



# Kane County

## KC County Development Committee

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

### Agenda

FORD, Williams, Berman, Daugherty, Iqbal, Kenyon, Linder & ex-officios Davoust  
(Transportation Chair), Kious (Forest Preserve President), Pierog (County Chair) and Tepe  
(County Vice Chair)

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<b>Tuesday, November 21, 2023</b>	<b>10:00 AM</b>	<b>County Board Room</b>
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1. **Call To Order**
  2. **Roll Call**
  3. **Remote Attendance Requests**
  4. **Approval of Minutes: October 17, 2023**
  5. **Monthly Financials**
    - A. Monthly Finance Reports (attached)
  6. **Public Comment (Agenda Items)**
  7. **Building & Zoning Division**
    - A. Building & Zoning Report
    - B. Zoning Petitions
      1. Petition # 4616 Petitioner: Alexander/Johnson (KaneSolar2, LLC)
      2. Petition # 4619 Petitioner: James Ariola Trust (TPE IL KN216 LLC)
  8. **Property Code Enforcement Division**
    - A. Monthly Report (attached)
    - B. **Resolution:** Authorizing Application to Circuit Court for Demolition of Dangerous and/or Unsafe Building Property Located at 14N50 Thurnau Road, Rutland Township Parcel ID # 02-31-300-013
    - C. Demolition of 14N403 Thurnau Rd, Rutland Township
  9. **Planning & Special Projects**
    - A. Monthly Report (attached)
  10. **Subdivision**
  11. **Environmental Resources**
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**12. Water Resources**

- A. Sugar Grove Drainage District Cost-Share Approval

**13. Office of Community Reinvestment****14. New Business**

- A. **Resolution:** Authorizing Salary Increase for the Director of Development and Community Services
- B. **Resolution:** Authorizing Salary Increase for the Director of Environmental and Water Resources

**15. Reports Placed On File****16. Executive Session (if needed)****17. Public Comment (Non-Agenda Items)****18. Adjournment**

STATE OF ILLINOIS )

SS.

COUNTY OF KANE )

**FINANCE REPORT NO. TMP-23-1619**

**MONTHLY FINANCE REPORTS (ATTACHED)**

**Development Committee Revenue Report - Summary**  
**Through October 31, 2023 (91.67% YTD)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	Total % Received
<b>670 Environmental Management</b>	<b>\$ 63,631</b>	<b>\$ 779,861</b>	<b>\$ 507,021</b>	<b>65.01%</b>
001 General Fund	\$ 2,000	\$ 64,089	\$ 68,097	106.25%
420 Stormwater Management	\$ -	\$ 236,661	\$ 8,321	3.52%
421 Elec Agg Civic Contribution	\$ 26,294	\$ 254,648	\$ 264,006	103.67%
650 Enterprise Surcharge	\$ 35,337	\$ 223,463	\$ 166,540	74.53%
751 Subdivision Review Escrow	\$ -	\$ 1,000	\$ 58	5.79%



**Development Committee Revenue Report - Summary**  
**Through October 31, 2023 (91.67% YTD)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	Total % Received
<b>690 Development</b>	<b>\$ 417,111</b>	<b>\$ 17,302,914</b>	<b>\$ 17,746,984</b>	<b>102.57%</b>
001 General Fund	\$ (170)	\$ 1,998,350	\$ 1,731,527	86.65%
400 Economic Development	\$ -	\$ 377,084	\$ 95,306	25.27%
401 Community Dev Block Program	\$ 308,382	\$ 2,022,761	\$ 2,216,234	109.56%
402 HOME Program	\$ 42,828	\$ 1,264,538	\$ 1,579,192	124.88%
403 Unincorporated Stormwater Mgmt	\$ -	\$ 55,000	\$ 18,106	32.92%
404 Homeless Management Info Systems	\$ 9,735	\$ 227,366	\$ 111,088	48.86%
405 Cost Share Drainage	\$ 3,289	\$ 323,604	\$ 235,692	72.83%
406 OCR & Recovery Act Programs	\$ -	\$ 55,552	\$ 15,000	27.00%
407 Quality of Kane Grants	\$ -	\$ 30,110	\$ 173	0.57%
408 Neighborhood Stabilization Progr	\$ -	\$ -	\$ 34,680	0.00%
409 Continuum of Care Planning Grant	\$ 6,734	\$ 87,429	\$ 72,941	83.43%
410 Elgin CDBG	\$ -	\$ 959,568	\$ 397,053	41.38%
411 Emergency Rental Assistance	\$ -	\$ -	\$ 651,491	0.00%
412 Emergency Rental Assistance #2	\$ -	\$ 7,935,693	\$ 9,511,774	119.86%
413 CDBG-CV	\$ 9,059	\$ 551,800	\$ 496,069	89.90%
414 Home - ARP	\$ 32,365	\$ 853,213	\$ 121,793	14.27%
415 Homeless Prevention Program	\$ -	\$ 246,230	\$ 304,572	123.69%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 13,244	11.04%
435 Growing for Kane	\$ -	\$ 177,140	\$ 126,269	71.28%
521 Bowes Creek Special Service Area	\$ -	\$ 5	\$ 5	102.20%
5300 Sunvale SBA SW 37	\$ -	\$ -	\$ 11	0.00%
5301 Middle Creek SBA SW38	\$ -	\$ -	\$ 569	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 110	\$ 111	101.05%
5303 Ogden Gardens SBA SW40	\$ -	\$ -	\$ 27	0.00%
5304 Wildwood West SBA SW41	\$ 95	\$ 665	\$ 686	103.19%
5306 Cheval DeSelle Venetian SBA SW43	\$ 147	\$ 2,200	\$ 2,043	92.87%
5308 Plank Road Estates SBA SW45	\$ 158	\$ 1,575	\$ 1,022	64.88%
5310 Exposition View SBA SW47	\$ 64	\$ 500	\$ 495	98.93%
5311 Pasadena Drive SBA SW48	\$ 25	\$ 3,872	\$ 1,264	32.64%
5312 Tamara Dittman SBA SW 50	\$ 67	\$ 1,215	\$ 1,214	99.95%
5313 Church Molitor SSA SA 52	\$ 333	\$ 3,334	\$ 3,334	100.00%
5314 45W185 Plank Road SSA SW 54	\$ 4,000	\$ 4,000	\$ 4,000	100.01%
<b>Grand Total</b>	<b>\$ 480,742</b>	<b>\$ 18,082,775</b>	<b>\$ 18,254,005</b>	<b>100.95%</b>

**Development Committee Expenditure Report - Summary**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>670 Environmental Management</b>	<b>\$ 58,603</b>	<b>\$ 1,348,482</b>	<b>\$ 844,116</b>	<b>\$ 13,498</b>	<b>63.60%</b>
001 General Fund	\$ 48,854	\$ 632,710	\$ 542,543	\$ 64	85.76%
420 Stormwater Management	\$ 936	\$ 236,661	\$ 76,781	\$ -	32.44%
421 Elec Agg Civic Contribution	\$ 2,432	\$ 254,648	\$ 58,139	\$ -	22.83%
650 Enterprise Surcharge	\$ 6,380	\$ 223,463	\$ 166,653	\$ 13,434	80.59%
751 Subdivision Review Escrow	\$ -	\$ 1,000	\$ -	\$ -	0.00%

**Development Committee Expenditure Report - Summary**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>690 Development</b>	<b>\$ 378,316</b>	<b>\$ 16,643,992</b>	<b>\$ 9,025,131</b>	<b>\$ 70,910</b>	<b>54.65%</b>
001 General Fund	\$ 110,163	\$ 1,339,428	\$ 1,176,619	\$ -	87.84%
400 Economic Development	\$ 66,382	\$ 377,084	\$ 236,147	\$ -	62.62%
401 Community Dev Block Program	\$ 98,564	\$ 2,022,761	\$ 2,008,647	\$ 102	99.31%
402 HOME Program	\$ 5,069	\$ 1,264,538	\$ 1,478,627	\$ 60	116.93%
403 Unincorporated Stormwater Mgmt	\$ -	\$ 55,000	\$ -	\$ -	0.00%
404 Homeless Management Info Systems	\$ 6,234	\$ 227,366	\$ 150,404	\$ 42	66.17%
405 Cost Share Drainage	\$ 278	\$ 323,604	\$ 79,612	\$ 70,606	46.42%
406 OCR & Recovery Act Programs	\$ -	\$ 55,552	\$ 1,968	\$ -	3.54%
407 Quality of Kane Grants	\$ 1,000	\$ 30,110	\$ 1,000	\$ -	3.32%
409 Continuum of Care Planning Grant	\$ 12,041	\$ 87,429	\$ 84,522	\$ 32	96.71%
410 Elgin CDBG	\$ 10,418	\$ 959,568	\$ 443,201	\$ 28	46.19%
412 Emergency Rental Assistance #2	\$ 33,655	\$ 7,935,693	\$ 2,509,972	\$ 28	31.63%
413 CDBG-CV	\$ 6,163	\$ 551,800	\$ 499,489	\$ 7	90.52%
414 Home - ARP	\$ 28,347	\$ 853,213	\$ 129,325	\$ 4	15.16%
415 Homeless Prevention Program	\$ -	\$ 246,230	\$ 180,055	\$ -	73.12%
425 Blighted Structure Demolition	\$ -	\$ 120,000	\$ 22,864	\$ -	19.05%
435 Growing for Kane	\$ -	\$ 177,140	\$ 21,954	\$ -	12.39%
521 Bowes Creek Special Service Area	\$ -	\$ 5	\$ -	\$ -	0.00%
5302 Shirewood Farm SSA SW39	\$ -	\$ 110	\$ -	\$ -	0.00%
5304 Wildwood West SBA SW41	\$ -	\$ 665	\$ 725	\$ -	109.02%
5306 Cheval DeSelle Venetian SBA SW43	\$ -	\$ 2,200	\$ -	\$ -	0.00%
5308 Plank Road Estates SBA SW45	\$ -	\$ 1,575	\$ -	\$ -	0.00%
5310 Exposition View SBA SW47	\$ -	\$ 500	\$ -	\$ -	0.00%
5311 Pasadena Drive SBA SW48	\$ -	\$ 3,872	\$ -	\$ -	0.00%
5312 Tamara Dittman SBA SW 50	\$ -	\$ 1,215	\$ -	\$ -	0.00%
5313 Church Molitor SSA SA 52	\$ -	\$ 3,334	\$ -	\$ -	0.00%
5314 45W185 Plank Road SSA SW 54	\$ -	\$ 4,000	\$ -	\$ -	0.00%
<b>Grand Total</b>	<b>\$ 436,918</b>	<b>\$ 17,992,474</b>	<b>\$ 9,869,247</b>	<b>\$ 84,407</b>	<b>55.32%</b>

**Development Committee Expenditure Report - Detail**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>670 Environmental Management</b>	<b>\$ 58,603</b>	<b>\$ 1,348,482</b>	<b>\$ 844,116</b>	<b>\$ 13,498</b>	<b>63.60%</b>
<b>001 General Fund</b>	<b>\$ 48,854</b>	<b>\$ 632,710</b>	<b>\$ 542,543</b>	<b>\$ 64</b>	<b>85.76%</b>
Personnel Services- Salaries & Wages	\$ 39,276	\$ 520,848	\$ 445,457	\$ -	85.53%
Personnel Services- Employee Benefits	\$ 9,524	\$ 106,212	\$ 92,663	\$ -	87.24%
Contractual Services	\$ -	\$ 4,650	\$ 3,480	\$ -	74.85%
Commodities	\$ 54	\$ 1,000	\$ 942	\$ 64	100.60%
<b>420 Stormwater Management</b>	<b>\$ 936</b>	<b>\$ 236,661</b>	<b>\$ 76,781</b>	<b>\$ -</b>	<b>32.44%</b>
Personnel Services- Salaries & Wages	\$ 608	\$ 7,928	\$ 7,294	\$ -	92.00%
Personnel Services- Employee Benefits	\$ 329	\$ 4,144	\$ 3,692	\$ -	89.10%
Contractual Services	\$ -	\$ 216,612	\$ 65,512	\$ -	30.24%
Commodities	\$ -	\$ 7,715	\$ 21	\$ -	0.27%
Transfers Out	\$ -	\$ 262	\$ 262	\$ -	100.00%
<b>421 Elec Agg Civic Contribution</b>	<b>\$ 2,432</b>	<b>\$ 254,648</b>	<b>\$ 58,139</b>	<b>\$ -</b>	<b>22.83%</b>
Contractual Services	\$ 2,432	\$ 75,000	\$ 31,050	\$ -	41.40%
Contingency and Other	\$ -	\$ 152,559	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 27,089	\$ 27,089	\$ -	100.00%
<b>650 Enterprise Surcharge</b>	<b>\$ 6,380</b>	<b>\$ 223,463</b>	<b>\$ 166,653</b>	<b>\$ 13,434</b>	<b>80.59%</b>
Personnel Services- Salaries & Wages	\$ 3,399	\$ 22,845	\$ 40,788	\$ -	178.54%
Personnel Services- Employee Benefits	\$ 1,470	\$ 9,113	\$ 16,592	\$ -	182.07%
Contractual Services	\$ 515	\$ 171,716	\$ 96,257	\$ 13,434	63.88%
Commodities	\$ 996	\$ 17,925	\$ 11,152	\$ -	62.22%
Transfers Out	\$ -	\$ 1,864	\$ 1,864	\$ -	100.00%
<b>751 Subdivision Review Escrow</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contractual Services	\$ -	\$ 1,000	\$ -	\$ -	0.00%

**Development Committee Expenditure Report - Detail**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>690 Development</b>	<b>\$ 378,316</b>	<b>\$ 16,643,992</b>	<b>\$ 9,025,131</b>	<b>\$ 70,910</b>	<b>54.65%</b>
<b>001 General Fund</b>	<b>\$ 110,163</b>	<b>\$ 1,339,428</b>	<b>\$ 1,176,619</b>	<b>\$ -</b>	<b>87.84%</b>
Personnel Services- Salaries & Wages	\$ 77,245	\$ 973,646	\$ 847,001	\$ -	86.99%
Personnel Services- Employee Benefits	\$ 21,932	\$ 270,856	\$ 222,600	\$ -	82.18%
Contractual Services	\$ 8,637	\$ 71,946	\$ 55,947	\$ -	77.76%
Commodities	\$ 2,349	\$ 22,980	\$ 51,070	\$ -	222.24%
<b>400 Economic Development</b>	<b>\$ 66,382</b>	<b>\$ 377,084</b>	<b>\$ 236,147</b>	<b>\$ -</b>	<b>62.62%</b>
Personnel Services- Salaries & Wages	\$ 3,510	\$ 45,784	\$ 42,126	\$ -	92.01%
Personnel Services- Employee Benefits	\$ 1,595	\$ 20,039	\$ 17,952	\$ -	89.59%
Contractual Services	\$ 61,277	\$ 286,491	\$ 171,699	\$ -	59.93%
Commodities	\$ -	\$ 400	\$ -	\$ -	0.00%
Contingency and Other	\$ -	\$ 20,000	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 4,370	\$ 4,370	\$ -	100.00%
<b>401 Community Dev Block Program</b>	<b>\$ 98,564</b>	<b>\$ 2,022,761</b>	<b>\$ 2,008,647</b>	<b>\$ 102</b>	<b>99.31%</b>
Personnel Services- Salaries & Wages	\$ 7,626	\$ 187,584	\$ 119,423	\$ -	63.66%
Personnel Services- Employee Benefits	\$ 1,634	\$ 81,898	\$ 29,433	\$ -	35.94%
Contractual Services	\$ 88,830	\$ 1,720,793	\$ 1,830,795	\$ 102	106.40%
Commodities	\$ 220	\$ 8,356	\$ 2,994	\$ -	35.84%
Transfers Out	\$ 254	\$ 24,130	\$ 26,002	\$ -	107.76%
<b>402 HOME Program</b>	<b>\$ 5,069</b>	<b>\$ 1,264,538</b>	<b>\$ 1,478,627</b>	<b>\$ 60</b>	<b>116.93%</b>
Personnel Services- Salaries & Wages	\$ 3,403	\$ 84,740	\$ 69,082	\$ -	81.52%
Personnel Services- Employee Benefits	\$ 641	\$ 30,830	\$ 16,756	\$ -	54.35%
Contractual Services	\$ 880	\$ 1,145,386	\$ 1,389,492	\$ 60	121.32%
Commodities	\$ 48	\$ 960	\$ 853	\$ -	88.87%
Transfers Out	\$ 98	\$ 2,622	\$ 2,443	\$ -	93.17%
<b>403 Unincorporated Stormwater Mgmt</b>	<b>\$ -</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
Contractual Services	\$ -	\$ 55,000	\$ -	\$ -	0.00%
<b>404 Homeless Management Info Systems</b>	<b>\$ 6,234</b>	<b>\$ 227,366</b>	<b>\$ 150,404</b>	<b>\$ 42</b>	<b>66.17%</b>
Personnel Services- Salaries & Wages	\$ 3,140	\$ 100,434	\$ 65,696	\$ -	65.41%
Personnel Services- Employee Benefits	\$ 1,086	\$ 36,956	\$ 21,323	\$ -	57.70%
Contractual Services	\$ 1,834	\$ 85,758	\$ 59,646	\$ 42	69.60%
Commodities	\$ 39	\$ 1,596	\$ 906	\$ -	56.74%
Transfers Out	\$ 137	\$ 2,622	\$ 2,834	\$ -	108.07%

**Development Committee Expenditure Report - Detail**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>405 Cost Share Drainage</b>	<b>\$ 278</b>	<b>\$ 323,604</b>	<b>\$ 79,612</b>	<b>\$ 70,606</b>	<b>46.42%</b>
Contractual Services	\$ -	\$ 299,764	\$ 51,290	\$ 70,606	40.66%
Commodities	\$ 278	\$ 840	\$ 378	\$ -	45.05%
Transfers Out	\$ -	\$ 23,000	\$ 23,000	\$ -	100.00%
Capital	\$ -	\$ -	\$ 4,943	\$ -	0.00%
<b>406 OCR &amp; Recovery Act Programs</b>	<b>\$ -</b>	<b>\$ 55,552</b>	<b>\$ 1,968</b>	<b>\$ -</b>	<b>3.54%</b>
Personnel Services- Salaries & Wages	\$ -	\$ 3,107	\$ 1,624	\$ -	52.25%
Personnel Services- Employee Benefits	\$ -	\$ 2,137	\$ 211	\$ -	9.88%
Contractual Services	\$ -	\$ 50,162	\$ 133	\$ -	0.27%
Transfers Out	\$ -	\$ 146	\$ -	\$ -	0.00%
<b>407 Quality of Kane Grants</b>	<b>\$ 1,000</b>	<b>\$ 30,110</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>3.32%</b>
Contractual Services	\$ 1,000	\$ 30,110	\$ 1,000	\$ -	3.32%
<b>409 Continuum of Care Planning Grant</b>	<b>\$ 12,041</b>	<b>\$ 87,429</b>	<b>\$ 84,522</b>	<b>\$ 32</b>	<b>96.71%</b>
Personnel Services- Salaries & Wages	\$ 3,223	\$ 36,760	\$ 36,267	\$ -	98.66%
Personnel Services- Employee Benefits	\$ 1,032	\$ 13,341	\$ 11,216	\$ -	84.07%
Contractual Services	\$ 7,641	\$ 35,636	\$ 35,259	\$ 32	99.03%
Commodities	\$ 28	\$ 381	\$ 353	\$ -	92.71%
Transfers Out	\$ 117	\$ 1,311	\$ 1,427	\$ -	108.82%
<b>410 Elgin CDBG</b>	<b>\$ 10,418</b>	<b>\$ 959,568</b>	<b>\$ 443,201</b>	<b>\$ 28</b>	<b>46.19%</b>
Personnel Services- Salaries & Wages	\$ 4,176	\$ 115,687	\$ 49,164	\$ -	42.50%
Personnel Services- Employee Benefits	\$ 929	\$ 48,916	\$ 11,593	\$ -	23.70%
Contractual Services	\$ 5,151	\$ 790,653	\$ 380,444	\$ 28	48.12%
Commodities	\$ 45	\$ 1,253	\$ 631	\$ -	50.37%

**Development Committee Expenditure Report - Detail**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
Transfers Out	\$ 117	\$ 3,059	\$ 1,368	\$ -	44.72%
<b>412 Emergency Rental Assistance #2</b>	<b>\$ 33,655</b>	<b>\$ 7,935,693</b>	<b>\$ 2,509,972</b>	<b>\$ 28</b>	<b>31.63%</b>
Personnel Services- Salaries & Wages	\$ 13,403	\$ 73,046	\$ 77,594	\$ -	106.23%
Personnel Services- Employee Benefits	\$ 4,065	\$ 46,240	\$ 18,273	\$ -	39.52%
Contractual Services	\$ 15,391	\$ 3,148,912	\$ 2,406,888	\$ 28	76.44%
Commodities	\$ 209	\$ 4,452	\$ 4,657	\$ -	104.61%
Contingency and Other	\$ -	\$ 4,659,947	\$ -	\$ -	0.00%
Transfers Out	\$ 586	\$ 3,096	\$ 2,560	\$ -	82.69%
<b>413 CDBG-CV</b>	<b>\$ 6,163</b>	<b>\$ 551,800</b>	<b>\$ 499,489</b>	<b>\$ 7</b>	<b>90.52%</b>
Personnel Services- Salaries & Wages	\$ 3,989	\$ 29,903	\$ 15,863	\$ -	53.05%
Personnel Services- Employee Benefits	\$ 1,248	\$ 13,307	\$ 4,832	\$ -	36.32%
Contractual Services	\$ 655	\$ 508,168	\$ 477,934	\$ 7	94.05%
Commodities	\$ 75	\$ 422	\$ 233	\$ -	55.24%
Transfers Out	\$ 195	\$ -	\$ 625	\$ -	0.00%
<b>414 Home - ARP</b>	<b>\$ 28,347</b>	<b>\$ 853,213</b>	<b>\$ 129,325</b>	<b>\$ 4</b>	<b>15.16%</b>
Personnel Services- Salaries & Wages	\$ 6,947	\$ 100,247	\$ 38,529	\$ -	38.43%
Personnel Services- Employee Benefits	\$ 2,345	\$ 40,175	\$ 12,051	\$ -	30.00%
Contractual Services	\$ 18,551	\$ 710,877	\$ 76,258	\$ 4	10.73%
Commodities	\$ 133	\$ 1,914	\$ 709	\$ -	37.06%
Transfers Out	\$ 371	\$ -	\$ 1,778	\$ -	0.00%
<b>415 Homeless Prevention Program</b>	<b>\$ -</b>	<b>\$ 246,230</b>	<b>\$ 180,055</b>	<b>\$ -</b>	<b>73.12%</b>
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ 51,106	\$ -	0.00%
Personnel Services- Employee Benefits	\$ -	\$ -	\$ 14,599	\$ -	0.00%
Contractual Services	\$ -	\$ 240,587	\$ 110,212	\$ -	45.81%
Commodities	\$ -	\$ -	\$ 1,423	\$ -	0.00%
Transfers Out	\$ -	\$ 5,643	\$ 2,716	\$ -	48.14%
<b>425 Blighted Structure Demolition</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ 22,864</b>	<b>\$ -</b>	<b>19.05%</b>
Contractual Services	\$ -	\$ 120,000	\$ 22,864	\$ -	19.05%

**Development Committee Expenditure Report - Detail**  
**Through October 31, 2023 (91.67% YTD, 92.31% Payroll Expense through Pay Period Ending 10/28/2023)**

	Current Month Transactions	Total Amended Budget	YTD Actual Transactions	YTD Encumbrances	Total % Used
<b>435 Growing for Kane</b>	\$ -	\$ 177,140	\$ 21,954	\$ -	<b>12.39%</b>
Contractual Services	\$ -	\$ 175,640	\$ 21,954	\$ -	12.50%
Commodities	\$ -	\$ 1,500	\$ -	\$ -	0.00%
<b>521 Bowes Creek Special Service Area</b>	\$ -	\$ 5	\$ -	\$ -	<b>0.00%</b>
Contingency and Other	\$ -	\$ 5	\$ -	\$ -	0.00%
<b>5302 Shirewood Farm SSA SW39</b>	\$ -	\$ 110	\$ -	\$ -	<b>0.00%</b>
Contractual Services	\$ -	\$ 110	\$ -	\$ -	0.00%
<b>5304 Wildwood West SBA SW41</b>	\$ -	\$ 665	\$ 725	\$ -	<b>109.02%</b>
Contractual Services	\$ -	\$ -	\$ 725	\$ -	0.00%
Transfers Out	\$ -	\$ 665	\$ -	\$ -	0.00%
<b>5306 Cheval DeSelle Venetian SBA SW43</b>	\$ -	\$ 2,200	\$ -	\$ -	<b>0.00%</b>
Contractual Services	\$ -	\$ 2,200	\$ -	\$ -	0.00%
<b>5308 Plank Road Estates SBA SW45</b>	\$ -	\$ 1,575	\$ -	\$ -	<b>0.00%</b>
Contractual Services	\$ -	\$ 1,575	\$ -	\$ -	0.00%
<b>5310 Exposition View SBA SW47</b>	\$ -	\$ 500	\$ -	\$ -	<b>0.00%</b>
Contractual Services	\$ -	\$ 500	\$ -	\$ -	0.00%
<b>5311 Pasadena Drive SBA SW48</b>	\$ -	\$ 3,872	\$ -	\$ -	<b>0.00%</b>
Contractual Services	\$ -	\$ 1,300	\$ -	\$ -	0.00%
Transfers Out	\$ -	\$ 2,572	\$ -	\$ -	0.00%
<b>5312 Tamara Dittman SBA SW 50</b>	\$ -	\$ 1,215	\$ -	\$ -	<b>0.00%</b>
Transfers Out	\$ -	\$ 1,215	\$ -	\$ -	0.00%
<b>5313 Church Molitor SSA SA 52</b>	\$ -	\$ 3,334	\$ -	\$ -	<b>0.00%</b>
Transfers Out	\$ -	\$ 3,334	\$ -	\$ -	0.00%
<b>5314 45W185 Plank Road SSA SW 54</b>	\$ -	\$ 4,000	\$ -	\$ -	<b>0.00%</b>
Transfers Out	\$ -	\$ 4,000	\$ -	\$ -	0.00%
<b>Grand Total</b>	<b>\$ 436,918</b>	<b>\$ 17,992,474</b>	<b>\$ 9,869,247</b>	<b>\$ 84,407</b>	<b>55.32%</b>





# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>001 - General Fund</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>692 - Water Resources &amp; Subdivisions</b>										
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	244781	Electric Aggregation - Electric Power Utility Consultant	Paid by Check # 382443		03/05/2023	09/28/2023	09/28/2023		10/10/2023	43.70
3245 - Paddock Publications (Daily Herald)	187127-1	Invitation To Bid 43021 Ogden	Paid by Check # 382443		07/25/2021	09/25/2023	09/25/2023		10/10/2023	59.80
Account <b>53070 - Legal Printing</b> Totals							Invoice Transactions 2			\$103.50
Account <b>53100 - Conferences and Meetings</b>										
4526 - Fifth Third Bank	9471-JW-09/23	Wollnik Mastercard 09/05/2023-10/04/2023	Paid by EFT # 83246		10/04/2023	10/12/2023	10/12/2023		10/23/2023	10.00
4526 - Fifth Third Bank	9471-JW-09/23 C	Wollnik Mastercard 09/05/2023-10/04/2023	Paid by EFT # 83246		10/04/2023	10/12/2023	10/12/2023		10/23/2023	(10.00)
Account <b>53100 - Conferences and Meetings</b> Totals							Invoice Transactions 2			\$0.00
Account <b>63040 - Fuel- Vehicles</b>										
13021 - WEX BANK	92326611	Fuel for 220	Paid by EFT # 83496		09/30/2023	10/13/2023	10/13/2023		10/23/2023	53.92
Account <b>63040 - Fuel- Vehicles</b> Totals							Invoice Transactions 1			\$53.92
Sub-Department <b>692 - Water Resources &amp; Subdivisions</b> Totals							Invoice Transactions 5			\$157.42
Department <b>670 - Environmental Management</b> Totals							Invoice Transactions 5			\$157.42
Department <b>690 - Development</b>										
Sub-Department <b>000 - Revenues</b>										
Account <b>31300 - Building and Inspection Permits</b>										
American Claim Services, Inc.	2023-00001060	Fee Refund - PR2023-01872	Paid by Check # 382596		10/10/2023	10/12/2023	10/12/2023		10/23/2023	170.00
Account <b>31300 - Building and Inspection Permits</b> Totals							Invoice Transactions 1			\$170.00
Sub-Department <b>000 - Revenues</b> Totals							Invoice Transactions 1			\$170.00
Sub-Department <b>690 - County Development</b>										
Account <b>52230 - Repairs and Maint- Vehicles</b>										
1673 - Rons Automotive Services Inc	1049	MAINTENANCE FOR VEHICLE #202	Paid by EFT # 83038		09/18/2023	09/25/2023	09/25/2023		10/10/2023	911.05
1673 - Rons Automotive Services Inc	1187	MAINTENANCE FOR VEHICLE	Paid by EFT # 83410		10/10/2023	10/11/2023	10/11/2023		10/23/2023	95.90
2412 - Suburban Tire Company	0833429	VEHICLE 201 - CAR TIRES	Paid by Check # 382583		10/06/2023	10/11/2023	10/11/2023		10/23/2023	830.12
2412 - Suburban Tire Company	0833507	VEHICLE 202 - CAR TIRES	Paid by Check # 382583		10/10/2023	10/11/2023	10/11/2023		10/23/2023	830.12
Account <b>52230 - Repairs and Maint- Vehicles</b> Totals							Invoice Transactions 4			\$2,667.19



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 001 - General Fund</b>										
Department <b>690 - Development</b>										
Sub-Department <b>690 - County Development</b>										
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	266057	ZONING - TRANSCRIPTIONS #4617 / 4618	Paid by Check # 382443		09/25/2023	09/27/2023	09/27/2023		10/10/2023	230.00
10045 - Planet Depos, LLC	612337	ZONING PETITIONS #4613 / 4614 / 4615 / 4616	Paid by EFT # 83021		09/26/2023	09/27/2023	09/27/2023		10/10/2023	1,980.55
Account <b>53070 - Legal Printing</b> Totals									Invoice Transactions 2	\$2,210.55
Account <b>53120 - Employee Mileage Expense</b>										
4504 - Karen Ann Miller	10022023	K.MILLER MILEAGE REIMBURSEMENT	Paid by EFT # 83334		10/02/2023	10/11/2023	10/11/2023		10/23/2023	91.64
12060 - James J Plonczynski	10112023	MILEAGE - SITE VISITS 4617/4618	Paid by EFT # 83383		10/11/2023	10/11/2023	10/11/2023		10/23/2023	20.96
Account <b>53120 - Employee Mileage Expense</b> Totals									Invoice Transactions 2	\$112.60
Account <b>53130 - General Association Dues</b>										
3640 - Fox River Ecosystem Partnership, Inc	092723	K. MILLER MEMBERSHIP RENEWAL 2023-2024	Paid by Check # 382414		09/27/2023	09/27/2023	09/27/2023		10/10/2023	100.00
4532 - Illinois Assn of County Zoning Officials (IACZO)	9282023	ZONING MEMBERSHIP BERKHOUT/AAMIR/VA NKERKHOFF	Paid by Check # 382545		09/28/2023	09/28/2023	09/28/2023		10/23/2023	55.00
Account <b>53130 - General Association Dues</b> Totals									Invoice Transactions 2	\$155.00
Account <b>60000 - Office Supplies</b>										
3578 - Warehouse Direct, Inc.	5578313-0	OFFICE SUPPLIES	Paid by EFT # 83092		09/22/2023	09/25/2023	09/25/2023		10/10/2023	66.30
3578 - Warehouse Direct, Inc.	5580470-0	OFFICE SUPPLIES	Paid by EFT # 83092		09/27/2023	09/27/2023	09/27/2023		10/10/2023	21.27
3578 - Warehouse Direct, Inc.	5584527-0	OFFICE SUPPLIES	Paid by EFT # 83484		10/03/2023	10/11/2023	10/11/2023		10/23/2023	39.45
4526 - Fifth Third Bank	1952-MV-09/23	M. VANKERKHOFF P-CARD CHARGES 09/23	Paid by EFT # 83246		10/04/2023	10/12/2023	10/12/2023		10/23/2023	67.99
Account <b>60000 - Office Supplies</b> Totals									Invoice Transactions 4	\$195.01
Account <b>60010 - Operating Supplies</b>										
12287 - Century Springs/Ove Water Services	2163468	MONTHLY WATER RENTAL	Paid by EFT # 82883		09/22/2023	09/25/2023	09/25/2023		10/10/2023	19.16
4526 - Fifth Third Bank	1952-MV-09/23	M. VANKERKHOFF P-CARD CHARGES 09/23	Paid by EFT # 83246		10/04/2023	10/12/2023	10/12/2023		10/23/2023	707.39
5540 - The Tree House Inc	122083	TONER FOR PLOTTER	Paid by Check # 382585		09/27/2023	10/13/2023	10/13/2023		10/23/2023	474.00
Account <b>60010 - Operating Supplies</b> Totals									Invoice Transactions 3	\$1,200.55



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>001 - General Fund</b>										
Department <b>690 - Development</b>										
Sub-Department <b>690 - County Development</b>										
Account <b>63040 - Fuel- Vehicles</b>										
13021 - WEX BANK	92321039	DEVELOPMENT - WEX GAS CARD SEPTEMBER 2023	Paid by EFT # 83102		09/30/2023	10/02/2023	10/02/2023		10/10/2023	1,009.53
Account <b>63040 - Fuel- Vehicles</b> Totals							Invoice Transactions	1		\$1,009.53
Sub-Department <b>690 - County Development</b> Totals							Invoice Transactions	18		\$7,550.43
Sub-Department <b>691 - Administrative Adjudication Prog</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
2477 - Camic, Johnson, Ltd	167	ADMINISTRATIVE ADJUDICATION HEARING OFFICER 9/14/23	Paid by Check # 382493		09/27/2023	10/02/2023	10/02/2023		10/23/2023	400.00
Account <b>50150 - Contractual/Consulting Services</b> Totals							Invoice Transactions	1		\$400.00
Sub-Department <b>691 - Administrative Adjudication Prog</b> Totals							Invoice Transactions	1		\$400.00
Department <b>690 - Development</b> Totals							Invoice Transactions	20		\$8,120.43
Fund <b>001 - General Fund</b> Totals							Invoice Transactions	25		\$8,277.85
Fund <b>400 - Economic Development</b>										
Department <b>690 - Development</b>										
Sub-Department <b>710 - Economic Development</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
1849 - Batavia Instant Print Inc	20230540	PRINTING SERVICES - JTHAVONG	Paid by EFT # 82871		09/13/2023	09/25/2023	09/25/2023		10/10/2023	779.65
13939 - JEG 360, LLC	1017	KANE COUNTY ECONOMIC DEV. ADVISOR - PARTIAL REIMBURSEMENT ARPA	Paid by EFT # 83298		10/02/2023	10/11/2023	10/11/2023		10/23/2023	4,920.00
Account <b>50150 - Contractual/Consulting Services</b> Totals							Invoice Transactions	2		\$5,699.65
Account <b>53100 - Conferences and Meetings</b>										
4526 - Fifth Third Bank	1952-MV-09/23	M. VANKERKHOFF P-CARD CHARGES 09/23	Paid by EFT # 83246		10/04/2023	10/12/2023	10/12/2023		10/23/2023	874.71
Account <b>53100 - Conferences and Meetings</b> Totals							Invoice Transactions	1		\$874.71
Sub-Department <b>710 - Economic Development</b> Totals							Invoice Transactions	3		\$6,574.36
Department <b>690 - Development</b> Totals							Invoice Transactions	3		\$6,574.36
Fund <b>400 - Economic Development</b> Totals							Invoice Transactions	3		\$6,574.36



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 401 - Community Dev Block Program</b>										
Department <b>690 - Development</b>										
Sub-Department <b>711 - Community Developmt Block Grant</b>										
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	245243	2023 Annual Action Plan	Paid by Check # 382443		03/12/2023	09/25/2023	09/29/2023		10/10/2023	67.85
3245 - Paddock Publications (Daily Herald)	219255	2022 Annual Action Plan	Paid by Check # 382443		06/10/2022	09/25/2023	09/29/2023		10/10/2023	49.07
Account <b>53070 - Legal Printing</b> Totals Invoice Transactions 2										<u>\$116.92</u>
Account <b>53100 - Conferences and Meetings</b>										
8197 - Joshua C. Beck	09252023	NACCED Conference Uber & Meal Reimb	Paid by Check # 382489		09/25/2023	10/10/2023	10/13/2023		10/23/2023	75.45
4526 - Fifth Third Bank	1589-SB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	368.44
4526 - Fifth Third Bank	4428-JB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	218.54
Account <b>53100 - Conferences and Meetings</b> Totals Invoice Transactions 3										<u>\$662.43</u>
Account <b>55000 - Miscellaneous Contractual Exp</b>										
8545 - Spillane and Sons Ltd.	K2022-01-E-21	Homeownership Project	Paid by EFT # 83429		10/11/2023	10/12/2023	10/13/2023		10/23/2023	13,800.00
8545 - Spillane and Sons Ltd.	K2022-01-E-22	Homeownership Project	Paid by EFT # 83429		10/11/2023	10/12/2023	10/13/2023		10/23/2023	73,450.00
Account <b>55000 - Miscellaneous Contractual Exp</b> Totals Invoice Transactions 2										<u>\$87,250.00</u>
Account <b>60000 - Office Supplies</b>										
4526 - Fifth Third Bank	1589-SB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	1.99
Account <b>60000 - Office Supplies</b> Totals Invoice Transactions 1										<u>\$1.99</u>
Account <b>63040 - Fuel- Vehicles</b>										
4526 - Fifth Third Bank	1589-SB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	100.00
Account <b>63040 - Fuel- Vehicles</b> Totals Invoice Transactions 1										<u>\$100.00</u>
Sub-Department <b>711 - Community Developmt Block Grant</b> Totals Invoice Transactions 9										<u>\$88,131.34</u>
Department <b>690 - Development</b> Totals Invoice Transactions 9										<u>\$88,131.34</u>
Fund <b>401 - Community Dev Block Program</b> Totals Invoice Transactions 9										<u>\$88,131.34</u>
<b>Fund 402 - HOME Program</b>										
Department <b>690 - Development</b>										
Sub-Department <b>712 - HOME Program</b>										
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	245243	2023 Annual Action Plan	Paid by Check # 382443		03/12/2023	09/25/2023	09/29/2023		10/10/2023	67.85



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>402 - HOME Program</b>										
Department <b>690 - Development</b>										
Sub-Department <b>712 - HOME Program</b>										
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	219255	2022 Annual Action Plan	Paid by Check # 382443		06/10/2022	09/25/2023	09/29/2023		10/10/2023	49.07
Account <b>53070 - Legal Printing</b> Totals							Invoice Transactions	2		\$116.92
Account <b>53100 - Conferences and Meetings</b>										
8197 - Joshua C. Beck	09252023	NACCED Conference Uber & Meal Reimb	Paid by Check # 382489		09/25/2023	10/10/2023	10/13/2023		10/23/2023	75.45
4526 - Fifth Third Bank	1589-SB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	218.53
4526 - Fifth Third Bank	4428-JB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	218.53
Account <b>53100 - Conferences and Meetings</b> Totals							Invoice Transactions	3		\$512.51
Sub-Department <b>712 - HOME Program</b> Totals							Invoice Transactions	5		\$629.43
Department <b>690 - Development</b> Totals							Invoice Transactions	5		\$629.43
Fund <b>402 - HOME Program</b> Totals							Invoice Transactions	5		\$629.43
Fund <b>404 - Homeless Management Info Systems</b>										
Department <b>690 - Development</b>										
Sub-Department <b>714 - Homeless Management Info Systems</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
10879 - Pathways Community Network Institute	4459	HMIS Admin Services - August 2023	Paid by EFT # 83009		08/31/2023	09/26/2023	09/29/2023		10/10/2023	1,713.17
Account <b>50150 - Contractual/Consulting Services</b> Totals							Invoice Transactions	1		\$1,713.17
Sub-Department <b>714 - Homeless Management Info Systems</b> Totals							Invoice Transactions	1		\$1,713.17
Department <b>690 - Development</b> Totals							Invoice Transactions	1		\$1,713.17
Fund <b>404 - Homeless Management Info Systems</b> Totals							Invoice Transactions	1		\$1,713.17
Fund <b>405 - Cost Share Drainage</b>										
Department <b>690 - Development</b>										
Sub-Department <b>732 - NPDES - Stormwater Management</b>										
Account <b>53130 - General Association Dues</b>										
3173 - Illinois Environmental Protection Agency (IEPA)	ILR400259(A)3	FY24 IEPA NPDES MS4 Permit	Paid by Check # 382423		06/29/2023	09/26/2023	09/26/2023		10/10/2023	1,000.00
Account <b>53130 - General Association Dues</b> Totals							Invoice Transactions	1		\$1,000.00



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 405 - Cost Share Drainage</b>										
Department <b>690 - Development</b>										
Sub-Department <b>732 - NPDES - Stormwater Management</b>										
Account <b>60010 - Operating Supplies</b>										
11324 - Custom Products Corporation	399040	5 Stream crossing signs	Paid by EFT # 83212		09/19/2023	10/12/2023	10/12/2023		10/23/2023	278.43
Account <b>60010 - Operating Supplies</b> Totals							Invoice Transactions	1		\$278.43
Sub-Department <b>732 - NPDES - Stormwater Management</b> Totals							Invoice Transactions	2		\$1,278.43
Department <b>690 - Development</b> Totals							Invoice Transactions	2		\$1,278.43
Fund <b>405 - Cost Share Drainage</b> Totals							Invoice Transactions	2		\$1,278.43
<b>Fund 407 - Quality of Kane Grants</b>										
Department <b>690 - Development</b>										
Sub-Department <b>724 - Quality of Kane Grants</b>										
Account <b>53100 - Conferences and Meetings</b>										
2230 - Elgin Community College	109432	KANE COUNTY GOVT HYDROGEN SUMMIT CONFERENCE	Paid by EFT # 83234		10/12/2023	10/13/2023	10/13/2023		10/23/2023	1,000.00
Account <b>53100 - Conferences and Meetings</b> Totals							Invoice Transactions	1		\$1,000.00
Sub-Department <b>724 - Quality of Kane Grants</b> Totals							Invoice Transactions	1		\$1,000.00
Department <b>690 - Development</b> Totals							Invoice Transactions	1		\$1,000.00
Fund <b>407 - Quality of Kane Grants</b> Totals							Invoice Transactions	1		\$1,000.00
<b>Fund 409 - Continuum of Care Planning Grant</b>										
Department <b>690 - Development</b>										
Sub-Department <b>725 - Continuum of Care</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
5337 - Optimum Management Resources, Inc.	2023-KC-OMR-05	CoC NOFO Application Preparation & Review	Paid by EFT # 83361		09/30/2023	10/10/2023	10/13/2023		10/23/2023	7,200.00
Account <b>50150 - Contractual/Consulting Services</b> Totals							Invoice Transactions	1		\$7,200.00
Sub-Department <b>725 - Continuum of Care</b> Totals							Invoice Transactions	1		\$7,200.00
Department <b>690 - Development</b> Totals							Invoice Transactions	1		\$7,200.00
Fund <b>409 - Continuum of Care Planning Grant</b> Totals							Invoice Transactions	1		\$7,200.00



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>410 - Elgin CDBG</b>										
Department <b>690 - Development</b>										
Sub-Department <b>727 - Elgin CDBG</b>										
Account <b>53070 - Legal Printing</b>										
3245 - Paddock Publications (Daily Herald)	219255	2022 Annual Action Plan	Paid by Check # 382443		06/10/2022	09/25/2023	09/29/2023		10/10/2023	49.06
Account <b>53070 - Legal Printing</b> Totals							Invoice Transactions		1	\$49.06
Account <b>55000 - Miscellaneous Contractual Exp</b>										
8545 - Spillane and Sons Ltd.	E2021-01-C-04	Homeownership Project	Paid by EFT # 83429		10/11/2023	10/12/2023	10/13/2023		10/23/2023	4,690.00
Account <b>55000 - Miscellaneous Contractual Exp</b> Totals							Invoice Transactions		1	\$4,690.00
Sub-Department <b>727 - Elgin CDBG</b> Totals							Invoice Transactions		2	\$4,739.06
Department <b>690 - Development</b> Totals							Invoice Transactions		2	\$4,739.06
Fund <b>410 - Elgin CDBG</b> Totals							Invoice Transactions		2	\$4,739.06
Fund <b>412 - Emergency Rental Assistance #2</b>										
Department <b>690 - Development</b>										
Sub-Department <b>736 - Emergency Rental Assistance #2</b>										
Account <b>50590 - Professional Services</b>										
4526 - Fifth Third Bank	1589-SB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	137.50
Account <b>50590 - Professional Services</b> Totals							Invoice Transactions		1	\$137.50
Account <b>53120 - Employee Mileage Expense</b>										
13165 - Richard Vanderforest	08252023	Mileage Reimbursement	Paid by EFT # 83079		08/25/2023	09/25/2023	09/29/2023		10/10/2023	35.37
13560 - Tisa M. Baum	09292023-ERA	Mileage Reimbursement	Paid by EFT # 83152		09/29/2023	10/10/2023	10/13/2023		10/23/2023	8.26
Account <b>53120 - Employee Mileage Expense</b> Totals							Invoice Transactions		2	\$43.63
Account <b>55000 - Miscellaneous Contractual Exp</b>										
13233 - Paul N Schmolke dba Weststar Industries LLC	22106-01-ERA	Rent & Security Deposit - Oct 2023	Paid by EFT # 83370		10/11/2023	10/12/2023	10/13/2023		10/23/2023	1,850.00
13233 - Paul N Schmolke dba Weststar Industries LLC	22106-02-ERA	Rent & Incentive - Nov 2023	Paid by EFT # 83370		10/11/2023	10/12/2023	10/13/2023		10/23/2023	1,800.00
8312 - Preferred Home Realty dba Preferred Management	21260-04-ERA	Rent - Nov 2023	Paid by EFT # 83391		10/10/2023	10/12/2023	10/13/2023		10/23/2023	1,200.00
8312 - Preferred Home Realty dba Preferred Management	21836-01-ERA	Rent & Security Deposit - Oct 2023	Paid by EFT # 83392		10/12/2023	10/12/2023	10/13/2023		10/23/2023	1,593.55
8312 - Preferred Home Realty dba Preferred Management	21836-02-ERA	Rent & Incentive - Nov 2023	Paid by EFT # 83392		10/12/2023	10/12/2023	10/13/2023		10/23/2023	1,900.00
14131 - UP Hanover Landing, LP	21352-01-ERA	Rent & Security Deposit - Oct 2023	Paid by EFT # 83467		10/11/2023	10/12/2023	10/13/2023		10/23/2023	2,070.00
14131 - UP Hanover Landing, LP	21352-02-ERA	Rent - Nov 2023	Paid by EFT # 83467		10/12/2023	10/12/2023	10/13/2023		10/23/2023	1,035.00
Account <b>55000 - Miscellaneous Contractual Exp</b> Totals							Invoice Transactions		7	\$11,448.55
Sub-Department <b>736 - Emergency Rental Assistance #2</b> Totals							Invoice Transactions		10	\$11,629.68





# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 412 - Emergency Rental Assistance #2</b>										
Department <b>690 - Development</b> Totals								Invoice Transactions	10	\$11,629.68
Fund <b>412 - Emergency Rental Assistance #2</b> Totals								Invoice Transactions	10	\$11,629.68
<b>Fund 414 - Home - ARP</b>										
Department <b>690 - Development</b>										
Sub-Department <b>738 - HOME - ARP Grant</b>										
Account <b>50590 - Professional Services</b>										
4526 - Fifth Third Bank	1589-SB-09/23	OCR P-CARD	Paid by EFT # 83246		10/04/2023	10/10/2023	10/13/2023		10/23/2023	137.50
Account <b>50590 - Professional Services</b> Totals								Invoice Transactions	1	\$137.50
Account <b>53120 - Employee Mileage Expense</b>										
13165 - Richard Vanderforest	09152023	Mileage	Paid by EFT # 83079		09/15/2023	09/25/2023	09/29/2023		10/10/2023	92.61
13165 - Richard Vanderforest	08252023	Mileage	Paid by EFT # 83079		08/25/2023	09/25/2023	09/29/2023		10/10/2023	19.39
13165 - Richard Vanderforest	09292023	Mileage - Rental+Fuel	Paid by EFT # 83474		09/29/2023	10/10/2023	10/13/2023		10/23/2023	57.90
13165 - Richard Vanderforest	10032023	Mileage - Rental+Fuel	Paid by EFT # 83474		10/03/2023	10/10/2023	10/13/2023		10/23/2023	29.81
13560 - Tisa M. Baum	09292023-ARP	Mileage	Paid by EFT # 83152		09/29/2023	10/10/2023	10/13/2023		10/23/2023	197.44
Account <b>53120 - Employee Mileage Expense</b> Totals								Invoice Transactions	5	\$397.15
Account <b>55000 - Miscellaneous Contractual Exp</b>										
13572 - Spencer J. Anderson	12615-05-ARP	Rent - Nov 2023	Paid by EFT # 83132		10/10/2023	10/12/2023	10/13/2023		10/23/2023	1,780.00
12878 - Asumoni Property Management LLC	20003-05-ARP	Rent - Nov 2023	Paid by EFT # 83140		10/10/2023	10/12/2023	10/13/2023		10/23/2023	1,000.00
13330 - Mary Hager-Swanson	19817-05-ARP	Rent - Nov 2023	Paid by EFT # 83271		10/10/2023	10/12/2023	10/13/2023		10/23/2023	605.00
13233 - Paul N Schmolke dba Weststar Industries LLC	20627-05-ARP	Rent - Nov 2023	Paid by EFT # 83369		10/10/2023	10/12/2023	10/13/2023		10/23/2023	900.00
8312 - Preferred Home Realty dba Preferred Management	12642-05-ARP	Rent - Nov 2023	Paid by EFT # 83393		10/10/2023	10/12/2023	10/13/2023		10/23/2023	650.00
8312 - Preferred Home Realty dba Preferred Management	16491-05-ARP	Rent - Nov 2023	Paid by EFT # 83388		10/10/2023	10/12/2023	10/13/2023		10/23/2023	1,000.00
8312 - Preferred Home Realty dba Preferred Management	20621-05-ARP	Rent - Nov 2023	Paid by EFT # 83389		10/10/2023	10/12/2023	10/13/2023		10/23/2023	925.00
8312 - Preferred Home Realty dba Preferred Management	21095-05-ARP	Rent - Nov 2023	Paid by EFT # 83390		10/10/2023	10/12/2023	10/13/2023		10/23/2023	800.00
14054 - Scott R. Woeppel dba Elgin Rental Properties, LLC	21746-05-ARP	Rent - Nov 2023	Paid by EFT # 83418		10/10/2023	10/12/2023	10/13/2023		10/23/2023	850.00
13168 - Tongs Brother Inc	19238-05-ARP	Rent - Nov 2023	Paid by EFT # 83457		10/11/2023	10/12/2023	10/13/2023		10/23/2023	930.00
14131 - UP Hanover Landing, LP	19304-05-ARP	Rent - Nov 2023	Paid by EFT # 83469		10/10/2023	10/12/2023	10/13/2023		10/23/2023	1,035.00





# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 414 - Home - ARP</b>										
Department <b>690 - Development</b>										
Sub-Department <b>738 - HOME - ARP Grant</b>										
Account <b>55000 - Miscellaneous Contractual Exp</b>										
14131 - UP Hanover Landing, LP	19506-05-ARP	Rent - Nov 2023	Paid by EFT # 83470		10/10/2023	10/12/2023	10/13/2023		10/23/2023	1,035.00
14131 - UP Hanover Landing, LP	19506-04-ARP	Rent & Security Deposit - Oct 2023	Paid by EFT # 83470		10/12/2023	10/12/2023	10/13/2023		10/23/2023	2,070.00
14131 - UP Hanover Landing, LP	19304-04b-ARP	Rent & Security Deposit - Oct 2023	Paid by EFT # 83469		10/13/2023	10/12/2023	10/13/2023		10/23/2023	1,759.50
14131 - UP Hanover Landing, LP	16554-04-ARP	Rent & Security Deposit - Oct 2023	Paid by EFT # 83468		10/12/2023	10/13/2023	10/13/2023		10/23/2023	1,085.00
14131 - UP Hanover Landing, LP	16554-05-ARP	Rent - Nov 2023	Paid by EFT # 83468		10/12/2023	10/13/2023	10/13/2023		10/23/2023	50.00
13165 - Richard Vanderforest	09292023	Mileage - Rental+Fuel Reimb	Paid by EFT # 83474		09/29/2023	10/10/2023	10/13/2023		10/23/2023	121.24
13165 - Richard Vanderforest	10032023	Mileage - Rental+Fuel Reimb	Paid by EFT # 83474		10/03/2023	10/10/2023	10/13/2023		10/23/2023	82.51
Account <b>55000 - Miscellaneous Contractual Exp</b> Totals							Invoice Transactions	18		\$16,678.25
Sub-Department <b>738 - HOME - ARP Grant</b> Totals							Invoice Transactions	24		\$17,212.90
Department <b>690 - Development</b> Totals							Invoice Transactions	24		\$17,212.90
Fund <b>414 - Home - ARP</b> Totals							Invoice Transactions	24		\$17,212.90
<b>Fund 421 - Elec Agg Civic Contribution</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>693 - Electrical Aggregation</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
13730 - Pale Blue Dot, LLC	1280	Climate Implementation Plan 2023	Paid by EFT # 83365		09/30/2023	10/13/2023	10/13/2023		10/23/2023	2,432.23
Account <b>50150 - Contractual/Consulting Services</b> Totals							Invoice Transactions	1		\$2,432.23
Sub-Department <b>693 - Electrical Aggregation</b> Totals							Invoice Transactions	1		\$2,432.23
Department <b>670 - Environmental Management</b> Totals							Invoice Transactions	1		\$2,432.23
Fund <b>421 - Elec Agg Civic Contribution</b> Totals							Invoice Transactions	1		\$2,432.23
<b>Fund 650 - Enterprise Surcharge</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>670 - Enterprise Surcharge</b>										
Account <b>50150 - Contractual/Consulting Services</b>										
13539 - Clean Harbors Environmental Services, Inc.	1004730272	HHW Home Collection, Collection Date August 10	Paid by EFT # 82899		08/10/2023	09/28/2023	09/28/2023		10/10/2023	2,317.32
13539 - Clean Harbors Environmental Services, Inc.	1004737237	HHW Home Collection, Collection Date August 17 23	Paid by EFT # 82899		08/17/2023	09/28/2023	09/28/2023		10/10/2023	3,269.52
Account <b>50150 - Contractual/Consulting Services</b> Totals							Invoice Transactions	2		\$5,586.84



# Development Accounts Payable by GL Distribution

Payment Date Range 10/01/23 - 10/31/23

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund <b>650 - Enterprise Surcharge</b>										
Department <b>670 - Environmental Management</b>										
Sub-Department <b>670 - Enterprise Surcharge</b>										
Account <b>50590 - Professional Services</b>										
8980 - Fluorecycle, Inc.	49305	ENV: Fluorescent Tube Recycling - Ace Hardware	Paid by EFT # 83250		09/28/2023	10/12/2023	10/12/2023		10/23/2023	420.87
Account <b>50590 - Professional Services</b> Totals							Invoice Transactions 1			\$420.87
Account <b>53100 - Conferences and Meetings</b>										
4526 - Fifth Third Bank	3124-MR-09/23	Ryan Mastercard 09/05/2023-10/04/2023	Paid by EFT # 83246		10/04/2023	10/11/2023	10/11/2023		10/23/2023	94.04
Account <b>53100 - Conferences and Meetings</b> Totals							Invoice Transactions 1			\$94.04
Account <b>60000 - Office Supplies</b>										
13153 - Toshiba America Business Solutions Inc	6122549	Copier 07/01/2023-09/30/2023	Paid by EFT # 83458		10/03/2023	10/12/2023	10/12/2023		10/23/2023	132.91
Account <b>60000 - Office Supplies</b> Totals							Invoice Transactions 1			\$132.91
Account <b>60010 - Operating Supplies</b>										
12287 - Century Springs/Ove Water Services	2163472	Bottled Water Delivery September 23	Paid by EFT # 83182		09/29/2023	10/13/2023	10/13/2023		10/23/2023	17.86
4526 - Fifth Third Bank	3124-MR-09/23	Ryan Mastercard 09/05/2023-10/04/2023	Paid by EFT # 83246		10/04/2023	10/11/2023	10/11/2023		10/23/2023	739.02
4762 - Signs in Dundee Inc dba Signs by Tomorrow	30235	Event Sign Magnets	Paid by EFT # 83423		07/25/2023	10/12/2023	10/12/2023		10/23/2023	106.05
Account <b>60010 - Operating Supplies</b> Totals							Invoice Transactions 3			\$862.93
Sub-Department <b>670 - Enterprise Surcharge</b> Totals							Invoice Transactions 8			\$7,097.59
Department <b>670 - Environmental Management</b> Totals							Invoice Transactions 8			\$7,097.59
Fund <b>650 - Enterprise Surcharge</b> Totals							Invoice Transactions 8			\$7,097.59
Grand Totals							Invoice Transactions 92			\$157,916.04

**Kane County Purchasing Card Information  
Development Committee  
October 2023 Statement**

<b>COMMUNITY REINVESTMENT</b>			
<b>Transaction Date</b>	<b>Merchant Name</b>	<b>Additional Information</b>	<b>Transaction Amount</b>
10/18/2023	WM SUPERCENTER #5352	BATAVIA	\$ 16.51
10/28/2023	INTERPRETEASY.COM	SAN FRANCISCO	\$ 275.00
11/01/2023	MICROSOFT MICROSOFT 36	MSBILL.INFO	\$ 1.99
Dept Total:			\$ 293.50

**Kane County Purchasing Card Information  
Development Committee  
October 2023 Statement**

<b>DEVELOPMENT DEPARTMENT</b>			
<b>Transaction Date</b>	<b>Merchant Name</b>	<b>Additional Information</b>	<b>Transaction Amount</b>
10/11/2023	AMERICAN PLANNING ASSO	CHICAGO	\$ 576.50
10/13/2023	ASSOCIATION OF LICENSE	PALATINE	\$ 255.00
10/16/2023	AIA PRODUCTS/DUES	WASHINGTON	\$ 760.00
10/20/2023	DISPLAYS2GO	FALL RIVER	\$ 330.16
10/24/2023	ZOOM.US 888-799-9666	SAN JOSE	\$ 15.99
10/29/2023	EIG CONSTANTCONTACT.CO	WALTHAM	\$ 52.00
		Dept Total:	\$ 1,989.65
		Total All:	\$ 2,283.15



the Wetlands will require Mitigation.

12. Floodplain, Wetland and Stormwater Management must be placed in a Conservation or Drainage Easement.

13. The property is required to obtain an access permit to IL Route 38, and fulfill all access permit requirements from the Illinois Department of Transportation, prior to site development.

The Zoning Board recommended the following additional stipulations:

14. That additional screening be provided along the property line, starting at the southwest corner of the property and extending 500' to the north.

15. The Kaneville Fire Department be contacted for comment on the proposed access road for review and approval.

16. All applicable road authorities review and approve the requested access  
Development Committee: To be determined

**Summary:**



## RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

### **Title**

Petition 4616

### **Committee Flow:**

Development Committee, Executive Committee, County Board

### **Contact:**

Keith Berkhout 630-232-3495

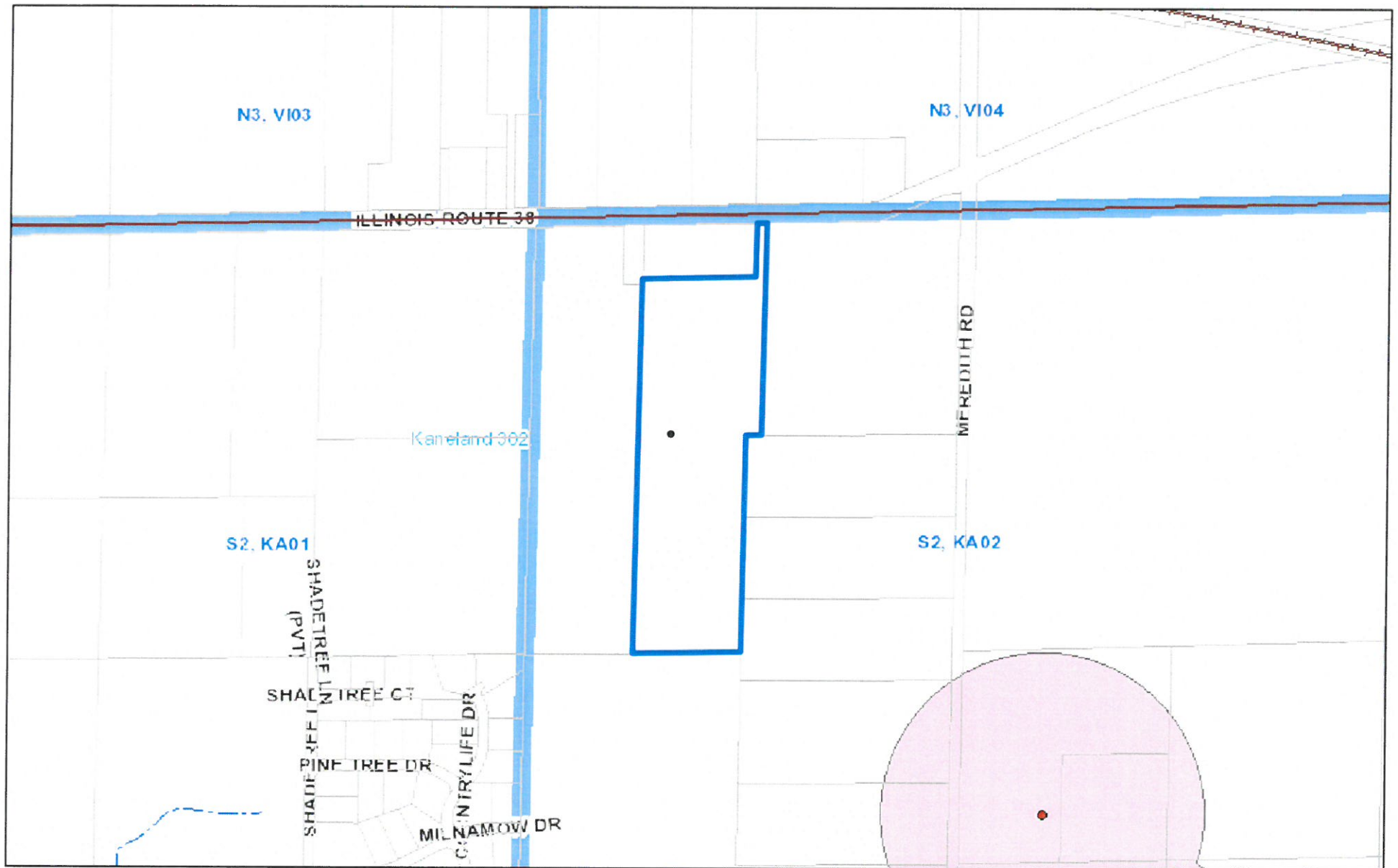
### **Budget Information:**

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	

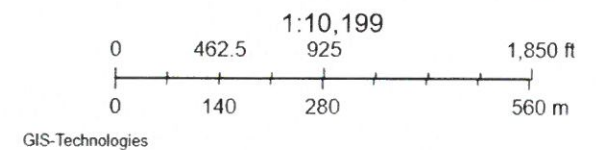
### **Summary:**

Special Use in the F-Farming District for a solar facility

# Map Title



August 11, 2023



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois



STATE OF ILLINOIS  
COUNTY OF KANE

**PETITION NO. 4616**  
ORDINANCE AMENDING THE  
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

- 1) That a Special Use in the F-Farming District for a solar facility be granted on the following described property:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 1334.26 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT NO. 1 OF SAID QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1322.83 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE 90 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 08 MINUTES 03 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 1301.81 FEET TO A LINE DRAWN PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTER LINE MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE WESTERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 87 DEGREES 48 MINUTES 12 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 761.74 FEET TO THE WEST LINE OF THE EAST THREE-FOURTHS OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE 2637.51 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER 666.12 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 92 DEGREES 14 MINUTES 01 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1338.38 FEET TO THE POINT OF BEGINNING, IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 1334.26 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT, 1232.83 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 08 MINUTES 03 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, 1301.81 FEET TO A LINE DRAWN PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 38; THENCE WESTERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 87 DEGREES 48 MINUTES 12 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 60.04 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID PARALLEL LINE 701.66 FEET TO THE WEST LINE OF THE EAST THREE-FORTHS OF SAID NORTHWEST FRACIONAL QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 92 DEGREES 11 MINUTES 07 SECONDS MEASURED CLOCKWISE FROM SAID PARALLEL LINE AND ALONG SAID WEST LINE, 330.00 FEET; THENCE EASTERLY, AT AN ANGLE OF 87 DEGREES 48 MINUTES 53 SECONDS

MEASURED CLOCKWISE FROM SAID WEST LINE AND PARALLEL TO SAID CENTERLINE, 701.55 FEET; THENCE NORTHERLY AT AN ANGLE OF 92 DEGREES 12 MINUTES 14 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 330.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS (The property is located at PIN #10-03-100-015)

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

1. Water Resources will require a stormwater permit for this development.
  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. If the peak flow for the site with the proposed development is increased, stormwater detention may be required for the development. Any required Stormwater 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 Site Plan shows a 20 ft perimeter access pathway. This pathway shall be designed by a Professional Engineer to function as a pervious surface and promote infiltration of runoff.
  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. Any fill within Floodplain or Depressional Storage will require Compensatory Storage. Compensatory Storage for any fill must be designed by a Licensed Professional Engineer.
  11. The property contains Wetlands. A Wetland Delineation will be required. Any impacts to the Wetlands will require Mitigation.
  12. Floodplain, Wetland and Stormwater Management must be placed in a Conservation or Drainage Easement.
  13. The property is required to obtain an access permit to IL Route 38, and fulfill all access permit requirements from the Illinois Department of Transportation, prior to site development.
- The Zoning Board recommended the following additional stipulations:
14. That additional screening be provided along the property line, starting at the southwest corner of the property and extending 500' to the north.
  15. The Kaneville Fire Department be contacted for comment on the proposed access road for review and approval.
  16. All applicable road authorities review and approve the requested access

- 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 December 12, 2023

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

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Corinne Pierog  
Chairman, County Board  
Kane County, Illinois

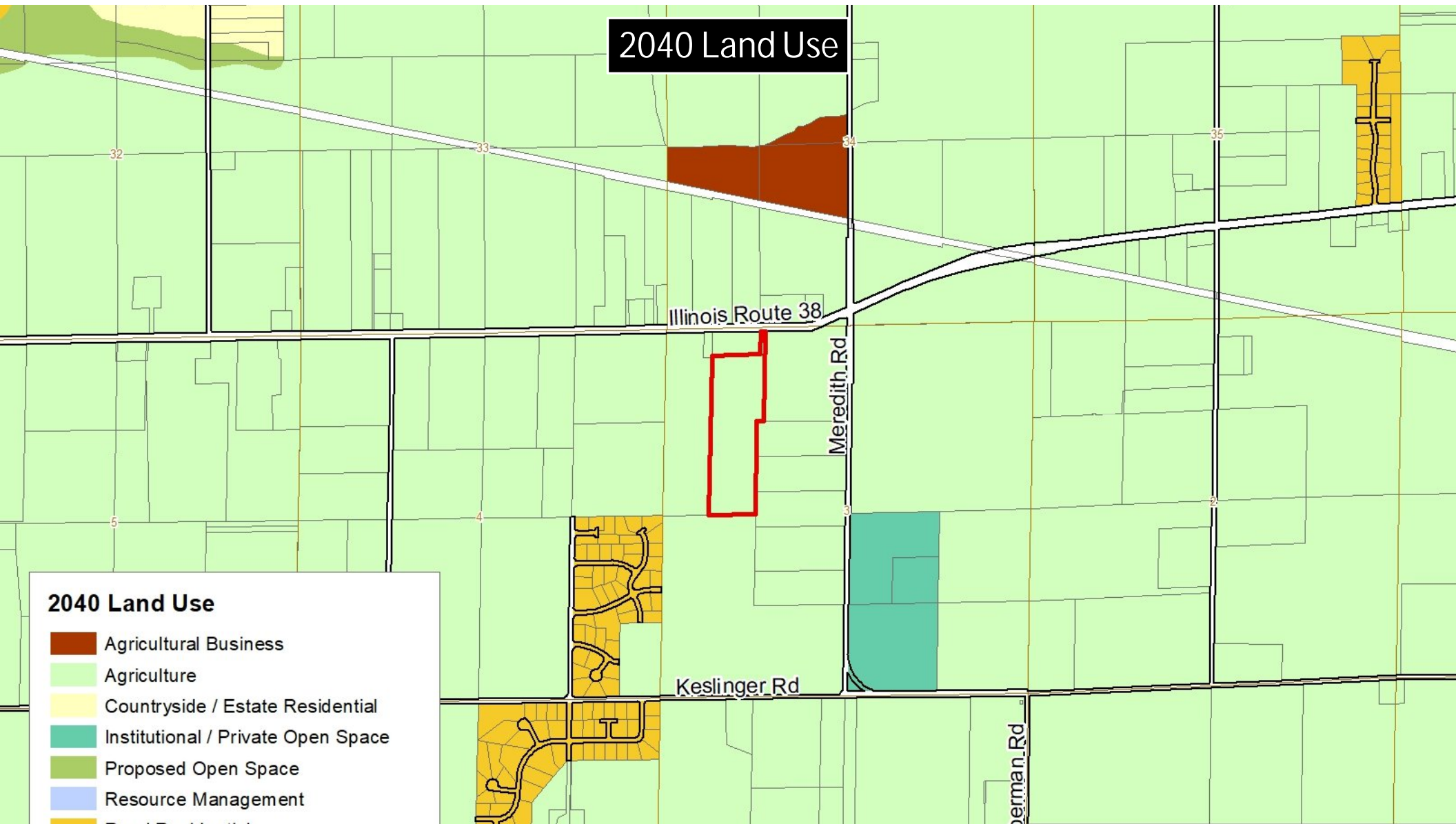
Vote:

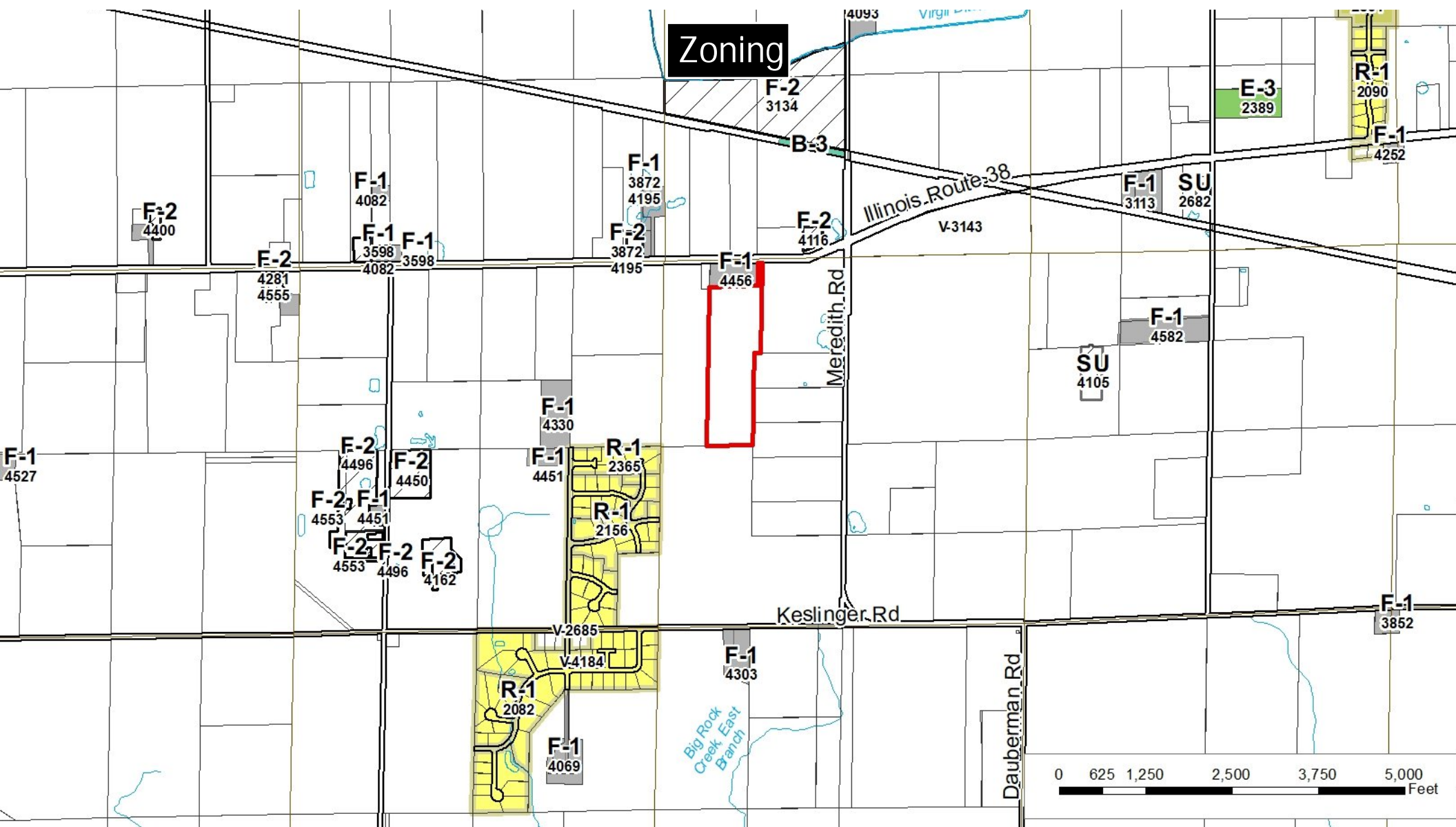
**#4616**

**BLAIR ALEXANDER AND RICHARD JOHNSON  
COUNTY BOARD MEMBER BILL LENERT DISTRICT 05**

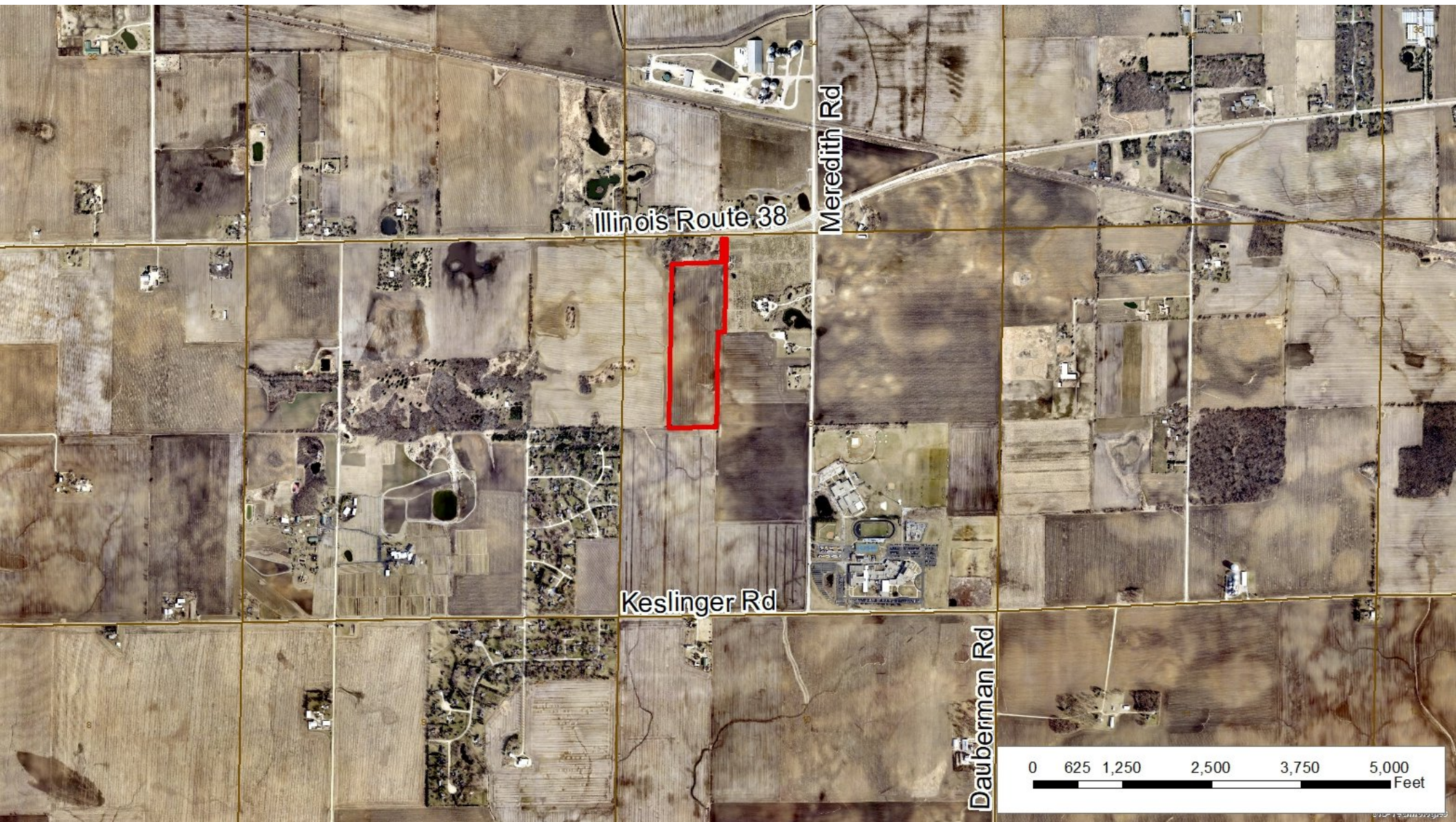
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**Requesting a Special Use request in the F-Farming District for a solar facility.**





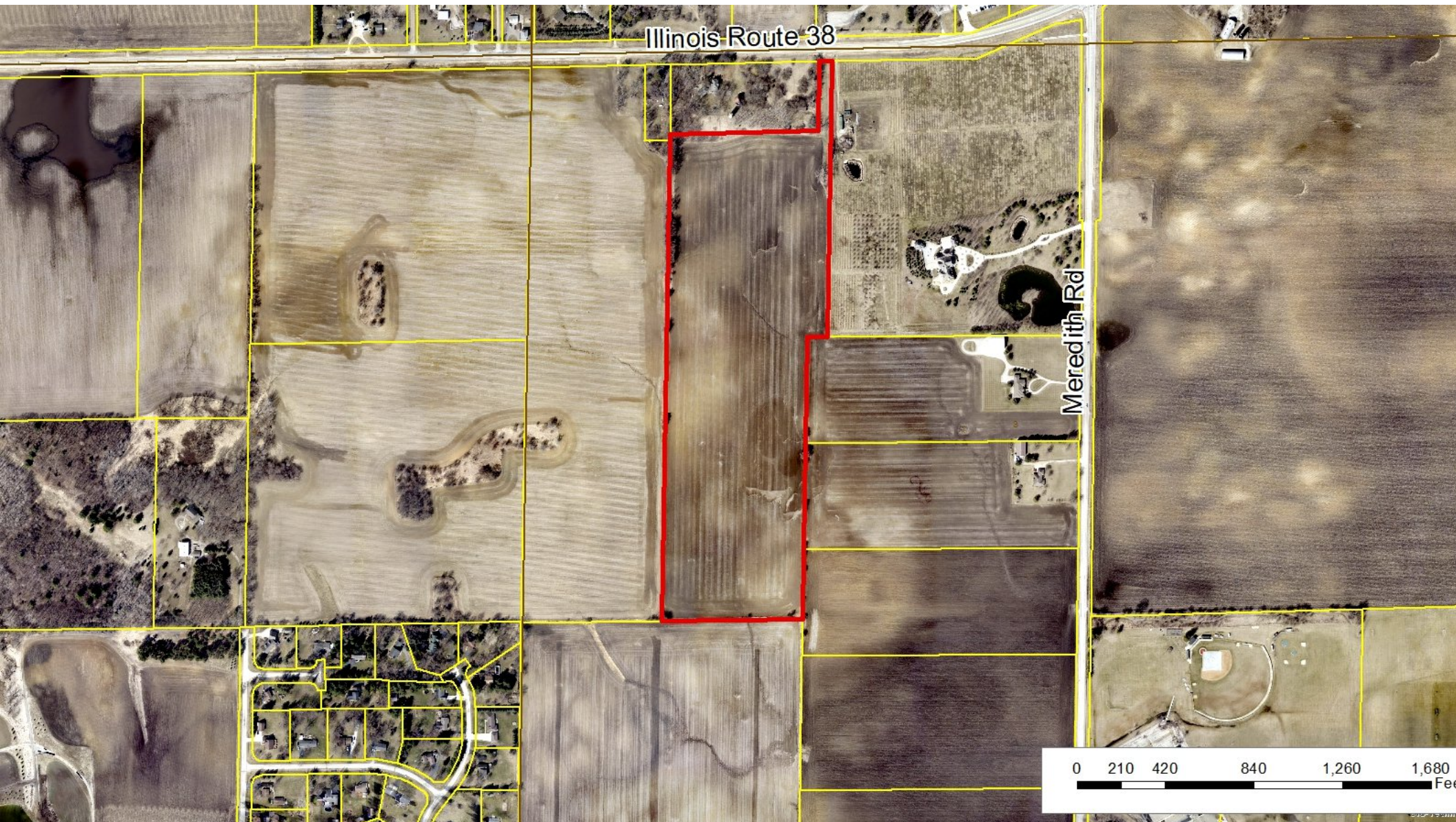






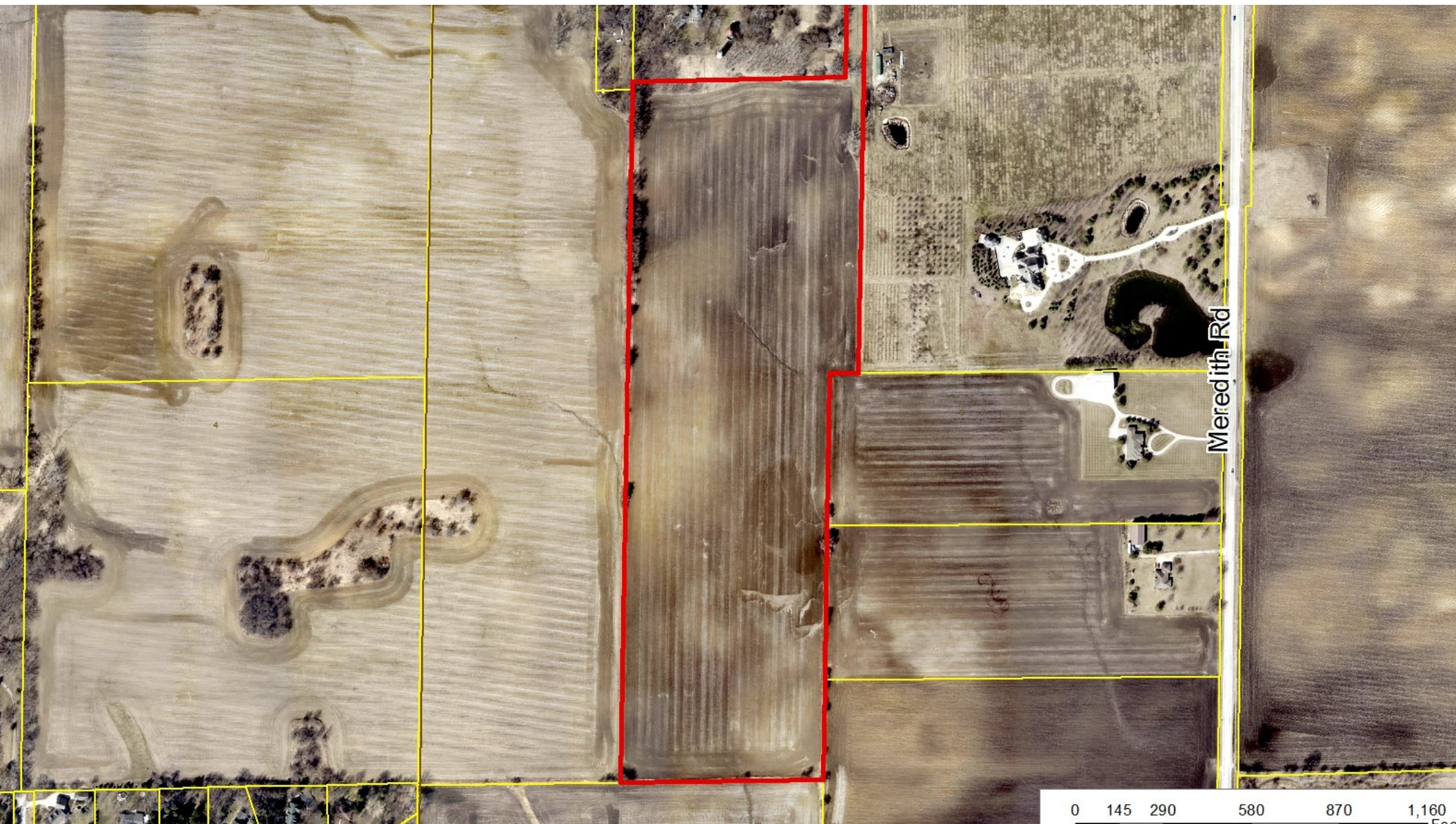






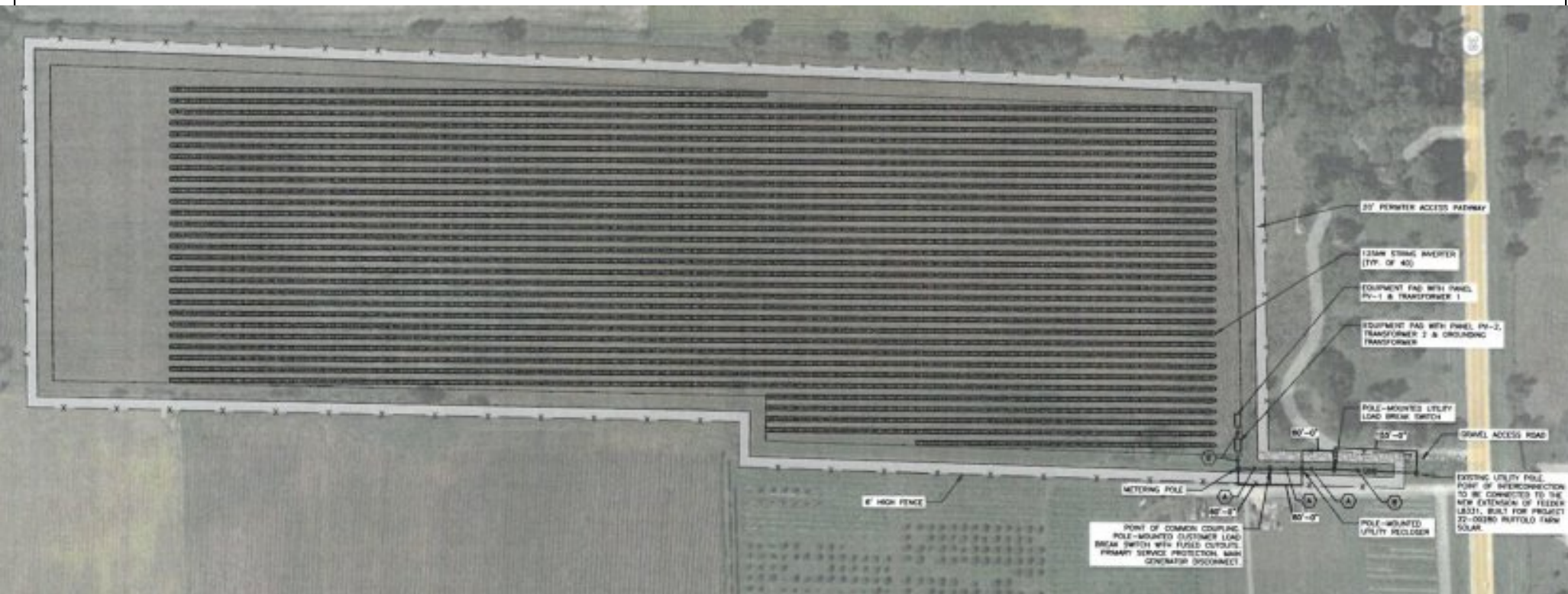
0 210 420 840 1,260 1,680 Feet





0 145 290 580 870 1,160







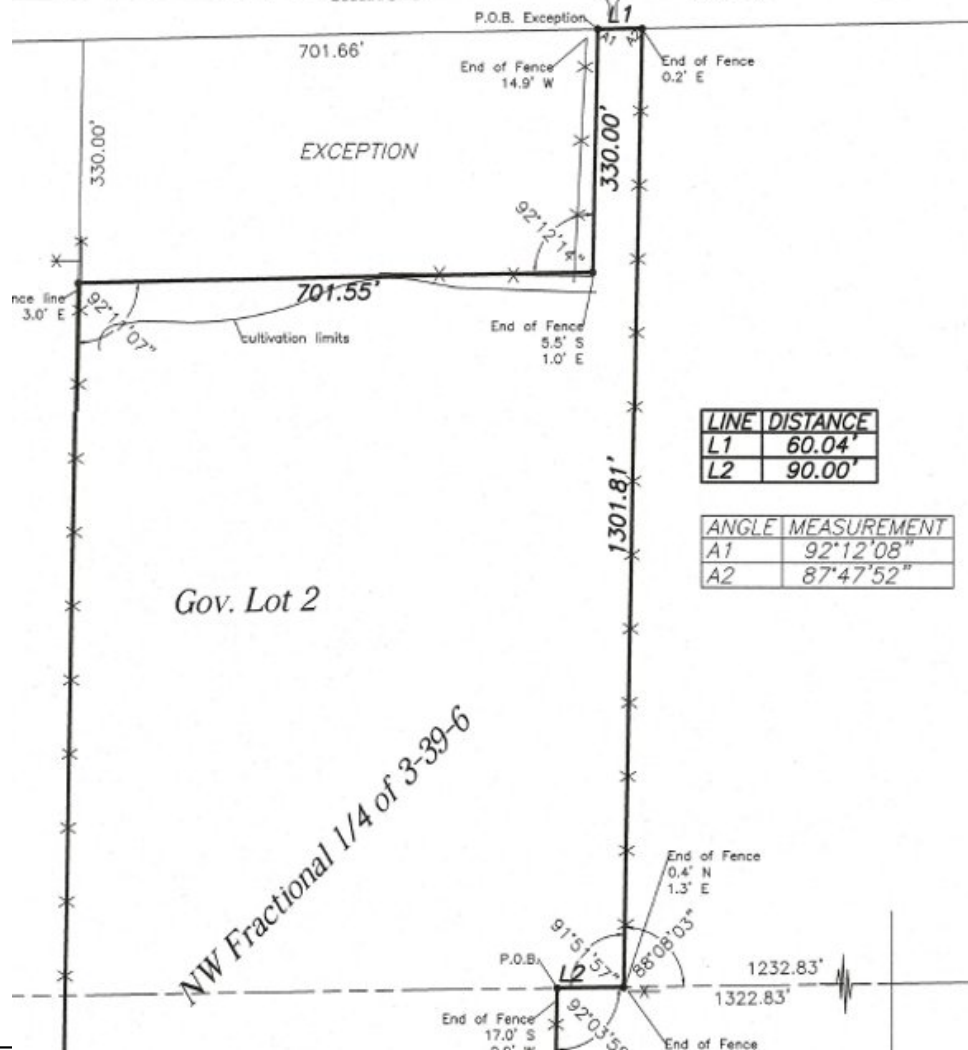
PROFIT AFTER TAXES: \$140,000  
 EBITDA: \$200,000



fractional NW 1/4 of Sec. 3-39-6

Illinois

Route 38



# Blair Alexander and Richard Johnson

Staff recommended comments:

Approval of the Special Use would allow a solar facility to be constructed on the property.

# Blair Alexander and Richard Johnson

## Staff recommended stipulations :

### Kane County Water Resource Department states the following Stipulation:

1. STIPULATION: Water Resources will require a stormwater permit for this development.
2. STIPULATION: 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. If the peak flow for the site with the proposed development is increased, stormwater detention may be required for the development. Any required Stormwater Management will require a viable outfall and may require off-site work.
3. STIPULATION: Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.



# Blair Alexander and Richard Johnson

## Staff recommended stipulations :

### Kane County Water Resource Department states the following Stipulation:

4. STIPULATION: 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. STIPULATION: The Site Plan shows a 20 ft perimeter access pathway. This pathway shall be designed by a Professional Engineer to function as a pervious surface and promote infiltration of runoff.
6. STIPULATION: 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. STIPULATION: 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.

# Blair Alexander and Richard Johnson

## **Staff recommended stipulations :**

### **Kane County Water Resource Department states the following Stipulation:**

8. STIPULATION: 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. STIPULATION: 80% vegetative coverage for plantings will be a requirement for the site.
10. STIPULATION: Any fill within Floodplain or Depressional Storage will require Compensatory Storage. Compensatory Storage for any fill must be designed by a Licensed Professional Engineer.
11. STIPULATION: The property contains Wetlands. A Wetland Delineation will be required. Any impacts to the Wetlands will require Mitigation.
12. STIPULATION: Floodplain, Wetland and Stormwater Management must be placed in a Conservation or Drainage Easement.

# Blair Alexander and Richard Johnson

## **Staff recommended stipulations :**

### **Kane County Division of Transportation states the following Stipulation:**

1. The property is required to obtain an access permit to IL Route 38, and fulfill all access permit requirements from the Illinois Department of Transportation, prior to site development.

# Blair Alexander and Richard Johnson

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with the Staff recommended stipulations as well as the following ZBA recommended stipulations:

14. That additional screening be provided along the property line, starting at the southwest corner of the property and extending 500' to the north.
15. The Kaneville Fire Department be contacted for comment on the proposed access road for review and approval.
16. All applicable road authorities review and approve the requested access

Development Committee: To be determined

Objectors: Area and neighboring property owners



Kane County Zoning Board of Appeals  
c/o Keith Berkhout  
719 Batavia Ave – Building A, 4<sup>th</sup> Fl  
Geneva IL 60134

Via email  
cc: Mark Vankerhoff

October 27<sup>th</sup>, 2023

Dear Zoning Board of Appeals,

Horizon Solar Power LLC, KaneSolar02 LLC, and the landowners, Blair Alexander and Richard Johnson, provide the following written response to the claims by the neighbors regarding access:

1. **Argent-Light Neighbors**. In July, 2018, the Alexanders subdivided their property into a 38 acre farm and 5-acre residential parcel. The 5-acre residential parcel was sold to the O'Brien family, who resold it in June 2021 to Argent-Light family. The new Argent-Light neighbors have claimed to the Zoning Board that they can only access the southern portion of their property via the Alexander property to the east. It is obvious that it is not the case, as that the Argent-Light neighbors have plainly visible significant access, without undue hardship, via their own parcel. Furthermore, given the visible overgrowth that currently exists on Argent-Light property bordering the claimed access area on the Alexander land (a photograph is below), Argent-Light has not used the access during their short two-year ownership. As stated, the southern portion of the 5-acre Argent-Light property can easily be accessed without needing to go on the Alexander property. A diagram showing the Argent-Light neighbors' existing access is enclosed. If there is any question around this, we strongly recommend the Zoning Board come out to the Alexander property to see the situation first-hand. Please contact me or the Alexanders for access to their property.





- 51

Claimed Access



In advance of the November 14th hearing for Petition 4616 (Alexander Farm Solar Project), we would like to encourage the ZBA to visit the site to see first-hand the lack of merit in the neighbors' claims of access through the Alexander property.

Sincerely,

*[Handwritten signature]*



STATE OF ILLINOIS )  
SS.  
COUNTY OF KANE )

**ZONING PETITION NO. TMP-23-1504**

**PETITION # 4619 PETITIONER: JAMES ARIOLA TRUST (TPE IL KN216 LLC)**

Petition #: 4619

**Committee Flow:** Development Committee

**Contact:** Keith Berkhout 630-232-3495

Petitioner: James Ariola Trust (TPE IL KN216 LLC)

Location: 40W234 Fabyan Parkway (11-23-200-030), Blackberry Township

Proposed: Special Use request in the F-Farming District for a solar facility

2040 Plan: Proposed Open Space

Objectors: None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval with the recommended Technical Staff stipulations:

1. Water Resources will require a stormwater permit for this development.
2. A portion of the panels are being placed on a land that appears to have steep slopes and stockpiles. The petition does not mention these stockpiles or proposed grading. The site must conform with the County's Steep Slope Ordinance.
3. An Engineer's report will be required. Should the site introduce more than 25,000 square feet of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 square feet of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
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 Any fill within Floodplain or Depressional Storage will require Compensatory Storage.

Compensatory Storage for any fill must be designed by a Licensed Professional Engineer.

11. The property contains Wetlands. A Wetland Delineation will be required. Any impacts to the Wetlands will require Mitigation.

12. Floodplain, Wetland and Stormwater Management must be placed in a Conservation or Drainage Easement.

13. Fabyan Parkway is a Principal Arterial which corresponds to a minimum 120'-150' of right of way. KDOT requests the proposed 60' half right of way setback and then the 50' statutory setback for the solar arrays.

Development Committee: To be determined

**Summary:**



## RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

### **Title**

Petition 4619

### **Committee Flow:**

Development Committee, Executive Committee, County Board

### **Contact:**

Keith Berkhout 630-232-3495

### **Budget Information:**

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	

### **Summary:**

Special Use in the F-Farming District for a solar facility

STATE OF ILLINOIS  
COUNTY OF KANE

**PETITION NO. 4619**  
ORDINANCE AMENDING THE  
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

- 1) That a Special Use in the F-Farming District for a solar facility be granted on the following described property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF BLACKBERRY, COUNTY OF KANE COUNTY, ILLINOIS, AS DESCRIBED IN THAT CERTAIN DEED DATED JANUARY 27, 1998 FROM LASALLE NATIONAL BANK, CHICAGO, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEED IN TRUST, TO JAMES A. ARIOLA 1997 DECLARATION OF TRUST DATED JULY 24, 1997, AND KNOWN AS THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE 3rd PRINCIPAL MERIDIAN, CONTAINING 83.27 ACRES OF LAND, MORE OR LESS, PER ASSESSOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE 3rd PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF MAIN STREET ROAD WITH THE CENTER LINE OF KANEVILLE ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF KANEVILLE ROAD TO THE NORTH LINE OF SAID SECTION 23; THENCE WEST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A POINT 205.68 FEET NORTH OF THE CENTER LINE OF SAID MAIN STREET ROAD; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE OF SAID ROAD 243.53 FEET; THENCE SOUTHERLY AT AN ANGLE OF 89° TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 200.03 FEET TO THE CENTER LINE OF SAID MAIN STREET ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES BY THE STATE OF ILLINOIS UNDER CONDEMNATION PROCEEDING FILED IN THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, AS CASE NO. 75-ED-3470), IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS. The property is located at 40W234 Fabyan Parkway (11-23-200-030)

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

1. Water Resources will require a stormwater permit for this development.
2. A portion of the panels are being placed on a land that appears to have steep slopes and stockpiles. The petition does not mention these stockpiles or proposed grading. The site must conform with the County's Steep Slope Ordinance.
3. An Engineer's report will be required. Should the site introduce more than 25,000 square feet of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 square feet of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best

Management Practice will be required to encourage infiltration of runoff within the site.

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 Any fill within Floodplain or Depressional Storage will require Compensatory Storage.

Compensatory Storage for any fill must be designed by a Licensed Professional Engineer.

11. The property contains Wetlands. A Wetland Delineation will be required. Any impacts to the Wetlands will require Mitigation.

12. Floodplain, Wetland and Stormwater Management must be placed in a Conservation or Drainage Easement.

13. Fabyan Parkway is a Principal Arterial which corresponds to a minimum 120'-150' of right of way. KDOT requests the proposed 60' half right of way setback and then the 50' statutory setback for the solar arrays.

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 December 12, 2023

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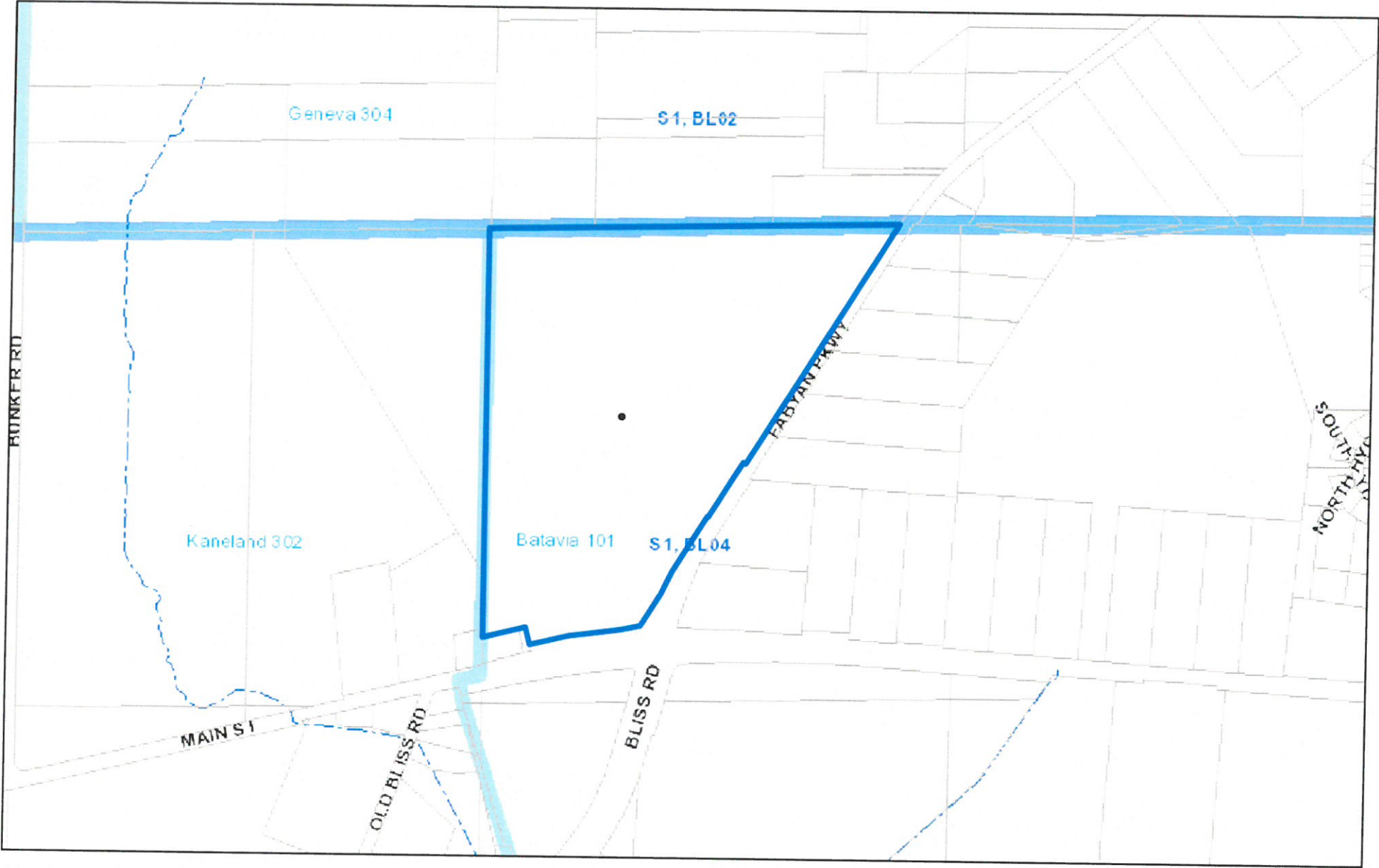
John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

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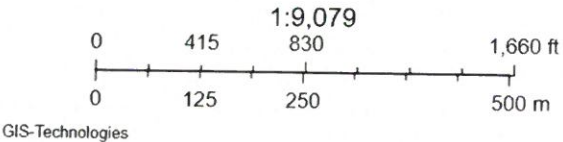
Corinne Pierog  
Chairman, County Board  
Kane County, Illinois

Vote:

Map Title



November 15, 2023



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

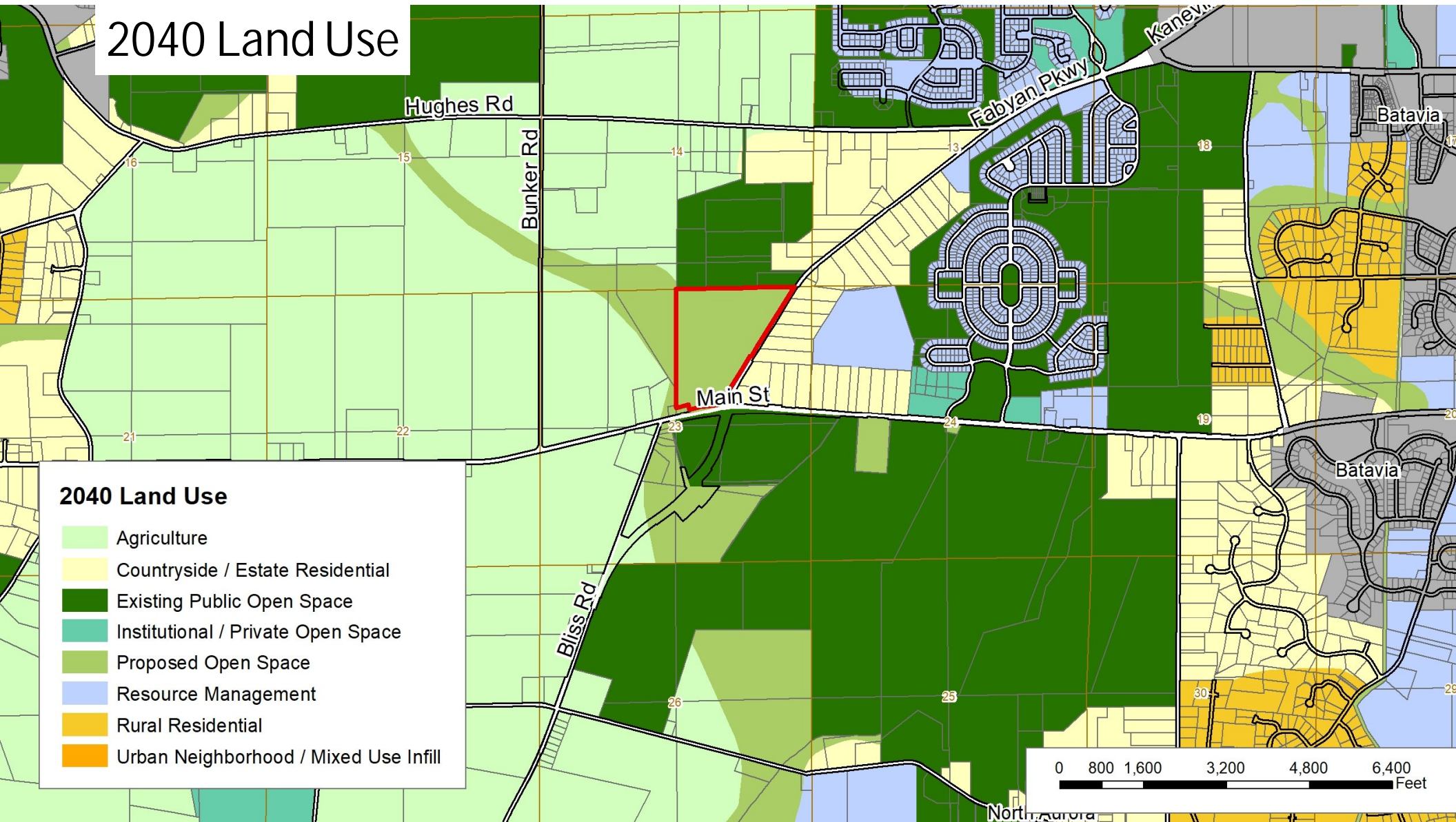
**#4619**

**JAMES ARIOLA TRUST(TPE IL KN216 LLC)  
COUNTY BOARD MEMBER DALE BERMAN DISTRICT 2**

---

**Requesting a Special Use request in the F-Farming District for a solar facility.**

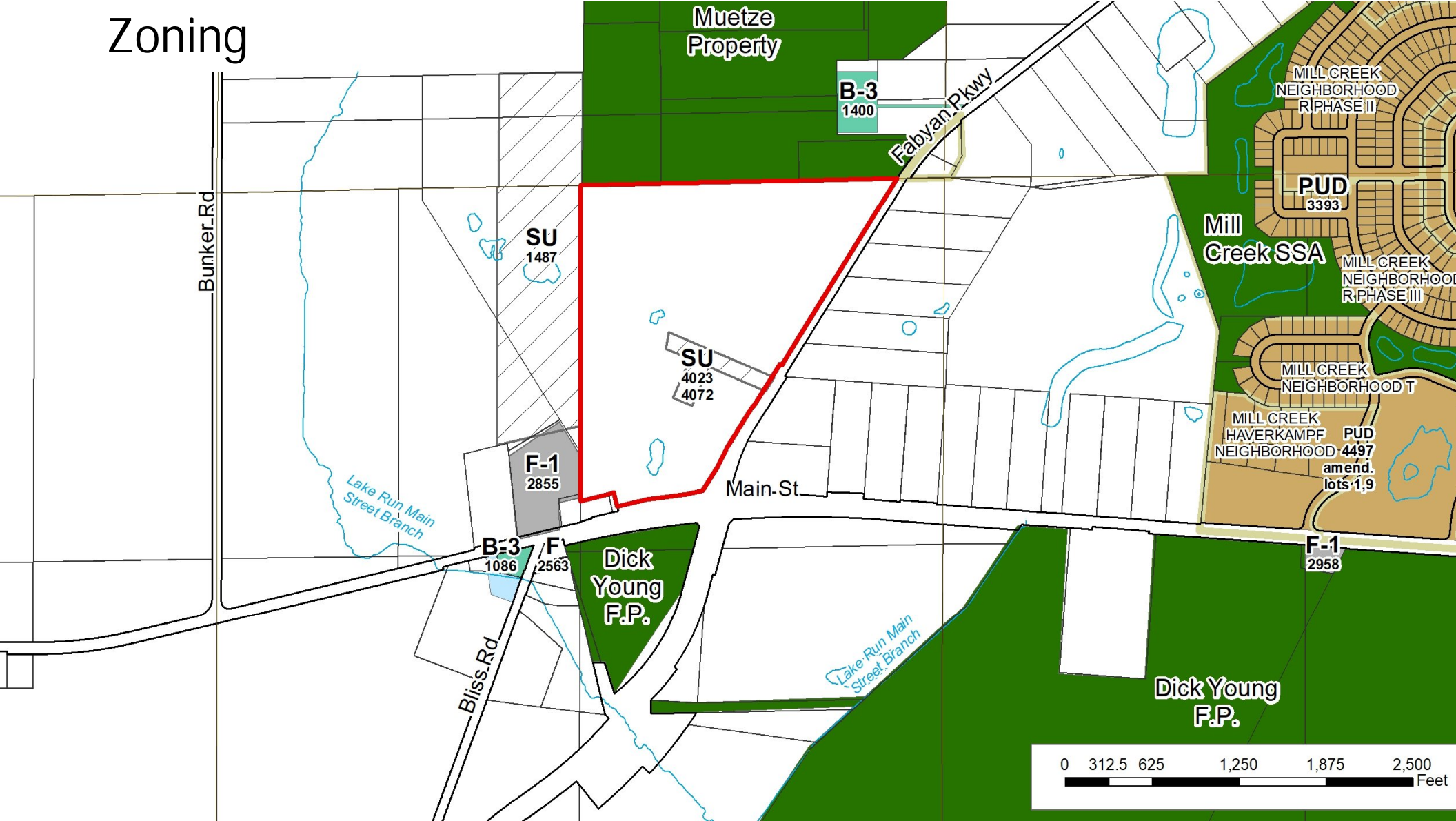
# 2040 Land Use



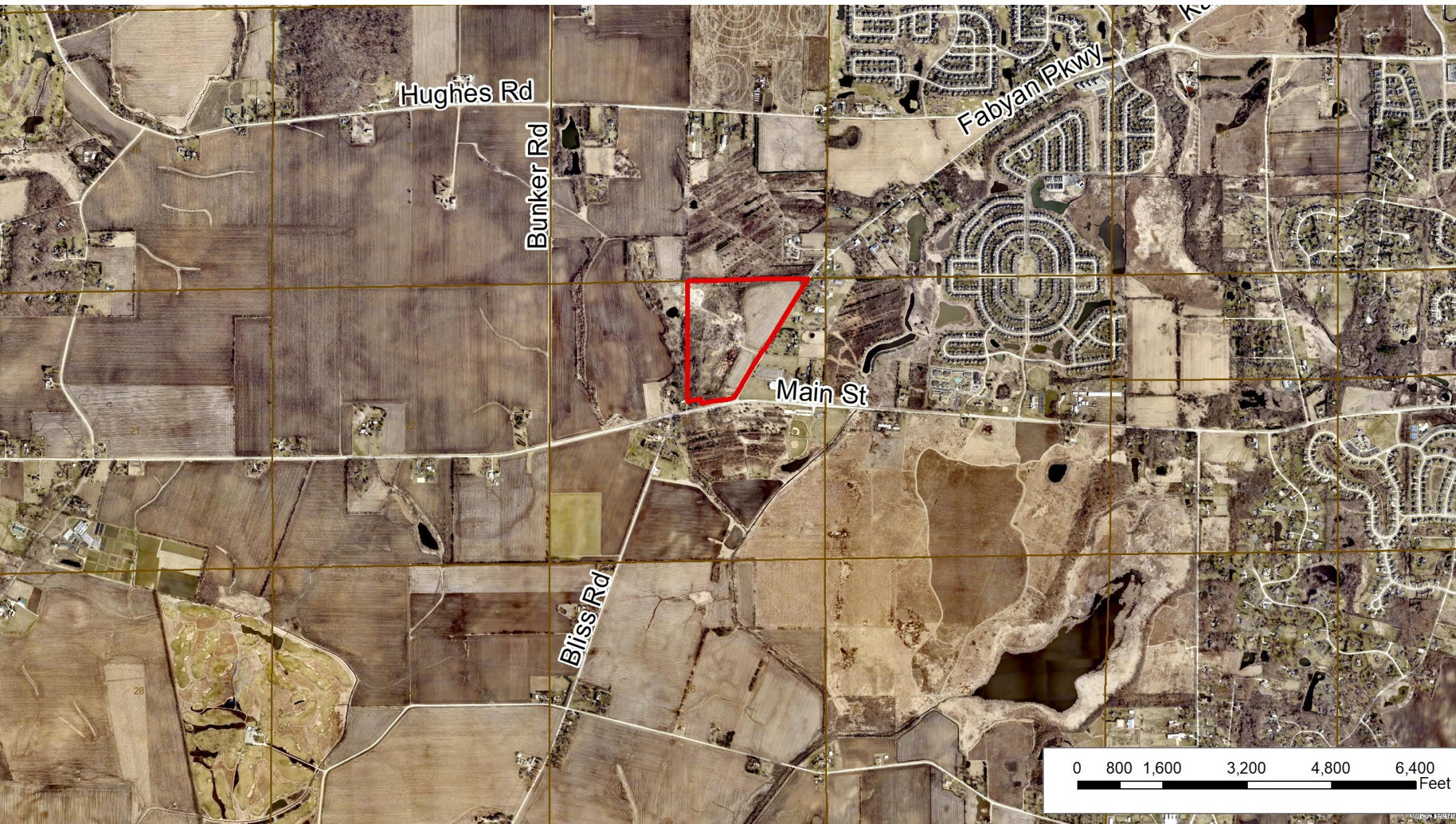




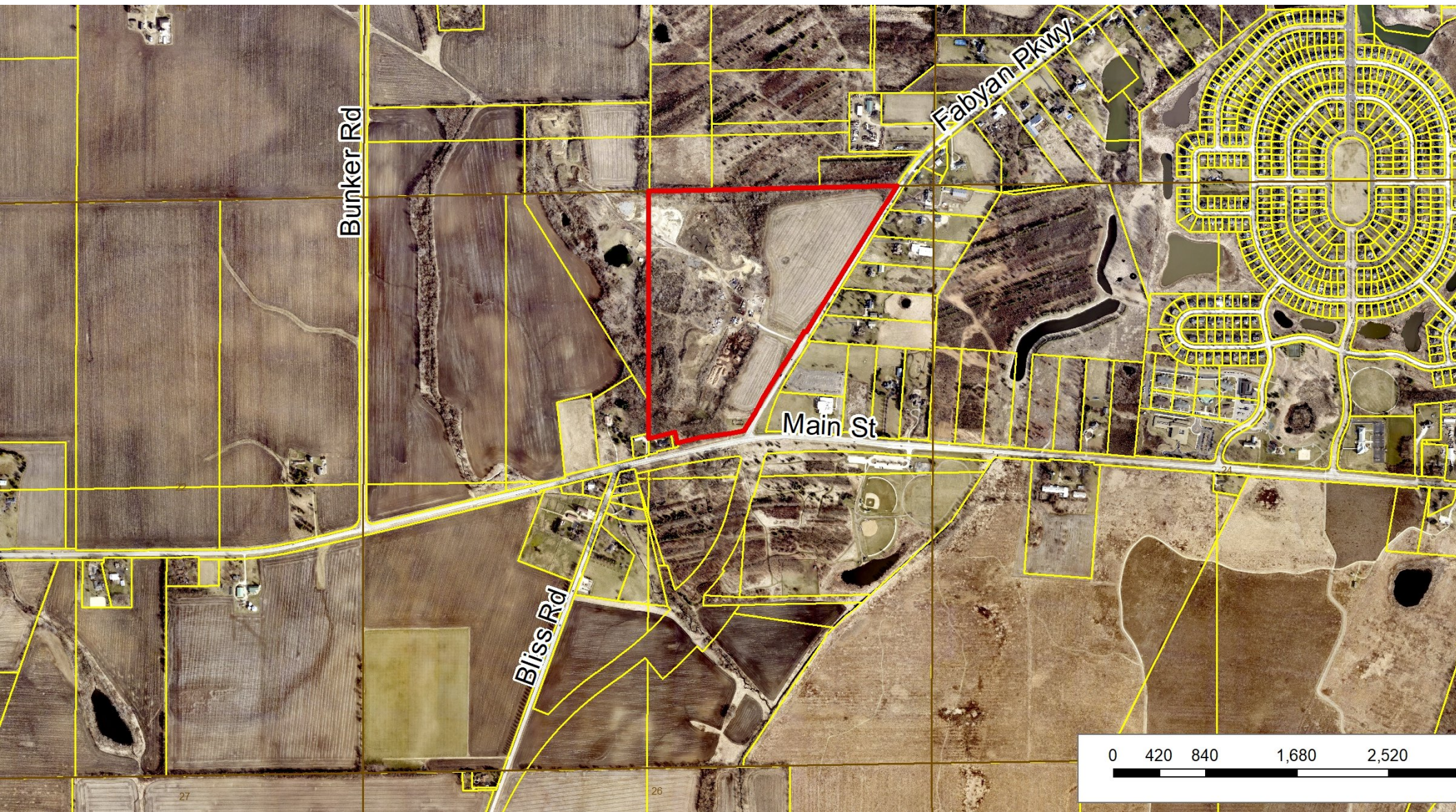
# Zoning

















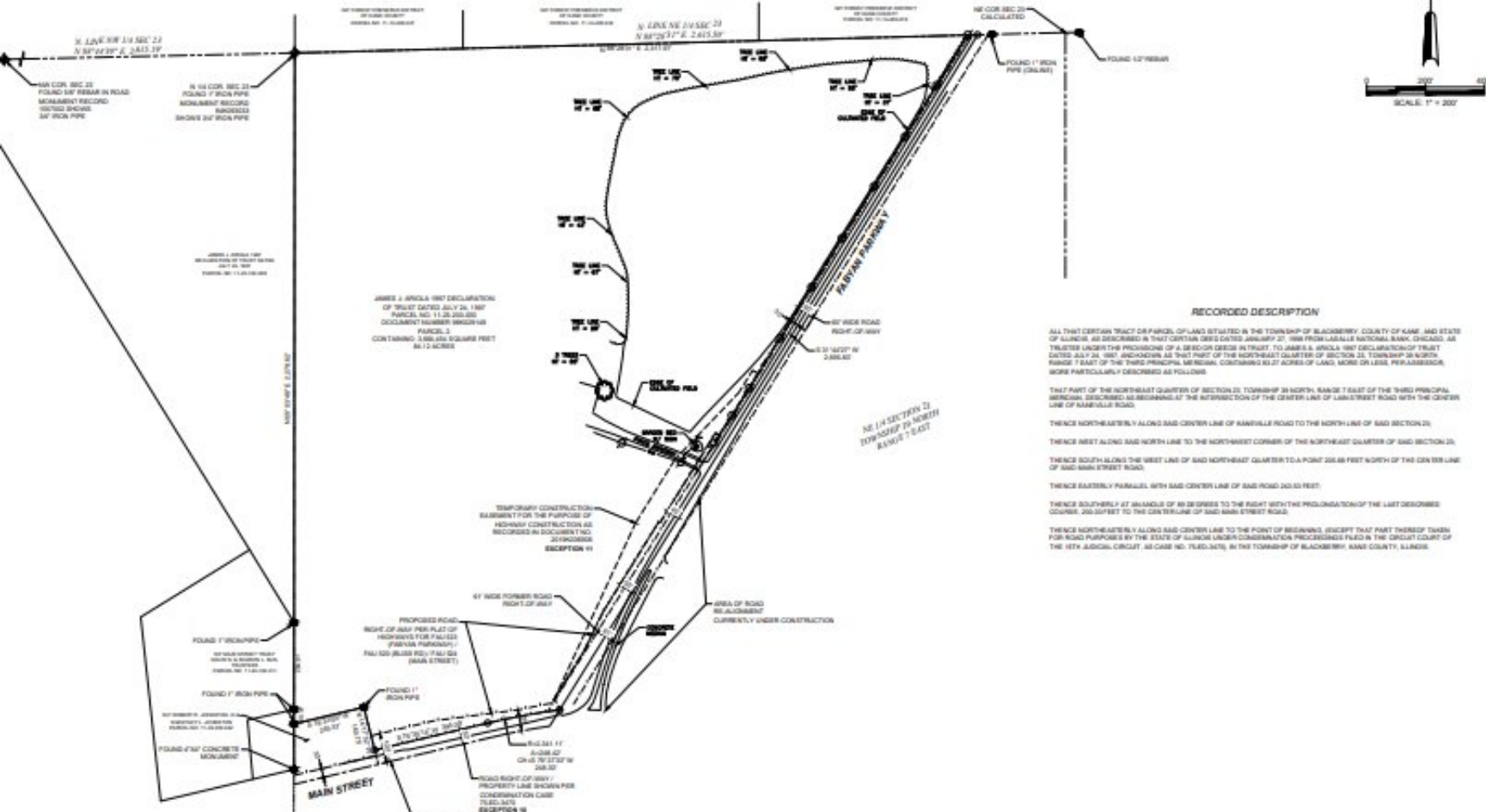




# PLAT OF SURVEY

FOR  
TPE IL KN216, LLC

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 39 NORTH, RANGE 7 EAST, THIRD PRINCIPAL MERIDIAN  
KANE COUNTY, STATE OF ILLINOIS



VICINITY MAP  
N.T.S.

## SCHEDULE B - EXCEPTION II (SPECIAL EXCEPTIONS)

EXEMPTIONS LISTED BELOW WERE TAKEN FROM A TITLE COMMITMENT ISSUED BY STEWART & COMPANY COMPANY, COMMITMENT NO. 2300000000, COMMITMENT DATED AUGUST 11, 2000, 4:00 A.M.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN OTHERS BELOW, THE SURVEYOR HAS NOT EXAMINED THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESTRICTIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT, EXEMPTIONS AND PUBLIC DOCUMENTS, SHOWN OR NOTED HEREON, WERE EXAMINED AS TO LOCATION AND STATUS PURPOSE AND NOT EXAMINED AS TO RESTRICTIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR TO THE RIGHT TO GRANT THE SAME.

10. CONDEMNATION PROCEEDINGS FILED IN THE CIRCUIT COURT OF THE 15TH JUDICIAL CIRCUIT, AS CASE NO. 15-000000, IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

11. TEMPORARY CONSTRUCTION EXEMPTION DATED JULY 2, 2019 IN FAVOR OF COUNTY OF A BODY CORPORATE AND POLITIC OF THE STATE OF ILLINOIS, RECORDED AUGUST 16, 2019 IN DOCUMENT # 2019000000, KANE COUNTY, ILLINOIS.

## GENERAL NOTES:

1. THE PLAT SHOWS HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LAW SURVEY COMPANY ON AUGUST 1, 11, 24 & 30, 2020.
2. CERTIFICATIONS INDICATED OR IMPLIED HEREIN SHALL RELY UPON THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PERFORMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
3. ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THE PROPERTY THROUGH THESE ADDITIONAL SURVEYS.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, UNLESS OTHERWISE NOTED.
5. THE PROPERTY IS LOCATED IN ZONE 1, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON COMMUNITY PANEL NUMBER 1700000000, EFFECTIVE DATE 000000.

NO SURVEYING WAS DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. THE LOCATION OF UTILITIES SHOWN HEREON WAS DETERMINED BY OBSERVED EVIDENCE. PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM A UTILITY COMPANY OR MARKINGS REQUESTED BY THE SURVEYOR. THIS SURVEY HAS NO EVIDENCE REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.

THE SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HEREON BY LANDSCAPERS OR ARE COVERED BY SUCH ITEMS AS CURBWORK, TRAILERS, CARS, CART, PAVING OR SNOW AT THE TIME OF THIS SURVEY. SNOW DOES COVER THE SITE. LANDSCAPERS, EVIDENCE, IF ANY, ARE NOT SHOWN ON THIS PLAT.

7. ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THE PROPERTY THROUGH THESE ADDITIONAL SURVEYS.

8. SITE ADDRESS IS 60 W. 234 PARKWAY, BATAVIA, IL 60007.

9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BULLDOZING, CONSTRUCTION OR BUILDING ADDITIONS OR NEW CONSTRUCTION. THE TIME THE FIELD WORK WAS PERFORMED.

10. CHANGES IN STREET RIGHT OF WAY WITH PARKWAY PARKWAY AS SHOWN HEREON.



MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
BNA	LEONIA SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
2BDC	LEONISED LOAM, 4 TO 6 PERCENT SLOPES, DRODGED	B
3BDC	DEPRESSION SILT LOAM, 4 TO 6 PERCENT SLOPES, DRODGED	B
B13B	PARANADOCK SILT LOAM, 3 TO 5 PERCENT SLOPES	C

# James Ariola Trust(TPE IL KN216 LLC)

## Staff recommended stipulations :

### Kane County Water Resources Department states the following Stipulation:

1. STIPULATION: Water Resources will require a stormwater permit for this development.
2. STIPULATION: A portion of the panels are being placed on a land that appears to have steep slopes and stockpiles. The petition does not mention these stockpiles or proposed grading. The site must conform with the County's Steep Slope Ordinance.
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12. STIPULATION: Floodplain, Wetland and Stormwater Management must be placed in a Conservation or Drainage Easement.

# James Ariola Trust(TPE IL KN216 LLC)

## Staff recommended stipulations :

### Kane County Division of Transportation states the following Comment:

- Fabyan Parkway is a Principal Arterial which corresponds to a minimum 120'-150' of right of way. KDOT requests the proposed 60' half right of way setback and then the 50' statutory setback for the solar arrays.

## **James Ariola Trust(TPE IL KN216 LLC)**

Staff recommended comments:

Approval of the Special Use would allow a solar facility to be constructed on the property.



## **James Ariola Trust(TPE IL KN216 LLC)**

Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with the Staff recommended stipulations.

Development Committee: To be determined

STATE OF ILLINOIS )

SS.

COUNTY OF KANE )

**REPORT NO. TMP-23-1502**

**MONTHLY REPORT (ATTACHED)**

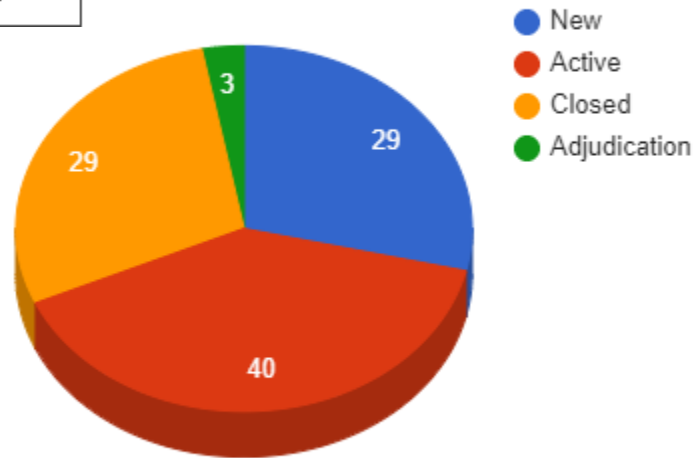


**Kane County**  
**Property Code Enforcement Division**  
**October 2023 Monthly Report**

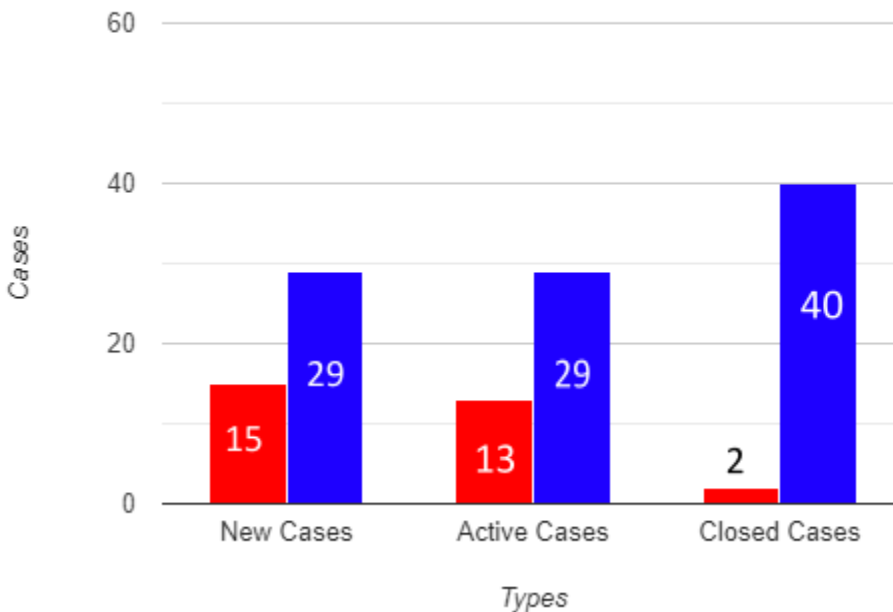
## Monthly Data - October 2023

New Cases	Closed	Active as of October 31, 2023	Adjudication
29	40	29	3

### October 2023 Overview :



### October 2022 / 2023

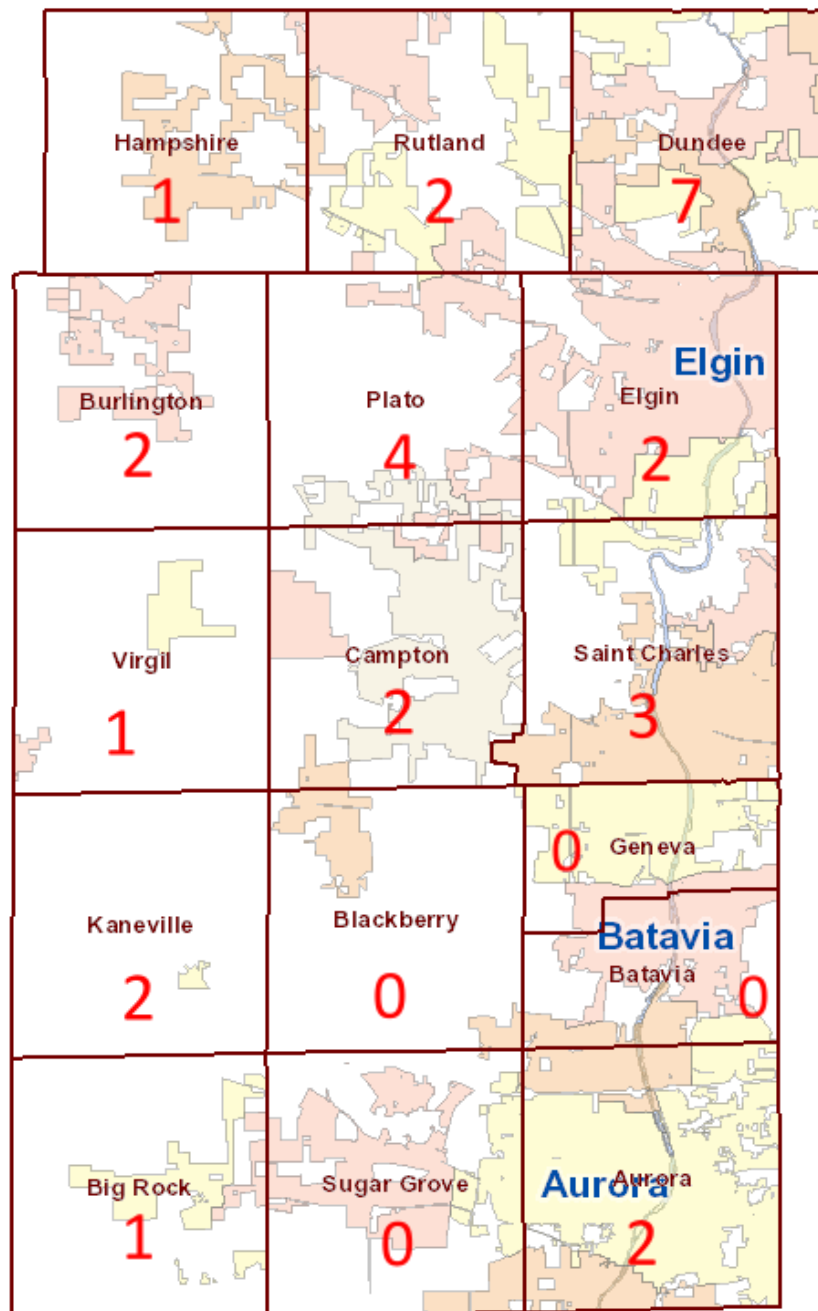


October 2022 -  
No Code Enforcement Team

October 2023 -  
Present Code Enforcement  
Team

New Cases by County District - October 2023					
District 1	0	District 9	3	District 17	0
District 2	1	District 10	0	District 18	3
District 3	1	District 11	0	District 19	1
District 4	0	District 12	2	District 20	0
District 5	3	District 13	1	District 21	0
District 6	0	District 14	1	District 22	1
District 7	1	District 15	4	District 23	6
District 8	0	District 16	1	District 24	0

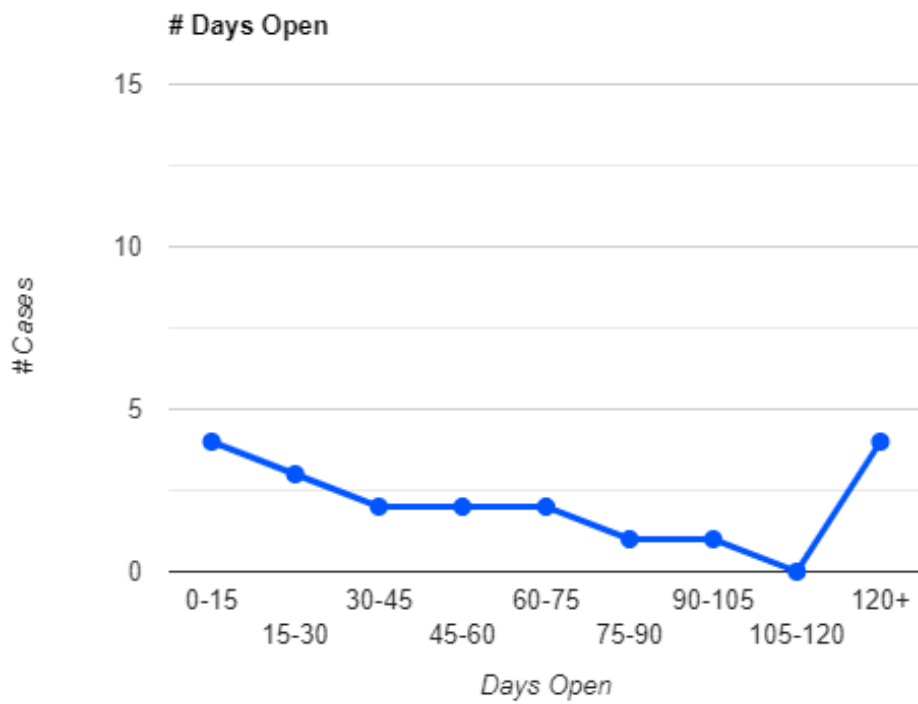
**New Cases by Township - October 2023**



<b>Violation Types</b>	<b>Violation Subtypes</b>	
Nuisance/Property Maintenance	Lawn Maintenance/Noxious Weeds	5
	Junk/Debris/Garbage	12
	Storage of Building Materials	1
	Building Exterior	0
	Vacant Dwelling	1
	Mosquito Breeding Site	0
	Pools	2
Building Concerns	Fences	0
	Building (w/o a permit)	12
	Unsafe Structures	2
Zoning Concerns	Chicken/Rooster/ Livestock	3
	Domestic Animals	0
	Housing Bees	0
	Storage Containers on Property	4
	Commercial/ Inoperable Vehicles	16
	Boat/ Trailer/ RV	7
	Running a Business from Property	8
	Parking	6

Other Concerns	Noise	0
	Illegal Burning/ Fires	0
Multiple Department Violations	Health Department	0
	Water Resources	2
	Building/ Zoning Department	7





#### Property Maintenance

0-15 days - 4

15-30 days - 3

30- 45 days - 2

45-60 days - 2

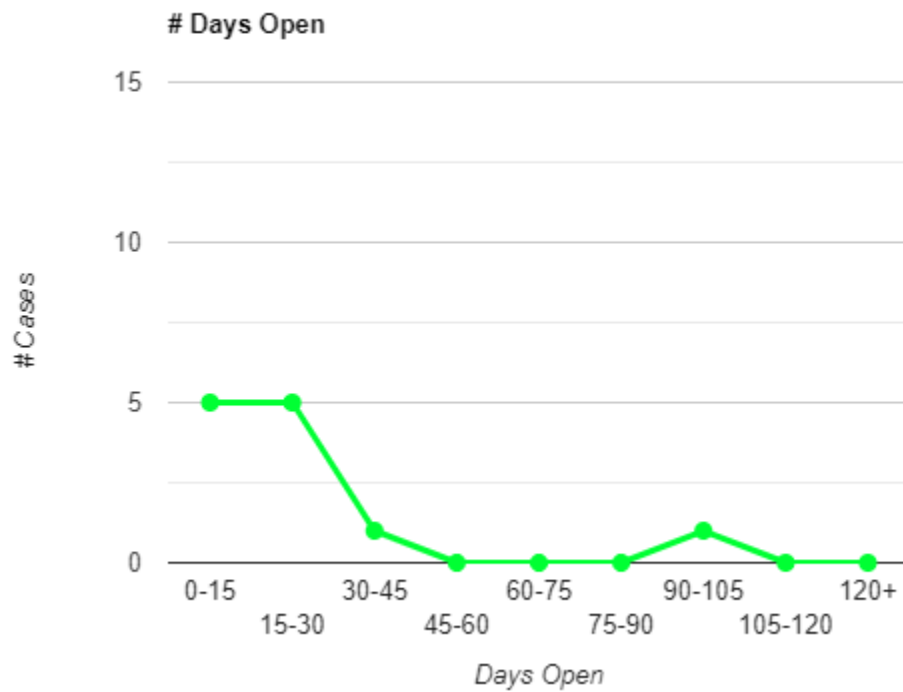
60- 75 days - 2

75-90 days - 1

90-105 days - 1

105-120 days - 0

120+ days - 4



#### Building Concern

0-15 days - 5

15-30 days - 5

30- 45 days - 1

45-60 days - 0

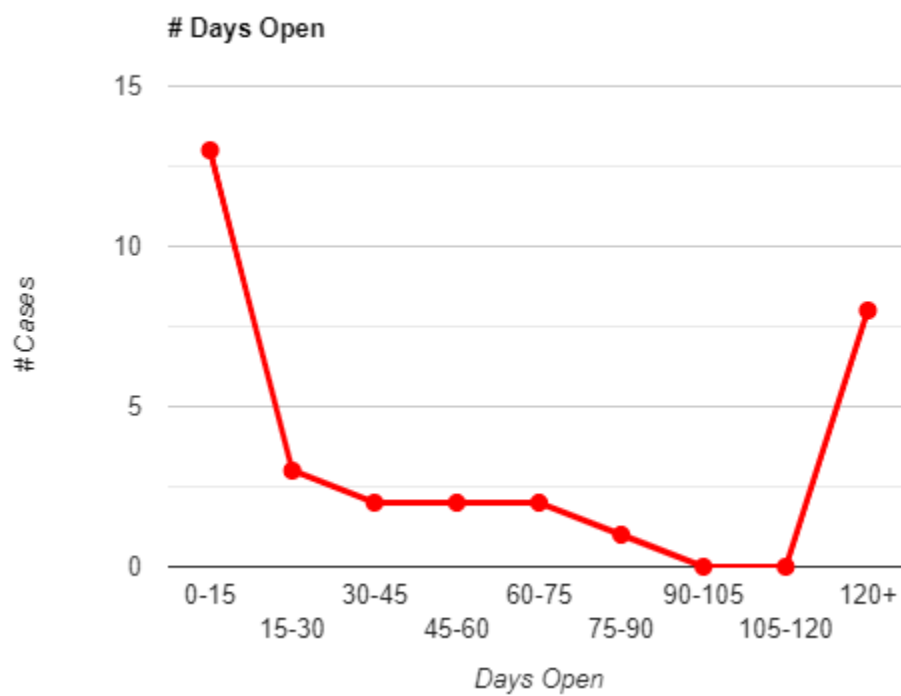
60- 75 days - 0

75-90 days - 0

90-105 days - 1

105-120 days - 0

120+ days - 0



### **Zoning Concern**

**0-15 days - 13**

**15-30 days - 3**

**30- 45 days - 2**

**45-60 days - 2**

**60- 75 days - 2**

**75-90 days - 1**

**90-105 days - 0**

**105-120 days - 0**

**120+ days - 8**

## Year to Date Overview April - October 2023

2022/2023 Month Comparison								
April 2022	New Cases	19	May 2022	New Cases	18	June 2022	New Cases	35
April 2023		40	May 2023		48	June 2023		50
April 2022	Active Cases	16	May 2022	Active Cases	14	June 2022	Active Cases	26
April 2023		39	May 2023		19	June 2023		57
April 2022	Closed Cases	3	May 2022	Closed Cases	4	June 2022	Closed Cases	9
April 2023		23	May 2023		29	June 2023		54
April 2022	Adjudication	1	May 2022	Adjudication	0	June 2022	Adjudication	1
April 2023		0	May 2023		0	June 2023		2
April 2022	Total Caseload	19	May 2022	Total Caseload	18	June 2022	Total Caseload	35
April 2023		62	May 2023		48	June 2023		111
July 2022	New Cases	28	August 2022	New Cases	17	September 2022	New Cases	21
July 2023		21	August 2023		50	September 2023		41
July 2022	Active Cases	19	August 2022	Active Cases	14	September 2022	Active Cases	17
July 2023		50	August 2023		46	September 2023		44
July 2022	Closed Cases	9	August 2022	Closed Cases	3	September 2022	Closed Cases	4
July 2023		28	August 2023		53	September 2023		44
July 2022	Adjudication	0	August 2022	Adjudication	0	September 2022	Adjudication	0
July 2023		3	August 2023		2	September 2023		1
July 2022	Total Caseload	28	August 2022	Total Caseload	17	September 2022	Total Caseload	21
July 2023		78	August 2023		99	September 2023		88

October 2022	New Cases	15
October 2023		29
October 2022	Active Cases	13
October 2023		29
October 2022	Closed Cases	2
October 2023		40
October 2022	Adjudication	0
October 2023		3
October 2022	Total Caseload	15
October 2023		58

**Collin Miller** - Code Enforcement/ Building Inspector started February 15, 2023

**John Mall** - Code Enforcement Officer started March 13, 2023

**Brittney Garcia** - Code Enforcement Administrative Assistant started July 31, 2023



**End of October 2023**  
**Kane County**  
**Property Code Enforcement Monthly Report**



2. The Kane County State's Attorney's Office is hereby authorized and directed to file on behalf of the County a Petition with the Circuit Court, in accordance with 55 ILCS 5/5-1121, for an order authorizing the demolition of the Unsafe Building in the event that the owner does not commence proceedings to demolish the building within 15 days of the date the notice is mailed by the Building Officer and to seek the recovery of the costs associated with the demolition.

Passed by the Kane County Board on December 12, 2023.

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John A. Cunningham, MBA, J.D.  
Clerk, County Board  
Kane County, Illinois

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

Vote:





## RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

### **Title**

Authorizing Application to Circuit Court for Demolition of Dangerous and/or Unsafe Building Property Located at 14N403 Thurnau Rd, Rutland Township Parcel #02-31-300-013

### **Committee Flow:**

Development Committee, Executive Committee, County Board

### **Contact:**

Mark Vankerhoff, 630-232-3451

### **Budget Information:**

Was this item budgeted? N/A	Appropriation Amount: \$ N/A
If not budgeted, explain funding source: N/A	

### **Summary:**

This resolution authorizes and directs the Kane County Building Officer to order a title search on the Property and to provide written, mailed notice to the owner or owners of the Unsafe Building, including the lienholders of record, in accordance with 55 ILCS 5/5-1121, that the County desires to demolish the Unsafe Buildings and it will apply to the Circuit Court for an order authorizing such demolition in the event the owner does not commence proceedings to do so within 15 days of the date the notice is mailed. It also authorizes and directs the Kane County State's Attorney's Office to file on behalf of the County an Application with the Circuit Court, in accordance with 55 ILCS 5/5-1121, for an order authorizing the demolition of the Unsafe Building in the event that the owner does not comply.

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS.

**PRESENTATION/DISCUSSION NO. TMP-23-1600**

**DEMOLITION OF 14N403 THURNAU RD, RUTLAND TOWNSHIP**

# Development & Community Services Department Building & Zoning Division

## Demolition of Dangerous/Unsafe Buildings



Kane County Development Committee

November 21, 2023



# Development & Community Services Department

## Building & Zoning Division

Since 2013, the Kane County Board has allocated \$218,000 in Internal Grand Victoria Riverboat Funds for the Demolition of Dangerous/Unsafe Buildings (Fund 425 – Blighted Structure Demolition)

In 2017, Kane County was awarded a \$250,000 grant from the Illinois Housing Authority to reimburse certain costs for demolition of abandoned residential structures. That grant reimbursed \$123,660 to Kane County to replenish Fund 425 - Blighted Structure Demolition.

In February, 2019, Kane County was awarded an additional \$250,000 from IHDA. That grant reimbursed \$25,880 to Kane County. In July, 2021, Kane County was awarded an additional \$250,000 which was converted in May, 2022 to a new IHDA grant. To date, this 2022 grant has reimbursed \$18,890 to Kane County.

These grant funds alleviate the need for additional funding from the Internal Grand Victoria Riverboat Grant Fund in the near future.

# Development & Community Services Department

## Building & Zoning Division

### Results since Nov, 2018

21 Court Orders for Demolition have been pursued

- 4 Demolished by Kane County
- 13 Demolished by the owner
- 4 Rehabilitated by the owner
- 0 Ongoing Demolition case

13/21 were addressed by the owner due to pressure from a potential Court Order in the last 4 years



# Development & Community Services Department

## Building & Zoning Division

### Process

1. Identify of the “worst of the worst” properties
2. County Board adopts Resolution
3. State’s Attorney files petition in Circuit Court
4. Owners and lien holders notified
5. Court Order Obtained
6. County solicits bids for demolition or securing
7. Property demolished or secured
8. Lien filed to recapture funds
9. Recaptured funds returned to demolition fund



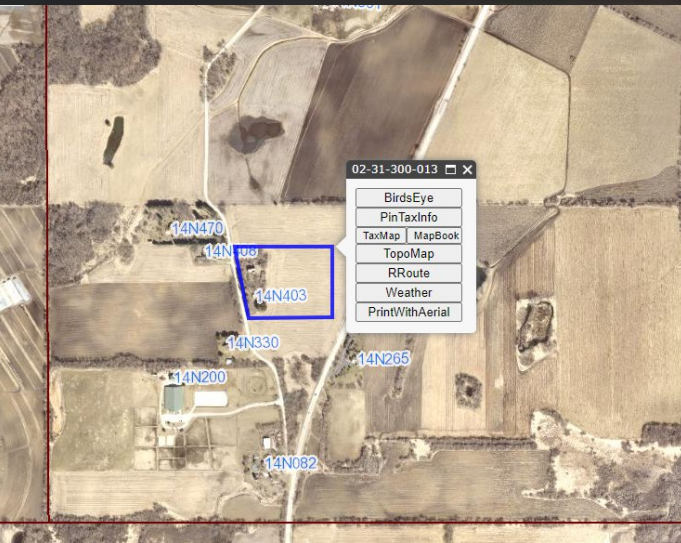
# Development & Community Services Department

## Building & Zoning Division

### Resolutions

Authorizing Application to Circuit Court for Demolition  
of dangerous and/or unsafe buildings at:

14N403 Thurnau Rd, Rutland Township



## 14N403 Thurnau Rd, Rutland Twp

- Vacant since 2018
- Uninhabitable & dangerous structures
- Noxious weeds and overgrown vegetation
- Private owner-deceased
- Property open and unsecured





14N403 Thurnau Rd, Rutland Township



# Development & Community Services Department

## Building & Zoning Division

### Resolution:

Authorizing Application to Circuit Court for  
Demolition of Dangerous and/or Unsafe Buildings at:

14N403 Thurnau Rd, Rutland Township

STATE OF ILLINOIS )

SS.

COUNTY OF KANE )

**REPORT NO. TMP-23-1612**

**MONTHLY REPORT (ATTACHED)**

# Kane County Development & Community Services Department

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## Planning & Special Projects Division Monthly Report – November 2023

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

### ENERGY AND ENVIRONMENTAL

#### **Chicago Wilderness**

On Oct. 18th, Karen Miller attended the virtual CW Executive Council Meeting to update on projects. She also participated in the first of a series of workshops on Justice, Equity, Diversity and Inclusion on Oct. 23rd.

#### **Kane County Climate Action Team**

Karen Miller participated in the development of a Climate Action Plan for Kane County on Oct. 19th and November 16th.

#### **Chicago Region Trees Initiative**

On October 25th, Karen Miller attended the Oak Ecosystem Recovery Plan Conference to learn about the future of oak trees in the region. As co-chair of the Trees & Green Infrastructure Working Group, Karen participated in the quarterly meeting on October 26th. She also participated in a virtual Forests in Cities webinar on October 26th. On November 14th, Karen Miller attended the Morton Arboretum session on the Inflation Reduction Act.

#### **Tyler Creek Watershed Coalition**

Karen Miller attended the Annual Meeting on October 25th.

#### **Fabulous Fox! Water Trail**

Karen Miller presented at the Illinois Paddling Council Annual Dinner on October 28th. As Illinois co-chair, Karen Miller hosted the monthly virtual meeting on November 7th.

#### **Fox River Ecosystem Partnership**

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

#### **The Conservation Foundation**

On November 9th, Karen Miller attended the Kane County Advisory Council meeting.



### **Urban Agriculture Innovative Production Program**

On October 26<sup>th</sup> Matt Tansley attended a webinar training on the EZ Fed Grants website, the platform for managing claims and funding disbursements for the Urban Agriculture Innovative Production grant program.

### **Climate Action Team**

Matt Tansley participated in a meeting of the Kane County Climate Action Team on October 19th.

### **Illinois Specialty Growers Association**

On November 1<sup>st</sup> Matt Tansley attended a Virtual Agritourism Listening Session organized by the Illinois Specialty Growers Association. Farmer participants highlighted challenges operating in the agritourism sector, including the cost of agritourism insurance.

### **Illinois Urban Agriculture Committee Meeting**

Matt Tansley participated in monthly meeting of the Illinois Urban Agriculture Committee. A guest speaker discussed the benefits for farmers to use MarketMaker, an online marketing tool for reaching new customers.

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS.

**PRESENTATION/DISCUSSION NO. TMP-23-1554**

**SUGAR GROVE DRAINAGE DISTRICT COST-SHARE APPROVAL**

# Kane County Water Resources

## COST-SHARE DRAINAGE PROJECT

Development Committee  
November 21, 2023

# Sugar Grove Drainage District Tile Replacement

- Unincorporated Sugar Grove Township
- Downstream of Sauer FP
- North of Aurora Airport
- Approx 2,500 LF of 15" & 12" tile replacement
- Directional bore under Scott Road



# Sugar Grove DD Cost-Share

▶ ARPA Cost-Share funds	\$39,487.32
▶ Sugar Grove DD	<u>\$39,487.33</u>
▶ Total Project	\$78,974.65

▶ Recommend approval of the Sugar Grove DD Cost-Share	
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# COUNTY OF KANE

## KANE COUNTY DEPARTMENT OF ENVIRONMENTAL & WATER RESOURCES



Jodie. L. Wollnik  
Director

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

### STAFF RECOMMENDATION

TO: Development Committee  
Kane County Board

FROM: Jodie L. Wollnik, P.E.  
Director, Environmental & Water Resources

DATE: November 7, 2023

RE: Cost-Share Drainage  
Improvement Projects FY-2023

The following report is being submitted in accordance with the Policy and Guidelines for the Allocation and Disbursement of Assistance Funds for Stormwater And Subsurface Drainage Improvements approved by the Development Committee on December 21, 1993:

1. Project Number: 2023-001
2. Project Location:
  - Sugar Grove Drainage District
  - Sugar Grove Township – Section 6
  - Sauer Family FP downstream to Scott Road
3. Description of Improvements:
  - Approx 2,500 LF of 15” and 12” dual walled drain tile replacement and directional bore across Scott Road.
4. 

<u>Cost:</u>	<u>Total Project</u>	<u>Percent Share</u>
<b>Total Cost:</b>	<b>\$78,974.65</b>	<b>100%</b>
• ARPA Cost-Share Drainage	\$39,487.32	50%
• Sugar Grove Drainage District	\$39,487.33	50%
5. Start Date:
  - As soon as possible
6. Type of Problem(s):

The constructed wetlands on the Forest Preserve property discharge into a failing subsurface drainage system that is impacting farmland. This replacement will ensure that the wetlands have a suitable outfall and will protect farmland.







## RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

### **Title**

Authorizing Salary Increase for the Director of the Office Community Development and Zoning.

### **Committee Flow:**

Development Committee, Finance and Budget Committee, Executive Committee, County Board

### **Contact:**

Ron Ford, 630-444-1206

### **Budget Information:**

Was this item budgeted? Yes	Appropriation Amount: \$148,000
If not budgeted, explain funding source: 001.690.690.40000	

### **Summary:**

This resolution is to authorize a salary increase for the Director of Community Development and Zoning to 148,000 annually.





## RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

### **Title**

Authorizing Salary Increase for the Director of Environmental and Water Resources

### **Committee Flow:**

Development Committee, Finance and Budget Committee, Executive Committee, County Board

### **Contact:**

Ron Ford, 630-444-1206

### **Budget Information:**

Was this item budgeted? Yes	Appropriation Amount: \$143,000
If not budgeted, explain funding source: 001.690.692.4000	

### **Summary:**

This resolution is to authorize a salary increase for the Director of Environmental and Water Resources to 143,000 annually.