



Kane County

KC County Development Committee

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, October 15, 2024

10:30 AM

County Board Room

1. Call to Order

Chairman Ford called the meeting to order at 10:30 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 Ex-Officio (Forest Preserve President) Chris Kious
REMOTE	Board Member Gary Daugherty Board Member Michael Linder Ex-Officio County Board Chair Corinne M. Pierog Ex-Officio County Board Vice Chair Vern Tepe
ABSENT	Ex-Officio (Transportation Chairman) Mark Davoust

Also present: Co. Bd. Members Allan*, Juby*, Molina*, Roth, Strathmann*; Dev. Dir. VanKerkhoff & staff Thavong, Mall, Zine; Environ. & Water Res. Dir. Wollnik & staff Orlik, Wilford; OCR Dir. Berger*; ASA Spec. Shepro*; 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 Members Daugherty and Linder attending today's meeting remotely. There were no objections.

4. Approval of Minutes: September 24, 2024

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

5. Public Comment

All public comments were held until the Zoning Petition discussions.

6. Monthly Financials

A. Monthly Reports

Chairman Ford stated the monthly financial reports were on file. No additional report was made.

7. Building & Zoning Division

A. Building & Zoning Report

Dev. Dir. VanKerkhoff provided the monthly Building and Zoning Report. He stated that staff have been busy with last minute building permits. He informed the Committee that the Zoning Board of Appeals have two new solar facility projects to review and potentially send to Development for approval.

B. Zoning Petitions

1. Petition # 4640 Petitioner: Haug Family Trust

Dev. Dir. VanKerkhoff introduced Zoning Petition #4640: Haug Family Trust located at 47W160 Welter Road, Maple Park. This petition is for the rezoning from F-District Farming to F-1 District Rural Residential to allow the existing farmette to be sold from the remaining farmland. VanKerkhoff shared numerous maps and photographs depicting the location of the parcel and surrounding development. He reviewed the parcel's site plan. He shared the Water Resources Department's stipulation. He noted that the Zoning Board of Appeals approved this request with the recommended stipulation.

County Board

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

2. Petition # 4641 Petitioner: Alan Volpp Trust #201

Dev. Dir. VanKerkhoff introduced Zoning Petition #4641: Alan Volpp Trust #201 located at 49W105 Ellithorpe Road, Burlington Township. This petition is for the rezoning from F-District Farming to F-1 District Rural Residential to allow the creation of two new residential parcels. As part of the petition, the owners have requested a building size variance to bring the existing accessory buildings into conformance with the Zoning Ordinance. VanKerkhoff shared numerous maps and photographs depicting the location and surrounding development of this

parcel. He reviewed the plat of survey of the parcel. He shared the recommended stipulations from the Kane County Water Resources Department and the Division of Transportation. He stated that the Zoning Board of Appeals has approved this petition with the recommended stipulations.

County Board

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

3. Petition # 4642 Petitioner: Geneva School District 304

Dev. Dir. VanKerkhoff introduced Zoning Petition #4642: Geneva School District 304 located just west of 38W700 Keslinger Road, Geneva Township. This petition is for rezoning from F-District Farming to B-1 District Business to allow for an expansion of the school bus facility. VanKerkhoff shared several maps and photographs depicting the location of this parcel. He reviewed the site plans of the proposed expansion of the school bus facility. He shared the six recommended stipulations from the Kane County Water Resources Department. He noted that the Zoning Board of Appeals has approved this petition with the recommended stipulations. VanKerkhoff addressed questions and comments from the Committee.

County Board

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	County Board
MOVER:	Michael Linder
SECONDER:	Rick Williams
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 stated the monthly report was on file. He reported that the majority of the property code reports are from St. Charles and Aurora. Mall and Dev. Dir. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

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

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. He spoke on the updates to the American Rescue Plan Act (ARPA) funded projects. He stated that the Fabulous Fox! Water Trail Infrastructure Project bids have been received and are being reviewed to select the appropriate contractor. He is pleased with the County's engineering firm, Hey and Associates, Inc., for their work on meeting the scheduled needs. VanKerkhoff thanked the State's Attorney's Office and ARPA staff for expediting these projects. He reviewed the numerous projects that are currently moving forward. Lastly, he announced that the Kane County Food & Farm Resiliency Grant Program has received 29 applications.

B. Historic Preservation - Announcement of \$750,000 National Park Service Paul Bruhn Rural Revitalization Grant

Dev. Preservation Planner, Julia Thavong, reported that Kane County was awarded \$750K in grant funding from the Paul Bruhn Historic Revitalization Grant from the National Park Service. She reviewed the purpose of this grant. The Kane County Historic Revitalization Subgrant Program will award subgrants to property owners in rural agricultural areas of Kane County. The program will make a visible impact on those buildings that receive funding and each recipient will be able to better utilize the building, which will draw more visitors, and thereby generate revenue that could be used for future development and rehabilitation. The goal of the program is to provide funding to rural areas to create economic revitalization through rehabilitation of historic structures. Thavong reviewed the eligibility requirements. In an effort to have many structures eligible to apply for the grant program, staff will develop a Kane County multi-property nomination to the National Register. Thavong listed the project requirements in order to receive this funding. She explained that staff will develop subgrant program guidelines, application materials, a subgrant agreement template, and a project sign template. Those that are looking to apply will create their own scope of work and hire their own architect and contractor. Thavong reviewed the scope of work that the subgrant program would cover. Thavong addressed questions and comments from the Committee. Discussion ensued.

10. Subdivision

A. Final Plat for Oehler Subdivision

Environ. Mgmt. staff Orlik presented the final plat for the Oehler Subdivision. This final plat request is for a two-lot single family subdivision located on Country School Road at West Hill Road in Dundee Township. The parcel is approximately five acres that is currently zoned as E-1, with a proposed rezoning to E-2a and E-3. Orlik shared several maps and photographs depicting the location and surrounding development of the parcel. She reviewed the plat of the subdivision. She listed Kane County's technical staff's recommendations. Technical staff has recommended approval of the Final Plat for Oehler Subdivision, and to allow the plat to obtain signatures and be recorded. Orlik addressed questions and comments from the Committee.

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

B. Preliminary Plat Stuckemeyer Subdivision

Environ. Mgmt. staff Orlik introduced the Preliminary Play for Stuckemeyer Subdivision. This parcel is located at Thomas Road at McDonald Road in Burlington Township. This plot of land is approximately 22.2 acres that is currently zoned F, with a proposal to be rezoned to F and R1. The owner desires to remove the residence from the farmed portion of the parcel. Orlik shared several maps and photographs depicting the location and surrounding developments of this parcel. She reviewed the Plat of Subdivision for the proposed neighborhood. She listed Kane County's Technical Staff's recommendations. The Technical Staff recommended approval of this Preliminary Plat for the Stuckemeyer Subdivision, and that the plat be moved into the Final Subdivision Approval Phase. Orlik addressed questions and comments from the Committee. Discussion ensued.

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

C. Variance for Prairie Creek Unit 1, Lot 4

Environ. Mgmt. staff Orlik introduced the Variance for Prairie Creek Unit 1, Lot 4, Section 17 - Campton Hills. The owner of this parcel wishes to establish the front yard setback to 80 feet from 150 feet for the purpose of constructing a single family residence. Orlik shared several maps and photographs of the parcel and surrounding areas. She reviewed the Subdivision Plat of the parcel depicting the adjusted setback. She shared Kane County's Technical Staff's recommendations. Technical Staff recommended approval of this variance. Orlik addressed questions and comments from the Committee.

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

11. Environmental Resources

None.

12. Water Resources

A. Approving a Contract with Baxter & Woodman Consulting Engineers for the Base Flood Benchmarking for the Kane County Department of Environmental & Water Resources

KC Finance and Budget Committee

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

- B. Approving a Professional Services Agreement with Hey & Associates, Inc. for the Kane County Wetland Resources Mapping Update Project

KC Finance and Budget Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Finance and Budget Committee
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

- C. Approving an Engineering Services Agreement with Geosyntec Consultants for the Kane County Flood Studies Project

KC Finance and Budget Committee

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

13. Office of Community Reinvestment

None.

14. New Business

None.

15. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Chris Kious

16. Executive Session (if needed)

None.

17. Adjournment

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

This meeting was adjourned at 11:07 AM.

Savannah Valdez
Sr. Recording Secretary