



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, April 15, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Williams called the meeting to order at 10:41 AM.

2. Roll Call

PRESENT	Board Member Rick Williams Board Member Alex Arroyo Board Member Dale Berman Board Member Sonia Garcia Board Member Michael Linder Ex-Officio County Board Vice Chair Bill Roth
REMOTE	Board Member Gary Daugherty Board Member Mo Iqbal
ABSENT	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*, Gripe, Juby*, Molina*, Penesis*; Dev. Dir. VanKerkhoff & staff Zine, Mall, Diaz, Garcia; OCR Asst. Dir. Beck; Environ. & Water Res. Dir. Wollnik & staff Orlik; ASA O'Brien; KDOT Asst. Dir. Nika; ITD staff Peters; and members of the press and public.

3. Remote Attendance Requests

Chairman Williams announced the remote attendance requests for today's meeting. He asked if there were any objections to Committee Member Daugherty and Iqbal attending today's meeting remotely. There were no objections.

4. Approval of Minutes: March 18, 2025

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Alex Arroyo

5. Public Comment

All public comments were held until the Zoning Petition and Planned Unit Development (PUD) discussions.

6. Monthly Financials**A. Monthly Finance 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 the department is fully staffed, which has helped with the increase in permit activity. Numerous large, single family home permits have been submitted. Staff expects this to continue through the spring months.

B. Zoning Petitions**1. Petition # 4654 Petitioner: Robert McNeill on behalf of Rutland East Solar Farm, LLC**

Zoning Planner Zine introduced Zoning Petition 4654: Robert McNeill on behalf of Rutland East Solar Farm, LLC. The property owner is Home State Bank National Association, Trust Manager John Milne, Trust #3091. 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. The subject property contains approximately 40 acres located at 16N845 Reinking Road, Hampshire, Rutland Township. Zine provided a location map of the property. She stated that this property is categorized as Critical Growth Area/Rt. 47 Corridor on the 2040 Conceptual Land Use Strategy and Commerce/Employment on the 2040 Land Use Designation. She shared the 2040 Land Use Analysis and KC Zoning maps. Zine provided the proposed site plan of the commercial solar energy facility. She reviewed the setback requirements for the solar facility. She shared that racking structure detail, fence detail, and landscaping/vegetation screening plan. She reviewed the recommended stipulations from the Kane County Water Resources Department and the Pingree Fire Protection District. Zine shared the EcoCAT Report conducted by the Illinois Department of Natural Resources (IDNR). She reviewed the Resource Preservation Review, NRI Report, and the Section 7 Consultation. The property is deemed prime farmland and received a LESA score of 68, which placed it in the Low Protection category. Zine listed the additional reviews and analysis that was conducted on the property. She reviewed the recommended stipulations that the County has set for this proposed solar facility. (Committee Member Berman arrived in-person at 10:54 a.m.) Zine stated that the Village of Pingree Grove and Village of Hampshire submitted correspondence in opposition of this proposed solar facility. She shared the Comprehensive Plan Map of the solar facility's location. Zine stated that the Zoning Board of Appeals (ZBA) recommended approval of this Special Use Permit with the additional recommended stipulation that vegetation screen be added to the south side of the site between the perimeter of the panels and flood plain.

Petitioner's attorney, Robert McNeil, explained that the planned project consists of approximately 43+ acres. The plan has accommodated the proposed right of way on Sandwald Road. McNeil explained that Rutland East Solar Farm, LLC has developed a site plan that is consistent with the State of Illinois guidelines. Additionally, they have worked with County staff and adjacent fire departments to produce their requirements. At the Zoning Board of Appeals meeting, the property owner stated he has had this property available for development for several years. However, many plans fall through due to the lack of utilities. Rutland East Solar Farm, LLC has adjusted the site plans to accommodate any future development along the IL Route 47 corridor. McNeil stated that this project would not interfere or have any adjacency to the Big Timber Road and IL Route 47 intersection. Lastly, the site plan has been adjusted to allow a significant area for development along the IL Route 47 frontage. McNeil addressed questions and comments from the Committee.

Dev. Dir. VanKerkhoff noted that this Zoning Petition and the following are similar and across the street from one another.

Hampshire Assistant Village Manager, Mo Khan, explained that the Village submitted a resolution and a letter objecting Zoning Petitions 4654 and 4655. As the plan states, the development would occur in Hampshire's planning jurisdiction area. Additionally, the Kane County 2050 Comprehensive Plan has dedicated the land as critical growth area. The proposed solar farm is not consistent with either of those plans. Kahn spoke on the longevity of a solar farm, lasting approximately 30 years. He explained that the development of the solar farm will derail development within this area. He stated if the Development Committee does recommend approval, the Village of Hampshire will request a time limit be included in the Special Use Permit.

Lane Bernidge, Hampshire, explained that he has owned a nearby farm for 47 years. His family heritage in Kane County dates back to 1840. Using a map, he described the location of his property. He noted that his property has a 300 pound gas main. He stated that is another pipeline that runs south of Sandwald Road. Overall, Bernidge asked the Committee what is the future plan. He shared an advertisement of a proposed solar facility that was sent to him through the mail for his property. He asked if solar fields will be cover all open fields throughout the County. He requested the Committee ask themselves what they think Kane County will look like in the future. Bernidge explained that he has heard Pingree Grove would be outside the proposed solar farm, but he believes it borders one side of the property. He spoke on the location of this proposed solar facility and how it is visible in numerous directions that span over surrounding villages. He referenced statistics regarding solar facilities. He explained that Big Timber Road has three new schools that have been built and another one has been proposed. This has caused an influx in traffic, which has involved more accidents. Bernidge spoke on the water drainage located on the proposed solar farm property. He wondered if he will be staring at solar panel junk in the future. He questioned the removal of the solar infrastructure. He

spoke on financial issues that other solar establishments have had. He shared numerous issues that have come about with the installation of solar facilities in the area. Bernidge asked about the quality of life Kane County wants to have now and in the future. He noted that his comments are for both listed Zoning Petitions. The only difference is the location of the gas main.

The Committee voiced their questions and comments.

County Board

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

2. Petition # 4655 Petitioner: Robert McNeill on behalf of Rutland West Solar Farm, LLC

Zoning Planner Zine introduced Zoning Petition 4655: Robert McNeill on behalf of Rutland West Solar Farm, LLC. She noted that she will focus primarily on the site plan of this proposed commercial solar facility due to the majority of information being the same as the previous petition. She stated that the property owner is Home State Bank National Association, Trust Manager John Milne, Trust #3091. 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. This property contains approximately 60 acres located west of Reinking Road, south of Big Timber Road, and north of Eakin Creek. Zine provided the proposed site plans: Version One and Two. The revised site plan shows the reduction of the system's footprint, decrease land usage, and access adjustments. Zine noted that the setbacks remained the same. She shared the racking structure detail, fence detail, and landscaping/vegetation plan of the proposed solar facility. She reviewed the recommended stipulations from the Kane County Water Resources Department, Rutland Township, and Huntley Fire Protection District. Zine shared the results of the EcoCAT Report, Resource Preservation Review, NRI Report, and Section 7 Consultation. She stated that the Village of Pingree Grove and Village of Hampshire submitted correspondence opposing this petition. She shared maps depicting the location of the proposed solar facility. The Zoning Board of Appeals (ZBA) has recommended approval of this petition.

Petitioner's attorney, Robert McNeil, stated there are a few items that are different for this property, than the previously mentioned Zoning Petition. He

noted that the original site plan for this property was much larger. He explained that in response to Pingree Grove's and Hampshire's concerns on possible commercial development, the site was reduced by approximately two-thirds. This will allow the villages to utilize the land that is closer to the intersection of Route 47 and Reinking Road. McNeil explained that the access roads will be adjusted during the permit process. He addressed the comments made about the gas main. As part of the due diligence on the project, Rutland West Solar Farm, LLC, has contacted Buckeye Partners, which is the managing organization for this pipeline. The project has undergone an Encroachment Review Process, in which the project was signed off on with certain conditions that must be met during the construction process. McNeil noted that access to the pipeline will remain preserved and will not be damaged. He addressed the drainage comments. Within the proposed plan, there is a preliminary Drain Tile Mitigation Plan. The petitioner has committed to conduct a complete drain tile survey of both sites. Any drain tiles that need to be replaced or be repaired will be done during construction. During the decommissioning of the site, the petitioner is obligated to do the same. Lastly, McNeil explained that a preliminary Decommissioning Plan was submitted that depicts estimates and the details of deconstruction. Discussion ensued.

County Board

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	County Board
MOVER:	Alex Arroyo
SECONDER:	Michael Linder
AYE:	Rick Williams, Alex Arroyo, Dale Berman, Gary Daugherty, Sonia Garcia, Mo Iqbal, and Michael Linder
ABSENT:	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 introduced Property Code Administrative Assistant Britny Garcia and Property Code Enforcement Inspector Santos Diaz. He noted that an email was sent to County Board members that included an introductory letter and report. This will be sent on a monthly basis. Mall explained that the report will have a summary of all property code issues that are happening in individual districts. He welcomed any questions or feedback on this new report.

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.

10. Subdivision**A. PUD Adjustment 5N160 IL Rte. 25**

Environ. Mgmt. Tech. Orlik presented the Minor Adjustment Planned Unit Development (PUD) at 5N160 IL Route 25. She stated that the adjustment of the PUD site plan was approved on December 11, 2018 as Zoning Petition 4483. This four-acre parcel is located in St. Charles Township. The proposed changes/additions to this parcel will occur in two separate phases. Orlik explained that a PUD is a zoning classification, in which the property uses do not fit any other type of zoning. She stated that the PUD is controlled by the owner's site plan. However, any adjustments to the site plan needs to be approved by the Development Committee. Orlik explained that Phase One would include an addition of a garage to the established private residence and the revision of the location of patios and walkways. Phase Two would include the addition of a recreational vehicle (RV) garage and a revision to the location of patios, drives, and walks. Orlik shared photographs of the location of the parcel and the zoning of surrounding properties. She reviewed the previously approved site plan and zoning versus the revised site plan of proposed improvements. She noted that Phase One would occur immediately after approval. Phase Two currently does not have a set timeline. Orlik stated that Technical Staff has recommended approval of this Minor Adjustment with the following conditions: this amendment will not increase density or reduce open space, has been reviewed by the adjoining neighbors and jurisdictional entities, been executed in conformance with Section 19-143 of the Subdivision Ordinance, and meet the Plat Officer's conditions. She noted that adjoining neighbors feel that these additions/changes will not contribute to the neighborhood/community. Neighbors have voiced their concerns on truck traffic at all hours, reduction in property values, and the possibility of the established storage lot expanding into the residential area of the property.

Matt Johnson, St. Charles, stated he lives across Route 25, north of Norton Creek. He explained that from his property he can see the cell phone towers that are located on the mentioned property. He understands that owners should be able to use their property as wanted. However, surrounding neighbors need to be taken into consideration. The property currently stores trucks and machinery that are very loud. Johnson explained that his view from his property is trailers and recreational vehicles (RVs). The fence that was put in to help with the screening does not help. Johnson spoke on the location and population of the small neighborhood. Lastly, Johnson stated that this neighborhood does not need more traffic. This will create an unsafe, ugly, and loud neighborhood. This property is unappealing to see as you enter the neighborhood. Johnson spoke

on the reduction in neighbor's property values. He voiced his opposition to this development.

Cecilia Lee, St. Charles, explained that the natural foliage around the property was removed when the RV storage was developed. She spoke on the increase in commercial traffic within the small neighborhood. She voiced her confusion on the rezoning, if the property is being utilized for residential. Lee addressed the decrease in foliage around the property. She voiced her opposition to this development.

(Committee Chairman Williams left at 11:44 a.m.) (Committee Co-Chairman Berman chaired the remainder of the meeting.)

Mike Pegahi, St. Charles, explained that back in 2018, there were several neighbors who voiced their opposition against the upgrades and rezoning. Unfortunately, the neighbors' concerns were not taken into consideration. Pegahi explained that he has voiced his concerns on the noise pollution, air pollution, and water pollution for approximately seven years. He stated that the owner of the property does not have respect or regards for the environment or the neighbors. He explained that the property owner destroyed the all the lilac trees that were located down Brookwood Road and Lilac Avenue. The trees that were cut down on Lilac Avenue were on County property, but no consequences were dealt for this. Pegahi fears that this destruction will continue. He explained that this site has created an ugly view and natural resource pollution. He passed out photographs of the property comparing the before and after aesthetics. Pegahi spoke on his and neighbors' devastation when foliage was removed. He requested that the Committee make amendments to this adjustment that would implement fines if another tree is cut down on County property, regulated hours of operation, and prohibit the owner from applying weed killer on his property. Pegahi noted that this adjustment is not a good idea and the Committee should not make the same mistake twice.

Stephanie Ellenwood, St. Charles, mentioned that she lives kitty corner to the mentioned property. She explained that everyday she views this unpleasant site. Her kitchen window views the property's fence and stored trailers. Ellenwood spoke on her suspicion on the use of the residential area of the property. She questioned the purposes of these proposed adjustments. She wondered what else would come to the property if this adjustment is approved. She stated that this property is making the neighborhood look like garbage.

Vanessa Jansky, St. Charles, mentioned that she is a neighbor of this property and utilizes the storage area for her boat. She spoke on the increased traffic from this property that utilizes her driveway to turn around. She voiced that the traffic has become overwhelming for the neighborhood. She spoke on her fears of living by a cell phone tower and the added fear of random people roaming the storage area of the property. Jansky spoke on the six-car garage. She is confused on the need for this when the property already is a storage facility. She

spoke on the development of an office. If the owner plans to live on the property, the office should be located at the storage unit. Jansky spoke on the proposed RV garage. She questioned if this property would be used for residential purposes.

Karen Balzonto, St. Charles, explained she moved here about three years ago because she wanted to be part of a riverfront neighborhood. She noted that the neighborhood has very old trees and is a beautiful area, minus the mentioned property. She stated that the property owner does not live at the property. She spoke on the proposed improvements that were referenced in the site plan. She questioned the use of the proposed six-car garage. She stated that the owner's developments do not fit with someone wanting to build a dream home. Balzonto stated that the owner has not lived on this property since she has moved there. She spoke on the removal of trees. She voiced her distrust that this will be a residential development, but rather a commercial development. She spoke on the increased traffic on the two roads that lead into the neighborhood.

Theresa Delee, St. Charles, explained that she has lived adjacent to the mentioned property on Oak Lane and Lilac Avenue for 12 years. She voiced her support on the property owner's continued improvements to his personal property. She stated that both the business and residential properties have been maintained and she has had no issues. If issues arise, the owner is the kind of person that will address neighbors' concerns. Delee explained that surrounding neighbors are voicing their opposition on things that have already been established, rather than the adjustments that were presented today. She explained that the owner would like to construct a garage on his personal property and it is no one's business as to why he is moving into the property.

Doreen Anderson, St. Charles, stated that the Committee has received her written statement that she referenced for today. She explained that on Friday, April 4, 2025, she noticed a post on social media containing the information which was provided to the adjacent parcel owners of this agenda item. For years, Anderson wanted to learn how St. Charles Township Unincorporated PUDs come about. She researched this parcel's to PUD process leading up to today. While learning, she reviewed the County's Geographical Information System (GIS) and Google maps, the tax records, and previous County agenda petitions, items, and minutes. After reviewing these materials, Anderson had a good understanding of the parcel's history from 2018 to current. In fall of 2018 to January 2019, the petitioner split the property into two parcels. During this time, the petitioner purposely laced the two-car garage that was used for the home into the conditional use portion of the PUD. Then a fence was installed around the conditional use area prohibiting access to the two-car garage. Anderson explained that two of the conditions for the PUD were that all vehicles parked at the facility are appropriately tagged, titled, operable, and insured. She reviewed all of today's proposed property additions and changes. On the proposed plan, there are seven green triangles that represent 3,867 square feet. Two of the seven are building additions and a 20x20 concrete pad. The remaining five that

equal 3,114 square feet have not been identified in this submittal. Anderson stated that 3,114 square feet can fit up to 13 vehicles. She stated that perception is reality when managing properties. Her perception of this request is that it does not make sense. She stated that logic and reasoning is used for all projects, especially with a significant investment. When looking into the business side of the property, Fox 25 Storage. Anderson explained that the business is not registered with the State of Illinois and Kane County records do not allow for searches of "Doing Business As" (DBA) files. While conducting AirBnB rental opportunities for this property, she found that the host and phone number match that of this property's owner. The host's address is listed in South Haven, Michigan. Anderson found this interesting. All her findings were submitted to the Committee via email on April 13, 2025.

Property owner, Terry Masterson, stated that his other businesses have nothing to do with this matter. He explained that he has owned this property for 25 years. He mentioned that he loves and enjoys nature. He would have not cut down trees if it wasn't needed to install the fencing. He wants to provide clarity to his neighbors. He explained that he owns the ranch house on the property and would like to build a garage for it. Once the construction is completed, his family plans to move into the home. Masterson addressed the established storage property. He noted that semi-trucks are not allowed on his property. There is a curfew of sun up, sun down. This is broken on emergent occasions. Masterson explained that at the property there is an electric gate that records those coming in and out. Over the last five days, he saw that trucks were coming and going starting at 7:30 a.m. and ending at 8:30 p.m. Masterson addressed a fence being installed around the entire property. He stated that it is up to him if he wants to install the fence, or not. He spoke on the neighbors' views of the upkeep of the property. He addressed the condition of the property when he bought it. He spoke on the improvements that he has made. Masterson addressed the Phase Two developments. He stated that there are no set plans in place to move further on these, and that they are listed in the PUD as potential developments. His current plan is to move into this property and establish residence.

Dev. Dir. VanKerkhoff spoke on the County's PUD Ordinance. He explained that the ordinance is a combined aspect of the Zoning Ordinance and Subdivision Ordinance. In this case, the minor adjustment process is being used because of how the owner wants to develop the residential area with the addition of a garage. This is considered a minor adjustment under the PUD Zoning. VanKerkhoff pointed out that the petitioner is applying for a garage addition and this adjustment to continue to use parcel one for his personal residential use. If there are future plans to rent out garage space, the owner would be in violation of the zoning for that particular property. Orlik addressed questions and comments from the Committee. Much discussion ensued.

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

11. Environmental Resources

None.

12. Water Resources

None.

13. Office of Community Reinvestment

A. OCR Quarterly Report

OCR Asst. Dir. Beck provided the Office of Community Reinvestment's Quarterly Report. He explained that the Community Division oversees multiple federal funding sources for housing community development activities. Those funding sources go from the Division to three different areas: Affordable Housing, Community Development, and the homelessness programs. Under the Affordable Housing funding, the Kane County Office of Community Reinvestment (OCR) is currently overseeing four rental projects. Additionally, staff is overseeing the redevelopment of seven different homeownership units. These programs have been around for approximately 10 to 15 years. Beck addressed the Community Development funding. Currently, staff is overseeing a street replacement project in the Village of Maple Park. Additionally, staff is working on providing for 2025 funds through the yearly allocation process. The office released the Notice of Funding in January 2025. Funding applications were due in March 2025. The County received two applications for neighborhood infrastructure projects. One for the Village of North Aurora and another for the Village of Carpentersville. Final approval for these projects will be presented to the County Board in July 2025. Beck addressed the homeless and homeless prevention programs. He stated that seven Kane County human care agencies will receive \$3.2M. He addressed the Housing Stability Fund, which was established to make funding available for local service agencies to provide housing counseling. Currently, staff is working with five organizations. He addressed the Re-Housing Assistance Program. This program is aimed to help those who are experiencing homelessness or housing instability. Staff has been working with 27 households through this program. Beck addressed the Homeless Prevention Program. Since the County received these funds, staff has assisted 1,170 households. This program will be ending in September 2025 when federal funding expires. Beck explained staff is working on the annual Housing and Urban Development (HUD) approval process. Staff has been working with consultants to provide the data for the

2025 Consolidated Plan. This plan will be available to the Committee in June. Lastly, OCR will complete an annual report for HUD. Staff is compiling data of what the office has done long-term. Since the 2014 program year, OCR has assisted 122 households, completed the redevelopment of 70 single-family homes, and assisted in financing 408 affordable housing for workforce development. Beck provided additional data of how the office has assisted Kane County residents. Beck addressed questions and comments from the Committee.

14. New Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Michael Linder

16. Executive Session (if needed)

None.

17. Adjournment

RESULT:	APPROVED BY VOICE VOTE
MOVER:	Alex Arroyo
SECONDER:	Michael Linder

This meeting was adjourned at 12:25 PM.

Savannah Zgobica
Sr. Recording Secretary