ("Subject property").

As depicted on the attached site plan, Intra proposes to construct a futsal court of approximately fifty feet (50') wide by ninety-four feet (94') long, immediately adjacent to Intra's main building. As you are aware, the PUD currently provides for this area to be used for "eating and drinking or daycare". Intra respectfully requests a minor PUD adjustment to permit outdoor sports in this limited area.

Futsal is a variation on soccer, played with only five (5) members on each team. The futsal court may be utilized for other team sports of the same approximate size. Intra expects approximately thirty (30) spectators for each game; spectators can easily be accommodated on the south side of the court. The court would be illuminated with the existing lights mounted on the south side of the main building. In the event that additional lighting is needed, Intra proposed to utilize an existing light pole in the adjacent parking lot and simply add one (1) fixture thereto.

Games would occur mostly on weekends with some weekday play for summer camps. Most games would occur during the day with some evening games running until 10:00 PM. Summer camp games would end at 6:00 PM. Intra plans on eventually hosting tournaments, if interest so warrants.

1250 Larkin Avenue #100 Elgin, IL 60123  
847-742-8800 (o) 847-742-9777 (fx)

[www.bazosfreeman.com](http://www.bazosfreeman.com)

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Peter C. Bazos  
Bradley T. Freeman  
Mark Schuster  
J. William Braithwaite  
Jonathan S. Pope  
Aaron H. Reinke

Christopher S. Nudo,  
of counsel

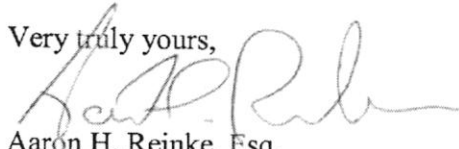
Writer's Contact:  
[Areinke@bazosfreeman.com](mailto:Areinke@bazosfreeman.com)  
847-742-8800 x 2024

The proposed minor adjustment would not require a change to Intra's liquor license as existing eating areas are sufficient.

Any sound generated during game play will be mitigated by the significant distance between the court and adjacent properties located to the west. Further, since games would only occur in the spring and summer, additional screening will be provided by spring and summer foliage.

I hope the County will consider this information and grant the minor adjustment. If I can provide further information, please feel free to contact me.

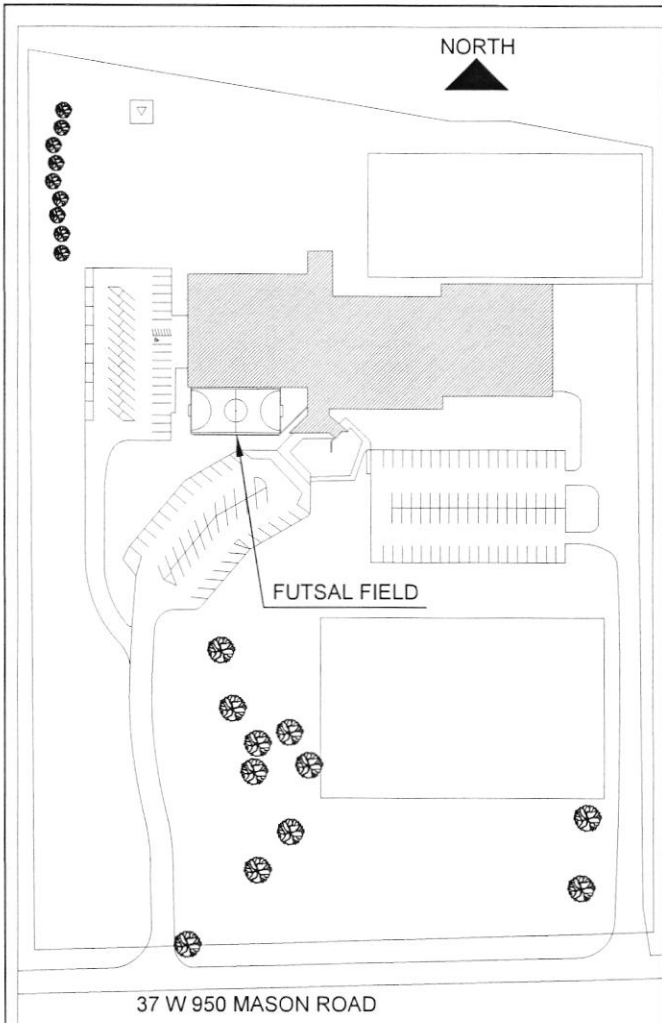
Very truly yours,



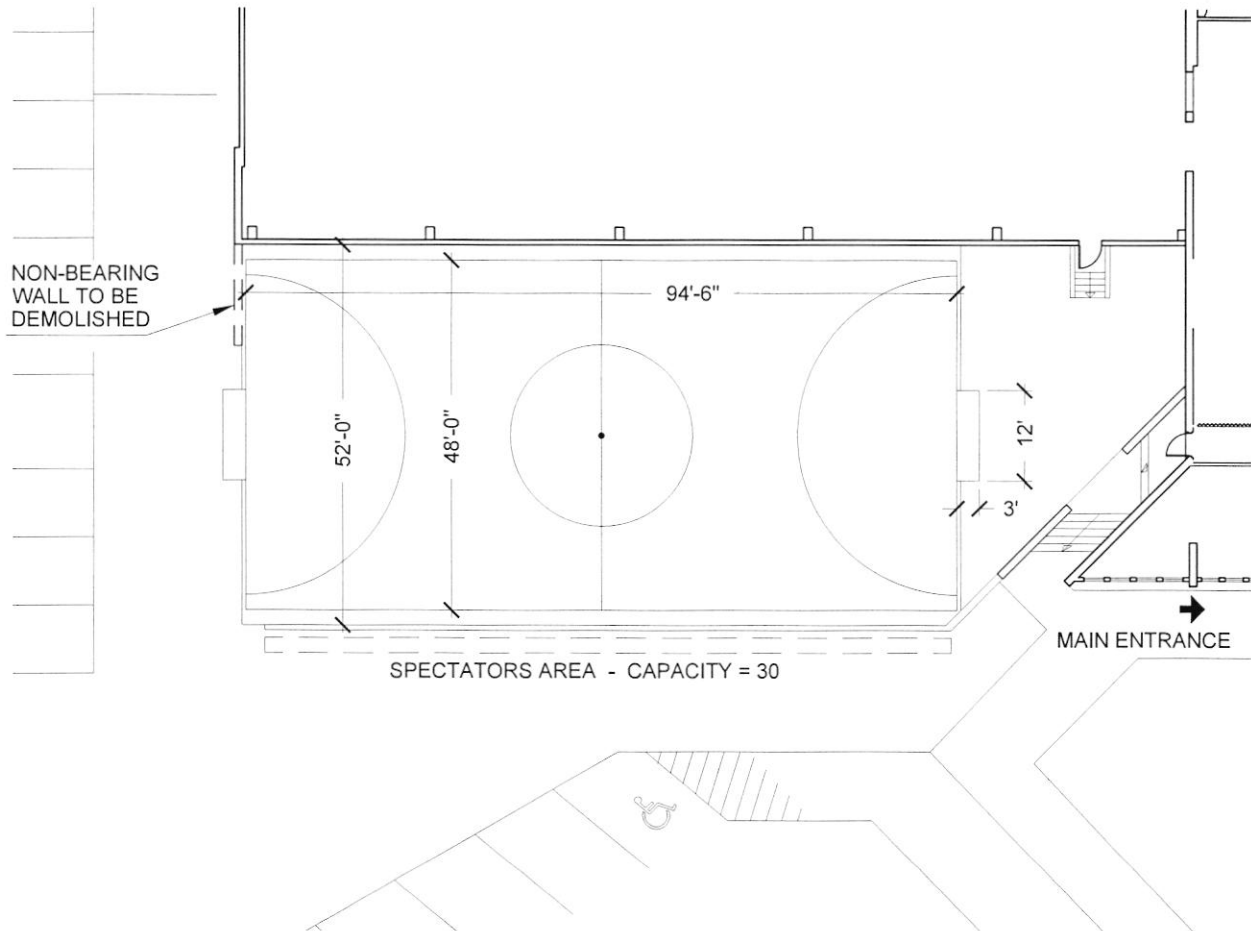
Aaron H. Reinke, Esq.

Encl.

cc: Keith T. Berkhout, Zoning Planner, Kane County ([berkhoutkeith@co.kane.il.us](mailto:berkhoutkeith@co.kane.il.us))  
Andy Schcolnik ([andys@anscore.net](mailto:andys@anscore.net))



SITE PLAN  
SCALE: 1/128" = 1FT



FLOOR PLAN  
SCALE: 1/16" = 1FT

# BAZOSFREEMAN

Bazos, Freeman, Kramer, Schuster & Braithwaite, LLC

July 6, 2018

**VIA EMAIL ONLY**

Mark D. VanKerkhoff, AIA, Director  
Kane County Development & Community Services Department  
719 South Batavia Avenue  
Geneva, Illinois 60134  
Email: [vankerkhoffmark@co.kane.il.us](mailto:vankerkhoffmark@co.kane.il.us)

Re: Minor adjustment to PUD  
Intra Soccer, LLC, 37W950 Mason Road, Elgin, Illinois 60124

Dear Mr. VanKerkhoff:

As you know, I represent Intra Soccer, LLC (“Intra”) relative to its request for a minor adjustment to the PUD applicable to 37W950 Mason Road, Elgin (“Subject Property”).

The Subject Property was originally developed as a sports complex in the 1960’s and hosted various sports during its over fifty (50) year history, including a former disco/nightclub that ran for several years on the west building of the property. The adjacent residential subdivision, Gilberts Glen, was developed in or about 1980. From approximately 1973 until 1996, the Subject Property was used for the operation of a tennis club, with both inside courts and outside courts on what is now the eastern parking lot. Since 1996, the Subject Property was used predominantly for soccer and associated uses. In 2013, Intra secured a PUD from Kane County approving a number of uses including, but not limited to, outdoor sports activities, outdoor instruction in sports activities, outdoor events, indoor sports, and indoor parties. Intra greatly appreciates the 2013 PUD and has used it to improve both the condition and business operations of the Subject Property to better serve the community. Currently, Intra serves hundreds of children ages two (2) through eighteen (18), as well as adults and seniors, including a softball league for a nearby retirement community.

As originally outlined in my correspondence of April 23, 2018, Intra requests the PUD site plan be amended to change the use of a certain limited area of the Subject Property (“Futsal Court”) from “*eating and drinking or daycare*” to permit outdoor sports. Given that outdoor sports is already an approved use for the Subject Property, Intra is only seeking a minor site plan amendment.

1250 Larkin Avenue #100 Elgin, IL 60123  
847-742-8800 (o) 847-742-9777 (fx)

[www.bazosfreeman.com](http://www.bazosfreeman.com)

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Peter C. Bazos  
Bradley T. Freeman  
Mark Schuster  
J. William Braithwaite  
Jonathan S. Pope  
Aaron H. Reinke

Christopher S. Nudo,  
of counsel

Writer's Contact:  
[Areinke@bazosfreeman.com](mailto:Areinke@bazosfreeman.com)  
847-742-8800 x 2024



The Futsal Court will be located on an existing concrete pad approximately fifty feet (50') wide by ninety-four feet (94') long, immediately adjacent to Intra's main building. The Futsal Court will be illuminated by existing light fixtures that have been mounted on the south side of the (main) building for many years. These existing fixtures face downward and are partially screened on the west side by a fifteen (15) foot wing wall. On the south side of the court, Intra plans to install one or two additional lighting fixtures on an *existing* fifteen (15) foot standard light pole, using LED lights with visor glare shields to avoid light bothering the neighbors. LED lighting is directional as opposed to conventional lightbulbs, so there will be minimal light spillage and glare. Furthermore, artificial light will only be used during the summer months *and* during game play when daylight is insufficient. Intra is confident that the limited additional lighting will not bother adjacent property owners.

The Futsal Court is screened from the neighboring residential area by an existing berm approximately four to six (4-6) feet high and eight to twelve feet (8-12) wide. This berm has existed for many years and is covered with a very dense, tall foliage consisting of mature trees and lower vegetation. The proposed court itself can accommodate only ten (10) players together with a limited number of spectators due to the existing building walls on the court's north and east sides; a fifteen (15') foot wide wing wall on the court's west side; and a three (3) foot high retaining wall on the south side. Intra is confident that the significant screening together with limited hours of game play with a restricted number of players and spectators will not disturb the neighbors.

Considering the objections of some adjacent property owners and the Village of Gilberts, Intra proposes a two (2) year sunset provision to the minor PUD amendment whereby Intra could operate the Futsal Court for two (2) full seasons and then either discontinue the Futsal Court use, or fully enclose the Futsal Court with a building on the existing footprint. In the event that the Futsal Court use expires, the area could be used in accordance with the original PUD site plan (i.e. "eating and drinking or daycare").

We are aware that the County received four (4) objections from adjacent property owners and the Village of Gilberts concerning the proposed zoning relief and general use of the Subject Property. While much of the concerns do not relate to the proposed Futsal Court, Intra would still like to address the objections.

As a preliminary matter, Intra reached-out to these owners via email offering to meet with them to discuss their specific concerns and possible solutions, but the owners expressed little or no interest in such a dialog. Please see the attached email correspondence. As of the date of this correspondence, Intra is in the process of reaching-out to the Village of Gilberts.

Relative to the stormwater violation, please be advised that Intra is working diligently with Kane County to correct issues in two (2) separate watersheds. *Please note the stormwater issues do not involve the proposed Futsal Court.* The issue in the southern watershed has been corrected. The issue in the north watershed will require the cooperation of the Village of Gilberts and neighbors to resolve. A historical field tile system that drained the northern part of the Subject Property was severed many years ago when the residential subdivision located to the west was platted and built

1250 Larkin Avenue #100 Elgin, IL 60123  
847-742-8800 (o) 847-742-9777 (fx)

[www.bazosfreeman.com](http://www.bazosfreeman.com)

in the late 1970's and early 1980's. Intra has reached-out to neighboring property owners to discuss drainage issues and solutions, and has met with them in the past. Among other things, Intra plans a new drain tile run to bypass the severed run thereby improving drainage for the Subject Property and some of the residential properties in the Gilberts Glen subdivision. Intra is in the process of designing and implementing a feasible solution whereby all parties will see improved drainage. This week, Intra submitted engineering design plans to the County for a stormwater detention facility located on the Subject Property, and we expect approval relatively soon. Please note that approval of the requested minor amendment will not effect this stormwater issue.

We are in receipt of a list of incidents from the Kane County Sheriff dating back to January, 2014. We understand some have suggested the number of calls could be interpreted to mean something significant. While Intra takes calls to law enforcement very seriously, Intra respectfully submits the number of calls decreased significantly once Intra took over management of the Subject Property. It has also been suggested that these calls are initiated by alcohol consumption. Please note that the previous management did not have a liquor license, but the facility generated more calls under previous management than it does now with a liquor license. Moreover, the number and type of calls are not unusual given the number of people at the Subject Property, and its proximity to a residential neighborhood, wherein residents are at liberty to call 911 at their discretion. Any similarly situated sports or entertainment facility would encounter the same or additional volume and type of calls to law enforcement. One possible *subjective perception* could be that Intra is a problem; however, the *objective facts* demonstrate that Intra has *never been cited* for disturbing the peace or otherwise making too much noise. The fact that the current management took over a tired and poorly run facility with a bad reputation, and converted to what it is now, should not be overlooked

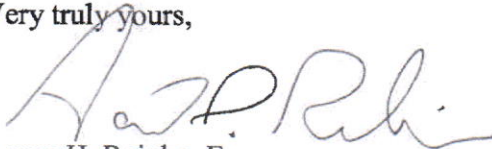
Intra understands some neighbors perceive the Futsal Court and Intra's business operations are a nuisance. Clearly, these neighbors would undoubtedly prefer to live next to a forest preserve or unimproved and unused field. However, Intra has the legal right to engage in its business operations. The Subject Property was used for the same or similar purposes before the construction of the Gilberts Glen subdivision. While Intra respectfully disagrees that it is a nuisance, it has always been open to working with all members of the community. To facilitate greater communication, Intra will offer a community hotline so residents can contact Intra with concerns. During events at Intra, the hotline could be staffed by an off-duty Kane County Deputy Sheriff or other person, who will serve as neutral third party to direct Intra to turn the music down, if necessary.

Intra suggests the proposed minor adjustment to the PUD is appropriate, will not disturb adjacent property owners, and will not otherwise harm the public health, safety and welfare. Intra is not proposing to expand its use or facility, but rather merely change the currently approved use of "eating and drinking or daycare" to a more limited and productive use. This proposed use will involve fewer people, generate less noise, and be less intensive than the use already approved for the site.

Intra hopes the Development Committee will consider this additional information and grant the minor adjustment. The proposed Futsal Court is vital to the continued operation of Intra Soccer, and will allow Intra to continue to improve the facility.

If we can provide further information, please feel free to contact me.

Very truly yours,



Aaron H. Reinke, Esq.

Encl.

cc: Keith T. Berkhout, Zoning Planner, Kane County ([berkhoutkeith@co.kane.il.us](mailto:berkhoutkeith@co.kane.il.us))  
Andy Schcolnik ([andys@anscore.net](mailto:andys@anscore.net))

# BAZOSFREEMAN

Bazos, Freeman, Kramer, Schuster & Pope, LLC

November 9, 2018

**VIA EMAIL ONLY**

Mark D. VanKerkhoff, AIA, Director  
Kane County Development & Community Services Department  
719 South Batavia Avenue  
Geneva, Illinois 60134  
Email: [vankerkhoffmark@co.kane.il.us](mailto:vankerkhoffmark@co.kane.il.us)

Re: Minor adjustment to PUD  
Intra Soccer, LLC, 37W950 Mason Road, Elgin, Illinois 60124

Peter C. Bazos  
Bradley T. Freeman  
Mark Schuster  
Jonathan S. Pope  
Aaron H. Reinke

Christopher S. Nudo,  
of counsel

Writer's Contact:  
[Areinke@bazosfreeman.com](mailto:Areinke@bazosfreeman.com)  
847-742-8800 x 2024

Dear Mr. VanKerkhoff:

As you know, I represent Intra Soccer, LLC ("Intra") relative to its request for a minor adjustment to the PUD applicable to 37W950 Mason Road, Elgin ("Subject Property"). The purpose of this correspondence is to update Intra's application.

Intra has modified its plan to resolve the stormwater issue. Rather than constructing an onsite-detention facility and repair off-site drain tiles, Intra will remove impervious surface located at the northeastern part of the Subject Property. This plan has been discussed and approved by the Kane County Division of Environmental and Water Resources, and we anticipate the issuance of a permit shortly. Upon completion of the work, the stormwater issue will be entirely resolved.

As you will recall, Intra requested the PUD site plan be amended to change the use of a certain limited area of the Subject Property ("Futsal Court") from "*eating and drinking or daycare*" to permit outdoor sports. Intra maintains this request, but due to the removal of the impervious surface noted above, Intra requests that other sports may be played on the Futsal Court, such as Intra's popular "Little Kickers" soccer program. Further, Intra may enclose the Futsal Court with a building at some point in the future.

Intra also proposed to relocate the "*eating and drinking or daycare*" area to the southeast of the principal building, between the parking lot and said building. The proposed location is depicted as a checked box in the attached plan.

Intra hopes the Development Committee will grant the minor adjustment as set forth herein. If we can provide further information, please feel free to contact me.

Very truly yours,

  
Aaron H. Reinke, Esq.

Encl.

cc: Keith T. Berkhout, Zoning Planner, Kane County ([berkhoutkeith@co.kane.il.us](mailto:berkhoutkeith@co.kane.il.us))  
Andy Schcolnik ([andys@anscore.net](mailto:andys@anscore.net))

1250 Larkin Avenue #100 Elgin, IL 60123  
847-742-8800 (o) 847-742-9777 (fx)

[www.bazosfreeman.com](http://www.bazosfreeman.com)

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# PROJECT REMOVAL OF NON LOAD BEARING WALL ON 1ST FLOOR @ PROPERTY 37 W950 MASON RD ELGIN, IL 60124

**NOTICE TO CONTRACTOR**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ELGIN, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS (IDOT) PRIOR TO THE START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE AND ADJACENT PROPERTIES.

4. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AND SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL ON THE SITE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN IT THROUGHOUT THE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ELGIN, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS (IDOT) PRIOR TO THE START OF CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN IT THROUGHOUT THE PROJECT.

**NOTICE TO ARCHITECT**

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ELGIN, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAYS (IDOT) PRIOR TO THE START OF CONSTRUCTION.

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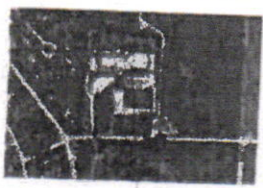
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10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE AND SHALL MAINTAIN IT THROUGHOUT THE PROJECT.

**SURVEY INFORMATION**

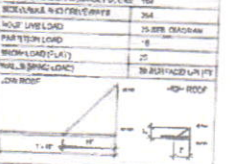
DATE SURVEYED: 08/15/2014  
SURVEYOR: [Name]



**LOCATION MAP**

**LINFORM LOAD TABLE**

USE (ROOM & ROOM)	DEAD LOAD (D.F.A.)	LIVE LOAD (L.F.A.)
OFFICE	10	40
COMMERCIAL FLOOR	10	40
CONCRETE SLAB	100	
8" CONC. SLAB ON GRADE (S.G.)	100	
ROOF	20	
ROOF (S.G.)	20	
ROOF (S.G.)	20	
ROOF (S.G.)	20	
ROOF (S.G.)	20	
ROOF (S.G.)	20	

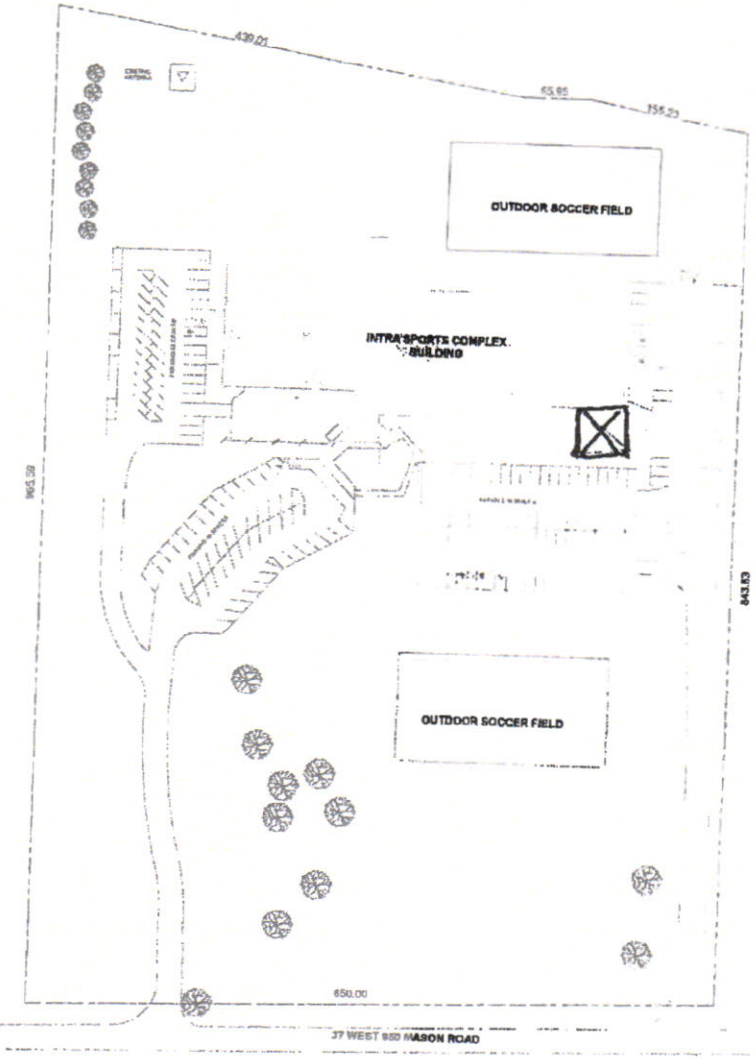


**FLOOR CHANGES**

FLOOR	THICKNESS	WEIGHT
1ST FLOOR	8"	100
2ND FLOOR	8"	100
ROOF	8"	100

**ZONING ORDINANCE INFORMATION**

PARAMETER	VALUE
MIN. LOT AREA	10,000 SQ. FT.
MIN. FRONT SETBACK	10 FT.
MIN. SIDE SETBACK	5 FT.
MIN. REAR SETBACK	5 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. GROUND COVER	30%



**SITE PLAN**

**SENS ARCHITECTS**  
 37 WEST 800 MASON ROAD  
 ELGIN, ILLINOIS 60124  
 PHONE: 815.398.4444  
 FAX: 815.398.4444  
 WWW.SENSARCHIT.COM



DATE: 08/15/2014  
 TIME: 10:00 AM  
 PROJECT: 37 WEST 800 MASON ROAD  
 SHEET: 11 OF 11

**REVISIONS**

NO.	DATE	DESCRIPTION

**ISSUED FOR**

NO.	DATE	DESCRIPTION

DATE: 08/15/2014  
 TIME: 10:00 AM  
 PROJECT: 37 WEST 800 MASON ROAD  
 SHEET: 11 OF 11



## RESOLUTION/ORDINANCE EXECUTIVE SUMMARY

### Ordinance No.

Authorizing the Amendment to the Kane County Code, Chapter 10:  
Fireworks

**Committee Flow:** County Development Committee, Executive Committee,  
**Contact:** Mark VanKerkhoff, 630.232.3451

### Budget Information:

Was this item budgeted? No impact on budget	Appropriation Amount:
If not budgeted, explain funding source:	

### Summary:

This ordinance amends the Kane County Code, Chapter 10: Fireworks. Under the current requirements for multi-event, one year permits, pyrotechnic displays are not to be permitted after seven thirty o'clock (7:30) P.M. the evening before the public schools located in the location of the pyrotechnic display will be in session with the exception of Memorial Day. The proposed amendment to the ordinance adds the additional exception for any additional school days added to the originally published school calendar because of scheduled school days that were cancelled for weather or other reasons. This proposed amendment is in response to the fact that the original published school calendar for Geneva Community Unit School District 304 was extended to a date which is the day after Kane County Cougar's game already scheduled and published to provide fireworks. The amendment addresses this immediate conflict as well as any future reoccurrences.

STATE OF ILLINOIS

COUNTY OF KANE

ORDINANCE NO.

**AUTHORIZING THE AMENDMENT TO THE KANE COUNTY CODE, CHAPTER 10:  
FIREWORKS**

WHEREAS, the Kane County Code, Chapter 10: Fireworks provides rules and regulations for permits for pyrotechnic displays; and

WHEREAS, pyrotechnic displays for multi-event, one year permits are not to be permitted after seven thirty o'clock (7:30) P.M. the evening before the public schools located in the location of the pyrotechnic display will be in session with the exception of Memorial Day; and

WHEREAS, the Kane County Cougars, a permit applicant for multi-event, one year permits for over 25 years, provides pyrotechnic displays as part of their family-friendly entertainment; and

WHEREAS, the originally published school calendar for Geneva Community Unit School District 304 was extended to a date which is the day after Kane County Cougar's game already scheduled and published to provide fireworks; and

WHEREAS, the Kane County Cougars desire to provide their fans with the fullest extent of entertainment value for the cost of their admission; and

WHEREAS, amending the Kane County Code for multi-event permits will allow the scheduled and published fireworks display to proceed as well as provide resolution if similar school schedule changes occur in the future.

NOW, THEREFORE, BE IT ORDAINED by the Kane County Board the Chapter 10 of the Kane County Code be amended by deleting and adding the following:

Chapter 10  
FIREWORKS  
ARTICLE II. PERMITS  
Sec. 10-16. Generally

6. A multi-event, one year permit shall be purely a personal privilege, good for and not to exceed one year after issuance, unless sooner revoked and shall not constitute property, nor shall it be subject to attachment, garnishment, or execution, nor shall it be alienable or transferable, voluntary or involuntary, or subject to being encumbered or hypothecated. Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee. A multi-event, one year permit shall stipulate the following:

- a. That all displays of any nature whatsoever be concluded by eleven o'clock (11:00) P.M.,
- b. Shall not be permitted after seven thirty o'clock (7:30) P.M. the evening before the public schools located in the location of the pyrotechnic display will be in session with the exception of Memorial Day **and any additional school days added to the originally published school calendar because of scheduled school days that were cancelled for weather or other reasons,** and

- c. Any further conditions or restrictions, including, but not limited to, special provisions for audible and visual fireworks, as may be reasonably determined by the county board chairman based upon the location of the venue and the character of the surrounding area.

A multi-event, one year permit may be suspended or revoked by the chairman of the county board upon good cause shown. In addition to or in lieu of any suspension or revocation, the chairman may impose a fine on the applicant, owner, operator, or any or all of them, in the maximum amount of five hundred dollars (\$500.00) for each violation. Notwithstanding any language herein to the contrary, all multi-event, one year permits shall expire and may be renewed commencing May 1st of each year.

Passed by the Kane County Board on April 9, 2019.

---

John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois

Vote:

19-04 Fireworks Amendment

# Development & Community Services Department Building & Zoning Division

## Demolition of Dangerous/Unsafe Buildings



Kane County Development Committee

March 19, 2019

# Development & Community Services Department

## Building & Zoning Division

Since 2013, the Kane County Board has allocated \$218,000 in Internal Grand Victoria Riverboat Funds for the Demolition of Dangerous/Unsafe Buildings (Fund 425 – Blighted Structure Demolition)

In 2017, Kane County was awarded a \$250,000 grant from the State of Illinois to reimburse certain costs for demolition of abandoned residential structures.

To date, this grant has reimbursed \$123,660 to Kane County to replenish Fund 425 - Blighted Structure Demolition.

In December, staff submitted a grant application for an additional \$250,000 from the State of Illinois.

These grant funds alleviate the need for additional funding from the Internal Grand Victoria Riverboat Grant Fund in the near future.

# Development & Community Services Department

## Building & Zoning Division

### Results since 2013

**18 homes court orders for demolition have been pursued**

**8 demolished by the County**

**8 demolished by the bank or the owner**

**2 rehabilitated by a new owner**

**10/18 were addressed by the owner due to pressure  
from a potential Court Order**

# Development & Community Services Department

## Building & Zoning Division

In 2013, the Kane County Board approved the use of \$100,000 in Riverboat Funds for Demolition of Dangerous/Unsafe Buildings

### Process:

1. Identify of the “worst of the worst” properties
2. County Board adopts Resolution
3. SA files petition in Circuit Court
4. Owners and lien holders notified
5. Court Order Obtained
6. County solicits bids for demolition or securing
7. Property demolished or secured
8. Lien filed to recapture funds
9. Recaptured funds returned to demolition fund



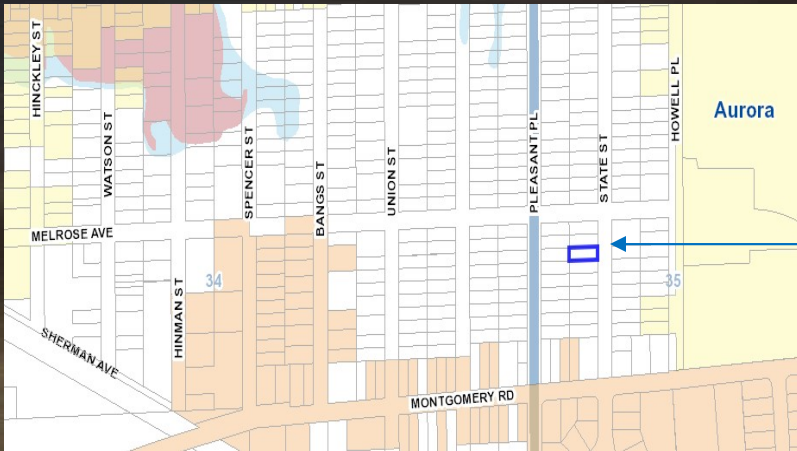
# Development & Community Services Department

## Building & Zoning Division

### Resolution

Authorizing Application to Circuit Court for Demolition  
of dangerous and/or unsafe building at:

1205 S. State St, Aurora Township



## 1205 S. State St, Aurora Township

- Complaint since April 2018
- Vacant
- Private owner
- Extreme amount of junk all over, multiple holes in roof, inoperable vehicles and RV on lawn
- Roofing permit issued 4/2017-expired without completing construction
- Damage assessment permit issued 7/2018-nothing done yet
- No rehab permit yet



1205 S. State St, Aurora Township

# Development & Community Services Department

## Building & Zoning Division

### Resolution:

Authorizing Application to Circuit Court for  
Demolition of Dangerous and/or Unsafe Building at:

1205 S. State St, Aurora Township



## RESOLUTION/ORDINANCE EXECUTIVE SUMMARY

### Resolution No.

Authorizing Petition to Circuit Court for Demolition of Dangerous and/or Unsafe Building Property located at 1205 S. State St, Aurora Township, Parcel ID #15-35-153-012

**Committee Flow:** Executive Committee, County Board

**Contact:** Mark VanKerkhoff, 630.232.3451

### Budget Information:

Was this item budgeted? Yes	Appropriation Amount:
If not budgeted, explain funding source:	

### Summary:

This resolution authorizes and directs the Kane County Building Officer to order a title search on the Property and to provide written, mailed notice to the owner or owners of the Unsafe Building, including the lien holders of record, in accordance with 55 ILCS 5/5-1121, that the County desires to demolish the Unsafe Building and it will apply to the Circuit Court for an order authorizing such demolition in the event the owner does not commence proceedings to do so within 15 days of the date the notice is mailed. It also authorizes and directs the Kane County State's Attorney's Office to file on behalf of the County a Petition with the Circuit Court, in accordance with 55 ILCS 5/5-1121, for an order authorizing the demolition of the Unsafe Building in the event that the owner does not comply.

In 2017, Kane County was awarded an Abandoned Residential Property Municipality Relief Program (APP) Round 2 Grant in the amount of \$250,000 from the State of Illinois to reimburse certain costs for demolition of abandoned residential structures. To date, this grand has reimbursed \$123,660 to Kane County. Funds expended for this potential demolition is eligible for reimbursement under the grant.

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO.

**AUTHORIZING PETITION TO CIRCUIT COURT FOR DEMOLITION OF DANGEROUS AND/OR UNSAFE BUILDING PROPERTY LOCATED AT 1205 S. STATE ST, AURORA TOWNSHIP, PARCEL ID #15-35-153-012**

WHEREAS, 55 ILCS 5/5-1121 authorizes the County of Kane, upon petition to the Circuit Court, to demolish, repair, or enclose or cause the demolition, repair, or enclosure of dangerous and unsafe buildings or uncompleted and abandoned buildings within the territory of the county, but outside of the territory of any municipality, and to remove or cause the removal of garbage, debris and other hazardous, noxious or unhealthy substances or materials from those buildings; and

WHEREAS, 55 ILCS 55-1121 (a) requires that the County apply to the Circuit Court for an order authorizing such action after the County has provided at least 15 days written notice by mail to the owner or owners of the building, including the lien holders of record, and such owner or owners have not commenced proceedings to put the building in a safe condition or to demolish it; and

WHEREAS, 55 ILCS 55-1121 authorizes the County to recover the costs related to the demolition, repair, enclosure, or removal incurred by the County, including court costs, attorney's fees, and other costs related to the enforcement of Section 55 ILCS 5/5-1121 ; and

WHEREAS, certain Community Development Block Grant funds may be appropriated and may be available to pay the costs associated with the demolition of dangerous and unsafe buildings within the County; and

WHEREAS, the Kane County Building Officer has determined that a building (the "Unsafe Building:") is located at 1205 S. State St, Aurora Township; and

WHEREAS, the County desires to demolish the Unsafe Building if the owner or owners do not commence proceedings to do so after 15 days written mailed notice.

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board as follows:

1. The Kane County Building Officer is hereby authorized and directed to order a title search on the Property and to provide written, mailed notice to the owner or owners of the "Unsafe Building", including the lien holders of record, in accordance with 55 ILCS 5/5-1121, that order authorizing such demolition in the event the owner does not commence proceedings to do so within 15 days of the date the notice is mailed; and

2. The Kane County State's Attorney's Office is hereby authorized and directed to file on behalf of the County a Petition with the Circuit Court, in accordance with 55 ILCS 5/5-1121, for an order authorizing the demolition of the Unsafe Building in the event that the owner does not commence proceedings to demolish the building within 15 days of the date the notice is mailed by the Building Officer and to seek the recovery of the costs associated with the demolition.

Passed by the Kane County Board on April 9, 2019.

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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

---

Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois

Vote:

19-04 Demo-1205 State

# Kane County Development & Community Services Department

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## Planning & Special Projects Division Monthly Report – March 2019

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

### **Crain's Small Business Week Event**

- On February 15th and March 1st, Chris Toth participated in planning the Crain's Small Business Week "Grow Your Business" Event in Aurora. In its third year, this upcoming May event offers access to resources and assistance to small businesses, as well as connections with organizations whose goal is to help businesses grow.

### **Farm to School Program**

- On February 27th, Matt Tansley held a project meeting with the JJC Farm to School core project team. The group reviewed timeframes for project activities and immediate material needs. Ricki Chaidez, the project's Program Coordinator, was introduced to the team and will manage day to day program needs going forward.
- On February 28<sup>th</sup>, Matt Tansley held a discussion with Ricki Chaidez allowing the Illinois Farm to School Network to provide a broad overview of the programs and services they oversee, including areas where they can provide ongoing support to the JJC Farm to School Program.

### **Fox River Ecosystem Partnership**

- On March 4th Karen Miller provided information on the Fabulous Fox! Water Trail and other FREP projects at the One Earth Film Festival showing of the movie "The Human Element."

### **Growing for Kane**

- *Meet the Buyer Event* – On February 25th Matt Tansley and the U-46 Food and Nutrition Service hosted a Meet the Buyer event for Kane County farmers interested in selling their produce to fulfill some of the districts fresh food purchasing needs. In addition to a half dozen area farmers, the event was attended by Get Fresh and Dream Hub.
- *U-46 School District Wellness Fair* – On March 1<sup>st</sup> Matt Tansley attended the U-46 Wellness Fair as an exhibitor for the Growing for Kane initiative. Matt shared information with U-46 families about county initiatives to increase local food production and community access.

### **McHenry County Farm Bureau – Specialty Growers**

- Janice Hill and Matt Tansley attended a meeting of the McHenry County Specialty Growers on February 25th. Janice and Matt presented an overview of Kane County plans and policies supporting fruit and vegetable growers, and sustainable land management.



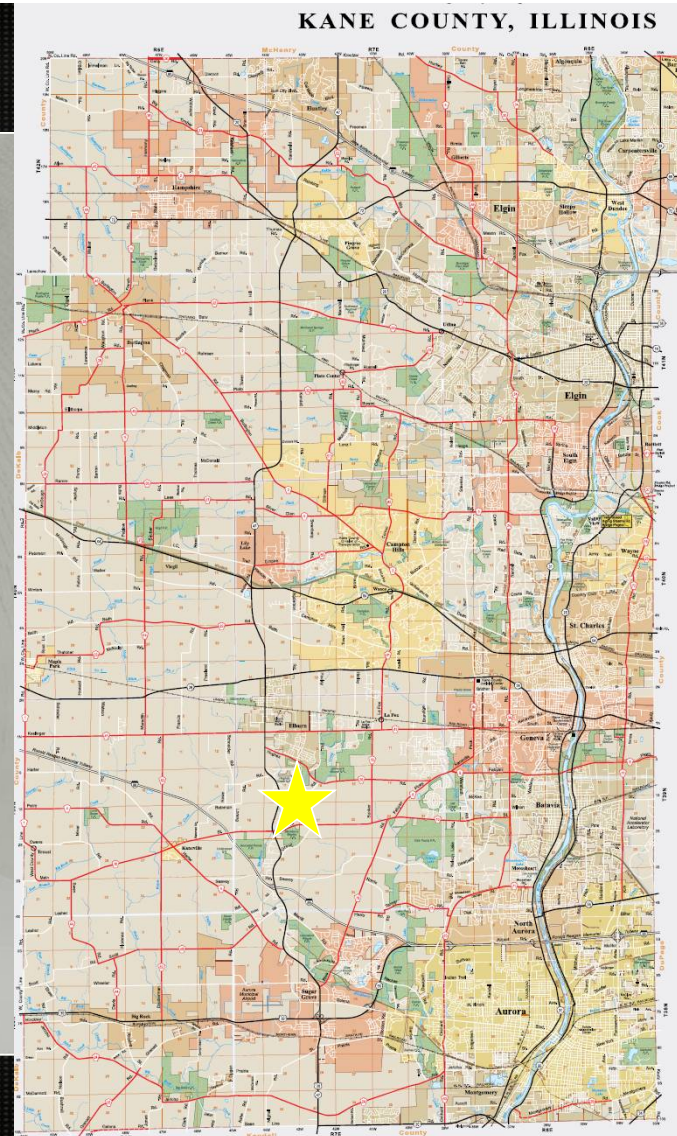
# CREEKSIDE SUBDIVISION

## PRELIMINARY PLAN RE- APPROVAL & 14TH TIME EXTENSION

Section 20, Blackberry Township

83.60 Acres and 24 Lots  
The Area in Question is  
Zoned PUD

(Granted – May 14, 1991)



# LOCATION MAP



# AIR PHOTO



# PRELIMINARY PLAN



# RECOMMENDATION

The Technical Staff recommends the re-approval and the 14th time extension request subject to the following stipulations:

1. Meet all requirements set forth in Preliminary Plan Approval of February 19, 1991, and County Board granted zoning dated May 14, 1991.
2. When the final plat is filed, the Land/Cash Subcommittee of the Kane County Development Committee shall review and determine the land/cash requirements for presentation to the full Development Committee.
3. When the final plat is filed, the developer shall furnish an updated and signed engineer's estimate of cost of the improvements for construction.
4. If there are any alterations or changes made to the approved preliminary plan, they will be done in compliance with Section 19-143 Validity and Adjustments of the Kane County Code.
5. Since the Preliminary Plan was approved in 1991, any previous recommendations and/or requirements relating to this development shall be reconsidered for compliance of Section 19-35 Improvement Plans, Chapter 9 Stormwater Management, and all other applicable provisions and revisions of the Kane County Code.



February 11, 2019

Deanne M. Orlik  
Kane County-Environmental & Water Resources  
719 Batavia Avenue  
Geneva, IL 60134  
630-444-1174

Re: Preliminary Plan Re-Approval and Time Extension Request  
Creekside Subdivision  
Section 20 Blackberry Township

Dear Deanne,

I trust all is well with the County and I appreciate your guidance in relation to the matter of our request for a two-year extension of the Preliminary Plan for the Creekside Subdivision in Blackberry Township.

We are formally requesting that this matter be placed on the agenda for consideration by the Kane County Development Committee at their March 19, 2019 meeting.

We have received some interest on the property since the last extension so we are confident the preliminary plan is a good one. We also understand that if we can bring forth a development we will be required to follow current development standards (per Section 19-35).

Thank you again for your help and please contact me with any questions.

Daniel P. Stellato  
President

**BEI Properties**  
A Division of Batavia Enterprises, Inc.  
140 First Street  
Batavia, IL 60510

**P:** (630) 879-3680  
**E:** [info@bataviaenterprises.com](mailto:info@bataviaenterprises.com)  
**W:** <http://beiproperties.net>

# COUNTY OF KANE

KANE COUNTY DIVISION OF  
ENVIRONMENTAL & WATER  
RESOURCES



Jodie L. Wollnik, P.E., CFM  
Director

County Government Center  
719 Batavia Avenue  
Geneva, IL 60134  
Phone: (630) 232-3497  
Fax: (630) 208-3837  
e-mail: [WollnikJodie@co.kane.il.us](mailto:WollnikJodie@co.kane.il.us)  
website: <http://www.co.kane.il.us>

## STAFF RECOMMENDATION

To: Kane County Development Committee

From: Jodie L. Wollnik, Plat Officer

Date: March 19, 2019

RE: Preliminary Plan Re-Approval and 14th Time Extension Request  
Creekside Subdivision  
Section 20, Blackberry Township  
83.60 Acres and 24 Lots  
The Area in Question is Zoned PUD (Granted May 14, 1991)  
School District - #302 Kaneland  
Fire Protection District – Elburn and Countryside

This re-approval and 14th time extension request is for two (2) years (March 19, 2021).

Property is located on the north side of Main Street, 1/2 mile east of Illinois Route 47, Section 20, Blackberry Township.

The Development Committee approved the preliminary plan on February 19, 1991, and the County Board approved the PUD on May 14, 1991.

**RECOMMENDATION:** The Technical Staff recommends the re-approval and 14th time extension request subject to the following stipulations:

1. Meet all requirements set forth in Preliminary Plan Approval of February 19, 1991, and County Board granted zoning dated May 14, 1991.
2. When the final plat is filed, the Land/Cash Subcommittee of the Kane County Development Committee shall review and determine the land/cash requirements for presentation to the full Development Committee.
3. When the final plat is filed, the developer shall furnish an updated and signed engineer's estimate of cost of the improvements for construction.
4. If there are any alterations or changes made to the approved preliminary plan, they will be done in compliance with Section 19-143 Validity and Adjustments of the Kane County Code.
5. Since the Preliminary Plan was approved in 1991, any previous recommendations and/or requirements relating to this development shall be reconsidered for compliance of Section 19-35 Improvement Plans, Chapter 9 Stormwater Management, and all other applicable provisions and revisions of the Kane County Code.

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO. 19-

**RATIFYING WAGE INCREASES**

WHEREAS, on March 12, 2019, the County Board approved Ordinance No. 19-71, authorizing a 2% wage increase retroactive to 12/2/2018 for the department head(s) under our jurisdiction, as well as the funding for those wage increases in the Fiscal Year 2019 budget; and

WHEREAS, the majority of members of this standing committee demonstrated their consent to the 2% wage increase retroactive to 12/2/2018 for the department heads under our jurisdiction by voting to approve Ordinance No. 19-71; and

WHEREAS, pursuant to Section 2-48 of the Kane County Code, we the members of this standing committee would like to formally record our consent to the 2% wage increase retroactive to 12/2/2018 for the department heads under our jurisdiction and ratify approval of the wage increases authorized by Ordinance No. 19-71.

NOW, THEREFORE, BE IT RESOLVED that this standing committee hereby ratifies the approval of Ordinance No. 19-71, authorizing a 2% wage increase retroactive to 12/2/2018 for each of the department heads under our jurisdiction, specifically the Director of Development and Community Services, the Director of Office of Community Reinvestment, and the Director of Environmental and Water Resources.

Approved by the Development Committee on March 19, 2019

\_\_\_\_\_  
John Martin  
Chair of Development Committee  
Kane County, Illinois

Vote:  
Yes \_\_\_\_\_  
No \_\_\_\_\_  
Voice \_\_\_\_\_  
Abstentions \_\_\_\_\_