



# 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, August 20, 2024**

**10:30 AM**

**County Board Room**

#### 1. Call To Order

Sr. Recording Secretary Valdez called the meeting to order at 10:32 AM.

#### 2. Roll Call

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

Also present: Co. Bd. Members Allan\*, Bates\*, Gumz\*, Juby\*, Molina\*, Roth, Strathmann; Dev. Dir. VanKerkhoff & staff Mall, Zine; Environ. & Water Res. Wollnik & staff Orlik; OCR Dir. Berger\*; ASA O'Brien; Spec. ASA Shepro\*; KDOT staff Forbes, Hohertz; KCHD staff Barrett; ITD staff Peters; and members of the press and public including New Leaf Energy Representatives Tom Ryan, Dean Smith\*, and Nick Standiford\* and Northwestern Medicine Representative Alison McEwen.

Sr. Recording Secretary asked for the Committee's nomination for Pro-Temp Chairman. The Committee nominated Committee Member Berman. Committee Member Kious motioned to nominate Berman to Pro-Temp Chair, Iqbal seconded. Motion carried unanimously by roll call vote.

#### 3. Remote Attendance Requests

Pro-Temp Chairman Berman announced the remote attendance requests for today's meeting. He asked the Committee if there were any objections to Committee Members Daugherty, Linder, Ford, and Williams attending today's meeting remotely. There were no objections.

**4. Approval of Minutes: July 16, 2024**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Chris Kious

**5. Public Comment (Agenda Items)**

All public comments were held until the petition discussions.

**6. Public Comment (Non-Agenda Items)**

None.

**7. Monthly Financials**

**A. Monthly Finance Reports**

Pro-Temp Chair Berman 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 Development Department continues to be busy with building permits. He mentioned that a few community solar projects that were previously approved for zoning, are now applying for building permits. VanKerkhoff introduced a new employee, Natalie Zine. Zine was hired as a Zoning Planner. VanKerkhoff provided a brief background on Zine.

**B. Zoning Petitions**

**1. Petition # 4637 Petitioner: Lindsay Rolston Trust**

Dev. Dir. VanKerkhoff introduced Petition #4637: Lindsay Rolston Trust located at 14N511 Getzelman Road - Hampshire Township. This petition is for a rezoning from F-Farming District to F-1 District Rural Residential to allow the home on the southwest portion of the property be spilt off from the remaining property. VanKerkhoff provided the 2040 Land Use Analysis. This parcel is characterized as Agriculture. VanKerkhoff reviewed the 2040 Conceptual Land Use Strategy. This land has been deemed Agriculture/Food, Farm and Small Town Area. VanKerkhoff provided several maps and photographs depicting the location of the parcel and house. He reviewed the Kane County Water Resources Department's stipulation. He stated that the Zoning Board of Appeals approved this Zoning Petition with the recommended stipulation. He noted that Kane County's Division of Transportation (KDOT) had an additional stipulation to include. KDOT stipulated that no structures be installed in the future on the east half of the right of way (33 feet) from Getzelman Road centerline.

County Board

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

2. Petition # 4638 Petitioner: Arnold Gehrke Trust 101

Dev. Dir. VanKerkhoff introduced Petition #4638: Arnold Gehrke Trust #101 located at 45W100 IC Trail Road - Virgil Township. This petition is for a rezoning from F-Farming District to F-1 District Rural Residential to allow the existing farmette to be spilt off from the remaining farmland. VanKerkhoff shared the 2040 Land Use Analysis and the 2040 Conceptual Land Use Strategy. This parcel is characterized as Agriculture and Food/Farm and Small Town Area. VanKerkhoff shared numerous maps and photographs of the parcel's location. He shared the Kane County Water Resources Department's stipulation. He noted that the Zoning Board of Appeals approved this petition with the recommended stipulation. He stated that Kane County's Division of Transportation (KDOT) had an additional stipulation to include. They stipulated that no structures be installed in the future on the north half right of way (60 feet) from the Indian Creek Trail centerline.

County Board

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

3. Petition # 4639 Petitioner: Quality Real Estate Investors LLC (Dietrich Road Solar 1, LLC)

Dev. Dir. VanKerkhoff introduced Petition #4639: Quality Real Estate Investors, LLC (Dietrich Road Solar 1, LLC) located at the northeast corner of Dietrich Road and Brier Hill Road - Hampshire Township. This petition is for a Special Use in the F-Farming District for a community solar facility. VanKerkhoff shared the 2040 Land Use Map and Analysis of this parcel. This parcel is characterized as Resource Management. VanKerkhoff reviewed the 2040 Conceptual Land

Use Strategy. This property is earmarked as a critical growth area/Route 47 Corridor. VanKerkhoff provided several maps and photographs depicting the location of this parcel. VanKerkhoff reviewed the site plans of the proposed solar facility. VanKerkhoff shared that the LESA Score of this parcel is 59, which warrants a low protection effort. He presented a map depicting Prime Farmland - Land Evaluation and Site Assessment. VanKerkhoff provided the Kane County Department's 11 stipulations. He stated that the Zoning Board of Appeals approved this petition with the recommended stipulations, along with two additional ones. He added that Kane County's Division of Transportation's (KDOT) had an additional stipulation be included. They stipulated that the petitioner will need to obtain the necessary permits from Hampshire Township for temporary and final accesses. VanKerkhoff added that per Section 25 5-4-8, Item 9, of the Community Solar Energy Facility Ordinance, a Financial Assurance will be required via a Road Use Agreement. The petitioner will need to coordinate with the Hampshire Township Highway Commissioner regarding a Highway Bond to cover potential roadway damage. VanKerkhoff noted that the Village of Hampshire did have an objection to this solar facility, but has since withdrawn the objection. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

New Leaf Energy Senior Project Developer, Tom Ryan, provided a presentation on Dietrich Solar 1, LLC - Special Use Permit Request: 5 MW Community Solar Project. He provided an overview of New Leaf Energy. He shared the contents of the proposed community solar facility. The solar project will be a five mega-watt solar facility. Kane County residents will be able to buy shares into the solar facility to obtain a discount on their utility bill. Ryan spoke on the neighbor outreach that was conducted regarding this project. All adjacent neighbors were notified by New Leaf Energy, Kane County, and the local newspaper. Additionally, New Leaf Energy representatives conducted a door to door outreach to nearby Village of Huntley residents. The only input that was provided by neighbors was that they did not want the parcel to become a business park. Ryan explained that he met with the Village of Hampshire and Village of Huntley officials and both support this project. He spoke on the objection that Village of Hampshire had and how it was resolved. Ryan shared the Solar Project's overview of the landscape screening and seed mix. He noted that the seed mix utilized is local pollinator plants. He addressed the storm water drainage aspect of the project. After construction, the field will drain the same way that it did prior to the solar installation. Ryan stated that a Noise Study was conducted. The closest resident will hear a sound at 100' decibel. Ryan spoke on the Glare Study. He noted that this project will produce no glare. He shared information on the Storm Water Study. Ryan spoke on the equipment that will be utilized for the solar facility. He reviewed the decommissioning plan. He provided the tax breakdown. This project will pay approximately \$566,553 in property taxes over it's first 25 years of operation. Ryan stated that this project is for temporary use that will remain for 20 to 40 years. Ryan addressed questions and comments from the Committee. Discussion ensued.

County Board

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

**9. Property Code Enforcement Division**

**A. Monthly Report**

Property Code Enforcement Officer Mall stated the monthly report was on file. He explained that the division has remained busy. The division has had double the new cases compared to July 2023. In July 2024, the team had to take four cases to adjudication, which is the most since the division's conception. Mall explained that they have noticed that many of these cases are repeat offenders, and that it is necessary to bring these cases to court in order to gain compliance. He reported that Property Code Enforcement Inspector Diaz and himself attended a quarterly eight hour Code Enforcement and fourth amendment rights training class in Elgin, Illinois. He mentioned that Administrative staff Garcia celebrated her one-year anniversary with the County, last month. He explained that they are pleased to have her on the team. Mall addressed questions and comments from the Committee.

**10. Planning & Special Projects**

**A. Monthly Report**

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects report was on file. He reported that he has begun to include projects that are being funded with American Rescue Plan Act (ARPA) funds within the monthly report. He noted that the Planning and Special Projects Division has been very active on following up with these projects.

**11. Subdivision**

**A. Variance for Heatherfield Unit 2, Lot 19**

Environ. Mgmt. Development Technician Orlik presented a Variance for Heatherfield Unit 2 - Lot 19. She explained that the building setback along the east property line is currently 15 feet. The owner has requested a reduction on the setback to eight feet so he may construct an addition to the garage. The current subdivision plat has a restriction that garages may not exceed three-car capacity. The owner of this property desires to have a tandem three-car garage, which would create a four-car bay. Orlik provided aerial photographs of the

location of this property. She shared the site plan of the proposed improvement. She stated that Kane County Technical Staff recommends approval of the Variance. Orlik addressed questions and comments from the Committee.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Mo Iqbal
<b>SECONDER:</b>	Michael Kenyon
<b>AYE:</b>	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
<b>ABSENT:</b>	Mark Davoust, and Corinne M. Pierog

**B. Variance for Prairie Creek Unit 1, Lot 3**

Environ. Mgmt. Development Technician Orlik presented the Variance for Prairie Creek Unit 1, Lot 3, Section 17 in Campton Township. This Variance is for an adjustment of the front yard setback. Currently, the front yard building setback is approximately 150 feet. Orlik noted that the Subdivision Plat lacks proper notation for the front setback line. She stated that the owner wishes to establish the front setback to 80 feet. The owner would like to construct a single-family residence. Orlik presented several aerial photographs depicting the location of this property and the proposed setback. She spoke on the lack of setback shown on the plat of survey. She provided the site plan of the proposed improvement. She stated the Kane County Technical Staff recommends approval of the Variance.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Mo Iqbal
<b>SECONDER:</b>	Michael Kenyon
<b>AYE:</b>	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
<b>ABSENT:</b>	Mark Davoust, and Corinne M. Pierog

**C. Preliminary Approval Oehler Subdivision**

Environ. Mgmt. Development Technician Orlik presented the Preliminary Approval of a plat that will be known as Oehler Subdivision. The owner has requested a preliminary approval for a two-lot single-family subdivision. This plat is located on Country School Road at West Hill Road, Dundee Township. Orlik stated that there is only one entrance into this area. This parcel is approximately five acres and is currently zoned E-1, with a proposed rezoning to E-2A and E-3. Orlik provided aerial photographs of parcel's location and development surrounding it. She shared the Final Plat of Subdivision of Oehler Estates. She reviewed Kane County Technical Staff's recommendations and findings. She spoke on the neighbors' concerns of future potential drainage issues. Orlik

stated that staff recommends approval of the Preliminary Plat for Oehler Subdivision, and the plat move into the Final Subdivision Approval Phase. Orlik addressed questions and comments from the Committee. Discussion ensued.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Mo Iqbal
<b>SECONDER:</b>	Chris Kious
<b>AYE:</b>	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
<b>ABSENT:</b>	Mark Davoust, and Corinne M. Pierog

**D. Minor Adjustment for Kane Land Club**

Environ. Mgmt. Development Technician Orlik presented the Minor Adjustment Planned Unit Development (PUD) - 2190 Liberty Street, Section 24, Aurora Township. She noted that an adjustment of this site plan was approved on February 8, 2022, as Petition 4587. The parcel is a 2.3+ acre lot and zoned as PUD. Orlik noted that approximately four acres are located in DuPage County. The minor adjustment would allow a change in the location of a proposed warehouse structure, repurpose the existing single-family residence for storage, install privacy fencing around the perimeter of the new warehouse for security purposes, and construct new access to warehouse from Liberty Street. Orlik provided aerial photographs of the parcel's location. She reviewed the previously approved site plan and the site plan of proposed improvements. Orlik shared Kane County Technical Staff's recommendations and findings. She listed the several conditions that the Kane County Health Department (KCHD) and the Plat Officer would like completed for this Minor Adjustment. Staff recommends approval of the Minor Adjustment.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Rick Williams
<b>SECONDER:</b>	Ron Ford
<b>AYE:</b>	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
<b>ABSENT:</b>	Mark Davoust, and Corinne M. Pierog

**12. Environmental Resources**

**A. Property Use Request: Settler's Hill Landfill**

Environ. & Water Res. Dir. Wollnik presented the Property Use of a portion of Settler's Hill for the Northwestern Medicine 5K. She shared the proper process for outside agencies requesting to use County land. The 5K Run is proposed for October 19, 2024 at the Northwestern Memorial Stadium. Wollnik shared a

aerial photograph depicting the 5K path. She noted that once this is approved, Northwestern would need to obtain a Special Event permit before hosting the event. Wollnik and NW Medicine Representative, Alison McEwen, addressed questions and comments from the Committee. Discussion ensued.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Rick Williams
<b>SECONDER:</b>	Ron Ford
<b>AYE:</b>	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
<b>ABSENT:</b>	Mark Davoust, and Corinne M. Pierog

**13. Water Resources**

None.

**14. Office of Community Reinvestment**

None.

**15. New Business**

None.

**16. Reports Placed On File**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Chris Kious

**17. Executive Session (if needed)**

None.

**18. Adjournment**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Michael Kenyon
<b>SECONDER:</b>	Chris Kious

This meeting was adjourned at 11:31 AM.

Savannah Valdez  
Sr. Recording Secretary