

Inventory of the

**Kane County Development  
Department**

Records

In the

Regional History Center

**RC 164**

## INTRODUCTION

Mr. Phil Bus, Director, and Mr. Jim Plonczynski of the Kane County Development Department donated informational files of past directors to the Northern Illinois Regional History Center on July 13, 1983. Additional records were donated in 1985.

Property rights in the collection are held by the Northern Illinois Regional History Center; literary rights are dedicated to the public. There are no restrictions on access to the collection.

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Number of containers: 13  
Northern Illinois Regional History Center  
Collection 164

## SCOPE AND CONTENT

The material in this collection came from the background and informational files of two directors of the Kane County Development Department, Thornton "Tony" Ware and Frank Olson. In general, the material covers the years between 1960 and 1980. However, some of the files date as far back as 1957 and the creation of the department. The collection is organized into four series: Department Administration, Planning Programs and Studies, Planning Aids and Legislation, and Other Planning Agencies and Organizations.

Department Administration deals with the business and staff workings in the Development Department. Such information as annual reports, budgets, and correspondence to the county clerk about salaries and promotions is included in this series. Folder one has resolutions and short histories summarizing the establishment of the department. Also, in this folder are memoranda containing statements of development policy.

The bulk of the collection is in the Planning Programs and Studies series. This series is arranged into eight subject subseries. Subjects covered are Zoning, Transportation, Water, Sanitation, Soil, Social Programs, General Development, and Published Studies. Zoning for cities in Kane County are followed by county zoning ordinances and policies. Counties other than Kane are included. Chicago Area Transportation Study (CATS) progress reports can be found in the Transportation subseries. A cassette tape recording of a 1968 airport zoning commission meeting is included in the airport zoning folder. Flood mapping and water supply information are in the Water subseries. The open-file reports contain maps. Maps for some areas outside of Kane County are included in this subseries. Sanitation covers sewer system plans and refuse disposal plans. Land use and conservation materials are in the Soil subseries. The term Open Space refers to land set aside for park and recreational purposes. All other interests are covered in the Social Programs subseries. This includes information on hospitals, schools, pollution, and civil defense. Minutes of the Kane County Planning Commission are in

the General Development subseries. Also in this subseries are comprehensive planning studies conducted for various cities and the county of Kane. The county study was a four year program of reevaluation and reports. It was accomplished with the aid of Barton-Aschman consultants. The last subseries, Published Studies, has been arranged chronologically.

The third series, Planning Aids and Legislation, contains pamphlets and books on how to plan for development and what grants are available to fund such planning.

In Other Planning Agencies and Organizations, Federal agencies are followed by state agencies concerned with planning and development. In the case of the Board of Economic Development, which becomes the Department of Business and Economic Development, its interests do not change, although the name does. Minutes of Lake and McHenry Counties' planning commissions are in this series. The Northeastern Illinois Planning Commission makes up the bulk of this series. Records for the NIPC include annual meeting minutes, minutes of advisory committees, copies of the commissioner's report and the NIPC Planning Legislation Bulletin. The series ends with newsletters from the regional chapter of the American Institute of Planners (AIP) and the National Association of Counties (NACO). For more information on the NIPC and its activities, the Regional History Center does have that organization's records in a separate collection.

The addendum includes department files and correspondence, city and town reports and plans, the West Valley/Blackberry Project, and NIPC and other agencies reports.

### HISTORICAL SKETCH

In June of 1957, the Kane County Board of Supervisors resolved to set up a committee of three men. This committee was charged with the duty of developing an overall county plan. It was meant to work with the Building and Zoning Committee whose chairman was Mr. Carl Carlson. A year later, in September 1958, the Board of Supervisors passed a resolution that created the Kane County Regional Planning Commission. The commission consisted of twelve men and reported to the Planning Committee. Carl Carlson became the county's first planning director. The commission was in charge of development for the whole county. In 1962, the Board of Supervisors established set rules and procedures for the election of planning commission officers and commission membership guidelines. The 1958 resolution, however, marks the establishment of what today is the Kane County Development Department.

Carl Carlson was planning director only for two years. In 1960, Mr. Thornton "Tony" Ware was hired to replace Mr. Carlson. Thornton Ware came from the Northeastern Illinois Planning Commission and remained Kane County's Planning director until 1968. Mr. Carlson remained with the department as chief planner and assistant to the director. Mr. Frank Olson, who started with the department as a draftsman, eventually became chief planner and, then, planning director after Mr. Ware retired.

Kane County is part of the Chicago Standard Metropolitan Statistical Area. It had been paying the Chicago Planning Commission a yearly fee to be included in their plans, when the Board of Supervisors was persuaded to establish a county planning commission. Contact with Chicago area developers continued, especially after Thornton Ware was hired. Mr. Paul Opperman and Mr. Matthew Rockwell, both executive directors of the NIPC, are correspondents whose letters are found throughout the collection.

### SUBJECT TRACINGS

Airports	Kendall County
Aurora	Lake County
Batavia	Land Use
Blackberry Center	Maple Park
Burlington	McHenry County
Carpentersville	Middlebury
Cook County	Montgomery
DeKalb County	Northeastern Illinois Planning Commission
Dundee	Northfield
DuPage County	Sanitary Engineering
Economic Development	Sewage Disposal
Elburn	Soil Conservation
Elgin	St. Charles
Flood Control	Sleepy Hollow
Fox River Valley	Suburbs
Geneva	Sugar Grove
Gilberts	Transportation
Hampshire	Valley View
Hospitals	Water Conservation
Kane County	Wayne
Kane County Development Department	West Valley
Kaneland	Winnebago County

COLLECTION INVENTORY

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	3	Budget, 1957-1965
	4	Annual Reports, 1957-1966
	5-9	General Correspondence, April 1962-December 1964
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	11	County Commissioners Correspondence, 1962-1966, 1971
	12	Municipalities Correspondence, 1962-1966
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	14	Requests Received for Information, 1967-1968
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	18	Aurora Zoning Ordinance, 1957-1964
	19	Aurora Zoning Correspondence and Maps, 1958-1966
	20	Aurora Annexations, 1963
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	22	Burlington and Carpentersville Zoning, 1959-1964
	23	East Dundee and Elburn Zoning, 1957-1962
	24	Elgin Subdivision and Zoning Ordinance, 1957-1964
	25	Elgin Zoning Ordinance and Maps, 1962
	26	Geneva and Gilberts Zoning, 1955-1964
	27	Hampshire Zoning, 1950-1960
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	3	North Aurora Zoning, 1957-1965
	4	Northfield Zoning, 1960
	5	St. Charles Subdivision Ordinance, 1958-1960
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	7	Sleepy Hollow and South Elgin Zoning, 1956-1973
	8	Sugar Grove Zoning, 1958-1968

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	10	Wayne and West Dundee Zoning, 1960-1968
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	12	Kane County Zoning Ordinance, 1966, 1976, 1977, 1980
	13	Kane County Building and Subdivision Regulations, 1962, 1969, 1976
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	15	Alphabetical Listing of Recorded Subdivisions in Kane County, 1974-1978
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	19-20	Zoning Board Minutes, August 23, 1977-March 22, 1979
	21	Zoning Cases: Reimers (1962-1964), Ebel (1968), Dixon (1965), Seidelman (1964)
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2		DeKalb County and DuPage County Zoning, 1954-1967
3		DuPage County Zoning, 1957
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5		Lake County Zoning and Correspondence, 1939-1962
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11	County Highways, 1957-1966
12	State Highways, 1960-1970
13	State Toll Highway Commission, and Division of Highways, 1957- 1968
14	Aurora Urbanized Area Transportation Study, 1962-1965
15	Tn-City Planning Committee, 1958-1965
16	Randall Road Committee, 1971-1972
17	House Numbering System, 1962-1965
18-19	Alphabetical Listing of Street and Road Names, 1969-1976
20	CATS Advisory Board and Newsletter, 1963-1969
21	CATS Progress Reports, 1963-1965
22	CATS Progress Reports, 1966-1971
23	Airport Zoning, 1953-1968
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	4	State Geological Survey Division, 1957-1965	
	5	Open File Reports for Aurora (1962), Barrington (1964), Elburn (1966)	
	6	Open File Reports for Elgin (1964) Elmhurst (1962), Geneva (1963)	
	7	Open File Reports for Hampshire (1969), Maple Park (1968), Naperville (1964)	
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	3	Kane-DuPage Soil Conservation District Annual Reports, 1963-1973	
	4	Soil Conservation Society of America, 1963-1973	
	5	Correspondence with Dept. of Conservation, 1957-1967	
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	28	St. Charles Planning Program, 1959, 1962, 1966	
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	30	Elburn, Sugar Grove and Wayne Planning, 1964	
	31	Greater Kaneland Study, 1962-1966	
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	2	Greater Kaneland Study Reports, 1964, 1966	
	3	Comprehensive Plan Evaluation, November 1969-January 1970	
	4	Comprehensive Planning Program-Action Year I, 1970-1971	
	5	"Policies and Procedures for the Kane County Housing and Land-Use Inventory," 1970, "Initial Housing Study," 1971	
	6	"Community Planning Program Study," 1971, "Housing and Land-Use Survey," 1971	
	7	Comprehensive Planning Program-Action Year II, 1971-1972	
	8	"Housing and Land-Use Inventory Phase II," 1971, "Development Goals, Objectives and Policies," 1971	
	9	"Continuing Housing Study," 1972, "Public Utilities and Services Study," 1971	
	10	Comprehensive Planning Program-Action Year III, 1972-1973	
	11	"Land Use Plan," 1973	
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	14	"Kane County Revised Zoning Ordinance," 1974	

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15		"People of Kane County," 1963, "Agricultural Land Use in Kane County," 1965, "Economy and Population of Elgin, 1985," 1967
16		"Development and Present Structure of Kane County Manufacturing," 1967, "Manufacturing Linkages in Kane County," 1968, "Material and Market Interrelations," 1968
17		"Organization and Execution of Refuse Disposal Activities on a County-Wide Basis," 1968
18		Community Facilities for Elgin, 1968
19		"Preliminary Comprehensive Plan," 1968, "Evaluation and Work Program," 1970
20		"Official Map and Standards Ordinance-Elgin," 1969; "Codes and Ordinances Evaluation-Hampshire," 1971
21		Map Regulations and Subdivision Amendments for Montgomery, 1969
22		Zoning Regulations for Montgomery, 1969
23		Comprehensive Plan for North Aurora, 1969
24		Map Regulations and Subdivision Amendments for North Aurora, 1969
25		Zoning Ordinance for North Aurora, 1969
26		Summary Report: KACOG Planning Program, 1974-1975, 1975-1976
27		"Kane County Planning and Development Policies," 1975, "Overall Economic Development Program and Plan," 1977-1978

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	28	"Fox River Study II," 1975-1976, Geographical Information System for Kane County," 1978
7	1	"Dundee Area Intermunicipal Planning Committee," 1975-1976, "Cooperative Planning and Jurisdictional Boundary Agreements," 1976, "Community Development Block Grant," 1981
	2	"Farmlands Used or Abused?," n.d., "Preservation of Prime Agricultural Land in the KACOG Area," 1975

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7	3	“Implementing the 208 Clean Water Program,” 1976, “Balanced Distribution of Housing Opportunities for Northern Illinois,” n.d,	
	4	“Architecture and Historic Neighborhood on the Fox River,” 1977-1978, “Aesthetics of the. . . Shoreline of the Fox River,” 1976-1977	
	5	“Ecological Assessment of Open Land,” 1978, “Natural Area Survey,” 1977	
	6	“Fox River Paddleway,” 1978-1979, “Midwestern Vernacular Farm Structures in Kane County,” 1980	
	7	Pingree Grove Land Use Plan, 1981	

### Series III. Planning and Legislation

8-9	Local Planning Aids, 1962-1964
10	1970 Census Printout for Kane County
11	Suggested Economic Regions in Illinois, 1965
12	Section 204--Demonstration Cities and Metropolitan Planning, 1967
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21	Illinois Office of Economic Opportunity and Governor’s Office of Human Resources, 1968-1971
22	Board of Economic Development, 1962-1969
23-24	BED Local and Regional Planning Notes, July, 1967- August/September, 1971
25	Planning Bureau University of Illinois, 1959-1966
26	Lake County Planning Commission, 1961-1962
27	McHenry County Planning Commission Minutes, 1964-1969, 1971
28	Church Federation of Chicago, 1964-1966
29	Illinois Municipal League, 1958-1960

#### NIPC:

8	1	Early NIPC Records, 1958, 1960, 1961
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	4	Executive Committee Minutes, 1974	
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	7	Special Meeting Minutes of Planning Commission, 1958, 1974, 1975	
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	10	Interim Land Use Advisory Committee, 1963	
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	13	Commissioner's Report, 1969-1971	
	14	Comprehensive Plan, 1970, 1975	
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	19	Project #74215, West Suburban Mass Transit District, 1974	
	20	Housing and Community Development, 1974	
	21	Population Forecasts, 1974	
	22	Open Space, 1962-1963	
	23	Regional Systems Planning Program Rural Conservation and Development, 1973	
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	25	Regional Waste Water Plan, 1974	
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	29	Projects Reviewed by Kane County Regional Planning Commission, 1974	
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	28	NI Gas Community Development Conference, 1963
	29	Open Space Planning, 1963-1966
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	33	Family Leisure Centers, Inc.; Subsoil Report, 1973
10	1	Family Leisure Centers, Inc.; Subsoil Report, 1973
	2	Interim Report on Continuing Planning Program Study, 1971
	3	Refuse Disposal Report, 1968

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	4	"A Study of Three Fox Valley Cities... Batavia, Geneva, St. Charles", ca. 1955, Helen Leonore Smith
	5	Aurora, 1974-1975 Batavia:
	6	Background, 1953-1968
	7	Central Business District Study, ca. 1974
	8	Plan Commission, 1960-1968
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	6	Biological Assessment, 1973
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	23	Supportive Materials, 1974

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25	An Armature For the Future, n.d. Background Documents, 1962-1965
26	Data on Jobs, Housing, Population, 1963
27	Employment in 1980
28	Metropolitan Area Planning Conference, 1960
29	News Items, 1957-1959
30	Population Preview, 1960
31	Regional Open Space Plan, 1971
32	A Social Geography of Metropolitan Chicago, 1960

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12	1	Wastewater Report for Outer Area, 1970	
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	4	DuPage Co. Land Use Plan, 1978	
	5	The Fox River Basin, 1971	
	6	Illinois City Planning Act, 1957, Soil Conservation Service, 1970	
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	4	Implementing Recreation Programs, 1964	
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	7	Regional Housing Coalition; Interim Plan, ca. 1974	