



Kane County

KC County Development Committee

Meeting Minutes

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

Tuesday, December 16, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Williams called the meeting to order at 10:33 AM.

2. Roll Call

PRESENT	Board Member Rick Williams Board Member Alex Arroyo Board Member Mo Iqbal Board Member Michael Linder 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 Sonia Garcia
ABSENT	Ex-Officio County Board Chair Corinne M. Pierog

Also present: Co. Bd. Members Allan*, Gripe, Juby*, Kious*, Molina*, Penesis*; Dev. Dir. VanKerkhoff & staff Zine, Mall, Toth; Environ. & Water Res. Dir. Wollnik; KDOT Chief of Permitting Hohertz; ASA Ford; KC Historian & Spec. ASA Shepro; 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 Daugherty and Garcia attending today's meeting remotely. There were no objections.

4. Approval of Minutes: November 18, 2025

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Alex Arroyo

5. Public Comment

Steve Leffler, St. Charles, spoke on TMP-25-1534: Ordinance: Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code Pertaining to Noise. He explained that downtown St. Charles has had a plethora of issues with loud vehicles. These vehicles pass through the unincorporated areas with their loud

mufflers, that violates state statute. Leffler requested that this matter be addressed and enforced. He read aloud Illinois State Statute 625 ILCS 5/12-602: Mufflers Prevention of Noise. In his experience working in the automotive business, he witnessed many modified mufflers to amplify or increase the noise of vehicles. He asked for this matter to be addressed.

Susan Blassick, St. Charles, read aloud a statement made by neighbors, Josh and Stephanie Patton, that could not be in attendance for today's meeting. She stated that the neighbors are relatively new homeowners and they wished to formally express a concern that has become increasingly significant since their purchase. She explained that these neighbors bought their home due to the quiet, country-like character of the area and the sense of security. However, since moving in, the neighbors were disappointed to discover that a large property on the street was operating as a short-term rental (STR), resulting in a steady turnover of unfamiliar visitors. The frequent presence of strangers increase traffic and activities inconsistent with the residential neighborhood, have altered the environment. Blassick read the neighbors' statement about safety. A constant rotation of unknown guests diminishes that sense of familiarity and security typically expected in a residential area. Additionally, the quality of life is hindered, due to the increase in noise, parking congestion, and elevated traffic levels. This all detracts from the peaceful atmosphere that originally defined the area. Blassick read that many perspective buyers seek stability and predictability in a neighborhood, but the presence of a large STR may act as a deterrent and negatively impact the long-term resale values of surrounding homes. She stated that long-term residents invest in relationships and stewardship of their neighborhoods. However, transient occupancy undermines that shared sense of responsibility. Blassick explained that the ordinance is designed to address the peripheral affects of a STR. However, this ordinance does nothing to address the irreconcilable conflict of interest that exists between resident homeowners and the STR business model. Blassick stated that residents chose this neighborhood to raise their children and retire due to its safe, tranquil, and cohesiveness, while the STR business model thrives on flooding neighborhoods with an endless stream of transient, unvetted, and unfamiliar people. She stated that neighbors believe that these opposing interests cannot be artificially regulated into compatibility. She asked that the Committee respect the neighbors concerns and speak to them directly during discussion before any action is taken on this proposal.

Deanna Davisson, St. Charles, provided a list of several questions for the Committee to address before taking action on the proposed ordinance. She stated that the unintended consequence of this ordinance is that it becomes a permission slip for a limitless number of STRs to open and operate freely throughout the County. She questioned what hinders private, corporate, and foreign investors from buying up single-family homes in mass, since the Committee is providing their stamp of approval to the operation of STRs in residential areas. Lastly, she inquired of the Committee that if they were in the market to buy a home and had the choice between her home that sits right next door to a STR, or the same home in a peaceful, quiet neighborhood, which would they choose? She stated that her home will sit on the market longer than comparable homes in her area, which will likely require her to lower her asking price, all

to protect the business interest of a absentee property owner who contributes nothing to the well being of the community. She questioned how this is right that homeowners, like herself, who build the communities over generations, are forced to subsidize with their long-term property value with the profit margins of a STR. She stated that neighbors are being asked to absorb a significant loss to their quality of life every day that a STR exists within the community. Additionally, when neighbors leave, they are being asked to absorb a significant loss to the value of their property.

Kane County Historian, Ken Shepro, provided the Semiquincentennial minute. He stated that on December 16, 1773, three ships, the Eleanor, the Dartmouth, and the Beaver, were docked in Boston. They were prevented from unloading their cargo, which was 340 chests of tea that were shipped by the East India Company under a monopoly granted to bail this company out of impending bankruptcy. Shepro explained that on the night of December 16, 1776, a meeting was held at the south meeting house, where a message from the Lieutenant Governor of Massachusetts stated if the tea was not able to be unloaded by the next day, the ships and the cargo would be forfeited to the Crown. As a result, Sam Adams stated that this meeting could do nothing more to save the company and exclaimed to "To the ships, to the ships, to kill the tea." As a result, a group of Mohawk warriors boarded the three ships, and threw overboard the 340 chests containing 46 tons of tea that was valued at \$9,659 pounds of sterling. In today's currency, this amounts to \$1.8M. This is known as the Boston Tea Party.

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

6. Monthly Financials

A. Monthly Reports

Chairman Williams stated the monthly report was on file. No additional report was made.

7. Building & Zoning Division

A. Building & Zoning Report

Dev. Dir. VanKerkhoff stated the monthly report was on file. He reported that the Building and Zoning Division is fully staffed. He noted that the Division has continued receiving large home permits. Additionally, staff has been working with CityView to have the recently adopted increase in building permit fees ready for implementation on January 1, 2026.

B. Zoning Petitions

1. Petition # 4597 Petitioner: Franco Pelagio

Dev. Building & Zoning Division Mgr. Zine introduced Zoning Petition 4597: Minor Variance to Special Use - Franco Pelagio. She noted that the owner of the property is Solis Enterprise, LLC. She stated that this petition has requested a Minor Variance to the approved site located at 11N323 Brookside Drive, Elgin. She explained that the Minor Variance request would allow for the construction of an additional one-story building approximately 80 feet by 40 feet. Zine stated

that the applicant has provided an official Minor Variance Request letter, as well as a revised site plan for property. She shared several maps and photographs depicting the location of this property and its surrounding areas. She compared the 2022 Approved Site Plan versus the 2025 Proposed Site Plan. She explained that the landowner has requested one additional steel framed building that would meet all the required setbacks. This building will store outdoor equipment. Zine reviewed the Petitioner's Minor Variance Request letter. She shared comments made from the Kane County Zoning District, Water Resources Department, and the City of Elgin. She explained that the City of Elgin does not object to the new building, but expressed that the building should comply with city architectural guidelines found within Section 19.14.700 of the Elgin zoning ordinance and should plant additional landscaping. Additionally, the City of Elgin previously requested five indigenous trees and shrubs be placed around the property. However, this was not implemented during the time of the Special Use Permit. Therefore, the City of Elgin would like this implemented. Zine addressed questions and comments from the Committee. Discussion ensued.

Chairman Williams stated that it would not be appropriate for the County to request the property owner to adhere to the City of Elgin's architectural guidelines. Also, he would like the Committee to consider requesting additional landscaping around the property. Further discussion ensued.

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

2. Petition # 4674 Petitioner: CFP IL Bluestem Solar LLC

Chairman Williams recused himself, due to his legal representation of the Village of Sugar Grove, who has formally objected to this proposed community solar facility. He stated that Committee Vice-Chairman Iqbal would chair this portion of the meeting. The Committee had no objections.

Dev. Building & Zoning Division Mgr. Zine introduced Zoning Petition 4674: CFP IL Bluestem Solar, LLC. She noted that the property owner is Thomas E. Matyas Revocable Trust. She stated that this petition requested a Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility located on approximately 80 acres of property on the south side of Prairie Street, east of Gordon Road, in Sugar Grove Township. She shared several maps and photographs depicting the location of the property and the surrounding areas. She stated this parcel is categorized as Critical Growth

Area/Route 47 Corridor on the 2040 Conceptual Land Use Strategy and as Resource Management on the 2040 Land Use Analysis. Zine reviewed the comments made by the City of Aurora, the Village of Montgomery, and the Village of Sugar Grove. She noted that the Village of Sugar Grove was the only municipality that objected to this project. She stated that several public comments were received objecting to this project, as well. She shared the Village of Sugar Grove's 2023 Comprehensive Plan that shows the property categorized as Agriculture/Undeveloped and Business Park. Zine reviewed the proposed commercial solar energy facility site plan. She shared several measurements from surrounding residential areas to the proposed solar facility. She shared the property's landscaping/vegetation plan. She reviewed the Fence Detail that will include a fence of at least eight feet and not more than 25 feet in height shall enclose and secure the commercial solar energy facility. She shared the recommended stipulations of the Kane County Water Resources Department and the Sugar Grove Fire Protection District. Zine reviewed the results of the EcoCAT Report, NRI Report, Section 7 Consultation, United States Army Corp of Engineers, Illinois Nature Preserves Commission, Illinois Department of Agriculture, and the Illinois State Historic Preservation Office. She shared the Kane County Zoning Board of Appeals' (ZBA) recommended stipulations. She stated that the ZBA has voted to recommend approval of Zoning Petition 4674 with the recommended stipulations. She noted that the Petitioner, Bluestem Solar, presentation for Zoning Petition 4674 for reference. Zine and Environ. & Water Res. Dir. Wollnik addressed questions and comments from the Committee. Much discussion ensued.

BlueStem Solar, LLC Representative and lead developer, Gary LaNoce, took the opportunity to provide context to the local transportation plans. He explained that there were five municipalities that were notified of this project. He stated that the Village of Sugar Grove were the only ones to object to the project for reasons, he believes, are unsubstantiated. The Village of Sugar Grove's primary objections are that this solar facility would deter future residential development and future plans of a Gordon Road extension. LaNoce stated that these objections ignore the market realities for this area. He explained that the road expansion project has been in the concept phase for over 20 years. However, BlueStem Solar has made accommodations and has shown that this project will not impede the future road extension project. LaNoce explained that where there are definitive plans for extension on the north end, it sits approximately 70 feet from the property line of the proposed solar facility. He stated that when BlueStem Solar spoke to the City of Aurora, the original request was to provide 20 feet right-of-way dedication along Prairie Street. They stated that the exact location is difficult to determine as the extension and the existing right-of-way would put the Gordon Road extension project on the property to the west of the solar facility, which aligns with everything that was determined. LaNoce stated that another road construction challenge is the pond located on the property. He explained that the Village of Montgomery engineering would not go through the pond to extend the road. He stated that if the road were to be built, it would be pushed further west. He explained that BlueStem has continued to make best

efforts with the surrounding villages on this solar facility proposal. He stated that BlueStem has asked the Villages of Montgomery and Sugar Grove for their proposal of recommended stipulations, but none have been submitted. He explained that this proposed solar facility project would not hinder the future road concept.

County Board

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

8. Property Code Enforcement Division

A. Monthly Report

Property Code Enforcement Officer Mall stated the monthly report was on file. He noted that the Property Code Enforcement Division is fully staffed. He stated that he has prepared a statistical monthly report that has been attached to the agenda packet. Additionally, a detailed monthly report was emailed to all Development Committee members.

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 stated that a new Exhibit A has been drafted for the proposed ordinance requiring licensing for short-term rentals (STR) that would replace the original one found in today's agenda packet. He explained that the new Exhibit A is the result of additional revisions from Committee Member Iqbal, himself, and the State's Attorney's Office (SAO). He stated that the additional revisions continue along the lines of licensing requirements and restrictions to contain and restrict some of the concerns shared by staff and neighbors to enforce as close to a regular single-family occupancy, as possible. He noted that a moratorium or a ban of STRs would be an entirely different ordinance. He explained that some of the changes added since the last draft are a refinement on the parking restrictions and the information needed to be provided for the licensing. VanKerkhoff and ASA Ford

addressed questions and comments from the Committee. Much discussion ensued.

(Committee Member Daugherty left at 11:34 a.m.)

Committee Vice-Chairman Iqbal requested information on long-term rental regulations that the County could enforce. ASA Ford complied. Further discussion ensued.

Chairman Williams stated that the County's Special Event Permit ordinances should be looked into to regulate the size of events at STRs.

KC Executive Committee

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

C. Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code Pertaining to Noise

Dev. Dir. VanKerkhoff introduced this ordinance. He explained that a number of years ago, revisions were proposed to this ordinance, but were found to be complex. While looking into best practices from other municipalities and counties, he stated that there has been more effective enforcement based on more simple decibel levels for daytime and nighttime. He explained that the revisions made to Kane County's ordinance were based off of those ordinances and was simplified for the Sheriff's Office to enforce it. This ordinance repels or removes the current section on noise found in Chapter 15 of the Kane County Code. It replaces the former ordinance's Appendix A based on decibel levels.

Chairman Williams stated that the current ordinance refers to the noise as loud and ruckus, which is not a standard that is easily defended in court. Therefore, this revision would provide specific standards during the daytime that is defined as 7:00 a.m. to 10:00 p.m.. The noise from a property cannot exceed 65 decibels as measured from the property line. Additionally, it would provide standards during nighttime that is defined as 10:00 p.m. to 7:00 a.m.. The noise from a property cannot exceed 55 decibels from the property line. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

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

D. Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code to Declare Trespassing a Public Nuisance

Dev. Dir. VanKerkhoff introduced this ordinance. He stated that the exhibit attached to this ordinance is incorrect and should be replaced with the one provided at today's meeting. VanKerkhoff and ASA Ford addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

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

9. Planning & Special Projects

A. Monthly Report

Planning Division Mgr. Toth stated that monthly report was on file. No additional report was made.

10. Subdivision

None.

11. Environmental Resources

None.

12. New Business

None.

13. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Michael Linder

14. Executive Session (if needed)

None.

15. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Michael Linder
SECONDER:	Alex Arroyo

This meeting was adjourned at 12:00 PM.

Savannah Zgobica
Sr. Recording Secretary