



# 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)

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**Tuesday, January 16, 2024**

**10:30 AM**

**County Board Room**

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**1. Call To Order**

Chairman Ford called the meeting to order at 10:45 AM.

**2. Roll Call**

<b>PRESENT</b>	Board Member Ron Ford 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
<b>REMOTE</b>	Board Member Gary Daugherty Board Member Michael Linder Ex-Officio County Board Vice Chair Vern Tepe
<b>ABSENT</b>	Ex-Officio County Board Chair Corinne M. Pierog
<b>REM NO VOTE</b>	Board Member Rick Williams

Also present: Co. Bd. members Gumz\*, Juby\*, Molina\*, Roth, Strathmann\*; Dev. Dir. VanKerkhoff; KDOT staff Forbes, Nika; OCR Dir. Berger\*; ASA O'Brien; Spec. ASA Shepro\*; Environ. Mgmt. staff Orlik, Wilford; 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 Member Daugherty and Linder attending today's meeting remotely. There were no objections.

**4. Approval of Minutes: December 19, 2023**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Mo Iqbal
<b>SECONDER:</b>	Dale Berman

**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)**

None.

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

Dev. Dir. VanKerkhoff stated from a building standpoint it has been very cold, therefore, construction activities have slowed down. With respect to the building inspection unit, they have been very busy since they are down one building inspector as of December 1, 2023. The department has been receiving applications and will begin interviews within the next week. For the Zoning Petition Unit, they continue to be busy with community solar petitions. VanKerkhoff noted that several solar facility petitions have been sent back to the Zoning Board of Appeals (ZBA) from the County Board. These petitions will be brought directly back to the County Board and not to the Development Committee for approval. VanKerkhoff thanked the State's Attorney's Officer (SAO) for their work on these types of zoning petitions.

**B. Zoning Petitions****1. Petition # 4623 Petitioner: JS2 Trust (Amazing Vehicles Sales)**

Dev. Dir. VanKerkhoff presented Petition #4623: JS2 Trust/Amazing Vehicle Sales. This petition has requested a rezoning to B-3 District Business with a Special Use for an open air lot for car sales. VanKerkhoff provided numerous maps and photographs of the property. The proposed business is located off of Montgomery Road and Union Street in Montgomery. He reviewed the proposed layout of the business. If this petition is approved, the rezoning and Special Use would allow cars for sale to be parked and displayed on the property. The Zoning Board of Appeals has recommended approval. VanKerkhoff addressed questions and comments from the Committee.

## County Board

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

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

Dev. Dir. VanKerkhoff provided the monthly Property Code Enforcement Division report. He stated there is a lot more activity both for new cases and active cases compared to last year. He noted that to measure the success of this division, the Committee must look at the cases closed. He shared a map depicting the new cases by townships. The City of Aurora has the most violations at this time. VanKerkhoff listed the various violation types. He shared the time frames of open cases. VanKerkhoff spoke on the Year-to-Date Overview from April 2023 through December 2023.

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

Dev. Dir. VanKerkhoff provided the monthly Planning and Special Projects report. He explained that two positions were asked for in the 2024 budget. One position is for a GIS Planner that would replace a long-time employee who retired last year. They are currently conducting interviews to fill the vacant position. The second position is for a Farmland Preservation Administrator. Once this position is filled, the employee selected will have an understanding of how to work with federal programs on easements. VanKerkhoff shared that they have extended an offer to a potential employee who is set to start on February 29, 2024.

**10. Subdivision****A. Land/Cash Annual Report 2023**

Environ. Mgmt. staff Orlik presented the Land/Cash Annual Report 2023. She asked that this report be placed on file. No additional report was made.

**11. Environmental Resources**

None.

**12. Water Resources**

None.

**13. Office of Community Reinvestment**

None.

**14. New Business**

None.

**15. Reports Placed On File**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Mo Iqbal

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

None.

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

None.

**18. Adjournment**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Michael Kenyon
<b>SECONDER:</b>	Dale Berman

This meeting was adjourned at 11:01 AM.

Savannah Valdez  
Recording Secretary