



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, July 15, 2025

10:30 AM

County Board Room

1. Call To Order

Chairman Williams called the meeting to order at 10:30 AM.

2. Roll Call

PRESENT	Board Member Rick Williams Board Member Sonia Garcia Board Member Mo Iqbal Board Member Michael Linder Ex-Officio (Transportation Chairman) Vern Tepe Ex-Officio County Board Vice Chair Bill Roth Ex-Officio County Board Chair Corinne M. Pierog
ABSENT	Board Member Alex Arroyo Board Member Dale Berman Board Member Gary Daugherty Ex-Officio (Forest Preserve President) Bill Lenert

Also present: Co. Bd. Members Allan*, Gripe, Juby*, Kious, Molina*; Dev. Dir. VanKerkhoff & staff Zine, Dall; Environ. & Water Res. Dir. Wollnik; ASAs Ford, O'Brien; KCHD staff Wakileh; KDOT Deputy Dir. Rickert* & staff Hohertz; ITD staff Peters; and members of the press and public.

3. Remote Attendance Requests

There were no remote attendance for today's meeting.

4. Approval of Minutes: June 17, 2025

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Mo Iqbal

5. Public Comment

All public comments were held until the Zoning Petition and Minor Adjustment discussions.

6. Monthly Financials**A. Monthly 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 that the Building and Zoning Division has remained busy with numerous permits for construction projects.

B. Zoning Petitions**1. Petition # 4662 Petitioner: Alan & Gayle Volpp Trusts**

Dev. Dir. VanKerkhoff introduced Petition 4662: Allan and Gayle Volpp Trusts. This petition has requested a rezoning from F-District Farming to F-1 District Rural Residential to allow the existing farmette to be split off from the remaining farmland at 10N175 Peplow Road, Burlington Township. VanKerkhoff stated that this parcel is categorized as Agriculture/Food, Farm and Small Town Area on the 2040 Conceptual Land Use Strategy and Agriculture on the 2040 Land Use Analysis. He shared several photographs depicting the location of the parcel. He shared the Plat and Certificate of Survey. VanKerkhoff shared the recommended stipulations from the Kane County Water Resources Department and Health Department. He reviewed the EcoCat Report conducted by the Illinois Department of Natural Resources (IDNR) and the NRI Report performed by the Kane-DuPage Soil and Water Conservation District (SWCD). He shared the recommended stipulation from the Kane County Zoning Board of Appeals (ZBA). He stated that the ZBA has recommended approval of Zoning Petition 4662. He shared the next steps for this Zoning Petition.

County Board

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

2. Petition # 4349 Petitioner: Matt Klein

Dev. Zoning Planner Zine introduced Zoning Petition 4349: Matt Klein. This petition has requested a Minor Variance to the approved site plan for a Special Use Permit at 39W130 Plank Road, Elgin or 39W109 U.S. Route 20, Elgin. She noted that the applicant submitted all of the proper paperwork and notice was sent to all adjacent property owners within 250 feet of the subject property. Zine shared photographs and maps depicting the location of the parcel. She reviewed the 2015 site plan versus the 2025 current conditions. She shared the 2025 proposed new site plans. She explained this Minor Variance would bring the site's existing conditions within compliance and better reflect the future plans. Within the new site plans, the petitioner would like to build a 2,500 square foot retail building, a 576 square foot donut bakery, an ADA compliant restroom, and relocate the existing greenhouses. Zine reviewed staff comments from the Water Resources Department, the Kane County Division of Transportation, and the Health Department. She shared the next steps for this petition. Petitioner Matt Klein and Zine addressed questions and comments from the Committee. Discussion ensued.

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

3. Petition # 4661 Petitioner: Timothy Meyer on behalf of TNT Howard LLC

Dev. Zoning Planner Zine introduced Zoning Petition 4661: Timothy Meyer on behalf of TNT Howard, LLC (property owner, LLC agent, and developer). 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 on approximately 26 acres of a 49-acre parcel in Elgin Township, west of Randall Road and south of Highland Avenue. Zine noted that all proper documentation and public comment were uploaded to the County's website for review. She shared several photographs and maps depicting the location of the parcel. She pointed out the residential and agricultural areas that surround the parcel. She shared the Almora Heights Subdivision Third Addition Plat showing that Brookside Drive is a fully platted and dedicated roadway to the property line. She stated that this parcel is categorized as Critical Growth Area/Route 47 Corridor on the 2040 Conceptual Land Use Strategy and Resource Management on the 2040 Land Use Analysis. She presented the proposed site plan. She noted that the access road to the property comes off of Brookside Drive. She reviewed the setback requirements for the solar facility. Zine shared the fence detail and landscaping/vegetation screening plans for the project. She shared the

recommended stipulations of the Kane County Water Resources Department and the Kane County Division of Transportation (KDOT). She noted that she did notify the City of Elgin, but did not receive any feedback. She shared the results of the EcoCat Report conducted by the Illinois Department of Natural Resources (IDNR), the NRI Report completed by the Kane-DuPage Soil and Water Conservation District (SWCD), and the Section 7 Consultation conducted by the United States Fish and Wildlife Service (USFWS). Zine provided a recap of the ZBA meeting held on July 8, 2025. Zine addressed questions and comments from the Committee. Discussion ensued.

Petitioner Timothy Meyer, 5 Middlebury Road, Barrington, explained that his farmer, Nick Folman, has told him that this area is ideal for solar due to the land erosion issues making it unable to farm. He has been looking into different ways to develop the land. He stated that he has received several comments from neighbors requesting that housing and apartments not be built on the land due to the increased traffic congestion at Durand Road and Route 20. Therefore, Meyer has looked into the alternative of solar power, rather than having another developer develop the land. He hopes that his family would be the ones to develop the land. He believes acquiring solar on this land is the best option. Meyer addressed questions and comments from the Committee. Much discussion ensued.

Jacqueline Thompson, 12N271 Jackson Drive, Elgin, stated that her property borders the proposed solar facility. She explained that 44 homeowners have signed a written petition opposing this solar facility project. Of which, 10 of the homeowners live in West Highland Acres neighborhood that border the solar field. Thompson spoke on the ecological impacts. Referencing the pictures shown, she noted that the large area of woods displayed were removed last fall. She stated that on the application it was listed as a 26-acre solar facility, but on all the plans it is listed as 40-acres. Referencing a Nature Resource Inventory Report, Thompson stated that this site is a premier protection site according to the GoGreen 2024 Infrastructure Plan for Kane County. Additionally, this land is partially surrounded by residential areas. Thompson questioned why this area would be ideal for a solar project, due to it being close to homes and listed as agricultural.

Ken Kusch, 12N206 Tina Trail, Elgin, questioned the starting point of the 150-foot setback. He thinks that this should begin at the neighboring homes' property line, and not the house. He requested that the solar panels on the northwest side of the field be annexed, in order to be further away from the residential area. Kusch explained that the petitioner stated he has met with ComEd. However, ComEd's solar contract requests a plethora of information about the solar facility, which the petitioner does not have. Kusch stated that all the studies that have been conducted on solar facilities were those that were on open farm fields, not close to residential areas. He spoke on the potential noise affects.

Bruce Wright, 12N268 Jackson Drive, Elgin, voiced that his surrounding neighbors' have risen the same concerns. He stated that neighbors and himself found out on July 7, 2025 that another solar farm has been proposed that would be located behind this project, which would completely surround several homes. He explained that the subdivisions are zoned as Rural Residential, and that neighbors are concerned about their health and wellbeing. Wright stated that the proposed solar facility is 150 feet from West Highland Acres Subdivision and the Almora Heights Subdivision. He explained that solar fires can occur and destroy homes quickly. He mentioned the solar field that was constructed in Lily Lake in July 2021. He stated that the solar facility should not have been placed on that land that was zoned for A1, rural use. He requested that these solar facilities should be at least 300 feet away from homes. He spoke on his concerns with resident's well water being affected. He stated that no reports have been done to see the affects this could have on property values. Additionally, Wright researched the proposed screening plants and found that they are toxic to animals. Lastly, he shared his concerns on the solar facility plans being kept from neighbors. He explained that the letter from TNT Howard, LLC, needed to be mailed out on the day of the zoning application was submitted, but was not.

Lisa Olson, 12N260 Charlotte Court, Elgin, stated she is in opposition of this solar farm being placed behind the residential neighborhood. She shared her concerns on property values and the proximity to houses. She stated that the plan for this solar facility is to place panels right up against homeowner's yards, instead of developing it further away. She has a hard time believing that this solar farm will not have adverse affects on neighbors given the proximity to the residential area. She stated that this area is not the best place to have a solar facility.

Michael Cummings, 12N286 Westview Street, Elgin, shared his concerns with the forest area being pictured from October 2024. He explained that he looked at some past pictures he took of the neighborhood that showed fire burning on the forest area on November 2, 2024, which was complained about by neighbors. He stated that the petitioner explained that this land could not be farmed. However, it has been less than one year since any farming was attempted. He questioned the effort put in to make sure this land was not equipt for farming.

Sharon Wright, 12N268 Jackson Drive, Elgin, stated her property is located right next to the proposed site. She mentioned that this whole process has been incorrect since the beginning, such as the notification letters being sent out late. She explained that the petitioner did not plan to have this solar facility placed 250 feet from all property lines. Additionally, she stated that her next door neighbor never received a letter pertaining to this solar facility. Wright explained that the petitioner has cut down trees, displaced animals, conducted a burn without supervision, and lacked consideration for neighbors. She stated that if it profits, the petitioner will take care of it, but if not, he will not. She spoke on the affects to neighbors and wildlife in the area. She spoke on the possibility of

severe weather causing the solar panels to harm neighbors. She is ashamed that Kane County has not done an impact study on solar facility affects and that the Pingree Grove Fire Department had no comment on this matter. She stated that she opposes this petition and hopes that the Committee will to.

Meyer explained that he lives in the same community and will take care of the solar facility in its entirety. He stated that he met with surrounding neighbors that have agreed with this solar project.

Dev. Dir. VanKerkhoff, Dev. Zoning Planner Zine, and Environ. and Water Res. Dir. Wollnik addressed questions and comments from the Committee. Much discussion ensued.

County Board

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

4. Petition # 4663 Petitioner: Jon Jay Deraedt Trust #2010-10

Dev. Dir. VanKerkhoff introduced Zoning Petition 4663: Jon Jay Deraedt Trust #2010-10. This petition requested a rezoning from F-District Farming to F-1 District Rural Residential to allow the existing farmette to be sold from the remaining farmland at 44W244 Plato Road, Plato Township. VanKerkhoff stated that the parcel is categorized as Agriculture/Food, Farm and Small Town Area on the 2040 Conceptual Land Use Strategy and Agriculture on the 2040 Land Use Analysis. He shared several photographs depicting the location of the parcel. He reviewed the Plat and Certificate of Survey. He shared the recommended stipulations from the Kane County Water Resources Department and Health Department. VanKerkhoff reviewed the results of the EcoCAT Report and the Natural Resource Inventory Report. He shared the additional recommended stipulations from the Kane County Stormwater Management Ordinance. He stated that the ZBA recommended approval of this petition with the recommended stipulations.

(Madam Chairman Pierog left at 11:50 a.m.)

County Board

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

5. Minor Adjustment - Weiss Commercial, LLC

Chairman Williams asked for a motion and a second to postpone this Minor Adjustment to next month's Development Committee meeting.

KC County Development Committee

RESULT:	HELD OVER
TO:	KC County Development Committee
MOVER:	Michael Linder
SECONDER:	Mo Iqbal
AYE:	Rick Williams, Sonia Garcia, Mo Iqbal, and Michael Linder
ABSENT:	Alex Arroyo, Dale Berman, Gary Daugherty, and Bill Lenert
AWAY:	Vern Tepe

C. Discussion: Comparative Review of Building Permit Fees Using CPI

Chairman Williams introduced the Comparative Review of Building Permit Fees using the Consumer Price Index (CPI) discussion. He stated that a few months back, the Development Committee discussed reevaluating the fees, which have not been increased since 1999. He explained that staff was asked to look at the fees and adjust them according to the CPI from the last five years.

Dev. Dir. VanKerkhoff shared the draft of the Development Fixed Rate Permit Prices with CPI Adjusted Percentage by Year and Permits Priced per Square Feet with CPI Adjusted Percentage by Year. He explained the process staff used to develop the appropriate adjustments using the CPI. He stated that these charts give the County an idea of what the new fees would be versus the current ones. He explained that the memo he sent to Committee members included a rough estimate of applying the CPI calculations to the FY2024 actual permit fees, as well as the FY2026 projection increase. The estimation would be between \$300K to \$350K, based on past permit activities. VanKerkhoff stated

that the next step is to move forward with the adjustments is to prepare a resolution to amend the building permit fees for the County Board's consideration.

Williams explained that if the County used the actual 2024 permit fees, it would bring in an additional \$294K in revenue. He stated that VanKerkhoff has projected that the 2026 fees would be \$350,745 in additional revenue to the County. He noted that it is nice to raise revenues this way because those that are impacting staff are paying the cost. It is not the burden of all County residents. Williams explained that this fee adjustment would offset any requested budget cuts from the departments under the Development Committee's control. He thinks a resolution should be drafted amending the building permit fees. Discussion ensued.

The Committee provided consensus to advise staff to draft a resolution to be presented at next month's Committee meeting.

8. Property Code Enforcement Division

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly report was on file. He stated that the division has remained busy and is keeping up with their caseload.

9. Planning & Special Projects

A. Monthly Report

Dev. Dir. VanKerkhoff stated the monthly Planning and Special Projects Report was on file. He explained that the Emergency Rental Assistance Program will end in September 2025. So far this program has funded five capital projects that are underway. Additionally, staff is working with four housing stability counseling sub-grant recipient agencies with their allotted funds. VanKerkhoff stated that this program is also providing counseling and application assistance for the County's Rental Housing Assistant Program. He explained that the awareness campaign for the County's Rental and Utility Assistance Program has resulted in 200 applications being received. He spoke on the staff needed to review and process the applications. VanKerkhoff spoke on the Community Development Block Grant (CDBG) Program. He introduced staff, Chris Dall, who has been working with Riverboat Grants and CDBG project management, and Nisreen Wakileh, who works at the Kane County Health Department, and assists with continued care and homeless service projects. One of the largest needs of the CDBG is that the County submit a five-year consolidated plan, which lists the allotment of the grant funding moving forward. He stated that this plan is due to be sent to Washington D.C. on August 15, 2025 in order for the County to access the funds. He commended Wakileh for her help in developing this plan. VanKerkhoff noted that the information he shared relates to the following resolutions.

B. Approving a Housing and Community Development Consolidated Plan

Dev. Dir. VanKerkhoff stated that a correction will be made to the 2025 Program Year Budgets Table #1 on page 159 of the agenda packet. He explained that the Neighborhood Infrastructure North Aurora project states, in error, that lining and replacement of water main would be done. However, the project that the Community Development Commission recommended for approval for the Village of North Aurora was for improvements to Veterans Park.

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Mo Iqbal
SECONDER:	Michael Linder
AYE:	Rick Williams, Sonia Garcia, Mo Iqbal, Michael Linder, and Vern Tepe
ABSENT:	Alex Arroyo, Dale Berman, Gary Daugherty, and Bill Lenert

C. Amending the 2020-2024 Housing and Community Development Consolidated Plan

KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Michael Linder
SECONDER:	Sonia Garcia
AYE:	Rick Williams, Sonia Garcia, Mo Iqbal, Michael Linder, and Vern Tepe
ABSENT:	Alex Arroyo, Dale Berman, Gary Daugherty, and Bill Lenert

- D. Approving Substantial Amendment to the HOME-ARP 2021 Allocation Plan
KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Mo Iqbal
SECONDER:	Michael Linder
AYE:	Rick Williams, Sonia Garcia, Mo Iqbal, Michael Linder, and Vern Tepe
ABSENT:	Alex Arroyo, Dale Berman, Gary Daugherty, and Bill Lenert

- E. Approving Projects for Affordable Rental Housing Using Emergency Rental Assistance Program 2 Funds
KC Executive Committee

RESULT:	MOVED FORWARD BY ROLL CALL VOTE
TO:	KC Executive Committee
MOVER:	Michael Linder
SECONDER:	Sonia Garcia
AYE:	Rick Williams, Sonia Garcia, Mo Iqbal, Michael Linder, and Vern Tepe
ABSENT:	Alex Arroyo, Dale Berman, Gary Daugherty, and Bill Lenert

10. Subdivision

None.

11. Environmental Resources

None.

12. Water Resources

Environ. & Water Res. Dir. Wollnik stated that in the light of the Texas flooding, she highlighted the importance of the County's Stormwater Ordinance. She explained that in the last few years, Kane County has had a large National Youth Organization who has requested to build cabins within the flood way of one of the creeks. However, due to the Stormwater Ordinance, this was deemed not an allowable use. The Ordinance is used as a tool for the County to prevent camps from being developed in floodways. Wollnik recognized a historic camp that is located at the north end of St. Charles that has been actively moving their cabins uphill out of the floodway. Lastly, she stated that she is still working on the adjustments for the Stormwater fees. She hopes to have a

presentation at next month's Committee meeting.

13. New Business

None.

14. Reports Placed On File

RESULT:	APPROVED BY UNANIMOUS CONSENT
MOVER:	Michael Linder

15. Executive Session

The Development Committee entered into an Executive Session at 12:13 p.m. to discuss the release of closed session minutes on a motion made by Iqbal, Linder seconded. Motion carried unanimously by roll call vote.

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

A. Release of Closed Session Minutes

16. Open Session

The Committee returned to Open Session at 12:14 p.m. on a motion made by Linder, Iqbal seconded. Motion carried unanimously by voice vote.

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

A. Vote on Release of Closed Session Minutes

Chairman Williams asked for a motion and a second to approve the release of closed session minutes as recommended by the State's Attorney's Office (SAO) and as reflected in Exhibit A.

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

17. Adjournment

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

This meeting was adjourned at 12:15 PM.

Savannah Zgobica
Sr. Recording Secretary