



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, February 20, 2024

10:30 AM

County Board Room

1. Call To Order

Vice Chairman Williams called the meeting to order at 10:30 AM.

2. Roll Call

PRESENT	Board Member Rick Williams Board Member Dale Berman Board Member Michael Kenyon Ex-Officio (Forest Preserve President) Chris Kious Ex-Officio County Board Chair Corinne M. Pierog Ex-Officio County Board Vice Chair Vern Tepe
REMOTE	Board Member Ron Ford Board Member Gary Daugherty Board Member Mo Iqbal
ABSENT	Board Member Michael Linder Ex-Officio (Transportation Chairman) Mark Davoust

Also present: Co. Bd. Members Allan*, Juby*, Molina*, Roth, Young*; Dev. Dir. VanKerkhoff & staff Mall, Miller, Toth; Environ. & Water Res. Dir. Wollnik; OCR Dir. Berger*; Spec. ASA Shepro*; KDOT staff Forbes, Hohertz; Auditor Wegman; ITD staff Peters; 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, Ford, and Iqbal attending today's meeting remotely. There were no objections.

4. Approval of Minutes: January 16, 2024

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

5. Monthly Financials

A. Monthly Finance Reports

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

6. Public Comment (Agenda Items)

All public comments were held until the zoning petition discussions. (Madam Chairman Pierog arrived in-person 10:32 a.m.)

7. Building & Zoning Division

A. Building & Zoning Report

Dev. Dir. VanKerkhoff stated the monthly Building & Zoning Report was on file. He stated his department was down a Building Inspector since December, and has now hired a replacement who will start on Monday, February 26, 2024.

B. Zoning Petitions

1. Petition # 4625 Petitioner: McLean333 Property LLC

Dev. Dir. VanKerkhoff introduced Zoning Petition 4625: McLean333 Property, LLC. This petition has requested a rezoning from B-1 District Business and B-3 District Business to B-3 District Business with a Special Use for car sales lot. VanKerkhoff shared numerous maps and photographs of the parcel. The parcel is located at 628 Montgomery Road, Montgomery. VanKerkhoff shared the original site plan versus the revised plan with the proposed business sign. VanKerkhoff reviewed the Kane County Water Resources Department's recommended stipulations. He stated that if this petition is granted, it would bring a vacant property back into productive use. The Zoning Board of Appeals (ZBA) recommended approval of this petition with the recommended stipulations. He stated that the ZBA's Facts of Findings were attached to the petition for review. VanKerkhoff 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, Chris Kious, and Vern Tepe
ABSENT:	Michael Linder, and Mark Davoust

2. Petition # 4622 Petitioner: Jeffrey Jayne (Nesler Road Solar, LLC)

Dev. Dir. VanKerkhoff presented Zoning Petition 4622: Jeffrey Jayne (Nesler Road Solar, LLC). This petition has requested a Special Use request in the F-Farming District for a solar facility. VanKerkhoff shared numerous maps and photographs depicting the location of this proposed solar facility. He provided a photograph depicting the surrounding properties and a owner identification list. VanKerkhoff shared the original site plan versus the revised plan as of February 7, 2024. He provided several photographs depicting a rendering of the overall project. He reviewed the Kane County Water Resources Department's recommended stipulations. He explained that the approval of this Special Use would allow a solar facility to be constructed on the property. The Zoning Board of Appeals (ZBA) approved this Special Use request with the recommended stipulations. VanKerkhoff stated the ZBA's Finding of Facts were attached within the petition. VanKerkhoff, the Petitioner's Representative Cecelia Stephens, and Project Engineer, Matt Callaghan, 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, Chris Kious, and Vern Tepe
ABSENT:	Michael Linder, and Mark Davoust

8. Property Code Enforcement Division

A. Monthly Report

Property Code Enforcement Officer Mall stated the monthly report was on file. He explained that the division opened 14 new cases last month and carried over 34 cases. Due to the lack of activity in January, staff was able to work on the long-term cases. The division sent three cases to adjudication this month. Mall recognized the first staff member of the Property Code Enforcement Division, Colin Miller. Mill celebrated his one-year anniversary with the County last week. Recently, Miller accepted a position for the City of Geneva and will be resigning from Kane County on Friday, February 23, 2024. Mall announced that a job posting for his replacement is up. Miller shared his gratitude for Kane County and Dir. VanKerkhoff.

9. Planning & Special Projects

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Planning & Special Projects Report was on file. He announced the addition of two new staff members within the Planning Division, Catherine McKenna and Sarahy Castro. McKenna was hired as a Planner and GIS Specialist, and Castro will be Farmland Preservation Administrator. Vankerkhoff provided a brief work history for both.

B. Resolution to Partner with the Chicago Metropolitan Agency for Planning to Create a Housing Ready Plan for Communities

Dev. Dir. VanKerkhoff provided additional information on this resolution. VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

KC Executive Committee

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

10. Subdivision

None.

11. Environmental Resources

None.

12. Water Resources

A. Rob Roy Drainage District Cost-Share 2024-001

Environ. & Water Res. Dir. Wollnik presented the Rob Roy Drainage District Cost-Share 2024-001. This project is located in unincorporated Sugar Grove Township and consists of approximately 2,500 linear foot of 24-inch drain tile replacement. Wollnik shared a photograph depicting the exact location. The total project cost was \$85,819.36. Wollnik explained that they are recommending a 50% cost-share with the Rob Roy Drainage District. This project will be funded in part by the American Rescue Plan Act (ARPA) Cost-Share Funds in the amount of \$42,909,68. Staff recommends approval of the Rob Roy Drainage District Cost-Share. Wollnik addressed questions and comments from the Committee.

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

13. Office of Community Reinvestment

A. Authorizing Renewal of a Contract for Continuum of Care Support Services for 2024

OCR Dir. Berger provided additional information on this resolution. Berger addressed questions and comments from the Committee.

KC Finance and Budget Committee

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

14. New Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Michael Kenyon
SECONDER:	Chris Kious

16. Executive Session (if needed)

None.

17. Public Comment (Non-Agenda Items)

None.

18. Adjournment

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

This meeting was adjourned at 11:11 AM.

Savannah Valdez
Sr. Recording Secretary