



# 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, April 16, 2024**

**10:30 AM**

**County Board Room**

---

**1. Call To Order**

Chairman Ford called the meeting to order at 10:47 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 (Forest Preserve President) Chris Kious Ex-Officio County Board Vice Chair Vern Tepe
<b>REMOTE</b>	Board Member Rick Williams Board Member Michael Linder
<b>ABSENT</b>	Board Member Gary Daugherty Ex-Officio (Transportation Chairman) Mark Davoust Ex-Officio County Board Chair Corinne M. Pierog

Also present: Co. Bd. Members Allan\*, Gumz\*, Juby\*, Molina\*, Roth, Strathmann\*; Dev. Dir. VanKerkhoff & staff Mall; Environ. & Water Res. Dir. Wollnik & staff Hinshaw; OCR Dir. Berger\*; KDOT Deputy Dir. Rickert & staff Forbes, Hohertz; ASA Ford; Spec. ASA 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, Linder, and Williams attending today's meeting remotely. There were no objections. Committee Member Daugherty did not attend today's meeting.

**4. Approval of Minutes: March 19, 2024**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Michael Kenyon

**5. Public Comment (Agenda Items)**

None.

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

None.

**7. Monthly Financials****A. Monthly Finance Reports**

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

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

Dev. Dir. VanKerkhoff provided the monthly Building and Zoning Report. He reported that his department is fully staffed, which will be beneficial as the busy permitting season begins.

**B. Zoning Petitions****1. Petition # 4628 Petitioner: Arthur 29, LLC**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4628: Arthur 29, LLC, located at 41W13 Norris Road, Sugar Grove. This petitioner has requested a rezoning from F-District Farming to F-2 District - Agricultural related sales, services, processing, research, warehouse, and marketing with a Special Use for a retail nursery and greenhouse operation. VanKerkhoff spoke on the 2040 Land Use Analysis of the parcel. The current zoning of this parcel is Agriculture. VanKerkhoff spoke on the 2040 Conceptual Land Use Strategy of Agriculture/Food, Farm, and Small Town Areas. He shared several maps and photographs of the parcel. He spoke on the layout of the property. He noted that the farmhouse located on the property is one of Kane County's landmarks. He presented the proposed site plan. He reviewed the Kane County Division of Transportation (KDOT) recommended stipulation. VanKerkhoff stated that staff recommends approval of this rezoning that would bring existing uses into conformance with the Zoning Ordinance. He noted that this property suffered from the latest tornadoes that affected the area. VanKerkhoff addressed questions and comments from the Committee. Discussion ensued.

County Board

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

---

**2. Petition # 4629 Petitioner: Twin Creek Farms, LLC**

Dev. Dir. VanKerkhoff noted that the following two petitions are related to one another. He introduced Zoning Petition 4629: Creek Farms, LLC, located at 49W007 Jericho Road, Big Rock. This petition has requested a rezoning of a portion of property from F-District Farming to F-1 District - Rural Residential to allow the existing home to be split off from the remaining farmland. VanKerkhoff reviewed the 2040 Land Use Analysis. This parcel is currently categorized as Agriculture. VanKerkhoff spoke on the 2040 Conceptual Land Use Strategy of Agriculture/Food, Farm, and Small Town Area. He shared several maps and photographs of the parcel's location. He presented the property's plat of survey. VanKerkhoff reviewed the Kane County Health Department's (KCHD) recommended stipulation. He stated that staff recommends approval due to the lack of intensifying the existing residential use. (Pierog arrived remotely at 10:57 a.m.)

County Board

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

**3. Petition # 4630 Petitioner: Twin Creek Farms, LLC**

Dev. Dir. VanKerkhoff introduced Zoning Petition 4630: Creek Farms, LLC, located at 49W049 Jericho Road, Big Rock. This petition has requested a rezoning of a portion of property from F-District Farming to F-1 District - Rural Residential to allow the existing home to be spilt off from the remaining farmland. VanKerkhoff shared numerous maps and photographs of the parcel location. He explained that this parcel is directly to the west of the parcel in the previous Zoning Petition and has the same owner. VanKerkhoff reviewed the Kane County Division of Transportation (KDOT), Health Department (KCHD), and Water Resources Department's recommended stipulations. He stated that staff recommends approval of this Zoning Petition.

## County Board

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

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

Property Code Enforcement Officer Mall stated the monthly report was on file. He reported that the division remains busy and is thankful to be fully staffed. He spoke on the addition of Property Code Enforcement Inspector, Santos Diaz. Mall reported that no cases were taken to adjudication last month. He noted that Aurora Township has had the highest number of property violations. Mall spoke on the one-year anniversary of the development of the Property Code Enforcement Division. He compared data from last year versus today. He announced that they will be filing their first case through the Kane County Circuit Clerk's Office. Dev. Dir. VanKerkhoff explained that one of the main goals of developing this division was not only to serve the public, but to lessen the amount of time he personally spent trying to address property violations. He commended the team on their work and expertise.

**10. 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 addressed questions and comments from the Committee.

**11. Subdivision**

None.

**12. Environmental Resources****A. Amendment to the Kane County Code, Chapter 28: Electric Vehicle Infrastructure**

Environ. & Water Res. Sustainability Mgr. Hinshaw provided additional information on this ordinance. She addressed the changes made to this ordinance from the last Committee meeting. Environ. & Water Res. Dir. Wollnik and Hinshaw addressed questions and comments from the Committee. Discussion ensued.

## KC Executive Committee

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

**13. Water Resources**

- A.** Authorizing a Contract with Brandt Excavating, Inc. for the Construction of the Ogden Gardens Water Service Project
- Environ. & Water Res. Dir. Wollnik provided additional information on this resolution. Wollnik addressed questions and comments from the Committee. Discussion ensued.

## KC Finance and Budget Committee

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

- B.** Approval of Plank & Muirhead Cost-Share 24-002

Environ. & Water Res. Dir. Wollnik provided a presentation on the Cost-Share Drainage Project of the Plank-Muirhead Tile Replacement. This project is located in unincorporated Plato Township. Wollnik provided a photograph depicting the flooding issues in the area. She shared a tile map showing the location of the tile replacement. The total project costs are \$16,186.38, with \$8,568.19 being funded by the American Rescue Plan Act (ARPA) Cost-Share funds and \$7,618.19 be funded by the Rob Roy Drain District. Wollnik addressed questions and comments from the Committee.

<b>RESULT:</b>	<b>APPROVED BY ROLL CALL VOTE</b>
<b>MOVER:</b>	Michael Kenyon
<b>SECONDER:</b>	Chris Kious
<b>AYE:</b>	Ron Ford, Rick Williams, Dale Berman, Mo Iqbal, Michael Kenyon, Michael Linder, and Chris Kious
<b>ABSENT:</b>	Gary Daugherty, Mark Davoust, and Corinne M. Pierog

**14. Office of Community Reinvestment**

None.

**15. New Business**

None.

**16. Reports Placed On File**

<b>RESULT:</b>	<b>APPROVED BY UNANIMOUS CONSENT</b>
<b>MOVER:</b>	Chris Kious

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

None.

**18. Adjournment**

<b>RESULT:</b>	<b>APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Michael Kenyon
<b>SECONDER:</b>	Mo Iqbal

This meeting was adjourned at 11:16 AM.

Savannah Valdez  
Sr. Recording Secretary