



Kane County

KC County Development Committee

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

Meeting Minutes

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

Monday, December 16, 2024

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

Also present: Co. Bd. Members Allan*, Gripe*, Juby*, Kious, Molina*; Dev. Dir. VanKerkhoff & staff Mall; Environ. & Water Res. staff Orlik; OCR Dir. Berger*; KDOT staff Forbes, Nika; ITD staff Peters; ASA O'Brien; and members of the press and public including Jim Griffin, Matt Walsh, and Kyle Groger from Dundee Renewables, LLC.

3. Remote Attendance Requests

Chairman Williams announced the remote attendance requests. He asked the Committee if there were any objections to Committee Member Daugherty attending today's meeting remotely. There were no objections.

4. Approval of Minutes: November 19, 2024

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Mo Iqbal

5. Public Comment

All public comments were held until the Zoning Petition discussions.

6. Monthly Financials**A. Monthly Finance 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 explained that the team has been active with permit applications, including large home permits. He stated that the Fox River and Countryside Fire Rescue District's new station is under construction, which will be an asset to the district due to the centralized location.

B. Zoning Petitions**1. Petition # 4645 Petitioner: Dundee Renewables, LLC**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4645: Dundee Renewables, LLC. This petition is for a Special Use Permit in the F-Farming District to allow for the development of a commercial solar energy facility located on the west side of Boyer Road and north of Huntley Road/Longmeadow Parkway in Dundee Township. The owner of the property is LF4 Investment, LLC. VanKerkhoff reviewed the criteria for a Special Use Permit application. He shared zoning maps of the parcel. This parcel is categorized as Resource Management under the 2040 Land Use Analysis and a Critical Growth Area on the 2040 Conceptual Land Use Strategy. VanKerkhoff shared numerous maps and photographs of the parcel's location. He noted that this parcel is north of the newly constructed Longmeadow Parkway corridor. He provided the Longmeadow Parkway Bridge Corridor Media Release from August 29, 2024. He shared the proposed site plan of the commercial solar energy facility. He spoke on the setback requirements of the proposed facility. This proposed site plan provides approximately an 88 foot setback from existing road to the solar panels, approximately 118 foot setback from centerline to solar panels, 50 foot setback from property line to solar panels, and 150 foot setback from non-participating residential properties. VanKerkhoff reviewed the landscaping and vegetation screening plan of this proposed solar facility. He provided the fence detail that would surround the facility. A fence of at least eight feet and not more than 25 feet in height would enclose and secure the commercial solar energy facility. VanKerkhoff shared the racking structure detail of the solar panels. He stated that no component of a solar panel, cell, or modules may exceed 20 feet in height above the ground at full tilt. He shared the LESA score of this parcel is a 61. This score warrants a low protection effort. VanKerkhoff reviewed the stipulations from the Kane County Division of Transportation (KDOT), Dundee Township, and the Kane County Water Resources Department. He explained that the Village of Algonquin has voiced an opposition to this solar facility in a letter dated October 30, 2024. Within the letter, the Village voiced a number of stipulations, if the County were to approve the petition. He reviewed Dundee

Renewables, LLC's proposed condition in response to the opposition. He noted that the Zoning Board of Appeals (ZBA) approved this petition with the recommended stipulations.

Dundee Renewables' Representative, Jim Griffin, introduced Project Manager, Matt Walsh, and Project Engineer, Kyle Groger. He explained that this 20-acre parcel that is developmentally constrained by the two wetland areas. These constraints will only allow a 1.5 mega-watt solar facility. He noted that this project did receive an unanimous recommendation from the ZBA. He explained that Nexamp is the affiliate of the developer. Nexamp has successfully developed and operates projects in Kane County. Griffin noted that this project would utilize American-made solar panels. VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

County Board

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

2. Petition # 4646 Petitioner: Richard & Kathy Rushing

Dev. Dir. VanKerkhoff introduced Zoning Petition 4646: Richard and Kathy Rushing. This petition is for a rezoning from F-District Farming and F-2 District Agricultural related sales, service, processing, research, warehouse, and marketing with a Special Use for a landscaping business to F-1 District Rural Residential to allow for a new home to be constructed on the property. The property is located at 11N533 McGough Road in Burlington Township. VanKerkhoff reviewed the 2040 Land Use Analysis. This parcel is categorized as agriculture. VanKerkhoff reviewed the 2040 Conceptual Land Use Strategy. The property falls under the agriculture/food, farm, and small town area category. VanKerkhoff shared several maps and photographs depicting the location of this parcel. He reviewed the Kane County Water Resources Department's stipulation. He noted that the Zoning Board of Appeals approved this petition with the recommended stipulation. He shared an additional stipulation from the Kane County Division of Transportation (KDOT) that would be added if approved by the Development Committee.

County Board

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

3. Petition # 4647 Petitioner: Warren Bowman Trust

Dev. Dir. VanKerkhoff introduced Zoning Petition 4647: Warren Bowman Trust. This petition is for a rezoning from F-Farming Zoning District to E2-A District Estate Residential to allow for a portion of the property to be spilt off and sold to the neighboring property to the west. The location of this property is 4N011 Thorn Tree Road in St. Charles Township. VanKerkhoff reviewed the 2040 Land Use of this parcel. He shared several maps and photographs depicting the location of the parcel. He reviewed the Kane County Water Resources Department's stipulation. He noted that the Zoning Board of Appeals approved this petition with the recommended stipulation.

County Board

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

4. Petition # 4648 Petitioner: Midwest Bank & Trust #00-3-7742

Dev. Dir. VanKerkhoff introduced Zoning Petition 4648: Midwest Bank and Trust. This petition is for a rezoning from F-Farming Zoning District to F-1 District Rural Residential to create a residential parcel on the property. The location of this parcel is 46W235 Beith Road in Virgil Township. VanKerkhoff reviewed several maps and photographs depicting the location of the property. He shared the Kane County Water Resources Department's five stipulations. He noted that the Zoning Board of Appeals approved this petition with the recommended

stipulations. VanKerkhoff addressed questions and comments from the Committee.

County Board

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

5. Petition # 4649 Petitioner: Barbara Stuckemeyer

Dev. Dir. VanKerkhoff introduced Zoning Petition 4649: Barbara Stuckemeyer located at 8N486 Thomas Road in Burlington Township. This petition is for a rezoning from F-Farming Zoning District to R-7 District Two-Family Residential to allow the existing duplex to be sold off from the remaining property. VanKerkhoff shared several maps and photographs depicting the location of this parcel. He reviewed the Kane County Water Resources Department's stipulation. He noted that the Regional Planning Commission and the Zoning Board of Appeals approved this petition with the recommended stipulation. VanKerkhoff and petitioner, Kathy Judy, addressed questions and comments from the Committee.

County Board

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

8. Property Code Enforcement Division

A. Monthly Report

Dev. staff Mall stated the monthly Property Code Enforcement Report was on file. He noted that cases were up by nine from November 2023, due to adequate weather. The division continues to assist other Kane County

departments/divisions with inspections and translation. Mall spoke on Kane County's advantage of being able to utilize bilingual staff on inspections. VanKerkhoff commended the Property Code Enforcement staff on their work with assisting with other communities.

9. Planning & Special Projects

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. Within the report, the American Rescue Plan Act (ARPA) projects are listed. VanKerkhoff explained that all of these projects are under contract and are underway. He noted that a follow-up report would be given in the near future on these projects.

10. Subdivision

A. Final Plat Stuckemeyer Subdivision

Environ. & Water Res. staff Orlik presented the Final Plat for the Stuckemeyer Subdivision. This request is for a final approval for a two-lot subdivision located at Thomas Road and McDonald Road in Burlington Township. The parcel is approximately 22.2 acres and is currently zoned F. There is a proposal to rezone the parcel to F and R7. Orlik stated that the owner of the property desires to remove the residence from the farmed portion of the parcel. She provided several aerial photographs depicting the location of the parcel. She noted that there are sheds that will spilt the new property line. She explained that the previous owners of this property and the owners of the parcel to the north will have updated agreements on how those sheds would be handled. Currently, one of the sheds are used as a garage for the duplex. Orlik reviewed the Plat of Subdivision. She shared technical staff's findings. She stated that staff recommends approval of the Final Plat for Stuckemeyer Subdivision, and to allow the plat to obtain signatures and be recorded.

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

11. Environmental Resources

None.

12. Water Resources

Environ. & Water Res. Dir. Wollnik stated that the department's 2025 Committee Goals were not included on the list located at the top of today's meeting agenda. She asked

that these goals be included. The Committee provided consensus on allowing the goals to be added to the list.

13. Office of Community Reinvestment

OCR Dir. Berger stated that the Office of Community Reinvestment's (OCR) 2025 goals were also not included on the list. He requested that OCR's goals be included, as well.

14. New Business

A. Amending Section 2-48 of the Kane County Code (Standing Committees) to Revise Language Related to the County Development Committee

Dev. Dir. VanKerkhoff stated that the current Kane County Ordinance's verbiage does not reflect the way each program is organized between the Environmental and Water Resources Department, Development Department, and the Office of Community Reinvestment. The amendment will reflect these changes.

VanKerkhoff noted that these types of ordinance amendments will continue to be listed on agendas in order to make sure all of them are up-to-date. Environ. & Water Res. Dir. Wollnik and VanKerkhoff addressed questions and comments from the Committee.

KC Executive Committee

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

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:	Dale Berman
SECONDER:	Mo Iqbal

This meeting was adjourned at 11:17 AM.

Savannah Valdez

Sr. Recording Secretary