



Kane County

KC County Development Committee

Government Center
719 S. Batavia Ave., Bldg. A
Geneva, IL 60134

Agenda

WILLIAMS, Arroyo, Daugherty, Garcia, Iqbal, Linder & ex-officios Tepe (Transportation Chair), Lenert (Forest Preserve President), Roth (County Vice Chair) and Pierog (County Chair)

Tuesday, October 21, 2025

10:30 AM

County Board Room

2025 Committee Goals

County Land Use, Permitting and Planning

- Oversee and support staff implementation of County ordinances related to land use, permitting, planning and property code enforcement to protect public health and preserve over \$2.68 billion in assessed valuation of unincorporated parcels, and to implement the 2040 land Use Plan for Kane County.

Environmental and Water Resources

- Increase flood resilience by ensuring policies and regulations manage development to preserve open space, comply with stormwater regulations, and guide infrastructure improvements. Provide resources to residents to improve inadequate stormwater facilities.

Community Reinvestment

- Provide critical Federal funding for various projects, programs, and services that benefit the public and improve the quality of life in Kane County (particularly those of low-to moderate- income) as it relates to affordable housing, neighborhood improvements, and homeless services.

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- 1. Call To Order**
 - 2. Roll Call**
 - 3. Remote Attendance Requests**
 - 4. Approval of Minutes: September 16, 2025**
 - 5. Public Comment**
 - 6. Monthly Financials**
 - A. Monthly Reports**
 - 7. Building & Zoning Division**
 - A. Building & Zoning Report**
-

B. Zoning Petitions

1. Petition # 4668 Petitioner: SunVest Solar, LLC, dba SV CSG SunTrust Solar, LLC
2. Petition # 4670 Petitioner: Whiskey Grain Kennels, LLC
3. Petition # 4672 Petitioner: John Webb, et ux/Just for Paws

8. Property Code Enforcement Division

A. Monthly Report

- B. **Ordinance:** Amending Chapter 2 (Administration), Article IX (Administrative Adjudication), Section 2-320 (Adoption of System of Administrative Adjudication) and Chapter 7 (Business and Commercial Regulations) of the Kane County Code to Provide for Regulation of Short-Term Rentals in Unincorporated Areas of Kane County

9. Planning & Special Projects

A. Monthly Report

10. Subdivision

A. Relief of Land/Cash Obligation

11. Environmental Resources

12. New Business

A. Commercial Solar Energy Facilities – Landscape Screening Discussion

13. Reports Placed On File

14. Executive Session (if needed)

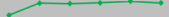
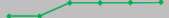
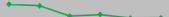
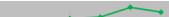
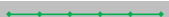
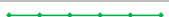
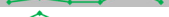
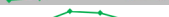
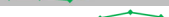
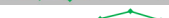
15. Adjournment

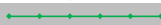
STATE OF ILLINOIS)
COUNTY OF KANE) SS.

FINANCE REPORT NO. TMP-25-1269

MONTHLY REPORTS

Committee Revenue Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

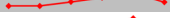
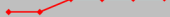
Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
670 Environmental Management	\$ 380,799	\$ 285,395	\$ 765,336	\$ 857,755	\$ 1,327,364	\$ 1,073,245	\$ 796,325	\$ 649,959	134.77%	
001 General Fund	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 97,896	\$ 65,321	\$ 65,321	149.87%	
Revenue	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 97,896	\$ 65,321	\$ 65,321	149.87%	
Reimbursements	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,912	\$ 5,000	\$ 5,000	98.24%	
37900 - Miscellaneous Reimbursement	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,912	\$ 5,000	\$ 5,000	98.24%	
Transfers In	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
39000 - Transfer From Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39421 - Transfer from Elec Agg Civic Contribution Fund 421	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
Charges for Services	\$ 38,569	\$ 34,576	\$ 8,250	\$ 12,050	\$ 3,500	\$ 4,250	\$ 5,000	\$ 5,000	85.00%	
34730 - Subdivision Approval Fees	\$ 12,400	\$ 1,500	\$ 8,250	\$ 12,050	\$ 3,500	\$ 4,250	\$ 5,000	\$ 5,000	85.00%	
35385 - Electrical Aggregation Admin Fee	\$ 26,169	\$ 33,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Licenses and Permits	\$ 27,113	\$ 27,665	\$ 36,592	\$ 41,708	\$ 79,113	\$ 60,413	\$ 27,000	\$ 27,000	223.75%	
31310 - Residential Grading Plan Permits	\$ 3,850	\$ 10,075	\$ 9,202	\$ 13,163	\$ 10,935	\$ 700	\$ 5,000	\$ 5,000	14.00%	
31320 - Stormwater Permits	\$ 23,263	\$ 16,590	\$ 22,390	\$ 28,545	\$ 67,178	\$ 55,713	\$ 20,000	\$ 20,000	278.56%	
31360 - Wetland Permits	\$ -	\$ 1,000	\$ 5,000	\$ -	\$ 1,000	\$ 4,000	\$ 2,000	\$ 2,000	200.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33613 - Natural Hazard Mitigation Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
420 Stormwater Management	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 562,056	\$ 101,645	\$ 101,450	552.96%	
Revenue	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 562,056	\$ 101,645	\$ 101,450	552.96%	
Interest Revenue	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 56,074	\$ 55,000	\$ 55,000	101.95%	
38000 - Investment Income	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 56,074	\$ 55,000	\$ 55,000	101.95%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,645	\$ 46,450	0.00%	
38900 - Miscellaneous Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,645	\$ 46,450	0.00%	
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
37900 - Miscellaneous Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ 9,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	0.00%	
39000 - Transfer From Other Funds	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	0.00%	
Charges for Services	\$ -	\$ -	\$ 287,332	\$ -	\$ 198,985	\$ 505,983	\$ -	\$ -	0.00%	
34700 - Wetland Fee in Lieu Fees	\$ -	\$ -	\$ 287,332	\$ -	\$ 198,985	\$ 505,983	\$ -	\$ -	0.00%	
Licenses and Permits	\$ -	\$ 3,000	\$ 4,500	\$ 2,500	\$ 1,000	\$ -	\$ -	\$ -	0.00%	
31360 - Wetland Permits	\$ -	\$ 3,000	\$ 4,500	\$ 2,500	\$ 1,000	\$ -	\$ -	\$ -	0.00%	
421 Elec Agg Civic Contribution	\$ -	\$ 47,655	\$ 314,939	\$ 277,340	\$ 88,950	\$ 77,201	\$ 112,000	\$ 92,000	68.93%	
Revenue	\$ -	\$ 47,655	\$ 314,939	\$ 277,340	\$ 88,950	\$ 77,201	\$ 112,000	\$ 92,000	68.93%	
Interest Revenue	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 17,198	\$ 12,000	\$ 12,000	143.32%	
38000 - Investment Income	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 17,198	\$ 12,000	\$ 12,000	143.32%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
Reimbursements	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 60,003	\$ 80,000	\$ 80,000	75.00%	
35386 - Electrical Aggregation Civic Contribution	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 60,003	\$ 80,000	\$ 80,000	75.00%	
650 Enterprise Surcharge	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 809,779	\$ 335,577	\$ 515,871	\$ 389,700	65.05%	
Revenue	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 809,779	\$ 335,577	\$ 515,871	\$ 389,700	65.05%	
Interest Revenue	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 177,565	\$ 189,000	\$ 189,000	93.95%	
38000 - Investment Income	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 177,565	\$ 189,000	\$ 189,000	93.95%	
Other	\$ 2,555	\$ 1,000	\$ 250	\$ 1,156	\$ 10,934	\$ 10,863	\$ 608	\$ -	1,786.63%	

Committee Revenue Budget Report - by Account Detail Through September 30, 2025 (83.3% YTD) *2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year										
Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
38900 - Miscellaneous Other	\$ 2,555	\$ 1,000	\$ 250	\$ 1,156	\$ 10,934	\$ 10,863	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608	\$ -	0.00%	
Reimbursements	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 91,058	\$ 7,020	\$ 75,000	\$ 75,000	9.36%	
37270 - House Hazard Waste Reimbursement	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 91,058	\$ 7,020	\$ 75,000	\$ 75,000	9.36%	
Transfers In	\$ 112,000	\$ 71,323	\$ 61,000	\$ 86,500	\$ 364,825	\$ 96,800	\$ 96,800	\$ 96,800	100.00%	
39000 - Transfer From Other Funds	\$ 112,000	\$ 71,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 285,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ 61,000	\$ 86,500	\$ 79,825	\$ 96,800	\$ 96,800	\$ 96,800	100.00%	
Charges for Services	\$ 12,592	\$ 11,175	\$ 31,666	\$ 19,724	\$ 34,861	\$ 32,964	\$ 28,900	\$ 28,900	114.06%	
34690 - Hauling Fees	\$ 12,295	\$ 10,425	\$ 20,575	\$ 19,125	\$ 33,600	\$ 6,950	\$ 18,000	\$ 18,000	38.61%	
34715 - Franchise Fee	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,400	\$ 10,400	0.00%	
35405 - Electric Vehicle Charging Station Fee	\$ 297	\$ 750	\$ 1,091	\$ 599	\$ 1,261	\$ 26,014	\$ 500	\$ 500	5,202.88%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,365	\$ 125,563	\$ -	8.26%	
33903 - Grants - Federal Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,365	\$ 125,563	\$ -	8.26%	
651 Enterprise General	\$ 14,901	\$ (1,929)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Revenue	\$ 14,901	\$ (1,929)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Interest Revenue	\$ 14,901	\$ (2,179)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ 14,901	\$ (2,179)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
751 Subdivision Review Escrow	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 514	\$ 1,488	\$ 1,488	34.54%	
Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 514	\$ 1,488	\$ 1,488	34.54%	
Interest Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 514	\$ 488	\$ 488	105.33%	
38000 - Investment Income	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 514	\$ 488	\$ 488	105.33%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
38538 - Collections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
Grand Total	\$ 380,799	\$ 285,395	\$ 765,336	\$ 857,755	\$ 1,327,364	\$ 1,073,245	\$ 796,325	\$ 649,959	134.77%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
670 Environmental Management	\$ 1,438,623	\$ 1,077,219	\$ 804,366	\$ 953,905	\$ 1,020,888	\$ 1,017,905	\$ 1,448,518	\$ 1,291,376	70.27%	
001 General Fund	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 578,710	\$ 717,514	\$ 706,738	80.65%	
Expenses	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 578,710	\$ 717,514	\$ 706,738	80.65%	
Personnel Services- Salaries & Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 557,988	\$ 710,864	\$ 700,088	78.49%	
40000 - Salaries and Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 557,988	\$ 710,864	\$ 700,088	78.49%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40007 - Equity Study Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 70,786	\$ 78,977	\$ 94,828	\$ 108,393	\$ 126,050	\$ -	\$ 254,624	\$ 254,624	0.00%	
45000 - Healthcare Contribution	\$ 69,037	\$ 77,192	\$ 93,082	\$ 105,913	\$ 122,921	\$ -	\$ 146,877	\$ 146,877	0.00%	
45009 - Healthcare Subsidy	\$ -	\$ -	\$ (39)	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 1,748	\$ 1,785	\$ 1,785	\$ 2,480	\$ 3,129	\$ -	\$ 3,833	\$ 3,833	0.00%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,568	\$ 53,568	0.00%	
45200 - IMRF Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,230	\$ 38,230	0.00%	
53010 - Workers Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,116	\$ 12,116	0.00%	
Contractual Services	\$ 40,564	\$ 3,895	\$ 3,130	\$ 4,121	\$ 3,266	\$ 20,369	\$ 5,650	\$ 5,650	360.51%	
50150 - Contractual/Consulting Services	\$ 37,467	\$ -	\$ 252	\$ -	\$ -	\$ 16,613	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 350	0.00%	
52160 - Repairs and Maint- Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
52230 - Repairs and Maint- Vehicles	\$ 60	\$ 510	\$ 100	\$ 147	\$ 143	\$ 1,113	\$ 1,200	\$ 1,200	92.79%	
53070 - Legal Printing	\$ 336	\$ 830	\$ 234	\$ 1,019	\$ 145	\$ 298	\$ 250	\$ 250	119.08%	
53100 - Conferences and Meetings	\$ 2,601	\$ 2,379	\$ 1,930	\$ 2,349	\$ 2,927	\$ 1,613	\$ 3,000	\$ 3,000	53.75%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 250	\$ 250	85.97%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
53130 - General Association Dues	\$ 100	\$ 176	\$ 614	\$ 606	\$ 50	\$ 517	\$ 400	\$ 400	129.25%	
Commodities	\$ 406	\$ 735	\$ 1,707	\$ 1,312	\$ 903	\$ 353	\$ 1,000	\$ 1,000	35.32%	
60000 - Office Supplies	\$ 60	\$ 35	\$ 23	\$ 490	\$ 45	\$ 48	\$ 400	\$ 400	11.97%	
60010 - Operating Supplies	\$ 35	\$ 126	\$ 4	\$ 199	\$ 250	\$ 44	\$ 100	\$ 100	44.08%	
60020 - Computer Related Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	0.00%	
60060 - Computer Software- Non Capital	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60265 - Public Health Commodities - Coronavirus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63040 - Fuel- Vehicles	\$ 311	\$ 574	\$ 780	\$ 624	\$ 608	\$ 261	\$ 300	\$ 300	87.08%	
Services	\$ -	\$ -	\$ -	\$ -	\$ (126,050)	\$ -	\$ (254,624)	\$ (254,624)	0.00%	
45005 - Healthcare Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (122,921)	\$ -	\$ (146,877)	\$ (146,877)	0.00%	
45015 - Dental Insurance Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (3,129)	\$ -	\$ (3,833)	\$ (3,833)	0.00%	
45105 - FICA/SS Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,568)	\$ (53,568)	0.00%	
45205 - IMRF Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,230)	\$ (38,230)	0.00%	
53015 - Worker's Comp Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12,116)	\$ (12,116)	0.00%	
420 Stormwater Management	\$ 11,832	\$ 12,980	\$ 24,154	\$ 77,755	\$ 19,797	\$ 267,826	\$ 101,645	\$ 101,450	263.49%	
Expenses	\$ 11,832	\$ 12,980	\$ 24,154	\$ 77,755	\$ 19,797	\$ 267,826	\$ 101,645	\$ 101,450	263.49%	
Personnel Services- Salaries & Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 7,728	\$ 9,901	\$ 9,735	78.05%	
40000 - Salaries and Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 7,728	\$ 9,901	\$ 9,735	78.05%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 3,658	\$ 3,933	\$ 4,213	\$ 4,200	\$ 4,418	\$ 3,794	\$ 4,910	\$ 4,887	77.27%	
45000 - Healthcare Contribution	\$ 2,397	\$ 2,554	\$ 2,955	\$ 3,063	\$ 3,129	\$ 2,661	\$ 3,375	\$ 3,375	78.85%	

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Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
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Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
45010 - Dental Contribution	\$ 55	\$ 60	\$ 60	\$ 60	\$ 64	\$ 51	\$ 65	\$ 65	78.63%	
45100 - FICA/SS Contribution	\$ 497	\$ 509	\$ 521	\$ 537	\$ 655	\$ 531	\$ 761	\$ 746	69.80%	
45200 - IMRF Contribution	\$ 520	\$ 584	\$ 462	\$ 364	\$ 393	\$ 378	\$ 536	\$ 532	70.43%	
53010 - Workers Compensation	\$ 190	\$ 225	\$ 216	\$ 176	\$ 176	\$ 173	\$ 173	\$ 169	100.00%	
Contractual Services	\$ 417	\$ 1,249	\$ 11,965	\$ 65,336	\$ 5,579	\$ 255,763	\$ 86,573	\$ 86,567	295.43%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ 65,000	\$ 907	\$ 21,163	\$ 60,000	\$ 60,000	35.27%	
53000 - Liability Insurance	\$ 155	\$ 144	\$ 179	\$ 232	\$ 246	\$ 368	\$ 368	\$ 362	100.00%	
53020 - Unemployment Claims	\$ 5	\$ 5	\$ 6	\$ 4	\$ 3	\$ 5	\$ 5	\$ 5	100.00%	
53070 - Legal Printing	\$ -	\$ -	\$ -	\$ -	\$ 39	\$ -	\$ -	\$ -	0.00%	
53100 - Conferences and Meetings	\$ 62	\$ 1,000	\$ -	\$ -	\$ 4,384	\$ 450	\$ 1,000	\$ 1,000	45.00%	
53130 - General Association Dues	\$ 195	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 200	\$ 200	0.00%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ 11,680	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
55030 - Grant Pass Thru	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233,777	\$ 25,000	\$ 25,000	935.11%	
Commodities	\$ 341	\$ 256	\$ -	\$ 21	\$ -	\$ 280	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ 341	\$ 256	\$ -	\$ 21	\$ -	\$ 280	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ 279	\$ 262	\$ 267	\$ 261	\$ 261	\$ 261	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 279	\$ 262	\$ 267	\$ 261	\$ 261	\$ 261	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
421 Elec Agg Civic Contribution	\$ -	\$ -	\$ 30,896	\$ 63,358	\$ 103,421	\$ 28,321	\$ 112,000	\$ 92,000	25.29%	
Expenses	\$ -	\$ -	\$ 30,896	\$ 63,358	\$ 103,421	\$ 28,321	\$ 112,000	\$ 92,000	25.29%	
Contractual Services	\$ -	\$ -	\$ 3,896	\$ 36,269	\$ 75,791	\$ -	\$ 20,000	\$ -	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ 3,896	\$ 36,269	\$ 75,791	\$ -	\$ 20,000	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,679	\$ 63,679	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,679	\$ 63,679	0.00%	
650 Enterprise Surcharge	\$ 301,526	\$ 261,810	\$ 199,658	\$ 189,315	\$ 241,221	\$ 143,048	\$ 515,871	\$ 389,700	27.73%	
Expenses	\$ 301,526	\$ 261,810	\$ 199,658	\$ 189,315	\$ 241,221	\$ 143,048	\$ 515,871	\$ 389,700	27.73%	
Personnel Services- Salaries & Wages	\$ 92,273	\$ 82,559	\$ 51,899	\$ 21,964	\$ 29,294	\$ 23,909	\$ 30,629	\$ 30,119	78.06%	
40000 - Salaries and Wages	\$ 98,387	\$ 83,935	\$ 51,899	\$ 21,964	\$ 29,294	\$ 23,909	\$ 30,629	\$ 30,119	78.06%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40009 - Salaries and Wages Subsidy	\$ (6,114)	\$ (1,376)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 30,430	\$ 29,433	\$ 19,093	\$ 9,514	\$ 10,669	\$ 13,156	\$ 11,289	\$ 11,210	116.54%	
45000 - Healthcare Contribution	\$ 13,990	\$ 12,810	\$ 10,148	\$ 5,995	\$ 6,369	\$ 9,567	\$ 6,494	\$ 6,494	147.33%	
45009 - Healthcare Subsidy	\$ (951)	\$ (80)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 686	\$ 666	\$ 49	\$ 211	\$ 231	\$ 193	\$ 244	\$ 244	79.11%	
45019 - Dental Subsidy	\$ (53)	\$ (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 7,197	\$ 6,190	\$ 3,954	\$ 1,671	\$ 2,223	\$ 1,677	\$ 2,345	\$ 2,305	71.51%	
45109 - FICA/SS Subsidy	\$ (423)	\$ (99)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 7,532	\$ 7,097	\$ 3,529	\$ 1,130	\$ 1,338	\$ 1,187	\$ 1,674	\$ 1,645	70.90%	
45209 - IMRF Subsidy	\$ (492)	\$ (121)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53010 - Workers Compensation	\$ 2,944	\$ 2,974	\$ 1,413	\$ 508	\$ 507	\$ 532	\$ 532	\$ 522	100.00%	
Contractual Services	\$ 162,126	\$ 141,421	\$ 114,667	\$ 142,632	\$ 185,655	\$ 96,060	\$ 262,911	\$ 177,694	36.54%	
50140 - Engineering Services	\$ 3,491	\$ 3,126	\$ 1,300	\$ -	\$ -	\$ 1,584	\$ 15,000	\$ 15,000	10.56%	
50150 - Contractual/Consulting Services	\$ 128,087	\$ 103,728	\$ 82,067	\$ 112,642	\$ 142,725	\$ 69,071	\$ 205,948	\$ 126,500	33.54%	
50590 - Professional Services	\$ 12,543	\$ 27,227	\$ 19,914	\$ 24,309	\$ 28,066	\$ 16,007	\$ 31,250	\$ 25,500	51.22%	
50650 - Blighted Structure Demolition	\$ -	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50660 - Electric Vehicle Services	\$ 1,500	\$ 769	\$ 1,540	\$ 43	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	0.00%	
52230 - Repairs and Maint- Vehicles	\$ 10	\$ 90	\$ 1,096	\$ -	\$ 2,411	\$ 1,978	\$ 500	\$ 500	395.70%	
53000 - Liability Insurance	\$ 2,413	\$ 1,896	\$ 1,171	\$ 668	\$ 667	\$ 1,137	\$ 1,137	\$ 1,118	100.00%	
53020 - Unemployment Claims	\$ 70	\$ 60	\$ 36	\$ 10	\$ 9	\$ 16	\$ 16	\$ 16	100.00%	
53060 - General Printing	\$ 11,734	\$ 3,015	\$ 5,288	\$ 2,272	\$ 6,595	\$ 2,324	\$ 3,500	\$ 3,500	66.40%	
53100 - Conferences and Meetings	\$ 409	\$ 150	\$ 831	\$ 934	\$ 1,423	\$ 1,278	\$ 2,050	\$ 2,050	62.35%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	0.00%	
53130 - General Association Dues	\$ 1,868	\$ 1,148	\$ 1,423	\$ 1,754	\$ 2,259	\$ 2,665	\$ 2,260	\$ 2,260	117.92%	
Commodities	\$ 14,006	\$ 8,397	\$ 12,211	\$ 13,341	\$ 14,593	\$ 8,935	\$ 30,371	\$ 17,425	29.42%	
60000 - Office Supplies	\$ 428	\$ 250	\$ 938	\$ 497	\$ 397	\$ 541	\$ 600	\$ 600	90.14%	
60010 - Operating Supplies	\$ 12,012	\$ 6,065	\$ 8,569	\$ 11,314	\$ 13,845	\$ 8,134	\$ 23,821	\$ 11,875	34.15%	
60040 - Postage	\$ 100	\$ 1,804	\$ 2,354	\$ 1,241	\$ -	\$ -	\$ 3,000	\$ 2,000	0.00%	
60050 - Books and Subscriptions	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150	0.00%	
60265 - Public Health Commodities - Coronavirus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63040 - Fuel- Vehicles	\$ 24	\$ 23	\$ 66	\$ -	\$ 43	\$ 106	\$ 500	\$ 500	21.15%	
64000 - Telephone	\$ 1,390	\$ 255	\$ 283	\$ 290	\$ 308	\$ 154	\$ 2,300	\$ 2,300	6.71%	
Transfers Out	\$ -	\$ -	\$ 1,788	\$ 1,864	\$ 1,010	\$ 987	\$ 987	\$ 987	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 1,788	\$ 1,864	\$ 1,010	\$ 987	\$ 987	\$ 987	100.00%	
Capital	\$ 2,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
76000 - Depreciation Expense	\$ 2,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,684	\$ 152,265	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,684	\$ 152,265	0.00%	
651 Enterprise General	\$ 613,504	\$ 307,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Expenses	\$ 613,504	\$ 307,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ 613,504	\$ 293,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50150 - Contractual/Consulting Services	\$ 613,504	\$ 293,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Capital	\$ -	\$ 13,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
72150 - Buildings- North Campus	\$ -	\$ 13,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
751 Subdivision Review Escrow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
50168 - Distribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
Grand Total	\$ 1,438,623	\$ 1,077,219	\$ 804,366	\$ 953,905	\$ 1,020,888	\$ 1,017,905	\$ 1,448,518	\$ 1,291,376	70.27%	

Committee Revenue Budget Report - by Account Detail

Through September 30, 2025 (83.3% YTD)

*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
690 Development	\$ 6,652,409	\$ 20,181,597	\$ 13,169,433	\$ 11,833,629	\$ 8,460,828	\$ 4,433,802	\$ 14,922,060	\$ 14,655,988	29.71%	
001 General Fund	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 1,329,691	\$ 2,253,350	\$ 2,253,350	59.01%	
Revenue	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 1,329,691	\$ 2,253,350	\$ 2,253,350	59.01%	
Other	\$ -	\$ 3,550	\$ 4,050	\$ 800	\$ 4,300	\$ 3,850	\$ -	\$ -	0.00%	
38520 - General Donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ 3,550	\$ 4,050	\$ 800	\$ 4,300	\$ 3,850	\$ -	\$ -	0.00%	
Charges for Services	\$ 684,429	\$ 728,224	\$ 718,773	\$ 689,741	\$ 740,738	\$ 412,720	\$ 751,000	\$ 751,000	54.96%	
34710 - Cable Franchise Fees	\$ 635,820	\$ 667,933	\$ 693,248	\$ 638,701	\$ 608,306	\$ 362,330	\$ 635,000	\$ 635,000	57.06%	
34720 - Zoning Fees	\$ 39,550	\$ 25,500	\$ 23,325	\$ 44,040	\$ 52,275	\$ 48,790	\$ 40,000	\$ 40,000	121.98%	
34740 - Development/Planning Srv Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
34750 - Adjudication Hearing Fees	\$ 300	\$ 564	\$ 650	\$ 1,300	\$ 400	\$ 1,600	\$ 600	\$ 600	266.67%	
35375 - Vacant Dwelling Fees	\$ 150	\$ -	\$ 150	\$ 150	\$ -	\$ -	\$ 300	\$ 300	0.00%	
35380 - Coin Operated Amusement Fee	\$ 5,100	\$ -	\$ 1,000	\$ 5,550	\$ -	\$ -	\$ -	\$ -	0.00%	
35385 - Electrical Aggregation Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
35420 - KEEP/C-PACE Admin Fees	\$ 3,509	\$ 34,227	\$ 400	\$ -	\$ 79,757	\$ -	\$ 75,000	\$ 75,000	0.00%	
Licenses and Permits	\$ 908,904	\$ 1,186,486	\$ 1,192,987	\$ 1,484,460	\$ 1,305,091	\$ 913,121	\$ 1,501,600	\$ 1,501,600	60.81%	
31300 - Building and Inspection Permits	\$ 908,729	\$ 1,185,561	\$ 1,190,937	\$ 1,482,510	\$ 1,302,791	\$ 911,271	\$ 1,500,000	\$ 1,500,000	60.75%	
31310 - Residential Grading Plan Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
31320 - Stormwater Permits	\$ 25	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
31380 - Publication Permits	\$ 150	\$ 250	\$ 250	\$ 150	\$ 300	\$ 50	\$ 100	\$ 100	50.00%	
31410 - Fireworks Permits	\$ -	\$ 400	\$ 1,800	\$ 1,800	\$ 2,000	\$ 1,800	\$ 1,500	\$ 1,500	120.00%	
Fines	\$ 1,000	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 750	\$ 750	0.00%	
36090 - Adjudication Fines	\$ 1,000	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 750	\$ 750	0.00%	
400 Economic Development	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 379,944	\$ 386,652	\$ 385,375	98.27%	
Revenue	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 379,944	\$ 386,652	\$ 385,375	98.27%	
Interest Revenue	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 16,735	\$ 5,000	\$ 5,000	334.70%	
38000 - Investment Income	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 16,735	\$ 5,000	\$ 5,000	334.70%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,277	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,277	\$ -	0.00%	
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ 199,307	\$ 24,920	\$ -	\$ -	0.00%	
37900 - Miscellaneous Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 199,307	\$ 24,920	\$ -	\$ -	0.00%	
Transfers In	\$ 91,000	\$ 80,375	\$ 58,676	\$ 94,643	\$ 780,375	\$ 280,375	\$ 280,375	\$ 280,375	100.00%	
39000 - Transfer From Other Funds	\$ 91,000	\$ 80,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ 58,676	\$ 74,643	\$ 280,375	\$ 280,375	\$ 280,375	\$ 280,375	100.00%	
39355 - Transfer from American Rescue Plan Fund 355	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ -	\$ -	\$ -	\$ 60,000	\$ 169,988	\$ 57,914	\$ 100,000	\$ 100,000	57.91%	
32205 - DCEO-RISE Grant	\$ -	\$ -	\$ -	\$ 60,000	\$ 169,988	\$ 57,914	\$ 100,000	\$ 100,000	57.91%	
401 Community Dev Block Program	\$ 1,722,347	\$ 2,059,015	\$ 1,770,923	\$ 3,132,039	\$ 1,364,662	\$ 826,850	\$ 1,696,594	\$ 1,694,188	48.74%	
Revenue	\$ 1,722,347	\$ 2,059,015	\$ 1,770,923	\$ 3,132,039	\$ 1,364,662	\$ 826,850	\$ 1,696,594	\$ 1,694,188	48.74%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,406	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,406	\$ -	0.00%	
Reimbursements	\$ 401,766	\$ 671,528	\$ 501,068	\$ 280,123	\$ 633,840	\$ 140,387	\$ 427,000	\$ 427,000	32.88%	
37900 - Miscellaneous Reimbursement	\$ 401,766	\$ 671,528	\$ 501,068	\$ 280,123	\$ 633,840	\$ 140,387	\$ 427,000	\$ 427,000	32.88%	
Grants	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 686,463	\$ 1,267,188	\$ 1,267,188	54.17%	
32170 - CDBG Grant	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 686,463	\$ 1,267,188	\$ 1,267,188	54.17%	

Committee Revenue Budget Report - by Account Detail

Through September 30, 2025 (83.3% YTD)

*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
402 HOME Program	\$ 2,043,198	\$ 515,529	\$ 1,104,913	\$ 1,642,263	\$ 1,446,846	\$ 1,041,923	\$ 1,365,236	\$ 1,363,988	76.32%	
Revenue	\$ 2,043,198	\$ 515,529	\$ 1,104,913	\$ 1,642,263	\$ 1,446,846	\$ 1,041,923	\$ 1,365,236	\$ 1,363,988	76.32%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ 394,278	\$ 416,807	\$ 149,950	\$ 172,784	\$ 195,751	\$ 497,553	\$ 544,609	\$ 543,361	91.36%	
38900 - Miscellaneous Other	\$ 394,278	\$ 416,807	\$ 149,950	\$ 172,784	\$ 195,751	\$ 497,553	\$ 543,361	\$ 543,361	91.57%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,248	\$ -	0.00%	
Grants	\$ 1,648,920	\$ 98,722	\$ 954,963	\$ 1,469,479	\$ 1,251,095	\$ 544,370	\$ 820,627	\$ 820,627	66.34%	
32160 - HOME Program Grant	\$ 1,648,920	\$ 98,722	\$ 954,963	\$ 1,469,479	\$ 1,251,095	\$ 544,370	\$ 820,627	\$ 820,627	66.34%	
403 Unincorporated Stormwater Mgmt	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 12,856	\$ 11,000	\$ 11,000	116.87%	
Revenue	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 12,856	\$ 11,000	\$ 11,000	116.87%	
Interest Revenue	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 8,856	\$ 7,000	\$ 7,000	126.51%	
38000 - Investment Income	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 8,856	\$ 7,000	\$ 7,000	126.51%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
39000 - Transfer From Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
395314 - Transfer from 45W185 Plank Road SSA SW 54 Fund 5314	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
Charges for Services	\$ 17,929	\$ 20,303	\$ -	\$ 17,394	\$ 45,394	\$ -	\$ -	\$ -	0.00%	
34770 - In Lieu of Site Runoff Fees	\$ 17,929	\$ 20,303	\$ -	\$ 17,394	\$ 45,394	\$ -	\$ -	\$ -	0.00%	
405 Cost Share Drainage	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 24,791	\$ 19,305	\$ 19,305	128.42%	
Revenue	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 24,791	\$ 19,305	\$ 19,305	128.42%	
Interest Revenue	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 18,486	\$ 13,000	\$ 13,000	142.20%	
38000 - Investment Income	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 18,486	\$ 13,000	\$ 13,000	142.20%	
Other	\$ 81	\$ -	\$ 9,836	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ 81	\$ -	\$ 9,836	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ 192,000	\$ 230,513	\$ 149,700	\$ 74,617	\$ 260,469	\$ 6,305	\$ 6,305	\$ 6,305	100.00%	
39000 - Transfer From Other Funds	\$ 192,000	\$ 230,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ 149,700	\$ 69,403	\$ 4,555	\$ 4,555	\$ 4,555	\$ 4,555	100.00%	
39356 - Transfer from Lost Rev Recoup Fund 356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
395304 - Transfer from Wildwood West SBA SW41 Fund 5304	\$ -	\$ -	\$ -	\$ 665	\$ 665	\$ -	\$ -	\$ -	0.00%	
395312 - Transfer from Tamara Dittman SBA SW 50 Fund 5312	\$ -	\$ -	\$ -	\$ 1,215	\$ 1,215	\$ 550	\$ 550	\$ 550	100.00%	
395313 - Transfer from Church Molitor SSA SA 52 Fund 5313	\$ -	\$ -	\$ -	\$ 3,334	\$ 3,334	\$ 500	\$ 500	\$ 500	100.00%	
395315 - Transfer from Boyer Road Special Service Area Fund 5315	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Charges for Services	\$ 43,247	\$ 4,339	\$ -	\$ 30,703	\$ -	\$ -	\$ -	\$ -	0.00%	
34760 - Water Resource Cost Share Fees	\$ 43,247	\$ 4,339	\$ -	\$ 30,703	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Revenue Budget Report - by Account Detail

Through September 30, 2025 (83.3% YTD)

*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
406 OCR & Recovery Act Programs	\$ 356,379	\$ 95,045	\$ 77,685	\$ 15,000	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
Revenue	\$ 356,379	\$ 95,045	\$ 77,685	\$ 15,000	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ 36,921	\$ 29,316	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ 36,921	\$ 29,316	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ 319,457	\$ 65,729	\$ 77,685	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
33660 - NSP3 Grant	\$ 11,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33665 - NFS Grant	\$ -	\$ 16,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33708 - Homeless Lodging Grant	\$ 238,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33897 - St. Charles Housing Trust Fund (Local Grant)	\$ 69,673	\$ 49,378	\$ 77,685	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
407 Quality of Kane Grants	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 23,242	\$ 2,161	\$ 281,457	\$ 31,457	0.77%	
Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 23,242	\$ 2,161	\$ 281,457	\$ 31,457	0.77%	
Interest Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 2,161	\$ 2,000	\$ 2,000	108.06%	
38000 - Investment Income	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 2,161	\$ 2,000	\$ 2,000	108.06%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,457	\$ 19,457	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,457	\$ 19,457	0.00%	
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%	
37900 - Miscellaneous Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	0.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	0.00%	
33670 - Federal NPS Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	0.00%	
408 Neighborhood Stabilization Progr	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
Revenue	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Reimbursements	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
37520 - Grant Reimbursement	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33580 - Neighborhood Stabilization Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
410 Elgin CDBG	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 373,055	\$ 1,507,314	\$ 1,505,903	24.75%	
Revenue	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 373,055	\$ 1,507,314	\$ 1,505,903	24.75%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411	\$ -	0.00%	
Grants	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 373,055	\$ 1,505,903	\$ 1,505,903	24.77%	
32175 - Elgin CDBG Grant	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 373,055	\$ 1,505,903	\$ 1,505,903	24.77%	
411 Emergency Rental Assistance	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 977	\$ 12,000	\$ 12,000	8.14%	
Revenue	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 977	\$ 12,000	\$ 12,000	8.14%	
Interest Revenue	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 977	\$ 12,000	\$ 12,000	8.14%	
38000 - Investment Income	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 977	\$ 12,000	\$ 12,000	8.14%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Revenue Budget Report - by Account Detail

Through September 30, 2025 (83.3% YTD)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Grants	\$ -	\$ 14,515,742	\$ 323,874	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
32905 - Emergency Rental Assistance Grant	\$ -	\$ 14,515,742	\$ 323,874	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
412 Emergency Rental Assistance #2	\$ -	\$ 718	\$ 6,073,599	\$ 2,845,073	\$ 1,182,364	\$ 186,921	\$ 6,247,670	\$ 6,243,461	2.99%	
Revenue	\$ -	\$ 718	\$ 6,073,599	\$ 2,845,073	\$ 1,182,364	\$ 186,921	\$ 6,247,670	\$ 6,243,461	2.99%	
Interest Revenue	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 186,921	\$ 121,000	\$ 121,000	154.48%	
38000 - Investment Income	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 186,921	\$ 121,000	\$ 121,000	154.48%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,126,670	\$ 6,122,461	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,126,670	\$ 6,122,461	0.00%	
Grants	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 777,482	\$ -	\$ -	\$ -	0.00%	
32906 - Emergency Assistance Grant #2	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 777,482	\$ -	\$ -	\$ -	0.00%	
413 CDBG-CV	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 582,195	\$ 581,818	0.00%	
Revenue	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 582,195	\$ 581,818	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	0.00%	
Grants	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 581,818	\$ 581,818	0.00%	
32176 - CDBG-CV Grant (Covid)	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 581,818	\$ 581,818	0.00%	
415 Homeless Prevention Program	\$ 42,469	\$ 324,111	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
Revenue	\$ 42,469	\$ 324,111	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ 42,469	\$ 324,111	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
32265 - Homeless Prevention Grant	\$ 42,469	\$ 102,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
32371 - Emergency Solutions Grant - COVID	\$ -	\$ 221,580	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
32381 - Emergency Solutions Grant IDHS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
425 Blighted Structure Demolition	\$ 28,776	\$ (0)	\$ 24,634	\$ 21,524	\$ 15,050	\$ 32,176	\$ 126,262	\$ 126,262	25.48%	
Revenue	\$ 28,776	\$ (0)	\$ 24,634	\$ 21,524	\$ 15,050	\$ 32,176	\$ 126,262	\$ 126,262	25.48%	
Interest Revenue	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 6,254	\$ 7,000	\$ 7,000	89.35%	
38000 - Investment Income	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 6,254	\$ 7,000	\$ 7,000	89.35%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (738)	\$ (738)	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (738)	\$ (738)	0.00%	
Reimbursements	\$ -	\$ -	\$ 8,000	\$ 12,501	\$ -	\$ 25,922	\$ -	\$ -	0.00%	
37265 - Demolition Reimbursement Revenue	\$ -	\$ -	\$ 8,000	\$ 12,501	\$ -	\$ 25,922	\$ -	\$ -	0.00%	
Grants	\$ 25,880	\$ -	\$ 18,890	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	0.00%	
32718 - IHDA Abandoned Property Grant	\$ 25,880	\$ -	\$ 18,890	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	0.00%	
435 Growing for Kane	\$ 24,018	\$ 29,188	\$ 547	\$ 110,951	\$ 133,182	\$ 209,044	\$ 239,334	\$ 239,334	87.34%	
Revenue	\$ 24,018	\$ 29,188	\$ 547	\$ 110,951	\$ 133,182	\$ 209,044	\$ 239,334	\$ 239,334	87.34%	
Interest Revenue	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 4,697	\$ 3,000	\$ 3,000	156.55%	
38000 - Investment Income	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 4,697	\$ 3,000	\$ 3,000	156.55%	
Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 25,000	\$ 61,000	\$ 61,000	40.98%	
38900 - Miscellaneous Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 25,000	\$ 25,000	\$ 25,000	100.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	0.00%	
Transfers In	\$ -	\$ 7,300	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	0.00%	
39000 - Transfer From Other Funds	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39430 - Transfer from Farmland Preservation Fund 430	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ 23,746	\$ 11,873	\$ -	\$ -	\$ 108,851	\$ 179,347	\$ 175,334	\$ 175,334	102.29%	

Committee Revenue Budget Report - by Account Detail

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*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
32355 - USDA Urban AG Prod Grant	\$ -	\$ -	\$ -	\$ -	\$ 103,851	\$ 179,347	\$ 175,334	\$ 175,334	102.29%	
32379 - USDA Farm to School Grant/JJC Program	\$ 23,746	\$ 11,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33892 - Farming with Pollinators Grant	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	0.00%	
521 Bowes Creek Special Service Area	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 45	\$ 44	\$ 44	103.09%	
Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 45	\$ 44	\$ 44	103.09%	
Interest Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 45	\$ 44	\$ 44	103.09%	
38000 - Investment Income	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 45	\$ 44	\$ 44	103.09%	
5300 Sunvale SBA SW 37	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 97	\$ 92	\$ 92	105.20%	
Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 97	\$ 92	\$ 92	105.20%	
Interest Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 97	\$ 92	\$ 92	105.20%	
38000 - Investment Income	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 97	\$ 92	\$ 92	105.20%	
Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5301 Middle Creek SBA SW38	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 745	\$ 73	\$ 73	1,020.14%	
Revenue	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 745	\$ 73	\$ 73	1,020.14%	
Interest Revenue	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 97	\$ 73	\$ 73	133.15%	
38000 - Investment Income	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 97	\$ 73	\$ 73	133.15%	
Property Taxes	\$ 200	\$ -	\$ -	\$ 560	\$ -	\$ 648	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 200	\$ -	\$ -	\$ 560	\$ -	\$ 648	\$ -	\$ -	0.00%	
5302 Shirewood Farm SSA SW39	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 128	\$ 120	\$ 120	106.74%	
Revenue	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 128	\$ 120	\$ 120	106.74%	
Interest Revenue	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 18	\$ 10	\$ 10	180.90%	
38000 - Investment Income	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 18	\$ 10	\$ 10	180.90%	
Property Taxes	\$ -	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	100.00%	
30000 - Property Taxes	\$ -	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	100.00%	
5303 Ogden Gardens SBA SW40	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 238	\$ 226	\$ 226	105.18%	
Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 238	\$ 226	\$ 226	105.18%	
Interest Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 238	\$ 226	\$ 226	105.18%	
38000 - Investment Income	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 238	\$ 226	\$ 226	105.18%	
Property Taxes	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5304 Wildwood West SBA SW41	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 3,587	\$ 3,579	\$ 3,579	100.21%	
Revenue	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 3,587	\$ 3,579	\$ 3,579	100.21%	
Interest Revenue	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 765	\$ 579	\$ 579	132.15%	
38000 - Investment Income	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 765	\$ 579	\$ 579	132.15%	
Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 2,822	\$ 3,000	\$ 3,000	94.05%	
30000 - Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 2,822	\$ 3,000	\$ 3,000	94.05%	
5306 Cheval DeSelle Venetian SBA SW43	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 156	\$ 81	\$ 81	192.64%	
Revenue	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 156	\$ 81	\$ 81	192.64%	
Interest Revenue	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 156	\$ 81	\$ 81	192.64%	
38000 - Investment Income	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 156	\$ 81	\$ 81	192.64%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Property Taxes	\$ 5,009	\$ 5,009	\$ 2,058	\$ 2,061	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 5,009	\$ 5,009	\$ 2,058	\$ 2,061	\$ -	\$ -	\$ -	\$ -	0.00%	
5308 Plank Road Estates SBA SW45	\$ 3,207	\$ 3,155	\$ 1,781	\$ 1,100	\$ 1,759	\$ 993	\$ 1,634	\$ 1,634	60.78%	
Revenue	\$ 3,207	\$ 3,155	\$ 1,781	\$ 1,100	\$ 1,759	\$ 993	\$ 1,634	\$ 1,634	60.78%	
Interest Revenue	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 153	\$ 59	\$ 59	259.69%	
38000 - Investment Income	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 153	\$ 59	\$ 59	259.69%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 840	\$ 1,575	\$ 1,575	53.33%	
30000 - Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 840	\$ 1,575	\$ 1,575	53.33%	
5310 Exposition View SBA SW47	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 528	\$ 528	\$ 528	100.02%	
Revenue	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 528	\$ 528	\$ 528	100.02%	
Interest Revenue	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 65	\$ 28	\$ 28	233.61%	
38000 - Investment Income	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 65	\$ 28	\$ 28	233.61%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 4,048	\$ 4,143	\$ 557	\$ 494	\$ 504	\$ 463	\$ 500	\$ 500	92.54%	
30000 - Property Taxes	\$ 4,048	\$ 4,143	\$ 557	\$ 494	\$ 504	\$ 463	\$ 500	\$ 500	92.54%	
5311 Pasadena Drive SBA SW48	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 1,322	\$ 6,561	\$ 1,417	20.16%	
Revenue	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 1,322	\$ 6,561	\$ 1,417	20.16%	
Interest Revenue	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 47	\$ 117	\$ 117	40.52%	
38000 - Investment Income	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 47	\$ 117	\$ 117	40.52%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144	\$ -	0.00%	
39622 - Transfer from Recovery Zone Bond Fund 622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144	\$ -	0.00%	
Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 1,275	\$ 1,300	\$ 1,300	98.08%	
30000 - Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 1,275	\$ 1,300	\$ 1,300	98.08%	
5312 Tamara Dittman SBA SW 50	\$ 1,214	\$ 1	\$ -	\$ 1,230	\$ 1,196	\$ 550	\$ 550	\$ 550	100.00%	
Revenue	\$ 1,214	\$ 1	\$ -	\$ 1,230	\$ 1,196	\$ 550	\$ 550	\$ 550	100.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ 15	\$ (19)	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ 15	\$ (19)	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 1,214	\$ 1	\$ -	\$ 1,214	\$ 1,214	\$ 550	\$ 550	\$ 550	100.00%	
30000 - Property Taxes	\$ 1,214	\$ 1	\$ -	\$ 1,214	\$ 1,214	\$ 550	\$ 550	\$ 550	100.00%	
5313 Church Molitor SSA SA 52	\$ -	\$ -	\$ 18	\$ 3,352	\$ 3,324	\$ 500	\$ 501	\$ 501	99.81%	
Revenue	\$ -	\$ -	\$ 18	\$ 3,352	\$ 3,324	\$ 500	\$ 501	\$ 501	99.81%	
Interest Revenue	\$ -	\$ -	\$ 18	\$ 13	\$ (17)	\$ 0	\$ 1	\$ 1	6.00%	
38000 - Investment Income	\$ -	\$ -	\$ 18	\$ 13	\$ (17)	\$ 0	\$ 1	\$ 1	6.00%	
Property Taxes	\$ -	\$ -	\$ -	\$ 3,339	\$ 3,341	\$ 500	\$ 500	\$ 500	100.00%	
30000 - Property Taxes	\$ -	\$ -	\$ -	\$ 3,339	\$ 3,341	\$ 500	\$ 500	\$ 500	100.00%	
5314 45W185 Plank Road SSA SW 54	\$ -	\$ -	\$ 56	\$ 3,990	\$ 1,985	\$ 4,000	\$ 4,002	\$ 4,002	99.95%	
Revenue	\$ -	\$ -	\$ 56	\$ 3,990	\$ 1,985	\$ 4,000	\$ 4,002	\$ 4,002	99.95%	
Interest Revenue	\$ -	\$ -	\$ (1)	\$ (16)	\$ (19)	\$ -	\$ 2	\$ 2	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ (1)	\$ (16)	\$ (19)	\$ -	\$ 2	\$ 2	0.00%	
Property Taxes	\$ -	\$ -	\$ 57	\$ 4,006	\$ 2,004	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
30000 - Property Taxes	\$ -	\$ -	\$ 57	\$ 4,006	\$ 2,004	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	

Committee Revenue Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5315 Boyer Road Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 525	\$ 700	\$ 700	75.00%	
Revenue	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 525	\$ 700	\$ 700	75.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ (12)	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ (12)	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 525	\$ 700	\$ 700	75.00%	
30000 - Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 525	\$ 700	\$ 700	75.00%	
Grand Total	\$ 6,652,409	\$ 20,181,597	\$ 13,169,433	\$ 11,833,629	\$ 8,460,828	\$ 4,433,802	\$ 14,922,060	\$ 14,655,988	29.71%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
690 Development	\$ 6,599,494	\$ 19,086,002	\$ 12,479,763	\$ 10,587,785	\$ 6,459,497	\$ 8,938,420	\$ 14,014,474	\$ 13,728,712	63.78%	
001 General Fund	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 1,035,808	\$ 1,345,764	\$ 1,326,074	76.97%	
Expenses	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 1,035,808	\$ 1,345,764	\$ 1,326,074	76.97%	
Personnel Services- Salaries & Wages	\$ 831,894	\$ 841,583	\$ 853,031	\$ 929,360	\$ 1,191,631	\$ 981,503	\$ 1,191,032	\$ 1,171,342	82.41%	
40000 - Salaries and Wages	\$ 825,023	\$ 837,032	\$ 848,365	\$ 922,512	\$ 1,184,566	\$ 975,751	\$ 1,184,930	\$ 1,165,240	82.35%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40005 - New Position Budget Moved to Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40007 - Equity Study Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40200 - Overtime Salaries	\$ 83	\$ -	\$ 106	\$ 67	\$ 44	\$ 412	\$ 101	\$ 101	408.19%	
40300 - Employee Per Diem	\$ 6,789	\$ 4,551	\$ 4,560	\$ 6,780	\$ 7,020	\$ 5,340	\$ 6,001	\$ 6,001	88.99%	
Personnel Services- Employee Benefits	\$ 195,668	\$ 211,289	\$ 220,398	\$ 244,532	\$ 280,271	\$ -	\$ 470,361	\$ 470,361	0.00%	
45000 - Healthcare Contribution	\$ 190,590	\$ 205,098	\$ 214,343	\$ 238,593	\$ 274,216	\$ -	\$ 294,393	\$ 294,393	0.00%	
45010 - Dental Contribution	\$ 5,078	\$ 6,191	\$ 6,055	\$ 5,938	\$ 6,055	\$ -	\$ 6,168	\$ 6,168	0.00%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,629	\$ 89,629	0.00%	
45200 - IMRF Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,897	\$ 59,897	0.00%	
53010 - Workers Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,274	\$ 20,274	0.00%	
Contractual Services	\$ 83,223	\$ 32,195	\$ 31,190	\$ 67,019	\$ 49,577	\$ 40,045	\$ 75,946	\$ 75,946	52.73%	
50150 - Contractual/Consulting Services	\$ 69,273	\$ 13,014	\$ 13,146	\$ 30,886	\$ 18,811	\$ 25,861	\$ 50,446	\$ 50,446	51.26%	
52130 - Repairs and Maint- Computers	\$ -	\$ -	\$ -	\$ 877	\$ 877	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ 1,058	\$ 515	\$ 1,363	\$ 1,739	\$ 1,739	\$ 948	\$ 1,000	\$ 1,000	94.79%	
52230 - Repairs and Maint- Vehicles	\$ 3,202	\$ 3,866	\$ 2,824	\$ 7,562	\$ 8,848	\$ 2,316	\$ 5,000	\$ 5,000	46.32%	
53060 - General Printing	\$ 373	\$ -	\$ -	\$ 429	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
53070 - Legal Printing	\$ 4,263	\$ 6,956	\$ 7,069	\$ 12,521	\$ 9,032	\$ 3,702	\$ 4,000	\$ 4,000	92.56%	
53100 - Conferences and Meetings	\$ 883	\$ 1,990	\$ 2,774	\$ 8,115	\$ 5,939	\$ 1,691	\$ 8,000	\$ 8,000	21.14%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
53120 - Employee Mileage Expense	\$ 708	\$ 256	\$ 327	\$ 929	\$ 309	\$ 608	\$ 1,500	\$ 1,500	40.56%	
53130 - General Association Dues	\$ 3,464	\$ 5,598	\$ 3,687	\$ 3,961	\$ 4,022	\$ 4,918	\$ 4,000	\$ 4,000	122.96%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
Commodities	\$ 7,570	\$ 40,879	\$ 20,665	\$ 54,788	\$ 59,167	\$ 14,260	\$ 78,786	\$ 78,786	18.10%	
60000 - Office Supplies	\$ 2,188	\$ 2,419	\$ 4,505	\$ 4,081	\$ 9,189	\$ 3,458	\$ 7,000	\$ 7,000	49.40%	
60010 - Operating Supplies	\$ 1,613	\$ 5,502	\$ 5,859	\$ 5,012	\$ 3,251	\$ 2,328	\$ 5,000	\$ 5,000	46.57%	
60020 - Computer Related Supplies	\$ -	\$ 563	\$ 248	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ 500	\$ 500	0.00%	
60060 - Computer Software- Non Capital	\$ 198	\$ 27,918	\$ 297	\$ 34,716	\$ 35,990	\$ 910	\$ 52,306	\$ 52,306	1.74%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ 980	\$ 980	0.00%	
60265 - Public Health Commodities - Coronavirus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63040 - Fuel- Vehicles	\$ 3,571	\$ 4,477	\$ 9,741	\$ 10,968	\$ 10,736	\$ 7,564	\$ 12,000	\$ 12,000	63.03%	
Services	\$ -	\$ -	\$ -	\$ -	\$ (280,271)	\$ -	\$ (470,361)	\$ (470,361)	0.00%	
45005 - Healthcare Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (274,216)	\$ -	\$ (294,393)	\$ (294,393)	0.00%	
45015 - Dental Insurance Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (6,055)	\$ -	\$ (6,168)	\$ (6,168)	0.00%	
45105 - FICA/SS Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (89,629)	\$ (89,629)	0.00%	
45205 - IMRF Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (59,897)	\$ (59,897)	0.00%	
53015 - Worker's Comp Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,274)	\$ (20,274)	0.00%	
400 Economic Development	\$ 89,596	\$ 92,557	\$ 111,664	\$ 268,002	\$ 768,298	\$ 647,773	\$ 386,652	\$ 385,375	167.53%	
Expenses	\$ 89,596	\$ 92,557	\$ 111,664	\$ 268,002	\$ 768,298	\$ 647,773	\$ 386,652	\$ 385,375	167.53%	
Personnel Services- Salaries & Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 50,540	\$ 64,510	\$ 63,437	78.34%	
40000 - Salaries and Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 50,540	\$ 64,510	\$ 63,437	78.34%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Personnel Services- Employee Benefits	\$ 18,467	\$ 19,511	\$ 19,795	\$ 20,576	\$ 22,073	\$ 19,154	\$ 24,041	\$ 23,878	79.67%	
45000 - Healthcare Contribution	\$ 11,108	\$ 11,148	\$ 12,288	\$ 13,701	\$ 13,483	\$ 11,421	\$ 14,007	\$ 14,007	81.54%	
45010 - Dental Contribution	\$ 372	\$ 418	\$ 418	\$ 418	\$ 448	\$ 354	\$ 451	\$ 451	78.52%	
45100 - FICA/SS Contribution	\$ 2,886	\$ 3,102	\$ 3,102	\$ 3,241	\$ 4,453	\$ 3,659	\$ 4,939	\$ 4,855	74.08%	
45200 - IMRF Contribution	\$ 3,025	\$ 3,556	\$ 2,754	\$ 2,199	\$ 2,672	\$ 2,601	\$ 3,525	\$ 3,466	73.79%	
53010 - Workers Compensation	\$ 1,077	\$ 1,288	\$ 1,234	\$ 1,017	\$ 1,017	\$ 1,119	\$ 1,119	\$ 1,099	100.00%	
Contractual Services	\$ 30,908	\$ 14,847	\$ 47,428	\$ 197,272	\$ 681,807	\$ 575,902	\$ 180,057	\$ 180,016	319.84%	
50150 - Contractual/Consulting Services	\$ -	\$ 14,000	\$ 45,813	\$ 195,041	\$ 675,446	\$ 551,274	\$ 161,813	\$ 161,813	340.69%	
53000 - Liability Insurance	\$ 883	\$ 821	\$ 1,023	\$ 1,337	\$ 1,337	\$ 2,394	\$ 2,394	\$ 2,354	100.00%	
53020 - Unemployment Claims	\$ 25	\$ 26	\$ 31	\$ 19	\$ 19	\$ 33	\$ 33	\$ 32	100.00%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
53100 - Conferences and Meetings	\$ -	\$ -	\$ 561	\$ 875	\$ 4,826	\$ 2,937	\$ 2,000	\$ 2,000	146.86%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ -	\$ 250	\$ 250	0.00%	
53130 - General Association Dues	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 19,264	\$ 7,067	\$ 7,067	272.59%	
Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	0.00%	
60000 - Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	0.00%	
60290 - Photography Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
Transfers Out	\$ -	\$ 15,000	\$ -	\$ 4,370	\$ 2,228	\$ 2,177	\$ 2,177	\$ 2,177	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ 4,370	\$ 2,228	\$ 2,177	\$ 2,177	\$ 2,177	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,467	\$ 115,467	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,467	\$ 115,467	0.00%	
401 Community Dev Block Program	\$ 2,070,235	\$ 1,711,654	\$ 1,770,923	\$ 3,133,563	\$ 1,356,149	\$ 846,979	\$ 1,696,594	\$ 1,694,188	49.92%	
Expenses	\$ 2,070,235	\$ 1,711,654	\$ 1,770,923	\$ 3,133,563	\$ 1,356,149	\$ 846,979	\$ 1,696,594	\$ 1,694,188	49.92%	
Personnel Services- Salaries & Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 100,152	\$ 133,341	\$ 131,314	75.11%	
40000 - Salaries and Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 100,152	\$ 133,341	\$ 131,314	75.11%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 32,002	\$ 55,023	\$ 33,938	\$ 34,487	\$ 25,618	\$ 27,642	\$ 37,278	\$ 36,974	74.15%	
45000 - Healthcare Contribution	\$ 10,071	\$ 25,982	\$ 15,041	\$ 15,001	\$ 10,506	\$ 13,475	\$ 16,823	\$ 16,823	80.10%	
45010 - Dental Contribution	\$ 541	\$ 956	\$ 703	\$ 594	\$ 479	\$ 347	\$ 653	\$ 653	53.17%	
45100 - FICA/SS Contribution	\$ 8,781	\$ 11,038	\$ 8,038	\$ 9,555	\$ 8,164	\$ 7,405	\$ 10,207	\$ 10,051	72.55%	
45200 - IMRF Contribution	\$ 9,190	\$ 12,691	\$ 7,191	\$ 6,532	\$ 4,903	\$ 5,266	\$ 7,284	\$ 7,172	72.30%	
53010 - Workers Compensation	\$ 3,418	\$ 4,356	\$ 2,964	\$ 2,805	\$ 1,566	\$ 1,149	\$ 2,311	\$ 2,275	49.72%	
Contractual Services	\$ 1,875,093	\$ 1,479,669	\$ 1,615,018	\$ 2,938,281	\$ 1,181,408	\$ 715,248	\$ 1,486,699	\$ 1,486,624	48.11%	
50150 - Contractual/Consulting Services	\$ -	\$ 625	\$ 10,072	\$ 3,365	\$ -	\$ -	\$ 25,000	\$ 25,000	0.00%	
50340 - Software Licensing Cost	\$ -	\$ 1,211	\$ -	\$ 23	\$ 94	\$ -	\$ 514	\$ 514	0.00%	
50350 - Notary Services	\$ 32	\$ -	\$ -	\$ -	\$ 44	\$ -	\$ -	\$ -	0.00%	
50590 - Professional Services	\$ 3,887	\$ 1,605	\$ 64	\$ 157	\$ 79	\$ 58	\$ 101	\$ 101	57.28%	
52010 - Janitorial Services	\$ 288	\$ 1,253	\$ 893	\$ 1,058	\$ 754	\$ 373	\$ 814	\$ 814	45.79%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 178	\$ 175	\$ 82	\$ 57	\$ 231	\$ 231	24.53%	
52140 - Repairs and Maint- Copiers	\$ 88	\$ 131	\$ 77	\$ 114	\$ 71	\$ 80	\$ 80	\$ 80	100.04%	
52180 - Building Space Rental	\$ 5,122	\$ 12,332	\$ 7,981	\$ 9,044	\$ 6,573	\$ 2,973	\$ 6,256	\$ 6,256	47.52%	
52230 - Repairs and Maint- Vehicles	\$ 134	\$ 69	\$ 443	\$ 109	\$ 1,069	\$ -	\$ 100	\$ 100	0.00%	
53000 - Liability Insurance	\$ 2,810	\$ 2,777	\$ 2,456	\$ 3,772	\$ 3,412	\$ 3,256	\$ 4,947	\$ 4,873	65.81%	
53020 - Unemployment Claims	\$ 78	\$ 88	\$ 74	\$ 52	\$ 55	\$ 44	\$ 67	\$ 66	65.48%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53070 - Legal Printing	\$ 142	\$ 138	\$ -	\$ 222	\$ 35	\$ 120	\$ 300	\$ 300	40.00%	
53100 - Conferences and Meetings	\$ 341	\$ 400	\$ 150	\$ 662	\$ 190	\$ 170	\$ 650	\$ 650	26.15%	
53110 - Employee Training	\$ 4,116	\$ 375	\$ 2,272	\$ 2,287	\$ 5,490	\$ 3,430	\$ 7,500	\$ 7,500	45.74%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ 37	\$ 40	\$ -	\$ 45	\$ 250	\$ 250	17.89%	
55000 - Miscellaneous Contractual Exp	\$ 1,858,055	\$ 1,458,664	\$ 1,590,321	\$ 2,917,202	\$ 1,163,459	\$ 704,643	\$ 1,439,889	\$ 1,439,889	48.94%	
Commodities	\$ 21,897	\$ 5,729	\$ 7,501	\$ 5,374	\$ 6,990	\$ 1,196	\$ 4,164	\$ 4,164	28.72%	
60000 - Office Supplies	\$ 21,016	\$ 958	\$ 428	\$ 1,071	\$ 1,182	\$ 199	\$ 100	\$ 100	198.77%	
60010 - Operating Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ 66	\$ 84	\$ 4	\$ -	\$ -	\$ 19	\$ 100	\$ 100	18.58%	
60050 - Books and Subscriptions	\$ -	\$ 2,190	\$ 4,380	\$ 2,255	\$ 3,235	\$ -	\$ 2,500	\$ 2,500	0.00%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ -	\$ -	\$ 1,030	\$ -	\$ -	\$ -	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60110 - Printing Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 28	\$ 120	\$ 142	\$ 164	\$ 79	\$ 69	\$ 90	\$ 90	76.64%	
63010 - Utilities- Electric	\$ 51	\$ 110	\$ 76	\$ 96	\$ 55	\$ 47	\$ 72	\$ 72	64.64%	
63040 - Fuel- Vehicles	\$ 104	\$ 843	\$ 1,187	\$ 500	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 388	\$ 727	\$ 753	\$ 618	\$ 539	\$ 317	\$ 500	\$ 500	63.49%	
64010 - Cellular Phone	\$ 185	\$ 411	\$ 335	\$ 416	\$ 683	\$ 430	\$ 629	\$ 629	68.29%	
64020 - Internet	\$ 55	\$ 287	\$ 197	\$ 254	\$ 186	\$ 116	\$ 173	\$ 173	67.01%	
Transfers Out	\$ 21,800	\$ 21,800	\$ 6,721	\$ 26,256	\$ 32,412	\$ 2,741	\$ 35,112	\$ 35,112	7.81%	
99000 - Transfer To Other Funds	\$ 21,800	\$ 21,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 6,721	\$ 4,456	\$ 4,412	\$ 2,741	\$ 7,112	\$ 7,112	38.54%	
99404 - Transfer to Homeless Management Info Systems Fund 404	\$ -	\$ -	\$ -	\$ 21,800	\$ 28,000	\$ -	\$ 28,000	\$ 28,000	0.00%	
402 HOME Program	\$ 2,086,482	\$ 638,002	\$ 1,104,913	\$ 1,643,274	\$ 1,401,331	\$ 1,203,035	\$ 1,365,236	\$ 1,363,988	88.12%	
Expenses	\$ 2,086,482	\$ 638,002	\$ 1,104,913	\$ 1,643,274	\$ 1,401,331	\$ 1,203,035	\$ 1,365,236	\$ 1,363,988	88.12%	
Personnel Services- Salaries & Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 24,866	\$ 62,997	\$ 61,949	39.47%	
40000 - Salaries and Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 24,866	\$ 62,997	\$ 61,949	39.47%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 12,602	\$ 14,638	\$ 20,143	\$ 18,752	\$ 9,579	\$ 5,915	\$ 19,066	\$ 18,905	31.03%	
45000 - Healthcare Contribution	\$ 2,652	\$ 3,395	\$ 6,539	\$ 7,973	\$ 3,474	\$ 2,447	\$ 9,304	\$ 9,304	26.30%	
45010 - Dental Contribution	\$ 267	\$ 292	\$ 485	\$ 347	\$ 197	\$ 95	\$ 400	\$ 400	23.70%	
45100 - FICA/SS Contribution	\$ 4,033	\$ 4,258	\$ 5,813	\$ 5,289	\$ 3,337	\$ 1,851	\$ 4,826	\$ 4,743	38.36%	
45200 - IMRF Contribution	\$ 4,224	\$ 4,883	\$ 5,154	\$ 3,604	\$ 2,002	\$ 1,315	\$ 3,443	\$ 3,384	38.19%	
53010 - Workers Compensation	\$ 1,425	\$ 1,810	\$ 2,153	\$ 1,539	\$ 569	\$ 207	\$ 1,093	\$ 1,074	18.97%	
Contractual Services	\$ 2,016,437	\$ 566,468	\$ 1,003,747	\$ 1,549,660	\$ 1,344,890	\$ 1,171,399	\$ 1,279,596	\$ 1,279,557	91.54%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	0.00%	
50340 - Software Licensing Cost	\$ -	\$ 191	\$ -	\$ 11	\$ -	\$ -	\$ 248	\$ 248	0.00%	
50590 - Professional Services	\$ 1,055	\$ 450	\$ 47	\$ 88	\$ 28	\$ 15	\$ 49	\$ 49	29.88%	
52010 - Janitorial Services	\$ 83	\$ 265	\$ 590	\$ 594	\$ 294	\$ 112	\$ 392	\$ 392	28.48%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 110	\$ 110	\$ 26	\$ 12	\$ 111	\$ 111	11.02%	
52140 - Repairs and Maint- Copiers	\$ 18	\$ 20	\$ 50	\$ 65	\$ 28	\$ 26	\$ 39	\$ 39	67.46%	
52180 - Building Space Rental	\$ 1,571	\$ 2,556	\$ 5,267	\$ 5,077	\$ 2,345	\$ 648	\$ 3,012	\$ 3,012	21.51%	
52230 - Repairs and Maint- Vehicles	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ 1,168	\$ 1,154	\$ 1,784	\$ 2,087	\$ 1,390	\$ 831	\$ 2,338	\$ 2,299	35.52%	
53020 - Unemployment Claims	\$ 34	\$ 37	\$ 54	\$ 29	\$ 22	\$ 11	\$ 31	\$ 31	36.13%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53070 - Legal Printing	\$ 142	\$ 84	\$ -	\$ 169	\$ 35	\$ 120	\$ 300	\$ 300	39.99%	
53100 - Conferences and Meetings	\$ 138	\$ -	\$ 153	\$ 716	\$ 178	\$ -	\$ 550	\$ 550	0.00%	

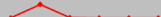
Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53110 - Employee Training	\$ -	\$ -	\$ 1,722	\$ 1,737	\$ 3,807	\$ 2,646	\$ 7,500	\$ 7,500	35.28%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ 20	\$ 39	\$ 61	\$ 68	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 2,012,193	\$ 561,711	\$ 993,951	\$ 1,538,939	\$ 1,336,675	\$ 1,166,911	\$ 1,250,026	\$ 1,250,026	93.35%	
Commodities	\$ 4,219	\$ 427	\$ 932	\$ 883	\$ 609	\$ 216	\$ 819	\$ 819	26.40%	
60000 - Office Supplies	\$ 3,999	\$ 50	\$ 21	\$ 65	\$ -	\$ -	\$ 50	\$ 50	0.00%	
60010 - Operating Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ -	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 8	\$ 28	\$ 92	\$ 92	\$ 25	\$ 17	\$ 43	\$ 43	40.58%	
63010 - Utilities- Electric	\$ 16	\$ 22	\$ 53	\$ 53	\$ 20	\$ 11	\$ 34	\$ 34	32.71%	
63040 - Fuel- Vehicles	\$ 13	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 86	\$ 164	\$ 367	\$ 338	\$ 219	\$ 71	\$ 241	\$ 241	29.61%	
64010 - Cellular Phone	\$ 75	\$ 95	\$ 248	\$ 192	\$ 197	\$ 83	\$ 268	\$ 268	31.03%	
64020 - Internet	\$ 21	\$ 60	\$ 129	\$ 143	\$ 68	\$ 33	\$ 83	\$ 83	39.89%	
Transfers Out	\$ -	\$ -	\$ 2,390	\$ 2,501	\$ 1,552	\$ 639	\$ 2,758	\$ 2,758	23.16%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 2,390	\$ 2,501	\$ 1,552	\$ 639	\$ 2,758	\$ 2,758	23.16%	
403 Unincorporated Stormwater Mgmt	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
Expenses	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
Contractual Services	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
74000 - Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
405 Cost Share Drainage	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 111,768	\$ 19,305	\$ 19,305	578.96%	
Expenses	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 111,768	\$ 19,305	\$ 19,305	578.96%	
Contractual Services	\$ 159,893	\$ 100,436	\$ 84,717	\$ 72,677	\$ 12,131	\$ 110,827	\$ 16,036	\$ 16,036	691.11%	
50020 - Special Studies	\$ 12,908	\$ 475	\$ 1,000	\$ 525	\$ 525	\$ 525	\$ -	\$ -	0.00%	
50140 - Engineering Services	\$ 20,008	\$ 3,285	\$ -	\$ -	\$ -	\$ -	\$ 12,321	\$ 12,321	0.00%	
50150 - Contractual/Consulting Services	\$ 125,977	\$ 95,266	\$ 82,717	\$ 70,937	\$ 7,954	\$ 112,387	\$ 2,500	\$ 2,500	4,495.46%	
50590 - Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 2,427	\$ (2,300)	\$ -	\$ -	0.00%	
53130 - General Association Dues	\$ 1,000	\$ 1,410	\$ 1,000	\$ 1,215	\$ 1,225	\$ 215	\$ 1,215	\$ 1,215	17.70%	
Commodities	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 941	\$ 840	\$ 840	112.03%	
60010 - Operating Supplies	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 941	\$ 840	\$ 840	112.03%	
Transfers Out	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	0.00%	
99120 - Transfer to Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	0.00%	
Capital	\$ 151,258	\$ 33,452	\$ 18,584	\$ 4,943	\$ -	\$ -	\$ -	\$ -	0.00%	
73500 - Other Construction	\$ 151,258	\$ 33,452	\$ 18,584	\$ 4,943	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,429	\$ 2,429	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,429	\$ 2,429	0.00%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
***2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year**

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
406 OCR & Recovery Act Programs	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 151,896	\$ 175,000	\$ 175,000	86.80%	
Expenses	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 151,896	\$ 175,000	\$ 175,000	86.80%	
Personnel Services- Salaries & Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 94,539	\$ -	\$ -	0.00%	
40000 - Salaries and Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 94,539	\$ -	\$ -	0.00%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 3,113	\$ 3,492	\$ (327)	\$ (3,763)	\$ 2,998	\$ 26,659	\$ -	\$ -	0.00%	
45000 - Healthcare Contribution	\$ 534	\$ 367	\$ -	\$ (1,557)	\$ 1,557	\$ 14,425	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 65	\$ 55	\$ 18	\$ (55)	\$ 64	\$ 304	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 1,004	\$ 1,176	\$ (171)	\$ (1,236)	\$ 823	\$ 6,962	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 1,044	\$ 1,349	\$ (253)	\$ (942)	\$ 554	\$ 4,969	\$ -	\$ -	0.00%	
53010 - Workers Compensation	\$ 466	\$ 545	\$ 79	\$ 27	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ 343,230	\$ 77,849	\$ 77,752	\$ 14,310	\$ 29,569	\$ 30,698	\$ 175,000	\$ 175,000	17.54%	
53000 - Liability Insurance	\$ 374	\$ 348	\$ 65	\$ 47	\$ -	\$ -	\$ -	\$ -	0.00%	
53020 - Unemployment Claims	\$ 15	\$ 11	\$ 2	\$ 1	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 342,839	\$ 77,490	\$ 77,685	\$ 14,261	\$ 29,569	\$ 30,698	\$ 175,000	\$ 175,000	17.54%	
55050 - Grant Services	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
407 Quality of Kane Grants	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ 472	\$ -	\$ 281,457	\$ 31,457	0.00%	
Expenses	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ 472	\$ -	\$ 281,457	\$ 31,457	0.00%	
Contractual Services	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ 472	\$ -	\$ 281,457	\$ 31,457	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ 472	\$ -	\$ 250,000	\$ -	0.00%	
53100 - Conferences and Meetings	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ -	\$ -	\$ 31,457	\$ 31,457	0.00%	
408 Neighborhood Stabilization Progr	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Expenses	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
55050 - Grant Services	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
410 Elgin CDBG	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 414,098	\$ 1,507,314	\$ 1,505,903	27.47%	
Expenses	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 414,098	\$ 1,507,314	\$ 1,505,903	27.47%	
Personnel Services- Salaries & Wages	\$ 77,909	\$ 69,541	\$ 61,279	\$ 53,487	\$ 42,621	\$ 29,104	\$ 82,775	\$ 81,588	35.16%	
40000 - Salaries and Wages	\$ 77,909	\$ 69,541	\$ 61,279	\$ 53,487	\$ 42,621	\$ 29,104	\$ 82,775	\$ 81,588	35.16%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 24,959	\$ 22,076	\$ 19,811	\$ 13,624	\$ 9,327	\$ 7,347	\$ 24,982	\$ 24,802	29.41%	
45000 - Healthcare Contribution	\$ 10,200	\$ 7,628	\$ 9,142	\$ 5,514	\$ 3,468	\$ 3,297	\$ 12,230	\$ 12,230	26.96%	
45010 - Dental Contribution	\$ 428	\$ 394	\$ 406	\$ 269	\$ 190	\$ 103	\$ 453	\$ 453	22.75%	
45100 - FICA/SS Contribution	\$ 5,942	\$ 5,294	\$ 4,535	\$ 3,960	\$ 3,181	\$ 2,157	\$ 6,338	\$ 6,246	34.03%	
45200 - IMRF Contribution	\$ 6,221	\$ 6,089	\$ 4,025	\$ 2,689	\$ 1,909	\$ 1,534	\$ 4,524	\$ 4,458	33.91%	
53010 - Workers Compensation	\$ 2,169	\$ 2,671	\$ 1,704	\$ 1,192	\$ 580	\$ 256	\$ 1,437	\$ 1,415	17.79%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Contractual Services	\$ 330,878	\$ 276,407	\$ 390,758	\$ 427,125	\$ 491,992	\$ 376,366	\$ 1,394,093	\$ 1,394,049	27.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	0.00%	
50340 - Software Licensing Cost	\$ -	\$ 255	\$ -	\$ 5	\$ -	\$ -	\$ 324	\$ 324	0.00%	
50590 - Professional Services	\$ 1,804	\$ 614	\$ 33	\$ 51	\$ 26	\$ 20	\$ 64	\$ 64	30.58%	
52010 - Janitorial Services	\$ 160	\$ 422	\$ 500	\$ 348	\$ 240	\$ 113	\$ 512	\$ 512	22.14%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 100	\$ 55	\$ 25	\$ 18	\$ 145	\$ 145	12.24%	
52140 - Repairs and Maint- Copiers	\$ 31	\$ 37	\$ 42	\$ 38	\$ 21	\$ 15	\$ 51	\$ 51	29.51%	
52180 - Building Space Rental	\$ 2,954	\$ 4,251	\$ 4,480	\$ 2,976	\$ 2,082	\$ 949	\$ 3,939	\$ 3,939	24.09%	
52230 - Repairs and Maint- Vehicles	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ 1,778	\$ 1,703	\$ 1,412	\$ 1,562	\$ 1,326	\$ 1,080	\$ 3,071	\$ 3,028	35.16%	
53020 - Unemployment Claims	\$ 52	\$ 54	\$ 43	\$ 21	\$ 21	\$ 15	\$ 42	\$ 41	34.69%	
53070 - Legal Printing	\$ 330	\$ 194	\$ -	\$ 102	\$ 35	\$ 45	\$ 100	\$ 100	45.23%	
53100 - Conferences and Meetings	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 323,690	\$ 268,876	\$ 384,149	\$ 421,947	\$ 488,216	\$ 374,112	\$ 1,370,753	\$ 1,370,753	27.29%	
Commodities	\$ 7,563	\$ 730	\$ 736	\$ 683	\$ 470	\$ 295	\$ 964	\$ 964	30.65%	
60000 - Office Supplies	\$ 7,172	\$ 84	\$ 20	\$ 98	\$ -	\$ -	\$ 60	\$ 60	0.00%	
60010 - Operating Supplies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ -	\$ -	\$ 1	\$ -	\$ 26	\$ -	\$ 25	\$ 25	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 15	\$ 49	\$ 84	\$ 52	\$ 25	\$ 25	\$ 57	\$ 57	44.47%	
63010 - Utilities- Electric	\$ 28	\$ 36	\$ 44	\$ 34	\$ 18	\$ 16	\$ 45	\$ 45	34.60%	
63040 - Fuel- Vehicles	\$ 47	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 172	\$ 273	\$ 276	\$ 225	\$ 196	\$ 99	\$ 315	\$ 315	31.48%	
64010 - Cellular Phone	\$ 85	\$ 172	\$ 203	\$ 191	\$ 149	\$ 118	\$ 353	\$ 353	33.45%	
64020 - Internet	\$ 42	\$ 99	\$ 108	\$ 84	\$ 57	\$ 37	\$ 109	\$ 109	34.23%	
Transfers Out	\$ -	\$ -	\$ 3,137	\$ 1,466	\$ 1,362	\$ 985	\$ 4,500	\$ 4,500	21.88%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 3,137	\$ 1,466	\$ 1,362	\$ 985	\$ 4,500	\$ 4,500	21.88%	
411 Emergency Rental Assistance	\$ -	\$ 14,517,290	\$ 366,666	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
Expenses	\$ -	\$ 14,517,290	\$ 366,666	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
Personnel Services- Salaries & Wages	\$ -	\$ 18,425	\$ 18,293	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40000 - Salaries and Wages	\$ -	\$ 18,425	\$ 18,293	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ -	\$ 3,941	\$ 3,955	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45000 - Healthcare Contribution	\$ -	\$ 825	\$ 778	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ -	\$ 86	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ -	\$ 1,409	\$ 1,374	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ -	\$ 1,621	\$ 1,224	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53010 - Workers Compensation	\$ -	\$ -	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ -	\$ 14,491,653	\$ 344,222	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50130 - Certified Audit Contract	\$ -	\$ -	\$ 3,925	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50590 - Professional Services	\$ -	\$ 109	\$ 14,906	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52010 - Janitorial Services	\$ -	\$ 71	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ -	\$ 1	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52180 - Building Space Rental	\$ -	\$ 869	\$ 944	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ -	\$ 424	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53020 - Unemployment Claims	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ 14,490,603	\$ 323,874	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ 3,271	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60000 - Office Supplies	\$ -	\$ 5	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ -	\$ 3,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ 12	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63010 - Utilities- Electric	\$ -	\$ 7	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ -	\$ 72	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64010 - Cellular Phone	\$ -	\$ 109	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64020 - Internet	\$ -	\$ 21	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
412 Emergency Rental Assistance #2	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 778,054	\$ 4,338,555	\$ 6,247,670	\$ 6,243,461	69.44%	
Expenses	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 778,054	\$ 4,338,555	\$ 6,247,670	\$ 6,243,461	69.44%	
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ 5,555	\$ 99,505	\$ 193,985	\$ 106,412	\$ 213,327	\$ 209,781	49.88%	
40000 - Salaries and Wages	\$ -	\$ -	\$ 5,555	\$ 99,505	\$ 193,985	\$ 106,412	\$ 213,327	\$ 209,781	49.88%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ -	\$ -	\$ 1,076	\$ 26,671	\$ 54,859	\$ 31,006	\$ 63,790	\$ 63,261	48.61%	
45000 - Healthcare Contribution	\$ -	\$ -	\$ 132	\$ 11,609	\$ 27,465	\$ 15,568	\$ 30,873	\$ 30,873	50.43%	
45010 - Dental Contribution	\$ -	\$ -	\$ 22	\$ 638	\$ 1,146	\$ 592	\$ 1,242	\$ 1,242	47.64%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ 415	\$ 7,294	\$ 14,282	\$ 7,797	\$ 16,327	\$ 16,055	47.76%	
45200 - IMRF Contribution	\$ -	\$ -	\$ 365	\$ 4,938	\$ 8,582	\$ 5,533	\$ 11,653	\$ 11,458	47.48%	
53010 - Workers Compensation	\$ -	\$ -	\$ 142	\$ 2,192	\$ 3,385	\$ 1,515	\$ 3,695	\$ 3,633	41.01%	
Contractual Services	\$ -	\$ -	\$ 6,030,709	\$ 2,571,586	\$ 509,077	\$ 4,195,303	\$ 5,963,659	\$ 5,963,525	70.35%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ 980	\$ -	\$ -	\$ 1,017	\$ 1,017	0.00%	
50590 - Professional Services	\$ -	\$ -	\$ 3	\$ 661	\$ 2,042	\$ 15,448	\$ 200	\$ 200	7,723.95%	
52010 - Janitorial Services	\$ -	\$ -	\$ 31	\$ 804	\$ 1,764	\$ 532	\$ 1,610	\$ 1,610	33.02%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ -	\$ 167	\$ 175	\$ 85	\$ 456	\$ 456	18.71%	
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ 6	\$ 105	\$ 160	\$ 108	\$ 159	\$ 159	68.21%	
52180 - Building Space Rental	\$ -	\$ -	\$ 277	\$ 6,733	\$ 15,108	\$ 4,763	\$ 12,372	\$ 12,372	38.50%	
52230 - Repairs and Maint- Vehicles	\$ -	\$ -	\$ -	\$ -	\$ 2,425	\$ 657	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ -	\$ 117	\$ 2,906	\$ 6,033	\$ 3,948	\$ 7,915	\$ 7,783	49.88%	
53020 - Unemployment Claims	\$ -	\$ -	\$ 4	\$ 40	\$ 97	\$ 53	\$ 107	\$ 105	49.72%	
53060 - General Printing	\$ -	\$ -	\$ 3,407	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ 763	\$ -	\$ -	\$ -	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ 1,040	\$ 1,373	\$ 646	\$ 500	\$ 500	129.26%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ 6,026,864	\$ 2,558,150	\$ 479,137	\$ 4,169,062	\$ 5,939,323	\$ 5,939,323	70.19%	
Commodities	\$ -	\$ -	\$ 814	\$ 4,956	\$ 10,245	\$ 1,523	\$ 3,991	\$ 3,991	38.16%	
60000 - Office Supplies	\$ -	\$ -	\$ 752	\$ 379	\$ -	\$ -	\$ 300	\$ 300	0.00%	
60040 - Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ 2,500	\$ 5,833	\$ -	\$ -	\$ -	0.00%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ -	\$ 749	\$ 1,030	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ -	\$ 5	\$ 72	\$ 147	\$ 102	\$ 179	\$ 179	56.94%	
63010 - Utilities- Electric	\$ -	\$ -	\$ 4	\$ 88	\$ 126	\$ 74	\$ 142	\$ 142	52.28%	
63040 - Fuel- Vehicles	\$ -	\$ -	\$ -	\$ 27	\$ 545	\$ 131	\$ 800	\$ 800	16.38%	
64000 - Telephone	\$ -	\$ -	\$ 22	\$ 444	\$ 913	\$ 412	\$ 989	\$ 989	41.67%	
64010 - Cellular Phone	\$ -	\$ -	\$ 24	\$ 509	\$ 1,247	\$ 614	\$ 1,240	\$ 1,240	49.50%	
64020 - Internet	\$ -	\$ -	\$ 8	\$ 189	\$ 404	\$ 157	\$ 341	\$ 341	46.14%	

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Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ 3,303	\$ 9,887	\$ 4,311	\$ 2,903	\$ 2,903	148.50%
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 3,303	\$ 9,887	\$ 4,311	\$ 2,903	\$ 2,903	148.50%
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
413 CDBG-CV	\$ -	\$ -	\$ -	\$ 925,624	\$ 711,814	\$ 117,599	\$ -	\$ 582,195	\$ 581,818	0.00%
Expenses	\$ -	\$ -	\$ -	\$ 925,624	\$ 711,814	\$ 117,599	\$ -	\$ 582,195	\$ 581,818	0.00%
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ -	\$ 1,648	\$ 20,148	\$ 28,318	\$ -	\$ 18,843	\$ 18,529	0.00%
40000 - Salaries and Wages	\$ -	\$ -	\$ -	\$ 1,648	\$ 20,148	\$ 28,318	\$ -	\$ 18,843	\$ 18,529	0.00%
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Personnel Services- Employee Benefits	\$ -	\$ -	\$ -	\$ 377	\$ 6,618	\$ 8,438	\$ -	\$ 5,370	\$ 5,319	0.00%
45000 - Healthcare Contribution	\$ -	\$ -	\$ -	\$ 93	\$ 3,629	\$ 4,454	\$ -	\$ 2,474	\$ 2,474	0.00%
45010 - Dental Contribution	\$ -	\$ -	\$ -	\$ 11	\$ 102	\$ 142	\$ -	\$ 91	\$ 91	0.00%
45100 - FICA/SS Contribution	\$ -	\$ -	\$ -	\$ 121	\$ 1,473	\$ 2,085	\$ -	\$ 1,445	\$ 1,420	0.00%
45200 - IMRF Contribution	\$ -	\$ -	\$ -	\$ 107	\$ 993	\$ 1,255	\$ -	\$ 1,032	\$ 1,013	0.00%
53010 - Workers Compensation	\$ -	\$ -	\$ -	\$ 46	\$ 421	\$ 502	\$ -	\$ 328	\$ 321	0.00%
Contractual Services	\$ -	\$ -	\$ -	\$ 923,577	\$ 683,914	\$ 78,118	\$ -	\$ 556,534	\$ 556,522	0.00%
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ 95	0.00%
50590 - Professional Services	\$ -	\$ -	\$ -	\$ 1	\$ 28	\$ 35	\$ -	\$ 19	\$ 19	0.00%
52010 - Janitorial Services	\$ -	\$ -	\$ -	\$ 9	\$ 200	\$ 353	\$ -	\$ 151	\$ 151	0.00%
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ -	\$ 3	\$ 61	\$ 30	\$ -	\$ 43	\$ 43	0.00%
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ -	\$ 1	\$ 23	\$ 23	\$ -	\$ 15	\$ 15	0.00%
52180 - Building Space Rental	\$ -	\$ -	\$ -	\$ 78	\$ 1,674	\$ 3,069	\$ -	\$ 1,158	\$ 1,158	0.00%
53000 - Liability Insurance	\$ -	\$ -	\$ -	\$ 38	\$ 588	\$ 881	\$ -	\$ 700	\$ 688	0.00%
53020 - Unemployment Claims	\$ -	\$ -	\$ -	\$ 1	\$ 8	\$ 14	\$ -	\$ 10	\$ 10	0.00%
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ -	\$ 923,445	\$ 681,331	\$ 73,713	\$ -	\$ 554,343	\$ 554,343	0.00%
Commodities	\$ -	\$ -	\$ -	\$ 23	\$ 314	\$ 628	\$ -	\$ 287	\$ 287	0.00%
60000 - Office Supplies	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
63000 - Utilities- Natural Gas	\$ -	\$ -	\$ -	\$ 2	\$ 18	\$ 39	\$ -	\$ 17	\$ 17	0.00%
63010 - Utilities- Electric	\$ -	\$ -	\$ -	\$ 0	\$ 23	\$ 28	\$ -	\$ 13	\$ 13	0.00%
64000 - Telephone	\$ -	\$ -	\$ -	\$ 8	\$ 91	\$ 185	\$ -	\$ 93	\$ 93	0.00%
64010 - Cellular Phone	\$ -	\$ -	\$ -	\$ 10	\$ 136	\$ 274	\$ -	\$ 132	\$ 132	0.00%
64020 - Internet	\$ -	\$ -	\$ -	\$ 2	\$ 47	\$ 102	\$ -	\$ 32	\$ 32	0.00%
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ 821	\$ 2,097	\$ -	\$ 1,161	\$ 1,161	0.00%
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 821	\$ 2,097	\$ -	\$ 1,161	\$ 1,161	0.00%
415 Homeless Prevention Program	\$ 49,655	\$ 351,324	\$ 335,995	\$ 180,055	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Expenses	\$ 49,655	\$ 351,324	\$ 335,995	\$ 180,055	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Personnel Services- Salaries & Wages	\$ 2,789	\$ 88,954	\$ 110,591	\$ 51,106	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
40000 - Salaries and Wages	\$ 2,789	\$ 88,954	\$ 110,591	\$ 51,106	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Personnel Services- Employee Benefits	\$ 786	\$ 31,720	\$ 37,714	\$ 15,734	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
45000 - Healthcare Contribution	\$ 310	\$ 14,277	\$ 18,648	\$ 8,048	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
45010 - Dental Contribution	\$ 38	\$ 708	\$ 829	\$ 338	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
45100 - FICA/SS Contribution	\$ 213	\$ 6,489	\$ 8,003	\$ 3,687	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
45200 - IMRF Contribution	\$ 225	\$ 7,457	\$ 7,160	\$ 2,526	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
53010 - Workers Compensation	\$ -	\$ 2,789	\$ 3,073	\$ 1,135	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Contractual Services	\$ 46,081	\$ 229,215	\$ 175,681	\$ 109,077	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
50150 - Contractual/Consulting Services	\$ -	\$ 857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
50590 - Professional Services	\$ -	\$ 463	\$ 115	\$ 102	\$ -	\$ -	\$ -	\$ -	0.00%	
52010 - Janitorial Services	\$ -	\$ 957	\$ 1,509	\$ 639	\$ -	\$ -	\$ -	\$ -	0.00%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 287	\$ 105	\$ -	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ -	\$ 46	\$ 110	\$ 62	\$ -	\$ -	\$ -	\$ -	0.00%	
52180 - Building Space Rental	\$ -	\$ 9,066	\$ 13,503	\$ 5,498	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ 1,778	\$ 2,546	\$ 1,492	\$ -	\$ -	\$ -	\$ -	0.00%	
53020 - Unemployment Claims	\$ -	\$ 56	\$ 77	\$ 20	\$ -	\$ -	\$ -	\$ -	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ 248	\$ 955	\$ 1,673	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 46,081	\$ 215,744	\$ 156,578	\$ 99,470	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ 1,435	\$ 3,047	\$ 1,423	\$ -	\$ -	\$ -	\$ -	0.00%	
60000 - Office Supplies	\$ -	\$ 47	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ 92	\$ 252	\$ 115	\$ -	\$ -	\$ -	\$ -	0.00%	
63010 - Utilities- Electric	\$ -	\$ 87	\$ 123	\$ 56	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ -	\$ 680	\$ 798	\$ 389	\$ -	\$ -	\$ -	\$ -	0.00%	
64010 - Cellular Phone	\$ -	\$ 321	\$ 1,314	\$ 708	\$ -	\$ -	\$ -	\$ -	0.00%	
64020 - Internet	\$ -	\$ 207	\$ 327	\$ 155	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ 8,962	\$ 2,716	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 8,962	\$ 2,716	\$ -	\$ -	\$ -	\$ -	0.00%	
425 Blighted Structure Demolition	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ -	\$ 126,262	\$ 126,262	0.00%	
Expenses	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ -	\$ 126,262	\$ 126,262	0.00%	
Contractual Services	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ -	\$ 126,262	\$ 126,262	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50650 - Blighted Structure Demolition	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ -	\$ 126,262	\$ 126,262	0.00%	
435 Growing for Kane	\$ 32,897	\$ 26,165	\$ 720	\$ 21,954	\$ 122,872	\$ 182,760	\$ 239,334	\$ 239,334	76.36%	
Expenses	\$ 32,897	\$ 26,165	\$ 720	\$ 21,954	\$ 122,872	\$ 182,760	\$ 239,334	\$ 239,334	76.36%	
Contractual Services	\$ 27,585	\$ 15,300	\$ -	\$ 21,954	\$ 122,872	\$ 182,760	\$ 238,334	\$ 238,334	76.68%	
50150 - Contractual/Consulting Services	\$ 27,560	\$ 5,300	\$ -	\$ 13,966	\$ 121,401	\$ 182,278	\$ 226,834	\$ 226,834	80.36%	
53100 - Conferences and Meetings	\$ 25	\$ -	\$ -	\$ -	\$ 427	\$ 482	\$ 500	\$ 500	96.39%	
55010 - External Grants	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%	
55050 - Grant Services	\$ -	\$ -	\$ -	\$ -	\$ 7,988	\$ 1,044	\$ 1,000	\$ 1,000	0.00%	
Commodities	\$ 5,312	\$ 10,865	\$ 720	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
60000 - Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ 149	\$ 730	\$ 678	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
60510 - Grant Supplies	\$ 5,163	\$ 10,135	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
521 Bowes Creek Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	

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*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5300 Sunvale SBA SW 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
<i>Expenses</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5301 Middle Creek SBA SW38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
<i>Expenses</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5302 Shirewood Farm SSA SW39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
<i>Expenses</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5303 Ogden Gardens SBA SW40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
<i>Expenses</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
5304 Wildwood West SBA SW41	\$ -	\$ 7,760	\$ 1,450	\$ 1,390	\$ 665	\$ -	\$ 3,579	\$ 3,579	0.00%	
<i>Expenses</i>	\$ -	\$ 7,760	\$ 1,450	\$ 1,390	\$ 665	\$ -	\$ 3,579	\$ 3,579	0.00%	
Contractual Services	\$ -	\$ 7,760	\$ 1,450	\$ 725	\$ -	\$ -	\$ 3,000	\$ 3,000	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ 7,760	\$ 1,450	\$ 725	\$ -	\$ -	\$ 3,000	\$ 3,000	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ 665	\$ 665	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99405 - Transfer to Cost Share Drainage Fund 405	\$ -	\$ -	\$ -	\$ 665	\$ 665	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579	\$ 579	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579	\$ 579	0.00%	
5306 Cheval DeSelle Venetian SBA SW43	\$ 5,129	\$ 5,200	\$ 5,282	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
<i>Expenses</i>	\$ 5,129	\$ 5,200	\$ 5,282	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ 5,129	\$ 5,200	\$ 5,282	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ 5,129	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99622 - Transfer to Recovery Zone Bond Debt Service Fund 622	\$ -	\$ -	\$ 5,282	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	

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*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5308 Plank Road Estates SBA SW45	\$ 3,186	\$ 3,230	\$ 3,281	\$ -	\$ -	\$ -	\$ 1,634	\$ 1,634	0.00%	
Expenses	\$ 3,186	\$ 3,230	\$ 3,281	\$ -	\$ -	\$ -	\$ 1,634	\$ 1,634	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,575	\$ 1,575	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,575	\$ 1,575	0.00%	
Transfers Out	\$ 3,186	\$ 3,230	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ 3,186	\$ 3,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99622 - Transfer to Recovery Zone Bond Debt Service Fund 622	\$ -	\$ -	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59	\$ 59	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59	\$ 59	0.00%	
5310 Exposition View SBA SW47	\$ 3,726	\$ 3,777	\$ 3,838	\$ -	\$ -	\$ -	\$ 528	\$ 528	0.00%	
Expenses	\$ 3,726	\$ 3,777	\$ 3,838	\$ -	\$ -	\$ -	\$ 528	\$ 528	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
Transfers Out	\$ 3,726	\$ 3,777	\$ 3,838	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ 3,726	\$ 3,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99622 - Transfer to Recovery Zone Bond Debt Service Fund 622	\$ -	\$ -	\$ 3,838	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28	\$ 28	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28	\$ 28	0.00%	
5311 Pasadena Drive SBA SW48	\$ 2,461	\$ 2,493	\$ 2,532	\$ 2,572	\$ 2,572	\$ -	\$ 6,561	\$ 1,417	0.00%	
Expenses	\$ 2,461	\$ 2,493	\$ 2,532	\$ 2,572	\$ 2,572	\$ -	\$ 6,561	\$ 1,417	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300	\$ 1,300	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300	\$ 1,300	0.00%	
Transfers Out	\$ 2,461	\$ 2,493	\$ 2,532	\$ 2,572	\$ 2,572	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ 2,461	\$ 2,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99622 - Transfer to Recovery Zone Bond Debt Service Fund 622	\$ -	\$ -	\$ 2,532	\$ 2,572	\$ 2,572	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,261	\$ 117	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,261	\$ 117	0.00%	
5312 Tamara Dittman SBA SW 50	\$ 1,214	\$ -	\$ -	\$ 1,215	\$ 1,215	\$ 550	\$ 550	\$ 550	100.00%	
Expenses	\$ 1,214	\$ -	\$ -	\$ 1,215	\$ 1,215	\$ 550	\$ 550	\$ 550	100.00%	
Contractual Services	\$ 1,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52290 - Repairs and Maint- Stormwater	\$ 1,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ 1,215	\$ 1,215	\$ 550	\$ 550	\$ 550	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99405 - Transfer to Cost Share Drainage Fund 405	\$ -	\$ -	\$ -	\$ 1,215	\$ 1,215	\$ 550	\$ 550	\$ 550	100.00%	
5313 Church Molitor SSA SA 52	\$ -	\$ -	\$ -	\$ 3,334	\$ 3,334	\$ 500	\$ 501	\$ 501	99.80%	
Expenses	\$ -	\$ -	\$ -	\$ 3,334	\$ 3,334	\$ 500	\$ 501	\$ 501	99.80%	
Transfers Out	\$ -	\$ -	\$ -	\$ 3,334	\$ 3,334	\$ 500	\$ 500	\$ 500	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99405 - Transfer to Cost Share Drainage Fund 405	\$ -	\$ -	\$ -	\$ 3,334	\$ 3,334	\$ 500	\$ 500	\$ 500	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 1	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 1	0.00%	

Committee Expense Budget Report - by Account Detail
Through September 30, 2025 (83.3% YTD, 80.77% Payroll Expense through Pay Period Ending 09/13/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5314 45W185 Plank Road SSA SW 54	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,002	\$ 4,002	99.95%	
Expenses	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,002	\$ 4,002	99.95%	
Transfers Out	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99403 - Transfer to Unincorporated Stormwater Mgmt Fund 403	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2	\$ 2	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2	\$ 2	0.00%	
5315 Boyer Road Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
99405 - Transfer to Cost Share Drainage Fund 405	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Grand Total	\$ 6,599,494	\$ 19,086,002	\$ 12,479,763	\$ 10,587,785	\$ 6,459,497	\$ 8,938,420	\$ 14,014,474	\$ 13,728,712	63.78%	



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4668

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Natalie Zine, Building & Zoning Division Manager
P: 630-232-3494 E: zinenatalie@kanecountyil.gov

Budget Information:

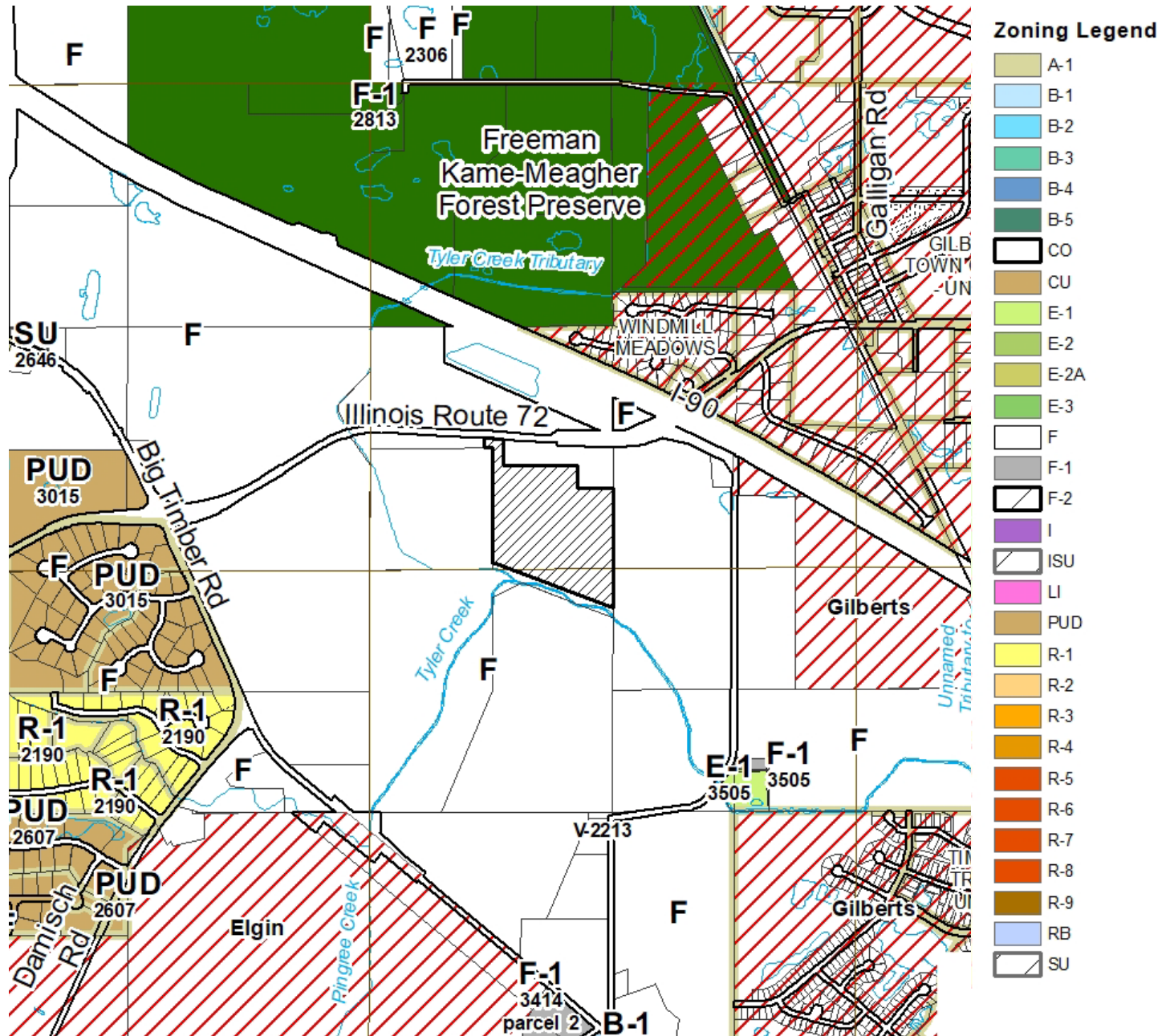
Was this item budgeted? N/A	Appropriation Amount: \$ N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility on property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois (PINs: 02-23-300-005 and 02-26-100-007).

PETITION NO. 4668
LOCATION MAP

A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility on property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois (PINs: 02-23-300-005 and 02-26-100-007).





COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING PETITION SUMMARY

MTG DATE: October 21, 2025
TO: Kane County Development Committee
FROM: Natalie Zine | P: 630-232-3494 E: zinenatalie@kanecountyil.gov
SUBJECT: Zoning Petition No. 4668 "SV CSG SunTrust Solar"

GENERAL INFORMATION

APPLICANT

SunVest Solar, LLC, doing business as SV CSG SunTrust Solar, LLC

PROPERTY OWNER

Sun Grandchildren's Trust (Jennie Sun, as Trustee)

REQUESTED ACTION

A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility.

SUBJECT PROPERTY

Approximately 42 acres of property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois. (PINs: 02-23-300-005 and 02-26-100-007)

KANE COUNTY BOARD DISTRICT

09 Gary Daugherty

PROJECT DESCRIPTION

SunVest Solar, LLC, doing business as SV CSG SunTrust Solar, LLC is proposing to develop up to a 5 MW AC Solar Facility on +/- 39 acres of the +/- 127-acre property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois. The proposed Solar Facility will be developed as part of the Illinois Power Agency and State of Illinois program that provides utility customers with the ability to secure part or all of their energy needs from solar energy. *See 'Project Narrative' for more information.*

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on August 22, 2025. All received application documents for Petition 4668 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website. *See also "Exhibit A" Zoning Petition No. 4668 Submittal Documents attached.*

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on September 18, 2025. Notice was published in the Daily Herald newspaper on September 20, 2025. And a public hearing sign was posted on the subject property on September 18, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Rutland Township Supervisor and Highway Commissioner, the City of Elgin, the Village of Gilberts, KDOT, School District 300, and the Rutland-Dundee Fire Protection District.



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REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north by I-90, the Freeman Kame-Meager Forest Preserve, and the Village of Gilberts, and to the east, south, and west by F- Farming District. There have been no other zoning actions granted on the subject property in the past.

Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.

Per Section 25-5-4-9, the site plan for a commercial solar energy facility must meet the following criteria:

1. Occupied residential dwellings on nonparticipating properties shall be located no less than one hundred fifty (150) feet to the nearest point on the outside wall of the structure.
2. Boundary lines of participating property: none.
3. Boundary lines of nonparticipating property: fifty (50) feet to the nearest point on the property line of the nonparticipating property.
4. Public road rights-of-way: fifty (50) feet to the nearest edge of the public road right-of-way.
5. No component of a solar panel, cell or modules may exceed twenty (20) feet in height above the ground at full tilt.
6. Vegetative screening shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).
7. Landscaping screening shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.
8. The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.
9. A fence shall be installed around the perimeter of the facility area with a minimum height of eight (8) feet and not more than twenty-five (25) feet.

FUTURE LAND USE

The subject property is designated as Commerce/Employment in the Kane County 2040 Land Use Plan. This category encompasses a mix of non-residential land uses including office, industrial, and warehousing. The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas. The proposed installation of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term.

MUNICIPAL PLANNING BOUNDARIES

The City of Elgin had no comment on this application because the subject property is within the Village of Gilberts jurisdictional area established by the Elgin-Gilberts intergovernmental agreement regarding jurisdictional boundaries.

The Village Gilberts has requested that any development be consistent with regional comprehensive planning efforts and notes that the Village has secured boundary agreements with its neighbors and in 2023 adopted an updated Comprehensive Plan to guide the orderly development of land and roads within the Village's future planning area. The specific land use identified in that area is primarily single-family detached residential.

WATER RESOURCES

The Water Resources department has reviewed the Zoning Petition and provided the following comments: These parcels contain Floodplain, both Zone A (unstudied floodplain) and Zone AE with Floodway. Solar Panels are not permitted in Floodway. The proposed plan avoids the Zone A floodplain to the North of Route 72 and the Floodway on the southern portion of the site. It appears Wetlands have also been avoided.



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They also recommend the following twelve (12) stipulations for approval:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition. Per their comments, Illinois Route 72/Big Timber Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). As such, the Petitioner shall obtain a temporary and final access permit from IDOT.

ENVIRONMENTAL HEALTH

The Kane County Health Department provided no comments.

FIRE PROTECTION DISTRICT

The Rutland-Dundee Fire Protection District has reviewed the Petition and provided the following comments: Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.



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ADDITIONAL REPORTS & ANALYSIS

- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the **Ecological Compliance Assessment Tool (EcoCAT)** – *The IDNR evaluated this information and concluded that adverse effects are unlikely. However, the Department recommends:*
 - *Establishing pollinator-friendly habitat as groundcover wherever feasible.*
 - *The site should be de-compacted before planting.*
 - *Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.*
 - *Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.*
 - *Trees should be cleared between November 1st and March 31st. All night lighting should follow IDA guidance.*
- Resource Preservation Review from the **Illinois State Historic Preservation Office (SHPO)** – *Determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.*
- **Natural Resources Inventory (NRI) Report** from the Kane-DuPage Soil & Water Conservation District (SWCD) – *The LE value for this site is 32 and the SA value is 30 for a total LESA score of 62. This score represents Low Protection effort warranted.*
- Results of any **United States Fish and Wildlife Service's** Information for Planning and Consulting environmental review – received report.

Report from Consultant "Area M" – *The USFWS, IDNR, and Area M have largely determined the Project will have "No Effect" on most species, with tailored mitigation like avoiding key nesting or breeding seasons where slight risks remain. The natural heritage dataset includes records of six Sensitive Resources within the Project vicinity. However, Area M has determined that the Project, as communicated, May Affect, not likely to adversely affect or have No Effect on these species due to the absence of habitat, a lack of impacts, or a lack of official observations within the Project vicinity. However, migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.*

The Illinois Natural Heritage Database contains records of one State-listed T&E species, and no dedicated Illinois Natural Preserves, or registered Land and Water reserves within the vicinity of the Project. Blanding's turtles have been document occurring in the vicinity of the project, however, due to a lack of impacts to this species, IDNR has terminated consultation for this Project with the following additional recommendations: establishing pollinator-friendly habitat wherever feasible, fencing should have a 6-inch gap along the bottom to prevent wildlife movement restriction and tree clearing should occur between November 1 and March 31. Additionally, Area M recommends, when feasible, conducting construction work outside of bird nesting season to mitigate for potential Take of species protected under the MBTA.

- Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois **Nature Preserve Commission (INPC)** – *No State Dedicated Nature Preserves identified in the vicinity of the proposed solar facility.*
- Executed **Agricultural Impact Mitigation Agreement (AIMA)** with the Illinois Department of Agriculture was received with the Petitioner's application.
- **Natural Resources Impact Report from Consultant "Area M"**

Copies of each of the complete reports listed above are provided on the Kane County website under the applicable petition number on the [Pending Zoning Petitions](#) page for further review.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under the applicable petition number on the [Pending Zoning Petitions](#) page.



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RECOMMENDED STIPULATIONS

Should the Zoning Board of Appeals make a motion to recommend approval of this zoning request, staff recommends the following stipulations:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided and shall include at minimum a continuous line of evergreen trees along the northern perimeter of the facility with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
14. Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used.
15. All required access permits shall be obtained from the Illinois Department of Transportation (IDOT).
16. Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.



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ZONING STANDARDS

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

ZONING BOARD OF APPEALS

The ZBA considered this zoning petition at a public hearing on Tuesday, October 7, 2025. Testimony in opposition to the project was heard from area neighbors and the Village of Gilberts; testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them. **The ZBA voted to recommend APPROVAL of Zoning Petition 4668 with the recommended stipulations; the motion passed 6 – 1.**

DEVELOPMENT COMMITTEE

Petition 4668 will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, October 21, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

KANE COUNTY BOARD

Petition 4668 will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Monday, November 10, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4668 Submittal Documents



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

"Exhibit A" Zoning Petition No. 4668 Submittal Documents

[4668_01_Kane County Zoning Application Signed \(Rcvd. 09-04-2025\).pdf](#)

[4668_02_Standards of a Special Use Worksheet \(08-22-2025\).pdf](#)

[4668_03_Project Narrative \(08-22-2025\).pdf](#)

[4668_04_Land Lease Recorded \(10-02-2024\).pdf](#)

[4668_05_ALTA Land Title Survey \(09-04-2025\).pdf](#)

[4668_06_Solar Equipment Manufacturer Specs Packet \(08-22-2025\).pdf](#)

[4668_07_Noise Impact Assessment \(07-30-2025\).pdf](#)

[4668_08-Decommissioning Plan \(08-01-2025\).pdf](#)

[4668_09-Decommissioning Bond DRAFT \(08-22-2025\).pdf](#)

[4668_13_Legal Description \(08-22-2025\).pdf](#)

[4668_14_List of Adjacent Properties within 250ft \(08-22-2025\).pdf](#)

[4668_15_Certification of Notification of Adjacent Property Owners \(08-22-2025\).pdf](#)

[4668_16_Copy of Neighbor Notice Letter \(08-22-2025\).pdf](#)

[4668_17_Geometric Site Plan \(08-11-2025\).pdf](#)

[4668_18A_Landscape Plan \(09-08-2025\).pdf](#)

[4668_18B_Vegetative Mangagement Plan \(August 2025\).pdf](#)

[4668_20_EcoCat & Area M Consultation \(August 2025\).pdf](#)

[4668_21_SHPO Review Letter & Consultant Report \(07-22-2025\).pdf](#)

[4668_22_NRI 25-060 Report \(08-14-2025\).pdf](#)

[4668_23_USFWS Letter \(09-05-2025\).pdf](#)

[4668_24_US Army Corps Request for Letter of No Permit Required \(08-16-2025\).pdf](#)

[4668_25_Executed AIMA \(05-28-2025\).pdf](#)

[4668_26_Protected Lands Map \(09-08-2025\).pdf](#)

[4668_27_IDOT Correspondence \(08-06-2025\).pdf](#)

[4668_28_Structural Engineer's Certificate \(08-21-2025\).pdf](#)

[4668_29_FEMA 100 Year Floodplain Map \(08-26-2025\).pdf](#)

[4668_30_Wetland Delineation Report \(August 2025\).pdf](#)

[4668_32_Preliminary Drain Tile Investigation \(08-20-2025\).pdf](#)

[4668_33_Preliminary Stormwater Management Report \(08-21-2025\).pdf](#)

[4668_34_Phase I ESA \(05-27-2025\).pdf](#)



ZONING BOARD OF APPEALS SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4668

PUBLIC HEARING DATE 10/7/25

PETITIONER NAME SunVest Solar, LLC, doing business as SV CSG SunTrust Solar,

REQUESTED ACTION

Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility

SUBJECT PROPERTY

Property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois (PINs: 02-23-300-005 and 02-26-100-007)

STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate.

The Zoning Board of Appeals reviewed the petition, reports, testimony and public comments received during the public hearing on the date listed above. The following are the Board's Findings of Facts for each of the six requirements specified in the Ordinance:

A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed site is located only by a single resident owned by the proposed solar site.

There was no testimony there would be a negative affect to this standard.

There was no glare study - petitioner indicated this is due to no residents nearby.

Negative - There is opposition by Gilberts and a nearby landowner.

ZBA Vote: Y ___ Aris Y ___ Armstrong Y ___ Lake Y ___ Natkins Y ___ Schultz Y ___ Stoffa Y ___ Wilson

B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

There was testimony of property value but no data was presented that property values would be impacted.

There is primarily farmland in the vicinity. Development is indicated but not sure of the timeline for this.

The site will be moved from 50' to 70' on the west side of the property to accommodate farm equipment access.

There may be a concern about screening only to the north and not toward the existing resident that is owned by the petitioner and noted to be vacant.

There is a 350' setback to accommodate future development of the city of Gilberts.

ZBA Vote: Y ___ Aris Y ___ Armstrong Y ___ Lake Y ___ Natkins Y ___ Schultz N ___ Stoffa Y ___ Wilson

C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The 350' setback is intended to assist in potential future development.

There was no testimony this site will impact future development. The initial lease term is intended to be 30-35 years.

ZBA Vote: Y Aris Y Armstrong Y Lake Y Natkins Y Schultz N Stoffa Y Wilson

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

The petitioner has agreed to increase the access from 16' to 20'.

The stipulations provided insure the petitioner will meet County requirements.

ZBA Vote: Y Aris Y Armstrong Y Lake Y Natkins Y Schultz Y Stoffa Y Wilson

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

There will be minimal traffic once construction is complete.

The access increased from 16' to 20' will comply with the request of the fire district.

ZBA Vote: Y Aris Y Armstrong Y Lake Y Natkins Y Schultz Y Stoffa Y Wilson

F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

The combined stipulations will insure compliance to be in conformance with Kane County.

ZBA Vote: Y Aris Y Armstrong Y Lake Y Natkins Y Schultz Y Stoffa Y Wilson

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

A motion was made to adopt the above as an accurate representation of the Findings of Fact of the majority of the Zoning Board of Appeals in respect to the subject Zoning Petition.

Roll Call of the ZBA:

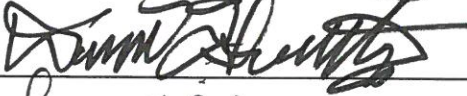
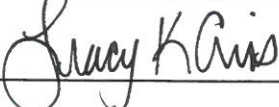
(circle one)

1. Tracy Aris	<u>Aye</u>	Nay	Abstain	Not Present
2. Martell Armstrong	<u>Aye</u>	Nay	Abstain	Not Present
3. Mary Lake	<u>Aye</u>	Nay	Abstain	Not Present
4. Burt Natkins	<u>Aye</u>	Nay	Abstain	Not Present
5. David Schultz	<u>Aye</u>	Nay	Abstain	Not Present
6. Michael Stoffa	Aye	<u>Nay</u>	Abstain	Not Present
7. William Wilson	<u>Aye</u>	Nay	Abstain	Not Present

The motion PASSED by a vote of 6 to 1, with 0 Abstention(s) and 0 Absent.

On this 7TH day of OCTOBER, 2025.

We hereby certify that the above is an accurate representation of the Findings of Fact of the majority of the Zoning Board of Appeals in respect to the Zoning Petition listed above.


MARTELL ARMSTRONG (REMOTE)
BURT NATKINS (REMOTE)
MICHAEL STOFFA (REMOTE)

10/07/2025
Date
10.07.2025
Date
10.07.2025
Date
10/07/2025
Date
10-7-2025
Date
10-7-2025
Date
10-7-2025
Date



ZONING BOARD OF APPEALS RECOMMENDATION

ZONING BOARD OF APPEALS (ZBA) RECOMMENDATION TO THE KANE COUNTY BOARD

The Kane County Zoning Board of Appeals, at a public hearing on October 7, 2025, duly heard the testimony of the petitioner and others in connection with the Zoning Petition No. 4668 "SunTrust Solar".

A motion was made by Bill Wilson and seconded by Mary Lake to recommend APPROVAL of Zoning Petition No. 4668, by SunVest Solar, LLC, doing business as SV CSG SunTrust Solar, LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility on property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois (PINs: 02-23-300-005 and 02-26-100-007) including the submittal documents listed in "Exhibit A" attached, and with the following recommended Stipulations of Approval:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided and shall include at minimum a continuous line of evergreen trees along the northern perimeter of the facility with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
14. Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used.
15. All required access permits shall be obtained from the Illinois Department of Transportation (IDOT).
16. Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

1. Tracy Aris	<u>Aye</u>	Nay	Abstain	Not Present
2. Martell Armstrong	<u>Aye</u>	Nay	Abstain	Not Present
3. Mary Lake	<u>Aye</u>	Nay	Abstain	Not Present
4. Burt Natkins	<u>Aye</u>	Nay	Abstain	Not Present
5. David Schultz	<u>Aye</u>	Nay	Abstain	Not Present
6. Michael Stoffa	Aye	<u>Nay</u>	Abstain	Not Present
7. William Wilson	<u>Aye</u>	Nay	Abstain	Not Present
8. Alternate Board Member 1	Aye	Nay	Abstain	<u>Not Present</u>
9. Alternate Board Member 2	Aye	Nay	Abstain	<u>Not Present</u>

The motion PASSED by a vote of 6 to 1 with 0 abstention(s) and 0 absent.

On this 7th day of October, 2025.

Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL

“Exhibit A”
Zoning Petition No. 4668 Submittal Documents

<u>4668_01_Kane County Zoning Application Signed (Rcvd. 09-04-2025).pdf</u>
<u>4668_02_Standards of a Special Use Worksheet (08-22-2025).pdf</u>
<u>4668_03_Project Narrative (08-22-2025).pdf</u>
<u>4668_04_Land Lease Recorded (10-02-2024).pdf</u>
<u>4668_05_ALTA Land Title Survey (09-04-2025).pdf</u>
<u>4668_06_Solar Equipment Manufacturer Specs Packet (08-22-2025).pdf</u>
<u>4668_07_Noise Impact Assessment (07-30-2025).pdf</u>
<u>4668_08-Decommissioning Plan (08-01-2025).pdf</u>
<u>4668_09-Decommissioning Bond DRAFT (08-22-2025).pdf</u>
<u>4668_13_Legal Description (08-22-2025).pdf</u>
<u>4668_14_List of Adjacent Properties within 250ft (08-22-2025).pdf</u>
<u>4668_15_Certification of Notification of Adjacent Property Owners (08-22-2025).pdf</u>
<u>4668_16_Copy of Neighbor Notice Letter (08-22-2025).pdf</u>
<u>4668_17_Geometric Site Plan (08-11-2025).pdf</u>
<u>4668_18A_Landscape Plan (09-08-2025).pdf</u>
<u>4668_18B_Vegetative Management Plan (August 2025).pdf</u>
<u>4668_20_EcoCat & Area M Consultation (August 2025).pdf</u>
<u>4668_21_SHPO Review Letter & Consultant Report (07-22-2025).pdf</u>
<u>4668_22_NRI 25-060 Report (08-14-2025).pdf</u>
<u>4668_23_USFWS Letter (09-05-2025).pdf</u>
<u>4668_24_US Army Corps Request for Letter of No Permit Required (08-16-2025).pdf</u>
<u>4668_25_Executed AIMA (05-28-2025).pdf</u>
<u>4668_26_Protected Lands Map (09-08-2025).pdf</u>
<u>4668_27_IDOT Correspondence (08-06-2025).pdf</u>
<u>4668_28_Structural Engineer's Certificate (08-21-2025).pdf</u>
<u>4668_29_FEMA 100 Year Floodplain Map (08-26-2025).pdf</u>
<u>4668_30_Wetland Delineation Report (August 2025).pdf</u>
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<u>4668_33_Preliminary Stormwater Management Report (08-21-2025).pdf</u>
<u>4668_34_Phase I ESA (05-27-2025).pdf</u>

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4668
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a Special Use Permit for a Commercial Solar Energy Facility be granted on the following described property:

PARCEL 1:

THE FOLLOWING DESCRIBED REAL PROPERTY ("PROPERTY") SITUATED IN THE CITY OF HAMPSHIRE, COUNTY OF KANE, IN THE STATE OF ILLINOIS, TO WIT: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23 ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER THENCE SOUTH ALONG THE EAST LINE THEREOF 781.51 FEET TO THE SOUTHERLY LINE OF ILLINOIS STATE TOLL HIGHWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, FORMING ANGLE OF 66 DEGREES 16 MINUTES (MEASURED FROM NORTH TO WEST) WITH SAID EAST LINE, 1,910.85 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING IN KANE COUNTY ILLINOIS EXCEPT THAT PART CONVEYED BY DEED 885934 AND TAKEN BY COURT ORDER RECORDED AS DOCUMENT 2019K51416. PARCEL ID NO.: 02-23-300-005

PARCEL 2:

THE FOLLOWING DESCRIBED REAL PROPERTY ("PROPERTY") SITUATED IN THE CITY OF HAMPSHIRE, COUNTY OF KANE, IN THE STATE OF ILLINOIS, TO WIT: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26 (EXCEPT THAT PART LYING EASTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER TO A POINT IN THE SOUTH LINE OF SAID QUARTER, 8 CHAINS WEST OF THE SOUTHEAST CORNER THEREOF) AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 LYING NORTHERLY OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID QUARTER TO A POINT IN THE EAST LINE OF SAID QUARTER 8 CHAINS SOUTH OF THE NORTHEAST CORNER THEREOF; ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER 300 FEET; THENCE NORTHEASTERLY 349.86 FEET TO A POINT ON A LINE DRAWN NORTHWESTERLY FROM A POINT ON THE EAST LINE OF SAID QUARTER QUARTER THAT IS 8 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER THAT IS 323.11 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE NORTHWESTERLY ALONG SAID LINE 323.11 FEET TO THE POINT OF BEGINNING IN KANE COUNTY ILLINOIS. PARCEL ID NO.: 02-26-100-007

The subject property is located on the south side of IL Route 72, west of Interstate 90, in Rutland Township, Kane County, Illinois (PINs: 02-23-300-005 and 02-26-100-007).

- 2) That the Special Use Permit be granted subject to the following stipulations:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.

2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
 3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
 4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
 5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
 6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
 7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
 8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
 9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
 10. 80% vegetative coverage for the plantings will be a requirement for the site.
 11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
 12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
 13. Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided and shall include at minimum a continuous line of evergreen trees along the northern perimeter of the facility with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
 14. Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used.
 15. All required access permits shall be obtained from the Illinois Department of Transportation (IDOT).
 16. Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.
- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on November 10, 2025

John A. Cunningham
 Clerk, County Board
 Kane County, Illinois
 Vote:

Corinne Pierog
 Chairman, County Board
 Kane County, Illinois

Zoning Petition No. 4668

SV CSG SunTrust Solar

County Board District – 09 Gary Daugherty

Development Committee Meeting

Tuesday, October 21, 2025



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

SunVest Solar, LLC, doing business as SV CSG
SunTrust Solar, LLC

Property Owner

Sun Grandchildren's Trust (Jennie Sun, as Trustee)

Action Requested

A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility.

Subject Property

Approximately 39 acres of property located on the south side of IL Route 72, west of Interstate 90 in Rutland Township, Kane County, Illinois. (PINs: 02-23-300-005 and 02-26-100-007)

County Board District 09 Gary Daugherty

Application

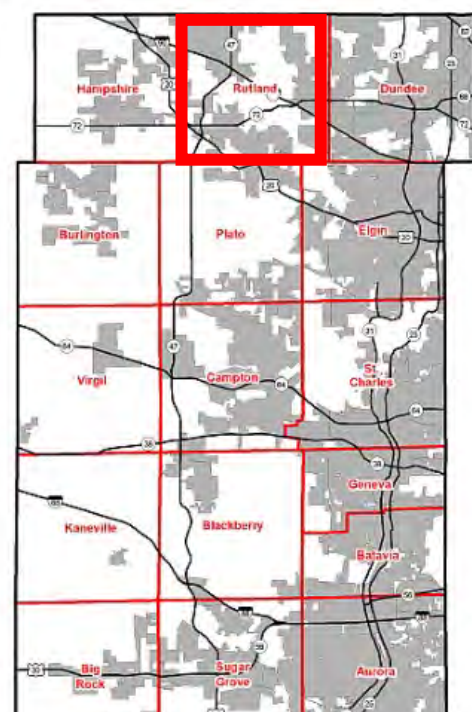
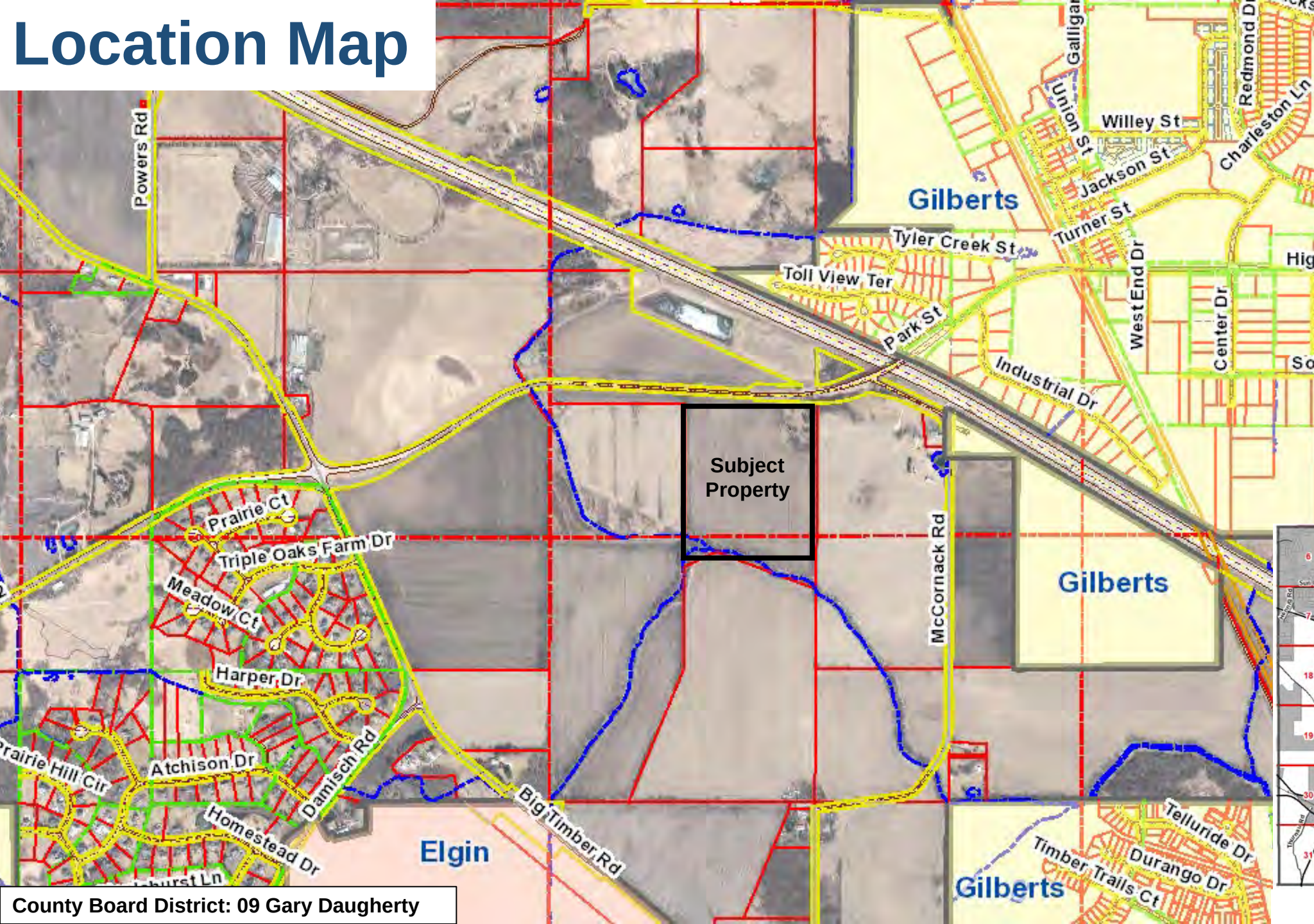
An application requesting the Special Use was received by the County on August 22, 2025. All received application documents for Petition 4668 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

Notice

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on September 18, 2025. Notice was published in the Daily Herald newspaper on September 20, 2025. And a public hearing sign was posted on the subject property on September 18, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Rutland Township Supervisor and Highway Commissioner, the City of Elgin, the Village of Gilberts, KDOT, School District 300, and the Rutland-Dundee Fire Protection District.

Location Map



Kane County – Rutland TWP



Rutland TWP – Section 23-26

Aerial Map



0 500 1,000 2,000 3,000 feet

Illinois Route 72

I-90

0 165 330 660 5290
Fe

0 700 1,400 2,800 4,200 53 Feet

2040 Conceptual Land Use Strategy

South of IL Rt. 72 and West of I-90 - Rutland Twp. – Petition #4668

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010

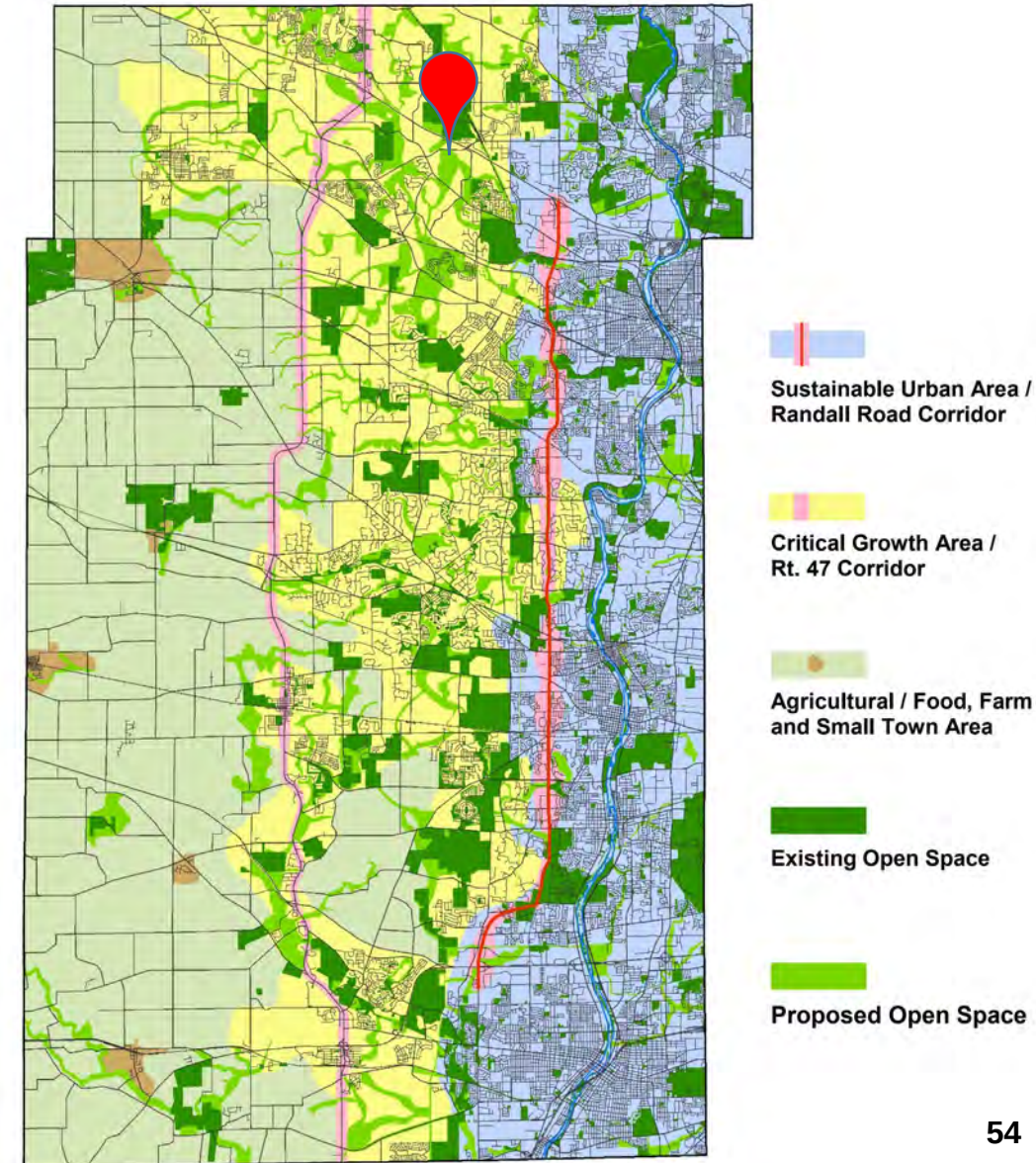
Land Use Strategy Area: **Critical Growth Area / Rt. 47 Corridor**

Core Themes

1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation opportunities, additional open space initiatives, natural resource driven decision-making and healthy living

The Conceptual Land Use Strategy Map:

A general land use map that divides the county into 3 major geographic corridors, each with unique land resources, development patterns, and planning opportunities.



2040 Land Use Analysis

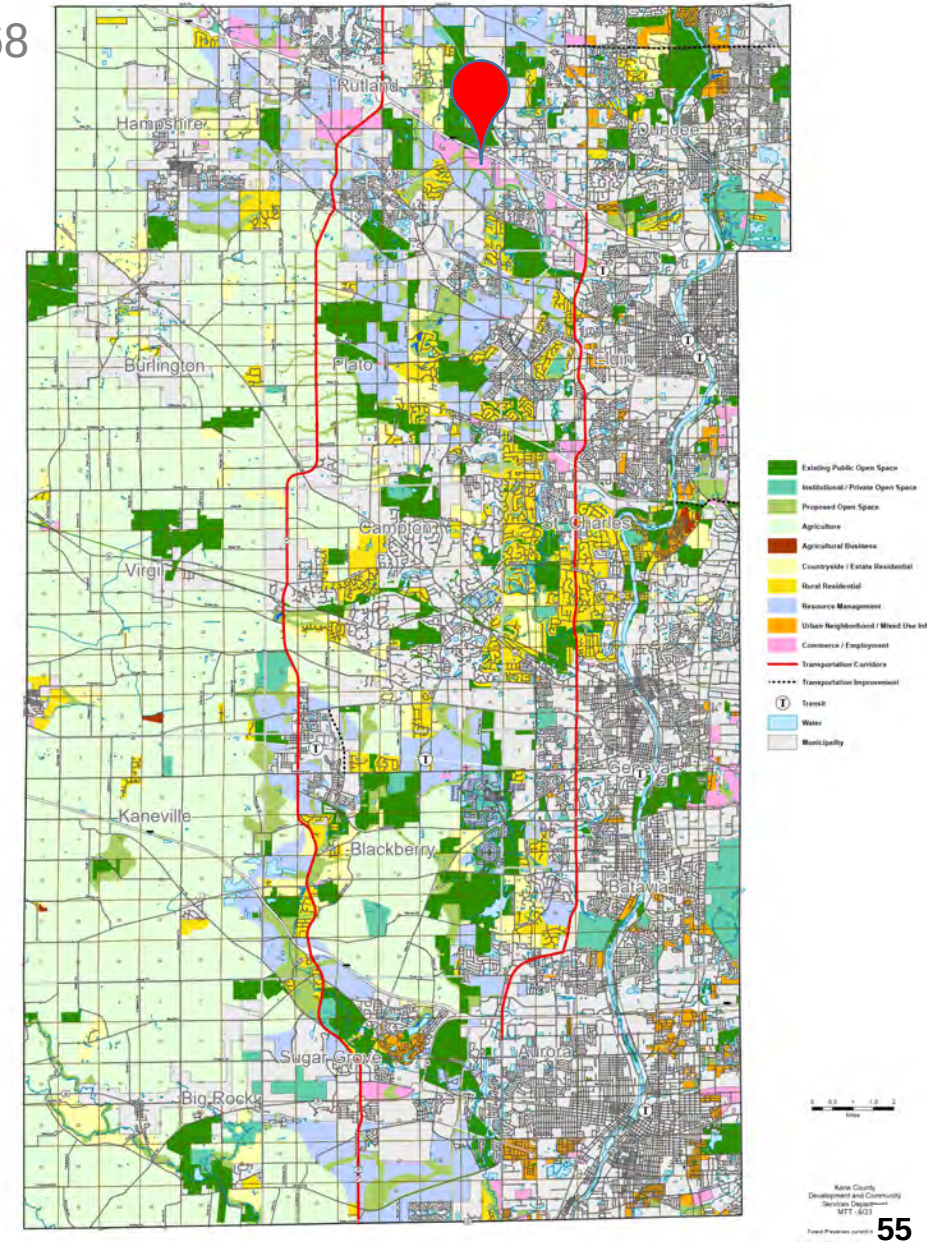
South of IL Rt. 72 and West of I-90 - Rutland Twp. – Petition #4668

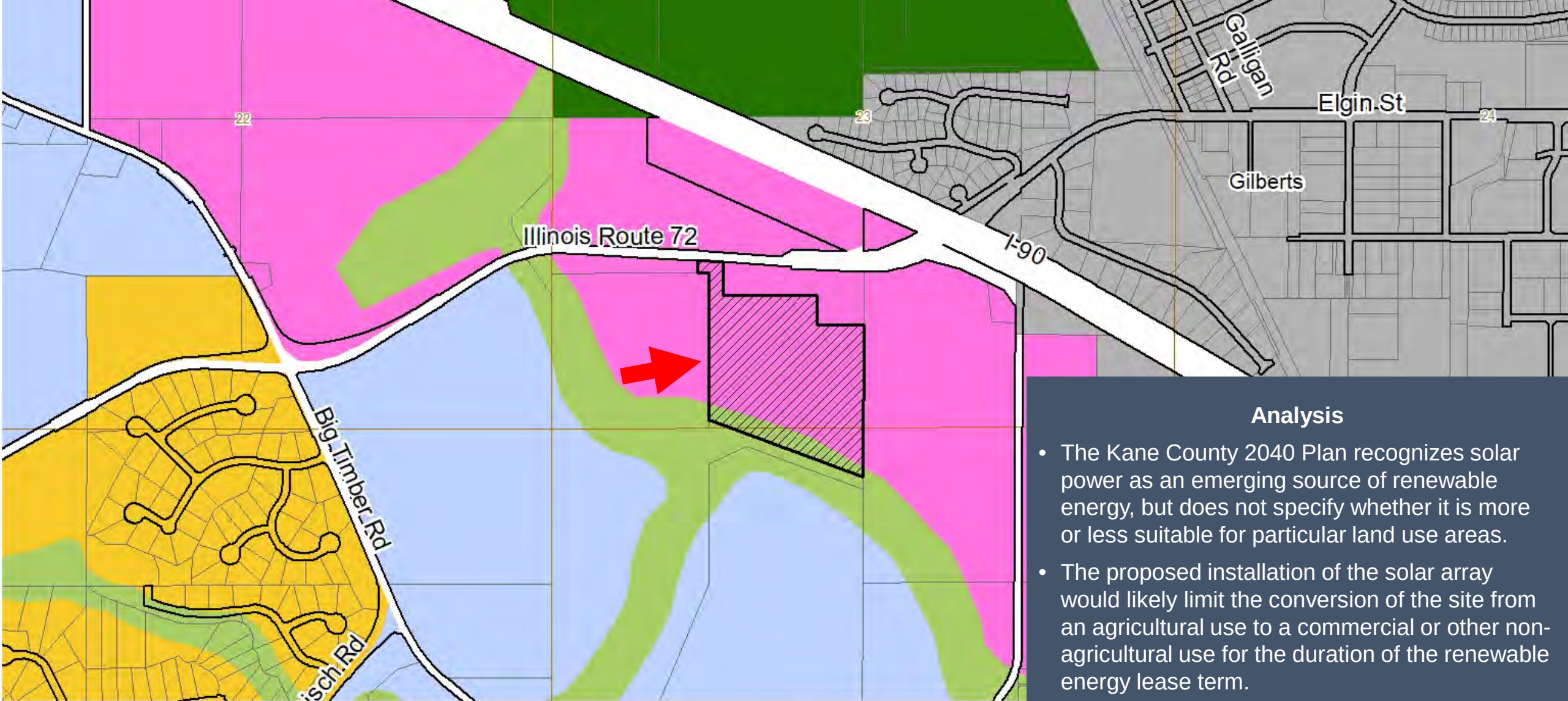
2040 Planned Use: **Commerce / Employment**

Characteristics of Areas Planned for **Commerce / Employment**

- Areas designated for Commerce/Employment development are based primarily on municipal plans and existing land uses
- This category encourages a mix of uses, compact design, place making, pedestrian, bicycle, and other transportation alternatives to link jobs with housing
- Access point control and aesthetic design criteria requirements will be critical concerns to prevent inefficient traffic patterns and unsightly strip commercial development
- The County's management of these land uses will need to be carefully coordinated with the municipalities.

2040 LAND USE

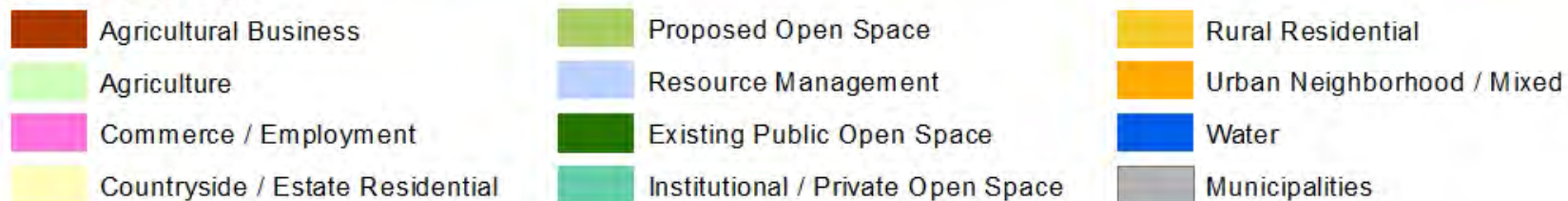




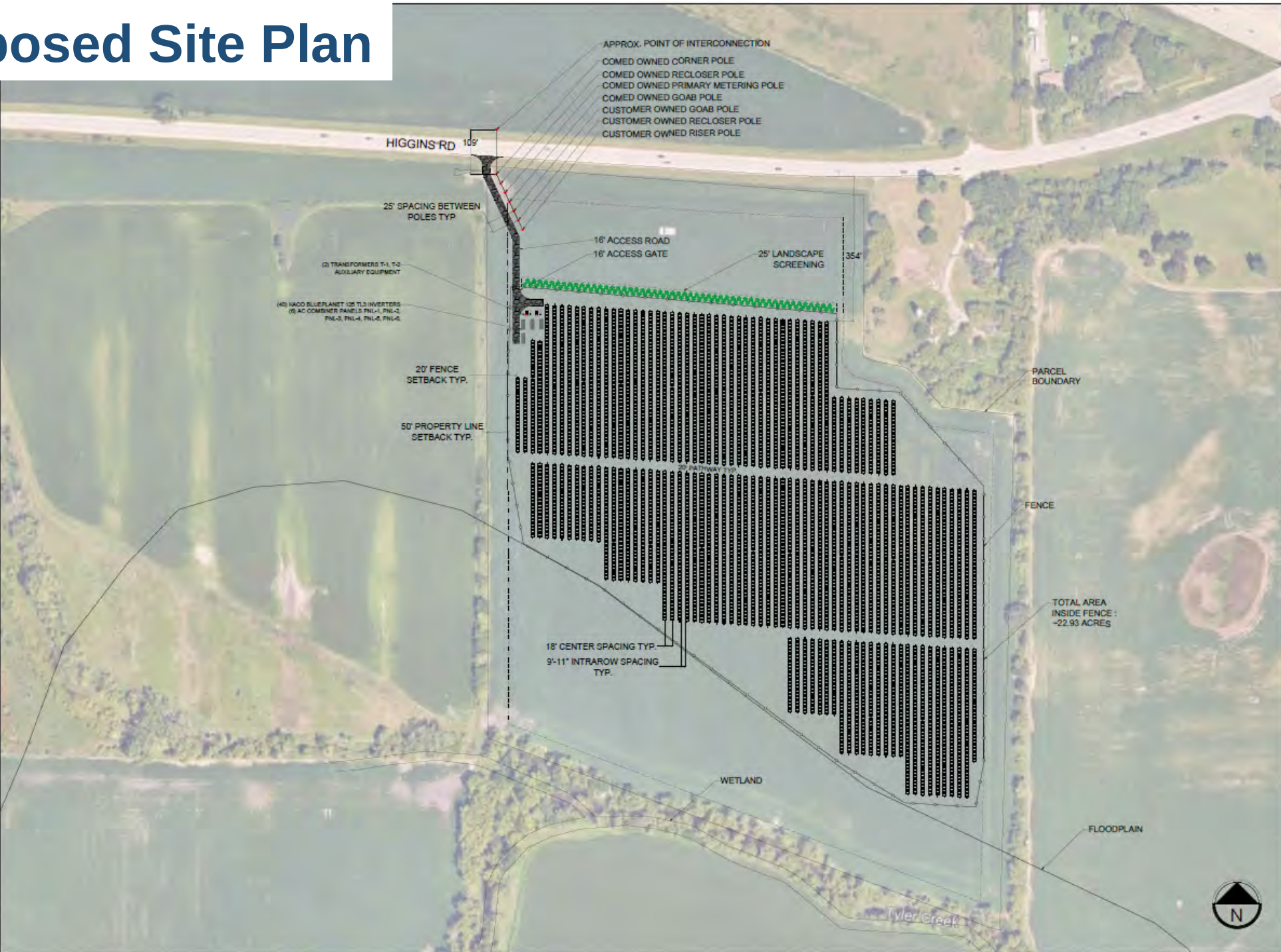
Analysis

- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- The proposed installation of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term.
- The Commerce / Employment category encompasses a mix of non-residential land uses – including office, industrial, and warehousing.

2040 Land Use



Proposed Site Plan



N27 W64025 PAUL CT. SUITE 100
PEWAWKEE, WA 98072
PHONE: (206)-561-1036
WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP

Velemir Terzic, P.E.

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:
**INTERCONNECTION
PLAN SET**

SCALE: 1" = 100'

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.
LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.
It should be noted that any plan sheets not identified above have been prepared and certified by others and have been included herein for informational purposes only.

10		21	
9		20	
8		19	
7		18	
6		17	
5		16	
4		15	
3		14	
2	06/11/2025	13	
1	06/04/2025	12	
0	06/07/2025	11	
REV	SET/DATE	REV	SET/DATE
DRAWN BY: AVE		CHECKED BY: XXX	
SCALE AS NOTED		JOB NO.	

SV CSG SUN TRUST
SOLAR, LLC
(42.0969, -88.3865)

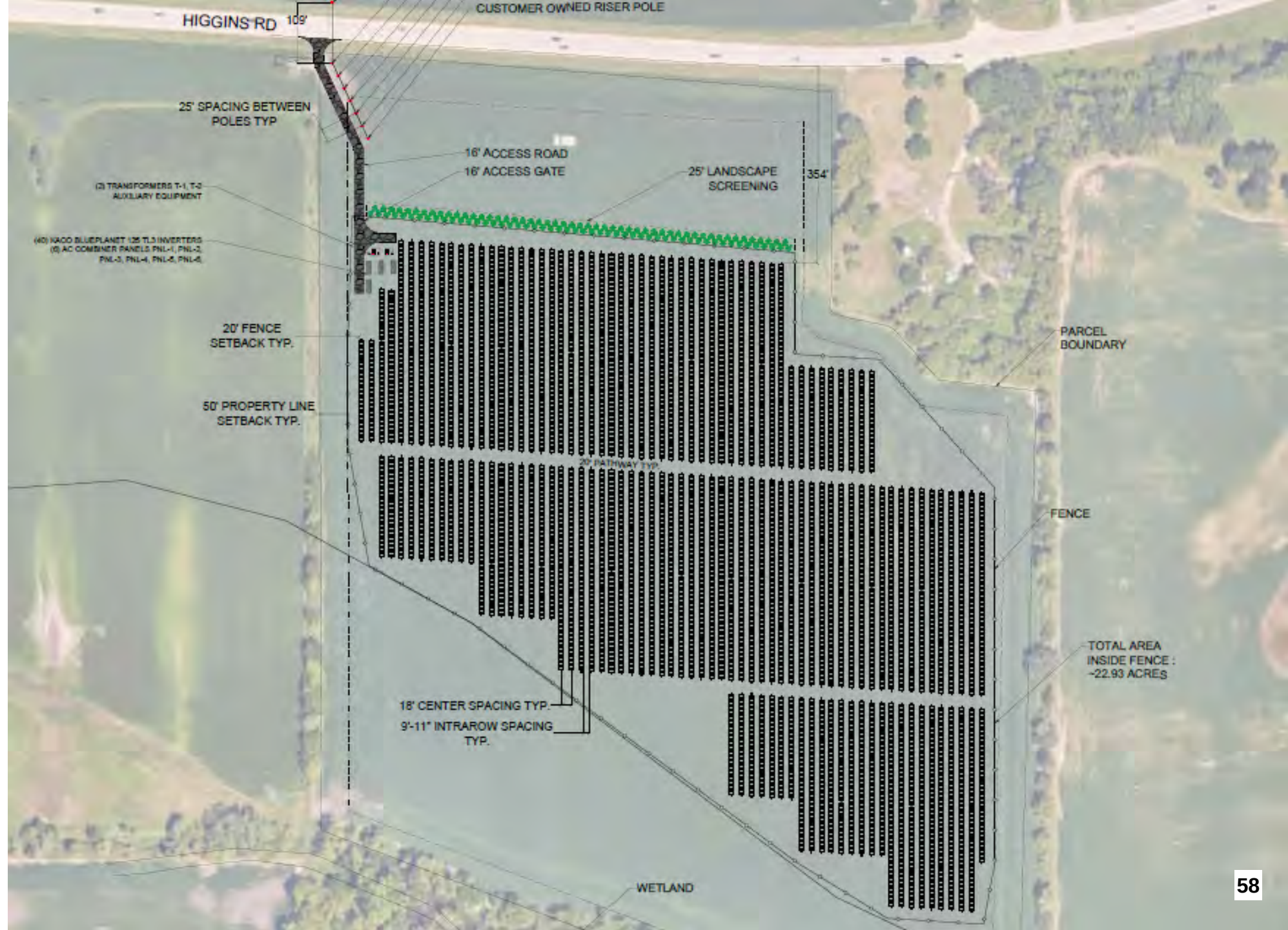
SHEET TITLE
ARRAY LAYOUT

DWG. NO.
PV-1.00

Proposed Site Plan

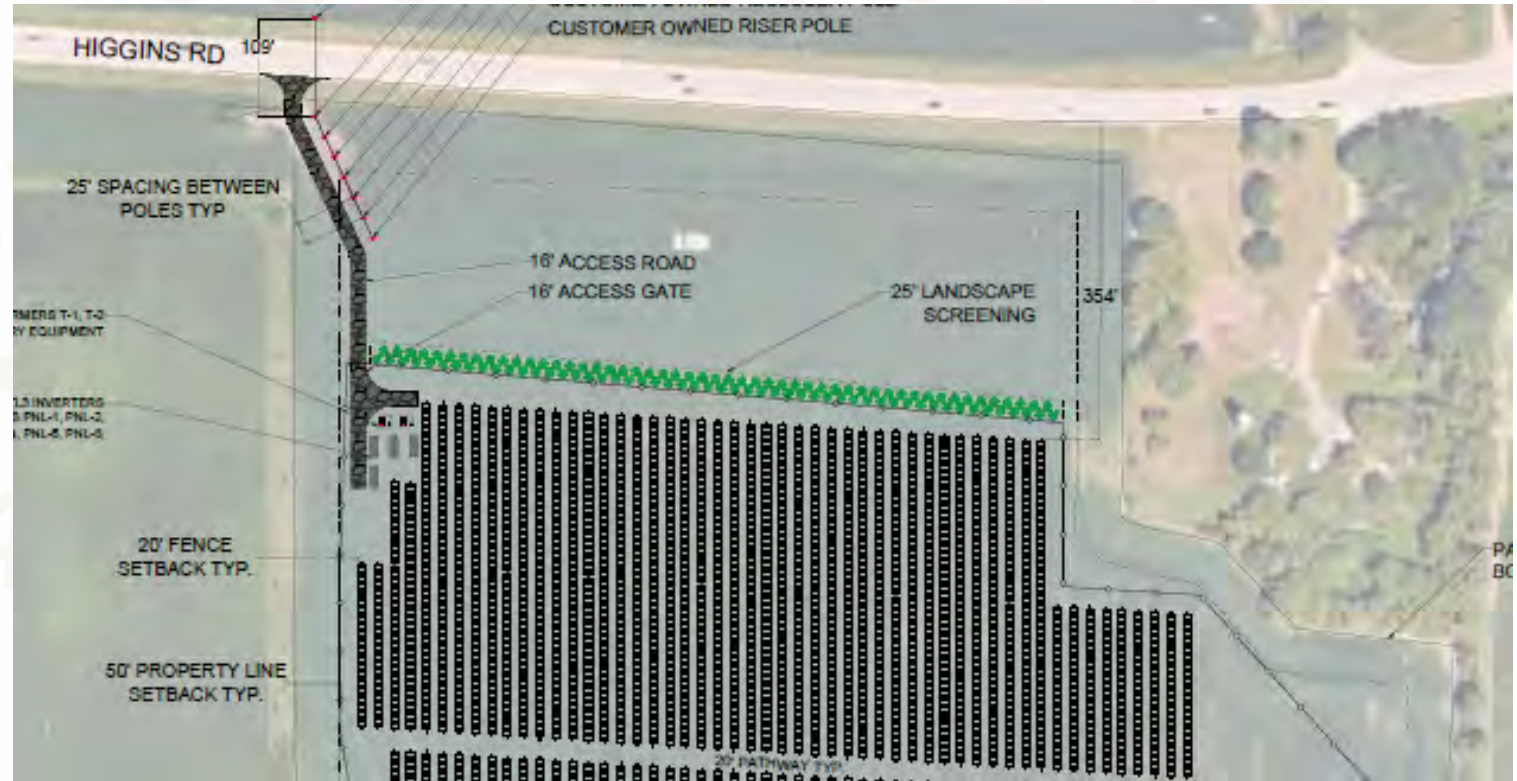
The Commercial Solar Energy Facility shall be sited as follows, with **setback distances** measured from the nearest edge of any component of the facility:

- 1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty (**150**) feet to the nearest point on the outside wall of the structure.
- 2) Boundary Lines of Participating Property: **None.**
- 3) Boundary Lines of Nonparticipating Property: fifty (**50**) feet to the nearest point on the property line of the nonparticipating property.
- 4) Public Road Rights-of-Way: fifty (**50**) feet to the nearest edge of the public road right-of-way.



Landscaping/Vegetation

- A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).
- The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.
- The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.

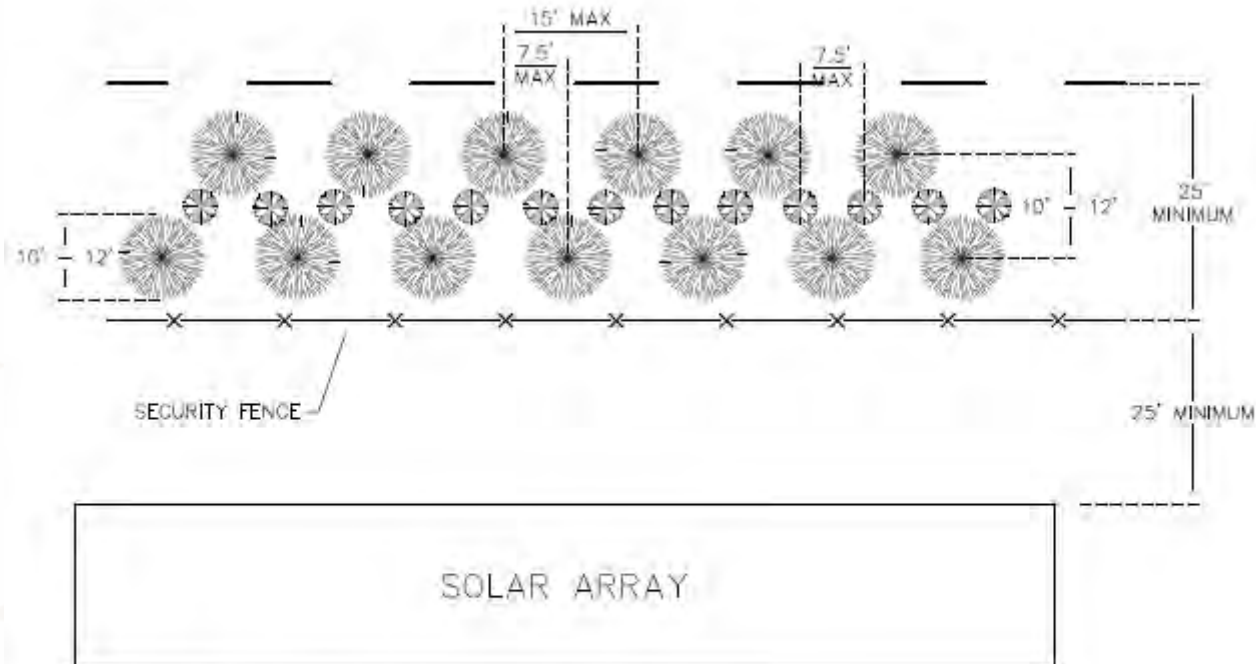


EVERGREEN PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
To	103	Thuja occidentalis EMERALD GREEN	6' MIN.	B & B

SHRUB PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
Vd	103	Viburnum dentatum ARROWHEAD VIBURNUM	#3 Container	

VEGETATIVE BUFFER PLANT LIST

NOT TO SCALE

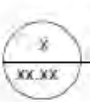
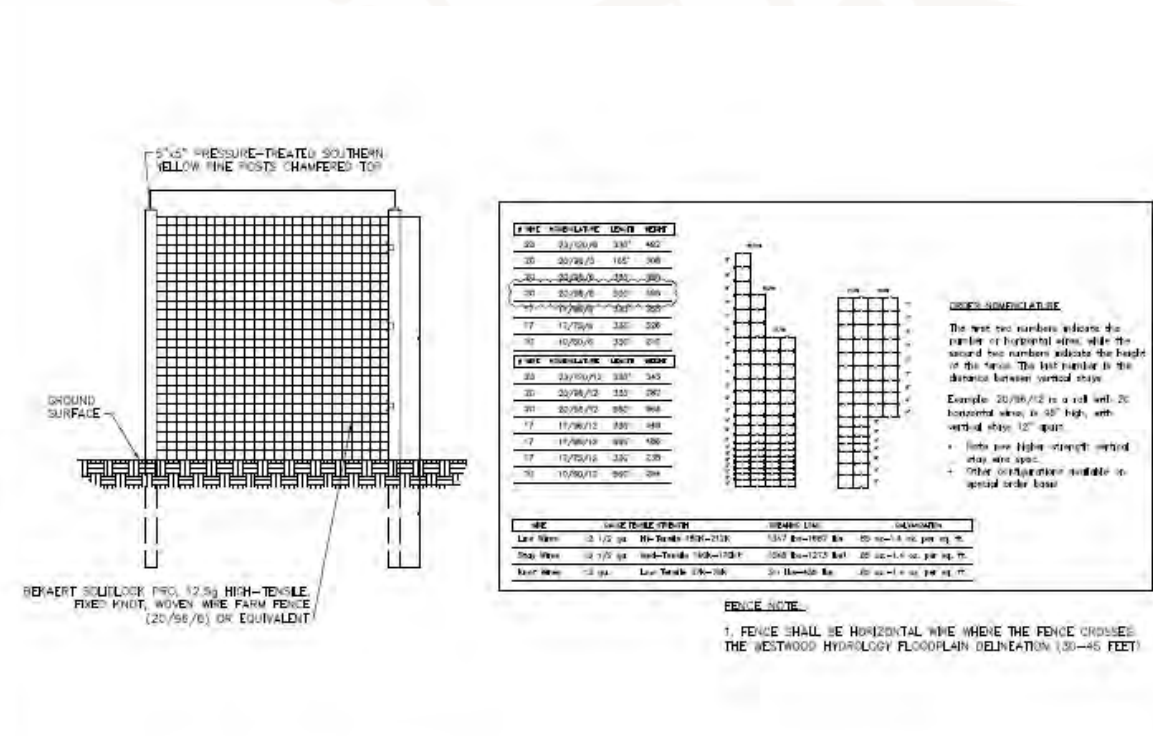
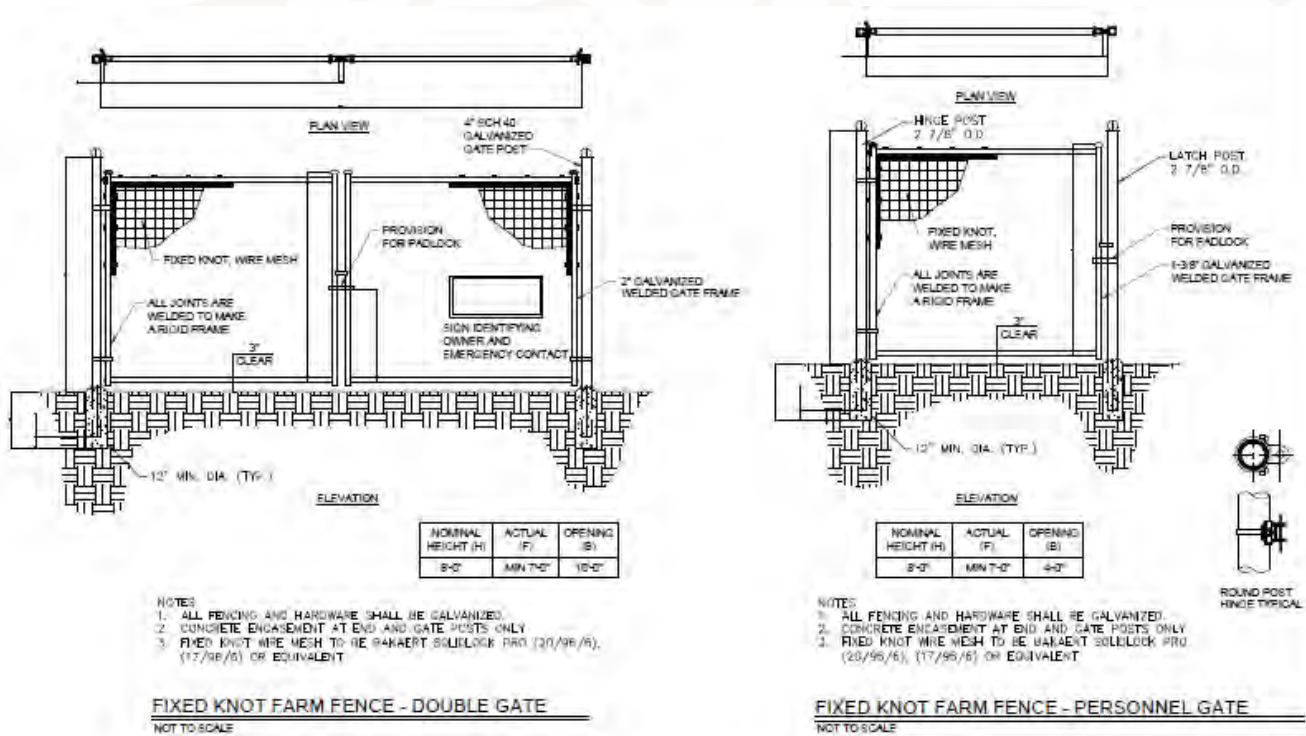


VEGETATIVE BUFFER SPACING DIAGRAM

NOT TO SCALE

Fence Detail

Fencing: A fence of at least eight (8) feet and not more than twenty-five (25) feet in height shall enclose and secure the Commercial Solar Energy Facility.



GATE



SECURITY FENCE

Water Resources

The Water Resources department has reviewed the Zoning Petition and provided the following comments: These parcels contain Floodplain, both Zone A (unstudied floodplain) and Zone AE with Floodway. Solar Panels are not permitted in Floodway. The proposed plan avoids the Zone A floodplain to the North of Route 72 and the Floodway on the southern portion of the site. It appears Wetlands have also been avoided.

The Water Resources department recommends the following stipulations for approval:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

Transportation

- The **Kane County Department of Transportation (KDOT)** reviewed this Petition. Per their comments, Illinois Route 72/Big Timber Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). As such, the Petitioner shall obtain a temporary and final access permit from IDOT.

Environmental Health

- The **Kane County Health Department** reviewed this Petition and had no comments regarding the proposed use or site plan.

Fire Protection

- The **Rutland-Dundee Fire Protection District** reviewed this Petition and provided the following comments: Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. **The Department has evaluated this information and concluded that adverse effects are unlikely.**

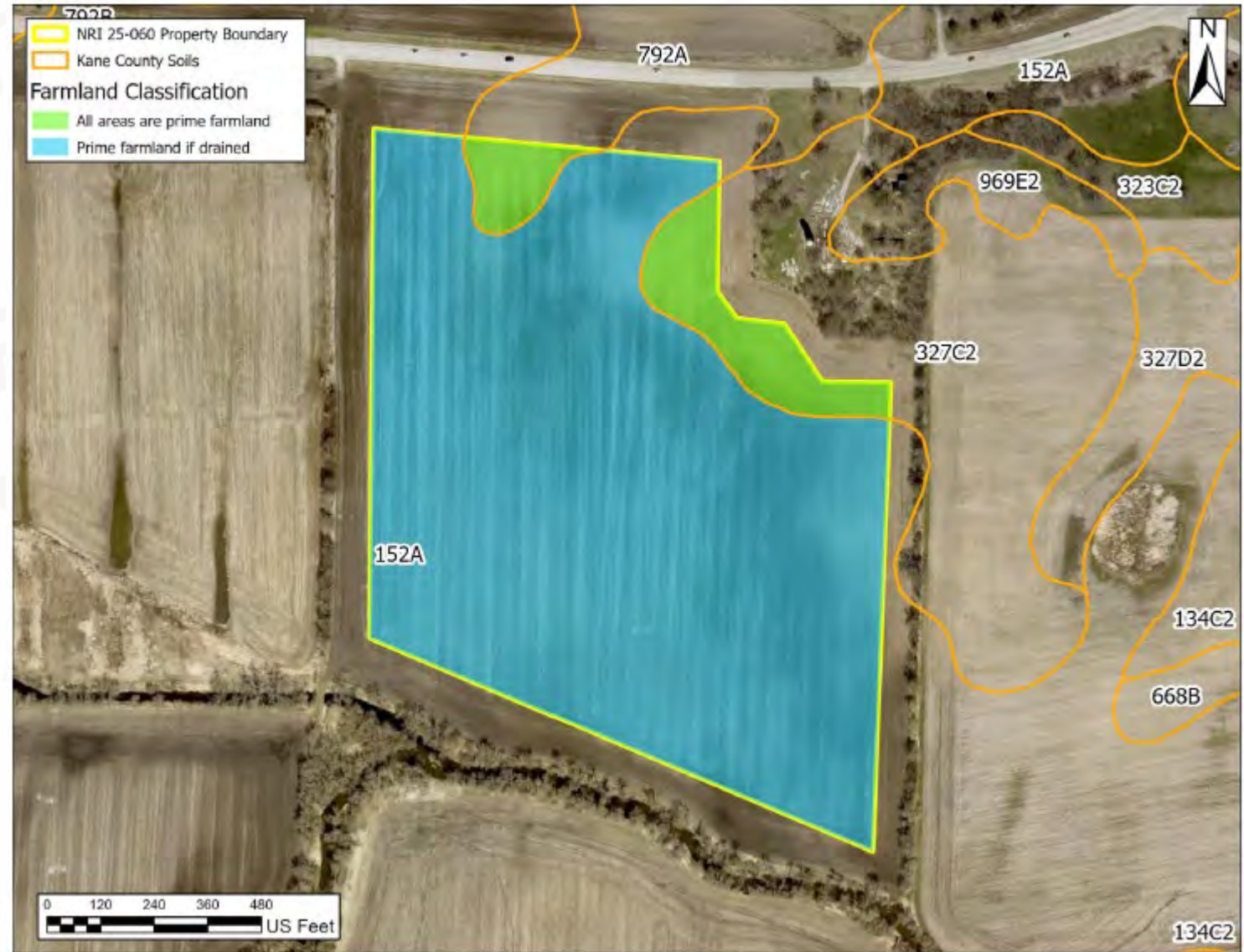
However, the Department recommends:

- Establishing pollinator-friendly habitat as groundcover wherever feasible.
- The site should be de-compacted before planting.
- Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.
- Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.
- Trees should be cleared between November 1st and March 31st. All night lighting should follow IDA guidance.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland: Prime Farmland occurs on this tract.**
- **LESA:** Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an **LE score of 32**, and a **SA score of 30**, with a **total score of 62**, placing it in the Low Protection category for farmland.
- **Land Planning and Development Concerns:** Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, **this tract warrants Low Protection effort from development.**



Section 7 Consultation

United States Fish & Wildlife Service (USFWS)

- The USFWS, IDNR, and Area M have largely determined the Project will have "No Effect" on most species, with tailored mitigation like avoiding key nesting or breeding seasons where slight risks remain. The natural heritage dataset includes records of six Sensitive Resources within the Project vicinity. However, Area M has determined that the Project, as communicated, May Affect, not likely to adversely affect or have No Effect on these species due to the absence of habitat, a lack of impacts, or a lack of official observations within the Project vicinity. However, migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.
- The Illinois Natural Heritage Database contains records of one State-listed T&E species, and no dedicated Illinois Natural Preserves, or registered Land and Water reserves within the vicinity of the Project. Blanding's turtles have been document occurring in the vicinity of the project, however, due to a lack of impacts to this species, IDNR has terminated consultation for this Project with the following additional recommendations: establishing pollinator-friendly habitat wherever feasible, fencing should have a 6-inch gap along the bottom to prevent wildlife movement restriction and tree clearing should occur between November 1 and March 31. Additionally, Area M recommends, when feasible, conducting construction work outside of bird nesting season to mitigate for potential Take of species protected under the MBTA.

Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**
 - No information provided.
- **Illinois Nature Preserves Commission (INPC)**
 - No State Dedicated Nature Preserves identified in the vicinity of the proposed solar farm.
- **Illinois Department of Agriculture (IDOA)**
 - Executed AIMA Agreement was received.
- **Illinois State Historic Preservation Office (IL SHPO)**
 - Determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.

Municipalities

City of Elgin

The City of Elgin had no comment on this application because the subject property is within the Village of Gilberts jurisdictional area established by the Elgin-Gilberts intergovernmental agreement regarding jurisdictional boundaries.

Village of Gilberts

The Village Gilberts has requested that any development be consistent with regional comprehensive planning efforts and notes that the Village has secured boundary agreements with its neighbors and in 2023 adopted an updated Comprehensive Plan to guide the orderly development of land and roads within the Village's future planning area. The specific land use identified in that area is primarily single-family detached residential.

Public Comment

Written public comments received are available on the [Pending Zoning Petitions](#) page of the Kane County government website.

Recommended Stipulations of Approval

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Field Survey to delineate the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 180% vegetative coverage for the plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. **All required access permits shall be obtained from the Illinois Department of Transportation (IDOT).**
14. **Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided and shall include at minimum a continuous line of evergreen trees along the northern perimeter of the facility with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.**
15. **Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used.**
16. **Higgins Road access shall be increased from sixteen (16) feet to twenty (20) feet in width.**

Special Use Standards / ZBA Findings

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:**

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

Zoning Board of Appeals Summary

The ZBA considered this zoning petition at a public hearing on Tuesday, October 7, 2025. Testimony in opposition to the project was heard from area neighbors and the Village of Gilberts; testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

The ZBA voted to recommend APPROVAL of Zoning Petition 4668 with the recommended stipulations; the motion passed 6 – 1.

Zoning Entitlement Process

Regional Planning Commission:	N/A
Zoning Board of Appeals:	October 7, 2025
Development Committee:	October 21, 2025
Kane County Board:	November 10, 2025

Petition 4668 will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, October 21, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4668 will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Monday, November 10, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4670

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

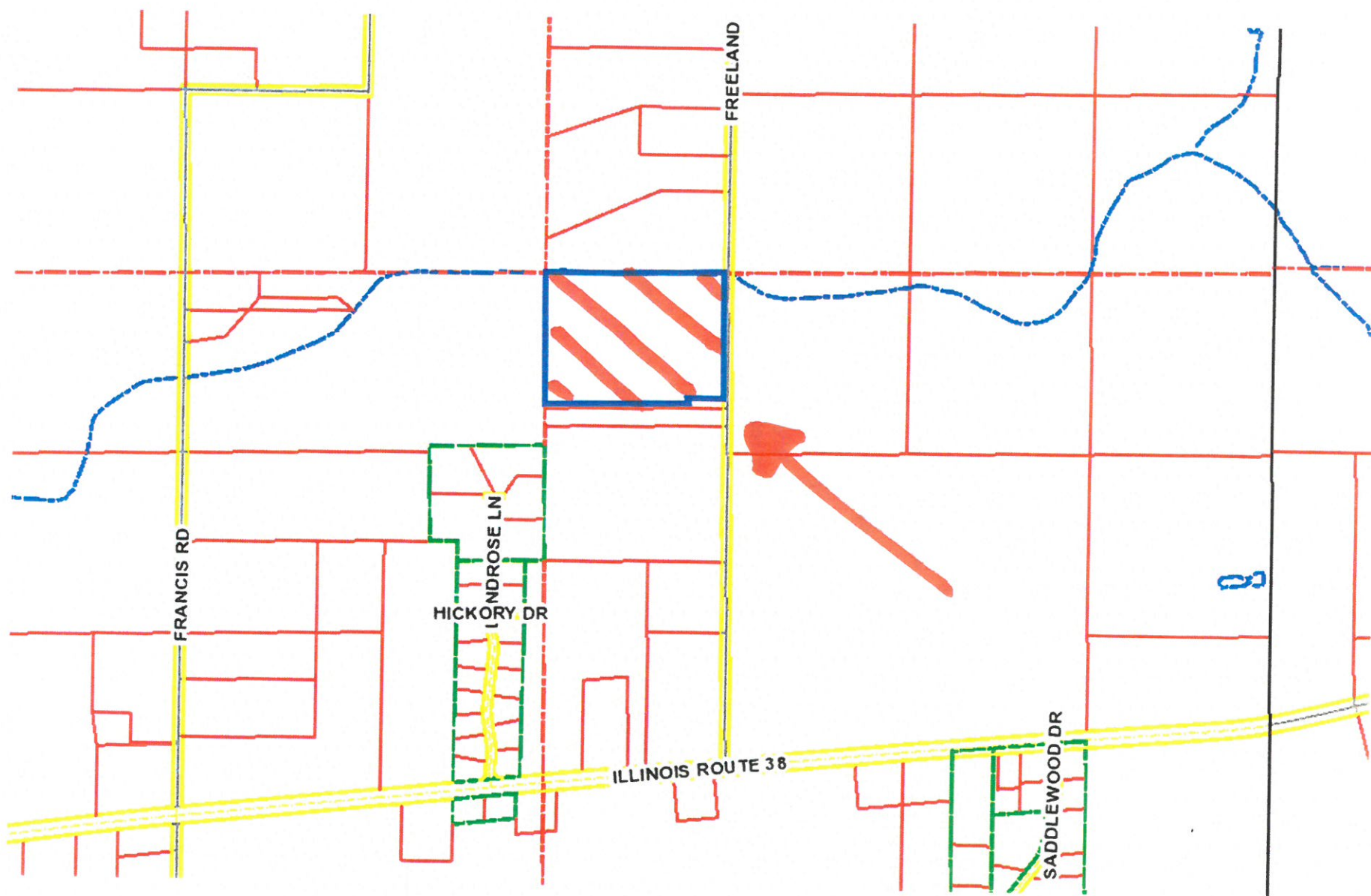
Keith Berkhout 630-232-3495

Budget Information:

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

Special Use in the F-Farming District for a dog kennel for up to 20 dogs. The petitioner is also seeking an F-1 rezoning to create a residential parcel for his new home on the southwest corner of the property



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4670
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a Special Use in the F-Farming District for a dog kennel for up to 20 dogs. The petitioner is also seeking an F-1 rezoning to create a residential parcel for his new home on the southwest corner of the property granted on the following described property:

F-1 PARCEL DESCRIPTION: THE SOUTH 158.50 FEET OF THE WEST 275.00 FEET OF THE FOLLOWING DESCRIBED PARCEL; THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1325.10 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE, 917.67 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 49 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 280.60 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 17 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 40.00 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 1040.54 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE 957.67 FEET TO THE POINT OF BEGINNING, IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS. F-SPECIAL USE PARCEL DESCRIPTION: THE WEST 538.03 FEET (AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINES THEREOF) OF THE FOLLOWING DESCRIBED PARCEL; THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1325.10 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE, 917.67 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 49 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 280.60 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 17 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 40.00 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 1040.54 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE 957.67 FEET TO THE POINT OF BEGINNING(EXCEPTING THEREFROM THE SOUTH 158.50 FEET OF THE WEST 275.00 FEET THEREOF), IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located Just north of the property at 2N800 Freeland Road, (07-36-100-013), Virgil Township.

- 2) That the Special Use be granted subject to the following stipulations:
 1. The Petitioner shall obtain a temporary and final access permit from Virgil Township.
- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on November 10, 2025

John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

Corinne Pierog
Chairman, County Board
Kane County, Illinois

COUNTY OF KANE

DEVELOPMENT DEPARTMENT

Building and Community Services Division
Mark D. VanKerkhoff, AIA, Director
Building Officer



County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 444-1236
Fax: (630) 232-3411
Website: www.kanecountyil.gov

Due to a computer equipment malfunction, the computer notes for the Findings of Fact form were lost. Attached are the minutes from the court reporter which would have covered the discussion and votes of the Zoning Board of Appeals.

Thank you.

1 CHAIRWOMAN ARIS: Okay. Are you okay
2 with that?

3 MEMBER NATKINS: That's fine. I think we
4 have really no other course of action in terms of --
5 in dealing with it tonight, so that would be the
6 best course of action.

7 CHAIRWOMAN ARIS: Okay. So any other
8 comments, questions before we vote on the F-1?

9 (No response.)

10 CHAIRWOMAN ARIS: All right. I will call
11 the roll. Bill Wilson.

12 MEMBER WILSON: Yes.

13 CHAIRWOMAN ARIS: David Schultz.

14 MEMBER SCHULTZ: Yes.

15 CHAIRWOMAN ARIS: Mary Lake.

16 MEMBER LAKE: Yes.

17 CHAIRWOMAN ARIS: Burt Natkins.

18 MEMBER NATKINS: Yes.

19 CHAIRWOMAN ARIS: And Tracy Aris votes
20 yes. So that is for the rezoning for the F-1.

21 So now we look for a motion for a special
22 use in the F-Farming District for a kennel of up
23 to 20 dogs, including the stipulations previously
24 mentioned. Do I have a motion?

1 MEMBER NATKINS: I move.

2 CHAIRWOMAN ARIS: Burt Natkins moves. Do
3 I have a second?

4 MEMBER LAKE: I'll second.

5 CHAIRWOMAN ARIS: Mary Lake seconds.

6 So do you want us to do the findings of
7 fact and then -- okay. So are we ready to do the
8 findings of fact? I'll read them. Mary is going
9 to be our scribe.

10 A, that the establishment, maintenance, or
11 operation of the special use will not be
12 unreasonably detrimental to or endanger the public
13 health, safety, morals, comfort, or general welfare.

14 Burt.

15 MEMBER NATKINS: I think the basic
16 testimony has been presented which would indicate
17 that there would not be any public health, safety,
18 comfort, or general welfare. I think he addressed
19 most of the issues that the public raised in terms
20 of barking, traffic, noise as it relates to
21 potential use of some type of sounds to train. So
22 I think that particular criterion has been met.

23 CHAIRWOMAN ARIS: David.

24 MEMBER SCHULTZ: I think the testimony

1 meets criterion for Item A.

2 CHAIRWOMAN ARIS: Bill.

3 MEMBER WILSON: As far as the testimony
4 that we received tonight and the questions that
5 were asked, I believe that the concerns that were
6 raised by the neighbors -- I'm thinking how best
7 to word it. The concerns raised by the neighbors,
8 I believe that the petitioner has presented plans
9 that indicate that the morals in the area, the
10 health and safety in the area, and general welfare
11 of the neighbors is not going to be impacted by
12 the approval of this special use.

13 CHAIRWOMAN ARIS: Thank you.

14 Mary, do you have anything to add?

15 MEMBER LAKE: Actually, in looking at the
16 plan, you know, the whole setup is at the very rear
17 of the property. So, you know, Freeland Road is
18 not directly affected by the operation because
19 you're set off. And as the property study said, I
20 believe it's like 672 feet to the property line
21 from one resident and a comparable distance, as
22 well, to the other. So I think it's -- to me it
23 presented itself as though it's going to be
24 minimal impact simply because of where they're

1 located on the property.

2 MEMBER WILSON: If you think about it,
3 600-and-some feet, that's two football fields
4 away, and if you and I were two football fields
5 apart and talking in a reasonable voice level,
6 you're not even going to hear it.

7 MEMBER LAKE: Right. I simply think that
8 the strategic placement of the home and the kennel
9 is going to be minimal impact.

10 I am looking for some help on how we feel
11 the concern of noise was addressed.

12 MEMBER WILSON: I mean, the discussion I
13 think was that --

14 MEMBER LAKE: It's not really a true gun.

15 MEMBER WILSON: I believe the testimony
16 indicated the gun was like one-tenth the noise of
17 a standard gunshot is the way I understood the
18 testimony. He said that whistles are not
19 typically used, that it's more voice command.

20 And other than that, the other concern had
21 to do with the barking. I think that he's
22 indicated that the kennel itself is going to be
23 generally soundproof, and the type of construction
24 that he's talked about with double studs and

1 insulation and that kind of stuff, as Dave knows,
2 is a standard practice for minimizing sound
3 transfer through walls.

4 So that's kind of where I was going, the
5 concerns that were raised, the petitioner has
6 offered up several ways that he intends to try to
7 counter the concerns -- or try to address the
8 concerns that were raised by the neighbors.

9 MEMBER LAKE: Well, let me see if this
10 makes sense to you guys. Testimony indicates
11 there will not be -- yeah, it doesn't make sense
12 to me. How can it make sense to you?

13 MEMBER WILSON: We have to figure out how
14 to wordsmith it.

15 MEMBER LAKE: One-tenth the noise of a
16 gun. Whistles will be minimal. Dogs will be
17 housed internally, and the new building will be
18 insulated. Testimony received reasonably
19 addresses the neighbors' concerns, and the
20 placement and kennel is quite a distance from the
21 surrounding neighbors.

22 But this very first sentence, testimony
23 indicates there will not be --

24 CHAIRWOMAN ARIS: You can say testimony

1 indicates that efforts are being made to mitigate.

2 MEMBER LAKE: Thank you.

3 CHAIRWOMAN ARIS: You can say mitigate
4 various noise concerns, including whistles --

5 MEMBER LAKE: I'm just repeating then.

6 CHAIRWOMAN ARIS: Are you happy with it now?

7 MEMBER SCHULTZ: You might want to add
8 acoustic insulation. I'm not really concerned
9 with the R-value.

10 MEMBER WILSON: Just one other thought,
11 too. The two things that we discussed for public
12 nuisance kind of related things, one had to do
13 with the barking, the other had to do with the
14 animal waste, and he has addressed -- he's got a
15 plan to address potential animal waste, so there's
16 no public nuisance or hazard related to the animal
17 waste, too. You can say presented a reasonable
18 plan for that.

19 MEMBER LAKE: Testimony indicates that
20 efforts are being made to mitigate public health
21 concerns. The gunshots will be one-tenth of noise
22 of guns, whistles will be minimal, dogs will be
23 housed internally, and the new building will be
24 acoustically insulated. Testimony received

1 reasonably addresses the neighbors' concerns. The
2 placement of the home and kennel is quite a
3 distance from surrounding neighbors, and the
4 petitioner has plan for animal waste.

5 CHAIRWOMAN ARIS: Is everybody happy
6 with that?

7 Burt?

8 MEMBER NATKINS: It's fine.

9 CHAIRWOMAN ARIS: Okay. I'm going to call
10 the roll.

11 Mary Lake.

12 MEMBER LAKE: Yes.

13 CHAIRWOMAN ARIS: Burt Natkins.

14 MEMBER NATKINS: Yes.

15 CHAIRWOMAN ARIS: David Schultz.

16 MEMBER SCHULTZ: Yes.

17 CHAIRWOMAN ARIS: Mike Stoffa is not here.

18 Bill Wilson.

19 MEMBER WILSON: Yes.

20 CHAIRWOMAN ARIS: Tracy Aris is a yes, and
21 Martell Armstrong is not here.

22 Item B, that the special use will not be
23 injurious to the use and enjoyment of other property
24 in the immediate vicinity for the purposes already

1 permitted nor substantially diminish or impair
2 property values within the neighborhood.

3 Bill.

4 MEMBER WILSON: A couple things here.
5 One, obviously, the issues related to sound and
6 nuisance that we addressed in Item A, many of
7 those would also apply here in that it's not going
8 to impact the neighbors' ability to enjoy their
9 property when they're out and about on their
10 property.

11 I think the other thing, the petitioner
12 did indicate -- I mean, it's mostly hearsay at
13 this point, that their neighbors at their current
14 facility didn't even know exactly what they did
15 until they visited because it wasn't an issue to
16 them. So those are two things that we've heard
17 tonight that would indicate that there should be
18 no impact on the neighbors beyond that.

19 CHAIRWOMAN ARIS: David.

20 MEMBER SCHULTZ: I didn't hear any
21 testimony regarding diminishment of property
22 values, so in that sense it meets the criteria.

23 CHAIRWOMAN ARIS: Burt.

24 MEMBER NATKINS: I would just follow up on

1 Dave's comment as far as property values. The
2 petitioner presumably has the burden of showing
3 that it won't affect property values, but it
4 doesn't seem to be an issue that's really at the
5 forefront of this particular petition. The
6 petitioner also didn't provide testimony as it
7 relates to that matter.

8 CHAIRWOMAN ARIS: Mary, do you have
9 anything you'd like to add?

10 MEMBER LAKE: I do not.

11 CHAIRWOMAN ARIS: Okay. Are you ready to
12 read?

13 MEMBER LAKE: Nuisance of sound does not
14 present itself as a problem. The neighbors of the
15 current facility were not aware of this business
16 until visiting the premises. No testimony
17 regarding diminished property values. The
18 petitioner did not provide testimony regarding
19 property values.

20 CHAIRWOMAN ARIS: Everybody okay with the
21 wording? If not, I'll call the roll.

22 Martell Armstrong is not here.

23 Mary Lake.

24 MEMBER LAKE: Yes.

1 CHAIRWOMAN ARIS: Burt Natkins.

2 MEMBER NATKINS: Yes.

3 CHAIRWOMAN ARIS: David Schultz.

4 MEMBER SCHULTZ: Yes.

5 CHAIRWOMAN ARIS: Mike Stoffa is not here.

6 Bill Wilson.

7 MEMBER WILSON: Yes.

8 CHAIRWOMAN ARIS: And Tracy Aris votes yes.

9 MEMBER LAKE: I have to save each one, sorry.

10 CHAIRWOMAN ARIS: That's okay.

11 Item C, that the establishment of the
12 special use will not impede the normal and orderly
13 development and improvement of surrounding
14 property for uses permitted in the district.

15 Burt.

16 MEMBER NATKINS: There was no testimony at
17 all that indicated that this would in any way
18 interrupt or disturb any development of properties.
19 It's just the development is on that property and
20 it's going to remain farming as it relates to the
21 majority of the area.

22 CHAIRWOMAN ARIS: Okay. Thank you, Burt.

23 Bill.

24 MEMBER WILSON: No additional comments.

1 CHAIRWOMAN ARIS: David.

2 MEMBER SCHULTZ: I think the proposal
3 reflects a rural environment, so I think it meets
4 the standard.

5 CHAIRWOMAN ARIS: Mary.

6 MEMBER LAKE: I don't have anything to add.
7 So two simple sentences, there was no
8 testimony that this petition would affect the area,
9 and the proposal reflects a rural environment.

10 CHAIRWOMAN ARIS: Everybody okay with
11 that? All right. Martell isn't here.

12 Mary Lake.

13 MEMBER LAKE: Yes.

14 CHAIRWOMAN ARIS: Burt Natkins.

15 MEMBER NATKINS: Yes.

16 CHAIRWOMAN ARIS: David Schultz.

17 MEMBER SCHULTZ: Yes.

18 CHAIRWOMAN ARIS: Mike Stoffa isn't here.

19 Bill Wilson.

20 MEMBER WILSON: Yes.

21 CHAIRWOMAN ARIS: And Tracy Aris votes yes.

22 Item D, that adequate utility, access
23 roads, drainage, and/or other necessary facilities
24 have been or are being provided.

1 Bill Wilson.

2 MEMBER WILSON: Here I would indicate that
3 the stipulations that have been recommended by
4 staff would cover these issues.

5 CHAIRWOMAN ARIS: David.

6 MEMBER SCHULTZ: I believe we heard
7 testimony that Virgil Township has approved the
8 access, so that meets the standard.

9 CHAIRWOMAN ARIS: Burt.

10 MEMBER NATKINS: Nothing to add.

11 CHAIRWOMAN ARIS: Mary.

12 MEMBER LAKE: Well, Dave, I stole your
13 thunder because I already had Virgil Township
14 approved proposed access.

15 MEMBER SCHULTZ: Have at it.

16 CHAIRWOMAN ARIS: Are you ready to read,
17 Mary?

18 MEMBER LAKE: Yep. Virgil Township
19 approved the proposed access, and the stipulations
20 provided by staff will cover these issues.

21 CHAIRWOMAN ARIS: Does anybody want to add
22 anything else?

23 (No response.)

24 CHAIRWOMAN ARIS: If not, I'll call the roll.

1 MR. BERKHOUT: Madam Chairman, just a
2 point of clarification. Kane County is recommending
3 petitioner shall obtain temporary/final access
4 permit from Virgil Township. I don't know if they
5 necessarily knew that or not. That's a
6 recommendation of KDOT.

7 MEMBER LAKE: Yes, but --

8 MEMBER NATKINS: There was testimony from
9 the attorney.

10 MS. MCCracken: We have a document that
11 says the access point is approved, but we don't
12 have anything that says temporary or permanent.
13 So I think that Keith's point is well taken, we
14 may need to refine that.

15 MEMBER WILSON: We have it covered under
16 the stipulations. As long as there's a
17 stipulation, we can just take out the part about
18 Virgil Township.

19 MEMBER LAKE: But it was so good.

20 MEMBER WILSON: Sorry about that.

21 CHAIRWOMAN ARIS: Busted.

22 MEMBER LAKE: Stipulations provided by
23 staff will cover these issues. That's our only
24 comment on this.

1 CHAIRWOMAN ARIS: Calling the roll.
2 Mary Lake.
3 MEMBER LAKE: Yes.
4 CHAIRWOMAN ARIS: Burt Natkins.
5 MEMBER NATKINS: Yes.
6 CHAIRWOMAN ARIS: David Schultz.
7 MEMBER SCHULTZ: Yes.
8 CHAIRWOMAN ARIS: Mike Stoffa is not here.
9 Bill Wilson.
10 MEMBER WILSON: Yes.
11 CHAIRWOMAN ARIS: Tracy Aris votes yes.
12 Item E, adequate measures have been or
13 will be taken to provide ingress and egress so
14 designed as to minimize traffic congestion in
15 public streets and roads.
16 David.
17 MEMBER SCHULTZ: We heard testimony that
18 the ingress and egress to the site will be minimal.
19 I believe I heard occasionally, if not all the
20 time one time per day. So it meets the standard.
21 And the permanent ingress and egress design, if I
22 understood the attorney correctly, and I think I
23 did, has been approved by Virgil Township.
24 CHAIRWOMAN ARIS: Burt.

Transcript of Public Hearing - Petition No. 4670
Conducted on September 30, 2025

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1 MEMBER NATKINS: The only thing I would
2 add is there will obviously not be any congestion
3 on the public streets and roads as a result of the
4 special use.

5 MEMBER LAKE: And simply the traffic to
6 the site will be minimal.

7 CHAIRWOMAN ARIS: Right. Bill Wilson, any
8 other comments?

9 MEMBER WILSON: No additional comments.

10 MEMBER LAKE: Okay. So the traffic to the
11 site will be minimal, and the permanent ingress/
12 egress has been approved by Virgil Township.

13 CHAIRWOMAN ARIS: Okay. Anybody want to
14 add anything else? If not, I'll call the roll.

15 Martell Armstrong is not here.

16 Mary Lake.

17 MEMBER LAKE: Yes.

18 CHAIRWOMAN ARIS: Burt Natkins.

19 MEMBER NATKINS: Yes.

20 CHAIRWOMAN ARIS: David Schultz.

21 MEMBER SCHULTZ: Yes.

22 CHAIRWOMAN ARIS: Mike Stoffa is not here.

23 Bill Wilson.

24 MEMBER WILSON: Yes.

1 CHAIRWOMAN ARIS: Tracy Aris votes yes.

2 MEMBER LAKE: One moment.

3 CHAIRWOMAN ARIS: Last one, that the
4 special use shall in all other respects conform to
5 the applicable regulations of the district in
6 which it is located except as such regulations may
7 in each instance be modified by the County Board
8 pursuant to the recommendations of the Zoning
9 Board of Appeals.

10 Burt.

11 MEMBER NATKINS: This is obviously the
12 catch-all where they're going to have to conform
13 to the applicable regulations in terms of getting
14 the permitting completed and then also as far as
15 conforming to the stipulations.

16 CHAIRWOMAN ARIS: Bill Wilson.

17 MEMBER WILSON: No additional comments.

18 CHAIRWOMAN ARIS: David.

19 MEMBER SCHULTZ: I have no additional
20 comments.

21 CHAIRWOMAN ARIS: Mary.

22 MEMBER LAKE: No. I'm just going to add --
23 so conforms to applicable regulations, and
24 stipulations will need to be in compliance in

1 order to proceed.

2 CHAIRWOMAN ARIS: Okay. Anybody want to
3 add anything else? If not, I'll call the roll.

4 Martell Armstrong is not here.

5 Mary Lake.

6 MEMBER LAKE: Yes.

7 CHAIRWOMAN ARIS: Burt Natkins.

8 MEMBER NATKINS: Yes.

9 CHAIRWOMAN ARIS: David Schultz.

10 MEMBER SCHULTZ: Yes.

11 CHAIRWOMAN ARIS: Mike Stoffa is not here.

12 Bill Wilson.

13 MEMBER WILSON: Yes.

14 CHAIRWOMAN ARIS: And Tracy Aris votes yes.

15 All right. So we have a motion on the
16 table, we have a second. I will call the roll to
17 approve the motion for a special use in the
18 F-Farming District for a dog kennel with up to
19 20 dogs with the --

20 MS. ZINE: Tracy, sorry; you need to make
21 a motion to adopt the findings of fact first.

22 CHAIRWOMAN ARIS: Oh, sorry. I need a
23 motion to approve the findings of our special use.

24 MEMBER WILSON: So moved.

Transcript of Public Hearing - Petition No. 4670
Conducted on September 30, 2025

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1 MEMBER NATKINS: So moved.

2 CHAIRWOMAN ARIS: Burt Natkins moved and
3 Bill Wilson will second. So I will call the roll
4 again. Mary Lake.

5 MEMBER LAKE: Yes.

6 CHAIRWOMAN ARIS: Burt Natkins.

7 MEMBER NATKINS: Yes.

8 CHAIRWOMAN ARIS: Bill Wilson.

9 MEMBER WILSON: Yes.

10 CHAIRWOMAN ARIS: David Schultz.

11 MEMBER SCHULTZ: Yes.

12 CHAIRWOMAN ARIS: And Tracy Aris votes yes.
13 Thank you, Natalie.

14 All right. So now we're to the final
15 motion which is on the table, which is to approve
16 a special use in the F-Farming District for a dog
17 kennel for up to 20 dogs with the stipulations
18 provided by staff on the property just north of
19 the property at 2N800 Freeland Road, Virgil
20 Township. We have a motion.

21 MEMBER NATKINS: Tracy, just as a point of
22 order, it's recommend, not approve.

23 CHAIRWOMAN ARIS: Oh, thank you, that we
24 recommend, not approve. So I will call the roll.

Transcript of Public Hearing - Petition No. 4670
Conducted on September 30, 2025

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1 MEMBER WILSON: We had that motion?

2 CHAIRWOMAN ARIS: We had that motion. I'm
3 pretty sure we had that motion.

4 MEMBER WILSON: I don't think we made that
5 motion.

6 CHAIRWOMAN ARIS: Okay. So first I need a
7 motion to recommend approval of the special use in
8 the F-Farming District for a dog kennel for up to
9 20 dogs with the added stipulations.

10 MEMBER WILSON: So moved.

11 CHAIRWOMAN ARIS: Okay. Bill Wilson.

12 Do I have a second?

13 MEMBER LAKE: I second.

14 MEMBER NATKINS: Second.

15 CHAIRWOMAN ARIS: Burt seconds. All
16 right. I'm going to call the roll now finally.
17 Mary Lake.

18 MEMBER LAKE: Yes.

19 CHAIRWOMAN ARIS: Burt Natkins.

20 MEMBER NATKINS: Yes.

21 CHAIRWOMAN ARIS: Bill Wilson.

22 MEMBER WILSON: Yes.

23 CHAIRWOMAN ARIS: David Schultz.

24 MEMBER SCHULTZ: Yes.

1 CHAIRWOMAN ARIS: And Tracy Aris votes yes.
2 So you're up, Keith.

3 MR. BERKHOUT: Okay. Petition 4670, the
4 subject of this public hearing, will be considered
5 by the Kane County Development Committee at its
6 meeting currently scheduled for 10:30 a.m.,
7 Tuesday, October 21st, 2025 in the County Board
8 meeting room, Building A, Second Floor of the Kane
9 County Government Center. That is the room
10 directly above us.

11 Persons in favor of or in opposition to
12 this petition who wish to speak before the
13 Development Committee must signify their intention
14 to do so by signing a sheet provided for such
15 purpose at the meeting at which such petition is
16 to be considered.

17 Petition 4670, the subject of this public
18 hearing, will be considered by the Kane County
19 Board at its upcoming meeting currently scheduled
20 for 9:45 a.m., Tuesday, November 10, 2025, in the
21 County Board meeting room, Building A, Second
22 Floor of the Kane County Government Center.

23 Persons in favor of or in opposition to
24 this petition who wish to speak before the County

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

A motion was made to adopt the above as an accurate representation of the Findings of Fact of the majority of the Zoning Board of Appeals in respect to the subject Zoning Petition.

Roll Call of the ZBA:

(circle one)

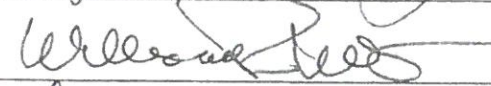
1. Tracy Aris	Aye	Nay	Abstain	Not Present
2. Martell Armstrong	Aye	Nay	Abstain	Not Present
3. Mary Lake	Aye	Nay	Abstain	Not Present
4. Burt Natkins	Aye	Nay	Abstain	Not Present
5. David Schultz	Aye	Nay	Abstain	Not Present
6. Michael Stoffa	Aye	Nay	Abstain	Not Present
7. William Wilson	Aye	Nay	Abstain	Not Present

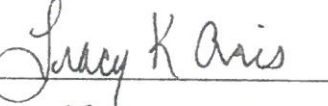
The motion PASSED by a vote of 5 to 0, with 0 Abstention(s) and 2 Absent.

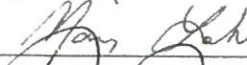
On this 30th day of September, 2025.

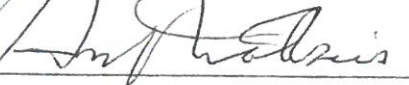
We hereby certify that the above is an accurate representation of the Findings of Fact of the majority of the Zoning Board of Appeals in respect to the Zoning Petition listed above.











9.30.2025

Date

9-30-2025

Date

9-30-2025

Date

9-30-2025

Date

9-30-2025

Date

Date

Date

Zoning Petition No. 4670

Whiskey Grain Kennels, LLC

County Board District: 18 Rick Williams

Kane County Development Committee Meeting
Tuesday, October 21, 2025 at 10:30am

Petition Summary

Applicant

Kate McCracken, Esq.

Property Owner

Whiskey Grain Kennels, LLC

Action Requested

1. Special Use in the F-Farming District for a dog kennel for up to 20 dogs.
2. F-1 rezoning to create a residential parcel for new home on the southwest corner of the property.

Subject Property

Just north of the property at 2N800 Freeland Road, (07-36-100-013), Virgil Township

Application

An application was received by the County on July 23, 2025; application documents for Petition 4670 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on September 13, 2025. Notice was published in the Daily Herald newspaper on September 14, 2025. And, a public hearing sign was posted on the subject property on September 17, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Virgil Township, the Kane County Regional Planning Commission, School District 302, and the Village of Elburn and the Elburn Fire District.

2040 Conceptual Land Use Strategy

2N800 Freeland Road, Virgil Twp. - Petition #4670

Land Use Strategy Area: Agriculture / Food, Farm and Small Town Area

Core Themes

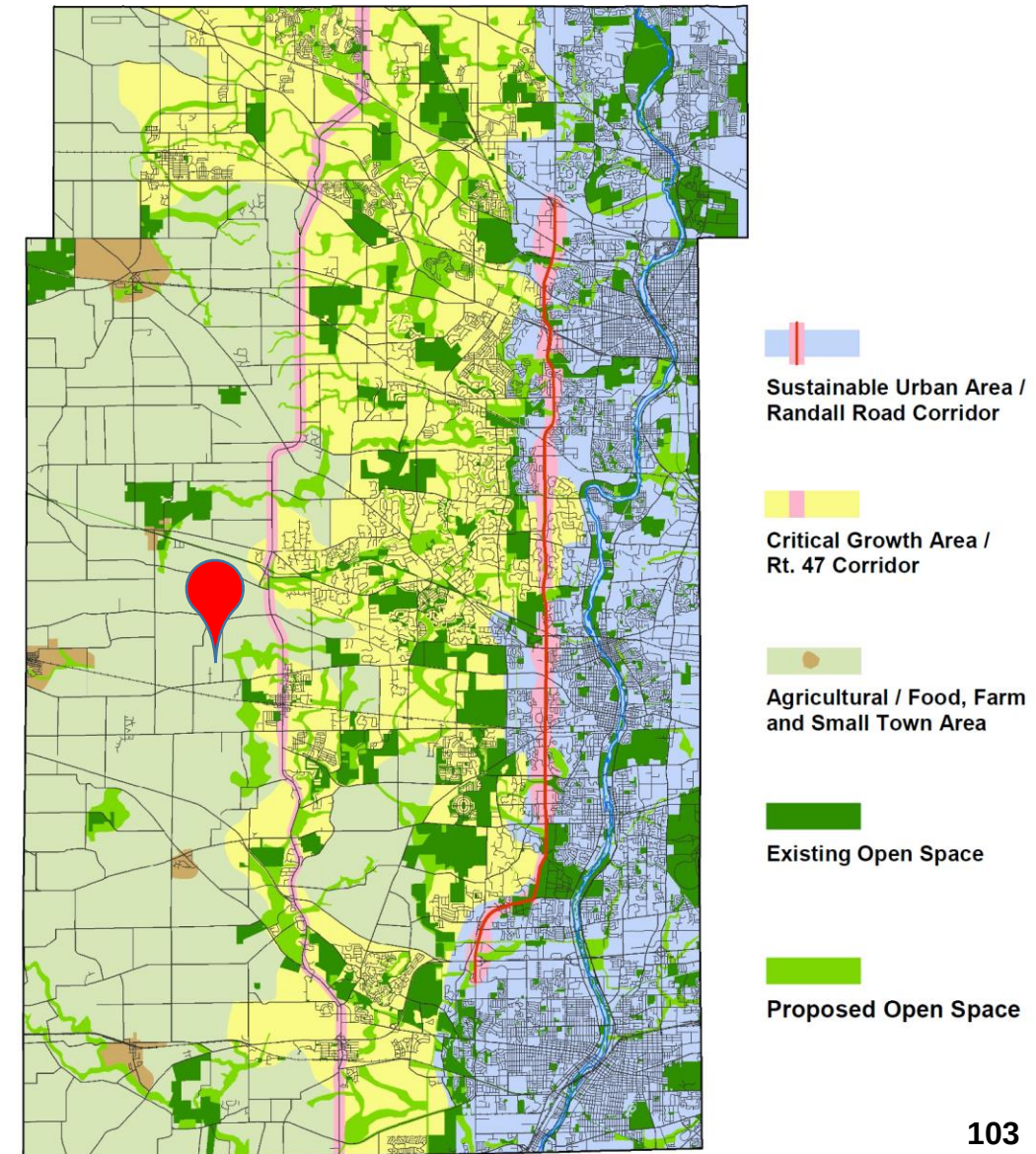
1. “***Food and farm,***” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns,***” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

The Conceptual Land Use Strategy Map:

A general land use map that divides the county into 3 major geographic areas, each with unique land resources, development patterns, and planning opportunities.

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

2N800 Freeland Road, Virgil Twp. - Petition #4670

2040 Planned Use: Agriculture

Characteristics of Areas Planned for Agriculture

- Areas generally contain *prime farmland* or *farmland of statewide importance*.
- Farmsteads - low density residential uses or small specialty farms
- Allow for limited agribusiness and farm support services
- Includes areas used to grow fresh foods for farmers markets, grocery stores, restaurants, and on-farm sales.

2040 Plan Priority for Agriculture Land Use Areas:

To prevent the conversion of farmland to non-agricultural uses. Exceptions for non-agricultural uses may be considered due to soil productivity, topography, vegetation, manmade barriers, etc.

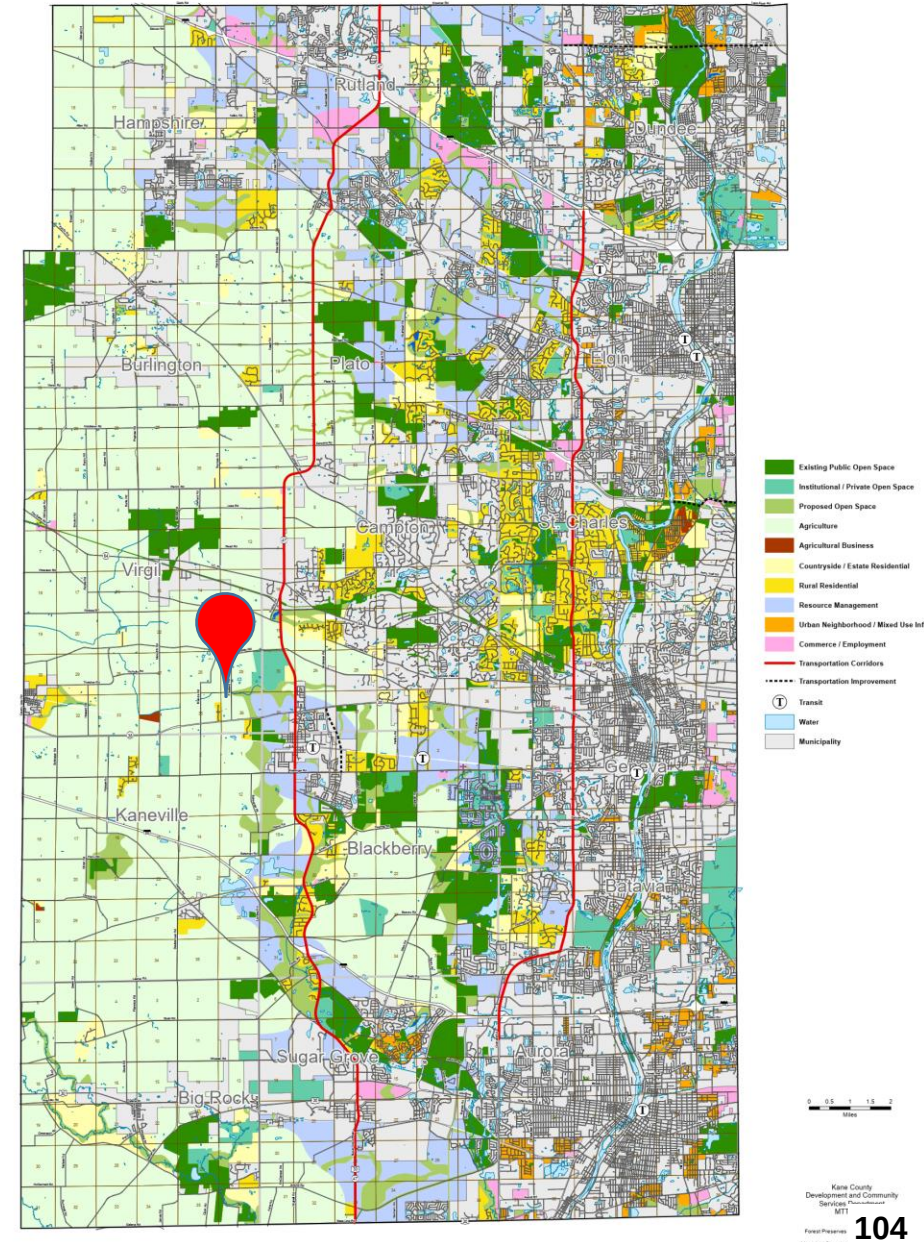
Prime Farmland:

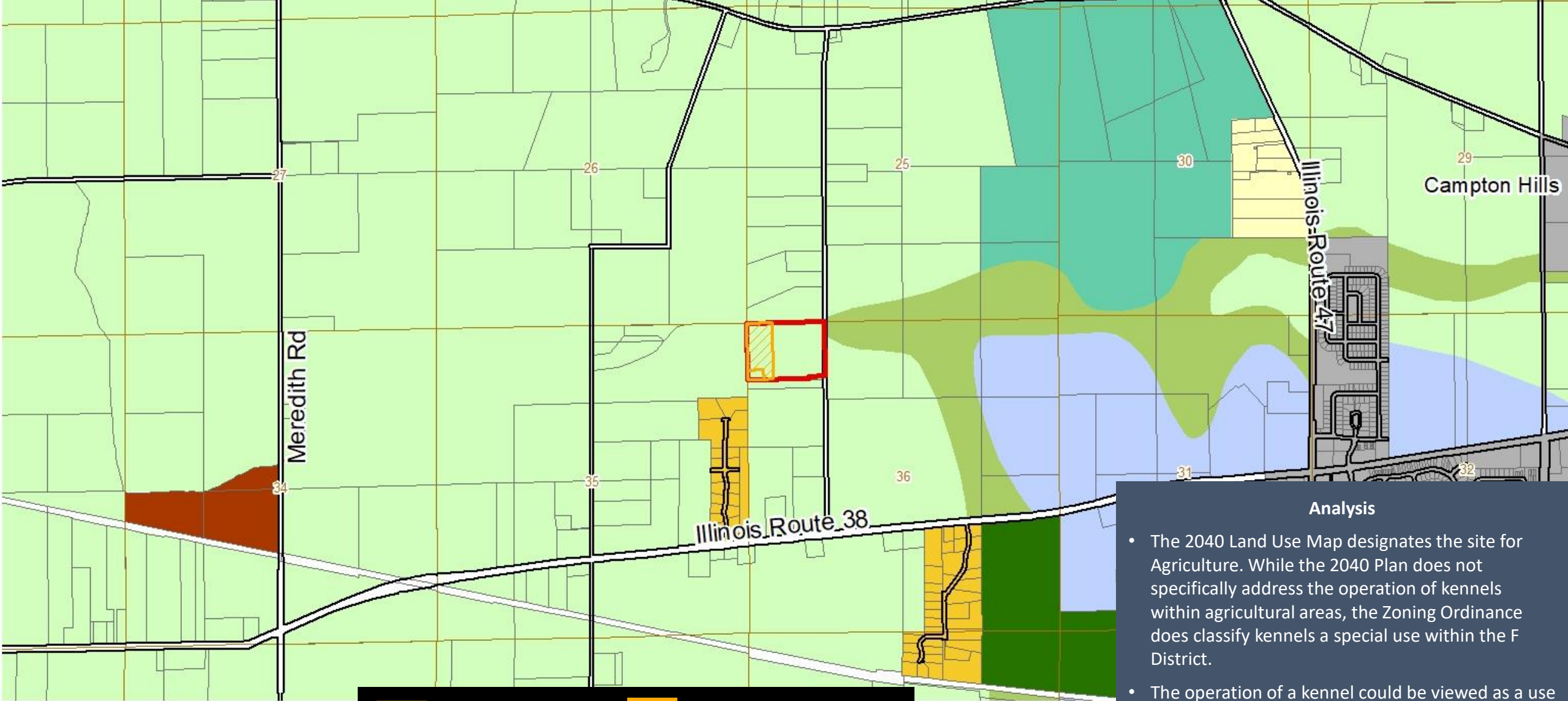
Areas with the best physical and chemical characteristics for producing food, feed, forage crops

Farmland of Statewide Importance:

Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE





2040 Land Use

- Agricultural Business
- Agriculture
- Commerce / Employment
- Countryside / Estate Residential

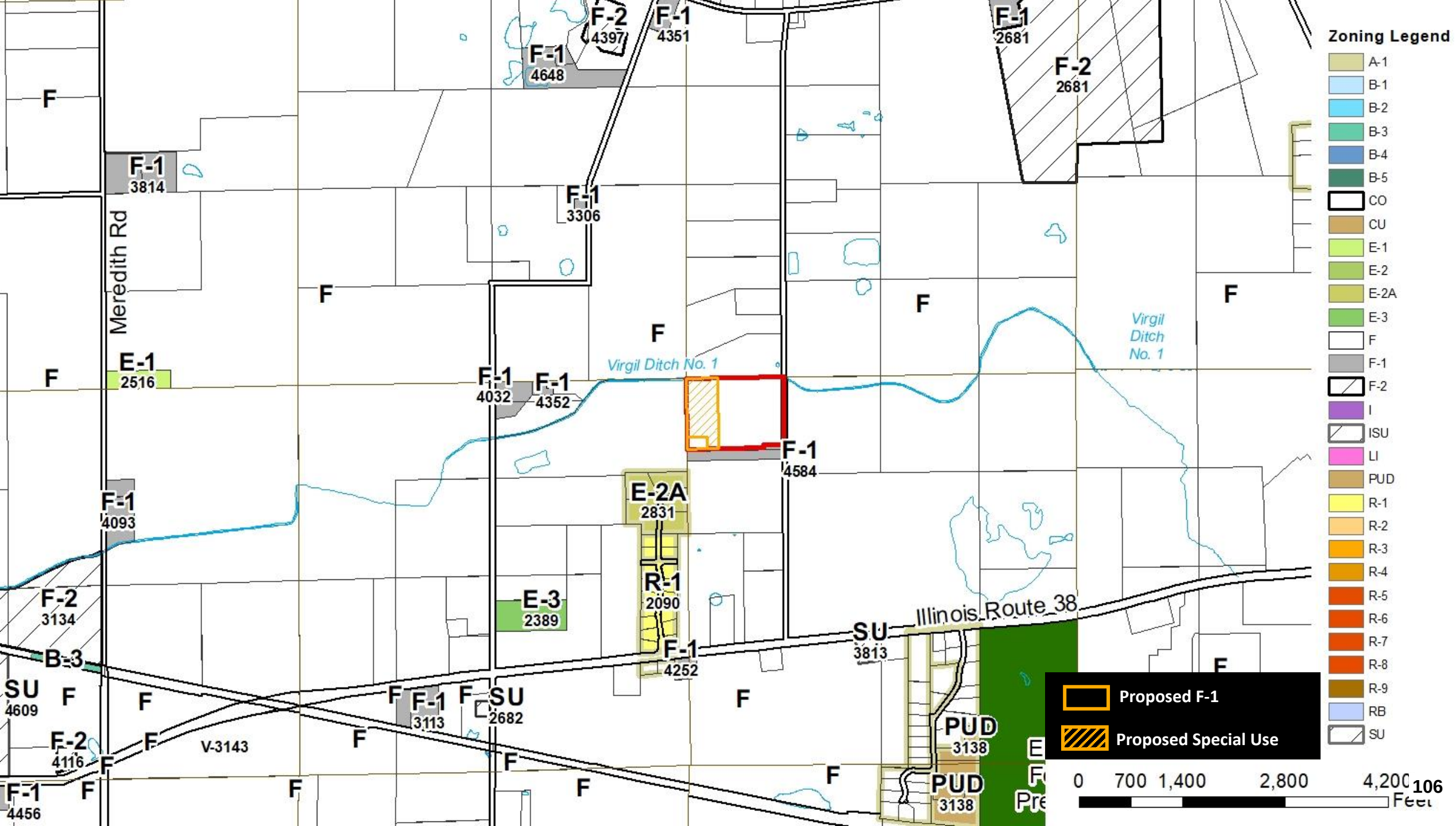
Proposed F-1 Proposed Special Use

- Proposed Open Space
- Resource Management
- Existing Public Open Space
- Institutional / Private Open Space
- Rural Residential
- Urban Neighborhood / Mixed Use Infill
- Water
- Municipalities

Analysis

- The 2040 Land Use Map designates the site for Agriculture. While the 2040 Plan does not specifically address the operation of kennels within agricultural areas, the Zoning Ordinance does classify kennels a special use within the F District.
- The operation of a kennel could be viewed as a use comparable to a livestock operation of similar scale. Equestrian uses are also a similar and common use found in areas of the county planned for Agriculture.







Beith Rd

Illinois Route 47

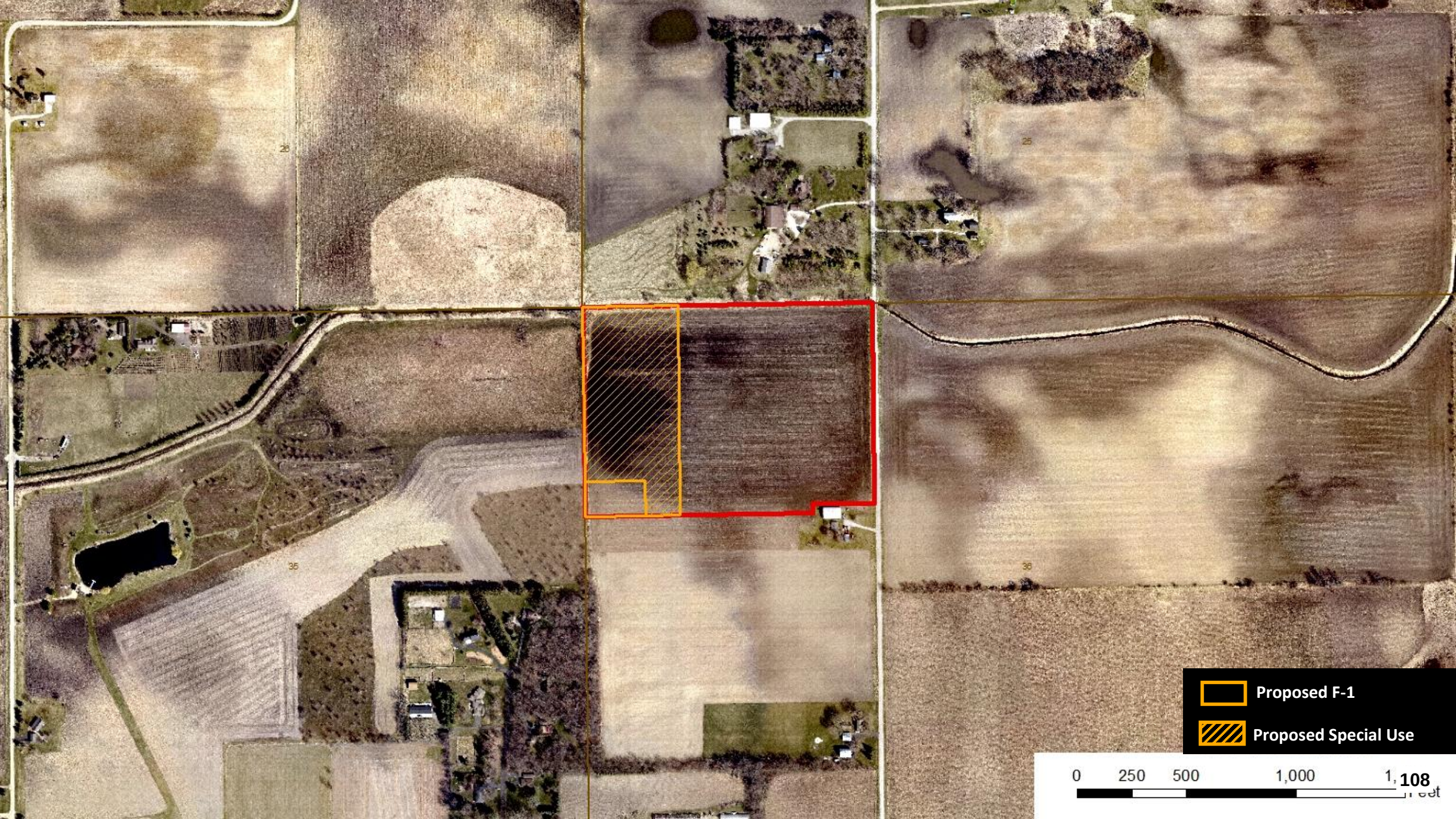
Meredith Rd

Illinois Route 38

1st St

-  Proposed F-1
-  Proposed Special Use





-  Proposed F-1
-  Proposed Special Use





Proposed F-1



Proposed Special Use





- LEGEND**
EXISTING CONDITIONS
- CONTOUR
 - UTILITY POLE
 - OVERHEAD ELECTRIC
 - TREELINE
 - EDGE OF ASPHALT
 - FOUND MAG NAIL
 - FOUND 1/2" DIA. IRON PIPE
 - RECORD DISTANCE
 - MEASURED DISTANCE

- LEGEND**
PROPOSED IMPROVEMENTS
- SPOT ELEVATION
 - SPOT ELEVATION
 - SANITARY SEWER
 - SANITARY CLEANOUT
 - WATER SERVICE LINE
 - BURIED ELECTRIC CONDUIT
 - P.C. CONCRETE PAVEMENT
 - BITUMINOUS CONCRETE
 - LAWN AREA
 - FEMA ZONE A
 - ZONE F-1
 - ZONE F-SU
 - BASE FLOOD ELEVATION
 - DECIDUOUS TREE
 - CONIFER TREE

SURVEYOR'S NOTE:
IMPROVEMENTS AS DEPICTED ARE BASED UPON PRELIMINARY SITE PLAN BY KASKASKIA ENGINEERING GROUP, LLC DATED 03/03/2025 AS PROVIDED BY CLIENT.

LEGAL DESCRIPTION:
THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1325.10 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE, 917.67 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 49 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 280.60 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 17 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 40.00 FEET; THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 1040.54 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE 957.67 FEET TO THE POINT OF BEGINNING, IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
2800 FREELAND DRIVE,
MAPLE PARK, ILLINOIS.

BENCHMARKS:
Source Benchmark:
Village of Elburn Benchmark:
BRAVO
Elevation=907.47

Site Benchmark (Site TBM):
Top of Capped Iron Pipe 5.5'
West of Edge of Pavement at
Location Indicated
Elevation=870.26

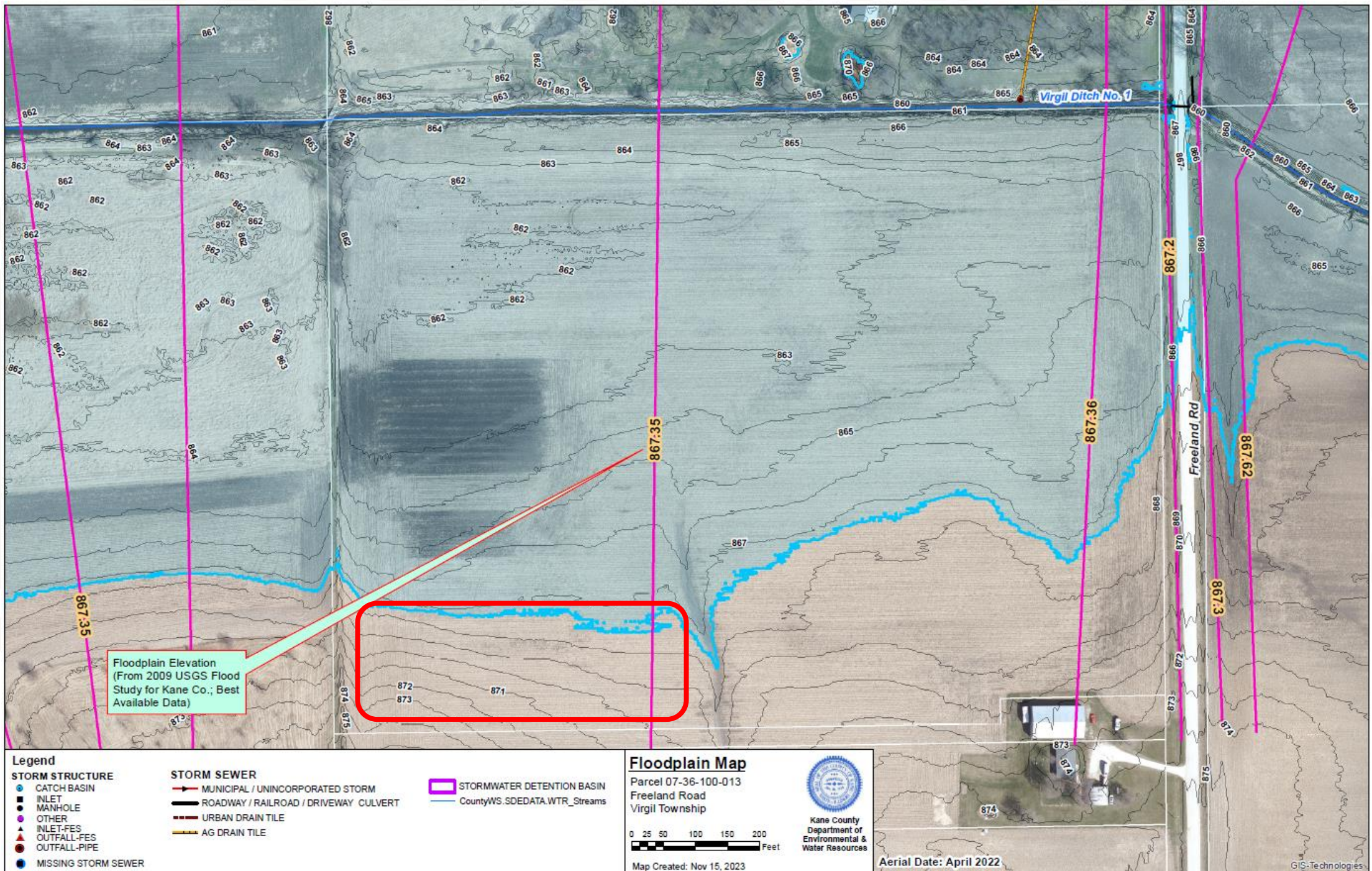
Michael C. Fossberg, P.L.S. 2768, Exp. 11/30/2026
Eric C. Polakany, P.L.S. 3818, Exp. 11/30/2026
TODD SURVEYING
Professional Land Surveying Services
COMMERCIAL
Kankakee, IL 62560
Survey is only valid if signed and is shown in red.

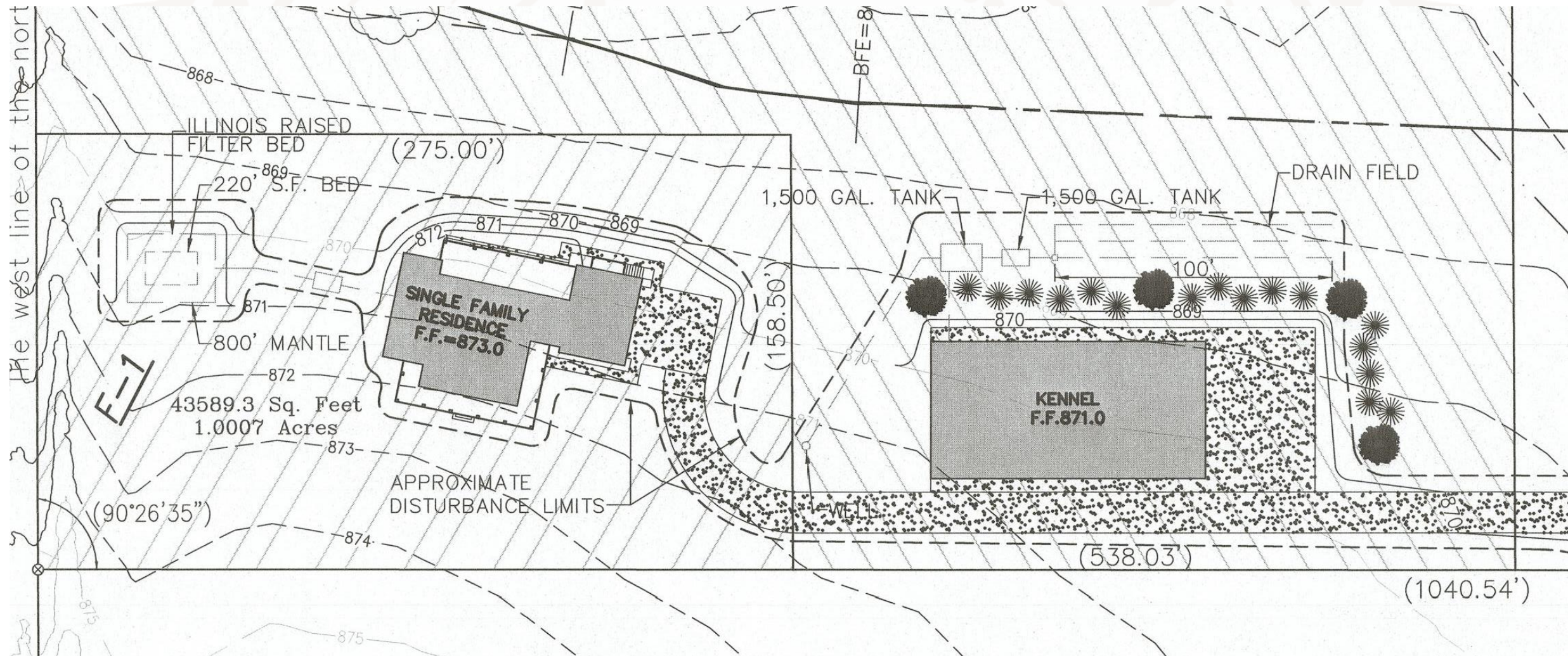
PREPARED ON JULY 21, 2025 BY:
ERIC C. POLAKANY
P.L.S. NO. 3818

Scale: 1" = 50'

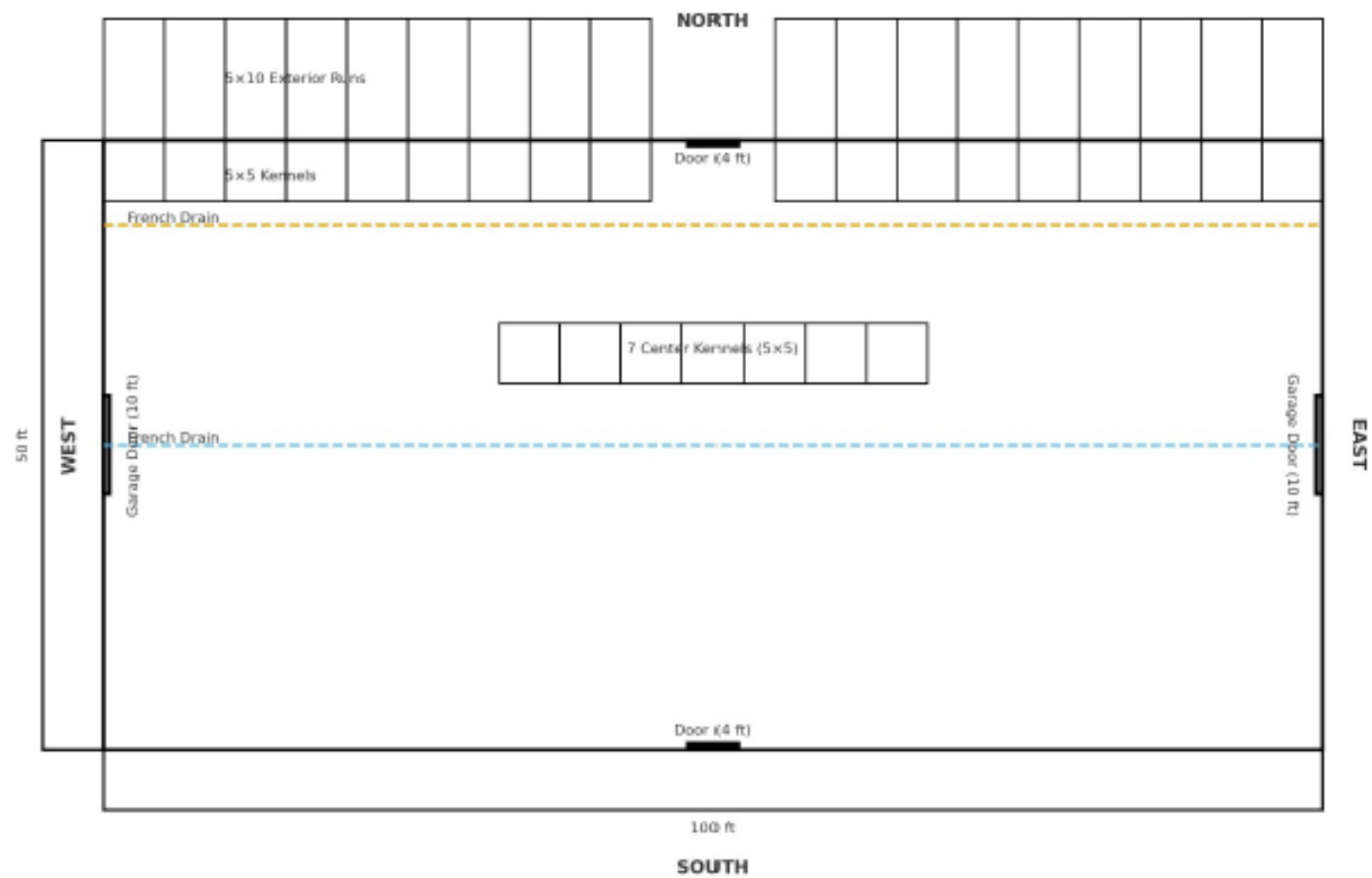
Zoning Exhibit

Sheet: Whittier, Glen Kennerly
Date: 7/21/2025
File Name: 20250721_Zoning Exhibit
Scale: 1"=50' P.L.S. 2768
Date: 7/21/2025
Project Number: 2024-0217 ZONING

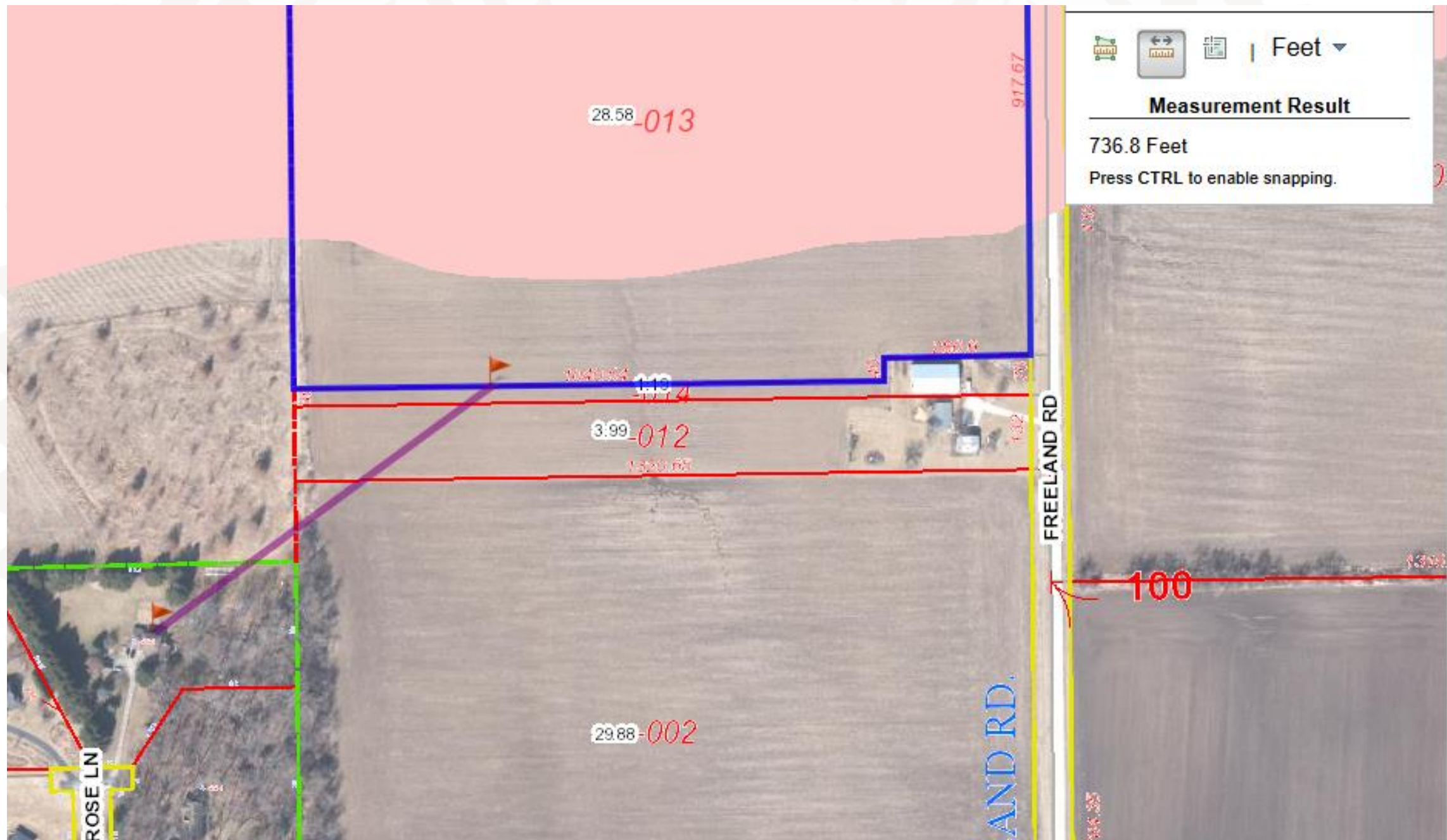




Kennel Building Floor Plan (50×100 ft) - With Dimensions & Labels



- French Drain (North)
- French Drain (Center)



15-2: PROPERTY MAINTENANCE PROCEDURES AND NUISANCES DECLARED:

It is hereby declared that any of the following activities and/or conditions are nuisances, when not conducted in accordance with this chapter and are unlawful when conducted or allowed to exist on property located within the County, but outside the corporate limits of any city or village therein; whether conducted, allowed, suffered or permitted by the owner, tenant, and/or other occupant thereof (it being the intent of this chapter to make all such persons jointly and severally liable for compliance herewith):

A. Exterior Property Areas:

7. **Manure And Garbage:** To accumulate manure, rubbish, garbage, refuse, junk vehicles, human and industrial, noxious or offensive waste, except the normal storage on a farm of manure for agricultural purposes. Normal storage for agricultural purpose is considered to be two hundred sixteen (216) cubic feet per acre (for example, a 6 x 6 x 6 accumulation).

C. Noise:

4. **Raucous Noise:** To make, continue, create or cause to be made or continued any loud or raucous noise.

5. **Harsh, Prolonged Or Unusual Noise:** To make, continue, create or cause to be made or continued any noise which is harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons within the neighborhood from which the noise emanates or as to unreasonably interfere with the peace and comfort of neighbors or their guests or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.

Water Resources

The Kane County Water Resources Department reviewed this Petition and has the following comment:

This project contains floodplain. The plan as shown presumes all development is outside the floodplain, except for the Training Pond. The Training Pond is considered an appropriate use within the Floodplain. The Development as presented will likely trigger Stormwater Detention. The Ordinance does allow for Detention Basins to be located within the Floodplain and the Petitioner may wish to use the Training Pond as part of their Stormwater Management.

The Kane County Water Resources Department recommends the following stipulations:

1. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 and F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.
2. A Stormwater Permit will be required. An engineer will be required to design the Stormwater Management for this site with the required retention and detention volumes and viable outfall.
3. Best Management Practices promoting infiltration shall be required.
4. A Drain Tile Study will be required.
5. Development as shown is presumed to be outside the floodplain. Any portion of the development within the floodplain shall meet the Kane County Stormwater Management Ordinance.
6. The lowest floor and lowest opening for all buildings will be determined using the Seasonal High Groundwater Table and the Floodplain Elevations and the Stormwater Ordinance Building Protection Standards. Note that not all lots are suitable for basements.
7. Conservation and Drainage Easements will be required for the Stormwater, Wetlands and Floodplain on site.

Transportation

The Kane County Department of Transportation (KDOT) reviewed this Petition and recommends the following stipulation:

1. The Petitioner shall obtain a temporary and final access permit from Virgil Township.

Environmental Health

The Kane County Health Department reviewed this Petition and has the following comment:

1. The Health Department requires that well and septic meet all code requirements and permits with KCDHD obtained prior to construction.

Kane County Forest Preserve District

The Kane County Forest Preserve District does not have concerns with the attached request.

Elburn & Countryside Fire Protection District

The ECFRD has reviewed this Petition and has the following comment:

1. The Fire Department does not have any issues with this proposed rezoning

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) – The natural resources review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland:** Prime and important Farmland occur on this tract.
- **LESA:** The LE value for this site is 32 and the SA value is 53 for a total LESAscore of 85. This score represents High Protection effort warranted.
- **Land Planning and Development Concerns:** Based upon the LESAscore and the Kane County Land Evaluation and Site Assessment, this tract warrants **High Protection** effort from development.

PRIME FARMLAND – LAND EVALUATION & SITE ASSESSMENT



Recommended Stipulations of Approval

Should the Zoning Board of Appeals make a motion to recommend approval of this Special Use request, staff recommends the following stipulations:

1. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 and F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.
2. A Stormwater Permit will be required. An engineer will be required to design the Stormwater Management for this site with the required retention and detention volumes and viable outfall.
3. Best Management Practices promoting infiltration shall be required.
4. A Drain Tile Study will be required.
5. Development as shown is presumed to be outside the floodplain. Any portion of the development within the floodplain shall meet the Kane County Stormwater Management Ordinance.
6. The lowest floor and lowest opening for all buildings will be determined using the Seasonal High Groundwater Table and the Floodplain Elevations and the Stormwater Ordinance Building Protection Standards. Note that not all lots are suitable for basements.
7. Conservation and Drainage Easements will be required for the Stormwater, Wetlands and Floodplain on site.
8. The Petitioner shall obtain a temporary and final access permit from Virgil Township.

Public Comment

As of September 29, 2025, Kane County Technical Staff has not received correspondence from area property owners regarding the petition.

Objectors

Area property owners

Zoning Board of Appeals Summary

The ZBA considered this zoning petition at a public hearing on Tuesday, September 30, 2025. Testimony in opposition to the project was heard from area neighbors; Testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

The ZBA voted to recommend APPROVAL of Zoning Petition 4670, requesting a Special Use Permit for a Kennel in the F-Farming District for a dog kennel for up to 20 dogs. The petitioner is also seeking an F-1 rezoning to create a residential parcel for his new home on the southwest corner of the property on property just north of the property at 2N800 Freeland Road, (07-36-100-013), Virgil Township **with the recommended stipulations.**

F-1 Rezoning Standards

ZONING STANDARDS – F-1- DISTRICT RURAL RESIDENTIAL

Section 25-8-2 of the Kane County Zoning Ordinance provides Standards for F-1 District Rural Residential Rezoning; responses to these Standards have been provided by the Petitioner with their Zoning Application.

The Zoning Board of Appeals shall not recommend a rezoning to this zone district classification unless the applicant shall present clear and convincing evidence to the Zoning Board of Appeals that the property sought to be rezoned is not suitable for agricultural use.

The Zoning Board of Appeals in determining suitability of property for agricultural use shall make findings of fact with respect to the following:

- A. Existence of nonprime farmland
- B. Topography;
- C. Manmade and physical features which may serve as barriers;
- D. Vegetative cover;
- E. Parcel size;
- F. Adjacent land uses.

Special Use Standards

ZONING STANDARDS – SPECIAL USES

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application.

The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	September 30, 2025
Development Committee:	October 21, 2025
Kane County Board:	November 10, 2025

Petition 4670, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, October 21, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4670, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Monday, November 10, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

SS.

COUNTY OF KANE)

ZONING PETITION NO. TMP-25-1199

PETITION # 4672 PETITIONER: JOHN WEBB, ET UX/JUST FOR PAWS

Petition #: 4672

Committee Flow: Development Committee

Contact: Keith Berkhout 630-232-3495

Petitioner: John Webb, et ux/Just for Paws

Location: 19N310 Boyer Road, in Kaneville Township, Kane County, Illinois (10-06-100-008 & 10-06-300-005)

Proposed: Special Use in the F-Farming Zoning District for a kennel for up to 40 dogs and 15 cats

2040 Plan: Agricultural

Objectors: None

Recommendations:

Regional Planning Comm.: Not Applicable

Zoning Board: Approval with the recommended stipulations:

1. The Petitioner shall obtain a permit from Kane County Division of Transportation for modifications to the site's access, including the removal of one existing access in the West County Line Road right of way
2. The site will require a Stormwater Permit. The improvements presented will require a BMP, but do not appear to meet the trigger for Stormwater Detention. Please note that Development as defined by the Kane County Stormwater Management Ordinance on the Special use parcel or any part of the F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area shall provide Stormwater Management Measures as required by the Kane County Stormwater Ordinance.

Development Committee: To be determined

Summary:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4672

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Keith Berkhout 630-232-3495

Budget Information:

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

Special Use in the F-Farming Zoning District for a kennel for up to 40 dogs and 15 cats

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4672
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a Special Use in the F-Farming Zoning District for a kennel for up to 40 dogs and 15 cats be granted on the following described property:

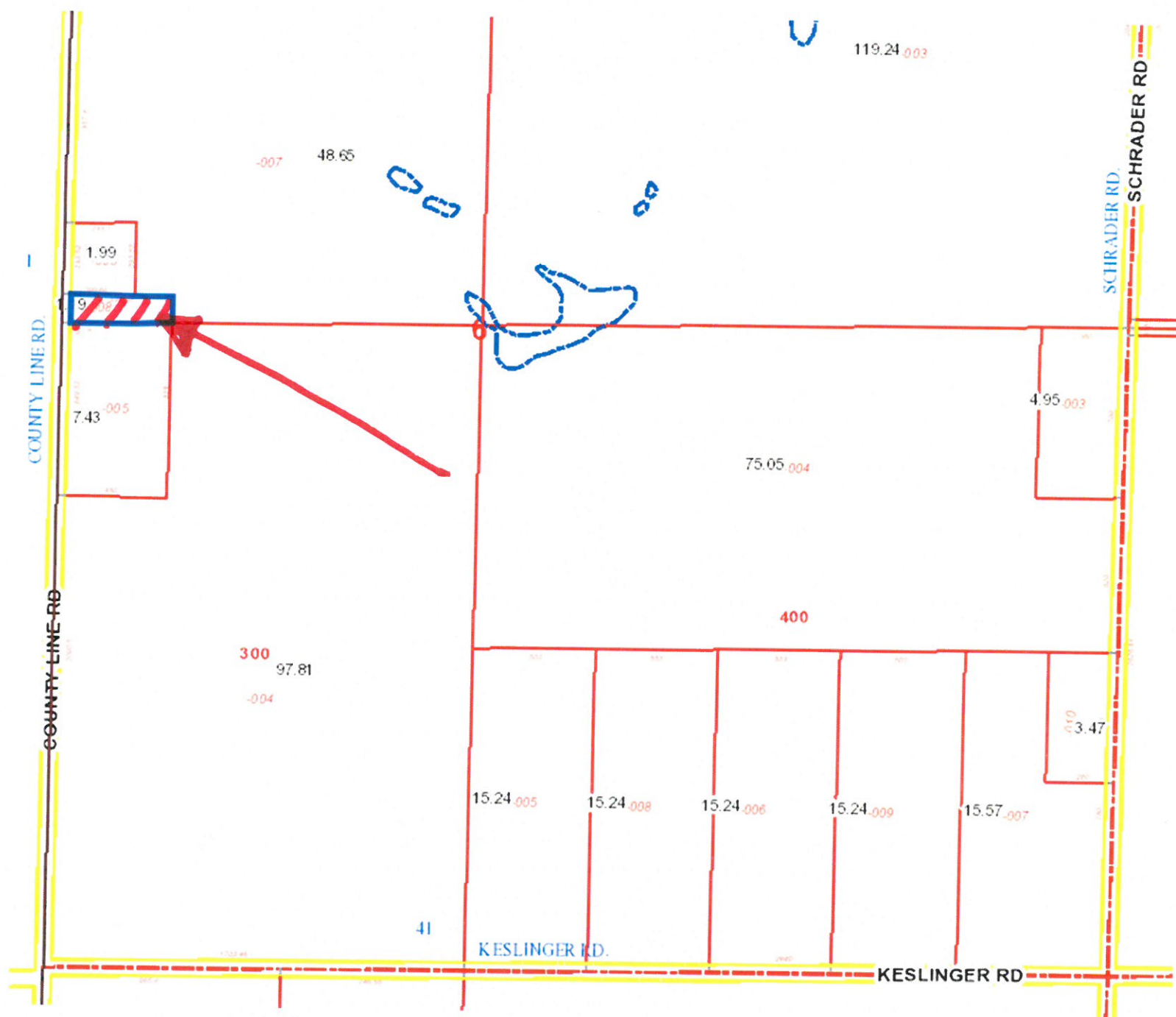
THAT PART OF THE WEST FRACTIONAL HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY, ALONG THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, A DISTANCE OF 178.48 FEET; THENCE EASTERLY, AT AN ANGLE OF 90 DEGREES 06 MINUTES 35 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, 449.66 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 180.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 450.00 FEET TO THE WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 6; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 1.52 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located north of the home at 1N409 County Line Road (10-06-100-008 & 10-06-300-005).

- 2) That the Special Use be granted subject to the following stipulations:
 1. The Petitioner shall obtain a permit from Kane County Division of Transportation for modifications to the site's access, including the removal of one existing access in the West County Line Road right of way
 2. The site will require a Stormwater Permit. The improvements presented will require a BMP, but do not appear to meet the trigger for Stormwater Detention. Please note that Development as defined by the Kane County Stormwater Management Ordinance on the Special use parcel or any part of the F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area shall provide Stormwater Management Measures as required by the Kane County Stormwater Ordinance.
- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on November 10, 2025

John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

Corinne Pierog
Chairman, County Board
Kane County, Illinois





ZONING BOARD OF APPEALS SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4672

PUBLIC HEARING DATE 10/14/25

PETITIONER NAME John Webb/Just for Paws

REQUESTED ACTION

Special Use in the F-Farming Zoning District for a kennel for up to 40 dogs and 15 cats

SUBJECT PROPERTY

1N409 County Line Road, in Kaneville Township, Kane County, Illinois (10-06-100-008 & 10-06-300-005)

STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate.

The Zoning Board of Appeals reviewed the petition, reports, testimony and public comments received during the public hearing on the date listed above. The following are the Board's Findings of Facts for each of the six requirements specified in the Ordinance:

A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

1. No testimony that the special use would be detrimental per this section
2. Testimony provided that this is a needed service in the area

ZBA Vote: ☒ Aris ☒ Armstrong ☒ Falk ☒ Lake ☒ Natkins ☒ Schultz ☒ Stoffa ☒ Wilson

B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

1. Closest neighbor approximately 1/2 mile away
2. No testimony opposing the special use
3. Proposed facility is attractive and will be add to the property
4. Owners live on site and will maintain the property

ZBA Vote: ☒ Aris ☒ Armstrong ☒ Falk ☒ Lake ☒ Natkins ☒ Schultz ☒ Stoffa ☒ Wilson

C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

1. No testimony indicating any detriment to the property
2. Open farm land in the area

ZBA Vote: X Aris X Armstrong Falk Lake X Natkins X Schultz X Stoffa X Wilson

D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.

1. Staff stipulations will address any potential issues (closing of one existing drive to site - North)

ZBA Vote: X Aris X Armstrong Falk Lake X Natkins X Schultz X Stoffa X Wilson

E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

1. One existing drive will be closed to add new one to site
2. Testimony that animals can be shuttled to site
3. Maximum daily trips of approximately 40 coming/going to site

ZBA Vote: X Aris X Armstrong Falk Lake X Natkins X Schultz X Stoffa X Wilson

F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

1. Subsequent permitting process will confirm conformance to all county zoning permit requirements

ZBA Vote: X Aris X Armstrong Falk Lake X Natkins X Schultz X Stoffa X Wilson

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

A motion was made to adopt the above as an accurate representation of the Findings of Fact of the majority of the Zoning Board of Appeals in respect to the subject Zoning Petition.

Roll Call of the ZBA:

(circle one)

1. Tracy Aris	<u>Aye</u>	Nay	Abstain	Not Present
2. Martell Armstrong	<u>Aye</u>	Nay	Abstain	Not Present
3. Mary Lake MARK PAULK	<u>Aye</u>	Nay	Abstain	Not Present
4. Burt Natkins	<u>Aye</u>	Nay	Abstain	Not Present
5. David Schultz	<u>Aye</u>	Nay	Abstain	Not Present
6. Michael Stoffa	<u>Aye</u>	Nay	Abstain	Not Present
7. William Wilson	<u>Aye</u>	Nay	Abstain	Not Present

The motion PASSED by a vote of 7 to 0, with 0 Abstention(s) and 1 Absent.

On this 14 day of October, 2025.

We hereby certify that the above is an accurate representation of the Findings of Fact of the majority of the Zoning Board of Appeals in respect to the Zoning Petition listed above.

[Signature]
William Wilson
Tracy K Aris
[Signature]
Michael Stoffa
[Signature]

14 Oct 2025
Date
10/14/2025
Date
10/14/2025
Date
10.14.2025
Date
10/14/2025
Date
10/14/2025
Date

Zoning Petition No. 4672

John Webb/*Just for Paws*

County Board District: 18 Rick Williams

Kane County Development Committee Meeting
Tuesday, October 21, 2025 at 10:30am



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

John Webb, et ux/*Just for Paws*

Property Owner

John Webb, et ux

Action Requested

A Special Use Permit in the F-Farming Zoning District for a kennel for up to 40 dogs and 15 cats.

Subject Property

On property north of the home at 1N409 County Line Road, Kaneville Township (10-06-100-008 & 10-06-300-005)

Application

An application was received by the County on July 31, 2025; application documents for Petition 4672 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on September 26, 2025. Notice was published in the Daily Herald newspaper on September 27, 2025. And, a public hearing sign was posted on the subject property on September 24, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kaneville Township, the Village of Big Rock, the Village of Maple Park, the Kane County Regional Planning Commission, School District 302, and the Kaneville Fire Protection District.

2040 Conceptual Land Use Strategy

1N409 County Line Road, Kaneville Twp. - Petition #4672

Land Use Strategy Area: Agriculture / Food, Farm and Small Town Area

Core Themes

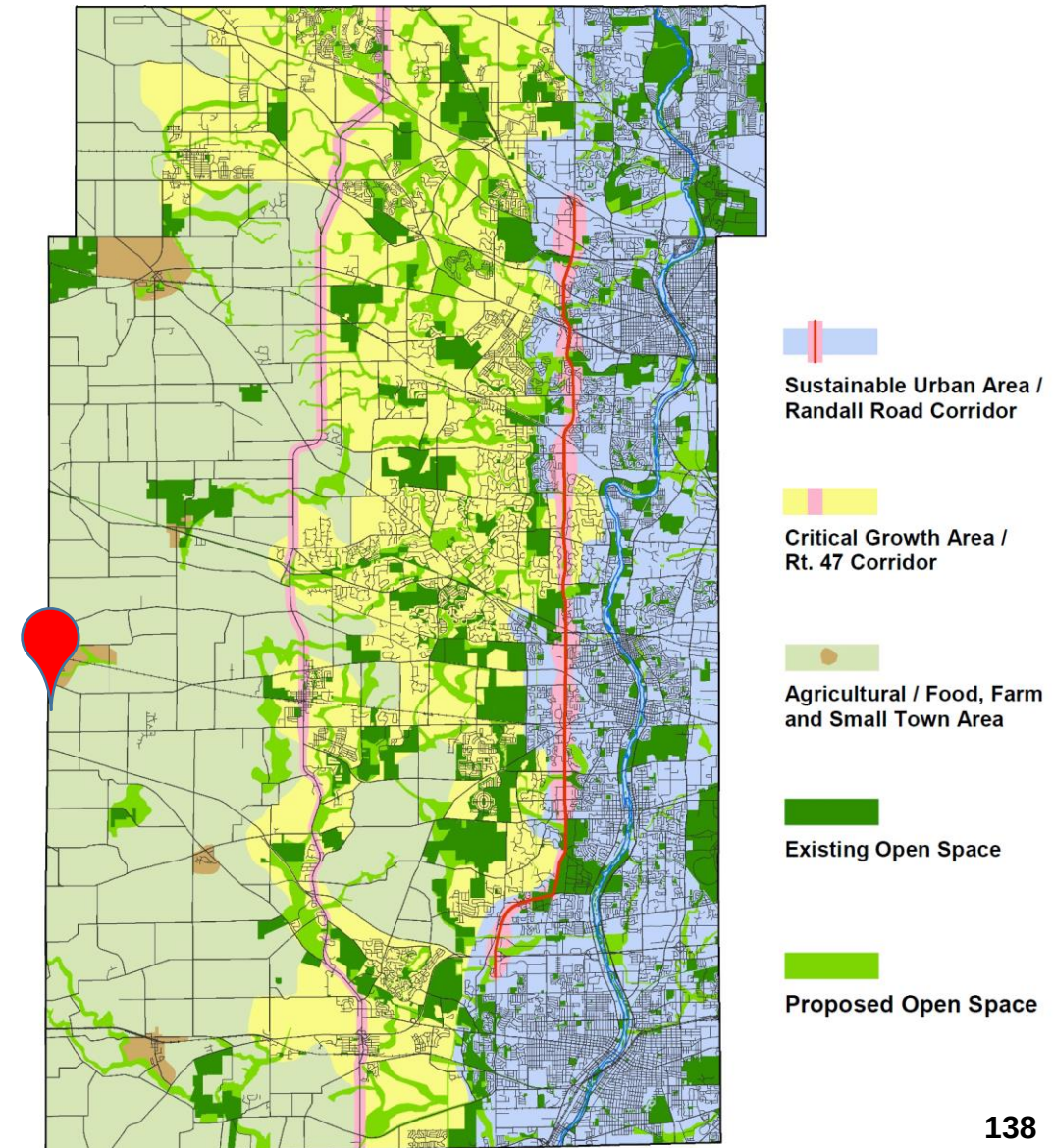
1. “***Food and farm***,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns***,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

The Conceptual Land Use Strategy Map:

A general land use map that divides the county into 3 major geographic areas, each with unique land resources, development patterns, and planning opportunities.

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

1N409 County Line Road, Kaneville Twp. - Petition #4672

2040 Planned Use: Agriculture

Characteristics of Areas Planned for Agriculture

- Areas generally contain *prime farmland* or *farmland of statewide importance*.
- Farmsteads - low density residential uses or small specialty farms
- Allow for limited agribusiness and farm support services
- Includes areas used to grow fresh foods for farmers markets, grocery stores, restaurants, and on-farm sales.

2040 Plan Priority for Agriculture Land Use Areas:

To prevent the conversion of farmland to non-agricultural uses. Exceptions for non-agricultural uses may be considered due to soil productivity, topography, vegetation, manmade barriers, etc.

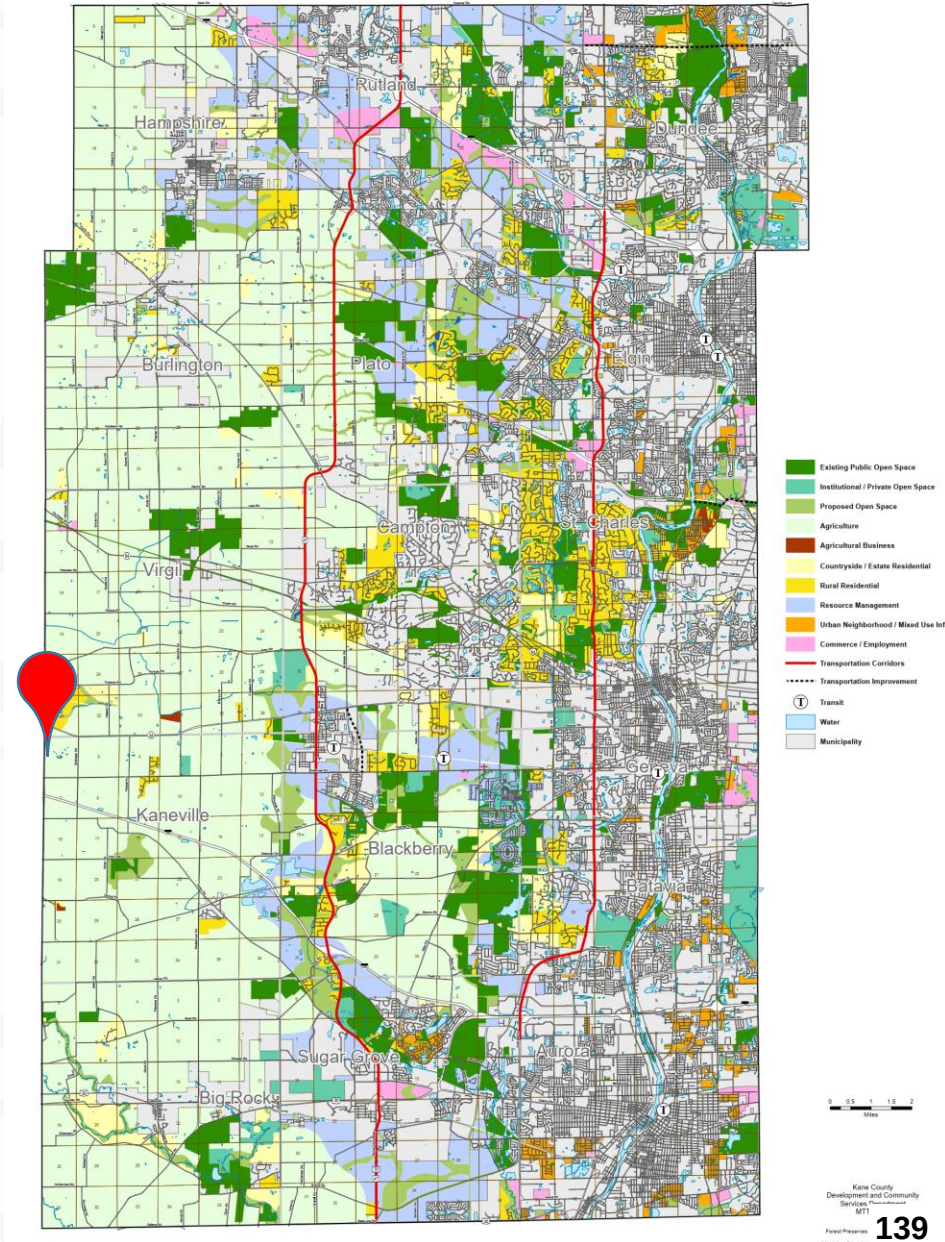
Prime Farmland:

Areas with the best physical and chemical characteristics for producing food, feed, forage crops

Farmland of Statewide Importance:

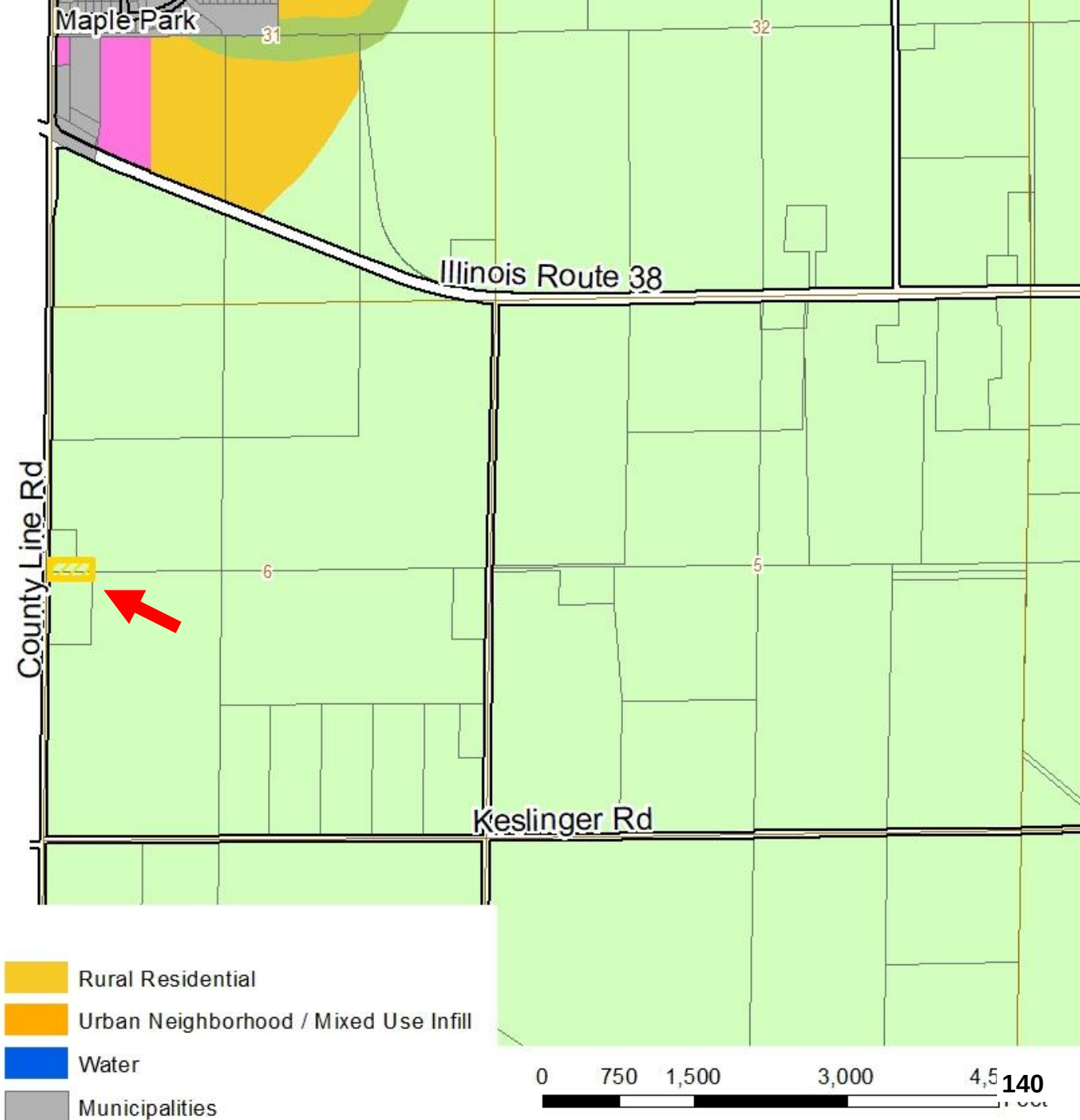
Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE



Analysis

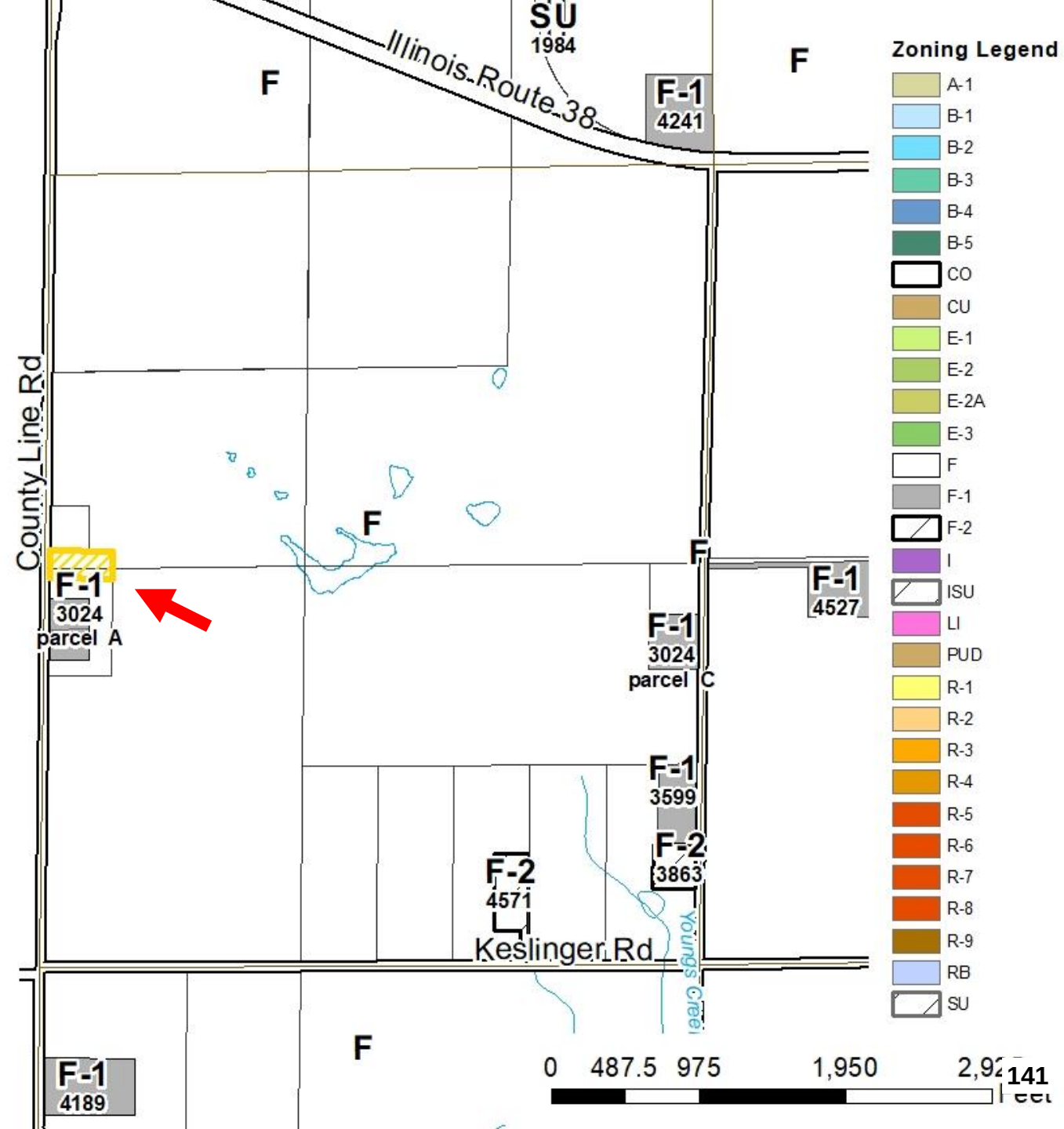
- The 2040 Land Use Map designates the site for Agriculture. While the 2040 Plan does not specifically address the operation of a dog boarding facility within agricultural areas, the Zoning Ordinance does classify kennels a special use within the F District.
- The operation of a dog boarding facility could be viewed as a use comparable to a livestock operation of similar scale. Equestrian uses are also a similar and common use found in areas of the county planned for Agriculture.

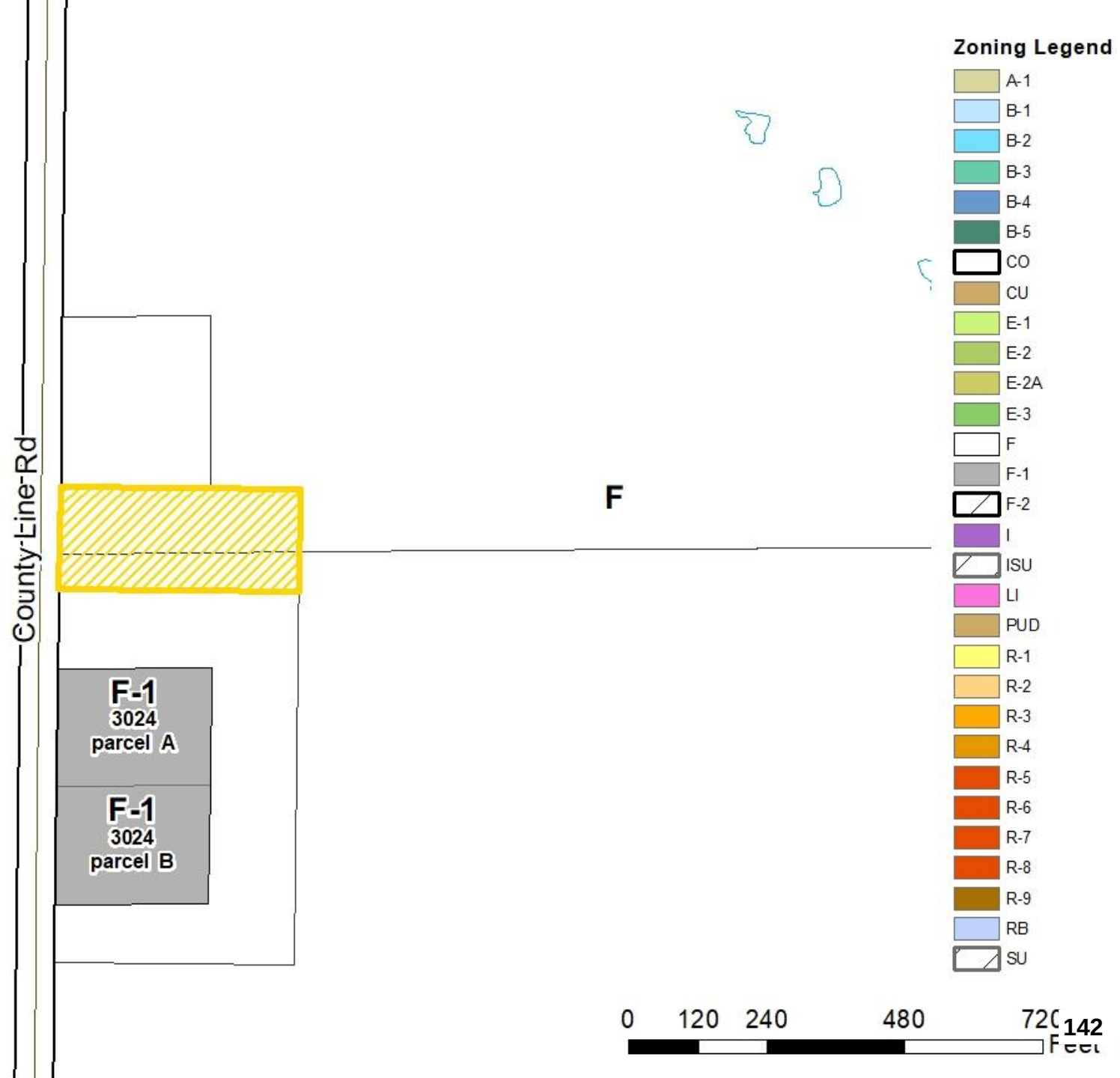


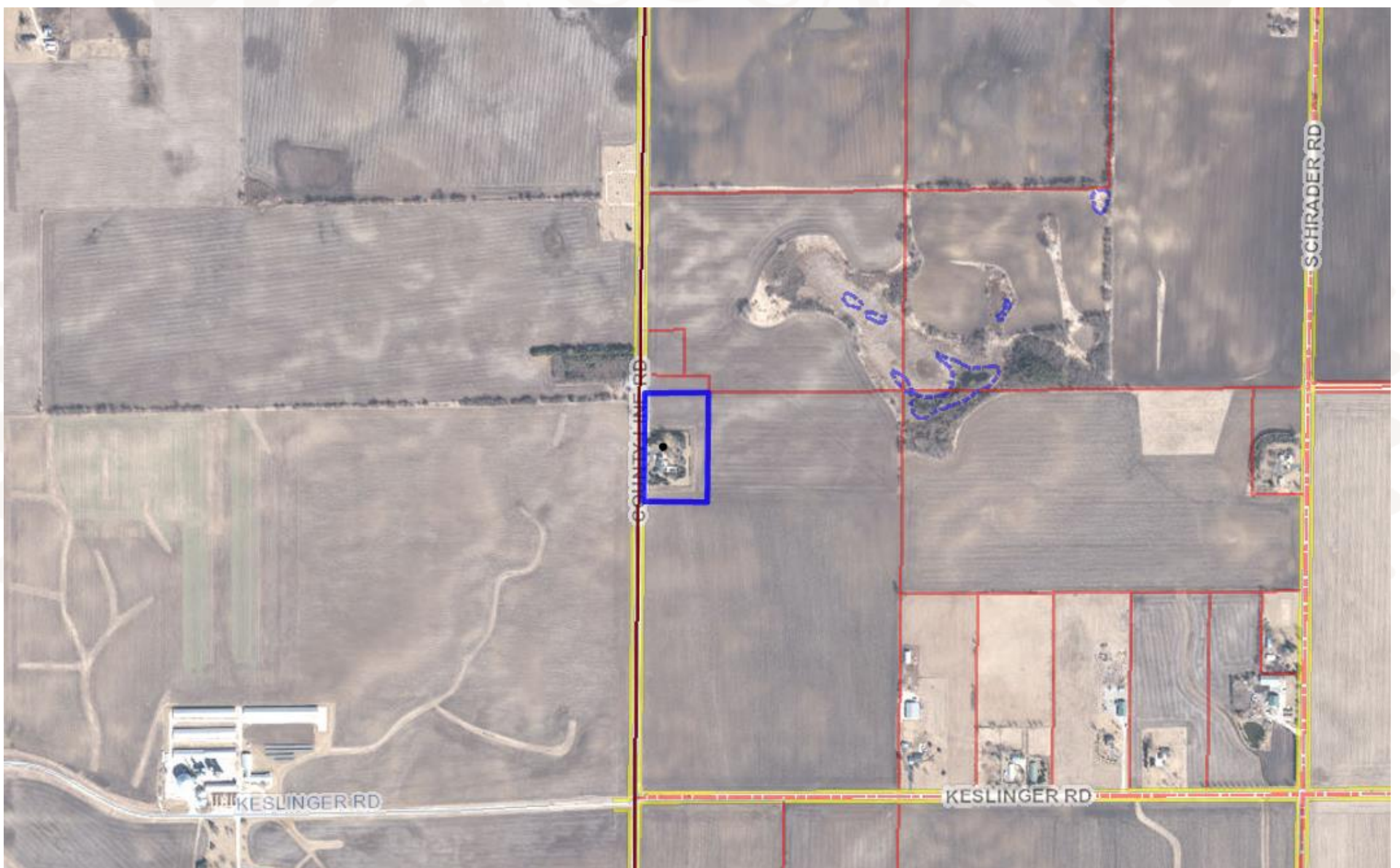
2040 Land Use

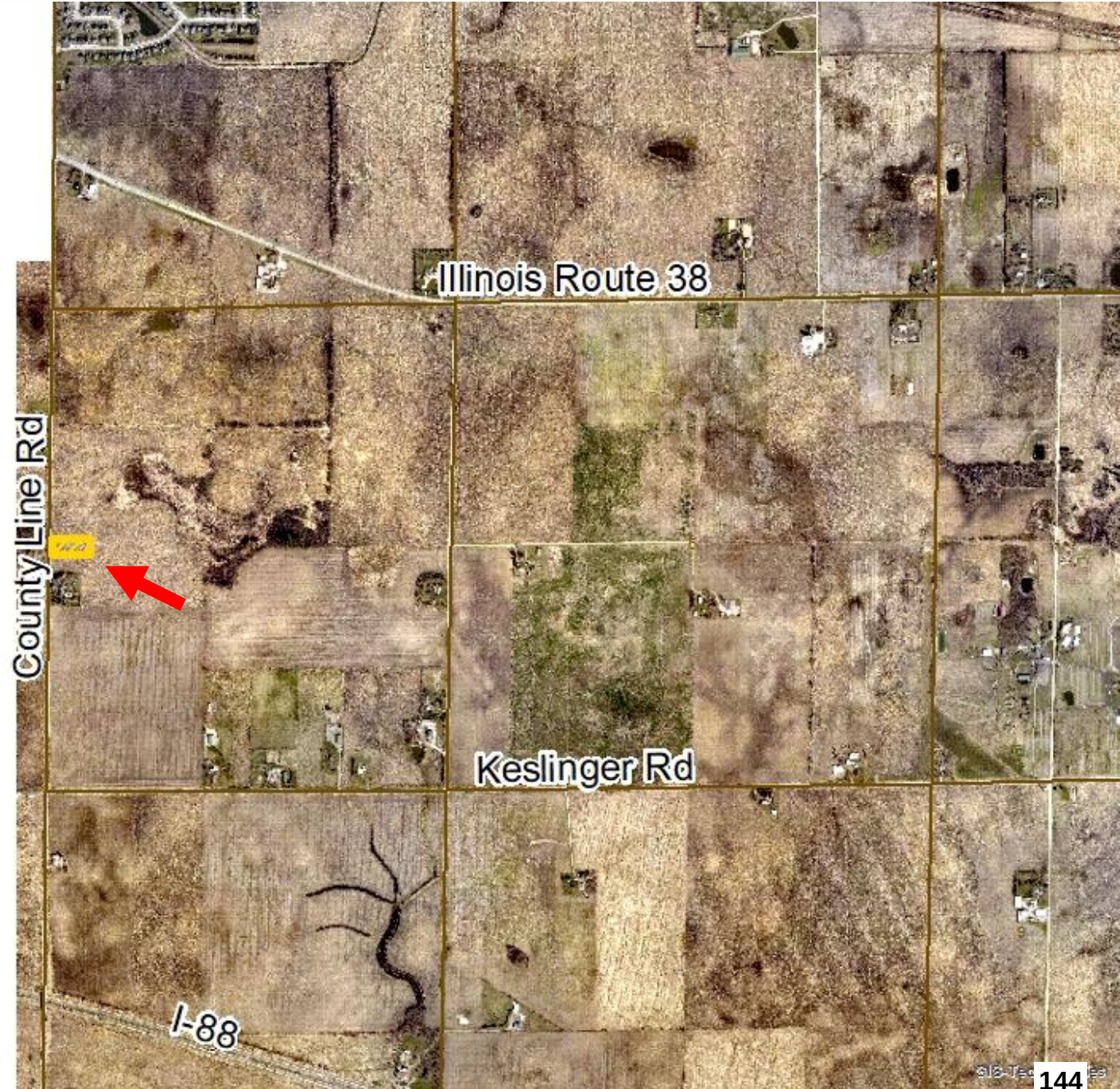


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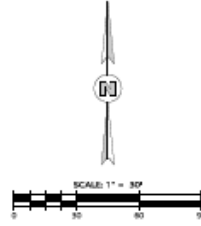






LEGAL DESCRIPTION - FOR ZONING

THAT PART OF THE WEST FRACTIONAL HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, A DISTANCE OF 178.48 FEET; THENCE EASTERLY, AT AN ANGLE OF 90 DEGREES 06 MINUTES 25 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, 485.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 450.00 FEET TO THE WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 6; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 1.52 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.



BASES OF BEARINGS:
BEARINGS DETERMINED BY
SURVEY STATE PLANE COORDINATES
ZONE 16N, UTM ZONE 18N



COUNTY LINE ROAD

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ZONING EXHIBIT

PIN NO: 10-06-300-005
PIN NO: 10-06-100-008

LEGEND

- Parcel Lines
- Section Lines
- Quarter Section Lines
- Right of Way Line
- Section Corners

PROPOSED
F-FARMING WITH SPECIAL USE

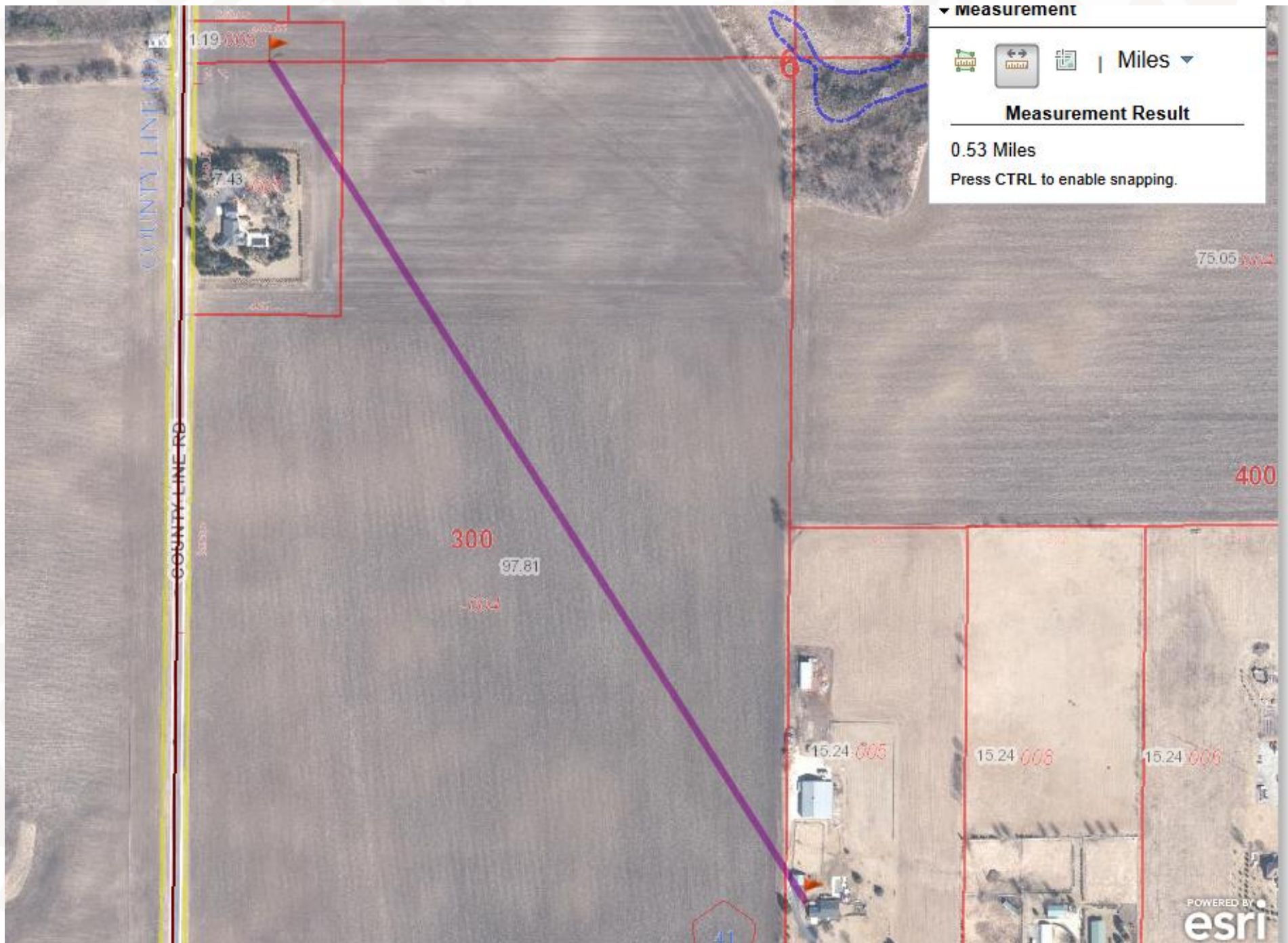
NORTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6-38-6

S00° 47' 34"W 448.85'

SOUTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6-38-6

S89° 24' 57"E 450.00'

EXISTING
F1-RURAL RESIDENTIAL



SITE INSPECTION PHOTOS



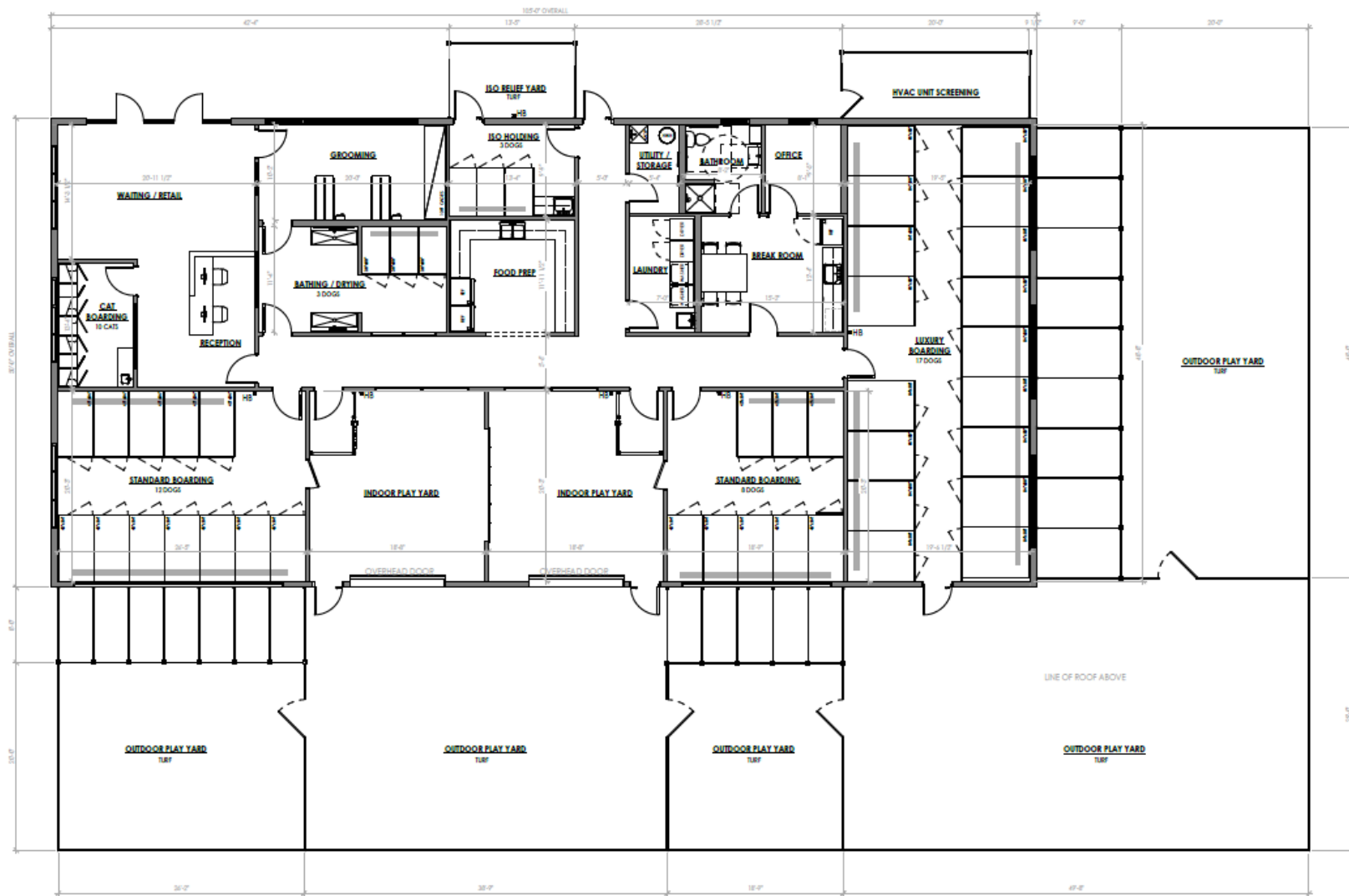
Photo 1 facing northeast



Photo 2 facing east



Photo 3 facing northwest



RWE
PLANNING + DESIGN

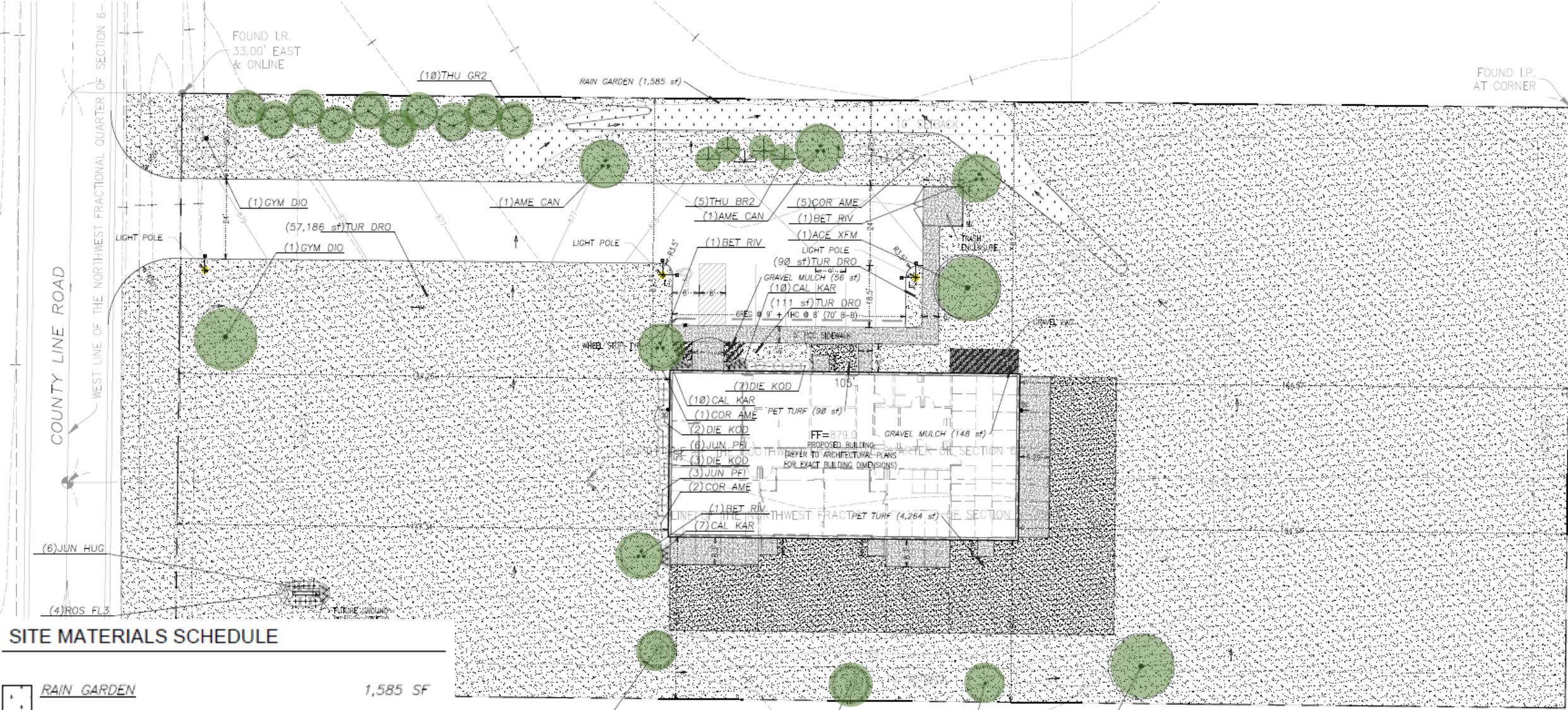
JUST FOR PAWS
1 N409 COUNTY LINE RD.
MAPLE PARK, IL 60151

[illegible]

PROJECT #: 24.143

FLOOR PLAN

A-100



SITE MATERIALS SCHEDULE

	<u>RAIN GARDEN</u>	1,585 SF
	<u>PET TURF</u>	4,354 SF
	<u>GRAVEL MULCH</u>	204 SF

PLANT SCHEDULE

<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
<u>CANOPY TREES</u>				
ACE XFM	ACER X FREEMANII / FREEMAN MAPLE	B & B	2.5" CAL.	1
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	1
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL.	2
<u>EVERGREEN TREES</u>				
PIC ABI	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT.	2
PIN STR	PINUS STROBUS / WHITE PINE	B & B	8' HT.	1
THU GR2	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	10
<u>UNDERSTORY TREES</u>				
AME CAN	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	8' CLUMP	2
BET RIV	BETULA NIGRA / RIVER BIRCH	B & B	8' CLUMP	3
<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
<u>DECIDUOUS SHRUBS</u>				
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	B & B	36" HT.	8
DIE KOD	DIERVILLA X 'G2X88544' / KODIAK® ORANGE DIERVILLA	CONT.	#5	12
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	24" SPREAD.	4
<u>EVERGREEN SHRUBS</u>				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD.	9
JUN HUG	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	B & B	24" SPREAD.	6
THU BR2	THUJA OCCIDENTALIS 'BRABANT' / BRABANT ARBORVITAE	5 GAL		5
<u>GRASSES</u>				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	32
<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
<u>TURF GRASS</u>				
TUR DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	SEED	S.F.	57,387 SF

Water Resources

The Water Resources department reviewed the Zoning Petition and has following stipulation:

1. The site will require a Stormwater Permit. The improvements presented will require a BMP, but do not appear to meet the trigger for Stormwater Detention. Please note that Development as defined by the Kane County Stormwater Management Ordinance on the Special use parcel or any part of the F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area shall provide Stormwater Management Measures as required by the Kane County Stormwater Ordinance.

Transportation

The Kane County Department of Transportation (KDOT) reviewed this Petition and has the following stipulation:

1. The Petitioner shall obtain a permit from Kane County Division of Transportation for modifications to the site's access, including the removal of one existing access in the West County Line Road right of way.

Environmental Health

The Kane County Health Department reviewed this Petition and provided the following comments:

1. Health department should be contacted relative to the plans for well and septic for this facility as permits and approvals would be required.

Fire Protection District

The Kaneville Fire District reviewed this Petition and provided the following comment:

1. I (Assistant Fire Chief David Kovach) have no concerns with the zoning aspect of the application. I have not had the opportunity to review the building plan in detail and would like to be able comment at a future date if possible.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

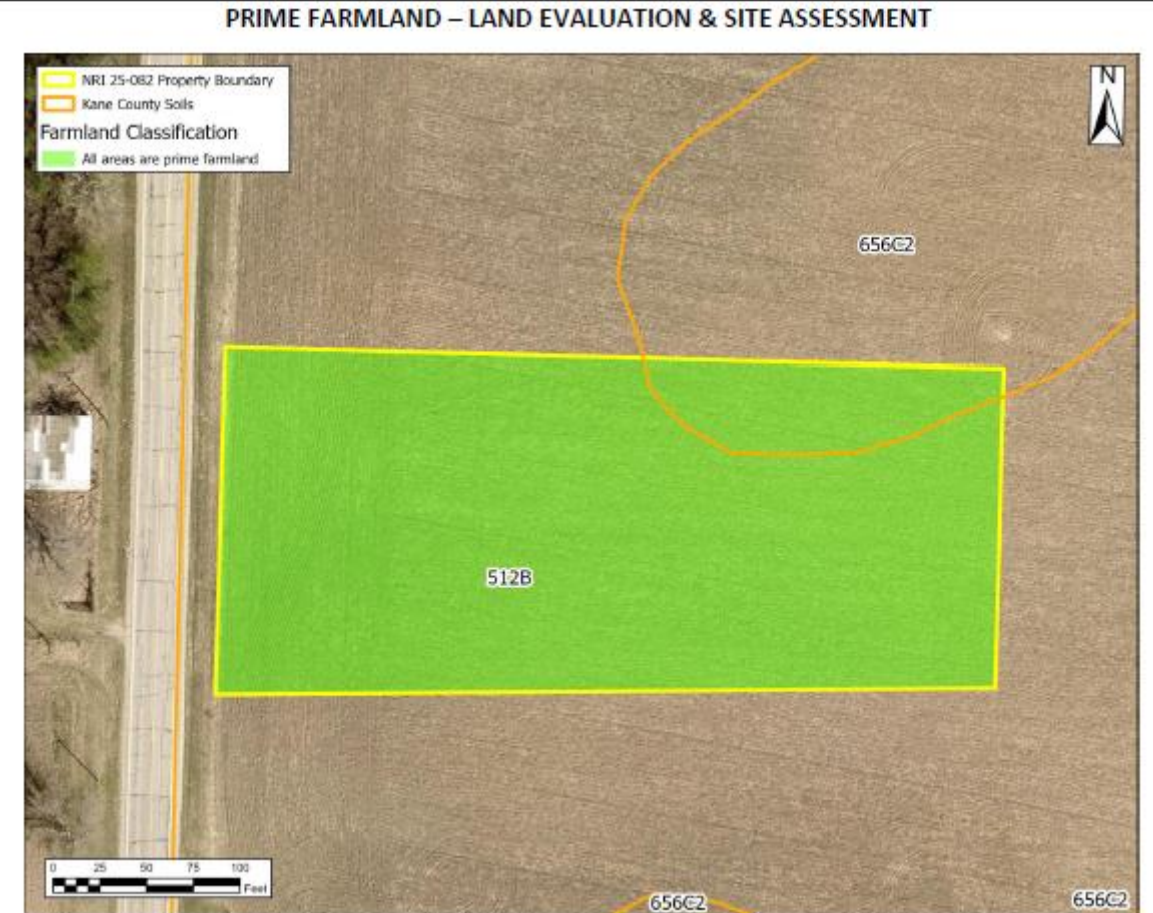
- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) –

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. Consultation is terminated.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland:** Prime and important Farmland occur on this tract.
- **LESA:** The LE value for this site is 30 and the SA value is 52 for a total LESA score of 82. This score represents Moderate Protection effort warranted.
- **Land Planning and Development Concerns:** Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, this tract warrants **Moderate Protection** effort from development.



Recommended Stipulations of Approval

Should the Zoning Board of Appeals make a motion to recommend approval of this variance request, staff recommends the following stipulations:

1. The Petitioner shall obtain a permit from Kane County Division of Transportation for modifications to the site's access, including the removal of one existing access in the West County Line Road right of way
2. The site will require a Stormwater Permit. The improvements presented will require a BMP, but do not appear to meet the trigger for Stormwater Detention. Please note that Development as defined by the Kane County Stormwater Management Ordinance on the Special use parcel or any part of the F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area shall provide Stormwater Management Measures as required by the Kane County Stormwater Ordinance.

Public Comment

As of October 10, 2025, Kane County Technical Staff has not received correspondence from area property owners regarding the petition.

Zoning Board of Appeals Summary

The ZBA considered this zoning petition at a public hearing on Tuesday, October 14, 2025. Testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

The ZBA voted to recommend APPROVAL of Zoning Petition 4672, requesting a Special Use Permit in the F-Farming Zoning District for a Kennel for up to 40 dogs and 15 cats on property located north of the home at 1N409 County Line Road, Kaneville Township (10-06-100-008 & 10-06-300-005) **with the recommended stipulations.**

Standards / ZBA Findings

ZONING STANDARDS

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:**

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	October 14, 2025
Development Committee:	October 21, 2025
Kane County Board:	November 10, 2025

Petition 4672, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, October 21, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4672, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Monday, November 10, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-25-1192

MONTHLY REPORT

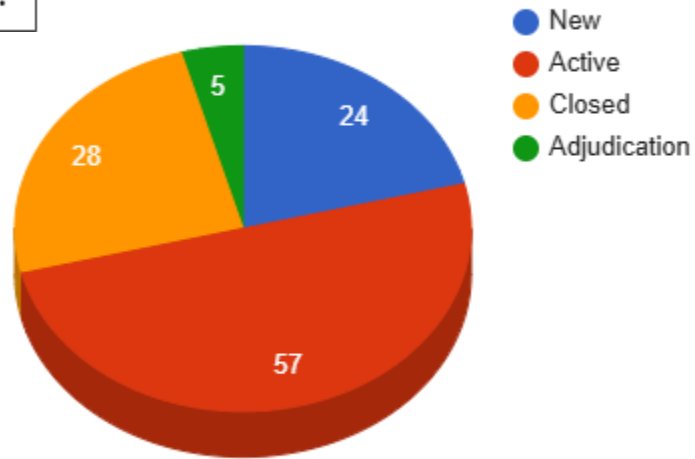


Kane County
Property Code Enforcement Division
Statistical Monthly Report - September 2025

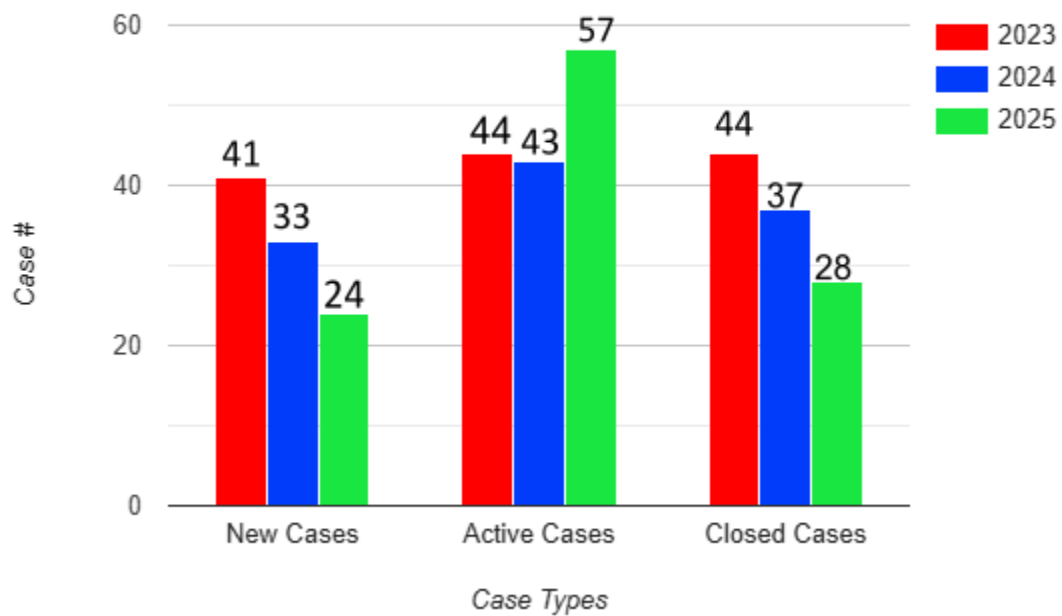
Monthly Data - September 2025

New Cases	Closed	Active as of September 30, 2025	Adjudication
24	28	57	5

September 2025 Overview :

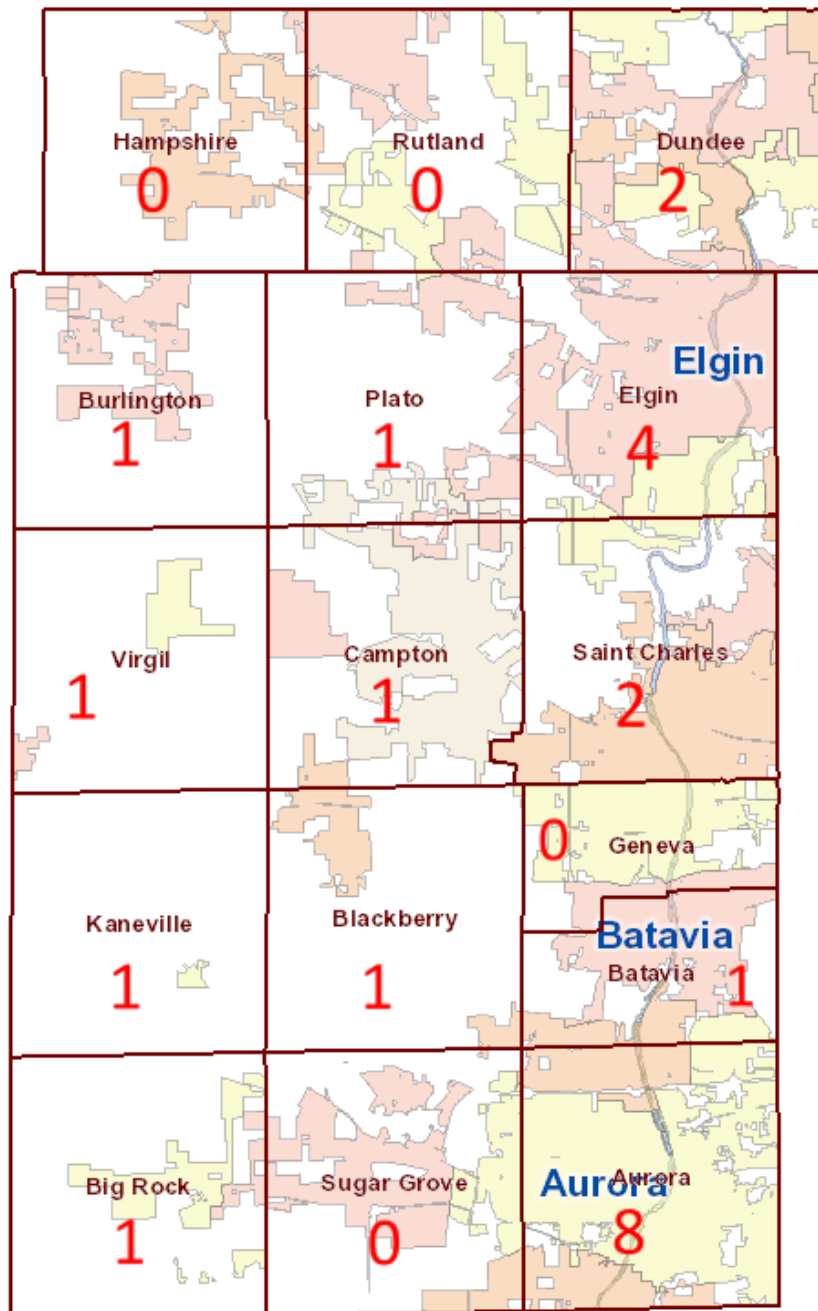


September 2023 / 2024 / 2025



New Cases by County District - September 2025					
District 1	0	District 9	0	District 17	0
District 2	2	District 10	0	District 18	3
District 3	2	District 11	0	District 19	0
District 4	0	District 12	2	District 20	0
District 5	2	District 13	0	District 21	0
District 6	0	District 14	1	District 22	2
District 7	2	District 15	1	District 23	2
District 8	4	District 16	1	District 24	0

New Cases by Township - September 2025



Year to Date Overview January 2023 - September 2025

2023/2024/2025 Month Comparison									
January 2023		8	February 2023		9	March 2023		27	
January 2024	New Cases	14	February 2024	New Cases	50	March 2024	New Cases	23	
January 2025		16	February 2025		27	March 2025		32	
January 2023		8	February 2023		9	March 2023		9	
January 2024	Active Cases	34	February 2024	Active Cases	50	March 2024	Active Cases	44	
January 2025		43	February 2025		54	March 2025		55	
January 2023		0	February 2023		0	March 2023		18	
January 2024	Closed Cases	14	February 2024	Closed Cases	33	March 2024	Closed Cases	31	
January 2025		17	February 2025		17	March 2025		27	
January 2023		0	February 2023		0	March 2023		0	
January 2024	Adjudication	3	February 2024	Adjudication	0	March 2024	Adjudication	0	
January 2025		1	February 2025		2	March 2025		2	
January 2023		8	February 2023		9	March 2023		27	
January 2024	Total Caseload	46	February 2024	Total Caseload	100	March 2024	Total Caseload	63	
January 2025		59	February 2025		81	March 2025		87	
April 2023		40	May 2023		48	June 2023		50	
April 2024	New Cases	39	May 2024	New Cases	51	June 2024	New Cases	29	
April 2025		57	May 2025		49	June 2025		23	
April 2023		39	May 2023		19	June 2023		57	
April 2024	Active Cases	52	May 2024	Active Cases	49	June 2024	Active Cases	40	
April 2025		72	May 2025		70	June 2025		56	
April 2023		23	May 2023		29	June 2023		54	
April 2024	Closed Cases	32	May 2024	Closed Cases	49	June 2024	Closed Cases	39	
April 2025		43	May 2025		48	June 2025		33	
April 2023		0	May 2023		0	June 2023		2	
April 2024	Adjudication	0	May 2024	Adjudication	1	June 2024	Adjudication	0	
April 2025		2	May 2025		4	June 2025		0	
April 2023		79	May 2023		67	June 2023		107	
April 2024	Total Caseload	91	May 2024	Total Caseload	100	June 2024	Total Caseload	69	
April 2025		127	May 2025		119	June 2025		79	

Year to Date Overview January 2023 - September 2025

July 2023 July 2024 July 2025	New Cases	21 40 49	August 2023 August 2024 August 2025	New Cases	50 37 32	September 2023 September 2024 September 2025	New Cases	41 33 24
July 2023 July 2024 July 2025	Active Cases	50 50 73	August 2023 August 2024 August 2025	Active Cases	46 45 71	September 2023 September 2024 September 2025	Active Cases	44 43 57
July 2023 July 2024 July 2025	Closed Cases	28 33 33	August 2023 August 2024 August 2025	Closed Cases	53 36 30	September 2023 September 2024 September 2025	Closed Cases	44 37 28
July 2023 July 2024 July 2025	Adjudication	3 4 4	August 2023 August 2024 August 2025	Adjudication	2 2 4	September 2023 September 2024 September 2025	Adjudication	1 2 5
July 2023 July 2024 July 2025	Total Caseload	71 90 122	August 2023 August 2024 August 2025	Total Caseload	96 82 103	September 2023 September 2024 September 2025	Total Caseload	85 76 81
October 2023 October 2024 October 2025	New Cases	29 30 TBD	November 2023 November 2024 November 2025	New Cases	31 40 TBD	December 2023 December 2024 December 2025	New Cases	26 20 TBD
October 2023 October 2024 October 2025	Active Cases	29 40 TBD	November 2023 November 2024 November 2025	Active Cases	33 56 TBD	December 2023 December 2024 December 2025	Active Cases	31 44 TBD
October 2023 October 2024 October 2025	Closed Cases	40 33 TBD	November 2023 November 2024 November 2025	Closed Cases	30 24 TBD	December 2023 December 2024 December 2025	Closed Cases	26 28 TBD
October 2023 October 2024 October 2025	Adjudication	3 1 TBD	November 2023 November 2024 November 2025	Adjudication	1 2 TBD	December 2023 December 2024 December 2025	Adjudication	1 2 TBD
October 2023 October 2024 October 2025	Total Caseload	58 70 TBD	November 2023 November 2024 November 2025	Total Caseload	64 96 TBD	December 2023 December 2024 December 2025	Total Caseload	57 64 TBD

Spanish Translation Assistance	Inspections	Letters	In-Person
Health Department	0	0	0
Water Resources	2	0	2
Building Permit Department	1	0	14



**End of September 2025
Kane County
Property Code Enforcement
Statistical Monthly Report**

Passed by the Kane County Board on November 10, 2025.

John A. Cunningham, MBA, JD, JD
Clerk, County Board
Kane County, Illinois

Corinne M. Pierog MA, MBA
Chairman, County Board
Kane County, Illinois

Vote:

EXHIBIT A

The Kane County Code shall be amended as follows:

1. Chapter 2 (Administration), Article IX (Administrative Adjudication), Section 2-320 (Adoption of System of Administrative Adjudication) of the Kane County Code is hereby amended to read as follows (underline indicates insertion of text; strike through indicates deletion):

The ~~e~~County of Kane ("county") hereby adopts division 5-41 of the counties code, as amended, 55 Illinois Compiled Statutes 5/5-41005 et seq., in its current form and as it may be amended from time to time, for the adjudication of violations of county ordinances regulating animal control; the definition, identification, and abatement of public nuisances; the accumulation, disposal, and transportation of garbage, refuse, and other forms of solid waste; the construction and maintenance of buildings and structures; sanitation practices; short-term rentals; stormwater management; and zoning, to the extent permitted by the Illinois constitution.

2. Chapter 7 (Business and Commercial Regulations) of the Kane County Code is hereby amended to add a new Article (Short-Term Rentals), which shall read as follows (underline indicates insertion of text; strike through indicates deletion):

Section 1. Definitions.

"Short-term rental" means a dwelling unit with residentially allowed occupancy permits that are rented for a maximum thirty (30) days.

"Short-term rental owner" means the individual or entity which has title to the property that is the subject of a Short-term rental.

"Guest" means an individual who occupies a Short-term rental for less than thirty (30) consecutive days.

"Bedroom" means any room in the Short-term rental used for sleeping accommodations.

Section 2. License Required; Fee. A Short-term rental license issued by the Kane County Development & Community Department is required to operate a Short-term rental in the unincorporated areas of Kane County. The fee for a new Short-term rental license shall be Two Hundred Dollars (\$200.00). The annual fee for a renewal Short-term license shall be One Hundred Dollars (\$100.00). Failure to renew a Short-term rental license by January 31st of each year will forfeit the application as a renewal and require a new Short-term rental license application.

Section 3. Application and Registration. All Short-term rentals shall be registered annually with the Kane County Development & Community Services Department. Applications for new Short-term rental licenses and renewals of Short-term rental licenses shall be on a form created by the Kane County Development & Community Services Department, which shall include, but is not limited to, the following information:

A. Short-term rental owner name and contact information.

B. Full name and valid contact information for person or company who will serve as an emergency 24-hour contact for the Short-term rental.

C. Short-term rental property site address.

D. A copy of the proposed Short-term rental listing, which includes the total number of Bedrooms in the Short-term rental.

E. Proof of liability insurance.

F. Documentation of approved inspection of the well, water, and septic infrastructure that will serve the Short-term rental.

G. Documentation of approved safety inspection completed by an independent contractor.

H. Affidavit signed by the Short-term rental owner affirming that the Short-term rental owner will comply with all provisions of this Article, all federal, state and local laws and regulations, and any applicable neighborhood covenants and restrictions.

Section 4. Property Requirements. Short-term rental owners must at all times maintain compliance with the following requirements while renting a Short-term rental pursuant to this Article:

A. Properties used for Short-term rentals shall at all times meet requirements of the Kane County building code and the Kane County zoning ordinance that apply to the type of structure licensed.

B. A smoke detector shall be installed on every level of the Short-term rental and outside each Bedroom. At least one (1) smoke and carbon monoxide detector shall be installed within fifteen (15) feet of every Bedroom. All smoke detectors and carbon monoxide detectors must be tested once a month.

C. A working fire extinguisher must be located in an area that is accessible to Guests.

D. Short-term rental owners must establish and make available to Guests an emergency plan for the Short-term rental. The emergency plan should include two (2) egress routes for every Bedroom as well as the contact information for all emergency services, and a floor plan posted at the Short-term rental with all entry and exits labeled.

E. Short-term rental owners must at all times display the Kane County Short-term rental license in a location visible to Guests.

F. If the Short-term rental is on a septic system, and if the septic system is found to be failing, then the Short-term rental owner must immediately cease any further rentals until the system is brought into compliance with all state and local laws and regulations.

G. Overnight parking for Guests at a Short-term rental must be confined to an improved hard surface and in compliance with all state and local laws.

H. The use of a Short-term rental shall not exceed twelve (12) rental contracts in a calendar year or one hundred and eighty days (180) of rentals in calendar year, whichever is greater.

Failure to maintain any of the above requirements may constitute a violation of this Article.

Section 5. Guest limit/occupancy maximum. A maximum of two (2) Guests are allowed per Bedroom. Any Guests of the person renting the Short-term rental shall be included in the occupancy count. In no event shall the occupancy of the Short-term rental exceed twelve (12) Guests, regardless of the number of Bedrooms.

Section 6. Notice to neighbors. Upon approval of application for a new Short-term rental license or a renewal Short-term renewal license, but at least one (1) week prior to the first rental in any calendar year, the owner of the Short-term rental shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property is a Short-term rental. The letter shall include the name, phone number, and email address of the property owner of the Short-term rental. The owner of the Short-term rental shall provide the Kane County Development & Community Services Department with proof of mailing.

Section 7. Compliance with laws. The use of the Short-term rental must at all times be in compliance with all federal, state, and local laws and regulations, including the Kane County Code.

Section 8. Guest Registry. Short-term rental owners shall keep a written or digital registry with the name of each Guest at the Short-term rental over the age of eighteen (18) and his or her arrival and departure dates.

Section 9. Violation.
(Under development)



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Short Term Rentals for County Development Committee Discussion

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630-232-3451

Budget Information:

Was this item budgeted? No	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

This ordinance amends the Kane County Code to regulate the business of transient lodging, also known as “Short-Term Rentals,” within the boundaries of Kane County but outside the limits of cities, villages, and incorporated towns. The ordinance amends Chapter 2 (Administration), Article IX (Administrative Adjudication), Section 2-320 (Adoption of System of Administrative Adjudication) of the Kane County Code as reflected in Exhibit A, as well as Chapter 7 (Business and Commercial Regulations) of the Kane County Code to add a new Article (Short-Term Rentals), which shall provide as reflected in Exhibit A.

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-25-1277

MONTHLY REPORT

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – October 2025

In addition to regular ongoing activities, the following are highlights of regional land, agriculture and other Planning Division projects of the past month grouped by category.

DEVELOPMENT & COMMUNITY SERVICES DEPT. PROJECTS USING ARPA FUNDS

Fabulous Fox! Water Trail Promotion and Infrastructure Project (\$1,240,000)

The five docks at Carpentersville, South Elgin, East Dundee, Batavia and Montgomery have been installed. Earthwerks, who is constructing the access sites will continue with work at each location. Board Safe, who designed and built the universal design docks, provided training on dock maintenance at each of the locations on October 1st.

Kane County Manufacturing Recovery and Sustainability (\$1,040,000)

Partner: IMEC

The Kane County portion of the Lighthouse Program is now complete. Phase II of the program will continue with the Kane County Economic Development Corporation and will allow for more Kane County manufacturers to participate.

Kane County Tourism Recovery and Promotion (\$1,588,000)

Partners: Elgin and Aurora Convention and Visitor Bureaus

The Aurora Area CVB and the Elgin Area CVB continue their work on the Kane County promotional campaign.

Economic Development Strategy and Organization for Kane County (\$3,000,000 – Revenue Recoupment)

Team: Planning Division Staff and Economic Development Consultant

Internal work continues to prepare for the launch of the Kane County Economic Development Corporation (KCEDC.) The next meeting of the Kane County Economic Development Corporation Founding Board will be held in late October.

Kane County Food and Farm Resiliency Grant Program (\$863,000)

The Planning Division Staff and project consultant have continued to support Kane County's ARPA program staff in administering the Food and Farm Resiliency Grant Program. The project team will continue to work with farmers to ensure that awarded funds are disbursed for eligible expenses and conduct follow-up with the recipients to assess program performance. As of September, 86% of the program allocation has been expended, of which over \$669K has been paid in grant disbursements to Kane County farmers.

ECONOMIC DEVELOPMENT

CMAP Local Forecast Advisory Group

On September 22nd, Chris Toth joined the CMAP Local Forecast Advisory Group to discuss projected population numbers and the predicted impacts on the Chicagoland Region.

ENERGY AND ENVIRONMENTAL

Tyler Creek Watershed Coalition

Karen Miller, member of the Tyler Creek Coalition Board, attended the monthly meeting on September 17th to discuss current and future initiatives.

Fabulous Fox! National Water Trail

On October 7th, Karen Miller, Illinois Co-Chair of the fabulous Fox! National Water Trail (FF!WT), hosted the monthly Core Development Team meeting on October 7th to discuss implementation of the FF!WT Management Plan.

Fox River Ecosystem Partnership

As a member of the Executive Committee, Karen Miller participated in the monthly Noon Network on October 8th.

FOOD AND AGRICULTURE

Soil Health Impact Assessment

Matt Tansley and Sarahy Castro participated in a project team meeting with New Venture Advisors and the Delta Institute on September 16th. The team discussed the confidential handling of farmers' personal information as well as identifying partners to work with for supporting program outreach.

COMMUNITY AND HOUSING DEVELOPMENT ACTIVITIES

Emergency Rental Assistance Program 2 (Federal Funds)

- Program activities ended September 30, 2025
- Five capital projects which includes one with IHDA
- Staff worked with the four Housing Stability/Counseling sub-recipient agencies to extend and increase their funding
- Awareness campaign for Kane County's use of funds for rental and utility assistance resulted in a significant increase in applications – over 200 new applications
- Grant liquidation and reporting period is October 1, 2025, to end of January, 2026

Community Development Block Grant Program (CDBG)

- Applications were received and reviewed by the Community Development Commission
- The draft 5 Year Consolidated Plan for Kane County and the City of Elgin were submitted to HUD in August and have been approved by HUD
- PY2025 Funding Agreement has been signed and sent into HUD
- The City of Elgin is reassuming administration of their CDBG Program

Kane-Elgin HOME Program for Housing Development

- Staff initiated the 3-year renewal process with HUD
- Call for applications to be released in late September / Early October
- RFQ for a HOME Program consultant in progress

Completed and Ongoing GIS / Mapping Projects

The following activities have been carried out by Catherine McKenna, Planner & GIS Specialist

- Create address assignments for unincorporated Kane County.
- Working with the GIS Department and Tri-Com 911 to improve efficiencies and collaboration between departments.
- Created new maps demonstrating remnant oak distribution throughout the County.
- Completed photographing and mapping existing agricultural easements for annual monitoring reports with Sarahy Castro.
- Assisted Lily Lake in updating colors on their Comprehensive Plan.

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-25-1205

RELIEF OF LAND/CASH OBLIGATION

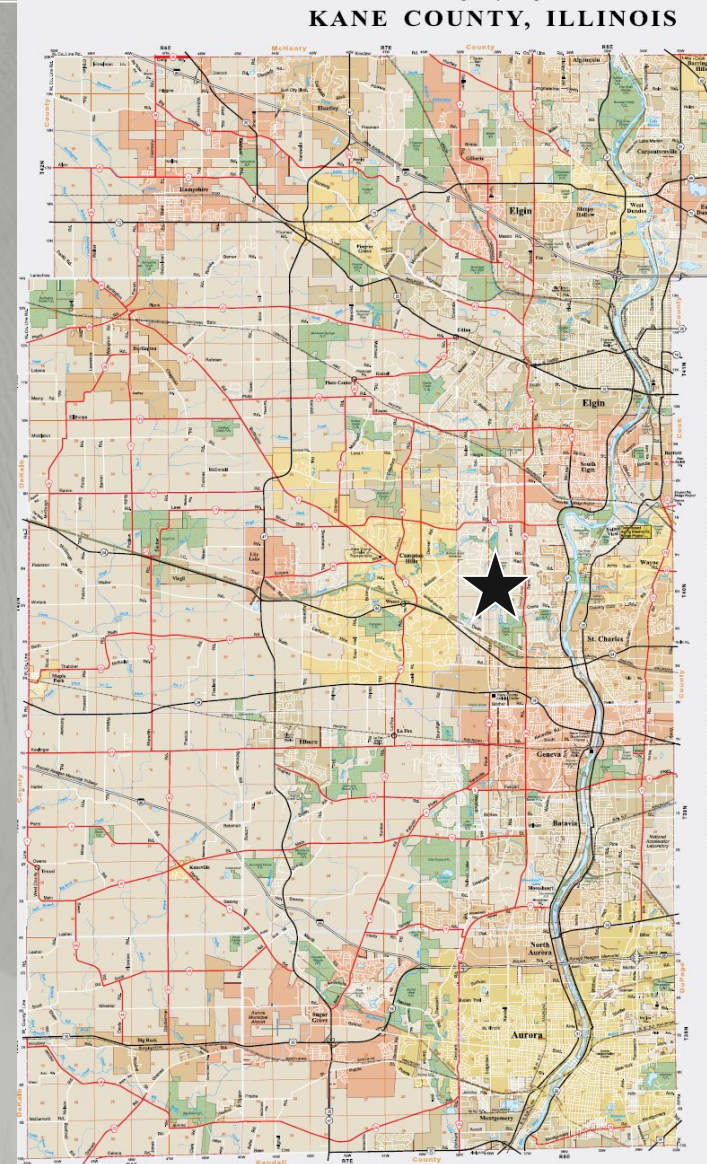
LAND/CASH DETERMINATION

**REQUEST FOR RELIEF FROM
LAND/CASH OBLIGATION FOR A
NEW SINGLE FAMILY RESIDENCE.**

**CRANE ROAD
ST. CHARLES TOWNSHIP
PIN 09-17-451-002**

**SCHOOL:
ST. CHARLES DISTRICT 303**

**PARK:
ST. CHARLES PARK DISTRICT**



LAND/CASH

Purpose of Land/Cash:

Created to close the gap between services that are provided on day one of occupancy, and the 18 month lag time for the property taxes to pay for such services. Specifically services from Schools and Parks.

Within the Ordinance, Chapter 19.5-7.C.2 states:

CRITERIA FOR OBJECTION TO THIS CHAPTER

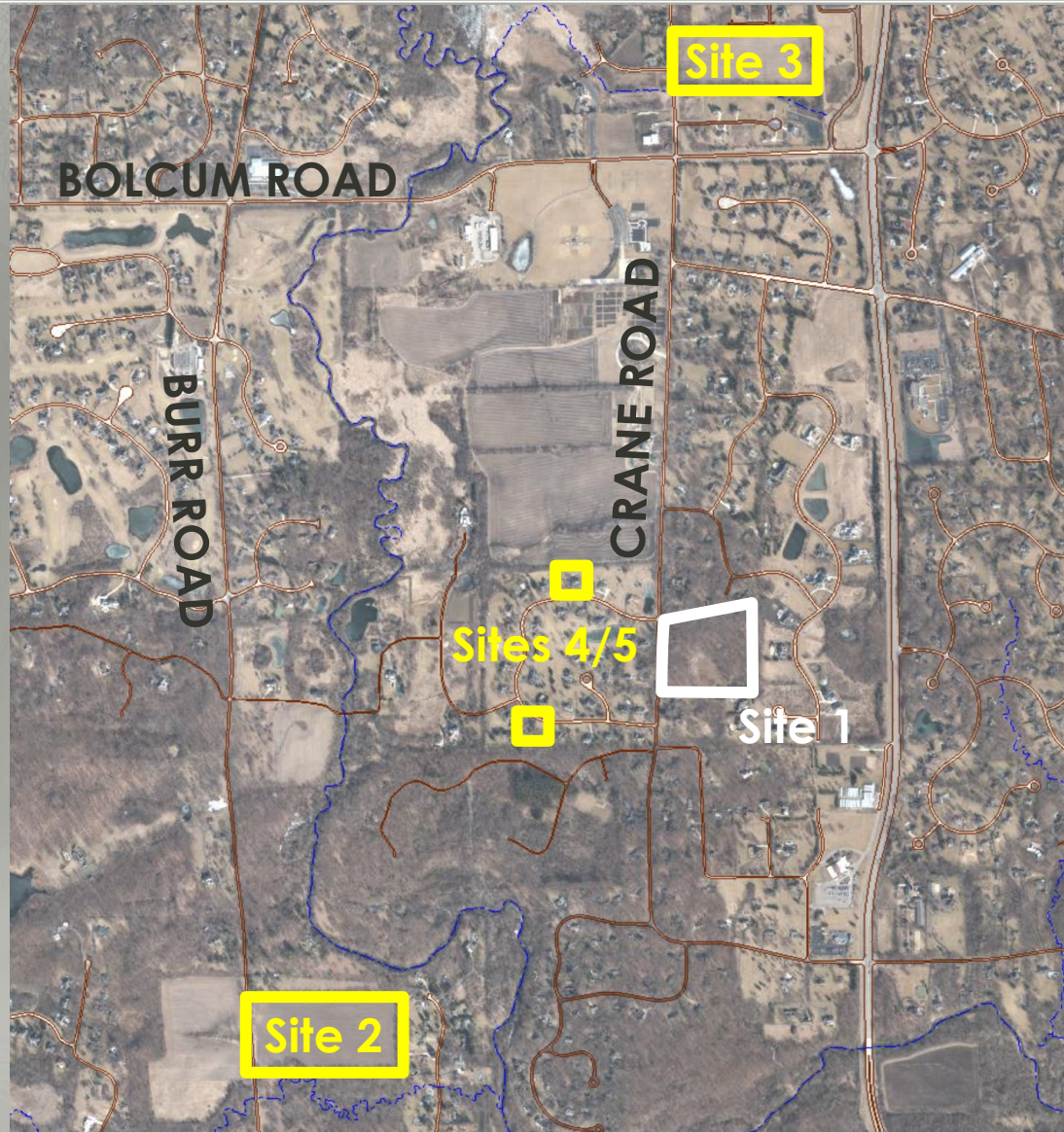
C. The County may adjust the amount of the School and/or Park fees if one of the following circumstances exist;

2. Unusual and unique circumstances identified by the Developer demonstrate that if the standard impact fee amount were applied to the Development, it would be unfair, unjust or unlawful.

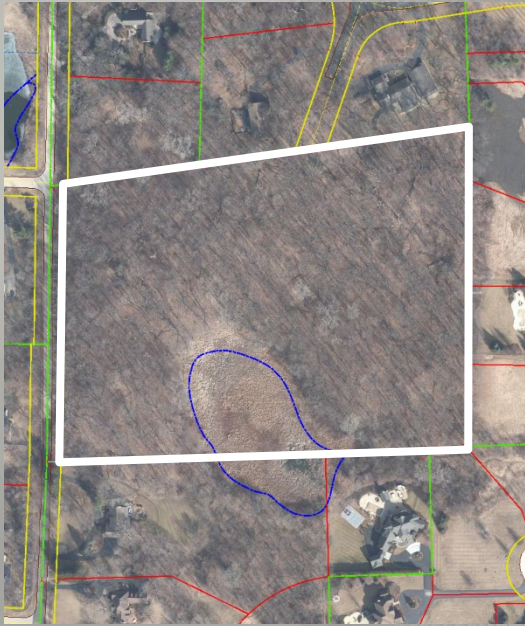
AERIAL OF DEVELOPMENT



AERIAL OF DISCUSSION



DETAILS FOR SITE 1



Lot Particulars:
Acreage: 15.0 Ac +/-
(4 Ac +/- Wetland)
Zoning: E-3
Metes/Bound Parcel

Taxes Due for 2025
(payable in 2026)
\$14,631.74

Property Information

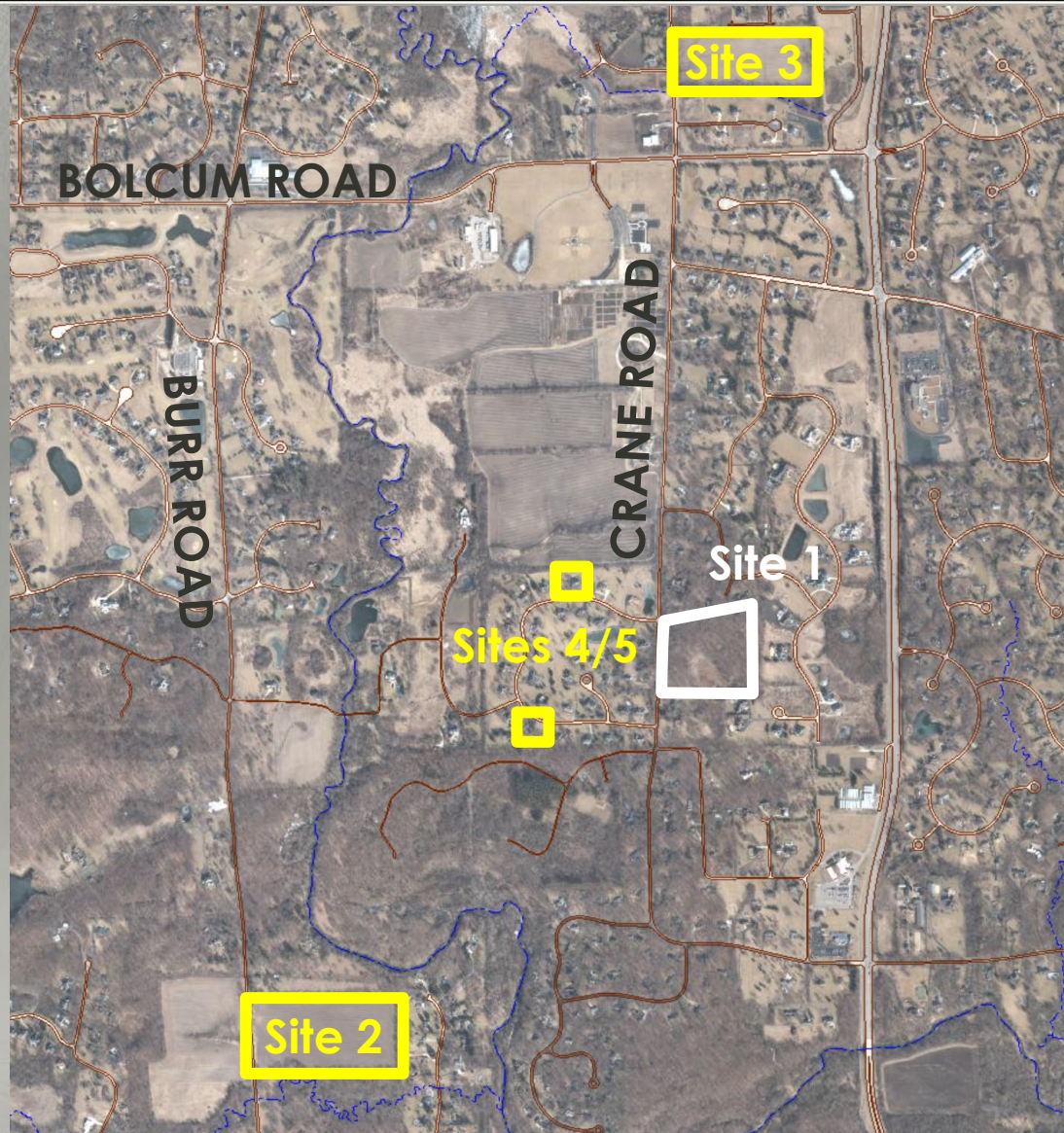
Parcel Number 09-17-451-002	Site Address	Owner Name & Address
Tax Year 2025 (Payable 2026) ▼		
Sale Status None		
Property Class 0030 - Vacant Lots-Land	Tax Code SC004 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable Pay Taxes Print Tax Bill
Township ST CHARLES	Acres 15.0000	Mailing Address
Legal Description (not for use in deeds or other transactional documents)		

No Billing Information

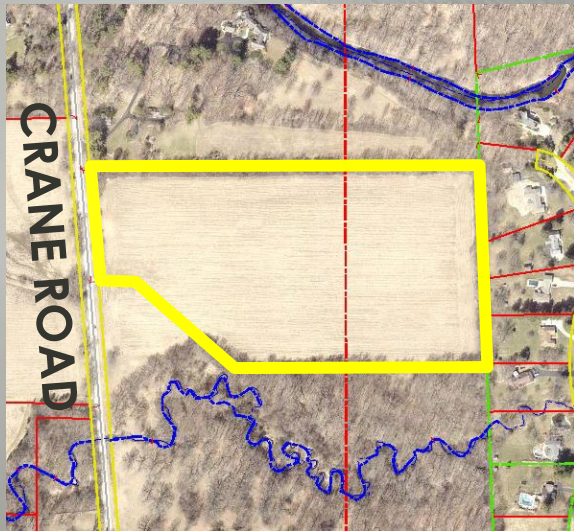
Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$14,631.74	\$14,631.74	\$0.00
2023	\$14,019.66	\$14,019.66	\$0.00
2022	\$14,878.74	\$14,878.74	\$0.00
2021	\$14,269.95	\$14,269.95	\$0.00
2020	\$13,974.58	\$13,974.58	\$0.00
Show 18 More (18)			

AERIAL OF DISCUSSION – SITE 2



DETAILS FOR SITE 2



Parcel Number 09-19-400-034	Site Address	Owner Name & Address
Tax Year 2025 (Payable 2026) ▼		
Sale Status None		
Property Class 0021 - Farmland	Tax Code SC004 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township ST CHARLES	Acres 13.6600	Mailing Address

Legal Description (not for use in deeds or other transactional documents)

[Pay Taxes](#)
[Print Tax Bill](#)

No Billing Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$357.58	\$357.58	\$0.00
2023	\$335.44	\$335.44	\$0.00
2022	\$295.18	\$295.18	\$0.00
2021	\$253.50	\$253.50	\$0.00

Payment History

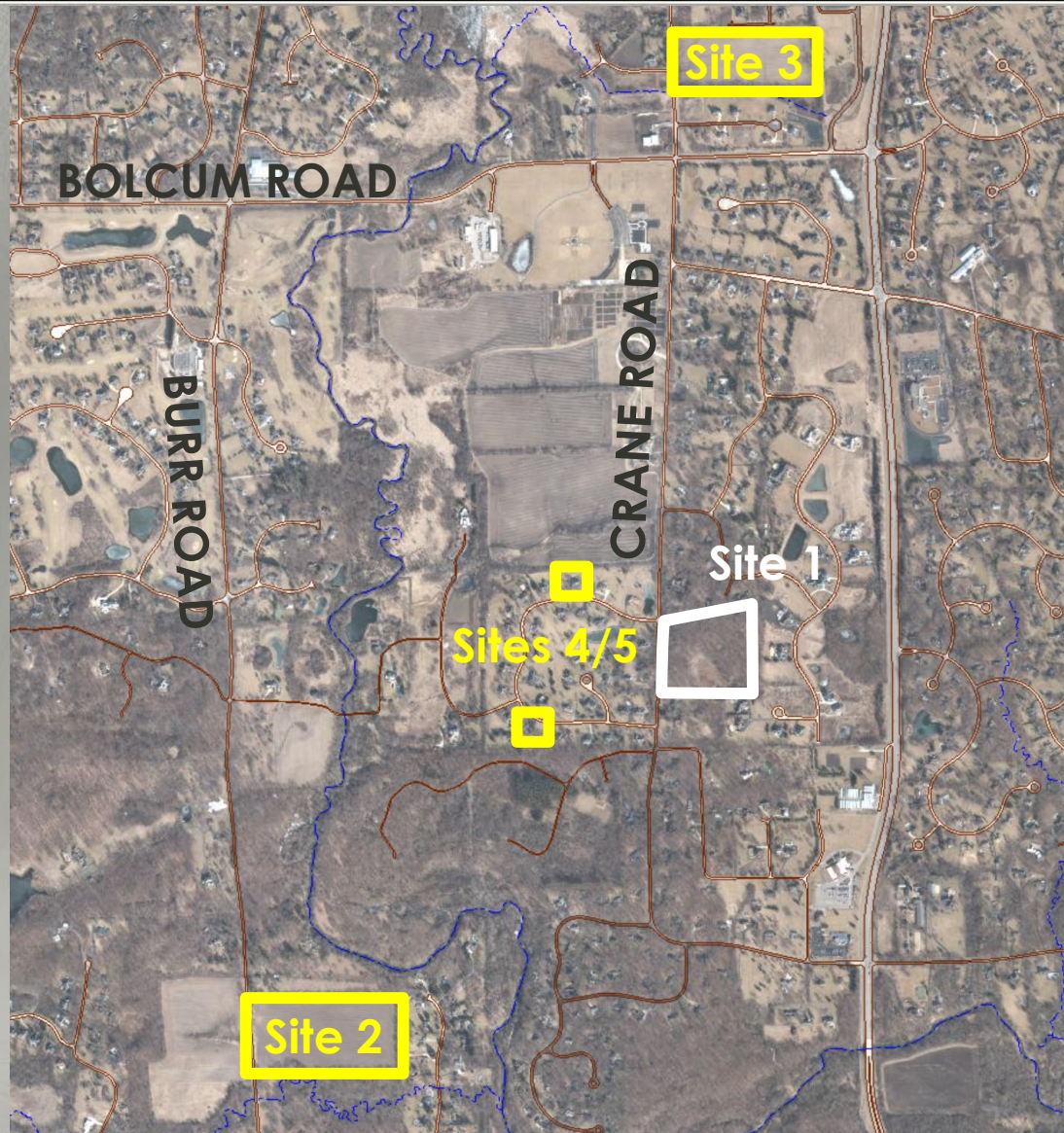
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$235.82	\$235.82	\$0.00
2023	\$222.38	\$222.38	\$0.00
2022	\$196.98	\$196.98	\$0.00
2021	\$170.46	\$170.46	\$0.00
2020	\$149.84	\$149.84	\$0.00

Lot Particulars:

Acreage: 22.1 Ac +/-
 Zoning: F-Farming
 Metes/Bound Parcel

Taxes Due for 2025
 (payable in 2026)
\$593.40

AERIAL OF DISCUSSION – SITE 3



DETAILS FOR SITE 3



Lot Particulars:
Acreage: 20.0 Ac +/-
Zoning: E-3
Metes/Bound Parcel

Taxes Due for 2025
(payable in 2026)
\$560.20

Property Information

Parcel Number 09-08-400-007	Site Address	Owner Name & Address	
Tax Year 2025 (Payable 2026) ▼			
Sale Status None			
Property Class 0021 - Farmland	Tax Code SC004 -	Tax Status Taxable	
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable	Pay Taxes Print Tax Bill
Township ST CHARLES	Acres 20.0200	Mailing Address	

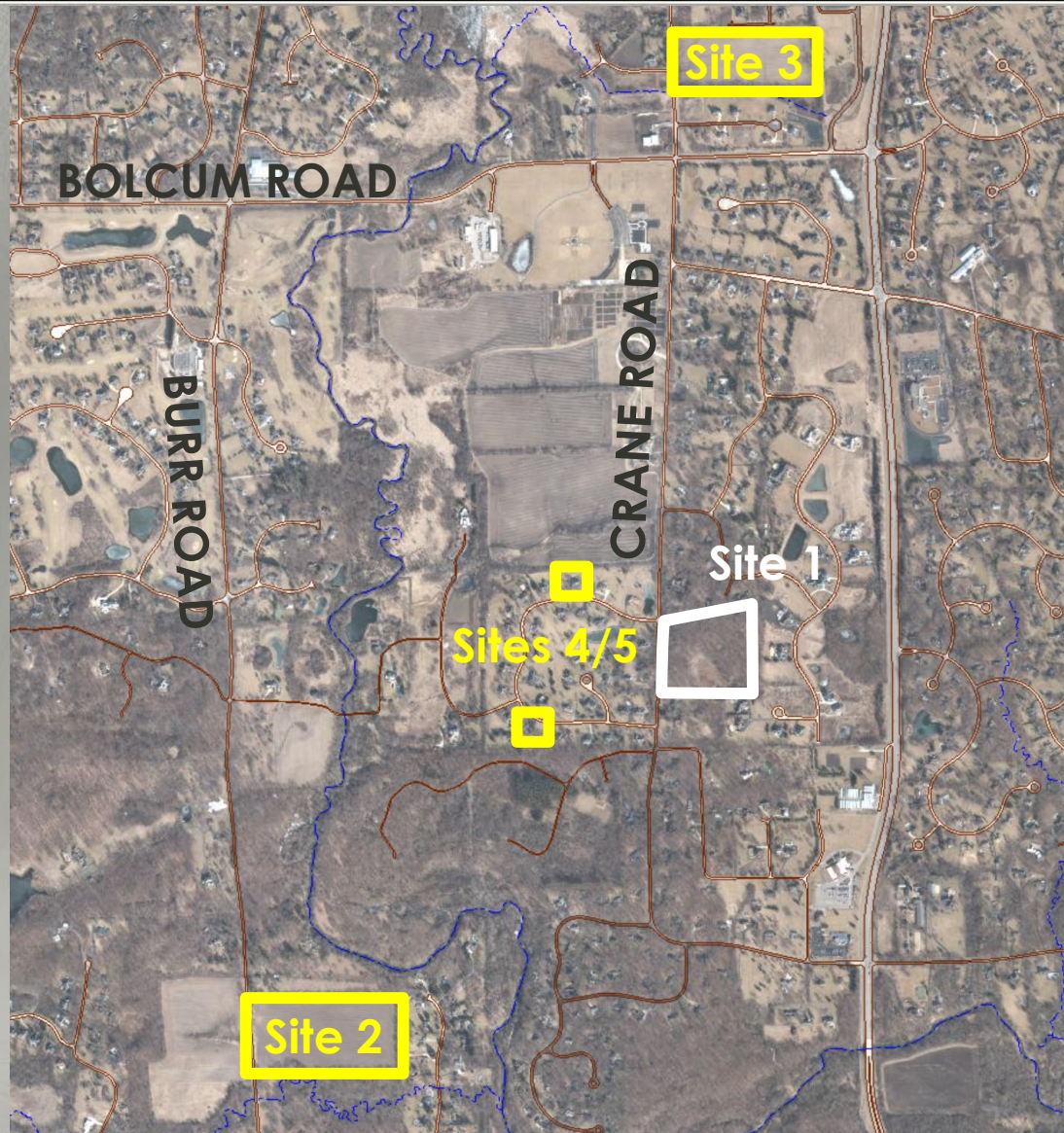
Legal Description (not for use in deeds or other transactional documents)

No Billing Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$560.20	\$560.20	\$0.00
2023	\$534.48	\$534.48	\$0.00
2022	\$479.68	\$479.68	\$0.00
2021	\$421.46	\$421.46	\$0.00
2020	\$377.26	\$377.26	\$0.00

AERIAL OF DISCUSSION – SITE 4



DETAILS FOR SITE 4



Lot Particulars:

Acreage: 1.9 Acres +/-
Zoning: E-3
Within The Maples, Unit 2
Subdivision, Rec. 1988

Taxes Due for 2025
(payable in 2026)
\$17,559.64

Property Information

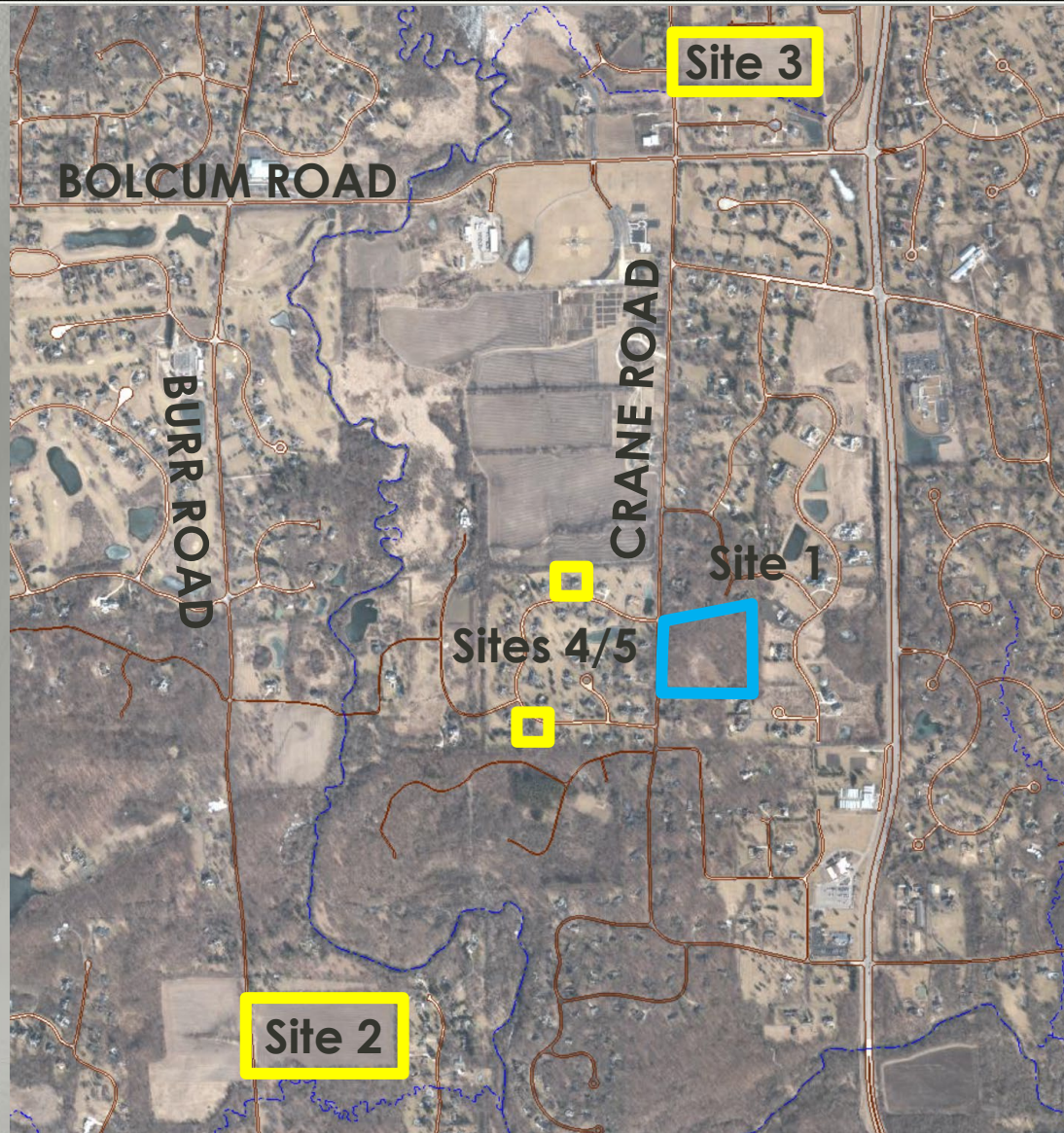
Parcel Number 09-17-378-002	Site Address 37W568 GREY BARN RD ST CHARLES, IL 60175	Owner Name & Address	
Tax Year 2025 (Payable 2026) ▼			
Sale Status None			
Property Class 0040 - Residential Improved Lot	Tax Code SC004 -	Tax Status Taxable	
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable	Pay Taxes Print Tax Bill
Township ST CHARLES	Acres 0.0000	Mailing Address	
Legal Description (not for use in deeds or other transactional documents) MAPLES UNIT 2, THE - LOT 20			

No Billing Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$17,559.64	\$17,559.64	\$0.00
2023	\$16,697.76	\$16,697.76	\$0.00
2022	\$16,886.18	\$16,886.18	\$0.00
2021	\$16,296.02	\$16,296.02	\$0.00
2020	\$16,189.50	\$16,189.50	\$0.00

AERIAL OF DISCUSSION – SITE 5



DETAILS FOR SITE 5



Lot Particulars:
 Acreage: 1.3 Acres +/-
 Zoning: E-3
 Within The Maples, Unit 4
 Subdivision, Rec. 1993

Taxes Due for 2025
 (payable in 2026)
\$4,285.18

Property Information

Parcel Number 09-17-377-003	Site Address	Owner Name & Address	
Tax Year 2025 (Payable 2026) ▼			
Sale Status None			
Property Class 0030 - Vacant Lots-Land	Tax Code SC004 -	Tax Status Taxable	
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable	Pay Taxes Print Tax Bill
Township ST CHARLES	Acres 0.0000	Mailing Address	
Legal Description (not for use in deeds or other transactional documents)			

No Billing Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$4,285.18	\$4,285.18	\$0.00
2023	\$4,105.90	\$4,105.90	\$0.00
2022	\$4,498.56	\$4,498.56	\$0.00
2021	\$4,250.78	\$4,250.78	\$0.00
2020	\$4,225.26	\$4,225.26	\$0.00

LAND/CASH CALCULATION

Kane County Land/Cash Ordinance

Proposed Subdivision : **Metes/Bound Lot**
Controlling Ordinance : City of St. Charles



Total number of Single Family Residential (SFR) Lots: = 1
Total number of existing SFR Lots in the proposed subdivision: = 0
Total number of SFR Lots subject to Land/Cash = 1

Constants per City of St. Charles Land/Cash Ordinance based on SFR, 5 bedroom

Population Constant for Elementary Schools = 0.345
Population Constant for Middle/Junior Schools = 0.248
Population Constant for High Schools = 0.300
Students per Elementary Building = 600
Students per Middle/Junior Building = 900
Students per High School Building = 1500
Acreage per Elementary Building = 15
Acreage per Middle/Junior Building = 35
Acreage per High School Building = 108
Population Constant for SFR = 3.77
Park Ratio, Acreage per 1000 Population = 10.0
Current Fair Market Value = 175,000.00

School Served by this Ordinance: St. Charles Dist. 303

Population Constant	Number of SFR Lots	Students per Classification	Acres of Land Per Classification	Ratio	Current Fair Market Value	Land/Cash Cost for Schools
0.345	x 1	/ 600	x 15	= 0.0086	x \$175,000.00	= \$1,505.00
0.248	x 1	/ 900	x 35	= 0.0096	x \$175,000.00	= \$1,680.00
0.300	x 1	/ 1500	x 108	= 0.0216	x \$175,000.00	= \$3,780.00
						\$6,965.00

Please provide a certified check in the amount of **\$6,965.00** payable to: **St. Charles Dist. 303**
This check may be presented to the Plat Officer of Kane County or directly to the School District. If you elect to provide the check to the School District, please make sure you obtain a receipt of payment that can be presented to the Plat Officer. Otherwise, the Plat Officer will not sign the subdivision plat and it cannot be recorded.

Park District Served by this Ordinance: St. Charles Park District

Population Constant	Number of SFR Lots	Per 1000 Population	Ratio	Ordinance Acreage	Current Fair Market Value	Land/Cash Cost for Parks
3.770	x 1	/ 1000	= 0.0038	x 10.0	x \$175,000.00	= \$6,650.00

Please provide a certified check in the amount of **\$6,650.00** payable to: **St. Charles Park District**
This check may be presented to the Plat Officer of Kane County or directly to the Park District. If you elect to provide the check to the Park District, please make sure you obtain a receipt of payment that can be presented to the Plat Officer. Otherwise, the Plat Officer will not sign the subdivision plat and it cannot be recorded.

For development of a Single Family Lot, Land/Cash due is \$13,615.00.

This parcel has paid over \$290,000.00 in taxes over the last 20 years, but did not generate any children /families from the site.

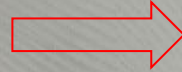
Comparing this site to farm site 3, the farm site has paid \$5,200 over the last 20 years. It too, did not generate any children/families from the site.

SUMMARY

Proposed SFR

Site 1: \$14,631.74

E-3 Zoning

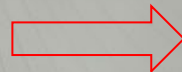


Site 2: \$593.40

Farm F-Zoning

Site 3: \$560.20

Farm E-3 Zoning

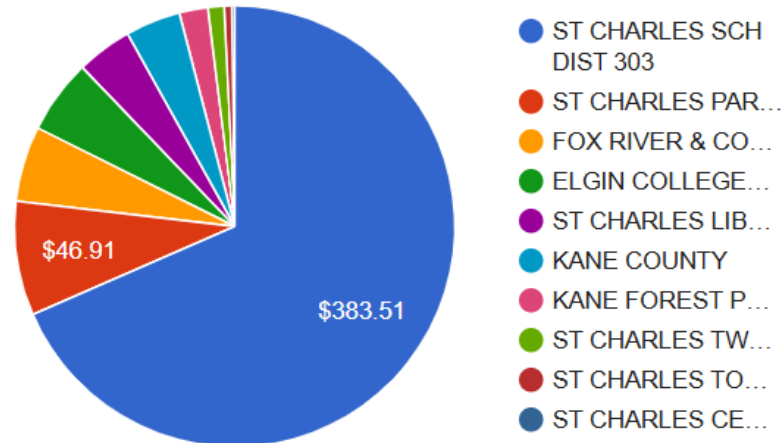
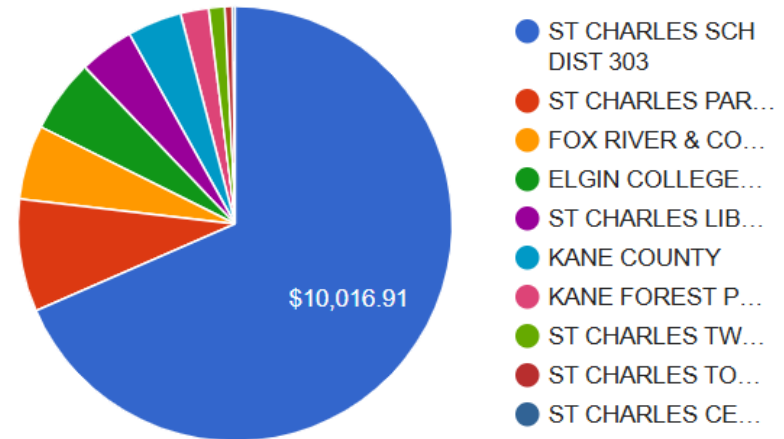


Site 4: \$17,559.64

Developed SFR

Site 5: \$4,285.18

Vacant SFR



RECOMMENDATION

The Technical Staff find the following:

- 1. This owner presented a request for relief of both the School District and the Park District Land/Cash Fees.**
- 2. Given the history of taxes paid on this parcel, it is the opinion of the Plat Officer, that enforcement of the Land/Cash Ordinance would be unfair.**
- 3. The Schools/Parks were advised of this action 26 days ago, and to date, we have had no response.**

Recommendation:

Approve the request for relief from Land/Cash and waive fees required for a new single family residence on PIN 09-17-451-002.

COUNTY OF KANE

**KANE COUNTY DEPARTMENT OF
ENVIRONMENTAL & WATER
RESOURCES**



**Jodie L. Wollnik, P.E., CFM
Director**

County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3497
Fax: (630) 208-3837
website: <http://www.co.kane.il.us>

STAFF RECOMMENDATION

Date: October 21, 2025

To: Kane County Land/Cash Sub-committee

From: Jodie Wollnik, P.E., Director
Plat Officer

RE: Request For Relief Of Land/Cash Obligation
PIN 09-17-451-002
Construction Of One Single Family Residence

Please be advised that the owner of the parcel noted above, has applied to the Plat Officer for relief from their Land/Cash obligation.

Per Chapter 19.5-7.C.2, an owner may seek relief from the obligation if they believe there are unusual circumstances regarding this lot.

The Technical Staff has reviewed the requested Variance and finds the following:

1. This owner presented a request for relief of both the School District and the Park District Land/Cash Fees.
2. Given the history of taxes paid on this parcel, it is the opinion of the Plat Officer, that enforcement of the Land/Cash Ordinance would be unfair.
3. The Schools/Parks were advised of this action 26 days ago, and to date, we have had no response

RECOMMENDATION: Approval of the request for relief from Land/Cash and waive fees required for a new single family residence on PIN 09-17-451-002.

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

PRESENTATION/DISCUSSION NO. TMP-25-1139

**COMMERCIAL SOLAR ENERGY FACILITIES – LANDSCAPE SCREENING
DISCUSSION**

Commercial Solar Energy Facilities Landscape Screening

**Development Committee Meeting
Tuesday, September 16, 2025**



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Introduction

- In recent months there have been a handful of questions and public comments regarding Kane County's requirements for screening commercial solar energy facilities.
- This presentation provides introductory information on landscaping screening requirements for commercial solar energy facilities in response to the Kane County Board's interest in exploring this issue further.

Current Codes Overview – State of Illinois

Illinois State Statute (55 ILCS 5/5-12020) Sec. 5-12020 provides:

“A county may require certain vegetative screening surrounding a commercial wind energy facility or commercial solar energy facility but may not require earthen berms or similar structures.”

Current Codes Overview – Kane County

Kane County Zoning Ordinance Section 25-5-4-9(E)4.a. provides:

“A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).

The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.

The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.”

Recent Zoning Stipulation

Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided along any side of the commercial solar energy facility that is visible to non-participating residence(s) and shall include **a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.**

Additional County Codes Research

McHenry County

Source: [Zoning Regulations Pertaining To Solar Farm Installations](#)

14.3.PP.2.h. Any part of the facility that is within **five hundred (500) feet of a residence**, other than a residence on the same ownership parcel, or road right-of-way, shall be landscaped with an arrangement of native shrubs, subject to approval by the County, unless the facility is screened from view by existing vegetation.

LaSalle County

Source: [LaSalle County 4.19.2023 Draft Text Amendments](#)

Section 4.25 – Solar Farm (Commercial Solar Energy Facility) of LaSalle County's Zoning Ordinance (updated draft dated April 19, 2023): Section 4.25-2 Design Standards

D. Screening. Vegetative screening provided along the outside perimeter of the fence at a suitable height and density to minimize the view of the facility from nonparticipating properties and public rights-of way may be added as a condition of the special use. Earthen berms or similar structures shall not be required.

Piatt County

Source: [Piatt County Zoning Ordinance](#)

G. Vegetative Screening: A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence. The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits. The vegetative screening shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.

Additional County Codes Research

Clinton County

Source: [Clinton Zoning Code](#)

40-5-23 (D) 6. Visual Screening. Any part of the facility that is facing a roadway or nonparticipating residence shall be required to be screened. Additional screening may be required by the Zoning Board of Appeals as part of the special use hearing. Required screening shall consist of native trees, shrubs and a combination thereof in alternate rows which are suitable for screening and suitable for soil type. All screening must be installed prior to the activation and operation of the facility.

Screening is to be maintained by the facility owner for the life of the project, or until decommissioned, with replacement plantings annually on or before Arbor Day. The maintenance of grasses and weeds shall be done on a monthly basis until seasonally unnecessary. The Zoning Board of Appeals may amend the type of screening on a case-by-case basis. Failure to maintain vegetation and visual screening, or any non-compliance of the Zoning Code, will result in fines of up to Two Thousand Five Hundred Dollars (\$2,500.00) per day, until corrected, commencing ten (10) days after certified mail notification has been received.

Dekalb County

Source: [The Solar Energy Systems Ordinance](#)

53-E-12.A 6. Any part of the facility that is within **one thousand (1,000) feet of an occupied structure** not located on the subject property, shall be screened. Additional screening may also be required, if the County Board deems such is necessary.

- a. The requirement to provide screening for a particular occupied structure will be removed if the developer of the facility can obtain and record with the DeKalb County Recorder written, signed, and notarized statements from the owners of the property containing said structure waiving the required screening.
- b. Required screening shall consist of native trees, shrubs, berms, or a combination thereof.
- c. **All screening must be installed prior to the commencement of construction of the facility.**
- d. **All screening is to be maintained by the facility owner for the life of the project, with replacement plantings and/or berm maintenance conducted as necessary. Failure to do so will be a violation of the special use ordinance.**

What *can* we regulate?

Generally speaking:

- ✓ Under what circumstances screening is required
- ✓ Where screening should be located on the property
- ✓ What type/species of landscape screening is used
- ✓ Minimum height of screening at time of planting
- ✓ Minimum distance between plantings

Potentially also:

- ✓ When the screening is planted (what phase of construction)
- ✓ Maintenance expectations

Kane County Zoning Ordinance Section 25-5-4-9(E)4.a.

“A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility **that is visible to Non-participating Residence(s)**.

The landscaping screen shall be located between the required fencing and the property line of the participating parcel upon which the facility sits.

The vegetative screening shall include a **continuous line** of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants.”

Possible questions:

1. What does **visible to non-participating residents** mean exactly? Visible at any distance? At a specific distance? Residential properties that are adjacent to the project? Residences in unincorporated Kane County or residents in nearby municipalities too?
2. What qualifies as a **continuous line** of vegetative screening? Should this be more defined? Landscape codes can and often do include specifications such as: 1) Minimum height at planting 2) Expected height at maturity 3) Maximum distance between plantings, etc. *This requirement might ultimately depend on the height and width of the specific plant species at maturity.*

Anticipated Concerns/Questions

- **Planting schedule/timing** – planting is recommended to take place after the completion of site work and panel construction once there is no more ground disturbance taking place (Water Resources). Additionally, landscape planting is typically seasonal in fall or spring, which may not always align with the construction of the commercial solar facilities.
- **Landscape Plans & Inspections** – If a landscape plan is submitted, corresponding reviews & inspections are required. Since staff are not licensed landscape architects, increasingly detailed or complex plan requirements may result in a more difficult review and inspection process.
- **Maintenance & Fines** – should maintenance be included in the Z.O. or remain a function of Code Enforcement?

Administrative Options

A. Stipulation of Approval – moving forward, staff can include a standard stipulation of approval for each solar project that outlines the minimum County requirements for landscape screening. **This does not require a Text Amendment, and allows continued flexibility for each project.**

For example: “Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided along any side of the commercial solar energy facility that is visible to non-participating residence(s) and shall include a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.”

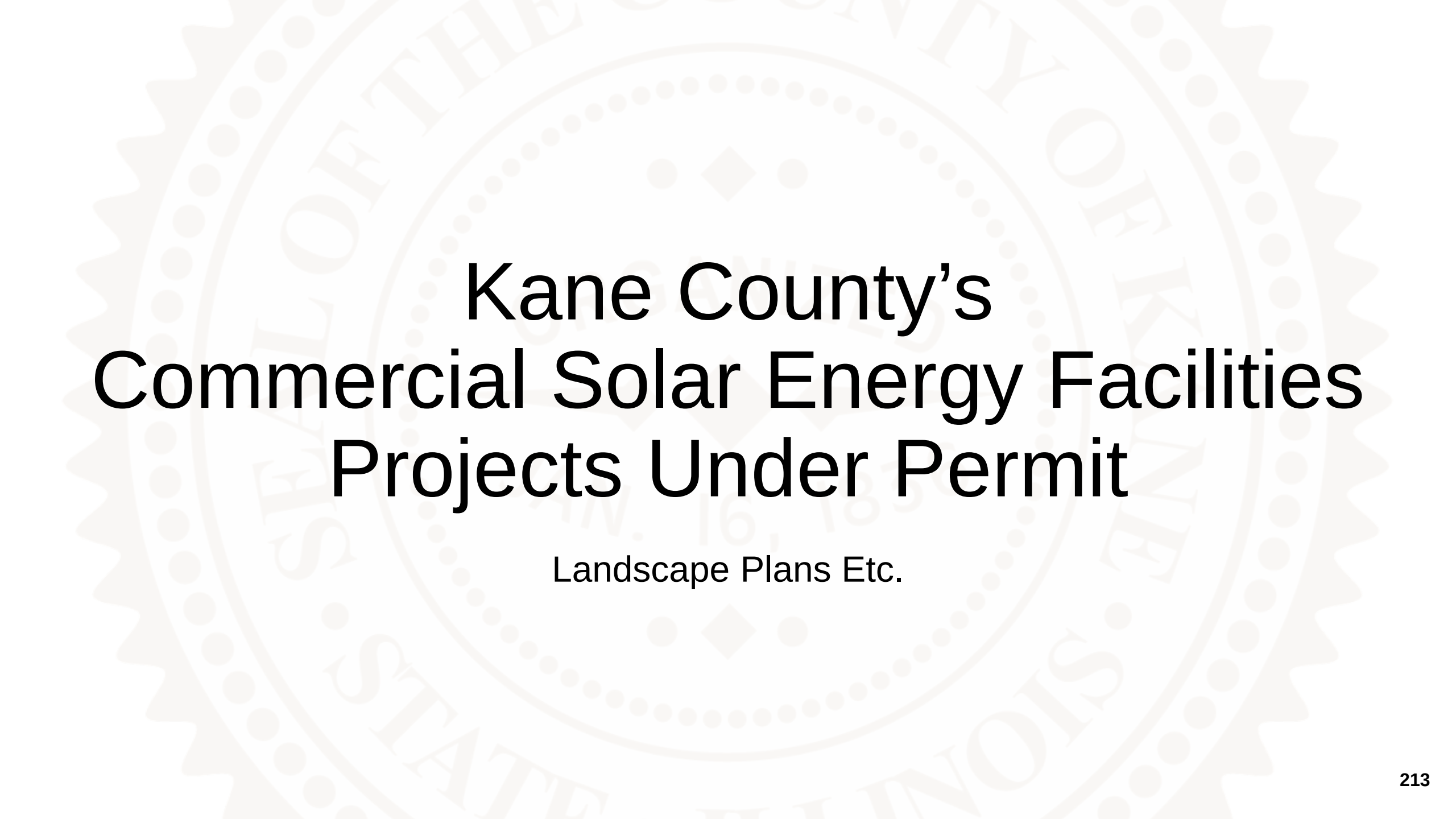
B. Code Interpretation – The Zoning Enforcement Officer drafts an official interpretation of the Zoning Ordinance for Section 25-5-4-9(E)4.a. that outlines the more specific landscape screening requirements as determined by the Zoning Enforcement Officer (helps clarify ambiguity). **This also does not require a Text Amendment, but would potentially reduce the need for an additional stipulation to be included in each project’s approval.**

C. Text Amendment – The County passes an official Text Amendment to modify the language in the Zoning Ordinance. **A text amendment would permanently alter the zoning requirements for solar landscape screening and reduce the need for landscape stipulations.**

Next Steps for Staff? Questions?

How would the Development Committee like staff to proceed from here, given the information provided in this presentation?

Are there any additional questions at this time?

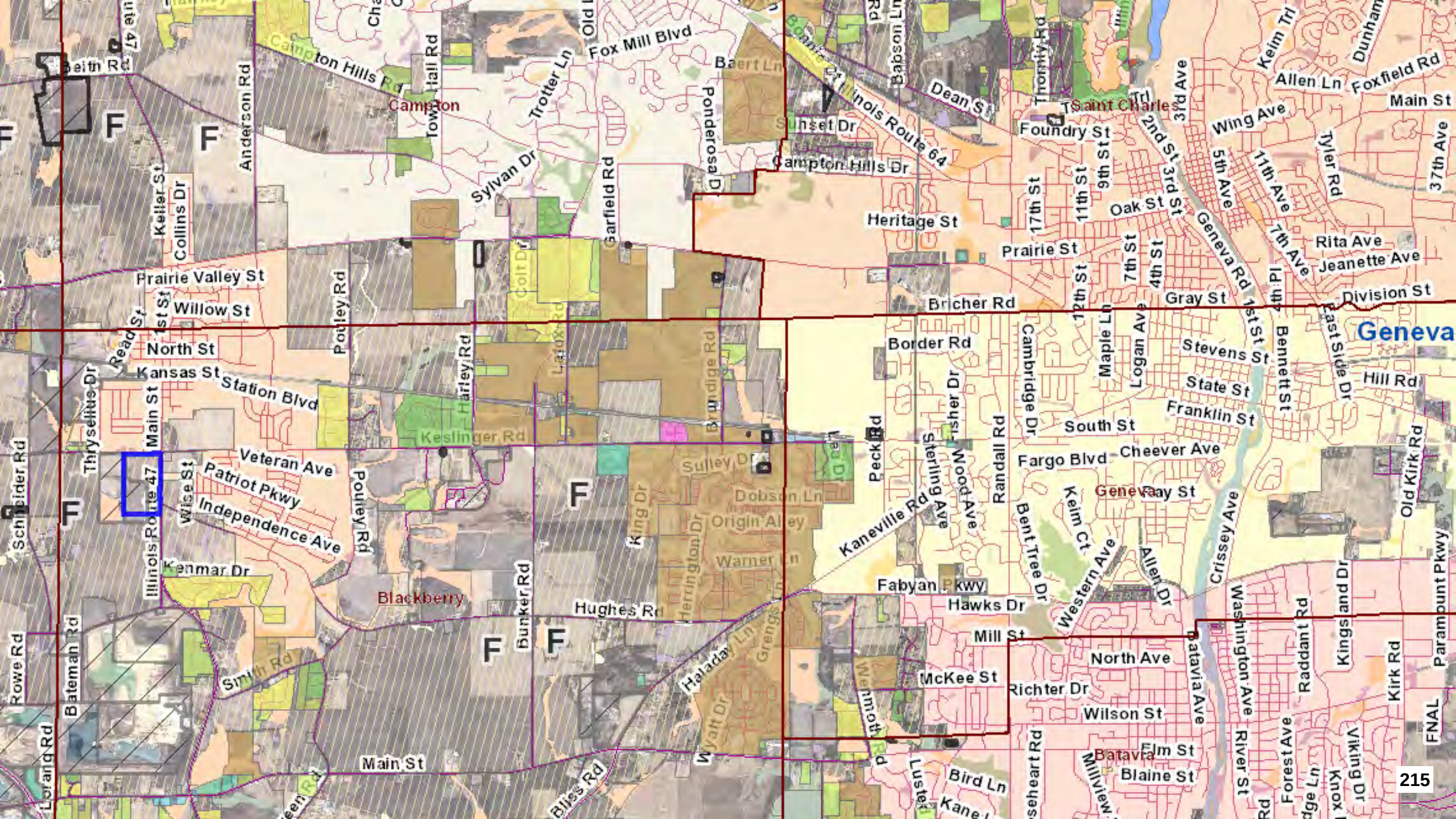
The background of the slide features a large, faint, circular seal of Kane County, Illinois. The seal has a serrated outer edge and contains the text "SEAL OF THE COUNTY OF KANE ILLINOIS" around its perimeter. In the center of the seal is a diamond shape with the year "1831" below it.

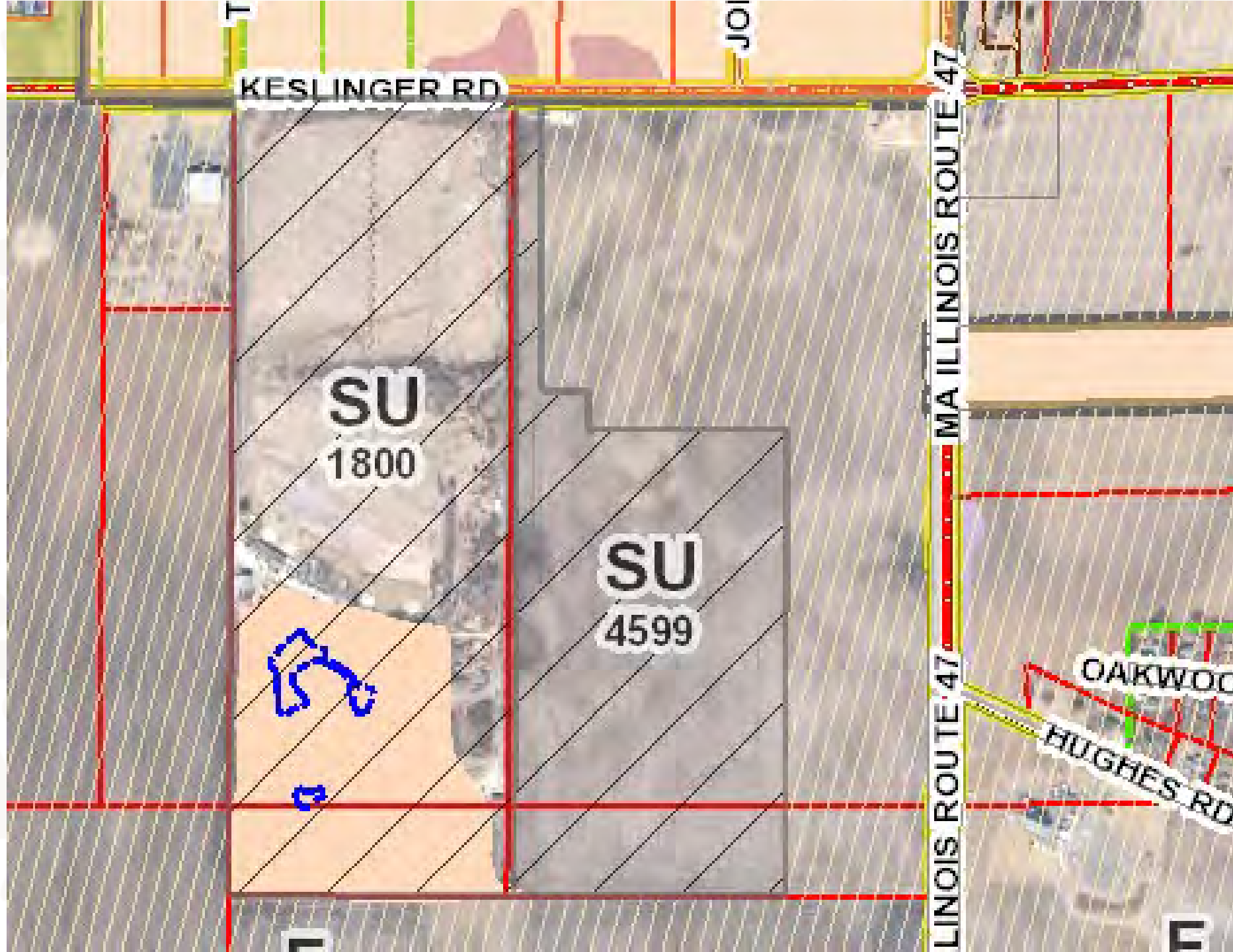
Kane County's Commercial Solar Energy Facilities Projects Under Permit

Landscape Plans Etc.

TPE IL KN07 (ZP #4599)

Zoning: Approved by the Kane County Board on October 11, 2022
Permit: PRSP202501024
Status: Permit Under Review
Address: 44W351 KESLINGER RD, ELBURN, IL 60119
Township: **BLACKBERRY**
PINs: 11-07-200-005, 11-07-400-004





REVISIONS					
DESCRIPTION	DATE	ISSUED	CHG	APP	BY

OWNER

EPC CONTRACTOR
RECON
CONSTRUCTION

CASTILLO PROJECT NO.
251-270

SIGNATURE WITH SEAL

PROJECT NAME

TPE IL KN07

SHEET NAME
**LANDSCAPE
DETAILS**

SHEET SIZE
24" X 36"

SHEET NUMBER
C-10.3

NOTE:

THIS LIST INCLUDES PLANTS THAT ARE GENERALLY CONSIDERED LOW PROFILE NATIVE SPECIES THAT COULD BE SUITABLE FOR SOLAR FARMS IF THE SUNLIGHT, SOIL AND MOISTURE CONDITIONS ARE APPROPRIATE. IF SITE CONDITIONS ARE TOO WET OR DRY FOR THESE PLANTS, OR CONSIST OF INCOMPATIBLE SOILS, OTHER SPECIES MAY NEED TO BE USED.

LOW PROFILE NATIVE POLLINATOR FRIENDLY MESIC MIX

Grass		
Common Name	Scientific Name	LBS/AC- PLS
Brown Fox Sedge	Carex vulpinoidea	0.28
Little Bluestem	Shizachium scoparium	5
Prairie Droseed	Sporobolus heterolepis	0.22
Sideoats Grama	Bouteloua curtipendula	2
June Grass	Koeleria macrantha	0.25
Total		7.75

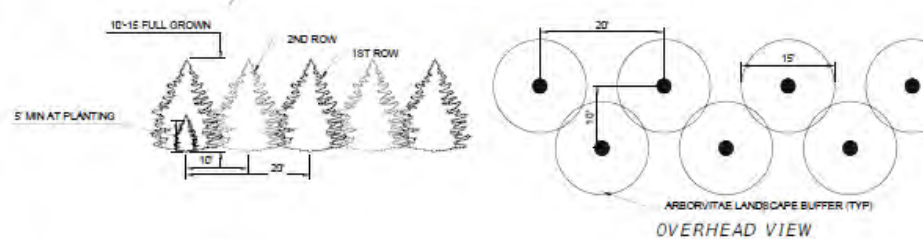
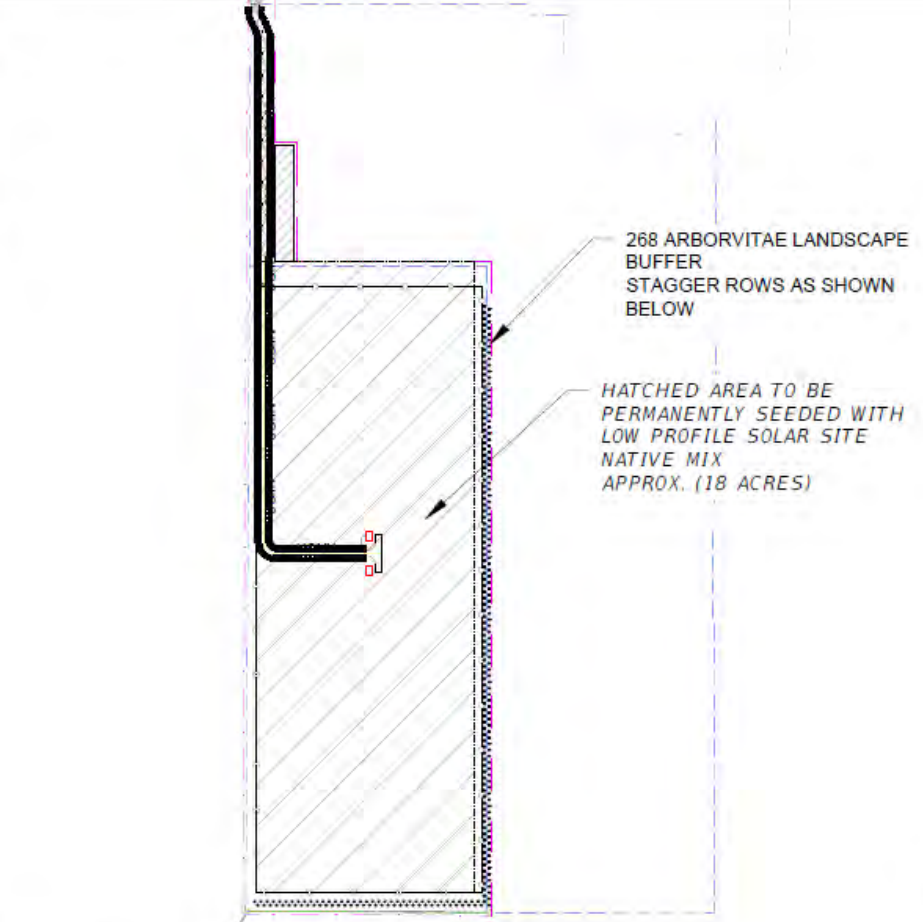
Forbs		
Common Name	Scientific Name	LBS/AC- PLS
Black-eyed Susan	Rudbeckia hirta	0.5
Canada Milkweed	Astragalus canadensis	0.36
Gray Goldenrod	Solidago nemoralis	0.06
Lanceleaf Coreopsis	Coreopsis lanceolata	0.24
Ohio Spiderwort	Tradescantia ohioensis	0.25
Partridge Pea	Chamaecrista fasciculata	0.75
Prairie Alumroot	Heuchera richardsonii	0.04
Prairie Onquetoil	Drymocallis arguta	0.06
Purple Prairie Clover	Dalea purpurea	0.9
Sky Blue Aster	Symphoricarum oolentangiense	0.06
White Prairie Clover	Dalea candida	0.72
Wild Bergamot	Monarda fistulosa	0.1
Wild Garlic	Allium canadense	0.12
Yellow Cone Flower	Ratibida pinnata	0.25
Total		4.41

Temporary Cover		
Common Name	Scientific Name	LBS/AC- PLS
Common Cat	Avena sativa	64
Total		04

All native seed mixes shall be installed with a granular form of endomycorrhizal inoculant at the rate specified per acre by the manufacturer.

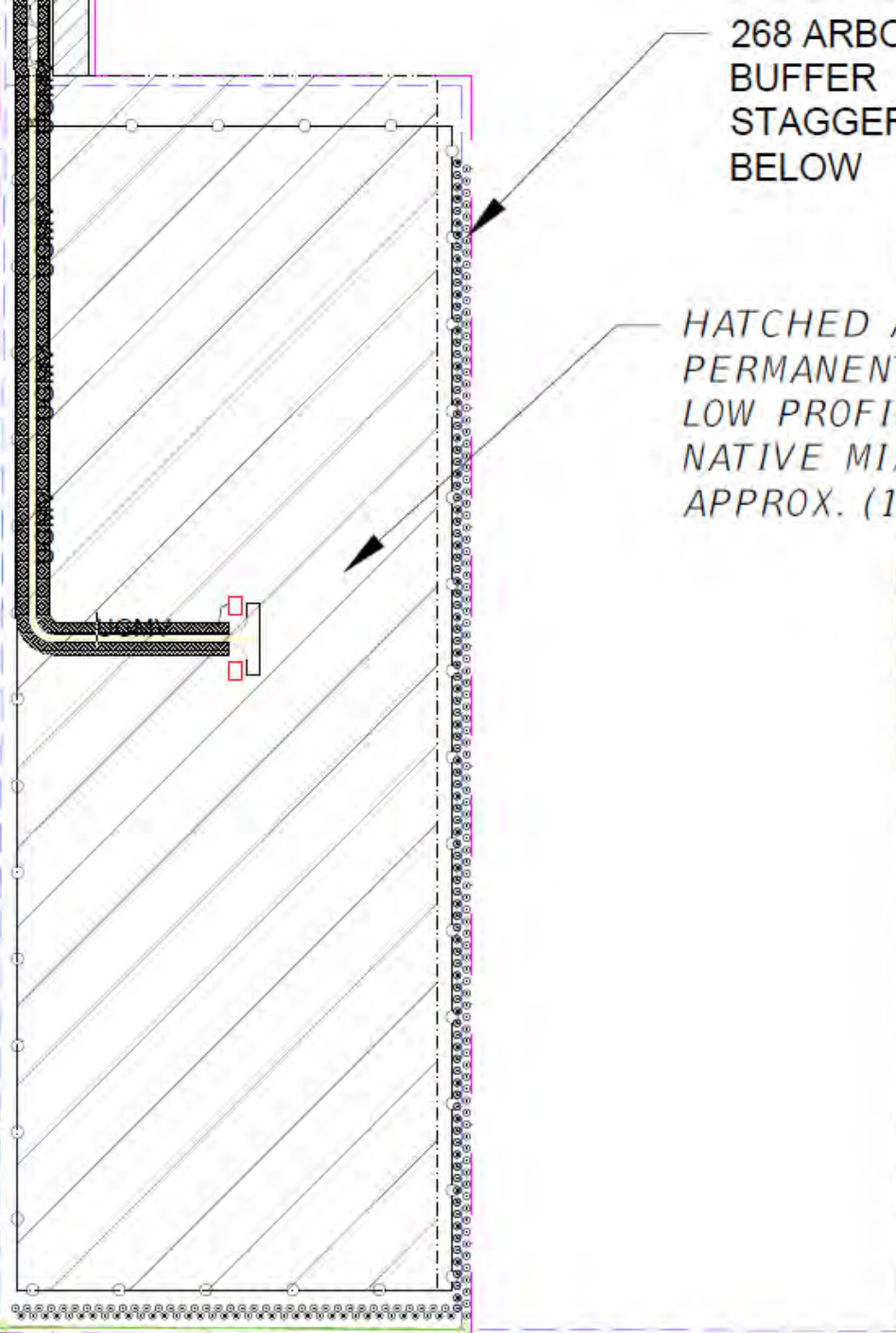
NOTES:

1. PLANT MATERIAL SHALL BE SELECTED FOR ITS FORM, TEXTURE, COLOR, PATTERN OF GROWTH, SUITABILITY TO LOCAL CONDITIONS. SPECIES SHALL BE CONSIDERED FOR HARDINESS, YEAR-ROUND INTEREST, COLOR, HABITAT AND FOOD SOURCE FOR BIRDS AND ANIMALS, AND USE IN SIMILAR LOCATIONS IN OTHER COMMUNITIES. TREES WITH INAPPROPRIATE ROOT SYSTEMS FOR AN AREA OR THOSE GENERALLY NOT RECOMMENDED BY LANDSCAPE ARCHITECTS ARE NOT PERMITTED.
2. ALL PLANTING MATERIALS USED SHALL BE OF GOOD QUALITY. THE USE OF SPECIES NATIVE TO SOUTHWESTERN ILLINOIS IS ENCOURAGED. SIZE AND DENSITY OF PLANT MATERIAL BOTH AT THE TIME OF PLANTING AND AT MATURITY, SHOULD BE CONSIDERED WHEN SELECTING PLANT MATERIAL. WHERE APPROPRIATE, THE USE OF DROUGHT AND SALT TOLERANT PLANT MATERIAL IS PREFERRED.
3. ALL PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSTALLED SO THAT SOIL OF SUFFICIENT VOLUME, COMPOSITION, AND NUTRIENT BALANCE ARE AVAILABLE TO SUSTAIN HEALTHY GROWTH.
4. WEEDS: CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANAGEMENT OF WEEDS WITHIN THE SITE DURING CONSTRUCTION. SPECIAL ATTENTION SHOULD BE PAID TO LIMITING INVASIVE PLANT GROWTH TO MINIMIZE WILDFIRE RISK AND SHALL ENSURE VEGETATION HEIGHT DOES NOT EXCEED 12" AT TIME OF O&M HANDOVER. WEED CONTROL SHALL COMPLY WITH APPLICABLE LAWS, PRUDENT INDUSTRY STANDARDS AND GOVERNMENTAL APPROVALS.
5. VEGETATION DAMAGE: IMMEDIATELY REPAIR AND RE-SEED AREAS OF VEGETATION THAT HAVE BEEN COMPACTED, DAMAGED, OR DESTROYED DURING CONSTRUCTION, PARTICULARLY DURING THE PANEL INSTALLATION PHASE AND TRENCHING OF UNDERGROUND ELECTRICAL UTILITIES. ANY AND ALL RUTS CREATED DURING CONSTRUCTION MUST BE FILLED IN AND GRADED OUT SMOOTH PRIOR TO RE-SEEDING. COMPACTED WHEEL PATHS MUST BE DISKED/DECOMPACTED PRIOR TO RE-SEEDING. REFER TO THE VSMP FOR MORE INFORMATION REGARDING PROPER SEEDBED PREPARATION.
6. SOIL COMPACTION RELATING TO VEGETATION: PREVENTING SOIL COMPACTION IS IMPORTANT TO LONG-TERM VEGETATION ESTABLISHMENT ON THE FACILITY. WHERE WET AREAS TEMPORARILY EXIST, THEY MUST BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE TO MINIMIZE COMPACTION, RUTTING, AND REQUIRED DE-COMPACTION/REPAIR ACTIVITIES TO MINIMIZE SOIL COMPACTION. GRADING AND FACILITY CONTRACTORS WILL USE AREAS PROPOSED AS ACCESS ROADS AS MUCH AS POSSIBLE FOR TRAVEL. CONTRACTORS SHOULD LIMIT OPERATION OF HEAVY EQUIPMENT TO THE MAXIMUM EXTENT POSSIBLE WHEN SOILS ARE SATURATED. THE USE OF LOW GROUND PRESSURE VEHICLES, LOWERED VEHICLE LOAD WEIGHTS, AND INCORPORATING ADDITIONAL AXLE/WHEEL VEHICLES IS RECOMMENDED TO REDUCE SITE COMPACTION DURING CONSTRUCTION. FOLLOWING CONSTRUCTION ACTIVITIES AND PRIOR TO THE INSTALLATION OF REGIONALLY APPROPRIATE SEED MIXES, AREAS OF HEAVY USE, SUCH AS THE LAYDOWN YARDS, MUST BE TILLED OR RIPPED TO ELIMINATE SOIL COMPACTION AND THEN DISKED TO PROVIDE A UNIFORM SURFACE. DEPENDING ON A COMBINATION OF SOIL CONDITIONS, THE TIME ELAPSED BETWEEN DISKING AND SEEDING, AND METHODS USED FOR SEEDING, ROLLING THE SEEDBED WITH A CULTIPACKER MAY BE NECESSARY. A QUALIFIED VEGETATION MANAGEMENT PROFESSIONAL SHOULD BE CONSULTED FOR RECOMMENDED TECHNIQUES FOR EACH VEGETATION MANAGEMENT UNIT PRIOR TO SEEDING.



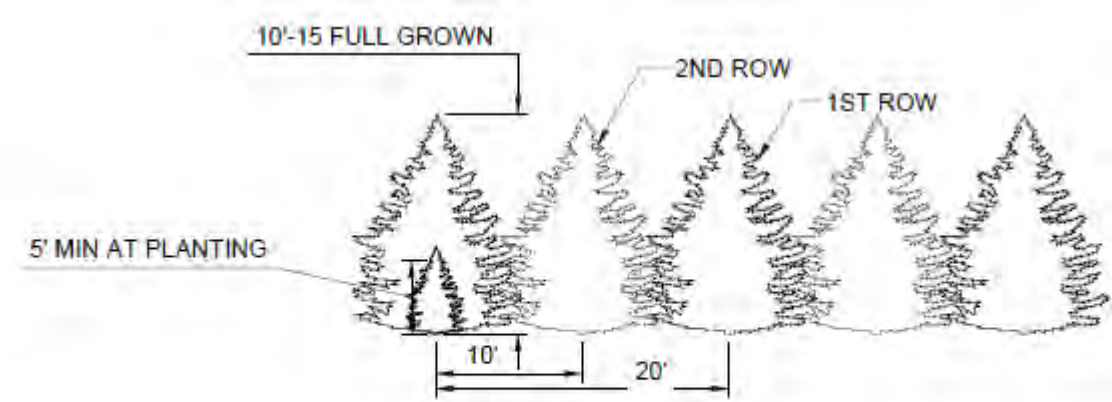
ARBORVITAE HEDGE (THUJA OCCIDENTALIS) NOTES:

1. THE PROPOSED ARBORVITAE HEDGE WILL PROVIDE EFFECTIVE YEAR-ROUND SCREENING BECAUSE IT IS AN EVERGREEN CONIFER THAT MAINTAINS DENSE FOLIAGE THROUGH ALL SEASONS.
2. AT MATURITY, THESE PLANTS TYPICALLY REACH 10-15 FEET IN HEIGHT AND 3-4 FEET IN WIDTH, WHICH IS SUFFICIENT TO CREATE A CONTINUOUS VISUAL BARRIER. ARBORVITAE IS NATIVE TO NORTH AMERICA AND WELL ADAPTED TO ILLINOIS SOILS AND CLIMATE, MAKING IT A HARDY AND RELIABLE CHOICE FOR KANE COUNTY CONDITIONS.
3. THE SPECIES IS NON-TOXIC TO HUMANS AND COMMONLY USED FOR SCREENING AND BUFFERING, WHILE ALSO OFFERING HABITAT VALUE FOR BIRDS AND SMALL WILDLIFE.
4. THIS SELECTION ENSURES LONG-TERM SCREENING PERFORMANCE THAT MEETS THE INTENT OF THE LANDSCAPE REQUIREMENTS.

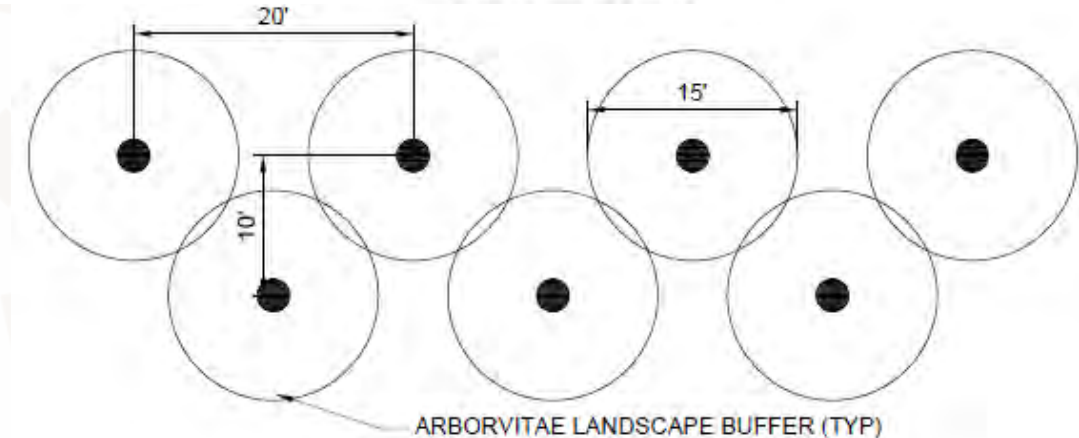


268 ARBORVITAE LANDSCAPE
BUFFER
STAGGER ROWS AS SHOWN
BELOW

HATCHED AREA TO BE
PERMANENTLY SEEDED WITH
LOW PROFILE SOLAR SITE
NATIVE MIX
APPROX. (18 ACRES)



SIDE VIEW



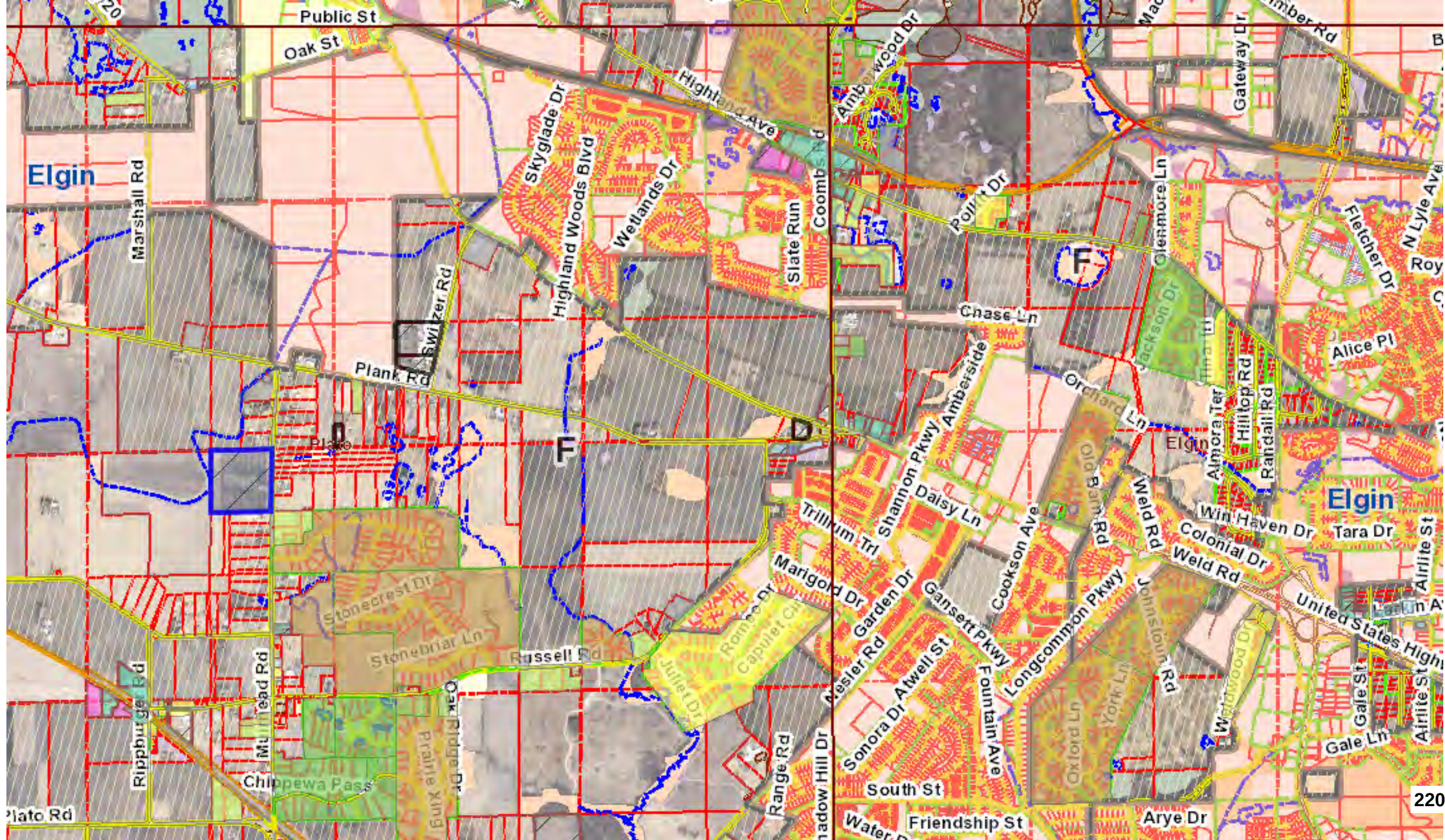
OVERHEAD VIEW

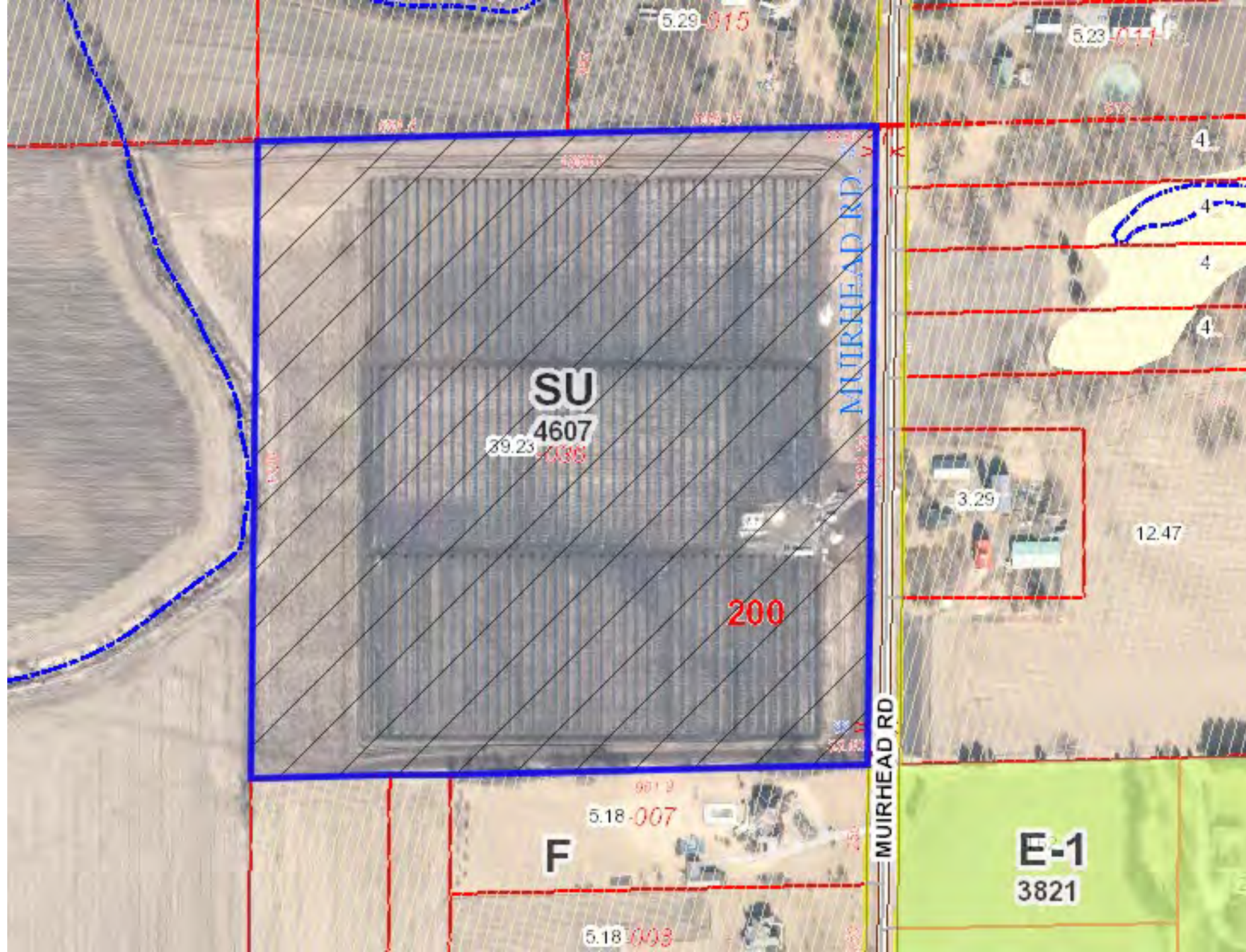
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4. THIS SELECTION ENSURES LONG-TERM SCREENING PERFORMANCE THAT MEETS THE INTENT OF THE LANDSCAPE REQUIREMENTS.

Sunvest Plato (ZP #4607)

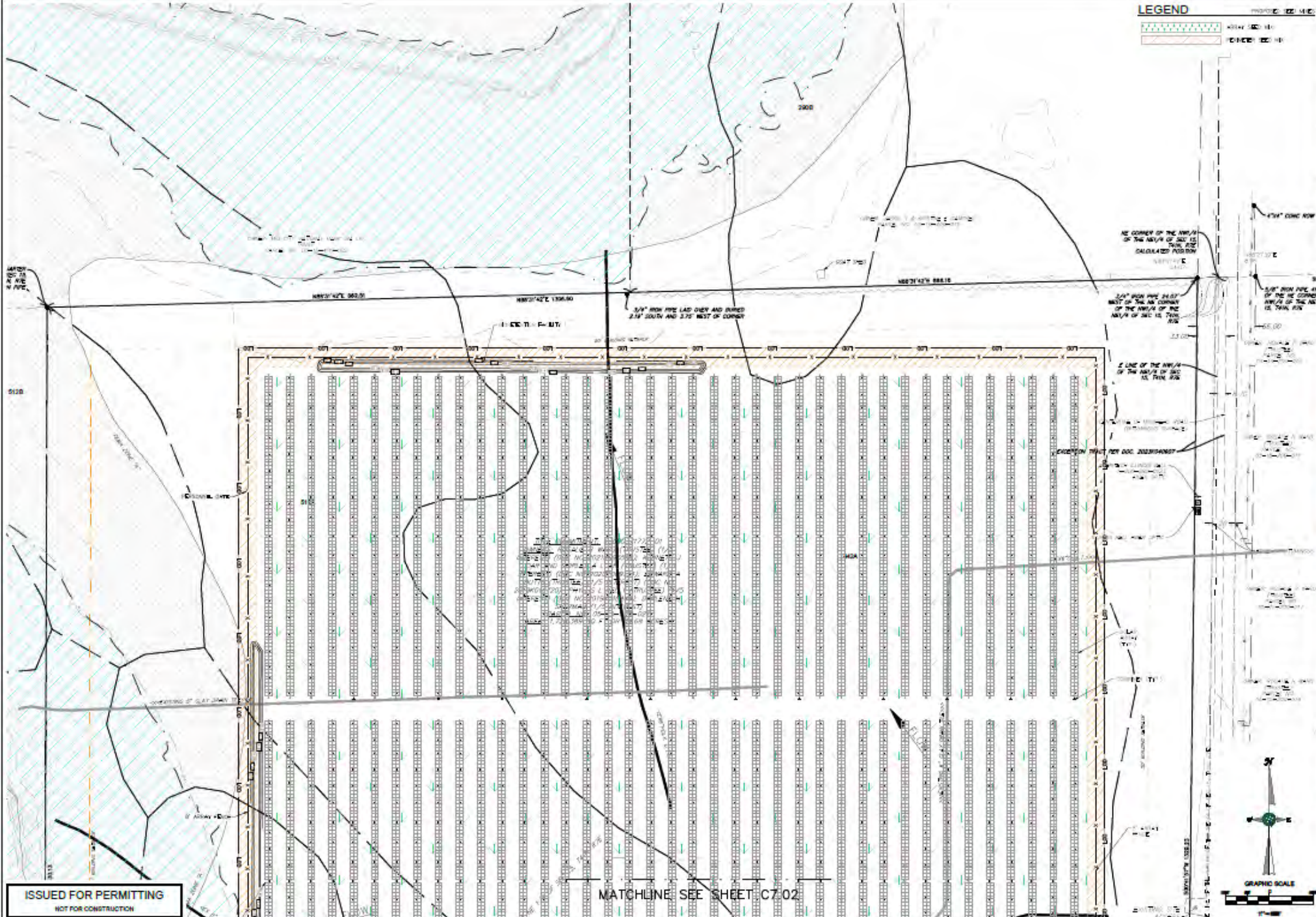
Zoning: Approved by the Kane County Board on June 13, 2023
Permit: PRSP202401692
Status: Permits Issued, Inspections Ongoing
Address: 11N856 MUIRHEAD RD, ELGIN, IL 60124
Township: **PLATO**
PINs: 05-15-200-036





LEGEND

PROPOSED: C7.01, C7.02, C7.03, C7.04, C7.05, C7.06, C7.07, C7.08, C7.09, C7.10, C7.11, C7.12, C7.13, C7.14, C7.15, C7.16, C7.17, C7.18, C7.19, C7.20, C7.21, C7.22, C7.23, C7.24, C7.25, C7.26, C7.27, C7.28, C7.29, C7.30, C7.31, C7.32, C7.33, C7.34, C7.35, C7.36, C7.37, C7.38, C7.39, C7.40, C7.41, C7.42, C7.43, C7.44, C7.45, C7.46, C7.47, C7.48, C7.49, C7.50, C7.51, C7.52, C7.53, C7.54, C7.55, C7.56, C7.57, C7.58, C7.59, C7.60, C7.61, C7.62, C7.63, C7.64, C7.65, C7.66, C7.67, C7.68, C7.69, C7.70, C7.71, C7.72, C7.73, C7.74, C7.75, C7.76, C7.77, C7.78, C7.79, C7.80, C7.81, C7.82, C7.83, C7.84, C7.85, C7.86, C7.87, C7.88, C7.89, C7.90, C7.91, C7.92, C7.93, C7.94, C7.95, C7.96, C7.97, C7.98, C7.99, C7.100



ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET C7.02

GRAPHIC SCALE

0' 10' 20' 30'

30'

30'

No.	Date	Revision
1		INITIALS REVIEWED PER CLIENT COMMENTS
2		INITIALS REVIEWED PER CLIENT COMMENTS
3		INITIALS REVIEWED PER CLIENT COMMENTS

VERDANTERRA
605 TECHNOLOGY DRIVE, STE. 200
CAMDEN, NJ 08105
732.658.4541
WWW.VERDANTERRA.COM

SUNVEST
SV CSG PLATO SOLAR 1, LLC
N27 W204025 PAUL CT.
SUITE 300
PITTSBURGH, PA 15207

Architect/Engineer:
Darlene M. Sherman, Rosalie R. Ward, Kenneth J. Loer, Shirley L. Loner, Phyllis L. Kelly, Edward A. Burts (Trustees)
11855 Murdhead Road
Evanston, IL 60124

Project Name:
SV CSG PLATO SOLAR 1, LLC

Project Number:
08724015

Drawn/Checked:
C7.01

Sheet Number:
18 of 20



No.	Date	Revision
1		INITIALS REVIEWED FOR CLIENT COMMENTS
2		INITIALS REVIEWED FOR CLIENT COMMENTS
3		INITIALS REVIEWED FOR CLIENT COMMENTS

VERDANTERRA
600 TECHNOLOGY DRIVE, STE. 200
CAMDEN, NJ 08105
734.916.6441
WWW.VERDANTERRA.COM

SUNVEST
SV CSG PLATO SOLAR 1, LLC
N07 M0000000000000000
SAITE 800
PENNA, PA 15112

PREPARED BY:
Darlene M. Sherman, Rosalie R. Ward, Kenneth J. Loe, Shirley L. Loe, Phyllis L. Kelly, Edward A. Burts (Trustees)
110655 Murhead Road
Eggen, IL 60124

Project Name:
SV CSG PLATO SOLAR 1, LLC

Project Number:
08724018

Client:
SV CSG PLATO SOLAR 1, LLC

Design/Construction:
LANDSCAPE PLAN

Drawing Number:
C7.02

Sheet Number:
19 of 20

[illegible]

- [illegible]

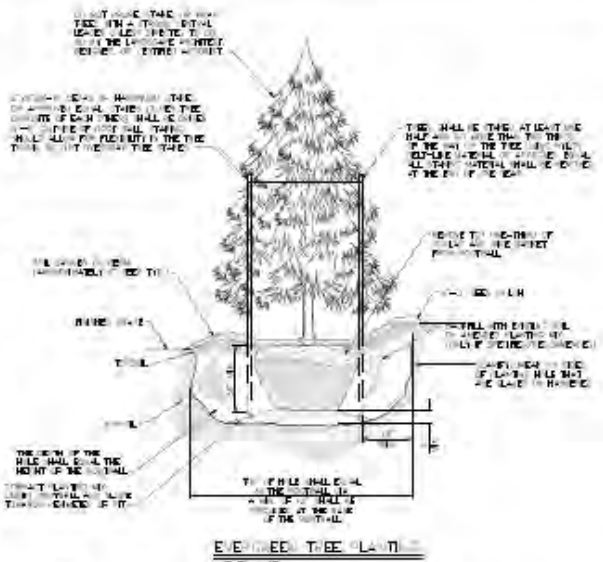
UNITED STATES
-T- CT-20
-T- T-1

FOR INFORMATION - TOWNSHIP OF ALBANY, NEW YORK
LOCAL GOVERNMENT OFFICIALS AND PERSONNEL ARE REQUESTED TO
FURNISH THE FOLLOWING INFORMATION:

- [illegible]

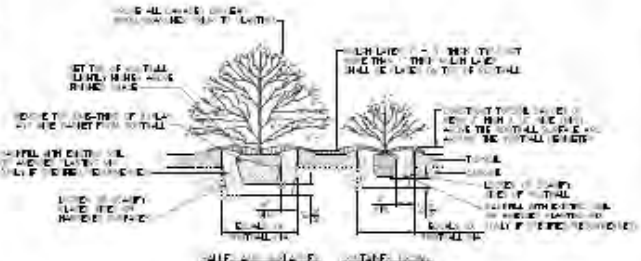
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EVEN MORE TREE PLANT

- THE LATTER SHALL HAVE RELATION TO OTHER CASES IF THE REASON IS THE SAME
- REASON OF THE JUDICIAL DECISION
- IT IS NOT NECESSARY TO HAVE THE EXACT SAME REASON TO FOLLOW THE SAME RULE OF LAW
- REASONING: WHY THE COURT DECIDES THE DECISION (S) AND THEREFORE THE DECISION



TRUE PLANTING

- In 1942, the War Relocation Authority was established to help Japanese-Americans.
- The War Relocation Authority was the only federal agency to help Japanese-Americans.
- The War Relocation Authority was the only federal agency to help Japanese-Americans.

EVALUATE

- [illegible]

2. DISEASE PREVENTION AND CONTROL: The purpose of disease prevention and control is to reduce the incidence of disease and disability in the community.

LEAFY BEAM:

5V CSG Plato Solar 1 Native Pollinator
24" Array Seed Mix

[illegible]

January 1999 ■ ENTREPRENEUR/TTIEEJ would just follow the lead.

ESTIMATE: \$50,000

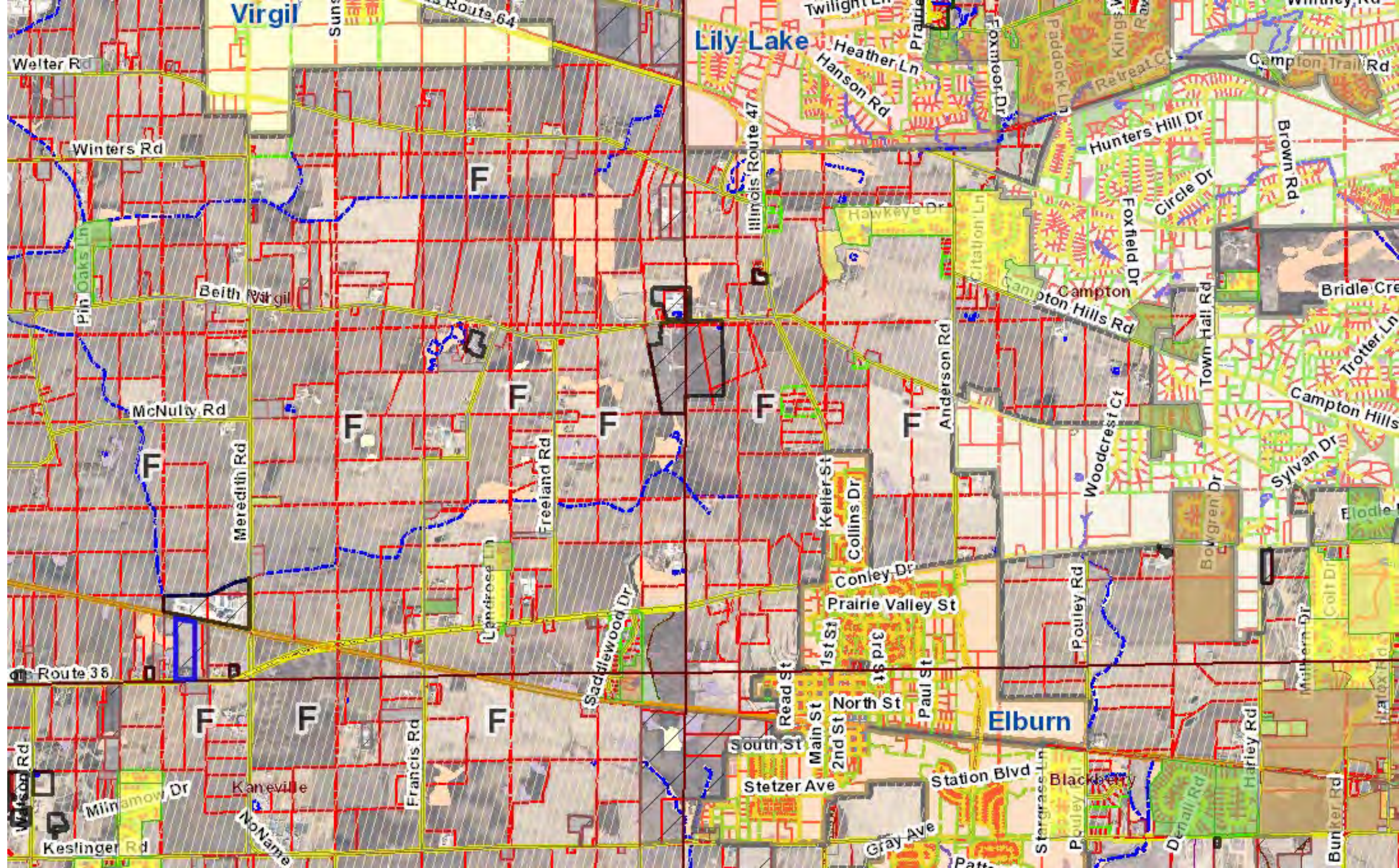
SV CSG Plato Solar 1 Native Pollinator Perimeter and Buffer Seed Mix

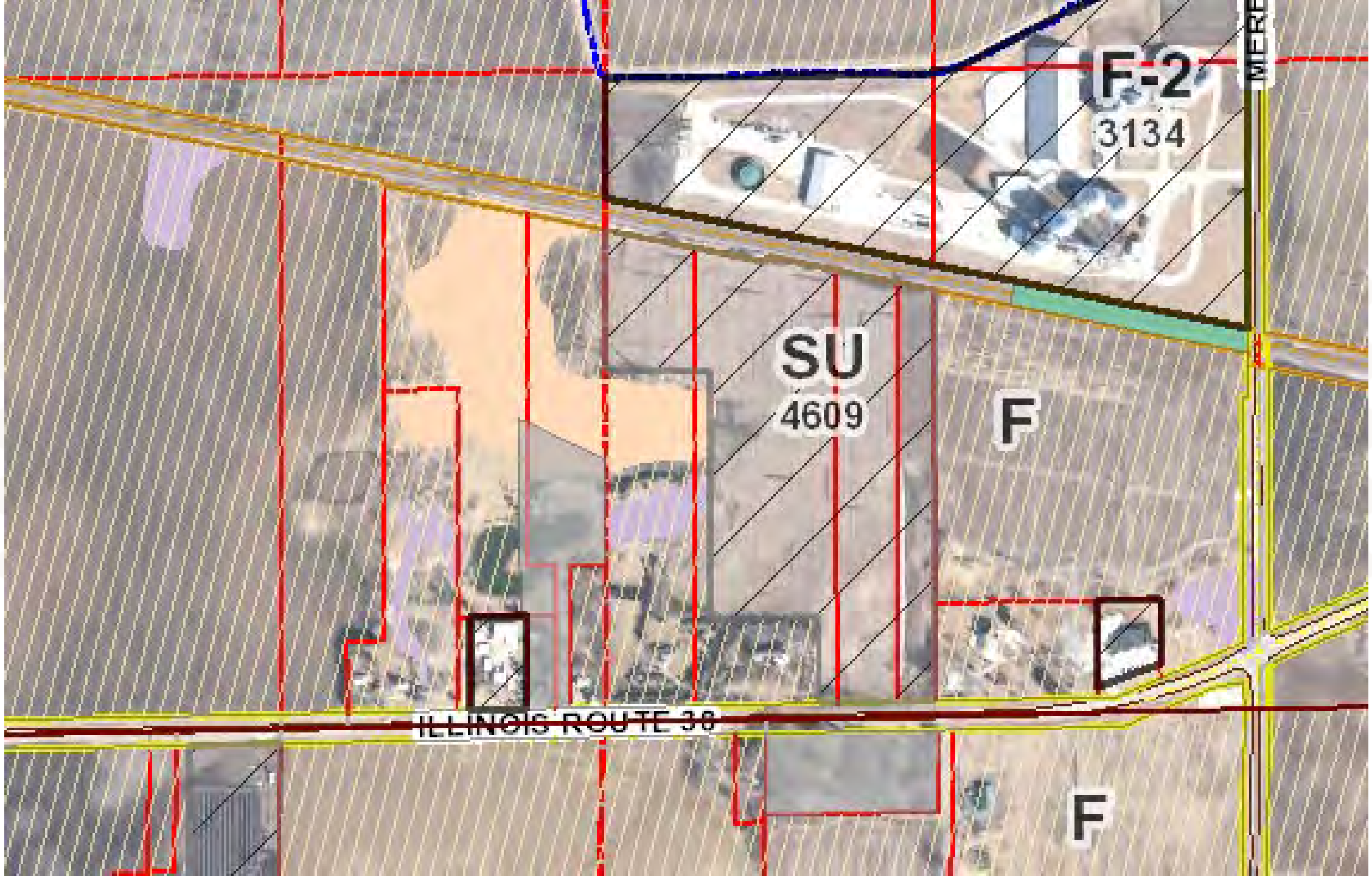
Component or Item	By quantity supplied	By volume (liters)	By weight (kg)	By value (€)
Component A (kg)	1000	1000	1000	1000
Component B (kg)	2000	2000	2000	2000
Component C (kg)	3000	3000	3000	3000
Component D (kg)	4000	4000	4000	4000
Component E (kg)	5000	5000	5000	5000
Component F (kg)	6000	6000	6000	6000
Component G (kg)	7000	7000	7000	7000
Component H (kg)	8000	8000	8000	8000
Component I (kg)	9000	9000	9000	9000
Component J (kg)	10000	10000	10000	10000
Component K (kg)	11000	11000	11000	11000
Component L (kg)	12000	12000	12000	12000
Component M (kg)	13000	13000	13000	13000
Component N (kg)	14000	14000	14000	14000
Component O (kg)	15000	15000	15000	15000
Component P (kg)	16000	16000	16000	16000
Component Q (kg)	17000	17000	17000	17000
Component R (kg)	18000	18000	18000	18000
Component S (kg)	19000	19000	19000	19000
Component T (kg)	20000	20000	20000	20000
Component U (kg)	21000	21000	21000	21000
Component V (kg)	22000	22000	22000	22000
Component W (kg)	23000	23000	23000	23000
Component X (kg)	24000	24000	24000	24000
Component Y (kg)	25000	25000	25000	25000
Component Z (kg)	26000	26000	26000	26000
Component AA (kg)	27000	27000	27000	27000
Component AB (kg)	28000	28000	28000	28000
Component AC (kg)	29000	29000	29000	29000
Component AD (kg)	30000	30000	30000	30000
Component AE (kg)	31000	31000	31000	31000
Component AF (kg)	32000	32000	32000	32000
Component AG (kg)	33000	33000	33000	33000
Component AH (kg)	34000	34000	34000	34000
Component AI (kg)	35000	35000	35000	35000
Component AJ (kg)	36000	36000	36000	36000
Component AK (kg)	37000	37000	37000	37000
Component AL (kg)	38000	38000	38000	38000
Component AM (kg)	39000	39000	39000	39000
Component AN (kg)	40000	40000	40000	40000
Component AO (kg)	41000	41000	41000	41000
Component AP (kg)	42000	42000	42000	42000
Component AQ (kg)	43000	43000	43000	43000
Component AR (kg)	44000	44000	44000	44000
Component AS (kg)	45000	45000	45000	45000
Component AT (kg)	46000	46000	46000	46000
Component AU (kg)	47000	47000	47000	47000
Component AV (kg)	48000	48000	48000	48000
Component AW (kg)	49000	49000	49000	49000
Component AX (kg)	50000	50000	50000	50000
Component AY (kg)	51000	51000	51000	51000
Component AZ (kg)	52000	52000	52000	52000
Component BA (kg)	53000	53000	53000	53000
Component BB (kg)	54000	54000	54000	54000
Component BC (kg)	55000	55000	55000	55000
Component BD (kg)	56000	56000	56000	56000
Component BE (kg)	57000	57000	57000	57000
Component BF (kg)	58000	58000	58000	58000
Component BG (kg)	59000	59000	59000	59000
Component BH (kg)	60000	60000	60000	60000
Component BI (kg)	61000	61000	61000	61000
Component BJ (kg)	62000	62000	62000	62000
Component BK (kg)	63000	63000	63000	63000
Component BL (kg)	64000	64000	64000	64000
Component BM (kg)	65000	65000	65000	65000
Component BN (kg)	66000	66000	66000	66000
Component BO (kg)	67000	67000	67000	67000
Component BP (kg)	68000	68000	68000	68000
Component BQ (kg)	69000	69000	69000	69000
Component BR (kg)	70000	70000	70000	70000
Component BS (kg)	71000	71000	71000	71000
Component BT (kg)	72000	72000	72000	72000
Component BU (kg)	73000	73000	73000	73000
Component BV (kg)	74000	74000	74000	74000</

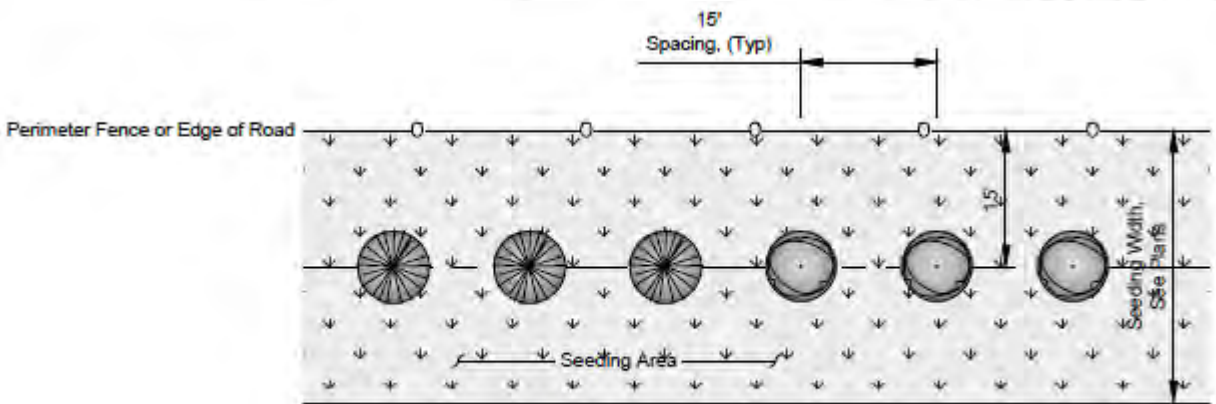
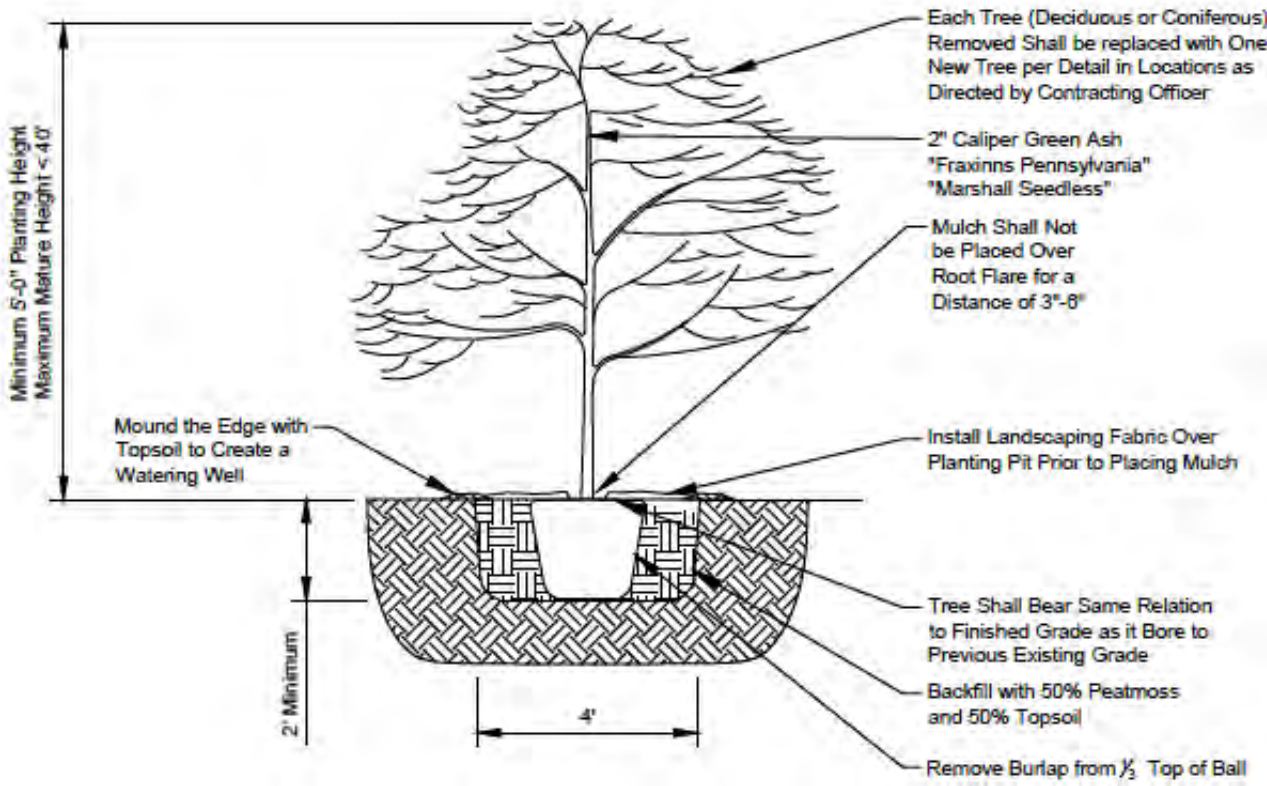
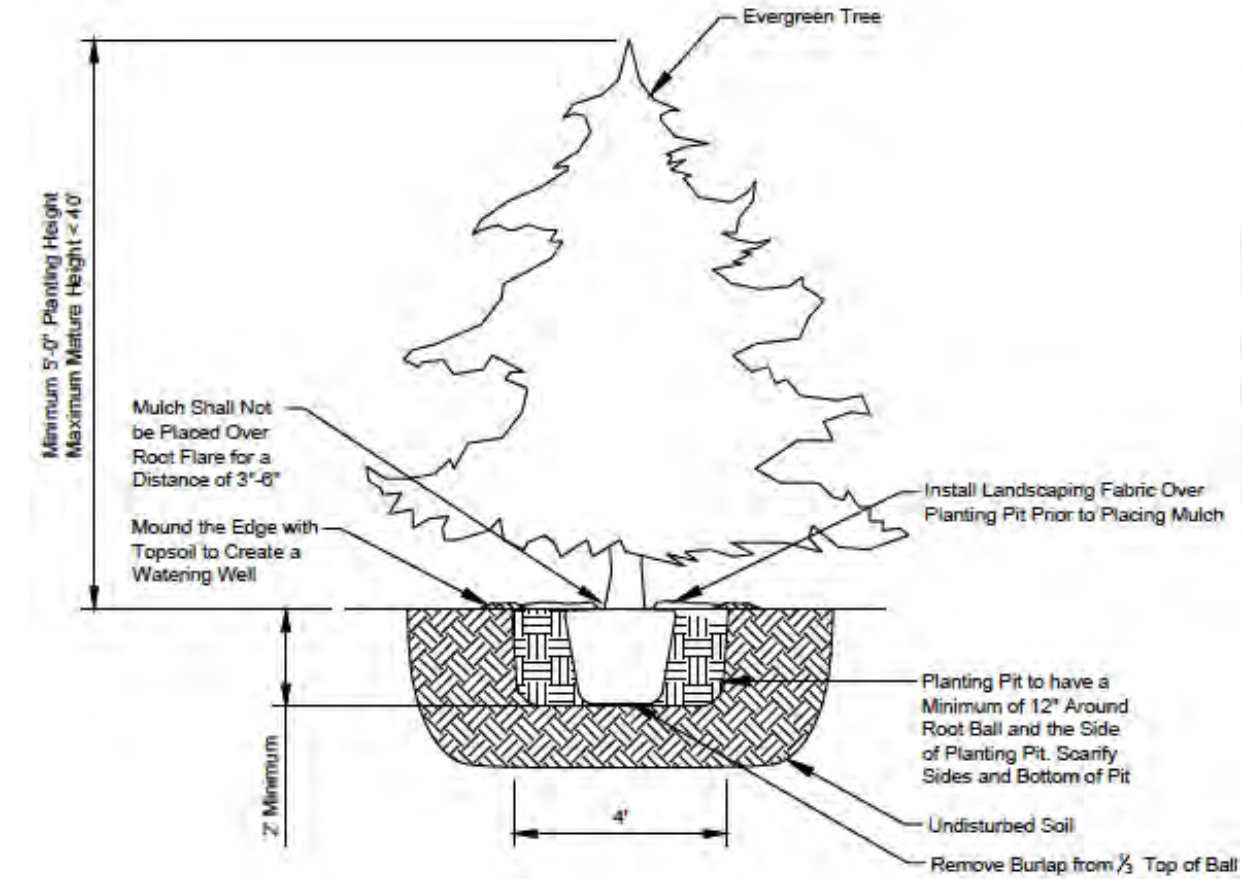
© 2005 Blackwell Publishing Ltd *Journal of Internal Medicine* 258: 105–112

Kane Solar 01 (ZP #4609)

Zoning:	Approved by the Kane County Board on July 11, 2023
Permit:	PRSP202500898
Status:	<u>Permit Under Review</u>
Address:	47W820 ILLINOIS RT. 38, Maple Park, IL 60151
Township:	VIRGIL
PINs:	07-34-300-021, 07-34-300-020, 07-34-300-016, 07-34-300-015







VEGETATIVE SCREENING LAYOUT
Not To Scale

Notes:
Tree Quantities are for Total Project.
Tree plantings shall avoid existing drain tile, including appropriate avoidance for long term root growth.

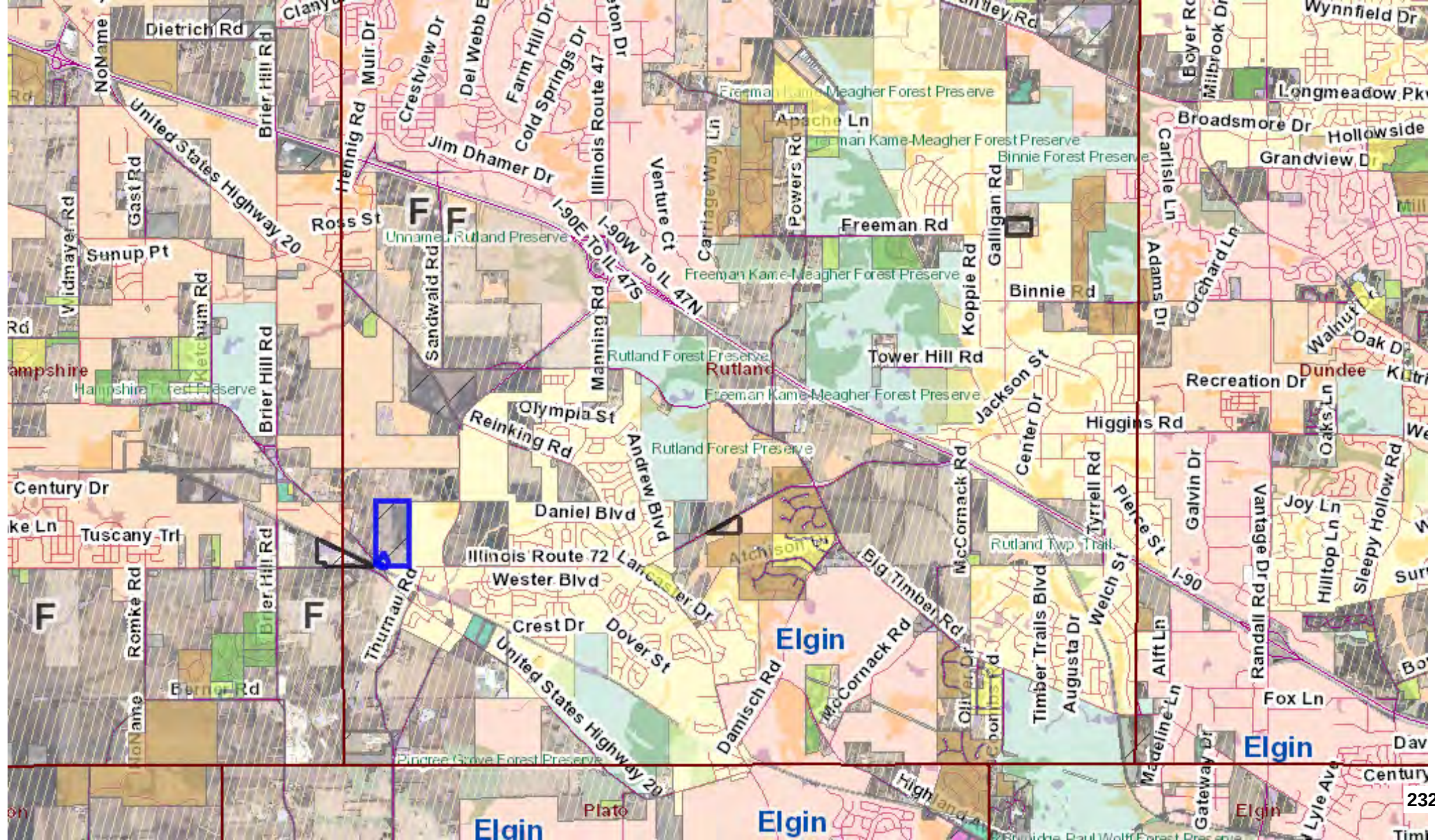
Landscape Legend

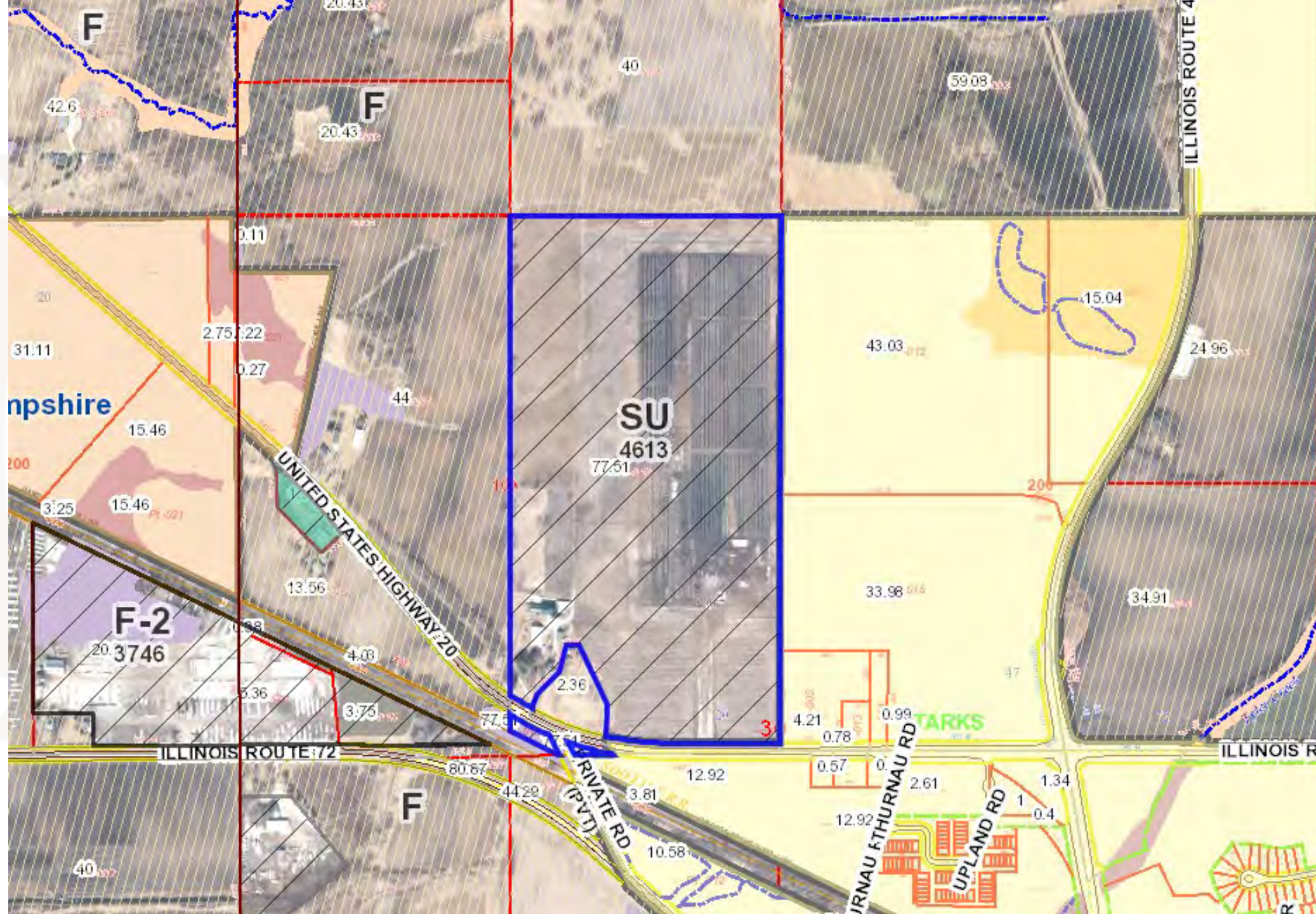
- Outside Fenced Area Seeding
- Evergreen Tree, Canaerti Juniper, 21 EA
- Deciduous Tree, Downy Serviceberry, 18 EA

Note: Tree Quantities are for Total Project.

RPIL Solar 5 (ZP #4613)

Zoning:	Approved by the Kane County Board on October 10, 2023
Permit:	PRSP202400578
Status:	Permits Issued, <u>Inspections Ongoing</u>
Address:	43W708 US HWY 20, Hampshire, IL 60140
Township:	RUTLAND
PINs:	02-30-100-013





DRAWING NAME: C:\Users\landscaper\OneDrive\Documents\100 LAND PLAN.dwg -- PLOT DATE: July 17, 2024 -- LAYOUT: LANDSCAPE PLAN



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- 10' WETLAND SETBACK
- DRAIN TILE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- MV CABLE
- PROPOSED OVERHEAD LINE
- EXISTING OVERHEAD LINE
- SILT FENCE
- GRAVEL ACCESS ROAD
- WETLANDS
- FLOOD HAZARD
- TRACKER ROW
- VEGETATIVE LANDSCAPE SCREENING

NOTES

1. SEE LANDSCAPE DETAILS SHEETS L101 AND L102 FOR PLANTING AND SEEDING NOTES, LANDSCAPE DETAILS, PLANTING SCHEDULES, AND COORDINATE TABLES.

SCALE IN FEET

0 100 200 300 400

PROFESSIONAL ENGINEER
JENNIFER GRAHAM
00000000

EXPIRATION DATE:
10/00/00

TRC ENVIRONMENTAL CORP.
DESIGN FIRM, LLC # 18400406-0002

7	AS	11/01/2024	ISSUED FOR BUILDING PERMIT	ASB
8	WH	11/01/2024	ISSUED FOR STORMWATER PERMIT	ASB
9	AS	11/01/2024	ISSUED FOR EOT PERMIT	ASB
1	AS	11/01/2024	ISSUED FOR BUILDING PERMIT	ASB
2	CE	11/01/2024	ISSUED FOR EOT PERMIT	ASB

NO. BY DATE REVISION APPD.

PROJECT: CONSTRUCTION PLAN SET
UNITED RENEWABLE ENERGY, LLC
RPL SOLAR 5, LLC - HIGHWAY 20 SOLAR
KANE COUNTY, IL

TITLE: LANDSCAPE PLAN

DRAWN BY: J. SCHULTZ PROJ. NO.: 17101-14000-0000

CHECKED BY: A. BLUSTEIN

APPROVED BY: A. GRAHAM

DATE: JULY 2024

L100

TRC

256 West Monroe St.
Suite 104
Chicago, IL 60604
Phone: 312.876.2071

FILE NO.: 17101-14000-0000 - 100 LAND PLAN.dwg

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-
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL STANDARDS TO IMPROVE THE NATURAL FORM OF THE SPECIES. PLANTING IS DESIGNED, RECOMMENDED AND APPROVED BY THE LANDSCAPE ARCHITECT. DESIGNER OR CERTIFIED ARBORIST.
2. ONE-FOURTH TO ONE-THIRD OF THE WOOD PRISON BRANCHES SHALL BE REMOVED TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.
3. IF A 2" X 4" IS SEVERED OR DAMAGED, OR HARDWOOD BRANCHES LESS THAN 1" IN DIAMETER, BRANCHES SHALL BE SEVERED 1" OUTSIDE OF ROOT BALL AND SHOULD ALLOW FOR FURFURTHER BY THE TREE HEALING. DO NOT OVERCROWN TREE BRANCHES.
4. REMOVE TOP ONE-THIRD OF BRUIP AND WIRE BARKET FROM ROOTBALL.
5. MULCH LAYER 2" - 3" THICK (TYP) NOT MORE THAN 1" THICK. MULCH LAYER SHALL BE PLACED ON TOP OF ROOTBALL OR ROOTBALL.
6. RECONSTRUCT TOPSOIL, SUBSOIL OR BRINE 3" HIGH BEYOND RADIUS OF ROOTBALL (TYP).
7. DO NOT PRUNE, STAKE, OR WRAP TREE WITH A STRING OR CENTRAL LEADER UNLESS INSTRUCTED TO DO SO BY THE LANDSCAPE ARCHITECT, DESIGNER, OR CERTIFIED ARBORIST.
8. TREES SHALL BE STAKED USING NYLON BELTING MATERIAL OR APPROVED EQUIVALENT. STAKING MATERIAL SHALL BE REMOVED AT THE END OF ONE YEAR.
9. TREE WRAP (AS DIRECTED SPECIFIC) AND/OR REQUIRED.
10. SET TOP OF ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE.
11. 2" X 4" STAKES
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- TREE PLANTING SHALL BEAR SOME RELATIONSHIP TO FINISH GRADE AS IT WAS PRECISED IN THE SURVEY.
- NEVER CUT THE PRIMARY LANKER.
- IT IS NOT RECOMMENDED TO ASSIGN THE EXISTING TO NEW MEMBERS HANDLING THE HOUS UNLESS THE CONDITIONS ARE GOOD FOR PLANTING.
- WATER THOROUGHLY TO HELP EASIER THE REMOVAL OF AIR POCKETS AND PROPERLY SET THE TREE.

-
- DO NOT PLANT, STAKE, OR WARP TREES WITH A STRONG CENTRAL LEADER (UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT, ENGINEER, OR CONTRACTOR APPROVE)
- 2" MIN OF CEDAR OR HAWTHORNE BRASS OR APPROVED EQUAL - 2" WIDE (2" FOR TREE CROOKS OF EACH OTHER) SHALL BE PROVIDED (IF CROOKS OF ROOT BALL) BEING SHOWN SHALL ALLOW FOR FLEXIBILITY IN THE TREE TRUNK. (DO NOT) CARICATURE TREE STEMS.
- TRUNK SHALL BE STAKED AT LEAST ONE HALF AND NO MORE THAN TWO THIRDS OF THE BARK OF THE TRUNK. (UNLESS ON BUILT UP AREAS OR APPROVED EQUAL). ALL STAKING MATERIAL SHALL BE REMOVED AT THE END OF ONE YEAR.
- SOIL, SAND OR BEDDING (APPROXIMATELY 2" DEEP TYPE)
- FINISHED GRADE
- TOPSOIL
- SUBSOIL
- THE DEPTH OF THE SOIL SHALL EQUAL THE HEIGHT OF THE ROOTBALL
- REMOVES TOP ONE-THIRD OF SOIL AND WARE BASKET FROM ROOTBALL
- 2" DEEP MULCH
- WORK WITH EXISTING SOIL OR FURNISHED PLANT AND SOIL (ONLY IF SPECIFIED OTHERWISE)
- 8" MIN
- 12" MIN
- SOIL/SHAKE UP BASKET OF PLANTER HOLES THAT ARE GLAZED OR HARDENED
- TOP OF SOIL SHALL EQUAL THE ROOTBALL DIA.
- A MIN. OF 12" SHALL BE PROVIDED AT THE BASE OF THE ROOTBALL
- COMPACT PLANTING BED LAYERS (ROOTBALLS AND SOIL) TOWARDS

NOTES:

- THIS PLANTING SHALL BEAR SAME RELATIONSHIP TO FISH GRASS AS IT WAS PREVIOUS IN THE NURSERY.
- NEVER CUT THE PRIMARY LEADER.
- IT IS NOT RECOMMENDED TO AMEND THE EXISTING SOIL BEFORE BACKFILLING THE HOLE UNDER SOIL CONDITIONS ARE POOR FOR PLANTING.
- WATER THOROUGHLY TO HELP ELIMINATE THE RISK OF AIR LOCKS IN THE GROWER BY SET THE TISSUE

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LEGEND

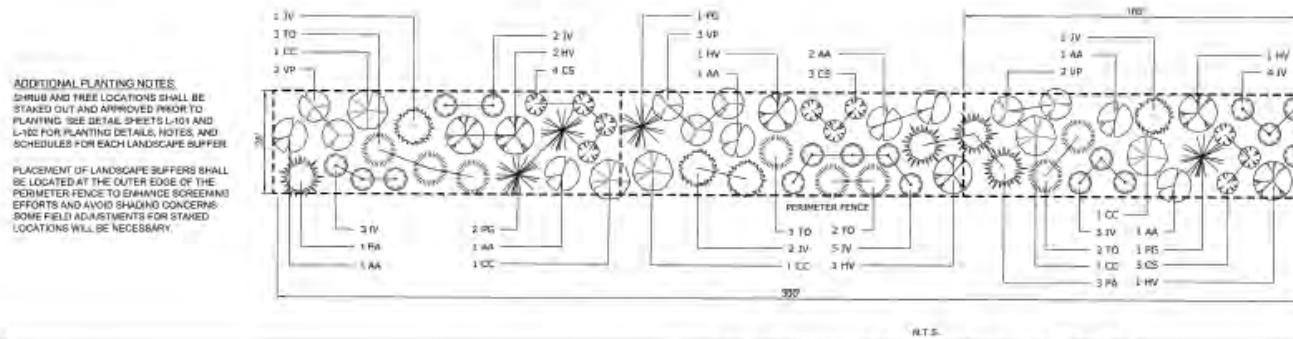
VISUAL MITIGATION PLANTING TEMPLATE - TYPE A
LANDSCAPE PLANTING SCHEDULE (2) PRIMARY VISUAL BUFFER/SCREENING EFFORT

DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	NATURE HEIGHT
AA	AMELANCHIER ALABAMA DOGWOOD SHAGBARK	7	8" FT. CLUMP	BAR	15-20 FT.
QC	CARPENUS CAROLINIANA AMERICAN HORNBEAM	5	2" DIA. CAL.	BAR	15-20 FT.
FF	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	3	1-2 FT.	BAR	20-25 FT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	4	5-7 FT.	BAR	40-50 FT.
PA	PICEA ABIES NORWAY SPRUCE	4	5-7 FT.	BAR	20-25 FT.
PS	PICEA GLAUCA WHITE SPRUCE	4	5-7 FT.	BAR	20-25 FT.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	5	5-7 FT.	BAR	30-40 FT.

SHRUBS

SPECIES	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	WEEKLY FEEDST
05	CORNING BIRCH RED OAK LEAVOOD	10	1/2" x 3/4" H	3/4" DIA. CORN.	7" x 10"
11	LUX VIOLET/ELATA COMMON WYTTHERBY	11	1/2" x 3/4" H	1/2" DIA. CORN.	10" x 12"
14	VERBENA PHENOLICUM BLACKBURN VERBENA	7	1/2" x 3/4" H	1/2" DIA. CORN.	10" x 12"



VISUAL MITIGATION PLANTING TEMPLATE - TYPE A

LEGEND - TYPE A TOTALS

LANDSCAPE PLANTING SCHEDULE

VISUAL MITIGATION PLANTING TEMPLATE TYPE A

DECIDUOUS AND EVERGREEN TREES					
SYMBOL	BOTANICAL NAME COMMON PLANT NAME	QUALITY	SIZE	TIGHT	NATURE HISTORY
AA	AMELANCHIER ALABASTRA DOWNY SHADBLESS	44	6-8 FT CLUMP	HAB	10-20 YR
CC	CARYNUS CARDUCLAMA AMERICAN HICKORY	31	2' MIN. CAL.	HAB	10-15 YR
EE	HAMMILLIS VITICOLA COMMON WITCH HAZEL	38	3-4 FT	HAB	10-20 YR
JJ	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	25	10-12 FT	HAB	10-20 YR
KK	PICEA ABIES REDWING SPRUCE	28	5-7 FT	HAB	10-20 YR
KK	PICEA GLAUCA WHITE SPRUCE	27	5-7 FT	HAB	10-20 YR
TT	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	32	5-7 FT	HAB	10-20 YR

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON PLANT NAME	QUANTITY	SIZE	POT	WATERS HEIGHT
CS	CORNUS BENEDI- CTA (RED DOGWOOD)	82	24"X30" HT.	2.5 GAL. CONT.	7'6" HT.
FI	ILEX VERTICILLATA (COMMON WINTERBERRY)	184	24"X30" HT.	2.5 GAL. CONT.	10-12' HT.
VP	YUCCA FILIPENDULA (BLACKPAK YUCCA)	44	24"X30" HT.	2.5 GAL. CONT.	18-19' HT.

VISUAL MITIGATION PLANT TOTALS

LEGEND - VM1

LANDSCAPE PLANTING SCHEDULE

PLANTING TEMPLATE TYPE A

TOTAL MITIGATION LENGTH = 900 LF

DECIDUOUS AND EVERGREEN TREES

SPECIES	SCIENTIFIC NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AA	AMELANCHIER ALABORICA DOORNY SHAGBUSH	20	1" X 1/2" CLUMP	BALE	10-20 FT
CC	CAMPIDUS CAROLINIANUS AMERICAN KIDNEYBEAN	10	2" DIA. CAL.	BALE	20-30 FT
IV	HAEMODIS VIRGINIANA COMMON WITCH HAZEL	10	2-4 FT	BALE	20-30 FT
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	12	6-7 FT	BALE	40-50 FT
PA	PICEA ABIES NORWAY SPRUCE	12	5-7 FT	BALE	40-50 FT
PL	PICEA GLAUCA WHITE SPRUCE	12	5-7 FT	BALE	40-50 FT
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	24	10-12 FT	BALE	50-60 FT

31 JUL 83

SYMBOL	SCIENTIFIC NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOTS	MAXIMUM HEIGHT
CS	CERBERA BERGEEA RED OILER (COMMON)	80	24" x 36" Ht.	2" FIBRAL COR.	7-8' Ht.
N	NER VENTRICOLATA COMMON NER (COMMON)	35	24" x 36" Ht.	2" FIBRAL COR.	10-12' Ht.
VF	VERBENUM PERUVIANUM BLACK-RED VERBENA	20	24" x 36" Ht.	2" FIBRAL COR.	10-12' Ht.

PLANTING SCHEDULES VM1-VM2

LEGEND - VM2

LANDSCAPE PLANTING SCHEDULE

PLANTING TEMPLATE TYPE A

TOTAL MITIGATION LENGTH = 840 LF

DECIDUOUS AND EVERGREEN TREES

FORMID	BOTANICAL NAME: COMMON PLANT NAME	FLU/WHYTY	SIZE	ROOT	MATURE HEIGHT
AA	JACARANDA ARBOREA BOHAY SHAGBUSH	23	1-2 FT CLUMP	800	18-30 FT
DC	CHITREUS CAROLINIANA AMERICAN HORNWORM	16	2' MIN. CAL.	800	28-30 FT
HE	HAMELIS VIRGINIANA COMMON WITCH HAZE	20	3-4 FT	850	20-25 FT
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	15	5-7 FT	850	40-50 FT
PA	PISEA ABIES NORWAY SPRUCE	12	8-11 FT	1000	40-50 FT
PD	PISEA GLAUCA WHITE SPRUCE	16	8-11 FT	1000	40-50 FT
TD	THELIA OCCIDENTALIS NORTH-WIND WHITE CEDAR	87	8-11 FT	1000	50-60 FT

EHRUBS

QTY	COMMON NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	WATURE HEIGHT
02	COMMON SERRA BETU GELER (DOYONG)	22	24" 30" HT.	3/3 GAL CORB.	18" H
01	BUX VERTICILLATA COMMON WINTERBERRY	09	24" 30" HT.	3/3 GAL CORB.	18" H
01	YEDRUM PRUNELLA BLACKBERRY	22	24" 30" HT.	3/3 GAL CORB.	18" H

VMF - VEGETATIVE BUFFER / SCREEN MITIGATION TABLE					
SEAMLESS	MITIGATION TYPE	LENGTH	LINECHORD DIRECTION	START EASTING, NORTHING	END EASTING, NORTHING
L1	TYPE A	871	S307°07'27"10W	R:940321 54900, N:1075165.425	R:940321 42650, N:1075500.000
L2	TYPE A	320	N60°10'04.070W	R:940321 40500, N:1075095.000	R:940802 59001, N:1075500.000

VMS- VEGETATIVE BUFFER / EROSION MITIGATION TABLE:					
NUMBER	MITIGATION TYPE	LENGTH	UNBENCHING DIRECTION	STARTING EASTING, NORTHING	END EASTING, NORTHING
L3	TYPE A	318	N00°59'51.12"W	E-348426.3035, N-1075568.0883	E-348328.9812, N-1075568.00
L4	TYPE A	874	N00°00'00.00"E	E-348328.9813, N-1075568.0019	E-348657.0106, N-1075528.00

COORDINATE TABLES: VM1-VM2

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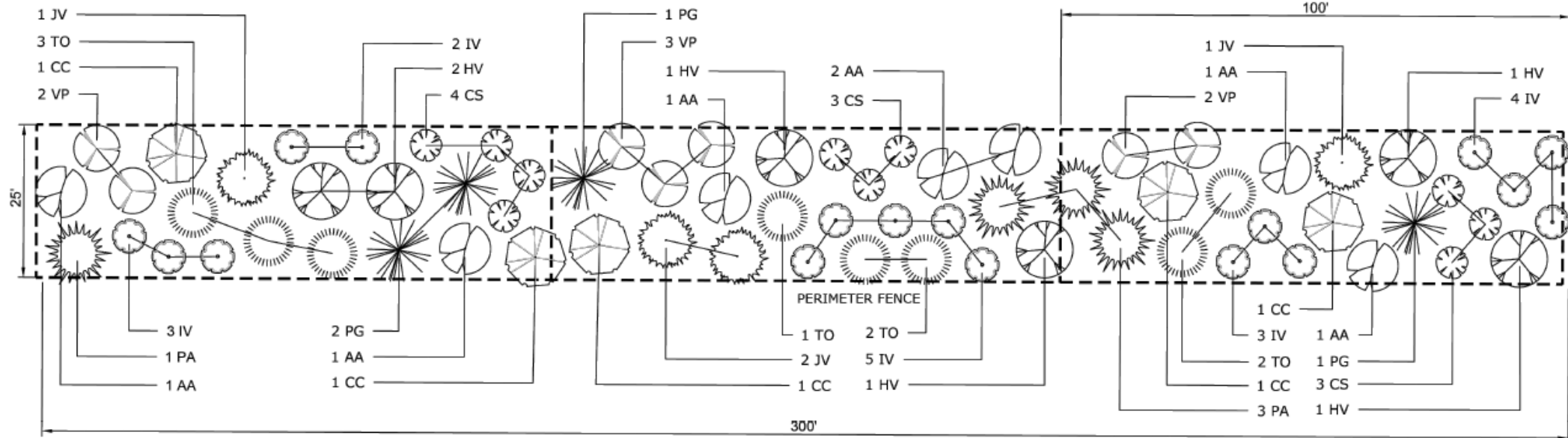
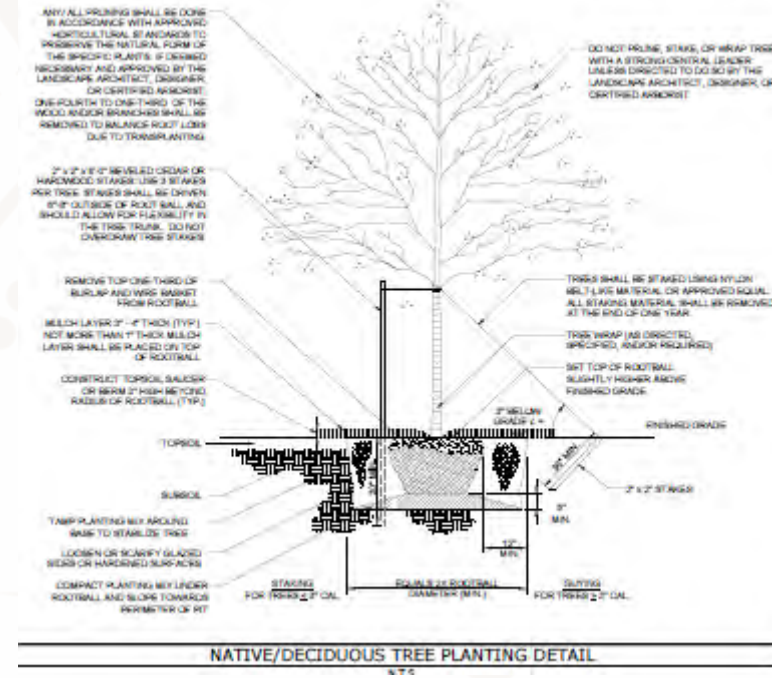
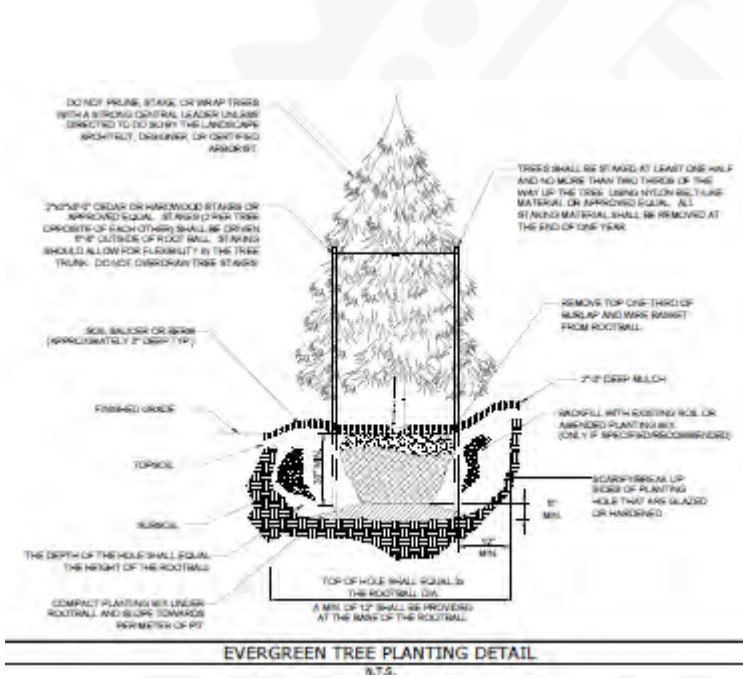
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DECIDUOUS AND EVERGREEN TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AA	AMELANCHIER ARBOREA DOWNY SHADBUSH	7	6'-8' HT. CLUMP	B&B	15'-20' HT.
CC	CARPINUS CAROLINIANA AMERICAN HORNBEAM	5	2" MIN. CAL.	B&B	25'-30' HT.
HV	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	6	3'-4' HT.	B&B	20'-25' HT.
JV	JUNPERUS VIRGINIANA EASTERN RED CEDAR	4	6'-7' HT.	B&B	40'-50' HT.
PA	PICEA ABIES NORWAY SPRUCE	4	6'-7' HT.	B&B	40'-60' HT.
PG	PICEA GLAUCA WHITE SPRUCE	4	6'-7' HT.	B&B	40'-60' HT.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	8	6'-7' HT.	B&B	30'-40' HT.

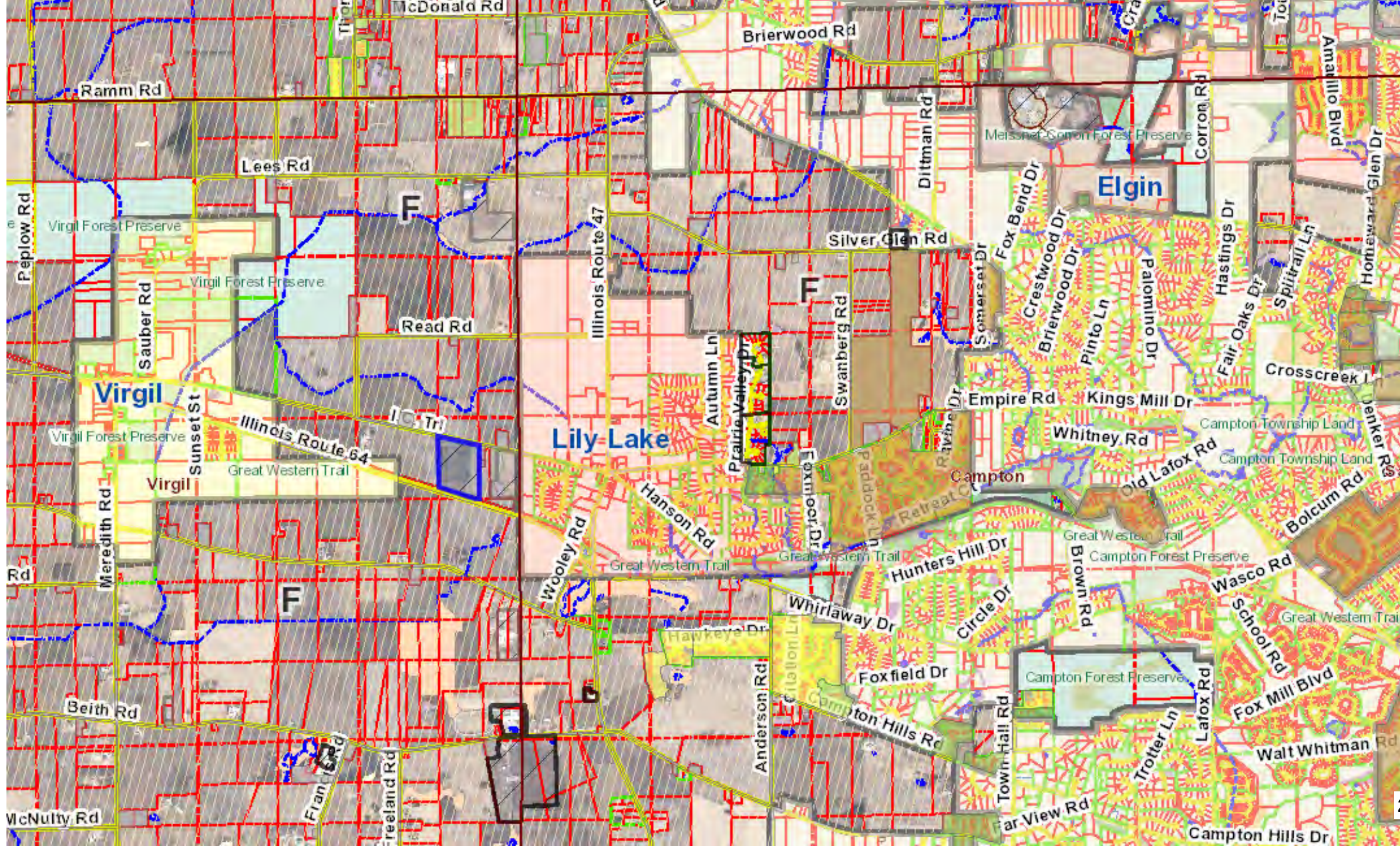
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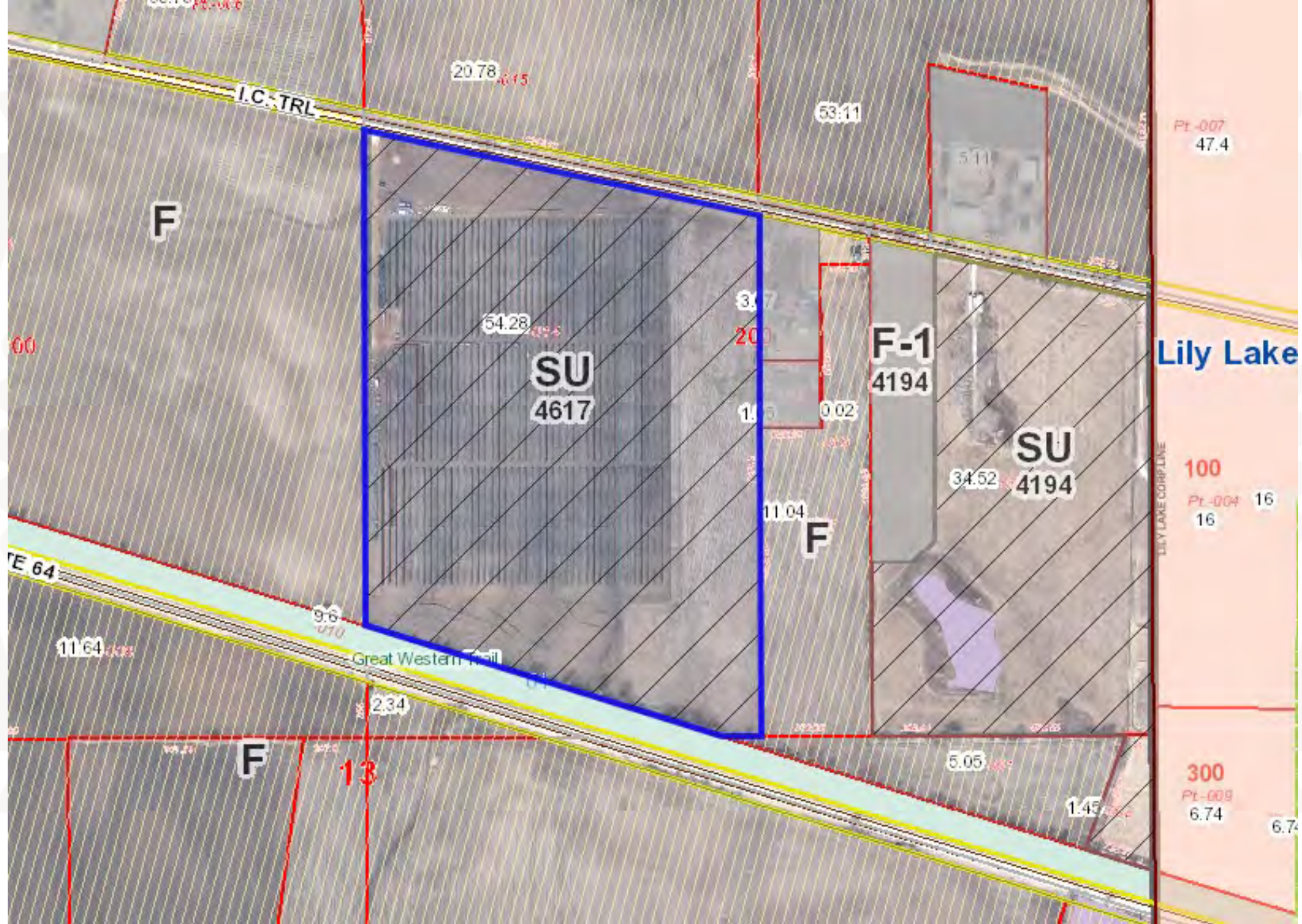
SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
CS	CORNUS SERICEA RED OSIER DOGWOOD	10	24"-30" HT.	3 / 5 GAL. CONT.	7'-8' HT.
IV	ILEX VERTICILLATA COMMON WINTERBERRY	17	24"-30" HT.	3 / 5 GAL. CONT.	10'-12' HT.
VP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	7	24"-30" HT.	3 / 5 GAL. CONT.	10'-12' HT.

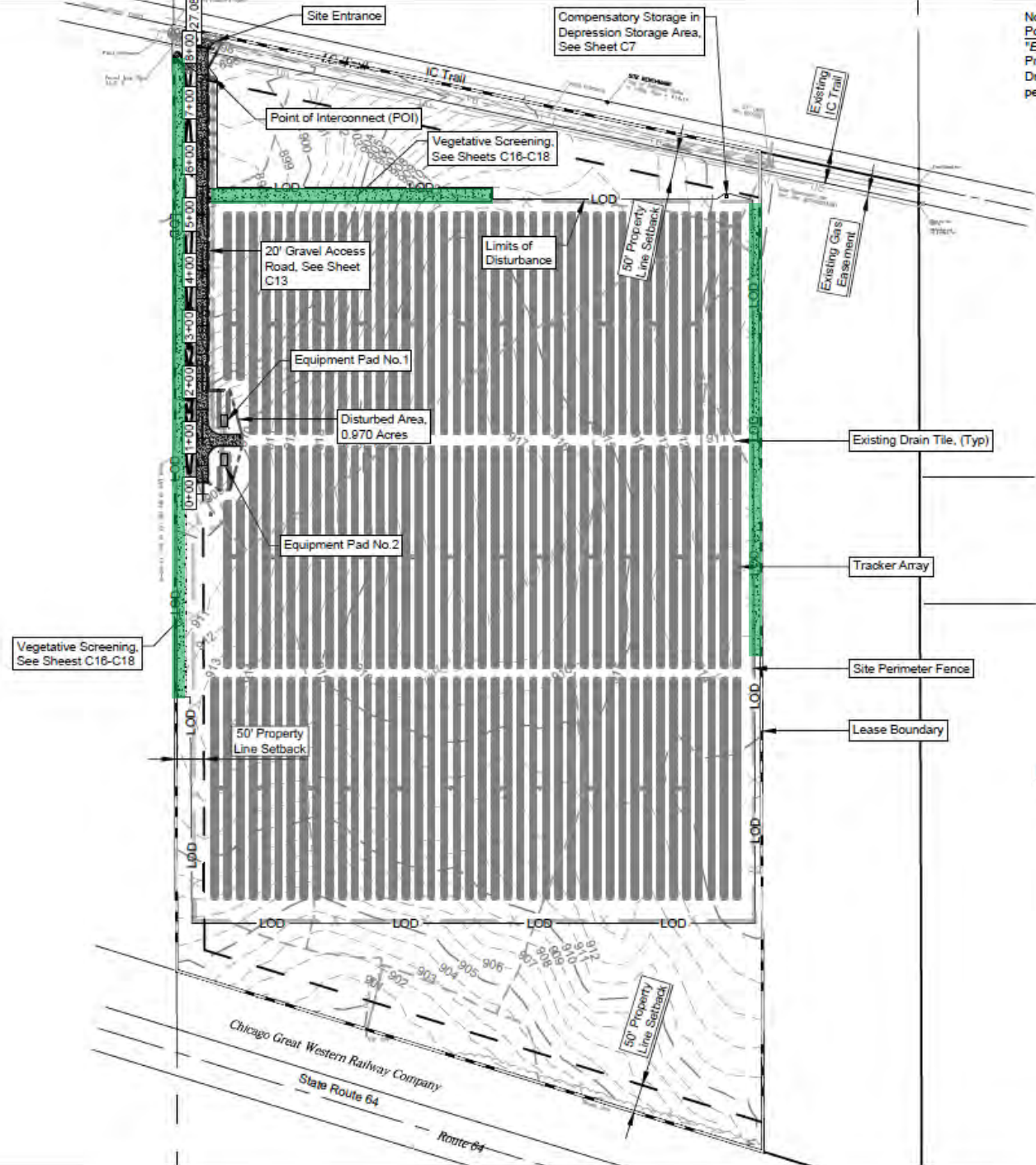


IL Solar 05 / Hartmann (ZP #4617)

Zoning: Approved by the Kane County Board on November 21, 2023
Permit: PRSP202401342
Status: Permit Issued, Inspections Ongoing
Address: 45W485 I.C. TRL, Maple Park, IL 60151
Township: **VIRGIL**
PINs: 07-13-200-014





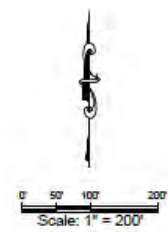


Notes:
Possible Existing Drain Tile Conflict Areas
"Existing Agricultural Drain Tile Investigation Plan, Drawing No. 4-11-4"
Provided by Huddleston McBride, Dated 02/03/2024. Any Existing
Drain Tile Disrupted During Construction Activities Shall be Repaired
per "Repair Section" Detail Provided on Plan Mentioned Above.

Landscape Schedule

-  Outside Fenced Area Seed Mix,
See Sheet C18
-  Inside Fenced Area Seed Mix,
See Sheet C18
-  Vegetative Screening Limits

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FMG ENGINEERING
3700 S. State Road
Rosedale, IL 60442
630.542.4105 • fmgengineering.com

LICENSED PROFESSIONAL ENGINEER
ALEX W. FISHER
042-075763
OF ILLINOIS

File Number:
241409.00

Location:
NE1/4 Section 13
T40N, R6E, 3rd Princ. Mer.

Surveyed By: Jade Rame Surveys
Date: N/A

Designed By: AMF
Drawn By: MDS
Checked By: AMF

September 2024

ILSolar 05 LLC
EPC: GenPro Energy Solutions
Project Owner: Dimension Renewable Energy
Virgil Township, Kane County, Illinois

Rev. 1 - 9-10-24

Revision / Date

Sheet Name

Site Plan
(Overall)

Sheet Number

C12

Inside Fenced Area Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft ²
Grasses			
Sideoats Grama	Bouteloua curtipendula	19.83%	5.03
Prairie Blume	Bromus kalmii	7.39%	2.49
Plains Oval Sedge	Carex brevior	3.04%	3.72
Wood Gray Sedge	Carex grisea	1.05%	0.40
Troublesome Sedge	Carex molesta	2.00%	2.11
Brown Fox Sedge	Carex vulpinoidea	2.17%	9.18
Little Bluestem	Schizachyrium scoparium	38.00%	24.07
Prairie Dropseed	Sporobolus heterolepis	0.43%	0.29
Forbs			
Common Yarrow	Achillea millefolium	0.48%	3.63
Nodding Onion	Allium cernuum	0.26%	0.08
Lead Plant	Amorpha canescens	1.44%	0.98
Canada Anemone	Anemone canadensis	0.05%	0.02
Wild Columbine	Aquilegia canadensis	0.06%	0.07
Common Milkweed	Asclepias syriaca	0.37%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.35%	0.06
Canada Milkweed	Astragalus canadensis	1.18%	0.84
Calico Aster	Symphoricarum latiflorum	0.06%	0.48
Partridge Pea	Chamaecrista fasciculata	3.38%	0.39
White Prairie Clover	Dalea candida	4.43%	3.56
Purple Prairie Clover	Dalea purpurea	6.56%	4.98
Cream Gentian	Gentiana flavida	0.06%	0.27
Prairie Blazing Star	Liatris pycnostachya	0.26%	0.12
Virginia Mountain Mint	Pycnanthemum virginianum	0.10%	0.95
Prairie Wild Rose	Rosa arkansana	0.32%	0.03
Black-eyed Susan	Rudbeckia hirta	2.09%	8.13
Gray Goldenrod	Solidago nemoralis	0.06%	0.57
Ohio Goldenrod	Solidago ohioensis	0.06%	0.21
Sky Blue Aster	Symphoricarum oolentangense	0.17%	0.57
Ohio Spiderwort	Tradescantia ohioensis	0.26%	0.09
Hoary Vervain	Verbena stricta	1.56%	1.85
Golden Alexanders	Zizia aurea	2.61%	1.21
		100.00%	76.44

Seeding Rate: 11.5 lb/acre (76.4 seeds/square foot)

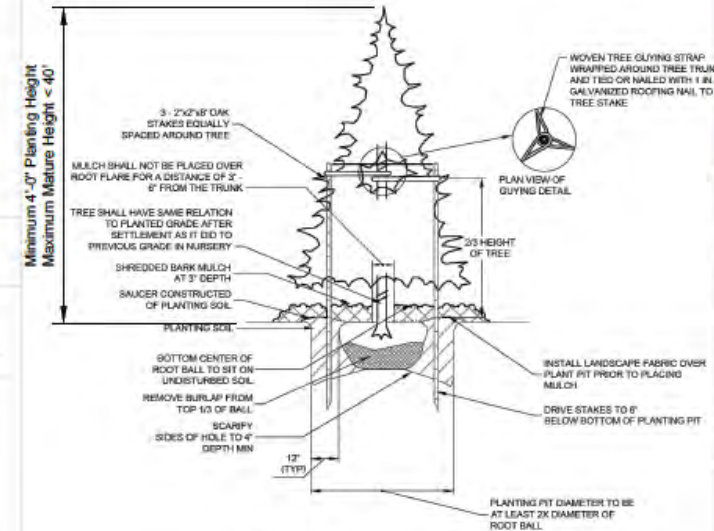
Outside Fenced Area Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft ²
Grasses			
Sideoats Grama	Bouteloua curtipendula	19.80%	5.5
Prairie Blume	Bromus kalmii	6.80%	2.5
Plains Oval Sedge	Carex brevior	2.80%	3.7
Troublesome Sedge	Carex molesta	1.84%	2.1
Brown Fox Sedge	Carex vulpinoidea	1.36%	6.3
Canada Wild Rye	Elymus canadensis	4.00%	1.0
Virginia Wild Rye	Elymus virginicus	2.00%	0.4
Little Bluestem	Schizachyrium scoparium	34.96%	24.1
Prairie Dropseed	Sporobolus heterolepis	0.40%	0.3
Forbs			
Common Yarrow	Achillea millefolium	0.44%	3.6
Lead Plant	Amorpha canescens	1.33%	1.0
Canada Anemone	Anemone canadensis	0.04%	0.0
Wild Columbine	Aquilegia canadensis	0.04%	0.1
Common Milkweed	Asclepias syriaca	0.34%	0.1
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.1
Canada Milkweed	Astragalus canadensis	1.08%	0.8
Calico Aster	Symphoricarum latiflorum	0.04%	0.5
Partridge Pea	Chamaecrista fasciculata	3.11%	0.4
White Prairie Clover	Dalea candida	4.08%	3.6
Purple Prairie Clover	Dalea purpurea	6.02%	5.0
Ox-eye Sunflower	Helopsis helianthoides	1.64%	0.5
Prairie Blazing Star	Liatris pycnostachya	0.24%	0.1
Wild Bergamot	Monarda fistulosa	0.40%	1.3
Virginia Mountain Mint	Pycnanthemum virginianum	0.09%	0.9
Prairie Wild Rose	Rosa arkansana	0.29%	0.0
Black-eyed Susan	Rudbeckia hirta	1.92%	8.1
Gray Goldenrod	Solidago nemoralis	0.04%	0.6
Ohio Goldenrod	Solidago ohioensis	0.04%	0.2
Sky Blue Aster	Symphoricarum oolentangense	0.16%	0.6
Ohio Spiderwort	Tradescantia ohioensis	0.24%	0.1
Blue Vervain	Verbena hastata	0.24%	1.0
Hoary Vervain	Verbena stricta	1.44%	1.8
Golden Alexanders	Zizia aurea	2.40%	1.2
		100.00%	77.3

Seeding Rate: 12.5 lb/acre (77.3 seeds/square foot)

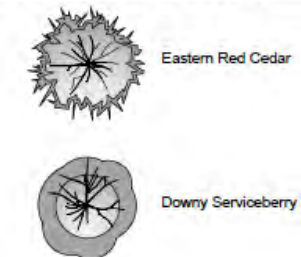
Note:

- Recommended seed mixes are grazing friendly for sheep and cattle.



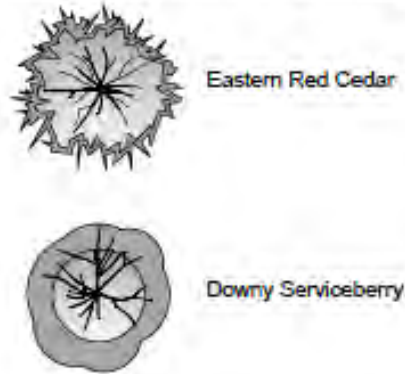
Tree Planting and Support
Not To Scale

Vegetative Screening Tree Legend



Typical Vegetative Screening Tree Layout
Not To Scale

Vegetative Screening Tree Legend



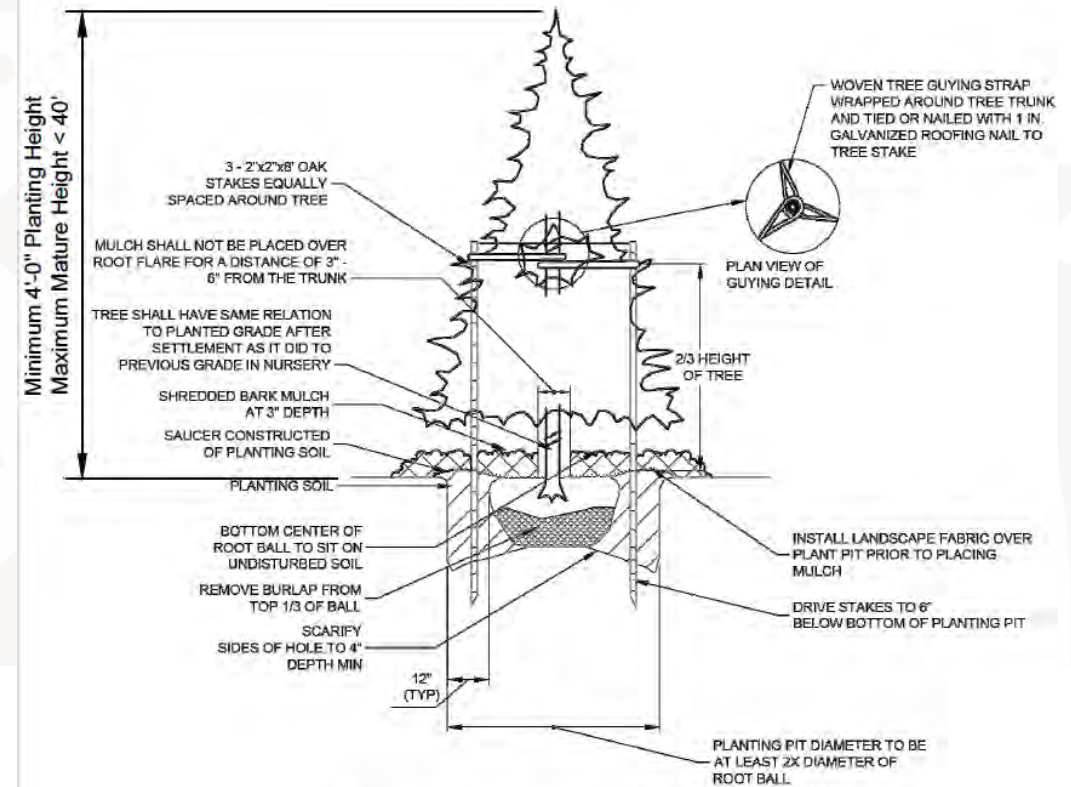
15' (Typ)
Slight Variances
May Occur to
Avoid Existing
Drain Tile System

Vegetative
Screening,
Width Varies



Typical Vegetative Screening Tree Layout

Not To Scale

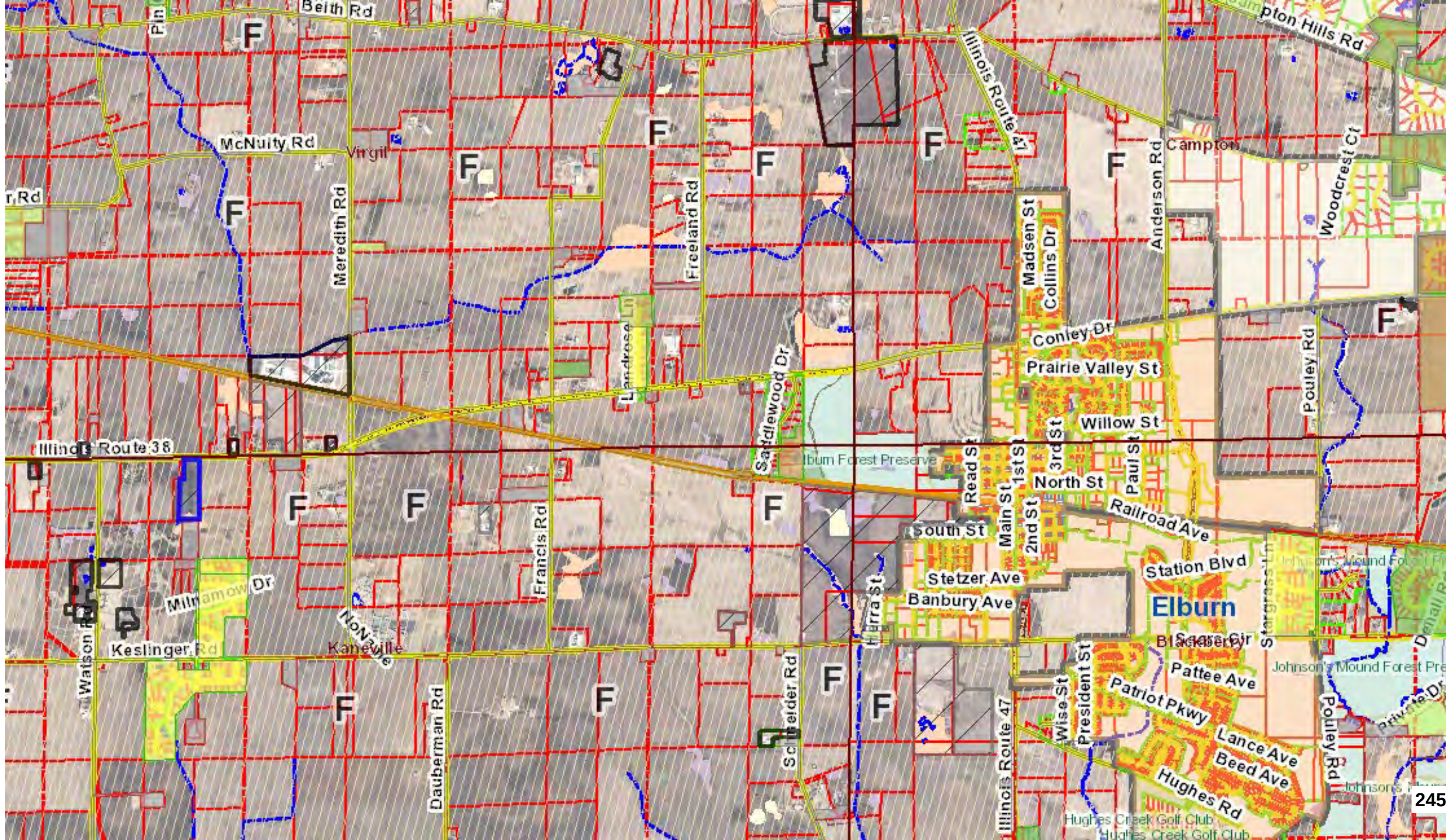


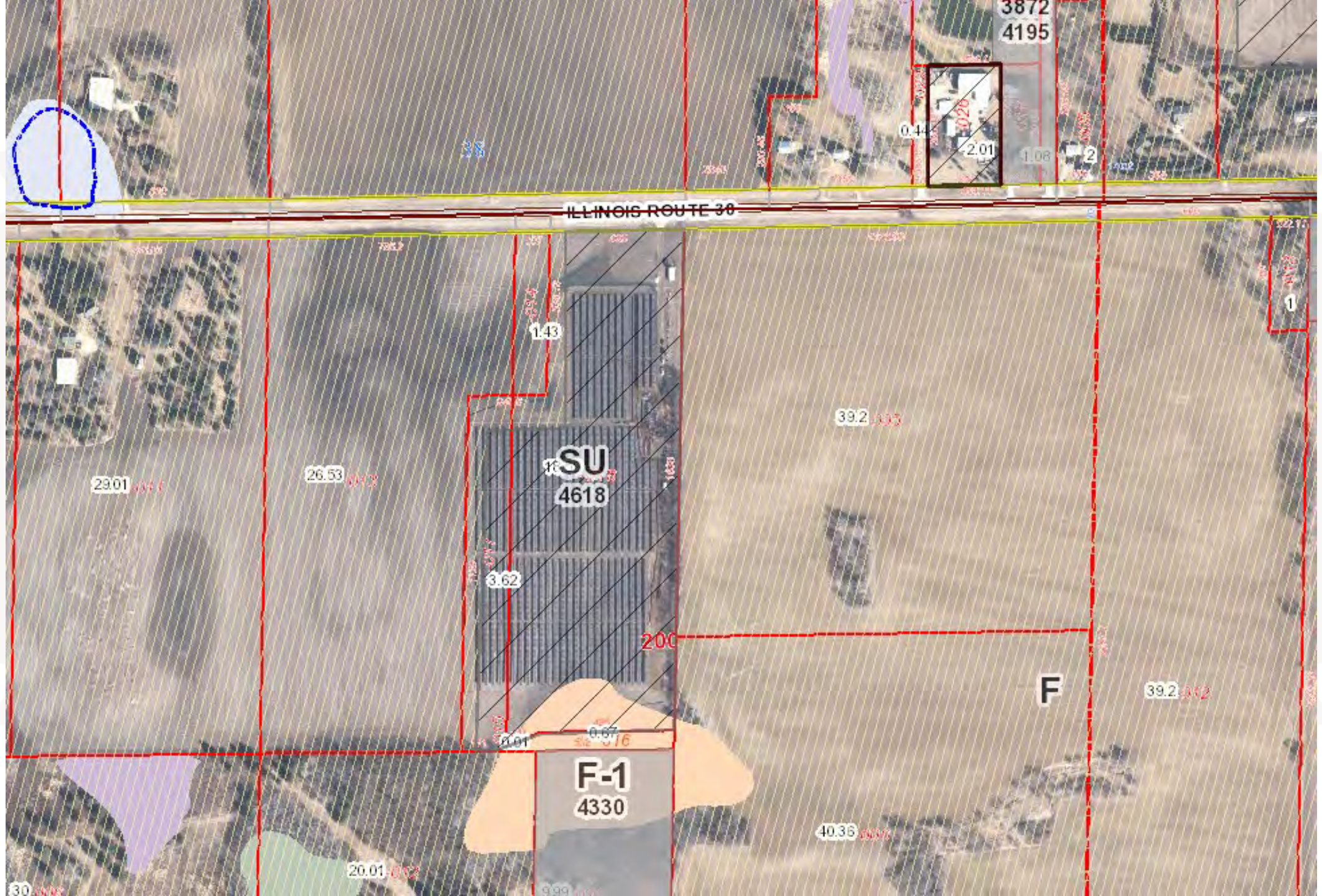
Tree Planting and Support

Not To Scale

Kane Solar 03 (ZP #4618)

Zoning: Approved by the Kane County Board on November 21, 2023
Permit: PRSP202401235
Status: Permits Issued, Inspections Ongoing
Address: 48W251 IL Route 38, Maple Park, IL 60151
Township: **KANEVILLE**
PINs: 10-04-200-018; 10-04-200-017





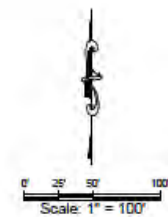


Note:
Possible Existing Drain Tile Conflict Areas
"Existing Agricultural Drain Tile Investigation Plan, Drawing No.4-11-4"
Provided by Huddleston McBride, Dated 02/03/2024. Any Existing Drain
Tile Disrupted During Tree Planting Activities Shall be Repaired per
"Repair Section" Detail Provided on Plan Mentioned Above

Vegetative Screening Notes:
Vegetative Screening to consist of
Eastern Red Cedar and Downy Service
Berry, alternating in sequence, See Detail,
Sheet C18

Landscape Schedule

-  Outside Fenced Area Seed Mix,
See Sheet C18
-  Inside Fenced Area Seed Mix,
See Sheet C18
-  Vegetative Screening Limits





FMG ENGINEERING
3700 Sarge Road
Marengo, IL 62551
800-342-4100 • fmgeengineering.com

LICENSED PROFESSIONAL ENGINEER
ALEX M. FISHER
062-075733
OF ILLINOIS

File Number:
241409.00

Location:
NE¼ Section 4
T38N, R6E, 3rd Princ. Mer.

Surveyed By: Judy Hines Surveys
Date: N/A

Designed By: AMF
Drawn By: MDS
Checked By: AMF

Original Date: 2024

KaneSolar03 LLC
EPC: GenPro Energy Solutions
Project Owner: Dimension Renewable Energy
Virgil Township, Kane County, Illinois

Rev. 1 8-28-24
Rev. 2 9-3-24
Rev. 3 9-10-24

Revision / Date

Sheet Name:
Vegetative Screening
and
Seeding Plan
(North)

Sheet Number:
C16

Inside Fenced Area Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft ²
Grasses			
Sideoats Grama	Bouteloua curtipendula	19.83%	5.03
Prairie Brome	Bromus kalmii	7.30%	2.49
Prairie Oval Sedge	Carex brevior	3.04%	3.72
Wood Gray Sedge	Carex grisea	1.05%	0.40
Troublesome Sedge	Carex molesta	2.00%	2.11
Brown Fox Sedge	Carex vulpinoidea	2.17%	9.18
Little Bluestem	Schizachyrium scoparium	38.00%	24.07
Prairie Dropseed	Sporobolus heterolepis	0.43%	0.29
Forbs			
Common Yarrow	Achillea millefolium	0.48%	3.63
Nodding Onion	Allium cernuum	0.26%	0.08
Lead Plant	Amorpha canescens	1.44%	0.98
Canada Anemone	Anemone canadensis	0.05%	0.02
Wild Columbine	Aquilegia canadensis	0.06%	0.07
Common Milkweed	Asclepias syriaca	0.37%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.36%	0.06
Canada Milkweed	Asclepias canadensis	1.98%	0.84
Calico Aster	Symphoricarum latiflorum	0.05%	0.48
Partridge Pea	Chamaecrista fasciculata	3.38%	0.39
White Prairie Clover	Dalea candida	4.43%	3.56
Purple Prairie Clover	Dalea purpurea	6.55%	4.88
Cream Gentian	Gentiana flavida	0.05%	0.27
Prairie Blazing Star	Liatris pycnostachya	0.26%	0.12
Virginia Mountain Mint	Pycnanthemum virginianum	0.10%	0.95
Prairie Wild Rose	Rosa arkansana	0.32%	0.03
Black-eyed Susan	Rudbeckia hirta	2.00%	8.13
Gray Goldenrod	Solidago nemoralis	0.05%	0.57
Ohio Goldenrod	Solidago ohioensis	0.05%	0.21
Sky Blue Aster	Symphoricarum oolentangense	0.17%	0.57
Ohio Spiderwort	Tradescantia ohiensis	0.26%	0.09
Hoary Vervain	Verbena stricta	1.56%	1.85
Golden Alexanders	Zizia aurea	2.61%	1.21
		100.00%	76.44

Seeding Rate: 11.5 lb/acre (76.4 seeds/square foot)

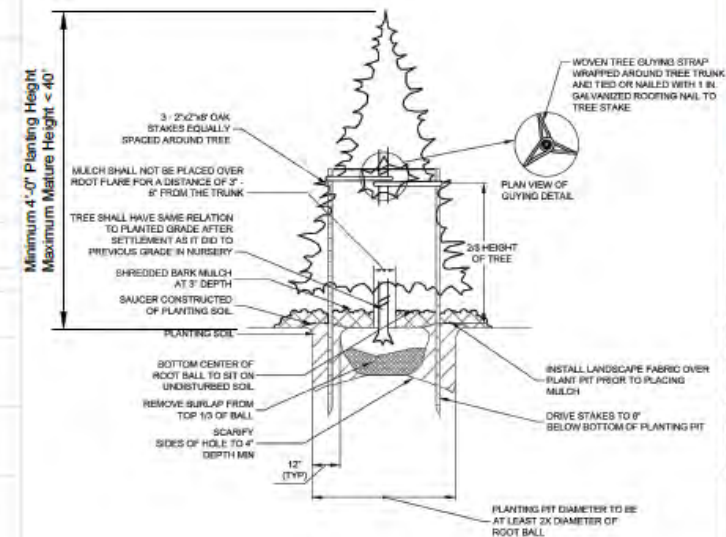
Outside Fenced Area Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft ²
Grasses			
Sideoats Grama	Bouteloua curtipendula	19.85%	5.5
Prairie Brome	Bromus kalmii	6.80%	2.5
Prairie Oval Sedge	Carex brevior	2.80%	3.7
Troublesome Sedge	Carex molesta	1.84%	2.1
Brown Fox Sedge	Carex vulpinoidea	1.36%	6.3
Canada Wild Rye	Elymus canadensis	4.00%	1.0
Virginia Wild Rye	Elymus virginicus	2.00%	0.4
Little Bluestem	Schizachyrium scoparium	34.96%	24.1
Prairie Dropseed	Sporobolus heterolepis	0.40%	0.3
Forbs			
Common Yarrow	Achillea millefolium	0.44%	3.6
Lead Plant	Amorpha canescens	1.83%	1.0
Canada Anemone	Anemone canadensis	0.04%	0.0
Wild Columbine	Aquilegia canadensis	0.04%	0.1
Common Milkweed	Asclepias syriaca	0.34%	0.1
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.1
Canada Milkweed	Asclepias canadensis	1.08%	0.8
Calico Aster	Symphoricarum latiflorum	0.04%	0.5
Partridge Pea	Chamaecrista fasciculata	3.11%	0.4
White Prairie Clover	Dalea candida	4.08%	3.6
Purple Prairie Clover	Dalea purpurea	6.02%	5.0
Ox-eye Sunflower	Helopsis helianthoides	1.64%	0.5
Prairie Blazing Star	Liatris pycnostachya	0.24%	0.1
Wild Bergamot	Monarda fistulosa	0.40%	1.3
Virginia Mountain Mint	Pycnanthemum virginianum	0.09%	0.9
Prairie Wild Rose	Rosa arkansana	0.29%	0.0
Black-eyed Susan	Rudbeckia hirta	1.82%	8.1
Gray Goldenrod	Solidago nemoralis	0.04%	0.6
Ohio Goldenrod	Solidago ohioensis	0.04%	0.2
Sky Blue Aster	Symphoricarum oolentangense	0.16%	0.6
Ohio Spiderwort	Tradescantia ohiensis	0.24%	0.1
Blue Vervain	Verbena hastata	0.24%	1.0
Hoary Vervain	Verbena stricta	1.44%	1.8
Golden Alexanders	Zizia aurea	2.40%	1.2
		100.00%	77.3

Seeding Rate: 12.5 lb/acre (77.3 seeds/square foot)

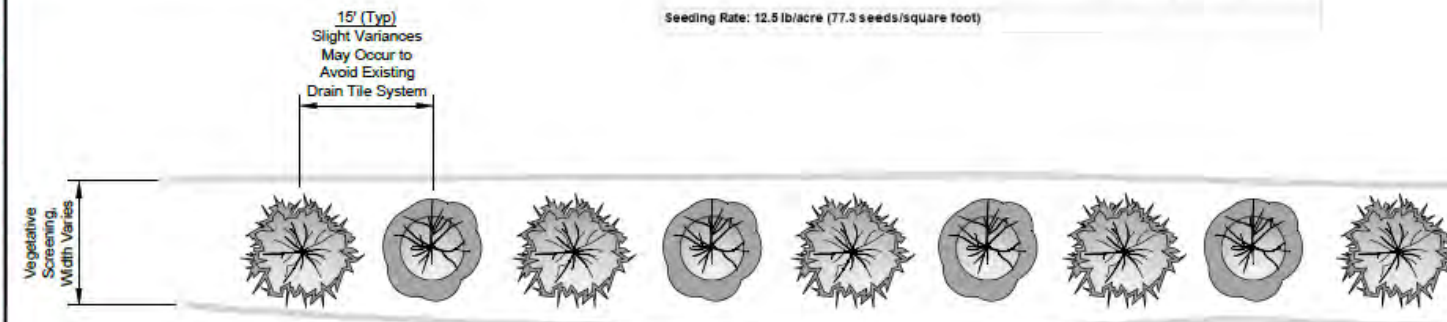
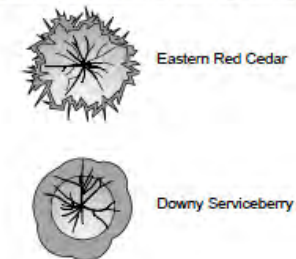
Notes:

1. Recommended seed mixes are grazing friendly for sheep and cattle.



Tree Planting and Support
Not To Scale

Vegetative Screening Tree Legend



Typical Vegetative Screening Tree Layout
Not To Scale

FMG ENGINEERING
3700 Sharga Road
Naperville, IL 60563
630.342.4105 • fmgengineering.com



File Number:
241409.00
Location:
NE1/4 Section 4
T39N, R5E, 3rd Princ. Mer.
Surveyed By: Jody Hanes Surveyor
Date: N/A
Designed By: AMF
Drawn By: MCG
Checked By: AMF

KaneSolar03 LLC
EPC: GenPro Energy Solutions
Project Owner: Dimension Renewable Energy
Virgil Township, Kane County, Illinois

Rev. 1 8-28-24
Rev. 2 9-3-24
Rev. 3 9-10-24

Revision / Date

Sheet Name:
Seed Mix Schedules
and Vegetative Screening
Layout

Sheet Number:

C18

Vegetative Screening Tree Legend



Eastern Red Cedar



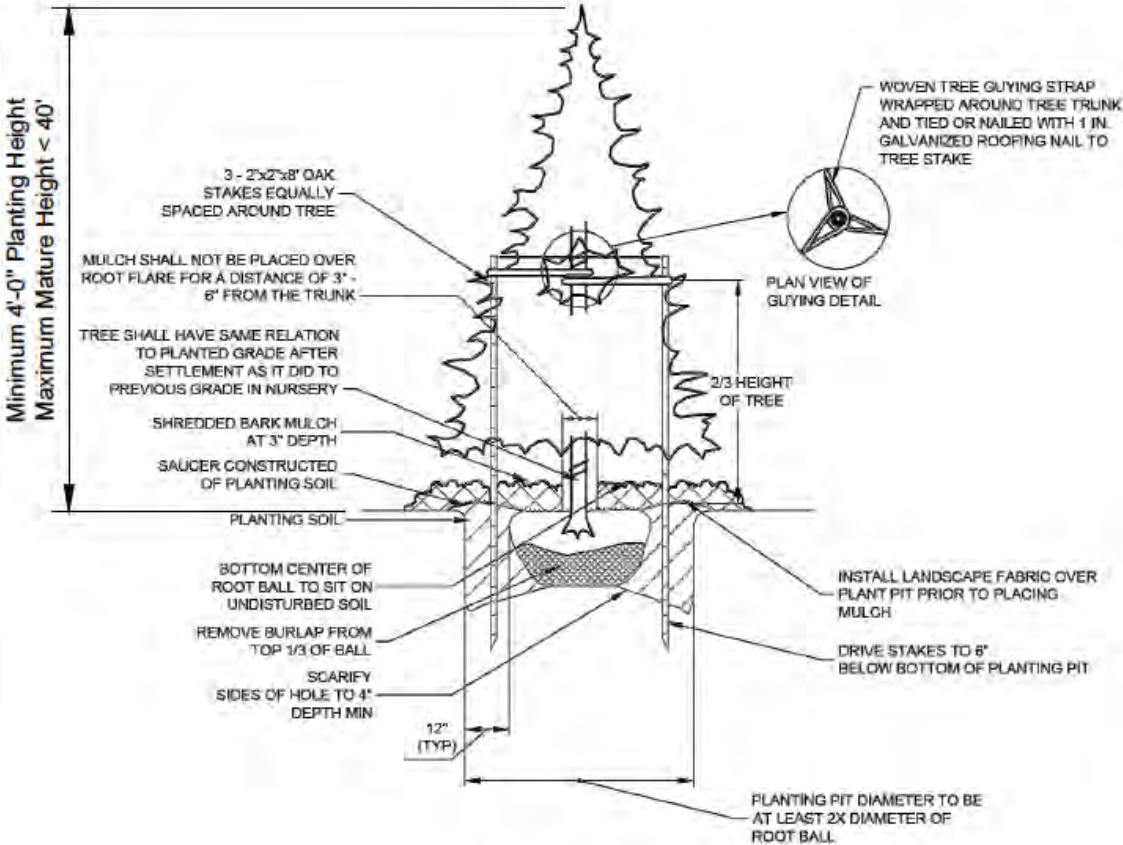
Downy Serviceberry

15' (Typ)
Slight Variances
May Occur to
Avoid Existing
Drain Tile System



Typical Vegetative Screening Tree Layout

Not To Scale



Tree Planting and Support

Not To Scale



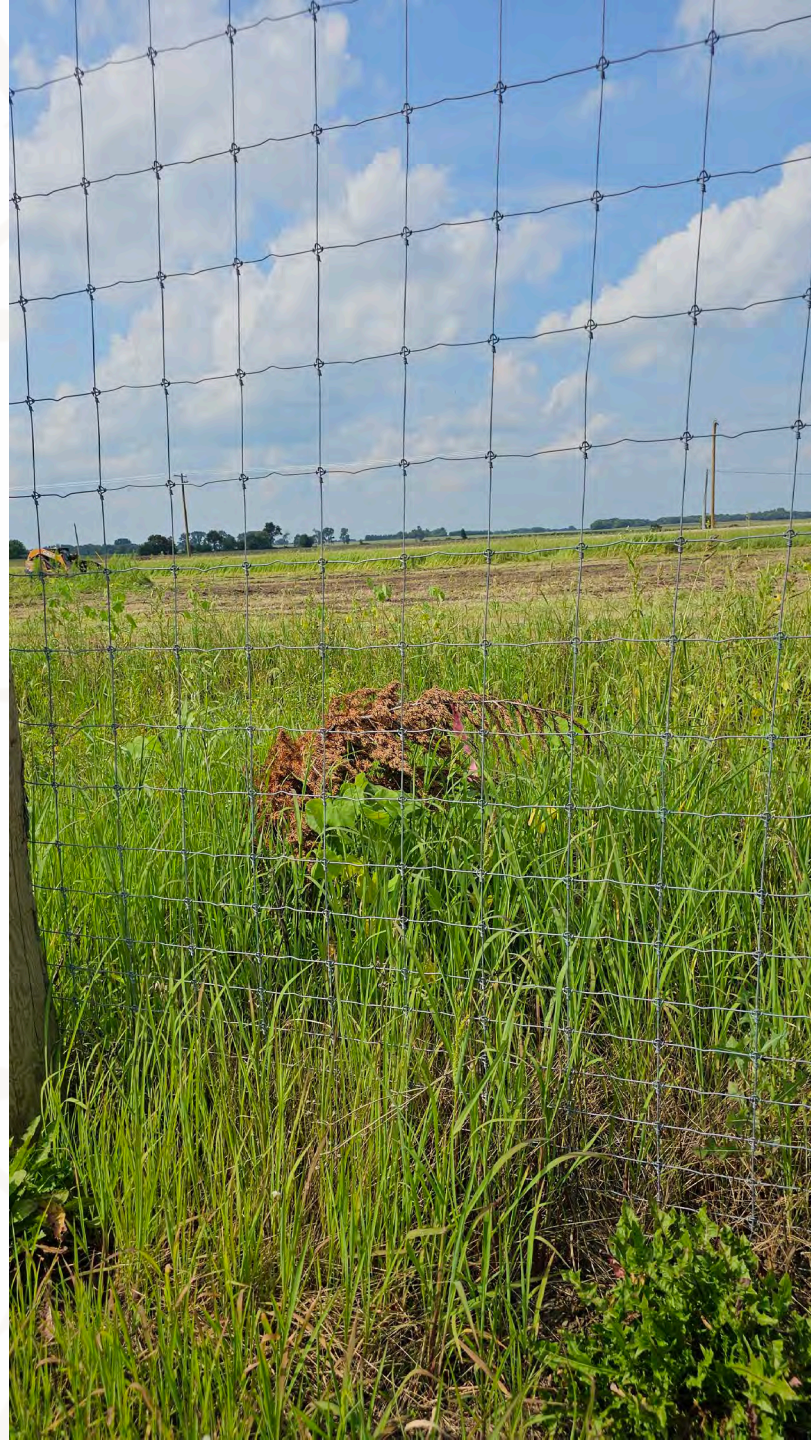
Kane Solar 03 (ZP #4618)

1st Landscape Inspection











Will County

Commercial Solar Energy Site Visit Photos



Chain link fence

Staggered deciduous/evergreen mix

Mowed grass, not
native plantings



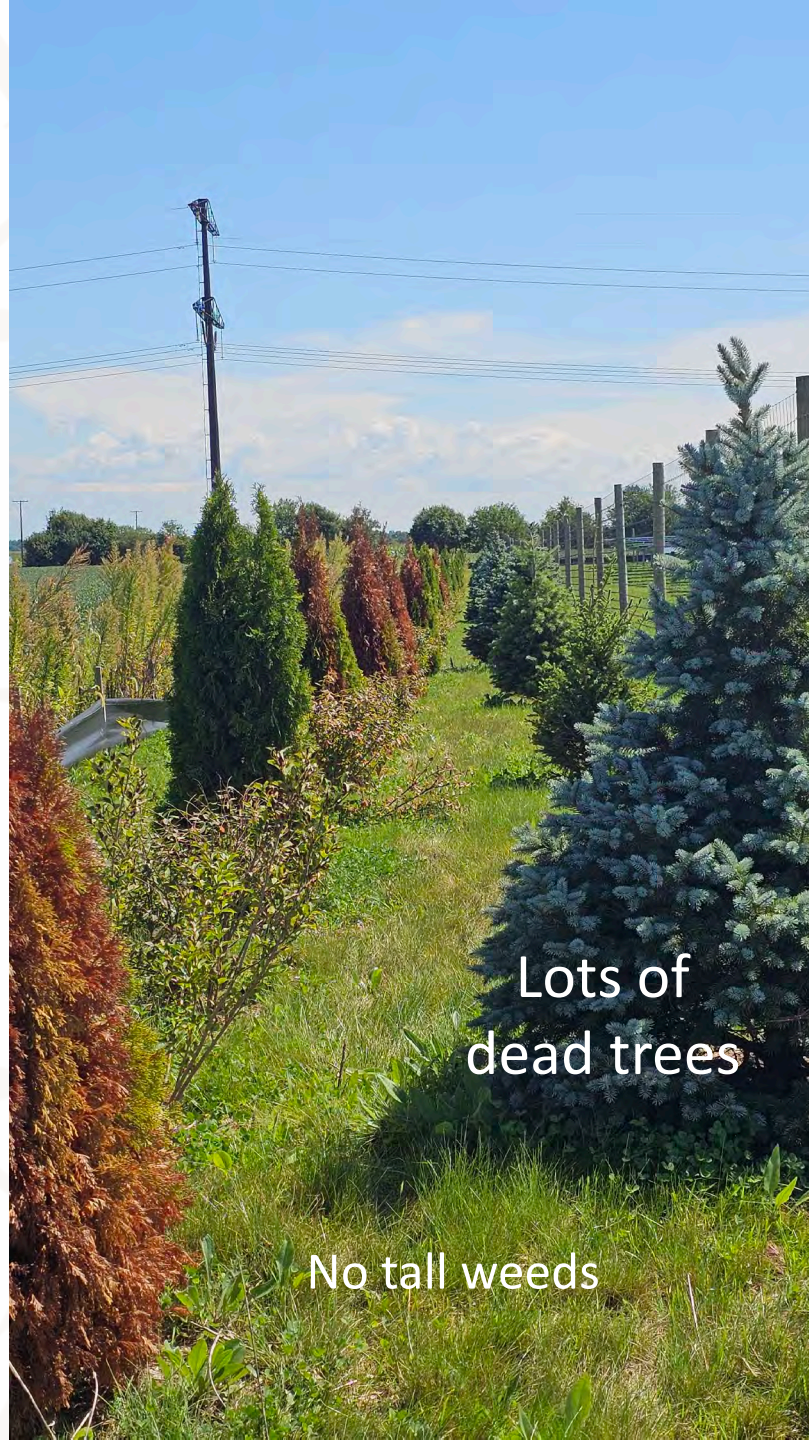
Single row evergreen trees

Soybeans



Staggered
plantings, mix

No tall weeds



Lots of
dead trees

No tall weeds



Staggered
plantings, mix

No tall weeds



Agricultural fixed-knot fence

Mowed grass, not
native plantings



Mowed grass, not
native plantings



Chain link fence
with black slats

Single row
evergreen trees





Corn

Chain link fence
with black slats

(End Will County Photos)