



# Kane County

## KC County Development Committee

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

### Meeting Minutes

WILLIAMS, Berman, Arroyo, Daugherty, Garcia, Iqbal, Linder & ex-officios Tepe (Transportation Chair), Lenert (Forest Preserve President), Roth (County Vice Chair) and Pierog (County Chair)

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**Tuesday, June 17, 2025**

**10:30 AM**

**County Board Room**

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**1. Call To Order**

Chairman Williams called the meeting to order at 10:30 AM.

**2. Roll Call**

<b>PRESENT</b>	Board Member Rick Williams Board Member Sonia Garcia Board Member Michael Linder Ex-Officio County Board Vice Chair Bill Roth
<b>REMOTE</b>	Board Member Gary Daugherty Board Member Mo Iqbal
<b>ABSENT</b>	Board Member Alex Arroyo Board Member Dale Berman Ex-Officio (Transportation Chairman) Vern Tepe Ex-Officio (Forest Preserve President) Bill Lenert Ex-Officio County Board Chair Corinne M. Pierog

Also present: Co. Bd. Members Allan\*, Juby\*, Kious\*, Molina\*, Penesis\*; Dev. Dir. VanKerkhoff & staff Mall; Environ. & Water Res. Dir. Wollnik & staff Orlik; KDOT Chief of Permitting Hohertz; ASA O'Brien; ITD staff Peters; and members of the press and public.

**3. Remote Attendance Requests**

Chairman Williams announced the remote attendance requests for today's meeting. He asked the Committee if there were any objections to Committee Members Berman, Daugherty, and Iqbal attending today's meeting remotely. There were no objections.

**4. Approval of Minutes: May 20, 2025**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Michael Linder

**5. Public Comment**

All public comments were held until the Zoning Petitions and Minor Adjustment discussions.

**6. Monthly Financials****A. Monthly Finance Reports**

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

Williams asked the Committee to move to agenda item 7B3: Minor Adjustment to the Landings Airport. The Committee provided consensus.

**7. Building & Zoning Division****A. Building & Zoning Report**

Dev. Dir. VanKerkhoff stated that the Building and Zoning Division is fully staffed. However, the division will celebrate the retirement of Project Manager, Hamid Ahmed, at the end of June. Ahmed has served Kane County for 50 years.

**B. Zoning Petitions****1. Petition # 4659 Petitioner: John Townsend**

Dev. Dir. VanKerkhoff introduced Petition 4659: John Townsend. He explained that the applicant for this Zoning Petition is Kate McCracken on behalf of property owner, John Townsend. This petition has requested a rezoning from F-District Farming to E-1 District Estate Residential with a low width variance of four feet, seven inches from the 250-foot minimum on the southeast corner of Route 31 and Silver Glen Road. VanKerkhoff stated that this parcel is categorized as Sustainable Urban Area on the 2040 Conceptual Land Use Strategy and Rural Residential on the 2040 Land Use Analysis. He shared maps and aerial photographs of the property's location. He presented the Plat of Survey and site inspection photographs. VanKerkhoff reviewed several stipulations for approval from the Kane County Water Resources Department, Kane County Division of Transportation (KDOT), and the Kane County Health Department (KCHD). He shared the EcoCAT Report conducted by the Illinois Department of National Resources (IDNR). He reviewed the Kane-DuPage Soil and Water Conservation District's (SWCD) NRI Report. VanKerkhoff listed SWCD's concerns. He reviewed the Zoning Board of Appeals' (ZBA) stipulations for approval. Overall, the ZBA recommended the approval of this petition with the variance. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

Terry Fabing, St. Charles, addressed his questions and concerns about an easement that he feels should be recorded on the plat of record. He stated that he is here today to represent the Silver Ridge Subdivision. He explained that he owns an easement on the north parcel that is planned to be annexed into one. Fabing requested that when the plat survey is completed that the easement is mentioned. Currently, the parcel does not have any mention of this easement.

On behalf of the property owner, John Townsend, Attorney Kate McCracken explained that there is an updated survey that clearly reflects the easement. She

noted that Mr. Townsend is aware of the easement and has been since the parcel was acquired from a tax buyer in 2008. She stated that the easement is also reflected on the title. Discussion ensued.

County Board

<b>RESULT:</b>	<b>MOVED FORWARD BY ROLL CALL VOTE</b>
<b>TO:</b>	County Board
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Sonia Garcia
<b>AYE:</b>	Rick Williams, Gary Daugherty, Sonia Garcia, Mo Iqbal, Michael Linder, and Bill Roth
<b>ABSENT:</b>	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog

**2. Petition # 4660 Petitioner: KCB Farms, LLC**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4660: KCB Farms, LLC. He stated that the applicant of the petition is Kate McCracken on behalf of KCB Farms, LLC. This petition has requested a rezoning from F-District to F-1 District Rural Residential at 10N831 IL Route 47. VanKerkhoff stated that this property is categorized as Critical Growth Area/Route 47 Corridor on the 2040 Conceptual Land Use Strategy and Agriculture on the 2040 Land Use Analysis. He shared several maps and photographs of the location of the parcel. He reviewed the stipulations for approval by the Kane County Water Resources Department and the Kane County Health Department (KCHD). He noted that the Illinois Department of Natural Resources' EcoCat Report and the Kane-DuPage Soil and Water Conservation District's (SWCD) Natural Resource Inventory Report found no significant findings. VanKerkhoff shared an additional recommended stipulation for approval required by the Kane County Stormwater Management Ordinance. He explained that the Zoning Board of Appeals (ZBA) would not recommend a rezoning to this zone district classification, unless the applicant shall present clear and convincing evidence that the property sought to be rezoned is not suitable for agricultural use. After a public hearing on Tuesday, June 3, 2025, the ZBA voted to recommend approval of this petition. VanKerkhoff and Attorney McCracken addressed questions and comments from the Committee. Discussion ensued.

## County Board

<b>RESULT:</b>	<b>MOVED FORWARD BY ROLL CALL VOTE</b>
<b>TO:</b>	County Board
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Sonia Garcia
<b>AYE:</b>	Rick Williams, Gary Daugherty, Sonia Garcia, Mo Iqbal, Michael Linder, and Bill Roth
<b>ABSENT:</b>	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog

**3. Minor Adjustment to the Landings Airport**

Dev. Dir. VanKerkhoff introduced the Minor Adjustment to Special Use Number 1884: The Landings Airport. He explained that the Landings Condominium Airport has requested a minor adjustment to accommodate the addition of a 30'x40' metal building that will be used to house a tractor and mowing equipment. He shared several maps and photographs depicting the location of the parcel. He reviewed the site plan and rendering of the additional structure. He stated that technical staff has recommended approval of this minor adjustment to the approved site plan due to the notice has been sent to the adjoining neighbors and jurisdictional entities and no objections were raised and all original conditions and stipulations would remain in affect. VanKerkhoff addressed questions and comments from the Committee.

The Committee moved back to agenda item 7A.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Sonia Garcia
<b>AYE:</b>	Rick Williams, Gary Daugherty, Sonia Garcia, Mo Iqbal, Michael Linder, and Bill Roth
<b>ABSENT:</b>	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog

**8. Property Code Enforcement Division****A. Monthly Report**

Property Code Enforcement Officer Mall stated the monthly report was on file. He reported that the Division has 49 new cases and 48 closed cases for May 2025. As of the end of May, staff had 70 cases remaining with four being sent to adjudication. Lastly, Mall stated that the new Monthly Case Report was prepared and emailed to the County Board Members. 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. He noted that a new section was added within the monthly report: Former Office of Community Reinvestment Community Development Programs. He explained that as of last week, the County Board approved the inclusion of these programs under the Kane County Development Community Services Department. He spoke on the Emergency Rental Assistance Program federal funds left from the COVID Pandemic. He noted that the program and funding will end in June 2025. VanKerkhoff reviewed the additional projects, such as a duplex in Batavia and housing counseling and stability purposes, that will utilize the remainder of the funding. VanKerkhoff stated that the following two resolutions relate to the utilization of the grant funding. He thanked Public Information Officer (PIO) Mann, the Kane County Health Department (KCHD), and County Board members who worked to share this initiative to the public. He explained that the rental assistance program has collected a few applications per week since its implementation. However, since the added publicity on it, there has been a total of 100 new applicants.

**B. Approving First Amendment to Agreement Between County of Kane and Lazarus House to Increase Funding**

Dev. Dir. VanKerkhoff noted that the following two resolutions are similar in nature. He explained that two of the sub-recipients of the Emergency Rental Assistance Program were Lazarus House and the Community Crisis Center in Elgin. Both organizations are on track to use the funds that they requested and were allocated. VanKerkhoff stated that he will be meeting with these organizations within the next couple weeks to see if they can utilize more funding. He noted that it is projected that additional funding will be available due to other sub-recipients not using their allotment. He explained that these two resolutions amend the sub-recipient agreements. The amount within the resolutions have been left blank until a final allotment can be filled in.

## KC Executive Committee

<b>RESULT:</b>	<b>MOVED FORWARD BY ROLL CALL VOTE</b>
<b>TO:</b>	KC Executive Committee
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Sonia Garcia
<b>AYE:</b>	Rick Williams, Gary Daugherty, Sonia Garcia, Mo Iqbal, Michael Linder, and Bill Roth
<b>ABSENT:</b>	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog

- C. Approving First Amendment to Agreement Between County of Kane and Community Crisis Center to Increase Funding

## KC Executive Committee

<b>RESULT:</b>	<b>MOVED FORWARD BY ROLL CALL VOTE</b>
<b>TO:</b>	KC Executive Committee
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Sonia Garcia
<b>AYE:</b>	Rick Williams, Gary Daugherty, Sonia Garcia, Mo Iqbal, Michael Linder, and Bill Roth
<b>ABSENT:</b>	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog

**10. Subdivision**

- A. Hawk Country Club Preliminary Subdivision Plat

Environ. Mgmt. Dev. Tech. Orlik introduced the Hawk Country Club Preliminary Subdivision Plat that has requested the approval for a two-lot single-family subdivision. This approximate three-acre subdivision would be located off of Burr Road, south of Bolcum Road, along Creekview Lane in St. Charles Township. Orlik shared several maps and photographs depicting the location of the subdivision. She explained that this plot was part of the subdivision that surrounds it, but due to soils within it, it was removed in the early 1970's. Since, then technology has improved and the soils can be processed to support a septic field. Orlik reviewed the proposed Plat of Subdivision. Orlik listed Kane County's Technical staff's findings, such as preliminary staff meetings being held where the owner/developer has addressed all questions and comments. She stated that technical staff recommends approval of the Preliminary Plat for Hawk Country Club Subdivision, and the plat move into the 45-day Final Subdivision Approval Phase.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Sonia Garcia
<b>AYE:</b>	Gary Daugherty, Sonia Garcia, Mo Iqbal, Michael Linder, and Bill Roth
<b>ABSENT:</b>	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog
<b>ABSTAIN:</b>	Rick Williams

**11. Environmental Resources**

None.

**12. Water Resources**

None.

**13. New Business**

**A. Staff Update for Increasing Specific Permit Fees**

Dev. Dir. VanKerkhoff stated that he and Environ. and Water Res. Dir. Wollnik have continued to work with the State's Attorney's Office (SAO) on the fee schedules and the ability to increase them. He feels confident that the building permit fees that the County Board assesses and sets, can be adjusted from the last increase that was implemented in 2019 by using the Consumer Price Index (CPI). He shared the numbers and continued process of raising fees year to year that was provided by the Finance Department. He hopes to have a schedule of the building permit fees. VanKerkhoff explained that the other fees will take additional work to increase. He stated that their recommendation would be to not increase any of the fees until the departments can implement these in all the different schedules. He noted that they will continue to look at the best way to increase those. He explained that the building permit fees are the largest the County receives. He stated that when building permit fees were increased in the past, a resolution was presented to have the increases effective as of July 1. He asked the Committee their opinion of implementing these increases sooner.

Environ. and Water Res. Dir. Wollnik explained that the stormwater fees were not based on CPI, but the hourly rates of the employees, which have been changed due to the equity adjustments. She stated that she will be looking into how this will change the stormwater fee numbers. Additionally, she explained that there were approximately three items that permit fees were not assessed that the County probably should. She noted that the resolution regarding the stormwater fee schedule will not be available until August 2025.

Chairman Williams stated it is important that the Committee recognize the

diminished budget and the possible ability to offset the requested reductions by these increases. In his opinion, the building permit fees should be held off until January 1, and the others should be implemented sooner. He asked for the Committee's input on the implementation of these fee schedules. Discussion ensued. The Committee provided consensus to implement the building permit fees on January 1, and the others would be implemented once voted upon.

Williams spoke on the additional roles and responsibilities that Dev. Dir. VanKerkhoff has taken on with the dissolving of the Office of Community Reinvestment (OCR). He noted that the Development Executive Director's job description will need to be revised. He explained that he has been working with VanKerkhoff and HRM Exec. Dir. Loblillo to update it. A draft of the job description will be sent to the Development Committee members for their input and consensus to implement the changes.

Committee Member Linder spoke on solar facilities. He addressed public comments that were made at the last Development Committee meeting. One comment was made on the solar installation that only one in four established solar facilities in Kane County has set screening plans. Linder asked how the County is monitoring this. Dev. Dir. VanKerkhoff stated that a follow up has been done with the solar facility sites. He explained that a number of them have not been completed in its entirety. He stated that all building permits for commercial developments, collect jurisdiction and department approvals before a the permit and a certificate of occupancy/completion are issued. VankKerkhoff listed all departments and entities that have to submit their approval before the solar facilities can begin operating. Much discussion ensued.

#### **14. Reports Placed On File**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Michael Linder

#### **15. Executive Session (if needed)**

None.

**16. Adjournment**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Michael Linder
<b>SECONDER:</b>	Bill Roth

This meeting was adjourned at 11:09 AM.

Savannah Zgobica

Sr. Recording Secretary