



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, September 19, 2023

10:00 AM

County Board Room

1. Call To Order

Chairman Ford called the meeting to order at 10:34 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 Board Member Michael Linder 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
ABSENT	Ex-Officio (Transportation Chairman) Mark Davoust

Also present: Co. Bd. members Allan*, Bates*, Juby*, Lewis, Molina*, Roth; Dev. Dir. VanKerkhoff & staff Mall, Berkhout; Environ. & Water Res. Dir. Wollnik; OCR Dir. Berger*; KDOT staff Rickert, Forbes; BLD staff Files; ASA Frank, O'Brien & Spec. ASA Shepro; ITD staff Peters and members of the press and public David Streicker from Polsinelli Law Firm, Jeremy Price from Renewable Properties, and Developer Mike Butler.

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

4. Approval of Minutes: August 15, 2023

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

5. Monthly Financials**A. Monthly Finance Reports**

Chairman Ford 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 two petitions were discussed.

7. Building & Zoning Division**A. Building & Zoning Report**

Dev. Dir. VanKerkhoff provided the monthly Building & Zoning Report. The team continues to have a large workload with submitted Roofing, Repair, and Reconstruction Permits from the flooding and/or tornado activity. VanKerkhoff stated that a new Building Inspector has been hired and the Department is now fully staffed.

B. Zoning Petitions**1. Petition # 4613 Petitioner: Robert Conro Trust (RPIL Solar 5)**

Dev. Dir. VanKerkhoff presented Petition 4613: Robert Conro Trust. The petition is seeking approval to obtain a Special Use in the F-Farming District for a solar facility at 43W708 Route 20 in Rutland Township. VanKerkhoff provided several maps, photographs, and proposed site plan depicting the location of the proposed solar facility. He reviewed the Kane County Water Resource Department's and KDOT's stipulations. This petition was approved by the Kane County Zoning Board of Appeals with the recommended stipulations. Surrounding neighbors of the property have objections.

Applicant Council David Streicker introduced himself and Representative Jeremy Price, and Developer Mike Butler. Streicker stated that the Zoning Board of Appeals gave unanimous approval to this petition. Streicker, Price and Butler addressed questions and comments from the Committee. Discussion ensued.

Committee Member Williams motioned to approve this petition to include the eleven staff stipulations, Kenyon seconded. Motion carried unanimously by roll call vote.

County Board

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

2. Petition # 4615 Petitioner: Robert Matson Trust (RPIL Solar 8, LLC)

Dev. Dir. VanKerkhoff presented Petition 4615: Robert Matson Trust. This petition is seeking approval to obtain a Special Use Permit in the F-Farming District for a solar facility on the south side of Plato Road in Burlington and Plato Townships. VanKerkhoff provided several maps, photographs, and proposed site plan depicting the location of the proposed solar facility. He listed the Kane County Water Resource Department's and Division of Transportation's stipulations. The Kane County Zoning Board of Appeals denied this petition with the recommended and additional stipulations. Upon approval from the Kane County Board, the Zoning Board of Appeals addressed an additional stipulation that the petitioner would need to formalize an agreement with the Kane County Division of Transportation (KDOT) regarding dedication along Ellithorpe Road prior to construction of the solar facility. Since the Zoning Board meeting, the petitioner emailed additional technical memorandum and supporting documentation to address the concerns raised at the Zoning Board of Appeals hearing. Due to this, VanKerkhoff recommended holding this petition over until next month's Development Committee meeting for further review and discussion. He noted that surrounding area property owners have objected to this petition.

Greg Peloquin, 10N105 Burlington Road, Hampshire, spoke on his opposition to this petition. On this selected piece of land there are numerous attributes that the solar facility would negatively impact. He clarified that the community would support solar farms, just not at this location. Peloquin listed the five main issues with the property. These issues include hindering the open space, not having anything built within 1,500 feet from forest preserve property, residential homes would surround the proposed solar field, school playgrounds would back up into the solar field, and the decrease of property values by approximately 7% to 27%. Peloquin spoke on his own personal property.

Council Streicker stated he believes the facts of this property are in their favor. He suggested to table this petition for the October 17, 2023 Development Committee meeting. He noted that the petitioner and representatives would stand on their memorandum and facts in front of this Committee. Streicker

addressed questions and comments from the Committee. Discussion ensued.

KC County Development Committee

RESULT:	HELD OVER
TO:	KC County Development Committee
MOVER:	Rick Williams
SECONDER:	Michael Linder
AYE:	Ron Ford, Rick Williams, Dale Berman, Gary Daugherty, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
ABSENT:	Mark Davoust

8. Property Code Enforcement Division

A. Monthly Report

Property Code Enforcement Officer Mall provided the monthly report. In August, the division opened 50 new cases. They resolved 53, and 46 are still active. Two were sent to adjudication. Mall commended Administration Assistant, Brittny Garcia for her work within the office, such as her bilingual abilities. 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. No additional report was made.

VanKerkhoff asked the Committee if they would move the Development Department's FY24 Budget presentation up in the agenda to be heard now. The Committee provided a consensus to hear the presentation after the Planning and Special Projects report.

10. Subdivision

Environ. & Water Res. Dir. Wollnik explained that the Kane County's Land Cash Subcommittee has a Request for Relief that will be heard at the October 17, 2023 Development Committee meeting.

11. Environmental Resources**A. FY24 Environmental & Water Resources Budget Presentation**

Environ. & Water Res. Dir. Wollnik presented the FY24 Budget. She indicated that the department reports to two committees. She listed the tasks they oversee. She listed the numerous revenue source funds that make up the budget. Within the General Fund, there are no proposed changes in commodities or capital expenses. The only change to the budget is a request for a new position within the Sustainability Sub-Department. This position would be a Sustainability Analyst with a proposed salary range of \$60K to \$70K. Wollnik summarized each of the department's revenue funds. Wollnik addressed questions and comments from the Committee. Discussion ensued.

12. Water Resources

None.

13. Office of Community Reinvestment**A. FY24 OCR Budget Presentation**

OCR Dir. Berger provided the FY24 Budget. He stated that there are two divisions within his office: Community Development Division and the Workforce Development Division. The Community Development Division consists of ten separate funds that equal approximately \$17.5M. He explained the numerous community programs that handles a variety of issues. Berger shared the 2024 staffing plan. For the FY24 Budget, OCR has requested 11 full-time positions, which include the current two vacancies. He shared the current organizational chart. For the Community Development Division, the total FY24 revenue budget is \$17,545,845, with expenses being the same. Berger noted that overall he expects to see a 10.8% year over year decrease in revenue and expenses, due to financial activities in FY23. Berger addressed the Workforce Development Division. This division has one Special Revenue Fund with approximately \$8.6M. He reviewed the programs and activities the division oversees. Within the 2023-2024 Staffing Plan, this division has 27 full-time positions, with six vacancies. Berger shared the division's organizational chart. The total revenue budget for FY24 is \$8,636,116 with the total expense budget being the same. Berger noted that expenses are reduced accordingly based on grant funds available. Berger addressed questions or comments from the Committee.

B. Authorizing Reorganization of the Office of Community Reinvestment and Associated Salary Adjustments (100% Grant Funded)

OCR Dir. Berger provided additional information on this resolution. He spoke on the difficulties of hiring professional staff. Berger addressed questions and comments from the Committee. Discussion ensued.

KC Executive Committee

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

14. New Business

A. FY24 Development Budget Presentation

Dev. Dir. VanKerkhoff provided the FY24 Budget. He reviewed the numerous programs and activities the Development Department oversees. He shared the department's current organizational chart. There are 22 total positions, with 19 full-time, and 3 part-time. Currently, there are two vacant positions. Development has been working with the Human Resource Department (HRM) on rewriting job descriptions in order to fill the vacancies. The department runs primarily out of the County's General Fund, but has a variety of Special Revenue Funds through the Economic Development and Farmland Protection activities. VanKerkhoff stated that the proposed FY24 General Fund revenue budget is \$843,071 in the positive. He reviewed the other revenue source funds. In FY24, VanKerkhoff has requested the purchase of one new inspection vehicle, reinstatement of two recently vacated positions, and an overall increase to salaries of \$9K. He reviewed the recently vacated positions revised job descriptions. VanKerkhoff reviewed the department's grant funding. He explained that through current grants and the American Rescue Plan Act, there is over \$15.7M available over the next three years. In total, the proposed salary budget for the Development Department is approximately \$1.2M.

Chairman Ford addressed the Committee's plans on how to address opposition to future petitions and how to assist County businesses. Discussion ensued.

15. Reports Placed On File

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

16. Executive Session (if needed)

None.

17. Public Comment (Non-Agenda Items)

None.

18. Adjournment

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Michael Kenyon

This meeting was adjourned at 11:45 AM.

Savannah Valdez
Recording Secretary