



KANE COUNTY

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

COUNTY DEVELOPMENT COMMITTEE

TUESDAY, JULY 21, 2020

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: June 16, 2020**
3. **Monthly Financials**
 - A. June Development Committee Financial Reports (attached)
4. **Public Comment**
5. **Building & Zoning Division**
 - A. Building & Zoning Report
 - B. Zoning Petitions

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: Denial

Petition #4547

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

ST. CHARLES TOWNSHIP

ETO Chicago, LLC

6N518 Route 25, (09-11-256-007), St. Charles Township

Rezoning from B-1 District Business and F-District Farming to B-3 District Business with a Special Use for storage and equipment and vehicles

Commerce/Employment

Area Property Owners

Regional Planning Comm.: N/AZoning Board: Approval with the following stipulations:

1. The site is adjacent to a residential area that has experienced flooding and drainage issues. The site also contains a depressional area and it is suspected a wetland is on-site as well. Given these issues Water Resources will require a stormwater permit for any disturbance on this site.
2. The site contains hydric soil and will require a wetland delineation and Jurisdictional Decision by the USACE prior to any permitting on this site. The presence of wetlands may require the site plan to be adjusted to meet buffering requirements.
3. There is known flooding in the residential area to the North West of the site. Water Resources recommends that the additional parking would be contingent on the petitioner increasing site volume storage and outfall improvements. The current outfall is not considered adequate for any additional runoff volumes. The increased site volume and outfall improvements would be required to mitigate the additional impervious added to the site. The applicant's Engineer will be required to demonstrate that any improvements will not increase flood heights on neighboring properties or any structures.
4. The petitioner shall dedicate 50 feet of right-of-way from the existing pavement centerline of IL 25.
5. The petitioner shall provide a traffic study to the County and Illinois Department of Transportation (IDOT) for review. Trucks shall not stage on IL 25 or back into the site from IL 25.
6. The petitioner shall provide a revised site plan showing turning radius for a truck to access the loading bay, not using state right of way for maneuvering. Internal site circulation and the loading bay may need to be revised, relocated or improved to eliminate the need for trucks to back into the site from IL 25.
7. The proposed zoning shall be subject to IDOT's approval of the access locations and proposed improvements.
8. That the petitioner shall develop a landscaping and neighborhood blending plan out of consideration for the neighborhood.

Development Committee: To be determined

Petition #4549

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

PLATO TOWNSHIP

Heartland Bank & Trust

44W601 McDonald Road, Plato Township (05-31-300-013)

Rezoning from F-District Farming to F-1 District Rural
Residential to allow an existing home to be sold off separately
from the remaining farmland

Agricultural

None

Regional Planning Comm.: N/AZoning Board: Approval with the following stipulations:

1. Water Resources will require a drain tile study be submitted to the County. The owner shall repair or replace any broken or damaged tiles discovered. The owner shall install observation structures on the tile systems at the property lines.
2. Tiles on the property shall be mapped and placed in a drainage easements. The easement should specify the owner of the property as the entity required to maintain the system.
3. Should the subdivision at any time during development exceed 25,000 square feet of impervious Stormwater Detention will be required for the development.
4. The Kane County Health Department shall review the proposed access easement going over a portion of the septic area.

Development Committee: To be determined**Petition #4551**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

AURORA TOWNSHIP

Lazaro Villa

629 Montgomery Road, Aurora Township (15-34-426-003 & 15-34-426-004)

Special Use in the B-3 Business District for outdoor car sales

Urban Neighborhoods / Mixed Use Infill

None

Regional Planning Comm.: N/AZoning Board: Approval with the following stipulation:

1. The property is located in the flood route across Terry Avenue and considered an unmapped flood plain. No fill or raising of the grade on the property is allowed. Any proposed disturbance on the property is required to have an approved plan by Water Resources prior to any work being done.

Development Committee: To be determined

Petition #4552

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

BIG ROCK TOWNSHIP

Kane County Forest Preserve District

45W475 Lasher Road, Big Rock Township (13-01-200-001 & 13-01-100-002)

Rezoning from F-District Farming to F-1 District Rural Residential to allow an existing farmette to be split off from the remaining farmland

Agricultural

None

Regional Planning Comm.: N/AZoning Board: Approval with the following stipulation:

1. The petitioner shall dedicate a 33 foot half right of way on Lasher Road to Big Rock Township.

Development Committee: To be determined**Petition #4553**

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

KANEVILLE TOWNSHIP

West Watson, LLC

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

Amendment request to portions of an existing F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing zoned property to allow for liquor sales and consumption

Agricultural

None

Regional Planning Comm.: N/AZoning Board: Approval with the following stipulations:

1. All of the impervious area added to this development will require stormwater detention, BMPs and a stormwater permit. Aerial photographs and Kane County GIS indicates the potential for wetlands, a wetland delineation will be required if any of these area are to be impacted by the development. It is understood that there is detention on site. If this detention is not adequate for the proposed improvements, then more detention volume will be required to be constructed which may possible to achieve by expansion of existing stormwater facilities or construction of new facilities.
2. That County Staff review the ability of the F-2 District to be amended to allow for alcohol sales and service under the Kane County Zoning Ordinance with the Kane County State's Attorney office.

Development Committee: To be determined

Petition #4554

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

CAMPTON TOWNSHIP

Logan Wilding, et ux

43W126 Empire Road, Campton Township (08-17-200-027 & 08-17-200-017)

Rezoning from F-District Farming to E-1 District Estate Residential to allow a new single family to be constructed

Countryside Estate Residential

None

Regional Planning Comm.: N/AZoning Board: Approval with the following stipulations:

1. Any construction on this site will require a Stormwater Permit.
2. A Wetland Delineation will be required to determine the Wetland boundary, effectiveness of existing buffer and possible encroachment by development.
3. Should the development on this site at any time cumulatively reach or exceed 25,000 sq ft of impervious area or 3 acres of disturbance Stormwater Detention will be required. This impervious area will be tracked cumulatively after the year 2001.
4. As the mapped Floodplain is Zone A, a Base Flood Elevation will need to be determined by a Professional Engineer before any disturbance or construction can be permitted.
5. Any fill in the Floodplain will require Compensatory Storage
6. Any fill in the Floodplain will require Compensatory Storage under the Stormwater Ordinance. Fill in the Floodplain should be avoided whenever practicable. Compensatory Storage must be calculated using the standards of the Ordinance by a Professional Engineer.
7. Building Protection Standards in the Stormwater Ordinance will determine the height of the first floor and lowest opening.

Development Committee: To be determined

C. Fire Damaged Residence

1. Presentation: Demolition of Dangerous and/or Unsafe Building Located at 15N848 Meadows Ct, Rutland Parcel ID# 02-27-129-012

D. Demolition of 15N848 Meadows

1. **Resolution:** Authorizing Application to the Circuit Court for Demolition of Dangerous and/or Unsafe Building Located at 15N848 Meadows Ct, Rutland Parcel ID# 02-27-129-012

6. Planning & Special Projects

A. Staff Report (attached)

7. Subdivision

- A. Williams Plat of Consolidation (attached)

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

- A. **Resolution:** Approving an Adjustment to the Professional Services Fee for the Settlers Hill Cross County Course Phase III Engineering

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

Development Committee Revenue Report - Summary
Through June 30, 2020 (58.3% YTD)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	Total % Received
670 Environmental Management	\$ 6,866	\$ 556,241	\$ 186,325	33.50%
001 General Fund	\$ 2,971	\$ 84,500	\$ 42,204	49.95%
420 Stormwater Management	\$ -	\$ 112,392	\$ 3,773	3.36%
650 Enterprise Surcharge	\$ 3,895	\$ 359,349	\$ 134,433	37.41%
651 Enterprise General	\$ -	\$ -	\$ 5,916	0.00%
690 Development	\$ 429,644	\$ 6,397,227	\$ 4,381,611	68.49%
001 General Fund	\$ -	\$ 1,842,950	\$ 736,791	39.98%
400 Economic Development	\$ -	\$ 141,819	\$ 91,726	64.68%
401 Community Dev Block Program	\$ 78,060	\$ 1,913,505	\$ 1,163,714	60.82%
402 HOME Program	\$ 174,903	\$ 1,020,914	\$ 1,525,567	149.43%
403 Unincorporated Stormwater Mgmt	\$ -	\$ -	\$ 17,376	0.00%
404 Homeless Management Info Systems	\$ 12,106	\$ 155,937	\$ 114,535	73.45%
405 Cost Share Drainage	\$ -	\$ 308,578	\$ 196,804	63.78%
406 OCR & Recovery Act Programs	\$ 3,958	\$ 360,373	\$ 133,344	37.00%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ 158	0.52%
408 Neighborhood Stabilization Progr	\$ -	\$ 20,000	\$ 7,035	35.18%
409 Continuum of Care Planning Grant	\$ 6,295	\$ 75,852	\$ 23,761	31.33%
410 Elgin CDBG	\$ 141,720	\$ 344,650	\$ 331,853	96.29%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 898	0.75%
435 Growing for Kane	\$ -	\$ 28,746	\$ 23,803	82.80%
521 Bowes Creek Special Service Area	\$ -	\$ -	\$ 4	0.00%
5300 Sunvale SBA SW 37	\$ 176	\$ 488	\$ 198	40.59%
5301 Middle Creek SBA SW38	\$ 975	\$ 1,950	\$ 981	50.31%
5302 Shirewood Farm SSA SW39	\$ 1,174	\$ 2,348	\$ 1,174	50.01%
5303 Ogden Gardens SBA SW40	\$ 731	\$ 2,540	\$ 886	34.88%
5304 Wildwood West SBA SW41	\$ 3,681	\$ 9,752	\$ 4,468	45.82%
5306 Cheval DeSelle Venetian SBA SW43	\$ 1,511	\$ 5,129	\$ 1,788	34.87%
5308 Plank Road Estates SBA SW45	\$ 1,370	\$ 3,386	\$ 1,415	41.80%
5310 Exposition View SBA SW47	\$ 1,148	\$ 4,105	\$ 1,379	33.60%
5311 Pasadena Drive SBA SW48	\$ 1,328	\$ 2,880	\$ 1,448	50.26%
5312 Tamara Dittman SBA SW 50	\$ 506	\$ 1,215	\$ 506	41.65%
Grand Total	\$ 436,510	\$ 6,953,468	\$ 4,567,937	65.69%

Development Committee Expenditure Report - Summary
Through June 30, 2020 (58.3% YTD, 57.69% Payroll)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
670 Environmental Management	\$ 62,806	\$ 937,210	\$ 678,314	\$ 447,361	120.11%
001 General Fund	\$ 37,569	\$ 465,469	\$ 276,778	\$ -	59.46%
420 Stormwater Management	\$ 1,199	\$ 112,392	\$ 7,216	\$ -	6.42%
650 Enterprise Surcharge	\$ 24,038	\$ 359,349	\$ 169,283	\$ 45,465	59.76%
651 Enterprise General	\$ -	\$ -	\$ 225,037	\$ 401,896	0.00%
690 Development	\$ 465,693	\$ 5,676,713	\$ 4,367,265	\$ 34,476	77.54%
001 General Fund	\$ 81,489	\$ 1,122,436	\$ 645,394	\$ -	57.50%
400 Economic Development	\$ 6,692	\$ 141,819	\$ 63,947	\$ -	45.09%
401 Community Dev Block Program	\$ 51,342	\$ 1,913,505	\$ 1,144,918	\$ 6,798	60.19%
402 HOME Program	\$ 140,562	\$ 1,020,914	\$ 1,661,948	\$ 243	162.81%
404 Homeless Management Info Systems	\$ 27,713	\$ 155,937	\$ 102,014	\$ -	65.42%
405 Cost Share Drainage	\$ 11,490	\$ 308,578	\$ 97,672	\$ 26,569	40.26%
406 OCR & Recovery Act Programs	\$ 86,771	\$ 360,373	\$ 187,911	\$ -	52.14%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ -	\$ -	0.00%
408 Neighborhood Stabilization Progr	\$ -	\$ 20,000	\$ -	\$ -	0.00%
409 Continuum of Care Planning Grant	\$ 7,905	\$ 75,852	\$ 32,760	\$ 277	43.56%
410 Elgin CDBG	\$ 46,534	\$ 344,650	\$ 379,009	\$ 589	110.14%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 24,450	\$ -	20.38%
435 Growing for Kane	\$ 5,195	\$ 28,746	\$ 27,241	\$ -	94.77%
5300 Sunvale SBA SW 37	\$ -	\$ 488	\$ -	\$ -	0.00%
5301 Middle Creek SBA SW38	\$ -	\$ 1,950	\$ -	\$ -	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 2,348	\$ -	\$ -	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	\$ -	\$ 5,129	\$ -	\$ -	0.00%
5308 Plank Road Estates SBA SW45	\$ -	\$ 3,386	\$ -	\$ -	0.00%
5310 Exposition View SBA SW47	\$ -	\$ 4,105	\$ -	\$ -	0.00%
5311 Pasadena Drive SBA SW48	\$ -	\$ 2,880	\$ -	\$ -	0.00%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	\$ -	0.00%
Grand Total	\$ 528,499	\$ 6,613,923	\$ 5,045,579	\$ 481,837	83.57%

Development Committee Expenditure Report - Detail
Through June 30, 2020 (58.3% YTD, 57.69% Payroll)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
670 Environmental Management	\$ 62,806	\$ 937,210	\$ 678,314	\$ 447,361	120.11%
001 General Fund	\$ 37,569	\$ 465,469	\$ 276,778	\$ -	59.46%
Personnel Services- Salaries & Wages	\$ 31,023	\$ 409,241	\$ 231,237	\$ -	56.50%
Personnel Services- Employee Benefits	\$ 6,040	\$ 50,171	\$ 42,040	\$ -	83.79%
Contractual Services	\$ 417	\$ 4,650	\$ 3,202	\$ -	68.86%
Commodities	\$ 89	\$ 1,407	\$ 299	\$ -	21.24%
420 Stormwater Management	\$ 1,199	\$ 112,392	\$ 7,216	\$ -	6.42%
Personnel Services- Salaries & Wages	\$ 567	\$ 7,415	\$ 4,254	\$ -	57.37%
Personnel Services- Employee Benefits	\$ 282	\$ 3,627	\$ 2,013	\$ -	55.51%
Contractual Services	\$ 350	\$ 101,350	\$ 607	\$ -	0.60%
Commodities	\$ -	\$ -	\$ 341	\$ -	0.00%
650 Enterprise Surcharge	\$ 24,038	\$ 359,349	\$ 169,283	\$ 45,465	59.76%
Personnel Services- Salaries & Wages	\$ 7,503	\$ 115,416	\$ 59,961	\$ -	51.95%
Personnel Services- Employee Benefits	\$ 2,365	\$ 35,031	\$ 18,116	\$ -	51.71%
Contractual Services	\$ 13,030	\$ 173,427	\$ 86,184	\$ 44,315	75.25%
Commodities	\$ 1,140	\$ 35,475	\$ 5,022	\$ 1,150	17.40%
651 Enterprise General	\$ -	\$ -	\$ 225,037	\$ 401,896	0.00%
Contractual Services	\$ -	\$ -	\$ 225,037	\$ 401,896	0.00%
690 Development	\$ 465,693	\$ 5,676,713	\$ 4,367,265	\$ 34,476	77.54%
001 General Fund	\$ 81,489	\$ 1,122,436	\$ 645,394	\$ -	57.50%
Personnel Services- Salaries & Wages	\$ 63,496	\$ 822,555	\$ 477,785	\$ -	58.09%
Personnel Services- Employee Benefits	\$ 16,438	\$ 204,955	\$ 114,027	\$ -	55.63%
Contractual Services	\$ 1,432	\$ 71,946	\$ 49,519	\$ -	68.83%
Commodities	\$ 122	\$ 22,980	\$ 4,063	\$ -	17.68%
400 Economic Development	\$ 6,692	\$ 141,819	\$ 63,947	\$ -	45.09%
Personnel Services- Salaries & Wages	\$ 3,249	\$ 42,236	\$ 22,115	\$ -	52.36%
Personnel Services- Employee Benefits	\$ 1,458	\$ 18,419	\$ 9,847	\$ -	53.46%
Contractual Services	\$ 1,985	\$ 80,764	\$ 31,985	\$ -	39.60%
Commodities	\$ -	\$ 400	\$ -	\$ -	0.00%
401 Community Dev Block Program	\$ 51,342	\$ 1,913,505	\$ 1,144,918	\$ 6,798	60.19%
Personnel Services- Salaries & Wages	\$ 10,327	\$ 134,824	\$ 79,962	\$ -	59.31%
Personnel Services- Employee Benefits	\$ 2,428	\$ 37,971	\$ 18,995	\$ -	50.02%
Contractual Services	\$ 26,012	\$ 1,713,143	\$ 1,008,024	\$ -	58.84%
Commodities	\$ 12,575	\$ 5,767	\$ 16,137	\$ 6,798	397.70%
Transfers Out	\$ -	\$ 21,800	\$ 21,800	\$ -	100.00%

Development Committee Expenditure Report - Detail
Through June 30, 2020 (58.3% YTD, 57.69% Payroll)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
402 HOME Program	\$ 140,562	\$ 1,020,914	\$ 1,661,948	\$ 243	162.81%
Personnel Services- Salaries & Wages	\$ 4,120	\$ 55,869	\$ 30,901	\$ -	55.31%
Personnel Services- Employee Benefits	\$ 893	\$ 12,432	\$ 6,564	\$ -	52.80%
Contractual Services	\$ 132,383	\$ 951,157	\$ 1,621,302	\$ -	170.46%
Commodities	\$ 3,166	\$ 1,456	\$ 3,182	\$ 243	235.20%
404 Homeless Management Info Systems	\$ 27,713	\$ 155,937	\$ 102,014	\$ -	65.42%
Personnel Services- Salaries & Wages	\$ 8,210	\$ 57,518	\$ 38,040	\$ -	66.14%
Personnel Services- Employee Benefits	\$ 2,257	\$ 17,140	\$ 11,326	\$ -	66.08%
Contractual Services	\$ 7,273	\$ 79,567	\$ 19,971	\$ -	25.10%
Commodities	\$ 9,973	\$ 1,712	\$ 32,677	\$ -	1,908.68%
405 Cost Share Drainage	\$ 11,490	\$ 308,578	\$ 97,672	\$ 26,569	40.26%
Contractual Services	\$ 940	\$ 210,660	\$ 75,727	\$ 15,454	43.28%
Commodities	\$ -	\$ 840	\$ 100	\$ -	11.90%
Contingency and Other	\$ -	\$ 16,078	\$ -	\$ -	0.00%
Capital	\$ 10,550	\$ 81,000	\$ 21,845	\$ 11,115	40.69%
406 OCR & Recovery Act Programs	\$ 86,771	\$ 360,373	\$ 187,911	\$ -	52.14%
Personnel Services- Salaries & Wages	\$ 687	\$ 17,483	\$ 7,333	\$ -	41.94%
Personnel Services- Employee Benefits	\$ 137	\$ 3,156	\$ 1,393	\$ -	44.13%
Contractual Services	\$ 85,948	\$ 339,734	\$ 179,186	\$ -	52.74%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 30,110	\$ -	\$ -	0.00%
408 Neighborhood Stabilization Progr	\$ -	\$ 20,000	\$ -	\$ -	0.00%
Contingency and Other	\$ -	\$ 20,000	\$ -	\$ -	0.00%
409 Continuum of Care Planning Grant	\$ 7,905	\$ 75,852	\$ 32,760	\$ 277	43.56%
Personnel Services- Salaries & Wages	\$ 2,419	\$ 33,145	\$ 19,940	\$ -	60.16%
Personnel Services- Employee Benefits	\$ 750	\$ 9,498	\$ 5,819	\$ -	61.27%
Contractual Services	\$ 2,308	\$ 31,450	\$ 4,567	\$ -	14.52%
Commodities	\$ 2,429	\$ 1,759	\$ 2,434	\$ 277	154.13%
410 Elgin CDBG	\$ 46,534	\$ 344,650	\$ 379,009	\$ 589	110.14%
Personnel Services- Salaries & Wages	\$ 6,525	\$ 85,030	\$ 48,984	\$ -	57.61%
Personnel Services- Employee Benefits	\$ 1,882	\$ 24,273	\$ 14,106	\$ -	58.11%
Contractual Services	\$ 32,501	\$ 233,118	\$ 310,251	\$ -	133.09%
Commodities	\$ 5,627	\$ 2,229	\$ 5,668	\$ 589	280.71%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 24,450	\$ -	20.38%
Contractual Services	\$ -	\$ 120,000	\$ 24,450	\$ -	20.38%
435 Growing for Kane	\$ 5,195	\$ 28,746	\$ 27,241	\$ -	94.77%
Contractual Services	\$ 4,240	\$ 27,156	\$ 25,465	\$ -	93.77%
Commodities	\$ 955	\$ 1,590	\$ 1,776	\$ -	111.71%
5300 Sunvale SBA SW 37	\$ -	\$ 488	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 488	\$ -	\$ -	0.00%
5301 Middle Creek SBA SW38	\$ -	\$ 1,950	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 200	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 1,750	\$ -	\$ -	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 2,348	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 2,348	\$ -	\$ -	0.00%
5303 Ogden Gardens SBA SW40	\$ -	\$ 2,540	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 2,540	\$ -	\$ -	0.00%

Development Committee Expenditure Report - Detail
Through June 30, 2020 (58.3% YTD, 57.69% Payroll)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
5304 Wildwood West SBA SW41	\$ -	\$ 9,752	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 1,000	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 8,752	\$ -	\$ -	0.00%
5306 Cheval DeSelle Venetian SBA SW43	\$ -	\$ 5,129	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 5,129	\$ -	\$ -	0.00%
5308 Plank Road Estates SBA SW45	\$ -	\$ 3,386	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 3,386	\$ -	\$ -	0.00%
5310 Exposition View SBA SW47	\$ -	\$ 4,105	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 379	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 3,726	\$ -	\$ -	0.00%
5311 Pasadena Drive SBA SW48	\$ -	\$ 2,880	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 420	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 2,460	\$ -	\$ -	0.00%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 1,215	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ -	\$ -	\$ -	0.00%
Grand Total	\$ 528,499	\$ 6,613,923	\$ 5,045,579	\$ 481,837	83.57%



Development Accounts Payable by GL Distribution

Payment Date Range 06/01/20 - 06/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 001 - General Fund										
Department 670 - Environmental Management										
Sub-Department 692 - Water Resources & Subdivisions										
Account 53070 - Legal Printing										
3245 - Paddock Publications (Daily Herald)	48115	WRD: Bowes Bend Legal Publication	Paid by Check # 370992		05/09/2020	05/21/2020	05/21/2020		06/08/2020	32.20
1226 - Shaw Media	0520130626	WRD: Big Timber Legal Notice	Paid by Check # 371127		05/31/2020	06/09/2020	06/09/2020		06/22/2020	67.18
Account 53070 - Legal Printing Totals									Invoice Transactions 2	\$99.38
Account 53100 - Conferences and Meetings										
4526 - Fifth Third Bank	9471/JW/05-20	Wollnik Mastercard 05/05/2020 to 06/04/2020	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	350.00
Account 53100 - Conferences and Meetings Totals									Invoice Transactions 1	\$350.00
Sub-Department 692 - Water Resources & Subdivisions Totals									Invoice Transactions 3	\$449.38
Department 670 - Environmental Management Totals									Invoice Transactions 3	\$449.38
Department 690 - Development										
Sub-Department 690 - County Development										
Account 50150 - Contractual/Consulting Services										
8437 - Phoenix Staffing & Management Systems	25277-2	NANCY MCGARY - TEMP STAFF	Paid by EFT # 59651		05/17/2020	05/27/2020	05/27/2020		06/08/2020	748.30
8437 - Phoenix Staffing & Management Systems	25269-2	NANCY MCGARY - TEMP STAFF	Paid by EFT # 59651		05/10/2020	05/27/2020	05/27/2020		06/08/2020	748.30
Account 50150 - Contractual/Consulting Services Totals									Invoice Transactions 2	\$1,496.60
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1843-JH-05/2020	J. HILL P-CARD CHARGES 5/2020	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	29.48
Account 60000 - Office Supplies Totals									Invoice Transactions 1	\$29.48
Account 60010 - Operating Supplies										
4526 - Fifth Third Bank	1399-MV-05/2020	M. VANKERKHOFF P-CARD CHARGES 5/2020	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	90.00
Account 60010 - Operating Supplies Totals									Invoice Transactions 1	\$90.00
Sub-Department 690 - County Development Totals									Invoice Transactions 4	\$1,616.08
Department 690 - Development Totals									Invoice Transactions 4	\$1,616.08
Fund 001 - General Fund Totals									Invoice Transactions 7	\$2,065.46
Fund 401 - Community Dev Block Program										
Department 690 - Development										
Sub-Department 711 - Community Developmt Block Grant										
Account 50350 - Notary Services										
3137 - State of IL Secretary of State	NPA 2020	Notary Renewal - Glassford	Paid by Check # 370999		05/21/2020	05/21/2020	05/29/2020		06/08/2020	10.00
Account 50350 - Notary Services Totals									Invoice Transactions 1	\$10.00



Development Accounts Payable by GL Distribution

Payment Date Range 06/01/20 - 06/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 401 - Community Dev Block Program										
Department 690 - Development										
Sub-Department 711 - Community Developmt Block Grant										
Account 53110 - Employee Training										
4526 - Fifth Third Bank	1589-SB-05/20	OCR PCard	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	(1,030.00)
Account 53110 - Employee Training Totals									Invoice Transactions 1	(\$1,030.00)
Account 55000 - Miscellaneous Contractual Exp										
8545 - Spillane and Sons Ltd.	2019-01-C-15	Spillane & Sons Homeownership Project	Paid by EFT # 59855		06/08/2020	06/11/2020	06/12/2020		06/22/2020	4,076.91
Account 55000 - Miscellaneous Contractual Exp Totals									Invoice Transactions 1	\$4,076.91
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1589-SB-05/20	OCR PCard	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	1,029.95
Account 60000 - Office Supplies Totals									Invoice Transactions 1	\$1,029.95
Sub-Department 711 - Community Developmt Block Grant Totals									Invoice Transactions 4	\$4,086.86
Department 690 - Development Totals									Invoice Transactions 4	\$4,086.86
Fund 401 - Community Dev Block Program Totals									Invoice Transactions 4	\$4,086.86
Fund 402 - HOME Program										
Department 690 - Development										
Sub-Department 712 - HOME Program										
Account 55000 - Miscellaneous Contractual Exp										
8023 - Housing Continuum Inc	2018-01-F-04	HCI Homeownership Project	Paid by EFT # 59791		06/12/2020	06/11/2020	06/12/2020		06/22/2020	16,508.75
8545 - Spillane and Sons Ltd.	2018-01-B-04	Spillane & Sons 272 N Spring Reconstruction	Paid by EFT # 59855		06/10/2020	06/11/2020	06/12/2020		06/22/2020	44,124.22
8545 - Spillane and Sons Ltd.	2018-01-C-07	Spillane & Sons Park Street Reconstruction	Paid by EFT # 59855		06/10/2020	06/11/2020	06/12/2020		06/22/2020	45,008.45
8545 - Spillane and Sons Ltd.	2019-01-D-02	Spillane & Sons Homeownership Project	Paid by EFT # 59855		06/08/2020	06/11/2020	06/12/2020		06/22/2020	23,279.39
Account 55000 - Miscellaneous Contractual Exp Totals									Invoice Transactions 4	\$128,920.81
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1589-SB-05/20	OCR PCard	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	128.29
Account 60000 - Office Supplies Totals									Invoice Transactions 1	\$128.29
Sub-Department 712 - HOME Program Totals									Invoice Transactions 5	\$129,049.10
Department 690 - Development Totals									Invoice Transactions 5	\$129,049.10
Fund 402 - HOME Program Totals									Invoice Transactions 5	\$129,049.10



Development Accounts Payable by GL Distribution

Payment Date Range 06/01/20 - 06/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 404 - Homeless Management Info Systems										
Department 690 - Development										
Sub-Department 714 - Homeless Management Info Systems										
Account 50150 - Contractual/Consulting Services										
10879 - Pathways Community Network Institute	3657	HMIS Administration 05/2020	Paid by EFT # 59822		05/31/2020	06/11/2020	06/12/2020		06/22/2020	2,000.49
Account 50150 - Contractual/Consulting Services Totals									Invoice Transactions 1	\$2,000.49
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1589-SB-05/20	OCR PCard	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	652.42
6107 - Southern Computer Warehouse (SCW)	IN-000639705	Adobe Acrobat Pro DC Enterprise License	Paid by Check # 371128		05/14/2020	06/11/2020	06/12/2020		06/22/2020	75.80
Account 60000 - Office Supplies Totals									Invoice Transactions 2	\$728.22
Sub-Department 714 - Homeless Management Info Systems Totals									Invoice Transactions 3	\$2,728.71
Department 690 - Development Totals									Invoice Transactions 3	\$2,728.71
Fund 404 - Homeless Management Info Systems Totals									Invoice Transactions 3	\$2,728.71
Fund 405 - Cost Share Drainage										
Department 690 - Development										
Sub-Department 715 - Cost Share Drainage										
Account 50020 - Special Studies										
1073 - University of Illinois (U of I)	022-000-B8158	WRD: Ground Water Monitoring Testing Campton	Paid by Check # 371006		05/11/2020	05/28/2020	05/28/2020		06/08/2020	939.97
Account 50020 - Special Studies Totals									Invoice Transactions 1	\$939.97
Account 73500 - Other Construction										
8145 - J&L Excavating, Inc.	17-1407	Kelley Rd Drainage Improvements	Paid by EFT # 59801		05/07/2020	06/09/2020	06/09/2020		06/22/2020	10,550.00
Account 73500 - Other Construction Totals									Invoice Transactions 1	\$10,550.00
Sub-Department 715 - Cost Share Drainage Totals									Invoice Transactions 2	\$11,489.97
Department 690 - Development Totals									Invoice Transactions 2	\$11,489.97
Fund 405 - Cost Share Drainage Totals									Invoice Transactions 2	\$11,489.97
Fund 406 - OCR & Recovery Act Programs										
Department 690 - Development										
Sub-Department 728 - St. Charles Housing Trust Fund										
Account 55000 - Miscellaneous Contractual Exp										
8023 - Housing Continuum Inc	2018-01-F-04	HCI Homeownership Project	Paid by EFT # 59791		06/12/2020	06/11/2020	06/12/2020		06/22/2020	41,794.54
Account 55000 - Miscellaneous Contractual Exp Totals									Invoice Transactions 1	\$41,794.54
Sub-Department 728 - St. Charles Housing Trust Fund Totals									Invoice Transactions 1	\$41,794.54
Sub-Department 729 - Homeless Lodging										
Account 55000 - Miscellaneous Contractual Exp										
3520 - Association for Individual Development (AID)	EHL-01	Emergency Homeless Lodging	Paid by EFT # 59718		05/27/2020	06/11/2020	06/12/2020		06/22/2020	3,196.00



Development Accounts Payable by GL Distribution

Payment Date Range 06/01/20 - 06/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 406 - OCR & Recovery Act Programs										
Department 690 - Development										
Sub-Department 729 - Homeless Lodging										
Account 55000 - Miscellaneous Contractual Exp										
1255 - Community Crisis Center Inc	EHL-01	Emergency Homeless Lodging	Paid by EFT # 59743		05/21/2020	06/11/2020	06/12/2020		06/22/2020	4,747.86
1255 - Community Crisis Center Inc	EHL-02	Emergency Homeless Lodging	Paid by EFT # 59743		06/01/2020	06/11/2020	06/12/2020		06/22/2020	5,743.44
3477 - PADS of Elgin, Inc.	EML-03	Emergency Homeless Lodging	Paid by EFT # 59821		05/29/2020	06/11/2020	06/12/2020		06/22/2020	19,979.90
Account 55000 - Miscellaneous Contractual Exp Totals							Invoice Transactions	4		\$33,667.20
Sub-Department 729 - Homeless Lodging Totals							Invoice Transactions	4		\$33,667.20
Department 690 - Development Totals							Invoice Transactions	5		\$75,461.74
Fund 406 - OCR & Recovery Act Programs Totals							Invoice Transactions	5		\$75,461.74
Fund 409 - Continuum of Care Planning Grant										
Department 690 - Development										
Sub-Department 725 - Continuum of Care										
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1589-SB-05/20	OCR PCard	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	146.61
Account 60000 - Office Supplies Totals							Invoice Transactions	1		\$146.61
Sub-Department 725 - Continuum of Care Totals							Invoice Transactions	1		\$146.61
Department 690 - Development Totals							Invoice Transactions	1		\$146.61
Fund 409 - Continuum of Care Planning Grant Totals							Invoice Transactions	1		\$146.61
Fund 410 - Elgin CDBG										
Department 690 - Development										
Sub-Department 727 - Elgin CDBG										
Account 55000 - Miscellaneous Contractual Exp										
7239 - Economic & Planning Systems, Inc.	193103-2	Consolidated Plan 2020 -2024	Paid by Check # 370959		04/30/2020	05/21/2020	05/29/2020		06/08/2020	5,900.00
3476 - Community Contacts, Inc.	E154378-12	Elgin Owner Occupied Housing Rehab Grant Program	Paid by EFT # 59742		06/05/2020	06/11/2020	06/12/2020		06/22/2020	27,107.00
Account 55000 - Miscellaneous Contractual Exp Totals							Invoice Transactions	2		\$33,007.00
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1589-SB-05/20	OCR PCard	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	311.55
Account 60000 - Office Supplies Totals							Invoice Transactions	1		\$311.55
Sub-Department 727 - Elgin CDBG Totals							Invoice Transactions	3		\$33,318.55
Department 690 - Development Totals							Invoice Transactions	3		\$33,318.55
Fund 410 - Elgin CDBG Totals							Invoice Transactions	3		\$33,318.55



Development Accounts Payable by GL Distribution

Payment Date Range 06/01/20 - 06/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 435 - Growing for Kane										
Department 690 - Development										
Sub-Department 022 - Growing for Kane										
Account 60010 - Operating Supplies										
4526 - Fifth Third Bank	1843-JH-05/2020	J. HILL P-CARD CHARGES 5/2020	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	(116.49)
Account 60010 - Operating Supplies Totals							Invoice Transactions	1		<u>(116.49)</u>
Sub-Department 022 - Growing for Kane Totals							Invoice Transactions	1		<u>(116.49)</u>
Sub-Department 023 - USDA Farm to School										
Account 60510 - Grant Supplies										
4526 - Fifth Third Bank	1843-JH-05/2020	J. HILL P-CARD CHARGES 5/2020	Paid by EFT # 59766		06/04/2020	06/12/2020	06/12/2020		06/22/2020	1,071.18
Account 60510 - Grant Supplies Totals							Invoice Transactions	1		<u>\$1,071.18</u>
Sub-Department 023 - USDA Farm to School Totals							Invoice Transactions	1		<u>\$1,071.18</u>
Department 690 - Development Totals							Invoice Transactions	2		<u>\$954.69</u>
Fund 435 - Growing for Kane Totals							Invoice Transactions	2		<u>\$954.69</u>
Fund 650 - Enterprise Surcharge										
Department 670 - Environmental Management										
Sub-Department 670 - Enterprise Surcharge										
Account 50140 - Engineering Services										
8304 - CS Geologic LLC	666	WRD: Annual Env Review at SH and Midway LF	Paid by EFT # 59755		06/03/2020	06/09/2020	06/09/2020		06/22/2020	997.50
Account 50140 - Engineering Services Totals							Invoice Transactions	1		<u>\$997.50</u>
Account 50150 - Contractual/Consulting Services										
12486 - Aptim Environmental & Infrastructure, LLC	490157	ENV: Soil Waste Plan - Consulting	Paid by EFT # 59544		05/18/2020	05/28/2020	05/28/2020		06/08/2020	3,440.00
11034 - EQ-The Environmental Quality Co. (dba US Ecology)	600781	ENV: March HHW Home Collection	Paid by EFT # 59591		05/13/2020	05/21/2020	05/21/2020		06/08/2020	2,840.00
11034 - EQ-The Environmental Quality Co. (dba US Ecology)	566972	ENV: December HHW Home Collection	Paid by EFT # 59591		01/09/2020	05/21/2020	05/21/2020		06/08/2020	5,120.00
3374 - Kane County Sheriff	051420	ENV: Sheriff Department EV Fleet Station Installation	Paid by Check # 370975		05/14/2020	05/28/2020	05/28/2020		06/08/2020	4,600.00
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	4		<u>\$16,000.00</u>
Account 50590 - Professional Services										
1044 - City of Geneva	0198004207-001MA	ENV: Fabayan Parkway PO Electric	Paid by EFT # 59563		04/15/2020	05/21/2020	05/21/2020		06/08/2020	34.35
Account 50590 - Professional Services Totals							Invoice Transactions	1		<u>\$34.35</u>
Account 60010 - Operating Supplies										
2006 - Uline	120576804	ENV: Operating Supplies - Gloves for Recycling Event - COVID	Paid by EFT # 59871		06/02/2020	06/09/2020	06/09/2020		06/22/2020	163.81



Development Accounts Payable by GL Distribution

Payment Date Range 06/01/20 - 06/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 650 - Enterprise Surcharge										
Department 670 - Environmental Management										
Sub-Department 670 - Enterprise Surcharge										
Account 60010 - Operating Supplies										
5805 - Lakeshore Recycling Systems (Pit Stop Clean Sweep)	PS323504	ENV: Fabyan Pkwy Handwashing Station	Paid by EFT # 59808		06/04/2020	06/09/2020	06/09/2020		06/22/2020	124.00
Account 60010 - Operating Supplies Totals							Invoice Transactions	2		\$287.81
Sub-Department 670 - Enterprise Surcharge Totals							Invoice Transactions	8		\$17,319.66
Department 670 - Environmental Management Totals							Invoice Transactions	8		\$17,319.66
Fund 650 - Enterprise Surcharge Totals							Invoice Transactions	8		\$17,319.66
Grand Totals							Invoice Transactions	40		\$276,621.35

**Kane County Purchasing Card Information
Development Committee
June 2020 Statement**

COMMUNITY REINVESTMENT			
Transaction Date	Merchant Name	Additional Information	Transaction Amount
6/12/2020	ALDI 40018	GENEVA	\$2.99
6/22/2020	DELTA	ATLANTA	(\$386.80)
6/24/2020	OFFICEMAX/DEPOT 6444	BATAVIA	\$9.99
6/24/2020	OFFICEMAX/DEPOT 6444	BATAVIA	\$51.74
6/26/2020	OFFICEMAX/DEPOT 6444	BATAVIA	\$18.68
6/27/2020	ALDI 40018	GENEVA	\$2.89
Total:			(\$300.51)

DEVELOPMENT DEPARTMENT			
Transaction Date	Merchant Name	Additional Information	Transaction Amount
6/10/2020	FULLERS CAR WASH OF G	DOWNERS GROVE	\$76.00
6/12/2020	HOMEDEPOT.COM	800-430-3376	\$81.47
6/15/2020	AMZN MKTP US MY7549RW2	AMZN.COM/BILL	\$38.95
6/15/2020	THE HOME DEPOT #1921	GENEVA	(\$79.70)
6/15/2020	THE HOME DEPOT #1921	GENEVA	\$136.64
6/16/2020	AMAZON.COM MS83D9J51	AMZN.COM/BILL	\$29.99
6/16/2020	AMZN MKTP US MY1PW7WP2	AMZN.COM/BILL	\$39.98
6/17/2020	THE HOME DEPOT #1921	GENEVA	\$74.70
6/24/2020	EIG CONSTANTCONTACT.CO	855-2295506	\$45.00
6/25/2020	AMZN MKTP US MS5V03QL0	AMZN.COM/BILL	\$9.01
Total:			\$452.04
Total all:			\$151.53



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)

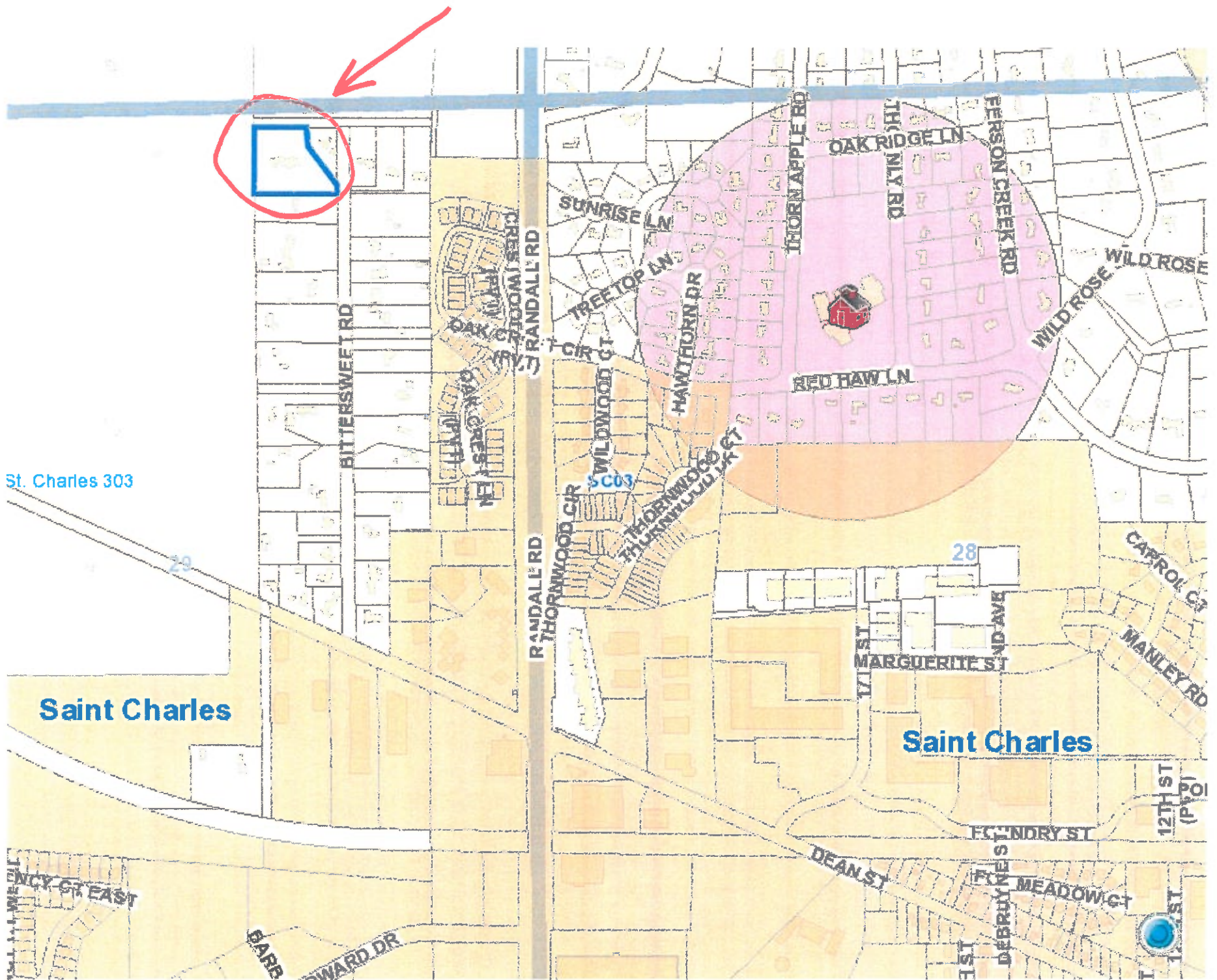
Rezoning from F-District Farming to R-1 District Rural Residential Rural Residential

Neighboring property owners

Regional Planning Comm.: N/A

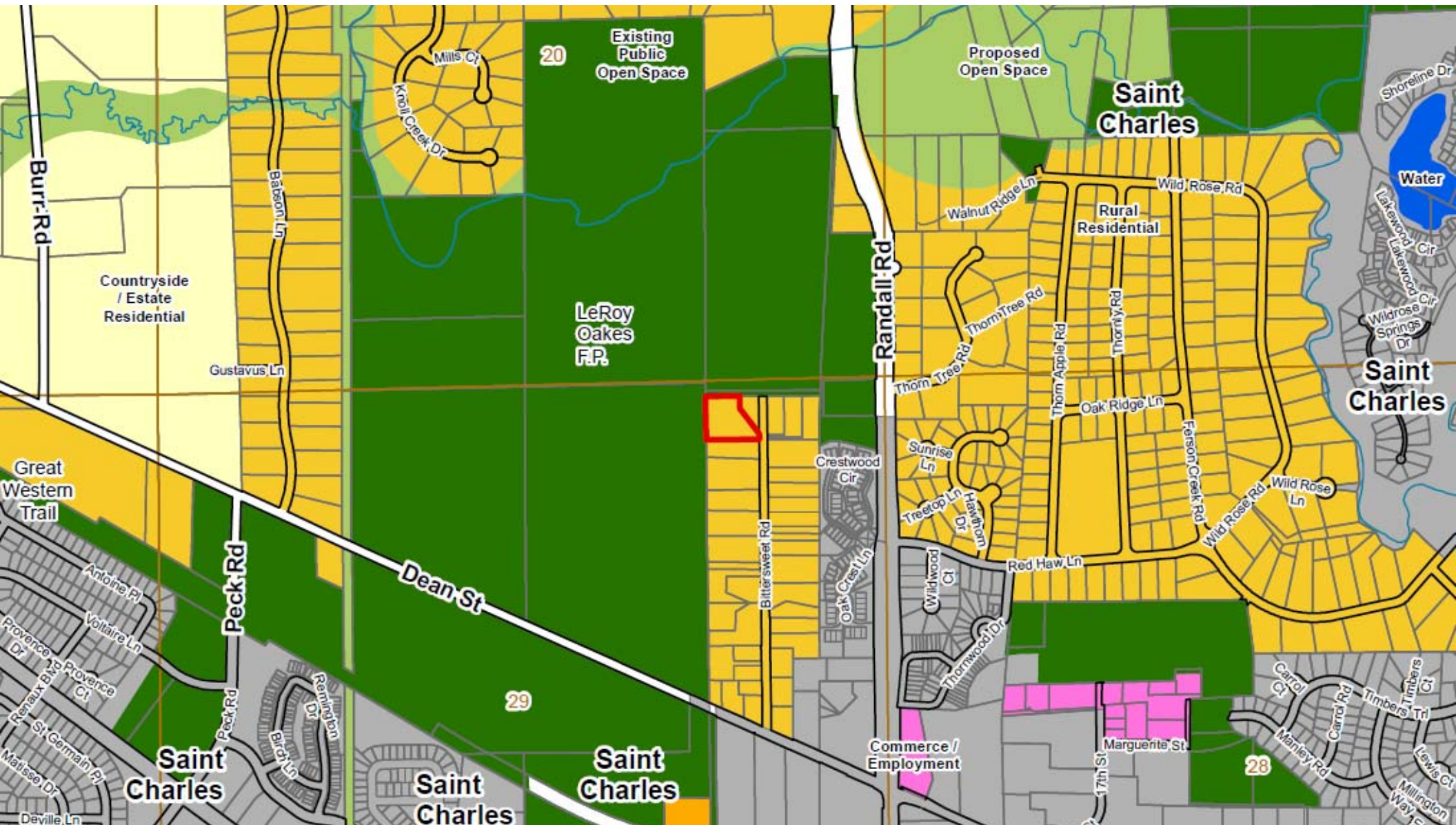
Zoning Board: Approval

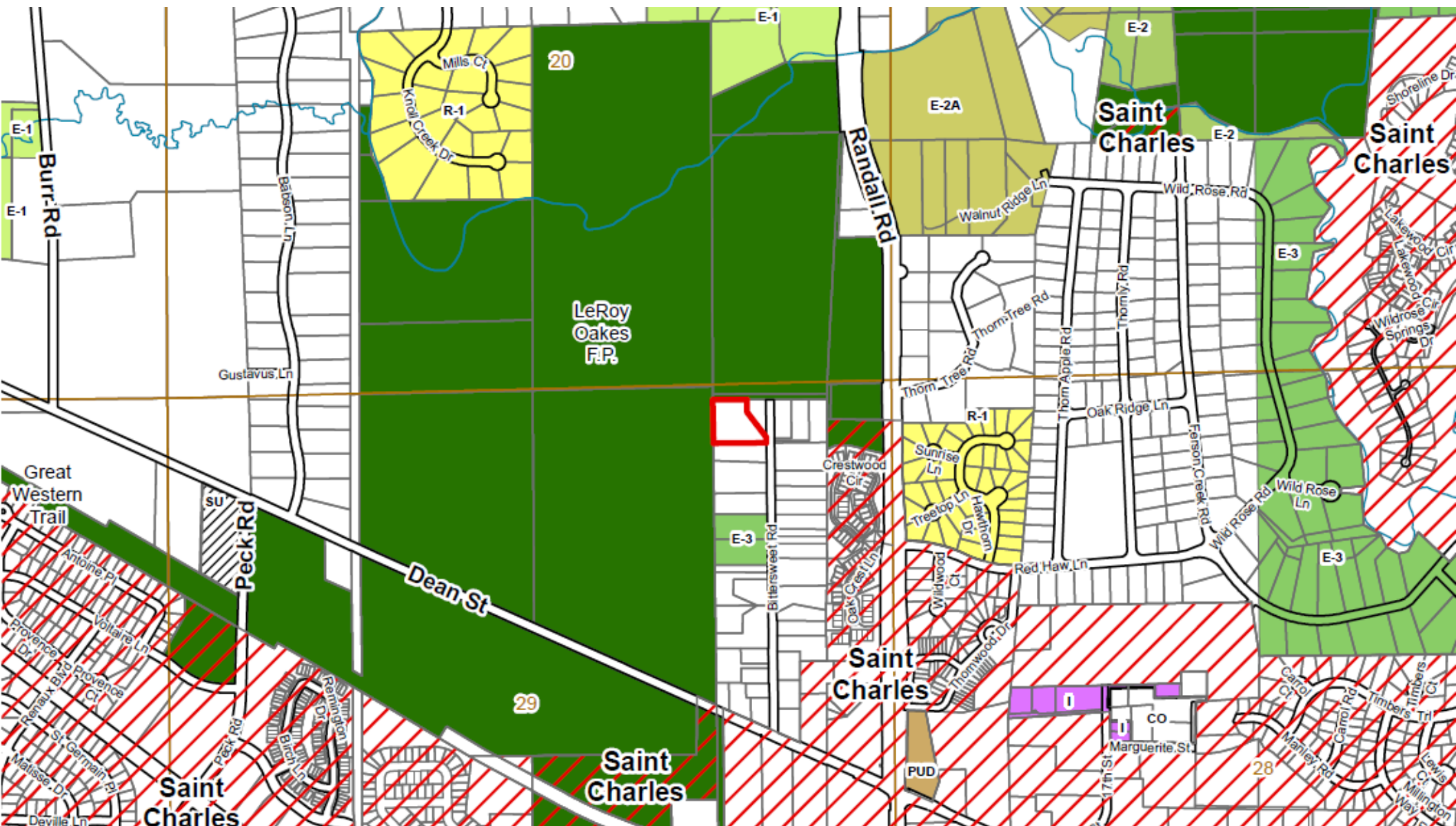
Development Committee: To be determined



MARY ANN KREMPEL

Rezoning from F to R-1

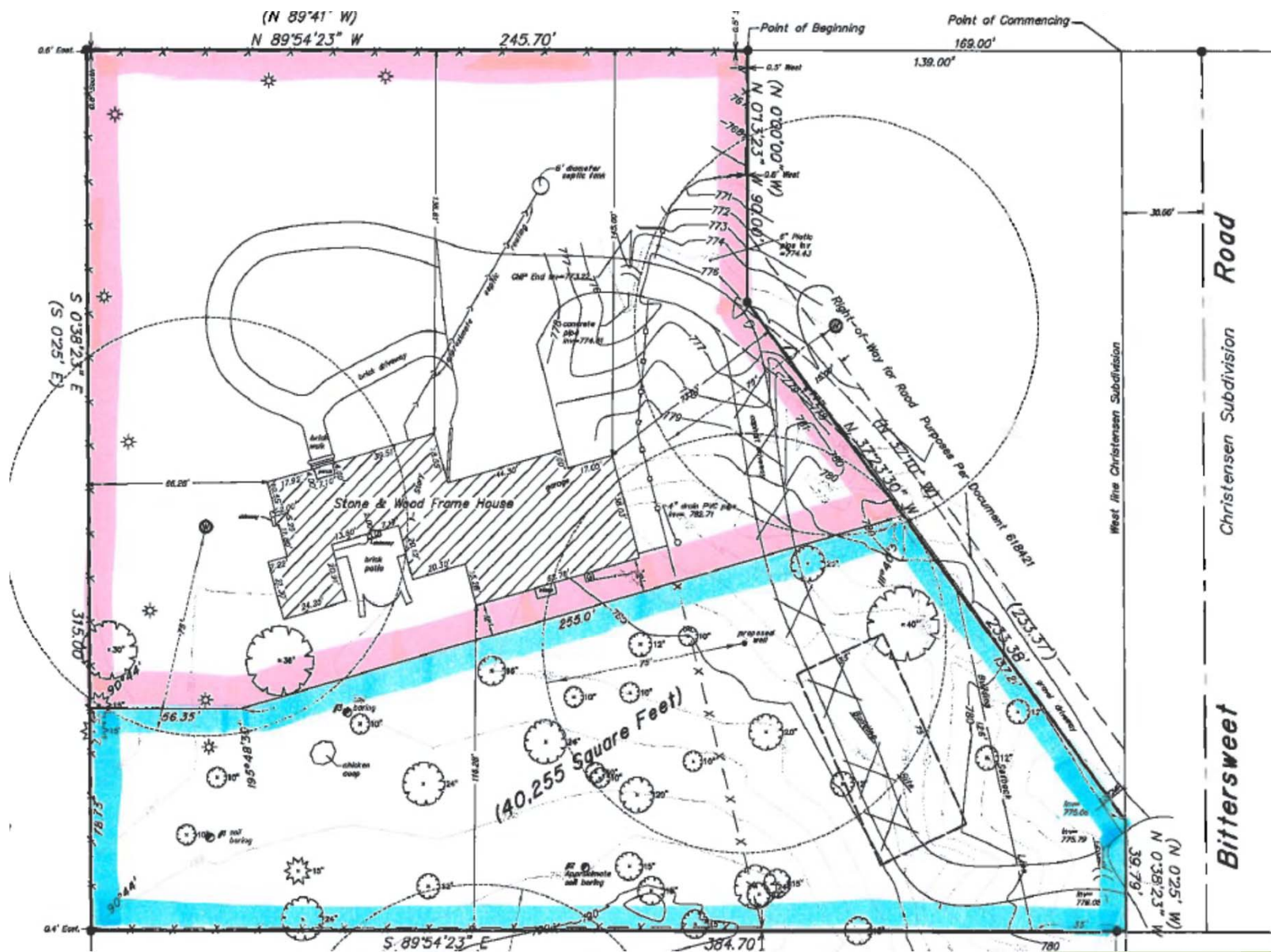




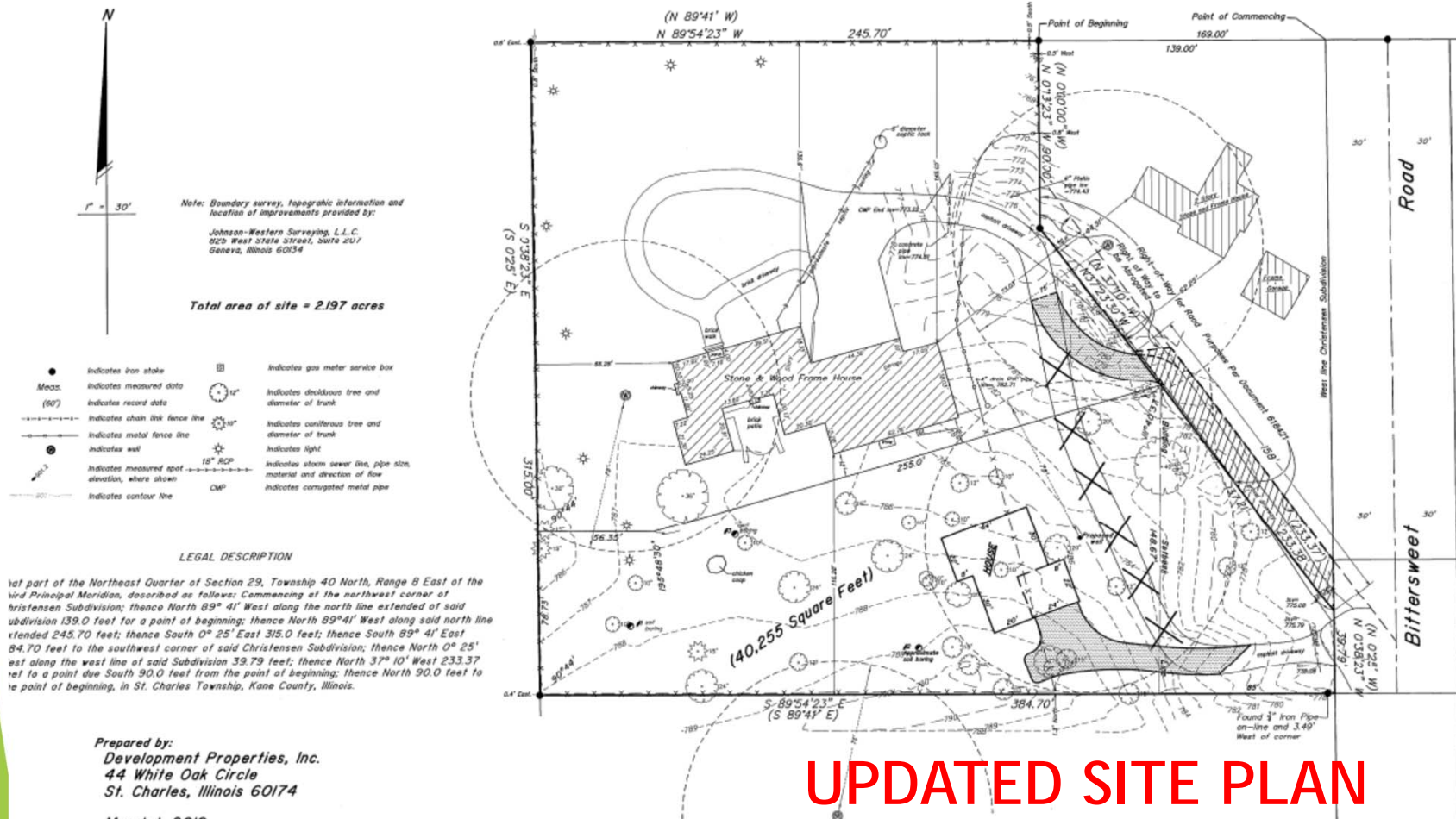




Bittersweet Rd

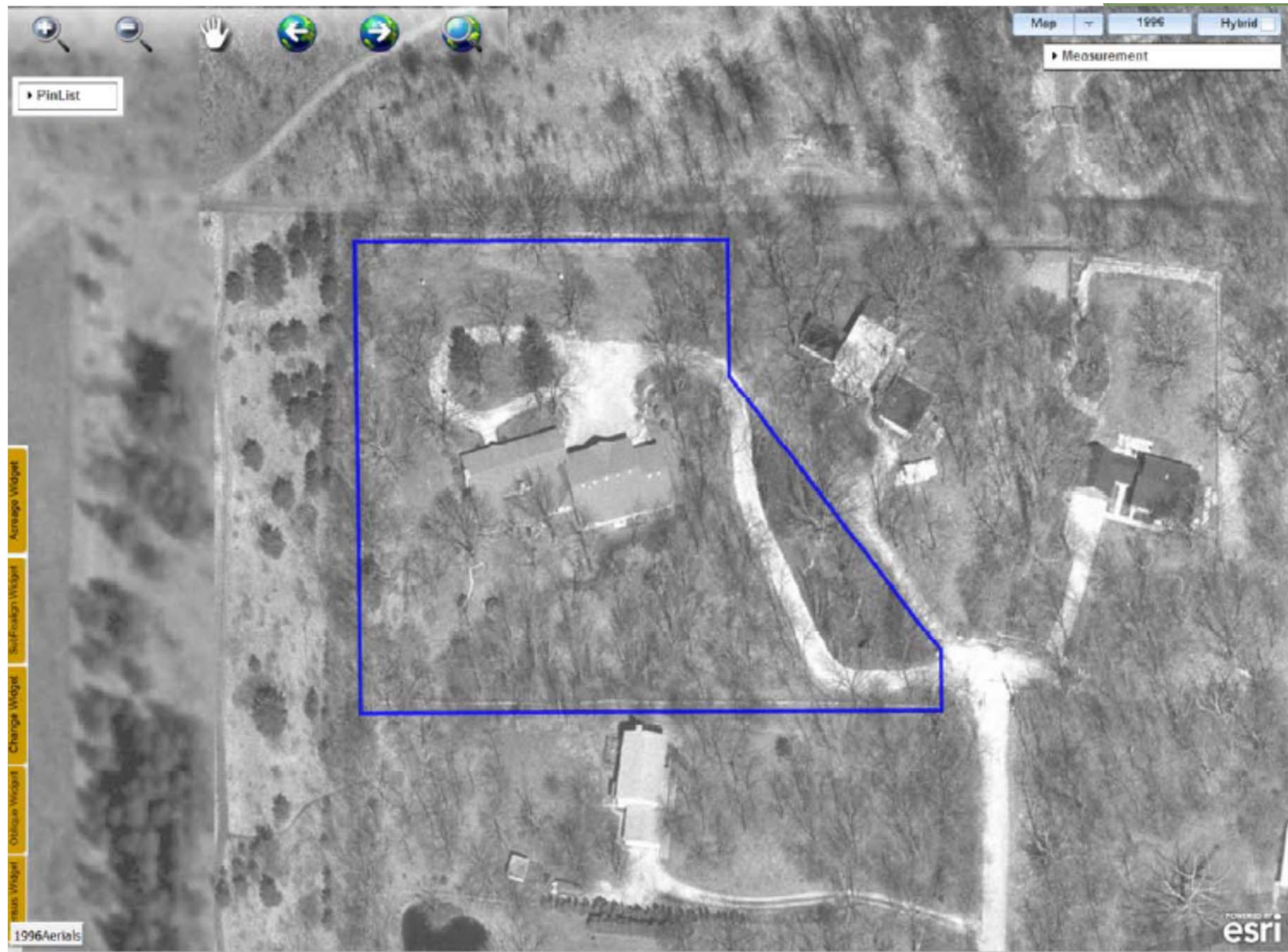


*Site Development Plan of
Part of the Northeast Quarter of Section 29-40-8
St. Charles Township Kane County Illinois*









MARY ANN KREMPEL

Staff recommended Finding of Fact:

1. The rezoning will result in one additional residential parcel.

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval



MARY ANN KREMPEL

Objectors: Area property owners

Staff recommended Stipulations after the ZBA Meeting:

- 1. A new access easement should be recorded for the two new parcels utilizing the existing access granted to this parcel circa 1996.**
- 2. Both parcels shall gain access to Bittersweet Lane via this access easement.**
- 3. The existing access easement to the east, should be abandoned.**
- 4. A new easement will require that the new parcel be created using the Minor Subdivision process.**

Development Committee: Denial



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4547: ETO Chicago, LLC

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4547

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

ST. CHARLES TOWNSHIP

ETO Chicago, LLC

6N518 Route 25, (09-11-256-007), St. Charles Township

Rezoning from B-1 District Business and F-District Farming to B-3 District Business with a Special Use for storage and equipment and vehicles

Commerce/Employment

Area Property Owners

Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulations:

1. The site is adjacent to a residential area that has experienced flooding and drainage issues. The site also contains a depressional area and it is suspected a wetland is on-site as well. Given these issues Water Resources will require a stormwater permit for any disturbance on this site.
2. The site contains hydric soil and will require a wetland delineation and Jurisdictional Decision by the USACE prior to any permitting on this site. The presence of wetlands may require the site plan to be adjusted to meet buffering requirements.
3. There is known flooding in the residential area to the North West of the site. Water Resources recommends that the additional parking would be contingent on the petitioner increasing site volume storage and outfall improvements. The current outfall is not considered adequate for any additional runoff volumes. The increased site volume and outfall improvements would be required to mitigate the additional impervious added to the site. The applicant's Engineer will be required to demonstrate that any improvements will not increase flood heights on neighboring properties or any structures.
4. The petitioner shall dedicate 50 feet of right-of-way from the existing pavement centerline of IL 25.
5. The petitioner shall provide a traffic study to the County and Illinois Department of Transportation (IDOT) for review. Trucks shall not stage on IL 25 or back into the site from IL 25.
6. The petitioner shall provide a revised site plan showing turning radius for a truck to access the loading bay, not using state right of way for maneuvering. Internal site circulation and the loading bay may need to be revised,

relocated or improved to eliminate the need for trucks to back into the site from IL 25.

7. The proposed zoning shall be subject to IDOT's approval of the access locations and proposed improvements.
8. That the petitioner shall develop a landscaping and neighborhood blending plan out of consideration for the neighborhood.

Development Committee: To be determined

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4547
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 B-1 District Business and F-District Farming to B-3 District Business with a Special Use for parking of vehicles and equipment on the following described property:

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 11; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 531.4 FEET TO A POINT ON A LINE THAT IS 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF COURIER AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 809.0 FEET TO THE CORNER OF FOX RIVER HEIGHTS, BEING A SUBDIVISION OF PART OF SECTIONS 2 AND 11, TOWNSHIP AND RANGE AFORESAID, FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY ALONG THE EAST LINE EXTENDED SOUTHERLY OF SAID FOX RIVER HEIGHTS, 781.49 FEET TO THE CENTER LINE OF STATE ROUTE 25; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 8,524.2 FEET, (THE CHORD OF SAID CURVE FORMS AN ANGLE OF 148 DEGREES, 30 MINUTES, 20 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE) A DISTANCE OF 412.46 FEET; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING TANGENT TO THE LAST DESCRIBED CURVE, 257.70 FEET TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO CITIES SERVICE OIL COMPANY BY DEED RECORDED APRIL 25, 1958 AS DOCUMENT 860108; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PREMISES 138.5 FEET TO THE SOUTHWEST CORNER OF SAID PREMISES; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PREMISES TO A POINT ON A LINE THAT IS 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF COURIER AVENUE AS AFORESAID; THENCE WESTERLY ALONG SAID PARALLEL LINE 207.63 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF VALLEY VIEW, KANE COUNTY, ILLINOIS. ALSO, THAT PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION; THENCE NORTHERLY ALONG THE QUARTER SECTION LINE 531.4 FEET TO A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF COURIER AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE 809 FEET TO THE SOUTHEAST CORNER OF FOX RIVER HEIGHTS, A SUBDIVISION IN PART OF SECTION 2 AND 11, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 1 DEGREE 01 MINUTE 57 SECONDS EAST ALONG THE EAST LINE OF SAID FOX RIVER HEIGHTS EXTENDED SOUTHERLY, A DISTANCE OF 781.49 FEET TO THE CENTER LINE OF STATE ROUTE 25, THENCE NORTH 1 DEGREE 01 MINUTE 57 SECONDS WEST ALONG SAID EAST LINE EXTENDED, 145.47 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 62 DEGREES 55 MINUTES 00 SECONDS WEST 79.29 FEET; THENCE NORTH 22 DEGREES 05 MINUTES 00 SECONDS EAST 178.12 FEET TO A POINT IN THE EAST LINE OF FOX RIVER HEIGHTS EXTENDED SOUTHERLY; THENCE SOUTH 1 DEGREE 01 MINUTE 57 SECONDS EAST ALONG SAID EAST LINE EXTENDED, 201.19 FEET TO THE PLACE OF BEGINNING, SITUATED IN

CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at 6N518 Route 25.

- 2) That the rezoning be granted with the following stipulations:
1. The site is adjacent to a residential area that has experienced flooding and drainage issues. The site also contains a depressional area and it is suspected a wetland is on-site as well. Given these issues Water Resources will require a stormwater permit for any disturbance on this site.
 2. The site contains hydric soil and will require a wetland delineation and Jurisdictional Decision by the USACE prior to any permitting on this site. The presence of wetlands may require the site plan to be adjusted to meet buffering requirements.
 3. There is known flooding in the residential area to the North West of the site. Water Resources recommends that the additional parking would be contingent on the petitioner increasing site volume storage and outfall improvements. The current outfall is not considered adequate for any additional runoff volumes. The increased site volume and outfall improvements would be required to mitigate the additional impervious added to the site. The applicant's Engineer will be required to demonstrate that any improvements will not increase flood heights on neighboring properties or any structures.
 4. The petitioner shall dedicate 50 feet of right-of-way from the existing pavement centerline of IL 25.
 5. The petitioner shall provide a traffic study to the County and Illinois Department of Transportation (IDOT) for review. Trucks shall not stage on IL 25 or back into the site from IL 25.
 6. The petitioner shall provide a revised site plan showing turning radius for a truck to access the loading bay, not using state right of way for maneuvering. Internal site circulation and the loading bay may need to be revised, relocated or improved to eliminate the need for trucks to back into the site from IL 25.
 7. The proposed zoning shall be subject to IDOT's approval of the access locations and proposed improvements.
 8. That the petitioner shall develop a landscaping and neighborhood blending plan out of consideration for the neighborhood.
- 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 August 11, 2020

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

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

1:6,791

0 310 620 1,240 ft

0 95 190 380 m

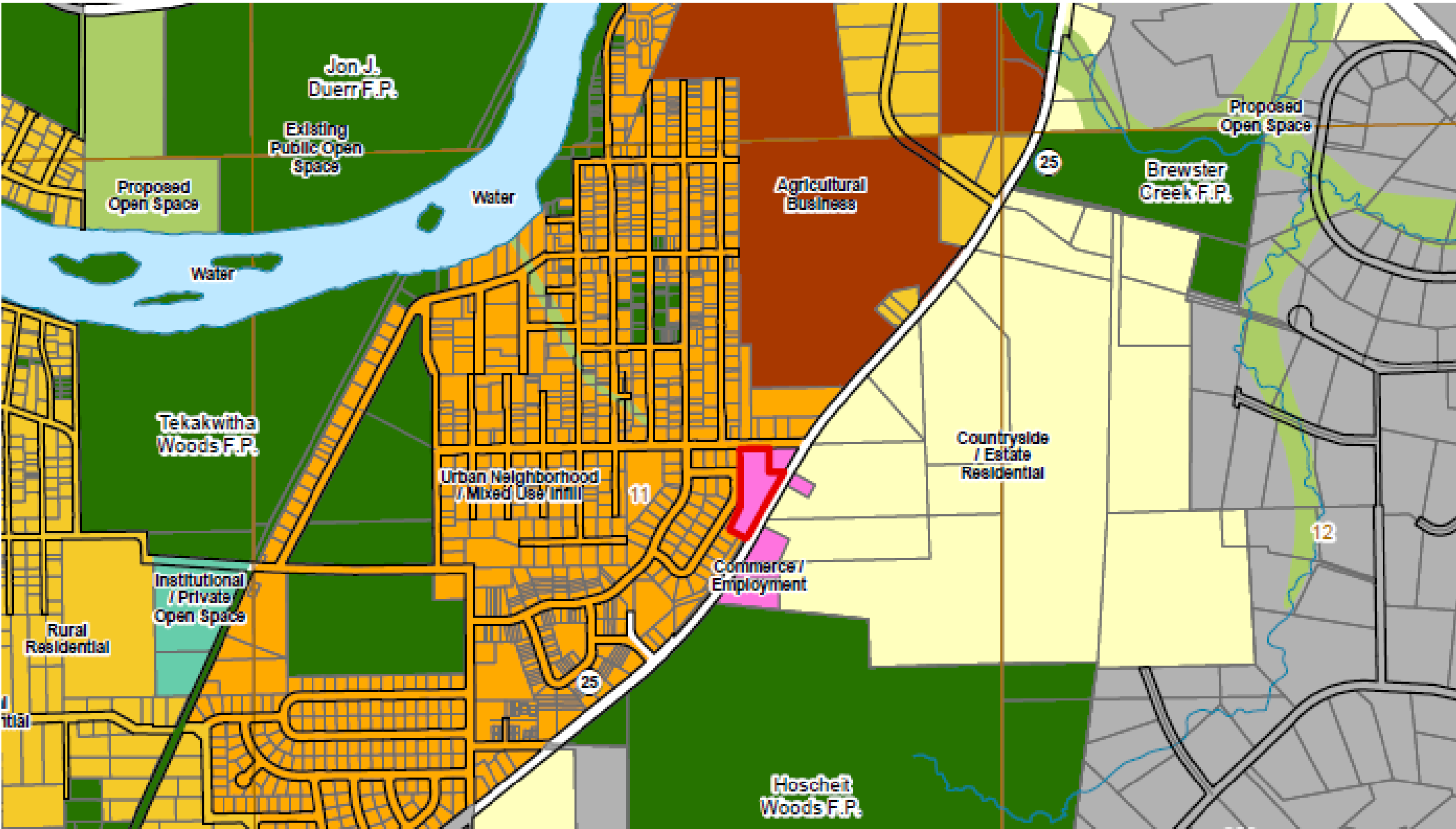
GIS-Technologies

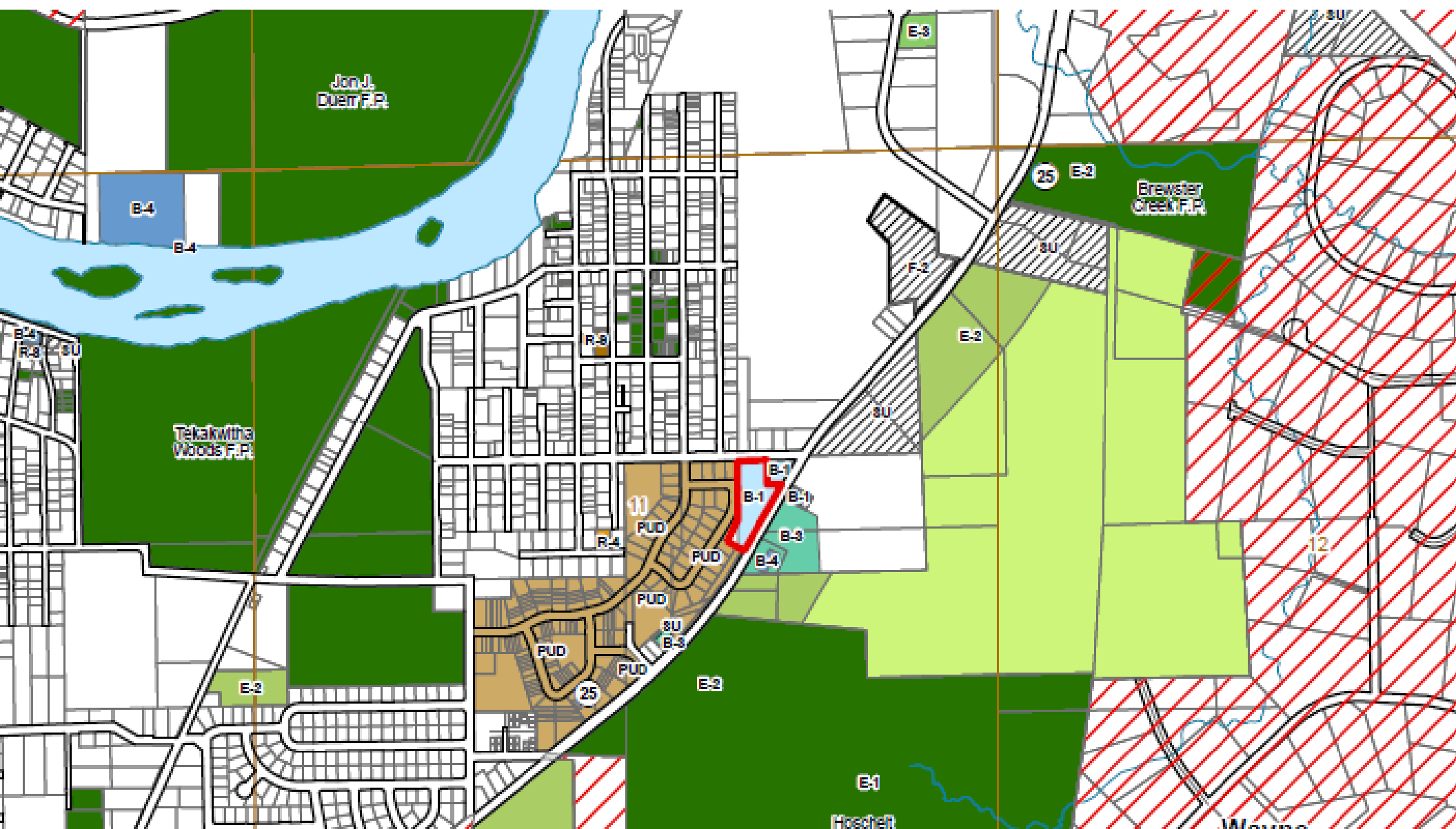
GIS-Technologies
Kane County Illinois

#4547

ETO CHICAGO, LLC

**Requesting a rezoning from B-1 District
Business and F-District Farming to B-3
District Business with a Special Use for
storage of equipment and vehicles**





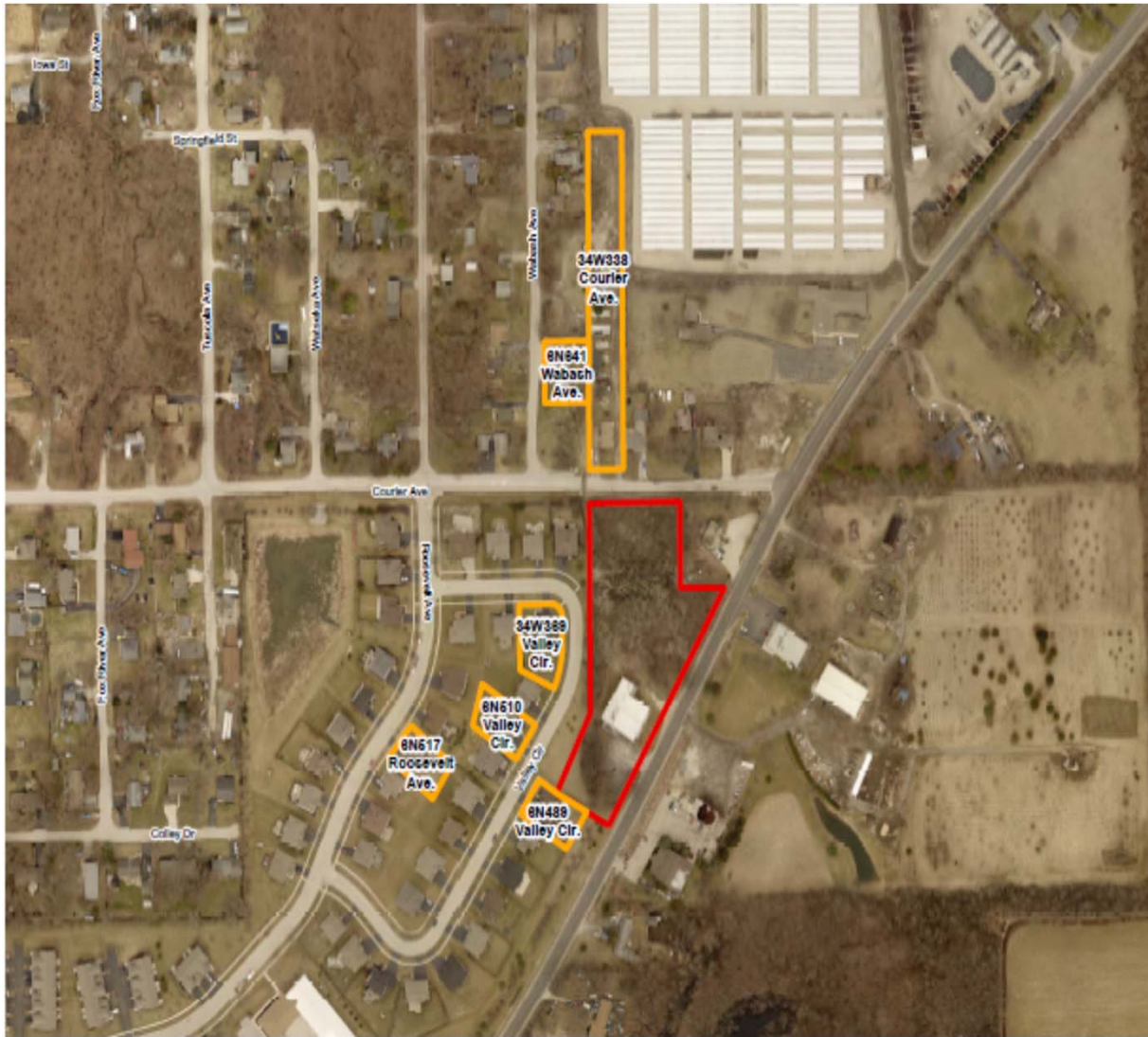












ETO Chicago, LLC

Staff recommended Stipulations:

1. Kane County Water Resources Department states the following Stipulations:
 - The site is adjacent to a residential area that has experienced flooding and drainage issues. The site also contains a depressional area and it is suspected a wetland is on-site as well. Given these issues Water Resources will require a stormwater permit for any disturbance on this site.
 - The site contains hydric soil and will require a wetland delineation and Jurisdictional Decision by the USACE prior to any permitting on this site. The presence of wetlands may require the site plan to be adjusted to meet buffering requirements.
 - There is known flooding in the residential area to the North West of the site. Water Resources recommends that the additional parking would be contingent on the petitioner increasing site volume storage and outfall improvements. The current outfall is not considered adequate for any additional runoff volumes. The increased site volume and outfall improvements would be required to mitigate the additional impervious added to the site. The applicant's Engineer will be required to demonstrate that any improvements will not increase flood heights on neighboring properties or any structures.

ETO Chicago, LLC

Staff recommended Stipulations:

- 1. Kane County Division of Transportation states the following Stipulations:**
 - The petitioner shall dedicate 50 feet of right-of-way from the existing pavement centerline of IL 25.
 - The petitioner shall provide a traffic study to the County and Illinois Department of Transportation (IDOT) for review. Trucks shall not stage on IL 25 or back into the site from IL 25.
 - The petitioner shall provide a revised site plan showing turning radius for a truck to access the loading bay, not using state right of way for maneuvering. Internal site circulation and the loading bay may need to be revised, relocated or improved to eliminate the need for trucks to back into the site from IL 25.
 - The proposed zoning shall be subject to IDOT's approval of the access locations and proposed improvements.

ETO Chicago, LLC

Staff recommended Findings of Fact:

1. The proposed rezoning will provide for the continued use of this existing business property and encourage reinvestment and improvements to the building and site.

ETO Chicago, LLC

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with the staff recommended stipulations with the additional stipulation:

“That the petitioner shall develop a landscaping and neighborhood blending plan out of consideration for the neighborhood.”

Development Committee: To Be Determined



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4549: Heartland Bank & Trust

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4549

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

PLATO TOWNSHIP

Heartland Bank & Trust

44W601 McDonald Road, Plato Township (05-31-300-013)

Rezoning from F-District Farming to F-1 District Rural Residential to allow an existing home to be sold off separately from the remaining farmland

Agricultural

None

Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulations:

1. Water Resources will require a drain tile study be submitted to the County. The owner shall repair or replace any broken or damaged tiles discovered. The owner shall install observation structures on the tile systems at the property lines.
2. Tiles on the property shall be mapped and placed in a drainage easements. The easement should specify the owner of the property as the entity required to maintain the system.
3. Should the subdivision at any time during development exceed 25,000 square feet of impervious Stormwater Detention will be required for the development.
4. The Kane County Health Department shall review the proposed access easement going over a portion of the septic area.

Development Committee: To be determined

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4549
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-1 District Rural Residential on the following described property:

LOT 1 IN MCDONALD FARMS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

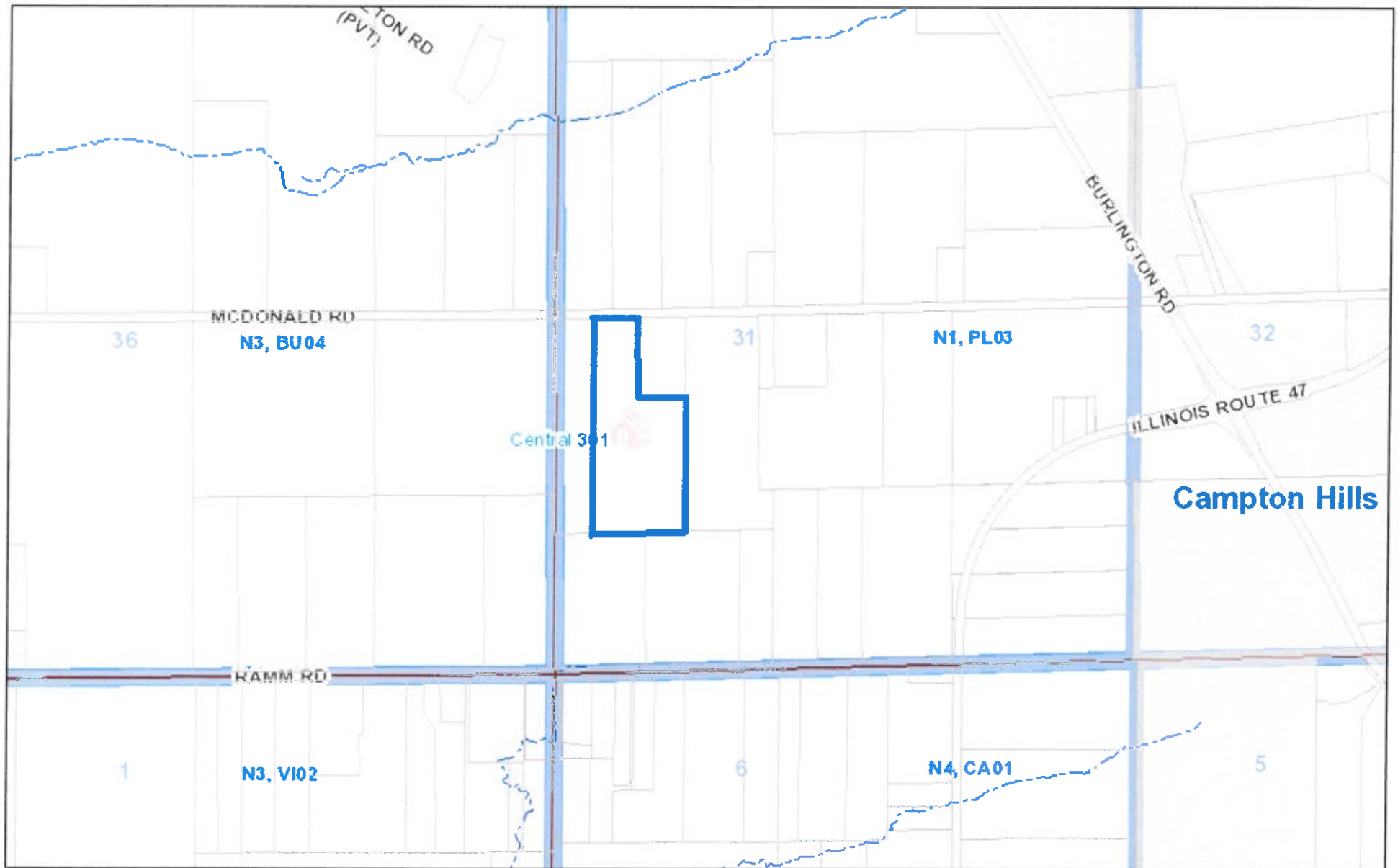
- 2) That the rezoning be granted subject to the following stipulations:
1. Water Resources will require a drain tile study be submitted to the County. The owner shall repair or replace any broken or damaged tiles discovered. The owner shall install observation structures on the tile systems at the property lines.
 2. Tiles on the property shall be mapped and placed in a drainage easements. The easement should specify the owner of the property as the entity required to maintain the system.
 3. Should the subdivision at any time during development exceed 25,000 square feet of impervious Stormwater Detention will be required for the development.
 4. The Kane County Health Department shall review the proposed access easement going over a portion of the septic area.
- 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 August 11, 2020

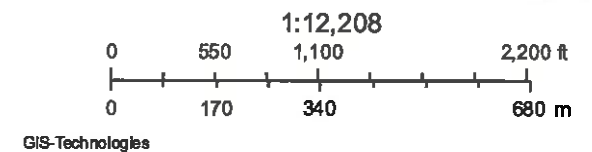
John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

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

Map Title



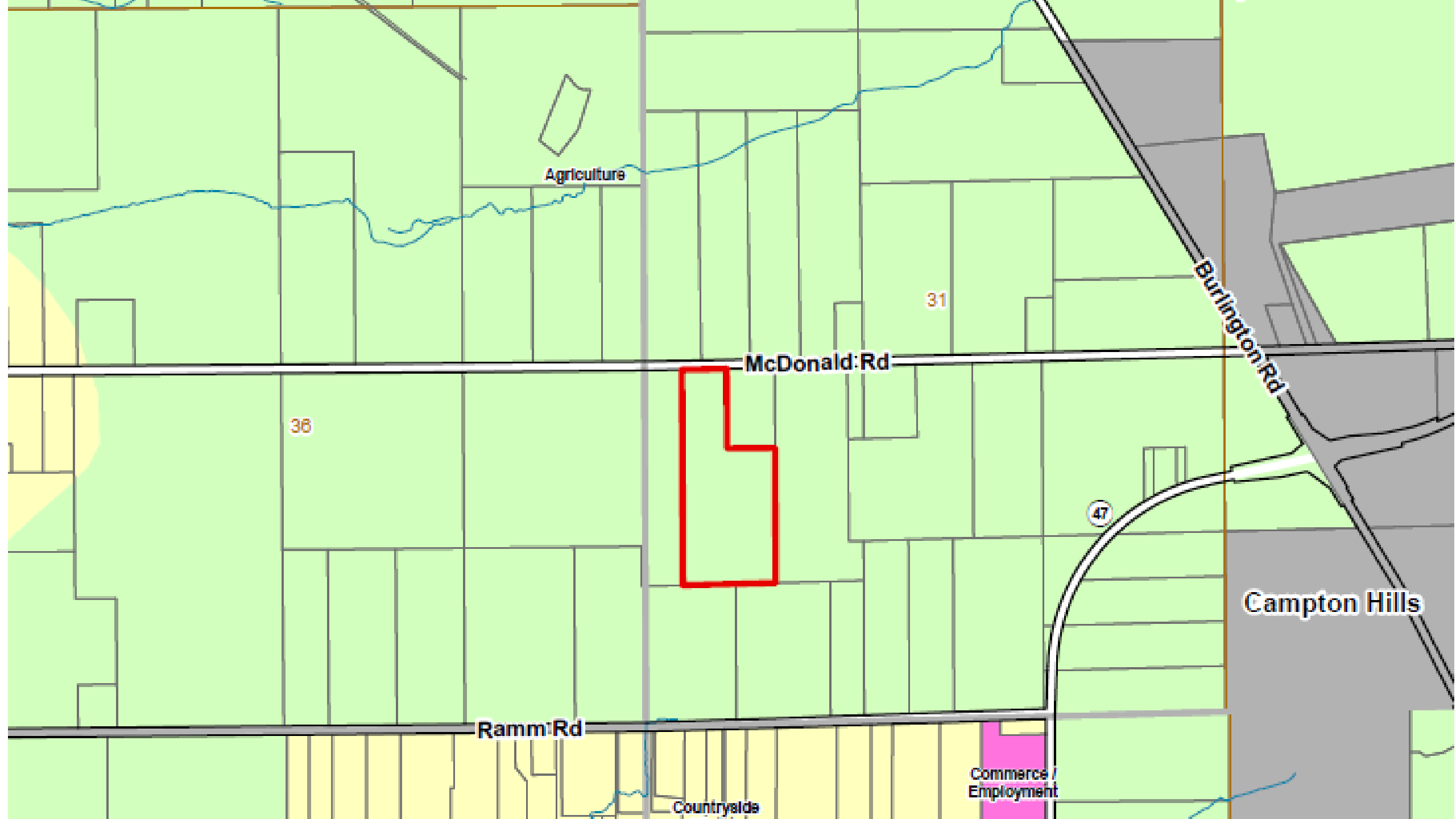
July 13, 2020

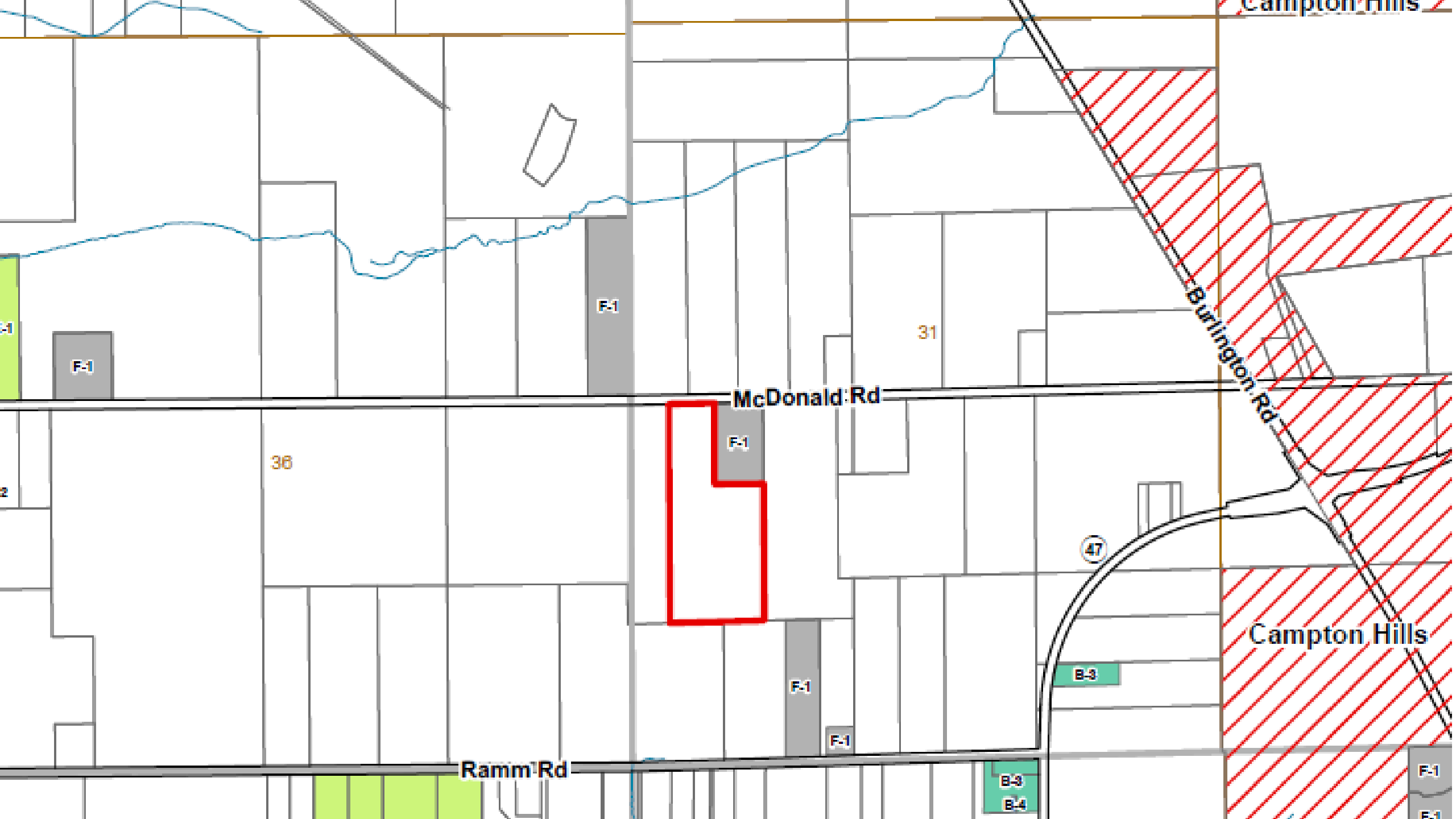


#4549

Heartland Bank & Trust Company

Requesting Rezoning from F-District Farming to F-1 District Rural Residential to allow an existing home to be sold off separately from the remaining farmland.







McDonald Rd

Burlington Rd

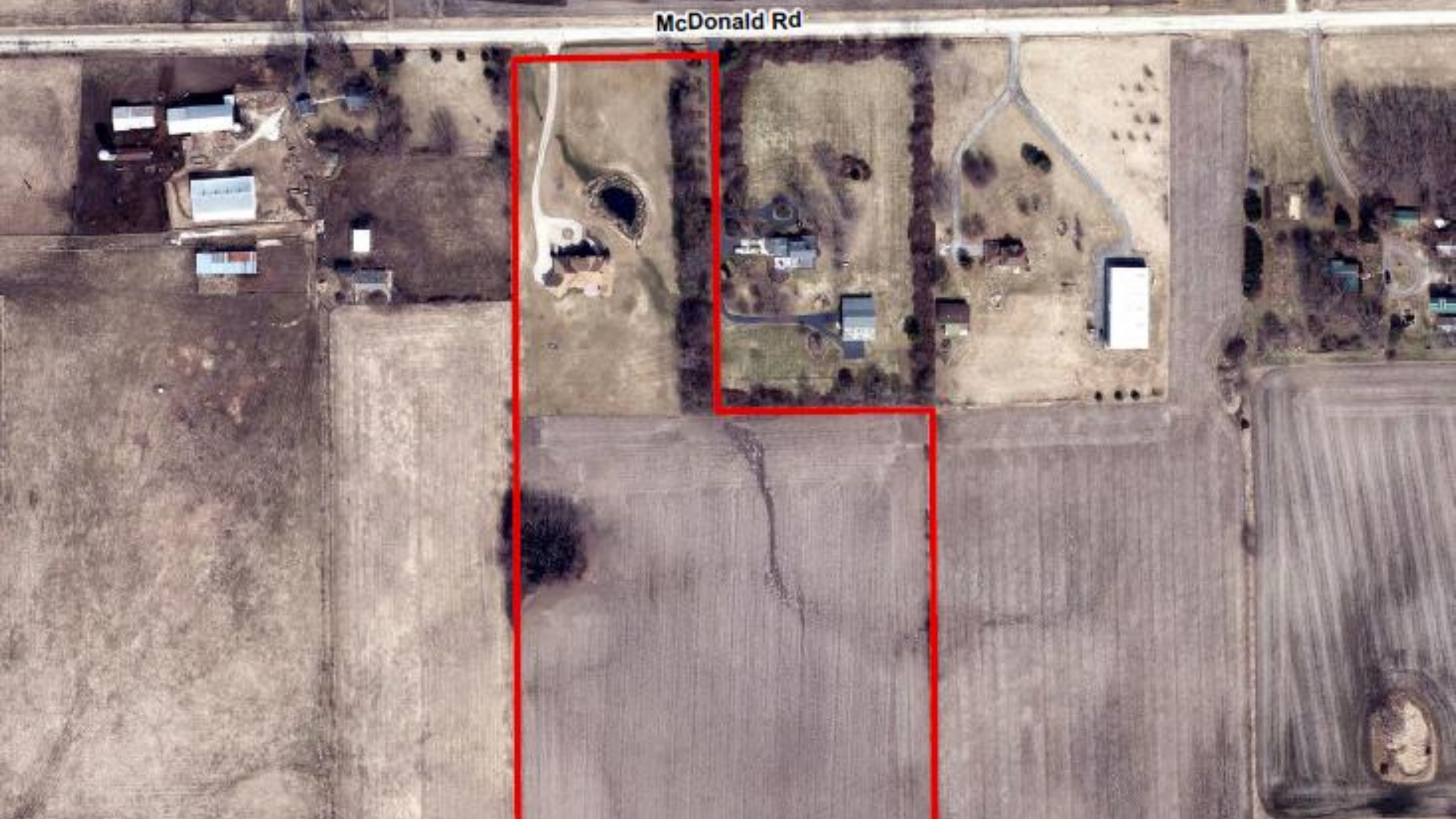
Ramm Rd

47

McDonald Rd



McDonald Rd



[illegible]

LEGEND

_____ SURVEYED PROPERTY
 _____ DOCUMENT FILE
 _____ MEASURED OR CALLED SURVEY DATA
 _____ RECORDED OR FILED ON SURVEY DATA
 ■ ATTACHED/NOT INCORPORATED
 ■ FOUND [FOUND] / [NOT FOUND]
 PUNISH [PUNISH] AND [REWARD] DEPARTMENT

STATE OF ILLINOIS

THE UNIVERSITY OF CHICAGO

WE, REGIONAL LAND MANAGEMENT, LLC, A [X] NON-PROFIT ORGANIZATION, NUMBER [X], STREET [X], DO HEREBY DECLARE THAT WE HAVE PERFORMED A BOUNDARY SURVEY OF THE DESCRIBED PARCELS, AND THAT THE BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

U.S. UNDER MY HAND AND SEAL, THE JUDICIAL OFFICE OF THE SECOND DEPARTMENT, 1903.

Randy P. Dwyer

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

[illegible]

Heartland Bank & Trust Company

Staff recommended Stipulations:

1. Kane County Water Resources Department states the following Stipulations:

- ▶ STIPULATION: Water Resources will require a drain tile study be submitted to the County. The owner shall repair or replace any broken or damaged tiles discovered. The owner shall install observation structures on the tile systems at the property lines.
- ▶ STIPULATION: Tiles on the property shall be mapped and placed in a drainage easements. The easement should specify the owner of the property as the entity required to maintain the system.
- ▶ STIPULATION: Should the subdivision at any time during development exceed 25,000 square feet of impervious Stormwater Detention will be required for the development.

2. The Kane County Health Department Stated the Following Stipulation:

- STIPULATION: Health Department shall review the proposed access easement going over a portion of the septic area.

Heartland Bank & Trust Company

Staff recommended Findings of Fact:

1. The rezoning will allow the existing home to be split off and sold from the remaining farmland.

Heartland Bank & Trust Company

Regional Planning Commission: N/A

**Zoning Board of Appeals: Approval with
the Four recommended stipulations**

**Development Committee: To Be
Determined**



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4551: Lazaro Villa

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4551

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

AURORA TOWNSHIP

Lazaro Villa

629 Montgomery Road, Aurora Township (15-34-426-003 & 15-34-426-004)

Special Use in the B-3 Business District for outdoor car sales

Urban Neighborhoods / Mixed Use Infill

None

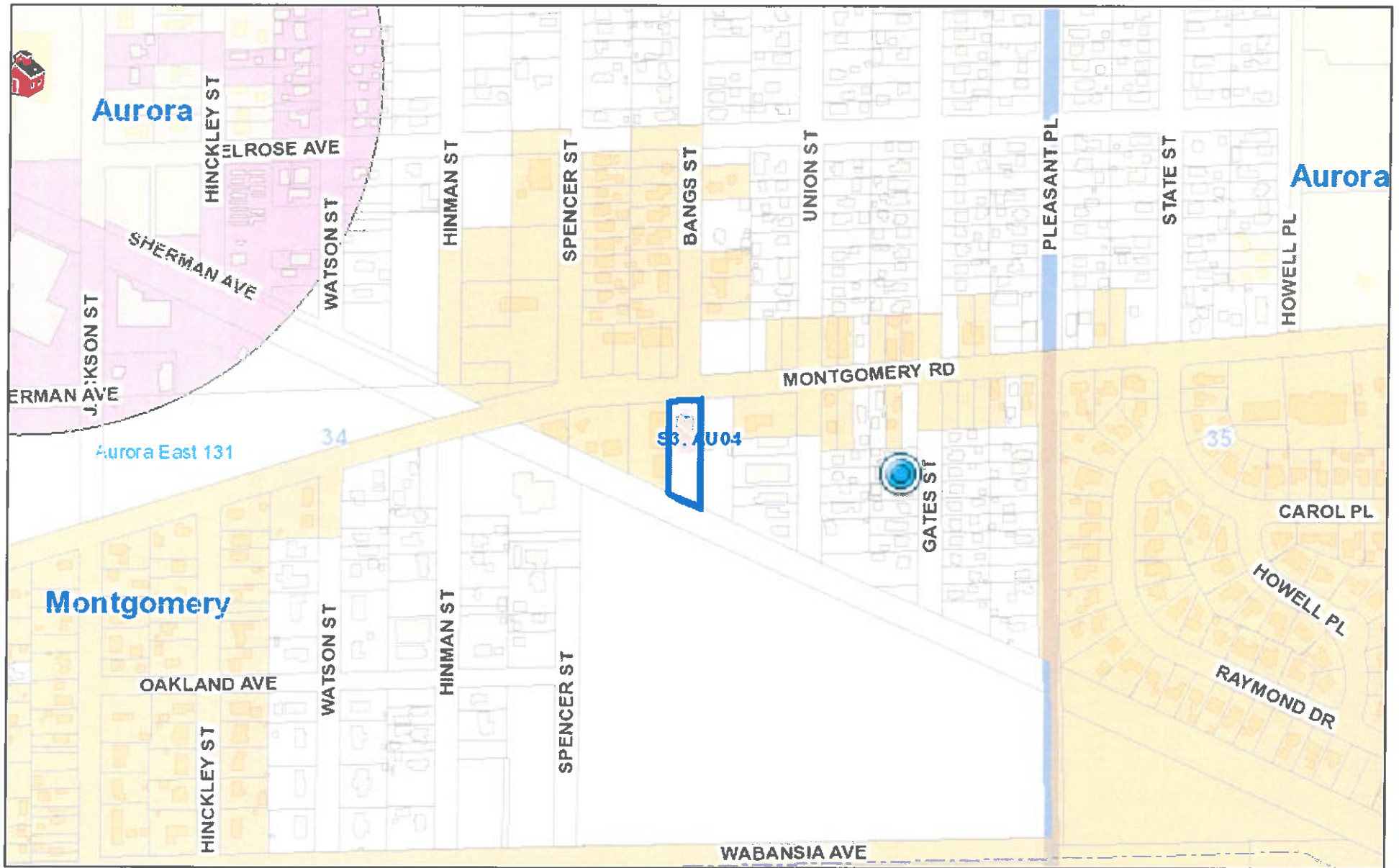
Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulation:

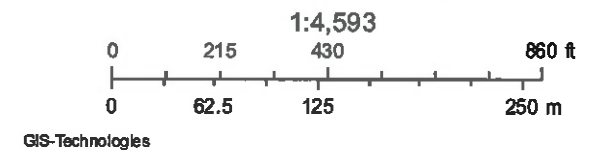
1. The property is located in the flood route across Terry Avenue and considered an unmapped flood plain. No fill or raising of the grade on the property is allowed. Any proposed disturbance on the property is required to have an approved plan by Water Resources prior to any work being done.

Development Committee: To be determined

Map Title



July 13, 2020



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4551
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 to allow for outside car sales be granted on the following described property:

LOTS 5 AND 6, AND PART OF LOTS 7, 8, 9, AND 10 IN BLOCK 17 IN SOUTH PARK ADDITION TO AURORA AND ALONG WITH THAT PART OF LOTS 1, 7, AND 8 IN BLOCK 18 AND VACATED BANGS STREET LYING BETWEEN BLOCKS 17 AND 18 IN SOUTH PARK ADDITION TO AURORA ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS. The property is located at 629 Montgomery Road.

- 2) That the Special Use be granted subject to the following stipulation:
1. The property is located in the flood route across Terry Avenue and considered an unmapped flood plain. No fill or raising of the grade on the property is allowed. Any proposed disturbance on the property is required to have an approved plan by Water Resources prior to any work being done.
 2. That no more than five cars for sale be on the property at a time.
- 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 August 11, 2020

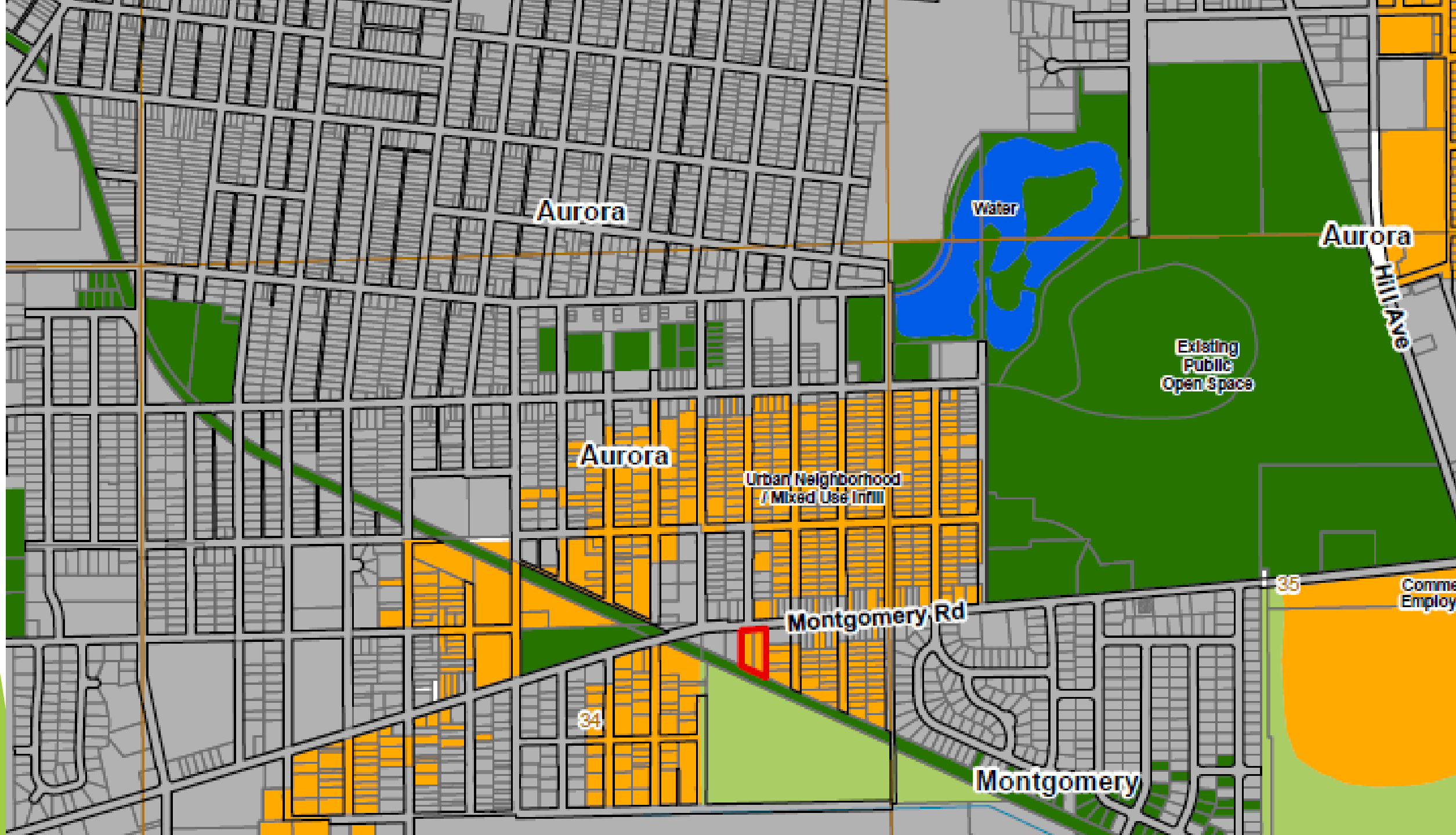
John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

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

#4551

Lazaro Villa

**Requesting Special use request in the B-3
Business District to allow for outside car
sales.**



Aurora

Water

Aurora

Hill Ave

Existing
Public
Open Space

Aurora

Urban Neighborhood
/ Mixed Use Infill

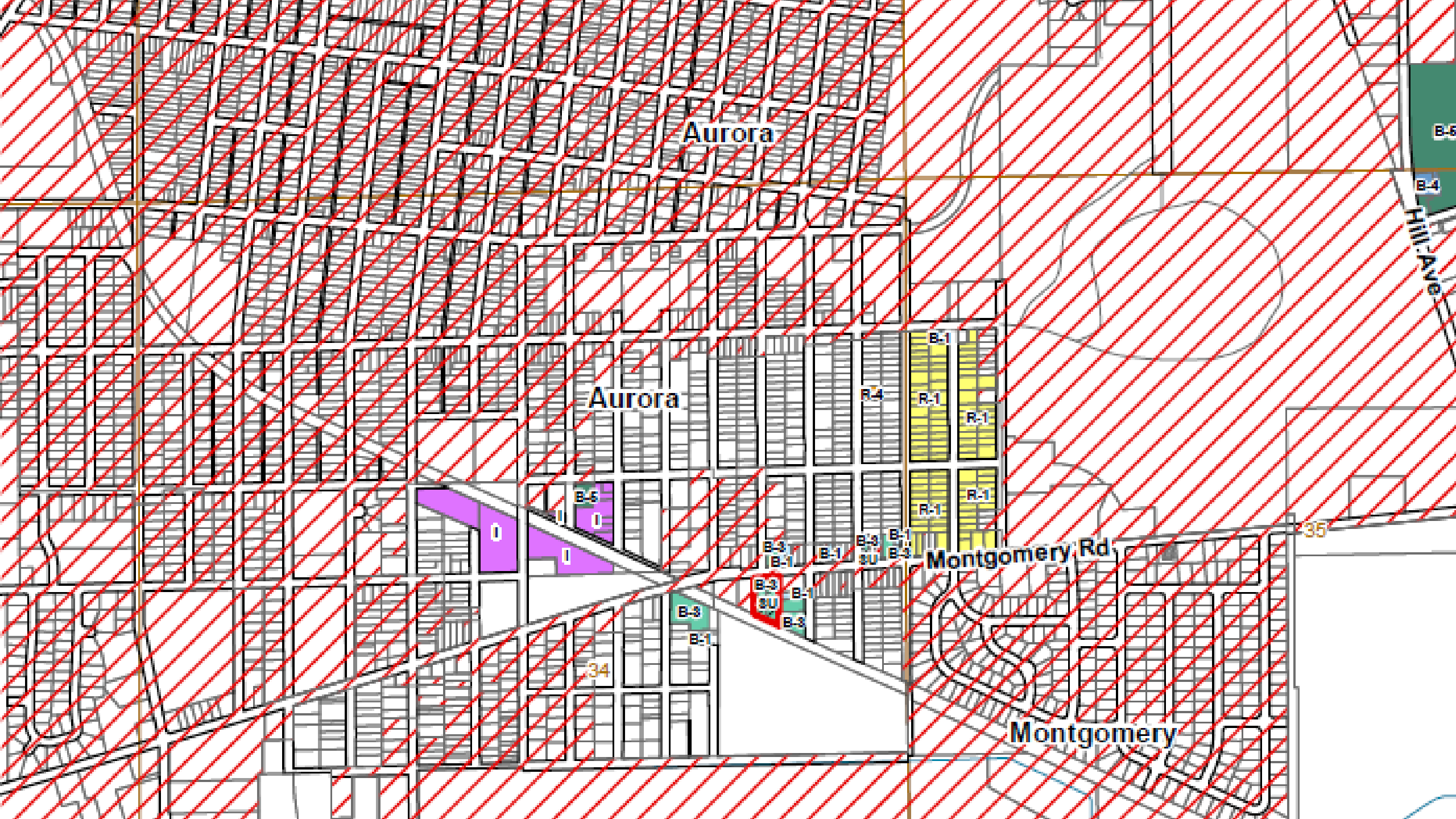
Montgomery Rd

34

35

Comme
Employ

Montgomery





Hill Ave

Montgomery Rd





Montgomery Rd

Bangor St

Union St

Gallop St

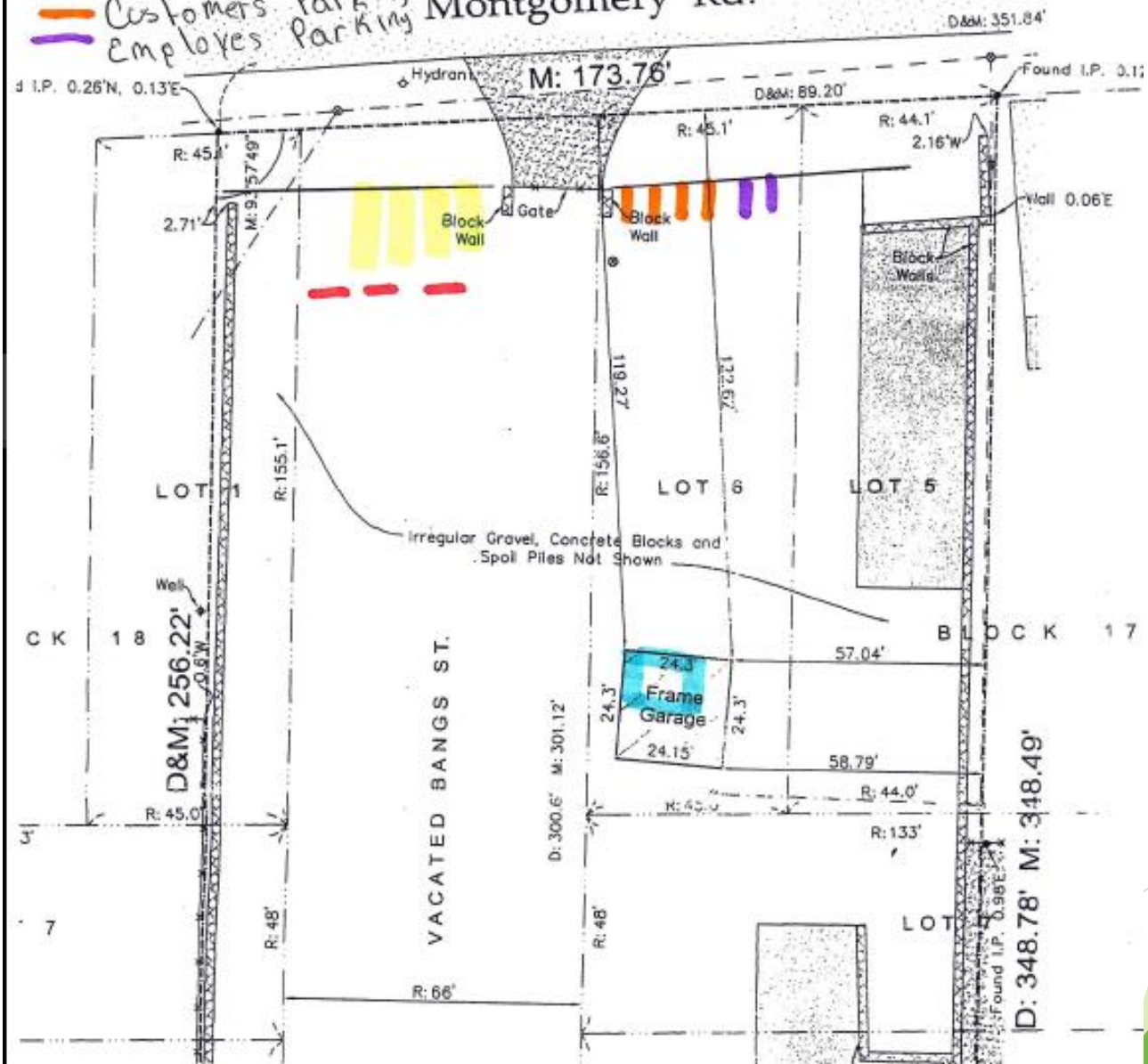
Hawthorn St

Montgomery Rd

Union St



Montgomery 184.



Lazaro Villa

Staff recommended Stipulations:

- 1. Kane County Water Resources Department states the following Stipulations:**
 - ▶ **STIPULATION:** The property is located in the flood route across Terry Avenue and considered an unmapped flood plain. No fill or raising of the grade on the property is allowed. Any proposed disturbance on the property is required to have an approved plan by Water Resources prior to any work being done.
 - ▶ **STIPULATION:**

Lazaro Villa

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with Two recommended stipulation

- ▶ **STIPULATION:** The property is located in the flood route across Terry Avenue and considered an unmapped flood plain. No fill or raising of the grade on the property is allowed. Any proposed disturbance on the property is required to have an approved plan by Water Resources prior to any work being done.
- ▶ **STIPULATION:** No more than five cars for sale be on the property at a time.

Development Committee: To Be Determined



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4552: Kane County Forest Preserve District

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4552

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

BIG ROCK TOWNSHIP

Kane County Forest Preserve District

45W475 Lasher Road, Big Rock Township (13-01-200-001 & 13-01-100-002)

Rezoning from F-District Farming to F-1 District Rural Residential to allow an existing farmette to be split off from the remaining farmland
Agricultural

None

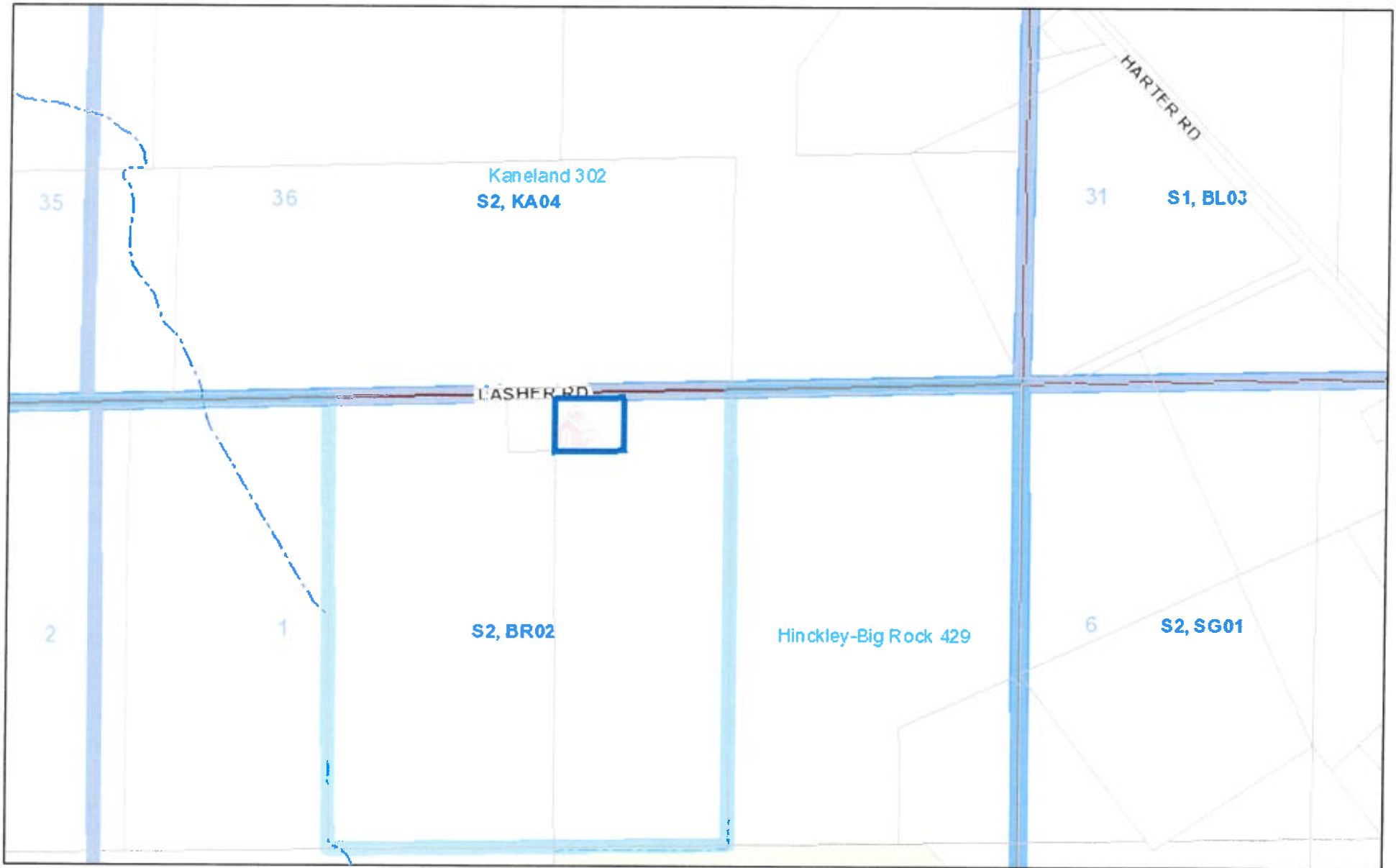
Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulation:

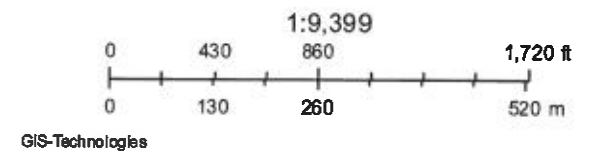
1. The petitioner shall dedicate a 33 foot half right of way on Lasher Road to Big Rock Township.

Development Committee: To be determined

Map Title



July 13, 2020



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4552
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-1 District Rural Residential on the following described property:

THAT PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 376.00 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 89°21'01" MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, 330.00 FEET; THENCE WESTERLY, AT AN ANGLE OF 90°44'20" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 660.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 90°06'39" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 330.00 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE 288.89 FEET TO THE POINT OF BEGINNING, IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at 45W475 Lasher Road.

- 2) That the rezoning be granted subject to the following stipulation:
 1. The petitioner shall dedicate a 33 foot half right of way on Lasher Road to Big Rock Township
- 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 August 11, 2020

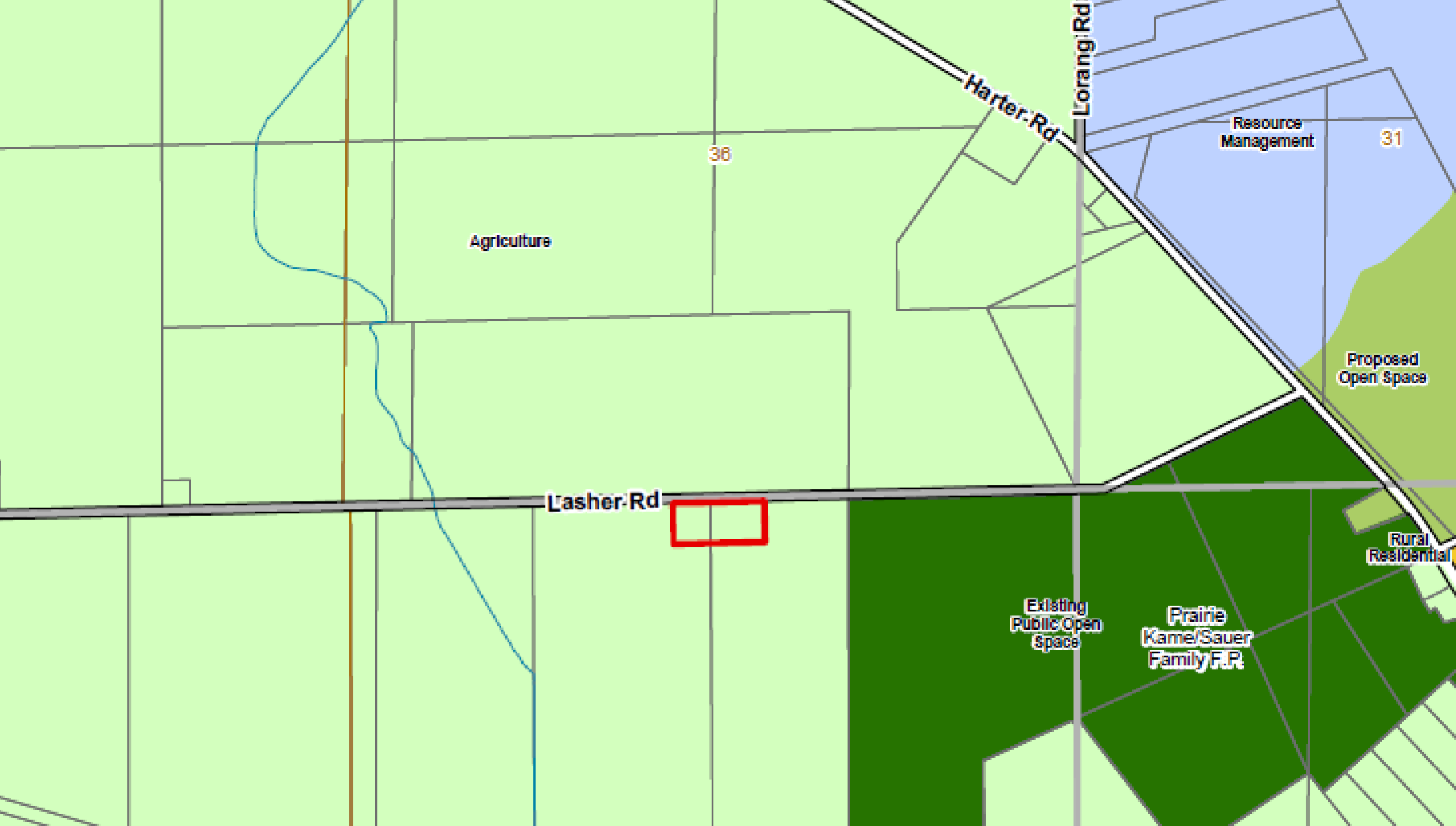
John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

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

#4552

Kane County Forest Preserve District

Rezoning from F-District Farming to F-1 District
Rural Residential to allow an existing farmette to
be split off the remaining farmland








Lorang R

Harter Rd

Lasher Rd



This is an aerial photograph of a rural landscape. A horizontal road, labeled 'Lasher Rd', runs across the middle of the image. Below the road, a red rectangular box highlights a small cluster of buildings, including a white house and several smaller structures. The surrounding area consists of various fields, some of which appear to be agricultural, and a body of water is visible in the bottom left corner.

Lasher Rd

Lasher Rd



Lasher Rd



PLAT AND CERTIFICATE OF SURVEY

[illegible]

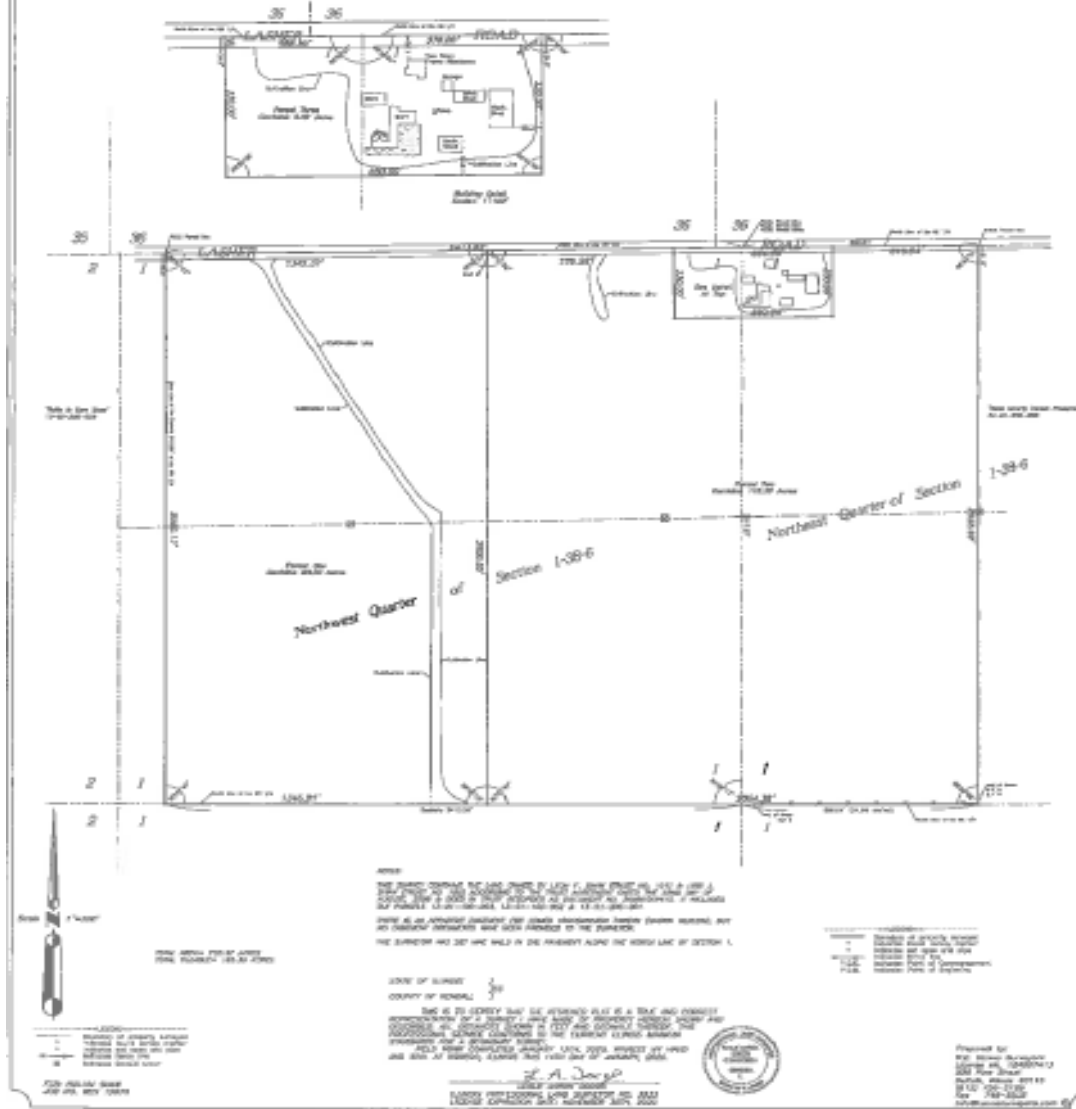
CONTRACT NO. 68-1-107

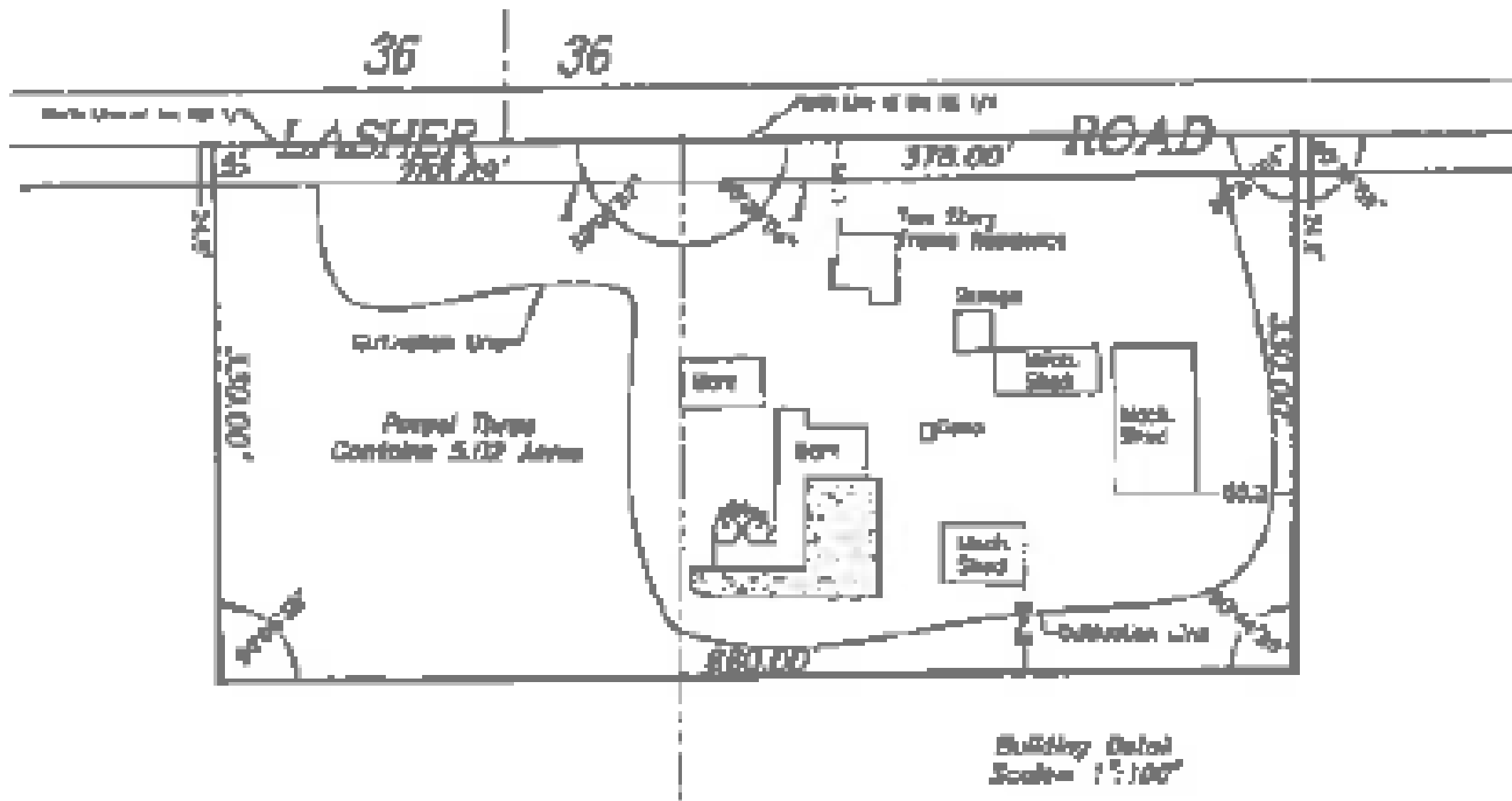
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THE STATE OF THE ECONOMY IN THE AREA OF THE COMMUNITY OF THE AMERICAS IS, HOWEVER, IN A STAGNANT SITUATION AS A RESULT OF THE ECONOMIC CRISIS WHICH HAS DEVELOPED, IMPROVED BY THE CONSEQUENT INCREASE OF THE UNEMPLOYMENT RATE. EMPLOYMENT CONTRACTS ARE BEING LOST AT AN ALARMING RATE, A SITUATION OF STAGNANT GROWTH HAS BEEN ESTABLISHED IN THE AREA OF THE COMMUNITY OF THE AMERICAS. THE ECONOMIC CRISIS HAS, HOWEVER, BEEN ACCOMPANIED BY AN INCREASE IN THE RATE OF INFLATION, WHICH HAS REACHED 10 PERCENT IN SOME COUNTRIES. THE ECONOMIC CRISIS HAS, HOWEVER, BEEN ACCOMPANIED BY AN INCREASE IN THE RATE OF INFLATION, WHICH HAS REACHED 10 PERCENT IN SOME COUNTRIES. THE ECONOMIC CRISIS HAS, HOWEVER, BEEN ACCOMPANIED BY AN INCREASE IN THE RATE OF INFLATION, WHICH HAS REACHED 10 PERCENT IN SOME COUNTRIES.

RECEIVED: 15 JULY 1998





Kane County Forest Preserve District

Staff Recommended Stipulation:

1. Kane County Kane County Division of Transportation states the following Stipulation:

- ▶ STIPULATION: Kane County Division of Transportation requesting the petitioner dedicate a 33 foot half right of way on Lasher Road to Big Rock Township.

Kane County Forest Preserve District

Staff recommended Findings of Fact:

1. The rezoning will allow the existing single family home to be sold off from the remaining Forest Preserve property.

Kane County Forest Preserve District

Regional Planning Commission: N/A

**Zoning Board of Appeals: Approval with
One recommended stipulation.**

**Development Committee: To Be
Determined**



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4553: West Watson, LLC

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4553

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

KANEVILLE TOWNSHIP

West Watson, LLC

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

Amendment request to portions of an existing F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing zoned property to allow for liquor sales and consumption

Agricultural

None

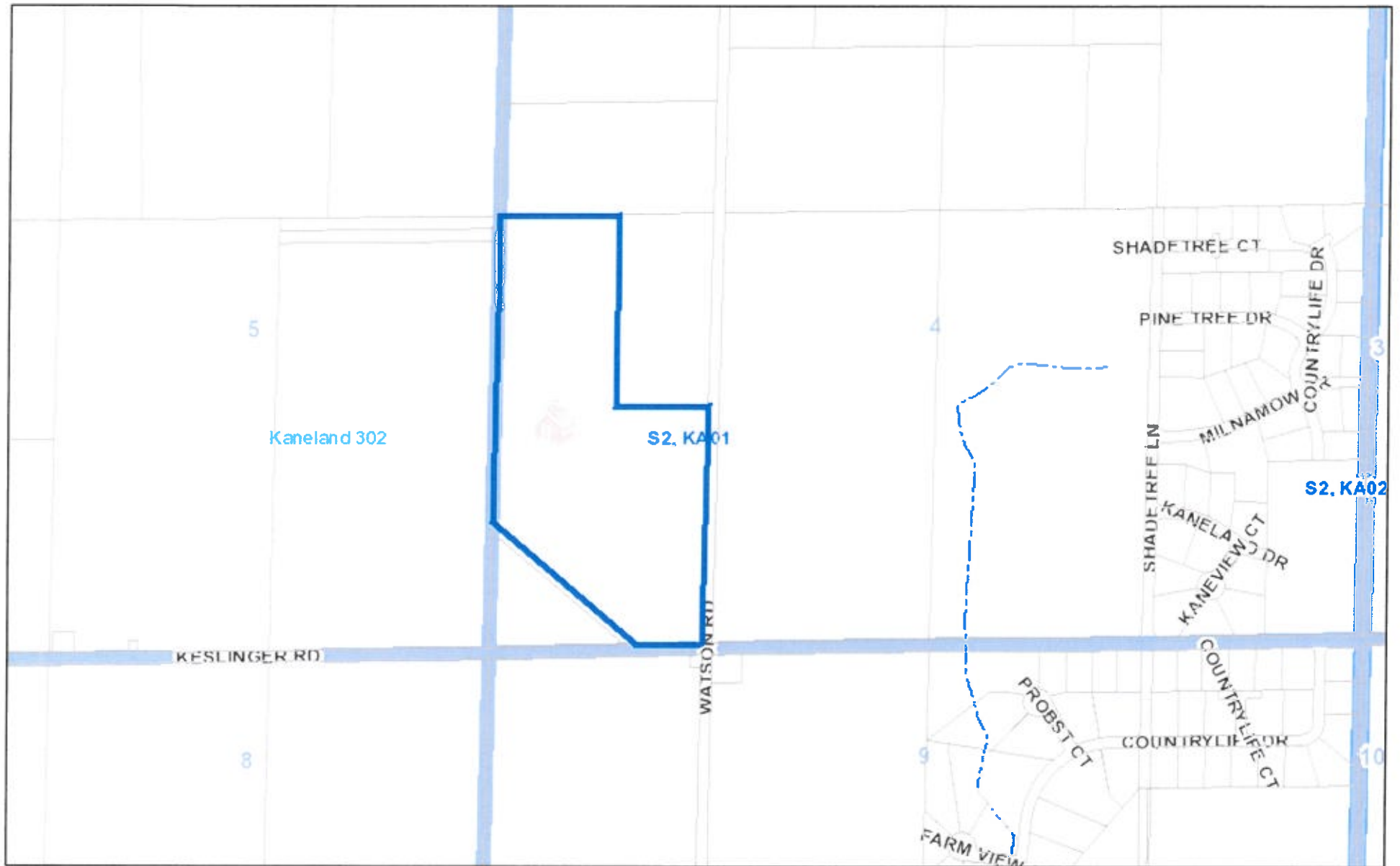
Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulations:

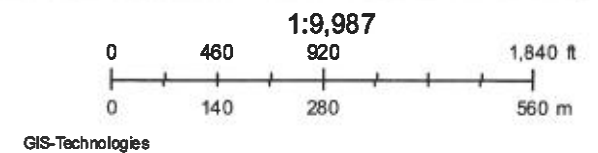
1. All of the impervious area added to this development will require stormwater detention, BMPs and a stormwater permit. Aerial photographs and Kane County GIS indicates the potential for wetlands, a wetland delineation will be required if any of these area are to be impacted by the development. It is understood that there is detention on site. If this detention is not adequate for the proposed improvements, then more detention volume will be required to be constructed which may possible to achieve by expansion of existing stormwater facilities or construction of new facilities.
2. That County Staff review the ability of the F-2 District to be amended to allow for alcohol sales and service under the Kane County Zoning Ordinance with the Kane County State's Attorney office.

Development Committee: To be determined

Map Title



July 13, 2020



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4553
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

- 1) That an Amendment to existing F-2 District zoned properties to allow the sale and consumption of alcoholic beverages on portions of the following described properties:

That part of the West Half of the Southwest Quarter of Section 4, Township 39 North, Range 6 East of the Third Principal Meridian described as follows:

Commencing at the southeast corner of said West Half; thence northerly along the east line of said West Half 1480.0 feet for a point of beginning; thence continuing northerly along said east line 73.38 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 the north line of said Half 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 $88^{\circ}04'54''$ 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 820.0 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 that is 587.0 feet westerly of said east line (measured along said north line); thence southerly parallel with said east line 210.0 feet; thence easterly parallel with said north line forming an angle of $88^{\circ}04'54''$ with the last described course (measured clockwise therefrom) 587.0 feet to said east line; thence northerly along said east line 444.0 feet to the point of beginning in Kaneville Township, Kane County, Illinois. AND 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 $88^{\circ}04'54''$ 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 $88^{\circ}04'54''$ 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 south of 1N318 Watson Road.

- 2) That the Amendment be granted subject to the following stipulations:
 1. All of the impervious area added to this development will require stormwater detention, BMPs and a stormwater permit. Aerial photographs and Kane County GIS indicates the potential for wetlands, a wetland delineation will be required if any of these area are to be impacted by the development. It is understood that there is detention on site. If this detention is not adequate for the proposed improvements, then more detention volume will be required to be constructed which may possible to achieve by expansion of existing stormwater facilities or construction of new facilities.
 2. That County Staff review the ability of the F-2 District to be amended to allow for alcohol sales and service under the Kane County Zoning Ordinance with the Kane County State's Attorney office.
- 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 August 11, 2020

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

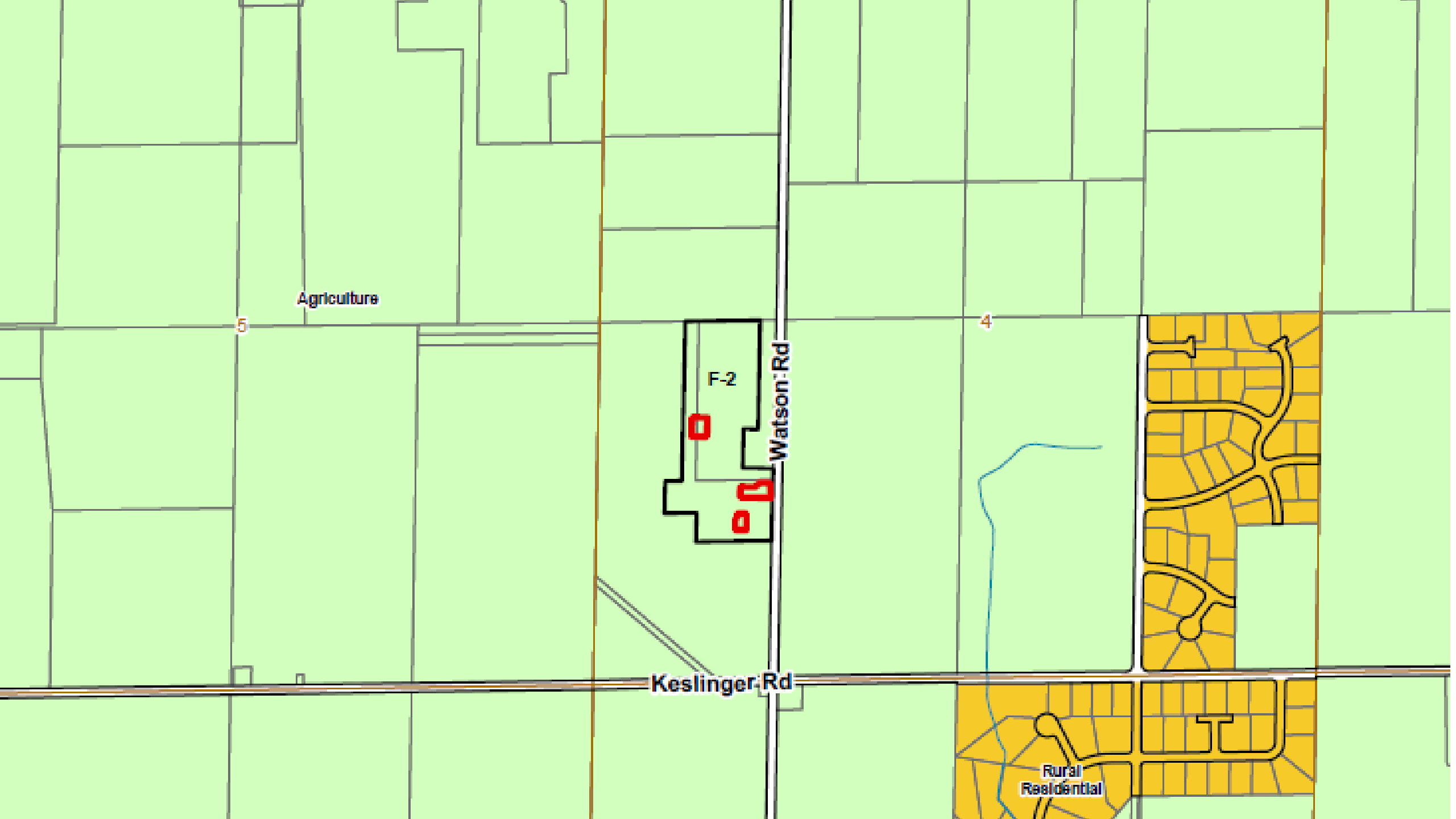
Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois

The background features abstract, overlapping green geometric shapes in various shades, creating a modern, layered effect. The shapes are primarily triangles and polygons, some with thin white lines intersecting them.

#4553

Development Properties, Inc. (Wade and Kim Kuipers)

Amendment request to portions of an existing F-2 District –
Agricultural related sales, service, processing, research, warehouse
and marketing zoned property to allow for liquor sales and
consumption



Agriculture

5

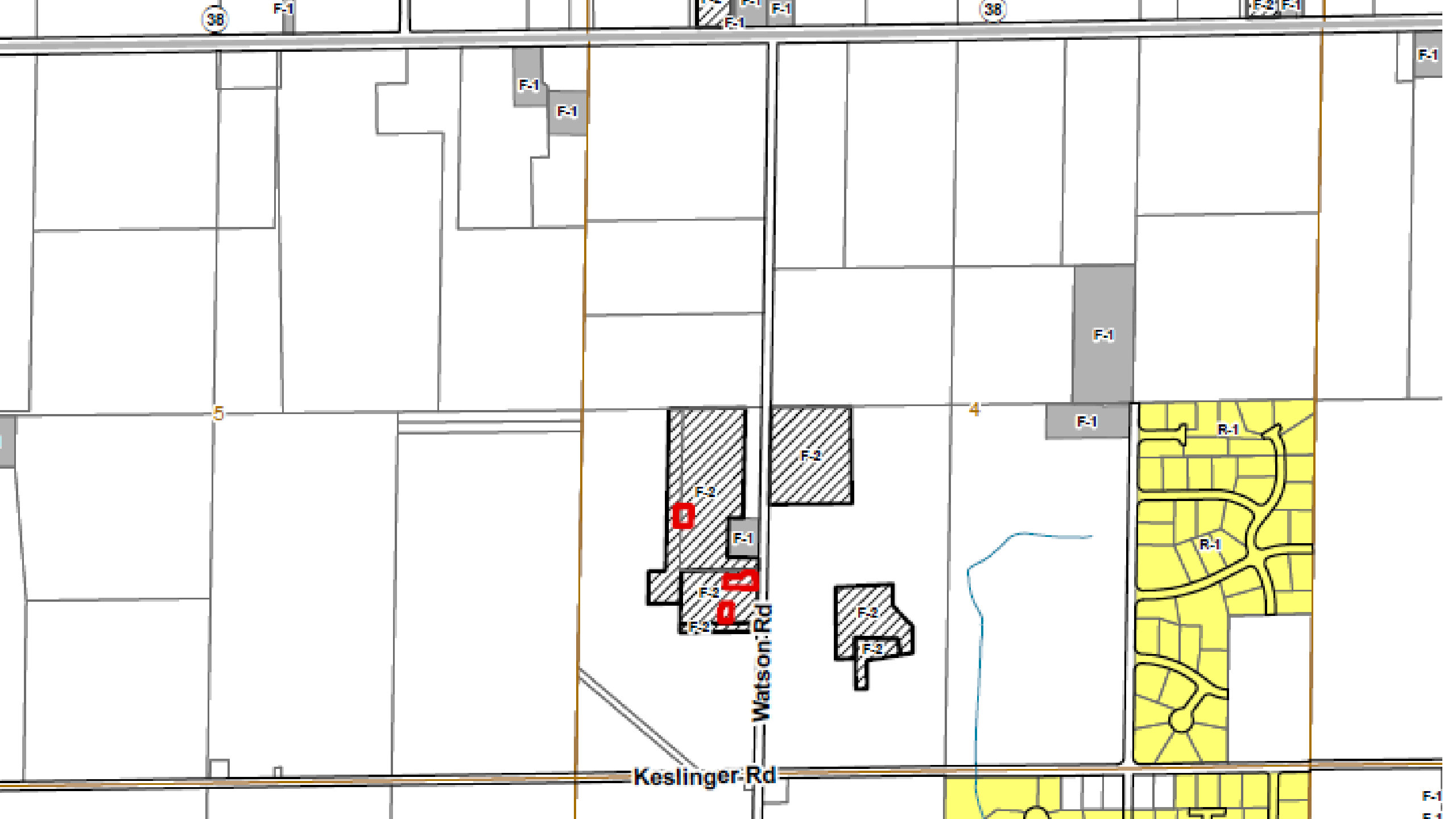
F-2

Watson Rd

4

Keslinger Rd

Rural
Residential







Watson Rd

F2



F2

Watson Rd



C

F-2

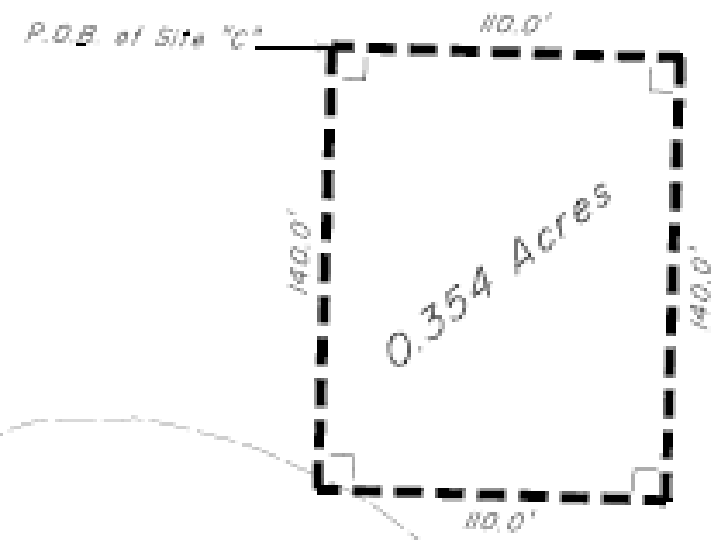
Watson Rd

B

A

FUTURE HARD CIDER/WINE BAR AREA

Site "C"



Site "C" Dimension Detail

880

Development Properties, Inc. (Wade and Kim Kuipers) Staff recommended Stipulations:

1. Kane County Water Resources Department states the following Stipulations:

- **STIPULATION:** All of the impervious area added to this development will require stormwater detention, BMPs and a stormwater permit. Aerial photographs and Kane County GIS indicates the potential for wetlands, a wetland delineation will be required if any of these area are to be impacted by the development. It is understood that there is detention on site. If this detention is not adequate for the proposed improvements, then more detention volume will be required to be constructed which may possible to achieve by expansion of existing stormwater facilities or construction of new facilities.

Development Properties, Inc. (Wade and Kim Kuipers)

Staff recommendation :

1. Kane County Health Department Water states the following :

- that food plan review/food permit required for health department to construct tasting room of alcoholic beverages.

Development Properties, Inc. (Wade and Kim Kuipers)

Staff recommended Findings of Fact:

1. The Amendment would allow for three areas for the sale and consumption of alcoholic beverages.

Development Properties, Inc. (Wade and Kim Kuipers)

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with the following stipulations:

- ▶ 1. All of the impervious area added to this development will require stormwater detention, BMPs and a stormwater permit. Aerial photographs and Kane County GIS indicates the potential for wetlands, a wetland delineation will be required if any of these area are to be impacted by the development. It is understood that there is detention on site. If this detention is not adequate for the proposed improvements, then more detention volume will be required to be constructed which may possible to achieve by expansion of existing stormwater facilities or construction of new facilities.
- ▶ 2. That County Staff review the ability of the F-2 District to be amended to allow for alcohol sales and service under the Kane County Zoning Ordinance with the Kane County State's Attorney's Office

Development Committee: To Be Determined



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4554: Logan Wilding, et ux

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4554

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

CAMPTON TOWNSHIP

Logan Wilding, et ux

43W126 Empire Road, Campton Township (08-17-200-027 & 08-17-200-017)

Rezoning from F-District Farming to E-1 District Estate Residential to allow a new single family to be constructed

Countryside Estate Residential

None

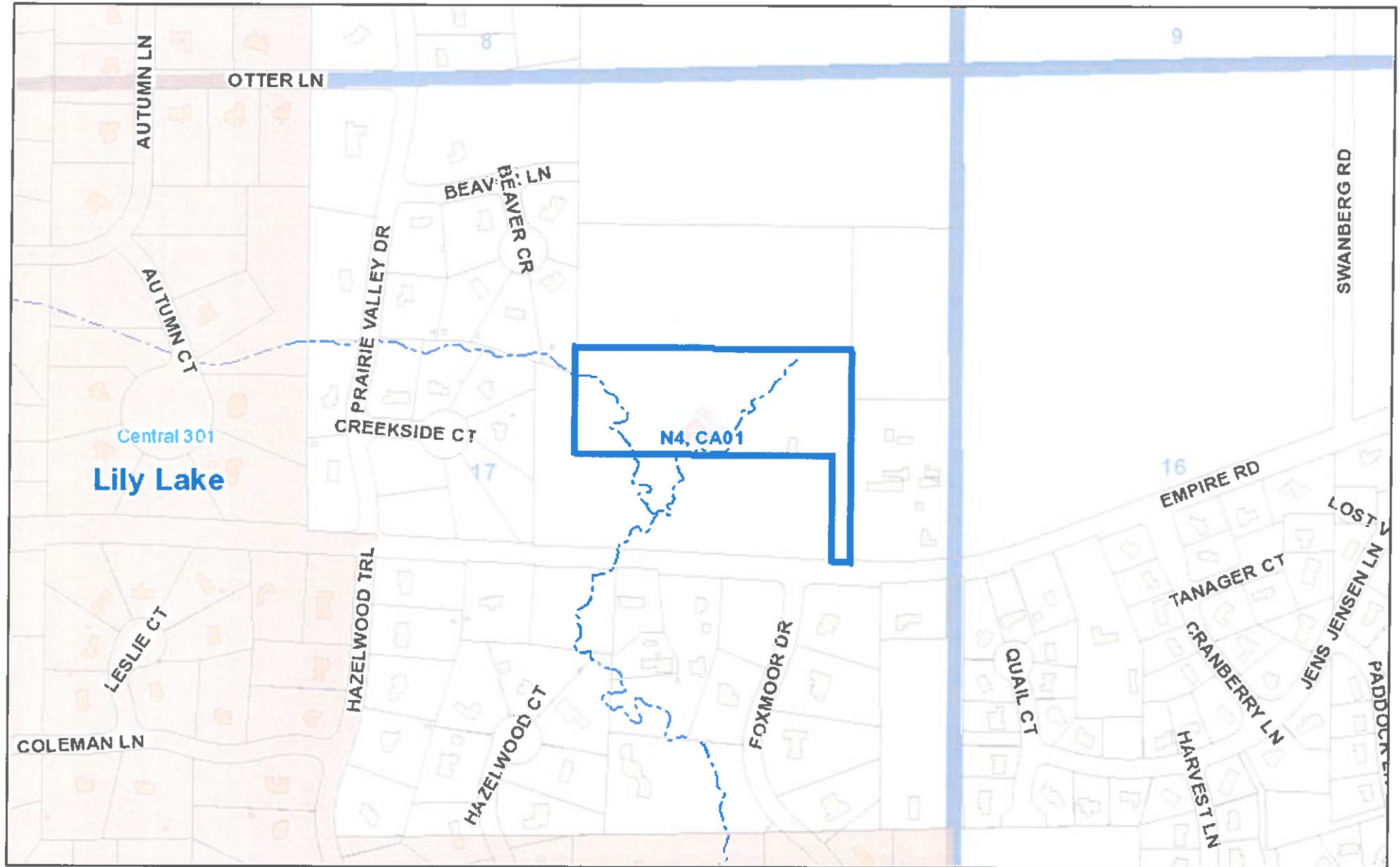
Regional Planning Comm.: N/A

Zoning Board: Approval with the following stipulations:

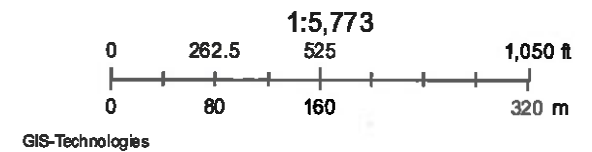
1. Any construction on this site will require a Stormwater Permit.
2. A Wetland Delineation will be required to determine the Wetland boundary, effectiveness of existing buffer and possible encroachment by development.
3. Should the development on this site at any time cumulatively reach or exceed 25,000 sq ft of impervious area or 3 acres of disturbance Stormwater Detention will be required. This impervious area will be tracked cumulatively after the year 2001.
4. As the mapped Floodplain is Zone A, a Base Flood Elevation will need to be determined by a Professional Engineer before any disturbance or construction can be permitted.
5. Any fill in the Floodplain will require Compensatory Storage
6. Any fill in the Floodplain will require Compensatory Storage under the Stormwater Ordinance. Fill in the Floodplain should be avoided whenever practicable. Compensatory Storage must be calculated using the standards of the Ordinance by a Professional Engineer.
7. Building Protection Standards in the Stormwater Ordinance will determine the height of the first floor and lowest opening.

Development Committee: To be determined

Map Title



July 13, 2020



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4554
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 E-1 District Estate Residential be granted on the following described property:

That part of the Northeast Quarter of Section 17, Township 40 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at a point on the east line of said Quarter that is 550.69 feet southerly of the northeast corner thereof; thence westerly at right angles to said east line 362.93 feet; thence southerly parallel with said east line 427.0 feet for a point of beginning; thence westerly at right angles to the last described course 200.0 feet; thence southerly parallel with said east line 270.0 feet; thence southwesterly along a line forming an angle of 135°00' with the last described course (measured counterclockwise therefrom) 301.90 feet to a line drawn parallel with and 414.0 feet westerly of said east line (measured along the center line of Empire Road); thence southerly along said parallel line 268.55 feet to the center line of Empire Road; thence easterly along said center line 414.0 feet to said east line; thence northerly along said east line 772.82 feet to the point of beginning (excepting therefrom that part thereof lying within 40.0 feet of said center line), in Campton Township, Kane county, Illinois. The property is located at 43W126 Empire Road.

- 2) That the rezoning be granted subject to the following stipulations:
1. Any construction on this site will require a Stormwater Permit.
 2. A Wetland Delineation will be required to determine the Wetland boundary, effectiveness of existing buffer and possible encroachment by development.
 3. Should the development on this site at any time cumulatively reach or exceed 25,000 sq ft of impervious area or 3 acres of disturbance Stormwater Detention will be required. This impervious area will be tracked cumulatively after the year 2001.
 4. As the mapped Floodplain is Zone A, a Base Flood Elevation will need to be determined by a Professional Engineer before any disturbance or construction can be permitted.
 5. Any fill in the Floodplain will require Compensatory Storage
 6. Any fill in the Floodplain will require Compensatory Storage under the Stormwater Ordinance. Fill in the Floodplain should be avoided whenever practicable. Compensatory Storage must be calculated using the standards of the Ordinance by a Professional Engineer.
 7. Building Protection Standards in the Stormwater Ordinance will determine the height of the first floor and lowest opening.

- 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 August 11, 2020

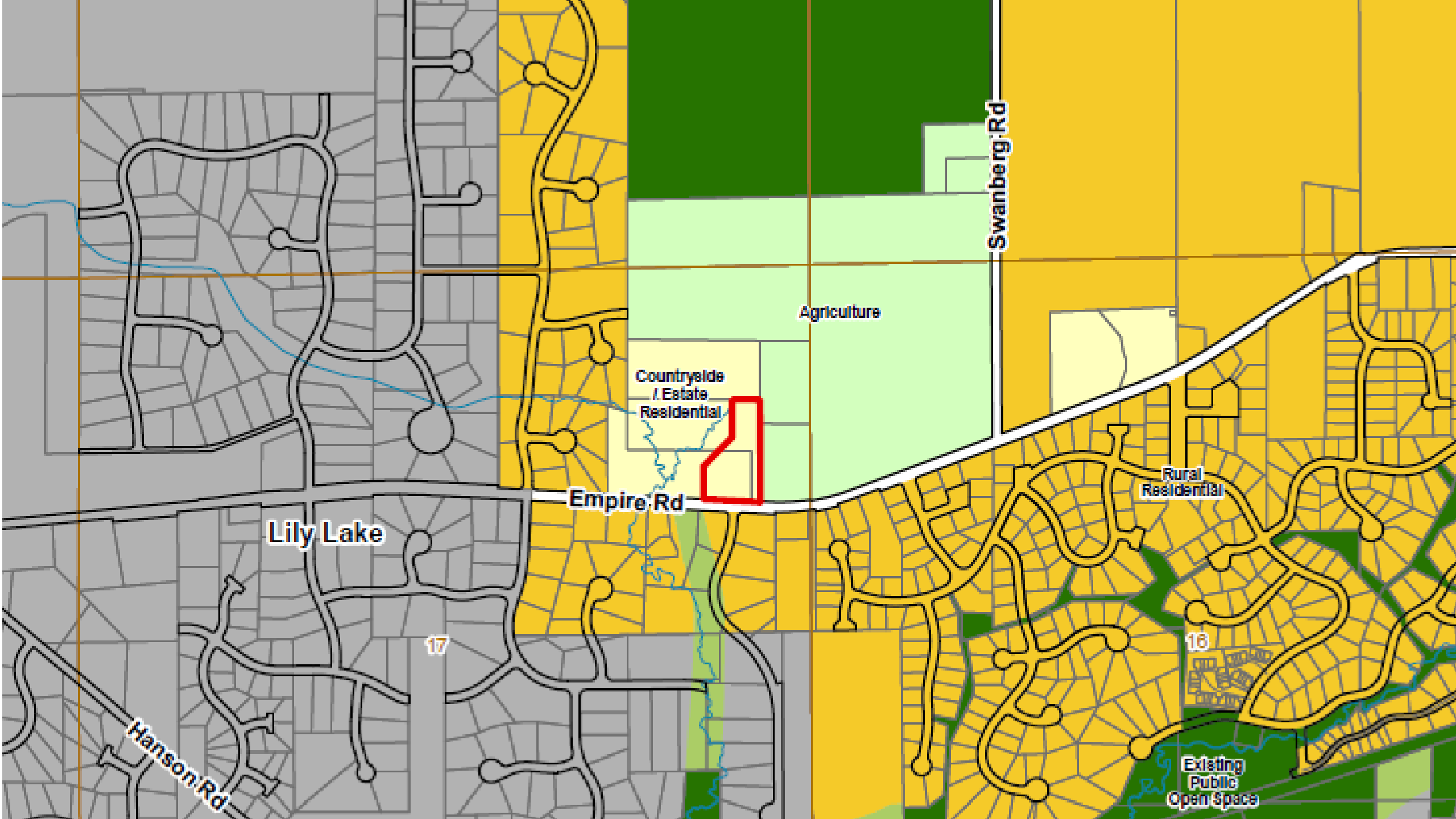
John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

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

#4554

Development Properties, Inc.
(Logan and Susan Wilding)

Rezoning from F-District Farming to E-1 District Estate Residential to allow a new single family to be constructed.



Swanberg Rd

Agriculture

Countryside / Estate Residential

Empire Rd

Rural Residential

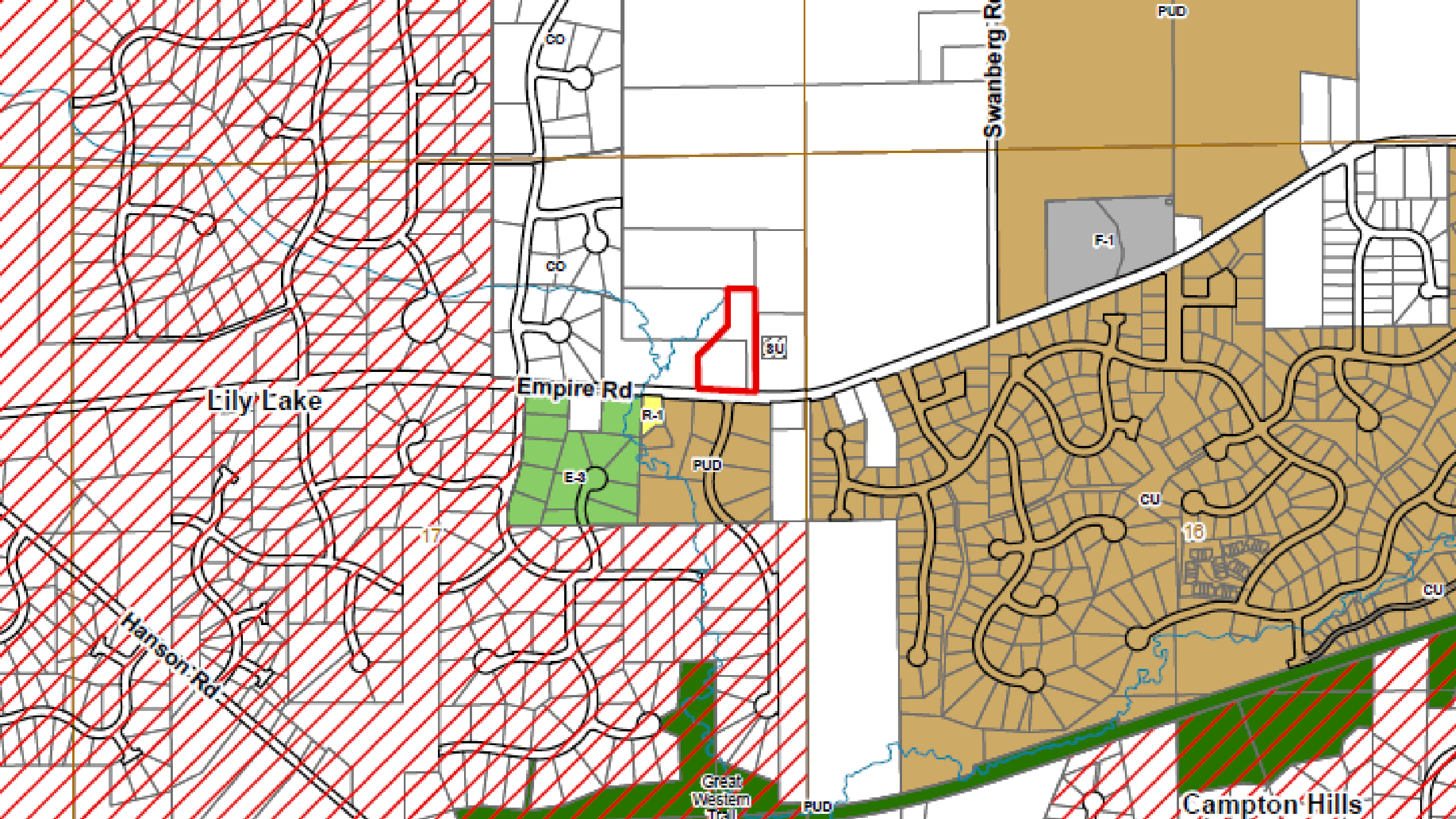
Lily Lake

16

17

Existing Public Open Space

Hanson Rd





Otter Ln

Beaver Ln

Bark Ct

Pine Valley Dr

Crestside Ct

Empire Rd

Swanberg Rd

Tanager Ct

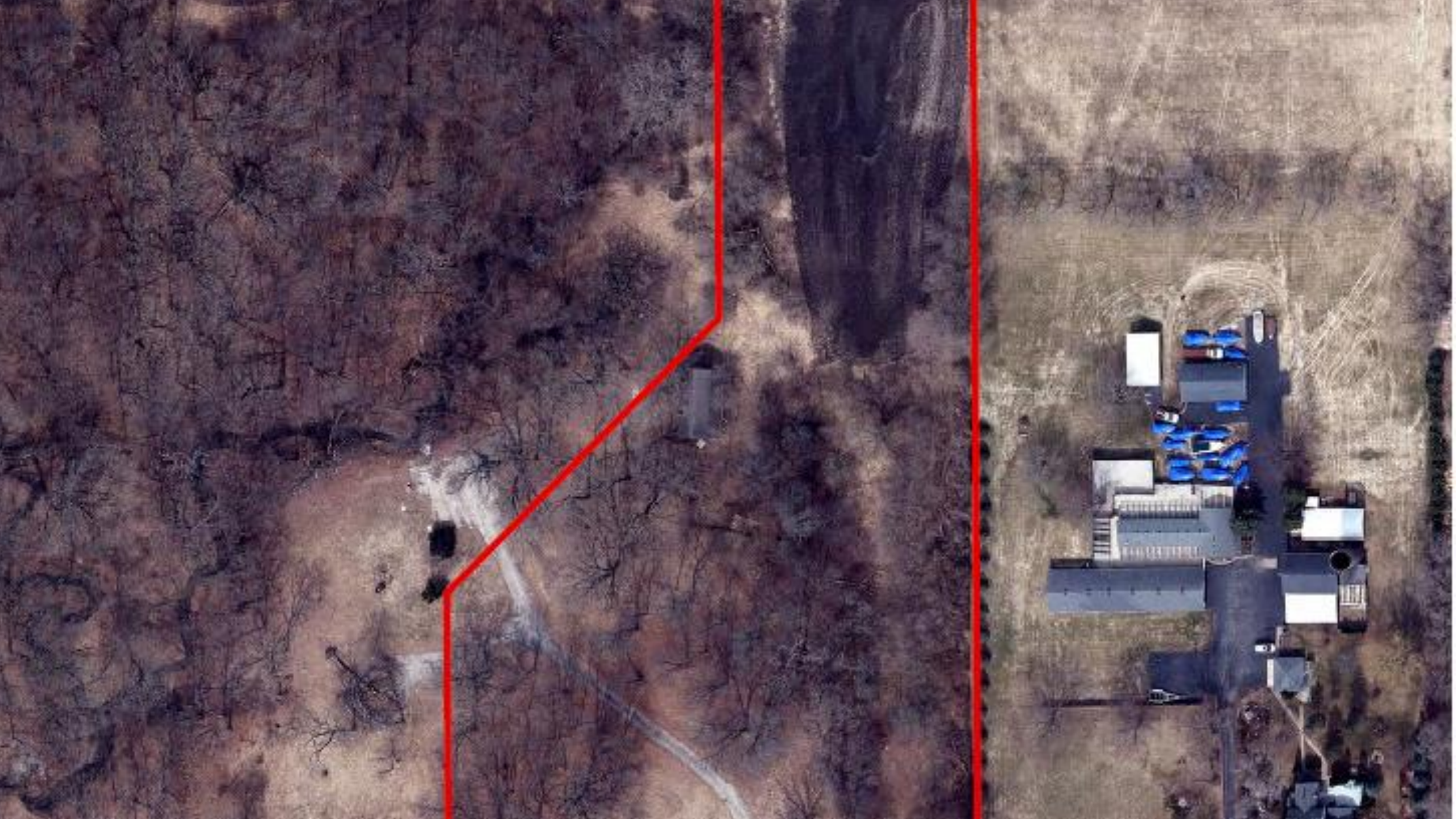
Orchard Ln

Maple Ln

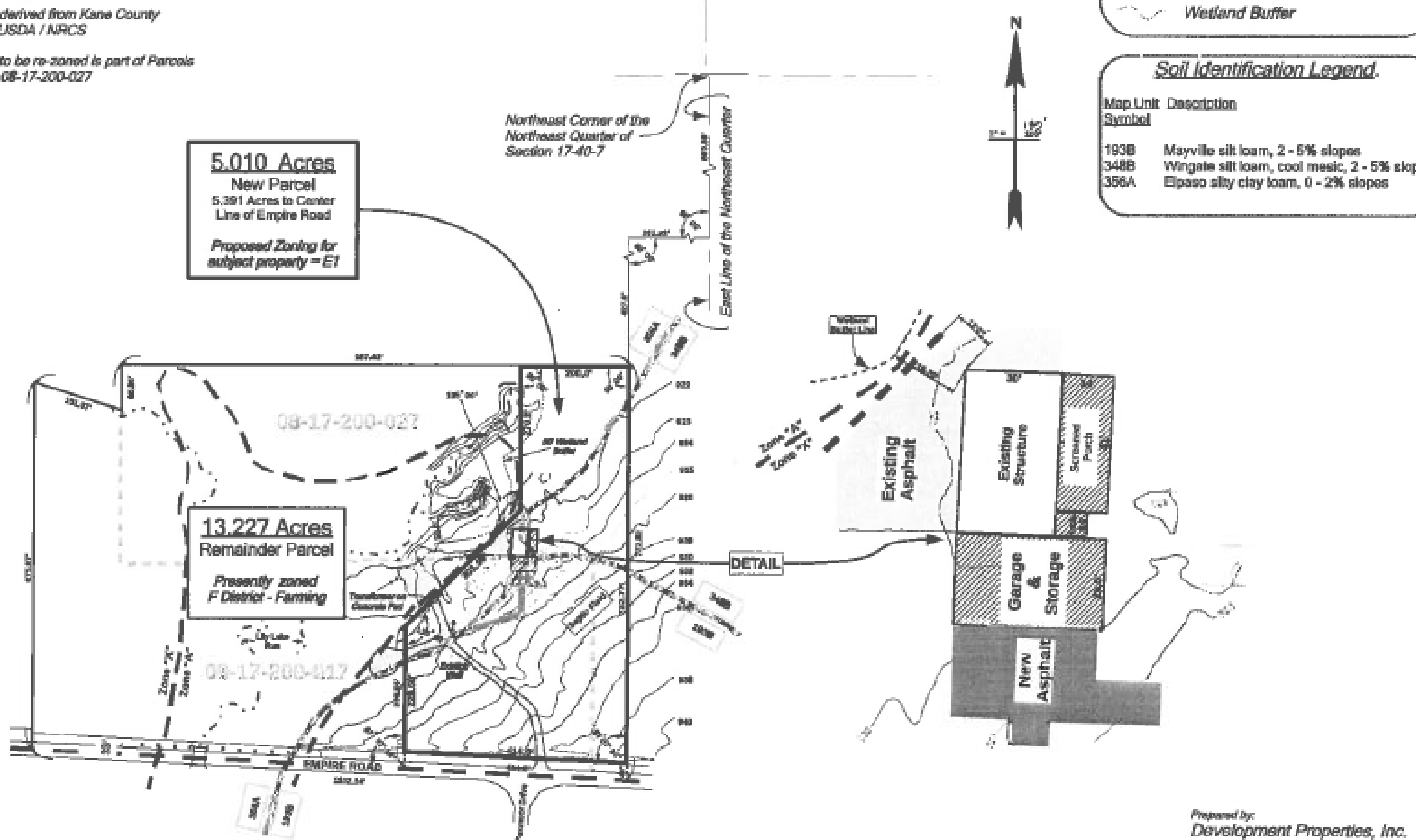
Park Dr



Empire Rd



Subject Property to be re-zoned is part of Parcels
08-17-200-017 & 08-17-200-027





Development Properties, Inc. (*Logan and Susan Wilding*)

Staff recommended Stipulations:

1. Kane County Water Resources Department states the following Stipulations:

This site contains Wetlands and Zone A Floodplain. Water Resources discourages development within the Floodplain. Water Resources would strongly recommend the owner consider any construction on the site take place outside the Floodplain. The Stormwater Ordinance dictates strict standards for construction in the Floodplain.

- ▶ **STIPULATION:** Any construction on this site will require a Stormwater Permit.
- ▶ **STIPULATION:** A Wetland Delineation will be required to determine the Wetland boundary, effectiveness of existing buffer and possible encroachment by development.

Development Properties, Inc.

(Logan and Susan Wilding)

- ▶ **STIPULATION:** Should the development on this site at any time cumulatively reach or exceed 25,000 sq ft of impervious area or 3 acres of disturbance Stormwater Detention will be required. This impervious area will be tracked cumulatively after the year 2001.
- ▶ **STIPULATION:** As the mapped Floodplain is Zone A, a Base Flood Elevation will need to be determined by a Professional Engineer before any disturbance or construction can be permitted.
- ▶ **STIPULATION:** Any fill in the Floodplain will require Compensatory Storage
- ▶ **STIPULATION:** Any fill in the Floodplain will require Compensatory Storage under the Stormwater Ordinance. Fill in the Floodplain should be avoided whenever practicable. Compensatory Storage must be calculated using the standards of the Ordinance by a Professional Engineer.
- ▶ **STIPULATION:** Building Protection Standards in the Stormwater Ordinance will determine the height of the first floor and lowest opening.

Development Properties, Inc. (*Logan and Susan Wilding*)

Staff recommendation :

1. Kane County Health Department Water states the following :

- ▶ New construction must meet all current well and septic system codes.

Development Properties, Inc. (*Logan and Susan Wilding*)

Staff recommended Findings of Fact:

- ▶ The rezoning will allow a single family home to be built on the property.

Development Properties, Inc. ***(Logan and Susan Wilding)***

Regional Planning Commission: N/A

**Zoning Board of Appeals: Approval with
the seven recommended stipulations**

**Development Committee: To Be
Determined**

Development & Community Services Department Building & Zoning Division

Demolition of Dangerous/Unsafe Buildings



Kane County Development Committee

JULY 21, 2020

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 February, 2019, Kane County was awarded an additional \$250,000 from the State of Illinois Housing Authority.

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

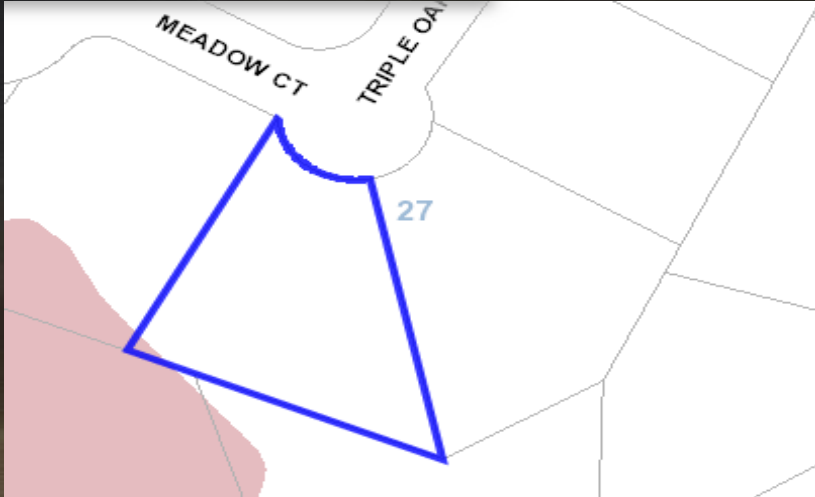
Development & Community Services Department

Building & Zoning Division

Resolution

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

15N848 Meadow Ct, Rutland Township



15N848 Meadows Ct, Rutland Township

- Many complaints from neighbors of unsafe structure
- Vacant due to Fire in August, 2019-over 50% damage
- Private owner
- No response to emails or phone calls from owner from Feb, 2020 until June, 2020
- Interior demo-down to studs permit issued Feb, 2020

Development & Community Services Department

Building & Zoning Division

Resolution:

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

15N848 Meadows Ct, Rutland Township



RESOLUTION/ORDINANCE EXECUTIVE SUMMARY

Resolution No.

AUTHORIZING APPLICATION TO THE CIRCUIT COURT FOR DEMOLITION OF DANGEROUS AND/OR UNSAFE BUILDING PROPERTY LOCATED AT 15N848 MEADOWS CT, RUTLAND TOWNSHIP PARCEL ID#02-27-129-012

Committee Flow: County Development Committee, Executive Committee, County Board

Contact: Mark VanKerkhoff, 630.232.3451

Budget Information:

Was this item budgeted? N/A	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 lienholders 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 Round 2 Grant has reimbursed \$123,660 to Kane County. Additionally, Kane County was awarded a Round 4 Grant in the amount of \$250,000 in 2019 to reimburse certain costs for demolition of abandoned residential structures. Funds expended for this potential demolition is eligible for reimbursement under the Round 4 Grant.

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO.

**AUTHORIZING APPLICATION TO THE CIRCUIT COURT FOR DEMOLITION OF
DANGEROUS AND/OR UNSAFE BUILDING PROPERTY LOCATED AT 15N848 MEADOWS
CT, RUTLAND TOWNSHIP PARCEL ID#02-27-129-012**

WHEREAS, 55 ILCS 5/5-1121 authorizes the County of Kane, upon application 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 material 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 lienholders 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 5/5-1121 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 15N848 Meadows Ct, Rutland 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 lienholders 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 for the demolition of the Unsafe Building in the event that the owner does not commence proceedings to demolish the unsafe 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 August 11, 2020.

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

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

Vote:

20-08 15N848 Meadows Demo

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – July 2020

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

Tyler Creek Watershed Coalition

- Karen Miller participated in the virtual monthly meetings on June 17th and July 15th to discuss potential projects.

Invest Aurora Retention Committee

- Chris Toth attended the July 7th teleconference of the Invest Aurora Retention Committee. The discussion focused on local programs created in Aurora to support local small businesses affected by COVID-19 and civil unrest.

Fox Valley Sustainability Network

- Karen Miller presented information on sustainability opportunities during the COVID-19 pandemic on the July 8th Fox Valley Sustainability Network Forum Webinar on Economic Development.

Chicago Wilderness

- Karen Miller attended the virtual Executive Committee meeting on July 15th.

JJC Farm to School Program

- On June 11th and 25th Matt Tansley participated in project team calls for the JJC Farm to School Program. Matt advised the team that a program extension had been granted by USDA but that approval for a revised budget was still pending. The JJC team also identified additional material needs to assist garden and classroom activities.
- On June 30th Matt Tansley held a project call with the Farm to School Coordinator to discuss the parameters for developing a summary evaluation report for the first two years to the program.

Fox Valley Sustainability Network

- During its July 8th Webinar, Chris Toth presented an economic development regional update for Kane County.

USDA Urban Agriculture and Innovative Production

- In June Matt Tansley, Janice Hill, and Tony Farruggia recruited a series of community partners in developing a grant proposal to submit for USDA's Urban Agriculture and Innovative Production Program.

Explore Kane County!

- Karen Miller, Chris Toth and Julia Thavong worked with Ryan Peterson from KDOT to develop a series of five Kane County Connects articles to educate the public about the physical and mental health benefits of being outdoors; water and land-based trail opportunities to recreate; and encouragement to visit local businesses, cultural and historical sites during the pandemic.

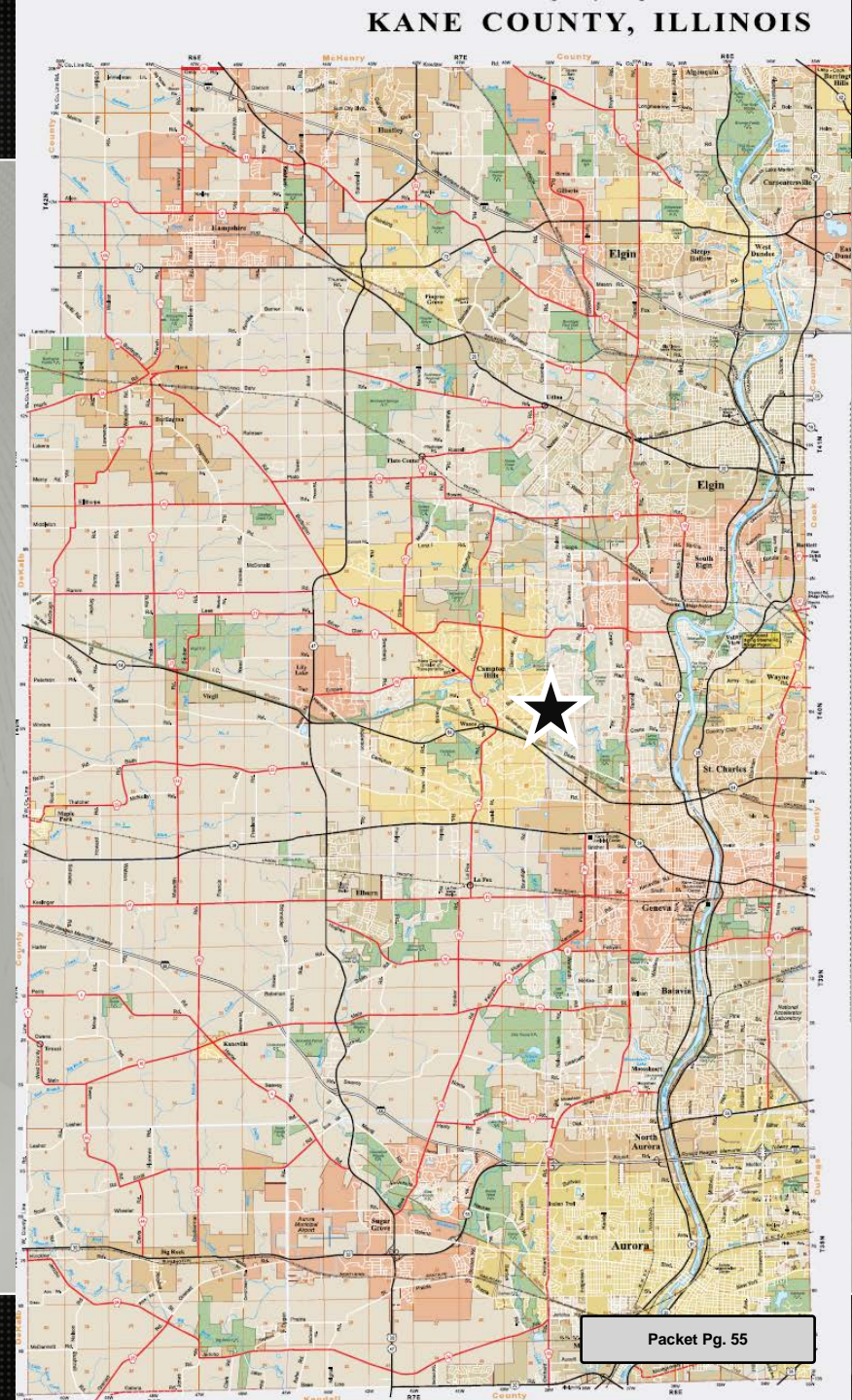
WILLIAMS PLAT OF CONSOLIDATION

One (1) Lot Minor Subdivision

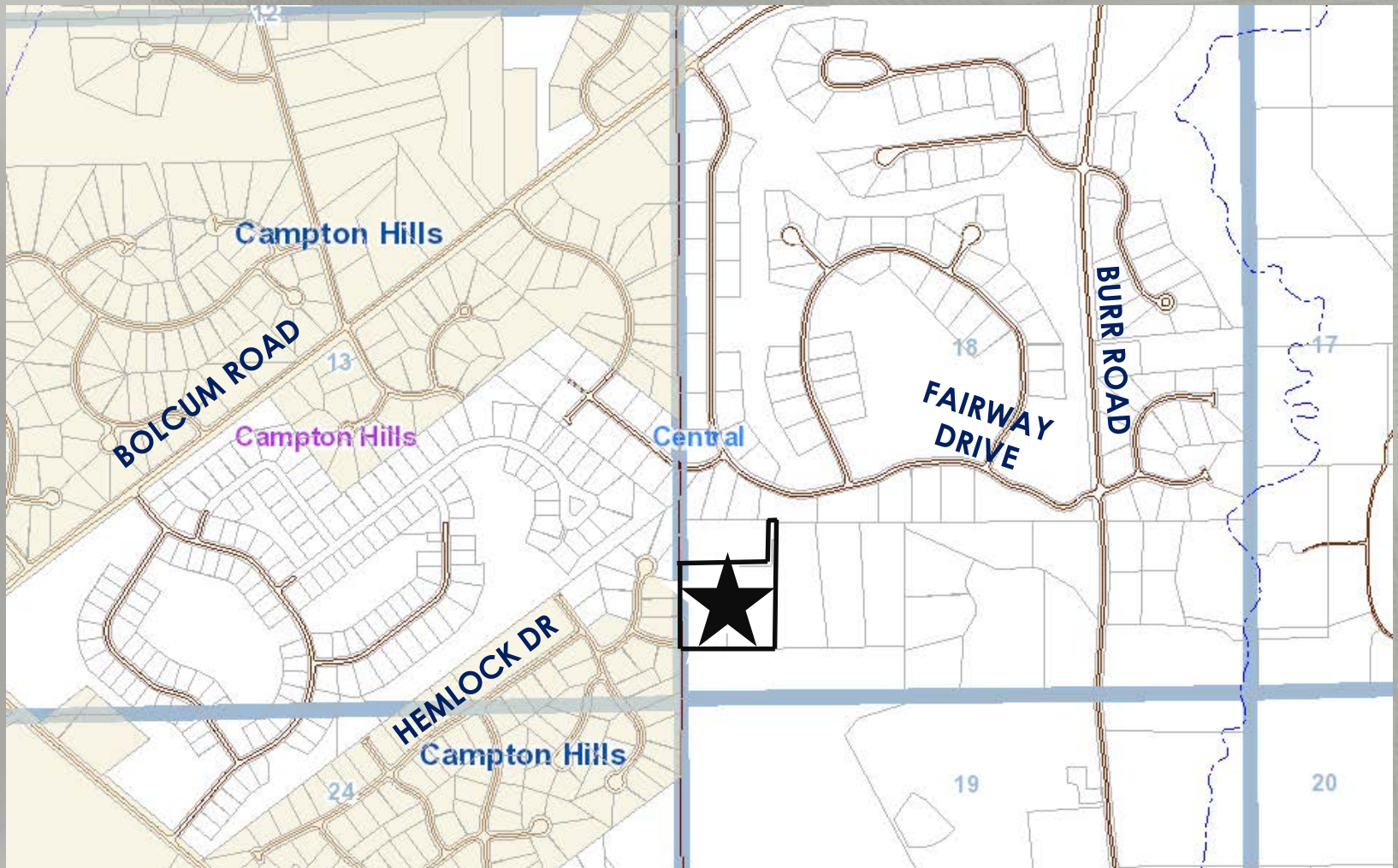
Section 18, St. Charles Township

11.72 Acres
Zoned E-1

The Site Is Currently Improved With
One Single Family Residence.



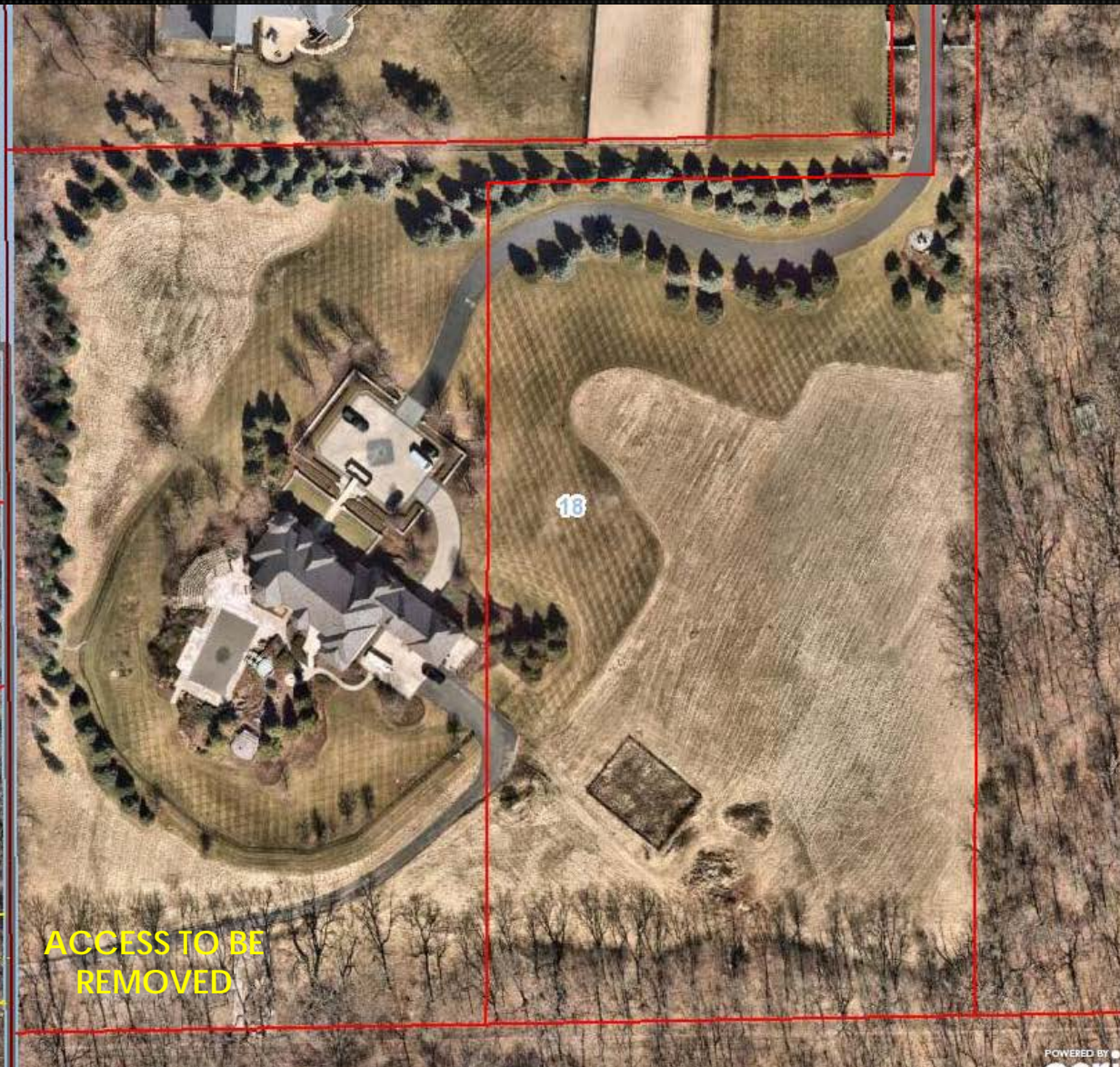
LOCATION MAP



AERIAL PHOTO



AERIAL PHOTO



POWERED BY
Ceri

RECOMMENDATION

- The site will conform to the current Kane County Stormwater Ordinance.
- The site will be in conformance with the current zoning of E-1.

The Kane County Technical Staff recommends this Plat of Consolidation be approved by the Kane County Development Committee

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
website: <http://www.co.kane.il.us>

STAFF REPORT

TO: Kane County Development Committee

FROM: Jodie L. Wollnik, P.E., CFM
Plat Officer

DATE: July 21, 2020

RE: Minor Subdivision – Williams Plat of Consolidation
Proposed 1 Lot Subdivision on 11.72 Acres
Section 18, St. Charles Township (09-18-300-013 and 09-18-300-012)
Zoning: E-1

James and Ashley Williams are the owners of the property, and they are requesting approval for a 1 lot Minor Subdivision. This is a Plat of Consolidation, the Williams own two lots, and want to combine them into one single lot. Currently, one of the lots is improved with an existing residence that is proposed to remain in place. It is the desire of the owners to construct a pole barn, and due to the E-1 Zoning, they cannot place the barn on a lot without a residence. Therefore, they desire to combine the parcels they own into one lot.

The proposed consolidation is located west of Burr Road and south Bolcum Road. These parcels have access to Burr Road via a recorded access easement.

Zoning for these parcels was approved February 11, 2003, wherein the parcel was zoned E-1.

The Kane County Technical Staff advises that this development was processed in accordance with the Kane County Subdivision Ordinance. Staff has met with the owner's representative and has reviewed the Minor Subdivision Plat prepared by ERA Engineering Resource Associates, and found them to be in accordance with the minor subdivision requirements.

RECOMMENDATION: The Kane County Technical Staff recommends this minor subdivision be approved.



RESOLUTION/ORDINANCE EXECUTIVE SUMMARY

Resolution No.

Approving an Adjustment to the Professional Services Fee for the Settlers Hill Cross County Course Phase III Engineering

Committee Flow: County Development Committee, Executive Committee, County Board

Contact: Jodie Wollnik, 630.232.3499

Budget Information:

Was this item budgeted? n/a	Appropriation Amount: n/a
If not budgeted, explain funding source:	

Summary:

This resolution summarizes the agreement with Weaver Consultants Group, Inc regarding field changes on the Cross Country Course.

STATE OF ILLINOIS

COUNTY OF KANE

RESOLUTION NO.

**APPROVING AN ADJUSTMENT TO THE PROFESSIONAL SERVICES FEE FOR THE
SETTLERS HILL CROSS COUNTY COURSE PHASE III ENGINEERING**

WHEREAS, Weaver Consultants Group, Inc completed Phases 1-3 of the engineering for the cross country course and hiking trail design including preparation of the construction documents; and

WHEREAS, the Kane County Board approved Change Order No. 15 with Curran Construction Company on May 12, 2020 (Resolution 20-149) in the amount of \$82,823.25 with no increase to the overall contract; and

WHEREAS, Change Order No. 15 included items related to design standards approved by the Illinois Environmental Protection Agency, limitations of materials specified and engineering standards; and

WHEREAS, additional costs were incurred by the County as a result of the removal and replacement of previously installed material on the cross country course and re-seeding of disturbed area. The overall project expenditures, however, remain below the budgeted amount; and

WHEREAS, Weaver Consultants Group, Inc has agreed, in a memo dated June 19, 2020, to amicably reduce the billed amount under their contract by \$15,147.50 for Change Order 15 and \$10,000 as a contribution to repairs to the track or side-slope for overtopping prior to vegetation establishment; and

NOW, THEREFORE, BE IT RESOLVED that the total amount paid to Weaver Consultant Group, Inc (based on approved invoices for either the design or construction contracts) will be reduce by a one time amount of Twenty-five thousand, One hundred, Forty-seven dollars and fifty cents (\$25,147.50). Of the total amount, \$10,000 will be held in escrow in the 650 Enterprise Surcharge Fund for use by the Kane County Forest Preserve District to repair erosion resulting directly from the overtopping of any culvert that directs runoff across the running surface within the first three growing years of the native vegetation (June 1, 2020-May 31, 2023). Any funds remaining at the end of the time frame will revert to the 650 - Enterprise Surcharge Fund balance.

Passed by the Kane County Board on August 11, 2020.

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

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

Vote:

Weaver Engineering

AUP 15 - Additional Costs Related to Design Issues

	Units	Measure	Unit Price	Total
No TRM on Steep Slope Diversion Channels				
Erosion Repair and Reseeding	827	SY	\$ 3.40	\$ 2,811.80
Incorrect TRM specified for anticipated velocities				
1 Installation of LandLok 435	415	SY	\$ 16.50	\$ 6,847.50
2 Removal of LandLok 435, Erosion Repair	415	SY	\$ 3.40	\$ 1,411.00
Limestone Path Installation replaced with GeoWeb				
5' Limestone Path Construction	300	LF	\$ 5.00	\$ 1,500.00
Site Location E	214	SY	\$ 3.40	\$ 727.60
Site Location D	178	SY	\$ 3.40	\$ 605.20
Site Location H	134	SY	\$ 3.40	\$ 455.60
Site Location C	232	SY	\$ 3.40	<u>\$ 788.80</u>
				\$ 15,147.50