



Kane County

KC County Development Committee

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

Meeting Minutes

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

Tuesday, December 19, 2023

10:00 AM

County Board Room

1. Call To Order

Chairman Ford called the meeting to order at 10:06 AM.

2. Roll Call

PRESENT	Board Member Ron Ford Board Member Rick Williams Board Member Dale Berman Board Member Mo Iqbal Board Member Michael Kenyon Board Member Michael Linder Ex-Officio (Transportation Chairman) Mark Davoust Ex-Officio (Forest Preserve President) Chris Kious Ex-Officio County Board Chair Corinne M. Pierog Ex-Officio County Board Vice Chair Vern Tepe
REMOTE	Board Member Gary Daugherty

Also present: Co. Bd. members Allan*, Juby*, Lewis*, Molina*, Young*; Dev. Dir. VanKerkhoff* & staff Mall; Environ. & Water Res. Dir. Wollnik & staff Orlik; OCR Dir. Berger*; Fin. Exec. Dir. Hopkinson & staff Turner, Barajas; HRM Exec. Dir. Loblillo & staff Miller; ASA Cermak, O'Brien; Spec. ASA Shepro*; KDOT staff Nika, Forbes, Hohertz; ITD staff Peters; and members of the press and public.

3. Remote Attendance Requests

Chairman Ford announced the remote attendance requests for today's meeting. He asked the Committee if there were any objections to Committee Member Daugherty attending today's meeting remotely. There were no objections.

4. Approval of Minutes: November 21, 2023

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

5. Monthly Financials**A. Monthly Finance Reports**

Chairman Ford stated the monthly financial reports were on file. No additional report was made.

6. Public Comment (Agenda Items)

All public comments were held until the petition discussions.

Committee Chairman Ford asked the Committee for a consensus to move the Executive Session up on the agenda, due to a time conflict with the Assistant State's Attorney (ASA). The Committee agreed.

7. Building & Zoning Division

(Committee Member Davoust arrived in-person at 10:15 a.m.)

A. Building & Zoning Report

Dev. Dir. VanKerkhoff stated numerous last minute permit applications have been submitted. Development staff is working quickly to help with these construction projects before winter. The Zoning Division has been busy with regular zoning petitions and variances, specifically with commercial solar project applications.

B. Zoning Petitions**1. Petition # 4620 Petitioner: Steven Benner Trust (TPE IL KN415 LL)**

Dev. Dir. VanKerkhoff introduced Petition 4620: Steven Benner Trust. This petition requested a Special Use in the F-Farming District for a solar facility. VanKerkhoff spoke on the improved process for solar facility permit applications. He shared numerous photographs and maps of this proposed property. (Madam Chairman Pierog arrived in-person at 10:19 a.m.) VanKerkhoff reviewed the original and amended site plan of the proposed solar facility. In the amended site plan, all the northeast panels along Huntley Road would be removed and vegetation screening would be placed. VanKerkhoff reviewed the contents of the community solar facility. He spoke on the adjusted setback of the solar field and vegetation screening. He reviewed the good qualities of a solar field, such as no long-term traffic, no emissions or glare, and improvement to soil health and reduction in erosion. VanKerkhoff shared the Kane County Water Resources and Department of Transportation's stipulations. He stated that the Zoning Board of Appeals has recommended approval of this solar facility with the mentioned stipulations, along with one addition of installing a privacy fence and providing vegetative screening on the entire east side of the solar project. He reviewed the six factors for granting a Special Use per the Kane County Zoning Ordinance. VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

Committee Member Iqbal motioned to amend this petition to include two additional stipulations. He presented those stipulations. Williams seconded.

Discussion ensued. Motion failed by roll call vote.

VanKerkhoff asked the Development Committee for a consensus to include these two stipulations in the Special Use Policy for future County solar projects. If so, then amendments would not be necessary. Committee Chairman Ford stated that these amendments would be held for further discussion. Discussion ensued on the review of the Special Use Ordinance. (Committee Ex-Officio Davoust left at 10:36 p.m.)

TurningPoint Energy Lead Developer, Scott Osborn, provided a presentation addressing the proposed solar facility. Civil Engineer, Emily Kabanic, reviewed Kane County's staff stipulations. She provided a solution for each stipulation. Osborn addressed the Kane County's Department of Transportation's (KDOT) stipulation. He reviewed the adjusted setback of the screening vegetation from Huntley Road. He spoke on the addition of a privacy fence and vegetative screening for this solar facility. Osborn shared photographs showing a Kendall County solar facility's privacy fence.

McGuireWoods Attorney, Kyle Barry, addressed a letter received from the Village of Carpentersville objecting to this petition. He stated that his client did address the concerns of the letter. He spoke on the potential development of a neighborhood surrounding this proposed solar field. Much discussion ensued.

County Board

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	County Board
MOVER:	Michael Kenyon
SECONDER:	Chris Kious
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
ABSENT:	Mark Davoust

8. Property Code Enforcement Division

A. Monthly Report

Property Code Enforcement Officer Mall stated the monthly report was on file. He explained that the City of Aurora would like to work alongside the Property Code Enforcement Division in order to enforce violations. Mall addressed questions and comments from the Committee.

9. Planning & Special Projects**A. Monthly Report**

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects report was on file. No additional report was made.

10. Subdivision**A. An Ordinance Establishing the Woodgate Subdivision Special Service Area (or Special Service Area No. SW-56) of Kane County, Illinois and the Levy of Taxes for the Purpose of Paying the Cost of Providing Special Services in and for Such Area**

Environ. Mgmt. staff Orlik provided additional information on this ordinance.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Chris Kious
SECONDER:	Michael Linder
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
ABSENT:	Mark Davoust

B. Approve Final Plat of Subdivision for Woodgate

Environ. Mgmt. staff Orlik provided a presentation on the request to approve the final plat for Woodgate Subdivision's six-lot single family homes. This plat would be located off of Woodgate Road in St. Charles Township. It will be approximately 19 acres and zoned as E-3. Orlik shared an aerial photograph of the proposed plat of land. She reviewed the Plat of Subdivision. Orlik addressed the two easements located on this property. She listed staff's stipulations and recommendations. The Kane County Technical staff recommends approval of the final plat for Woodgate Subdivision. Orlik addressed questions and comments from the Committee. Discussion ensued.

RESULT:	APPROVED BY ROLL CALL VOTE
MOVER:	Rick Williams
SECONDER:	Chris Kious
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
ABSENT:	Mark Davoust

11. Environmental Resources

None.

12. Water Resources

None.

13. Office of Community Reinvestment

- A.** Establishing the Office of Community Reinvestment's Finance and Administration Division, the Position of Assistant Director for Finance and Administration, and the Transfer of Workforce Development Fiscal Staff from the Finance Department to the Office of Community Reinvestment

Office of Community Reinvestment (OCR) Dir. Berger informed the Committee that a copy of this resolution was sent via e-mail and an extra copy of the resolution was provided at today's meeting. Berger provided additional information on this resolution. Berger and Fin. Exec. Dir. Hopkinson addressed questions and comments from the Committee. Much discussion ensued.

KC Finance and Budget Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Finance and Budget Committee
MOVER:	Rick Williams
SECONDER:	Michael Linder
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, and Chris Kious
NAY:	Michael Linder
ABSENT:	Mark Davoust

14. New Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

16. Executive Session

The Development Committee entered into Executive Session at 10:10 a.m. to discuss the release of closed session minutes on a motion made by Williams, seconded by Linder. Motion carried unanimously by roll call vote.

RESULT:	APPROVED BY ROLL CALL VOTE
MOVER:	Rick Williams
SECONDER:	Michael Linder
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
ABSENT:	Mark Davoust

A. Review of Closed Session Minutes

17. Open Session

The Committee returned to Open Session at 10:15 a.m. on a motion made by Williams, seconded by Iqbal. Motion carried unanimously by voice vote.

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Rick Williams
SECONDER:	Mo Iqbal

A. Vote on Release of Closed Session Minutes

RESULT:	APPROVED BY ROLL CALL VOTE
MOVER:	Chris Kious
SECONDER:	Dale Berman
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
ABSENT:	Mark Davoust

18. Public Comment (Non-Agenda Items)

None.

19. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Michael Kenyon
SECONDER:	Dale Berman

This meeting was adjourned at 11:37 AM.

Savannah Valdez
Recording Secretary