



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, March 18, 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 Sonia Garcia Board Member Mo Iqbal Ex-Officio (Forest Preserve President) Bill Lenert Ex-Officio County Board Vice Chair Bill Roth
REMOTE	Board Member Dale Berman Board Member Gary Daugherty
ABSENT	Board Member Alex Arroyo Board Member Michael Linder Ex-Officio (Transportation Chairman) Vern Tepe Ex-Officio County Board Chair Corinne M. Pierog

Also present: Co. Bd. Members Allan*, Juby*, Kious*, Molina*, Penesis*; Dev. Dir. VanKerkhoff & staff Mall, Zine, Thavong; KDOT Chief of Permitting Hohertz; Environ. & Water Res. Dir. Wollnik & staff Orlik; OCR Asst. Dir. of Community Development Beck*; ASA O'Brien; 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 and Daugherty attending today's meeting remotely. There were no objections.

4. Approval of Minutes: February 18, 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 Report**

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 reported that the Development Department is fully staffed. This allows for the department to address the permit needs and zoning activity for constituents.

B. Zoning Petitions**1. Petition # 4656 Petitioner: JW McConnaughay Properties, LLC**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4656: JW McConnaughay Properties, LLC. This petition has requested to rezone a portion of property from B-3 District Business to B-4 District Business to allow for the sale and consumption of alcohol in the unit. The property is located at 33W624 Illinois Route 38, Suite B, Geneva Township. This parcel is categorized as Sustainable Urban Area on the 2040 Conceptual Land Use Strategy and Commerce/Employment on the 2040 Land Use Analysis. VanKerkhoff stated that this rezoning would occur in an existing business-oriented strip mall comprised of several units. The change in use would allow for the establishment to serve alcoholic beverages for sale and consumption on site. This would allow a vacant business space to be put to productive use. VanKerkhoff shared several maps and photographs of the location of this parcel. He explained that historically, the County has rezoned a smaller portion of the parcel as a way to contain the area that was permitted for tavern use, as opposed to rezoning the entire parcel. When the petitioner came forward, it was recommended to follow this same method. VanKerkhoff presented the business' interior and exterior site plans. If this is approved, the petitioner will apply for a Illinois Liquor and Gaming License. Additionally, the petitioner will expand the parking area. He explained that surrounding property owners, City of Batavia, and the City of Geneva have objected to this. The Zoning Board of Appeals denied this petition. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

Attorney Christopher Aiston provided a presentation on Cafe Parlay - Request for Zoning Map Amendment. He explained that J.W. McConnaughay Properties, LLC is the property owner. The applicant for the rezoning is Kyle Lazar. Aiston explained that this petition is to request an amendment to the zoning district designation of subject property from B3 District - Business to B4 District - Business to allow for the sale of on-site consumption of alcohol. He shared photographs of the location of the parcel. Currently, the 875 square foot space is vacant. Aiston shared the proposed site plan that depicted the proposed zoning lot and the additional parking spaces. He reviewed the reasons as to why the Development Committee should approve this petition, such as bolstering

commercial development within the Fox River Urban Corridor and allowing the re-use/infill of an existing, vacant space. He addressed the municipal comments and objections from the City of Batavia and City of Geneva. He noted that the petitioner would comply with all building and/or plumbing code requirements. Aiston spoke on Spot Zoning. Spot Zoning is the rezoning of a small parcel for a use classification that is inconsistent with the surrounding area. Aiston shared several examples on the County allowing Spot Zoning. He reviewed the anticipated revenues from the proposed Cafe Parlay. Currently, the vacant property does not have any incoming revenue. Aiston stated that Cafe Parlay could bring the County revenue by obtaining the \$2,500 annual licensing fee and \$25K in annual gaming taxes. VanKerkhoff, Aiston, and applicant, Kyle Lazar, addressed questions and comments from the Committee. Much discussion ensued.

Surrounding property owner, Donald Cinkus, West Chicago, stated that he owns eight lots next door to the proposed gaming establishment. He noted that this type of business is not a good fit for the area. Currently, the property houses a karate studio that teaches approximately 97 minor children. Due to this and other business operations, the parking lot is at capacity. Cinkus mentioned that he researched the applicant's other gaming businesses. These businesses have daily operation hours from 9:00 a.m. to 3:00 a.m. Cinkus stated that another occupant of the property, Liberty Guns, is fearful that property owner, McConnaughay, will revoke their lease due to this new business. He explained that Liberty Guns owner had a business in West Chicago, but had to move his business due to the same situation presented today. Cinkus spoke more on the inadequate parking. He addressed the karate studio and the children that attend for classes. He stated that having adults drinking and smoking within the same area as children does not create a positive atmosphere. Cinkus explained that he owns the majority of the roadway and he will not approve an easement to allow use of his driveway to come and go from this proposed business. Overall, Cinkus summarized that this type of business is not a good fit due to the possibility of people entering his property and the fact that the septic system would not hold up. Mr. Lazar and Attorney Aiston responded to the objection.

County Board Member Juby stated that she attended the Zoning Appeals Board meeting. She spoke on the concerns of limited parking spaces. The largest concern is that this type of business is not conducive to the types of buildings surrounding the vacant space.

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

2. Petition # 4658 Petitioner: Landberg Properties

Dev. Dir. VanKerkhoff introduced Zoning Petition 4658: Landberg Properties. This petition has requested a rezoning from B-3 District Business and R-1 District One Family Residential to PUD - Planned Unit Development to bring the three existing residential dwellings into conformance with the Kane County Zoning Ordinance, as well as to allow for an additional future fourth dwelling unit on the second floor of the existing garage. The property is located at 1N326 and 1N336 LaFox Road, Blackberry Township. VanKerkhoff stated this parcel is categorized as Critical Growth Area/Route 47 Corridor in the 2040 Conceptual Land Use Strategy. It is categorized as Rural Residential on the 2040 Land Use Analysis. VanKerkhoff noted that this historic property was built in 1872. This rezoning would preserve a landmark Kane County property for this area, which adds to the historic character of downtown LaFox and the area. VanKerkhoff presented several maps and photographs of the location of this parcel and surrounding zoning classifications. He stated that the Historic Preservation Commission recommended approval of this rezoning at their January 22, 2025 meeting. The Zoning Board of Appeals approved this petition. VanKerkhoff and Preservation Planner Thavong addressed questions and comments from the Committee. Discussion ensued.

County Board

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

3. Petition # 4657 Petitioner: Christopher Haas on behalf of Chestnut Skies, LLC
- Zoning Planner Zine introduced Zoning Petition 4657: Christopher Haas on behalf of Chestnut Skies, LLC. This petition has requested a Special Use Permit in the F-Farming Zoning District to allow for a public stable. This property is approximately 62 acres and located at 8N852 Burlington Road, Hampshire, in Plato Township. Zine shared maps and photographs of the location of the parcel and surrounding zoning categorizations. She noted that the petitioner is not seeking to construct any other structures and property will remain as is. This property 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. Zine shared the proposed site plan on the property. She reviewed the stipulations to this petition from the Kane County Water Resources Department and Health Department. She shared additional reports and analysis of the property. She stated that the Zoning Board of Appeals recommended approval of this petition. Zine addressed questions and comments from the Committee. Discussion ensued.

County Board

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

4. Petition # 4517 Petitioner: Frank Cuda, P.E. on behalf of Greg and Charles Kellenberger
- Dev. Dir. VanKerkhoff introduced Zoning Petition 4517: Frank Cuda, P.E. on behalf of Greg and Charles Kellenberger. This petition has requested a Minor Variance to the approved site plan for a Special Use Permit. This parcel is located at 37W507 Big Timber Road, Elgin, Dundee Township. VanKerkhoff explained that the Kane County Board previously approved an ordinance granting a rezoning from F-District Farming to B-3 District Business with a Special Use for outside storage on October 8, 2019. The proposed changes to the Special Use and the current site is altering the existing stormwater detention basin located at the south end of the property to an underground chamber storage system, establishing a material storage area at grade above the chamber system. Additionally, a new 1,936 square foot building addition with a minimum side yard setback of three feet and an installation of a wood privacy fence along the west property line that will connect with the existing fence on the south and east property lines. VanKerkhoff reviewed the revised site plan.

VanKerkhoff addressed questions and comments from the Committee.

County Board

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

8. Property Code Enforcement Division

A. Monthly Report

Property Code Enforcement Officer Mall stated the monthly report was on file. He reported that staff has remained busy and anticipates the workload to increase as spring approaches. He announced that he celebrated his two-year employment anniversary and Property Code Enforcement Inspector Diaz celebrated his one-year anniversary with the County. Mall reported that last month the division had 27 new cases and two cases were sent to adjudication.

Dev. Dir. VanKerkhoff voiced his appreciation for the Property Code Enforcement Division. County Board Member Kious obliged. Committee Member Daugherty requested that the district be listed for violations. Mall addressed additional questions and comments from the Committee.

9. Planning & Special Projects

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. He noted that the State of Illinois' Manufacturing Excellence Center (IMEC) is hosting their Manufacture Makers Madness. At the Kane County Board's Jobs Committee, it was announced that 20 products made in Kane County were nominated. This afternoon, IMEC will announce the Sweet 16. VanKerkhoff encouraged everyone to vote for these products. VanKerkhoff addressed questions and comments from the Committee.

B. Designating Kane County Historic Landmark (Echo Valley Farm)

Preservation Planner Thavong stated that this resolution is for the Echo Valley Farm landmark designation. She explained that this property has gone through the landmark process that included several reviews by the Historic Preservation Commission and a vote to forward it onto the Development Committee and County Board for final designation. She provided a presentation on the Kane County Historic Preservation Program. She stated that the Kane County Register of Historic places has a number of different types of buildings, in which

properties are nominated on a volunteer basis. She shared photographs of numerous historic preservation properties located around Kane County. Since 1988, the program has land marked 45 individual landmarks. Additionally, the program has included four Kane County rustic roads. Thavong stated that the County has intergovernmental agreements (IGAs) with three municipalities for the extension of the county's historic preservation program: Sugar Grove, Pingree Grove, and Campton Hills. She spoke on the proposed addition to the program: Echo Valley Farm located at 41W652 Beith Road, Campton Hills, Campton Township. Thavong shared historic maps depicting the location of the 11-acre property. She noted that the property has six historic structures. She mentioned that the property was owned by Nels Peterson, in which the future owner of Echo Valley Farm is the Peterson's daughter. Thavong shared several historic photographs of the past owners, property, and buildings. She spoke on the Commission's criteria to deem a property historic. She shared additional historic photographs of the property and the growth of the farm. Thavong addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

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

10. Subdivision

None.

11. Environmental Resources

None.

12. Water Resources

None.

13. Office of Community Reinvestment

None.

14. New Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Bill Lenert

16. Executive Session (if needed)

None.

17. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Bill Lenert

This meeting was adjourned at 11:56 AM.

Savannah Zgobica
Sr. Recording Secretary