



Kane County

KC County Development Committee

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

Meeting Minutes

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

Tuesday, August 19, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Williams called the meeting to order at 10:31 AM.

2. Roll Call

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

Also present: Co. Bd. Members Allan*, Juby*, Molina*, Penesis*, Strathmann*; Dev. Dir. VanKerkhoff & staff Zine, Mall, Toth; Environ. & Water Res. Dir. Wollnik & staff Orlik, Wilford; KDOT Chief of Permitting Hohertz; ASA O'Brien; ITD staff Peters; and members of the press and public including Municipal Services Associates, Inc. Consultant Stuart Chapman.

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 Berman and Daugherty attending today's meeting remotely. There were no objections.

Committee Member Berman did not attend today's meeting.

4. Approval of Minutes: July 15, 2025

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Michael Linder

5. Public Comment

All public comments were held until the Zoning Petition and Minor Adjustments discussions.

6. Monthly Financials**A. Monthly Financial 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 reported that in the last few days, the County has received three single-family residential permit applications. He anticipates seeing an increase in permit activity in the early fall. He stated that the Building Division has continued to revise the proposed Permit Fee Schedule. He mentioned that an update will be shared in September 2025. He stated that pending County Board's approval, the newly revised fee schedule would go into effect on January 1, 2026. VanKerkhoff explained that the entire Development Department has made progress on their reorganization efforts with the inclusion of staff from the former Office of Community Reinvestment. He thanked HRM Exec. Dir. Loblillo and Chairman Williams for their assistance on the transfer of staff. He mentioned that more information would be shared on this inclusion at the Special Development Committee meeting when discussing budgets. He stated that at last week's Administration Committee meeting, members reviewed and forwarded a capital project resolution for new furniture and office layout of the Development Department to accommodate the additional staff and improve efficiency. He appreciated the support on the resolution. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

B. Zoning Petitions**1. Minor Adjustment - Weiss Commercial, LLC**

Dev. Dir. VanKerkhoff presented the Minor Adjustment to Special Use Number 4653: Weiss Commercial Properties, LLC. He reviewed the letter that was sent from the Weiss Commercial Properties, LLC's attorney, Kate McCracken, regarding the Minor Adjustment. The letter stated that after their client spoke to the Kane County's Water Resources Department, he determined that the original detention area identified in the Special Use Permit will impact existing trees and landscaping to a grassy area the company uses for company related activities. Therefore, their client has requested to pay the fee-in-lieu to construct the detention area and approval of the additional paved area at the northern most point of the property. VanKerkhoff shared maps and photographs depicting the location of the parcel. He presented the original site plan that was submitted for the Special Use Permit. He explained that on the north side of the property, the owners added a paved area for additional parking. At the south end, is where the owner is proposing a fee-in-lieu to construct the detention area. This

will allow a more productive use of the grassy area. VanKerkhoff reviewed the staff recommended comment from the Water Resources Department. He stated that Kane County technical staff has recommended approval of the Minor Adjustment to the approved site plan due to the notice of the Minor Adjustment being sent to the adjoining neighbors and jurisdictional entities and no objections were raised, and that all original conditions and stipulations remain in affect. Water Res. Dir. Wollnik and staff Wilford addressed questions and comments from the Committee. Discussion ensued.

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

2. Petition # 4664 Petitioner: Anamite Solar, LLC

Dev. Zoning Planner Zine introduced Petition 4664: Anamite Solar. This petition has requested a Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility on approximately 19 acres located in Plato Township about a half mile west of Nesler Road and north of Chicago Central (C.C.) and Pacific Railroad (P.R.R.). The property owner of the parcel is Alex R. Jayne and Linda Jayne. Zine shared numerous maps and photographs depicting the location of this parcel. She explained that this parcel is categorized as Critical Growth Area/Route 47 Corridor on the 2040 Conceptual Land Use Strategy and Resource Management on the 2040 Land Use Analysis. She presented the proposed site plan. She explained that access to the development would be off of Nesler Road, continued down the agricultural access road west to the subject property. She reviewed the setback requirements of the solar facility. She noted that the project meets all of the required setbacks laid out by the Kane County Zoning Ordinance. Zine explained that there are discussions on a possible solar facility being developed by Nesler Road Solar, LLC adjacent to this parcel. She noted that no permits have been applied for pertaining to the Nesler Road Solar project. She reviewed the landscaping/vegetation plan and fencing detail for the project. During the Zoning Board of Appeals (ZBA) meeting, discussions were had about the specifics on the types of landscaping. The ZBA outlined a stipulation that all vegetation has to be a minimum of five feet in height at planting. This remains consistent with what has been approved in the past. Zine noted that the petitioner did submit an updated landscaping plan reflecting the stipulation. She spoke on the type of fencing that would be allowed, such as agricultural fencing that would allow movement of animals and water flow. She shared stipulations from the Kane County Water Resources Department, Kane County Division of Transportation, and the Pingree Grove and Countryside Fire Protection District.

Zine reviewed the results from the Illinois Department of Natural Resources (IDNR) EcoCAT Report, the Illinois State Historic Preservation Office (SHPO) review, the Kane-DuPage Soil and Water Conservation District (SWCD) NRI Report, and the United States Fish and Wildlife Service (USFWS) review. She shared additional reviews and analysis from the United States Army Corps of Engineers (USACE), the Illinois Nature Preserves Commission (INPC), and the Illinois Department of Agriculture. She stated that the overall finding is that this project would not present any ill effects on the property. Zine reviewed the Zoning Board of Appeals' (ZBA) findings. She stated that the ZBA has recommended approval of the petition with the suggested stipulations and that the vegetation screening is consistent with the Kane County Zoning Ordinance to include a continuous line of evergreen trees along the western side of the facility with a minimum planting height of five feet and a maximum separation distance of 15 feet on center. She reviewed the next steps for this petition.

Anamite Solar Senior Project Manager, Nadeem Demian, thanked County staff for thoroughly looking over the application and effectively communicating. He shared that there has not been significant opposition on this proposed solar facility, besides one neighbor who resides in the Oak Ridge Farm Subdivision. He explained that discussions were had with the neighbor and an appropriate landscape plan was developed and agreed upon by the ZBA. He mentioned that the newly submitted vegetation plan was shared with the Committee prior to today's meeting. He explained that Anamite Solar is actively in conversations with local nurseries to better understand and oblige by the standard of vegetation being five feet at the time of planting. Lastly, Demian noted that this project is in line with the County and municipal land use plans. He stated that there is an existing Special Use Permit that was approved to the east of this parcel for a solar project. He noted that the City of Elgin had no comment on this project or plans for development in the area. He stated that after decommissioning, this land could be converted back agricultural use.

County Board

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

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

Property Code Enforcement Officer Mall stated the monthly report was on file. He mentioned that a more detailed monthly report was sent to all County Board members via email. As a reminder, he stated that if constituents would like a copy of this more detailed report, to send in a Freedom of Information Act (FOIA) request. This will allow proper review and redactions to be made. Mall explained that July was busy for the Property Code Enforcement Division. There were 49 new cases. The team worked on 73 cases. They closed 33 cases and took four to adjudication. Lastly, Mall announced that Property Code Enforcement Administrative Officer Garcia celebrated her two year anniversary with the County. Mall addressed questions and comments from the Committee.

9. Planning & Special Projects**A. Monthly Report**

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. He mentioned that he was unable to include the Community and Housing Development Activities Report. He reported that the Department of Treasury's Emergency Rental Assistance Program ends on September 30, 2025. He explained that there are a number of funding sources that the County is working diligently on finding organizations that could utilize this money before the deadline. Through this program, he stated that the County has five capital projects, that were recently approved at the last County Board meeting. Additionally, there are four sub-recipients who are helping with housing stabilization and counseling services that are receiving funds. VanKerkhoff explained that the County's internal project, the Homeless Prevention Program, provides rental assistance to those who are in arrears. He noted that the payments go directly to the participant's landlord. He spoke on the publicity campaign for the Rental Assistance Program. He thanked County departments and staff for their help on spreading the word. He stated that the application deadline closed in July 2025. Staff has now begun reviewing the applications. VanKerkhoff stated that all signed agreements and rental payments need to be completed by September 30, 2025. He spoke on the Resolution authorizing execution of intergovernmental agreement with the Illinois Housing Development Authority (IHDA) to utilize funding from the Emergency Rental Assistance Program that was included in today's Committee agenda packet. He explained that the idea behind the agreement is that if the County is unable to spend all of the funds, then they would be able to use them for another rental assistance program or other Kane County capital projects. He stated that the County is exploring all options in order to get all this money spent throughout the County. He spoke on the recent hiring of a contracted employee who specialized in government employment. He will be looking to work with the Purchasing Department on extending the contract through the close out of the grant. He mentioned that there is enough administration money through the grant to cover the cost of extending the contract. VanKerkhoff addressed questions and

comments from the Committee. Discussion ensued.

VanKerkhoff spoke on the newly established Community Development Block Grant Program. He expressed his gratefulness and gratitude to staff Wakileh and Dall for submitting the County's five-year Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). He stated that at last week's County Board meeting, members adopted the five-year Consolidated Plan. He explained that the County is in a consortium with the City of Elgin, whose City Council recently passed their Consolidated Plan. He noted that on Thursday, August 14, 2025, County staff submitted the plan to HUD and is now under review. Additionally, there will be a repeated review and comment session held for the public to address the Consolidated Plan due to minor changes and how the funds were being reported. VanKerkhoff hopes to have an approved Consolidated Plan in the next 45 days, in order to sign the intergovernmental agreements (IGAs) needed for the projects.

B. Expansion of a Cable Television Franchise Agreement by and Between the County of Kane and Comcast of Northern Illinois, Inc. to Include the Township of Hampshire

Dev. Dir. VanKerkhoff introduced this resolution. He shared a map depicting the County's Cable TV Franchise Map. He explained that there was cable television systems in the 1980's that were developed around community hubs. The cable TV lines and services would then be expanded out to other unincorporated neighborhoods. VanKerkhoff stated that the County now has a plethora of different services, that are typically run by Comcast, MediaCom, AT&T, and MetroNet. He explained that MetroNet has more restricted areas highlighted in blue on the map. He stated that those areas highlighted in white on the Franchise Map are ones that are not covered by any cable franchise agreement. This resolution is a proposal for Comcast to extend their franchise area to include all of Hampshire Township.

Dev. Planner Toth explained that this project will be an expansion of an agreement that the County Board approved in 2020. He stated that this resolution is an expansion for franchise under subsidiary of Comcast, Comcast of Northern Illinois, Inc., who is already in Dundee Township. He explained that this resolution would be a service agreement for Hampshire Township to have Comcast expanded into their area. Currently, Hampshire Township does not have a cable provider. 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:	Mo Iqbal
SECONDER:	Michael Linder
AYE:	Rick Williams, Gary Daugherty, Sonia Garcia, Mo Iqbal, and Michael Linder
ABSENT:	Alex Arroyo, Dale Berman, Vern Tepe, Bill Lenert, and Corinne M. Pierog

- C. Authorizing Execution of Intergovernmental Agreement with the Illinois Housing Development Authority to Utilize Funding From the Emergency Rental Assistance Program

KC Executive Committee

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

VanKerkhoff stated that with the internally run Emergency Rental Assistance Program, existing staff resources were utilized to assist the Property Code Enforcement Division with translation services. He commended Farmland Preservation Administrator Castro on her work with screening applications.

10. Subdivision

A. Minor Adjustment Mill Creek H-42

Environ. Mgmt. Development Technician Orlik presented the Minor Adjustment Request for Neighborhood H, Lot 42 located at 39W849 North Hathaway Lane, Blackberry Township. She stated that the property owner is requesting approval for a reduction to the rear yard setback for a pool and pool deck. She shared photographs depicting the location of the property. She noted that the standard setback for a pool is 20 feet and for a patio it is 10 feet from the property line. She explained that the site is currently at 40% impervious, which is the maximum allowed. She noted that the owner will use pervious materials for all improvements in conjunction with the pool. She explained that the pool deck

setback would be seven feet and the pool setback would be 11 feet. She reviewed Kane County's technical staff's findings and recommendations. She stated that staff recommends approval of the Minor Adjustment. Orlik addressed questions and comments from the Committee. Discussion ensued.

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

11. Environmental Resources

None.

12. Water Resources

A. Discussion - Water Resource & Stormwater Fees

Environ. and Water Res. Dir. Wollnik introduced the Water Resource and Stormwater Fees discussion. She provided a table depicting the Stormwater Permitting - Unincorporated Kane and Non-Certified Communities. She explained that after conversations with the Kane County State's Attorney's Office (SAO) about the Stormwater Water fees, it is a County requirement to use the actual cost of department staff to calculate the fees. In 2019, when a fee study was completed, the County used the same Excel spreadsheet that reflected this data to figure out a new fee schedule. What was found in updating the hourly rate for staff, is that in 2019, the hourly rate used with the addition of benefits and overhead was \$68.00 per hour. This has been updated to about \$85.00 per hour. Wollnik reviewed the current fees versus the proposed updated fees. Wollnik stated that she would like to do, alongside the Development Department, is collect comments or other revisions from the Committee in an effort to have this on next month's Committee meeting agenda for approval. She noted that if approved, the new fee schedule would be in effect on January 1, 2026. Wollnik, ASA O'Brien, and Dev. Dir. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

13. New Business

Chairman Williams stated that the FY2026 Budget presentation will be given at the Special Development Committee meeting scheduled for August 28, 2025 at 11:00 a.m.

14. Reports Placed On File

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Rick Williams

15. Executive Session (if needed)

None.

16. Adjournment to the Special Development Committee Meeting on Thursday, August 28, 2025 at 11:00 AM

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Mo Iqbal
SECONDER:	Gary Daugherty

This meeting was adjourned at 11:32 AM.

Savannah Zgobica

Sr. Recording Secretary