



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, March 19, 2024

10:30 AM

County Board Room

1. Call To Order

Chairman Ford called the meeting to order at 10:30 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 Chair Corinne M. Pierog Ex-Officio County Board Vice Chair Vern Tepe
REMOTE	Board Member Gary Daugherty Board Member Michael Linder

Also present: Co. Bd. Members Allan*, Gumz*, Juby*, Molina*, Roth, Strathmann*;
Dev. Dir. VanKerkhoff & staff Mall, Diaz, McKenna, Castro; Environ. & Water Res. Dir.
Wollnik & staff Hinshaw; KDOT Deputy Dir. Rickert & staff Forbes, Hohertz; ASA
O'Brien; Spec. ASA Shepro; 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 and Linder attending today's meeting remotely. There were no objections.

4. Approval of Minutes: February 20, 2024

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Rick Williams

5. Public Comment (Agenda Items)

All public comments were held until the Zoning Petition discussions.

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 stated the monthly Building and Zoning Report was on file. He reported that the Building and Zoning Division is fully staffed, with a new Property Inspector hired. This will be helpful as the busy construction season is coming up. VanKerkhoff addressed questions and comments from the Committee.

B. Zoning Petitions**1. Petition # 4626 Petitioner: Seven 14 Properties**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4626: Seven 14 Properties. He noted that this petition came to the County's attention due to a building and zoning ordinance violation. Additionally this is the first formal petition, since the County amended it's Zoning Ordinance to reflect some of the changes and current situations happening in the agricultural area of the County, such as agritourism and agricultural events. This petition has requested a rezoning from F-District Farming to F-1 District Rural Residential to accommodate an existing family home and F-2 District Agricultural related sales, service, processing, research, warehouse, and marketing with a Special Use for an event venue. VanKerkhoff shared numerous maps and photographs of the parcel. (Madam Chairman Pierog arrived in-person at 10:36 a.m.) The parcel is located off of Waughon Road in Hampshire. Currently, the existing residential property and business, Rancho La Muneca, belongs to the Manjarrenz Family. VanKerkhoff reviewed the proposed site plan depicting the possible rezoning of the residence and the existing horse stables. He shared several photographs showing the layout of the property. He reviewed the proposed seating layout in the converted horse stable building when hosting events. VanKerkhoff spoke on the Land Evaluation and Site Assessment (LESA) preformed by the Illinois Department of Agriculture. The LESA is designed to determine the quality of land for agricultural uses and to assess a site for long-term agricultural economic viability. The LESA is a 100-point maximum numerical value based on two parts - Land Evaluation (LE) and Site Assessment (SA). The LESA score for this parcel is 66. VanKerkhoff stated that based on the LESA score and the Kane County LESA score, this property warrants a Low Protection effort from the Kane County Development Department. He reviewed the Kane County Department of Transportation (KDOT), Kane County Health Department, and Kane County Environmental & Water Resources Departments' staff

recommended stipulations. He shared that if this rezoning and Special Use was approved, this parcel would bring events into conformance with Kane County regulations. Additionally, Development staff recommended that a condition be added that states the proposed converted structure be structurally modified to be brought up to the adopted building codes for wind speed and snow loads, in addition to building improvements required for health and safety at the time of applying for a building permit and prior to any use as a event venue.

VanKerkhoff reviewed the Zoning Board of Appeals (ZBA) approval of this Zoning Petition with additional recommended stipulations, such as no parking on the roadways at any time and that noise at property line does not exceed 60 decibels. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

Attorney Joe McMahon stated he is representing the petitioner, Jay Manjarrez. He introduced Schoppe Design Associates, Director of Planning, Carrie Hansen. He explained that Hansen would be sharing a presentation showing the use of this property seeking rezoning. McMahon stated that there have been five ordinance violations filed as court cases initiated against Manjarrez and the property. He noted that all of these cases were dismissed. For the last 18 months, Manjarrez, McMahon, and Hansen have been working with the County to bring the property in compliance, in order to bring forth this petition, today. McMahon explained that there is one pending court case against the property, but he hopes with this petition passing, the case will be dismissed, as well. McMahon and VanKerkhoff addressed questions and comments from the Committee. Much discussion ensued.

Shoppe Design Associates Director of Planning and Government Services, Carrie Hansen, provided a presentation on the Manjarrez Property: Rancho La Muneca. She explained that the land is a 10-acre site located at 12N011 Waughon Road in Burlington Township. This property is in unincorporated Kane County with a F zoning classification. She reviewed the surrounding properties' zoning classifications. All surrounding properties are zoned within the County's farming district categories and the predominant use is agriculture. Hansen reviewed the petitioner's requests in the Zoning Petition. They are seeking to rezone the 10-acres from F to F-1 and F-2, with a Special Use for agritourism intensive. Hansen explained that 7.25 acres would be rezoning to F-1, and the remaining 2.25-acres as F-2. She shared the personal background of the petitioner, Jay Manjarrez. She reviewed the project's specifics, such as utilizing the established horse stables that have been converted into an event space for weddings, birthdays, anniversaries, and community events. Hansen reviewed the proposed site plan. She shared the enhanced vegetation screening that the property owner has already began planting. The operation hours of this proposed event venue would be seasonal, held on Fridays and Saturdays from 5:00 p.m. to 12:00 a.m. Regarding the music/entertainment, the agreement would state that live bands and DJs are allowed inside the main venue space only, existing glass overhead door will be replaced with a more appropriate sound deadening material, additional soundproofing will be applied to walls and

ceilings, and the sound decibel would be monitored during events. Hansen addressed the measures put into place for food service and liquor. She reviewed the proposed plan for the event parking and traffic, such as hiring a traffic management team solely dedicated to operations at the entrance and throughout the time of the event. She explained that she has worked with the County for the past 18 months to address all requirements. Hansen reviewed the measures taken at the property that were submitted with the application, such as a new septic tank and permit. She defined the term of Special Use for Agritourism Intensive and Agritourism Event Venue. Rancho La Muneca falls into these two categories. She requested the Development Committee's approval. Hansen addressed questions and comments from the Committee.

Jeff Harris, 11N722 McGough Road, Hampshire, stated he owns a neighboring property about a 1/2 mile south of Rancho La Muneca. He stated that he attended the Zoning Board of Appeals, along with two other surrounding neighbors, to object to this zoning petition. He explained that, last year, the noise coming from the mentioned property was loud at all hours of the night. Additionally, there were many issues with parking and trespassing on neighboring yards. Harris noted that the Sheriff's Office has been called out on numerous occasions to address these issues. He would like to make sure the proper stipulations are being addressed so neighbors are taken into consideration to resolve the ongoing issues. He explained that the noise is a huge concern for surrounding neighbors. He wondered how the 60 decibel level would be enforced when neighbors have complaints. Harris thanked the petitioner for accepting the lower decibel level and the minimal allowed events per month. He noted that ZBA's stipulation of informing neighbors 30 days prior to an event. Harris questioned how neighbors would be notified. He suggested having an event website for neighbors to have access to with all listed events occurring. Harris requested a stipulation be added that at the time of event all of the doors located on the barn are to remain closed to lessen the noise. He spoke on the parking and traffic issues surrounding neighbors face.

VanKerkhoff and ASA O'Brien addressed questions and comments from the Committee. Much discussion ensued.

County Board

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

2. Petition # 4627 Petitioner: Donald Stoxen, Mary Oehler, Anne Wesemann, Linda Stoxen and Julie Stoxen

Dev. Dir. VanKerkhoff introduced Zoning Petition 4627: Donald Stoxen, Mary Oehler, Anne Wesemann, Linda Stoxen, and Julie Stoxen. This petition has requested a rezoning from F-District Farming to F-1 District Rural Residential to allow the farmland be sold separately from the established residence. VanKerkhoff spoke on Kane County's 2040 Land Use Plan. This property located at 49W895 Melms Road, Hampshire, is listed within the 2040 Plan as agricultural. VanKerkhoff reviewed the characteristics of areas planned for agriculture, such as these areas generally contain prime farmland or farmland of statewide importance. He shared the 2040 Conceptual Land Use Strategy Map. This parcel is categorized as a corridor of agricultural/food, farm and small town area. VanKerkhoff shared several maps and photographs depicting the location of this property. He reviewed the Kane County's Environmental & Water Resources Department's stipulation. Overall, if this Zoning Petition is approved, the rezoning will not increase the intensity of existing residential use in the surrounding areas. The Zoning Board of Appeals (ZBA) recommends approval with the staff recommended stipulation. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

County Board

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

9. Property Code Enforcement Division**A. Monthly Report**

Property Code Enforcement Officer Mall stated the monthly report was on file. He reported that last month was busy due to the termination of an Enforcement Officer. In February, the division had 50 new cases, 33 closed, and zero went to adjudication. Mall stated that the new carpet was installed in the Development Department. He introduced Kane County's new Property Code Enforcement Officer, Santos Diaz. He explained that Diaz previously was a Hanover Park police officer and worked for the Kane County State's Attorney's Office (KCSAO) as an investigator. Santos stated he looks forward to his new position and is thankful to have this opportunity.

10. Planning & Special Projects**A. Authorizing Number of Procurement Cards Issued to Development & Community Services Department and Each of their Transaction Limits**

KC Finance and Budget Committee

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

11. Subdivision

None.

12. Environmental Resources

- A.** Authorizing Number of Procurement Cards Issued to Environmental & Water Resources Department and Each of their Transaction Limits

KC Finance and Budget Committee

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

- B.** Amendment to the Kane County Code, Chapter 28: Electric Vehicle Infrastructure

Environ. & Water Res. staff Hinshaw provided additional information on this resolution. Environ. & Water Res. Dir. Wollnik & Hinshaw addressed questions and comments from the Committee. Discussion ensued.

Spec. ASA Shepro advised that this resolution be reviewed by the Kane County State's Attorney's Office (KCSAO). Committee Member Williams motioned to hold this resolution over until next month's Development Committee meeting to allow time for the SAO to review this ordinance, Berman seconded. Motion carried unanimously by voice vote.

KC County Development Committee

RESULT:	HELD OVER
MOVER:	Rick Williams
SECONDER:	Dale Berman

13. Water Resources

None.

14. Office of Community Reinvestment

None.

15. Reports Placed On File

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Dale Berman

16. Executive Session (if needed)

None.

17. New Business

None.

18. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Michael Kenyon
SECONDER:	Mo Iqbal

This meeting was adjourned at 12:04 PM.

Savannah Valdez
Sr. Recording Secretary