



Kane County

KC County Development Committee

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

Meeting Minutes

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

Tuesday, October 21, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Williams called the meeting to order at 10:58 AM.

2. Roll Call

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

Also present: Co. Bd. Members Allan, Gripe, Juby*, Kiou*, Molina*, Penesis*; Dev. Dir. VanKerkhoff & staff Mall, Toth, Dall, Walsh; Environ. & Water Res. Dir. Wollnik & staff Orlik; KDOT Chief of Permitting Hohertz; ITD staff Peters; ASA Ford*; Spec. ASA Shepro; 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: September 16, 2025

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| RESULT: | APPROVED BY UNANIMOUS CONSENT |
| MOVER: | Mo Iqbal |

5. Public Comment

Susan Blassick, St. Charles, stated that she lives on a dead end street that is wooded and peaceful. However, there is a short-term rental located on the same street that has been causing issues. Blassick explained that the only traffic on the street, before the short-term rental was established, were residents, deliveries, and services. She stated that the short-term rental, with it's transient nature, has no place on this dead end, residential road. She explained that the neighborhood has had disruptions due to the short-term rental, such as loud parties and overflowing parking on the street and lawn

that could possibly interfere with emergency vehicles. Blassick stated that just recently, her dog found a barbecued chicken bone that was carelessly left on the lawn. She believes that a potential home buyer would think twice before purchasing a home with a short-term rental property on the same street. She is grateful for the legislation that is being presented regarding short-term rental properties.

Deanna Davisson, St. Charles, stated that she is neighbors with the previous speaker, Blassnik. She explained that her home is located to the left of the 4,500 square foot home that is being utilized as a short-term rental. She stated that there is routinely 15 to 20 extra people in and out of the neighborhood day and night, due to this short-term rental. Davisson spoke on the safety and security concerns. She explained that this road has approximately ten homes located on it. She stated that when approximately 25 extra people are traveling the road, it is more than doubling the street's population. She explained that the roadway has no outlet. Therefore, this is a safety perspective nightmare. Davisson stated that she teaches Homeland Security courses, runs the Homeland Security Program at the College of DuPage, and teaches Emergency Management courses. Therefore, she fully understands the importance of safety and security. She is thankful that the Development Committee is willing to have this conversation. She spoke on the safety requirements from bedrooms listed within the proposed ordinance, such as having a minimum of two modes of egress from any bedroom. She believes that this should be the same for every house located on the street, due to having a street that is one-way in and one-way out. Davisson explained that when the road is overpopulated with an additional 20 cars, it becomes more difficult or impossible to come and go freely. She stated that the Committee needs to consider having all short-term rental properties located on through streets only to lessen the possibility of an emergent situation. Additionally, she explained that there is nothing within the proposed ordinance that restricts animals or confinement of animals. She asked the Committee to take this into consideration. Davisson spoke on a recent incident that involved her dog and one of the short-term renter's dog. She stated that this is an ongoing issue that needs to be addressed.

All other public comments were held until the Zoning Petition discussions.

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 thanked Chairman Williams and the Human Resources Department for their help on the Development Department's reorganization. He explained that the reorganization was required to absorb the Office of Community Reinvestment's (OCR) programs and staff. VanKerkhoff introduced Asst. Dir. of the Development and Community Services Department, Chris Dall, Development Planning Division Manager, Chris Toth, Building

and Zoning Division Manager, Natalie Zine, and Finance and Administration Manager, Jill Walsh. He provided a brief professional background and job responsibilities for each staff member. VanKerkhoff addressed questions and comments from the Committee.

VanKerkhoff added that the Building and Zoning staff remain busy with new building permits and solar petitions.

B. Zoning Petitions

1. Petition # 4668 Petitioner: SunVest Solar, LLC, dba SV CSG SunTrust Solar, LLC

Dev. Dir. VanKerkhoff introduced Zoning Petition 4668: SV CSG SunTrust Solar. He stated that this petition has requested a Special Use in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility located on approximately 39-acres of property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township. He noted that the owner of the property was Sun Grandchildren's Trust. He shared several maps and photographs depicting the location of the parcel. He stated that this parcel is categorized as Critical Growth Area/Route 47 Corridor on the 2040 Conceptual Land Use Strategy and Commerce/Employment on the 2040 Land Use Analysis. VanKerkhoff shared the solar facility's proposed site plan. He stated that the access drive is located off of Route 72 and the proposed screening would be established on the north end of the property. Additionally, the panel fencing is set approximately 360 feet back from the right-of-way. VanKerkhoff reviewed the Landscaping/Vegetation plan. VanKerkhoff shared the Fence Detail of the proposed solar facility. He shared the stipulations provided by the Kane County Water Resources Department, the Kane County Division of Transportation (KDOT), and the Rutland-Dundee Fire Protection District. VanKerkhoff reviewed the results of the EcoCAT Report performed by the Illinois Department of Natural Resources (IDNR), the NRI Report submitted by the Kane-DuPage Soil & Water Conservation District (SWCD), and the Section 7 Consultation conducted by the United States Fish & Wildlife Service (USFWS). He explained that the Village of Gilberts requested that any development be consistent with regional comprehensive planning efforts and notes that the Village has secured boundary agreements with its neighbors and the Village's 2023 Comprehensive Plan. The Village has identified this parcel as primarily single-family detached residential. VanKerkhoff shared the Zoning Board of Appeals' (ZBA) recommended stipulations and their findings. He stated that the ZBA voted to recommend approval of Petition 4668 with the recommended stipulations with a motion that passed with a 6 to 1 vote. VanKerkhoff addressed questions and comments from the Committee.

SunVest Solar Representative, Bill French, stated that the plan brought before the Committee meets and exceeds the County's Ordinance requirements. He explained that before the application was submitted, he reached out to County Board Members Daugherty and Surges on how to provide a plan that would be supported. He stated that on this parcel, they are going to preserve the 350+

feet along the south side of Route 72 for future development. Additionally, they plan to install landscape screening along the north end of the property. He noted that the area preserved for development is about 12 acres. French stated that SunVest is leasing approximately 39 acres, of which 23 acres will be used for the solar facility. He asked for the Committee's support of this project. French addressed questions and comments from the Committee. Discussion ensued.

County Board

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

2. Petition # 4670 Petitioner: Whiskey Grain Kennels, LLC

Dev. Dir. VanKerkhoff introduced Zoning Petition 4670: Whiskey Grain Kennels, LLC. He stated this petition has requested a Special Use in the F-Farming District for a dog kennel for up to 20 dogs and a F-1 rezoning to create a residential parcel for a new home on the southwest corner of the property located at 2N800 Freeland Road in Virgil Township. He reported that this parcel is categorized as Agriculture/Food, Farm and Small Town Area on the 2040 Conceptual Land Use Strategy and Agriculture on the 2040 Land Use Analysis. He shared several maps and photographs depicting the location and surrounding zoning districts of the parcel. VanKerkhoff spoke on the floodplains located on the parcel. He shared that proposed site plan for the single-family residence and kennel. He reviewed the County Code 15-2: Property Maintenance Procedures and Nuisances Declared. VanKerkhoff shared the stipulations from the Kane County Water Resources Department, the Kane County Transportation Division, and the Kane County Health Department. He reviewed the results of the EcoCAT Report submitted by the Illinois Department of Natural Resources (IDNR) and the NRI Report conducted by the Kane-DuPage Soil & Water Conservation District (SWCD). He shared the Zoning Board of Appeals' (ZBA) recommended stipulations of approval. He noted that there has been objections made to this Petition by area property owners. He stated that the ZBA has suggested approval with the recommended stipulations of this Petition. VanKerkhoff addressed questions and comments from the Committee.

Petitioner Whiskey Grain Kennels, Inc's Attorney, Kate McCracken, stated that this business is not a kennel, but a training facility. She explained that dogs are trained at the facility to compete in field training competitions throughout the

country. She recognizes the concerns about the noise this facility could bring, especially with barking dogs. However, she stated that these dogs are trained not to bark. She explained that the owner of the business trains these dogs nine to 12 months at a time. She stated that the business is a training facility for dogs from all over the country that compete in these types of competitions. McCracken addressed the noise concern. She explained that the kennel is being built with noise reduction installation. Additionally, all the dogs are in bed by 8:00 p.m. and are woken up at 6:00 a.m. McCracken encouraged the Committee to visit the owner's website to better understand the work that will be done on the property. She explained that two-thirds of the property will remain farmland. Additionally, due to the flood plains located on the property, a pond will be constructed to help with any potential flooding. McCracken added that this facility has the approval of the Township Highway Commissioner. She explained that the property is in the process of conducting a tile study.

County Board

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

3. Petition # 4672 Petitioner: John Webb, et ux/Just for Paws

Chairman Williams informed the Committee that the next petitioners are clients of his. Therefore, under the advice of counsel, he recused himself from this portion of the meeting. He stated that the Committee will need to appoint a Pro Temp Chairman for this portion of the meeting. Committee Member Tepe motioned to appoint Development Committee Ex-Officio Roth as Pro-Temp Chairman, Linder seconded. Motion carried unanimously by voice vote.

Dev. Dir. VanKerkhoff/ introduced Zoning Petition 4672: John Webb/Just for Paws. He stated that this Petition has requested a Special Use Permit in the F-Farming Zoning District for a kennel for up to 40 dogs and 15 cats located on the property north of the home at 1N409 County Line Road, Kaneville Township. He explained that the Development Department has been working with Just for Paws on trying to find the proper property for expansion to include boarding options. He explained that this parcel has been categorized at Agriculture/Food, Farm and Small Town Area on the 2040 Conceptual Land Use Strategy and Agriculture on the 2040 Land Use Analysis. He shared several maps/photographs depicting the location of this parcel. He reviewed the proposed site plan and floor plan of the kennel. VanKerkhoff shared the

interior/external building plans of the Just for Paws Kennel. He reviewed the landscaping/vegetation plan and the type of plants that would be utilized. He shared the stipulations of the Kane County Water Resources Department, Kane County Division of Transportation (KDOT), Kane County Health Department, and the Kaneville Fire District. He reviewed the results of the EcoCAT Report performed by the Illinois Department of Natural Resources (IDNR) and the NRI Report conducted by the Kane-DuPage Soil & Water Conservation District (SWCD). He shared the Zoning Board of Appeals' (ZBA) recommended stipulations. The ZBA has recommended approval of this Petition with the listed stipulations.

Just for Paws Owner and Operator, John Webb, stated that he and his wife live on the property. He explained that he has been searching for many years for a property that would allow expansion of the organization.

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

After the vote, Chairman Williams returned to chair the rest of the Committee meeting.

8. Property Code Enforcement Division

A. Monthly Report

Property Code Enforcement Officer Mall stated the monthly report was on file. He explained that in September 2025, the Division had 24 new cases. In September, there were 57 active cases, 28 closed cases, and five cases that were brought to adjudication. Lastly, Mall stated that the detailed monthly report was emailed to all Committee Members that indicates what is occurring in each district.

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

Dev. Dir. VanKerkhoff introduced this ordinance. He thanked staff, County Board Members, and the public for their work and input on the Short-Term Rental

Ordinance. He spoke on the process of drafting this ordinance, such as seeking out other surrounding areas rules and regulations for short-term rentals. He explained that this ordinance would be adopted by amending two portions of the Kane County Code. This change would allow these types of violations to go to adjudication for assessed fines and fees. VanKerkhoff explained that the other portion of the County Code would be amended to establish this as a licensing program to be administered by the Development Community Services Department. He stated that most of the issues brought to the County's attention have been listed within the ordinance. He noted that one area that is still being worked on is the authority of enforcement. He requested the Committee's feedback on enforcing these newly established regulations. VanKerkhoff and Property Code Enforcement Officer Mall addressed questions and comments from the Committee. Much discussion ensued. (Committee Member Iqbal left at 12:06 p.m.)

The Committee chose to hold this ordinance over until next month's Committee meeting for further discussion and revisions.

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| RESULT: HELD OVER |
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9. Planning & Special Projects

A. Monthly Report

Development Planning Division Manager Toth stated the monthly Planning and Special Projects Report was on file.

Dev. Dir. VanKerkhoff stated that the Community and Housing Development activities will be a separate section on the Development Committee's monthly agenda because of numerous resolutions and agreements that will be brought forth pertaining to this program. VanKerkhoff provided an update on the Emergency Rental Assistance Program, which is a \$15M grant that was received in 2022. He stated that the all of the program's activities ended on September 30, 2025, which included obligating funds for various programs, sub-recipients, and the County's own internal Assistance Program. He explained that five capital projects were approved that included affordable rental housing. He commended staff for their work on the four housing stability counseling sub-recipient agencies to extend and increase their funding in order to help pay for some of the services provided. He stated that there were over 200 new applications for the County's internal Assistance Program. He explained that staff is in the process of getting these applications approved through the County's internal approval system and getting rent payment checks to landlords. VanKerkhoff explained that the County is currently in the grant liquidation period and reporting period that began on October 1, 2025. This concludes at the end of January 2026.

Asst. Dir. of the Development and Community Services Department Dall spoke on the two grant programs, Community Development Block Grant (CDBG)

Program and the HOME Program, that were returned to the Development Department, which were formerly with the Office of Community Reinvestment. He explained that applications for the 2025 CDBG were received and reviewed by the Community Development Commission. He stated that the five-year Consolidated Plan for Kane County and the City of Elgin was submitted to the U.S. Department of Housing and Urban Development (HUD) in August and was approved. He explained that the program year 2025 funding agreement and the HOME program have been signed by Madam Chairman Pierog and returned to HUD. He hopes to hear a confirmation from HUD shortly. Regarding the CDBG, the City of Elgin has decided to reassume the administration of their CDBG program. Previously, the Kane County Office of Community Reinvestment administered that program for Elgin for a number of years. Regarding the HOME Program, Dall explained that staff initiated the three year renewal process with HUD. He stated that the call for applications for 2025 was released in mid-September and applications are currently being vetted by staff. Lastly, a request for proposal for a HOME Program consultant is in progress. The last Dall heard from the Purchasing Department is that over 30 providers registered and downloaded the packet. Dall stated that the deadline is October 22, 2025.

10. Subdivision

A. Relief of Land/Cash Obligation

Orlik stated the Relief of Land/Cash Obligation presentation was shared earlier at the Land/Cash Subcommittee meeting held just before today's meeting. Orlik addressed questions and comments from the Committee. Discussion ensued.

As part of the original motion, Committee Member Linder motioned to amend the Request for Relief to reflect the parcel number. Committee Member Lenert revised is second to include the parcel number. Motion carried unanimously by roll call vote.

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| RESULT: | APPROVED BY ROLL CALL VOTE |
| MOVER: | Michael Linder |
| SECONDER: | Bill Lenert |

11. Environmental Resources

None.

12. New Business

A. Commercial Solar Energy Facilities – Landscape Screening Discussion

Dev. Dir. VanKerkhoff introduced the Commercial Solar Energy Facilities - Landscaping Screening discussion. He explained that in recent months there have been questions and public comments regarding Kane County's requirements for screening commercial solar energy facilities. He stated that today's presentation would provide introductory information on landscaping screening requirements for commercial solar energy facilities in response to the

Kane County Board's interest in exploring this issue further. He reviewed the State of Illinois Statute 55 ILCS 5/5-12020 and the Kane County Zoning Ordinance Section 25-5-4-9(E)4.a. The recent Zoning Stipulation states that vegetation screening be consistent with the Kane County Zoning Ordinance and shall be provided along any side of the commercial solar energy facility that is visible to non-participating residence(s) and shall include a continuous line of evergreen trees with a minimum planting height of five feet and a maximum separation distance of 15 feet on center. VanKerkhoff shared surrounding counties' codes regarding vegetation screening. He listed several ways Kane County could regulate vegetation screening. He reviewed the Kane County Zoning Ordinance Section 25-5-4-9(E)4.a. He shared that anticipated there are concerns/questions, such as planting schedule/timing, landscape plans and inspections, and maintenance and fines. He shared the administrative options, such as stipulations for approval, code interpretation, and/or text amendments. He questioned how the Development Committee would like to proceed with moving forward with landscaping/vegetation for commercial solar energy facilities. VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

The Development Committee provided consensus to set up a meeting with Development staff, Committee Members, and Committee Chairman Williams to further discuss vegetation screening stipulations around commercial solar energy facilities.

13. Reports Placed On File

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| RESULT: | APPROVED BY UNANIMOUS CONSENT |
| MOVER: | Michael Linder |

14. Executive Session (if needed)

None.

15. Adjournment

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| RESULT: | APPROVED BY VOICE VOTE |
| MOVER: | Michael Linder |
| SECONDER: | Sonia Garcia |

This meeting was adjourned at 12:32 PM.

Savannah Zgobica
Sr. Recording Secretary