



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, January 21, 2025

10:30 AM

County Board Room

1. Call To Order

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

2. Roll Call

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

Also present: Co. Bd. Members Juby*, Penesis*, Molina*; Dev. Dir. VanKerkhoff & staff Berkhout, Zine; Environ. & Water Res. Dir. Wollnik; ITD staff Kash; ASA Cermak; KDOT Deputy Dir. Rickert & staff Forbes, Hohertz; 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 Linder attending today's meeting remotely. There were no objections.

4. Approval of Minutes: December 16, 2024

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Alex Arroyo

5. Public Comment

None.

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 monthly Building and Zoning Report was on file. He welcomed the new County Board Members to the Committee. He stated that Building Team staff positions have been filled. Additionally, the Building Team is made up of in-house staff and does not have to be outsourced. He stated that he is grateful to have two Illinois licensed architect plan reviewers, in order to do all plan reviews in-house. VanKerkhoff introduced Zoning staff Keith Berkhout and Natalie Zine. He provided a brief background of these two staff members. He summarized the zoning petition process. He explained that numerous departments/divisions will meet before the Development Committee meeting to discuss the petitions and recommend any stipulations. These meetings help guide constituents on the next steps in the process. After staff meetings, the petition is presented to the Zoning Board of Appeals, before coming to the Development Committee.

B. Zoning Petitions**1. Petition #4651 Petitioner: State Bank of Geneva (SeBern Homes)**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4561: State Bank of Geneva (SeBern Homes). This petition has requested a Rezoning from E-3 District Estate Residential to PUD - Planned Unit Development to allow the existing residential structure to continue to be used as office space and the outdoor area to be used for storage of materials for Grandview Homes and SeBern Custom Homes businesses. This parcel has been categorized as Rural Residential on the 2040 Land Use Analysis and Critical Growth Area on the 2040 Conceptual Land Use Strategy. VanKerkhoff shared numerous maps and photographs depicting the location of the parcel located at 38W216 Mallard Lake Road, St. Charles Township. He shared a site plan that depicted the existing conditions. When the house was originally built, the home was used as a model home and has never been occupied as a single-family home. VanKerkhoff reviewed photographs that showed the current conditions of the inside and outside of the house. He shared the current site plan that depicted the location of signage on the property. The Zoning Board of Appeals approved this Zoning Petition with the recommended stipulations listed by the Kane County Health Department and Kane County Water Resources. VanKerkhoff stated that there are an additional three stipulations that would be added to this petition that has been discussed and agreed upon with the petitioner. VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

County Board

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

8. Property Code Enforcement Division

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Property Code Enforcement Report was on file. He reported that the property code inspectors attended an eight hour training class regarding property maintenance and solar panels. Additionally, Property Code Enforcement Administrative Assistant Garcia has been converting old file records into digital.

9. Planning & Special Projects

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. He stated that this report summarizes the activities of the Planning and Special Projects Team. He added that these projects are reported to numerous committees.

B. Authorizing Number of Procurement Cards Issued to Development & Community Services Department 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:	Alex Arroyo
SECONDER:	Mo Iqbal
AYE:	Rick Williams, Alex Arroyo, Gary Daugherty, Sonia Garcia, Mo Iqbal, and Vern Tepe
ABSENT:	Dale Berman, Michael Linder, Bill Lenert, and Corinne M. Pierog

10. Subdivision

A. Land/Cash 2024 Annual Report

Environ. & Water Res. Dir. Wollnik introduced herself to the new Committee Members and summarized the work done by her department. She provided a summary of the Land/Cash program. She presented the Land/Cash 2024 Annual Report. She explained that the Land/Cash Committee meetings are held before the Development Committee meeting, if needed. She stated that the County does collect Land/Cash funds that are forwarded to the school districts. For 2024, funds were collected for District 302, 303, 304, the Kane County Forest Preserve, and St. Charles Park District.

11. Environmental Resources

A. Acknowledging Annual Review of Number of Procurement Cards Issued to Environmental and Water Resources and Each of Their Transaction Limits

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

12. Water Resources

None.

13. Office of Community Reinvestment

A. Authorizing Renewal of a Contract for Continuum of Care Support Services for 2025

KC Finance and Budget Committee

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

14. New Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Alex Arroyo

16. Executive Session

The Development Committee entered into Executive Session at 11:02 a.m. to discuss the release of closed session minutes on a motion made by Arroyo, Daugherty seconded. Motion carried unanimously by roll call vote.

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

A. Release of Closed Session Minutes

17. Open Session

The Committee returned to Open Session at 11:06 a.m. on a motion made by Iqbal, Arroyo seconded. Motion carried unanimously by voice vote.

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Alex Arroyo

A. Vote on Release of Closed Session Minutes

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

18. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Alex Arroyo
SECONDER:	Mo Iqbal

This meeting was adjourned at 11:07 AM.

Savannah Zgobica
Sr. Recording Secretary