



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, May 21, 2024

10:30 AM

County Board Room

1. Call To Order

Chairman Ford called the meeting to order at 10:39 AM.

2. Roll Call

PRESENT	Board Member Ron Ford Board Member Rick Williams Board Member Dale Berman Board Member Mo Iqbal 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 Ex-Officio County Board Chair Corinne M. Pierog

Also present: Co. Bd. Members Allan*, Gumz*, Juby*, Molina*, Roth, Strathmann*; Dev. Dir. VanKerkhoff & staff Berkhout; Environ. & Water Res. Dir. Wollnik & staff Linke; OCR Dir. Berger*; KDOT staff Forbes, Hohertz; ASA O'Brien; Spec. ASA Shepro; ITD staff Kash; and members of the press and public.

3. Remote Attendance Requests

Chairman Ford announced the remote attendance requests for today's meeting. He asked the Committee if there were any objections to Committee Members Daugherty and Linder attending today's meeting remotely. There were no objections.

4. Approval of Minutes: April 16, 2024

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

5. Public Comment (Agenda Items)

All public comments were held until the Zoning Petition discussion.

6. Public Comment (Non-Agenda Items)

None.

7. Monthly Financials**A. Monthly Finance Reports**

Chairman Ford stated the monthly financial reports were on file. No additional report was made.

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

Dev. Dir. VanKerkhoff provided the Building & Zoning Report. He reported that there has been an increase in building permits due to the beginning of nice weather. He stated his department is fully staffed. VanKerkhoff addressed questions and comments from the Committee.

B. Zoning Petitions**1. Petition # 4631 Petitioner: Michael Vondra (TPE IL KN309, LLC)**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4631: Michael Vondra (TPE IL KN309, LLC) located at 02S512 Lorang Road, Elburn. This petitioner has requested a Special Use in the F-Farming District for a solar facility. VanKerkhoff reviewed 2040 Land Use maps and analysis. He shared the 2040 Conceptual Land Use Strategy for this parcel. He provided numerous maps and aerial photographs depicting the location of the proposed solar facility. VanKerkhoff spoke on the petitioner's site plan for the solar facility. He reviewed the recommended stipulations from the Kane County Water Resource Department. He spoke on the LESA Score of this parcel. The LESA Score for this parcel is 58, which warrants a low protection effort from development. The Zoning Board of Appeals approved of this rezoning with the recommended stipulations. VanKerkhoff reviewed an additional recommended stipulation from Kane County Division of Transportation (KDOT). VanKerkhoff recommended approval of this Zoning Petition with the added stipulation. VanKerkhoff, Project Developer Scott Osborn, Petitioner's Attorney Richard Guerard addressed questions and comments from the Committee. Discussion ensued.

County Board

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

9. Property Code Enforcement Division

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Property Code Enforcement Division report was on file. He commended the Property Code Enforcement Division for making great progress on addressing concerns around the County. The team has had a successful rate of compliance in all types of property cases.

10. Planning & Special Projects

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Planning & Special Projects Report was on file. No additional report was made.

11. Subdivision

None.

12. Environmental Resources

None.

13. Water Resources

A. Approval of Kaneland Estates Cost-Share 2024-003

Environ. & Water Res. Dir. Wollnik presented the Cost-Share Drainage Project: Kaneland Estates Tile Replacement. The Kaneland Estates neighborhood is located in unincorporated Kaneville Township. The tile replacement project would replace approximately 280 feet of drain tiles. Wollnik recalled that in the past there has been four cost-share projects within this same neighborhood. The neighborhood collectively decided that each individual property owner was responsible for the drainage that crossed their property. Wollnik provided a map depicting the scope of the project. The total cost of the project is \$11,400.00. The cost will be split 50/50 with half being funded by American Rescue Plan Act (ARPA) Cost-Share Funds and half being paid by a Kaneland Estates resident. The Kaneland Estates Cost-Share has recommended approval of the project. Wollnik addressed questions and comments from the Committee. Discussion ensued.

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

14. Office of Community Reinvestment

A. Amending the Housing and Community Development Consolidated Plan

OCR Dir. Berger introduced this resolution. He provided additional information.

KC Executive Committee

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

15. New Business

None.

16. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Mark Davoust

17. Executive Session (if needed)

None.

18. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Michael Kenyon
SECONDER:	Dale Berman

This meeting was adjourned at 11:02 AM.

Savannah Valdez
Sr. Recording Secretary