



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, August 15, 2023

10:00 AM

County Board Room

1. Call To Order

Chairman Ford called the meeting to order at 10:01 AM.

2. Roll Call

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

Also present: Co. Bd. members Allan*, Juby*, Molina*, Roth; Dev. Dir. VanKerkhoff & staff Mall, Garcia, Berkhout; Environ. & Wtr. Res. Dir. Wollnik & staff Linke, Orlik; KDOT staff Rickert, Nika; ASA O'Brien; Spec. ASA Shepro*; ITD staff Peters; Co. Clk. staff Burge*; and members of the press and public.

3. Remote Attendance Requests

Chairman Ford announced the remote attendance requests. He asked the Committee if there were any objections to Committee Members Daugherty, Iqbal, and Linder to attend today's meeting remotely. There were no objections. Committee Member Iqbal did not attend today's meeting.

4. Approval of Minutes: July 18, 2023

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

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)

The public comments were held until the introduction of Petition 4612.

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

Dev. Dir. VanKerkhoff stated that the Building & Zoning Division has continued to be busy with building permit activity. The department has hired Ian Burgin to fill the vacant Building Inspector position. He noted that at next month's Development Committee meeting, he would be presenting the 2024 budget. Within the proposed budget, the Development Department will be requesting a new vehicle.

B. Zoning Petitions**1. Petition # 4612 Petitioner: 39W180 Highland Avenue, LLC**

Dev. Dir. VanKerkhoff introduced Petition 4612: 39W180 Highland Avenue, LLC. The petitioner submitted a Special Use request in the B-3 Business District for warehouse, storage, and parking. As well as, requesting that a covenant be removed, which required the property to be rezoned from B-3 Business District to F-District Farming when a previous business vacated the property.

VanKerkhoff introduced additional County staff members that have helped with the effort. He shared numerous maps and photographs depicting the 2040 Land Use, Zoning, and the location of the parcel and surrounding areas. He provided a brief development history of the parcel, providing photographs from the past. (Committee Ex-Officio Davoust arrived in-person at 10:11 a.m.) He shared the petitioner's updated site concept that was discussed and changed at the Zoning Board of Appeals. There have been numerous complaints from the surrounding community on this petition. KDOT staff Nika shared KDOT's responses to the community's concerns, such as road congestion, road condition, and pollution. VanKerkhoff reviewed KDOT staff's recommendations for the parcel. He shared

the Water Resource Department and Health Department's stipulations. He reviewed the six factors for granting a Special Use per the Kane County Zoning Ordinance. He stated that the Zoning Board of Appeals approved this request with staff recommended stipulations. In addition, stipulations of natural screening must be installed along the north end of the property and any future lighting installed must meet the "Dark Sky" requirements. VanKerkhoff reviewed the objectors' requested stipulations, such as screening be provided, no permeable paving to be allowed, parking limitations, and only new buildings built must have masonry exteriors. Kane County staff addressed questions and comments from the Committee. Much discussion ensued.

Committee Chair Ford requested the public comments be heard at this time.

Elgin Township Highway Commissioner, Jason Krabbe, shared his concerns regarding the additional large truck traffic on Coombs Road and Highland Avenue. That intersection is not constructed appropriately to handle large truck traffic. Additionally, Coombs Road has numerous driveways bringing potential hazards to those residents entering/exiting their properties. Secondly, he shared his concerns on the affects of the wetland property. Not only will this affect the wetlands, it will harm the natural run-off. If this is approved, Krabbe would like to see detailed plans on how to address these issues. Lastly, Krabbe spoke on the lack of maintenance on this property.

Margaret Avapadel, 39W031 Cheyenne Court, Elgin, stated she owns the property directly behind the petitioner's property. She spoke on the proposed access road that would be constructed which would run through her backyard. The property in question is surrounded primarily by residential properties. The business address is exactly 500 yards from Highland Woods Subdivision, which has more that 400 homes with many more planned to be built. Wlthin Highland Woods, there is an elementary school, which is two miles away from the proposed business, where her grandchild attends. Avapadel voiced her concerns on the children's safety. Lastly, she spoke on her daughter's home buying experience within Highland Woods. With this proposed business, property values will decrease. She expressed her devastation for livelihoods if this petition is approved.

Paul Ameskamp, 13947 Chissell Trail, St. Charles, shared his concerns on what the property would actually be used for. He stated that the County Board must zone properties for future development, not just one particular owner. This area is zoned primarily residential. Ameskamp stated that the owner of this property operates three businesses from his home: two trucking companies and one taxi service. He spoke on the additional farming property that is owned by the petitioner where trucks were parked before the last Zoning Board of Appeals meeting. These trucks have since been moved. Ameskamp is confused on the relationship between these two properties. He wondered why the petitioner would need in excess of 40 parking spots for an extensive truck repair shop on the property. He noted that the rezoning of this property does not relate to what

this property is being used for. Ameskamp voiced his concerns about the appropriate concrete, screening, and fencing. Residential subdivisions have rules against having a fence. Therefore, Ameskamp does not see the reasoning for the developer to be granted a covenant to place a 13.6 foot fence that would run through a residential area to block the view of the trucks. He requested to see a business plan that shows a feasibility study. Lastly, Ameskamp stated that he cannot build a storage building on his property without being red-tagged, but this business can store trucks on farm property, and have multiple businesses ran out of a single household. This is a zoning issue that the owner does not seem to be able to follow. Currently, there are no permits on file for improvements on this property. Ameskamp spoke on the surrounding residential wells. He noted that underground storage would be the only way to appropriately filter the contaminated water. Residents and tax payers will help each other evict the owner and business from the property, if mentioned stipulations are not met.

Highland Woods Subdivision resident, Celina Interino, stated that she bought her first home in the neighborhood over 20 years ago. She finds it disturbing that there is only a few two-lane roads that residents have access to. If there is an accident on one of those roads, there is no where for the residents to travel. Interino spoke on the safety of road conditions. Currently, the area is very congested because of the ongoing development of the subdivisions. Additionally, there are no sidewalks for residents to walk in order to stay away from the traffic. Interino addressed the current conditions of the roads. In her research, she found a zoning petition for a proposed truck terminal in this area, but the residents successfully declined this. Now, it is proposed to have an access road developed for trucking. Interino requested the Committee reconsider this proposal and take the neighbors' concerns into account.

Krista Wiesepape, 13N199 Wedgewood Dr Elgin, stated she was the President of Wildwood Valley Homeowner's Association (HOA). She is representing the 38-home neighborhood who are objecting to this rezoning. She has collected numerous FaceBook posts and pages opposing this zoning petition. If the Committee approves this petition, they would not be good stewards of the land. Wiesepape read over the promises the trucking company has made to surrounding neighbors that have not been met. The expansion of the property and business would negatively impact the safety, pollution, and conditions of surrounding neighborhoods. Wiesepape addressed the contaminated water run-off. When the polluted water filters in surrounding water wells it becomes non consumable. Wiesepape addressed the numerous concerns from neighbors.

Referencing an aerial photograph from 2004, Petitioner Carl Kubiuk explained that the proposed property that they are looking to develop has been zoned B-3 since 1976. This property was used by Brady Brick and Illinois Brick as a dumping ground, which is in need of major clean-up. Kubiuk addressed the surrounding businesses of this parcel. Most businesses along Highland Avenue are manufacturing businesses. Addressing the current complaints, Kubiuk stated

that there has never been any reported issues that needed to be addressed for Custom Color Ink or Team Prime, but now with a proposed extension, multiple concerns have been voiced. Kubiuk spoke on the previous business, Brady Brick, and their truck traffic. Team Prime is an extensive truck repair company, with little daily traffic. Kubiuk addressed the traffic concerns on Coombs Road. He stated that trucks from Team Prime have been directed to take Randall Road to Highland Avenue, and not to use Coombs Road. He spoke on the new technology of the trucks that will be stored on the property. He spoke on the present screening that is already located on the property that helps shield the neighbors from daily operations. Team Prime is willing to utilize additional screening to help shield the neighbors. This is the first time in 13 years that the business has heard complaints about noise, pollution, and sight-views. Kubiuk and owner of Team Prime addressed questions and comments from the Committee. Much discussion ensued.

VanKerkhoff provided a presentation on 39W180 Highland Avenue, Elgin, IL 60124 property code violations. He shared multiple photos of the two properties depicting the current conditions and violations. Once they were addressed, Property Code Enforcement Unit rechecked the properties for resolutions. VanKerkhoff listed the number of vehicles that were located on the property on two separate dates. He noted that this same presentation was given at the Zoning Board of Appeals. Committee Chair read allowed County Board Member Young's email opposing this petition. Further discussion ensued.

County Board

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

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

Property Code Enforcement Officer Mall stated the monthly report was on file. Within the past month, 21 new cases were opened, 28 were resolved, leaving 50 cases still being processed, with three cases being sent to adjudication. Since the development of the Property Code Enforcement Unit, there has been 200 new cases. Mall stated that last month Miller and himself attended an eight-hour Code Enforcement Class in Elgin. He introduced the unit's new Administrative Assistant, Brittney Garcia.

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

Dev. Dir. VanKerkhoff spoke on the Special Farm Tour that will be conducted by Development staff Janice Hill and Matt Tansley. This will be in conjunction with the Chicago Wilderness Agriculture Committee later this afternoon. He addressed the vacant position changes within the 2024 Budget Policy. In the Development Department, there were two positions that were vacated. The department has been working with Human Resources to change the job descriptions of these two positions to better fit their needs. Once this has been addressed, the Development Department will be asking to reinstate those positions within next year's budget as a Special Request.

10. Subdivision**A. Woodgate Subdivision**

Environ. Mgmt. staff Orlik provided a presentation on the Woodgate Plat of Subdivision. This request is to develop six residential lots. This site has been previously known as the "Precious Moments Site". Currently, the site has one access road. Orlik provided a brief history of the land and access road. She addressed the numerous known restrictions for this proposed parcel. She shared the Woodgate Plat map. Kane County's Department of Transportation (KDOT) met with the township, fire department, property owner, engineer, and subdivision to discuss the extension of the access road. In conclusion, they found that there would not be a need to do so. To the north, KDOT will develop a private roadway easement for the house to the north, and install a roadway easement to the west in preparation for future development. Orlik shared the Preliminary Plat of the engineering. She shared the Technical staff's recommendations. They have recommended approval of the Preliminary Plat and Engineering of this subdivision. Orlik addressed questions and comments from the Committee. Discussion ensued.

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

11. Environmental Resources

None.

12. Water Resources

None.

13. Office of Community Reinvestment

None.

14. New Business**A. Changing the Name of Part of Bliss Road to “Old Bliss Road”**

Dev. Dir. VanKerkhoff provided additional information on this resolution. He addressed questions and comments from the Committee.

KC Executive Committee

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

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

16. Executive Session (if needed)

None.

17. Public Comment (Non-Agenda Items)

None.

18. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Michael Kenyon
SECONDER:	Chris Kious

This meeting was adjourned at 12:06 PM.

Savannah Valdez
Recording Secretary