



Kane County

KC County Development Committee

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

Agenda

FORD, Williams, Berman, Daugherty, Iqbal, Kenyon, Linder & ex-officios Davoust
(Transportation Chair), Kious (Forest Preserve President), Pierog (County Chair) and Tepe
(County Vice Chair)

Tuesday, August 15, 2023	10:00 AM	County Board Room
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1. **Call To Order**
2. **Roll Call**
3. **Remote Attendance Requests**
4. **Approval of Minutes: July 18, 2023**
5. **Monthly Financials**
 - A. Monthly Finance Reports (attached)
6. **Public Comment (Agenda Items)**
7. **Building & Zoning Division**
 - A. Building & Zoning Report
 - B. Zoning Petitions
 1. Petition # 4612 Petitioner: 39W180 Highland Avenue, LLC
8. **Property Code Enforcement Division**
 - A. Monthly Report (attached)
9. **Planning & Special Projects**
 - A. Monthly Report (attached)
10. **Subdivision**
 - A. Woodgate Subdivision
11. **Environmental Resources**
12. **Water Resources**
13. **Office of Community Reinvestment**

14. New Business

A. Resolution: Changing the Name of Part of Bliss Road to “Old Bliss Road”

15. Reports Placed On File

16. Executive Session (if needed)

17. Public Comment (Non-Agenda Items)

18. Adjournment

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

FINANCE REPORT NO. TMP-23-1111

MONTHLY FINANCE REPORTS (ATTACHED)

Development Committee Revenue Report - Summary
Through July 31, 2023 (66.7% YTD)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	Total % Received
670 Environmental Management	\$ 26,381	\$ 779,861	\$ 334,692	42.92%
001 General Fund	\$ -	\$ 64,089	\$ 55,847	87.14%
420 Stormwater Management	\$ -	\$ 236,661	\$ 4,323	1.83%
421 Elec Agg Civic Contribution	\$ 26,294	\$ 254,648	\$ 158,126	62.10%
650 Enterprise Surcharge	\$ 86	\$ 223,463	\$ 116,378	52.08%
751 Subdivision Review Escrow	\$ -	\$ 1,000	\$ 18	1.81%

Development Committee Revenue Report - Summary
Through July 31, 2023 (66.7% YTD)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	Total % Received
690 Development	\$ 425,399	\$ 17,148,713	\$ 15,688,806	91.49%
001 General Fund	\$ 100	\$ 1,998,350	\$ 1,061,333	53.11%
400 Economic Development	\$ -	\$ 357,084	\$ 74,798	20.95%
401 Community Dev Block Program	\$ 309,021	\$ 2,022,761	\$ 1,397,344	69.08%
402 HOME Program	\$ 48,024	\$ 1,264,538	\$ 1,504,197	118.95%
403 Unincorporated Stormwater Mgmt	\$ 17,394	\$ 55,000	\$ 17,617	32.03%
404 Homeless Management Info Systems	\$ 463	\$ 227,366	\$ 80,589	35.44%
405 Cost Share Drainage	\$ -	\$ 189,403	\$ 97,192	51.31%
406 OCR & Recovery Act Programs	\$ -	\$ 55,552	\$ -	0.00%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ 54	0.18%
408 Neighborhood Stabilization Progr	\$ -	\$ -	\$ 34,680	0.00%
409 Continuum of Care Planning Grant	\$ 25,301	\$ 87,429	\$ 50,066	57.26%
410 Elgin CDBG	\$ 2,419	\$ 959,568	\$ 327,507	34.13%
411 Emergency Rental Assistance	\$ -	\$ -	\$ 651,437	0.00%
412 Emergency Rental Assistance #2	\$ -	\$ 7,935,693	\$ 9,494,999	119.65%
413 CDBG-CV	\$ 483	\$ 551,800	\$ 483,049	87.54%
414 Home - ARP	\$ 21,982	\$ 853,213	\$ 40,131	4.70%
415 Homeless Prevention Program	\$ -	\$ 246,230	\$ 228,814	92.93%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 12,734	10.61%
435 Growing for Kane	\$ -	\$ 177,140	\$ 126,042	71.15%
521 Bowes Creek Special Service Area	\$ -	\$ 5	\$ 2	32.00%
5300 Sunvale SBA SW 37	\$ -	\$ -	\$ 3	0.00%
5301 Middle Creek SBA SW38	\$ -	\$ -	\$ 3	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 110	\$ 55	50.33%
5303 Ogden Gardens SBA SW40	\$ -	\$ -	\$ 8	0.00%
5304 Wildwood West SBA SW41	\$ -	\$ 665	\$ 354	53.24%
5306 Cheval DeSelle Venetian SBA SW43	\$ 74	\$ 2,200	\$ 1,130	51.36%
5308 Plank Road Estates SBA SW45	\$ 70	\$ 1,575	\$ 860	54.58%
5310 Exposition View SBA SW47	\$ 20	\$ 500	\$ 298	59.68%
5311 Pasadena Drive SBA SW48	\$ 50	\$ 3,872	\$ 904	23.36%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ 607	49.98%
5313 Church Molitor SSA SA 52	\$ -	\$ 3,334	\$ 2,000	60.00%
5314 45W185 Plank Road SSA SW 54	\$ -	\$ 4,000	\$ 0	0.00%
Grand Total	\$ 451,780	\$ 17,928,574	\$ 16,023,499	89.37%

Development Committee Expenditure Report - Summary
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
670 Environmental Management	\$ 58,071	\$ 1,334,582	\$ 636,374	\$ 13,498	48.69%
001 General Fund	\$ 43,604	\$ 618,810	\$ 386,301	\$ 64	62.44%
420 Stormwater Management	\$ 936	\$ 236,661	\$ 73,196	\$ -	30.93%
421 Elec Agg Civic Contribution	\$ 4,642	\$ 254,648	\$ 53,093	\$ -	20.85%
650 Enterprise Surcharge	\$ 8,888	\$ 223,463	\$ 123,784	\$ 13,434	61.41%
751 Subdivision Review Escrow	\$ -	\$ 1,000	\$ -	\$ -	0.00%

Development Committee Expenditure Report - Summary
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
690 Development	\$ 559,450	\$ 16,489,791	\$ 7,527,091	\$ 70,910	46.08%
001 General Fund	\$ 97,686	\$ 1,339,428	\$ 817,633	-	61.04%
400 Economic Development	\$ 16,755	\$ 357,084	\$ 77,915	-	21.82%
401 Community Dev Block Program	\$ 308,070	\$ 2,022,761	\$ 1,405,788	\$ 102	69.50%
402 HOME Program	\$ 13,485	\$ 1,264,538	\$ 1,454,787	\$ 60	115.05%
403 Unincorporated Stormwater Mgmt	\$ -	\$ 55,000	\$ -	\$ -	0.00%
404 Homeless Management Info Systems	\$ 8,838	\$ 227,366	\$ 125,828	\$ 42	55.36%
405 Cost Share Drainage	\$ 21,387	\$ 189,403	\$ 54,733	\$ 70,606	66.18%
406 OCR & Recovery Act Programs	\$ 717	\$ 55,552	\$ 1,435	\$ -	2.58%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ -	\$ -	0.00%
409 Continuum of Care Planning Grant	\$ 12,751	\$ 87,429	\$ 54,843	\$ 32	62.76%
410 Elgin CDBG	\$ 36,359	\$ 959,568	\$ 396,526	\$ 28	41.33%
412 Emergency Rental Assistance #2	\$ 13,788	\$ 7,935,693	\$ 2,412,564	\$ 28	30.40%
413 CDBG-CV	\$ 339	\$ 551,800	\$ 483,227	\$ 7	87.57%
414 Home - ARP	\$ 26,476	\$ 853,213	\$ 47,249	\$ 4	5.54%
415 Homeless Prevention Program	\$ -	\$ 246,230	\$ 180,055	\$ -	73.12%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 3,114	\$ -	2.60%
435 Growing for Kane	\$ 2,799	\$ 177,140	\$ 11,392	\$ -	6.43%
521 Bowes Creek Special Service Area	\$ -	\$ 5	\$ -	\$ -	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 110	\$ -	\$ -	0.00%
5304 Wildwood West SBA SW41	\$ -	\$ 665	\$ -	\$ -	0.00%
5306 Cheval DeSelle Venetian SBA SW43	\$ -	\$ 2,200	\$ -	\$ -	0.00%
5308 Plank Road Estates SBA SW45	\$ -	\$ 1,575	\$ -	\$ -	0.00%
5310 Exposition View SBA SW47	\$ -	\$ 500	\$ -	\$ -	0.00%
5311 Pasadena Drive SBA SW48	\$ -	\$ 3,872	\$ -	\$ -	0.00%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	\$ -	0.00%
5313 Church Molitor SSA SA 52	\$ -	\$ 3,334	\$ -	\$ -	0.00%
5314 45W185 Plank Road SSA SW 54	\$ -	\$ 4,000	\$ -	\$ -	0.00%
Grand Total	\$ 617,521	\$ 17,824,373	\$ 8,163,465	\$ 84,407	46.27%

Development Committee Expenditure Report - Detail
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
670 Environmental Management	\$ 58,071	\$ 1,334,582	\$ 636,374	\$ 13,498	48.69%
001 General Fund	\$ 43,604	\$ 618,810	\$ 386,301	\$ 64	62.44%
Personnel Services- Salaries & Wages	\$ 36,350	\$ 506,948	\$ 315,682	\$ -	62.27%
Personnel Services- Employee Benefits	\$ 7,150	\$ 106,212	\$ 66,938	\$ -	63.02%
Contractual Services	\$ 104	\$ 4,650	\$ 2,998	\$ -	64.47%
Commodities	\$ -	\$ 1,000	\$ 683	\$ 64	74.64%
420 Stormwater Management	\$ 936	\$ 236,661	\$ 73,196	\$ -	30.93%
Personnel Services- Salaries & Wages	\$ 608	\$ 7,928	\$ 5,166	\$ -	65.17%
Personnel Services- Employee Benefits	\$ 329	\$ 4,144	\$ 2,668	\$ -	64.38%
Contractual Services	\$ -	\$ 216,612	\$ 65,100	\$ -	30.05%
Commodities	\$ -	\$ 7,715	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 262	\$ 262	\$ -	100.00%
421 Elec Agg Civic Contribution	\$ 4,642	\$ 254,648	\$ 53,093	\$ -	20.85%
Contractual Services	\$ 4,642	\$ 75,000	\$ 26,004	\$ -	34.67%
Contingency and Other	\$ -	\$ 152,559	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 27,089	\$ 27,089	\$ -	100.00%
650 Enterprise Surcharge	\$ 8,888	\$ 223,463	\$ 123,784	\$ 13,434	61.41%
Personnel Services- Salaries & Wages	\$ 3,399	\$ 22,845	\$ 28,892	\$ -	126.47%
Personnel Services- Employee Benefits	\$ 1,470	\$ 9,113	\$ 11,964	\$ -	131.29%
Contractual Services	\$ 3,294	\$ 171,716	\$ 73,157	\$ 13,434	50.43%
Commodities	\$ 725	\$ 17,925	\$ 7,907	\$ -	44.11%
Transfers Out	\$ -	\$ 1,864	\$ 1,864	\$ -	100.00%
751 Subdivision Review Escrow	\$ -	\$ 1,000	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 1,000	\$ -	\$ -	0.00%

Development Committee Expenditure Report - Detail
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
690 Development	\$ 559,450	\$ 16,489,791	\$ 7,527,091	\$ 70,910	46.08%
001 General Fund	\$ 97,686	\$ 1,339,428	\$ 817,633	\$ -	61.04%
Personnel Services- Salaries & Wages	\$ 71,234	\$ 973,646	\$ 578,224	\$ -	59.39%
Personnel Services- Employee Benefits	\$ 20,726	\$ 270,856	\$ 157,408	\$ -	58.12%
Contractual Services	\$ 4,370	\$ 71,946	\$ 36,759	\$ -	51.09%
Commodities	\$ 1,357	\$ 22,980	\$ 45,241	\$ -	196.87%
400 Economic Development	\$ 16,755	\$ 357,084	\$ 77,915	\$ -	21.82%
Personnel Services- Salaries & Wages	\$ 3,510	\$ 45,784	\$ 29,839	\$ -	65.17%
Personnel Services- Employee Benefits	\$ 1,595	\$ 20,039	\$ 12,944	\$ -	64.59%
Contractual Services	\$ 11,650	\$ 286,491	\$ 30,763	\$ -	10.74%
Commodities	\$ -	\$ 400	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 4,370	\$ 4,370	\$ -	100.00%
401 Community Dev Block Program	\$ 308,070	\$ 2,022,761	\$ 1,405,788	\$ 102	69.50%
Personnel Services- Salaries & Wages	\$ 8,647	\$ 187,584	\$ 91,170	\$ -	48.60%
Personnel Services- Employee Benefits	\$ 2,094	\$ 81,898	\$ 23,282	\$ -	28.43%
Contractual Services	\$ 296,806	\$ 1,720,793	\$ 1,264,060	\$ 102	73.46%
Commodities	\$ 190	\$ 8,356	\$ 2,135	\$ -	25.55%
Transfers Out	\$ 332	\$ 24,130	\$ 25,142	\$ -	104.19%
402 HOME Program	\$ 13,485	\$ 1,264,538	\$ 1,454,787	\$ 60	115.05%
Personnel Services- Salaries & Wages	\$ 5,173	\$ 84,740	\$ 52,765	\$ -	62.27%
Personnel Services- Employee Benefits	\$ 1,442	\$ 30,830	\$ 13,304	\$ -	43.15%
Contractual Services	\$ 6,617	\$ 1,145,386	\$ 1,386,179	\$ 60	121.03%
Commodities	\$ 37	\$ 960	\$ 584	\$ -	60.85%
Transfers Out	\$ 215	\$ 2,622	\$ 1,954	\$ -	74.53%
403 Unincorporated Stormwater Mgmt	\$ -	\$ 55,000	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 55,000	\$ -	\$ -	0.00%
404 Homeless Management Info Systems	\$ 8,838	\$ 227,366	\$ 125,828	\$ 42	55.36%
Personnel Services- Salaries & Wages	\$ 5,767	\$ 100,434	\$ 52,726	\$ -	52.50%
Personnel Services- Employee Benefits	\$ 1,975	\$ 36,956	\$ 17,048	\$ -	46.13%
Contractual Services	\$ 762	\$ 85,758	\$ 53,039	\$ 42	61.90%
Commodities	\$ 60	\$ 1,596	\$ 709	\$ -	44.40%
Transfers Out	\$ 274	\$ 2,622	\$ 2,306	\$ -	87.95%

Development Committee Expenditure Report - Detail
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
405 Cost Share Drainage	\$ 21,387	\$ 189,403	\$ 54,733	\$ 70,606	66.18%
Contractual Services	\$ 21,387	\$ 188,563	\$ 49,690	\$ 70,606	63.80%
Commodities	\$ -	\$ 840	\$ 100	\$ -	11.90%
Capital	\$ -	\$ -	\$ 4,943	\$ -	0.00%
406 OCR & Recovery Act Programs	\$ 717	\$ 55,552	\$ 1,435	\$ -	2.58%
Personnel Services- Salaries & Wages	\$ 607	\$ 3,107	\$ 1,214	\$ -	39.07%
Personnel Services- Employee Benefits	\$ 79	\$ 2,137	\$ 158	\$ -	7.40%
Contractual Services	\$ 31	\$ 50,162	\$ 63	\$ -	0.13%
Transfers Out	\$ -	\$ 146	\$ -	\$ -	0.00%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 30,110	\$ -	\$ -	0.00%
409 Continuum of Care Planning Grant	\$ 12,751	\$ 87,429	\$ 54,843	\$ 32	62.76%
Personnel Services- Salaries & Wages	\$ 3,356	\$ 36,760	\$ 26,394	\$ -	71.80%
Personnel Services- Employee Benefits	\$ 1,085	\$ 13,341	\$ 8,281	\$ -	62.07%
Contractual Services	\$ 8,174	\$ 35,636	\$ 18,830	\$ 32	52.93%
Commodities	\$ 19	\$ 381	\$ 263	\$ -	68.96%
Transfers Out	\$ 117	\$ 1,311	\$ 1,075	\$ -	81.99%
410 Elgin CDBG	\$ 36,359	\$ 959,568	\$ 396,526	\$ 28	41.33%
Personnel Services- Salaries & Wages	\$ 3,670	\$ 115,687	\$ 35,828	\$ -	30.97%
Personnel Services- Employee Benefits	\$ 824	\$ 48,916	\$ 8,912	\$ -	18.22%
Contractual Services	\$ 31,715	\$ 790,653	\$ 350,359	\$ 28	44.32%
Commodities	\$ 32	\$ 1,253	\$ 392	\$ -	31.26%
Transfers Out	\$ 117	\$ 3,059	\$ 1,036	\$ -	33.86%

Development Committee Expenditure Report - Detail
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
412 Emergency Rental Assistance #2	\$ 13,788	\$ 7,935,693	\$ 2,412,564	\$ 28	30.40%
Personnel Services- Salaries & Wages	\$ 8,086	\$ 73,046	\$ 36,655	\$ -	50.18%
Personnel Services- Employee Benefits	\$ 2,022	\$ 46,240	\$ 7,044	\$ -	15.23%
Contractual Services	\$ 3,295	\$ 3,148,912	\$ 2,364,193	\$ 28	75.08%
Commodities	\$ 92	\$ 4,452	\$ 3,656	\$ -	82.12%
Contingency and Other	\$ -	\$ 4,659,947	\$ -	\$ -	0.00%
Transfers Out	\$ 293	\$ 3,096	\$ 1,016	\$ -	32.82%
413 CDBG-CV	\$ 339	\$ 551,800	\$ 483,227	\$ 7	87.57%
Personnel Services- Salaries & Wages	\$ 232	\$ 29,903	\$ 4,791	\$ -	16.02%
Personnel Services- Employee Benefits	\$ 72	\$ 13,307	\$ 1,948	\$ -	14.64%
Contractual Services	\$ 12	\$ 508,168	\$ 476,256	\$ 7	93.72%
Commodities	\$ 3	\$ 422	\$ 56	\$ -	13.23%
Transfers Out	\$ 20	\$ -	\$ 176	\$ -	0.00%
414 Home - ARP	\$ 26,476	\$ 853,213	\$ 47,249	\$ 4	5.54%
Personnel Services- Salaries & Wages	\$ 8,180	\$ 100,247	\$ 15,346	\$ -	15.31%
Personnel Services- Employee Benefits	\$ 2,761	\$ 40,175	\$ 4,410	\$ -	10.98%
Contractual Services	\$ 14,922	\$ 710,877	\$ 26,589	\$ 4	3.74%
Commodities	\$ 125	\$ 1,914	\$ 201	\$ -	10.50%
Transfers Out	\$ 489	\$ -	\$ 704	\$ -	0.00%
415 Homeless Prevention Program	\$ -	\$ 246,230	\$ 180,055	\$ -	73.12%
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ 51,106	\$ -	0.00%
Personnel Services- Employee Benefits	\$ -	\$ -	\$ 14,599	\$ -	0.00%
Contractual Services	\$ -	\$ 240,587	\$ 110,212	\$ -	45.81%
Commodities	\$ -	\$ -	\$ 1,423	\$ -	0.00%
Transfers Out	\$ -	\$ 5,643	\$ 2,716	\$ -	48.14%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 3,114	\$ -	2.60%
Contractual Services	\$ -	\$ 120,000	\$ 3,114	\$ -	2.60%
435 Growing for Kane	\$ 2,799	\$ 177,140	\$ 11,392	\$ -	6.43%
Contractual Services	\$ 2,799	\$ 175,640	\$ 11,392	\$ -	6.49%
Commodities	\$ -	\$ 1,500	\$ -	\$ -	0.00%

Development Committee Expenditure Report - Detail
Through July 31, 2023 (66.7% YTD, 65.38% Payroll Expense through Pay Period Ending 07/22/2023)

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
521 Bowes Creek Special Service Area	\$ -	\$ 5	\$ -	\$ -	0.00%
Contingency and Other	\$ -	\$ 5	\$ -	\$ -	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 110	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 110	\$ -	\$ -	0.00%
5304 Wildwood West SBA SW41	\$ -	\$ 665	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 665	\$ -	\$ -	0.00%
5306 Cheval DeSelle Venetian SBA SW43	\$ -	\$ 2,200	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 2,200	\$ -	\$ -	0.00%
5308 Plank Road Estates SBA SW45	\$ -	\$ 1,575	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 1,575	\$ -	\$ -	0.00%
5310 Exposition View SBA SW47	\$ -	\$ 500	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 500	\$ -	\$ -	0.00%
5311 Pasadena Drive SBA SW48	\$ -	\$ 3,872	\$ -	\$ -	0.00%
Contractual Services	\$ -	\$ 1,300	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 2,572	\$ -	\$ -	0.00%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 1,215	\$ -	\$ -	0.00%
5313 Church Molitor SSA SA 52	\$ -	\$ 3,334	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 3,334	\$ -	\$ -	0.00%
5314 45W185 Plank Road SSA SW 54	\$ -	\$ 4,000	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 4,000	\$ -	\$ -	0.00%
Grand Total	\$ 617,521	\$ 17,824,373	\$ 8,163,465	\$ 84,407	46.27%



Development Accounts Payable by GL Distribution

Payment Date Range 07/01/23 - 07/31/23

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 53100 - Conferences and Meetings										
4526 - Fifth Third Bank	9471-JW-05/23	Wollnik Mastercard 05/05/2023- 06/05/2023	Paid by EFT # 80853		06/05/2023	06/20/2023	06/20/2023		07/03/2023	(199.00)
Account 53100 - Conferences and Meetings Totals								Invoice Transactions 1		(\$199.00)
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	9471-JW-05/23	Wollnik Mastercard 05/05/2023- 06/05/2023	Paid by EFT # 80853		06/05/2023	06/20/2023	06/20/2023		07/03/2023	201.87
3578 - Warehouse Direct, Inc.	5493961-0	Office Supplies for Environmental Management	Paid by EFT # 81009		05/12/2023	05/26/2023	05/26/2023		07/03/2023	76.96
Account 60000 - Office Supplies Totals								Invoice Transactions 2		\$278.83
Account 63040 - Fuel- Vehicles										
13021 - WEX BANK	90228921	Fuel for 220	Paid by EFT # 81298		06/30/2023	06/23/2023	06/23/2023		07/17/2023	123.21
Account 63040 - Fuel- Vehicles Totals								Invoice Transactions 1		\$123.21
Sub-Department 692 - Water Resources & Subdivisions Totals								Invoice Transactions 4		\$203.04
Department 670 - Environmental Management Totals								Invoice Transactions 4		\$203.04
Department 690 - Development										
Sub-Department 690 - County Development										
Account 50150 - Contractual/Consulting Services										
1458 - Chicago Title Company, LLC	23004788GV	44W482 BEITH RD. MAPLE PARK - TITLE	Paid by Check # 381656		06/14/2023	06/15/2023	06/15/2023		07/03/2023	250.00
Account 50150 - Contractual/Consulting Services Totals								Invoice Transactions 1		\$250.00
Account 52230 - Repairs and Maint- Vehicles										
1673 - Rons Automotive Services Inc	603	VEHICLE MAINT REPAIR	Paid by EFT # 81242		06/21/2023	07/05/2023	07/05/2023		07/17/2023	858.85
2412 - Suburban Tire Company	0831369	VEHICLE MAINT REPAIR	Paid by Check # 381802		06/28/2023	07/05/2023	07/05/2023		07/17/2023	79.53
11377 - Via Carlita, LLC dba Hawk Ford of St. Charles	531656	VEHICLE MAINT REPAIR	Paid by EFT # 81592		07/11/2023	07/13/2023	07/13/2023		07/31/2023	74.34
Account 52230 - Repairs and Maint- Vehicles Totals								Invoice Transactions 3		\$1,012.72
Account 53070 - Legal Printing										
10045 - Planet Depos, LLC	580223	TRANSCRIPTIONS - ZONING PETITIONS #5007	Paid by EFT # 80950		05/09/2023	06/16/2023	06/16/2023		07/03/2023	195.94
10045 - Planet Depos, LLC	591656	ZONING - TRANSCRIPTIONS #4608/4609	Paid by EFT # 81223		06/26/2023	07/05/2023	07/05/2023		07/17/2023	741.00
3245 - Paddock Publications (Daily Herald)	246880	ZONING - LEGAL PRINTING #5006	Paid by Check # 381790		04/02/2023	07/05/2023	07/05/2023		07/17/2023	154.10



Development Accounts Payable by GL Distribution

Payment Date Range 07/01/23 - 07/31/23

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 690 - Development										
Sub-Department 690 - County Development										
Account 53070 - Legal Printing										
3245 - Paddock Publications (Daily Herald)	248237	ZONING - LEGAL PRINTING #5007	Paid by Check # 381791		04/08/2023	07/05/2023	07/05/2023		07/17/2023	121.90
3245 - Paddock Publications (Daily Herald)	252634	ZONING - LEGAL PRINTING #4608 / 4609	Paid by Check # 381790		05/29/2023	07/05/2023	07/05/2023		07/17/2023	259.90
3245 - Paddock Publications (Daily Herald)	255452	ZONING - LEGAL PRINTING #4610 / 4611 / 4612	Paid by Check # 381790		06/26/2023	07/05/2023	07/05/2023		07/17/2023	430.10
Account 53070 - Legal Printing Totals										Invoice Transactions 6
										\$1,902.94
Account 53100 - Conferences and Meetings										
4526 - Fifth Third Bank	1952-MDV-05/23	M. VANKERKHOFF P-CARD CHARGES 5/2023	Paid by EFT # 80853		06/05/2023	06/13/2023	06/13/2023		07/03/2023	400.00
4526 - Fifth Third Bank	1952-MV-06/23	M. VANKERKHOFF P-CARD CHARGES 6/2023	Paid by EFT # 81414		07/04/2023	07/11/2023	07/11/2023		07/31/2023	495.15
Account 53100 - Conferences and Meetings Totals										Invoice Transactions 2
										\$895.15
Account 53120 - Employee Mileage Expense										
12060 - James J Plonczynski	06162023	ZBA MEETING MILEAGE	Paid by EFT # 81224		06/16/2023	07/05/2023	07/05/2023		07/17/2023	30.79
12060 - James J Plonczynski	07172023	ZBA MEETING MILEAGE PETITIONS#4610 / 4611	Paid by EFT # 81513		07/17/2023	07/17/2023	07/17/2023		07/31/2023	37.99
10256 - Christopher Toth	7122023	MILEAGE FOR MEETING - ECO DEV MEETING @ VALQARI W/ WBC	Paid by EFT # 81572		07/12/2023	07/13/2023	07/13/2023		07/31/2023	31.97
Account 53120 - Employee Mileage Expense Totals										Invoice Transactions 3
										\$100.75
Account 60000 - Office Supplies										
3578 - Warehouse Direct, Inc.	5527979-0	OFFICE SUPPLIES	Paid by EFT # 81289		07/07/2023	07/07/2023	07/07/2023		07/17/2023	73.47
4526 - Fifth Third Bank	1952-MV-06/23	M. VANKERKHOFF P-CARD CHARGES 6/2023	Paid by EFT # 81414		07/04/2023	07/11/2023	07/11/2023		07/31/2023	35.80
Account 60000 - Office Supplies Totals										Invoice Transactions 2
										\$109.27
Account 60010 - Operating Supplies										
4526 - Fifth Third Bank	1952-MDV-05/23	M. VANKERKHOFF P-CARD CHARGES 5/2023	Paid by EFT # 80853		06/05/2023	06/13/2023	06/13/2023		07/03/2023	60.99



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 001 - General Fund										
Department 690 - Development										
Sub-Department 690 - County Development										
Account 60010 - Operating Supplies										
4526 - Fifth Third Bank	1952-MV-06/23	M. VANKERKHOFF P-CARD CHARGES 6/2023	Paid by EFT # 81414		07/04/2023	07/11/2023	07/11/2023		07/31/2023	60.99
Account 60010 - Operating Supplies Totals							Invoice Transactions	2		\$121.98
Account 63040 - Fuel- Vehicles										
13021 - WEX BANK	90176687	GAS PURCHASES - DEVELOPMENT	Paid by EFT # 81298		06/30/2023	07/05/2023	07/05/2023		07/17/2023	1,186.42
Account 63040 - Fuel- Vehicles Totals							Invoice Transactions	1		\$1,186.42
Sub-Department 690 - County Development Totals							Invoice Transactions	20		\$5,579.23
Sub-Department 691 - Administrative Adjudication Prog										
Account 50150 - Contractual/Consulting Services										
2477 - Camic, Johnson, Ltd	164	ADMINISTRATIVE ADJUDICATION HEARING OFFICER 6/8/2023	Paid by Check # 381736		06/29/2023	07/05/2023	07/05/2023		07/17/2023	400.00
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	1		\$400.00
Sub-Department 691 - Administrative Adjudication Prog Totals							Invoice Transactions	1		\$400.00
Department 690 - Development Totals							Invoice Transactions	21		\$5,979.23
Fund 001 - General Fund Totals							Invoice Transactions	25		\$6,182.27
Fund 400 - Economic Development										
Department 690 - Development										
Sub-Department 710 - Economic Development										
Account 50150 - Contractual/Consulting Services										
9908 - New Venture Advisors, LLC	922	KANE COUNTY LIVESTOCK ASSESSMENT / CONSULTING	Paid by EFT # 81199		07/01/2023	07/07/2023	07/07/2023		07/17/2023	10,000.00
14038 - Map Hero, Inc. dba Matt Kania Map Illustrations	FFWT_202301	MAP DESIGN & ONLINE SERVICES FOR FABULOUS FOX! WATER TRAIL	Paid by EFT # 81475		05/04/2023	07/11/2023	07/11/2023		07/31/2023	1,650.00
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	2		\$11,650.00
Sub-Department 710 - Economic Development Totals							Invoice Transactions	2		\$11,650.00
Department 690 - Development Totals							Invoice Transactions	2		\$11,650.00
Fund 400 - Economic Development Totals							Invoice Transactions	2		\$11,650.00



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Payment Date Range 07/01/23 - 07/31/23

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 50150 - Contractual/Consulting Services										
10879 - Pathways Community Network Institute	4390	HMIS Admin Services - May 2023	Paid by EFT # 80941		05/31/2023	06/20/2023	06/23/2023		07/03/2023	1,380.32
Account 50150 - Contractual/Consulting Services Totals										Invoice Transactions 1
										\$1,380.32
Account 53110 - Employee Training										
4534 - Scott Berger	061523	NACCED Annual Conference and Training	Paid by EFT # 80786		06/15/2023	06/20/2023	06/23/2023		07/03/2023	166.98
4526 - Fifth Third Bank	1589-SB-05/23	OCR P-CARD	Paid by EFT # 80853		06/05/2023	06/20/2023	06/23/2023		07/03/2023	897.40
Account 53110 - Employee Training Totals										Invoice Transactions 2
										\$1,064.38
Account 55000 - Miscellaneous Contractual Exp										
8545 - Spillane and Sons Ltd.	K2022-01-E-09	Homeownership Project	Paid by EFT # 80981		06/20/2023	06/21/2023	06/23/2023		07/03/2023	66,561.30
8545 - Spillane and Sons Ltd.	K2022-01-E-10	Homeownership Project	Paid by EFT # 80981		06/20/2023	06/21/2023	06/23/2023		07/03/2023	44,000.00
8545 - Spillane and Sons Ltd.	K2022-01-E-11	Homeownership Project	Paid by EFT # 81546		07/17/2023	07/19/2023	07/21/2023		07/31/2023	38,802.40
8545 - Spillane and Sons Ltd.	K2022-01-E-12	Homeownership Project	Paid by EFT # 81546		07/17/2023	07/19/2023	07/21/2023		07/31/2023	53,600.00
8545 - Spillane and Sons Ltd.	K2022-01-E-13	Homeownership Project	Paid by EFT # 81546		07/17/2023	07/19/2023	07/21/2023		07/31/2023	8,500.00
1094 - Village of North Aurora	2022-02-A-02	N. Aurora Street Imprv - Chestnut-Locust-Spruce	Paid by EFT # 81593		07/18/2023	07/18/2023	07/21/2023		07/31/2023	195,455.88
Account 55000 - Miscellaneous Contractual Exp Totals										Invoice Transactions 6
										\$406,919.58
Account 60000 - Office Supplies										
4526 - Fifth Third Bank	1589-SB-05/23	OCR P-CARD	Paid by EFT # 80853		06/05/2023	06/20/2023	06/23/2023		07/03/2023	456.55
4526 - Fifth Third Bank	1589-SB-06/23	OCR P-CARD	Paid by EFT # 81414		07/04/2023	07/17/2023	07/21/2023		07/31/2023	1.99
Account 60000 - Office Supplies Totals										Invoice Transactions 2
										\$458.54
Account 63040 - Fuel- Vehicles										
4526 - Fifth Third Bank	1589-SB-05/23	OCR P-CARD	Paid by EFT # 80853		06/05/2023	06/20/2023	06/23/2023		07/03/2023	100.00
4526 - Fifth Third Bank	1589-SB-06/23	OCR P-CARD	Paid by EFT # 81414		07/04/2023	07/17/2023	07/21/2023		07/31/2023	100.00
Account 63040 - Fuel- Vehicles Totals										Invoice Transactions 2
										\$200.00
Sub-Department 711 - Community Developmt Block Grant Totals										Invoice Transactions 13
										\$410,022.82
Department 690 - Development Totals										Invoice Transactions 13
										\$410,022.82
Fund 401 - Community Dev Block Program Totals										Invoice Transactions 13
										\$410,022.82



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 402 - HOME Program										
Department 690 - Development										
Sub-Department 712 - HOME Program										
Account 53110 - Employee Training										
4534 - Scott Berger	061523	NACCED Annual Conference and Training	Paid by EFT # 80786		06/15/2023	06/20/2023	06/23/2023		07/03/2023	166.98
4526 - Fifth Third Bank	1589-SB-05/23	OCR P-CARD	Paid by EFT # 80853		06/05/2023	06/20/2023	06/23/2023		07/03/2023	897.40
Account 53110 - Employee Training Totals									Invoice Transactions 2	\$1,064.38
Account 55000 - Miscellaneous Contractual Exp										
12448 - Title Services Midwest, LLC	2020-01-F-02	POAH Elgin Manor Apartments	Paid by EFT # 81271		05/18/2023	07/05/2023	07/07/2023		07/17/2023	6,025.23
Account 55000 - Miscellaneous Contractual Exp Totals									Invoice Transactions 1	\$6,025.23
Sub-Department 712 - HOME Program Totals									Invoice Transactions 3	\$7,089.61
Department 690 - Development Totals									Invoice Transactions 3	\$7,089.61
Fund 402 - HOME Program Totals									Invoice Transactions 3	\$7,089.61
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	4390	HMIS Admin Services - May 2023	Paid by EFT # 80941		05/31/2023	06/20/2023	06/23/2023		07/03/2023	1,338.30
3114 - WellSky Corporation	CTR150000781	HMIS License & User Fee	Paid by EFT # 81295		05/12/2023	07/03/2023	07/07/2023		07/17/2023	463.33
10879 - Pathways Community Network Institute	4416	HMIS Admin Services - June 2023	Paid by EFT # 81502		06/30/2023	07/17/2023	06/30/2023		07/31/2023	1,196.55
Account 50150 - Contractual/Consulting Services Totals									Invoice Transactions 3	\$2,998.18
Sub-Department 714 - Homeless Management Info Systems Totals									Invoice Transactions 3	\$2,998.18
Department 690 - Development Totals									Invoice Transactions 3	\$2,998.18
Fund 404 - Homeless Management Info Systems Totals									Invoice Transactions 3	\$2,998.18
Fund 405 - Cost Share Drainage										
Department 690 - Development										
Sub-Department 732 - NPDES - Stormwater Management										
Account 50150 - Contractual/Consulting Services										
4526 - Fifth Third Bank	9471-JW-05/23	Wollnik Mastercard 05/05/2023-06/05/2023	Paid by EFT # 80853		06/05/2023	06/20/2023	06/20/2023		07/03/2023	297.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 405 - Cost Share Drainage										
Department 690 - Development										
Sub-Department 732 - NPDES - Stormwater Management										
Account 50150 - Contractual/Consulting Services										
1064 - US Department of Interior (USGS)	91085029	USGS Stream Gages – operation and maintenance of 5 streamgages a	Paid by Check # 381906		07/12/2023	07/17/2023	07/17/2023		07/31/2023	21,386.67
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	2		\$21,683.67
Sub-Department 732 - NPDES - Stormwater Management Totals							Invoice Transactions	2		\$21,683.67
Department 690 - Development Totals							Invoice Transactions	2		\$21,683.67
Fund 405 - Cost Share Drainage Totals							Invoice Transactions	2		\$21,683.67
Fund 409 - Continuum of Care Planning Grant										
Department 690 - Development										
Sub-Department 725 - Continuum of Care										
Account 50150 - Contractual/Consulting Services										
5337 - Optimum Management Resources, Inc.	2023-KC-OMR-02	Data Collection, Analysis, Reporting	Paid by EFT # 81206		06/30/2023	07/03/2023	07/07/2023		07/17/2023	8,000.00
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	1		\$8,000.00
Sub-Department 725 - Continuum of Care Totals							Invoice Transactions	1		\$8,000.00
Department 690 - Development Totals							Invoice Transactions	1		\$8,000.00
Fund 409 - Continuum of Care Planning Grant Totals							Invoice Transactions	1		\$8,000.00
Fund 410 - Elgin CDBG										
Department 690 - Development										
Sub-Department 727 - Elgin CDBG										
Account 55000 - Miscellaneous Contractual Exp										
8545 - Spillane and Sons Ltd.	E2021-01-C-03	Homeownership Project	Paid by EFT # 80981		06/21/2023	06/21/2023	06/23/2023		07/03/2023	2,418.55
3476 - Community Contacts, Inc.	E2020-01-CV-02	Elgin Healthy Homes Rehab Program	Paid by EFT # 81380		06/22/2023	07/17/2023	07/21/2023		07/31/2023	31,525.00
Account 55000 - Miscellaneous Contractual Exp Totals							Invoice Transactions	2		\$33,943.55
Sub-Department 727 - Elgin CDBG Totals							Invoice Transactions	2		\$33,943.55
Department 690 - Development Totals							Invoice Transactions	2		\$33,943.55
Fund 410 - Elgin CDBG Totals							Invoice Transactions	2		\$33,943.55



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 412 - Emergency Rental Assistance #2										
Department 690 - Development										
Sub-Department 736 - Emergency Rental Assistance #2										
Account 53120 - Employee Mileage Expense										
13560 - Tisa M. Baum	071023	Mileage Reimbursement	Paid by EFT # 81342		07/10/2023	07/17/2023	07/21/2023		07/31/2023	25.66
Account 53120 - Employee Mileage Expense Totals										Invoice Transactions 1
										\$25.66
Account 55000 - Miscellaneous Contractual Exp										
11351 - Aurora Heights Apartments LLC	19013-02-ERA	August 2023 Rent	Paid by EFT # 81333		06/23/2023	07/19/2023	07/21/2023		07/31/2023	985.00
11351 - Aurora Heights Apartments LLC	19270-02-ERA	August 2023 Rent	Paid by EFT # 81334		06/23/2023	07/19/2023	07/21/2023		07/31/2023	985.00
11351 - Aurora Heights Apartments LLC	19448-02-ERA	August 2023 Rent	Paid by EFT # 81335		06/23/2023	07/19/2023	07/21/2023		07/31/2023	880.00
Account 55000 - Miscellaneous Contractual Exp Totals										Invoice Transactions 3
										\$2,850.00
Sub-Department 736 - Emergency Rental Assistance #2 Totals										Invoice Transactions 4
										\$2,875.66
Department 690 - Development Totals										Invoice Transactions 4
										\$2,875.66
Fund 412 - Emergency Rental Assistance #2 Totals										Invoice Transactions 4
										\$2,875.66
Fund 414 - Home - ARP										
Department 690 - Development										
Sub-Department 738 - HOME - ARP Grant										
Account 53110 - Employee Training										
4526 - Fifth Third Bank	1589-SB-06/23	OCR P-CARD	Paid by EFT # 81414		07/04/2023	07/17/2023	07/21/2023		07/31/2023	900.00
Account 53110 - Employee Training Totals										Invoice Transactions 1
										\$900.00
Account 53120 - Employee Mileage Expense										
13560 - Tisa M. Baum	071023	Mileage Reimbursement	Paid by EFT # 81342		07/10/2023	07/17/2023	07/21/2023		07/31/2023	118.48
Account 53120 - Employee Mileage Expense Totals										Invoice Transactions 1
										\$118.48
Account 55000 - Miscellaneous Contractual Exp										
13572 - Spencer J. Anderson	12615-02-ARP	August 2023 Rent	Paid by EFT # 81323		06/23/2023	07/19/2023	07/21/2023		07/31/2023	1,780.00
12878 - Asumoni Property Management LLC	20003-02-ARP-A	August 2023 Rent	Paid by EFT # 81332		06/23/2023	07/21/2023	07/21/2023		07/31/2023	1,000.00
13330 - Mary Hager-Swanson	19817-02-ARP	August 2023 Rent	Paid by EFT # 81438		06/23/2023	07/19/2023	07/21/2023		07/31/2023	605.00
13233 - Paul N Schmolke dba Weststar Industries LLC	20627-02-ARP	August 2023 Rent	Paid by EFT # 81503		06/23/2023	07/19/2023	07/21/2023		07/31/2023	500.00
8312 - Preferred Home Realty (DBA Preferred Management)	12642-02-ARP	August 2023 Rent	Paid by EFT # 81519		06/23/2023	07/19/2023	07/21/2023		07/31/2023	650.00
8312 - Preferred Home Realty (DBA Preferred Management)	16491-02-ARP	August 2023 Rent	Paid by EFT # 81520		06/23/2023	07/19/2023	07/21/2023		07/31/2023	1,000.00
8312 - Preferred Home Realty (DBA Preferred Management)	19304-02-ARP	August 2023 Rent	Paid by EFT # 81521		06/23/2023	07/19/2023	07/21/2023		07/31/2023	950.00



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 414 - Home - ARP										
Department 690 - Development										
Sub-Department 738 - HOME - ARP Grant										
Account 55000 - Miscellaneous Contractual Exp										
8312 - Preferred Home Realty (DBA Preferred Management)	20621-02-ARP	August 2023 Rent	Paid by EFT # 81517		06/23/2023	07/19/2023	07/21/2023		07/31/2023	1,000.00
8312 - Preferred Home Realty (DBA Preferred Management)	21095-02-ARP	August 2023 Rent	Paid by EFT # 81518		06/23/2023	07/19/2023	07/21/2023		07/31/2023	900.00
14054 - Scott R. Woeppel dba Elgin Rental Properties, LLC	21746-01-ARP	July 2023 Pro-rated Rent and Security Deposit	Paid by EFT # 81540		07/19/2023	07/21/2023	07/21/2023		07/31/2023	1,275.00
14054 - Scott R. Woeppel dba Elgin Rental Properties, LLC	21746-02-ARP	August 2023 Rent	Paid by EFT # 81540		07/19/2023	07/21/2023	07/21/2023		07/31/2023	1,700.00
13168 - Tongs Brother Inc	16554-02-ARP	August 2023 Rent	Paid by EFT # 81567		06/23/2023	07/19/2023	07/21/2023		07/31/2023	850.00
13168 - Tongs Brother Inc	19238-02-ARP	August 2023 Rent	Paid by EFT # 81568		06/23/2023	07/19/2023	07/21/2023		07/31/2023	830.00
13168 - Tongs Brother Inc	19506-02-ARP	August 2023 Rent	Paid by EFT # 81569		06/23/2023	07/19/2023	07/21/2023		07/31/2023	440.00
Account 55000 - Miscellaneous Contractual Exp Totals							Invoice Transactions	14		\$13,480.00
Sub-Department 738 - HOME - ARP Grant Totals							Invoice Transactions	16		\$14,498.48
Department 690 - Development Totals							Invoice Transactions	16		\$14,498.48
Fund 414 - Home - ARP Totals							Invoice Transactions	16		\$14,498.48
Fund 415 - Homeless Prevention Program										
Department 690 - Development										
Sub-Department 734 - Emergency Solutions Grant-CARES										
Account 53120 - Employee Mileage Expense										
13165 - Richard Vanderforest	062023	Mileage Reimbursement	Paid by EFT # 81003		06/20/2023	06/21/2023	06/23/2023		07/03/2023	27.51
13560 - Tisa M. Baum	062323	Mileage Reimbursement	Paid by EFT # 81056		06/23/2023	07/03/2023	06/30/2023		07/17/2023	313.93
Account 53120 - Employee Mileage Expense Totals							Invoice Transactions	2		\$341.44
Account 55000 - Miscellaneous Contractual Exp										
1054 - ComEd	16554-ComEd 6 -23	RRH Utility	Paid by Check # 381674		06/20/2023	06/20/2023	06/23/2023		07/03/2023	61.68
1054 - ComEd	19013-ComEd 6 -23	RRH Utility	Paid by Check # 381676		06/20/2023	06/20/2023	06/23/2023		07/03/2023	32.96
13862 - Edge Properties, LLC dba Edge Utilities	19013-Edge-4/23	Utility Arrears	Paid by EFT # 80846		06/20/2023	06/20/2023	06/23/2023		07/03/2023	1,014.44
8312 - Preferred Home Realty (DBA Preferred Management)	Tenant16491Co mEd	RRH Utility Arrears	Paid by EFT # 80954		06/15/2023	06/20/2023	06/23/2023		07/03/2023	256.23
Account 55000 - Miscellaneous Contractual Exp Totals							Invoice Transactions	4		\$1,365.31
Sub-Department 734 - Emergency Solutions Grant-CARES Totals							Invoice Transactions	6		\$1,706.75
Department 690 - Development Totals							Invoice Transactions	6		\$1,706.75
Fund 415 - Homeless Prevention Program Totals							Invoice Transactions	6		\$1,706.75



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 420 - Stormwater Management										
Department 670 - Environmental Management										
Sub-Department 680 - Stormwater Management										
Account 50150 - Contractual/Consulting Services										
8143 - Rob Roy Drain. Dist. 2-Sugar Grove Drain. Dist. 1	1001	Reimbursement on Field Tile	Paid by EFT # 80963		06/02/2023	06/09/2023	06/09/2023		07/03/2023	65,000.00
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	1		\$65,000.00
Sub-Department 680 - Stormwater Management Totals							Invoice Transactions	1		\$65,000.00
Department 670 - Environmental Management Totals							Invoice Transactions	1		\$65,000.00
Fund 420 - Stormwater Management Totals							Invoice Transactions	1		\$65,000.00
Fund 421 - Elec Agg Civic Contribution										
Department 670 - Environmental Management										
Sub-Department 693 - Electrical Aggregation										
Account 50150 - Contractual/Consulting Services										
13730 - Pale Blue Dot, LLC	1246	May invoice for climate action implementation plan	Paid by EFT # 81209		06/23/2023	07/06/2023	07/06/2023		07/17/2023	3,907.65
13730 - Pale Blue Dot, LLC	1239	May 23 invoice for climate action implementation plan	Paid by EFT # 81499		05/31/2023	07/13/2023	07/13/2023		07/31/2023	734.11
Account 50150 - Contractual/Consulting Services Totals							Invoice Transactions	2		\$4,641.76
Sub-Department 693 - Electrical Aggregation Totals							Invoice Transactions	2		\$4,641.76
Department 670 - Environmental Management Totals							Invoice Transactions	2		\$4,641.76
Fund 421 - Elec Agg Civic Contribution Totals							Invoice Transactions	2		\$4,641.76
Fund 435 - Growing for Kane										
Department 690 - Development										
Sub-Department 022 - Growing for Kane										
Account 50150 - Contractual/Consulting Services										
13943 - Give God Glory Farm, LLC	6	FARMER REIMBURSEMENT - HEATHER MALECEK /SHELTERING HILLS	Paid by EFT # 81130		06/26/2023	07/07/2023	07/07/2023		07/17/2023	697.72
13943 - Give God Glory Farm, LLC	3	FARMER REIMBURSEMENT - HEATHER MALECEK /SHELTERING HILLS CONF	Paid by EFT # 81427		05/02/2023	07/11/2023	07/11/2023		07/31/2023	469.28



Development Accounts Payable by GL Distribution

Payment Date Range 07/01/23 - 07/31/23

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 50150 - Contractual/Consulting Services										
13943 - Give God Glory Farm, LLC	2	FARMER REIMBURSEMENT - HEATHER MALECEK /SHELTERING HILLS CONF	Paid by EFT # 81427		04/17/2023	07/11/2023	07/11/2023		07/31/2023	466.26
Account 50150 - Contractual/Consulting Services Totals										Invoice Transactions 3
										<u>\$1,633.26</u>
Account 55050 - Grant Services										
13943 - Give God Glory Farm, LLC	4	FARMER REIMBURSEMENT - HEATHER MALECEK /SHELTERING HILLS CONF	Paid by EFT # 81130		05/23/2023	06/16/2023	06/16/2023		07/17/2023	854.13
13943 - Give God Glory Farm, LLC	5	FARMER REIMBURSEMENT - HEATHER MALECEK /SHELTERING HILLS CONF	Paid by EFT # 81130		06/05/2023	06/16/2023	06/16/2023		07/17/2023	585.56
1110 - Kane County Farm Bureau	DSPLYAD723KC D	DISPLAY ADD JULY 3X8	Paid by Check # 381874		06/19/2023	07/13/2023	07/13/2023		07/31/2023	144.00
4526 - Fifth Third Bank	1843-JH-06/23	J. HILL P-CARD CHARGES 6/2023	Paid by EFT # 81414		07/04/2023	07/11/2023	07/11/2023		07/31/2023	1,021.99
Account 55050 - Grant Services Totals										Invoice Transactions 4
Sub-Department 022 - Growing for Kane Totals										Invoice Transactions 7
Department 690 - Development Totals										Invoice Transactions 7
Fund 435 - Growing for Kane Totals										Invoice Transactions 7
										<u>\$2,605.68</u>
										<u>\$4,238.94</u>
										<u>\$4,238.94</u>
										<u>\$4,238.94</u>
Fund 650 - Enterprise Surcharge										
Department 670 - Environmental Management										
Sub-Department 670 - Enterprise Surcharge										
Account 50150 - Contractual/Consulting Services										
13539 - Clean Harbors Environmental Services, Inc.	1004636500	HHW Home Collection, Collection Date May 17, 2023	Paid by EFT # 81080		05/17/2023	06/09/2023	06/09/2023		07/17/2023	5,071.84
13539 - Clean Harbors Environmental Services, Inc.	1004620816	HHW Home Collection April 12, 2023	Paid by EFT # 81080		04/12/2023	07/06/2023	07/06/2023		07/17/2023	2,938.20
Account 50150 - Contractual/Consulting Services Totals										Invoice Transactions 2
										<u>\$8,010.04</u>



Development Accounts Payable by GL Distribution

Payment Date Range 07/01/23 - 07/31/23

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 50590 - Professional Services										
4526 - Fifth Third Bank	3124-MR-05/23	Ryan MasterCard 05/05/2023- 06/05/2023	Paid by EFT # 80853		06/05/2023	06/20/2023	06/20/2023		07/03/2023	59.56
Account 50590 - Professional Services Totals								Invoice Transactions 1		\$59.56
Account 53100 - Conferences and Meetings										
4526 - Fifth Third Bank	3124-MR-05/23	Ryan MasterCard 05/05/2023- 06/05/2023	Paid by EFT # 80853		06/05/2023	06/20/2023	06/20/2023		07/03/2023	250.00
4526 - Fifth Third Bank	3124-MR-06/23	Ryan Mastercard 06/06/2023- 07/04/2023	Paid by EFT # 81414		07/04/2023	07/20/2023	07/20/2023		07/31/2023	356.16
Account 53100 - Conferences and Meetings Totals								Invoice Transactions 2		\$606.16
Account 60000 - Office Supplies										
13153 - Toshiba America Business Solutions Inc	605571	Copier 04/01/2023- 06/30/2023	Paid by EFT # 81571		07/05/2023	07/13/2023	07/13/2023		07/31/2023	145.24
Account 60000 - Office Supplies Totals								Invoice Transactions 1		\$145.24
Account 60010 - Operating Supplies										
4526 - Fifth Third Bank	3124-MR-05/23	Ryan MasterCard 05/05/2023- 06/05/2023	Paid by EFT # 80853		06/05/2023	06/20/2023	06/20/2023		07/03/2023	456.00
12287 - Century Springs/Ove Water Services	2091020	Bottled Water Delivery May 2023	Paid by EFT # 81072		05/31/2023	07/06/2023	07/06/2023		07/17/2023	30.73
12287 - Century Springs/Ove Water Services	2105105	Bottled Water Delivery June 2023	Paid by EFT # 81072		06/30/2023	07/06/2023	07/06/2023		07/17/2023	37.02
12287 - Century Springs/Ove Water Services	2068987	Century Springs March 2023	Paid by EFT # 81366		03/31/2023	07/11/2023	07/11/2023		07/31/2023	2.99
12287 - Century Springs/Ove Water Services	2073376	Century Springs March 2023 Bottled Water	Paid by EFT # 81366		04/06/2023	07/11/2023	07/11/2023		07/31/2023	14.87
4526 - Fifth Third Bank	3124-MR-06/23	Ryan Mastercard 06/06/2023- 07/04/2023	Paid by EFT # 81414		07/04/2023	07/20/2023	07/20/2023		07/31/2023	351.22
Account 60010 - Operating Supplies Totals								Invoice Transactions 6		\$892.83
Sub-Department 670 - Enterprise Surcharge Totals								Invoice Transactions 12		\$9,713.83
Department 670 - Environmental Management Totals								Invoice Transactions 12		\$9,713.83
Fund 650 - Enterprise Surcharge Totals								Invoice Transactions 12		\$9,713.83
Grand Totals								Invoice Transactions 99		\$604,245.52

**Kane County Purchasing Card Information
Development Committee
July 2023 Statement**

COMMUNITY REINVESTMENT			
Transaction Date	Merchant Name	Additional Information	Transaction Amount
7/19/2023	BESTBUYCOM806778446453	888BESTBUY	\$899.84
8/1/2023	AMZN MKTP US TH4KY9292	AMZN.COM/BILL	\$46.89
8/1/2023	MICROSOFT MICROSOFT 36	MSBILL.INFO	\$1.99
8/4/2023	AMZN MKTP US	AMZN.COM/BILL	(\$32.00)
8/4/2023	AMZN MKTP US TA9KA7ZE2	AMZN.COM/BILL	\$72.54
Total:			\$989.26
DEVELOPMENT DEPARTMENT			
Transaction Date	Merchant Name	Additional Information	Transaction Amount
7/7/2023	HERITAGE PRAIRIE FARM	ELBURN	\$257.50
7/10/2023	AMZN MKTP US DT1KY2PX3	AMZN.COM/BILL	\$63.18
7/12/2023	CSC SERVICEWORK	ELBURN	\$2.00
7/21/2023	HERITAGE PRAIRIE FARM	ELBURN	\$515.00
7/24/2023	ZOOM.US 888-799-9666	SAN JOSE	\$15.99
7/29/2023	EIG CONSTANTCONTACT.CO	WALTHAM	\$52.00
Total:			\$905.67
Total all:			\$1,894.93

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ZONING PETITION NO. TMP-23-976

PETITION # 4612 PETITIONER: 39W180 HIGHLAND AVENUE, LLC

Petition #: 4612

Committee Flow: Development Committee

Contact: Keith Berkhout 630-232-3495

Petitioner: 39W180 Highland Avenue, LLC

Location: 39W180 Highland Avenue (05-01-426-23 & 05-01-426-022), Plato Township.

Proposed: Special Use request in the B-3 Business District for warehouse, storage and parking as well as requesting that a covenant be removed which required the property to be rezoned from B-3 Business District to F-District Farming when a previous business vacated the property.

2040 Plan: Proposed Open Space

Objectors: Area property owners

Recommendations:

Regional Planning Comm.: Not Applicable

Zoning Board: Approval with the recommended stipulations:

1. A stormwater permit will be required for all development and re-devopment on this site.
2. As the site has already triggered detention all development or redevelopment resulting in an increase of impervious will require Stormwater Detention. (Note the site was issued a stormwater permit in 2016. This Stormwater Detention volume and associated release rate must be preserved)
3. Any reconfiguration of the Stormwater Detention already on-site must conform with Stormwater Ordinance.
4. Any stormwater management that includes infiltration must conform with the Stormwater Ordinance. Soils on-site that are classified entirely as Hydrologic Soils Group A by the NRCS through which rapid infiltration would occur will not be appropriate for infiltration BMPs. Pollutants of concern and locations onsite will need to be evaluated for any run off subject to infiltration. Soil testing will be required as part of the Stormwater Permit submittal.
5. Any development must demonstrate that there is no increase in flood heights on neighboring properties or on any structures.
6. Stormwater Detention will require a viable outfall as defined in the Stormwater Ordinance. Off-site work may be required to meet the requirements of the Stormwater Ordinance
7. A BMP will be required. An engineer's report addressing all Pollutants of Concern generated on the site will be required. A BMP treating these pollutants will be required.
8. Trucks are to be parked on an asphalt or concrete surface to contain spread of pollutants. Loose gravel parking will not be considered appropriate.
9. The site contains Wetlands any development will require a recent wetland delineation as defined by the Stormwater Ordinance.
10. The concept plan submitted as page 10 of this Petition is considered conceptual and must be engineered at time of permitting to demonstrate conformance with the Stormwater Ordinance.
11. Given the history of this property a Phase I Environmental Assessment will be required. The results of the Phase I may require further assessment.
12. All Stormwater Management and Wetlands must be placed in Recorded Drainage and Conservation Easements

13. That natural screening be installed along the north end of the property.
 14. That any future lighting installed on the property meet "Dark Sky" requirements
- Development Committee: To be determined

Summary:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4612

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Keith Berkhout 630-232-3495

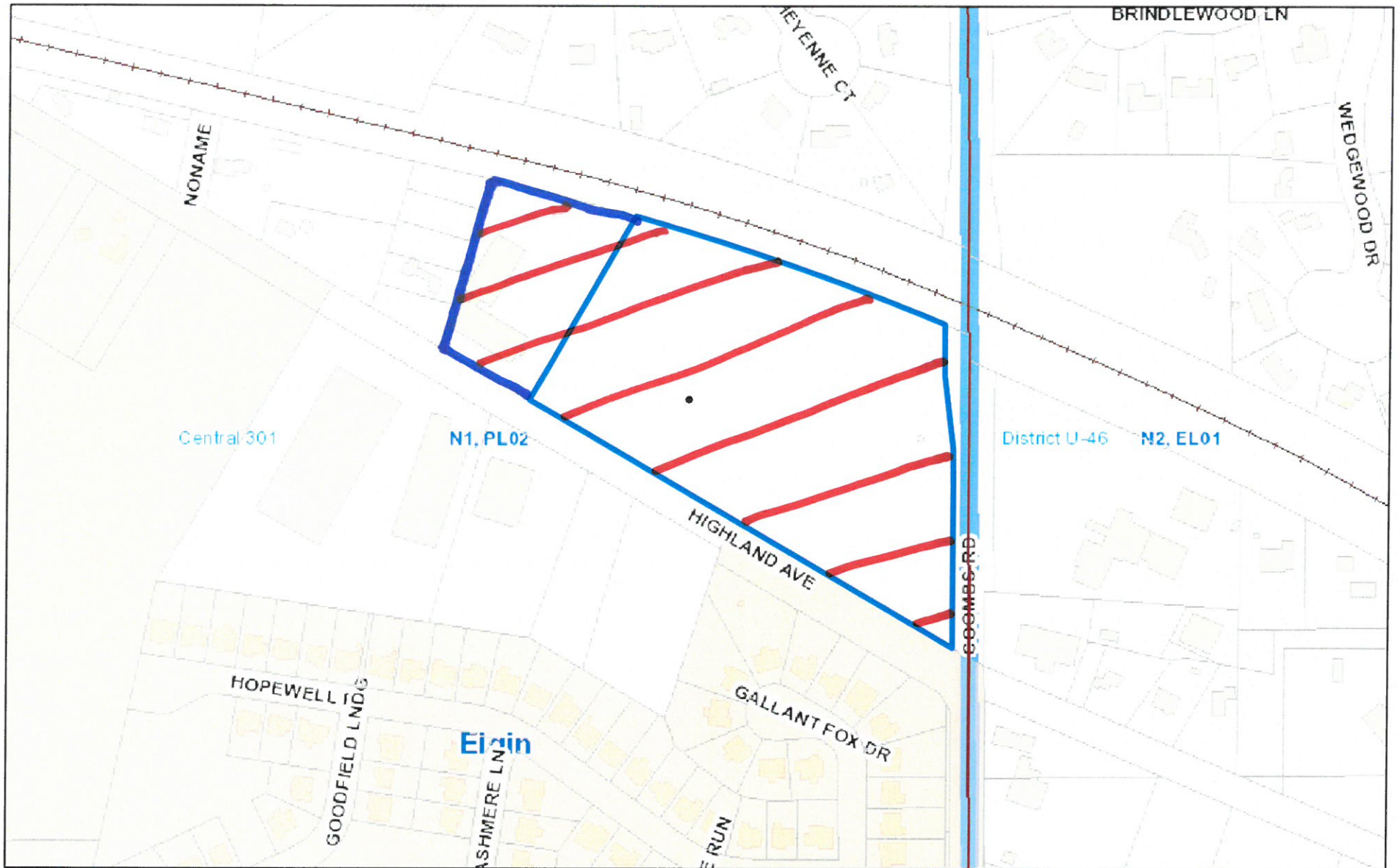
Budget Information:

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	

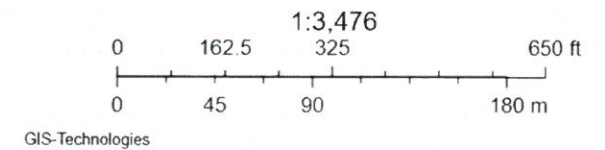
Summary:

Special Use request in the B-3 Business District for warehouse, storage and parking as well as requesting that a covenant be removed which required the property to be rezoned from B-3 Business District to F-District Farming when a previous business vacated the property.

Map Title



July 7, 2023



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

GIS-Technologies
Kane County Illinois

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4612
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 for warehousing, storage and parking in the B-3 Business District be granted as well as a previous Covenant on the property requiring a rezoning from B-3 District Business to F-District Farming when a previous business ceased on the property be removed on the following described property:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 337.39 FEET TO THE PRESENT CENTER LINE OF HIGHLAND AVENUE FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 1089.15 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 08 MINUTES 23 SECONDS FROM THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 469.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 738.40 FEET TO THE EASTERLY LINE OF SAID QUARTER; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 712.94 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF PLATO, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 337.39 FEET TO THE CENTERLINE OF HIGHLAND AVENUE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE FORMING AN ANGLE OF 59°05'00" FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM), 1089.16 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90°08'23" FROM THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM), 469.29 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 5679.58 FEET, 228.59 FEET TO A POINT OF TANGENCT THEREIN; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 82.69 FEET TO THE NORTHEAST CORNER OF JAMES ROSBOROUGH'S PLAT OF THE VILLAGE OF MCQUEEN RECORDED JANUARY 5, 1888 IN MAP BOOK 7, PAGE 34; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PLAT AND ITS EXTENSION, FORMING AN ANGLE OF 94°00'00" FROM THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), 392.07 FEET TO THE SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE FORMING AN ANGLE OF 103°08'52" FROM THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), 210.66 FEET TO THE POINT OF BEGINNING IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

The property is located at 39W180 Highland Avenue and the vacant parcel directly east, which is on the northwest corner of Coombs Road and Highland Avenue

- 2) That the Special Use be granted subject to following stipulations:
 1. A stormwater permit will be required for all development and re-devopment on this site.
 2. As the site has already triggered detention all development or redevelopment resulting in an increase of impervious will require Stormwater Detention. (Note the site was issued a stormwater permit in 2016. This Stormwater Detention volume and associated release rate must be preserved)
 3. Any reconfiguration of the Stormwater Detention already on-site must conform with Stormwater Ordinance.
 4. Any stormwater management that includes infiltration must conform with the Stormwater Ordinance. Soils on-site that are classified entirely as Hydrologic Soils Group A by the NRCS through which rapid infiltration would occur will not be appropriate for infiltration BMPs. Pollutants of concern and locations onsite will need to be evaluated for any run off subject to infiltration. Soil testing will be required as part of the Stormwater Permit submittal.
 5. Any development must demonstrate that there is no increase in flood heights on neighboring properties or on any structures.
 6. Stormwater Detention will require a viable outfall as defined in the Stormwater Ordinance. Off-site work may be required to meet the requirements of the Stormwater Ordinance
 7. A BMP will be required. An engineer's report addressing all Pollutants of Concern generated on the site will be required. A BMP treating these pollutants will be required.
 8. Trucks are to be parked on an asphalt or concrete surface to contain spread of pollutants. Loose gravel parking will not be considered appropriate.
 9. The site contains Wetlands any development will require a recent wetland delineation as defined by the Stormwater Ordinance.
 10. The concept plan submitted as page 10 of this Petition is considered conceptual and must be engineered at time of permitting to demonstrate conformance with the Stormwater Ordinance.
 11. Given the history of this property a Phase I Environmental Assessment will be required. The results of the Phase I may require further assessment.
 12. All Stormwater Management and Wetlands must be placed in Recorded Drainage and Conservation Easements
 13. That natural screening be installed along the north end of the property.
 14. That any future lighting installed on the property meet "Dark Sky" requirements
- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on September 12, 2023

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

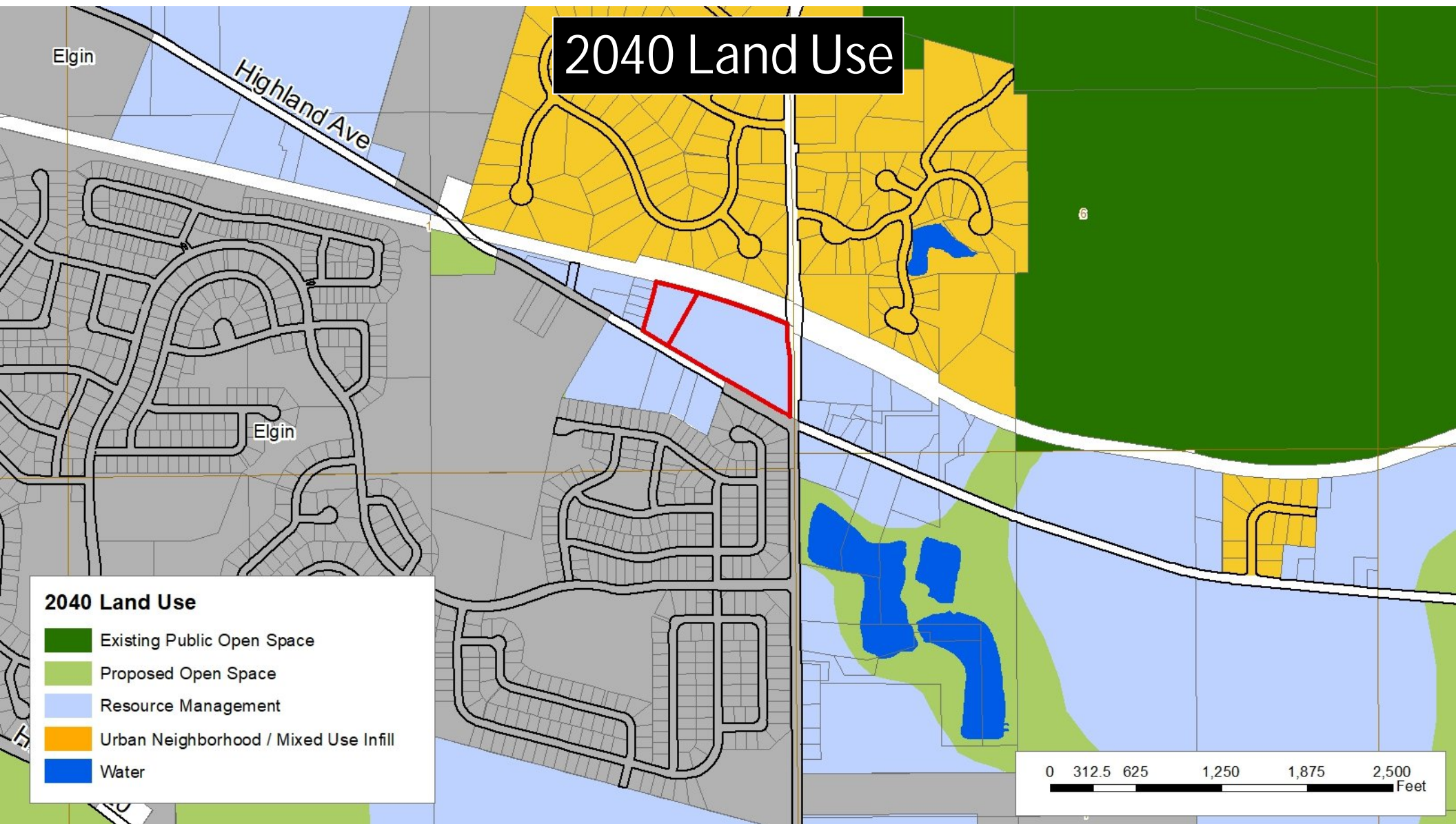
Corinne Pierog
Chairman, County Board
Kane County, Illinois

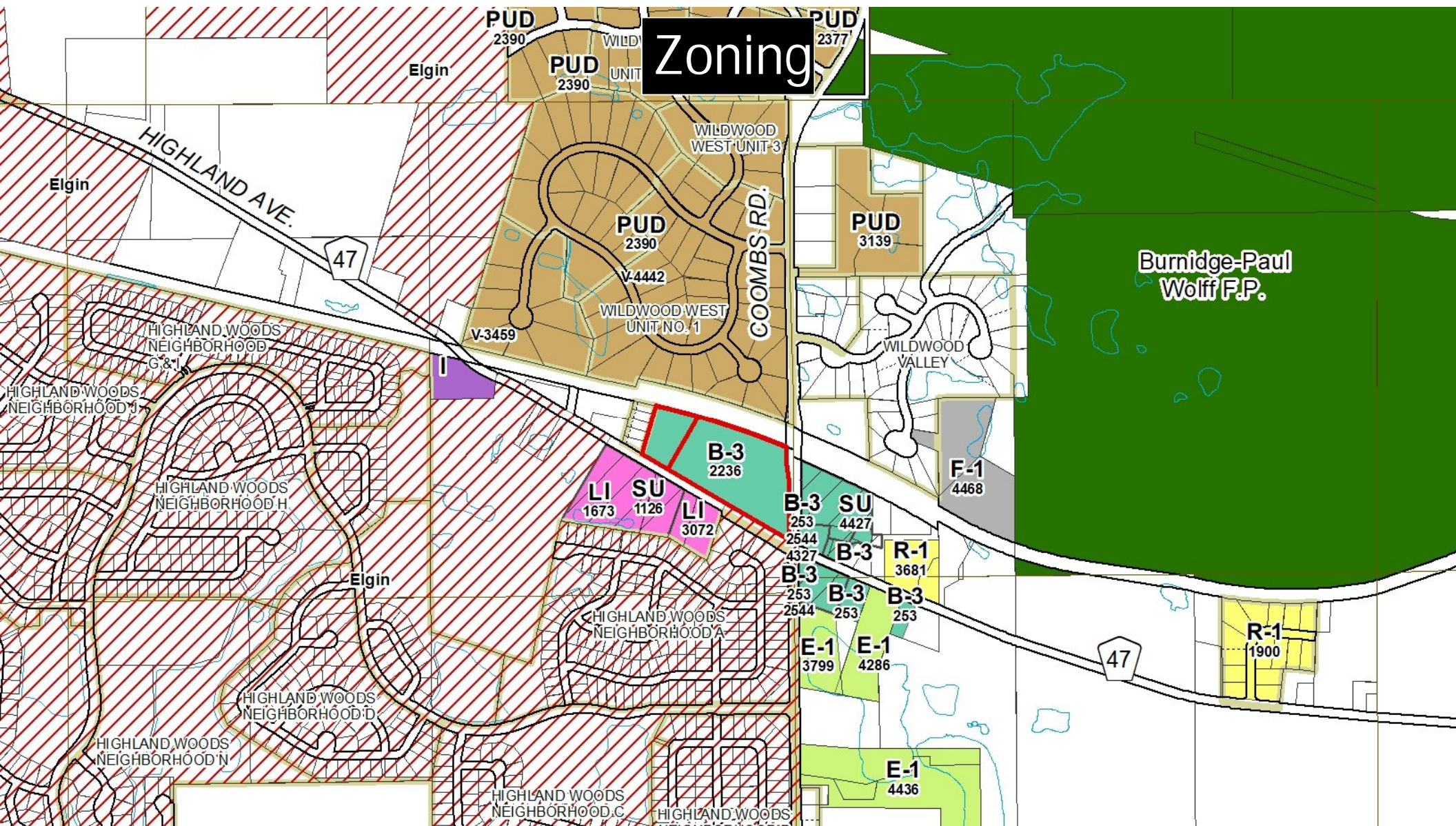
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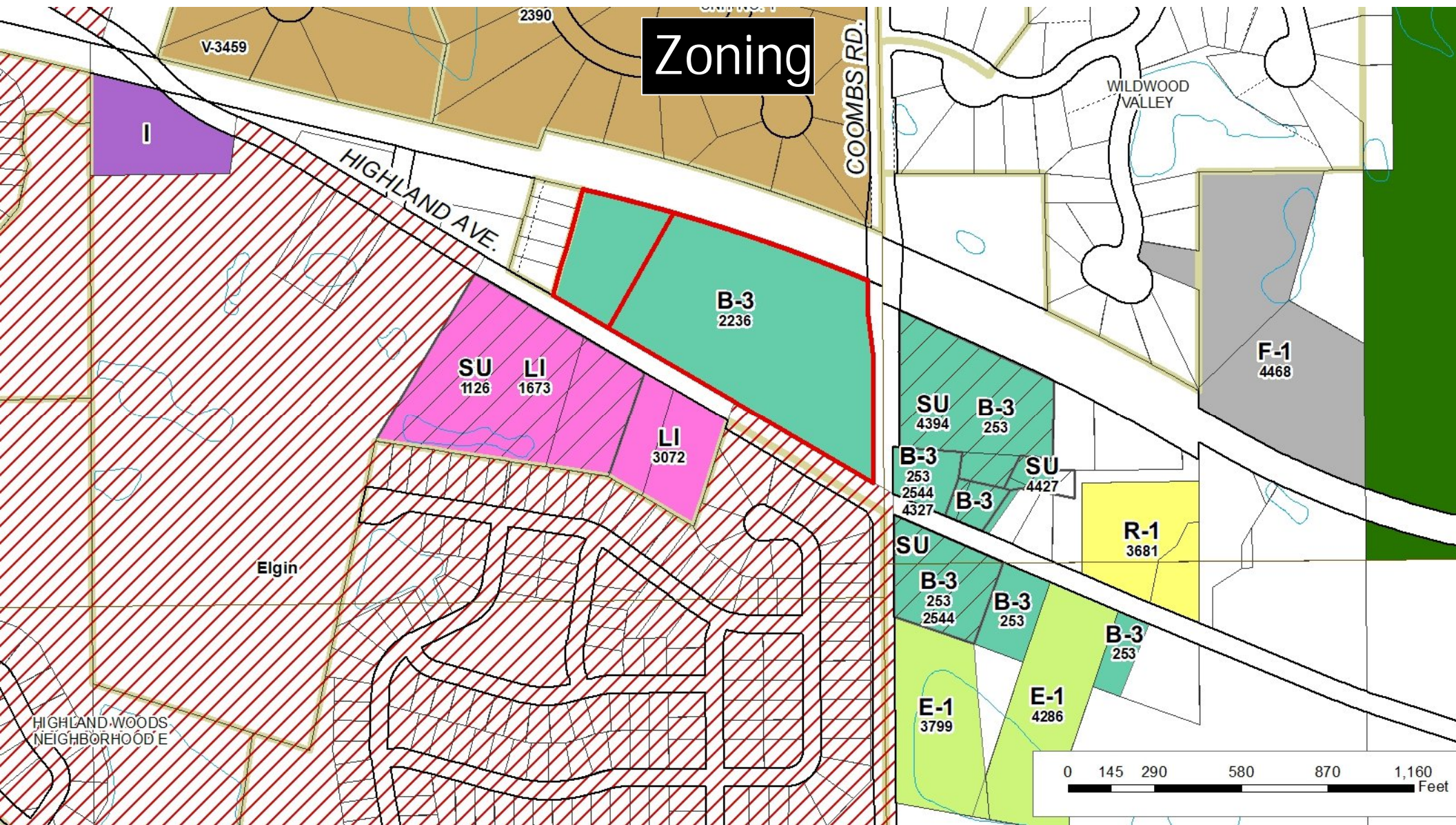
#4612

39W180 HIGHLAND AVENUE, LLC
COUNTY BOARD MEMBER DAVID YOUNG DISTRICT 15

Special Use request in the B-3 Business District for warehouse, storage and parking as well as requesting that a covenant be removed which required the property to be rezoned from B-3 Business District to F-District Farming when a previous business vacated the property.















1956



1963



1973



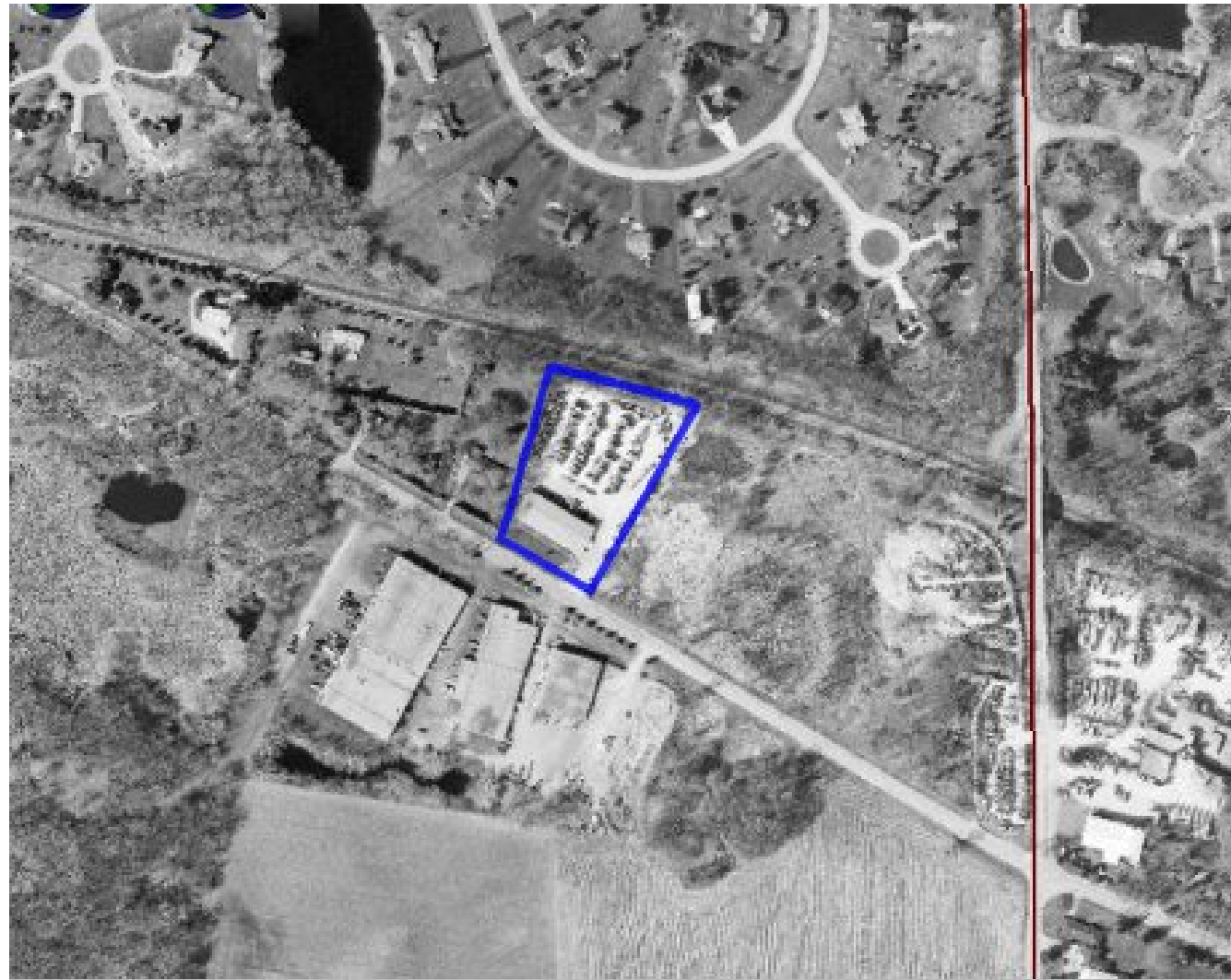
1985



1995



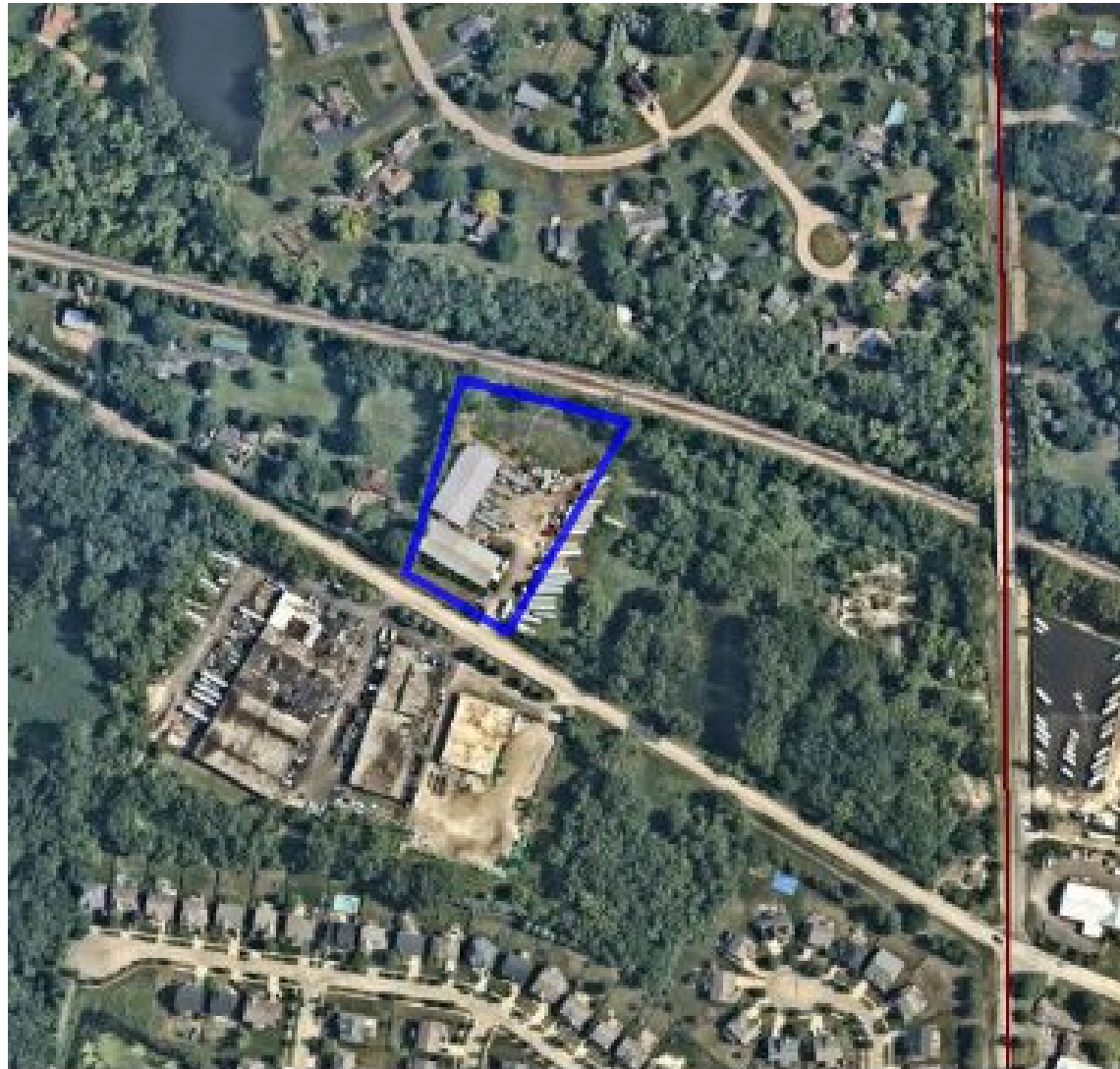
2004

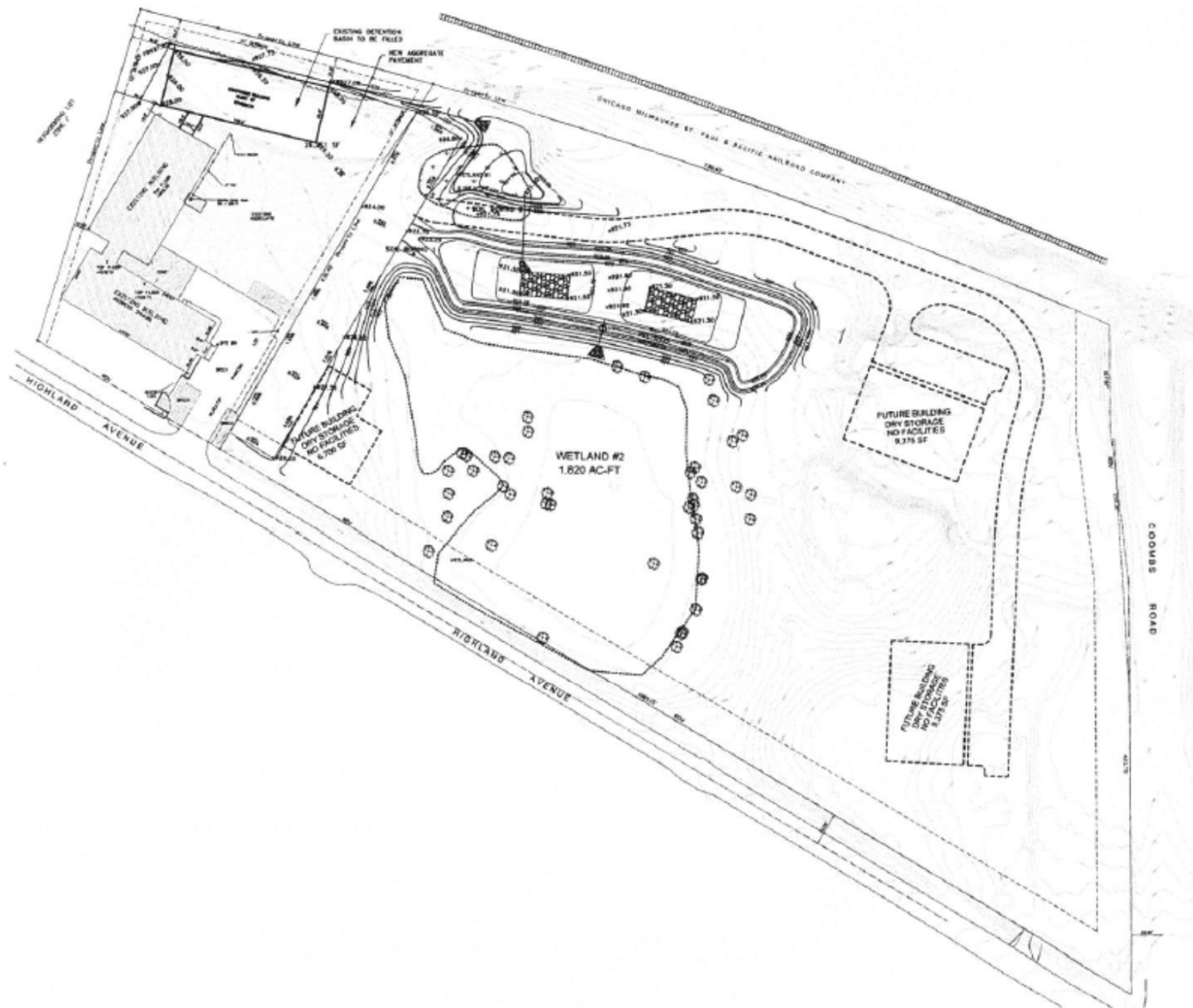


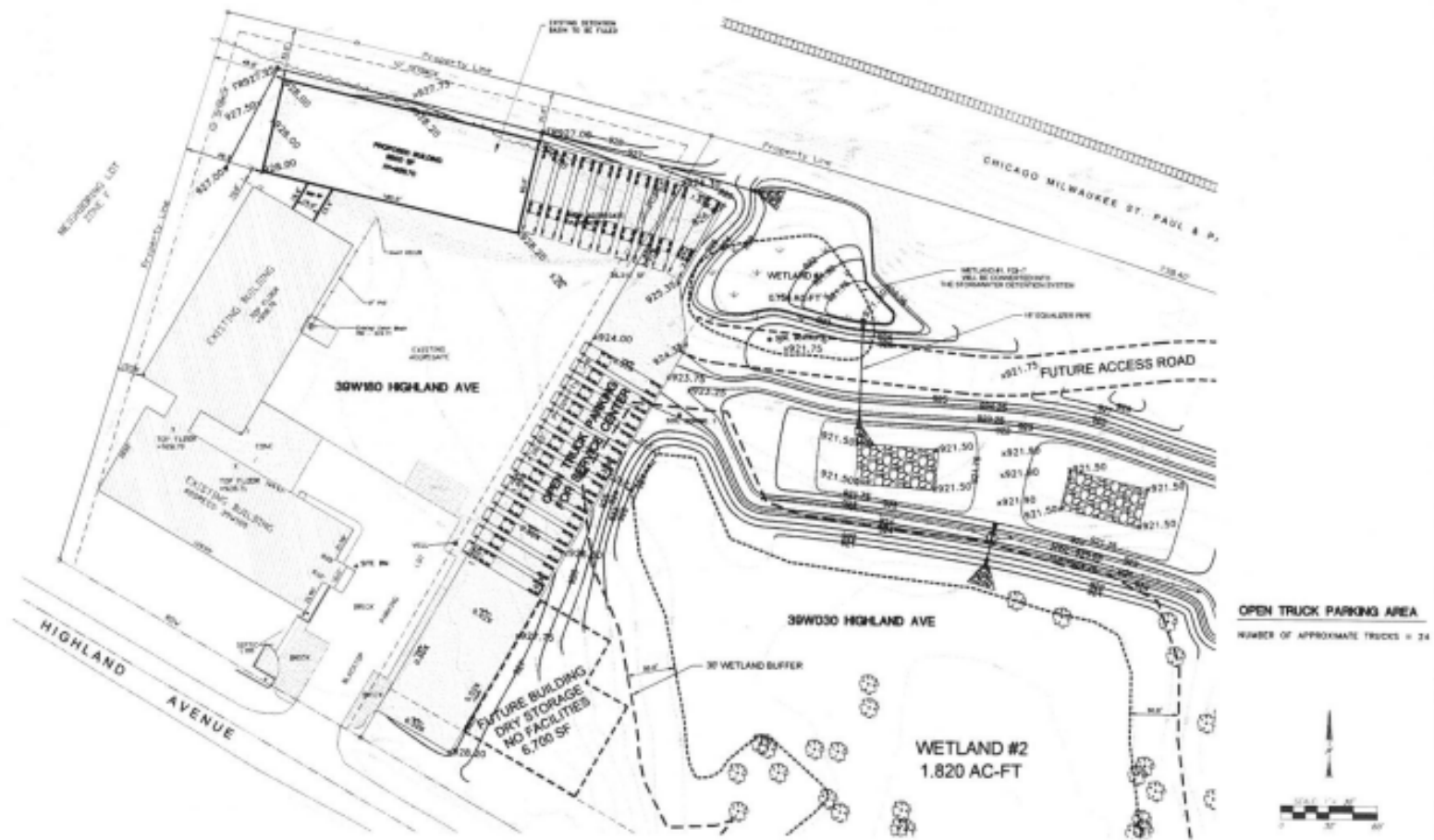
2015



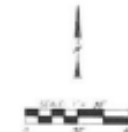
2023





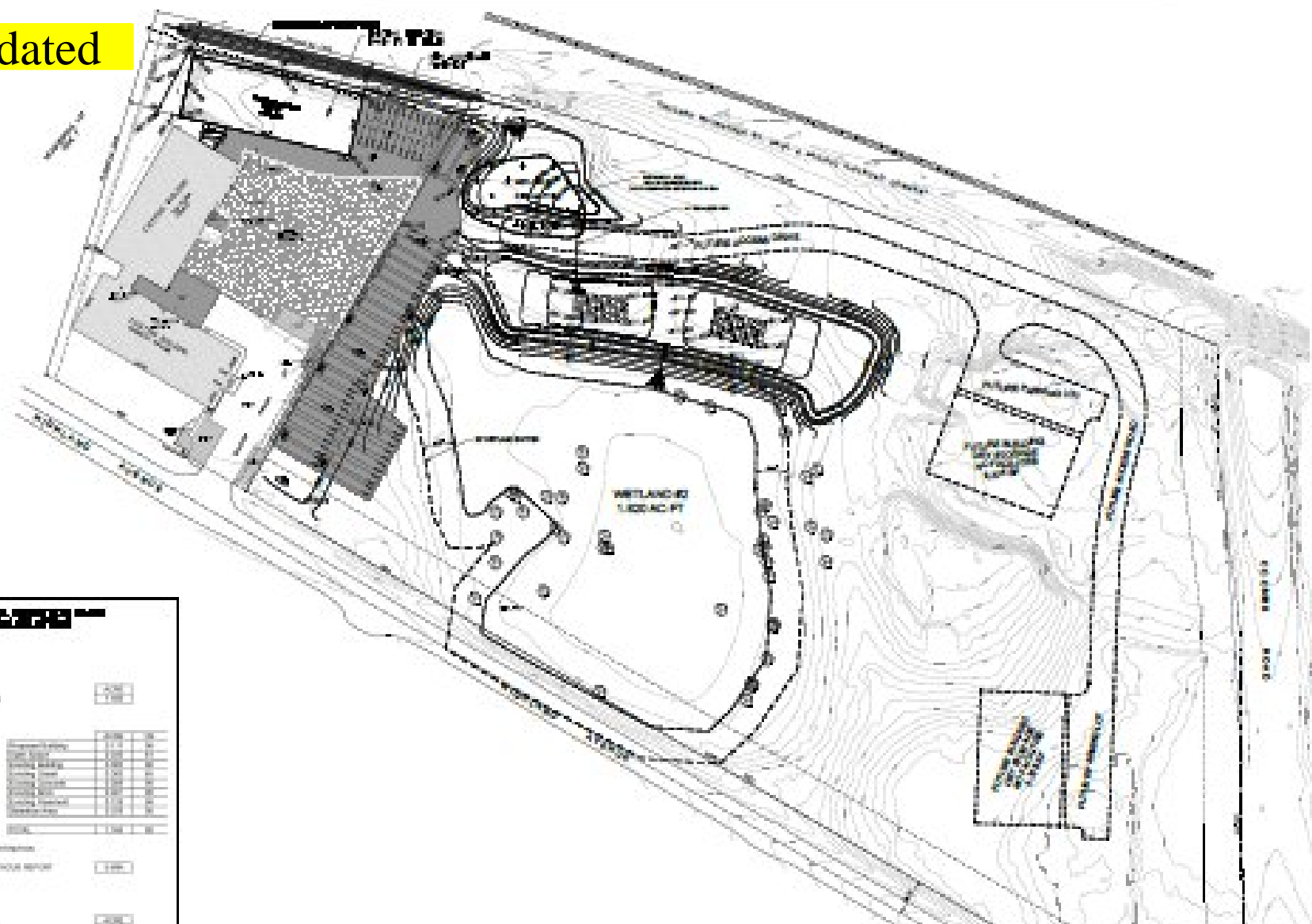


OPEN TRUCK PARKING AREA
NUMBER OF APPROXIMATE TRUCKS = 24



DATE	REVISION	 SCHFLOW ENGINEERS	1914 SPRINGFIELD PLACE ELGIN, ILLINOIS 60120 PHONE: 847.851.7000 FAX: 847.851.7000 info@schflow.com WWW.SCHFLOW.COM	KANE COUNTY CUSTOM COLOR INC. 8500 AND 8600 HIGHLAND AVE WEST PARCEL SITE CONCEPT EXHIBIT	SCALE	DATE
					1"=30'	5/15/23
					BY	DATE
					PCS	5/15/23
					PCC	1 of 1

Updated



Map of Wetland 100 AC FT

Legend

Symbol	Description
[Stippled Area]	Wetland 100 AC FT
[Solid Line]	Boundary
[Dashed Line]	Proposed Boundary
[Shaded Area]	Wetland 100 AC FT
[Cross-hatched Area]	Wetland 100 AC FT
[Diagonal Lines]	Wetland 100 AC FT
[Dotted Area]	Wetland 100 AC FT
[Horizontal Lines]	Wetland 100 AC FT
[Vertical Lines]	Wetland 100 AC FT
[Wavy Lines]	Wetland 100 AC FT
[Stippled Area]	Wetland 100 AC FT
[Solid Line]	Boundary
[Dashed Line]	Proposed Boundary
[Shaded Area]	Wetland 100 AC FT
[Cross-hatched Area]	Wetland 100 AC FT
[Diagonal Lines]	Wetland 100 AC FT
[Dotted Area]	Wetland 100 AC FT
[Horizontal Lines]	Wetland 100 AC FT
[Vertical Lines]	Wetland 100 AC FT
[Wavy Lines]	Wetland 100 AC FT

Map of Wetland 100 AC FT

Legend

Symbol	Description
[Stippled Area]	Wetland 100 AC FT
[Solid Line]	Boundary
[Dashed Line]	Proposed Boundary
[Shaded Area]	Wetland 100 AC FT
[Cross-hatched Area]	Wetland 100 AC FT
[Diagonal Lines]	Wetland 100 AC FT
[Dotted Area]	Wetland 100 AC FT
[Horizontal Lines]	Wetland 100 AC FT
[Vertical Lines]	Wetland 100 AC FT
[Wavy Lines]	Wetland 100 AC FT

Map of Wetland 100 AC FT

Legend

Symbol	Description
[Stippled Area]	Wetland 100 AC FT
[Solid Line]	Boundary
[Dashed Line]	Proposed Boundary
[Shaded Area]	Wetland 100 AC FT
[Cross-hatched Area]	Wetland 100 AC FT
[Diagonal Lines]	Wetland 100 AC FT
[Dotted Area]	Wetland 100 AC FT
[Horizontal Lines]	Wetland 100 AC FT
[Vertical Lines]	Wetland 100 AC FT
[Wavy Lines]	Wetland 100 AC FT

Updated



39W180 Highland Avenue, LLC

KDOT responses to community concerns:

1. **Roads are already congested, especially during construction**
 - Per IDOT (gettingaroundillinois.com), the Average Annual Daily Traffic for the adjacent roadways are:
 - Highland Avenue = 1,750 (2018)
 - Coombs Road = 5,500 (2018)

These volumes are within the typical bounds of 2-lane highway facilities and we do not foresee this site to dramatically increase those numbers.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

2. Roads have pot holes

These maintenance concerns should be relayed to the agencies with road jurisdiction. Highland Avenue is under the jurisdiction of the City of Elgin, as are the portions of Coombs Road that front incorporated properties.

3. concerned about on-street parking by trucks near Highland/Coombs intersection, especially at night when the intersection is dark.

On-street parking was not proposed as part of this petition and I have not heard of this being of interest to the petitioner. In the unlikely event that this problem should develop in the future, this could be addressed via a City “no parking” ordinance and signage. The darkness of an intersection can be subjective, but there is a pole-mounted street light on the northwest corner of the intersection.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

4. Highland/Coombs is dangerous

IDOT recently published its 2023 Local Safety Tier Report, which evaluated the safety of intersections throughout the state, ranking them via a rigorous statistical analysis. The analysis evaluated intersections based on several factors, looking for outliers amongst intersections with similar features. Intersections were ranked into one of three safety tiers: high (least desirable), medium and low. That report listed Highland/Coombs in the low category (most desirable).

5. Concerned about air quality, especially from diesel exhaust.

I don't have any transportation metrics to evaluate this, so no KDOT comment.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

6. Concerned about chemical hazards polluting groundwater.

No KDOT comment.

7. Concerned about increased truck traffic on Coombs Road & Highland Avenue.

KDOT's Access Control Regulations classify Highland Avenue as a minor arterial. Arterials are intended to move relatively large volumes of traffic, so truck traffic should be expected on a facility like this.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

8. Concerned about Coombs/20 intersection & Coombs/Big Timber intersection

IDOT recently published its 2023 Local Safety Tier Report, which evaluated the safety of intersections throughout the state, ranking them via a rigorous statistical analysis. The analysis evaluated intersections based on several factors, looking for outliers amongst intersections with similar features. Intersections were ranked into one of three safety tiers: high (least desirable), medium and low. That report listed:

- ▶ Coombs/20 – medium **
- ▶ Coombs/Big Timber -- low

** Coombs/20 was not part of the 2023 Local Safety Tier report, but was part of the same report issued in 2020. The 2020 report listed 5 categories (not 3) – Critical, High, Medium, Low, and Minimal.

39W180 Highland Avenue, LLC

Staff recommended comments:

1. Approval of the Special Use would bring the existing uses into conformance with the Kane County Zoning Ordinance
2. Removal of the covenant would allow the proposed site plan and uses to be developed.
3. The intensity of the uses and proposed development would be limited by the proposed site plan as part of the Special Use, if approved.

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Water Resource Department states the following:

1. **STIPULATION:** A stormwater permit will be required for all development and re-devopment on this site.
2. **STIPULATION:** As the site has already triggered detention all development or redevelopment resulting in an increase of impervious will require Stormwater Detention. (Note the site was issued a stormwater permit in 2016. This Stormwater Detention volume and associated release rate must be preserved)
3. **STIPULATION:** Any reconfiguration of the Stormwater Detention already on-site must conform with Stormwater Ordinance.
4. **STIPULATION:** Any stormwater management that includes infiltration must conform with the Stormwater Ordinance. Soils on-site that are classified entirely as Hydrologic Soils Group A by the NRCS through which rapid infiltration would occur will not be appropriate for infiltration BMPs. Pollutants of concern and locations onsite will need to be evaluated for any run off subject to infiltration. Soil testing will be required as part of the Stormwater Permit submittal.

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Water Resource Department states the following:

5. **STIPULATION:** Any development must demonstrate that there is no increase in flood heights on neighboring properties or on any structures.
- 6 **STIPULATION:** Stormwater Detention will require a viable outfall as defined in the Stormwater Ordinance. Off-site work may be required to meet the requirements of the Stormwater Ordinance
- 7 **STIPULATION:** A BMP will be required. An engineer's report addressing all Pollutants of Concern generated on the site will be required. A BMP treating these pollutants will be required.
- 8 **STIPULATION:** Trucks are to be parked on an asphalt or concrete surface to contain spread of pollutants. Loose gravel parking will not be considered appropriate.
- 9 **STIPULATION:** The site contains Wetlands any development will require a recent wetland delineation as defined by the Stormwater Ordinance.

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Water Resource Department states the following:

10. **STIPULATION:** The concept plan submitted as page 10 of this Petition is considered conceptual and must be engineered at time of permitting to demonstrate conformance with the Stormwater Ordinance.
11. **STIPULATION:** Given the history of this property a Phase I Environmental Assessment will be required. The results of the Phase I may require further assessment.
12. **STIPULATION:** All Stormwater Management and Wetlands must be placed in Recorded Drainage and Conservation Easements

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Health Department states the following:

Plan to build new buildings-if employees are on site, need a new septic system that is up to current codes and a new well system.

The six factors for granting a Special Use per the Kane County Zoning Ordinance (Section 4.8-2)

- A. That the establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Kane County Board pursuant to the recommendations of the Kane County Zoning Board of Appeals.

39W180 Highland Avenue, LLC

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with the Staff recommended stipulations as well as the additional stipulations:

13. That natural screening be installed along the north end of the property.

14. That any future lighting installed on the property meet " Dark Sky" requirements

39W180 Highland Avenue, LLC

Development Committee: To be determined

OBJECTORS: Area property owners with the additional requested stipulations:

- ▶ 1. All buildings and parking area shall be screened with berms, evergreen hedges or solid fencing.
- ▶ 2. No permeable paving be allowed.
- ▶ 3. If semi trailers are not repaired there, no semi trailers shall be allowed to be parked for more than 3 days.
- ▶ 4. New buildings be built with masonry exteriors.

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-23-1102

MONTHLY REPORT (ATTACHED)

Kane County Property Code Enforcement Division

July 2023 Monthly Report

Total New Cases	Active as of July 31, 2023	Resolved/Closed	Adjudication
21	50	28	3

Cases By County District					
District 1	3	District 9	0	District 17	0
District 2	0	District 10	0	District 18	3
District 3	0	District 11	0	District 19	1
District 4	3	District 12	2	District 20	0
District 5	1	District 13	1	District 21	0
District 6	0	District 14	3	District 22	0
District 7	1	District 15	2	District 23	1
District 8	0	District 16	0	District 24	0

Violation Types	
Rooster/Chickens	3
Junk/Scrap/Debris	4
Inoperable Vehicle	0
Zoning Issues	9
Dilapidated Fence	0
Building Maintenance	3
Too Many Occupants in a Residence	0
Building Without a Permit	3
Flood Zone/Water Resources	2
Unsafe Structure/Property	2
Lawn/Yard Maintenance	3
Parking on Lawn	2
Boat/RV	0
Burning Complaint	3
Domestic Animals	0

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-23-1105

MONTHLY REPORT (ATTACHED)

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – August 2023

In addition to regular ongoing activities, the following are highlights of regional land, agriculture and other Planning Division activities of the past month grouped by category.

ENERGY AND ENVIRONMENTAL

Chicago Wilderness

On July 19th, Karen Miller attended the Executive Council meeting to learn updates on their initiatives.

Chicago Region Trees Initiative

As Co-Chair of the Trees & Green Infrastructure Working Group, Karen Miller participated in the quarterly meeting on July 27th. Karen also participated in a discussion on Urban Forestry and Management with the National Forest Service on August 3rd. On August 10th, Karen attended the Oak Ecosystem Recovery Plan virtual meeting.

Fabulous Fox! Water Trail

Karen Miller, as Illinois Co-Chair of the Core Development Team, led the monthly virtual meeting to discuss ongoing and future projects. Karen also recorded a podcast for The Elgin Watchman, a locally produced podcast focused on environmental sustainability issues in our city and the Fox Valley On August 3rd.

Fox River Ecosystem Partnership

As a member of the Executive Committee, Karen Miller participated in the monthly meeting on August 9th.

The Conservation Foundation

As a member of the Kane County Advisory Council, Karen Miller attended the quarterly meeting on August 10th.

FOOD AND AGRICULTURE

IL Food System Infrastructure Collaborative

On July 11th Matt Tansley participated in a virtual meeting of the IL Food System Infrastructure Collaborative. Matt promoted the ongoing Livestock Market Assessment among the attendees. The group also discussed updates for the Local Food Purchase Assistance Program and the process for farmers to take advantage of the program benefits.

Regional Conservation Partnership Program

Janice Hill and Matt Tansley attended a gathering of Illinois' Regional Conservation Partnership Program Participants on July 12th. Attendees shared updates on their active easement and conservation projects.

Nutrition Exercise and Weight (NEW) Action Team

On July 13th Matt Tansley attended a meeting of the Nutrition Exercise and Weight Action Team. The group discussed the best approach for expanding the participation of health and nutrition service providers in the Integrated Referral and Intake System (IRIS).

Climate Action Team

Matt Tansley participated in a meeting of the Kane County Climate Action Team on July 20th.

AFT Soil Health Stewards

On July 26th Janice Hill and Matt Tansley participated in a meeting of the American Farmland Trust's (AFT) Soil Health Stewards grant recipients. The attendees shared updates on the implementation of their soil health stewardship action plans.

Pollinator Project

On August 3rd Janice Hill and Matt Tansley held a kickoff meeting with the consultant team that will be heading up the effort to develop a Farming with Pollinators guide for Kane County growers.

JOBS AND ECONOMIC DEVELOPMENT

Economic Development Initiative Tour

Throughout June, July and early August, Chris Toth and Economic Development Advisor John Greuling have met with Economic Development, Community Development and Administrative Staff from Kane County municipalities. These meetings are to learn more about local economic development policies and initiatives, as well as coordinate efforts with the development of Kane County's economic development strategic plan.

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

PRESENTATION/DISCUSSION NO. TMP-23-1101

WOODGATE SUBDIVISION

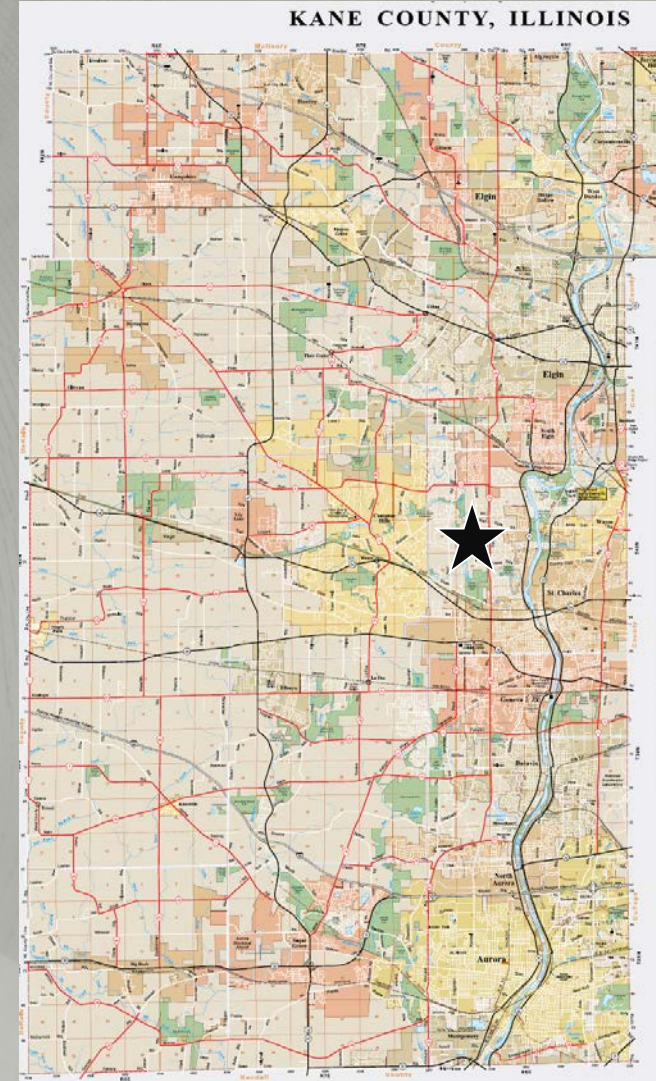
WOODGATE PLAT OF SUBDIVISION

SUBDIVISION FOR 6 RESIDENTIAL LOTS

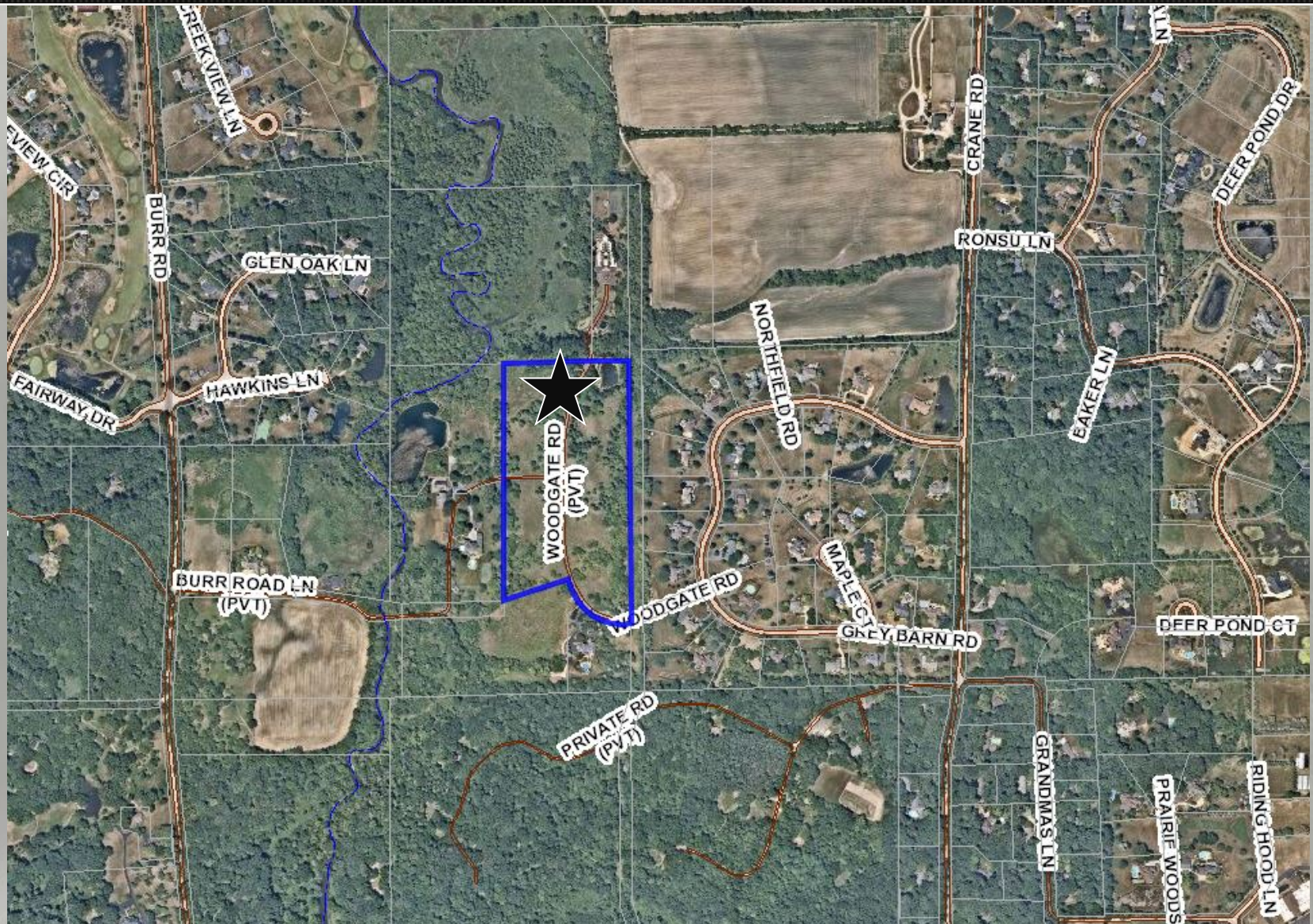
Section 17, St. Charles Township

18.9 Acres, Zoned E-3

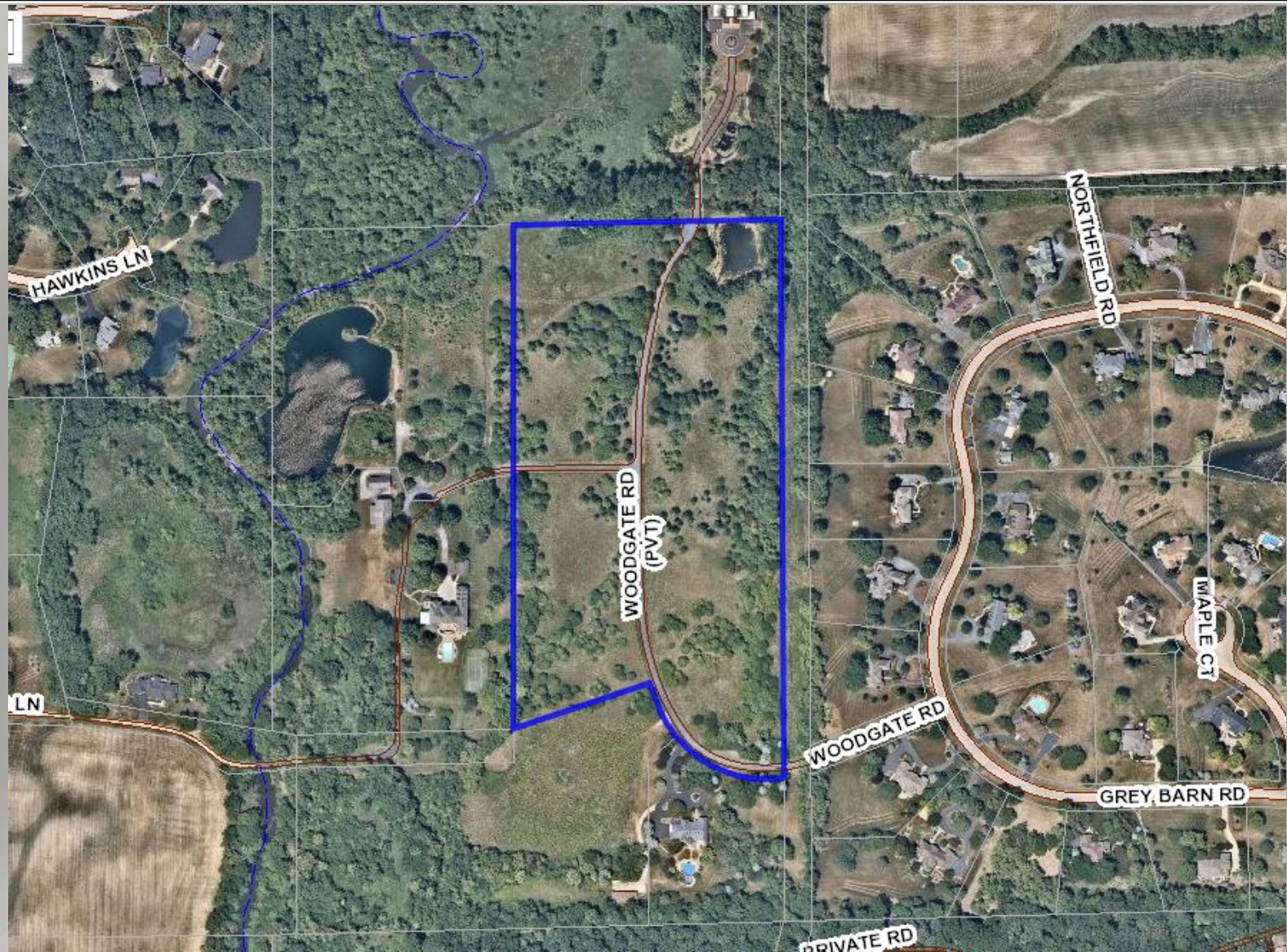
PRELIMINARY PLAT AND ENGINEERING



LOCATION MAP



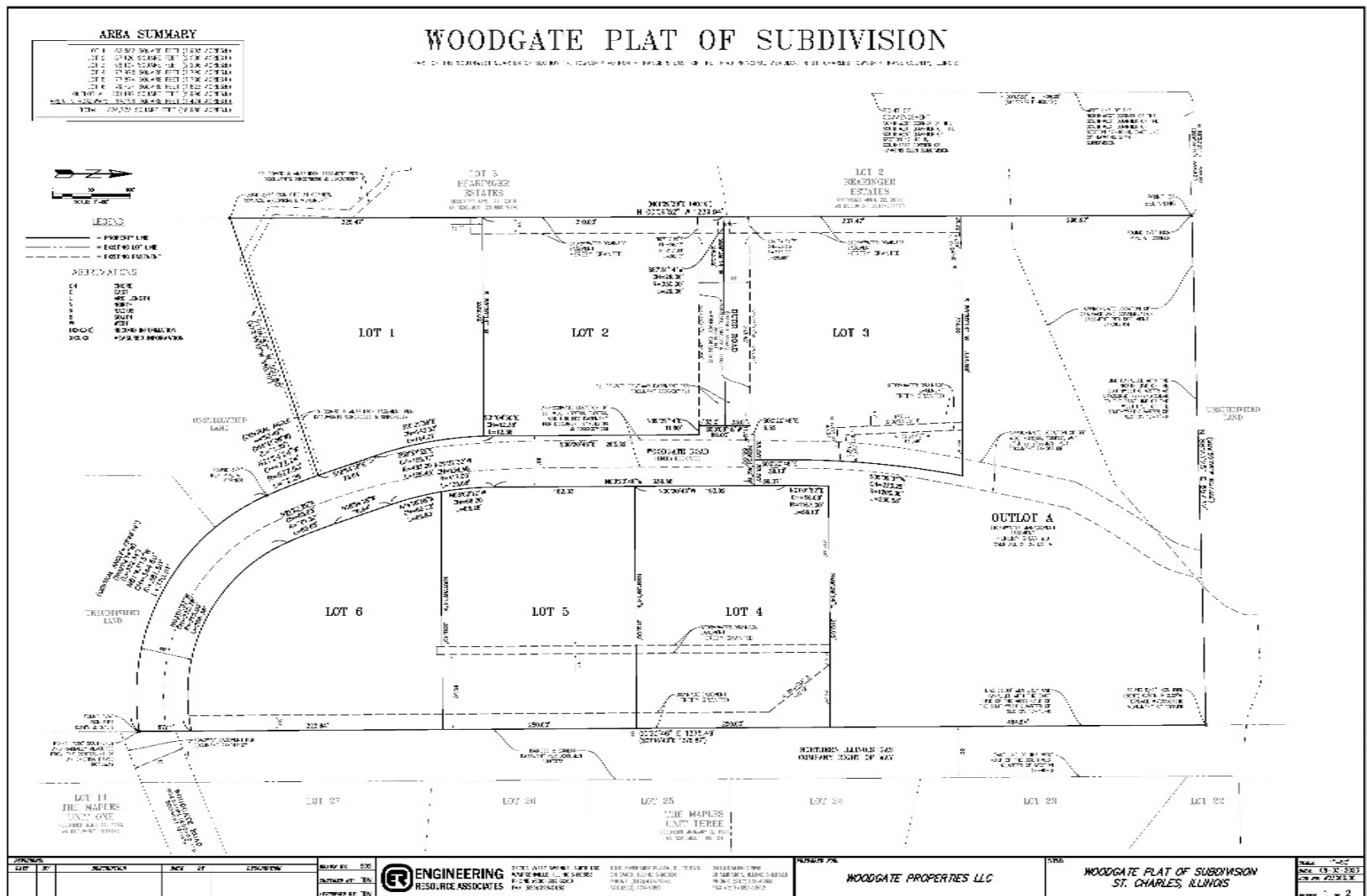
AERIAL OF SITE



KNOWN RESTRICTIONS ON SITE



PLAT OF SUBDIVISION



The map displays a complex land development project. At the top, Lot 3 Bearinger Estates and Lot 2 Bearinger Estates are shown. Below them is Parcel 1, labeled as Unsubdivided Land. To the left of Parcel 1 is Lot 11 The Maples Unit One. Along the bottom edge are Lots 27, 28, 29, 24, 23, and 22, all designated as The Maples Unit Three. The central area contains Parcel 1, which is also labeled as Unsubdivided Land. Various roads are depicted, including Woodgate Rd and a road running along the top boundary. Several benchmark points are marked: SITE BM #1, SITE BM #2, and SITE BM #3. Proposed construction features include a large rectangular building footprint, a parking lot, and extensive drainage infrastructure such as inlet filters, ditch checks, and emergency overflow weirs. Contour lines indicate elevation changes across the terrain. A north arrow and a graphic scale bar (1" = 60') are located in the bottom right corner.



WOODGATE PROPERTIES, LLC.
350765 GOLFVIEW DRIVE, SUITE 100, BIRMINGHAM, AL 35215

WOODGATE ESTATES

C:\VIRGIL\WOODS\PROJECTS\PROPERTY LLC\W2006.DD WOODSIDE RD, LINDENHOLME ST CHURCH\CADD\1348175\W2006 SHEET C-BLD Elevation Control Plot.dwg

DATE	06-23-2023
PROJECT #	W070366.00
DESIGNED BY	TF & NT
DRAWN BY	TF & KP
CHECKED BY	NW

FROST CONTROL PLAN

C-8.0

SHIFT

C-8.0
SHIFT

RECOMMENDATION

The Technical Staff finds the following in reference to the Preliminary Plat of Subdivision and Engineering:

1. Application has been made to the County for the development of a six lot subdivision,
2. Preliminary Staff Meetings have been held and the owner/developer has addressed all comments to date,
3. Staff would like to begin the 45-day notification of adjacent residents and jurisdictions.

Recommendation: Kane County Technical Staff recommends approval of the Preliminary Plat and Preliminary Engineering so development plans can begin the Final Approval Process.

COUNTY OF KANE

**KANE COUNTY DEPARTMENT 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
website: <http://www.co.kane.il.us>

STAFF RECOMMENDATION

Date: August 15, 2023

To: Kane County Development Committee

From: Jodie Wollnik, P.E., Director
Plat Officer

RE: Request For Preliminary Approval of Woodgate Subdivision
PIN 09-17-300-025

Mr. Viktor Kovtunovich is requesting approval of a Preliminary Subdivision Plat and Preliminary Engineering Plans.

Upon approval by the Development Committee, the development will enter into a 45-day review period, where adjacent residents and jurisdictions may comment on the proposed development

The Technical Staff has reviewed the requested Variance and finds the following:

1. Application has been made to the County for the development of a six lot subdivision,
2. Preliminary Staff Meetings have been held and the owner/developer has addressed all comments to date,
3. Staff would like to begin the 45-day notification of adjacent residents and jurisdictions.
- 4.

RECOMMENDATION: Kane County Technical Staff recommends approval of the Preliminary Plat and Preliminary Engineering so development plans can begin the Final Approval Process.

SS.

COUNTY OF KANE)

RESOLUTION NO. TMP-23-1100

CHANGING THE NAME OF PART OF BLISS ROAD TO “OLD BLISS ROAD”

WHEREAS, the County of Kane may, pursuant to the Counties Code of the Illinois Compiled Statutes (55 ILCS 5/5-1067), change the name of any highway that is part of the County Highway System; and

WHEREAS, there presently exists in the East half of the Southwest Quarter of Section 23, Township 39, Range 7 East of the Third Principal Meridian, in Kane County, known as "Bliss Road" as depicted on the map which is incorporated herein by reference as Exhibit "A"; and

WHEREAS, the County of Kane desires that part of Bliss Road from the newly realigned Bliss Road to a point as depicted on the map (which is Exhibit "A") be renamed "Old Bliss Road"; and

WHEREAS, the residents along this section of Bliss Road have been notified of the proposed road name change from “Bliss Road” to “Old Bliss Road”.

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board that part of Bliss Road as depicted on the attached Exhibit "A" is hereby renamed and shall be known hereafter as "Old Bliss Road".

BE IT FURTHER RESOLVED that the Kane County Clerk record this resolution with the Kane County Recorder's Office and that the official maps of Kane County be revised accordingly.

Passed by the Kane County Board on September 12, 2023.

John A. Cunningham, MBA, J.D.
Clerk, County Board
Kane County, Illinois

Corinne M. Pierog MA, MBA
Chairman, County Board
Kane County, Illinois

Vote:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Resolution: Naming a New Highway and Changing the Name of Bliss Rd

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff

Budget Information:

Was this item budgeted? N/A	Appropriation Amount: \$0.0
If not budgeted, explain funding source: N/A	

Summary:

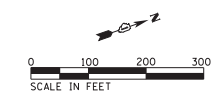
As the construction of the diverted Bliss Road nears completion, Development and Transportation staff have reviewed the following items for your review:

- Establishing that the name of a new County Highway be "Bliss Road".
- Establishing that the name of existing Bliss Road be renamed to "Old Bliss Road".

PREFERRED ALTERNATIVE DESIGN CONCEPT



KANE COUNTY DIVISION OF TRANSPORTATION BLISS/MAIN/FABYAN INTERSECTION IMPROVEMENTS



11-23-300-026 13 acres +/- vacant land
East Bliss Road LLC
1S570 Bliss Rd
Batavia, IL 60510

11-23-300-012
John R and Celeste V Anderson
1S603 Bliss Rd
Batavia, IL 60510

11-23-300-018
Robert W. and Nancy A Anderson Trust
01S543 Bliss Road
Batavia, IL 60510

11-23-300-023
Robert W. and Nancy A Anderson Trust
01S543 Bliss Road
Batavia, IL 60510

11-23-300-034
Thomas C and Laura A Anderson 738 May St Geneva, IL 60134
1S519 Bliss Rd
Batavia, IL 60510

11-23-300-007
Toby D and Linda L Raymond
1S509 Bliss Road
Batavia, IL 60510

11-23-300-022
George H Alexander Jr. Trust
1S570 Bliss Road
Batavia, IL 60510

11-23-300-015 1S570 Bliss Rd Batavia, IL 60510
West Bliss Road LLC
1S990 Bliss Rd
Batavia, IL 60510

11-26-100-006
Donald L. and Shirley Hinds
2S010 Bliss Road
Batavia, IL 60510

11-26-100-021 Parcel behind Hinds send to hinds



This Parcel will also be old Bliss

