



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)

Tuesday, February 18, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Williams called the meeting to order at 10:33 AM.

2. Roll Call

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

Also present: Co. Bd. Members Allan*, Gripe, Juby*, Kious*, Molina*, Penesis*; Dev. Dir. VanKerkhoff & staff Berkhout, Mall, Thavong; KDOT Dir. of Permitting Hohertz; OCR Dir. Berger*; Environ. & Water Res. staff Wilford; 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: January 21, 2025

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Bill Lenert

5. Public Comment

All public comments were held until the Zoning Petition discussions.

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

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

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

Dev. Dir. VanKerkhoff stated the Building Division continues to be fully staffed and serving customers. He explained that the Development, Environmental and Water Resources, and Health Departments have been working on a Request for Proposal (RFP) to find a vendor for their coordinating permitting software program. The current permitting software program has been utilized for years becoming outdated. These departments would like the new software to coordinate data among these departments, such as parcel based permitting systems and property code enforcement. This will improve efficiency for the departments and constituents. VanKerkhoff stated that an update would be provided.

B. Zoning Petitions**1. Petition # 4650 Petitioner: Glen Wakefield**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4650: Glen Wakefield. He explained that Mr. Wakefield has plans to grow high quality produce on property he purchased on the corner of French Road and Lenschow Road in Burlington Township. The petition has requested a Rezoning from F-District Farming to E-1 District Estate Residential to allow a new residence to be constructed. (Committee Member Garcia arrived in-person at 10:37 a.m.). VanKerkhoff stated that this property is categorized as Agriculture/Food, Farm and Small Town Area on the 2040 Conceptual Land Use Strategy map. On the 2040 Land Use Analysis, it is categorized as Countryside/Estate Residential. VanKerkhoff reviewed the LESA Score of this parcel. The score was 72, which warrants a low protection effort for development. He provided several maps and photographs depicting the location of this parcel. He explained that the new residence will be constructed on the south end of the property. VanKerkhoff presented the proposed site plan. He reviewed several stipulations by Kane County's Environmental and Water Resource Department and Division of Transportation (KDOT). He noted that the Zoning Board of Appeals has recommended approval with the stipulations.

County Board

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	County Board
MOVER:	Alex Arroyo
SECONDER:	Bill Lenert
AYE:	Rick Williams, Alex Arroyo, Dale Berman, Gary Daugherty, Sonia Garcia, Mo Iqbal, Vern Tepe, and Bill Lenert
ABSENT:	Michael Linder

2. Petition # 4653 Petitioner: Weiss Commercial Properties, LLC

Dev. Dir. VanKerkhoff introduced Zoning Petition 4653: Weiss Commercial Properties, LLC. This petition has requested a Rezoning from F-District Farming to F-2 District - Agricultural related sales, service, processing, research, warehouse, and marketing with a Special Use for a landscaping business. VanKerkhoff shared a map depicting the location of this parcel. (Madam Chairman Pierog arrived remotely at 10:41 a.m.) Referencing the 2040 Conceptual Land Use Strategy, this parcel is categorized as Critical Growth Area/Route 47 Corridor. On the 2040 Land Use Analysis it is categorized as Countryside/Estate Residential. VanKerkhoff shared numerous maps and pictures of the parcel. He presented the site plan of the property, which showed the numerous buildings located on the property. He reviewed the stipulations from the Kane County Environmental and Water Resources Department. He listed the six factors for granting a Special Use per the Kane County Zoning Ordinance. VanKerkhoff shared that the Zoning Board of Appeals has recommended approval with the stipulations.

Attorney Kate McCracken spoke on behalf of the petitioners: Weiss Commercial Properties, LLC. She stated that this petition is to bring the parcel into the appropriate zoning classification. She explained that the main residence and other storage buildings have been located on this property. She stated that this rezoning will be a good transition from farming to the current uses that surround the parcel. VanKerkhoff and Environ. & Water Res. staff Wilford addressed questions and comments from the Committee. Discussion ensued.

County Board

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	County Board
MOVER:	Alex Arroyo
SECONDER:	Bill Lenert
AYE:	Rick Williams, Alex Arroyo, Dale Berman, Sonia Garcia, Mo Iqbal, Vern Tepe, and Bill Lenert
ABSENT:	Michael Linder
AWAY:	Gary Daugherty

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

Property Code Enforcement Officer Mall explained that the Kane County Property Code Enforcement Division acts as a liaison with other Property Code Divisions in Kane County. He told the Committee if there is anything the Division can help with, please contact them. He stated that the monthly report was on file. He added case type data from 2023, 2024, and 2025. One way the Division is acting as a liaison for others is through Spanish translation. Due to the high volume of translations, this data is now being tracked. Mall addressed questions and comments from the Committee. Discussion ensued.

Dev. Dir. VanKerkhoff stated that the goal of this division is to help constituents understand what is needed to be in compliance with the County's Zoning Ordinance. With the implementation of this Division, property code enforcement has been expedited. VanKerkhoff commended the staff's work. Further discussion ensued.

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

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. He spoke on the benefits of having an in-house Geographic Information System (GIS) staff member. He explained that the Department was able to rapidly respond to Kaneville's request of printing out a new Zoning Map. He spoke on the ability to respond quickly to requests.

B. Approving a FY25 Budget Adjustment to the Development and Community Services Department for the Implementation of a United States National Park Service Historic Revitalization Grant Program

Dev. Dir. VanKerkhoff complimented Dev. Preservation Planner Thavong and staff for applying for grants that promote the County's goals and provide practical funding assistance for property owners. He stated that Thavong has applied for the Paul Bruhn Historic Revitalization Grant once before. He

explained that this resolution is a formality to amend the FY2025 Budget to reflect the grant funding.

Dev. Preservation Planner Thavong provided a presentation on the \$750K award from the Paul Bruhn Historic Revitalization Grant from the National Park Service for rehabilitating historic rural structures. She stated that the grant was awarded to the County in October 2024. She explained that the Development Department will be providing \$50K in staff time as the local match. She noted that today's request is for a budget adjustment of \$250K to reflect the first year of the three-year grant. Thavong stated that the goal of the program is to provide funding to rural areas to create economic revitalization through rehabilitation of historic structures. She reviewed the eligibility requirements for this grant. She stated that the Kane County Historic Revitalization Subgrant Program will provide subgrants to property owners in rural agricultural areas of Kane County. She presented a map that showed rural Kane County. Over the next several months, staff will produce this subgrant program's guidelines, application materials, subgrant agreement template, and create a project sign template. In an effort to have many structures eligible to apply for the grant program, staff will develop a Kane County multi-property nomination to the National Registrar. This process may include historic preservation graduate students and consultant contributions. Thavong listed the historic project requirements needed to receive the subgrant. She stated the applicants will create their own scope of work and hire their own architect and contractor. Thavong 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:	Bill Lenert
SECONDER:	Vern Tepe
AYE:	Rick Williams, Alex Arroyo, Dale Berman, Gary Daugherty, Sonia Garcia, Mo Iqbal, Vern Tepe, and Bill Lenert
ABSENT:	Michael Linder

10. Subdivision

None.

11. Environmental Resources

None.

12. Water Resources

None.

13. Office of Community Reinvestment

- A.** Authorizing Number of Procurement Cards Issued to the Office of Community Reinvestment and Each of Their Transaction Limits

KC Finance and Budget Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Finance and Budget Committee
MOVER:	Bill Lenert
SECONDER:	Vern Tepe
AYE:	Rick Williams, Alex Arroyo, Dale Berman, Gary Daugherty, Sonia Garcia, Mo Iqbal, Vern Tepe, and Bill Lenert
ABSENT:	Michael Linder

14. New Business**15. Reports Placed On File**

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Vern Tepe

16. Executive Session (if needed)

None.

17. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Dale Berman
SECONDER:	Vern Tepe

This meeting was adjourned at 11:12 AM.

Savannah Zgobica
Sr. Recording Secretary