



# Kane County

## KC County Development Committee

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

### Meeting Minutes

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

**Tuesday, November 18, 2025**

**10:30 AM**

**County Board Room**

#### 1. Call To Order

Chairman Williams called the meeting to order at 10:34 AM.

#### 2. Roll Call

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

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

#### 3. Remote Attendance Requests

There were no remote attendance requests for today's meeting.

#### 4. Approval of Minutes: October 21, 2025

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Mo Iqbal

#### 5. Public Comment

Mary Davisson, St. Charles, explained that she was invited by her daughter to come live in St. Charles due to it being safe and tranquil, which she agreed to. However, two years later, all of it changed when a short-term rental (STR) opened up next door to her home. Davisson explained that it has become difficult to feel peaceful and secure in her own home. She spoke on the suspicious activities and un-neighborly conduct of those renting the neighboring home. She stated that her haven has now become

unnerving and stressful. She is consistently on guard and watchful. She was encouraged to hear that the County was addressing STR properties. Her expectation was that the County was going to create a meaningful ordinance to elevate the concerns of the residential homeowners. However, after reading the proposal, she was disheartened. She stated that the proposed ordinance provides a broad and unenforceable accommodation for STR property owners to continue their operation. Davisson stated the most disturbing is that a full 180-day stay was deemed reasonable, which disturbs the neighbor's way of life for six months of the year. As the primary stakeholders, she requested that the Committee reconsider the 180-day stipulation and lower it to the absolute minimum threshold allowed by law. She explained that the neighbors in this area take care of one another and the community, but this is not the case with absentee property owners, whose investment is only in their bottom line. She thanked the Committee for studying this matter and their time.

Susan Blassick, St. Charles, stated that STR's are nothing new and have been a popular option for family getaways. She explained that the majority of these rentals exist in resort towns or coastal vacation towns, where they fit in with the local community. With the AirBnB and VRBO platforms, STR homes were no longer located in popular vacation spots, but in private neighborhoods. Blassick explained that buying a home and renting it out to people became attractive to those trying to make a profit. Therefore, these rentals infiltrated into residential communities. She stated that the owners of these properties are investors, not a part of the community. Therefore, they have no vested interest in becoming part of the neighborhood, in which the property is located. She noted that numerous communities around the country have banned STR's. She would prefer that Kane County ban STR's in neighborhoods zoned residential, due to the fact that they do not add any value to the community and detract from the neighborhood. However, if there are legal hurdles to enforce a ban on STR's, she strongly suggested that the Committee change the proposed ordinance to mandate that all STR property owners be required to live in the property for a minimum of nine months a year, which will allow them to rent the home for the remaining three months. Alternatively, while the STR owners reside in the home for 12 months, they would be able to rent one or two rooms of their home the entire year. Blassick stated that this requirement would make the STR owner a more invested neighbor and minimize the housing shortage. Additionally, this would allow the STR owner to make an income stream for themselves without creating a nuisance for the neighborhood. Blassick questioned how STR businesses can be legally opened up in a zoned residential area. She stated that the neighbors of a STR have put much thought into this ordinance proposal, and even though there may be legal limitations, they would like to hear about why these actions cannot be taken. She thanked the Committee for their consideration on this issue and hopes for a carefully thought out ordinance.

William Ronget, St. Charles, stated that he lives on a dead end street in unincorporated Kane County with eight other homes. He explained that when the STR located on his road, they hosted high-capacity events. The street can be filled with many varieties of vehicles. He questioned how first responders would be able to address an emergency situation. He explained that there are three homes where elderly neighbors reside at the end of the cul-de-sac. He questioned how they would be reached in an emergency

situation, if first responders could not respond adequately. Additionally, when party buses and limos are parked on the road and block first responders from addressing an emergent situation, who is liable? Ronget stated this is a lawsuit waiting to happen. He wondered why the County is not moving forward in prohibiting or restricting STR's in Kane County. He provided several examples of other municipalities who have prohibited or restricted STRs. He stated that STRs provide zero value to the community, due to it being a business. He asked the Committee to understand that big business have no business in a residential neighborhood. (Madam Chairman Pierog arrived remotely at 10:42 a.m.)

Deanna Davisson, St. Charles, thanked the Committee for the proposed STR ordinance. However, there is still a major disconnect between the actual needs of the community and the provisions of this proposal. If this was not the case and all of the community's concerns were addressed, there is still an issue of the ongoing lack of the ability to verify and enforce the ordinance. Davisson stated that Section 9 of the ordinance was created to do this, and has made it clear on the penalty for operating a STR without a license. However, those that operate with a license, any violation of any aspect of this ordinance to those with a license is met by a "play this by ear" mentality, which is not sufficient. Davisson explained that the neighbors needs to have built in protections for the safety and tranquility of their community. She noted that this does not exist with the current proposal. She stated that Section 3, Subsections F and G, addresses the inspections of infrastructure and safety, but are vague and unclear on what is expected. Additionally, there is no frequency on when these inspections need to be conducted or a specific checklist for safety expectations. Davisson stated that as a neighboring homeowner, she believes that it is her's and the STR homeowner's right to know, through public record, what will be required in these expectations. She explained that the idea of an independent contractor can be responsible for a safety inspection is not adequate. She stated that STR's are businesses that are opening up in residential areas. She explained that any other business that is opening up in Kane County has a safety inspection done by the respective agency that governs it. Therefore, the idea that this can be outsourced to the lowest bidder is not sufficient. She spoke on the lack of a mechanism to report violations. She stated that this will fall upon the neighboring homeowners to supervise the STR when occupied to ensure all regulations are being followed. She explained that the County is not providing any resources to make sure and maintain STRs are in code. She requested that a clear and concise mechanism be approved to report violations be added to the ordinance.

Committee moved to agenda item 7B1: Petition # 4673 Petitioner: CFP.

## **6. Monthly Financials**

### **A. Monthly 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 Building and Zoning Division Manger, Natalie Zine, to her new position. He explained that he will continue to serve as the County's Building Officer and Zoning Official, as Zine works with the day-to-day management and operations of the Building and Zoning Team. He reported that the Building and Zoning Division has continued to have a busy fall season with numerous single-family resident permits being submitted and the rush to complete various projects before winter. He noted that the division is fully staffed for winter. (Committee Ex-Officio Tepe left at 11:10 a.m.)

### B. Zoning Petitions

#### 1. Petition # 4673 Petitioner: CFP IL Orchard Solar, LLC

Chairman Williams recused himself from this portion of the meeting due to his legal representation of Sugar Grove. He recommended that Development Vice-Chairman Iqbal chair the Committee for this portion of the meeting. The Committee conceded.

Dev. Building & Zoning Division Mgr. Zine introduced Zoning Petition 4673: CFP IL Orchard Solar, LLC. She stated that this petition requested a Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility on an approximately 87 acre property located on the north side of Jericho Road, east of IL Route 47, in Sugar Grove Township. She noted that the owner of the property is J G Properties, LLC. She shared multiple maps and photographs depicting the location and surrounding properties of the parcel. She stated this parcel is categorized as Critical Growth Area/Route 47 Corridor on the 2040 Conceptual Land Use Strategy and as Resource Management on the 2040 Land Use Analysis. She noted that most of the growth in the Resource Management category will be the result of municipal annexations and land use decisions. She explained that the City of Aurora did not have any objections and/or comments to the Special Use. The Village of Montgomery did not have any objections to the Special Use. However, they requested additional landscaping be planted to further screen any future development in the area. Additionally, the Village of Sugar Grove has objected to the Special Use. Zine shared the Village of Sugar Grove's objection letter and their 2023 Comprehensive Plan maps. She explained that according to Sugar Grove's future land use map, this area is located in their Agricultural/Undeveloped area. Additionally, Sugar Grove's letter mentioned a future extension of Gordon Road. (Madam Chairman Pierog arrived in-person at 10:52 a.m) Zine stated that she does not see any future impact to this future roadway extension. She reviewed the proposed commercial solar facility's site plan. She stated that the plan does meet all of the State and County requirements for setbacks and distances. Zine shared the Landscape/Vegetation Plan and Fence Detail for the solar facility. Zine reviewed the stipulations of the Kane County Division of Transportation (KDOT) and the

Sugar Grove Fire Protection District for the proposed site. She shared the results of the EcoCAT Report, the NRI Report, the Section 7 Consultation, United States Army Corps of Engineers, Illinois Nature Preserves Commission, Illinois Department of Agriculture, and Illinois State Historic Preservation Office. She reviewed the Zoning Board of Appeals' (ZBA) recommended stipulations and submitted objections. She stated that the ZBA voted to recommend the approval of this Special Use Permit. Zine and Dev. Dir. VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

Petitioner Gary LaNoce stated the project is about a half mile off of Jericho Road to the north. He noted that there is existing tree coverage located to the west of the project, which will make the facility not visible from a half mile away. He stated he is confident, because of the stated reasons, that this project won't impact the surrounding residential properties.

Further discussion ensued.

County Board

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

Committee Vice-Chairman turned the meeting back over to Chairman Williams.

The Committee moved to agenda item 6A.

**8. Property Code Enforcement Division**

**A. Monthly Report**

Dev. Dir. VanKerkhoff stated the monthly report was on file. He noted that the Property Code Enforcement team has been operating short-handed this past month, but is now fully staffed. VanKerkhoff addressed questions and comments from the Committee.

## 9. Planning & Special Projects

### A. Monthly Report

Dev. Planning Division Mgr. Toth stated the monthly report was on file. He explained that most of these projects are reported to other standing committees, such as the Environmental and Energy Committee, Agriculture Committee, and the Jobs Committee.

- B.** Amending Chapter 2 (Administration), Article IX (Administrative Adjudication), Section 2-320 (Adoption of System of Administrative Adjudication) and Chapter 7 (Business and Commercial Regulations) of the Kane County Code to Provide for Regulation of Short-Term Rentals in Unincorporated Areas of Kane County
- Committee Vice-Chairman Iqbal introduced his proposed amendments to Exhibit A of this ordinance. He would like Section 3: Application and Registration, to read as follows: "All Short-term rentals shall be registered annually with the Kane County Development & Community Services Department. Applications for new Short-term rental licenses and renewals of Short-term rental licenses shall be on a form created by the Kane County Development & Community Services Department, which shall include, but not limited to, the following information:". He requested that Section 3, Subsection B read "Full name and valid contact information for person or company who will serve as local agent on behalf of the Owner for the Short-term rental." He suggested that Section 3, Subsection D read, "A copy of the proposed short-term rental listing, which includes the total number of bedrooms, toilets, and parking spaces, as well as, the maximum numbers of guests residing in the short-term rental. Additionally, he stated that Section 4: Property Requirements, Subsection B should read, "Replace this old regulation with new 2023 smoke detector regulations. All smoke detectors and carbon monoxide detectors must be tested before the Short-term rental period states." Iqbal requested that Section 6: Notice to neighbors, reads as follows: "Upon approval of application for a new Short-term rental license or a renewal Short-term rental renewal license, but at least one (1) week prior to the first rental in any calendar year, the owner of the Short-term rental shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property has been approved as a Short-term rental. The owner of the Short-term rental shall provide the Kane County Development and Community Services Department with proof of mailing." Much discussion ensued.

Chairman Williams explained that as someone that sends numerous certified letters, he has found that people do not sign for certified mail. He suggested that the notification be sent out through certified mail and regular mail and that the proof of mailing be established by an affidavit. Further discussion ensued.

Williams requested that Section 9: Violation, Subsection B read as follows: "A person operating a Short-term rental without a license or otherwise in violation of this ordinance may be subject to a fine that is the maximum imposed by law. Each day a violation under this subsection exists constitutes a separate

offense." He explained that property owners can have a license and still violate the ordinance. Discussion ensued.

The Committee provided consensus to have these stipulations added to the County's ordinance.

This ordinance was held until the next Development Committee meeting scheduled for December 16, 2025. (Committee Member Iqbal left at 11:42 a.m.)

**RESULT: HELD OVER**

**10. Subdivision**

**A. Variation-Cheval-de-Selle Unit 1, Lot 43**

Environ. Mgmt. Dev. Tech. Orlik presented the Variance for the Cheval De Salle Subdivision Unit one, Lot 43 in Campton Township. She explained that the owner of the property wishes to reduce the 40-foot setback along Citation Lane to 23 feet to allow for the construction of a garage. She shared aerial photographs depicting the location of the parcel. She reviewed the Subdivision Plat and the Site Plan Exhibit. She added that since the recording of the plat, there has been a 20-foot Ameritech easement granted along the property line. Additionally, there is an existing tree line and septic tank, which all will hinder where the homeowner will be able to build. She shared the Technical Staff's recommendations. Staff recommends approval of the variance. Orlik addressed questions and comments from the Committee. Discussion ensued.

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

**11. Environmental Resources**

None.

**12. New Business**

Chairman Williams spoke on the landscaping requirements for solar farms. He explained that he asked County Board Member Gripe to set up a meeting with Kane County Forest Preserve Executive Director, Ben Haberthur, to speak on this matter. Williams stated that this meeting will be set up in the near future.

Williams addressed the County's sound ordinance. He explained that a few years ago, the County tried to come up with an updated sound ordinance. However, there was a

problem with how the Sheriff's Office would interpret the regulations to enforce the sound code. Williams stated that the County needs to set a day and night sound decibel standard. He noted that Dev. Dir. VanKerkhoff sent out Kendall County's sound ordinance for reference. He suggested that ASA Ford look into this policy and present stipulations for the sound ordinance. The Committee conceded.

Lastly, Williams spoke on Campton Township's chronic trespassing on homeowner association owned ponds. He stated that the County has been looking into ways on how to address this situation. He explained that the possible recommendation is to declare it as a violation of the State Trespassing Statute. ASA Ford stated that there can be an ordinance prepared to add trespassing to the nuisance section of the Kane County Code. He explained that this would allow those that are trespassing on land that is appropriately marked, or received verbal notice, to be fined as a nuisance violation. He added that the criminal code allows for counties to declare what nuisances are. The Committee conceded to move forward with this.

**13. Reports Placed On File**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Bill Lenert

**14. Executive Session (if needed)**

None.

**15. Adjournment**

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

This meeting was adjourned at 11:49 AM.

Savannah Zgobica  
Sr. Recording Secretary