



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

KANE COUNTY LONG RANGE FACILITIES MASTERPLAN

KANE COUNTY, ILLINOIS
Adopted November 12, 2024



Table of Contents

1	Executive Summary	7
2	Planning Process	17
3	Master Plan Projects	
	<i>Existing Site Assets</i>	32
	<i>Kane County Civic Campus</i>	34
	3A. Judicial Projects	
	<i>Judicial Center</i>	42
	<i>Juvenile Justice Center</i>	49
	<i>3rd Street Courthouse</i>	52
	<i>Randall Road</i>	54
	<i>Short-Term Solutions, Randall Road</i>	56
	3B. Government Projects	
	<i>Government Center</i>	60
	<i>Health Department</i>	64
	<i>KaneCOMM / OEM building</i>	65
	<i>Short-Term Solutions</i>	66
	3C. Satellites	
	<i>Aurora Satellite</i>	69
	<i>Elgin Satellite</i>	70
4	Implementation Strategy	72

Acknowledgements

The creation of a long-range master plan vision for Kane County involved the leadership of many individuals. The following list of planning contributors is not meant to be comprehensive but does identify key stewards of the process and primary planning collaborators.

County Board Members:

Corinne Pierog	Madam Chair
Myrna Molina	District 1
Dale Berman	District 2
Anita Lewis	District 3
Mavis Bates	District 4
Bill Lenert	District 5
Ron Ford	District 6
Monica Silva	District 7
Michelle Gumz	District 8
Gary Daugherty	District 9
Bill Tarver	District 10
Leslie Juby	District 11
Bill Roth	District 12
Michael Linder	District 13
Mark Davoust	District 14
David Young	District 15
Michael Kenyon	District 16
Deborah Allan	District 17
Rick Williams	District 18
Mohammad "Mo" Iqbal	District 19
Cherryl Fritz Strathmann	District 20
Clifford Surges	District 21
Verner (Vern) Tepe	District 22
Chris Kious	District 23
Jarett Sanchez	District 24

Government Steering Group:

Corinne Pierog - County Board Chair
Chris Kious - County Board (Chair of Admin.)
John Cunningham - County Clerk
Sandy Wegman - Recorder of Deeds
Mark Armstrong - Supervisor of Assessments
Penny Wegman - Auditor
Christopher Lauzen - Treasurer
Erica Waggoner - Finance (Interim)
Mike Isaacson - Health Department
Mark Vankerhoff - Dev. & Community Svc
John Menschie - OEM
Roger Fahnestock - Exec Director IT & Facilities
Heidi Files - Project PM
Henry Thompson - Director of Bldg. Management
Charles Lasky - Chief Information Officer
Jodie Wollnik - Director Water & Env. Resources

Judicial Steering Group:

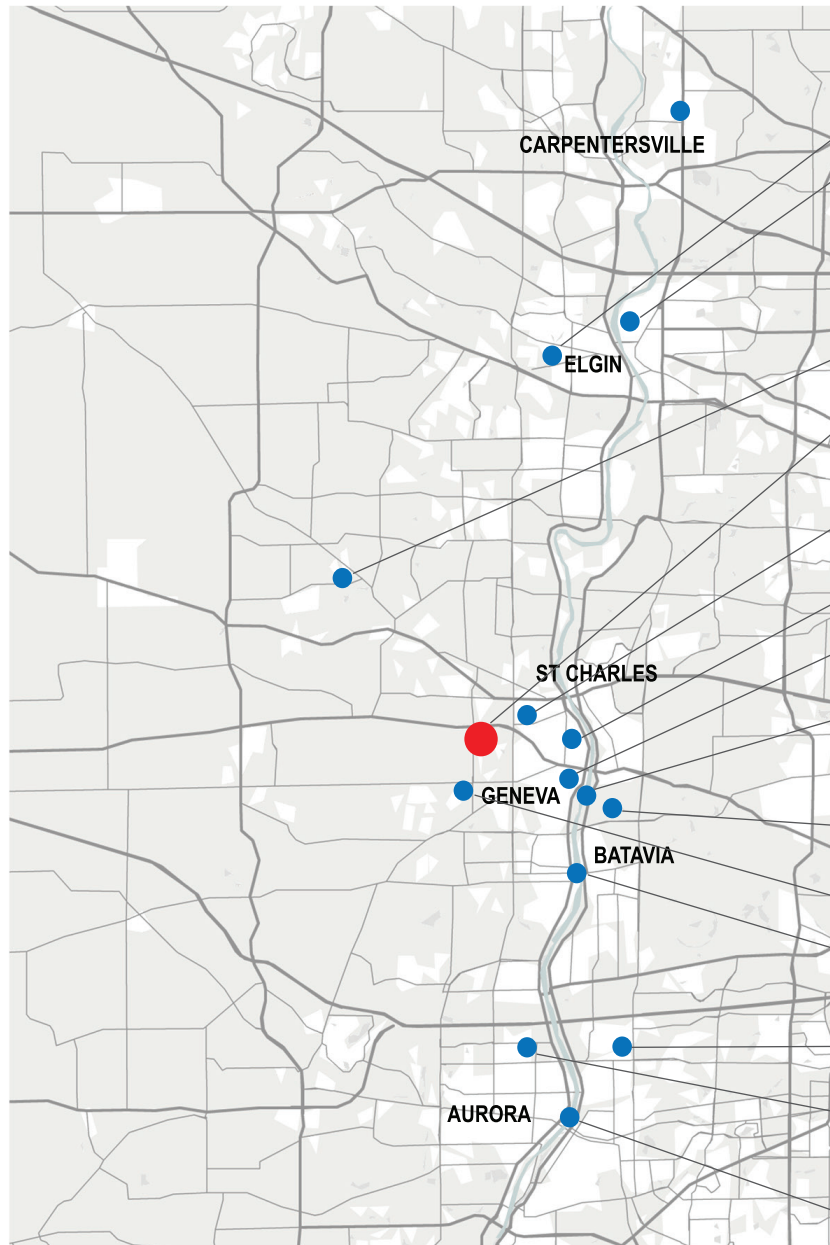
Myrna Molina - County Board
Clint Hull - Chief Judge
Chris Kious - County Board (Chair of Admin.)
Jamie Mosser - SAO
Vince Coyle - SAO
Theresa Barreiro - Circuit Court Clerk
Ron Hain - Sheriff
Andrea O'Brien - Court Administrator
Jason Mathis - Deputy Court Administrator
Lisa Aust - Court Services
Michelle Guthrie - KaneCOMM
Rachele Conant - Public Defender
Mike Isaacson - Health Department
Roger Fahnestock - Exec Director IT & Facilities
Heidi Files - Project PM
Henry Thompson - Director of Bldg. Management
Charles Lasky - Chief Information Officer
Jodie Wollnik - Director Water & Env. Resources

Professional Planning Team:

Wight & Company

1 Executive Summary

Existing Kane County Current Core Facilities & Service Locations



NORTH REGION

- Health Department**
- Elgin Satellite**
Courts (Shared Use in City Hall)
Court Services (Leased Space)

CENTRAL / TRI-CITIES REGION

- Division of Transportation (KDOT)**
- Judicial Center Campus**
Criminal / Family Courts, State's Attorney, Sheriff's Office, Jail, Public Defender, Court Services, Coroner, Juvenile Justice Center, Multiuse Building
- Randall Road Building**
Traffic Court, Circuit Court Clerk, Elections, Storage
- Regional Office of Education (Leased)**
- 3rd Street Courthouse**
Civil Courts, CASA, ADR, State's Attorney (Civil)
- Government Center**
County Clerk, County Recorder, Supervisor of Assessments, Treasure, Development/Community Services, Environment/Water Resources
- Fabyan Parkway Site**
Vacant
- Animal Control**
- Office of Community Reinvestment (Leased)**

SOUTH REGION

- Aurora Satellite Court**
Courts (within Aurora Police Department)
- Health Department & Court Services**
Health Department's Main Location
Court Services Aurora Satellite
- Kane County Clerk Customer Service Satellite**



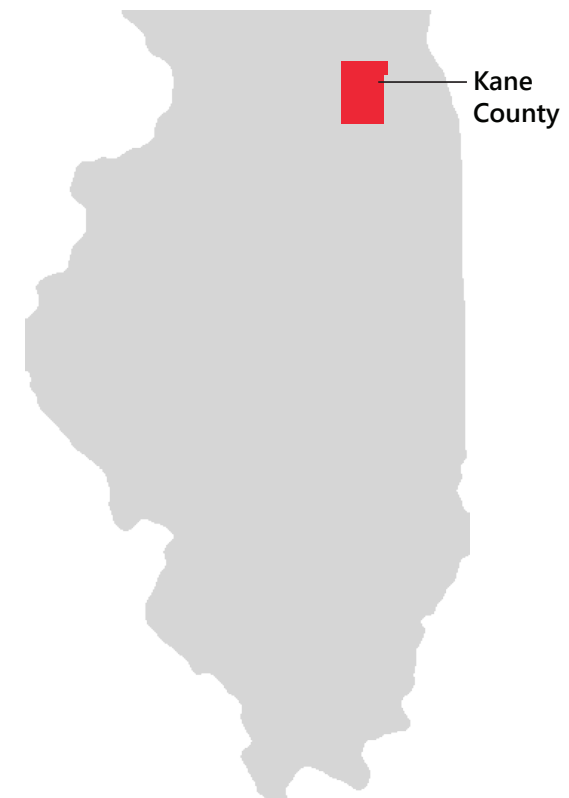
Project Summary

The Kane County Long Range Facilities Master Plan is intended to be a road map for the county to plan for future facilities needs over the next 25 years. Building off the recently completed Facilities Needs Assessment the Design Team and Steering Committees reviewed the current and future needs of the major departments of the county, including Judicial, Government, Emergency Management, and Health Departments. Consideration was given to existing site assets, remodeling/renovating existing facilities, building new facilities, and the impact on ongoing operations. Several workshops were held to present initial concepts and solicit feedback from county board members and department heads.

After carefully analyzing all of the options, the following concepts were developed into this framework for the Masterplan:

- Develop an updated facility for the Health Department
- Expand the Judicial Center and Juvenile Justice Center to meet the current space deficiencies for the agency offices and the needs of the courts.
- Renovate vacated spaces at the 3rd Street Courthouse and Randall Road after the completion of the Judicial Center Expansion to meet functional requirements and take advantage of existing available space.
- Develop a new facility for a consolidated Government Center, with alternate scenarios for renovating the existing Geneva campus.
- Create alternate, short-term scenarios to meet the current needs while funding sources for future large capital projects are identified and planned for.
- Develop satellite facilities in Aurora and Elgin for limited government and health department functions at the north and south ends of the county.

It is important to note that a Facilities Long Range plan is not the start of any one specific building project, but rather a recommendation for how projects may take place in the future. This allows the county to plan for these projects from a financial, physical, and staffing standpoint, and make the required changes in the short term to allow the projects to occur when they need to in the future. Also, when the time comes to start the programming and design for any of these projects, the decisions put forth in this long-range plan can be re-assessed to make sure it is still the right decision then.



Executive Summary

Master Plan Projects



Health Department

- Option #1: Renovate Existing
- Option #2: Purchase Existing Building & Renovate
- 30,000 GSF - 48,500 GSF

Storage Facility

- ~50,000 -70,000 SF
- Provide Secured Storage for Judicial Departments
- Site: To be determined

Juvenile Justice Center Expansion

- ~20,000-25,000 GSF
- 2 New courtrooms and staff space
- CASA, Neutral exchange, potential CAC space
- Site: Expansion of Juvenile Justice Center

SAO Criminal Division Short-term Space Needs

- Option #1: Lease space
- Option #2: Renovate space at Kane Branch Court

Third Street Courthouse Renovation

- Provide expansion space for SAO Civil Division
- Potential to renovate vacated CASA space if JJC expansion is completed and accommodates CASA.

Lease Space for Government Center Expansion

- Address short-term space needs at Government Center.
- Potential lease space for non-public facing departments

Building Management and Public Safety

- Add surface parking at the Judicial Center Campus.



Judicial Center Expansion

- ~160,000 -200,000 GSF new construction
- Site: Expansion of Judicial Center
- 6-10 New Courtrooms
- Parking Structure for Staff Parking
- Address projected long-range space needs for judiciary
- Consolidate functions from Kane Branch Court: Circuit Clerk, Branch Courtroom, Diagnostic Center
- Potential phased implementation with unfinished floors

New Facility for KaneCOMM and OEM

- ~35,000 GSF new construction including office space and garage storage
- Site: Judicial Center Campus east of Multi-use Building
- After completion ~7,000 sf becomes available on Government Center Campus for other expansion

New Satellite Facility - Aurora

- ~17,500* GSF new or purchase/renovated
- Consolidate Court Services, Health Department Satellite, Shared Public Government Services (e.g. Clerk, Assessments, Treasurer), Neutral Exchange (optional)
- Site: 1330 N. Highland (*alt. renovate 1240 N. Highland*)
- *Overall square footage depends on extent of health department presence

New Satellite Facility - Elgin

- ~23,000* GSF new or purchase/renovated
- Consolidate Satellite Court, Court Services, Health Department Satellite, Shared Public Government Services (e.g. Clerk, Assessments, Treasurer), Neutral Exchange (optional)
- Site: To be determined (*alt. lease space*)
- *Overall square footage depends on extent of health department presence



New Government Center

- ~ 120,000 GSF
- Site Options:
 - Judicial Center Campus North of Rte 38
 - Renovate & Expand Geneva Government Center
 - New Building at Fabyan Parkway Site
 - Lease or Purchase

Randall Road Renovation (Optional)

- ~70,000 SF of renovated area
- After Judicial Center expansion is complete there is potential to renovate vacated space at the Randall Road building for flex office space, long-term storage and shared conferencing/meeting space
- Site: 530/540 S. Randall Road

Judicial Campus Site Plan



Existing Buildings

- ① Judicial Center
- ② Adult Justice Center
- ③ Juvenile Justice Center
- ④ Multipurpose Building

Proposed Buildings

- ⑤ Judicial Center Expansion w/ Parking Struct
- ⑥ New Facility for KaneCOMM & OEM
- ⑦ Juvenile Justice Center Expansion
- ⑧ New Storage and Loading
- ⑨ Future Building Sites/Parking

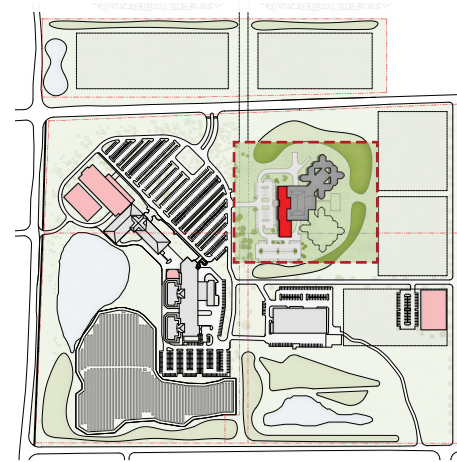
Parcel Restrictions

- Ⓐ Parcel Restricted by Public Act 86-729 to Criminal Courts or Drug Treatment Uses.
- Ⓑ Parcel Unrestricted
- Ⓒ Parcel Not Owned by County



Projects Descriptions: Short-Term Recommendations (1-3 Years)

01



Health Department

- Option #1: Renovate Existing
- Option #2: Purchase Existing Building & Renovate
- 30,000 GSF - 48,500 GSF

Storage Facility

- ~50,000 -70,000 SF
- Provide Secured Storage for Judicial Departments
- Site: To be determined

Juvenile Justice Center Expansion

- ~20,000-25,000 GSF
- 2 New courtrooms and staff space
- CASA, Neutral exchange, potential CAC space
- Site: Expansion of Juvenile Justice Center

SAO Criminal Division Short-term Space Needs

- *Option #1:* Lease space
- *Option #2:* Renovate space at Kane Branch Court

Third Street Courthouse Renovation

- Provide expansion space for SAO Civil Division
- Potential to renovate vacated CASA space if JJC expansion is completed and accommodates CASA.

Lease Space for Government Center Expansion

- Address short-term space needs at Government Center.
- Potential lease space for non-public facing departments

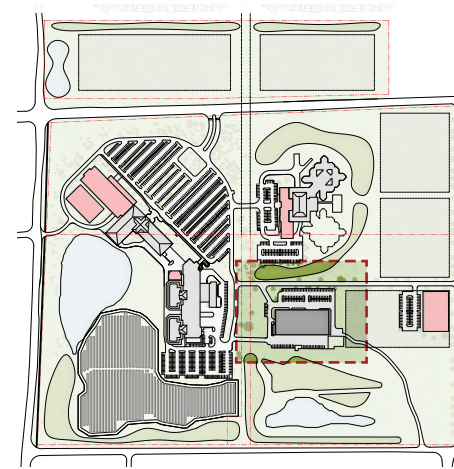
Building Management and Public Safety

- Add surface parking at the Judicial Center Campus.



Projects Descriptions: Mid-Term Recommendations (3-10 years)

02



Judicial Center Expansion

- ~160,000 -200,000 GSF new construction
- Site: Expansion of Judicial Center
- 6-10 New Courtrooms
- Parking Structure for Staff Parking
- Address projected long-range space needs for judiciary
- Consolidate functions from Kane Branch Court: Circuit Clerk, Branch Courtroom, Diagnostic Center
- Potential phased implementation with unfinished floors

New Facility for KaneCOMM and OEM

- ~35,000 GSF new construction including office space and garage storage
- Site: Judicial Center Campus east of Multi-use Building
- After completion ~7,000 sf becomes available on Government Center Campus for other expansion

New Satellite Facility - Aurora

- ~17,500* GSF new or purchase/renovated
- Consolidate Court Services, Health Department Satellite, Shared Public Government Services (e.g. Clerk, Assessments, Treasurer), Neutral Exchange (optional)
- Site: 1330 N. Highland (*alt. renovate 1240 N. Highland*)
- *Overall square footage depends on extent of health department presence

New Satellite Facility - Elgin

- ~23,000* GSF new or purchase/renovated
- Consolidate Satellite Court, Court Services, Health Department Satellite, Shared Public Government Services (e.g. Clerk, Assessments, Treasurer), Neutral Exchange (optional)
- Site: To be determined (*alt. lease space*)
- *Overall square footage depends on extent of health department presence

Projects Descriptions: Long-Term Recommendations (10+ Years)

03



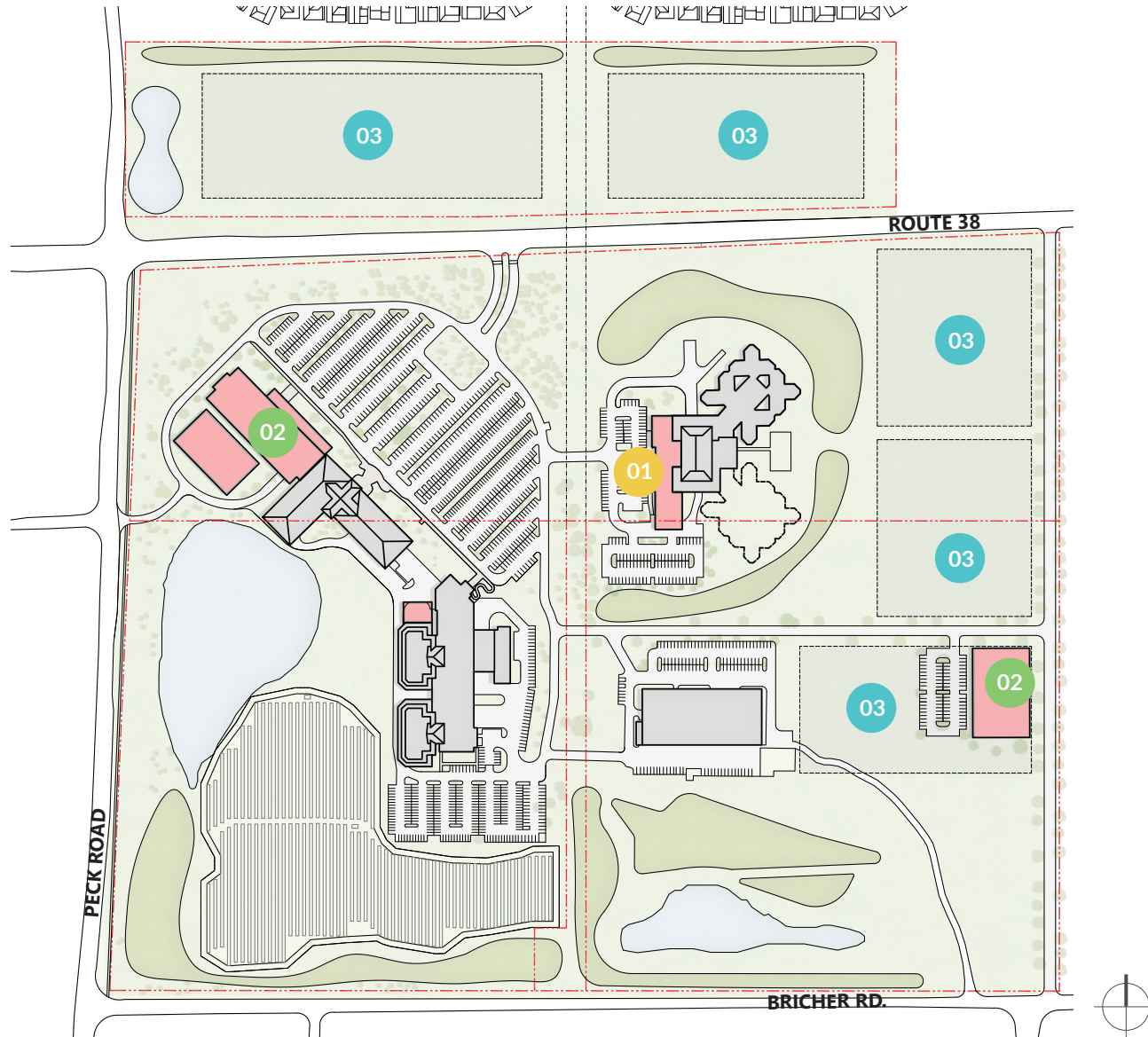
New Government Center

- ~ 120,000 GSF
- Site Options:
 - Judicial Center Campus North of Rte 38
 - Renovate & Expand Geneva Government Center
 - New Building at Fabyan Parkway Site
 - Lease or Purchase

Randall Road Renovation (Optional)

- ~70,000 SF of renovated area
- After Judicial Center expansion is complete there is potential to renovate vacated space at the Randall Road building for flex office space, long-term storage and shared conferencing/meeting space
- Site: 530/540 S. Randall Road

Judicial Campus Site Plan



- Existing Buildings**
- Proposed Buildings**
- 01** Short-Term Recommendations (1-3 years)
- 02** Mid-Term Recommendations (3-10 years)
- 03** Long-Term Recommendations (10+ years)

2

Planning Process

Planning Process

Planning Process Summary

When defining the planning process, it is important to first clarify why a long-range facility plan is needed in the first place. A document that outlines current and future needs, analyzes existing facilities and prioritizes projects will help the county plan for and fund in the short term before it is too late to effectively implement solutions when the time comes. Additionally long-range facility planning accounts for the following:

- Understand Infrastructure Needs
- Resource Planning & Allocation & Economic Efficiency
- Environmental Sustainability
- Public Safety
- Resilience & Emergency/Disaster Preparedness
- Effective Service Delivery
- Legal and Regulatory Compliance

The timing of this long-range plan is important to build off other studies and plans including:

- 2013 Operational Sustainability Plan
- 2015 Accessibility Assessment
- 2019 & 2022 Buildings Conditions Assessments
- 2023 Facility Space Needs Assessment

It also allows the county to address new concerns that have arisen since the last long-range plan was completed:

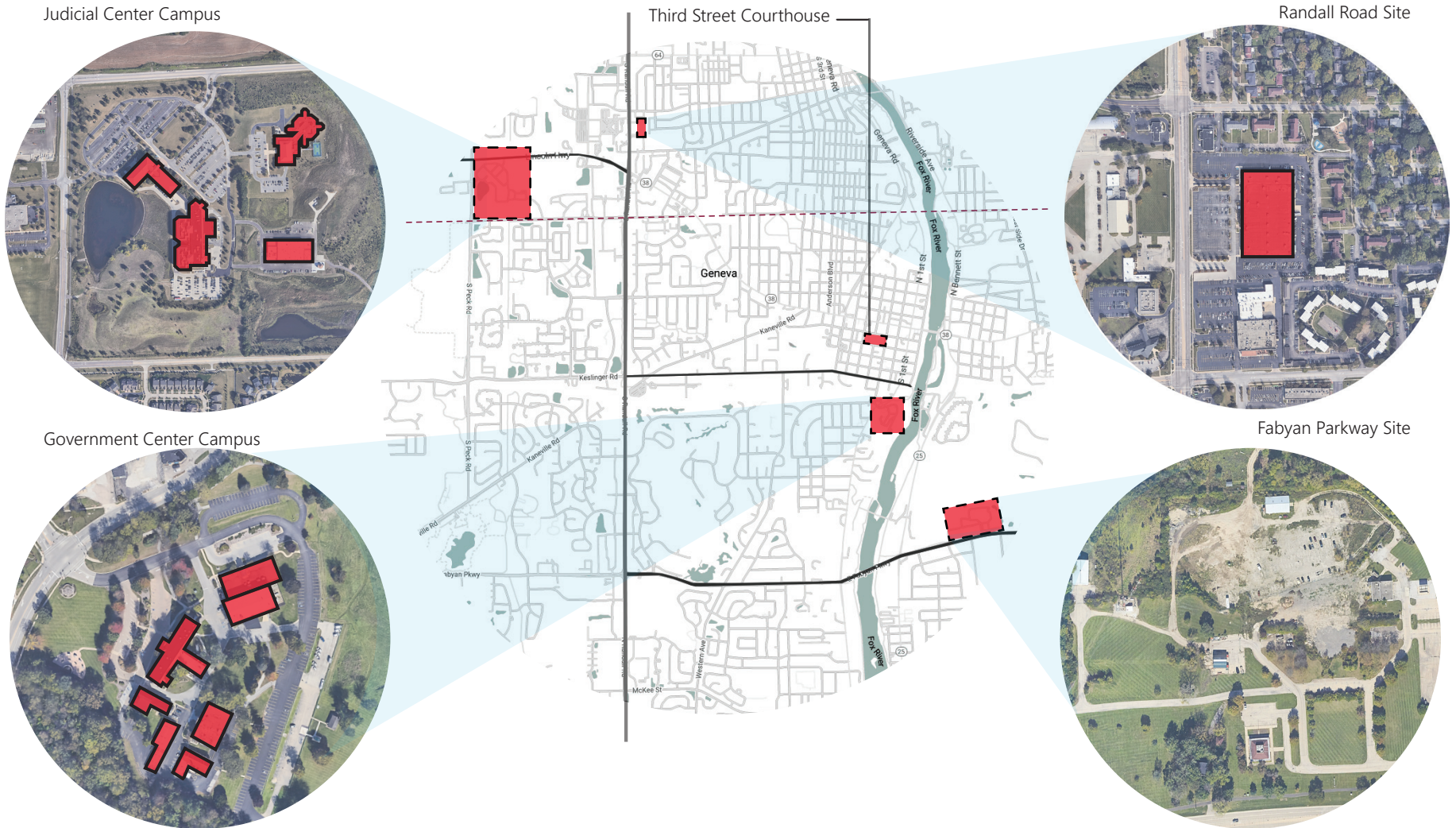
- New Safe, Accountability, Fairness and Equity-Today (SAFE-T) Act
- Pandemic revealed facility needs for emergency preparedness
- American Rescue Plan Act (ARPA) funding
- Large capital investment needs for existing facilities
- Recent demolition of Fabyan campus
- Lack of space for employees
- Confidentiality & legal concerns
- ADA & public access

In the previously completed space needs analysis project, interviews were conducted with all department heads and elected officials to determine the needs as well as preferred operational and service adjacencies. The conclusion of that effort provided the direction necessary to develop a comprehensive county-wide plan to address the projected needs, proper operational adjacencies, and facility placement for the best possible service to the residents of Kane County. The development of the long-term master plan was completed through a series of user group, leadership, and committee workshops where concepts were presented and ideas discussed to find the best plan to address future facility needs. During the process, the County clarified four goals of this master plan.

1. Establish a Long-Range Plan to Address Projected Growth
2. Consolidate and Clearly Organize Services
3. Replace Outdated & Deteriorating Existing Facilities with Modern Purpose-Built Facilities
4. Bring Services to the Constituents

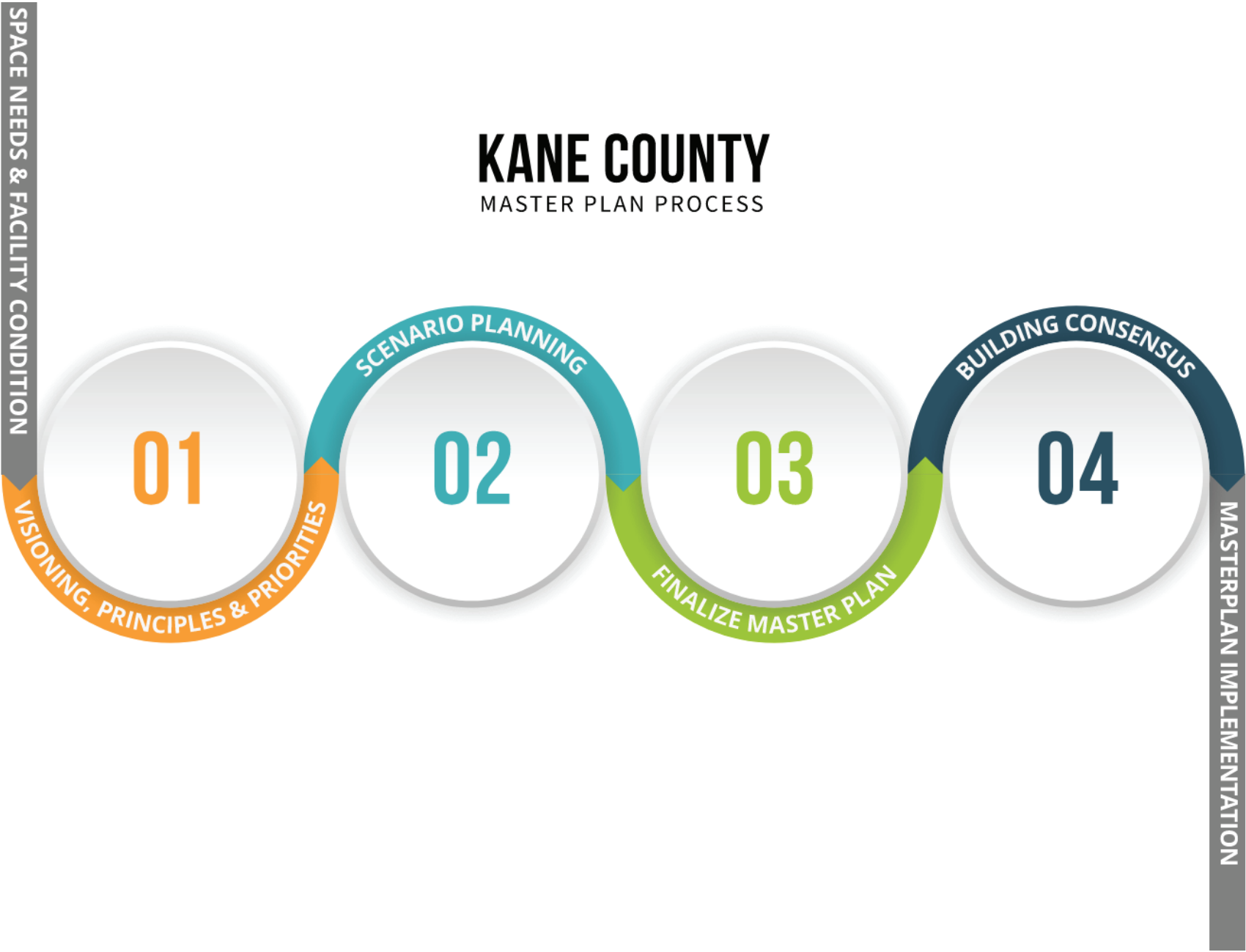
Kane County Core Existing Site Assets

The focus of this study was primarily centered around the four core locations of assets in the center of the county: the Judicial Center Campus, Government Center Campus, Randall Road Site, and Fabyan Parkway Site. These locations represent the primary functions of the county, with satellite locations proposed in Elgin & Aurora.



KANE COUNTY

MASTER PLAN PROCESS



Master Plan Schedule

April 2023



May 2023



June 2023



July 2023



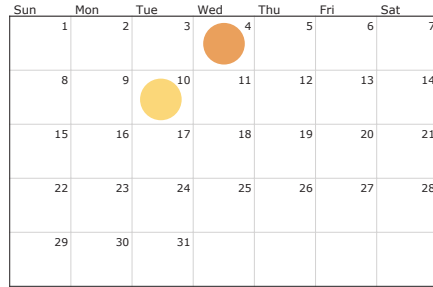
August 2023



September 2023



October 2023



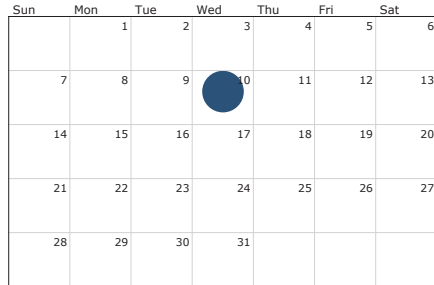
November 2023



December 2023



January 2024



February 2024



March 2024



-  **FULL BOARD WORKSHOP**
-  **EXECUTIVE COMMITTEE**
-  **WORKING GROUP**
-  **COMMITTEE OF THE WHOLE**
-  **COUNTY BOARD**
-  **COUNTY BOARD BUDGET REVIEW PERIOD**
-  **ADMIN. COMMITTEE**
-  **STEERING GROUPS**

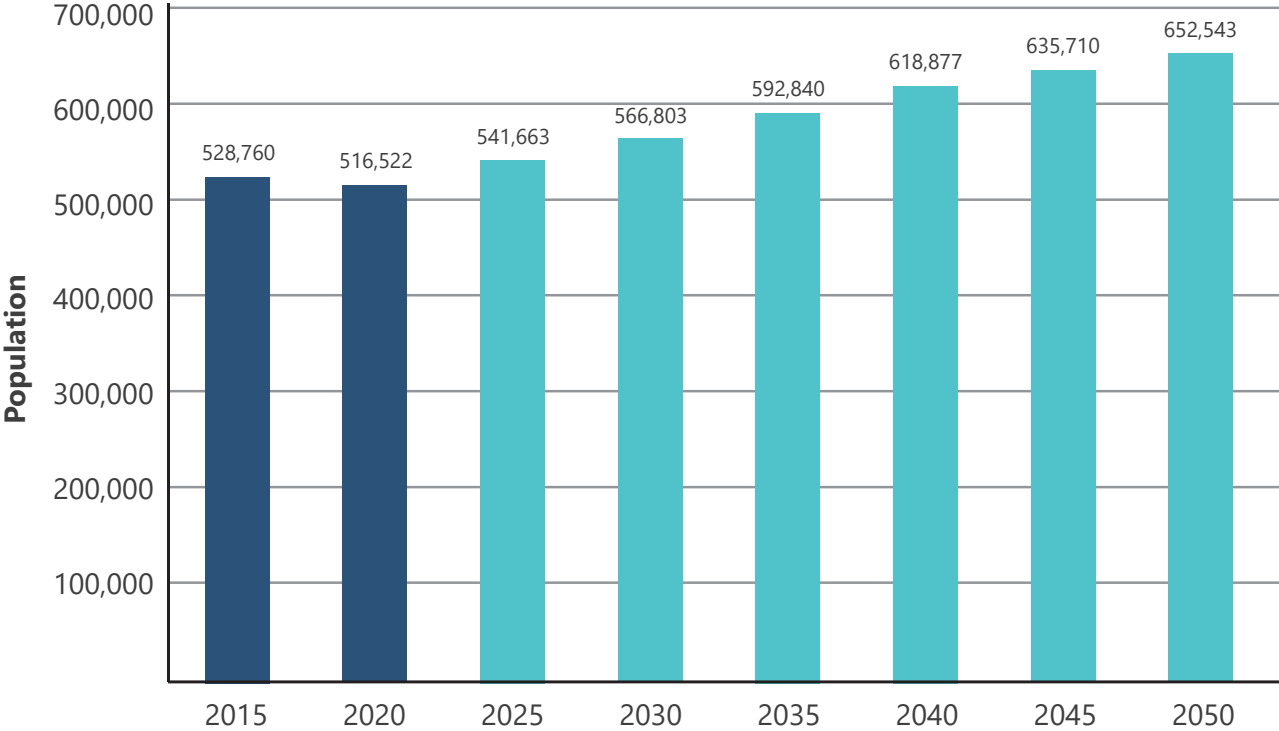


Planning Process

2050 Population Projection

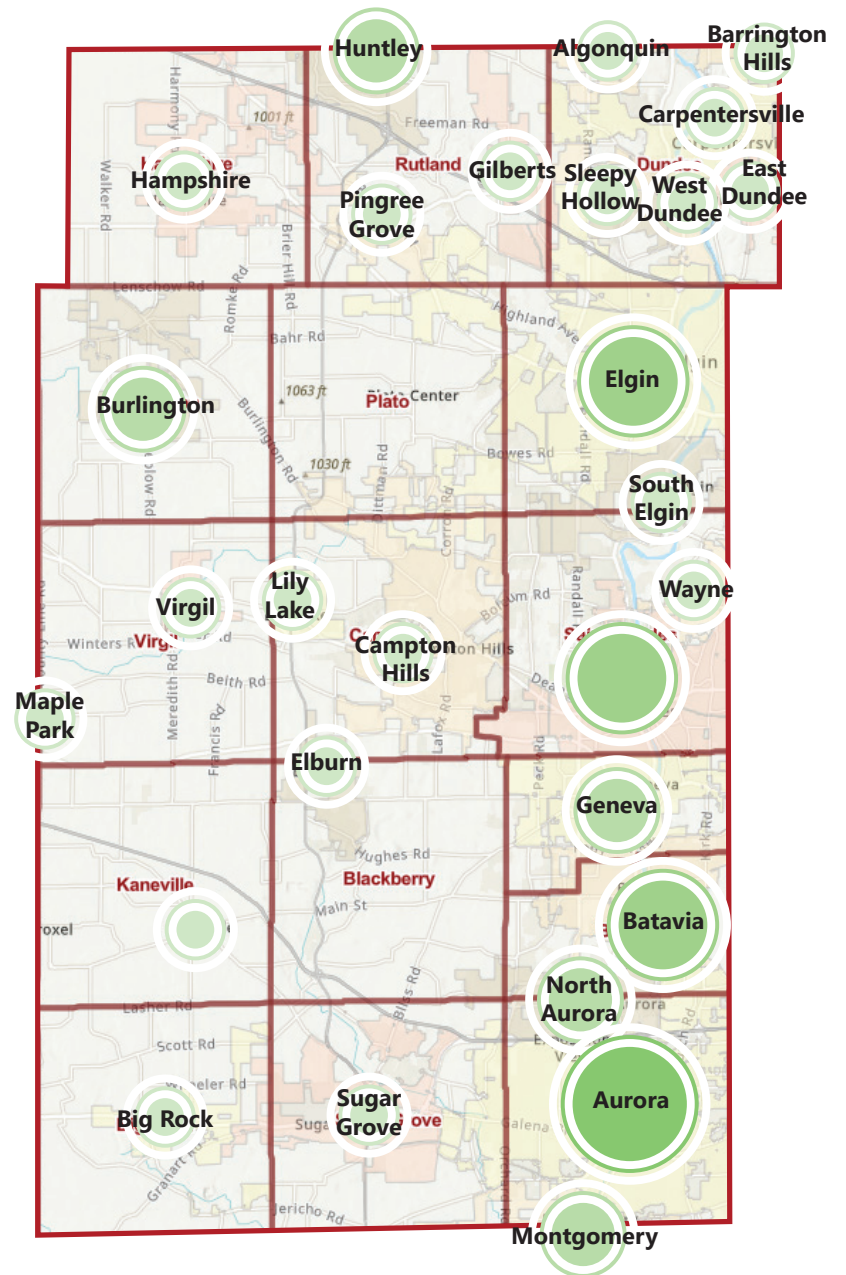
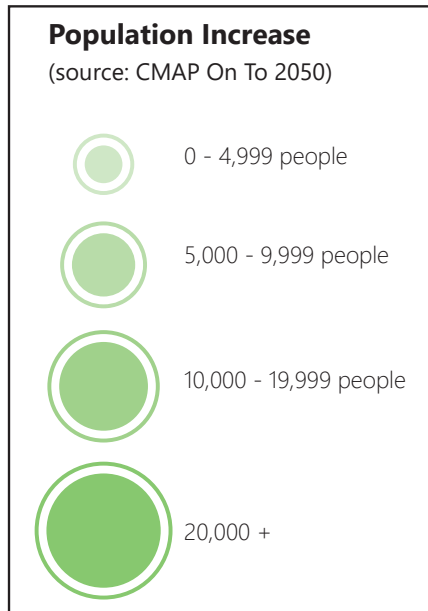
The Chicago Metropolitan Area for Planning (CMAP) projection was used to assess the future projected population of Kane County. The below chart represents the historic population growth of Kane County and projects the Year 2050 horizon projection.

As the population of Kane County continues to grow, the Long Range Facilities Master Plan must anticipate the space needs for the county. Governmental Departments, Judicial and Law Enforcement, Health, and Emergency Departments must all consider expansion to keep up with the growth in order to provide adequate public service for the residents of the county.



Projected Population Growth by Municipality

The Chicago Metropolitan Area for Planning (CMAP) indicates population growth at the municipal level in order to understand where future growth will be occurring within the County. Satellite facilities and project phasing may be influenced by the location of growth at the municipal level. Note that growth projections in this diagram indicate growth for the entire municipality and may include portions outside of Kane County.



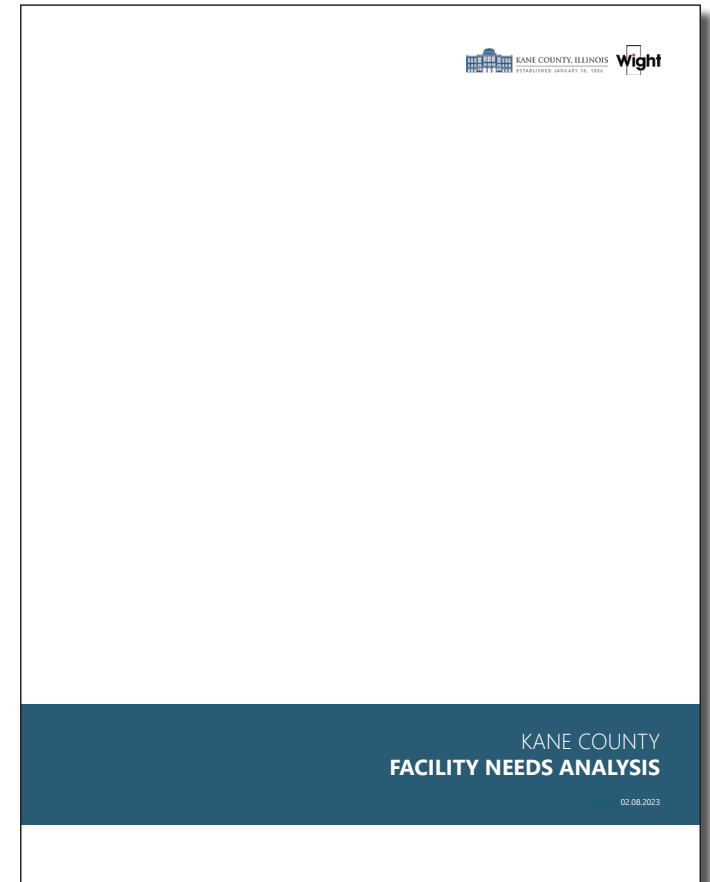
Planning Process

Space Needs Analysis Completion

In February of 2023, Wight & Company completed the Facility Needs Analysis which was then accepted by the Kane County Board in February of 2023. The Facility Needs Analysis provided the county with a systematic evaluation of all County facilities and departmental operations. The final needs analysis report outlines staffing projections and associated building square footage needs for the future at 5, 10, and 20-year intervals. The study addressed both short-term and long-term needs for all County departments and operations in the Non-Judicial / County Government and the Judicial / Law Enforcement areas.

As part of the Facility Needs Analysis process, a building Physical Conditions Assessment of all County buildings was completed. The assessment identifies the overall physical quality of the existing building assets to aid in a determination of those assets that can continue to serve the needs of the County long-term and those that have exceeded their useful life and need replacement.

This document serves as the technical building blocks for developing a long-term master plan for County facilities that can address the projected needs of the County and provision of services to the constituents well into the future. The following pages summarize the staffing and space needs data developed in the needs assessment report.



Methods of Measuring Space Needs

Departmental Gross Square Feet (DGSF)

In a master space plan, the size of individual offices/work stations is not as important as the total allocation of space for each staff position. The total department gross square footage (DGSF) is the sum of the various personnel, support, public, storage, and equipment net assignable spaces multiplied times a Grossing Factor to account for non-assignable floor area required to enclose, access, and mechanically support the net assignable spaces.

For typical office/staff-driven environments, Wight determined an average DGSF per staff by reviewing the function of the department to determine: (1) the mix of private offices versus open workstations; and (2) the types and sizes of support spaces (conference rooms, library, storage, etc.). Based on Wight’s research, the department space standards below are recommended for master planning purposes for typical “office” spaces.

Space Type	DGSF/Staff
Main offices of elected or appointed officials	250
Primarily private work areas, public waiting/contact spaces, and large work, equipment, and/or document storage needs	230
Combination of private and open workstation spaces and average work, equipment, and/or document storage needs	215
Primarily open workstations and common file areas	200
Combination of in-house and field staff, or primarily open workstations with large public spaces	150
Primarily field staff	50

Building Gross Square Feet (GSF)

Building gross square feet (BGSF) is the sum of all assignable (DGSF) spaces and non-assignable spaces to include exterior wall thickness, common public circulation area, public restrooms, stairwells, elevators, and mechanical spaces. A BGSF factor is applied after the addition of all the DGSF components to yield a final estimate of the full spatial impact of each component of the building. Building grossing factors can range from 15% to 60%+ depending on the building’s purpose. In general, the more subdivisions (rooms) or public spaces required within a building, the higher the grossing factor. As such, a building with predominately individual rooms will require a higher grossing factor than a building with predominately large open spaces.

The following tables summarize the space needs reported in the Facility Needs Analysis document completed in 2023.



Planning Process

Space Needs Report Judicial Summary

The space need projection out to the year 2050 shows a projected increase of 7.3% for the departmental gross square footage assuming any new space would be modern purpose-built space that is efficiently planned. There are several departments that are currently experiencing a significant space shortage as they have added staff over the years since occupying their spaces and no additional space has been provided. This is most evident in the State's Attorney's office which has significant space deficiencies, but it is generally true of most all support office functions in the Judicial Center. Another important area of note is that we are projecting an approximate 42% decrease in space need for the Circuit Court Clerk as the current space has much larger space per person that modern planning to suggest and there has been a continued decrease in active file space needs with a trend toward digital records.

Space Projection - Judicial

Department Category	Space (DGSF)							% Chg. 2021- 2050	% Chg. Per Year
	Exist.	2025	2030	2035	2040	2045	2050		
Circuit Court	92,415	92,415	129,277	129,277	129,277	129,277	129,277	39.9%	1.4%
Circuit Court - Jury Commission / Bailiff	6,075	7,933	7,965	7,965	7,998	4,905	4,905	-19.3%	-0.7%
Circuit Court - Law Library & Self Help Center	4,851	4,503	4,733	4,733	4,733	4,963	4,963	2.3%	0.1%
Circuit Court - Court Reporters	3,649	4,716	5,030	5,345	5,660	5,975	6,290	72.4%	2.5%
Circuit Court Clerk	53,751	30,698	30,908	31,197	31,557	31,382	31,263	-41.8%	-1.4%
Court Services - Judicial Center	12,400	15,470	16,390	17,310	18,230	19,150	20,070	61.9%	2.1%
Court Services - Aurora Probation	4,890	5,370	5,940	5,940	6,220	6,220	6,220	27.2%	0.9%
Court Services - Diagnostic Center	6,773	8,130	8,130	8,810	8,810	8,810	9,490	40.1%	1.4%
Court Services - Elgin Probation	7,073	5,140	5,430	5,720	5,720	6,010	6,010	-15%	-0.5%
Court Services - JJC	55,750	55,750	55,750	55,750	55,750	55,750	55,750	0.0%	0.0%
Public Defender	13,750	14,660	14,910	15,160	15,660	15,910	15,910	15.7%	0.5%
Sheriff's Office - Administration & Corrections	271,375	271,745	271,745	271,745	271,745	271,745	271,745	0.1%	0.0%
Sheriff's Office - Merit Commission	503	460	460	460	460	460	460	-8.5%	-0.3%
States Attorney's Office	36,562	44,047	45,047	46,297	47,297	48,297	49,047	34.1%	1.2%
Total	569,817	561,036	601,714	605,708	609,116	608,853	611,399	7.3%	0.3%

Space Needs Report Government Summary

The space need projection out to the year 2050 shows a projected increase of 7.3% for the departmental gross square footage assuming a modern purpose-built space that is efficiently planned. In most cases we found that due to the departments being fit into a building that was not purpose built for their operation that space is inefficient. In some case it was determined that departmental space could even be reduced if they were placed in a purpose-built space.

Space Projection - Government

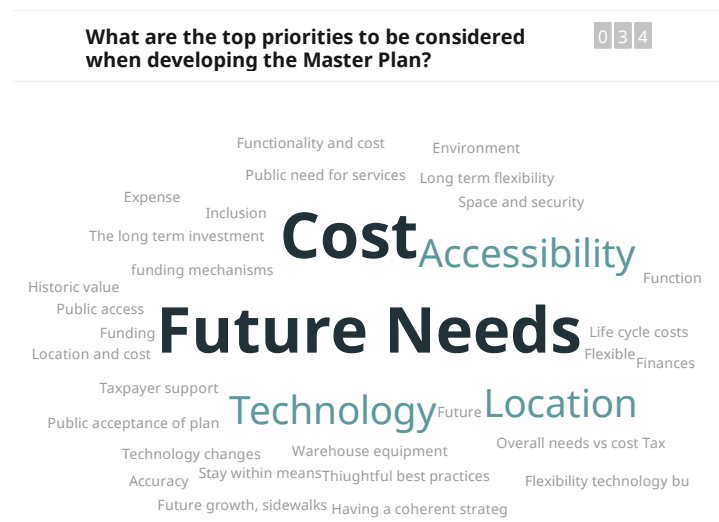
Department Category	Space (DGSF)								% Chg. 2021 - 2050	% Chg. Per Year
	Ex.	2021	2025	2030	2035	2040	2045	2050		
Building Management	13,190	13,720	14,620	14,620	14,770	14,920	14,920	14,920	13.1%	0.5%
Community Reinvestment	8,860	6,175	6,605	6,820	6,820	7,035	7,035	7,035	-20.6%	-0.7%
County Administration / Board	8,928	13,789	14,389	14,689	14,689	14,689	14,689	14,689	64.5%	2.2%
County Auditor	1,090	1,400	1,600	1,800	2,000	2,200	2,400	2,600	138.5%	4.8%
County Clerk	40,205	35,400	35,830	36,260	36,690	37,335	37,550	37,980	-5.5%	-0.2%
County Recorder	5,300	3,040	3,270	3,270	3,270	3,270	3,270	3,270	-38.3%	-1.3%
County Treasurer	3,120	5,784	5,784	6,014	6,014	6,244	6,244	6,474	107.5%	3.7%
Development & Community Services	7,473	6,113	6,343	6,573	6,573	6,803	6,803	6,803	-9.0%	-0.3%
Emergency Management	3,050	5,025	5,240	5,240	5,455	5,670	5,670	5,670	85.9%	3.0%
Environmental & Water Resources	3,158	1,610	1,840	1,840	2,070	2,070	2,070	2,070	-34.5%	-1.2%
Finance Department	5,153	3,335	3,680	3,680	3,910	4,140	4,140	4,140	-19.7%	-0.7%
GIS Division	2,400	2,483	2,580	2,795	3,010	3,010	3,225	3,225	34.4%	1.2%
Health Department	25,230	19,650	22,130	23,220	24,310	25,400	26,220	27,040	7.2%	0.2%
Human Resources	1,870	1,150	1,380	1,380	1,380	1,380	1,380	1,380	-26.2%	-0.9%
Information Technologies	12,920	11,193	12,053	13,128	14,203	15,493	15,923	16,568	28.2%	1.0%
KaneCOMM	3,410	3,555	4,005	4,005	4,455	4,605	4,605	4,605	35.0%	1.2%
Regional Office of Education	13,036	8,338	8,798	9,488	9,718	9,948	9,948	9,948	-23.7%	-0.8%
Supervisor of Assessments	3,315	3,706	3,936	4,396	4,626	4,856	4,856	4,856	46.5%	1.6%
Veteran's Assistance Commission	757	1,075	1,075	1,075	1,075	1,075	1,075	1,075	42.0%	1.4%
County Government Total	162,465	146,540	155,156	160,291	165,036	169,926	172,021	174,346	7.3%	0.3%



Planning Process

Visioning Session

On April 12 2023, Wight & Company hosted a visioning session for county board members and department heads to solicit their initial thoughts at the start of the planning process for the Long Range Facilities Master Plan. Attendees participated in a variety of exercises focused on the challenges and opportunities facing the county, surveys to prioritize ideas, and discussions on how the county will provide services in the future. The result of the visioning session was 8 guiding principles to be used in the development of the master plan.



Guiding Principles

1. Promote streamlined and efficient public services with clear way-finding and access
2. Meet the projected growth space needs for all county departments
3. Design adaptable spaces for future flexibility
4. Create a long-term plan that has phased implementation and addresses urgent and short-term needs
5. Solve all existing accessibility deficiencies
6. Plan for sustainably sensitive projects
7. Define realistic financial plans for implementation and optimize use of financial resources
8. Evaluate scenarios in an objective manner to facilitate future public acceptance
9. Continue to explore opportunities to provide expanded health services to meet community needs

3 **Master Plan Projects**

Master Plan Projects

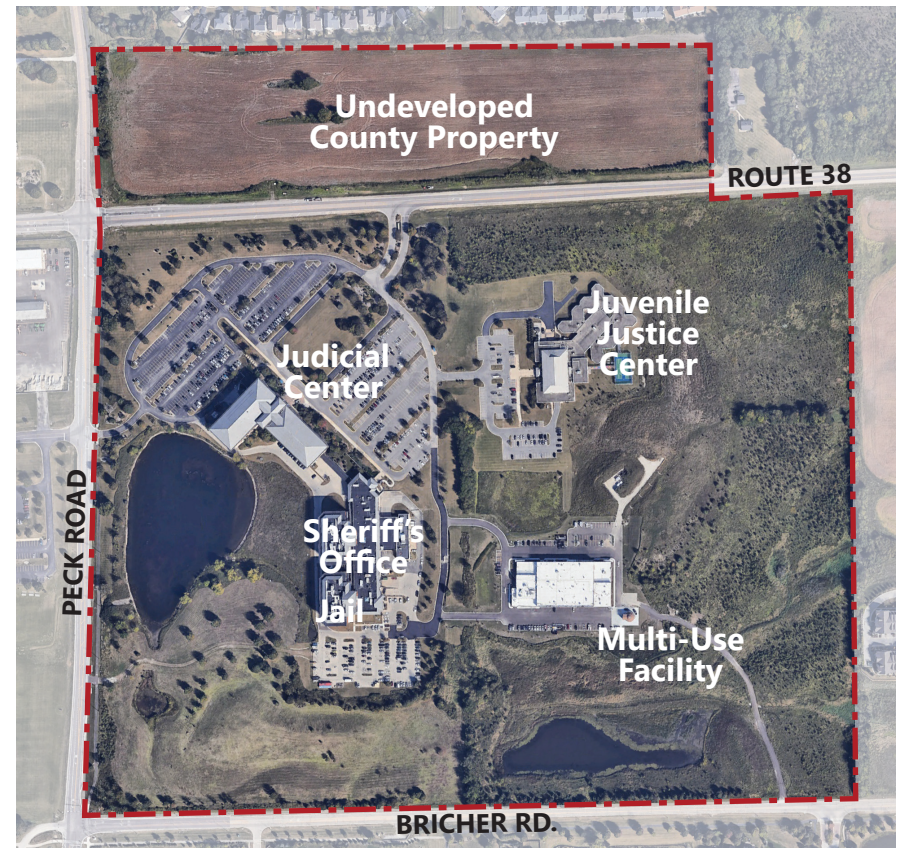
Existing Site Assets: Primary Site Locations

Judicial Center Campus

Criminal / Family Courts, State's Attorney, Sheriff's Office, Jail, Public Defender, Court Services, Coroner, Juvenile Justice Center, Multiuse Building, Facilities

Government Center

County Clerk, County Recorder, Supervisor of Assessments, Treasure, Development/Community Services, Environment/Water Resources, Finance, Human Resources, County Auditor, Veteran's Assistance Commission, Merit Commission, Information Technologies, OEM, KaneCOMM



Existing Site Assets: Secondary Site Locations

Third Street Courthouse

Civil Courts, CASA, ADR, State's Attorney (Civil)

Randall Road Building

Traffic Court, Circuit Court Clerk, Elections, Storage

Fabyan Parkway Site

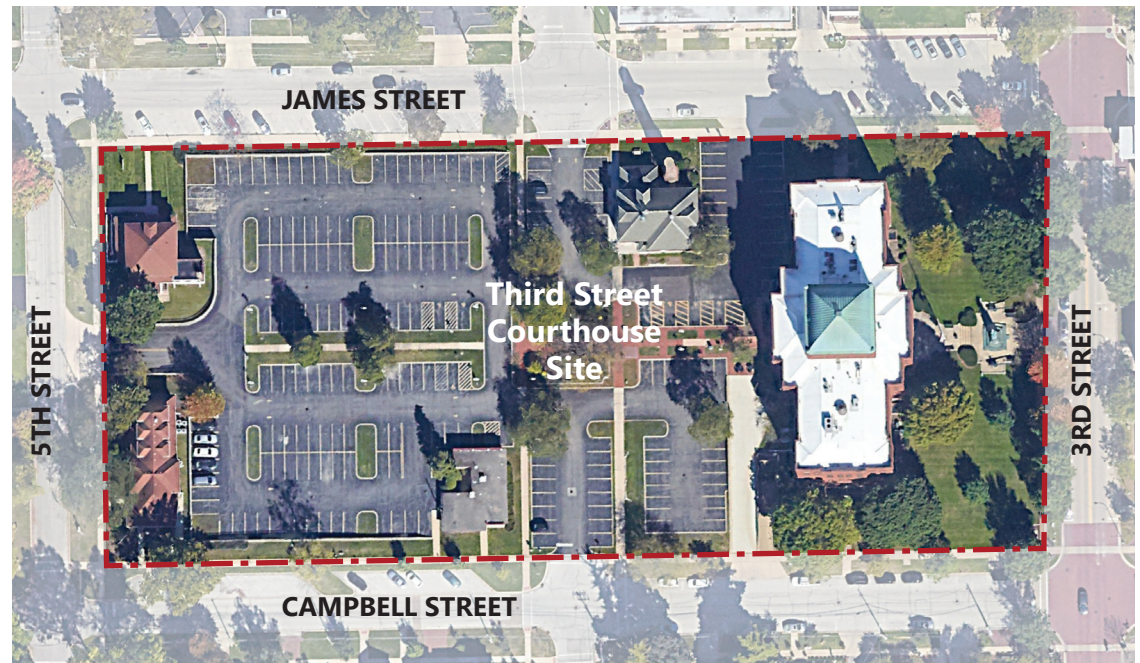
Vacant County Property

Aurora Satellite

Courts (within Aurora Police Department)
Health Department's Main Location
Court Services Aurora Satellite

Elgin Satellite

Courts (Shared Use in City Hall)
Court Services (Leased Space)
Health Department (Leased Space)

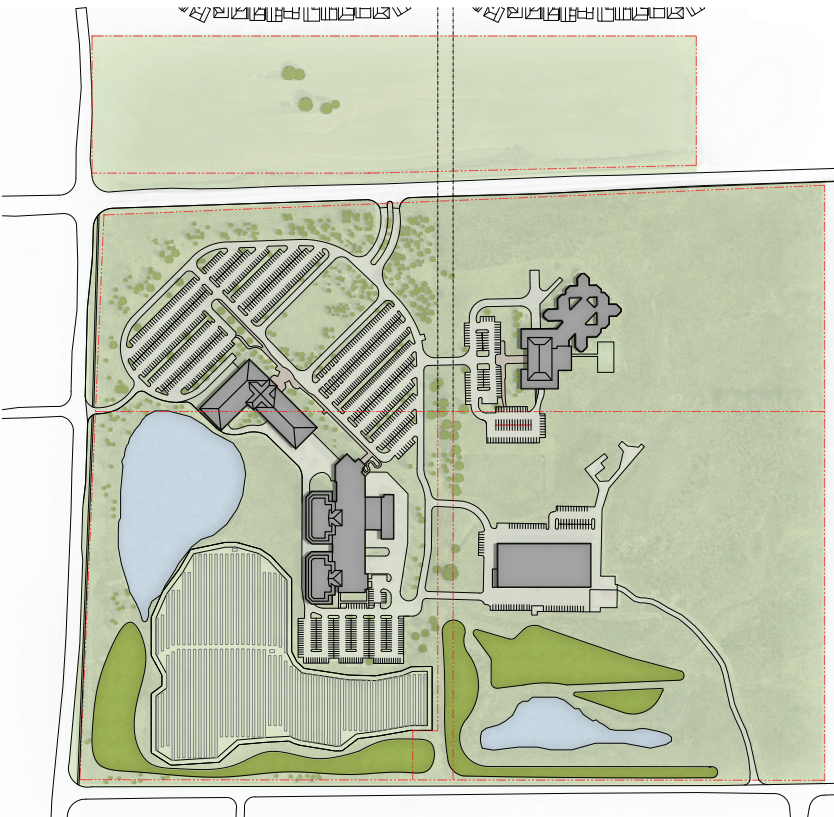


Master Plan Projects

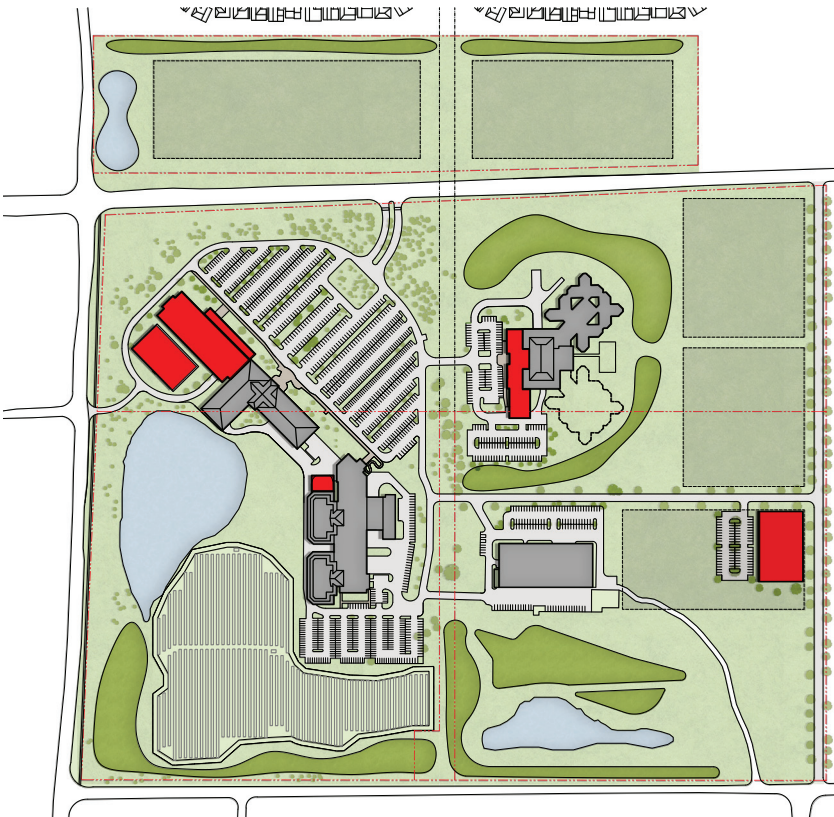
Kane County Judicial Campus Site

The existing Judicial Center Campus is currently focused on the judicial-related functions of the county, with major facilities for the courts and correctional uses. The substantial amount of additional land available at this location can help support existing facility expansion. An annexation agreement with the City of Geneva may allow for other county uses within the County Seat. The following projects are anticipated over the life of this long-range plan to expand services and meet the projected growth in population for the county:

- Judicial Center Expansion
- Juvenile Justice Center Expansion
- Judicial Center Addition
- New OEM/KaneCOMM Facility
- Surface parking at the Judicial Center Campus for Building Management and Public Safety
- Additional New Facility Potential at 5 remaining open sites



Current



Future





Existing Buildings

- ① Judicial Center
- ② Adult Justice Center
- ③ Juvenile Justice Center
- ④ Multipurpose Building

Proposed Buildings

- ⑤ Judicial Center Expansion w/ Parking Structure
- ⑥ New Facility for KaneCOMM & OEM
- ⑦ Juvenile Justice Center Expansion
- ⑧ New Storage and Loading

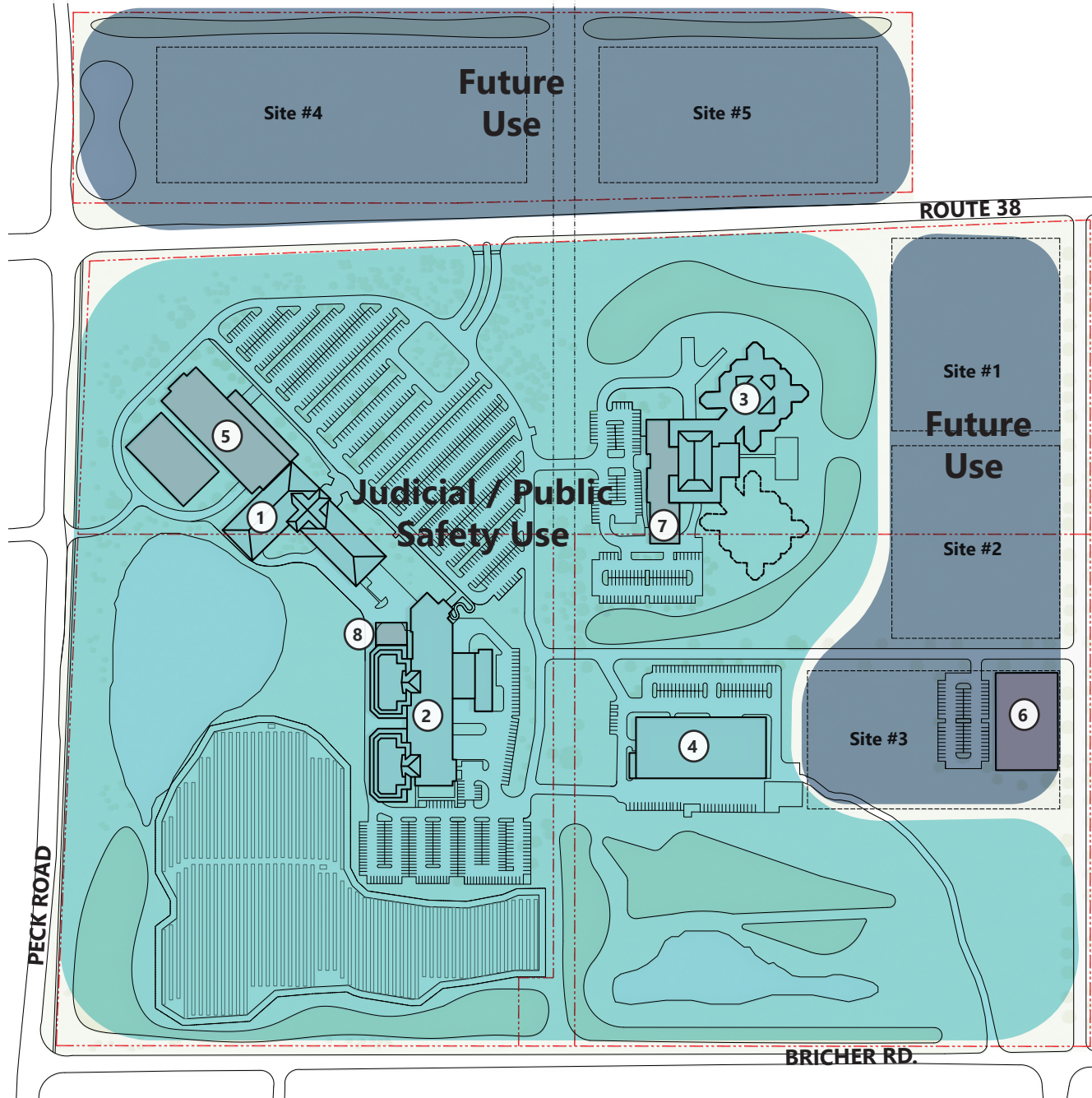
Other Site Features

- ⑨ Solar Field
- ⑩ Landscape Buffer and Berm
- ⑪ Retention Pond
- ⑫ Future Building Sites/Parking
- ⑬ Existing Traffic Signal
- ⑭ New Traffic Signal
- ⑮ Existing Bike Trail
- ⑯ Proposed Bike Trail
- ⑰ Existing Bus Route
- ⑱ Nicor Easement

Parcel Restrictions

- A** Parcel Restricted by Public Act 86-729 to Criminal Courts or Drug Treatment Uses.
- B** Parcel Unrestricted
- C** Parcel Not Owned by County





Existing Buildings

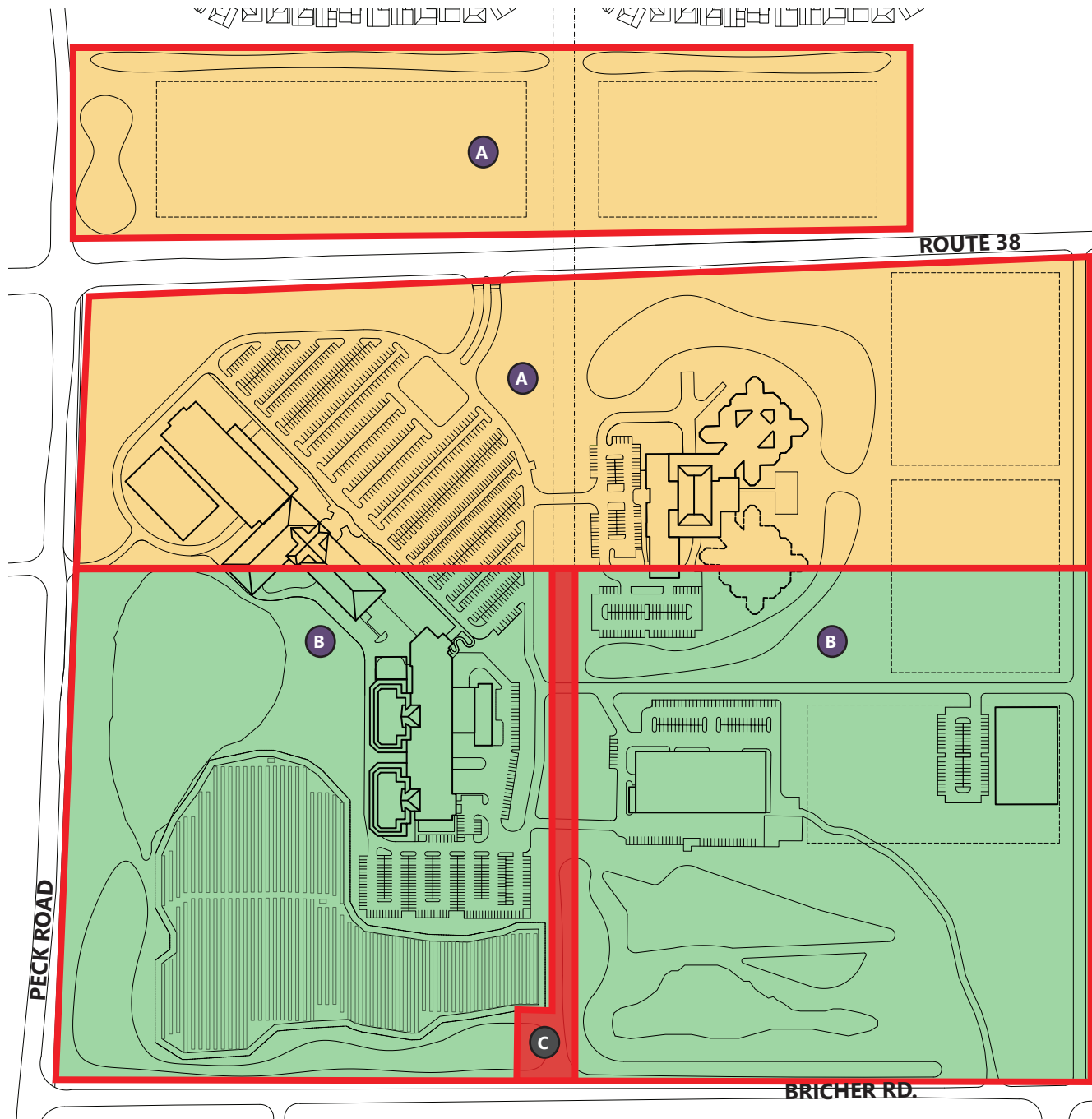
- ① Judicial Center
- ② Adult Justice Center
- ③ Juvenile Justice Center
- ④ Multipurpose Building

Proposed Buildings

- ⑤ Judicial Center Expansion w/ Parking Structure
- ⑥ New Facility for KaneCOMM & OEM
- ⑦ Juvenile Justice Center Expansion
- ⑧ New Storage and Loading

Parcel Restrictions

- A** Parcel Restricted by Public Act 86-729 to Criminal Courts or Drug Treatment Uses.
- B** Parcel Unrestricted
- C** Parcel Not Owned by County



3A

Judicial Projects

Judicial Projects

Judicial Projects

Recommendation

For efficient judicial operations, a consolidation of judicial components to the Judicial Center site is recommended, along with an expansion to meet the future space needs for departments as identified in the Space Needs Analysis report.

- Bringing the Circuit Court Clerk to the Judicial Center will help streamline operations.
- Move the traffic court and associated staff back to the Judicial Center.
- Diagnostic Center residing at the Kane Branch Court to move back to the Judicial Center to take advantage of the security screening operations and location near other county services.
- Allow expansion space for agency offices to grow and optimize operations.
- Continue to modify Adult Justice Center as needed

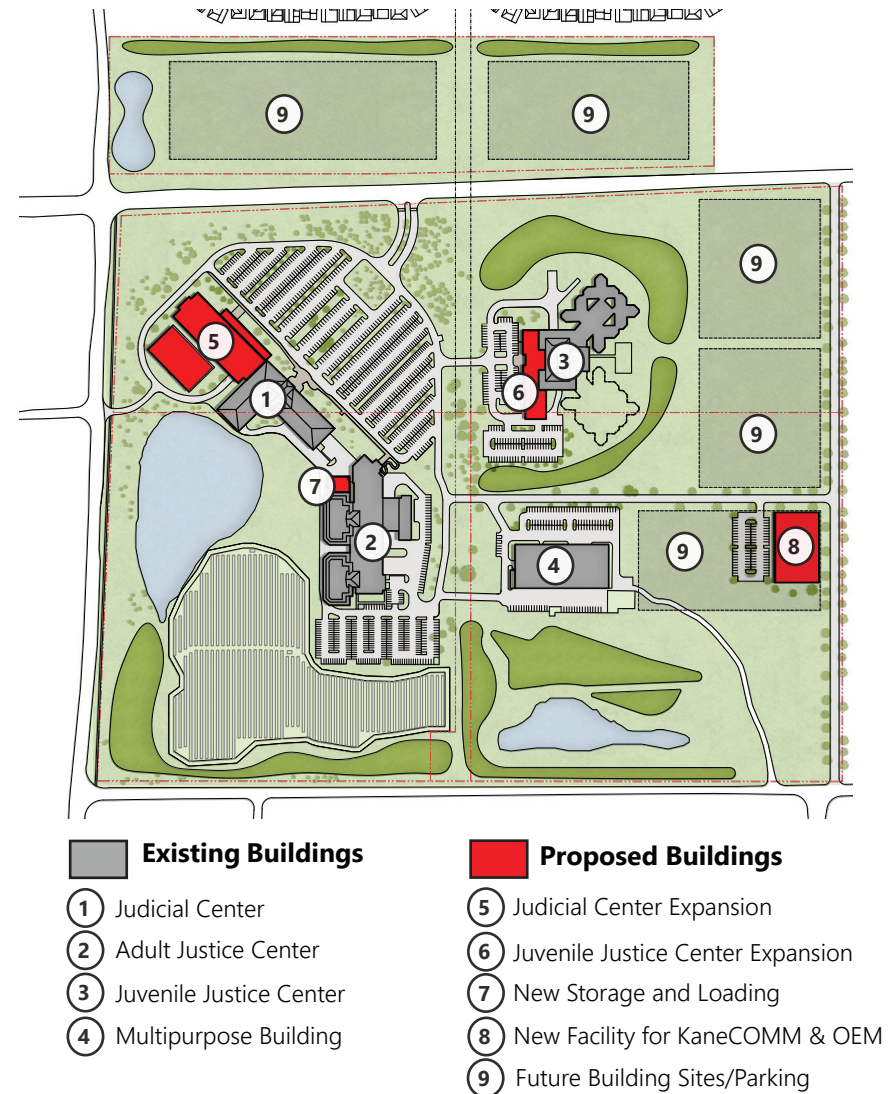
Timeline

- 01 Short-Term Recommendations (1-3 years)**
 - SAO Criminal Division Short Term Space Needs
 - Third Street Courthouse Renovation
 - JJC Expansion
 - Judicial Campus surface parking expansion
- 02 Mid-Term Recommendations (3-10 years)**
 - Judicial Center Expansion
 - Satellite Facilities
 - New KaneCOMM / OEM Facility
- 03 Long-Term Recommendations (10+ years)**
 - Randall Road Renovation (Optional)

Short-Term Solutions

The most pressing need for Judicial operations is the deficiency of space for agency offices. The States Attorney's Office has the greatest current and future space needs to accommodate new staff and associated spaces, followed by the Court Services office at the Judicial Center.

As short-term option to address these judicial office needs, the existing Kane Branch Court building may be used to accommodate additional judicial office needs from the Judicial Center. The storage functions at the Kane Branch building may be relocated to a leased storage space to accommodate this move. Alternately, the Clerk's office at the Kane Branch Court can accommodate consolidation to fit additional judicial office functions. As an alternate to utilizing the Kane Branch Court as a pressure relief valve for staff space, lease space can be used for additional judicial office needs.



Judicial Space Needs Reference

Department Category	Space (DGSF)							% Chg. 2021-2050	% Chg. Per Year
	Exist.	2025	2030	2035	2040	2045	2050		
Circuit Court	92,415	92,415	129,277	129,277	129,277	129,277	129,277	39.9%	1.4%
Circuit Court - Jury Commission / Bailiff	6,075	7,933	7,965	7,965	7,998	4,905	4,905	-19.3%	-0.7%
Circuit Court - Law Library & Self Help Center	4,851	4,503	4,733	4,733	4,733	4,963	4,963	2.3%	0.1%
Circuit Court - Court Reporters	3,649	4,716	5,030	5,345	5,660	5,975	6,290	72.4%	2.5%
Circuit Court Clerk	53,751	30,698	30,908	31,197	31,557	31,382	31,263	-41.8%	-1.4%
Court Services - Judicial Center	12,400	15,470	16,390	17,310	18,230	19,150	20,070	61.9%	2.1%
Court Services - Aurora Probation	4,890	5,370	5,940	5,940	6,220	6,220	6,220	27.2%	0.9%
Court Services - Diagnostic Center	6,773	8,130	8,130	8,810	8,810	8,810	9,490	40.1%	1.4%
Court Services - Elgin Probation	7,073	5,140	5,430	5,720	5,720	6,010	6,010	-15%	-0.5%
Court Services - JJC	55,750	55,750	55,750	55,750	55,750	55,750	55,750	0.0%	0.0%
Public Defender	13,750	14,660	14,910	15,160	15,660	15,910	15,910	15.7%	0.5%
Sheriff's Office - Administration & Corrections	271,375	271,745	271,745	271,745	271,745	271,745	271,745	0.1%	0.0%
Sheriff's Office - Merit Commission	503	460	460	460	460	460	460	-8.5%	-0.3%
States Attorney's Office	36,562	44,047	45,047	46,297	47,297	48,297	49,047	34.1%	1.2%
Total	569,817	561,036	601,714	605,708	609,116	608,853	611,399	7.3%	0.3%



Judicial Projects

Judicial Center Expansion | Planning

Planning Needs & Benefits:

- Modern design planning will allow for enhanced visitor screening and movement within the building.
- The Kane County Courthouse on Third Street is not planned for modern security screening or separation of public, private, and secure internal circulation.
- The Kane County Courthouse on Third Street is not planned for modern technology and is costly and difficult to retrofit.
- The Kane County Courthouse on Third Street does not have adequate space to hold major civil trials.
- Consolidation of functions will make the court system easier to navigate.
- The plan allows for the Circuit Court Clerk, Traffic Court, and Diagnostic Center to move out of the Kane Branch Court building on Randall Road, allowing that property to be of use as storage, conferencing space, and flexible office space for the County.



Judicial Center Expansion | Court Needs

Recommended Courtroom Type by Division / Court Call - 2050 Judicial Count Projection												
Division / Court Call	Quantity Judges	Quantity Courts	Court Count by Type					Court Count by Location				
			High-Volume Courtroom Quantity	Standard - Jury Courtroom Quantity	Small - Jury Courtroom Quantity	Non Jury Courtroom Quantity	Traffic Courtroom Quantity	Judicial Center	3rd Street Courthouse	JJC	Branch Court	New JC Addition
Civil Division												
Small Claims	1	1				1		1				
Law Court	3	3		3	0			0		3		
Arbitration Court	1	1			1			1				
Chancery	1	1			0	1		0		1		
Foreclosure	1	1			1			1				
Probate	1	1				1		1				
Subtotal Civil Division	8	8	0	3	2	3	0	0	4	4*		
Felony & Specialty												
Felony	10	8		11		2		5		3		
Problem Solving Court	1	1		1				1				
Bond Court	1	1	1					1				
Subtotal Criminal Division	12	10	1	12	0	2	0	7	0	3		
Family Division												
Family	6	6			6			6				
Subtotal Family Division	6	6	0	0	6	0	0	6	0	0		
Juvenile												
Abuse and Neglect	1	3				1			3			
Juvenile Delinquency	1	1				1			1			
Subtotal Family Division	2	4	0	0	0	2	0	0	4	0		
Traffic / Other Division												
DUI and DV Court	2	2		2				2				
Branch Court Traffic / Misdemeanor	3	3							2	1		
JC Floater	1	1								1		
KCC Floater	1	0										
Chief Judge	1	1								1		
Subtotal Traffic/Other Division	8	7	0	2	0	0	2	2	0	3		
Grand Total All Divisions	36	35	1	17	8	7	2	15	4	10		

35 Total Courts

35 Total Courts

*Note: Alternately, (4) Courtrooms from the 3rd Street Courthouse to remain in place and be renovated.



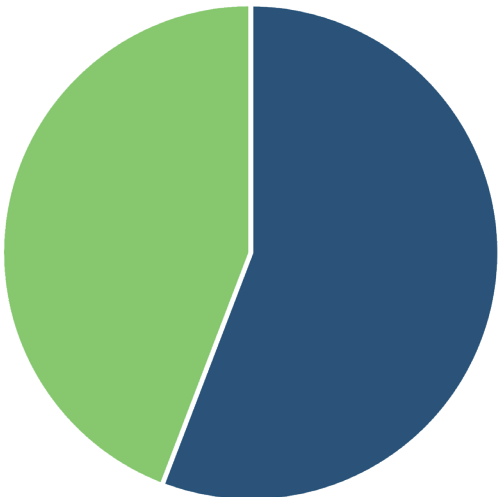
Judicial Center Expansion | Program

For efficient judicial operations, a consolidation of judicial components to the Judicial Center site is recommended, along with an expansion to meet the future space needs for departments as identified in the Space Needs Analysis report. Currently, the Circuit Court Clerk operates out of the Kane Branch Court facility on Randall Road, commuting to the Judicial Center site for court. Bringing the Circuit Court Clerk to the Judicial Center will help streamline operations. The Kane Branch Court facility also includes a traffic court, placed there initially to reduce congestion at the Judicial Center and to be located near the Circuit Court Clerk. There is a desire to move the traffic court and associated staff back to the Judicial Center. Consolidating these groups back to the Judicial Center, also triggers a move by the Diagnostic Center residing at the Kane Branch Court to move back to the Judicial Center to take advantage of the security screening operations and location near other county services. Additionally, several courts at the Kane County Courthouse on Third Street are not well suited to the historic courthouse layout. These Civil courts require more space for multiple litigants, infrastructure for technology to support trial operations, and jury assembly spaces to select jurors. Consolidating these courts to the Judicial Center will allow those trials to function optimally and eliminate the need for a second jury assembly operation at the Kane County Courthouse.

The space needs for the above consolidations to the Judicial Center are included in the Judicial Center Expansion Program to the right, along with the projected departmental growth from the space needs analysis. A building gross factor is applied to the total departmental gross square footage to calculate the total expansion gross square footage needed for an expansion of the Judicial Center. Depending on the final number of courtrooms and final office program, this expansion could be 160,000 sf to 200,000 sf of new construction.

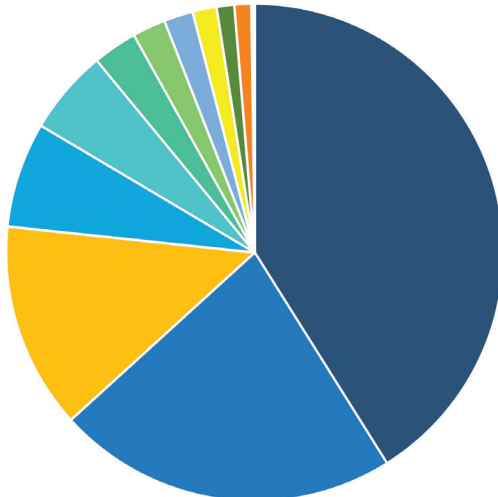
Department	2050 Needs		Comments
	Staff	DGSF*	
Circuit Court Staff & Judges	12	49,334	(10) additional courts
Jury Assembly / Bailiff	3	205	
Law Library	2	112	
Security Screening	2	4,000	(4) screening stations
State's Attorney - Criminal & Grand Jury	51	18,650	
State's Attorney - Civil Staging Office	8	1,600	Hotel offices for Civil trials
Public Defender	5	2,160	
Court Services	20	7,670	
Circuit Court Clerk	133	30,778	Move entire office from KBC
Court Reporters	5	2,641	
Agency Support Offices	20	3,000	Misc. Entities
IT Staging Office	10	1,500	Hotel office
Diagnostic Center	14	9,490	Move entire office from KBC
Total DGSF		131,140	
Building Grossing		59,013	45%
Total Expansion Gross Square Feet	287	190,153	

*Department Gross Square Feet (DGSF) of additional space for expansion



**Expansion Allocation
Courts & Offices**

Agency Offices - 55.8%
Circuit Court - 44.2%

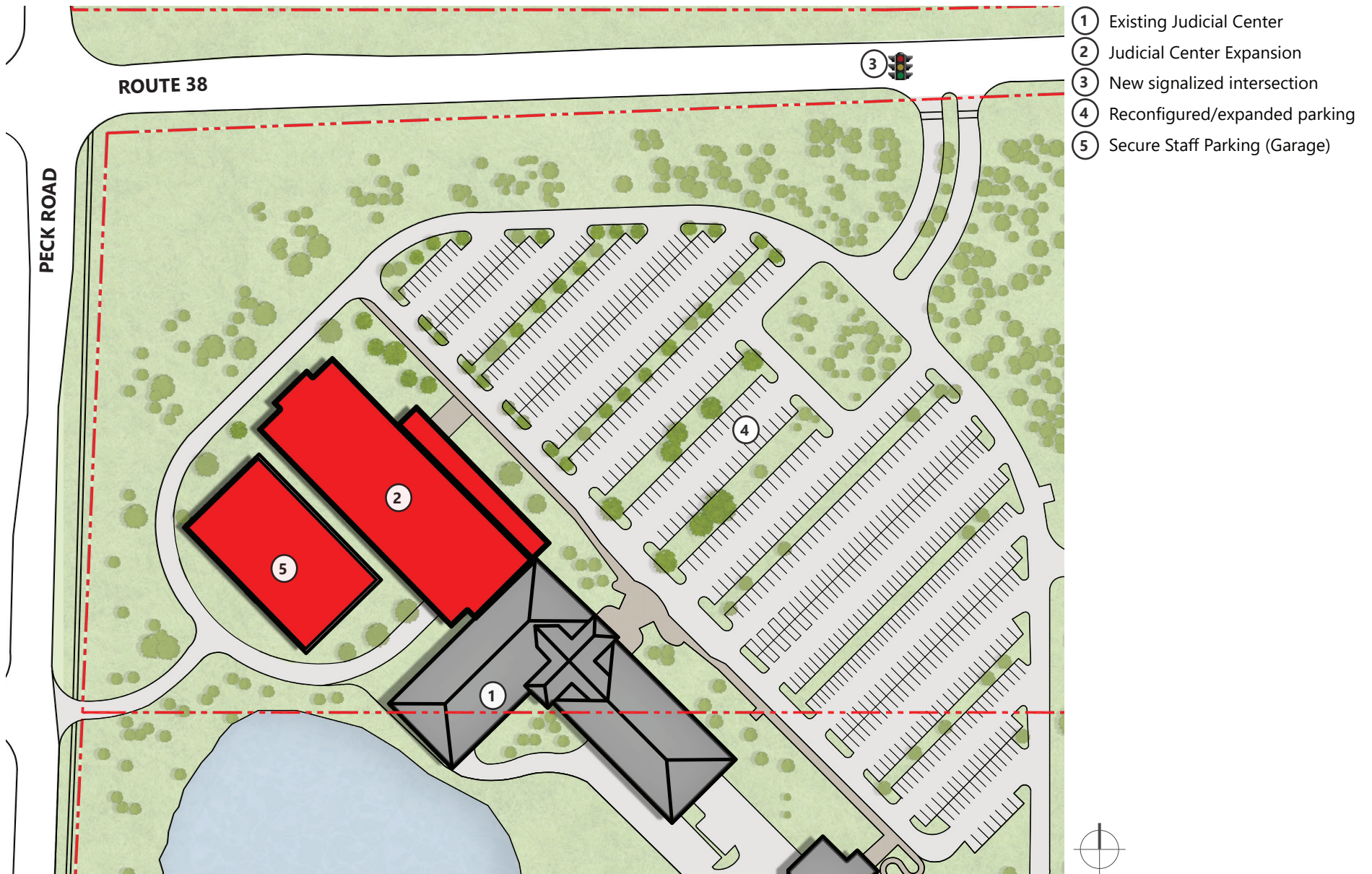


**Expansion Allocation
Departments**

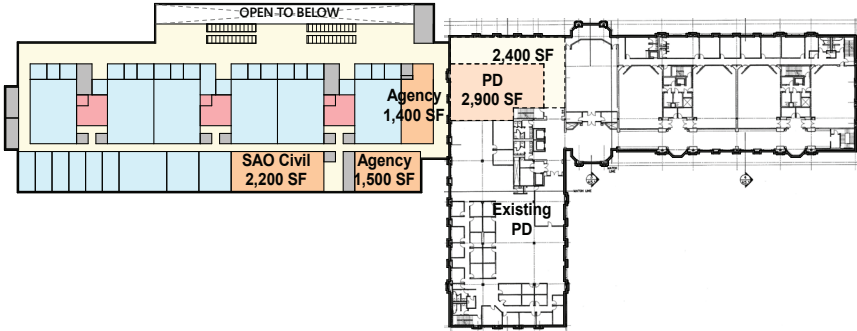
Courts / Judges / Staff - 41.1%
Circuit Court Clerk - 22.2%
State's Attorney - 13.4%
Diagnostic Center - 6.8%
Court Services - 5.5%
Security Screening - 2.9%
Agency Support Offices - 2.2%
Court Reporter - 1.9%
Public Defender - 1.6%
SAO Civil Hotel Office - 1.2%
IT Hotel Office - 1.1%
Jury Assembly / Bailiff - 0.1%
Law Library - 0.1%



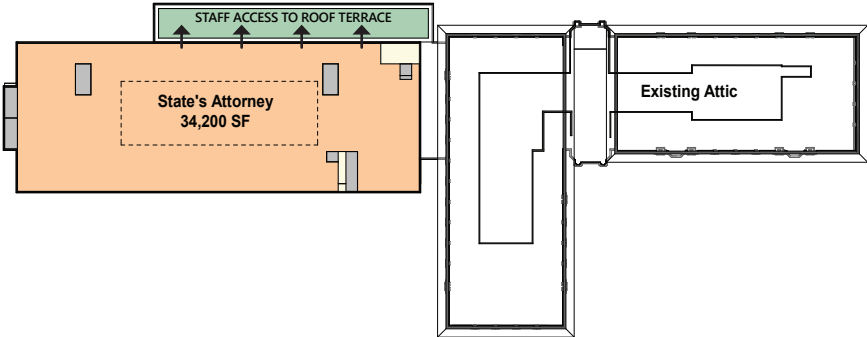
Judicial Center Expansion | Site Plan



Judicial Center Expansion | Conceptual Plans

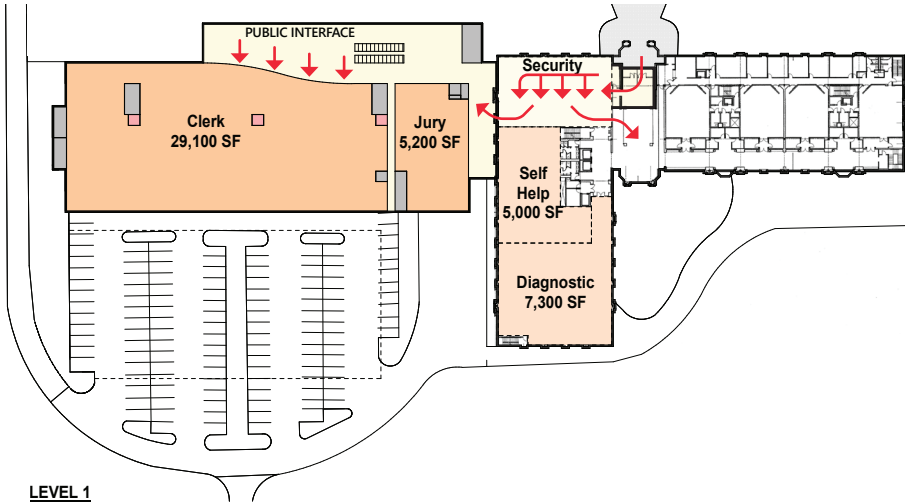


LEVEL 2
42,200 GSF NEW
5,300 GSF RENO



LEVEL 4
37,300 GSF NEW

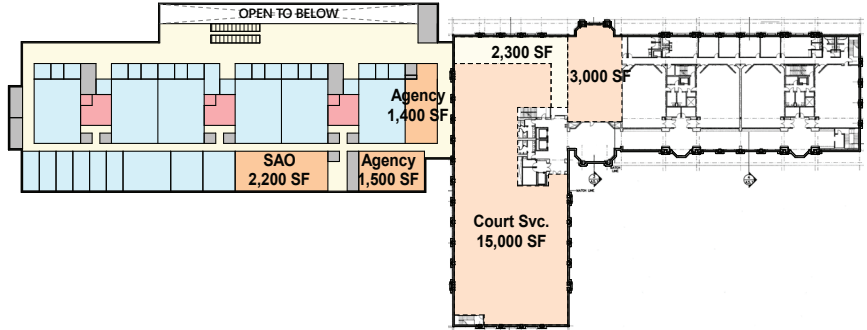
PENTHOUSE (ABOVE)
3,000 GSF NEW



LEVEL 1
45,700 GSF NEW
17,100 GSF RENO

LAKE LEVEL* (BELOW)
31,200 GSF NEW
1,000 GSF RENO

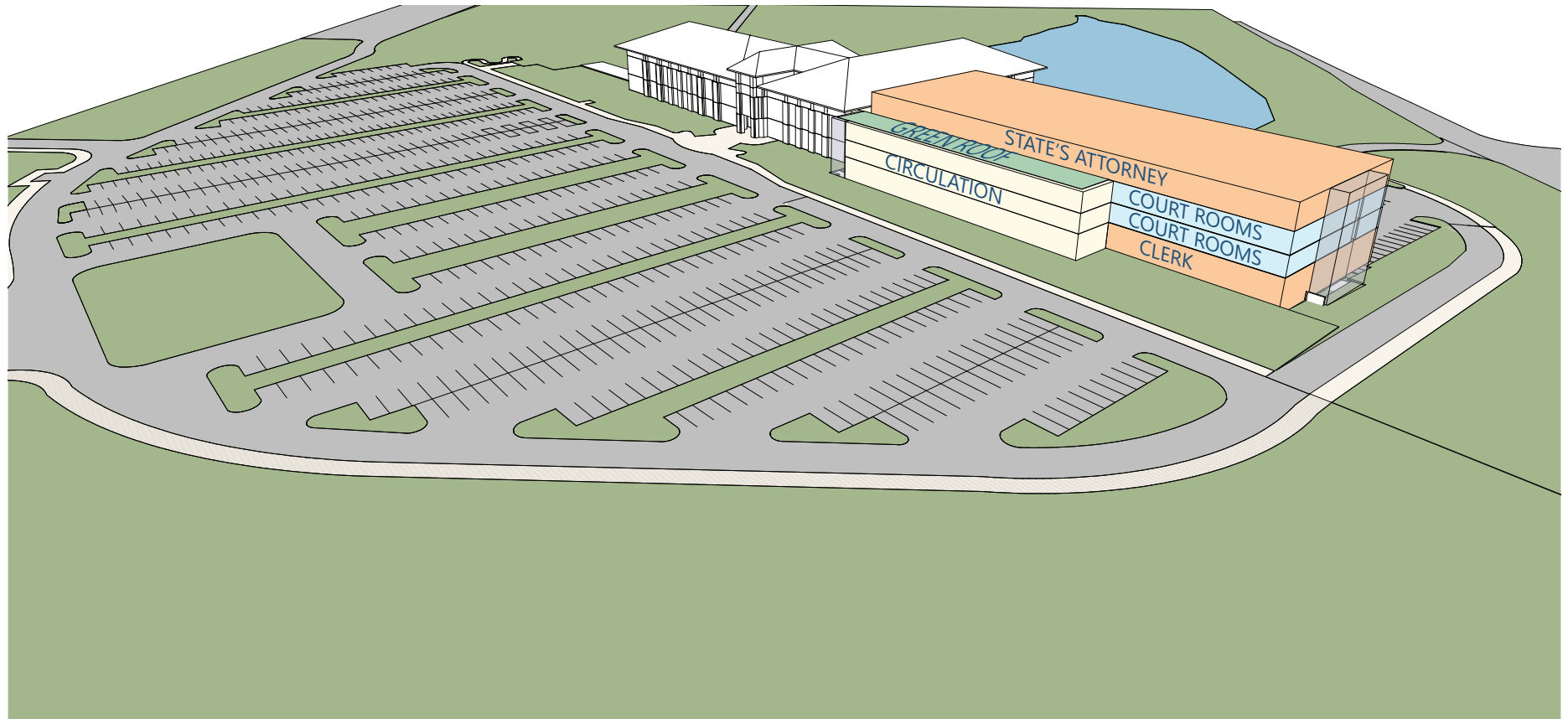
*Storage, Building Systems, In-Custody Circulation



LEVEL 3
42,200 GSF NEW
20,300 GSF RENO



Judicial Center Expansion | Programming Diagram



Juvenile Justice Center

The Kane County Juvenile Justice Center is a detention facility for juveniles and includes two courtrooms on the second floor. The facility has been designed for a future residential wing expansion, which should be retained for any future need for this function. A new approximately 20,000 sf to 25,000 sf expansion of this facility is currently planned to accommodate additional court and office spaces.

Due to recent caseload growth for the Abuse and Neglect Court, a future court set is planned as an addition to the JJC. Office spaces for this new court set, and existing office space deficiencies created by the recent addition of a new Abuse and Neglect court in 2022, are also planned for the future addition.

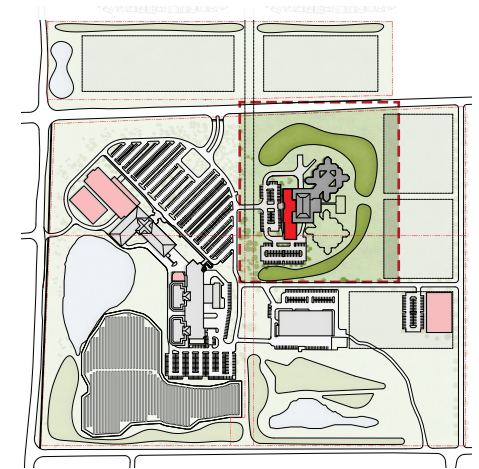
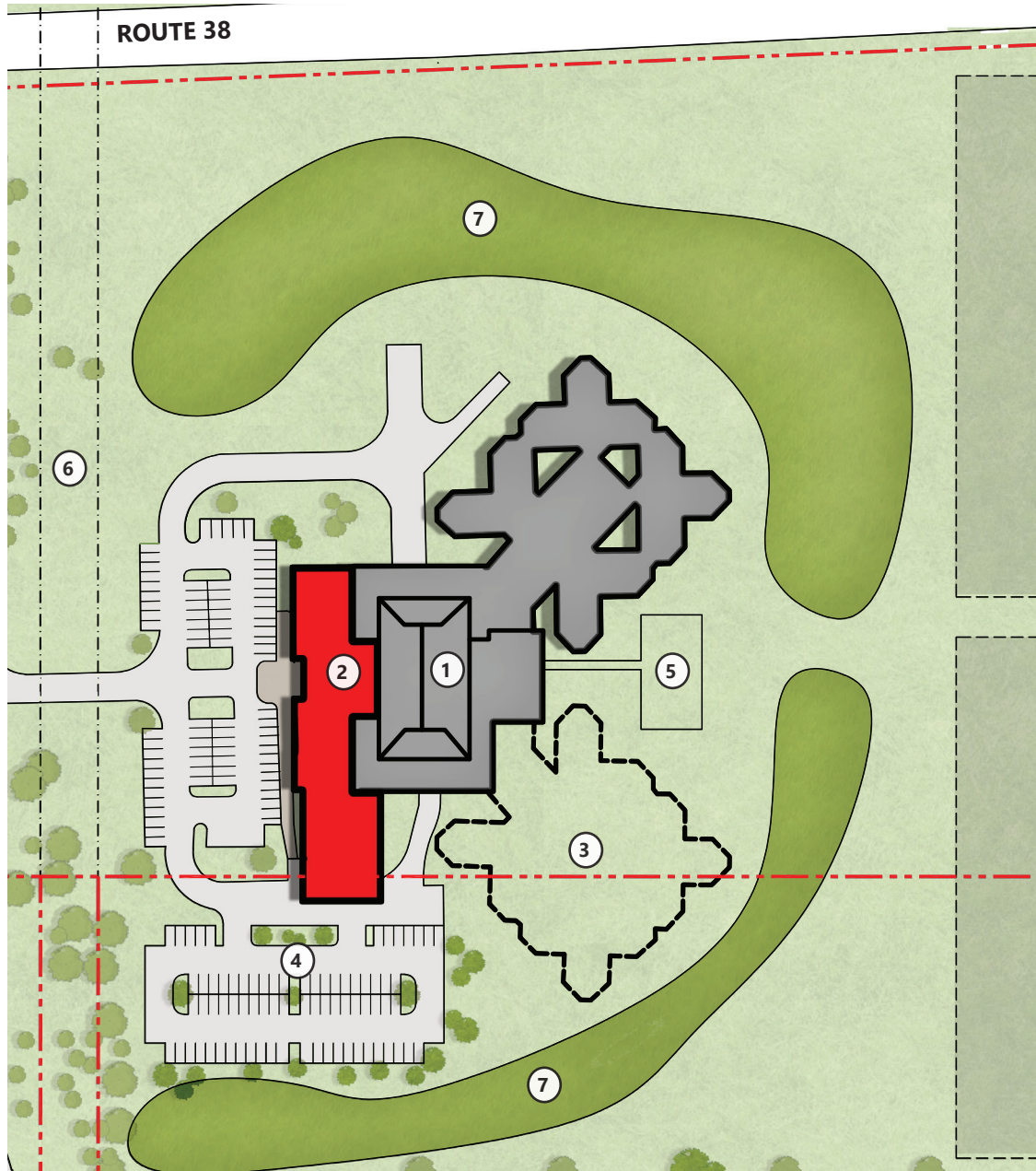
With the addition, a consolidation of CASA to this location has been included to provide more streamlined services to the clients served. Additionally, a neutral exchange program is included in the addition which will take advantage of the building security screening operation and the ability to have two separate entries into the suite.

The new addition is planned for the front of the JJC and includes an updated entry lobby and security screening area. Service and sallyport areas should remain intact for future addition(s). The Judiciary believes there will not be a need for future additional housing so the Future Residential Expansion footprint may be considered as a useable site area during the JJC Addition. Lastly, A full sight and sound separation is required for the Juvenile Justice Center, including the outdoor recreation area, which may be handled by extending the landscape berm or by other means.



Department	2050 Needs		Comments
	Staff	DGSF*	
Building Lobby		1,500	
Security Screening	2	500	
Neutral Exchange 2nd Entry		100	
Neutral Exchange Offices	5	2,000	
Abuse and Neglect Court Set		7,000	2 Courtrooms
Staff Office Expansion	10	2,230	
Agency Office Spaces (CASA)	10	4,500	(program verification TBD)
Shared Training		1,000	
Building Support		400	
Total DGSF		19,230	
Building Grossing		5,770	30%
Total Expansion Gross Square Feet	27	25,000	

Juvenile Justice Center Expansion | Site Plan

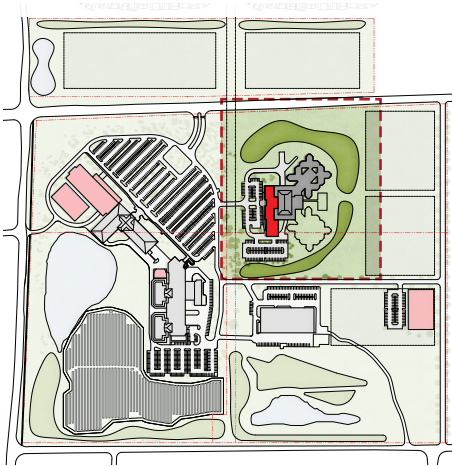
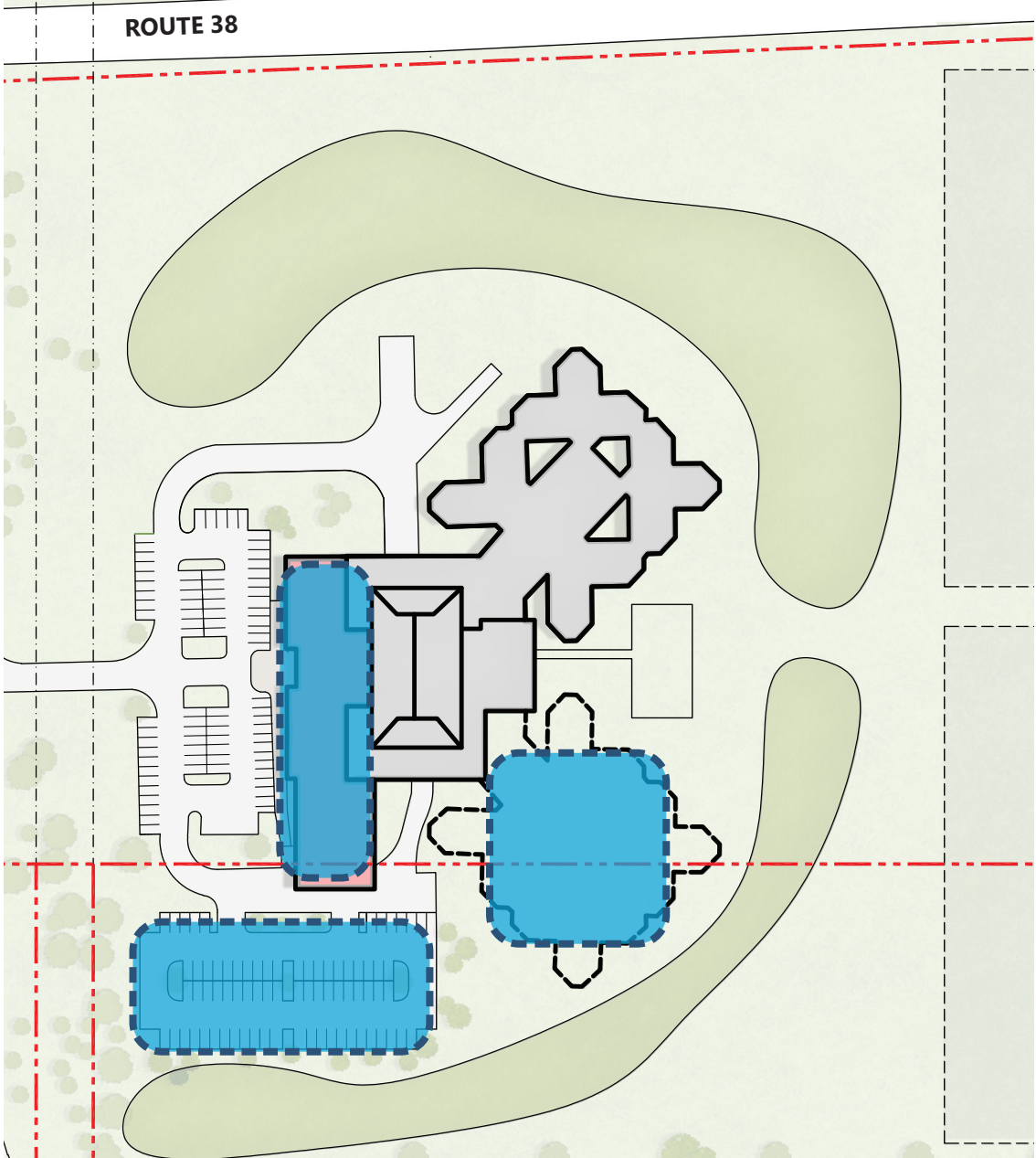


Key Plan

- ① Existing Juvenile Justice Center
- ② Juvenile Justice Center Expansion
- ③ Future Residential Expansion
- ④ Reconfigured/expanded parking
- ⑤ Existing Outdoor Recreation
- ⑥ Utility Easement
- ⑦ Landscape Buffer and Berm (A full Sight and Sound separation is required for the Juvenile Justice Center including the Outdoor Recreation Area)



Juvenile Justice Center Expansion | Site Plan



Key Plan



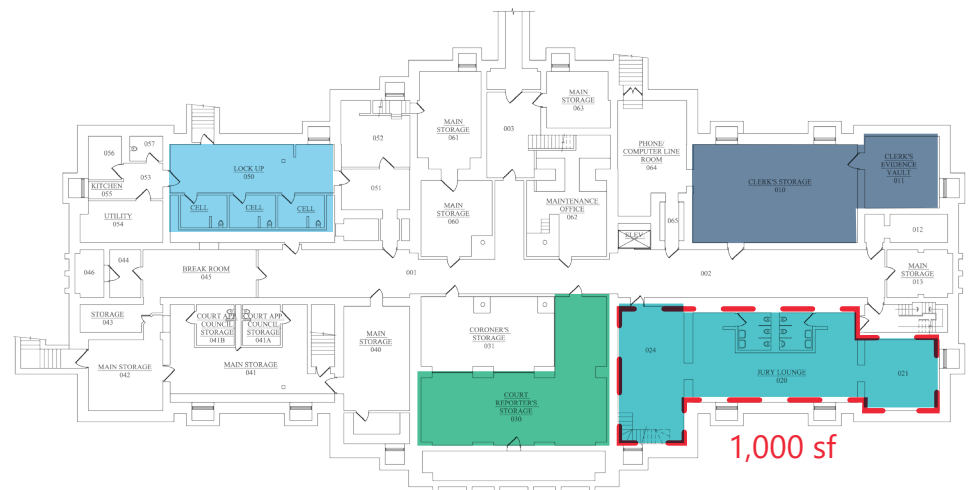
Potential Zones of Improvement:

- The front of the JJC is most accessible by the public and therefore may accommodate an easier opportunity for expansion that maintains the separation from public to private and secure spaces within the facility
- The south parking zone may accommodate a stand-alone building expansion that is still accessible by the public yet shielded from the existing residential wing of the facility.
- The Judiciary believes there will not be a need for future additional housing so the Future Residential Expansion footprint may be considered as useful site area. Ultimately this zone may need to be parking for staff or other back-of-house program.

Judicial Projects

3rd Street Courthouse

The County has determined that the 3rd Street Courthouse is a useful asset that will provide long-term usability for the County, and the asset should be kept and maintained / renovated as needed. When the expansion at the Judicial Center is complete, four courtrooms at the 3rd Street Courthouse may move, along with their associated spaces like the Jury Lounge and Judge's Chambers. The total vacated area is approximately 8,575 sf, which can be used to expand agency offices or other departments as needed at the time of the project.

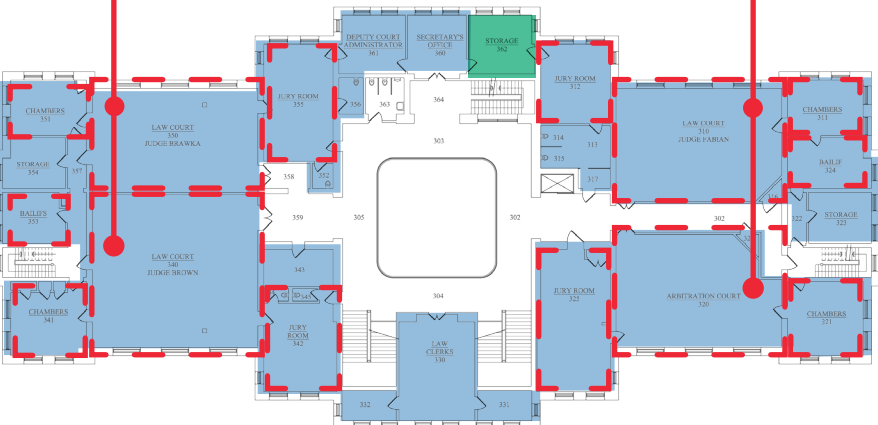


BASEMENT PLAN



JURIED COURTROOMS AND RELATED FUNCTIONS MAY POTENTIALLY MOVE TO NEW ADDITION AT JUDICIAL CENTER

6,000 sf



THIRD FLOOR PLAN

Total Potential Vacated Space = +/- 9,175 sf

EXISTING CASA LOCATION

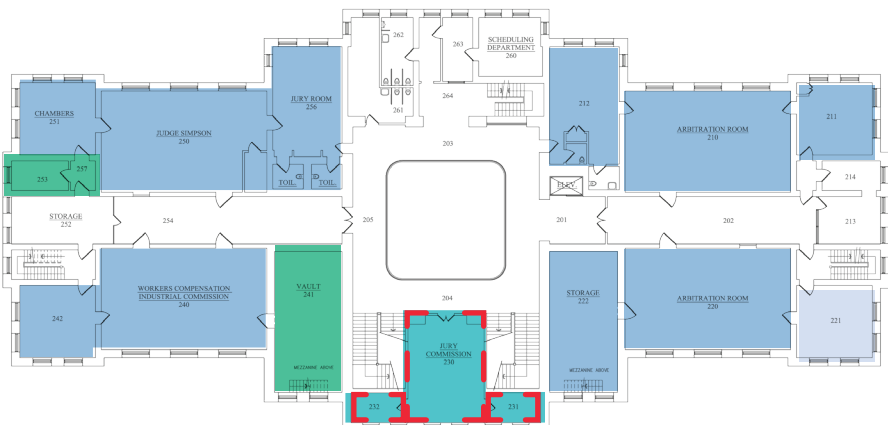
1,800 sf



FOURTH FLOOR PLAN



FIRST FLOOR PLAN



375 sf

SECOND FLOOR PLAN

Judicial Projects

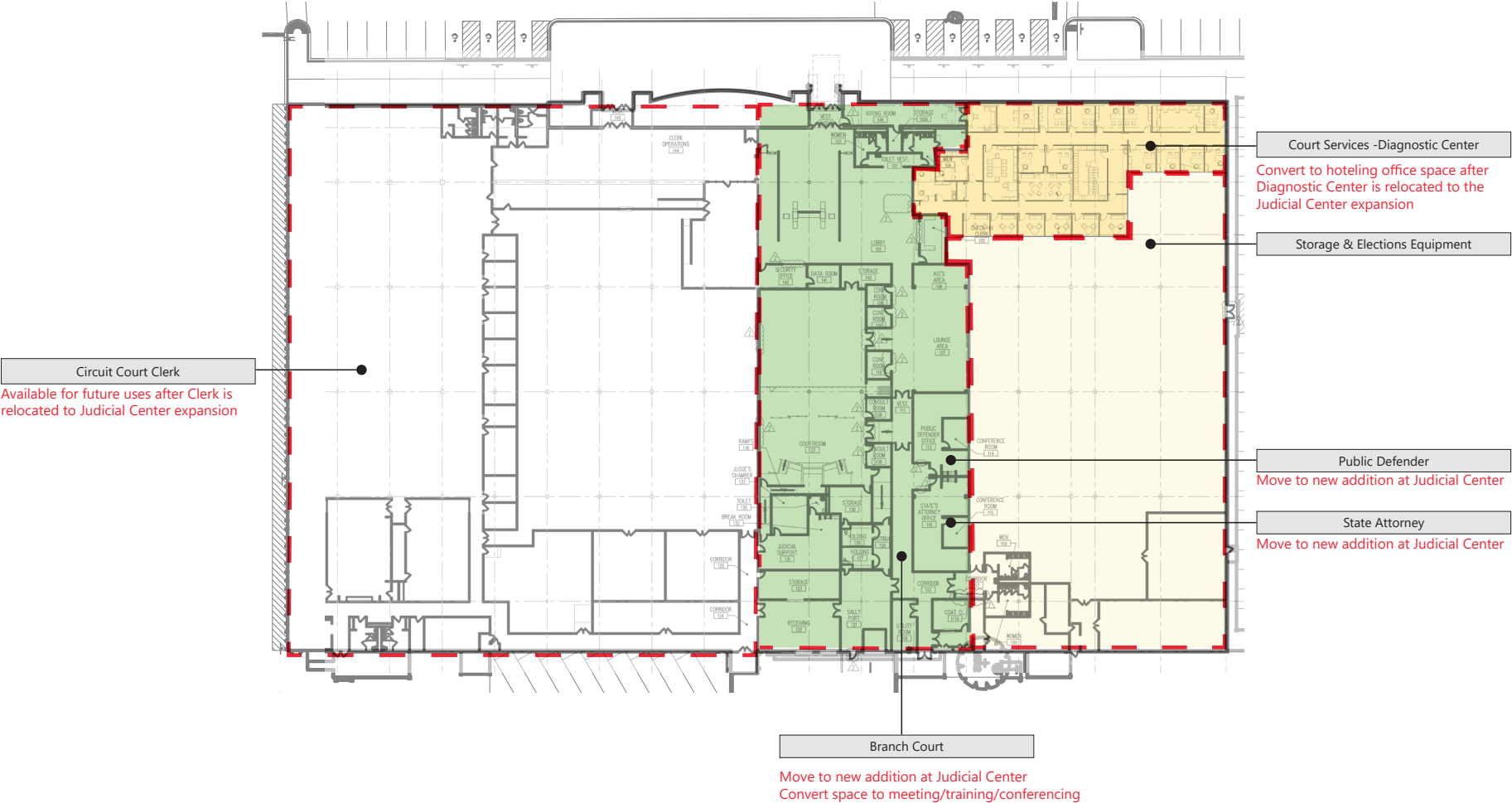
Randall Road Site

The Randall Road facility currently houses the Circuit Court Clerk, Diagnostic Center, and Kane Branch Court, as well as storage and elections equipment. The Judicial Center Expansion proposes the Circuit Court Clerk, Diagnostic Center, and branch court be moved into the expanded facility at the Judicial Center Campus, creating approximately 70,000 sf of space at Randall Road to be repurposed. The Diagnostic Center is a recently completed and desirable office space that can be used as hoteling or temporary staff space for special projects or needs. The branch court can be easily modified into a conferencing center to meet the needs for off-site meeting space away from the Judicial or Government Centers, with limited investment. The Circuit Court Clerk, with the addition of a loading dock on the side of the building, can be used for mixed use, including storage, offices, conference and meeting center.



Randall Road Site

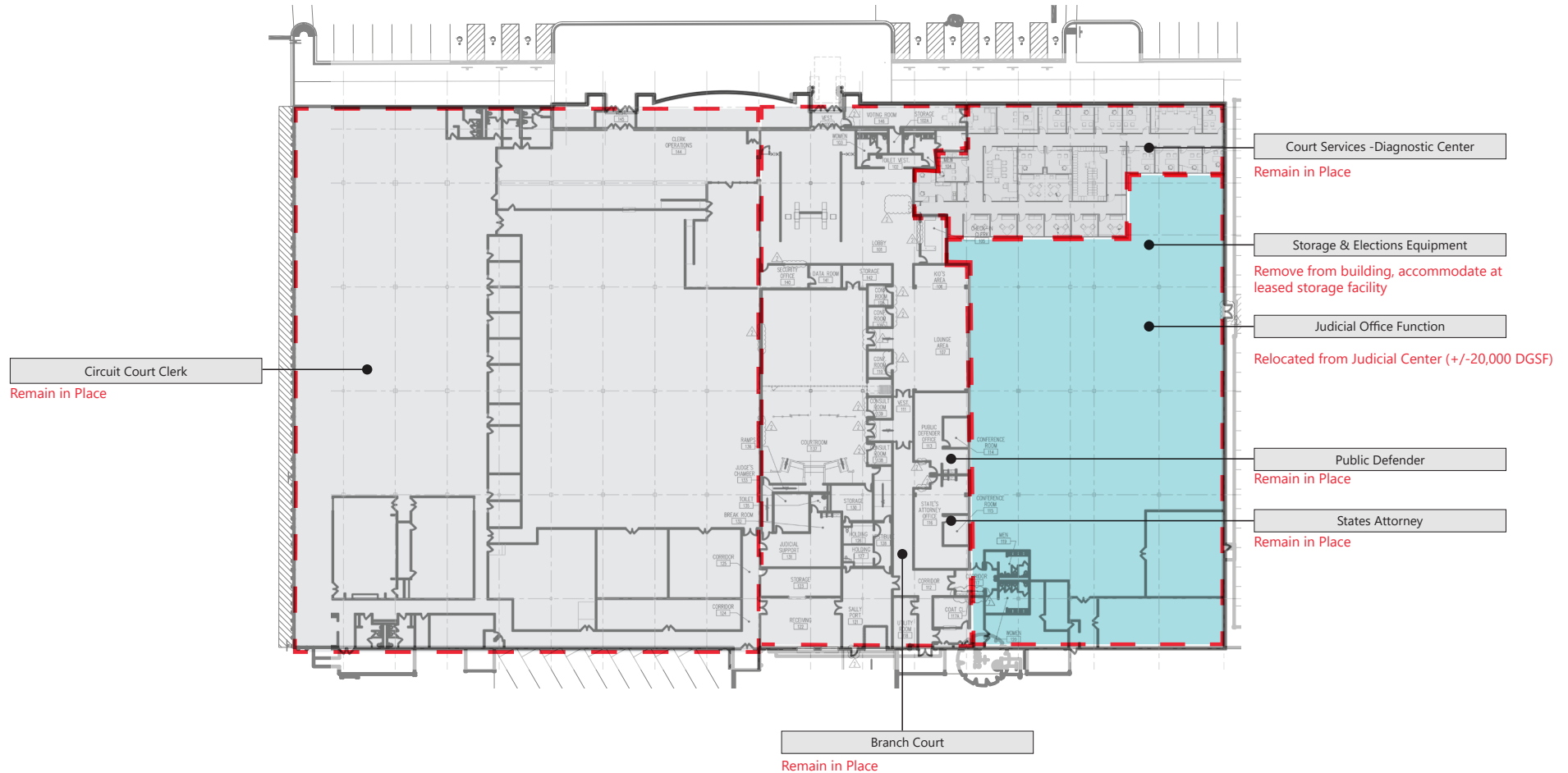
After the completion of the Judicial Center expansion approximately 70,000 sf of space will become available at the Randall Road site.



Judicial Projects

Short-Term Solutions | Randall Road

The most pressing need at the Judicial Center is to provide more space for the State's Attorney offices. The preferred short term solution to free up space in the Judicial Center involves moving Judicial Offices to occupy the approximately 20,000 sf space currently used for Storage and Elections Equipment and States Attorney storage. The Storage would be moved off-site into a leased or under utilized space, and potentially allow the storage area to grow in size as it is currently landlocked at the Kane Branch Court building. This concept requires an access point through the existing waiting area of the branch court and provides good proximity to the Diagnostic Center.



3B **Government Projects**

Government Projects

Government Projects

Recommendation

The long-term projected space need for County Government Center departments is 120,000 gross square feet. Due to the multiple challenges with the existing Government Center site and facilities, the long-term recommendation is to pursue one of three options available including: a new building at the Judicial Campus Campus, and new building at the Fabyan Parkway Site or significant renovation of the existing Government Center in Geneva.

- Creates purpose built space for county board room, committee meeting rooms, and other critical departments.
- Replaces or renovates outdated and aging facilities at the Government Center that have accessibility and wayfinding challenges.
- Locates OEM away from the public and finds efficiency in combining a new purpose-built facility with KaneCOMM.
- Takes advantage of shared functionality between overlapping departments to create a consolidated Civic Center Campus for the majority of county services.

Timeline

01 Short-Term Recommendations (1-3 years)

Storage Facility
Health Department Renovation or Purchase Building & Renovate
Lease Space for Government Center Expansion
Judicial Campus surface parking expansion

02 Mid-Term Recommendations (3-10 years)

New Facility for KaneCOMM and OEM
Satellite Facilities

03 Long-Term Recommendations (10+ years)

New Government Center
Randall Road Renovation (Optional)

Short-Term Solutions

Without the investment in new facilities, moving departments and minor renovations are possible to address some needs at the Government Center. There is also a potential to lease space for non-public facing departments. These solutions do not solve all of the existing accessibility and wayfinding challenges at the Government Center.

Renovation of the existing health department or the purchase of a new building and renovation may address some health department short-term needs.



Judicial Campus Site



Fabyan Parkway Site



Geneva Government Center Site

Government Space Needs Reference

Department Category	Space (DGsf)								% Chg. 2021 - 2050	% Chg. Per Year
	Ex.	2021	2025	2030	2035	2040	2045	2050		
Building Management	13,190	13,720	14,620	14,620	14,770	14,920	14,920	14,920	13.1%	0.5%
Community Reinvestment	8,860	6,175	6,605	6,820	6,820	7,035	7,035	7,035	-20.6%	-0.7%
County Administration / Board	8,928	13,789	14,389	14,689	14,689	14,689	14,689	14,689	64.5%	2.2%
County Auditor	1,090	1,400	1,600	1,800	2,000	2,200	2,400	2,600	138.5%	4.8%
County Clerk	40,205	35,400	35,830	36,260	36,690	37,335	37,550	37,980	-5.5%	-0.2%
County Recorder	5,300	3,040	3,270	3,270	3,270	3,270	3,270	3,270	-38.3%	-1.3%
County Treasurer	3,120	5,784	5,784	6,014	6,014	6,244	6,244	6,474	107.5%	3.7%
Development & Community Services	7,473	6,113	6,343	6,573	6,573	6,803	6,803	6,803	-9.0%	-0.3%
Emergency Management	3,050	5,025	5,240	5,240	5,455	5,670	5,670	5,670	85.9%	3.0%
Environmental & Water Resources	3,158	1,610	1,840	1,840	2,070	2,070	2,070	2,070	-34.5%	-1.2%
Finance Department	5,153	3,335	3,680	3,680	3,910	4,140	4,140	4,140	-19.7%	-0.7%
GIS Division	2,400	2,483	2,580	2,795	3,010	3,010	3,225	3,225	34.4%	1.2%
Health Department	25,230	19,650	22,130	23,220	24,310	25,400	26,220	27,040	7.2%	0.2%
Human Resources	1,870	1,150	1,380	1,380	1,380	1,380	1,380	1,380	-26.2%	-0.9%
Information Technologies	12,920	11,193	12,053	13,128	14,203	15,493	15,923	16,568	28.2%	1.0%
KaneCOMM	3,410	3,555	4,005	4,005	4,455	4,605	4,605	4,605	35.0%	1.2%
Regional Office of Education	13,036	8,338	8,798	9,488	9,718	9,948	9,948	9,948	-23.7%	-0.8%
Supervisor of Assessments	3,315	3,706	3,936	4,396	4,626	4,856	4,856	4,856	46.5%	1.6%
Veteran's Assistance Commission	757	1,075	1,075	1,075	1,075	1,075	1,075	1,075	42.0%	1.4%
County Government Total	162,465	146,540	155,156	160,291	165,036	169,926	172,021	174,346	7.3%	0.3%

Government Projects

Government Center Campus

The existing Government Center Campus is a collection of buildings, built at various times and in varied physical conditions.

What are the main reasons why something needs to be done with the existing Government Center?

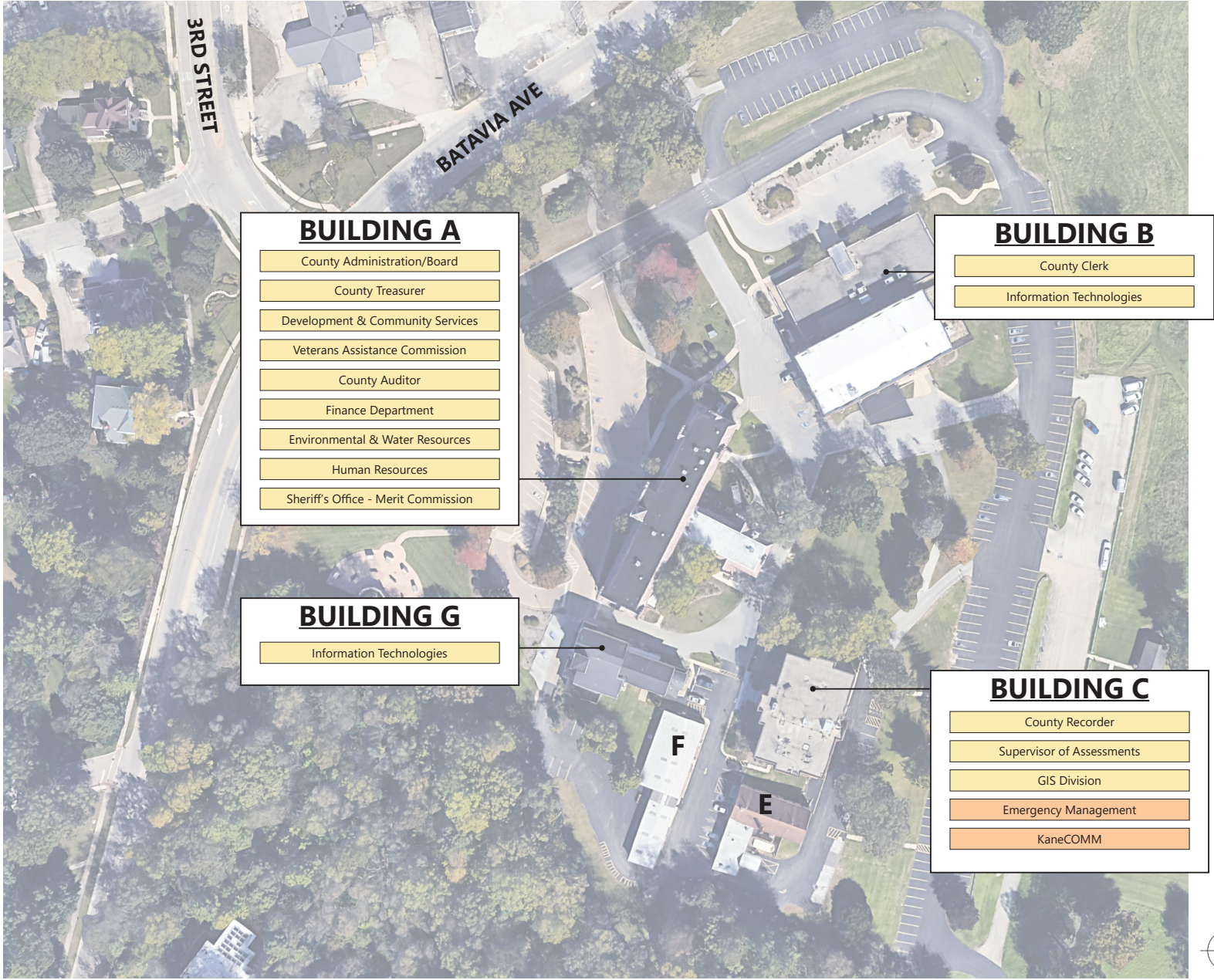
- Facilities don't meet current Fire and Life Safety Requirements
- Facilities don't meet Current Building Codes
- Multiple Site and Building Accessibility Challenges across the Campus
- Current Conditions Create Liability Exposure for the County
- Does not meet the need for future growth

New Government Center | Space Needs

Department	2050 Needs	
	Staff	DGSF
County Administration / Board	7	14,689
County Clerk	42	22,330
County Recorder	12	3,270
County Treasurer	15	6,474
Development & Community Services	24	6,803
Supervisor of Assessments	19	4,856
GIS Division	15	3,225
Veterans Assistance Commission	5	1,075
County Auditor	13	2,600
Finance Department	18	4,140
Environmental & Water Resources	9	2,070
Human Resources	6	1,380
Information Technology	67	16,568
Storage / Flex	0	2,828
Total DGSF		92,307
Building Grossing (30%)		27,693
Total Expansion Gross Square Feet	113	120,000



Existing Government Center Campus



Government Projects

Government Center Site Concepts

During the process of developing this masterplan, the location and functionality of the existing Government Center was discussed and debated from a variety of viewpoints. The following categories were developed for evaluating several site options objectively through a technical scorecard. At a workshop on August 9, 2023 board members and department heads held a workshop to review the options presented by the design team and working group. Five site options were presented: building new at Fabyan Parkway, building new at the Judicial Campus, and three options for the existing Government Center Campus with varying degrees of new construction and renovation of the existing buildings.

LOCATION

- Walkability / Bike Accessibility to site
- Public Transportation Accessibility to site
- Vehicle Accessibility to site
- Easily identifiable as a government / civic center
- Proximity to restaurants and services for staff access
- Importance of being in Geneva

SITE ATTRIBUTES

- Views to and from the building
- Site topography
- Site utilities
- Neighbor compatibility
- Flexibility for future expansion

BUILDING ORGANIZATION

- Planning Efficiency
- Envelope / Energy Efficiency
- Flexibility for future expansion
- How important is it to preserve Building A and/or County Board Room
- Renovated space vs. purpose built/new construction
- Two story vs. four story (more public services on first floor)

PUBLIC SERVICE

- Creation of 'Civic Space' that is iconic and usable by the public
- Optimized board room layout
- Ease of customer wayfinding

LOGISTICS

- Ease of construction
- Staff relocated during construction
- Project Schedule Efficiency / Phasing
- Zoning / Legislative Process
- Short term construction inconveniences (2 years) vs. lifespan of building 50+ years?
- How to best provide uninterrupted services during relocation of departments during construction?
- Customer Service all on ground level

COST

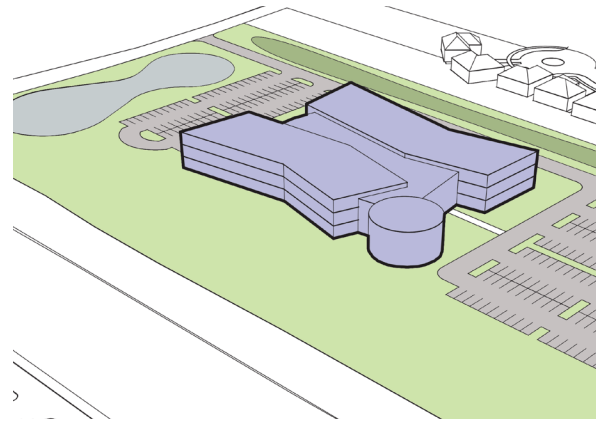
- Cost of construction
- Cost of relocating staff and finding temporary space
- Availability and efficiency of site infrastructure
- Income from sale of unused property
- How does this project fit in the context of the overall master plan?

In general, the options with all new construction scored higher than the renovations due to the ability to better meet the program without the constraints of non-purpose built buildings and the ability to easily provide campus-wide accessibility to modern standards. Logistically, the options at Fabyan and the Judicial Center scored higher because it allows the existing Government Center to remain functioning without disruption during construction, and simply moving to the new location when complete. Fabyan scored slightly higher due to its location in Geneva for the county seat, and possible lower costs with developing the site and surrounding roadways. However, the Judicial Center site location affords the opportunity to create a Civic Campus which would consolidate all the major government functions in one location to better take advantage of shared resources and simplify for the public to find services.

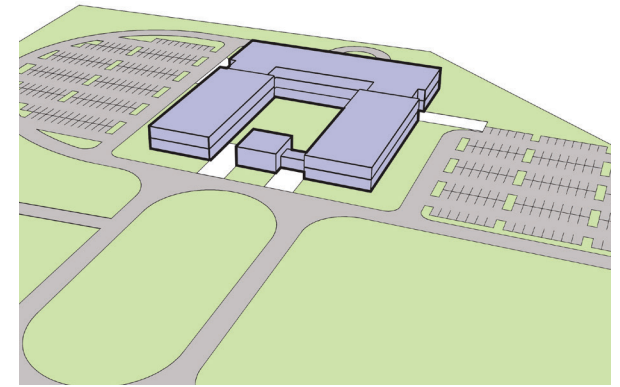
Government Center Site Concepts

The long-term projected space need for County Government Center departments is 120,000 gross square feet. Due to the multiple challenges with the existing Government Center site and facilities, the long-term recommendation is to pursue one of three options available including: a new building at the Judicial Center Campus, and new building at the Fabyan Parkway Site or significant renovation of the existing Government Center in Geneva.

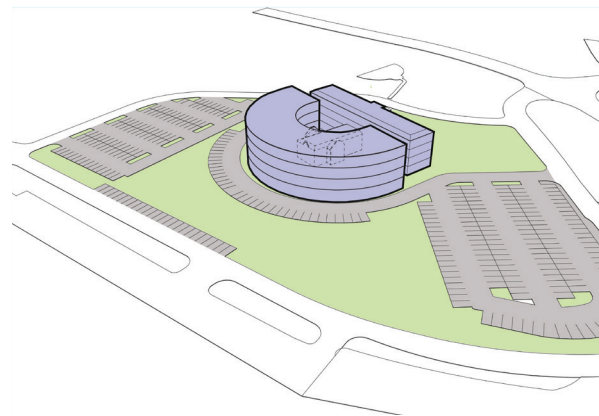
OPTION A - JUDICIAL CENTER SITE



OPTION B - FABYAN PARKWAY SITE



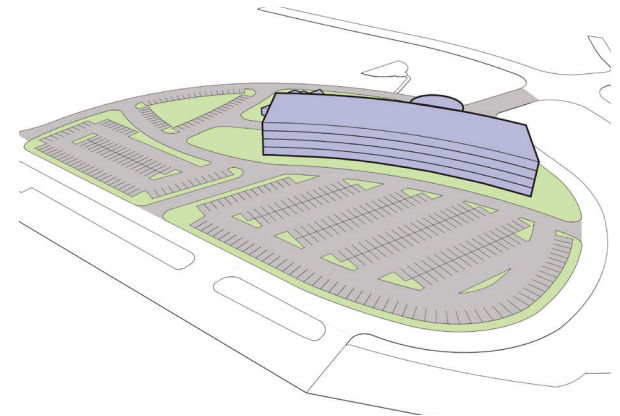
**OPTION C1 - EXISTING SITE:
ADDITION & KEEP BOARD ROOM**



**OPTION C2 - EXISTING SITE:
ADDITION & REPLACE BOARD ROOM**



**OPTION C3 - EXISTING SITE:
ALL NEW**



Note: Buildings shown for planning purposes only, actual building design to be considered in subsequent phases of work.

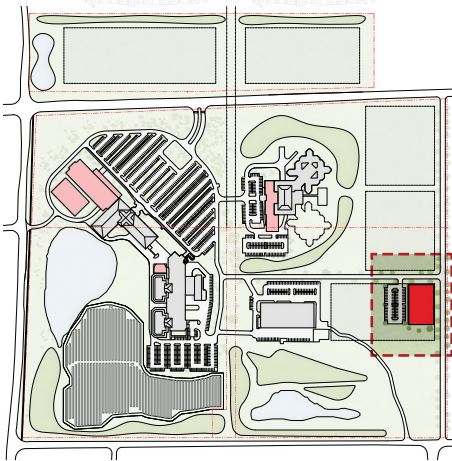
Government Projects

Health Department

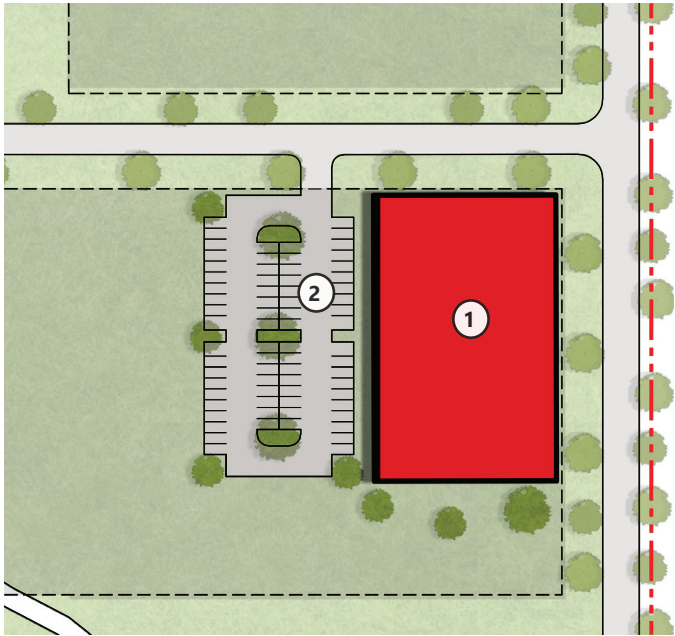
The current Health Department at 1240 N. Highland in Aurora is functionally obsolete and does not meet the future needs of the Health Department. The existing facility could be renovated, or a new building may be purchased and renovated to meet the Health Department's needs.

KaneCOMM / OEM

A new stand-alone building for KaneCOMM and OEM can be organized in a way that allows the departments to have a more private location, away from the public facing functions. The location adjacent to the Multiuse Facility at the Judicial Campus takes advantage of shared functionality and resources for OEM. Removing these departments from the existing Government Center campus creates ~7,000 sf of space for departmental growth in the short-term, or a smaller size project for a future new Government Center.



Key Plan



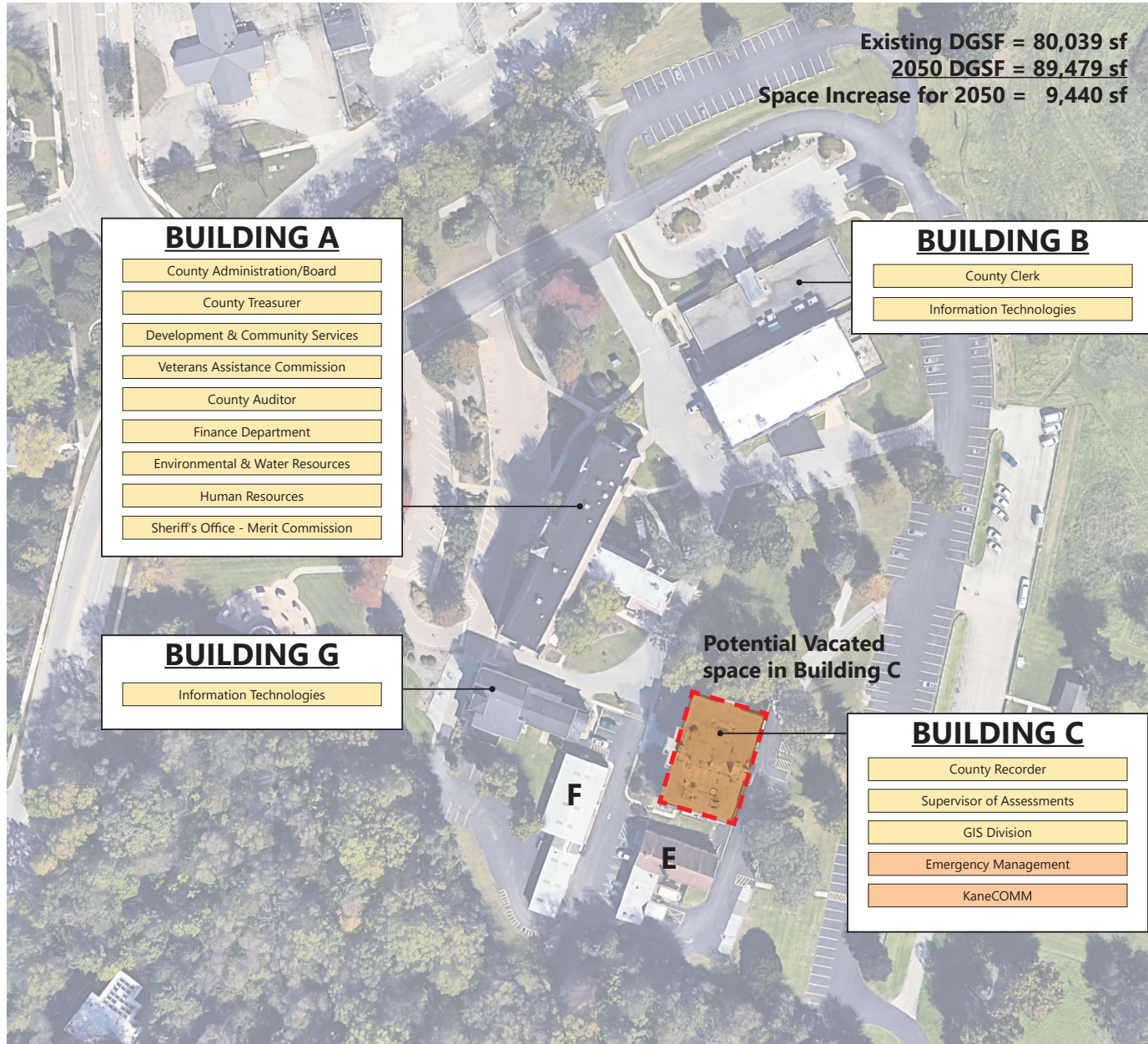
- ① New KaneCOMM & OEM Building w/ Garage
- ② Surface Parking

Department	2050 Needs	
	Staff	DGSF
Emergency Management	7	6,440
KaneCOMM	28	5,100
Total DGSF		11,540
Building Grossing (30%)		3,460
Total Expansion Gross Square Feet*	35	15,000

* Additional Garage footprint of 20,000 SF, total Facility GSF to be 35,000 GSF



Short-Term Solutions: Government Center Existing



Existing

- Emergency Management & KaneCOMM are better suited for a location near the Multiuse Building at the Judicial Campus, and have the biggest increases in growth.
- Information Technologies should have a presence at both the Government & Judicial Center Campuses

Proposed

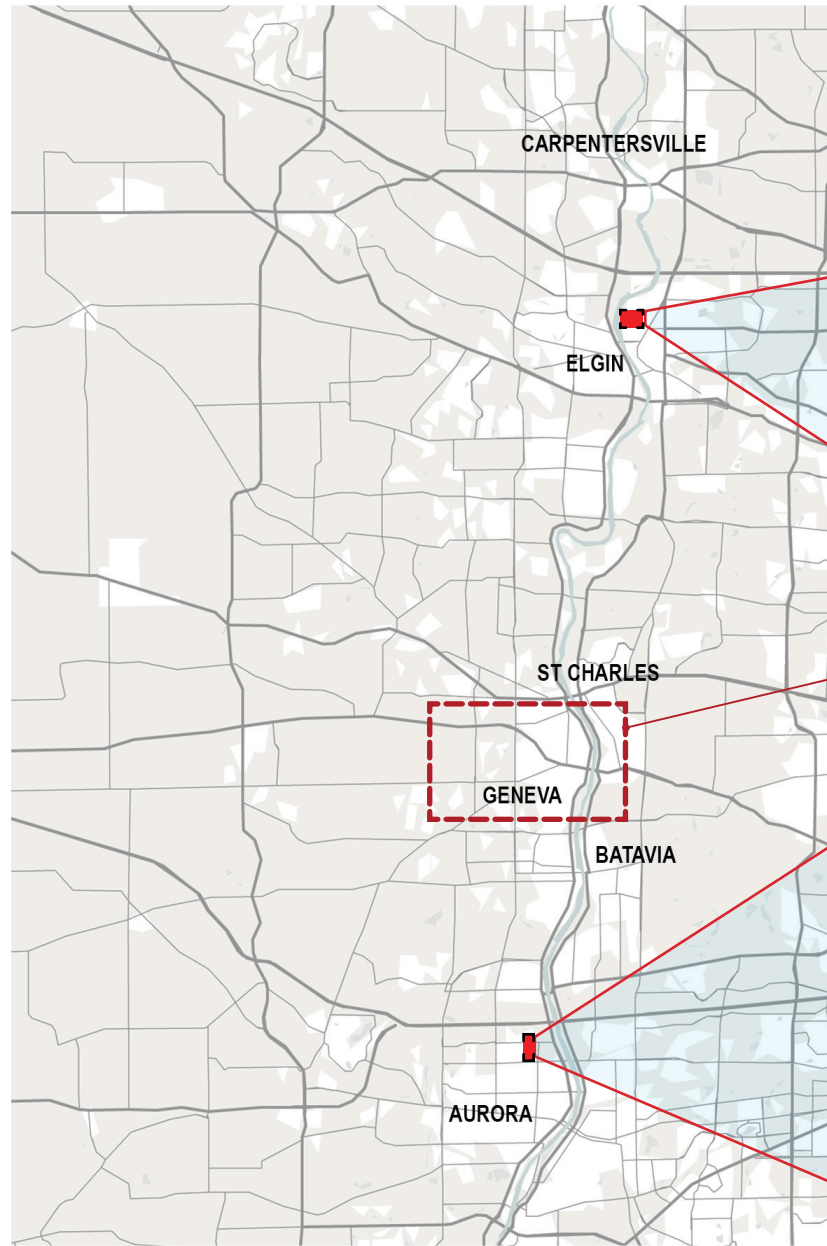
- Emergency Management & KaneCOMM could be located in a new location, freeing up 6,500 SF of space in Building C
- Alternately, other departments that are not public facing may move to another location including a possible lease space to continue to free up expansion space on this campus.

3C

Satellites

Satellites

Satellite Facilities



There are satellite facilities in Aurora and Elgin for court services and the Health Department. The intent for these locations is to provide a range of services at the northern and southern ends of the county, so residents do not need to visit the more centralized locations of the primary sites.



ELGIN FACILITIES

- EXISTING
- Court Services
 - Health Department (Located west of Downtown, not pictured)

PRIMARY KANE COUNTY SITES



AURORA FACILITIES

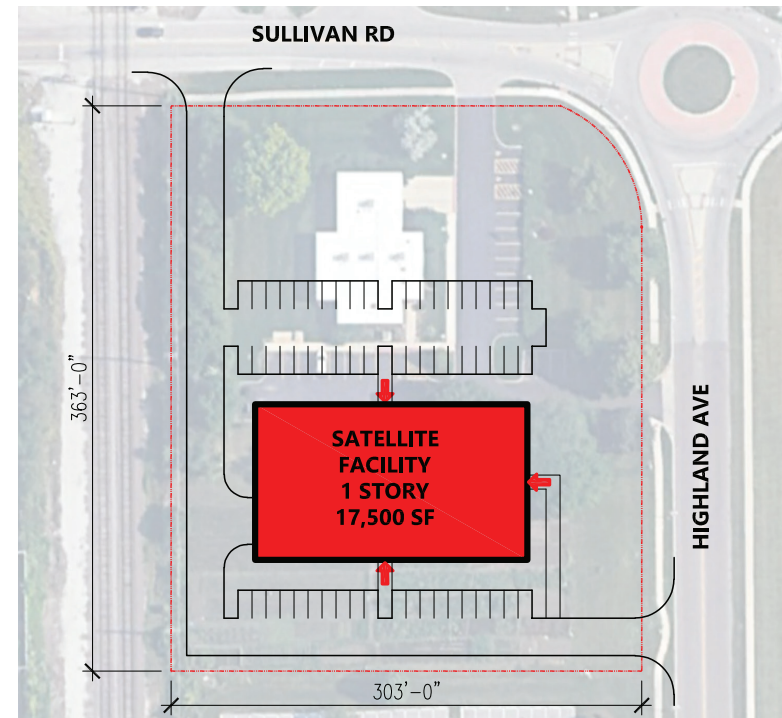
- EXISTING (Highland Avenue)
- Court Services
 - Community Garden
 - Health Department
- The County Clerk also has a satellite office in downtown Aurora.

Aurora Satellite

The existing building at 1330 N. Highland is functionally obsolete and does not meet the needs for the services it provides. One option for the Aurora satellite is to construct a new facility at 1330 N. Highland that would be built on the current site of the community garden to allow for the existing building to remain operational during construction. Upon completion, the building would be demolished to make way for the new parking lot. Alternately, the County may purchase new land, or a new building to renovate for this purpose. This location would provide limited government services for the south end of the county, per the conceptual program listed below. This project would be approximately 17,500 sf based off the conceptual program.

Aurora Satellite Departments	2050 Needs	
	Staff	DGSF
Judicial Lobby	0	500
Court Services / Probation	22	6,220
Neutral Exchange	5	2,571
Government Services Office	7	1,525
Health Department Offices	8	800
Shared / Support	1	1,900
Total DGSF		17,516
Building Grossing (30%)		4,055
Total Expansion Gross Square Feet	43	17,570

Overall square footage depends on extent of health department presence



Example Site Layout for a new construction option on County owned property.

Satellites

Elgin Satellite

Similar to the Aurora Satellite, the Elgin facility would provide services for the northern residents of the county. Currently located in a leased facility, there are challenges with the space, including lacking a permanent location for the traffic court. As a result, the existing court needs to be set up daily, but the intent is to provide a permanent space in the new facility. A site has not yet been identified for this project, but would be approximately 23,000 sf based on the conceptual program. The Elgin Satellite accommodates a traffic court in addition to the satellite services provided.

Elgin Satellite Departments	2050 Needs	
	Staff	DGSF
Circuit Court: Traffic	2	4,500
Court Services / Probation	22	6,220
Neutral Exchange	5	2,571
Government Services Office	7	1,525
Health Department Offices	8	800
Shared / Support	2	1,900
Total DGSF		17,516
Building Grossing (30%)		5,255
Total Expansion Gross Square Feet	46	22,770

Overall square footage depends on extent of health department presence. A conference and meeting space of ~5,000 SF to ~10,000 SF may be added to this satellite.

4 Implementation Strategy

Implementation Strategy

Future Implementation Strategy

The Kane County Master Plan has been developed to reflect a long-range solution to the space needs of the non-judicial / County government and judicial / law enforcement functions of Kane County. Each project represented in this document has a series of steps that need to be taken to achieve the long-range plan. Additionally, in some of the larger project endeavors such as the Judicial Center Expansion, there is a potential to phase the implementation which might include staged construction or construction of a full facility that has unfinished or “shell space” that allows for continued expansion through interior build-out as the space needs continue to grow through the years.

These projects have varied drivers for their higher priority ranking. Some are needed due to the poor physical condition of the existing facilities. Some are based on desires to consolidate and provide better service to the County residents and better operational efficiencies for the departments in the facility. Finally, some are prioritized higher based on more urgent space needs or a combination of several of these factors.

Ultimately, many factors will have to be considered to decide on when projects should be pursued as part of the implementation phase of the master plan process. Certainly, one of the larger considerations will be the costs to develop the projects. Just as the buildings themselves must be planned, the money to fund the construction should also be part of the planning process so that funds are available when the time comes to move forward.

It is important to note that the projects will have lengthy implementation time frames due to their complexity. Additionally, when considering the implementation of the Judicial Center Expansion, several activities need to take place before implementation. Upon completion, other facilities will need to be modified to account for the vacated spaces in the expansion project.

Based on projections for the County, needs will continue to increase, but with thoughtful planning, the County will be well-positioned to meet those needs without having to execute projects on an accelerated time frame.

Master Plan Projects



Health Department

- Option #1: Renovate Existing
Option #2: Purchase Existing Building & Renovate
30,000 GSF - 48,500 GSF

Storage Facility

- ~50,000 -70,000 SF
Provide Secured Storage for Judicial Departments
Site: To be determined

Juvenile Justice Center Expansion

- ~20,000-25,000 GSF
2 New courtrooms and staff space
CASA, Neutral exchange, potential CAC space
Site: Expansion of Juvenile Justice Center

SAO Criminal Division Short-term Space Needs

- Option #1: Lease space
Option #2: Renovate space at Kane Branch Court

Third Street Courthouse Renovation

- Provide expansion space for SAO Civil Division
Potential to renovate vacated CASA space if JJC expansion is completed and accommodates CASA.

Lease Space for Government Center Expansion

- Address short-term space needs at Government Center.
Potential lease space for non-public facing departments

Building Management and Public Safety

- Add surface parking at the Judicial Center Campus.



Judicial Center Expansion

- ~160,000 -200,000 GSF new construction
Site: Expansion of Judicial Center
6-10 New Courtrooms
Parking Structure for Staff Parking
Address projected long-range space needs for judiciary
Consolidate functions from Kane Branch Court: Circuit Clerk, Branch Courtroom, Diagnostic Center
Potential phased implementation with unfinished floors

New Facility for KaneCOMM and OEM

- ~35,000 GSF new construction including office space and garage storage
Site: Judicial Center Campus east of Multi-use Building
After completion ~7,000 sf becomes available on Government Center Campus for other expansion

New Satellite Facility - Aurora

- ~17,500* GSF new or purchase/renovated
Consolidate Court Services, Health Department Satellite, Shared Public Government Services (e.g. Clerk, Assessments, Treasurer), Neutral Exchange (optional)
Site: 1330 N. Highland (alt. renovate 1240 N. Highland)
*Overall square footage depends on extent of health department presence

New Satellite Facility - Elgin

- ~23,000* GSF new or purchase/renovated
Consolidate Satellite Court, Court Services, Health Department Satellite, Shared Public Government Services (e.g. Clerk, Assessments, Treasurer), Neutral Exchange (optional)
Site: To be determined (alt. lease space)
*Overall square footage depends on extent of health department presence



New Government Center

- ~ 120,000 GSF
Site Options:
Judicial Center Campus North of Rte 38
Renovate & Expand Geneva Government Center
New Building at Fabyan Parkway Site
Lease or Purchase

Randall Road Renovation (Optional)

- ~70,000 SF of renovated area
After Judicial Center expansion is complete there is potential to renovate vacated space at the Randall Road building for flex office space, long-term storage and shared conferencing/meeting space
Site: 530/540 S. Randall Road



Implementation Strategy

Sustainability

Kane County should strive to be a model of **sustainable development**, aiming to create **healthy, equitable, and resilient communities** for its residents and visitors. By prioritizing the need to plan for current and future climate scenarios, the county will further its commitment to improving the **quality of life** of its population. Municipal buildings are prime opportunities for the county to demonstrate its dedication to sustainability by exploring the following **best practices** for sustainable design. All of the following metrics should align with the **Kane County Green Building Policy** (2021) and the **Climate Action Plan** (expected 2024).

Sites & Landscape

- Locate municipal buildings within ½ mile walking distance of **green space** (land covered by vegetation, e.g., parks, gardens, trails, green roofs)
- Mitigate **heat island effect** (when heat is absorbed by dark, nonreflective surfaces like asphalt and radiated to the surrounding area) by prioritizing reflective roofs and reducing pavement coverage (Case studies: Louisville, KY and Cincinnati, OH)
- Increase tree coverage, particularly in priority neighborhoods and heat island areas (Case study: Denver, CO)
- Replace lawn turf with wildflowers and native grasses to support pollinators
- Ensure native, adaptive, and biodiverse plantings throughout all project sites (trees, flowers, shrubs, grasses, etc.)
- Plan facilities and spaces to allow for public and community use
- Utilize light pollution reduction technologies for exterior lighting (e.g., full cutoff luminaires, low-angle spotlights)



Energy

- Incorporate **passive design** strategies (e.g., controlling thermal, air, moisture, and solar conditions) and consider achieving **PHIUS** (standard for high-performing, ultra-energy efficient buildings) for all municipal buildings
- Design all new construction municipal roofs to be **solar ready** (designed to accommodate future solar panels) (Case study: Seattle, WA)
- Plan for all new construction municipal buildings to be fully electric by 2030 and exceed energy code
- Ensure all existing buildings have updated electric systems and exceed energy code
- Assess capacity of municipal buildings to generate renewable energy on-site
- Install electric vehicle chargers in all public parking spaces in a quantity that meets anticipated demand
- Consider **solar canopies** (overhead structures with PVs that provide shade/shelter from environmental conditions for public parking spaces as a means of generating energy and minimizing heat island effect)



Water

- Reduce municipal water usage (WaterSense fixtures, leak detection strategies, etc.)
- Ensure robust **stormwater infrastructure** is incorporated on project sites to reduce runoff and prevent flooding (rain gardens with native and adapted plants, green roofs, **bioswales** (channels that collect runoff), permeable paving, rainwater harvesting)
- Provide smart water meters in municipal buildings



Sustainability

Materials & Resources

- Prioritize building materials that have lower **embodied carbon** (total impact of all greenhouse gases emitted into the atmosphere) and/or are sourced locally (within 100 miles)
- Prioritize products from manufacturers with **extended producer responsibility (EPR) programs** (initiatives to take-back materials at the end of their life cycles and recycle into new products)
- Prioritize products containing recycled content
- Salvage, refurbish, and/or reuse materials whenever feasible
- Increase organic (compostable) and recyclable municipal waste diversion potential
- Provide easily visible and accessible compost, trash, and recycling receptacles



Wellness

- Provide healthy and fresh food options in eating spaces within municipal buildings
- Provide access to walking paths within 1/2 mile walking distance of all municipal buildings
- Design stairways that encourage stair usage over elevators/escalators (within point of view from main entrance, visible before elevators, artwork on staircases)
- Monitor and publicly display indoor and outdoor air quality
- Install high efficiency air filters (MERV 12 or better)
- Assess drinking water quality and communicate results to occupants



Equity

- Consider supporting a living wage for all municipal employees
- Ensure public transportation access is provided to and from all municipal building locations
- Evaluate opportunities for local businesses to build climate resilience
- Consider hardening power systems through flooding avoidance and storm/wind protection to ensure equitable access to a reliable power supply
- Ensure renewable energy programs reach low-income communities and disenfranchised communities
- Assess feasibility of investing in or establishing **community solar or co-op programs** (systems to share solar energy among a group of individuals and/or businesses) (Case study: Orange County, FL)



Resiliency

- Ensure county can provide power to all emergency facilities and essential services in event of outage or disaster
- Design municipal buildings to withstand severe weather events such as 500-year floods, tornadoes, severe storms, and extreme temperatures

Implementation Strategy

Project Schedules

The following outlines a strategy for how the ten proposed projects in this master plan can be designed and constructed. Each project is assumed to have three phases. The duration of each phase is outlined for each project.

