



Kane County

KC County Development Committee

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

Agenda

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

Tuesday, December 16, 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: November 18, 2025**
 - 5. Public Comment**
 - 6. Monthly Financials**
 - A. Monthly Reports**
 - 7. Building & Zoning Division**
 - A. Building & Zoning Report**
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B. Zoning Petitions

- 1. Petition # 4597 Petitioner: Franco Pelagio
- 2. Petition # 4674 Petitioner: CFP IL Bluestem Solar LLC

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

C. Ordinance: Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code Pertaining to Noise

D. Ordinance: Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code to Declare Trespassing a Public Nuisance

9. Planning & Special Projects

A. Monthly Report

10. Subdivision

11. Environmental Resources

12. New Business

13. Reports Placed On File

14. Executive Session (if needed)

15. Adjournment

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

FINANCE REPORT NO. TMP-25-1530

MONTHLY REPORTS

Committee Revenue Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 1,379,295	\$ 796,325	\$ 649,959	173.21%	
001 General Fund	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 111,543	\$ 65,321	\$ 65,321	170.76%	
Revenue	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 111,543	\$ 65,321	\$ 65,321	170.76%	
Reimbursements	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,928	\$ 5,000	\$ 5,000	98.56%	
37900 - Miscellaneous Reimbursement	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,928	\$ 5,000	\$ 5,000	98.56%	
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	\$ 5,000	\$ 5,000	\$ 5,000	100.00%	
34730 - Subdivision Approval Fees	\$ 12,400	\$ 1,500	\$ 8,250	\$ 12,050	\$ 3,500	\$ 5,000	\$ 5,000	\$ 5,000	100.00%	
35385 - Electrical Aggregation Admin Fee	\$ 26,169	\$ 33,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Licenses and Permits	\$ 27,113	\$ 27,665	\$ 36,592	\$ 41,708	\$ 79,113	\$ 73,295	\$ 27,000	\$ 27,000	271.46%	
31310 - Residential Grading Plan Permits	\$ 3,850	\$ 10,075	\$ 9,202	\$ 13,163	\$ 10,935	\$ 807	\$ 5,000	\$ 5,000	16.14%	
31320 - Stormwater Permits	\$ 23,263	\$ 16,590	\$ 22,390	\$ 28,545	\$ 67,178	\$ 67,488	\$ 20,000	\$ 20,000	337.44%	
31360 - Wetland Permits	\$ -	\$ 1,000	\$ 5,000	\$ -	\$ 1,000	\$ 5,000	\$ 2,000	\$ 2,000	250.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33613 - Natural Hazard Mitigation Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
420 Stormwater Management	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 715,745	\$ 101,645	\$ 101,450	704.16%	
Revenue	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 715,745	\$ 101,645	\$ 101,450	704.16%	
Interest Revenue	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 69,763	\$ 55,000	\$ 55,000	126.84%	
38000 - Investment Income	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 69,763	\$ 55,000	\$ 55,000	126.84%	
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	\$ 645,983	\$ -	\$ -	0.00%	
34700 - Wetland Fee in Lieu Fees	\$ -	\$ -	\$ 287,332	\$ -	\$ 198,985	\$ 645,983	\$ -	\$ -	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	\$ 87,791	\$ 112,000	\$ 92,000	78.39%	
Revenue	\$ -	\$ 47,655	\$ 314,939	\$ 277,340	\$ 88,950	\$ 87,791	\$ 112,000	\$ 92,000	78.39%	
Interest Revenue	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 21,121	\$ 12,000	\$ 12,000	176.01%	
38000 - Investment Income	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 21,121	\$ 12,000	\$ 12,000	176.01%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
Reimbursements	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 66,670	\$ 80,000	\$ 80,000	83.34%	
35386 - Electrical Aggregation Civic Contribution	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 66,670	\$ 80,000	\$ 80,000	83.34%	
650 Enterprise Surcharge	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 809,779	\$ 463,591	\$ 515,871	\$ 389,700	89.87%	
Revenue	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 809,779	\$ 463,591	\$ 515,871	\$ 389,700	89.87%	
Interest Revenue	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ (218,486)	\$ 189,000	\$ 189,000	115.60%	
38000 - Investment Income	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 218,486	\$ 189,000	\$ 189,000	115.60%	
Other	\$ 2,555	\$ 1,000	\$ 250	\$ 1,156	\$ 10,934	\$ 10,863	\$ 608	\$ -	1,786.63%	

Committee Revenue Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 83,098	\$ 75,000	\$ 75,000	110.80%	
37270 - House Hazard Waste Reimbursement	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 91,058	\$ 83,098	\$ 75,000	\$ 75,000	110.80%	
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	\$ 33,433	\$ 28,900	\$ 28,900	115.68%	
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	\$ 26,483	\$ 500	\$ 500	5,296.56%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,912	\$ 125,563	\$ -	16.65%	
33903 - Grants - Federal Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,912	\$ 125,563	\$ -	16.65%	
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	\$ 625	\$ 1,488	\$ 1,488	41.97%	
Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 625	\$ 1,488	\$ 1,488	41.97%	
Interest Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 625	\$ 488	\$ 488	127.98%	
38000 - Investment Income	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 625	\$ 488	\$ 488	127.98%	
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	\$ 1,379,295	\$ 796,325	\$ 649,959	173.21%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.00% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 1,221,356	\$ 1,448,518	\$ 1,291,376	84.32%	
001 General Fund	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 716,257	\$ 717,514	\$ 706,738	99.82%	
Expenses	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 716,257	\$ 717,514	\$ 706,738	99.82%	
Personnel Services- Salaries & Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 694,097	\$ 710,864	\$ 700,088	97.64%	
40000 - Salaries and Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 694,097	\$ 710,864	\$ 700,088	97.64%	
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	\$ 21,596	\$ 5,650	\$ 5,650	382.22%	
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	\$ 339	\$ 250	\$ 250	135.64%	
53100 - Conferences and Meetings	\$ 2,601	\$ 2,379	\$ 1,930	\$ 2,349	\$ 2,927	\$ 2,543	\$ 3,000	\$ 3,000	84.75%	
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	\$ 773	\$ 400	\$ 400	193.16%	
Commodities	\$ 406	\$ 735	\$ 1,707	\$ 1,312	\$ 903	\$ 564	\$ 1,000	\$ 1,000	56.45%	
60000 - Office Supplies	\$ 60	\$ 35	\$ 23	\$ 490	\$ 45	\$ 181	\$ 400	\$ 400	45.19%	
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	\$ 340	\$ 300	\$ 300	113.20%	
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	\$ 277,934	\$ 101,645	\$ 101,450	273.44%	
Expenses	\$ 11,832	\$ 12,980	\$ 24,154	\$ 77,755	\$ 19,797	\$ 277,934	\$ 101,645	\$ 101,450	273.44%	
Personnel Services- Salaries & Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 9,612	\$ 9,901	\$ 9,735	97.09%	
40000 - Salaries and Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 9,612	\$ 9,901	\$ 9,735	97.09%	
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	\$ 4,730	\$ 4,910	\$ 4,887	96.32%	
45000 - Healthcare Contribution	\$ 2,397	\$ 2,554	\$ 2,955	\$ 3,063	\$ 3,129	\$ 3,364	\$ 3,375	\$ 3,375	99.68%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
45010 - Dental Contribution	\$ 55	\$ 60	\$ 60	\$ 60	\$ 64	\$ 65	\$ 65	\$ 65	99.32%	
45100 - FICA/SS Contribution	\$ 497	\$ 509	\$ 521	\$ 537	\$ 655	\$ 659	\$ 761	\$ 746	86.61%	
45200 - IMRF Contribution	\$ 520	\$ 584	\$ 462	\$ 364	\$ 393	\$ 469	\$ 536	\$ 532	87.47%	
53010 - Workers Compensation	\$ 190	\$ 225	\$ 216	\$ 176	\$ 176	\$ 173	\$ 173	\$ 169	100.00%	
Contractual Services	\$ 417	\$ 1,249	\$ 11,965	\$ 65,336	\$ 5,579	\$ 263,051	\$ 86,573	\$ 86,567	303.85%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ 65,000	\$ 907	\$ 23,051	\$ 60,000	\$ 60,000	38.42%	
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239,177	\$ 25,000	\$ 25,000	956.71%	
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	\$ 48,321	\$ 112,000	\$ 92,000	43.14%	
Expenses	\$ -	\$ -	\$ 30,896	\$ 63,358	\$ 103,421	\$ 48,321	\$ 112,000	\$ 92,000	43.14%	
Contractual Services	\$ -	\$ -	\$ 3,896	\$ 36,269	\$ 75,791	\$ 20,000	\$ 20,000	\$ -	100.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ 3,896	\$ 36,269	\$ 75,791	\$ 20,000	\$ 20,000	\$ -	100.00%	
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	\$ 178,844	\$ 515,871	\$ 389,700	34.67%	
Expenses	\$ 301,526	\$ 261,810	\$ 199,658	\$ 189,315	\$ 241,221	\$ 178,844	\$ 515,871	\$ 389,700	34.67%	
Personnel Services- Salaries & Wages	\$ 92,273	\$ 82,559	\$ 51,899	\$ 21,964	\$ 29,294	\$ 29,741	\$ 30,629	\$ 30,119	97.10%	
40000 - Salaries and Wages	\$ 98,387	\$ 83,935	\$ 51,899	\$ 21,964	\$ 29,294	\$ 29,741	\$ 30,629	\$ 30,119	97.10%	
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	\$ 16,552	\$ 11,289	\$ 11,210	146.62%	
45000 - Healthcare Contribution	\$ 13,990	\$ 12,810	\$ 10,148	\$ 5,995	\$ 6,369	\$ 12,223	\$ 6,494	\$ 6,494	188.22%	
45009 - Healthcare Subsidy	\$ (951)	\$ (80)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 686	\$ 666	\$ 49	\$ 211	\$ 231	\$ 244	\$ 244	\$ 244	99.93%	
45019 - Dental Subsidy	\$ (53)	\$ (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 7,197	\$ 6,190	\$ 3,954	\$ 1,671	\$ 2,223	\$ 2,079	\$ 2,345	\$ 2,305	88.65%	
45109 - FICA/SS Subsidy	\$ (423)	\$ (99)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 7,532	\$ 7,097	\$ 3,529	\$ 1,130	\$ 1,338	\$ 1,474	\$ 1,674	\$ 1,645	88.05%	
45209 - IMRF Subsidy	\$ (492)	\$ (121)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.00% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 120,335	\$ 262,911	\$ 177,694	45.77%	
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	\$ 88,682	\$ 205,948	\$ 126,500	43.06%	
50590 - Professional Services	\$ 12,543	\$ 27,227	\$ 19,914	\$ 24,309	\$ 28,066	\$ 20,075	\$ 31,250	\$ 25,500	64.24%	
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	\$ 1,875	\$ 2,050	\$ 2,050	91.44%	
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	\$ 11,229	\$ 30,371	\$ 17,425	36.97%	
60000 - Office Supplies	\$ 428	\$ 250	\$ 938	\$ 497	\$ 397	\$ 550	\$ 600	\$ 600	91.73%	
60010 - Operating Supplies	\$ 12,012	\$ 6,065	\$ 8,569	\$ 11,314	\$ 13,845	\$ 10,389	\$ 23,821	\$ 11,875	43.61%	
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	\$ 135	\$ 500	\$ 500	27.03%	
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	\$ 1,221,356	\$ 1,448,518	\$ 1,291,376	84.32%	

Committee Revenue Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 6,721,226	\$ 16,172,060	\$ 14,655,988	41.56%	
001 General Fund	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 1,755,932	\$ 2,253,350	\$ 2,253,350	77.93%	
Revenue	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 1,755,932	\$ 2,253,350	\$ 2,253,350	77.93%	
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	\$ 550,142	\$ 751,000	\$ 751,000	73.25%	
34710 - Cable Franchise Fees	\$ 635,820	\$ 667,933	\$ 693,248	\$ 638,701	\$ 608,306	\$ 482,077	\$ 635,000	\$ 635,000	75.92%	
34720 - Zoning Fees	\$ 39,550	\$ 25,500	\$ 23,325	\$ 44,040	\$ 52,275	\$ 66,265	\$ 40,000	\$ 40,000	165.66%	
34740 - Development/Planning Srv Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
34750 - Adjudication Hearing Fees	\$ 300	\$ 564	\$ 650	\$ 1,300	\$ 400	\$ 1,800	\$ 600	\$ 600	300.00%	
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	\$ 1,201,940	\$ 1,501,600	\$ 1,501,600	80.04%	
31300 - Building and Inspection Permits	\$ 908,729	\$ 1,185,561	\$ 1,190,937	\$ 1,482,510	\$ 1,302,791	\$ 1,199,990	\$ 1,500,000	\$ 1,500,000	80.00%	
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	\$ 1,900	\$ 1,500	\$ 1,500	126.67%	
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	\$ 1,631,263	\$ 1,636,652	\$ 385,375	99.67%	
Revenue	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 1,631,263	\$ 1,636,652	\$ 385,375	99.67%	
Interest Revenue	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 18,054	\$ 5,000	\$ 5,000	361.08%	
38000 - Investment Income	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 18,054	\$ 5,000	\$ 5,000	361.08%	
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	\$ 1,530,375	\$ 1,530,375	\$ 280,375	100.00%	
39000 - Transfer From Other Funds	\$ 91,000	\$ 80,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 1,250,000	\$ 1,250,000	\$ -	100.00%	
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	\$ 831,572	\$ 1,696,594	\$ 1,694,188	49.01%	
Revenue	\$ 1,722,347	\$ 2,059,015	\$ 1,770,923	\$ 3,132,039	\$ 1,364,662	\$ 831,572	\$ 1,696,594	\$ 1,694,188	49.01%	
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	\$ 691,185	\$ 1,267,188	\$ 1,267,188	54.54%	
32170 - CDBG Grant	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 691,185	\$ 1,267,188	\$ 1,267,188	54.54%	

Committee Revenue Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 1,533,112	\$ 1,365,236	\$ 1,363,988	112.30%	
Revenue	\$ 2,043,198	\$ 515,529	\$ 1,104,913	\$ 1,642,263	\$ 1,446,846	\$ 1,533,112	\$ 1,365,236	\$ 1,363,988	112.30%	
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	\$ 1,035,560	\$ 820,627	\$ 820,627	126.19%	
32160 - HOME Program Grant	\$ 1,648,920	\$ 98,722	\$ 954,963	\$ 1,469,479	\$ 1,251,095	\$ 1,035,560	\$ 820,627	\$ 820,627	126.19%	
403 Unincorporated Stormwater Mgmt	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 37,972	\$ 11,000	\$ 11,000	345.20%	
Revenue	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 37,972	\$ 11,000	\$ 11,000	345.20%	
Interest Revenue	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 10,762	\$ 7,000	\$ 7,000	153.74%	
38000 - Investment Income	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 10,762	\$ 7,000	\$ 7,000	153.74%	
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	\$ 23,211	\$ -	\$ -	0.00%	
34770 - In Lieu of Site Runoff Fees	\$ 17,929	\$ 20,303	\$ -	\$ 17,394	\$ 45,394	\$ 23,211	\$ -	\$ -	0.00%	
405 Cost Share Drainage	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 28,295	\$ 19,305	\$ 19,305	146.57%	
Revenue	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 28,295	\$ 19,305	\$ 19,305	146.57%	
Interest Revenue	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 21,990	\$ 13,000	\$ 13,000	169.15%	
38000 - Investment Income	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 21,990	\$ 13,000	\$ 13,000	169.15%	
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 November 30, 2025 (100.0% YTD)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 2,626	\$ 281,457	\$ 31,457	0.93%	
Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 23,242	\$ 2,626	\$ 281,457	\$ 31,457	0.93%	
Interest Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 2,626	\$ 2,000	\$ 2,000	131.30%	
38000 - Investment Income	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 2,626	\$ 2,000	\$ 2,000	131.30%	
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	\$ 407,626	\$ 1,507,314	\$ 1,505,903	27.04%	
Revenue	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 407,626	\$ 1,507,314	\$ 1,505,903	27.04%	
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	\$ 407,626	\$ 1,505,903	\$ 1,505,903	27.07%	
32175 - Elgin CDBG Grant	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 407,626	\$ 1,505,903	\$ 1,505,903	27.07%	
411 Emergency Rental Assistance	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 1,187	\$ 12,000	\$ 12,000	9.89%	
Revenue	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 1,187	\$ 12,000	\$ 12,000	9.89%	
Interest Revenue	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 1,187	\$ 12,000	\$ 12,000	9.89%	
38000 - Investment Income	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 1,187	\$ 12,000	\$ 12,000	9.89%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 210,457	\$ 6,247,670	\$ 6,243,461	3.37%	
Revenue	\$ -	\$ 718	\$ 6,073,599	\$ 2,845,073	\$ 1,182,364	\$ 210,457	\$ 6,247,670	\$ 6,243,461	3.37%	
Interest Revenue	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 210,457	\$ 121,000	\$ 121,000	173.93%	
38000 - Investment Income	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 210,457	\$ 121,000	\$ 121,000	173.93%	
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	\$ 33,696	\$ 126,262	\$ 126,262	26.69%	
Revenue	\$ 28,776	\$ (0)	\$ 24,634	\$ 21,524	\$ 15,050	\$ 33,696	\$ 126,262	\$ 126,262	26.69%	
Interest Revenue	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 7,775	\$ 7,000	\$ 7,000	111.07%	
38000 - Investment Income	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 7,775	\$ 7,000	\$ 7,000	111.07%	
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	\$ 226,119	\$ 239,334	\$ 239,334	94.48%	
Revenue	\$ 24,018	\$ 29,188	\$ 547	\$ 110,951	\$ 133,182	\$ 226,119	\$ 239,334	\$ 239,334	94.48%	
Interest Revenue	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 5,785	\$ 3,000	\$ 3,000	192.84%	
38000 - Investment Income	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 5,785	\$ 3,000	\$ 3,000	192.84%	
Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 25,000	\$ 61,000	\$ 61,000	100.00%	
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	\$ 195,334	\$ 175,334	\$ 175,334	111.41%	

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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 DRAFT**	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
32355 - USDA Urban AG Prod Grant	\$ -	\$ -	\$ -	\$ -	\$ 103,851	\$ 195,334	\$ 175,334	\$ 175,334	111.41%	
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	\$ 55	\$ 44	\$ 44	125.25%	
Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 55	\$ 44	\$ 44	125.25%	
Interest Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 55	\$ 44	\$ 44	125.25%	
38000 - Investment Income	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 55	\$ 44	\$ 44	125.25%	
5300 Sunvale SBA SW 37	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 118	\$ 92	\$ 92	127.82%	
Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 118	\$ 92	\$ 92	127.82%	
Interest Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 118	\$ 92	\$ 92	127.82%	
38000 - Investment Income	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 118	\$ 92	\$ 92	127.82%	
Property Taxes	\$ 0	\$ -	\$ -	\$ -	0.00%					
30000 - Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5301 Middle Creek SBA SW38	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 768	\$ 73	\$ 73	1,051.63%	
Revenue	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 768	\$ 73	\$ 73	1,051.63%	
Interest Revenue	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 120	\$ 73	\$ 73	164.64%	
38000 - Investment Income	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 120	\$ 73	\$ 73	164.64%	
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	\$ 132	\$ 120	\$ 120	110.38%	
Revenue	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 132	\$ 120	\$ 120	110.38%	
Interest Revenue	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 22	\$ 10	\$ 10	224.50%	
38000 - Investment Income	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 22	\$ 10	\$ 10	224.50%	
Property Taxes	\$ -	\$ 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	\$ 306	\$ 226	\$ 226	135.53%	
Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 306	\$ 226	\$ 226	135.53%	
Interest Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 289	\$ 226	\$ 226	127.79%	
38000 - Investment Income	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 289	\$ 226	\$ 226	127.79%	
Property Taxes	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ -	0.00%	
5304 Wildwood West SBA SW41	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 3,836	\$ 3,579	\$ 3,579	107.19%	
Revenue	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 3,836	\$ 3,579	\$ 3,579	107.19%	
Interest Revenue	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 942	\$ 579	\$ 579	162.76%	
38000 - Investment Income	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 942	\$ 579	\$ 579	162.76%	
Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 2,894	\$ 3,000	\$ 3,000	96.46%	
30000 - Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 2,894	\$ 3,000	\$ 3,000	96.46%	
5306 Cheval DeSelle Venetian SBA SW43	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 190	\$ 81	\$ 81	234.06%	
Revenue	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 190	\$ 81	\$ 81	234.06%	
Interest Revenue	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 190	\$ 81	\$ 81	234.06%	
38000 - Investment Income	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 190	\$ 81	\$ 81	234.06%	
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 DRAFT**	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	\$ 1,103	\$ 1,634	\$ 1,634	67.52%	
Revenue	\$ 3,207	\$ 3,155	\$ 1,781	\$ 1,100	\$ 1,759	\$ 1,103	\$ 1,634	\$ 1,634	67.52%	
Interest Revenue	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 191	\$ 59	\$ 59	323.19%	
38000 - Investment Income	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 191	\$ 59	\$ 59	323.19%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 913	\$ 1,575	\$ 1,575	57.95%	
30000 - Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 913	\$ 1,575	\$ 1,575	57.95%	
5310 Exposition View SBA SW47	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 579	\$ 528	\$ 528	109.66%	
Revenue	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 579	\$ 528	\$ 528	109.66%	
Interest Revenue	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 82	\$ 28	\$ 28	291.36%	
38000 - Investment Income	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 82	\$ 28	\$ 28	291.36%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 4,048	\$ 4,143	\$ 557	\$ 494	\$ 504	\$ 497	\$ 500	\$ 500	99.49%	
30000 - Property Taxes	\$ 4,048	\$ 4,143	\$ 557	\$ 494	\$ 504	\$ 497	\$ 500	\$ 500	99.49%	
5311 Pasadena Drive SBA SW48	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 6,529	\$ 6,561	\$ 1,417	99.51%	
Revenue	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 6,529	\$ 6,561	\$ 1,417	99.51%	
Interest Revenue	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 82	\$ 117	\$ 117	70.37%	
38000 - Investment Income	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 82	\$ 117	\$ 117	70.37%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144	\$ 5,144	\$ -	100.00%	
39622 - Transfer from Recovery Zone Bond Fund 622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144	\$ 5,144	\$ -	100.00%	
Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 1,302	\$ 1,300	\$ 1,300	100.17%	
30000 - Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 1,302	\$ 1,300	\$ 1,300	100.17%	
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	\$ 501	\$ 501	\$ 501	100.00%	
Revenue	\$ -	\$ -	\$ 18	\$ 3,352	\$ 3,324	\$ 501	\$ 501	\$ 501	100.00%	
Interest Revenue	\$ -	\$ -	\$ 18	\$ 13	\$ (17)	\$ 0	\$ 1	\$ 1	16.00%	
38000 - Investment Income	\$ -	\$ -	\$ 18	\$ 13	\$ (17)	\$ 0	\$ 1	\$ 1	16.00%	
Property Taxes	\$ -	\$ -	\$ -	\$ 3,339	\$ 3,341	\$ 501	\$ 500	\$ 500	100.17%	
30000 - Property Taxes	\$ -	\$ -	\$ -	\$ 3,339	\$ 3,341	\$ 501	\$ 500	\$ 500	100.17%	
5314 45W185 Plank Road SSA SW 54	\$ -	\$ -	\$ 56	\$ 3,990	\$ 1,985	\$ 6,000	\$ 4,002	\$ 4,002	149.92%	
Revenue	\$ -	\$ -	\$ 56	\$ 3,990	\$ 1,985	\$ 6,000	\$ 4,002	\$ 4,002	149.92%	
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	\$ 6,000	\$ 4,000	\$ 4,000	150.00%	
30000 - Property Taxes	\$ -	\$ -	\$ 57	\$ 4,006	\$ 2,004	\$ 6,000	\$ 4,000	\$ 4,000	150.00%	

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5315 Boyer Road Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 700	\$ 700	\$ 700	100.00%	
<i>Revenue</i>	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 700	\$ 700	\$ 700	100.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ (12)	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ (12)	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
30000 - Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Grand Total	\$ 6,652,409	\$ 20,181,597	\$ 13,169,433	\$ 11,833,629	\$ 8,460,828	\$ 6,721,226	\$ 16,172,060	\$ 14,655,988	41.56%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 10,933,458	\$ 15,264,474	\$ 13,728,712	71.63%	
001 General Fund	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 1,312,022	\$ 1,345,764	\$ 1,326,074	97.49%	
Expenses	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 1,312,022	\$ 1,345,764	\$ 1,326,074	97.49%	
Personnel Services- Salaries & Wages	\$ 831,894	\$ 841,583	\$ 853,031	\$ 929,360	\$ 1,191,631	\$ 1,240,956	\$ 1,191,032	\$ 1,171,342	104.19%	
40000 - Salaries and Wages	\$ 825,023	\$ 837,032	\$ 848,365	\$ 922,512	\$ 1,184,566	\$ 1,232,864	\$ 1,184,930	\$ 1,165,240	104.05%	
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	\$ 7,680	\$ 6,001	\$ 6,001	127.98%	
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	\$ 52,992	\$ 75,946	\$ 75,946	69.78%	
50150 - Contractual/Consulting Services	\$ 69,273	\$ 13,014	\$ 13,146	\$ 30,886	\$ 18,811	\$ 33,996	\$ 50,446	\$ 50,446	67.39%	
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	\$ 2,640	\$ 5,000	\$ 5,000	52.80%	
53060 - General Printing	\$ 373	\$ -	\$ -	\$ 429	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
53070 - Legal Printing	\$ 4,263	\$ 6,956	\$ 7,069	\$ 12,521	\$ 9,032	\$ 5,772	\$ 4,000	\$ 4,000	144.31%	
53100 - Conferences and Meetings	\$ 883	\$ 1,990	\$ 2,774	\$ 8,115	\$ 5,939	\$ 2,834	\$ 8,000	\$ 8,000	35.43%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
53120 - Employee Mileage Expense	\$ 708	\$ 256	\$ 327	\$ 929	\$ 309	\$ 738	\$ 1,500	\$ 1,500	49.21%	
53130 - General Association Dues	\$ 3,464	\$ 5,598	\$ 3,687	\$ 3,961	\$ 4,022	\$ 6,063	\$ 4,000	\$ 4,000	151.58%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
Commodities	\$ 7,570	\$ 40,879	\$ 20,665	\$ 54,788	\$ 59,167	\$ 18,074	\$ 78,786	\$ 78,786	22.94%	
60000 - Office Supplies	\$ 2,188	\$ 2,419	\$ 4,505	\$ 4,081	\$ 9,189	\$ 4,667	\$ 7,000	\$ 7,000	66.67%	
60010 - Operating Supplies	\$ 1,613	\$ 5,502	\$ 5,859	\$ 5,012	\$ 3,251	\$ 3,233	\$ 5,000	\$ 5,000	64.67%	
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	\$ 9,263	\$ 12,000	\$ 12,000	77.20%	
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	\$ 906,407	\$ 1,636,652	\$ 385,375	55.38%	
Expenses	\$ 89,596	\$ 92,557	\$ 111,664	\$ 268,002	\$ 768,298	\$ 906,407	\$ 1,636,652	\$ 385,375	55.38%	
Personnel Services- Salaries & Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 67,736	\$ 64,510	\$ 63,437	105.00%	
40000 - Salaries and Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 67,736	\$ 64,510	\$ 63,437	105.00%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 25,310	\$ 24,041	\$ 23,878	105.28%	
45000 - Healthcare Contribution	\$ 11,108	\$ 11,148	\$ 12,288	\$ 13,701	\$ 13,483	\$ 15,322	\$ 14,007	\$ 14,007	109.39%	
45010 - Dental Contribution	\$ 372	\$ 418	\$ 418	\$ 418	\$ 448	\$ 476	\$ 451	\$ 451	105.59%	
45100 - FICA/SS Contribution	\$ 2,886	\$ 3,102	\$ 3,102	\$ 3,241	\$ 4,453	\$ 4,903	\$ 4,939	\$ 4,855	99.28%	
45200 - IMRF Contribution	\$ 3,025	\$ 3,556	\$ 2,754	\$ 2,199	\$ 2,672	\$ 3,489	\$ 3,525	\$ 3,466	98.99%	
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	\$ 811,184	\$ 1,430,057	\$ 180,016	56.72%	
50150 - Contractual/Consulting Services	\$ -	\$ 14,000	\$ 45,813	\$ 195,041	\$ 675,446	\$ 786,268	\$ 1,411,813	\$ 161,813	55.69%	
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94	\$ 500	\$ 500	18.86%	
53100 - Conferences and Meetings	\$ -	\$ -	\$ 561	\$ 875	\$ 4,826	\$ 3,131	\$ 2,000	\$ 2,000	156.53%	
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	\$ 880,232	\$ 1,696,594	\$ 1,694,188	51.88%	
Expenses	\$ 2,070,235	\$ 1,711,654	\$ 1,770,923	\$ 3,133,563	\$ 1,356,149	\$ 880,232	\$ 1,696,594	\$ 1,694,188	51.88%	
Personnel Services- Salaries & Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 120,152	\$ 133,341	\$ 131,314	90.11%	
40000 - Salaries and Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 120,152	\$ 133,341	\$ 131,314	90.11%	
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	\$ 36,173	\$ 37,278	\$ 36,974	97.04%	
45000 - Healthcare Contribution	\$ 10,071	\$ 25,982	\$ 15,041	\$ 15,001	\$ 10,506	\$ 19,488	\$ 16,823	\$ 16,823	115.84%	
45010 - Dental Contribution	\$ 541	\$ 956	\$ 703	\$ 594	\$ 479	\$ 414	\$ 653	\$ 653	63.46%	
45100 - FICA/SS Contribution	\$ 8,781	\$ 11,038	\$ 8,038	\$ 9,555	\$ 8,164	\$ 8,835	\$ 10,207	\$ 10,051	86.56%	
45200 - IMRF Contribution	\$ 9,190	\$ 12,691	\$ 7,191	\$ 6,532	\$ 4,903	\$ 6,287	\$ 7,284	\$ 7,172	86.31%	
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	\$ 719,970	\$ 1,486,699	\$ 1,486,624	48.43%	
50150 - Contractual/Consulting Services	\$ -	\$ 625	\$ 10,072	\$ 3,365	\$ -	\$ 3,434	\$ 25,000	\$ 25,000	13.74%	
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%	

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Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53070 - Legal Printing	\$ 142	\$ 138	\$ -	\$ 222	\$ 35	\$ 564	\$ 300	\$ 300	187.96%	
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	\$ 4,274	\$ 7,500	\$ 7,500	56.99%	
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	\$ 1,590,080	\$ 1,365,236	\$ 1,363,988	116.47%	
Expenses	\$ 2,086,482	\$ 638,002	\$ 1,104,913	\$ 1,643,274	\$ 1,401,331	\$ 1,590,080	\$ 1,365,236	\$ 1,363,988	116.47%	
Personnel Services- Salaries & Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 30,443	\$ 62,997	\$ 61,949	48.32%	
40000 - Salaries and Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 30,443	\$ 62,997	\$ 61,949	48.32%	
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	\$ 8,552	\$ 19,066	\$ 18,905	44.85%	
45000 - Healthcare Contribution	\$ 2,652	\$ 3,395	\$ 6,539	\$ 7,973	\$ 3,474	\$ 4,400	\$ 9,304	\$ 9,304	47.29%	
45010 - Dental Contribution	\$ 267	\$ 292	\$ 485	\$ 347	\$ 197	\$ 102	\$ 400	\$ 400	25.56%	
45100 - FICA/SS Contribution	\$ 4,033	\$ 4,258	\$ 5,813	\$ 5,289	\$ 3,337	\$ 2,245	\$ 4,826	\$ 4,743	46.53%	
45200 - IMRF Contribution	\$ 4,224	\$ 4,883	\$ 5,154	\$ 3,604	\$ 2,002	\$ 1,597	\$ 3,443	\$ 3,384	46.37%	
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	\$ 1,550,231	\$ 1,279,596	\$ 1,279,557	121.15%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,433	\$ 15,000	\$ 15,000	22.89%	
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	\$ 375	\$ 300	\$ 300	125.09%	
53100 - Conferences and Meetings	\$ 138	\$ -	\$ 153	\$ 716	\$ 178	\$ -	\$ 550	\$ 550	0.00%	

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***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53110 - Employee Training	\$ -	\$ -	\$ 1,722	\$ 1,737	\$ 3,807	\$ 3,490	\$ 7,500	\$ 7,500	46.53%	
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	\$ 1,541,211	\$ 1,250,026	\$ 1,250,026	123.29%	
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	\$ 131,305	\$ 19,305	\$ 19,305	680.16%	
Expenses	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 131,305	\$ 19,305	\$ 19,305	680.16%	
Contractual Services	\$ 159,893	\$ 100,436	\$ 84,717	\$ 72,677	\$ 12,131	\$ 129,638	\$ 16,036	\$ 16,036	808.42%	
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	\$ 130,948	\$ 2,500	\$ 2,500	5,237.92%	
50590 - Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 2,427	\$ (2,300)	\$ -	\$ -	0.00%	
53130 - General Association Dues	\$ 1,000	\$ 1,410	\$ 1,000	\$ 1,215	\$ 1,225	\$ 465	\$ 1,215	\$ 1,215	38.27%	
Commodities	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 1,667	\$ 840	\$ 840	198.51%	
60010 - Operating Supplies	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 1,667	\$ 840	\$ 840	198.51%	
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 November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 233,666	\$ 175,000	\$ 175,000	133.52%	
Expenses	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 233,666	\$ 175,000	\$ 175,000	133.52%	
Personnel Services- Salaries & Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 124,815	\$ -	\$ -	0.00%	
40000 - Salaries and Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 124,815	\$ -	\$ -	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	\$ 36,829	\$ -	\$ -	0.00%	
45000 - Healthcare Contribution	\$ 534	\$ 367	\$ -	\$ (1,557)	\$ 1,557	\$ 20,603	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 65	\$ 55	\$ 18	\$ (55)	\$ 64	\$ 510	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 1,004	\$ 1,176	\$ (171)	\$ (1,236)	\$ 823	\$ 9,170	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 1,044	\$ 1,349	\$ (253)	\$ (942)	\$ 554	\$ 6,545	\$ -	\$ -	0.00%	
53010 - Workers Compensation	\$ 466	\$ 545	\$ 79	\$ 27	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ 343,230	\$ 77,849	\$ 77,752	\$ 14,310	\$ 29,569	\$ 72,023	\$ 175,000	\$ 175,000	41.16%	
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	\$ 72,023	\$ 175,000	\$ 175,000	41.16%	
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	\$ 417,531	\$ 1,507,314	\$ 1,505,903	27.70%	
Expenses	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 417,531	\$ 1,507,314	\$ 1,505,903	27.70%	
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 November 30, 2025 (100.0% YTD, 100.00% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 379,799	\$ 1,394,093	\$ 1,394,049	27.24%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,433	\$ 15,000	\$ 15,000	22.89%	
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%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.00% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 5,257,657	\$ 6,247,670	\$ 6,243,461	84.15%	
Expenses	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 778,054	\$ 5,257,657	\$ 6,247,670	\$ 6,243,461	84.15%	
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	\$ 5,114,406	\$ 5,963,659	\$ 5,963,525	85.76%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ 980	\$ -	\$ -	\$ 1,017	\$ 1,017	0.00%	
50590 - Professional Services	\$ -	\$ -	\$ 3	\$ 661	\$ 2,042	\$ 53,862	\$ 200	\$ 200	26,931.13%	
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	\$ 5,049,750	\$ 5,939,323	\$ 5,939,323	85.02%	
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%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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 November 30, 2025 (100.0% YTD, 100.00% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 198,808	\$ 239,334	\$ 239,334	83.07%	
Expenses	\$ 32,897	\$ 26,165	\$ 720	\$ 21,954	\$ 122,872	\$ 198,808	\$ 239,334	\$ 239,334	83.07%	
Contractual Services	\$ 27,585	\$ 15,300	\$ -	\$ 21,954	\$ 122,872	\$ 198,808	\$ 238,334	\$ 238,334	83.42%	
50150 - Contractual/Consulting Services	\$ 27,560	\$ 5,300	\$ -	\$ 13,966	\$ 121,401	\$ 198,264	\$ 226,834	\$ 226,834	87.40%	
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	6.21%	
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%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5300 Sunvale SBA SW 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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%	
Expenses	\$ -	\$ 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%	
Expenses	\$ 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%	

Committee Expense Budget Report - by Account Detail
Through November 30, 2025 (100.0% YTD, 100.0% Payroll Expense through Pay Period Ending 11/22/2025)
***2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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 November 30, 2025 (100.0% YTD, 100.00% Payroll Expense through Pay Period Ending 11/22/2025)

*2020, 2021, 2022, 2023, 2024 and 2025 DRAFT** 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 DRAFT**	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	\$ 10,933,458	\$ 15,264,474	\$ 13,728,712	71.63%	



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4597 Minor VAR to SUP

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 Minor Variance to the approved site plan for a Special Use Permit (SU 4597) at 11N323 Brookside Dr., Elgin, IL 60123 (PINs: 06-16-327-001 and 06-16-327-002) to allow for the construction of an additional one-story building approximately 80' x 40'.



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

STAFF MEMO

MTG DATE: December 16, 2025
TO: Kane County Development Committee
FROM: Natalie Zine, *Building & Zoning Division Manager*
P: 630-232-3494 | E: zinenatalie@kanecountyil.gov
SUBJECT: **Minor Variance to a Special Use Permit (Petition No. 4597)**

GENERAL INFORMATION

APPLICANT

Franco Pelagio

PROPERTY OWNER

SOLIS ENTERPRISE LLC

REQUESTED ACTION

A Minor Variance to the approved site plan for a Special Use Permit (SU 4597).

SUBJECT PROPERTY

11N323 Brookside Dr., Elgin, IL 60123 (PINs: 06-16-327-001 and 06-16-327-002)

COUNTY BOARD DISTRICT

22 Verner Vern Tepe

BACKGROUND

The northern parcel (06-16-327-001) was rezoned to B-3 Business District in 1964 and the southern parcel (06-16-327-002) was rezoned to B-3 in 1967. A Special Use Permit was approved in 2022 to allow for outdoor storage of vehicles and equipment. Included in that approval was a site plan illustrating an existing steel-frame building (approximately 50'x100').

PROJECT DESCRIPTION

The Minor Variance request would allow for the construction of an additional one-story building approximately 80' x 40'. The building will be a steel pre-fabricated building with a steel roof and steel siding.

SUBMITTAL DOCUMENTS

The Applicant has provided an official Minor Variance Request Letter as well as a revised Site Plan for the property. All received application documents for Petition 4597 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on November 20, 2025.

PUBLIC COMMENT

Any written public comments received by staff will be uploaded to the [Pending Zoning Petitions](#) page of the Kane County website under Petition number 4597. As of December 10, 2025 no public comment had been received.



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

STAFF REVIEWS & ANALYSIS

ZONING

The proposed new structure meets all required setbacks and bulk regulations for this zoning district.

WATER RESOURCES/SUBDIVISIONS

The Water Resources Department reviewed the proposed variance and indicated that the proposed change is adding impervious to an impervious area. This owner had obtained a stormwater permit to address the impervious on the site and recently completed that permit to the satisfaction of Water Resources. Therefore, Water Resources has no objection to the adjustment.

TRANSPORTATION

The Kane County Department of Transportation reviewed the proposed variance and indicated that KDOT has no comments for access as Brookside is under City of Elgin jurisdiction.

ENVIRONMENTAL HEALTH

The Kane County Health Department had no comments.

FIRE PROTECTION

The Pingree Grove & Countryside Fire Protection District reviewed the proposed variance and the proposed variance and indicated that, "Since this is a small, cold equipment storage building, I see no problem with its construction. If it is to be heated or have offices, this would change my opinion." Chief Stout

CITY OF ELGIN

The City of Elgin is directly adjacent to this property and was notified of the request. Marc Mylott, Community Development Director, reviewed the proposal and provided the following comments:

"Elgin does not object to a building at the proposed location, but its construction should comply with city architectural guidelines found within Section 19.14.700 of the Elgin zoning ordinance:

B. Industrial building elevations shall include the following minimum architectural standards:

1. All building facades shall contain architectural features well composed and articulated to avoid the creation of large blank walls on an entire facade.
2. Building entrances shall be emphasized with accent elements, such as columns, and bays, porticoes or awnings supplemented with lighting features.
3. Service areas such as refuse containers, outdoor storage, electrical transformers, chilling units, and loading docks should be screened from view of public rights-of-way through the use of screening fences or walls. All screening shall be constructed fully of masonry materials incorporating the principal building architectural elements and landscaping material.
4. All sides of the building shall be properly landscaped with landscaped islands within parking lots and perimeter landscaping around the lot. Landscaping shall comprise of trees and shrubs. Landscaping required to be used to screen the property from the neighboring properties should comprise of landscape berms or plant material that is designed to provide a continuous visual screen at maturity.

E. Exterior building materials for all industrial or institutional buildings (excluding roof materials, windows and signs) shall be limited to the following:

1. High quality traditional building materials such as brick, natural stone, natural stucco/plaster, terra cotta, tile and glass.
2. Composite building materials such as cultured stone, cast stone, precast concrete panel systems designed to look like brick or stone, or imprinted with architectural features such as lintels, windowsills and cornices, and cement board siding and shingle.
3. Artificial building materials such as exterior insulation and finish systems (EIFS, commonly referred to by its brand name Dryvit) and architectural metal shall be restricted to use in design accent



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

features such as cornices, soffits and fascia, window trim and hood molding, corner boards, sign bands, quoins and other ornamentation which comprise not more than twenty-five (25) percent of an exterior elevation. Such materials shall not be used in high-traffic, or high-abuse areas, so as to protect such materials from wear and tear and vandalism.

It is also worth reiterating the city comments provided on the original application on June 13, 2022:

Solis Enterprise LLC should install a 6-foot-high solid wood fence and gate along Brookside Dr, and the fence should be set in approximately 8 feet from the west property line to allow for the installation of trees, evergreens, and shrubs to be installed the full length of the fence line so as to lessen the impact of the solid fence and the land use behind it.

The above improvements would have been required if this application came to the city, specifically five (5) deciduous trees of at least 3-inch caliper, preferably maples, honey locust, or lindens, and 72 shrubs maintained at no more than 3 feet in height. Shrubs to choose from would be spirea, viburnums, honeysuckle bush, and lilac bush.

Upon learning that our June 2022 comments were not shared with the county zoning board, development committee, or board, the city attempted to have the improvements provided in conjunction with the county stormwater permit, but they were only recommendations to that permit, and they were not implemented.”

DEV COMMITTEE ACTIONS

The Development Committee may review this request and make a motion to approve or deny it. This decision rests solely with the Committee and will not be forwarded to the full County Board for consideration. Alternatively, if the Committee determines that a more comprehensive analysis is needed, they may instead motion to refer the request to the Zoning Board of Appeals (ZBA) for further review.

NEXT STEPS

If the request is approved by the Development Committee, the Applicant may proceed in applying for any and all applicable County permits.

ATTACHMENTS

- Zoning Petition 4597_Special Use Permit Minor Variance Request
- Zoning Petition 4597_Original Case File & Approving Ordinance

Franco Pelagio
11n323 Brookside
Elgin, IL

630-774-0277
November 17, 2025

Director Mark VanKerkhoff
Kane County Development & Community Services Department
and
The Kane County Board
719 Batavia Avenue
Geneva, IL 60134

Re: Request for Minor Variance to Approved Site Plan – Special Use Permit (Zoning Petition No. 4597)

Dear Director VanKerkhoff and Members of the Kane County Board:

I am writing to respectfully request a Minor Variance to the approved site plan associated with the Special Use Permit granted under Zoning Petition No. 4597.

Subject Property Information

- Property Address: 11n323 Brookside
- Parcel Number (PIN): 06-16-327-001 and 06-16-327-002
- Zoning District: B-3
- Current Special Use Authorization: 4597

Property Owner and/or Applicant Information

- Property Owner: Solis Enterprise LLC
- Applicant (if different): Solis Enterprise LLC.
- Relationship to Property: Managing Partner

Description of Proposed Changes to the Approved Special Use Site Plan

I am requesting approval for the following modifications to the site plan approved under Special Use Permit 4597:

1. Proposed change #1
 - Building a new one story building approx. 80' x 40'. The building will be a steel pre-fabricated building. With a steel roof and steel siding. Similar to the build that's on my property now.

This proposed adjustment remains consistent with the overall intent and conditions of the approved Special Use Permit. With this new building, we will have the ability to park more equipment and trucks indoors instead of outdoors.

Reasoning for Proposed Changes and Potential Impacts

These modifications are being requested for the following reasons:

- Necessary to improve site functionality to operate our construction business.
- To allow more interior storage for our materials and equipment.

In evaluating the proposed changes, I have carefully considered their effect on adjacent properties and the surrounding area. The requested minor variance will:

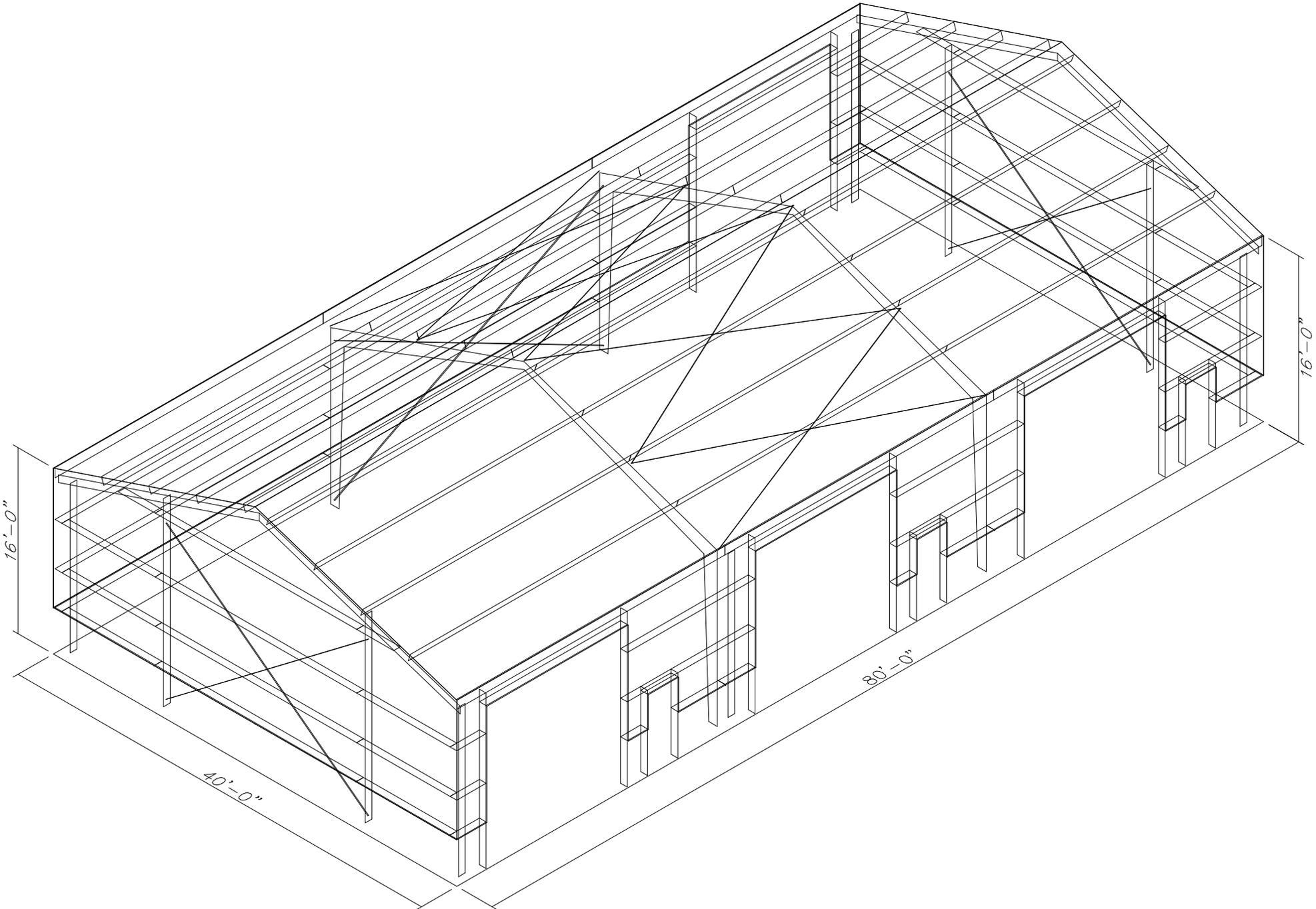
- This new building will not create any new negative impacts related to traffic, noise, lighting, drainage, or visual appearance.
 - This new building will not intensify the approved Special Use or increase its scale beyond what was originally authorized.
 - This new building will maintain or improve compliance with County development standards.
 - This new building will preserve existing buffering and maintain compatibility with neighboring properties. Letters were sent out in the mail to all neighboring property owners within 250 feet of our parcel
 - Based on these factors, I believe the proposed changes meet the criteria for a Minor Variance under Kane County's development and zoning procedures.
-

Conclusion

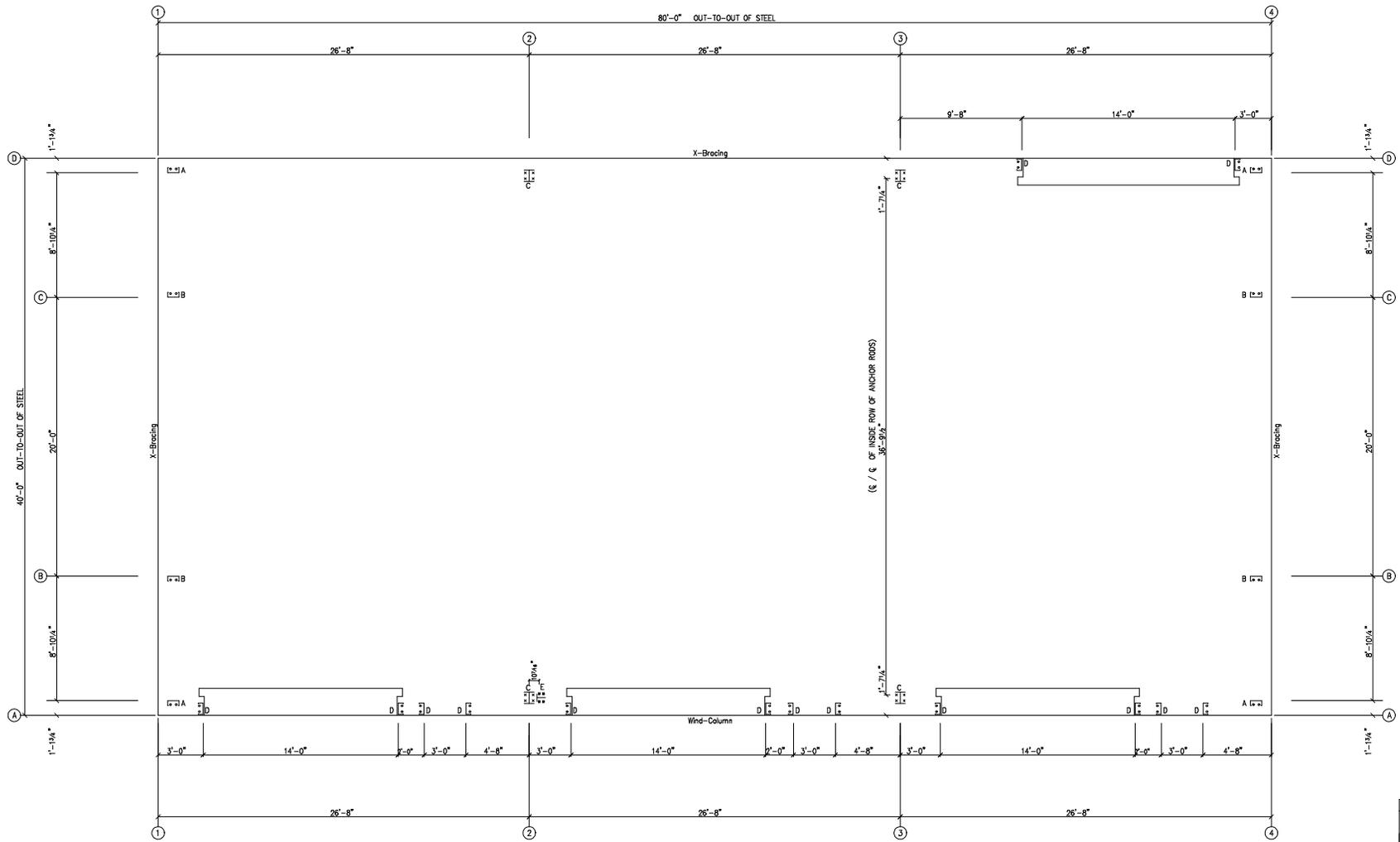
I respectfully request your consideration and approval of this Minor Variance to the approved site plan under Special Use Permit 4597. I am fully committed to working with County staff to provide any additional information, revised drawings, or supporting documentation needed to complete this review.

Thank you for your time and attention to this request.

Sincerely,
Franco Pelagio
Managing Partner
Solis Enterprises LLC



PRELIMINARY DRAWING USE ONLY FOR REFERENCE.

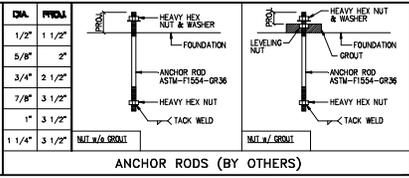


ANCHOR ROD PLAN
NOTE: All Base Plates @ 100'-0" (FINISH FLOOR)(UNLESS NOTED)

ANCHOR RODS HAVE BEEN DESIGNED FOR SHEAR AND TENSION LOADS ONLY, PER APPENDIX D OF ACI 318-08.

DESIGN OF SHEAR ANGLES, TENSION PLATES, HARPINS, AND ANY OTHER EMBEDDED MATERIAL IN THE CONCRETE SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER AND PROVIDED BY OTHERS.

ANCHOR ROD PROJECTION IS FROM BOTTOM OF BASE PLATE, UNLESS NOTED OTHERWISE.



DRAWING STATUS	
<input type="checkbox"/>	FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/>	FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIERCE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/>	FOR CONSTRUCTION: FINAL DRAWINGS.

NO.	DATE	DESCRIPTION	BY	CHKD
11/14/25	PRELIMINARY			

Rhino Steel Bldg. Systems
1114 S. W. 10th St.
Elgin, IL 60123
815-399-8888
815-399-8888

DESCRIPTION Anchor Rod Plan		SITE REFER TO C1	
DESIGNED BY Franco Pelagio			
ELGIN, IL 60123	SCALE N.T.S.	JOB NO. 11142501	PH. BLDG. DEPT. 0046
DATE 11/14/25		SHEET NO. of	ISSUE

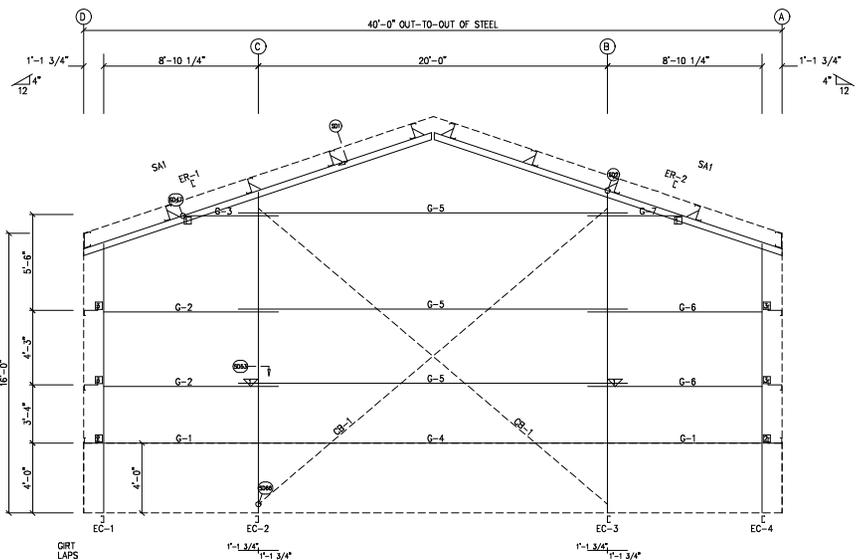
PRELIMINARY DRAWING USE ONLY FOR REFERENCE.

BOLT TABLE			
FRAME LINE 1 & 4			
LOCATION	QUAN	TYPE	DIA
ER-1/DR-2	4	A325	5/8"
Columns/Ref	2	A325	5/8"

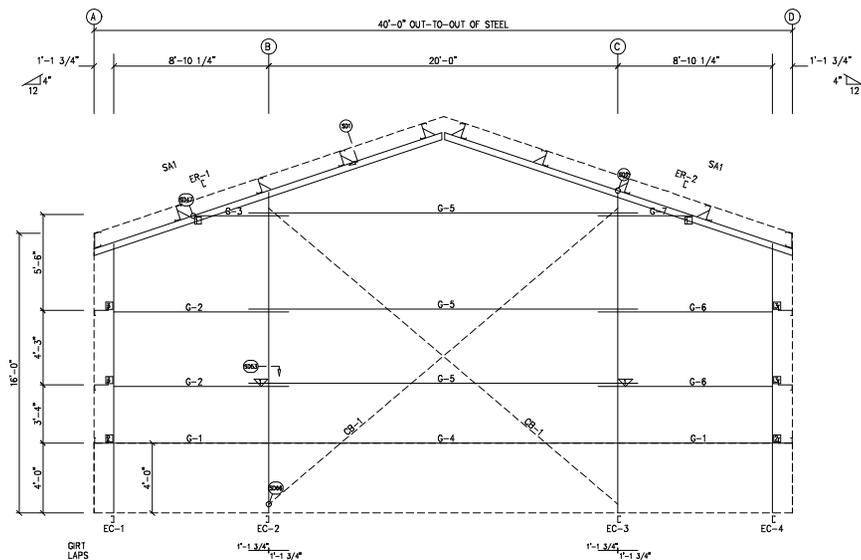
FLANGE BRACE TABLE	
FRAME LINE 1 & 4	
WELD MARK	LENGTH
1 FTBA	12'-10 1/4"

CONNECTION PLATES	
FRAME LINE 1 & 4	
PLATE MARK/PART	
1	pl
2	pl
3	C-65

MEMBER TABLE	
FRAME LINE 1 & 4	
MARK	PART
EC-1	-----
EC-2	-----
EC-3	-----
EC-4	-----
ER-1	-----
ER-2	-----
C-1	-----
C-2	-----
C-3	-----
C-4	-----
C-5	-----
C-6	-----
C-7	-----
CB-1	-----



ENDWALL FRAMING: FRAME LINE 1

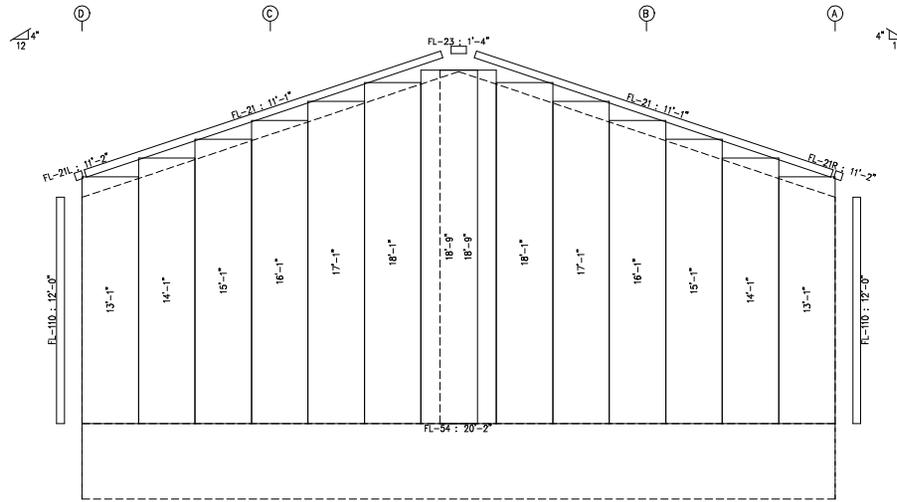


ENDWALL FRAMING: FRAME LINE 4

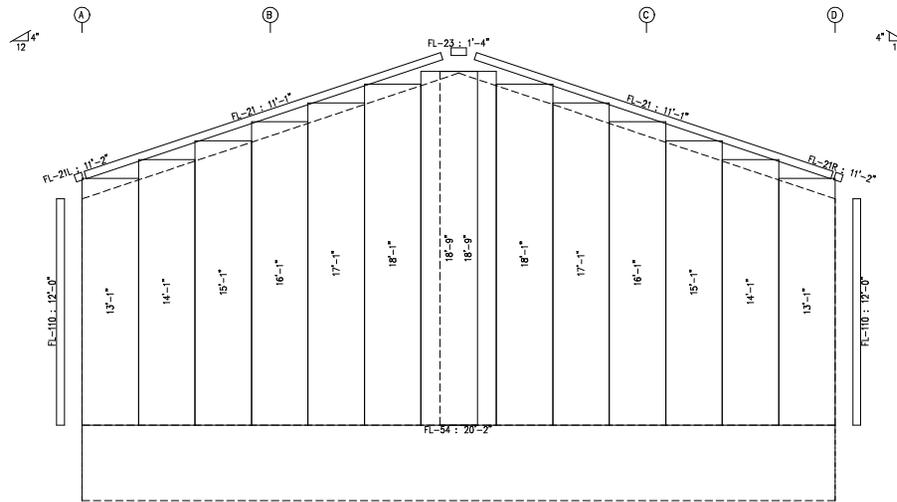
GENERAL NOTES:
 TRIM IS FIGURED WITH 2" TRIM LAP UNLESS NOTED ON A DETAIL.
 FIELD OUT PANELS AT FRAMED OPENINGS, WALKDOORS, AND WINDOWS.
 FORMED BASE TRIM (IF USED) TO BE FIELD MITERED AT CORNERS.
 BEVEL OUT ENDWALL PANELS AS REQUIRED.
 FIELD SLOT GIRTS AS REQUIRED FOR CABLE BRACE CLEARANCE.

DRAWING STATUS		REVISIONS		Rhino Steel Bldg. Systems	
<input type="checkbox"/> FOR APPROVAL	NO.	DATE	DESCRIPTION	BY	CHK'D
<input type="checkbox"/> THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO COVER PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	11/14/25	PRELIMINARY			
<input type="checkbox"/> FOR PERMIT					
<input type="checkbox"/> THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PRICE MARKINGS ARE NOT IDENTIFIED, ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.					
<input type="checkbox"/> FOR CONSTRUCTION					
<input type="checkbox"/> FINAL DRAWINGS					
DESCRIPTION		SITE		REFER TO C1	
ENDWALL ELEVATION		FRANCO PELAGIO			
JOB NO.		SCALE		SHEET NO. OF	
11142501		N.T.S.		11142501 of 65	
DATE		DATE		DATE	
11/14/25		11/14/25		11/14/25	

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. PBR - Need Std. Color



ENDWALL SHEETING & TRIM: FRAME LINE 4
PANELS: 26 Ga. PBR - Need Std. Color

GENERAL NOTES:
TRIM IS FIGURED WITH 2" TRIM LAP UNLESS NOTED ON A DETAIL.
FIELD CUT PANELS AT TRIMMED OPENINGS, WALKDOORS, AND WINDOWS.
FORMED BASE TRIM (IF USED) TO BE FIELD MITERED AT CORNERS.
BEVEL CUT ENDWALL PANELS AS REQUIRED.
FIELD SLOT GRITS AS REQUIRED FOR CABLE BRACE CLEARANCE.

DRAWING STATUS	
<input type="checkbox"/> FOR APPROVAL:	THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/> FOR PERMIT:	THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/> FOR CONSTRUCTION:	FINAL DRAWINGS.

NO.	DATE	DESCRIPTION	BY	CHKD
	11/14/25	PRELIMINARY		

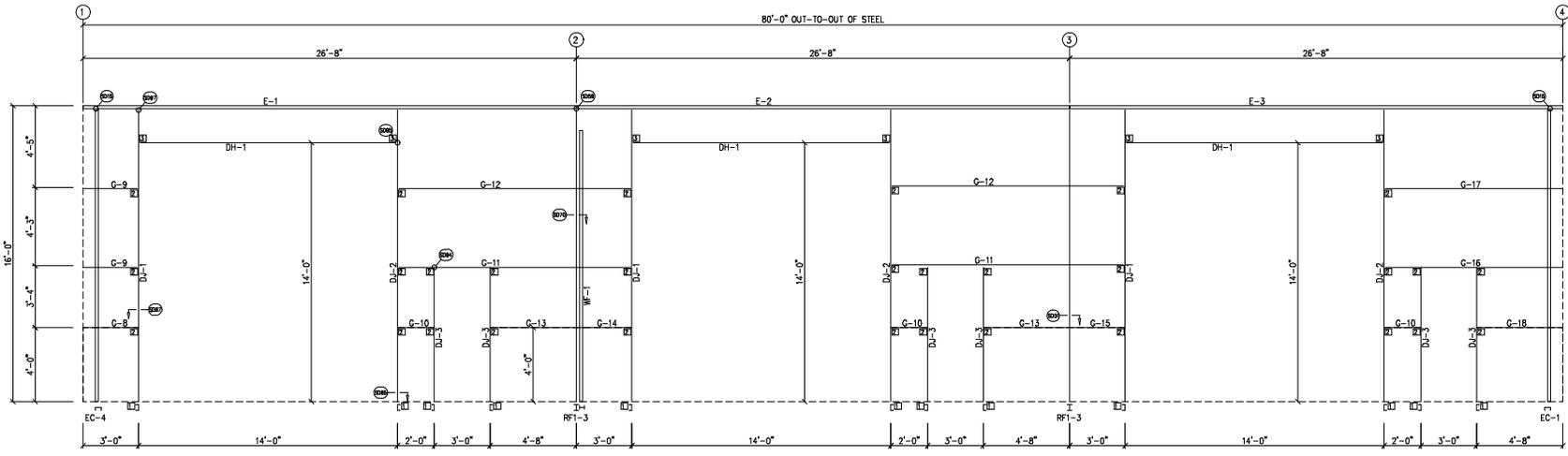
		Rhino Steel Bldg. Systems	
		2024-11-10 2024-11-10 2024-11-10	
DESCRIPTION: ENDWALL ELEVATION DRAWN BY: Franco Pelagio		SIZE: REFER TO C1	
JOB NO: ELGIN, IL 60123 DATE: 11/14/25		SCALE: N.T.S. JOB NO: 11142501 SHEET NO. of ISSUE	

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.

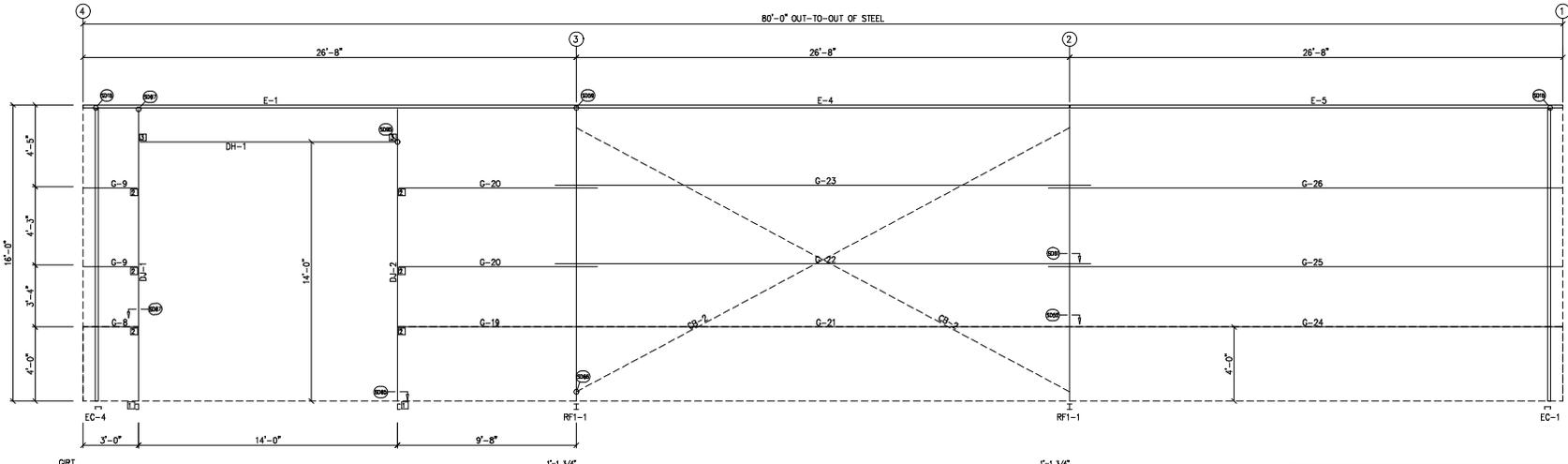
BOLT TABLE				
FRAME LINE A & D	QUAN	TYPE	DIA	LENGTH
WF-1 - RFI-3	8	A325	5/8"	1 1/2"

CONNECTION TABLE	
FRAME LINE A & D	
MARK	PART
WF-1	-----
DJ-1	-----
DJ-2	-----
DJ-3	-----
DH-1	-----
E-1	-----
E-2	-----
E-3	-----
E-4	-----
E-5	-----
C-6	-----
C-8	-----
C-9	-----
C-10	-----
C-11	-----
C-12	-----
C-13	-----
C-14	-----
C-15	-----
C-16	-----
C-17	-----
C-18	-----
C-19	-----
C-20	-----
C-21	-----
C-22	-----
C-23	-----
C-25	-----
C-26	-----
G-2	-----

CONNECTION PLATES	
FRAME LINE A & D	
EQD	MARK/PART
1	CL-104
2	CL-103
3	CL-100



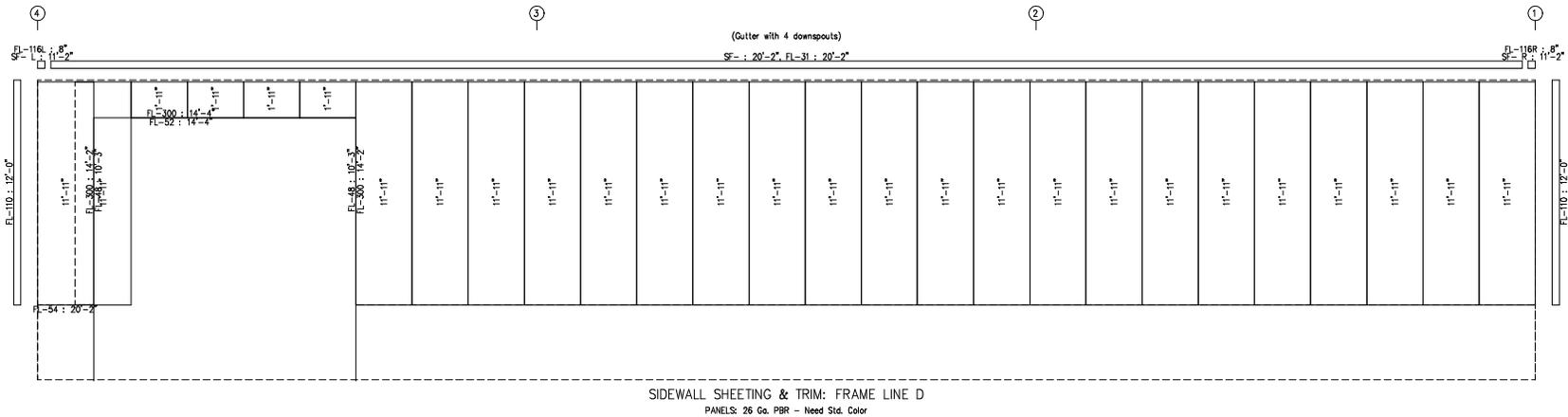
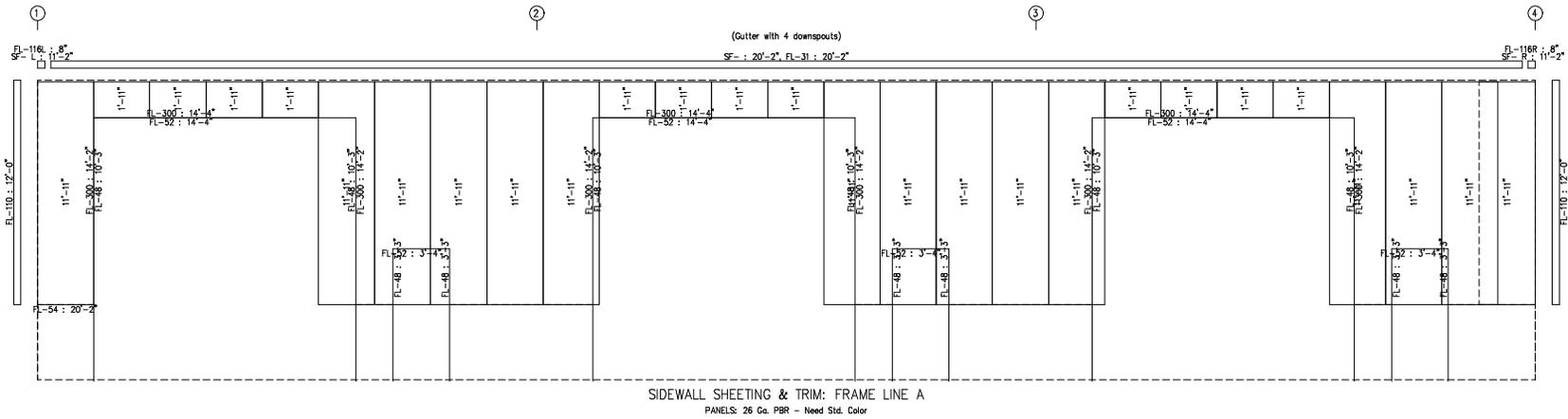
SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE D

DRAWING STATUS		REVISIONS				Rhino Steel Bldg. Systems	
<input type="checkbox"/> FOR APPROVAL:	NO.	DATE	DESCRIPTION	BY	CHKD	 Rhino Steel Bldg. Systems 2021-2022 800-368-8888 800-81-4144	
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.	11/14/25	PRELIMINARY					
<input type="checkbox"/> FOR PERMIT:						JOB SITE: ELGIN, IL 60123 LOCATION:	
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.							
<input type="checkbox"/> FOR CONSTRUCTION:						DTD BY: ENOP BY: DATE: 11/14/25	
FINAL DRAWINGS.							

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



GENERAL NOTES:
 TRIM IS FIGURED WITH 2" TRIM LAP UNLESS NOTED ON A DETAIL.
 FIELD CUT PANELS AT TRIMMED OPENINGS, WALKDOORS, AND WINDOWS.
 FORMED BASE TRIM (IF USED) TO BE FIELD MITERED AT CORNERS.
 BEVEL CUT ENDWALL PANELS AS REQUIRED.
 FIELD SLOT GRIDS AS REQUIRED FOR CABLE BRACE CLEARANCE.

DRAWING STATUS	
<input type="checkbox"/> FOR APPROVAL:	THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
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<input type="checkbox"/> FOR CONSTRUCTION:	FINAL DRAWINGS.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/14/25	PRELIMINARY	



RHINO
STEEL BUILDING SYSTEMS

Rhino Steel Bldg. Systems
2024-2025
800-888-8888
800-888-8888

DESCRIPTION: SIDEWALL ELEVATION		SITE: REFER TO C1	
DRAWN BY: Franco Pelagio			
JOB NO: ELGIN, IL 60123			
DATE: 11/14/25	SCALE: N.T.S.	JOB NO: 11142501	SHEET NO. of

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630)444-1236 Fax: (630)232-3411

4597

SPECIAL USE APPLICATION:

Received Date: (/ /)

To request a special use for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question, please call the subdivision and zoning division, and we will be happy to assist you.

1. **Property Information:**

Parcel Number(s): 06-16-327-001; 06-16-327-002
Street Address: 11N323 Brookside Dr. Elgin Il 60123

2. **Applicant Information:**

Name: Solis Enterprise LLC.; Franco Pelagio
Address: 902 S. Randall Road C#251; St. Charles, Il 60174
Phone: mobile (630) 774-0277; office (630)587-1212
Email: franco@pelagioandsons.com

3. **Owner of Record Information:**

Name: Solis Enterprise LLC., c/o Franco Pelagio, Ralph Pelagio
Address: 902 S Randall Road C#251; St. Charles, Il 60174
Phone: Franco Pelagio (630)774-0277, Ralph Pelagio (630)918-5371
Fax: n/a
Email: Franco Pelagio: franco@pelagioandsons.com ;
Ralph Pelagio: ralph@pelagioandsons.com

4. **Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Commerce/Employment
Current zoning of the property: B3 District – Business
Current use of the property: Pelagio and Sons - concrete contractor
Proposed Zoning/Special Use: B3 District – Business, with a Special Use Permit to permit outdoor storage of vehicles and equipment.
Proposed Improvements: In connection with the Special Use Permit, Applicant does not propose any improvements or construction at this time.

David Reimer

Special Use in the B-3 Business District to allow outdoor storage of vehicles and equipment

Special Information: The northern lot was rezoned to B-3 District Business in 1964 and the southern lot was rezoned to B-3 District Business in 1967. The petitioner is seeking a Special Use to bring the property into conformance with the Zoning Ordinance for their proposed concrete construction business. The petitioner is not proposing any improvements or construction at this time.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of Urban Neighborhoods/Mixed Use Infill is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable, and healthy neighborhoods and communities. Existing neighborhoods should be preserved and enhanced through housing rehabilitation, enforcement of property maintenance and zoning ordinances, improvements to infrastructure, increased mobility options and access to parks and recreation

Staff recommended findings of fact:

1. The Special Use will bring the property into conformance for the proposed use.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

SOLIS ENTERPRISE LLC
902. S. Randall Rd. C#251,
St. Charles Illinois 60174
Tel. 630-587-1212 Fax. 630-587-1211

Kane County Development Department
Zoning Division, Kane County Government Center
719 S. Batavia Avenue, Geneva Il, 60134
(630)444-1236

Re: Request for Special Use
Property Address: 11N323 Brookside Dr, Elgin Il, 60123
Parcel Numbers: 06-16-327-001; 06-16-327-002

LEGAL DESCRIPTION

LOTS 16 AND 17 IN BLOCK 1 IN THE WALTER G. MCINTOSH AND COMPANY'S
FOX RIVER FARMS, IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS.

FINDINGS OF FACT SHEET – MAP AMENDMENT AND/OR SPECIAL USE*

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning (map amendment).*
- *You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.*

Solis Enterprise LLC INC.

May 25, 2022

Applicant

Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The proposed special use for outdoor storage seeks to utilize the property “as-is”, consistent with the property’s existing and historical uses for outdoor storage. The uses within the general area of the property include the following.

North: City of Elgin Open Land and Park.

East: F-1 District parcel and residence owned by the applicant’s principle.

South: B-3 Special Use. Currently is outside storage and truck parking with retail sales.

West: City of Elgin Hawthorne Hill Nature Center.

2. What are the zoning classifications of properties in the general area of the property in question.

The properties immediately adjacent to the property are zoned as follows:

North: City of Elgin Open Land

East: F-1

South: B-3 Special Use

West: City of Elgin Open Land (Elgin)

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The property is ideally suited to the proposed use. The property itself is hidden in an off-the-beaten-path location and the outdoor storage component of the property is largely shielded on the North and West side by Open Land Forest. It is the Applicant’s position that the outdoor storage use is already a permitted use under the B3 - District. However, to the extent it is permitted only as a special use, the property is uniquely suited for the intended use.

4. What is the trend of development, if any, in the area of the property in question?

The most recent trend of development (10-15 years) in the area is B-3 Special. The property immediately to the North and West is owned by the City of Elgin.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

The property is identified in the 2040 Plan as Commerce/Employment. This category encompasses the former categories which included Crossroad Commercial, Office/Research and Industrial, Light Industrial and Warehousing. The current and intended use as an outdoor storage location is in keeping with the 2040 plans designation.

FINDINGS OF FACT SHEET – SPECIAL USE

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In it's report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board WILL NOT recommend a special use UNLESS the following items are addressed:*

Solis Enterprise LLC

May 25, 2002

Applicant

Date

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Illinois law provides that the identification of a use as a "special use" within a zoning category constitutes a "local legislative determination that the use, as such, is neither inconsistent with the public's health, safety, morals or general welfare, nor out of harmony with the town's general zoning plan"

The existing uses for outdoor storage neither detrimental nor dangerous to the public health, safety, morals, comfort or welfare.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The special use application will limit the outdoor storage use to the B3 parcel which is the subject of the application and will therefore use the property in the same manner as the past owner used it for.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The special use will not impede the normal, orderly development and improvement of the surrounding property because there is no intention to modify the site and it in no way impacts traffic or other concerns in relation to the adjacent properties. The proposed use is no different from the current use at the site, therefore the impact on other properties will not change.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Adequate utilities, access roads, drainage and other necessary facilities already exist at the property and will not be modified.

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

Adequate means of ingress and egress already exist, and no changes are envisioned.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

The site will be used in the same fashion as it is currently being used and traffic patterns will be consistent with the current occupant.

SOLIS ENTERPRISE LLC
902. S. Randall Rd. C#251,
St. Charles Illinois 60174
Tel. 630-587-1212 Fax. 630-587-1211

Kane County Development Department
Zoning Division, Kane County Government Center
719 S. Batavia Avenue, Geneva Il, 60134
(630)444-1236

Re: Request for Special Use for use of a concrete contractor
Property Address: 11N323 Brookside Dr, Elgin Il, 60123
Parcel Numbers: 06-16-327-001; 06-16-327-002

This letter is to provide supplementary information regarding the property located at 11N323 Brookside Dr in support of our application for a Special Use Permit.

We the applicant, Solis Enterprise LLC., have recently purchased the property from Mr. David Lee Reimer. Mr. Reimer was the previous owner of the property since 1970 and was operating an excavation company at this location. Reimer Excavating Co utilized the property to house all equipment, machinery and materials for his company both inside the warehouse and outside on the property. I have attached for you photographic evidence that shows what Mr. Reimer stored on the property.

Solis Enterprise LLC has purchased the property with the intentions to use it for the same purpose that Mr. Reimer has for several decades. We believe that the existing usage of the property which includes outdoor storage of vehicles and equipment, that are not for sale nor rent, are permitted uses in the B3 District. In order to provide further clarity, we have outlined our intentions.

- The existing steel building that is shown on the site plan will remain and be used to store/house our equipment which includes trucks, trailers, skid steers, hand power equipment, and manual construction tools.
- Large trucks and trailers will be parked in a designated gravel area south of the building along with designated parking for employees.
- Materials such as rebar, gravel, sand, dirt and aggregate will each be stored on a gravel base within 3 concrete block walls. This will be in the gravel area south of the pole building.
- Additional concrete equipment that may be parked on site includes one-ton dump trucks, one-ton pick-up trucks, semi dump trucks, equipment trailers, utility trailers, dump trailer, skid steer, excavators, loader, compact tractor, shipping containers and snowplows.

The pole building will be utilized as an equipment/material storage facility for Pelagio and Sons Construction. The company has 10 employees some of which will arrive at the pole building in the mornings to load equipment and materials as needed for daily tasks. During the day employees will be offsite with minimal loading and limited time at the property. At the end of the day employees will arrive, unload equipment and park the vehicles.

At no time will the property be used for any retail purposes, nor will any customers be visiting the property.

The property was purchased with the plans to operate a concrete construction company in the same manor that Mr. Reimer operated his excavation company. Given all the information that we have provided in addition to the fact that the intended use of the property will remain the same as it has been for years, we are requesting that Kane County grant us the Special Use Permit.

Sincerely,

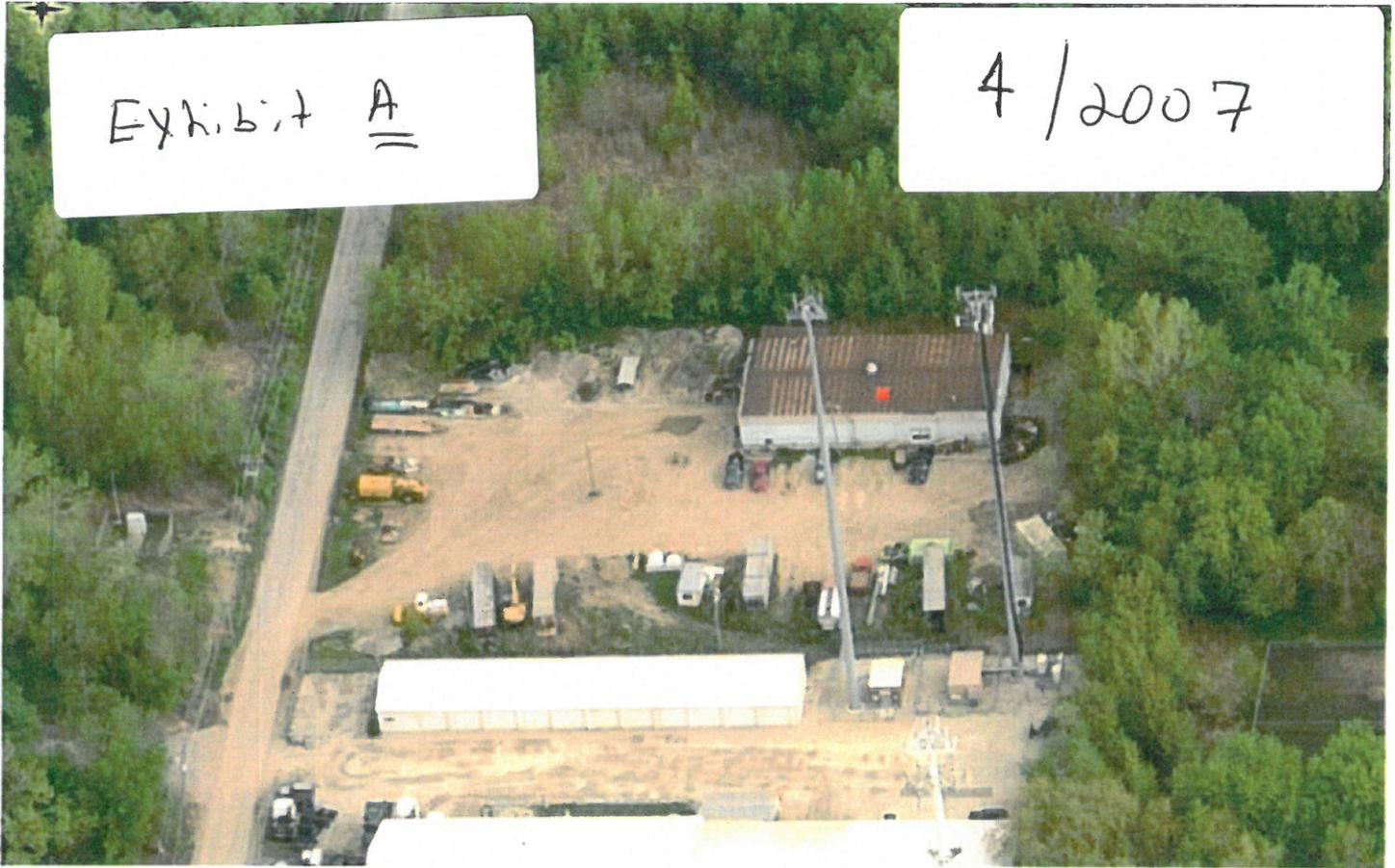
Franco Pelagio
Managing Partner



Previous Company

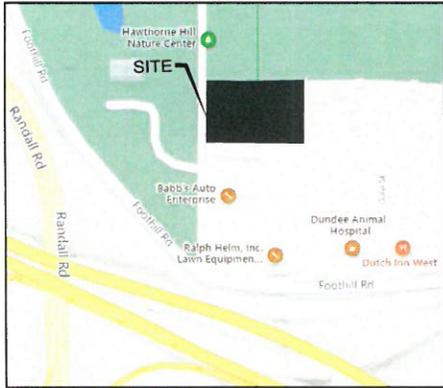
Exhibit A

4/2007



4/2021





LOCATION MAP
NOT TO SCALE

ALTANSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOTS 16 AND 17 IN BLOCK 1 IN THE WALTER G. MCINTOSH AND COMPANY'S
FOX RIVER FARMS, IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS.

PIN NO: 06-16-327-001 &
06-16-327-002



BASIS OF BEARINGS:
BEARINGS DETERMINED BY MEANS OF
ILLINOIS STATE TRAIL COORDINATES
ZONE 16E NAD 83 NAD 83

- LEGEND**
- UNUTILIZED LAND
 - EXISTING TELEPHONE PRECEDAL
 - EXISTING TELEPHONE
 - EXISTING POWER POLE
 - EXISTING ELECTRICAL METER
 - EXISTING GAS WATER
 - EXISTING WELL
 - EXISTING WELLS
 - EXISTING CHAIN AND FENCE
 - EXISTING BUILDING
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - EXISTING GRAVEL PAVEMENT

- NOTES CORRESPONDING TO SCHEDULE B, PART TWO**
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 52083868, DATED FEBRUARY 3, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.
 - SCHEDULE B ITEM 7: PERMANENT TAX NUMBER 06-16-327-001 & 06-16-327-002 AS LISTED IN TITLE COMMITMENT.

- SURVEYOR'S NOTES:**
- TABLE A NOTES
- TABLE A ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 11(a), 13, 16 and 17 ARE SHOWN HEREON THIS SURVEY.
 - FIELD WORK WAS COMPLETED ON DECEMBER 13, 2022.
 - TABLE A ITEM 1. ALL MONUMENTS WERE EITHER FOUND OR SET ON THE SUBJECT PROPERTY.
 - TABLE A ITEM 2. ADDRESS OF THE SURVEYED PROPERTY WAS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELD WORK.
 - TABLE A ITEM 3. UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PARCEL NUMBER 1208203242H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD BE IN "ZONE X", AREA OF MINIMAL FLOODING.
 - TABLE A ITEM 4. GROSS LAND AREA = 67,347 SQUARE FEET OR 1.546 ACRES MORE OR LESS.
 - TABLE A ITEM 5. VERTICAL RELIEF WITH SOURCE INFORMATION ARE SHOWN ON SAID SURVEY.
 - TABLE A ITEM 7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN ON THE SURVEY.
 - TABLE A ITEM 7(c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE SHOWN ON THE SURVEY.
 - TABLE A ITEM 8. ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.
 - TABLE A ITEM 9. PARKING STALL COUNT IS AS FOLLOWS: NO DEFINED PARKING STALLS ON THE SURVEYED PROPERTY.
 - TABLE A ITEM 11(a). EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY, ONLY MARKED UTILITIES AT THE TIME OF THE FIELD WORK ARE SHOWN ON THE SURVEY.
 - TABLE A ITEM 13. NAMES OF ADJOINING OWNERS ACCORDING TO TAX RECORDS ARE SHOWN ON THE SURVEY.
 - TABLE A ITEM 16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - TABLE A ITEM 17. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES HAVE BEEN DISCOVERED: NO EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

STATE OF ILLINOIS 155
COUNTY OF OGLE 1

TO CHICAGO TITLE INSURANCE COMPANY
TALCA MARX AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
SACS INTERESTS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAILED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS THEY EXIST AND AS ACCEPTED BY ALTA AND NSPS, WHO HOLDS THESE 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 11(a), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 5, 2022.

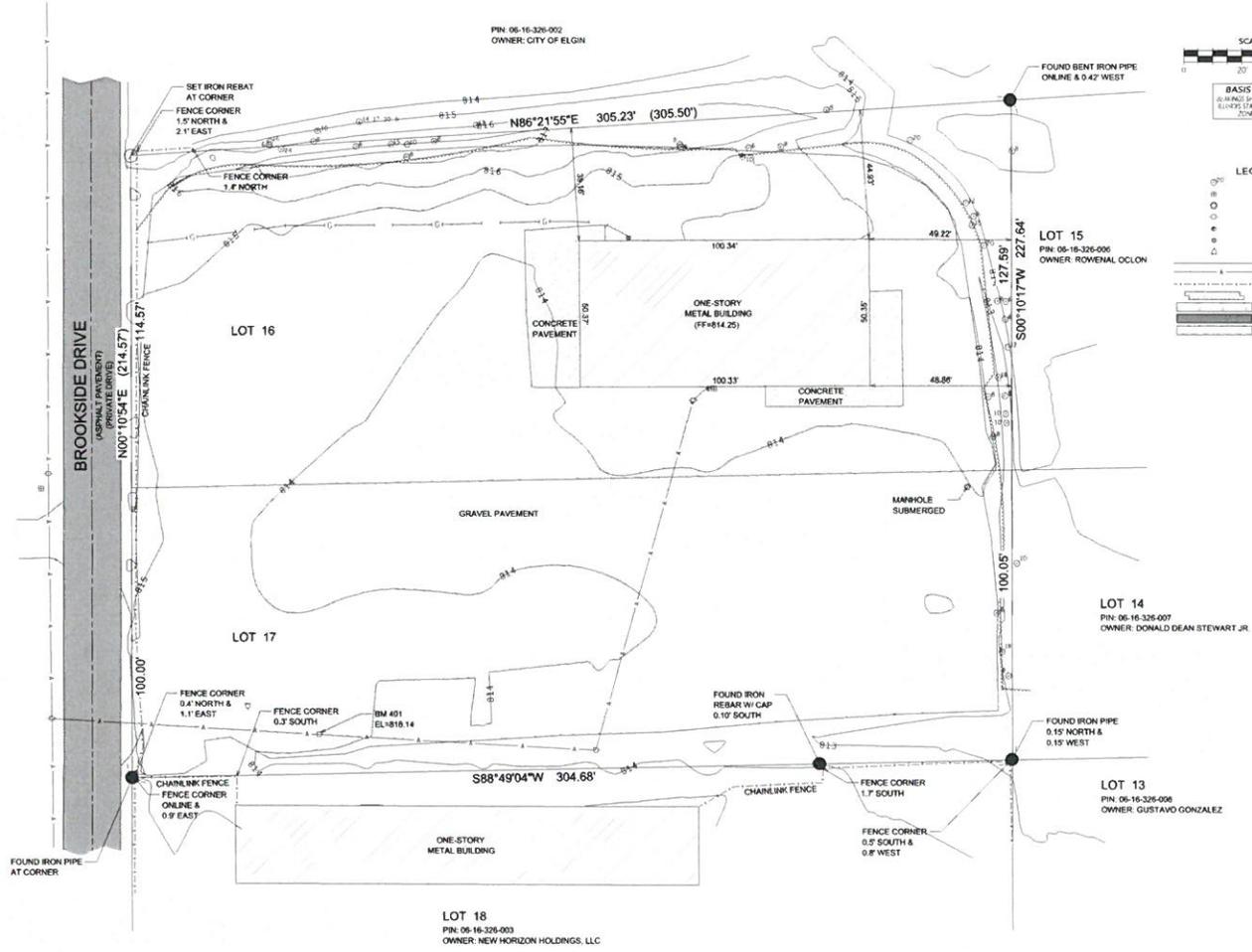
REGIONAL LAND SERVICES, LLC
PROFESSIONAL LICENSE NUMBER 021964-0010

DATE: 05/06/2022
RUEY P. ODON
DSS-0038329
LICENSE EXPIRES NOVEMBER 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



BENCHMARK
BM#01: ELEVATION = 616.14 (NAVD83)
MAG NAIL IN POWER POLE AT
SOUTHWEST CORNER OF THE
SUBJECT PARCEL.



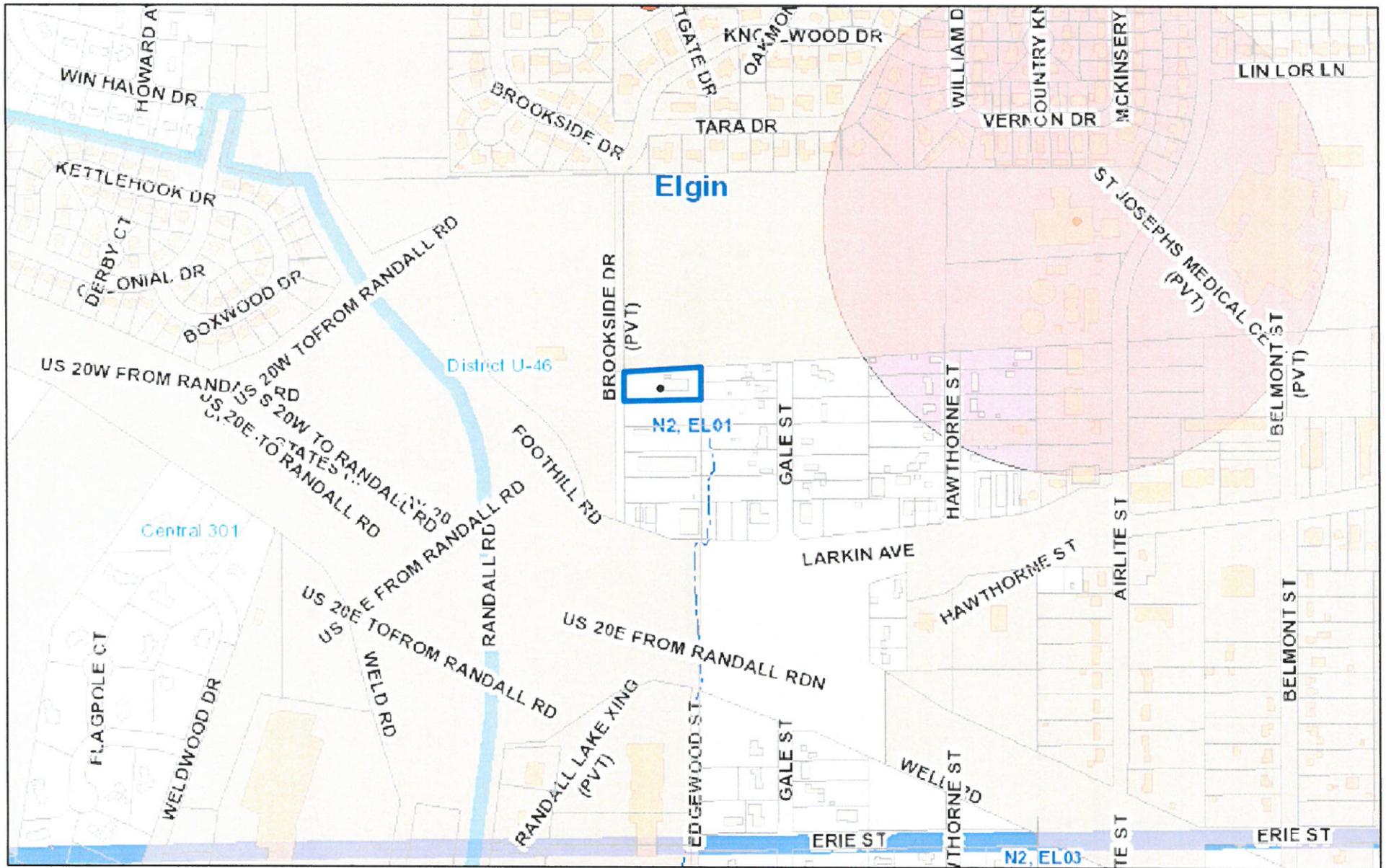
PROJECT NUMBER: 220164
DATE: 05/06/2022
SHEET: 1 OF 1
DRAWN BY: GMB

CLIENT: PELAGIO AND SONS CONSTRUCTION, INC.
900 S. WASHINGTON ROAD, SUITE C-201
ROCKFELLER, ILLINOIS 61068

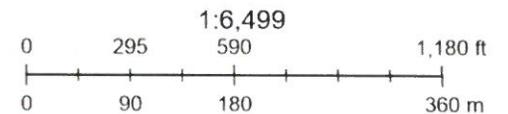
REGIONAL LAND SERVICES, LLC
8512 FOWLER ROAD
ROCKFELLER, ILLINOIS 61068

PROJECT NUMBER: 220164
DATE: 05/06/2022
SHEET: 1 OF 1
DRAWN BY: GMB

Map Title



June 10, 2022



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GIS-Technologies
Kane County Illinois

Applicant: Franco Pelagio
Contact: Franco Pelagio
Address: 902 S Randall Rd
C#251
St. Charles, IL 60174

IDNR Project Number: 2213565
Date: 05/24/2022

Project: 11N323 Brookside Drive
Address: 11N323 Brookside Drive, Elgin

Description: property is currently zoned as B3 - district. New owner is applying for a special use permit to have the property remain B3 and allow outdoor storage of vehicles.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

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. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:

41N, 8E, 16



IL Department of Natural Resources

Contact

Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Kane County Development Department
Zoning Division
719 S. Batavia Avenue
Geneva, Illinois 60134

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4597
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 B-3 Business District for outdoor storage of vehicles and equipment be granted on the following described property:

LOTS 16 AND 17 IN BLOCK 1 IN THE WALTER G. MCINTOSH AND COMPANY'S FOX RIVER FARMS, IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS. The property is located at 11N323 Brookside Drive.

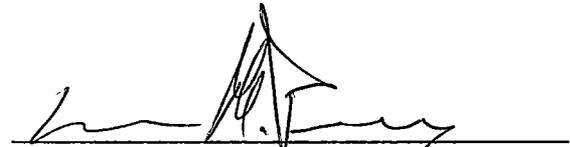
- 2) That the rezoning be granted with the following stipulations:
 1. Water Resources will require a Stormwater Permit. This permit will include an evaluation of the increased impervious surfaces on site and a Stormwater Management Plan for this site. This plan will need to include a Best Management Practice to reduce neighborhood flooding as well as a maintenance plan for the channel to the east. Any maintenance or grading work within the ROW or within any parcels owned by the City of Elgin needs to be permitted with the City of Elgin. As the road is owned by Elgin the Stormwater Management Plan will need to be approved by both County and City of Elgin.
 2. That slatting be installed on the fencing for screening.
- 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 August 9, 2022



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

Vote:



Corinne Pierog
Chairman, County Board
Kane County, Illinois

RECOMMENDATION

The Kane County Zoning Board of Appeals, at a public hearing, duly heard the testimony of the petitioner and others in connection with the petition of the Solis Enterprise, LLC, seeking a Special Use in the B-3 Business District for outdoor storage of equipment and vehicles be granted on property located at 11N323 Brookside Drive, (06-16-327-001 & 06-16-327-002), Elgin Township.

That the Special Use be granted subject to the following stipulation:

1. Water Resources will require a Stormwater Permit. This permit will include an evaluation of the increased impervious surfaces on site and a Stormwater Management Plan for this site. This plan will need to include a Best Management Practice to reduce neighborhood flooding as well as a maintenance plan for the channel to the east. Any maintenance or grading work within the ROW or within any parcels owned by the City of Elgin needs to be permitted with the City of Elgin. As the road is owned by Elgin the Stormwater Management Plan will need to be approved by both County and City of Elgin.
2. That slatting be installed on the fencing for screening.

Therefore, the members of the Kane County Zoning Board of Appeals recommend the following action on the petition to the Kane County Board:

Dated at Geneva, Illinois, this 9th day of August 2022.

KANE COUNTY ZONING BOARD OF APPEALS

Falk: Aye Aris: Aye

Plonczynski: Aye Lake: Aye

Natkins: Aye Stoffa: Aye

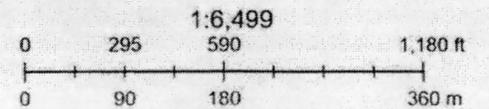
Wilson: Aye

pet# 4597

Map Title



June 10, 2022



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Zoning Petition No. 4597

Minor VAR to SUP

Franco Pelagio

Development Committee Meeting
Tuesday, December 16, 2025 at 10:30 AM

Kane County Board District – 22 Verner Vern Tepe



Petition Summary

APPLICANT

Franco Pelagio

PROPERTY OWNER

SOLIS ENTERPRISE LLC

REQUESTED ACTION

A Minor Variance to the approved site plan for a Special Use Permit (SU 4597).

SUBJECT PROPERTY

11N323 Brookside Dr., Elgin, IL 60123 (PINs: 06-16-327-001 and 06-16-327-002)

COUNTY BOARD DISTRICT

22 Verner Vern Tepe

BACKGROUND

The northern parcel (06-16-327-001) was rezoned to B-3 Business District in 1964 and the southern parcel (06-16-327-002) was rezoned to B-3 in 1967. A Special Use Permit was approved in 2022 to allow for outdoor storage of vehicles and equipment. Included in that approval was a site plan illustrating an existing steel-frame building (approximately 50'x100').

PROJECT DESCRIPTION

The Minor Variance request would allow for the construction of an additional one-story building approximately 80' x 40'. The building will be a steel pre-fabricated building with a steel roof and steel siding.

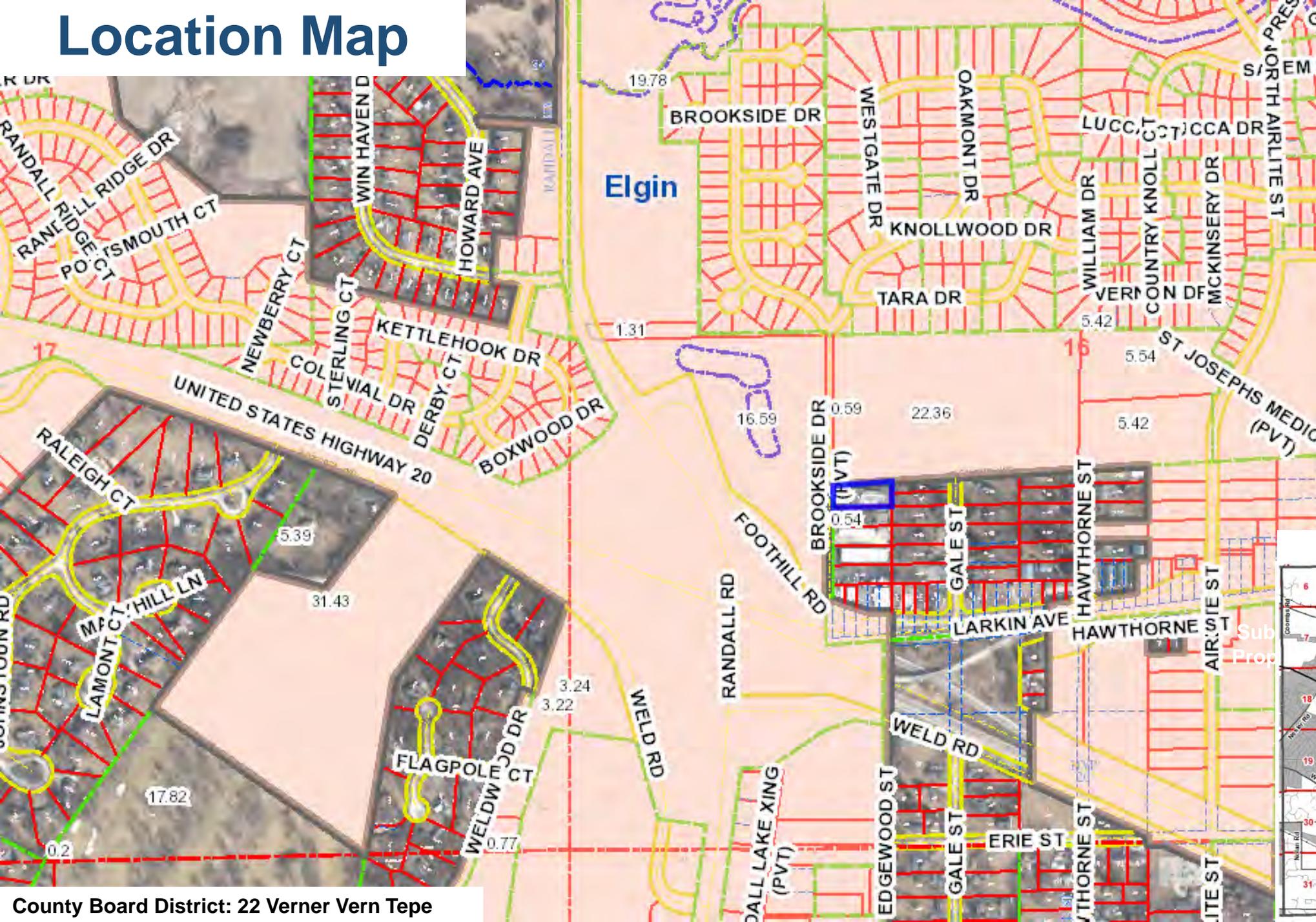
SUBMITTAL DOCUMENTS

The Applicant has provided an official Minor Variance Request Letter as well as a revised Site Plan for the property. All received application documents for Petition 4597 are available for review on the Pending Zoning Petitions page of the Kane County Website.

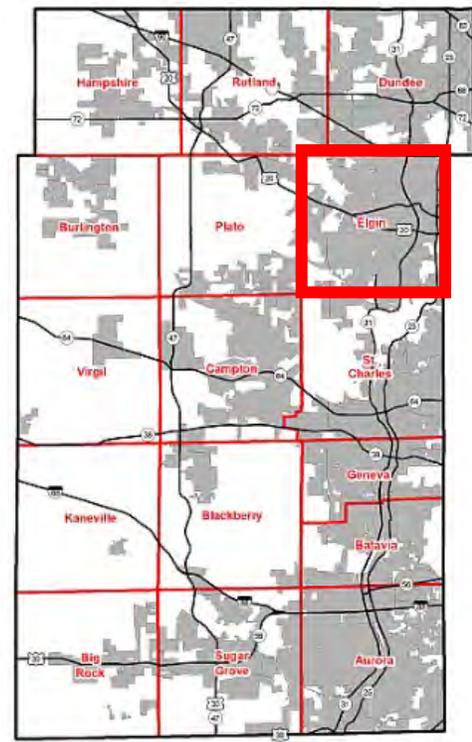
PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on November 20, 2025.

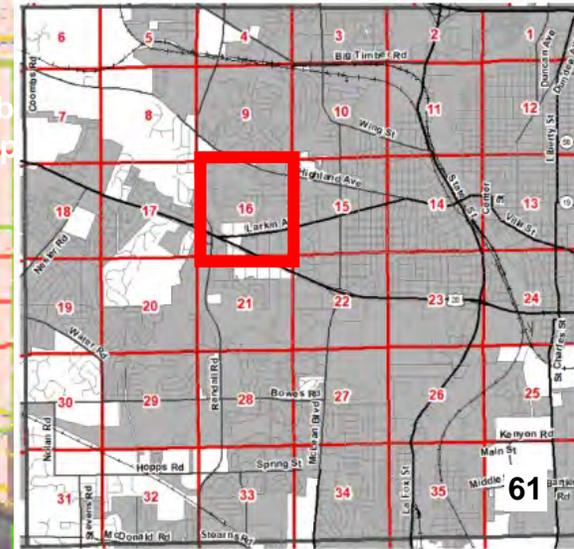
Location Map



Kane County



Elgin Township

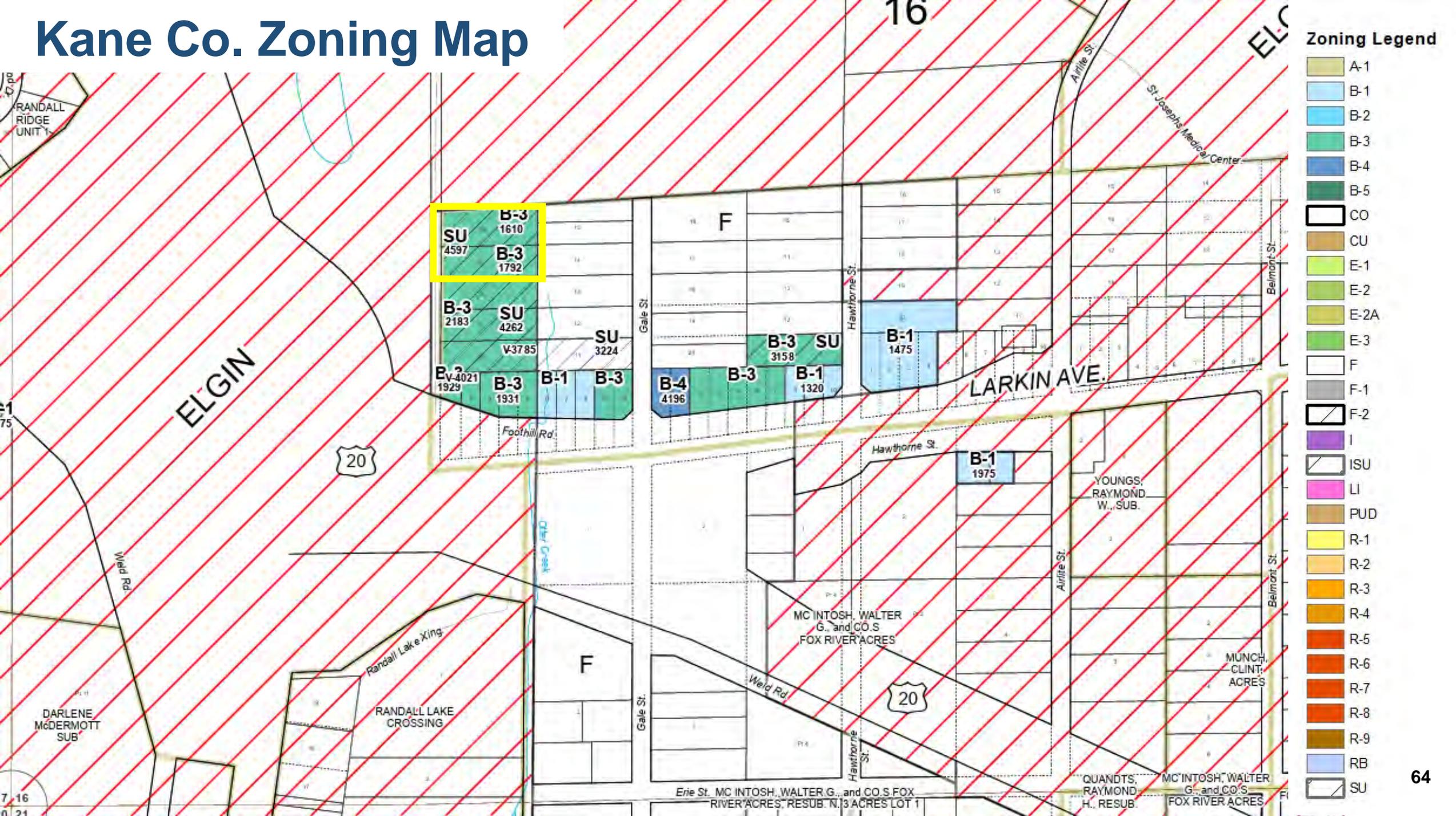


County Board District: 22 Verner Vern Tepe





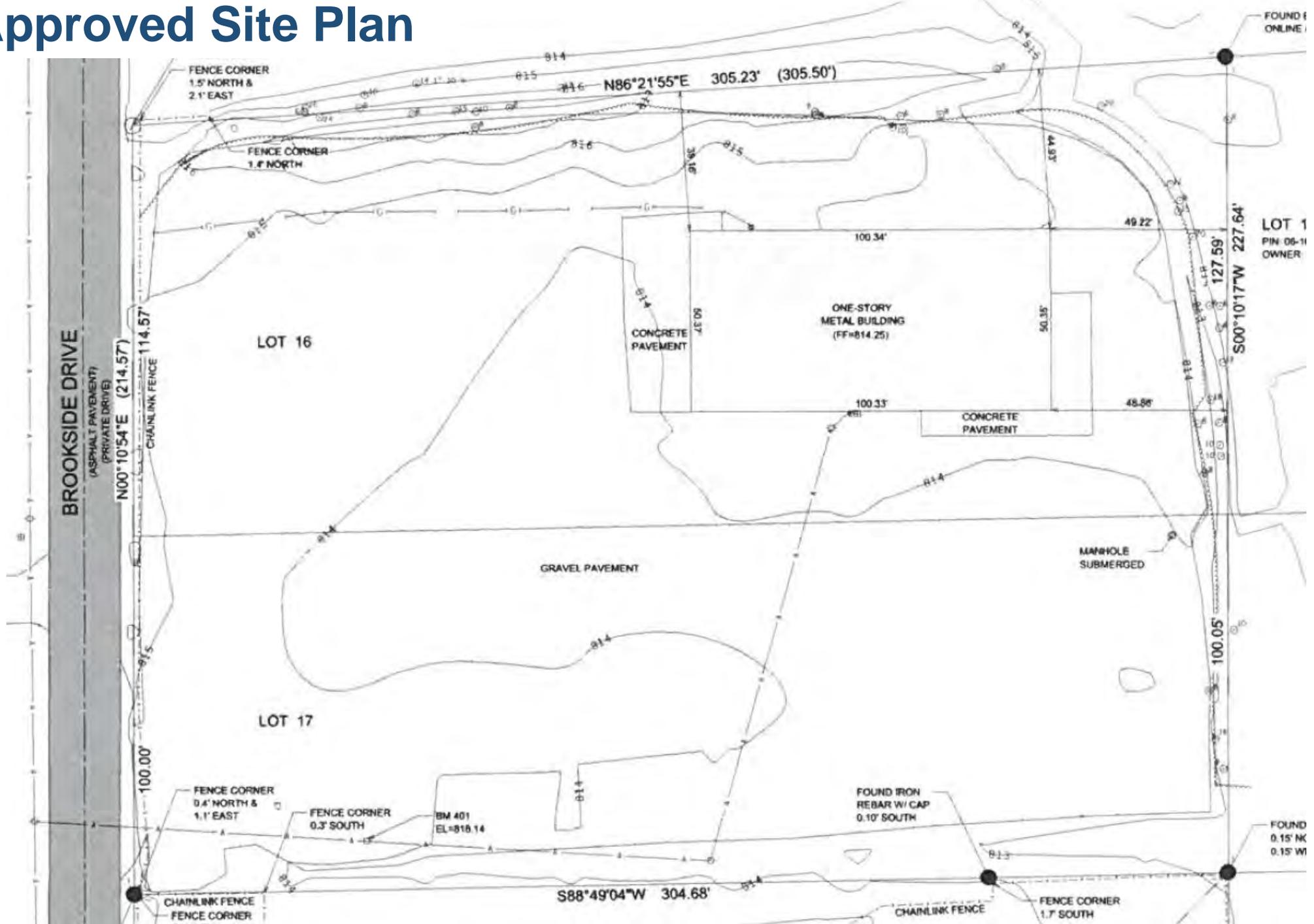
Kane Co. Zoning Map



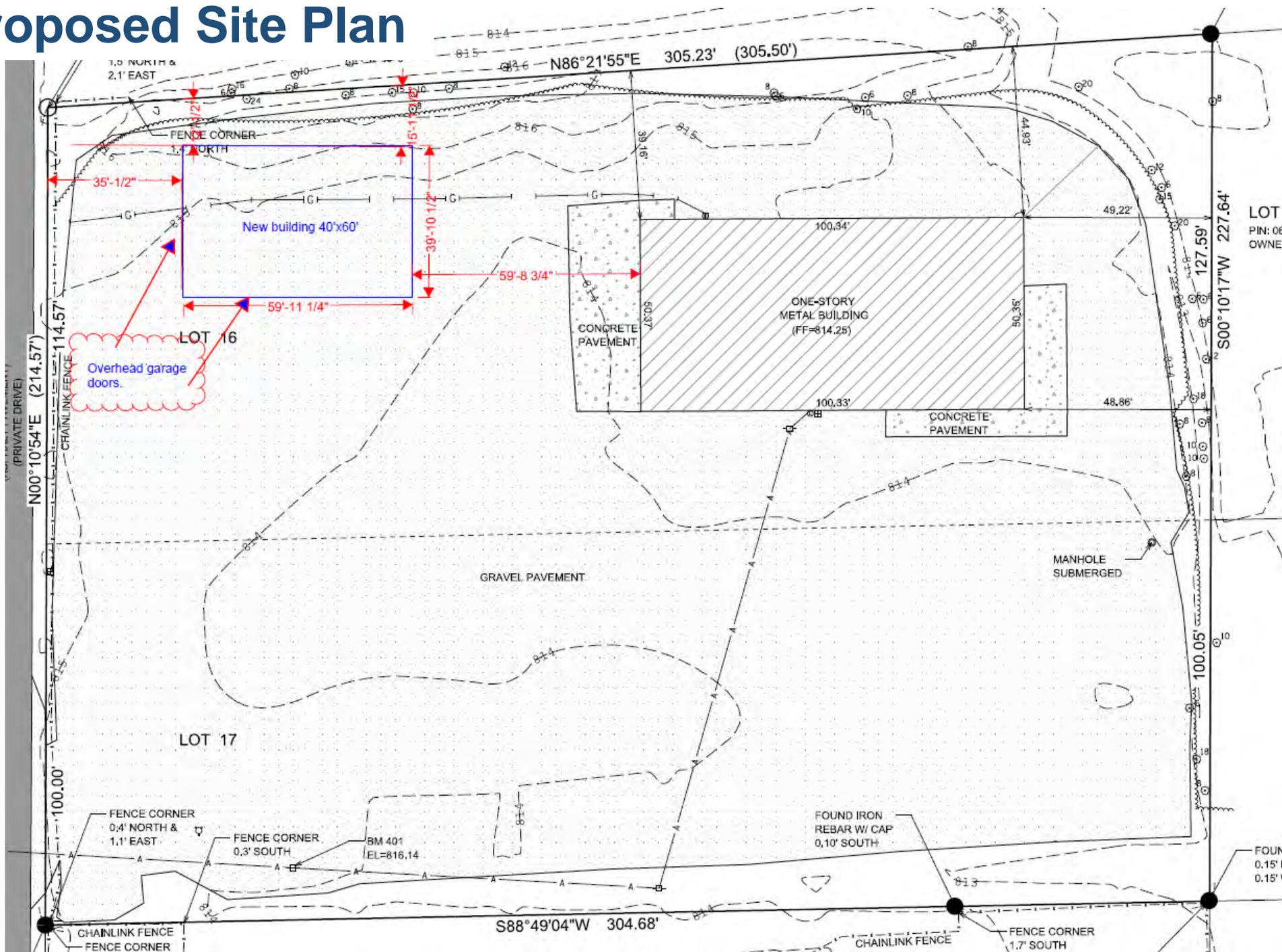
Zoning Legend

- A-1
- B-1
- B-2
- B-3
- B-4
- B-5
- CO
- CU
- E-1
- E-2
- E-2A
- E-3
- F
- F-1
- F-2
- I
- ISU
- LI
- PUD
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7
- R-8
- R-9
- RB
- SU

2022 Approved Site Plan



2025 Proposed Site Plan



Franco Pelagio
11n323 Brookside
Elgin, IL

630-774-0277
November 17, 2025

Director Mark VanKerkhoff
Kane County Development & Community Services Department
and
The Kane County Board
719 Batavia Avenue
Geneva, IL 60134

Re: Request for Minor Variance to Approved Site Plan – Special Use Permit (Zoning Petition No. 4597)

Dear Director VanKerkhoff and Members of the Kane County Board:

I am writing to respectfully request a Minor Variance to the approved site plan associated with the Special Use Permit granted under Zoning Petition No. 4597.

Subject Property Information

- Property Address: 11n323 Brookside
- Parcel Number (PIN): 06-16-327-001 and 06-16-327-002
- Zoning District: B-3
- Current Special Use Authorization: 4597

Property Owner and/or Applicant Information

- Property Owner: Solis Enterprise LLC
- Applicant (if different): Solis Enterprise LLC
- Relationship to Property: Managing Partner

Description of Proposed Changes to the Approved Special Use Site Plan

I am requesting approval for the following modifications to the site plan approved under Special Use Permit 4597:

1. Proposed change #1
 - o Building a new one story building approx. 80' x 40'. The building will be a steel pre-fabricated building. With a steel roof and steel siding. Similar to the build that's on my property now.

This proposed adjustment remains consistent with the overall intent and conditions of the approved Special Use Permit. With this new building, we will have the ability to park more equipment and trucks indoors instead of outdoors.

Reasoning for Proposed Changes and Potential Impacts

These modifications are being requested for the following reasons:

- Necessary to improve site functionality to operate our construction business.
- To allow more interior storage for our materials and equipment.

In evaluating the proposed changes, I have carefully considered their effect on adjacent properties and the surrounding area. The requested minor variance will:

- This new building will not create any new negative impacts related to traffic, noise, lighting, drainage, or visual appearance.
- This new building will not intensify the approved Special Use or increase its scale beyond what was originally authorized.
- This new building will maintain or improve compliance with County development standards.
- This new building will preserve existing buffering and maintain compatibility with neighboring properties. Letters were sent out in the mail to all neighboring property owners within 250 feet of our parcel
- Based on these factors, I believe the proposed changes meet the criteria for a Minor Variance under Kane County's development and zoning procedures.

Conclusion

I respectfully request your consideration and approval of this Minor Variance to the approved site plan under Special Use Permit 4597. I am fully committed to working with County staff to provide any additional information, revised drawings, or supporting documentation needed to complete this review.

Thank you for your time and attention to this request.

Sincerely,
Franco Pelagio
Managing Partner
Solis Enterprises LLC

Staff Review Comments

ZONING

The proposed new structure meets all required setbacks and bulk regulations for this zoning district.

WATER RESOURCES/SUBDIVISIONS

The Water Resources Department reviewed the proposed variance and indicated that the proposed change is adding impervious to an impervious area. This owner had obtained a stormwater permit to address the impervious on the site and recently completed that permit to the satisfaction of Water Resources. Therefore, Water Resources has no objection to the adjustment.

TRANSPORTATION

The Kane County Department of Transportation reviewed the proposed variance and indicated that KDOT has no comments for access as Brookside is under City of Elgin jurisdiction.

ENVIRONMENTAL HEALTH

The Kane County Health Department had no comments.

FIRE PROTECTION

The Pingree Grove & Countryside Fire Protection District reviewed the proposed variance and the proposed variance and indicated that, "Since this is a small, cold equipment storage building, I see no problem with its construction. If it is to be heated or have offices, this would change my opinion." Chief Stout

CITY OF ELGIN

The City of Elgin is directly adjacent to this property and was notified of the request. They reviewed the proposal and provided no comments.

City of Elgin Comments

The City of Elgin is directly adjacent to this property and was notified of the request. Marc Mylott, Community Development Director, reviewed the proposal and provided the following comments: “Elgin does not object to a building at the proposed location, but its construction should comply with city architectural guidelines found within Section 19.14.700 of the Elgin zoning ordinance:

B. Industrial building elevations shall include the following minimum architectural standards:

1. All building facades shall contain architectural features well composed and articulated to avoid the creation of large blank walls on an entire facade.
2. Building entrances shall be emphasized with accent elements, such as columns, and bays, porticoes or awnings supplemented with lighting features.
3. Service areas such as refuse containers, outdoor storage, electrical transformers, chilling units, and loading docks should be screened from view of public rights-of-way through the use of screening fences or walls. All screening shall be constructed fully of masonry materials incorporating the principal building architectural elements and landscaping material.
4. All sides of the building shall be properly landscaped with landscaped islands within parking lots and perimeter landscaping around the lot. Landscaping shall comprise of trees and shrubs. Landscaping required to be used to screen the property from the neighboring properties should comprise of landscape berms or plant material that is designed to provide a continuous visual screen at maturity.

E. Exterior building materials for all industrial or institutional buildings (excluding roof materials, windows and signs) shall be limited to the following:

1. High quality traditional building materials such as brick, natural stone, natural stucco/plaster, terra cotta, tile and glass.
2. Composite building materials such as cultured stone, cast stone, precast concrete panel systems designed to look like brick or stone, or imprinted with architectural features such as lintels, windowsills and cornices, and cement board siding and shingle.
3. Artificial building materials such as exterior insulation and finish systems (EIFS, commonly referred to by its brand name Dryvit) and architectural metal shall be restricted to use in design accent features such as cornices, soffits and fascia, window trim and hood molding, corner boards, sign bands, quoins and other ornamentation which comprise not more than twenty-five (25) percent of an exterior elevation. Such materials shall not be used in high-traffic, or high-abuse areas, so as to protect such materials from wear and tear and vandalism.

City of Elgin Comments Cont.

It is also worth reiterating the city comments provided on the original application on June 13, 2022: Solis Enterprise LLC should install a 6-foot-high solid wood fence and gate along Brookside Dr, and the fence should be set in approximately 8 feet from the west property line to allow for the installation of trees, evergreens, and shrubs to be installed the full length of the fence line so as to lessen the impact of the solid fence and the land use behind it.

The above improvements would have been required if this application came to the city, specifically five (5) deciduous trees of at least 3-inch caliper, preferably maples, honey locust, or lindens, and 72 shrubs maintained at no more than 3 feet in height. Shrubs to choose from would be spirea, viburnums, honeysuckle bush, and lilac bush.

Upon learning that our June 2022 comments were not shared with the county zoning board, development committee, or board, the city attempted to have the improvements provided in conjunction with the county stormwater permit, but they were only recommendations to that permit, and they were not implemented.”

Zoning Procedure

DEV COMMITTEE

The Development Committee may review this request and make a motion to approve or deny it. Decisions for Minor Variations to Special Use Permits rest solely with the Committee and are not forwarded to the full County Board for consideration.

Alternatively, if the Committee determines that a more comprehensive analysis is needed, they may instead refer the request to the Zoning Board of Appeals (ZBA) for further review.

NEXT STEPS

If the request is approved by the Development Committee, the Petitioner may proceed in applying for any and all applicable County permits.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4674

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 approximately 80 acres of property located on the south side of Prairie Street, east of Gordon Road, in Sugar Grove Township, Kane County, Illinois (PINs: 14-23-300-018, 14-26-100-004, 14-26-300-003).



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ZONING PETITION SUMMARY

MTG DATE: December 16, 2025

TO: Kane County Development Committee

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

SUBJECT: Zoning Petition No. 4674 “CFP IL Bluestem Solar”

GENERAL INFORMATION

APPLICANT

CFP IL Bluestem Solar LLC

PROPERTY OWNER

Thomas Matyas/Thomas E. Matyas Revocable Trust

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 87 acres of property located on the south side of Prairie Street, east of Gordon Road, in Sugar Grove Township, Kane County, Illinois (PINs: 14-23-300-018, 14-26-100-004, 14-26-300-003).

KANE COUNTY BOARD DISTRICT

05 Bill Lenert

PROJECT DESCRIPTION

The Applicant has prepared this application for a 15-megawatt alternating current (MW AC or MWac) Commercial Solar Energy Facility project on the subject property listed above. Bluestem Solar includes three 5 MWac community solar facilities which will require a footprint of approximately 78 acres and utilize approximately 2 acres under an easement on the Property for two purposes: access to the Project off Prairie St. and a bank of utility poles outside of the Project fence line. See *'Project Narrative'* for more information.

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on September 16, 2025. All received application documents for Petition 4674 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website. See also *“Exhibit A” Zoning Petition No. 4674 Submittal Documents attached.*

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on October 31, 2025. Notice was published in the Daily Herald newspaper on October 31, 2025. And a public hearing sign was posted on the subject property on October 17, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Sugar Grove Township Supervisor and Township Highway Commissioner, the City of Aurora, the Village of Sugar Grove, the Village of Montgomery, KDOT, School Districts Aurora West and Kaneland 302, the Sugar Grove Park District, and the Sugar Grove Fire District.



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REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north by the Village of Sugar Grove (vacant agricultural land), 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 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 falls within the Resource Management area of the Kane County 2040 Land Use Map. The Resource Management land use category supports mixed use growth opportunities, but is also intended to be adaptive to municipal land use planning goals. This land use category is intended to be deferential to municipalities with extraterritorial planning jurisdiction. The site falls within the extraterritorial land use jurisdiction of the Village of Sugar Grove, which classifies the area “Agriculture/Undeveloped” in their 2023 Comprehensive Plan’s Future Land Use Map.

MUNICIPALITIES

City of Aurora – “In terms of engineering, our initial comments were for: 1. A driveway permit for the proposed access on Prairie St will need to submit to the City for review and approval. 2. A 20’ of ROW dedication should be provided on Prairie Street. The solar panel has been set back 20’ from the setback line (70’ from property line to account for the future Gordon Rd Extension). The site plan shows this setback.”

Village of Montgomery – “Staff has reviewed the application for Bluestem Solar (Petition No. 4674) and while we do not have any issue with the use, we are concerned about the impact this development would have on the planned extension of Gordon Road; these plans don’t show any right of way being dedicated for the future Gordon Road and it seems this development would immediately abut where Gordon Road would extend south from Prairie. The alignment of Gordon Road will have impact on the development of unincorporated property along Jericho to the south which is within the Village’s Planning Area and Boundary Line Agreement with Sugar Grove/Aurora.”

Village of Sugar Grove – After reviewing the proposed petition for a Special Use Permit for a solar facility for the property located at 40W489 Prairie Street, Aurora, IL 60554, the Village of Sugar Grove is not in



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support of the Special Use Permit. See [full letter from the Village of Sugar Grove and Resolution on the Pending Zoning Petition](#) page of the Kane County website.

WATER RESOURCES

The Water Resources department has reviewed the Zoning Petition and recommends the following twelve (12) stipulations for approval:

1. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. 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.
3. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 80% vegetative coverage for plantings will be a requirement for the site.
10. 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.
11. This site contains depressional storage. This storage volume must be preserved.
12. Any 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. KDOT had no comments as Prairie Street is in the City of Aurora's jurisdiction at this location.

ENVIRONMENTAL HEALTH

The Kane County Health Department provided no comments.

FIRE PROTECTION DISTRICT

The Sugar Grove Fire Protection District provided review comments and indicated that they have no issues with the proposed site plan design, provided the Petitioner agrees to enter into an agreement with the Sugar Grove Fire Protection District regarding the purchase of necessary fire protection equipment to allow fire fighters to reach the farthest solar arrays that exceed 500 ft from the planned access roads.



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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)** – *No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is exempt from archaeological survey requests.*
- **Natural Resources Inventory (NRI) Report** from the Kane-DuPage Soil & Water Conservation District (SWCD) – *Of this parcel, 35 percent or 42.6 acres are considered Farmland of Statewide Importance. The LE value for this site is 28 and the SA value is 39 for a total LESA score of 67. This score represents Low Protection effort warranted.*
- Results of any **United States Fish and Wildlife Service's** Information for Planning and Consulting environmental review – *Letter from the USFWS suggests that the geographical project area includes a total of four (4) threatened, endangered, or candidate species; the IPAC report also notes that there are no critical habitats within the project area, but that a biological assessment is recommended to determine if the project may have any effects on any of the listed species.*
- **The U.S. Army Corps of Engineers Chicago District** – *It appears that there are no proposed aquatic resource impacts on the project site.*
- 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.

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.

1. [4674 Public Comment \(10-03-2025\) ASF Corporation & Silverbrook Farms LLC_Redacted.pdf](#)
2. [4674 Public Comment \(10-09-2025\) Sugar Grove Objection Letter.pdf](#)
3. [4674 Public Comment \(10-20-2025\) Petitioner Response Letter to Sugar Grove Objection.pdf](#)
4. [4674 Public Comment \(10-27-2025\) Sugar Grove Resolution Objecting to Bluestem Solar.pdf](#)
5. [4674 Public Comment \(11-26-2025\) Matyas Landowner Support Letter.pdf](#)



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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. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. 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.
3. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 80% vegetative coverage for plantings will be a requirement for the site.
10. 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.
11. This site contains depressional storage. This storage volume must be preserved.
12. Any Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. The Petitioner shall obtain all necessary access permits from the City of Aurora.
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. Petitioner agrees to enter into an agreement with the Sugar Grove Fire Protection District regarding the purchase of necessary fire protection equipment to allow fire fighters to reach the farthest solar arrays that exceed 500 ft from the planned access roads.



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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.

The Petitioner's responses to the Standards of a Special Use are available for review on the [Pending Zoning Petitions](#) page of the Kane County website.

ZONING BOARD OF APPEALS

The ZBA considered this zoning petition at a public hearing on Tuesday, December 2, 2025. Staff received written objections to the Zoning Petition from: 1) Marvin and Michael Fagel of ASF Corporation Silverbrook Farms, LLC and 2) The Village of Sugar Grove. No members of the public were present at the public hearing to give testimony in person. 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 4674 with the recommended stipulations; the motion passed 6 – 0 with 2 absent.**

DEVELOPMENT COMMITTEE

Petition 4674, 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, December 16, 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 4674, 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., Tuesday, January 13, 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. 4674 Submittal Documents



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"Exhibit A" Zoning Petition No. 4674 Submittal Documents

4674 01.1 Kane County Zoning Application - Bluestem Solar Signed 09	4674 21 IL SHPO Letter - Bluestem Solar 08.12.25.pdf
4674 01.2 Acknowledgement Statement - Bluestem (Executed).pdf	4674 22 NRI 25-069 Report - Bluestem Solar.pdf
4674 02 SUP Standards Worksheet - Bluestem Solar Signed 09.16.25.pdf	4674 23 USFWS IPAC Report - Bluestem Solar 05.15.25.pdf
4674 03 Project Narrative - CFP IL Bluestem Solar FINAL V3 09.18.25.pdf	4674 24 USACE Response LRC-2025-412-NWP-Kane, IL - Bluestem Solar.pdf
4674 04 Site Control Purchase Option - Bluestem Kane Co Recorded 0	4674 25 AIMA CFP IL Bluestem Solar, LLC - Executed 07.23.25.pdf
4674 04 CFP Site Control Assignment - Bluestem Solar.pdf	4674 26 Public Lands Map - Bluestem Solar 10.02.25.pdf
4674 05 ALTA Survey - Bluestem Solar.PDF	4674 27 Preliminary Road Use Approval - Bluestem Solar Aurora Response 08.06.25.pdf
4674 06 Solar Equipment Manufacturer Specs.pdf	4674 28 Structural Engineer Certificate - Bluestem Solar.pdf
4674 07 Noise Analysis - Bluestem Solar.pdf	4674 29 FEMA Flood Map - Bluestem Solar.pdf
4674 08 Decommissioning Plan - Bluestem Solar.pdf	4674 30 Aquatic Resource Delineation Report - Bluestem Solar 07.11.25.pdf
4674 12 Glare Study Report & Analysis - Bluestem Solar.pdf	4674 31 Topo Map Existing Conditions - Bluestem Solar.pdf
4674 13 Legal Description - Bluestem Solar.pdf	4674 32 Preliminary Farmland Drain Tile Investigation - Bluestem Solar.pdf
4674 14 Certification of Notification to Adjacent Landowners - Bluestem	4674 33 Preliminary Stormwater Report - Bluestem Solar.pdf
4674 17.1 Geometric Site Plans - Bluestem Solar.pdf	4674 34 Phase I ESA - Bluestem Solar 06.05.25.pdf
4674 17.2 Electrical Plans - Bluestem Solar.pdf	4674 35 CFP Access Roads Engineer Letter.pdf
4674 18 Landscape & Screening Plan - Bluestem Solar v2.pdf	4674 36 Glare Study Summary Bluestem Solar.pdf
4674 20 EcoCAT Report & Letter - Bluestem Solar 05.16.25.pdf	4674 37 LaSalle Appraisal Group Zoning Consulting Report 40W489 Prairie Street, Aurora, IL.pdf



ZONING BOARD OF APPEALS SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO.

PUBLIC HEARING DATE

PETITIONER NAME

REQUESTED ACTION

SUBJECT PROPERTY

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.

ZBA Vote: _____ Aris _____ Armstrong _____ 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.

ZBA Vote: _____ Aris _____ Armstrong _____ 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.

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

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

ZBA Vote: _____ Aris _____ Armstrong _____ Lake _____ Natkins _____ Schultz _____ Stoffa _____ 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.

ZBA Vote: _____ Aris _____ Armstrong _____ Lake _____ Natkins _____ Schultz _____ Stoffa _____ 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.

ZBA Vote: _____ Aris _____ Armstrong _____ Lake _____ Natkins _____ Schultz _____ Stoffa _____ 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	Aye	Nay	Abstain	<u>Not Present</u>
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	Nay	Abstain	<u>Not Present</u>
7. William Wilson	<u>Aye</u>	Nay	Abstain	Not Present
8. MARC FALK	<u>"</u>	"	"	"

The motion PASSED by a vote of 6 to 0, with 0 Abstention(s) and 2 Absent.

On this 2 day of DECEMBER, 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.

David Schultz
William Wilson
Tracy K Aris
Mary Lake
M Falk

DECEMBER 2, 2025
Date
DECEMBER 02, 2025
Date
December 2, 2025
Date
Dec 2, 2025
Date
2 December 2025
Date

Date

Date

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4673
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:

THAT PART OF THE SOUTH 1/2 OF SECTION 23 AND OF THE WEST 1/2 OF SECTION 26, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 1132.56 FEET WEST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 7 DEGREES 45 MINUTES EAST 1221.55 FEET TO THE CENTER LINE OF PRAIRIE ROAD; THENCE SOUTH 51 DEGREES 30 MINUTES EAST ALONG SAID CENTER LINE 1221.85 FEET; THENCE SOUTH 71 DEGREES 49 MINUTES EAST ALONG SAID CENTER LINE 107.68 FEET TO A LINE DRAWN NORTH 6 DEGREES 30 MINUTES EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 23, 45.54 FEET EAST OF THE SOUTH WEST CORNER OF SAID 1/4; THENCE SOUTH 6 DEGREES 30 MINUTES WEST ALONG SAID LINE 411.4 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID 1/4 45.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 26, 3983.63 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4 1322.48 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 – 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 – 1/4 1320 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 26, 370.92 FEET; THENCE NORTH 4 DEGREES 43 MINUTES 30 SECONDS EAST 2306.62 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The subject property is commonly known as the property south of Prairie St., 40W489 Prairie St., in Sugar Grove Township, Kane County, Illinois (PINs: 14-23-300-018; 14-26-100-004; and 14-26-300-003).

- 2) That the Special Use Permit be granted subject to the following stipulations:
1. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
 2. 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.
 3. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
 4. 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.
 5. 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.
 6. 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.
 7. 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.

8. 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.
 9. 80% vegetative coverage for plantings will be a requirement for the site.
 10. 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.
 11. This site contains depressional storage. This storage volume must be preserved.
 12. Any Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
 13. The Petitioner shall obtain all necessary access permits from the City of Aurora.
 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. Petitioner agrees to enter into an agreement with the Sugar Grove Fire Protection District regarding the purchase of necessary fire protection equipment to allow fire fighters to reach the farthest solar arrays that exceed 500 ft from the planned access roads.
- 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.

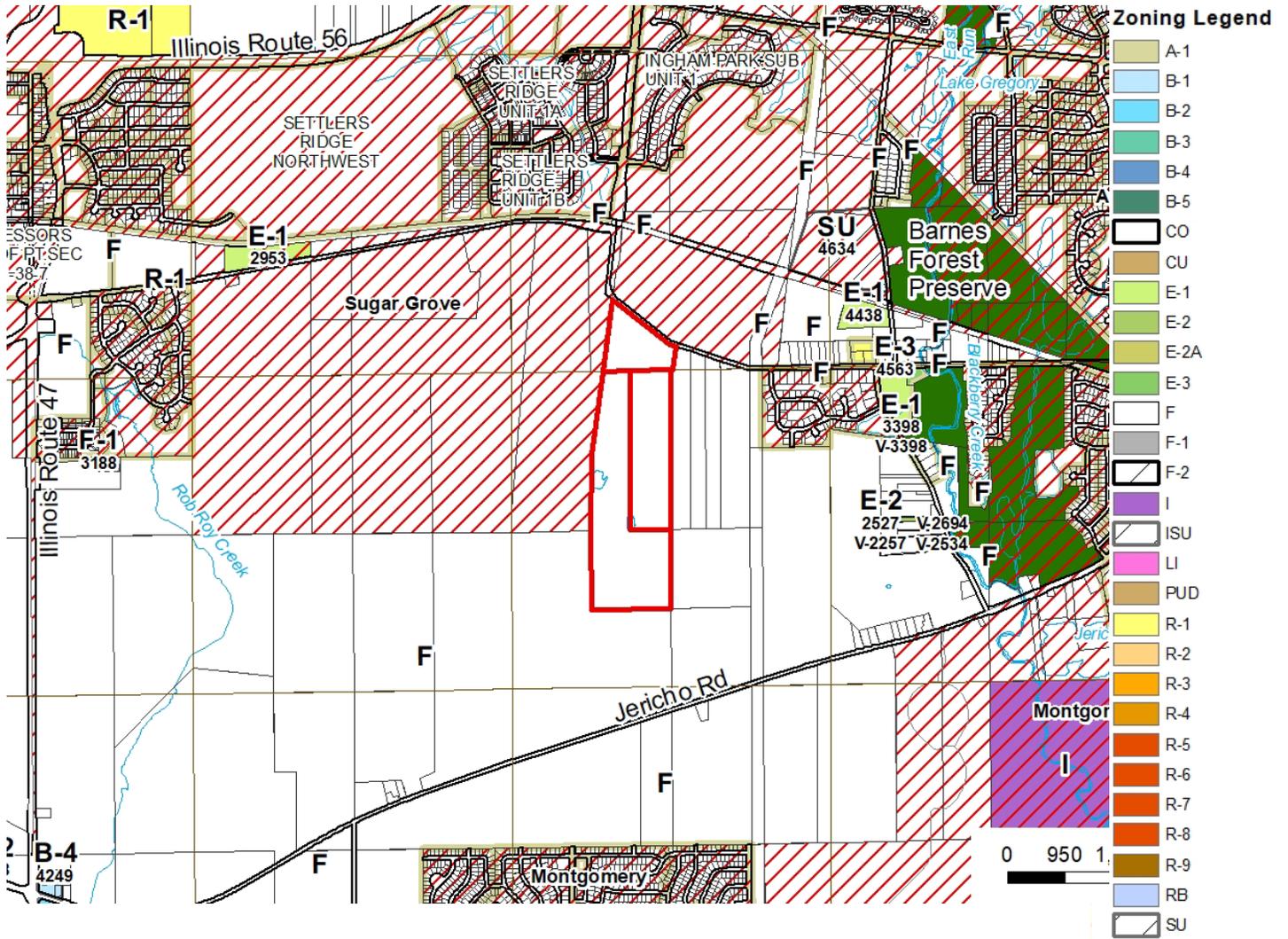
Passed by the Kane County Board on January 13, 2026

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

PETITION NO. 4674
LOCATION MAP

A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility on approximately 87 acres of property located on the south side of Prairie Street, east of Gordon Road, in Sugar Grove Township, Kane County, Illinois (PINs: 14-23-300-018, 14-26-100-004, 14-26-300-003).





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 December 2, 2025, duly heard the testimony of the petitioner and others in connection with the Zoning Petition No. 4674 "CFP IL Bluestem Solar LLC".

A motion was made by Bill Wilson and seconded by Marc Falk to recommend APPROVAL of Zoning Petition No. 4674, by CFP IL Bluestem 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 Prairie Street, east of Gordon Road, in Sugar Grove Township, Kane County, Illinois (PINs: 14-23-300-018, 14-26-100-004, 14-26-300-003) including the submittal documents listed in "Exhibit A" attached, and with the following recommended Stipulations of Approval:

1. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. 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.
3. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 80% vegetative coverage for plantings will be a requirement for the site.
10. 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.
11. This site contains depressional storage. This storage volume must be preserved.
12. Any Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. The Petitioner shall obtain all necessary access permits from the City of Aurora.
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. Petitioner agrees to enter into an agreement with the Sugar Grove Fire Protection District regarding the purchase of necessary fire protection equipment to allow fire fighters to reach the farthest solar arrays that exceed 500 ft from the planned access roads.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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
8. Alternate Board Member 1	Aye	Nay	Abstain	Not Present
9. Alternate Board Member 2	Aye	Nay	Abstain	Not Present

The motion PASSED by a vote of 6 to 0 with 0 abstention(s) and 2 absent.

On this 2nd day of December, 2025.

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

“Exhibit A”
Zoning Petition No. 4674 Submittal Documents

4674 01.1 Kane County Zoning Application - Bluestem Solar Signed 0	4674 21 IL SHPO Letter - Bluestem Solar 08.12.25.pdf
4674 01.2 Acknowledgement Statement – Bluestem (Executed).pdf	4674 22 NRI 25-069 Report - Bluestem Solar.pdf
4674 02 SUP Standards Worksheet - Bluestem Solar Signed 09.16.25,	4674 23 USFWS IPAC Report - Bluestem Solar 05.15.25.pdf
4674 03 Project Narrative - CFP IL Bluestem Solar FINAL V3 09.18.25,r	4674 24 USACE Response LRC-2025-412-NWP-Kane_IL - Bluestem Solar.pdf
4674 04 Site Control Purchase Option - Bluestem Kane Co Recorded	4674 25 AIMA CFP IL Bluestem Solar, LLC - Executed 07.23.25.pdf
4674 04 CFP Site Control Assignment - Bluestem Solar.pdf	4674 26 Public Lands Map - Bluestem Solar 10.02.25.pdf
4674 05 ALTA Survey - Bluestem Solar.PDF	4674 27 Preliminary Road Use Approval - Bluestem Solar Aurora Response 08.06.25.pdf
4674 06 Solar Equipment Manufacturer Specs.pdf	4674 28 Structural Engineer Certificate - Bluestem Solar.pdf
4674 07 Noise Analysis - Bluestem Solar.pdf	4674 29 FEMA Flood Map - Bluestem Solar.pdf
4674 08 Decommissioning Plan - Bluestem Solar.pdf	4674 30 Aquatic Resource Delineation Report - Bluestem Solar 07.11.25.pdf
4674 12 Glare Study Report & Analysis - Bluestem Solar.pdf	4674 31 Topo Map Existing Conditions - Bluestem Solar.pdf
4674 13 Legal Description - Bluestem Solar.pdf	4674 32 Preliminary Farmland Drain Tile Investigation - Bluestem Solar.pdf
4674 14 Certification of Notification to Adjacent Landowners - Bluest	4674 33 Preliminary Stormwater Report - Bluestem Solar.pdf
4674 17.1 Geometric Site Plans - Bluestem Solar.pdf	4674 34 Phase I ESA - Bluestem Solar 06.05.25.pdf
4674 17.2 Electrical Plans - Bluestem Solar.pdf	4674 35 CFP Access Roads Engineer Letter.pdf
4674 18 Landscape & Screening Plan - Bluestem Solar v2.pdf	4674 36 Glare Study Summary Bluestem Solar.pdf
4674 20 EcoCAT Report & Letter - Bluestem Solar 05.16.25.pdf	4674 37 LaSalle Appraisal Group Zoning Consulting Report 40W489 Prairie Street, Aurora, IL.pdf

Zoning Petition No. 4674

CFP IL Bluestem Solar

Development Committee Meeting
Tuesday, December 16, 2025 at 10:30am

Kane County Board District – 05 Bill Lenert



Petition Summary

Applicant

CFP IL Bluestem Solar LLC

Property Owner

Thomas Matyas/Thomas E. Matyas Revocable Trust

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 80 acres of property located on the south side of Prairie Street, east of Gordon Road, in Sugar Grove Township, Kane County, Illinois (PINs: 14-23-300-018, 14-26-100-004, 14-26-300-003).

County Board District 05 Bill Lenert

Application

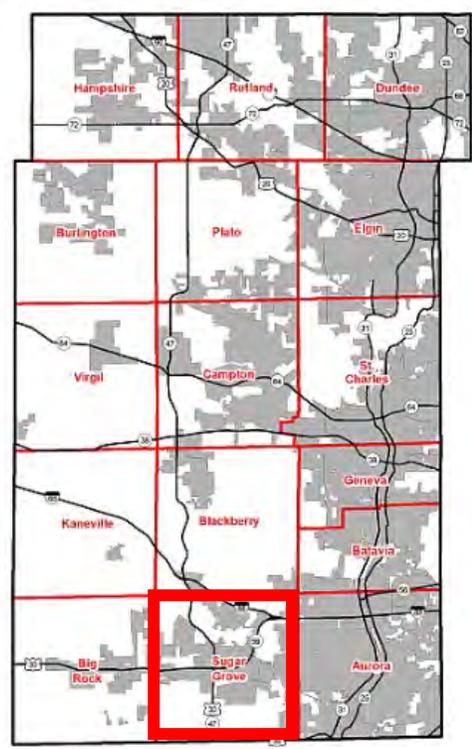
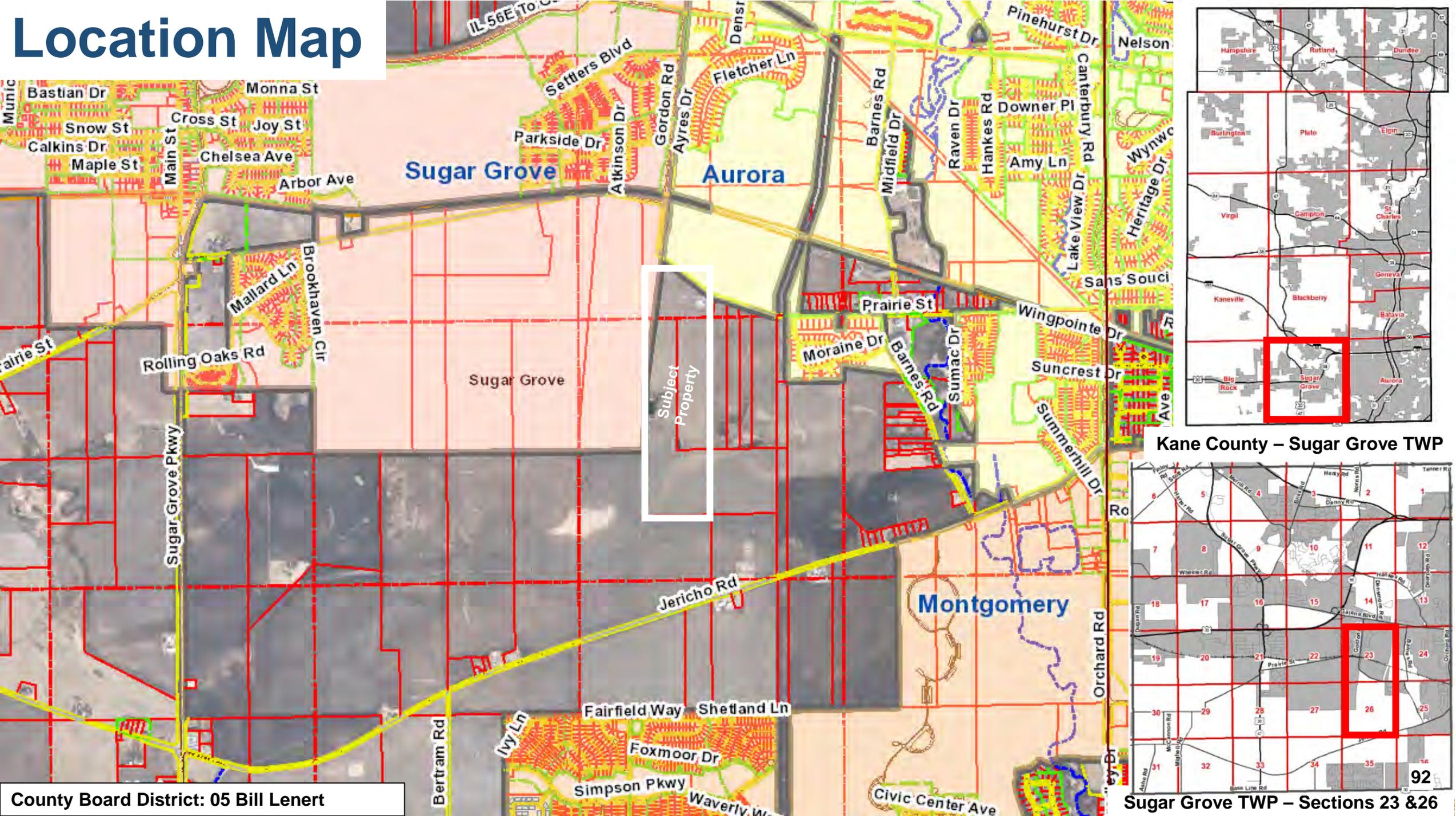
An application requesting the Special Use was received by the County on September 16, 2025. All received application documents for Petition 4674 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

Notice

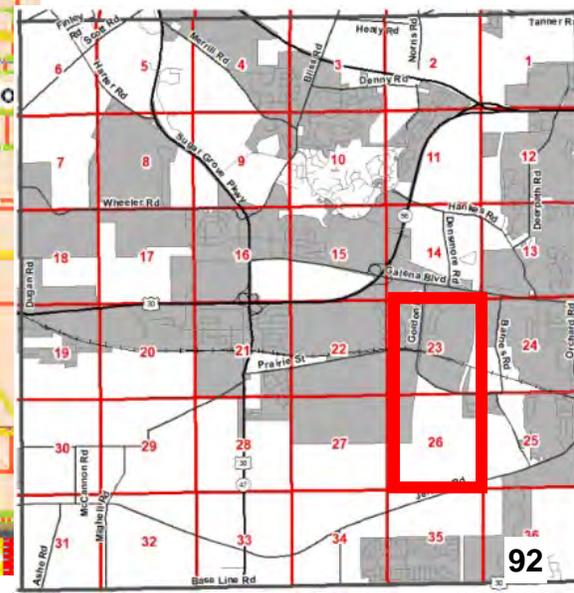
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on October 31, 2025. Notice was published in the Daily Herald newspaper on October 31, 2025. And a public hearing sign was posted on the subject property on October 17, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Sugar Grove Township Supervisor and Township Highway Commissioner, the City of Aurora, the Village of Sugar Grove, the Village of Montgomery, KDOT, School Districts Aurora West and Kaneland 302, the Sugar Grove Park District, and the Sugar Grove Fire District. 2

Location Map



Kane County – Sugar Grove TWP



Sugar Grove TWP – Sections 23 & 26

County Board District: 05 Bill Lenert

United States
Highway 30

Illinois Route 56

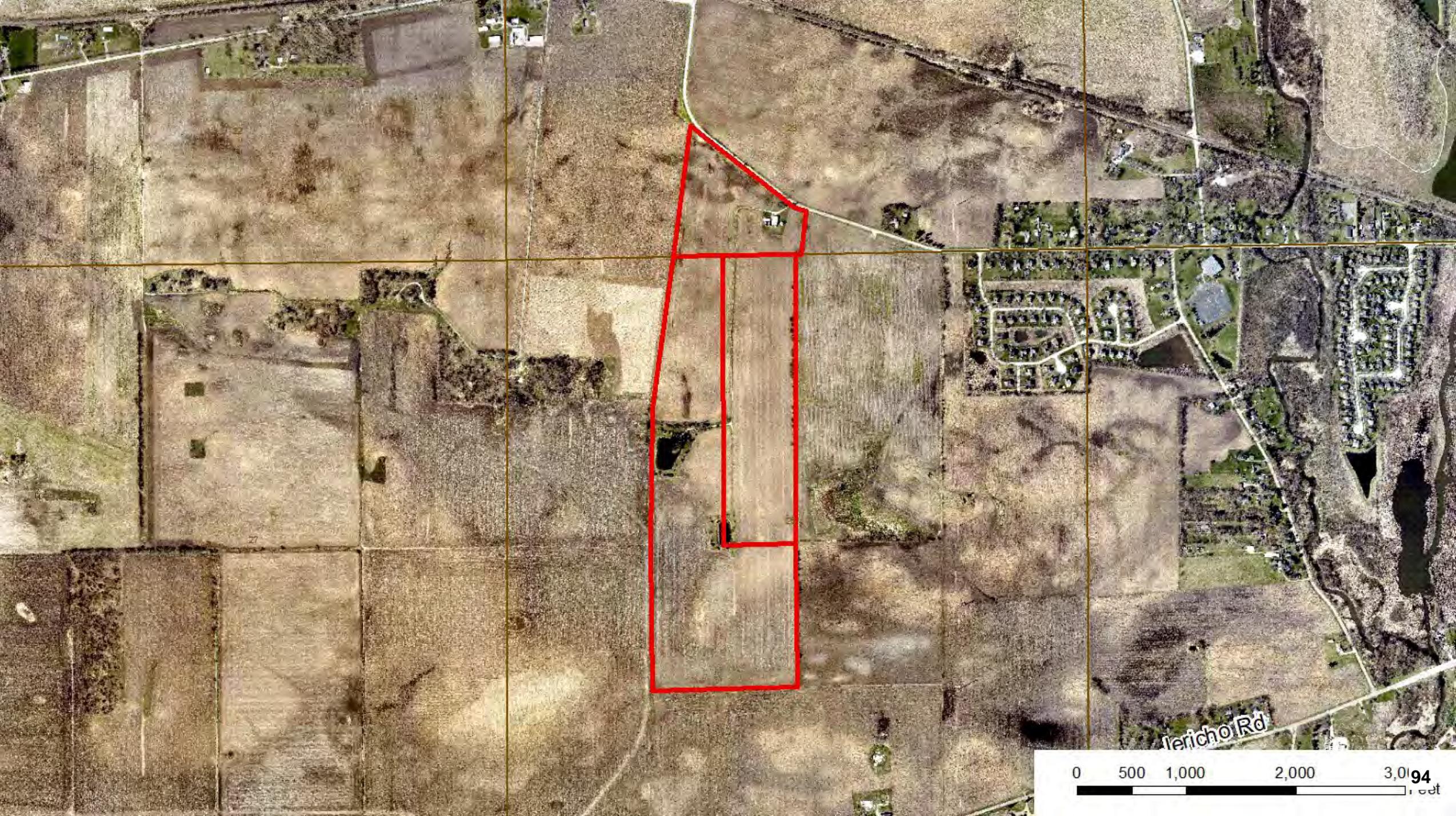
Illinois Route 47

Jericho Rd

Jericho Rd

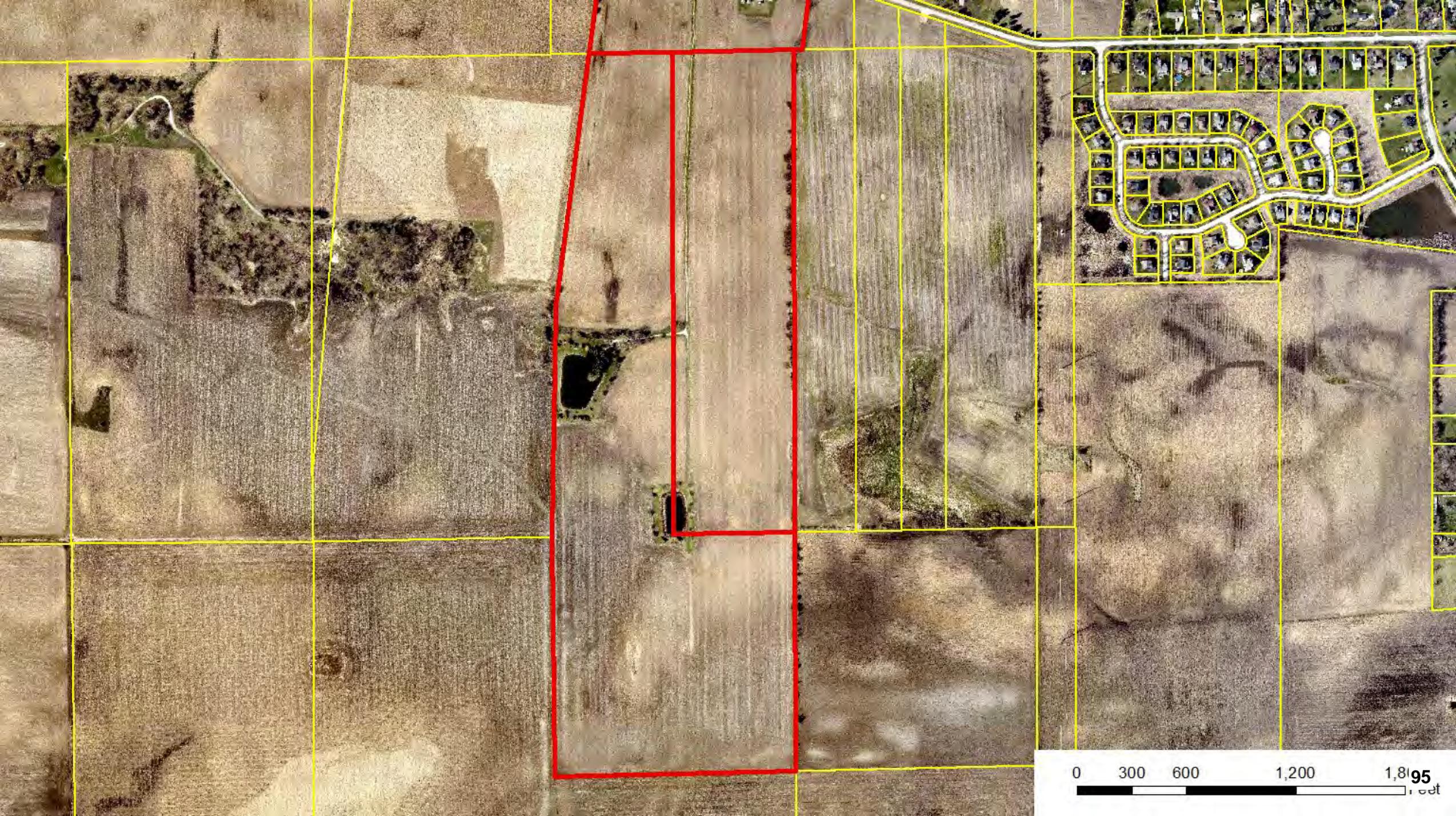
Orchard Rd



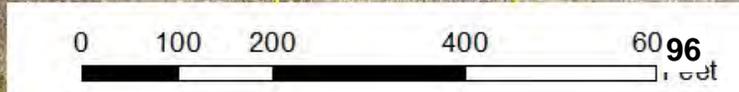


Jericho Rd

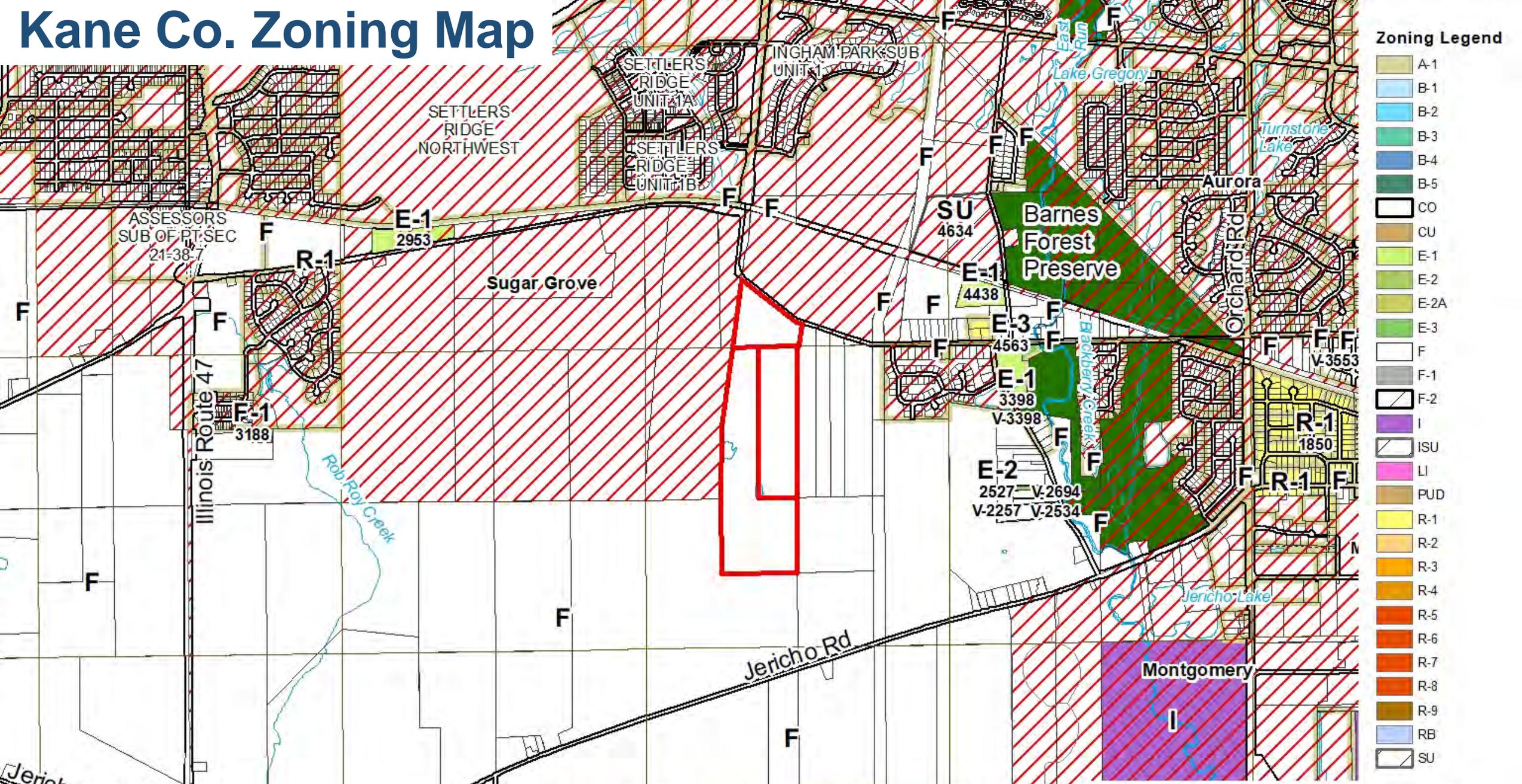




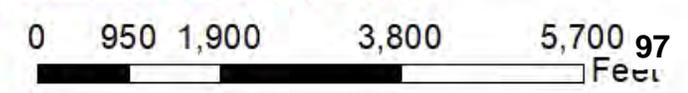
0 300 600 1,200 1,819.5 feet

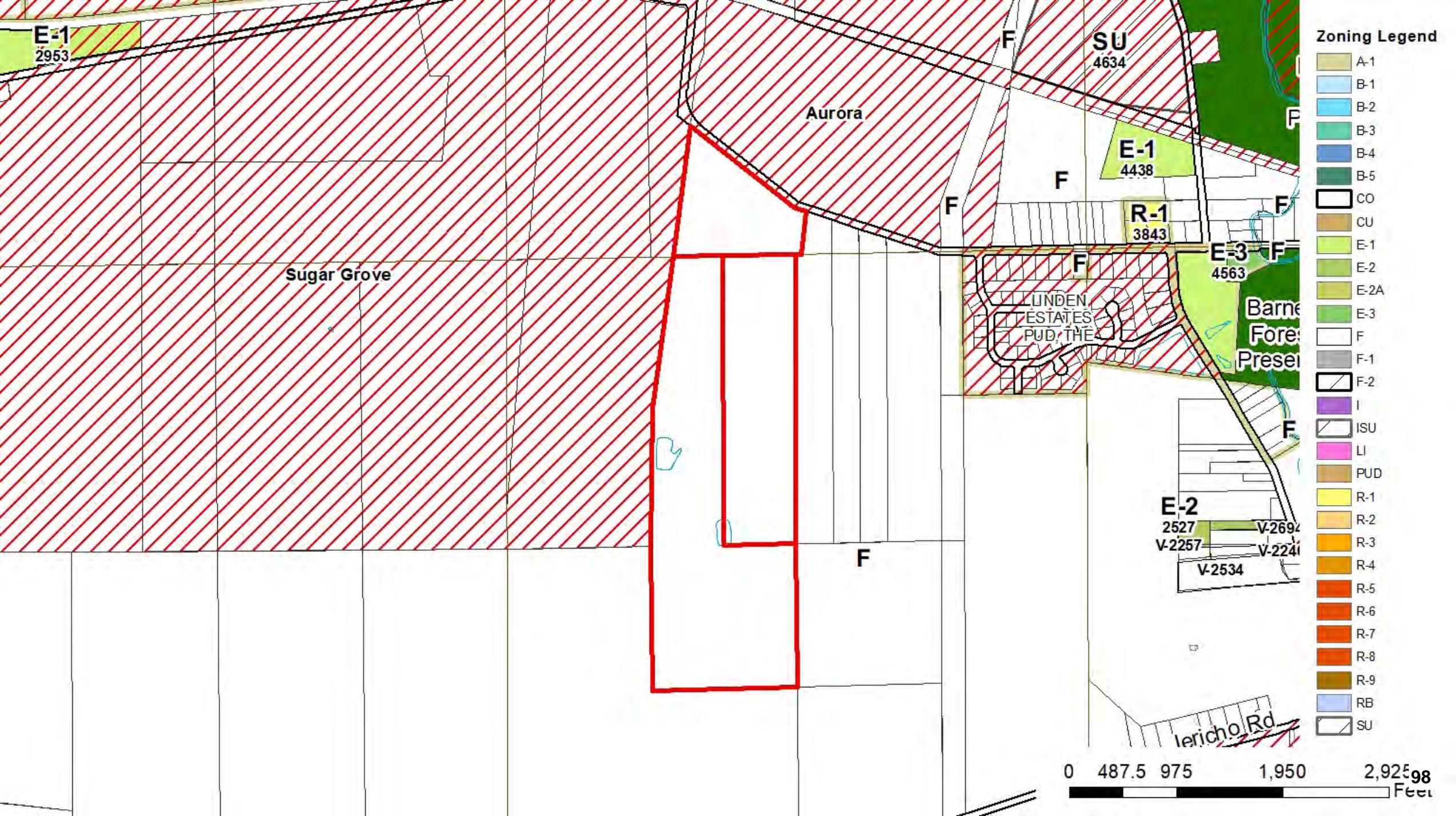


Kane Co. Zoning Map



The subject property is currently zoned F-Farming District. Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District.





E-1
2953

SU
4634

Aurora

E-1
4438

R-1
3843

Sugar Grove

E-3
4563

LINDEN
ESTATES
PUD, THE

Barnes
Forest
Preserve

E-2
2527

V-2257

V-2694

V-2241

V-2534

F

Jericho Rd

Zoning Legend

- A-1
- B-1
- B-2
- B-3
- B-4
- B-5
- CO
- CU
- E-1
- E-2
- E-2A
- E-3
- F
- F-1
- F-2
- I
- ISU
- LI
- PUD
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7
- R-8
- R-9
- RB
- SU



2040 Conceptual Land Use Strategy

40W489 Prairie Street - Sugar Grove Twp. - Petition #4674

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010

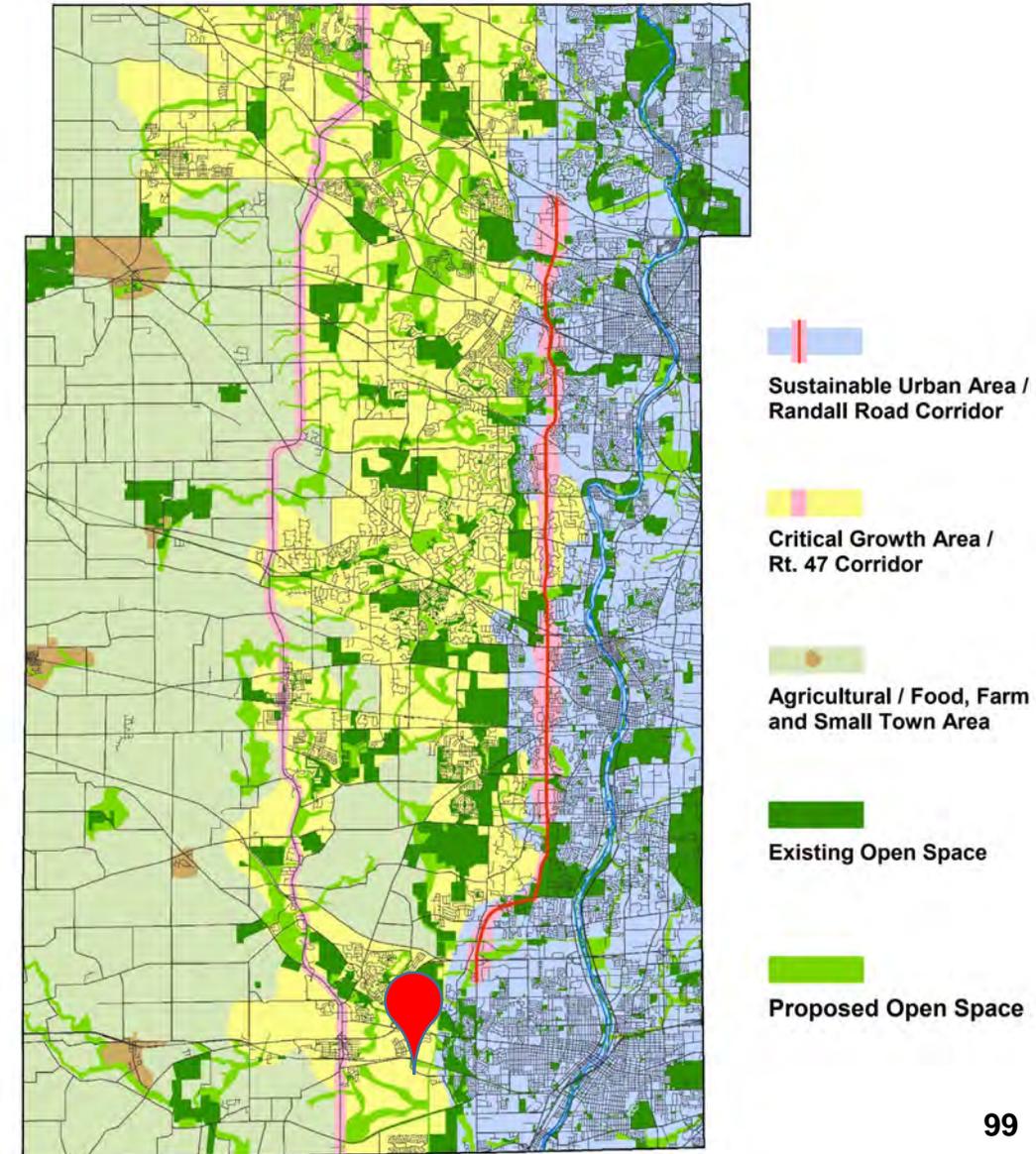
Land Use Strategy Area: Critical Growth Area / Rt. 47 Corridor

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

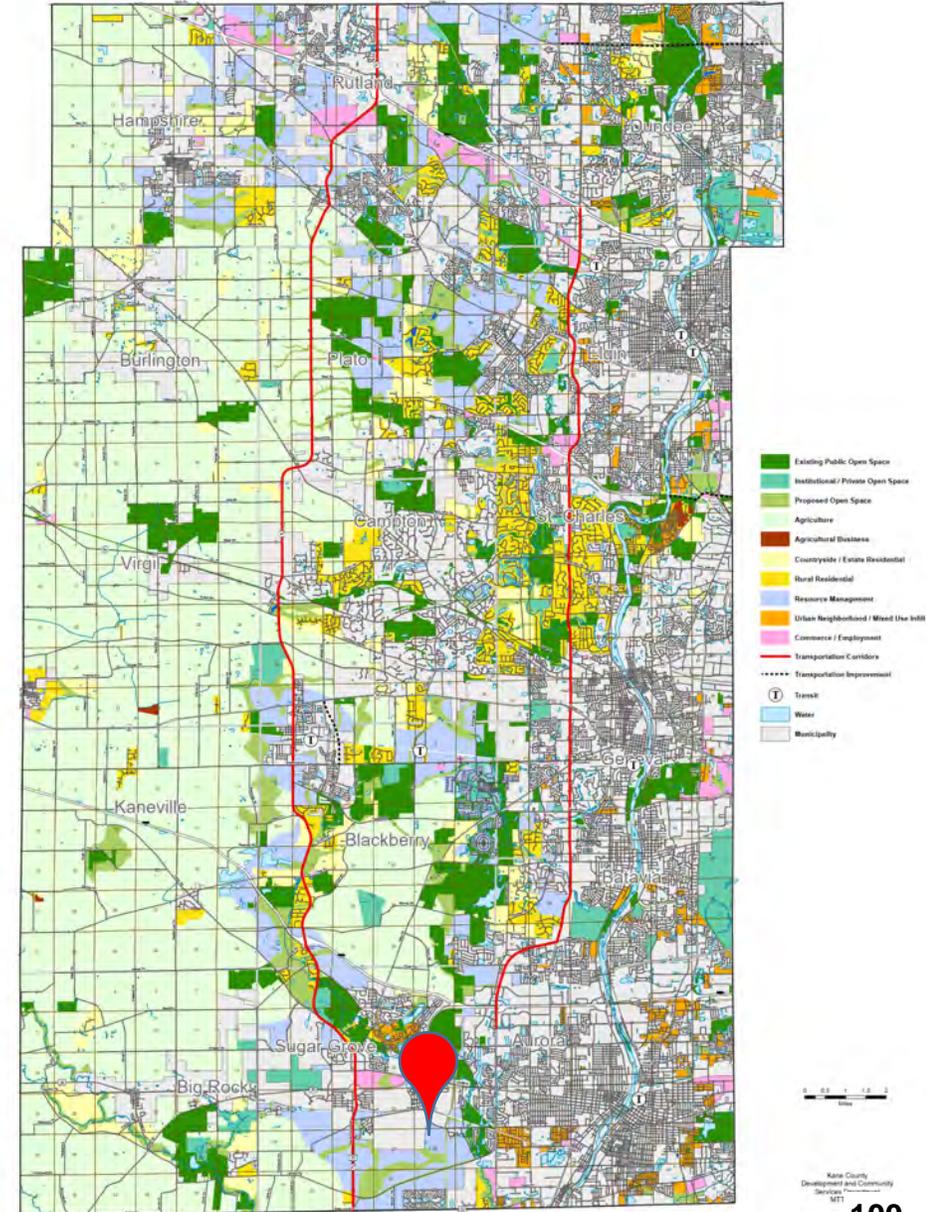
40W489 Prairie Street - Sugar Grove Twp. - Petition #4674

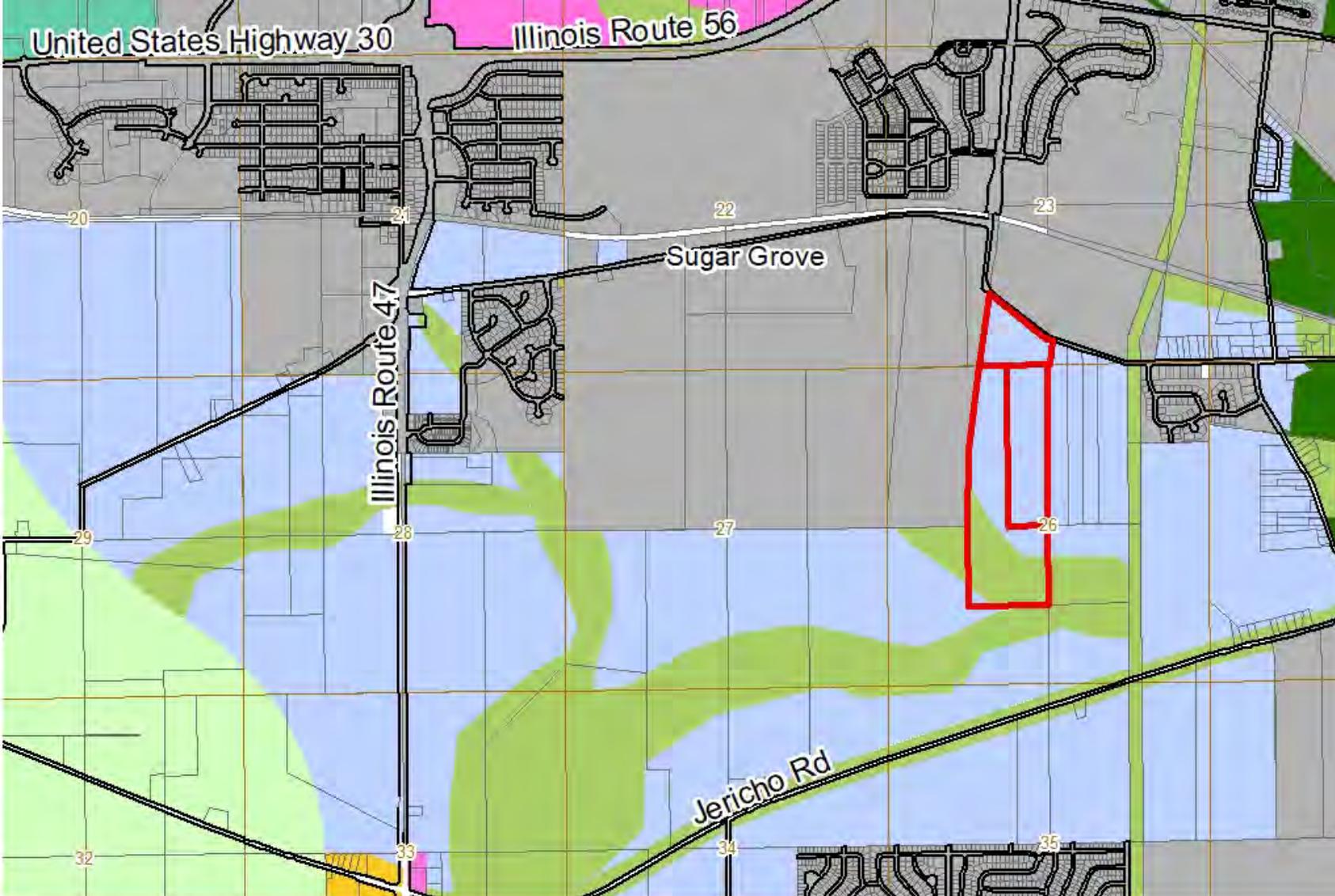
2040 Planned Use: Resource Management

Characteristics of Areas Planned for Resource Management

- Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources
- Applies primarily to land within the Critical Growth Area
- Much of the growth in the Resource Management category will be the result of municipal annexations and land use decisions and, to a lesser extent, approval by the County as unincorporated development

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 falls within the Resource Management area of the Kane County 2040 Land Use Map. This land use category is intended to support mixed use growth opportunities and also be deferential to municipalities with extraterritorial planning jurisdiction.
- **The site falls within the land use jurisdiction of the Village of Sugar Grove, which classifies this property as “Agriculture/Undeveloped” in their 2023 Comprehensive Plan’s Future Land Use Map.**

2040 Land Use



Municipalities

City of Aurora – “In terms of engineering, our initial comments were for: 1. A driveway permit for the proposed access on Prairie St will need to submit to the City for review and approval. 2. A 20’ of ROW dedication should be provided on Prairie Street. The solar panel has been set back 20’ from the setback line (70’ from property line to account for the future Gordon Rd Extension). The site plan shows this setback.”

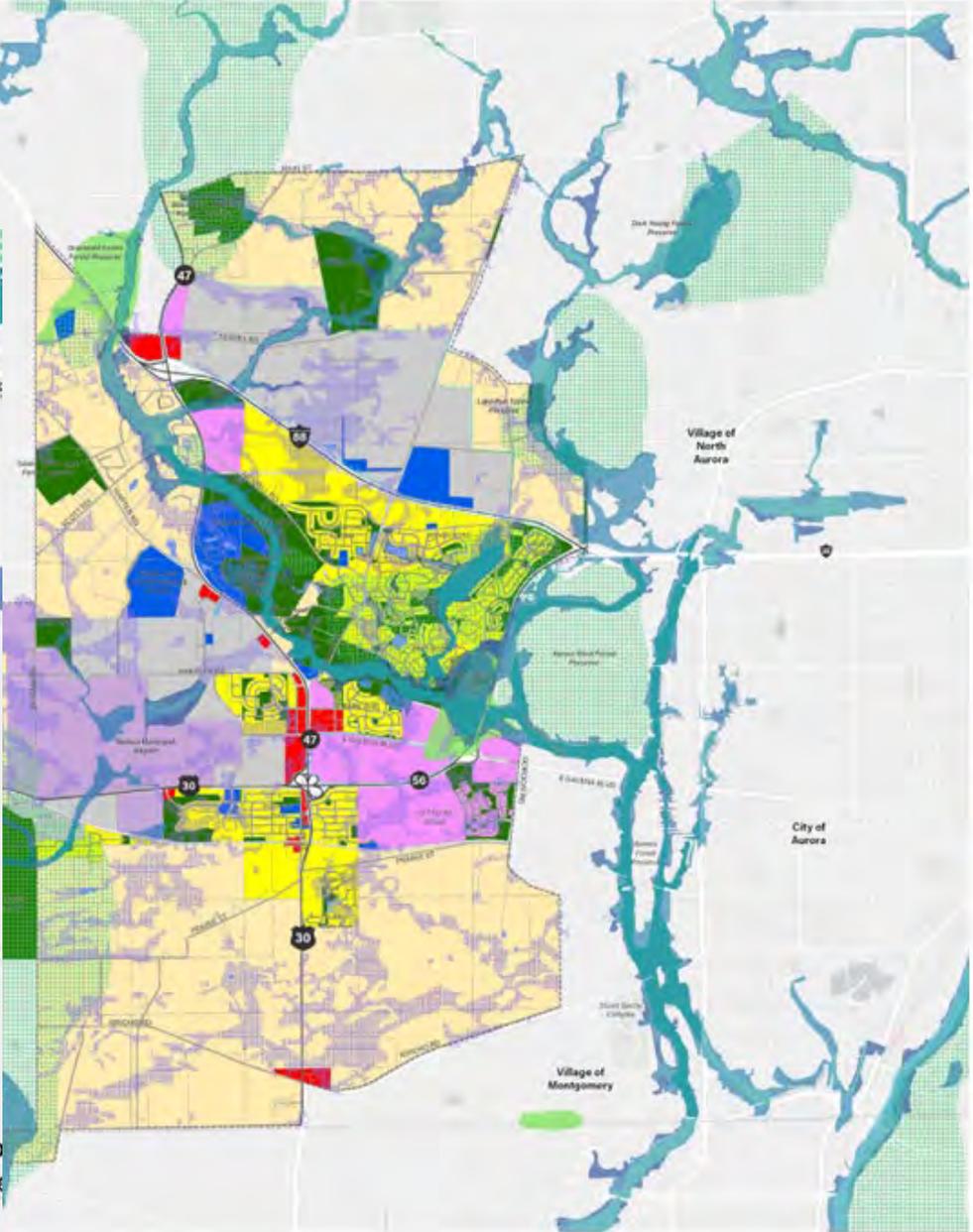
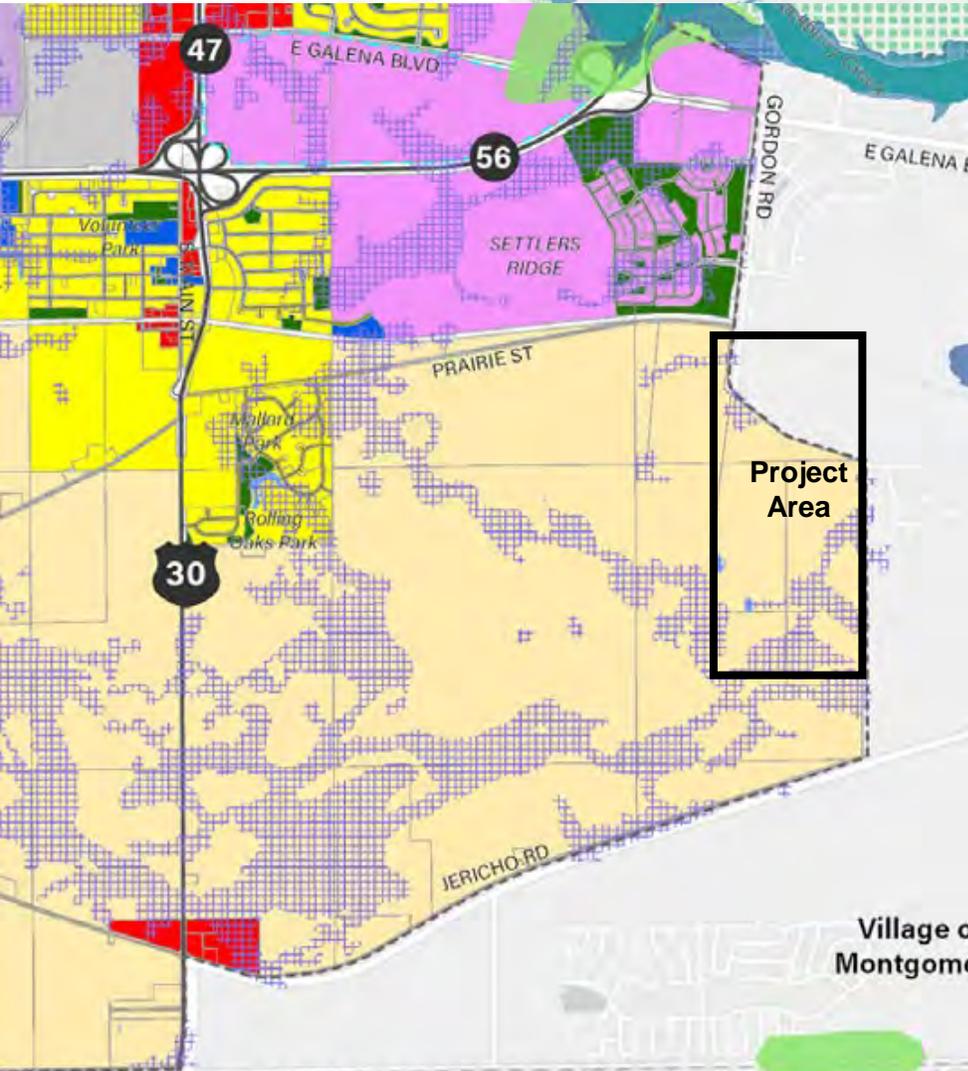
Village of Montgomery – “Staff has reviewed the application for Bluestem Solar (Petition No. 4674) and while we do not have any issue with the use, we are concerned about the impact this development would have on the planned extension of Gordon Road; these plans don’t show any right of way being dedicated for the future Gordon Road and it seems this development would immediately abut where Gordon Road would extend south from Prairie. The alignment of Gordon Road will have impact on the development of unincorporated property along Jericho to the south which is within the Village’s Planning Area and Boundary Line Agreement with Sugar Grove/Aurora.”

Village of Sugar Grove – After reviewing the proposed petition for a Special Use Permit for a solar facility for the property located at 40W489 Prairie Street, Aurora, IL 60554, the Village of Sugar Grove is not in support of the Special Use Permit. *See full letter from the Village of Sugar Grove and Resolution on the [Pending Zoning Petition](#) page of the Kane County website.*

Public Comment Received

1. [4674_Public Comment \(10-03-2025\) ASF Corporation & Silverbrook Farms LLC_Redacted.pdf](#)
2. [4674_Public Comment \(10-09-2025\) Sugar Grove Objection Letter.pdf](#)
3. [4674_Public Comment \(10-20-2025\) Petitioner Response Letter to Sugar Grove Objection.pdf](#)
4. [4674_Public Comment \(10-27-2025\) Sugar Grove Resolution Objecting to Bluestem Solar.pdf](#)
5. [4674_Public Comment \(11-26-2025\) Matyas Landowner Support Letter.pdf](#)

Figure 21: Future Land Use Map



Legend

- Growth Boundary
- City, County, and Township Roads
- US and State Roads
- Recommended for Annexation
- Parks and Open Space
- Public/Semi-Public
- Commercial
- Agriculture/Undeveloped
- Single Family Housing
- Business Park
- Airport
- Residential Flex
- Green Network Components***
- Oak Forest
- Wet Prairies
- Hydrology
- 100-Year Flood
- 500-Year Flood
- Hydric Soils

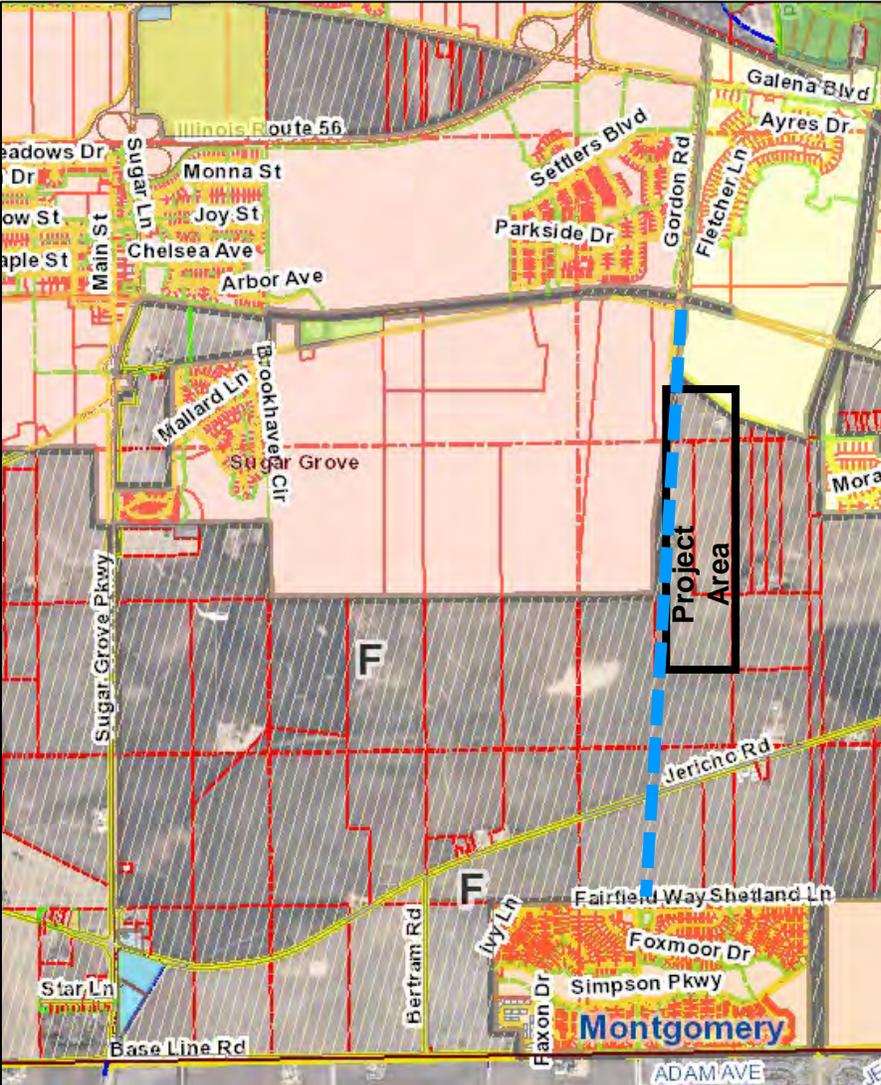
*Green Network Components to provide ecosystem services: Water Flow Regulation/Flood Control, Water Purification, Ground water Recharge and Carbon Storage

See FLU definitions for further information including criteria for Village Center development.





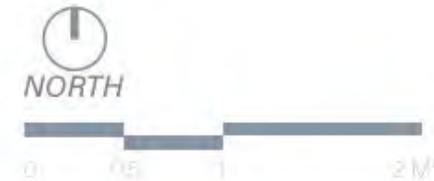
Figure 8: Proposed Transportation Map



Legend

- Village Boundary
- Existing Interstate
- Existing Arterial
- Existing Collector
- Existing Local Road
- Existing Path
- Existing Railroad
- Hydrology
- Existing Parks
- Proposed Stoplight
- Proposed Gateway
- Add/Improve Crosswalks
- Proposed Alignments from Other Studies
- Proposed Local Roads

Source: Kane County, (Illinois), Design Workshop

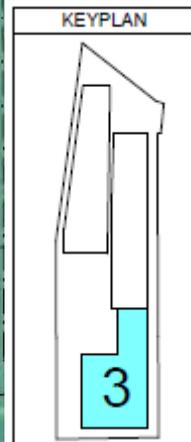
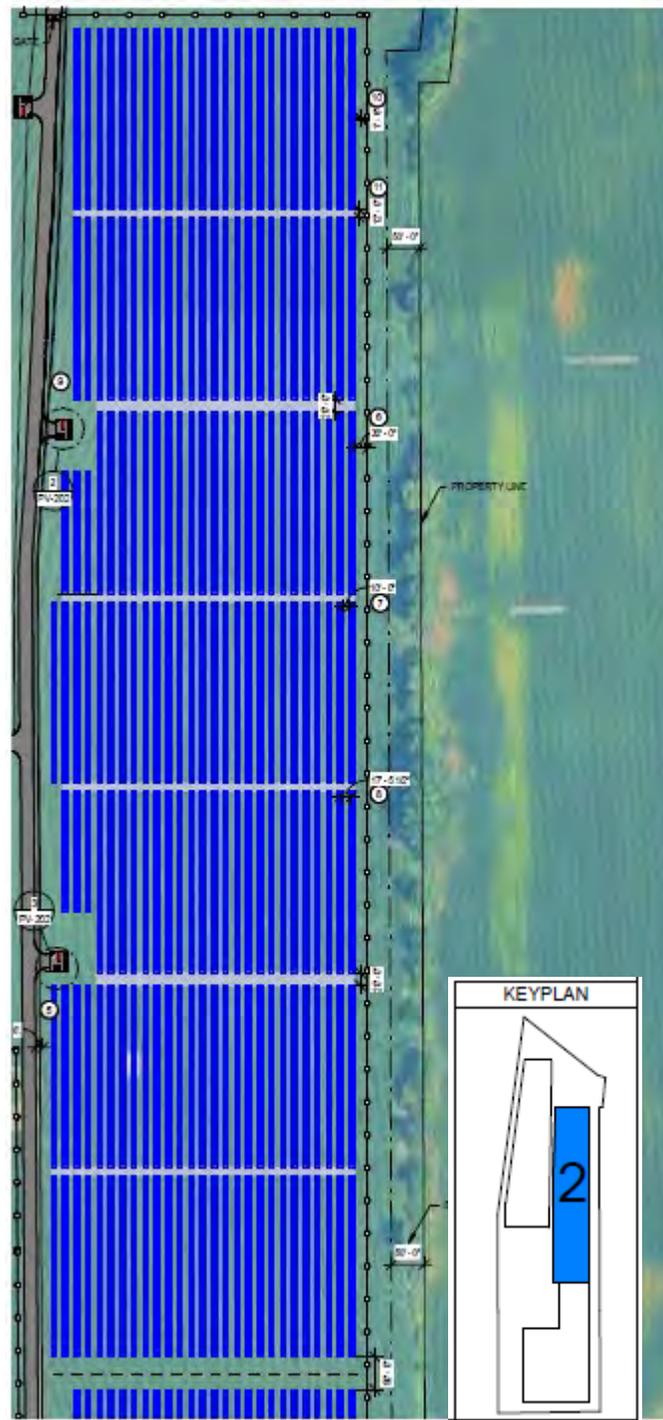
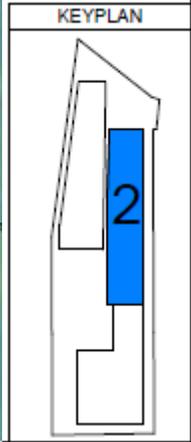
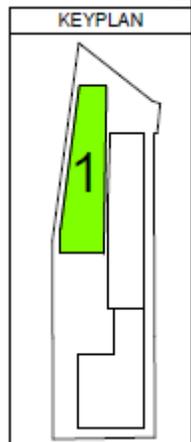


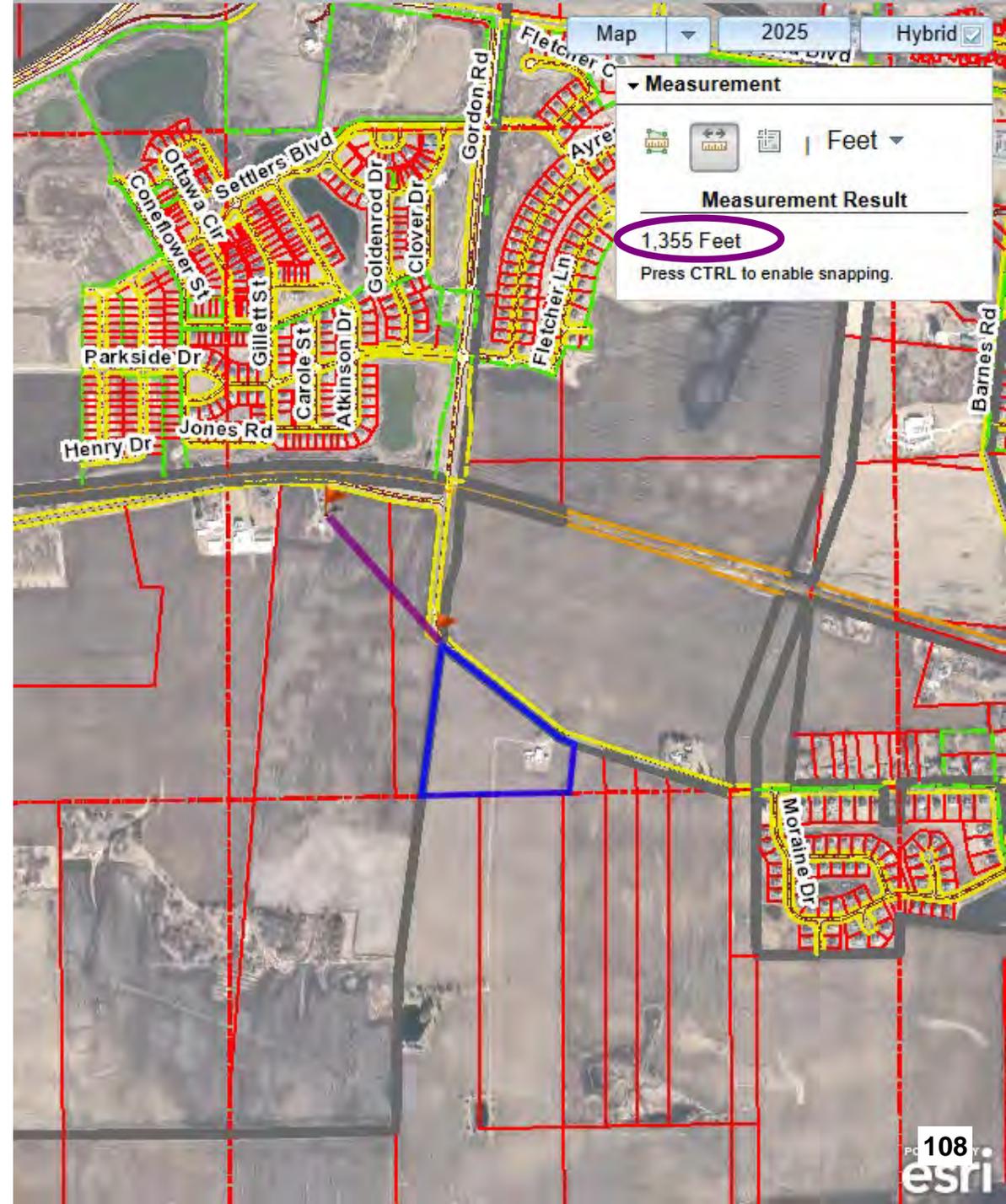
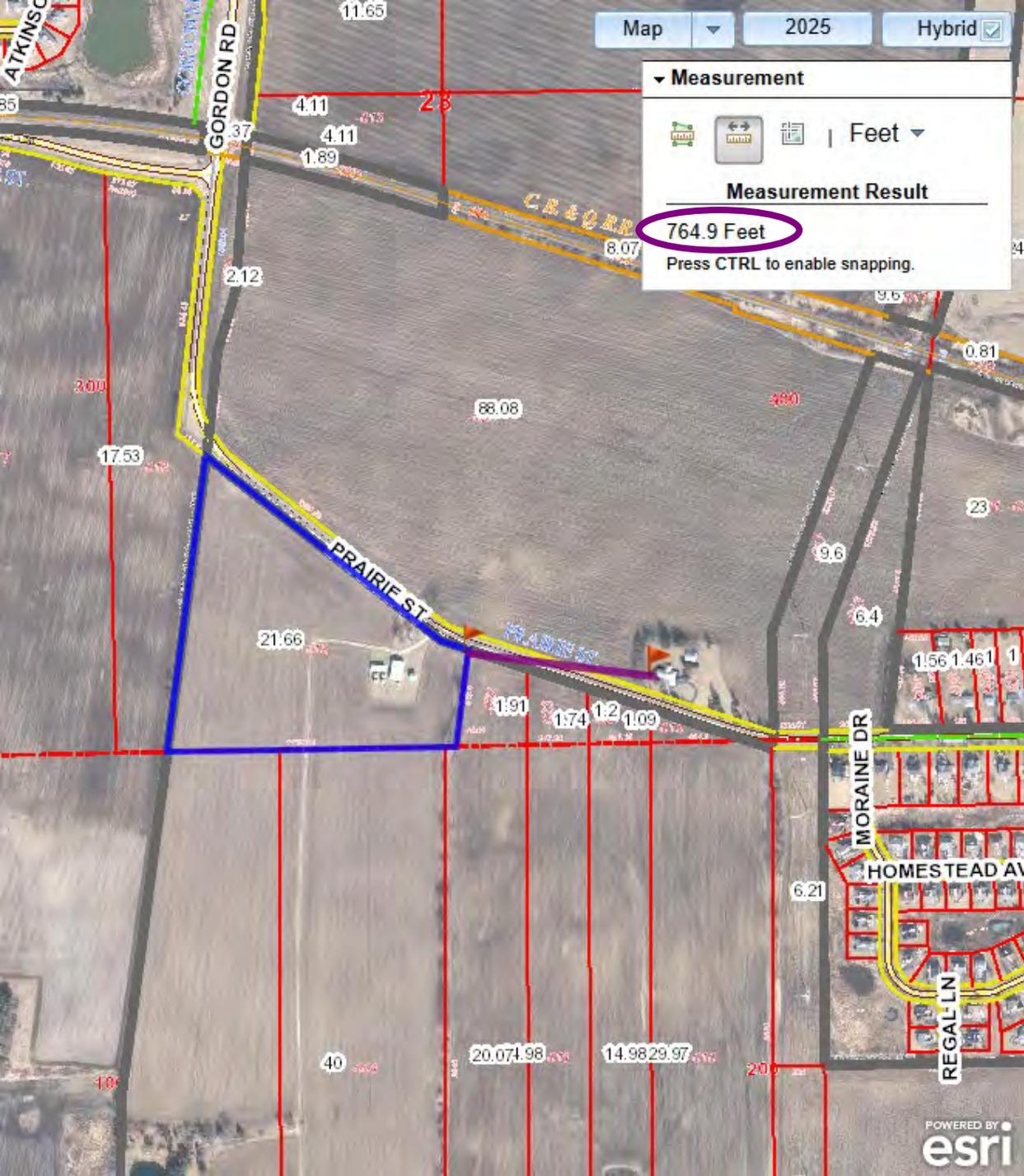
Proposed Site Plan

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

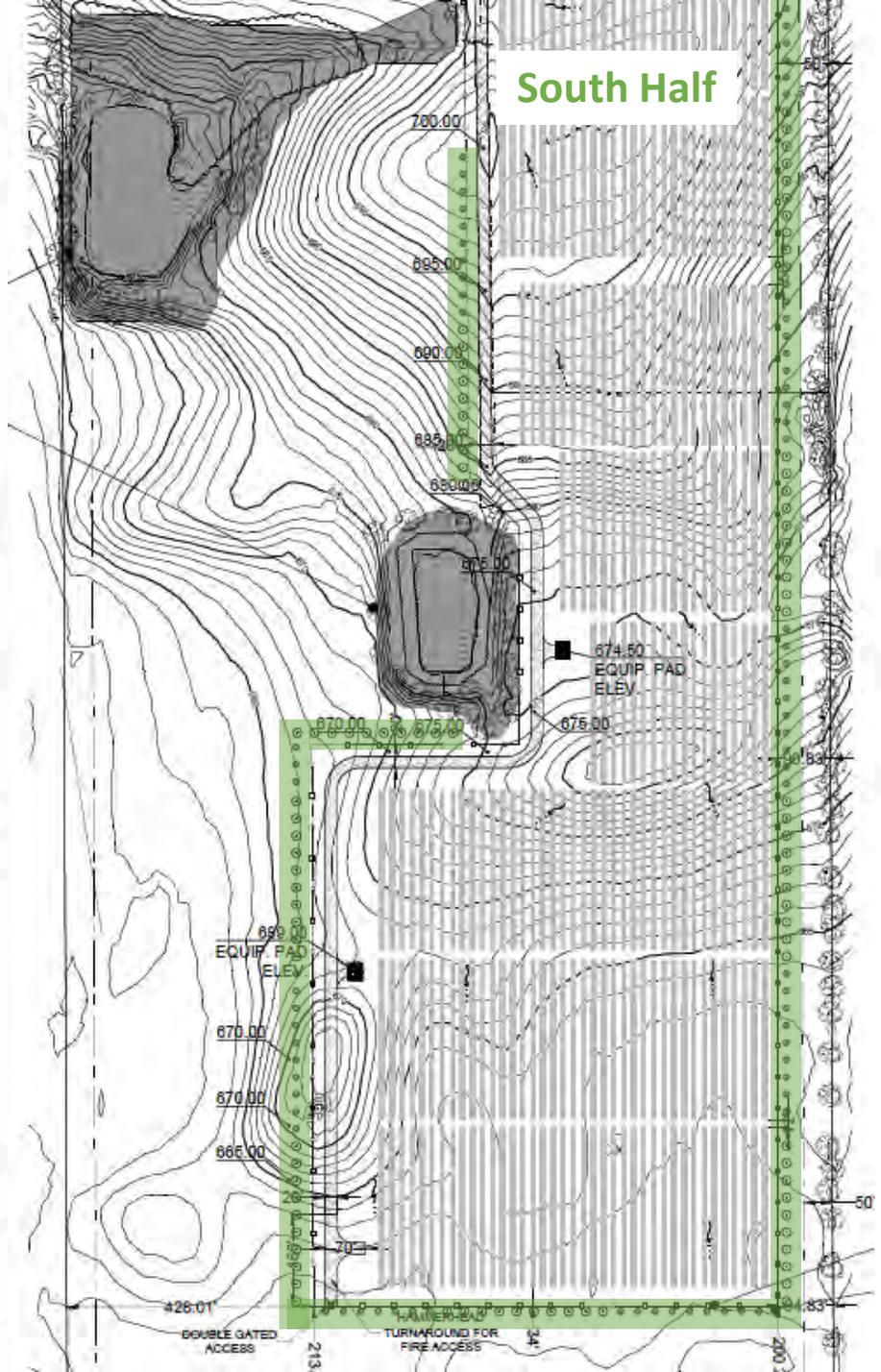
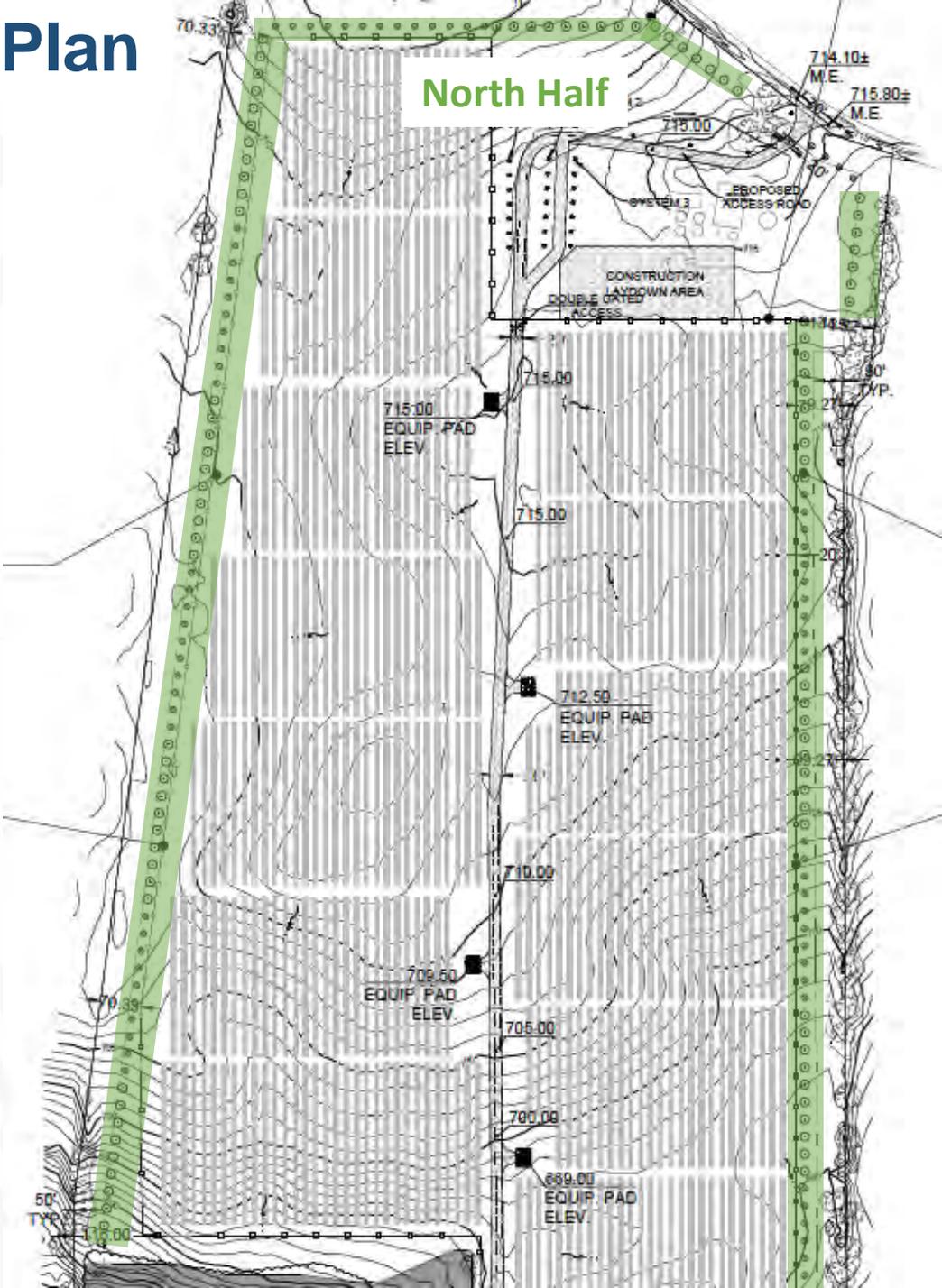
- 1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty (**150**) feet to the nearest point on the outside wall of the structure.
- 2) Boundary Lines of Participating Property: **None**.
- 3) Boundary Lines of Nonparticipating Property: fifty (**50**) feet to 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.

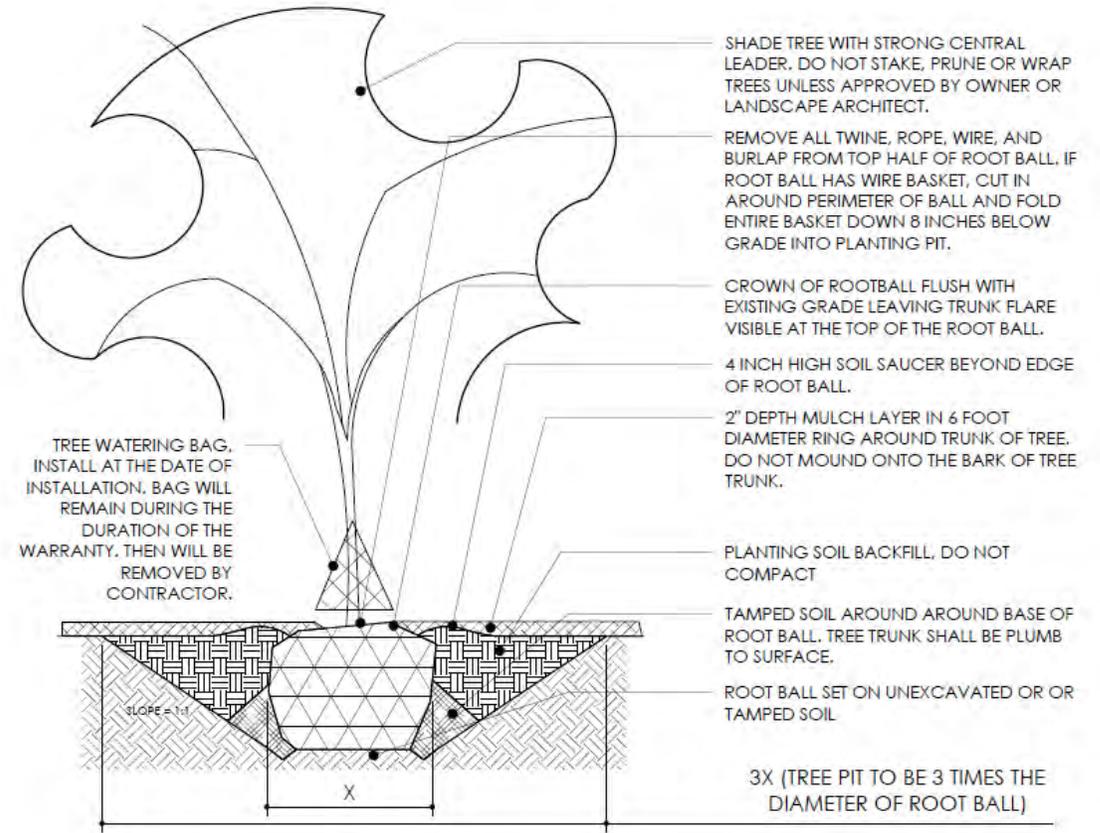
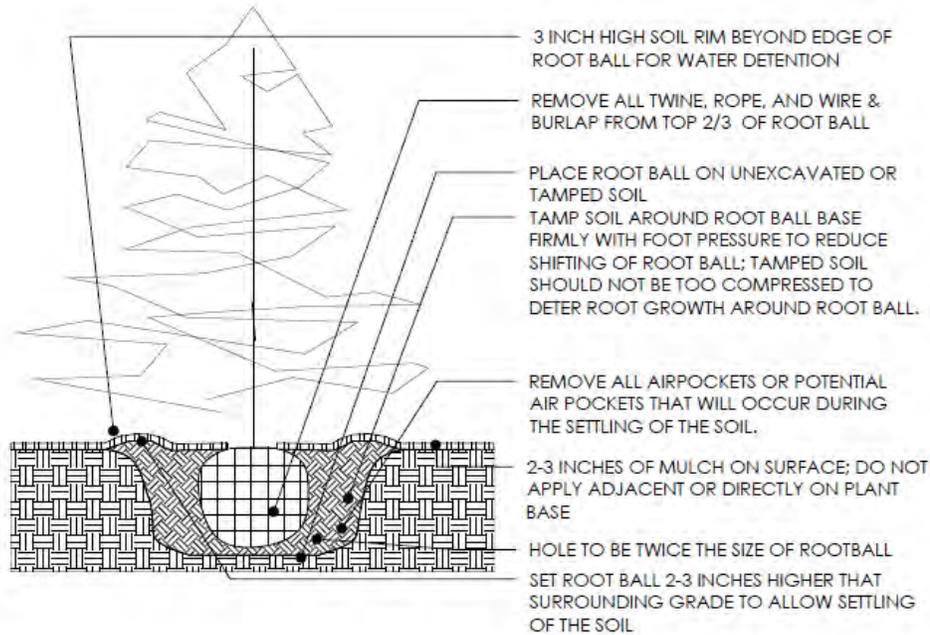






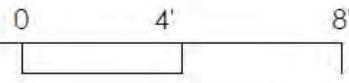
Landscape Plan





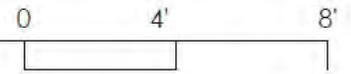
EVERGREEN TREE DETAIL

SCALE: 1/4"=1'-0"



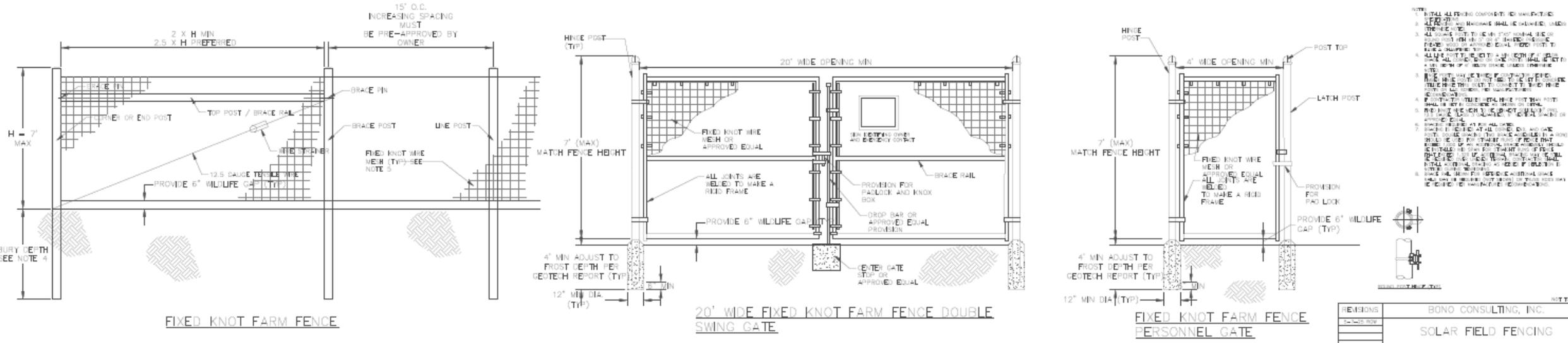
DECIDUOUS TREE DETAIL

SCALE: 1/4"=1'-0"



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.



Water Resources

The Water Resources department recommends the following stipulations for approval:

1. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. 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.
3. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 80% vegetative coverage for plantings will be a requirement for the site.
10. 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.
11. This site contains depressional storage. This storage volume must be preserved.
12. Any 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. KDOT had no comments as Prairie Street is in the City of Aurora's jurisdiction at this location.

Environmental Health

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

Fire Protection

- The **Sugar Grove Fire Protection District** provided review comments and indicated that they have no issues with the proposed site plan design, provided the Petitioner agrees to enter into an agreement with the Sugar Grove Fire Protection District regarding the purchase of necessary fire protection equipment to allow fire fighters to reach the farthest solar arrays that exceed 500 ft from the planned access roads.

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.**

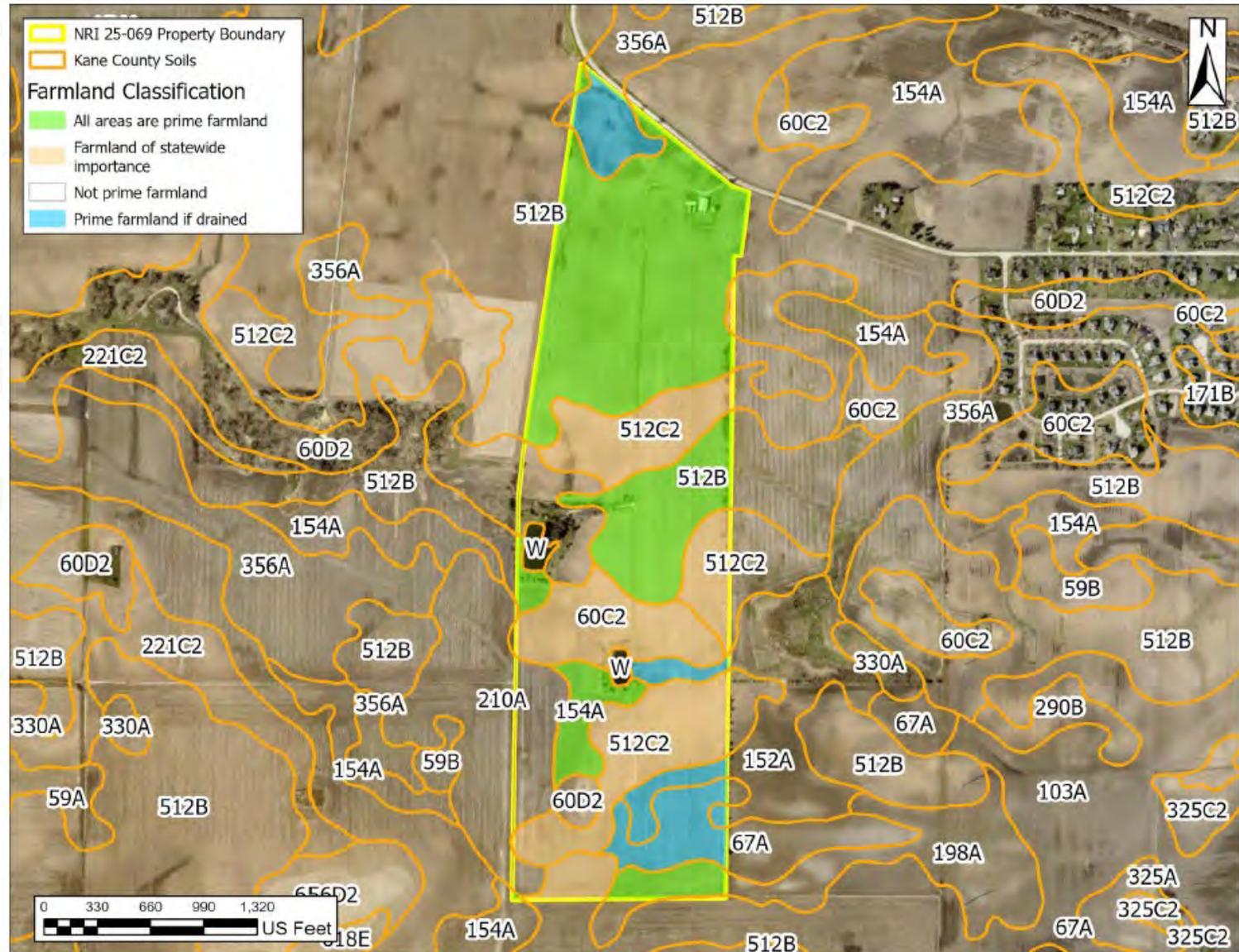
However, the Department recommends:

- 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 28**, and a **SA score of 39**, with a **total score of 67**, 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 Letter from the USFWS suggests that the geographical project area includes a total of four (4) threatened, endangered, or candidate species; the IPAC report also notes that there are no critical habitats within the project area, but that a biological assessment is recommended to determine if the project may have any effects on any of the listed species.

Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**
 - It appears that there are no proposed aquatic resource impacts on the project site.
- **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)**
 - No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is exempt from archaeological survey requests.

Recommended Stipulations of Approval

1. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
2. 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.
3. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 80% vegetative coverage for plantings will be a requirement for the site.
10. 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.
11. This site contains depressional storage. This storage volume must be preserved.
12. Any Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. The Petitioner shall obtain all necessary access permits from the City of Aurora.
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. Petitioner agrees to enter into an agreement with the Sugar Grove Fire Protection District regarding the purchase of necessary fire protection equipment to allow fire fighters to reach the farthest solar arrays that exceed 500 ft from the planned access roads.

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, December 2, 2025.**

Staff received written objections to the Zoning Petition from:

1. Marvin and Michael Fagel of ASF Corporation Silverbrook Farms, LLC and
2. The Village of Sugar Grove

No members of the public were present at the public hearing to give testimony in person. 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 4674 with the recommended stipulations; the motion passed 6 – 0 with 2 absent.

Zoning Entitlement Process

Regional Planning Commission:	N/A
Zoning Board of Appeals:	December 2, 2025
Development Committee:	December 16, 2025
Kane County Board:	January 13, 2026

Petition 4674 will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, December 16, 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 4674 will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, January 13, 2026** 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.



Bluestem Solar

Kane County, Illinois Zoning Board of Appeals (ZBA) Hearing
Commercial Solar Energy Facility
Special Use Permit (SUP) Petition 4674

Gary LaNoce, Clean Field Power
Pete Scarpelli, Clean Field Power
Joe Ryan, LaSalle Appraisal Group, Inc.

Tuesday, December 2, 2025

Contents

- Project Summary
- Project Location
- Project Due Diligence
- Project Status
- Community Benefits
- Property Value Analysis
- Building Permit & Construction Phase
- Decommissioning

Project Summary

Bluestem Solar will feature:

- Three 5 MWac community solar facilities that deliver electricity to the grid off Prairie St.
- Located in **Farming District** and designated future use **Resource Management**
- Incorporation of **all municipal setback requirements**
- **Only one dwelling within approx. 0.3 miles**
- **Bifacial, American-made solar panels** that track the sun
- Panels less than 9 ft tall at full tilt (max height) and screened from view by an 8 ft fence lined by trees.
- Native grasses and a pollinator friendly habitat



Project Location



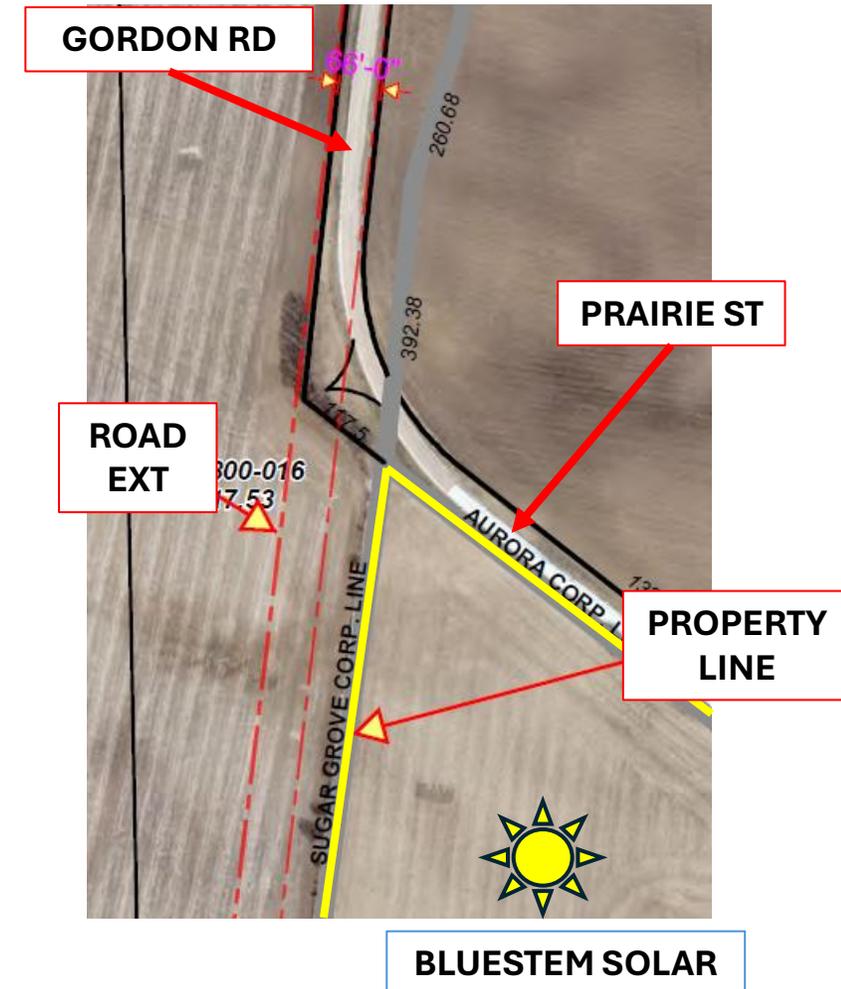
Prairie St & Gordon Rd ROW

Prairie St ROW Dedication

- City of Aurora, Public Works Engineering Division requested a 20 ft ROW dedication along Prairie Street to the City of Aurora which we intend to accommodate as a stipulation for our SUP award.

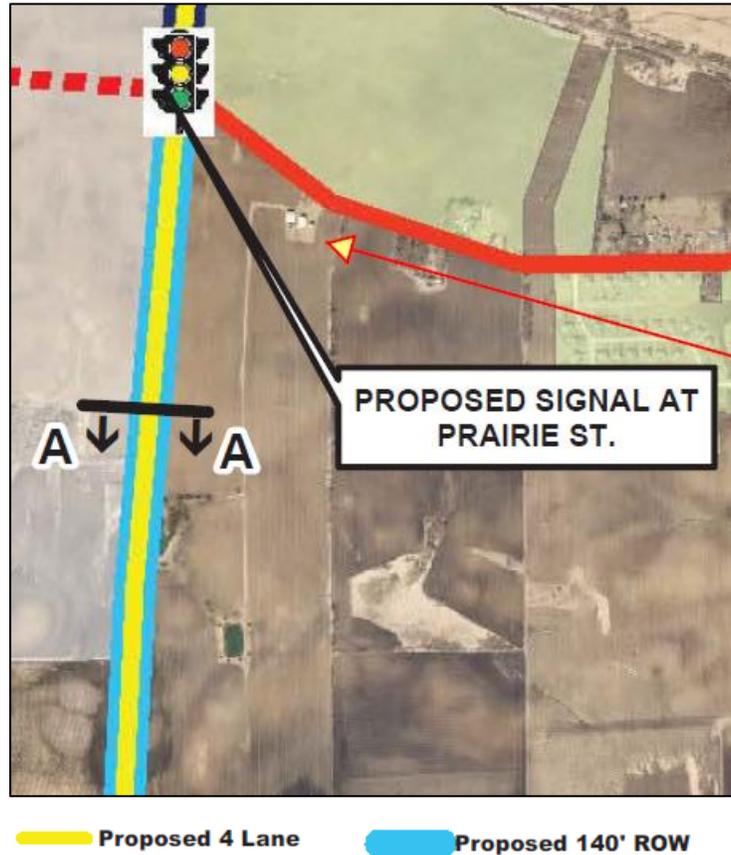
Gordon Rd Extension

- According to Thavong Souts of the City of Aurora’s Public Works Engineering Division, the **“exact location is difficult to determine”** but the **“existing ROW south puts the [Gordon Road extension] on the property to the west.** If we are to follow the property line, the ROW would be 70 feet from the property line ... worst case scenario.”
- The National Traffic System (NTS) A-A Rural road type is being considered which has four lanes and a median requiring 66 ft and a 34 ft buffer on each side for a total ROW of 140 ft.
- If the road extension is to be constructed as a straight line, the Applicant believes there will be **no ROW needed on our Property** as there appears to be at least 70 ft between our Property line and the middle of the conceptual road. Another road construction challenge is the central pond on our Property (see next slide).
- Project designs have incorporated a 70 ft setback. According to Illinois law, only 50 ft setback is required from a ROW so we’ve already allocated an additional 20 ft buffer.

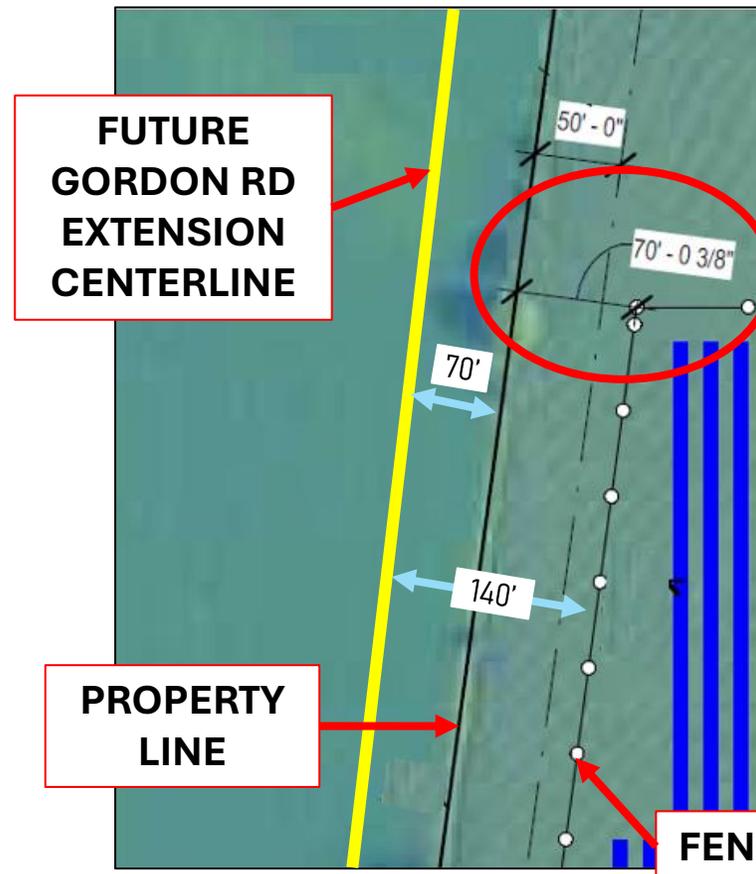


Site Plans with Gordon Rd Extension

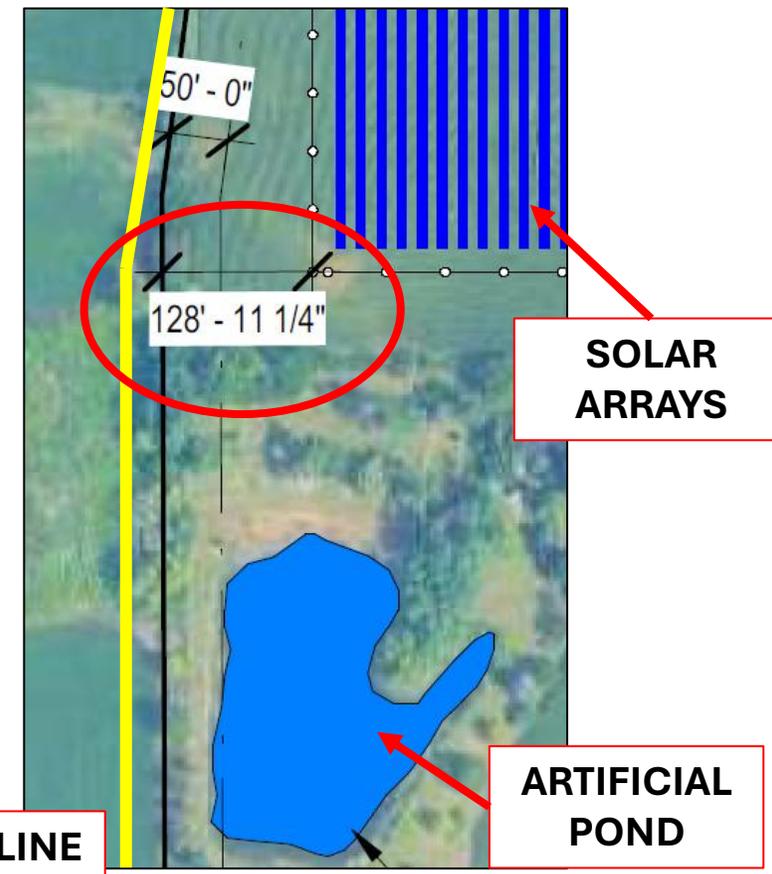
PROPOSED GORDON RD EXTENSION
(EXHIBIT 12)



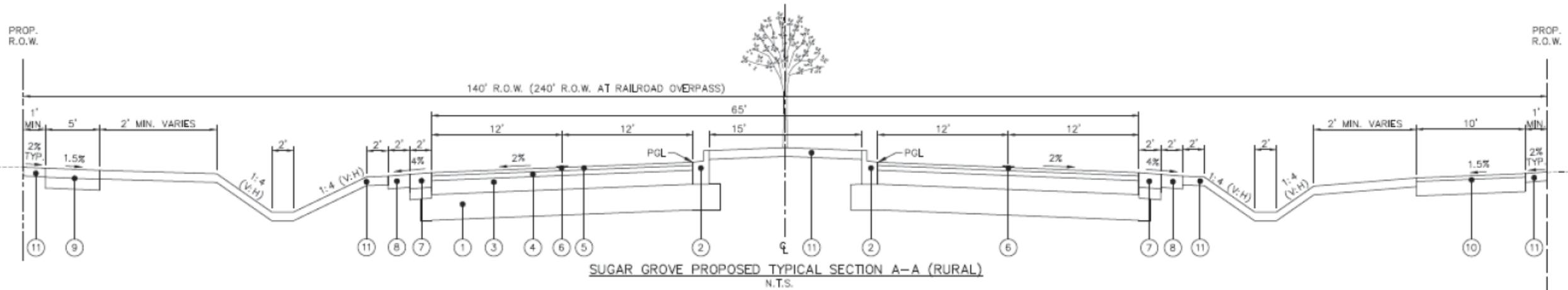
NW Corner of Project
(Closest Point)



Central Pond Area
(Farthest Point)



Proposed Road Detail: NTS A-A



Project Due Diligence

Environmental

- Significant environmental due diligence has been conducted over the past six months and continues including:
 - ✓ **Phase I Environmental Site Assessment (ESA)** identified no environmental hazards
 - ✓ **Protected Species Habitat Assessment** only suggested that vegetation removal/ disturbance should occur outside the peak bird nesting period
 - ✓ **Aquatic Resources Delineation Report (Level 3 Wetland Delineation)** identified two artificial ponds and one small wetland > 0.5 acres near the southern pond
 - ✓ **Drain tile survey has been conducted**
- According to the Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD), the Property is in the “**Low Protection**” category for farmland.
- The Project footprint **will avoid all wetlands on-site**, and will incorporate stormwater management practices in compliance with the Kane County Stormwater Management Ordinance.



Project Due Diligence

Land Use

- Kane County’s 2040 Plan designates the Property as “**Resource Management**” which emphasizes wise management of land and water resources, and provides opportunities for livable, sustainable and healthy development.

Cultural Resources

- A SHPO review found no visual effects to historic buildings or any known archaeological sites. It is also not within a high probability area for archaeological resources.

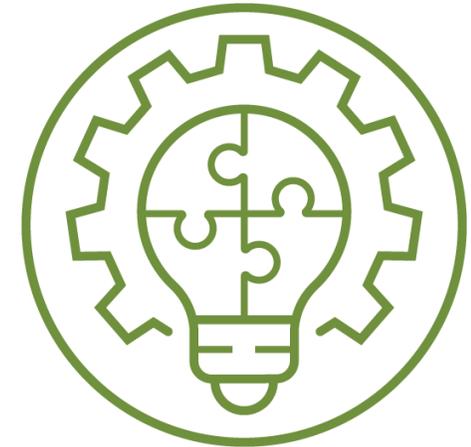
Glare & Noise

- A glare study determined the potential to temporarily impact vision is less than 0.3% of the year and will be mitigated by existing and planned vegetative screening.
- Inverters are the only component of a solar project that produce sound. A noise analysis found that sound levels are well below the regulatory limit and will be **quieter than a refrigerator hum at the nearest property line.**



Project Status

- ✓ Interconnection Approved with ComEd
- ✓ Project Financing in Place
- ✓ Option to Purchase Executed
- ✓ Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture Executed
- ✓ Kane Co Stormwater Permit application submitted
- ✓ Kane Co Building Permit submission expected in January 2026
- ✓ Eligible for the Federal Investment Tax Credit (ITC) awarded to renewable energy projects that begin construction prior to July 2026



Community Benefits

Investment and Economic Impact

- The investment will total approximately \$45 million to develop the Project including \$8 million for electrical infrastructure upgrades paid by the Applicant to distribute energy to the grid.
- The post-construction market value for the Property is expected to be over \$4 million.

Property Taxes

- The Project will significantly increase the property tax revenue compared to an agricultural parcel and is anticipated to generate approximately \$4.6 million of tax revenue over 40 years.

District	Tax Rate	Extension
KANELAND C.U.S.D. 302 / WEST AURORA SCH DIST 129	5.8205%	\$81,208.06
SUGAR GROVE FIRE DISTRICT	0.6284%	\$8,767.05
WAUBONSEE COLLEGE 516	0.4201%	\$5,861.10
KANE COUNTY	0.2878%	\$4,015.97
SUGAR GROVE LIBRARY DIST	0.2516%	\$3,509.89
SUGAR GROVE PARK DISTRICT	0.1749%	\$2,439.67
KANE FOREST PRESERVE	0.1468%	\$2,048.27
SUGAR GROVE TWP ROAD DIST	0.1334%	\$1,861.45
SUGAR GROVE TOWNSHIP	0.0674%	\$940.62
SUGAR GROVE COMM BUILDING	0.0171%	\$239.14
SUGAR GROVE WATER AUTH	0.0019%	\$27.19
TOTAL	7.9500%	\$110,918.40

**The Year 1 calculation and distribution of taxes provided here reflects the current tax rate of 7.95%, subject to further confirmation by the taxing authority.*

Community Benefits

Community Involvement

- The Project provides an opportunity for subscribers to affordably access solar energy, while giving landowners a new, reliable income source for their property that preserves their land.

Environmental Benefits

- Solar farms provide clean, renewable energy that reduces greenhouse gas emissions, improves local air quality, and supports sustainable development in the community.

Reduced Traffic Congestion

- A solar facility on this site will require only one personal vehicle visiting the site per month during operations. This maintains current traffic volumes and will not add pressure on roads.
- Other potential land uses such as a future residential development would add to local traffic.

Public Goods & Services

- A solar facility can operate independently from services such as libraries and parks while still providing tax revenue for those public goods and services. This results in less strain on local resources than a new residential development.



Property Value Analysis

Real Estate Studies

- A Loyola University study found utility-scale solar projects increase nearby property values by roughly 0.5 – 2.0%.¹
- A study evaluating three existing projects in Illinois was presented to Kane County in December 2018 and determined that the value of properties within one mile increased by an average of 2%.²
- A study of solar projects in Illinois and Indiana was presented to Kendall County in May 2018 and found nearby properties were an average of 2% *more* valuable compared to their value prior to installation.³

Joe Ryan, MAI - President of LaSalle Appraisal Group, Inc

- Industry veteran with 40 years of experience and has participated in over 2,000 zoning hearing testimonies in Illinois
- Developed a Zoning Consulting Report which has been submitted to the petition record

¹ Hao, Simeng, and Gilbert Michaud. “Assessing Property Value Impacts near Utility-Scale Solar in the Midwestern United States.” Solar Compass, vol. 12, 2024, p. 100090, <https://doi.org/10.1016/j.solcom.2024.100090>

² Lines, Andrew. “PROPERTY VALUE IMPACT STUDY PROPOSED SOLAR FARM KANE COUNTY, IL.” Cohn Reznick LLP Valuation Advisory Services. December 2018.

³ McGarr, Patricia. Property Value Impact Study. Cohn Reznick LLP Valuation Advisory Services, May 2018.

Justifications

Surrounding Zoning

- The surrounding area primarily features agricultural zoning and is a transitional zone by nature.

Kane County Solar Goals

- This project aligns with Kane County's 2017 commitment to become a leading solar-friendly community.

Design

- Project designs consider the agricultural nature of the area including vegetative screening and a significant setback from the public roadway to minimize its aesthetic impact.

Decommissioning

- The Project is temporary and allows the land to recover. Land hosting a solar project can experience soil recovery as reduced agricultural or industrial activity allows the soil to rest, regain nutrients, and improve its structure over time.

Collaborative Planning

- The Applicant has worked collaboratively with Kane County zoning officers, Kane County Dept of Transportation (KDOT), City of Aurora Public Works, and the Sugar Grove Fire Protection District to ensure alignment with the requirements of each authority.
- The Project received an objection letter from the Village of Sugar Grove and the Applicant responded to all comments in writing.

Building Permit & Construction Phase

Building Permit

- Kane County requires the below documents among others for a building permit to be awarded following SUP approval:
 - ✓ **Final Engineering Plans** for construction
 - ✓ An approved **Stormwater Permit**
 - ✓ Approved **Access Permits**
 - ✓ An **Operations and Maintenance Plan** detailing how the solar farm will be kept in good condition once energized.
 - ✓ An **Emergency Response Plan** to ensure the safety of the public, employees, and all emergency responders.
 - ✓ An approved **Decommissioning Bond**

Construction

- All necessary equipment and supplies will be delivered within a 6 to 8-week period at the start of construction.
- Construction is expected to take approximately 3 to 4 months upon building permit approval.
- Minor grading and excavation may be needed for equipment pads. Any excavation shall be performed in a manner to preserve topsoil.
- Both the construction and operational periods for the solar facility will require less vehicle traffic than typical agricultural operations.

Decommissioning

- Decommissioning refers to the restoration of the Property following the end of the Project's life. It includes the removal of all the solar arrays, cables, electrical components, accessory structures, fencing, access roads and other ancillary facilities owned by the solar farm unless useful for future land use.
- A bond meeting the approved decommissioning plan prior to applying for the building permit will be utilized to restore the site back to its original state.
- The soil is expected to be restored and re-nourished from the native and pollinator grasses that inhabit the site during operation of the solar facility.



Thank you!



STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-25-1535

MONTHLY REPORT

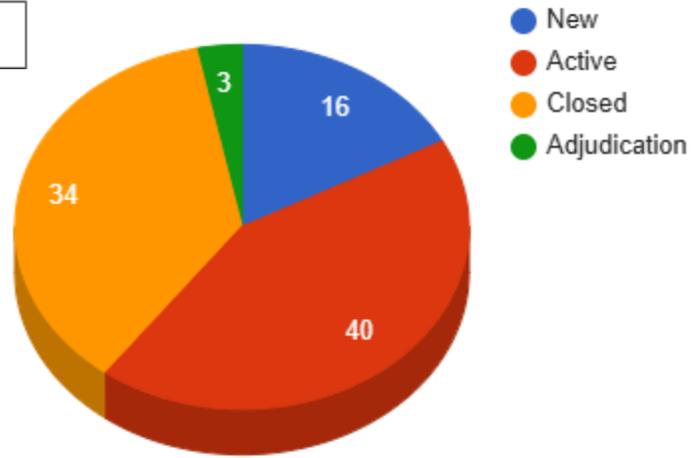


Kane County
Property Code Enforcement Division
Statistical Monthly Report - November 2025

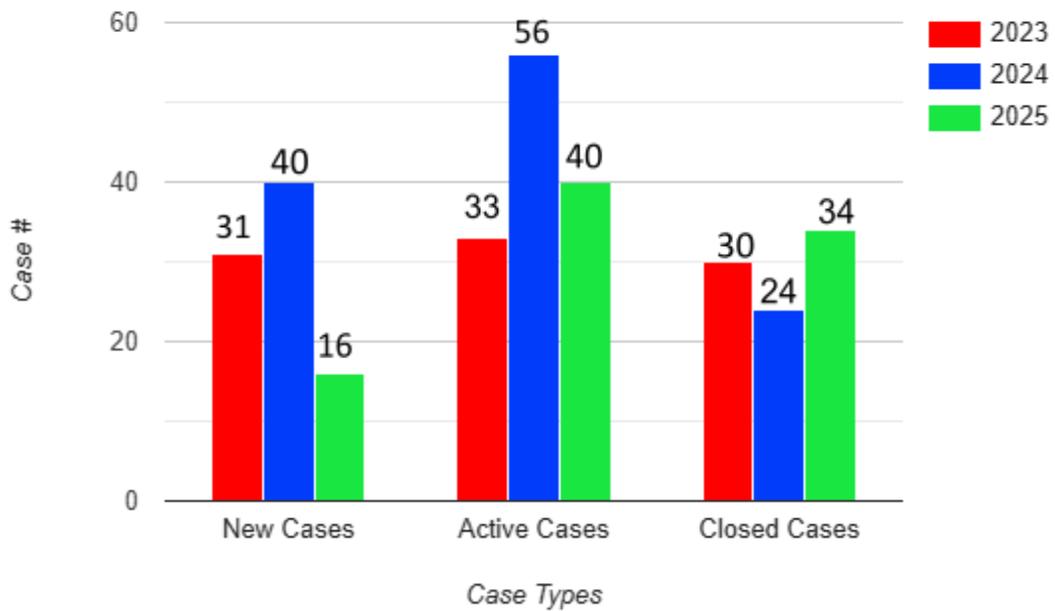
Monthly Data - November 2025

New Cases	Closed	Active as of November 30, 2025	Adjudication
16	34	40	3

November 2025 Overview :

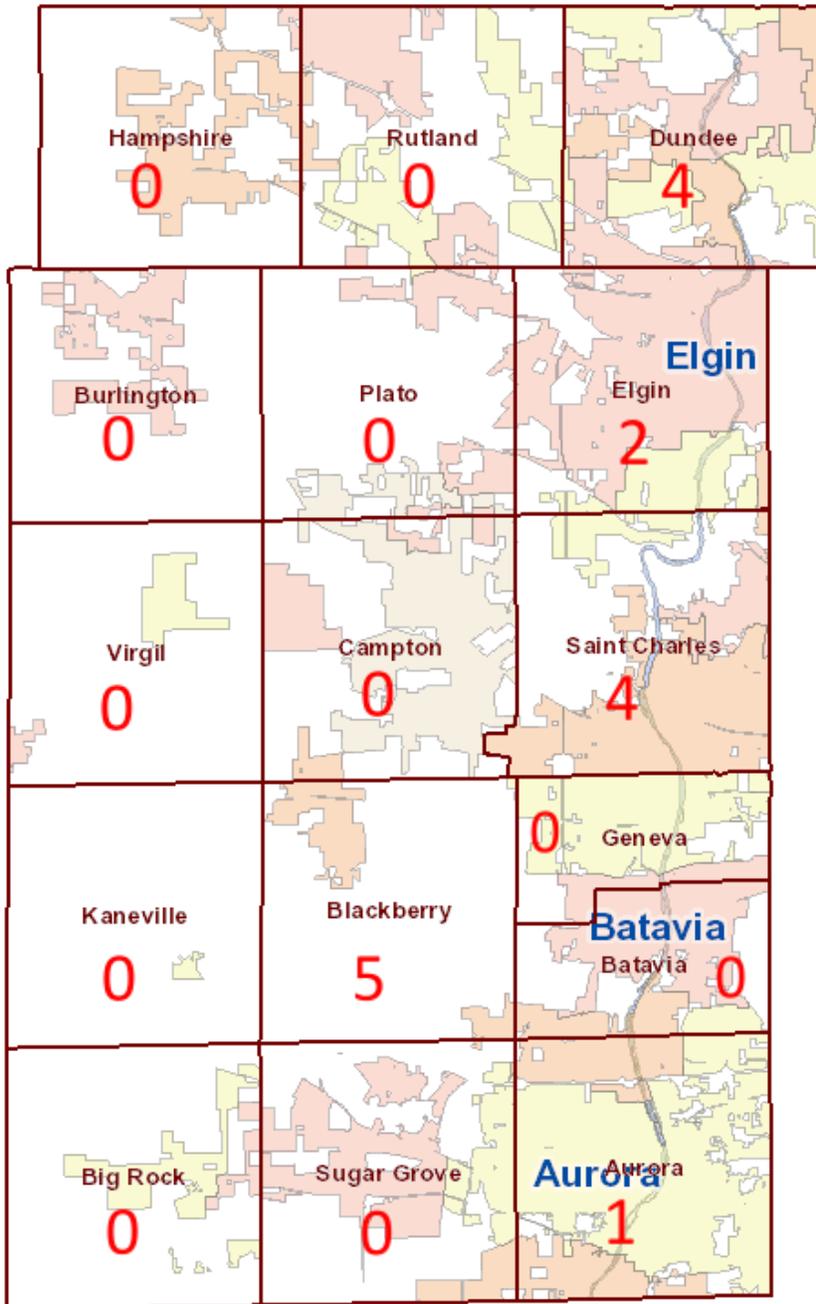


November 2023 / 2024 / 2025



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

New Cases by Township - November 2025



Year to Date Overview January 2023 - November 2025

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

Year to Date Overview January 2023 - November 2025

July 2023		21	August 2023		50	September 2023		41
July 2024	New Cases	40	August 2024	New Cases	37	September 2024	New Cases	33
July 2025		49	August 2025		32	September 2025		24
July 2023		50	August 2023		46	September 2023		44
July 2024	Active Cases	50	August 2024	Active Cases	45	September 2024	Active Cases	43
July 2025		73	August 2025		71	September 2025		57
July 2023		28	August 2023		53	September 2023		44
July 2024	Closed Cases	33	August 2024	Closed Cases	36	September 2024	Closed Cases	37
July 2025		33	August 2025		30	September 2025		28
July 2023		3	August 2023		2	September 2023		1
July 2024	Adjudication	4	August 2024	Adjudication	2	September 2024	Adjudication	2
July 2025		4	August 2025		4	September 2025		5
July 2023	Total Caseload	71	August 2023	Total Caseload	96	September 2023	Total Caseload	85
July 2024		90	August 2024		82	September 2024		76
July 2025		122	August 2025		103	September 2025		81
October 2023		29	November 2023		31	December 2023		26
October 2024	New Cases	30	November 2024	New Cases	40	December 2024	New Cases	20
October 2025		20	November 2025		16	December 2025		TBD
October 2023		29	November 2023		33	December 2023		31
October 2024	Active Cases	40	November 2024	Active Cases	56	December 2024	Active Cases	44
October 2025		50	November 2025		40	December 2025		TBD
October 2023		40	November 2023		30	December 2023		26
October 2024	Closed Cases	33	November 2024	Closed Cases	24	December 2024	Closed Cases	28
October 2025		23	November 2025		34	December 2025		TBD
October 2023		3	November 2023		1	December 2023		1
October 2024	Adjudication	1	November 2024	Adjudication	2	December 2024	Adjudication	2
October 2025		2	November 2025		3	December 2025		TBD
October 2023	Total Caseload	58	November 2023	Total Caseload	64	December 2023	Total Caseload	57
October 2024		70	November 2024		96	December 2024		64
October 2025		70	November 2025		56	December 2025		TBD

Spanish Translation Assistance	Inspections	Letters	In-Person
Health Department	0	0	0
Water Resources	2	0	0
Building Permit Department	0	0	11



End of November 2025
Kane County
Property Code Enforcement
Statistical Monthly Report

Passed by the Kane County Board on January 13, 2026.

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 indicated deletion):

The County of Kane ("County") hereby adopts division 5-41 of the County 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 Director of the Kane County Development & Community Services 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 rental 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. Any other information that the Director of the Kane County Development & Community Services Department deems reasonably necessary to complete an application of a Short-term rental license.
- I. 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.
- I. Dogs and cats, as pets, are permitted, but not more than three (3) of each, in any Short-term rental. Renters of a Short-term rental must comply at all times with the Kane County Animal Control Ordinance.
- J. In no event shall the use of a Short-term rental extend beyond what is permitted in Kane County Zoning Ordinance for the underlying zoning district.

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

Section 5. Guest limit/occupancy maximum.

- A. Guest Limit: 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 sixteen (16) Guests, regardless of the number of Bedrooms.
- B. Exception: Upon request by either the Short-term rental owner or the renter of the Short-term rental, the Director of the Kane County Development & Community Services Department may grant exceptions to subsection (A) on a case-by-case basis.

Section 6. Notice to neighbors. Upon approval of application for a new Short-term rental license or a renewal Short-term rental 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.

(A) The Director of the Kane County Development & Community Services Department may revoke or suspend any Short-term rental license if it is determined that the owner of a licensed Short-term rental has violated, or the use of a licensed Short-term rental is in violation of, any of the provisions of this section, or any provision of the Kane County Code or Ordinance or any applicable state or federal statute.

(B) A person operating a Short-term rental without a license may be subject to a fine that shall not exceed five hundred dollars (\$500.00). Each day a violation under this subsection exists constitutes a separate offence.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

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

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630-232-3451

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? Yes	

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.

EXHIBIT A

Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code shall be amended to repeal and replace section 15-2(C) (Noise) with the following:

C. Noise:

1. Definitions and rules of construction.

Except as specifically stated elsewhere in this Chapter, the terms used in this subsection shall have their regular and usual meaning as indicated by common dictionary definition. However, all definitions of acoustical terminology used in this subsection shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body.

2. Applicability.

a. This section's noise regulations shall apply in unincorporated residential zoning districts, except where otherwise exempt under this section. Any person, including but not limited to, the subject property's owner, agent, tenant, visitor, and/or other occupant of the property who violates any provisions of this section shall be liable for such noncompliance as further set forth herein.

b. Notwithstanding the provisions of subsection (a) of this section, a property owner shall be held liable for a violation under this section if the County establishes by a preponderance of the evidence that the same is legally accountable for the conduct giving rise to the violation, acquiesced to the conduct, and/or knew or should have reasonably known of the conduct occurring or that the conduct was likely to occur.

c. The term "person," for the purpose of this section, shall be any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, or any legal successor, representative, agent or agency of the foregoing.

3. Measurement/weighted sound level.

Measurement of sound, for the purpose of this section, shall be obtained using a device that utilizes the proper frequency sound weighting. The term "weighted sound level" means the sound pressure level decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A) or dBA.

4. Prohibited Activity.

a. During daytime hours. No person shall make, continue, or cause to be made the emission of sound during daytime hours (7:00 a.m. to 10:00 p.m.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land; provided, however, that point of measurement shall be on the property line of the complainant. Further, no person shall permit any sound as described herein to be made in or upon any hour, premises or property owned or possessed by them or under their management and/or control.

b. During nighttime hours. No person shall make, continue, or cause to be made the emission of sound during nighttime hours (10:00 p.m. to 7:00 a.m.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land; provided, however, that point of measurement shall be on the property line of the complainant. Further, no person shall permit any sound as described herein to be made in or upon any house, premises or property owned or possessed by them or under their management and/or control.

c. Nuisance declared. Sound emissions in violation of subsections (a) and (b) of this section are hereby declared to be a public nuisance.

d. Measurement. For the purposes of determining violations of subsections (a) and (b) within attached multiple-family structures/multiple-unit developments such as apartments, condominiums and townhomes, the point of measurement shall be the outer property line of the multiple-family structures/multiple-unit developments and not at the dividing walls between individual units in said structures.

5. Exemptions.

The following exemptions to violation of this subsection shall apply:

a. Emergency operations. Emergency short-term operations which are necessary to protect the health, safety and welfare of the citizens, such as emergency utility and street repair, generators, fallen tree removal, or emergency fuel oil delivery shall be exempt, provided that reasonable steps shall be taken by those in charge of such operations to minimize noise emanating from the same. Emergency operations by fire and rescue services and police agencies shall also be exempt.

b. Noises required by law. The provisions of this section shall not apply to any noise required specifically by law for the protection or safety of people or property.

c. Powered equipment. Powered equipment, such as air conditioners, back-up generators, lawn mowers, small lawn and garden tools, chainsaws, riding tractors and snow removal equipment which is necessary for the maintenance of property, is kept in good repair and maintenance, and which equipment, when new, would not comply with the standards set forth in this section, shall be exempt. The term "good repair," for the purpose of this exemption, shall mean when the equipment at issue is in a condition that meets factory specifications and is properly maintained to prevent any excessive or unusual noise. However, the use of radios or other sound/entertainment devices on such equipment shall not be exempted if listened to at a level otherwise violating the terms of this section.

d. Community events. The term "community events" shall include such things as parades, festivals, drum corps shows, sports events and Fourth of July celebrations, which are sanctioned or sponsored in whole or in part by local governments, schools, or charitable or service organizations.

e. Agricultural noise. Specifically excluded from the provisions of this section is noise generated by agricultural equipment on land zoned and/or used for agricultural purposes.

f. Motor vehicles. Nothing herein shall be construed as a limitation on the operation of duly registered motor vehicles, as defined in the Illinois Vehicle Code (625 ILCS 5/1-100 *et seq.*), which are not in violation of section 12-602 of the Illinois Vehicle Code (625 ILCS 5/12-602).

g. Work performed by a public body. Any work performed by or on behalf of a public body, including that which is performed by subcontractors, shall be exempted. Such activities may include, but are not limited to, routine maintenance work, road and bridge construction, and emergency repairs.

h. Special events. Events for which the County has issued a Special Events permit.

i. Construction sites. Construction noise that occurs between the hours of 7:00 a.m. and 8:00 p.m. shall be exempted. However, if in the opinion of the Kane County Development and Community Services Department, equipment or activities employed in the performance of construction exceeds the allowable decibel levels within this Code, the Kane County Development and Community Services Department may require noise mitigation methods to be implemented and used at the construction site to mitigate noises which exceed the requirements herein.

6. Enforcement.

In addition to other methods of enforcement set forth in this Chapter, violations of this subsection may be cited as an ordinance violation by a duly sworn deputy of the Kane County Sheriff's Office.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code Pertaining to Noise

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

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:

This ordinance amends Chapter 15 of the Kane County Code (Nuisances and Property Maintenance) to account for changes to section 15-2(C) (Noise). Section 15-2(C) is proposed to be removed and replaced by the provisions in Exhibit A.

EXHIBIT A

Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code shall be amended to repeal and replace section 15-2(C) (Noise) with the following:

C. Noise:

1. Definitions and rules of construction.

Except as specifically stated elsewhere in this Chapter, the terms used in this subsection shall have their regular and usual meaning as indicated by common dictionary definition. However, all definitions of acoustical terminology used in this subsection shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body.

2. Applicability.

a. This section's noise regulations shall apply in unincorporated residential zoning districts, except where otherwise exempt under this section. Any person, including but not limited to, the subject property's owner, agent, tenant, visitor, and/or other occupant of the property who violates any provisions of this section shall be liable for such noncompliance as further set forth herein.

b. Notwithstanding the provisions of subsection (a) of this section, a property owner shall be held liable for a violation under this section if the County establishes by a preponderance of the evidence that the same is legally accountable for the conduct giving rise to the violation, acquiesced to the conduct, and/or knew or should have reasonably known of the conduct occurring or that the conduct was likely to occur.

c. The term "person," for the purpose of this section, shall be any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, or any legal successor, representative, agent or agency of the foregoing.

3. Measurement/weighted sound level.

Measurement of sound, for the purpose of this section, shall be obtained using a device that utilizes the proper frequency sound weighting. The term "weighted sound level" means the sound pressure level decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A) or dBA.

4. Prohibited Activity.

a. During daytime hours. No person shall make, continue, or cause to be made the emission of sound during daytime hours (7:00 a.m. to 10:00 p.m.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land; provided, however, that point of measurement shall be on the property line of the complainant. Further, no person shall permit any sound as described herein to be made in or upon any hour, premises or property owned or possessed by them or under their management and/or control.

b. During nighttime hours. No person shall make, continue, or cause to be made the emission of sound during nighttime hours (10:00 p.m. to 7:00 a.m.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land; provided, however, that point of measurement shall be on the property line of the complainant. Further, no person shall permit any sound as described herein to be made in or upon any house, premises or property owned or possessed by them or under their management and/or control.

c. Nuisance declared. Sound emissions in violation of subsections (a) and (b) of this section are hereby declared to be a public nuisance.

d. Measurement. For the purposes of determining violations of subsections (a) and (b) within attached multiple-family structures/multiple-unit developments such as apartments, condominiums and townhomes, the point of measurement shall be the outer property line of the multiple-family structures/multiple-unit developments and not at the dividing walls between individual units in said structures.

5. Exemptions.

The following exemptions to violation of this subsection shall apply:

a. Emergency operations. Emergency short-term operations which are necessary to protect the health, safety and welfare of the citizens, such as emergency utility and street repair, generators, fallen tree removal, or emergency fuel oil delivery shall be exempt, provided that reasonable steps shall be taken by those in charge of such operations to minimize noise emanating from the same. Emergency operations by fire and rescue services and police agencies shall also be exempt.

b. Noises required by law. The provisions of this section shall not apply to any noise required specifically by law for the protection or safety of people or property.

c. Powered equipment. Powered equipment, such as air conditioners, back-up generators, lawn mowers, small lawn and garden tools, chainsaws, riding tractors and snow removal equipment which is necessary for the maintenance of property, is kept in good repair and maintenance, and which equipment, when new, would not comply with the standards set forth in this section, shall be exempt. The term "good repair," for the purpose of this exemption, shall mean when the equipment at issue is in a condition that meets factory specifications and is properly maintained to prevent any excessive or unusual noise. However, the use of radios or other sound/entertainment devices on such equipment shall not be exempted if listened to at a level otherwise violating the terms of this section.

d. Community events. The term "community events" shall include such things as parades, festivals, drum corps shows, sports events and Fourth of July celebrations, which are sanctioned or sponsored in whole or in part by local governments, schools, or charitable or service organizations.

e. Agricultural noise. Specifically excluded from the provisions of this section is noise generated by agricultural equipment on land zoned and/or used for agricultural purposes.

f. Motor vehicles. Nothing herein shall be construed as a limitation on the operation of duly registered motor vehicles, as defined in the Illinois Vehicle Code (625 ILCS 5/1-100 *et seq.*), which are not in violation of section 12-602 of the Illinois Vehicle Code (625 ILCS 5/12-602).

g. Work performed by a public body. Any work performed by or on behalf of a public body, including that which is performed by subcontractors, shall be exempted. Such activities may include, but are not limited to, routine maintenance work, road and bridge construction, and emergency repairs.

h. Special events. Events for which the County has issued a Special Events permit.

i. Construction sites. Construction noise that occurs between the hours of 7:00 a.m. and 8:00 p.m. shall be exempted. However, if in the opinion of the Kane County Development and Community Services Department, equipment or activities employed in the performance of construction exceeds the allowable decibel levels within this Code, the Kane County Development and Community Services Department may require noise mitigation methods to be implemented and used at the construction site to mitigate noises which exceed the requirements herein.

6. Enforcement.

In addition to other methods of enforcement set forth in this Chapter, violations of this subsection may be cited as an ordinance violation by a duly sworn deputy of the Kane County Sheriff's Office.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Amending Chapter 15 (Nuisances and Property Maintenance) of the Kane County Code to Declare Trespassing a Public Nuisance

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

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? Yes	

Summary:

This ordinance amends Chapter 15 of the Kane County Code (Nuisances and Property Maintenance) pertaining to trespassing as provided for in Exhibit A.

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – December 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 new accessible paddling launches are in the process of being removed for the winter but will return next spring for the 2026 paddling season!

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 is continuing with the Kane County Economic Development Corporation and will allow for more Kane County manufacturers to participate. Applications for companies for Phase II have opened.

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 latest meeting of the Kane County Economic Development Corporation Founding Board was held in December.

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

Planning Division Staff met with APRA program administrators in December to review outstanding fund disbursements. Remaining reimbursement requests are either in process or anticipated to be submitted soon.

ENERGY AND ENVIRONMENTAL

Chicago Region Trees Initiative

As Co-Chair of the Trees & Green Infrastructure Working Group, Karen Miller participated in the Work Group Co-Chairs Meeting on December 8th to develop goals for the next five years.

FOOD AND AGRICULTURE

Soil Health Impact Assessment

Sarahy Castro and Matt Tansley conducted soil sampling on four farms in November. The samples were taken as part of the ongoing Soil Health Impact Assessment to evaluate the potential economic benefits to farms for adopting soil health management techniques.

Hunger Relief Network

On November 18th Matt Tansley participated in a meeting organized by the Health Department to discuss the Huger Relief Network, a collaboration led by the University of Illinois SNAP-Ed program. The collaboration was launched to refine and share strategies for addressing food insecurity among agencies providing direct services.

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)

- The PY2024 Consolidated Annual Performance and Evaluation Report (CAPER) has been vetted by HUD and has received final approval.
- The receipt of the HUD agreement from HUD has been received.

Kane-Elgin HOME Program for Housing Development

- The Kane-Elgin HOME Consortium approved affordable housing projects on November 20th. Approval of projects by resolution has been passed by the Kane County Board. Approval by the City of St. Charles for use of their Housing Trust Funds will go before the Council on December 11th.
- The receipt of the HUD agreement from HUD has been received.

GIS & MAPPING

Completed and Ongoing GIS / Mapping Projects

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

- Hosted a table showcasing maps made for and used by the Development Department, as well as games, at Kane County GIS Day on November 19th.