



Kane County

KC County Development Committee

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

Agenda

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

Tuesday, September 16, 2025

10:30 AM

County Board Room

2025 Committee Goals

County Land Use, Permitting and Planning

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

Environmental and Water Resources

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

Community Reinvestment

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

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- 1. Call To Order**
 - 2. Roll Call**
 - 3. Remote Attendance Requests**
 - 4. Approval of Minutes: August 19, 2025 & August 28, 2025**
 - 5. Public Comment**
 - 6. Monthly Financials**
 - A. Monthly Finance Reports**
 - 7. Building & Zoning Division**
 - A. Building & Zoning Report**
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- B. Zoning Petitions
 - 1. Petition # 4665 Petitioner: Riverside Club for Adventure & Imagination
 - 2. Petition # 4667 Petitioner: Michael Bohanek, et ux
 - 3. Petition # 4666 Petitioner: SV CSG Wilson School Solar LLC
- C. **Resolution:** Amending Chapter 6 of the Kane County Code Buildings and Building Regulations: Article IV Fees
- 8. **Property Code Enforcement Division**
 - A. Monthly Report
- 9. **Planning & Special Projects**
 - A. Monthly Report
 - B. **Resolution:** Ratifying Emergency Purchase Affidavit for a Temporary Project Manager for a Federal Grant
- 10. **Subdivision**
 - A. Knoll Creek West – Setback Variation
- 11. **Environmental Resources**
 - A. **Ordinance:** Adoption of a Revised Schedule of Fees for Stormwater Permits in Unincorporated Kane County and Non-Certified Communities
- 12. **New Business**
 - A. Commercial Solar Energy Facilities – Landscape Screening Discussion
- 13. **Reports Placed On File**
- 14. **Executive Session (if needed)**
- 15. **Adjournment**





























STATE OF ILLINOIS)
COUNTY OF KANE) SS.

FINANCE REPORT NO. TMP-25-1124















































MONTHLY FINANCE REPORTS

Committee Revenue Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
670 Environmental Management	\$ 380,799	\$ 285,395	\$ 765,336	\$ 857,755	\$ 1,327,364	\$ 1,006,594	\$ 796,325	\$ 649,959	126.40%	
001 General Fund	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 83,961	\$ 65,321	\$ 65,321	128.54%	
Revenue	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 83,961	\$ 65,321	\$ 65,321	128.54%	
Reimbursements	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,912	\$ 5,000	\$ 5,000	98.24%	
37900 - Miscellaneous Reimbursement	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,912	\$ 5,000	\$ 5,000	98.24%	
Transfers In	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
39000 - Transfer From Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39421 - Transfer from Elec Agg Civic Contribution Fund 421	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
Charges for Services	\$ 38,569	\$ 34,576	\$ 8,250	\$ 12,050	\$ 3,500	\$ 3,000	\$ 5,000	\$ 5,000	60.00%	
34730 - Subdivision Approval Fees	\$ 12,400	\$ 1,500	\$ 8,250	\$ 12,050	\$ 3,500	\$ 3,000	\$ 5,000	\$ 5,000	60.00%	
35385 - Electrical Aggregation Admin Fee	\$ 26,169	\$ 33,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Licenses and Permits	\$ 27,113	\$ 27,665	\$ 36,592	\$ 41,708	\$ 79,113	\$ 47,728	\$ 27,000	\$ 27,000	176.77%	
31310 - Residential Grading Plan Permits	\$ 3,850	\$ 10,075	\$ 9,202	\$ 13,163	\$ 10,935	\$ 700	\$ 5,000	\$ 5,000	14.00%	
31320 - Stormwater Permits	\$ 23,263	\$ 16,590	\$ 22,390	\$ 28,545	\$ 67,178	\$ 43,028	\$ 20,000	\$ 20,000	215.14%	
31360 - Wetland Permits	\$ -	\$ 1,000	\$ 5,000	\$ -	\$ 1,000	\$ 4,000	\$ 2,000	\$ 2,000	200.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33613 - Natural Hazard Mitigation Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
420 Stormwater Management	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 546,736	\$ 101,645	\$ 101,450	537.89%	
Revenue	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 546,736	\$ 101,645	\$ 101,450	537.89%	
Interest Revenue	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 40,753	\$ 55,000	\$ 55,000	74.10%	
38000 - Investment Income	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 40,753	\$ 55,000	\$ 55,000	74.10%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,645	\$ 46,450	0.00%	
38900 - Miscellaneous Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,645	\$ 46,450	0.00%	
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
37900 - Miscellaneous Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ 9,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	0.00%	
39000 - Transfer From Other Funds	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	0.00%	
Charges for Services	\$ -	\$ -	\$ 287,332	\$ -	\$ 198,985	\$ 505,983	\$ -	\$ -	0.00%	
34700 - Wetland Fee in Lieu Fees	\$ -	\$ -	\$ 287,332	\$ -	\$ 198,985	\$ 505,983	\$ -	\$ -	0.00%	
Licenses and Permits	\$ -	\$ 3,000	\$ 4,500	\$ 2,500	\$ 1,000	\$ -	\$ -	\$ -	0.00%	
31360 - Wetland Permits	\$ -	\$ 3,000	\$ 4,500	\$ 2,500	\$ 1,000	\$ -	\$ -	\$ -	0.00%	
421 Elec Agg Civic Contribution	\$ -	\$ 47,655	\$ 314,939	\$ 277,340	\$ 88,950	\$ 72,308	\$ 112,000	\$ 92,000	64.56%	
Revenue	\$ -	\$ 47,655	\$ 314,939	\$ 277,340	\$ 88,950	\$ 72,308	\$ 112,000	\$ 92,000	64.56%	
Interest Revenue	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 12,305	\$ 12,000	\$ 12,000	102.54%	
38000 - Investment Income	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 12,305	\$ 12,000	\$ 12,000	102.54%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
Reimbursements	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 60,003	\$ 80,000	\$ 80,000	75.00%	
35386 - Electrical Aggregation Civic Contribution	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 60,003	\$ 80,000	\$ 80,000	75.00%	
650 Enterprise Surcharge	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 809,779	\$ 303,217	\$ 515,871	\$ 389,700	58.78%	
Revenue	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 809,779	\$ 303,217	\$ 515,871	\$ 389,700	58.78%	
Interest Revenue	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 125,248	\$ 189,000	\$ 189,000	66.27%	
38000 - Investment Income	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 125,248	\$ 189,000	\$ 189,000	66.27%	
Other	\$ 2,555	\$ 1,000	\$ 250	\$ 1,156	\$ 10,934	\$ 21,529	\$ 608	\$ -	3,540.91%	

Committee Revenue Budget Report - by Account Detail Through August 31, 2025 (75.0% YTD) *2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year										
Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
38900 - Miscellaneous Other	\$ 2,555	\$ 1,000	\$ 250	\$ 1,156	\$ 10,934	\$ 21,529	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608	\$ -	0.00%	
Reimbursements	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 91,058	\$ 37,342	\$ 75,000	\$ 75,000	49.79%	
37270 - House Hazard Waste Reimbursement	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 91,058	\$ 37,342	\$ 75,000	\$ 75,000	49.79%	
Transfers In	\$ 112,000	\$ 71,323	\$ 61,000	\$ 86,500	\$ 364,825	\$ 96,800	\$ 96,800	\$ 96,800	100.00%	
39000 - Transfer From Other Funds	\$ 112,000	\$ 71,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 285,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ 61,000	\$ 86,500	\$ 79,825	\$ 96,800	\$ 96,800	\$ 96,800	100.00%	
Charges for Services	\$ 12,592	\$ 11,175	\$ 31,666	\$ 19,724	\$ 34,861	\$ 22,298	\$ 28,900	\$ 28,900	77.16%	
34690 - Hauling Fees	\$ 12,295	\$ 10,425	\$ 20,575	\$ 19,125	\$ 33,600	\$ 6,950	\$ 18,000	\$ 18,000	38.61%	
34715 - Franchise Fee	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,400	\$ 10,400	0.00%	
35405 - Electric Vehicle Charging Station Fee	\$ 297	\$ 750	\$ 1,091	\$ 599	\$ 1,261	\$ 15,348	\$ 500	\$ 500	3,069.68%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,563	\$ -	0.00%	
33903 - Grants - Federal Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,563	\$ -	0.00%	
651 Enterprise General	\$ 14,901	\$ (1,929)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Revenue	\$ 14,901	\$ (1,929)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Interest Revenue	\$ 14,901	\$ (2,179)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ 14,901	\$ (2,179)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
751 Subdivision Review Escrow	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 373	\$ 1,488	\$ 1,488	25.07%	
Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 373	\$ 1,488	\$ 1,488	25.07%	
Interest Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 373	\$ 488	\$ 488	76.45%	
38000 - Investment Income	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 373	\$ 488	\$ 488	76.45%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
38538 - Collections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
Grand Total	\$ 380,799	\$ 285,395	\$ 765,336	\$ 857,755	\$ 1,327,364	\$ 1,006,594	\$ 796,325	\$ 649,959	126.40%	

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
670 Environmental Management	\$ 1,438,623	\$ 1,077,219	\$ 804,366	\$ 953,905	\$ 1,020,888	\$ 935,281	\$ 1,448,518	\$ 1,291,376	64.57%	
001 General Fund	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 511,158	\$ 717,514	\$ 706,738	71.24%	
Expenses	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 511,158	\$ 717,514	\$ 706,738	71.24%	
Personnel Services- Salaries & Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 503,545	\$ 710,864	\$ 700,088	70.84%	
40000 - Salaries and Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 503,545	\$ 710,864	\$ 700,088	70.84%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40007 - Equity Study Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 70,786	\$ 78,977	\$ 94,828	\$ 108,393	\$ 126,050	\$ -	\$ 254,624	\$ 254,624	0.00%	
45000 - Healthcare Contribution	\$ 69,037	\$ 77,192	\$ 93,082	\$ 105,913	\$ 122,921	\$ -	\$ 146,877	\$ 146,877	0.00%	
45009 - Healthcare Subsidy	\$ -	\$ -	\$ (39)	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 1,748	\$ 1,785	\$ 1,785	\$ 2,480	\$ 3,129	\$ -	\$ 3,833	\$ 3,833	0.00%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,568	\$ 53,568	0.00%	
45200 - IMRF Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,230	\$ 38,230	0.00%	
53010 - Workers Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,116	\$ 12,116	0.00%	
Contractual Services	\$ 40,564	\$ 3,895	\$ 3,130	\$ 4,121	\$ 3,266	\$ 7,291	\$ 5,650	\$ 5,650	129.05%	
50150 - Contractual/Consulting Services	\$ 37,467	\$ -	\$ 252	\$ -	\$ -	\$ 3,666	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 350	0.00%	
52160 - Repairs and Maint- Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
52230 - Repairs and Maint- Vehicles	\$ 60	\$ 510	\$ 100	\$ 147	\$ 143	\$ 1,113	\$ 1,200	\$ 1,200	92.79%	
53070 - Legal Printing	\$ 336	\$ 830	\$ 234	\$ 1,019	\$ 145	\$ 298	\$ 250	\$ 250	119.08%	
53100 - Conferences and Meetings	\$ 2,601	\$ 2,379	\$ 1,930	\$ 2,349	\$ 2,927	\$ 1,558	\$ 3,000	\$ 3,000	51.92%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 250	\$ 250	85.97%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
53130 - General Association Dues	\$ 100	\$ 176	\$ 614	\$ 606	\$ 50	\$ 442	\$ 400	\$ 400	110.50%	
Commodities	\$ 406	\$ 735	\$ 1,707	\$ 1,312	\$ 903	\$ 321	\$ 1,000	\$ 1,000	32.14%	
60000 - Office Supplies	\$ 60	\$ 35	\$ 23	\$ 490	\$ 45	\$ 48	\$ 400	\$ 400	11.97%	
60010 - Operating Supplies	\$ 35	\$ 126	\$ 4	\$ 199	\$ 250	\$ 33	\$ 100	\$ 100	33.33%	
60020 - Computer Related Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	0.00%	
60060 - Computer Software- Non Capital	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60265 - Public Health Commodities - Coronavirus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63040 - Fuel- Vehicles	\$ 311	\$ 574	\$ 780	\$ 624	\$ 608	\$ 240	\$ 300	\$ 300	80.07%	
Services	\$ -	\$ -	\$ -	\$ -	\$ (126,050)	\$ -	\$ (254,624)	\$ (254,624)	0.00%	
45005 - Healthcare Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (122,921)	\$ -	\$ (146,877)	\$ (146,877)	0.00%	
45015 - Dental Insurance Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (3,129)	\$ -	\$ (3,833)	\$ (3,833)	0.00%	
45105 - FICA/SS Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,568)	\$ (53,568)	0.00%	
45205 - IMRF Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,230)	\$ (38,230)	0.00%	
53015 - Worker's Comp Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12,116)	\$ (12,116)	0.00%	
420 Stormwater Management	\$ 11,832	\$ 12,980	\$ 24,154	\$ 77,755	\$ 19,797	\$ 265,584	\$ 101,645	\$ 101,450	261.29%	
Expenses	\$ 11,832	\$ 12,980	\$ 24,154	\$ 77,755	\$ 19,797	\$ 265,584	\$ 101,645	\$ 101,450	261.29%	
Personnel Services- Salaries & Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 6,974	\$ 9,901	\$ 9,735	70.43%	
40000 - Salaries and Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 6,974	\$ 9,901	\$ 9,735	70.43%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 3,658	\$ 3,933	\$ 4,213	\$ 4,200	\$ 4,418	\$ 3,420	\$ 4,910	\$ 4,887	69.65%	
45000 - Healthcare Contribution	\$ 2,397	\$ 2,554	\$ 2,955	\$ 3,063	\$ 3,129	\$ 2,380	\$ 3,375	\$ 3,375	70.52%	

Committee Expense Budget Report - by Account Detail
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*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
45010 - Dental Contribution	\$ 55	\$ 60	\$ 60	\$ 60	\$ 64	\$ 46	\$ 65	\$ 65	70.35%	
45100 - FICA/SS Contribution	\$ 497	\$ 509	\$ 521	\$ 537	\$ 655	\$ 480	\$ 761	\$ 746	63.07%	
45200 - IMRF Contribution	\$ 520	\$ 584	\$ 462	\$ 364	\$ 393	\$ 341	\$ 536	\$ 532	63.62%	
53010 - Workers Compensation	\$ 190	\$ 225	\$ 216	\$ 176	\$ 176	\$ 173	\$ 173	\$ 169	100.00%	
Contractual Services	\$ 417	\$ 1,249	\$ 11,965	\$ 65,336	\$ 5,579	\$ 254,650	\$ 86,573	\$ 86,567	294.14%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ 65,000	\$ 907	\$ 20,050	\$ 60,000	\$ 60,000	33.42%	
53000 - Liability Insurance	\$ 155	\$ 144	\$ 179	\$ 232	\$ 246	\$ 368	\$ 368	\$ 362	100.00%	
53020 - Unemployment Claims	\$ 5	\$ 5	\$ 6	\$ 4	\$ 3	\$ 5	\$ 5	\$ 5	100.00%	
53070 - Legal Printing	\$ -	\$ -	\$ -	\$ -	\$ 39	\$ -	\$ -	\$ -	0.00%	
53100 - Conferences and Meetings	\$ 62	\$ 1,000	\$ -	\$ -	\$ 4,384	\$ 450	\$ 1,000	\$ 1,000	45.00%	
53130 - General Association Dues	\$ 195	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 200	\$ 200	0.00%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ 11,680	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
55030 - Grant Pass Thru	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233,777	\$ 25,000	\$ 25,000	935.11%	
Commodities	\$ 341	\$ 256	\$ -	\$ 21	\$ -	\$ 280	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ 341	\$ 256	\$ -	\$ 21	\$ -	\$ 280	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ 279	\$ 262	\$ 267	\$ 261	\$ 261	\$ 261	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 279	\$ 262	\$ 267	\$ 261	\$ 261	\$ 261	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
421 Elec Agg Civic Contribution	\$ -	\$ -	\$ 30,896	\$ 63,358	\$ 103,421	\$ 28,321	\$ 112,000	\$ 92,000	25.29%	
Expenses	\$ -	\$ -	\$ 30,896	\$ 63,358	\$ 103,421	\$ 28,321	\$ 112,000	\$ 92,000	25.29%	
Contractual Services	\$ -	\$ -	\$ 3,896	\$ 36,269	\$ 75,791	\$ -	\$ 20,000	\$ -	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ 3,896	\$ 36,269	\$ 75,791	\$ -	\$ 20,000	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 27,000	\$ 27,089	\$ 27,630	\$ 28,321	\$ 28,321	\$ 28,321	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,679	\$ 63,679	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,679	\$ 63,679	0.00%	
650 Enterprise Surcharge	\$ 301,526	\$ 261,810	\$ 199,658	\$ 189,315	\$ 241,221	\$ 130,218	\$ 515,871	\$ 389,700	25.24%	
Expenses	\$ 301,526	\$ 261,810	\$ 199,658	\$ 189,315	\$ 241,221	\$ 130,218	\$ 515,871	\$ 389,700	25.24%	
Personnel Services- Salaries & Wages	\$ 92,273	\$ 82,559	\$ 51,899	\$ 21,964	\$ 29,294	\$ 21,577	\$ 30,629	\$ 30,119	70.45%	
40000 - Salaries and Wages	\$ 98,387	\$ 83,935	\$ 51,899	\$ 21,964	\$ 29,294	\$ 21,577	\$ 30,629	\$ 30,119	70.45%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40009 - Salaries and Wages Subsidy	\$ (6,114)	\$ (1,376)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 30,430	\$ 29,433	\$ 19,093	\$ 9,514	\$ 10,669	\$ 11,797	\$ 11,289	\$ 11,210	104.50%	
45000 - Healthcare Contribution	\$ 13,990	\$ 12,810	\$ 10,148	\$ 5,995	\$ 6,369	\$ 8,505	\$ 6,494	\$ 6,494	130.97%	
45009 - Healthcare Subsidy	\$ (951)	\$ (80)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 686	\$ 666	\$ 49	\$ 211	\$ 231	\$ 171	\$ 244	\$ 244	70.12%	
45019 - Dental Subsidy	\$ (53)	\$ (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 7,197	\$ 6,190	\$ 3,954	\$ 1,671	\$ 2,223	\$ 1,516	\$ 2,345	\$ 2,305	64.65%	
45109 - FICA/SS Subsidy	\$ (423)	\$ (99)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 7,532	\$ 7,097	\$ 3,529	\$ 1,130	\$ 1,338	\$ 1,072	\$ 1,674	\$ 1,645	64.05%	
45209 - IMRF Subsidy	\$ (492)	\$ (121)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
















































Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53010 - Workers Compensation	\$ 2,944	\$ 2,974	\$ 1,413	\$ 508	\$ 507	\$ 532	\$ 532	\$ 522	100.00%	
Contractual Services	\$ 162,126	\$ 141,421	\$ 114,667	\$ 142,632	\$ 185,655	\$ 87,647	\$ 262,911	\$ 177,694	33.34%	
50140 - Engineering Services	\$ 3,491	\$ 3,126	\$ 1,300	\$ -	\$ -	\$ 586	\$ 15,000	\$ 15,000	3.91%	
50150 - Contractual/Consulting Services	\$ 128,087	\$ 103,728	\$ 82,067	\$ 112,642	\$ 142,725	\$ 61,780	\$ 205,948	\$ 126,500	30.00%	
50590 - Professional Services	\$ 12,543	\$ 27,227	\$ 19,914	\$ 24,309	\$ 28,066	\$ 15,892	\$ 31,250	\$ 25,500	50.85%	
50650 - Blighted Structure Demolition	\$ -	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50660 - Electric Vehicle Services	\$ 1,500	\$ 769	\$ 1,540	\$ 43	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	0.00%	
52230 - Repairs and Maint- Vehicles	\$ 10	\$ 90	\$ 1,096	\$ -	\$ 2,411	\$ 1,978	\$ 500	\$ 500	395.70%	
53000 - Liability Insurance	\$ 2,413	\$ 1,896	\$ 1,171	\$ 668	\$ 667	\$ 1,137	\$ 1,137	\$ 1,118	100.00%	
53020 - Unemployment Claims	\$ 70	\$ 60	\$ 36	\$ 10	\$ 9	\$ 16	\$ 16	\$ 16	100.00%	
53060 - General Printing	\$ 11,734	\$ 3,015	\$ 5,288	\$ 2,272	\$ 6,595	\$ 2,324	\$ 3,500	\$ 3,500	66.40%	
53100 - Conferences and Meetings	\$ 409	\$ 150	\$ 831	\$ 934	\$ 1,423	\$ 1,269	\$ 2,050	\$ 2,050	61.88%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	0.00%	
53130 - General Association Dues	\$ 1,868	\$ 1,148	\$ 1,423	\$ 1,754	\$ 2,259	\$ 2,665	\$ 2,260	\$ 2,260	117.92%	
Commodities	\$ 14,006	\$ 8,397	\$ 12,211	\$ 13,341	\$ 14,593	\$ 8,211	\$ 30,371	\$ 17,425	27.04%	
60000 - Office Supplies	\$ 428	\$ 250	\$ 938	\$ 497	\$ 397	\$ 541	\$ 600	\$ 600	90.14%	
60010 - Operating Supplies	\$ 12,012	\$ 6,065	\$ 8,569	\$ 11,314	\$ 13,845	\$ 7,410	\$ 23,821	\$ 11,875	31.11%	
60040 - Postage	\$ 100	\$ 1,804	\$ 2,354	\$ 1,241	\$ -	\$ -	\$ 3,000	\$ 2,000	0.00%	
60050 - Books and Subscriptions	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150	0.00%	
60265 - Public Health Commodities - Coronavirus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63040 - Fuel- Vehicles	\$ 24	\$ 23	\$ 66	\$ -	\$ 43	\$ 106	\$ 500	\$ 500	21.15%	
64000 - Telephone	\$ 1,390	\$ 255	\$ 283	\$ 290	\$ 308	\$ 154	\$ 2,300	\$ 2,300	6.71%	
Transfers Out	\$ -	\$ -	\$ 1,788	\$ 1,864	\$ 1,010	\$ 987	\$ 987	\$ 987	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 1,788	\$ 1,864	\$ 1,010	\$ 987	\$ 987	\$ 987	100.00%	
Capital	\$ 2,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
76000 - Depreciation Expense	\$ 2,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,684	\$ 152,265	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,684	\$ 152,265	0.00%	
651 Enterprise General	\$ 613,504	\$ 307,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Expenses	\$ 613,504	\$ 307,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ 613,504	\$ 293,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50150 - Contractual/Consulting Services	\$ 613,504	\$ 293,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Capital	\$ -	\$ 13,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
72150 - Buildings- North Campus	\$ -	\$ 13,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
751 Subdivision Review Escrow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
50168 - Distribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 1,488	0.00%	
Grand Total	\$ 1,438,623	\$ 1,077,219	\$ 804,366	\$ 953,905	\$ 1,020,888	\$ 935,281	\$ 1,448,518	\$ 1,291,376	64.57%	

Committee Revenue Budget Report - by Account Detail

Through August 31, 2025 (75.0% YTD)

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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
690 Development	\$ 6,652,409	\$ 20,181,597	\$ 13,169,433	\$ 11,833,629	\$ 8,460,828	\$ 3,363,500	\$ 14,922,060	\$ 14,655,988	22.54%	
001 General Fund	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 971,695	\$ 2,253,350	\$ 2,253,350	43.12%	
Revenue	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 971,695	\$ 2,253,350	\$ 2,253,350	43.12%	
Other	\$ -	\$ 3,550	\$ 4,050	\$ 800	\$ 4,300	\$ 3,850	\$ -	\$ -	0.00%	
38520 - General Donations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ 3,550	\$ 4,050	\$ 800	\$ 4,300	\$ 3,850	\$ -	\$ -	0.00%	
Charges for Services	\$ 684,429	\$ 728,224	\$ 718,773	\$ 689,741	\$ 740,738	\$ 204,390	\$ 751,000	\$ 751,000	27.22%	
34710 - Cable Franchise Fees	\$ 635,820	\$ 667,933	\$ 693,248	\$ 638,701	\$ 608,306	\$ 154,000	\$ 635,000	\$ 635,000	24.25%	
34720 - Zoning Fees	\$ 39,550	\$ 25,500	\$ 23,325	\$ 44,040	\$ 52,275	\$ 48,790	\$ 40,000	\$ 40,000	121.98%	
34740 - Development/Planning Srv Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
34750 - Adjudication Hearing Fees	\$ 300	\$ 564	\$ 650	\$ 1,300	\$ 400	\$ 1,600	\$ 600	\$ 600	266.67%	
35375 - Vacant Dwelling Fees	\$ 150	\$ -	\$ 150	\$ 150	\$ -	\$ -	\$ 300	\$ 300	0.00%	
35380 - Coin Operated Amusement Fee	\$ 5,100	\$ -	\$ 1,000	\$ 5,550	\$ -	\$ -	\$ -	\$ -	0.00%	
35385 - Electrical Aggregation Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
35420 - KEEP/C-PACE Admin Fees	\$ 3,509	\$ 34,227	\$ 400	\$ -	\$ 79,757	\$ -	\$ 75,000	\$ 75,000	0.00%	
Licenses and Permits	\$ 908,904	\$ 1,186,486	\$ 1,192,987	\$ 1,484,460	\$ 1,305,091	\$ 763,455	\$ 1,501,600	\$ 1,501,600	50.84%	
31300 - Building and Inspection Permits	\$ 908,729	\$ 1,185,561	\$ 1,190,937	\$ 1,482,510	\$ 1,302,791	\$ 761,605	\$ 1,500,000	\$ 1,500,000	50.77%	
31310 - Residential Grading Plan Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
31320 - Stormwater Permits	\$ 25	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
31380 - Publication Permits	\$ 150	\$ 250	\$ 250	\$ 150	\$ 300	\$ 50	\$ 100	\$ 100	50.00%	
31410 - Fireworks Permits	\$ -	\$ 400	\$ 1,800	\$ 1,800	\$ 2,000	\$ 1,800	\$ 1,500	\$ 1,500	120.00%	
Fines	\$ 1,000	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 750	\$ 750	0.00%	
36090 - Adjudication Fines	\$ 1,000	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 750	\$ 750	0.00%	
400 Economic Development	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 348,342	\$ 386,652	\$ 385,375	90.09%	
Revenue	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 348,342	\$ 386,652	\$ 385,375	90.09%	
Interest Revenue	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 14,133	\$ 5,000	\$ 5,000	282.66%	
38000 - Investment Income	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 14,133	\$ 5,000	\$ 5,000	282.66%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,277	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,277	\$ -	0.00%	
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ 199,307	\$ -	\$ -	\$ -	0.00%	
37900 - Miscellaneous Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 199,307	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ 91,000	\$ 80,375	\$ 58,676	\$ 94,643	\$ 780,375	\$ 280,375	\$ 280,375	\$ 280,375	100.00%	
39000 - Transfer From Other Funds	\$ 91,000	\$ 80,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ 58,676	\$ 74,643	\$ 280,375	\$ 280,375	\$ 280,375	\$ 280,375	100.00%	
39355 - Transfer from American Rescue Plan Fund 355	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ -	\$ -	\$ -	\$ 60,000	\$ 169,988	\$ 53,834	\$ 100,000	\$ 100,000	53.83%	
32205 - DCEO-RISE Grant	\$ -	\$ -	\$ -	\$ 60,000	\$ 169,988	\$ 53,834	\$ 100,000	\$ 100,000	53.83%	
401 Community Dev Block Program	\$ 1,722,347	\$ 2,059,015	\$ 1,770,923	\$ 3,132,039	\$ 1,364,662	\$ 513,914	\$ 1,696,594	\$ 1,694,188	30.29%	
Revenue	\$ 1,722,347	\$ 2,059,015	\$ 1,770,923	\$ 3,132,039	\$ 1,364,662	\$ 513,914	\$ 1,696,594	\$ 1,694,188	30.29%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,406	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,406	\$ -	0.00%	
Reimbursements	\$ 401,766	\$ 671,528	\$ 501,068	\$ 280,123	\$ 633,840	\$ 115,387	\$ 427,000	\$ 427,000	27.02%	
37900 - Miscellaneous Reimbursement	\$ 401,766	\$ 671,528	\$ 501,068	\$ 280,123	\$ 633,840	\$ 115,387	\$ 427,000	\$ 427,000	27.02%	
Grants	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 398,527	\$ 1,267,188	\$ 1,267,188	31.45%	
32170 - CDBG Grant	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 398,527	\$ 1,267,188	\$ 1,267,188	31.45%	

Committee Revenue Budget Report - by Account Detail

Through August 31, 2025 (75.0% YTD)

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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
402 HOME Program	\$ 2,043,198	\$ 515,529	\$ 1,104,913	\$ 1,642,263	\$ 1,446,846	\$ 816,658	\$ 1,365,236	\$ 1,363,988	59.82%	
Revenue	\$ 2,043,198	\$ 515,529	\$ 1,104,913	\$ 1,642,263	\$ 1,446,846	\$ 816,658	\$ 1,365,236	\$ 1,363,988	59.82%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ 394,278	\$ 416,807	\$ 149,950	\$ 172,784	\$ 195,751	\$ 489,253	\$ 544,609	\$ 543,361	89.84%	
38900 - Miscellaneous Other	\$ 394,278	\$ 416,807	\$ 149,950	\$ 172,784	\$ 195,751	\$ 489,253	\$ 543,361	\$ 543,361	90.04%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,248	\$ -	0.00%	
Grants	\$ 1,648,920	\$ 98,722	\$ 954,963	\$ 1,469,479	\$ 1,251,095	\$ 327,405	\$ 820,627	\$ 820,627	39.90%	
32160 - HOME Program Grant	\$ 1,648,920	\$ 98,722	\$ 954,963	\$ 1,469,479	\$ 1,251,095	\$ 327,405	\$ 820,627	\$ 820,627	39.90%	
403 Unincorporated Stormwater Mgmt	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 10,426	\$ 11,000	\$ 11,000	94.78%	
Revenue	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 10,426	\$ 11,000	\$ 11,000	94.78%	
Interest Revenue	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 6,426	\$ 7,000	\$ 7,000	91.80%	
38000 - Investment Income	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 6,426	\$ 7,000	\$ 7,000	91.80%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
39000 - Transfer From Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
395314 - Transfer from 45W185 Plank Road SSA SW 54 Fund 5314	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
Charges for Services	\$ 17,929	\$ 20,303	\$ -	\$ 17,394	\$ 45,394	\$ -	\$ -	\$ -	0.00%	
34770 - In Lieu of Site Runoff Fees	\$ 17,929	\$ 20,303	\$ -	\$ 17,394	\$ 45,394	\$ -	\$ -	\$ -	0.00%	
405 Cost Share Drainage	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 20,206	\$ 19,305	\$ 19,305	104.67%	
Revenue	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 20,206	\$ 19,305	\$ 19,305	104.67%	
Interest Revenue	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 13,901	\$ 13,000	\$ 13,000	106.93%	
38000 - Investment Income	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 13,901	\$ 13,000	\$ 13,000	106.93%	
Other	\$ 81	\$ -	\$ 9,836	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ 81	\$ -	\$ 9,836	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ 192,000	\$ 230,513	\$ 149,700	\$ 74,617	\$ 260,469	\$ 6,305	\$ 6,305	\$ 6,305	100.00%	
39000 - Transfer From Other Funds	\$ 192,000	\$ 230,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39001 - Transfer from General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ 149,700	\$ 69,403	\$ 4,555	\$ 4,555	\$ 4,555	\$ 4,555	100.00%	
39356 - Transfer from Lost Rev Recoup Fund 356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
395304 - Transfer from Wildwood West SBA SW41 Fund 5304	\$ -	\$ -	\$ -	\$ 665	\$ 665	\$ -	\$ -	\$ -	0.00%	
395312 - Transfer from Tamara Dittman SBA SW 50 Fund 5312	\$ -	\$ -	\$ -	\$ 1,215	\$ 1,215	\$ 550	\$ 550	\$ 550	100.00%	
395313 - Transfer from Church Molitor SSA SA 52 Fund 5313	\$ -	\$ -	\$ -	\$ 3,334	\$ 3,334	\$ 500	\$ 500	\$ 500	100.00%	
395315 - Transfer from Boyer Road Special Service Area Fund 5315	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Charges for Services	\$ 43,247	\$ 4,339	\$ -	\$ 30,703	\$ -	\$ -	\$ -	\$ -	0.00%	
34760 - Water Resource Cost Share Fees	\$ 43,247	\$ 4,339	\$ -	\$ 30,703	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Revenue Budget Report - by Account Detail

Through August 31, 2025 (75.0% YTD)









































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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
406 OCR & Recovery Act Programs	\$ 356,379	\$ 95,045	\$ 77,685	\$ 15,000	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
Revenue	\$ 356,379	\$ 95,045	\$ 77,685	\$ 15,000	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ 36,921	\$ 29,316	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	0.00%	
38900 - Miscellaneous Other	\$ 36,921	\$ 29,316	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ 319,457	\$ 65,729	\$ 77,685	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
33660 - NSP3 Grant	\$ 11,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33665 - NFS Grant	\$ -	\$ 16,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33708 - Homeless Lodging Grant	\$ 238,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33897 - St. Charles Housing Trust Fund (Local Grant)	\$ 69,673	\$ 49,378	\$ 77,685	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000	0.00%	
407 Quality of Kane Grants	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 23,242	\$ 1,569	\$ 281,457	\$ 31,457	0.56%	
Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 23,242	\$ 1,569	\$ 281,457	\$ 31,457	0.56%	
Interest Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 1,569	\$ 2,000	\$ 2,000	78.45%	
38000 - Investment Income	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 1,569	\$ 2,000	\$ 2,000	78.45%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,457	\$ 19,457	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,457	\$ 19,457	0.00%	
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%	
37900 - Miscellaneous Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	0.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	0.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	0.00%	
33670 - Federal NPS Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	0.00%	
408 Neighborhood Stabilization Progr	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
Revenue	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Reimbursements	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
37520 - Grant Reimbursement	\$ 27,035	\$ -	\$ -	\$ 34,680	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33580 - Neighborhood Stabilization Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
410 Elgin CDBG	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 345,233	\$ 1,507,314	\$ 1,505,903	22.90%	
Revenue	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 345,233	\$ 1,507,314	\$ 1,505,903	22.90%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411	\$ -	0.00%	
Grants	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 345,233	\$ 1,505,903	\$ 1,505,903	22.93%	
32175 - Elgin CDBG Grant	\$ 439,980	\$ 370,109	\$ 474,950	\$ 496,630	\$ 545,772	\$ 345,233	\$ 1,505,903	\$ 1,505,903	22.93%	
411 Emergency Rental Assistance	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 709	\$ 12,000	\$ 12,000	5.91%	
Revenue	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 709	\$ 12,000	\$ 12,000	5.91%	
Interest Revenue	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 709	\$ 12,000	\$ 12,000	5.91%	
38000 - Investment Income	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 709	\$ 12,000	\$ 12,000	5.91%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Revenue Budget Report - by Account Detail

Through August 31, 2025 (75.0% YTD)









































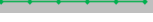


*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Grants	\$ -	\$ 14,515,742	\$ 323,874	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
32905 - Emergency Rental Assistance Grant	\$ -	\$ 14,515,742	\$ 323,874	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
412 Emergency Rental Assistance #2	\$ -	\$ 718	\$ 6,073,599	\$ 2,845,073	\$ 1,182,364	\$ 145,796	\$ 6,247,670	\$ 6,243,461	2.33%	
Revenue	\$ -	\$ 718	\$ 6,073,599	\$ 2,845,073	\$ 1,182,364	\$ 145,796	\$ 6,247,670	\$ 6,243,461	2.33%	
Interest Revenue	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 145,796	\$ 121,000	\$ 121,000	120.49%	
38000 - Investment Income	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 145,796	\$ 121,000	\$ 121,000	120.49%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,126,670	\$ 6,122,461	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,126,670	\$ 6,122,461	0.00%	
Grants	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 777,482	\$ -	\$ -	\$ -	0.00%	
32906 - Emergency Assistance Grant #2	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 777,482	\$ -	\$ -	\$ -	0.00%	
413 CDBG-CV	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 582,195	\$ 581,818	0.00%	
Revenue	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 582,195	\$ 581,818	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ -	0.00%	
Grants	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 581,818	\$ 581,818	0.00%	
32176 - CDBG-CV Grant (Covid)	\$ -	\$ -	\$ 925,624	\$ 711,792	\$ 117,599	\$ -	\$ 581,818	\$ 581,818	0.00%	
415 Homeless Prevention Program	\$ 42,469	\$ 324,111	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
Revenue	\$ 42,469	\$ 324,111	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ 42,469	\$ 324,111	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
32265 - Homeless Prevention Grant	\$ 42,469	\$ 102,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
32371 - Emergency Solutions Grant - COVID	\$ -	\$ 221,580	\$ 244,914	\$ 304,572	\$ -	\$ -	\$ -	\$ -	0.00%	
32381 - Emergency Solutions Grant IDHS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
425 Blighted Structure Demolition	\$ 28,776	\$ (0)	\$ 24,634	\$ 21,524	\$ 15,050	\$ 30,462	\$ 126,262	\$ 126,262	24.13%	
Revenue	\$ 28,776	\$ (0)	\$ 24,634	\$ 21,524	\$ 15,050	\$ 30,462	\$ 126,262	\$ 126,262	24.13%	
Interest Revenue	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 4,540	\$ 7,000	\$ 7,000	64.86%	
38000 - Investment Income	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 4,540	\$ 7,000	\$ 7,000	64.86%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (738)	\$ (738)	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (738)	\$ (738)	0.00%	
Reimbursements	\$ -	\$ -	\$ 8,000	\$ 12,501	\$ -	\$ 25,922	\$ -	\$ -	0.00%	
37265 - Demolition Reimbursement Revenue	\$ -	\$ -	\$ 8,000	\$ 12,501	\$ -	\$ 25,922	\$ -	\$ -	0.00%	
Grants	\$ 25,880	\$ -	\$ 18,890	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	0.00%	
32718 - IHDA Abandoned Property Grant	\$ 25,880	\$ -	\$ 18,890	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000	0.00%	
435 Growing for Kane	\$ 24,018	\$ 29,188	\$ 547	\$ 110,951	\$ 133,182	\$ 152,733	\$ 239,334	\$ 239,334	63.82%	
Revenue	\$ 24,018	\$ 29,188	\$ 547	\$ 110,951	\$ 133,182	\$ 152,733	\$ 239,334	\$ 239,334	63.82%	
Interest Revenue	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 3,449	\$ 3,000	\$ 3,000	114.96%	
38000 - Investment Income	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 3,449	\$ 3,000	\$ 3,000	114.96%	
Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 25,000	\$ 61,000	\$ 61,000	40.98%	
38900 - Miscellaneous Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 25,000	\$ 25,000	\$ 25,000	100.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	0.00%	
Transfers In	\$ -	\$ 7,300	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	0.00%	
39000 - Transfer From Other Funds	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39430 - Transfer from Farmland Preservation Fund 430	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	0.00%	
Grants	\$ 23,746	\$ 11,873	\$ -	\$ -	\$ 108,851	\$ 124,284	\$ 175,334	\$ 175,334	70.88%	

Committee Revenue Budget Report - by Account Detail

Through August 31, 2025 (75.0% YTD)

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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
32355 - USDA Urban AG Prod Grant	\$ -	\$ -	\$ -	\$ -	\$ 103,851	\$ 124,284	\$ 175,334	\$ 175,334	70.88%	
32379 - USDA Farm to School Grant/JJC Program	\$ 23,746	\$ 11,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33892 - Farming with Pollinators Grant	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	0.00%	
521 Bowes Creek Special Service Area	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 33	\$ 44	\$ 44	74.84%	
Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 33	\$ 44	\$ 44	74.84%	
Interest Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 33	\$ 44	\$ 44	74.84%	
38000 - Investment Income	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 33	\$ 44	\$ 44	74.84%	
5300 Sunvale SBA SW 37	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 70	\$ 92	\$ 92	76.37%	
Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 70	\$ 92	\$ 92	76.37%	
Interest Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 70	\$ 92	\$ 92	76.37%	
38000 - Investment Income	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 70	\$ 92	\$ 92	76.37%	
Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5301 Middle Creek SBA SW38	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 71	\$ 73	\$ 73	97.19%	
Revenue	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 71	\$ 73	\$ 73	97.19%	
Interest Revenue	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 71	\$ 73	\$ 73	97.19%	
38000 - Investment Income	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 71	\$ 73	\$ 73	97.19%	
Property Taxes	\$ 200	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 200	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ -	\$ -	0.00%	
5302 Shirewood Farm SSA SW39	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 68	\$ 120	\$ 120	56.49%	
Revenue	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 68	\$ 120	\$ 120	56.49%	
Interest Revenue	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 13	\$ 10	\$ 10	127.90%	
38000 - Investment Income	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 13	\$ 10	\$ 10	127.90%	
Property Taxes	\$ -	\$ 110	\$ 110	\$ 110	\$ 110	\$ 55	\$ 110	\$ 110	50.00%	
30000 - Property Taxes	\$ -	\$ 110	\$ 110	\$ 110	\$ 110	\$ 55	\$ 110	\$ 110	50.00%	
5303 Ogden Gardens SBA SW40	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 173	\$ 226	\$ 226	76.35%	
Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 173	\$ 226	\$ 226	76.35%	
Interest Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 173	\$ 226	\$ 226	76.35%	
38000 - Investment Income	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 173	\$ 226	\$ 226	76.35%	
Property Taxes	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5304 Wildwood West SBA SW41	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 2,152	\$ 3,579	\$ 3,579	60.13%	
Revenue	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 2,152	\$ 3,579	\$ 3,579	60.13%	
Interest Revenue	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 545	\$ 579	\$ 579	94.21%	
38000 - Investment Income	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 545	\$ 579	\$ 579	94.21%	
Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 1,607	\$ 3,000	\$ 3,000	53.55%	
30000 - Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 1,607	\$ 3,000	\$ 3,000	53.55%	
5306 Cheval DeSelle Venetian SBA SW43	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 113	\$ 81	\$ 81	139.85%	
Revenue	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 113	\$ 81	\$ 81	139.85%	
Interest Revenue	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 113	\$ 81	\$ 81	139.85%	
38000 - Investment Income	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 113	\$ 81	\$ 81	139.85%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Property Taxes	\$ 5,009	\$ 5,009	\$ 2,058	\$ 2,061	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 5,009	\$ 5,009	\$ 2,058	\$ 2,061	\$ -	\$ -	\$ -	\$ -	0.00%	
5308 Plank Road Estates SBA SW45	\$ 3,207	\$ 3,155	\$ 1,781	\$ 1,100	\$ 1,759	\$ 946	\$ 1,634	\$ 1,634	57.87%	
Revenue	\$ 3,207	\$ 3,155	\$ 1,781	\$ 1,100	\$ 1,759	\$ 946	\$ 1,634	\$ 1,634	57.87%	
Interest Revenue	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 106	\$ 59	\$ 59	179.10%	
38000 - Investment Income	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 106	\$ 59	\$ 59	179.10%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 840	\$ 1,575	\$ 1,575	53.33%	
30000 - Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 840	\$ 1,575	\$ 1,575	53.33%	
5310 Exposition View SBA SW47	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 327	\$ 528	\$ 528	61.99%	
Revenue	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 327	\$ 528	\$ 528	61.99%	
Interest Revenue	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 46	\$ 28	\$ 28	163.25%	
38000 - Investment Income	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 46	\$ 28	\$ 28	163.25%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 4,048	\$ 4,143	\$ 557	\$ 494	\$ 504	\$ 282	\$ 500	\$ 500	56.32%	
30000 - Property Taxes	\$ 4,048	\$ 4,143	\$ 557	\$ 494	\$ 504	\$ 282	\$ 500	\$ 500	56.32%	
5311 Pasadena Drive SBA SW48	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 879	\$ 6,561	\$ 1,417	13.40%	
Revenue	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 879	\$ 6,561	\$ 1,417	13.40%	
Interest Revenue	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 29	\$ 117	\$ 117	24.97%	
38000 - Investment Income	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 29	\$ 117	\$ 117	24.97%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144	\$ -	0.00%	
39622 - Transfer from Recovery Zone Bond Fund 622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144	\$ -	0.00%	
Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 850	\$ 1,300	\$ 1,300	65.38%	
30000 - Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 850	\$ 1,300	\$ 1,300	65.38%	
5312 Tamara Dittman SBA SW 50	\$ 1,214	\$ 1	\$ -	\$ 1,230	\$ 1,196	\$ 275	\$ 550	\$ 550	50.00%	
Revenue	\$ 1,214	\$ 1	\$ -	\$ 1,230	\$ 1,196	\$ 275	\$ 550	\$ 550	50.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ 15	\$ (19)	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ 15	\$ (19)	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 1,214	\$ 1	\$ -	\$ 1,214	\$ 1,214	\$ 275	\$ 550	\$ 550	50.00%	
30000 - Property Taxes	\$ 1,214	\$ 1	\$ -	\$ 1,214	\$ 1,214	\$ 275	\$ 550	\$ 550	50.00%	
5313 Church Molitor SSA SA 52	\$ -	\$ -	\$ 18	\$ 3,352	\$ 3,324	\$ 300	\$ 501	\$ 501	59.89%	
Revenue	\$ -	\$ -	\$ 18	\$ 3,352	\$ 3,324	\$ 300	\$ 501	\$ 501	59.89%	
Interest Revenue	\$ -	\$ -	\$ 18	\$ 13	\$ (17)	\$ 0	\$ 1	\$ 1	6.00%	
38000 - Investment Income	\$ -	\$ -	\$ 18	\$ 13	\$ (17)	\$ 0	\$ 1	\$ 1	6.00%	
Property Taxes	\$ -	\$ -	\$ -	\$ 3,339	\$ 3,341	\$ 300	\$ 500	\$ 500	60.00%	
30000 - Property Taxes	\$ -	\$ -	\$ -	\$ 3,339	\$ 3,341	\$ 300	\$ 500	\$ 500	60.00%	
5314 45W185 Plank Road SSA SW 54	\$ -	\$ -	\$ 56	\$ 3,990	\$ 1,985	\$ -	\$ 4,002	\$ 4,002	0.00%	
Revenue	\$ -	\$ -	\$ 56	\$ 3,990	\$ 1,985	\$ -	\$ 4,002	\$ 4,002	0.00%	
Interest Revenue	\$ -	\$ -	\$ (1)	\$ (16)	\$ (19)	\$ -	\$ 2	\$ 2	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ (1)	\$ (16)	\$ (19)	\$ -	\$ 2	\$ 2	0.00%	
Property Taxes	\$ -	\$ -	\$ 57	\$ 4,006	\$ 2,004	\$ -	\$ 4,000	\$ 4,000	0.00%	
30000 - Property Taxes	\$ -	\$ -	\$ 57	\$ 4,006	\$ 2,004	\$ -	\$ 4,000	\$ 4,000	0.00%	

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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5315 Boyer Road Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 350	\$ 700	\$ 700	50.00%	
Revenue	\$ -	\$ -	\$ -	\$ -	\$ 688	\$ 350	\$ 700	\$ 700	50.00%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ (12)	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ (12)	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 350	\$ 700	\$ 700	50.00%	
30000 - Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 350	\$ 700	\$ 700	50.00%	
Grand Total	\$ 6,652,409	\$ 20,181,597	\$ 13,169,433	\$ 11,833,629	\$ 8,460,828	\$ 3,363,500	\$ 14,922,060	\$ 14,655,988	22.54%	

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
690 Development	\$ 6,599,494	\$ 19,086,002	\$ 12,479,763	\$ 10,587,785	\$ 6,459,497	\$ 7,678,854	\$ 14,014,474	\$ 13,728,712	54.79%	
001 General Fund	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 928,127	\$ 1,345,764	\$ 1,326,074	68.97%	
Expenses	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 928,127	\$ 1,345,764	\$ 1,326,074	68.97%	
Personnel Services- Salaries & Wages	\$ 831,894	\$ 841,583	\$ 853,031	\$ 929,360	\$ 1,191,631	\$ 878,464	\$ 1,191,032	\$ 1,171,342	73.76%	
40000 - Salaries and Wages	\$ 825,023	\$ 837,032	\$ 848,365	\$ 922,512	\$ 1,184,566	\$ 873,551	\$ 1,184,930	\$ 1,165,240	73.72%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40005 - New Position Budget Moved to Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40007 - Equity Study Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40200 - Overtime Salaries	\$ 83	\$ -	\$ 106	\$ 67	\$ 44	\$ 412	\$ 101	\$ 101	408.19%	
40300 - Employee Per Diem	\$ 6,789	\$ 4,551	\$ 4,560	\$ 6,780	\$ 7,020	\$ 4,500	\$ 6,001	\$ 6,001	74.99%	
Personnel Services- Employee Benefits	\$ 195,668	\$ 211,289	\$ 220,398	\$ 244,532	\$ 280,271	\$ -	\$ 470,361	\$ 470,361	0.00%	
45000 - Healthcare Contribution	\$ 190,590	\$ 205,098	\$ 214,343	\$ 238,593	\$ 274,216	\$ -	\$ 294,393	\$ 294,393	0.00%	
45010 - Dental Contribution	\$ 5,078	\$ 6,191	\$ 6,055	\$ 5,938	\$ 6,055	\$ -	\$ 6,168	\$ 6,168	0.00%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,629	\$ 89,629	0.00%	
45200 - IMRF Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,897	\$ 59,897	0.00%	
53010 - Workers Compensation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,274	\$ 20,274	0.00%	
Contractual Services	\$ 83,223	\$ 32,195	\$ 31,190	\$ 67,019	\$ 49,577	\$ 36,883	\$ 75,946	\$ 75,946	48.56%	
50150 - Contractual/Consulting Services	\$ 69,273	\$ 13,014	\$ 13,146	\$ 30,886	\$ 18,811	\$ 24,288	\$ 50,446	\$ 50,446	48.15%	
52130 - Repairs and Maint- Computers	\$ -	\$ -	\$ -	\$ 877	\$ 877	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ 1,058	\$ 515	\$ 1,363	\$ 1,739	\$ 1,739	\$ 948	\$ 1,000	\$ 1,000	94.79%	
52230 - Repairs and Maint- Vehicles	\$ 3,202	\$ 3,866	\$ 2,824	\$ 7,562	\$ 8,848	\$ 1,693	\$ 5,000	\$ 5,000	33.85%	
53060 - General Printing	\$ 373	\$ -	\$ -	\$ 429	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
53070 - Legal Printing	\$ 4,263	\$ 6,956	\$ 7,069	\$ 12,521	\$ 9,032	\$ 3,249	\$ 4,000	\$ 4,000	81.23%	
53100 - Conferences and Meetings	\$ 883	\$ 1,990	\$ 2,774	\$ 8,115	\$ 5,939	\$ 1,691	\$ 8,000	\$ 8,000	21.14%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
53120 - Employee Mileage Expense	\$ 708	\$ 256	\$ 327	\$ 929	\$ 309	\$ 522	\$ 1,500	\$ 1,500	34.77%	
53130 - General Association Dues	\$ 3,464	\$ 5,598	\$ 3,687	\$ 3,961	\$ 4,022	\$ 4,492	\$ 4,000	\$ 4,000	112.31%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
Commodities	\$ 7,570	\$ 40,879	\$ 20,665	\$ 54,788	\$ 59,167	\$ 12,780	\$ 78,786	\$ 78,786	16.22%	
60000 - Office Supplies	\$ 2,188	\$ 2,419	\$ 4,505	\$ 4,081	\$ 9,189	\$ 3,183	\$ 7,000	\$ 7,000	45.47%	
60010 - Operating Supplies	\$ 1,613	\$ 5,502	\$ 5,859	\$ 5,012	\$ 3,251	\$ 2,077	\$ 5,000	\$ 5,000	41.54%	
60020 - Computer Related Supplies	\$ -	\$ 563	\$ 248	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ 500	\$ 500	0.00%	
60060 - Computer Software- Non Capital	\$ 198	\$ 27,918	\$ 297	\$ 34,716	\$ 35,990	\$ 910	\$ 52,306	\$ 52,306	1.74%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ 980	\$ 980	0.00%	
60265 - Public Health Commodities - Coronavirus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63040 - Fuel- Vehicles	\$ 3,571	\$ 4,477	\$ 9,741	\$ 10,968	\$ 10,736	\$ 6,611	\$ 12,000	\$ 12,000	55.09%	
Services	\$ -	\$ -	\$ -	\$ -	\$ (280,271)	\$ -	\$ (470,361)	\$ (470,361)	0.00%	
45005 - Healthcare Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (274,216)	\$ -	\$ (294,393)	\$ (294,393)	0.00%	
45015 - Dental Insurance Contra Account	\$ -	\$ -	\$ -	\$ -	\$ (6,055)	\$ -	\$ (6,168)	\$ (6,168)	0.00%	
45105 - FICA/SS Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (89,629)	\$ (89,629)	0.00%	
45205 - IMRF Contribution Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (59,897)	\$ (59,897)	0.00%	
53015 - Worker's Comp Contra Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,274)	\$ (20,274)	0.00%	
400 Economic Development	\$ 89,596	\$ 92,557	\$ 111,664	\$ 268,002	\$ 768,298	\$ 564,481	\$ 386,652	\$ 385,375	145.99%	
Expenses	\$ 89,596	\$ 92,557	\$ 111,664	\$ 268,002	\$ 768,298	\$ 564,481	\$ 386,652	\$ 385,375	145.99%	
Personnel Services- Salaries & Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 45,647	\$ 64,510	\$ 63,437	70.76%	
40000 - Salaries and Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 45,647	\$ 64,510	\$ 63,437	70.76%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Personnel Services- Employee Benefits	\$ 18,467	\$ 19,511	\$ 19,795	\$ 20,576	\$ 22,073	\$ 17,328	\$ 24,041	\$ 23,878	72.08%	
45000 - Healthcare Contribution	\$ 11,108	\$ 11,148	\$ 12,288	\$ 13,701	\$ 13,483	\$ 10,235	\$ 14,007	\$ 14,007	73.07%	
45010 - Dental Contribution	\$ 372	\$ 418	\$ 418	\$ 418	\$ 448	\$ 317	\$ 451	\$ 451	70.34%	
45100 - FICA/SS Contribution	\$ 2,886	\$ 3,102	\$ 3,102	\$ 3,241	\$ 4,453	\$ 3,307	\$ 4,939	\$ 4,855	66.95%	
45200 - IMRF Contribution	\$ 3,025	\$ 3,556	\$ 2,754	\$ 2,199	\$ 2,672	\$ 2,350	\$ 3,525	\$ 3,466	66.66%	
53010 - Workers Compensation	\$ 1,077	\$ 1,288	\$ 1,234	\$ 1,017	\$ 1,017	\$ 1,119	\$ 1,119	\$ 1,099	100.00%	
Contractual Services	\$ 30,908	\$ 14,847	\$ 47,428	\$ 197,272	\$ 681,807	\$ 499,329	\$ 180,057	\$ 180,016	277.32%	
50150 - Contractual/Consulting Services	\$ -	\$ 14,000	\$ 45,813	\$ 195,041	\$ 675,446	\$ 474,802	\$ 161,813	\$ 161,813	293.43%	
53000 - Liability Insurance	\$ 883	\$ 821	\$ 1,023	\$ 1,337	\$ 1,337	\$ 2,394	\$ 2,394	\$ 2,354	100.00%	
53020 - Unemployment Claims	\$ 25	\$ 26	\$ 31	\$ 19	\$ 19	\$ 33	\$ 33	\$ 32	100.00%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
53100 - Conferences and Meetings	\$ -	\$ -	\$ 561	\$ 875	\$ 4,826	\$ 2,836	\$ 2,000	\$ 2,000	141.80%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ -	\$ 179	\$ -	\$ 250	\$ 250	0.00%	
53130 - General Association Dues	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 19,264	\$ 7,067	\$ 7,067	272.59%	
Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	0.00%	
60000 - Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	0.00%	
60290 - Photography Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
Transfers Out	\$ -	\$ 15,000	\$ -	\$ 4,370	\$ 2,228	\$ 2,177	\$ 2,177	\$ 2,177	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ 4,370	\$ 2,228	\$ 2,177	\$ 2,177	\$ 2,177	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,467	\$ 115,467	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,467	\$ 115,467	0.00%	
401 Community Dev Block Program	\$ 2,070,235	\$ 1,711,654	\$ 1,770,923	\$ 3,133,563	\$ 1,356,149	\$ 840,105	\$ 1,696,594	\$ 1,694,188	49.52%	
Expenses	\$ 2,070,235	\$ 1,711,654	\$ 1,770,923	\$ 3,133,563	\$ 1,356,149	\$ 840,105	\$ 1,696,594	\$ 1,694,188	49.52%	
Personnel Services- Salaries & Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 96,691	\$ 133,341	\$ 131,314	72.51%	
40000 - Salaries and Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 96,691	\$ 133,341	\$ 131,314	72.51%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 32,002	\$ 55,023	\$ 33,938	\$ 34,487	\$ 25,618	\$ 26,415	\$ 37,278	\$ 36,974	70.86%	
45000 - Healthcare Contribution	\$ 10,071	\$ 25,982	\$ 15,041	\$ 15,001	\$ 10,506	\$ 12,694	\$ 16,823	\$ 16,823	75.45%	
45010 - Dental Contribution	\$ 541	\$ 956	\$ 703	\$ 594	\$ 479	\$ 332	\$ 653	\$ 653	50.88%	
45100 - FICA/SS Contribution	\$ 8,781	\$ 11,038	\$ 8,038	\$ 9,555	\$ 8,164	\$ 7,153	\$ 10,207	\$ 10,051	70.08%	
45200 - IMRF Contribution	\$ 9,190	\$ 12,691	\$ 7,191	\$ 6,532	\$ 4,903	\$ 5,086	\$ 7,284	\$ 7,172	69.83%	
53010 - Workers Compensation	\$ 3,418	\$ 4,356	\$ 2,964	\$ 2,805	\$ 1,566	\$ 1,149	\$ 2,311	\$ 2,275	49.72%	
Contractual Services	\$ 1,875,093	\$ 1,479,669	\$ 1,615,018	\$ 2,938,281	\$ 1,181,408	\$ 713,084	\$ 1,486,699	\$ 1,486,624	47.96%	
50150 - Contractual/Consulting Services	\$ -	\$ 625	\$ 10,072	\$ 3,365	\$ -	\$ -	\$ 25,000	\$ 25,000	0.00%	
50340 - Software Licensing Cost	\$ -	\$ 1,211	\$ -	\$ 23	\$ 94	\$ -	\$ 514	\$ 514	0.00%	
50350 - Notary Services	\$ 32	\$ -	\$ -	\$ -	\$ 44	\$ -	\$ -	\$ -	0.00%	
50590 - Professional Services	\$ 3,887	\$ 1,605	\$ 64	\$ 157	\$ 79	\$ 55	\$ 101	\$ 101	54.48%	
52010 - Janitorial Services	\$ 288	\$ 1,253	\$ 893	\$ 1,058	\$ 754	\$ 265	\$ 814	\$ 814	32.57%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 178	\$ 175	\$ 82	\$ 57	\$ 231	\$ 231	24.53%	
52140 - Repairs and Maint- Copiers	\$ 88	\$ 131	\$ 77	\$ 114	\$ 71	\$ 39	\$ 80	\$ 80	48.24%	
52180 - Building Space Rental	\$ 5,122	\$ 12,332	\$ 7,981	\$ 9,044	\$ 6,573	\$ 2,973	\$ 6,256	\$ 6,256	47.52%	
52230 - Repairs and Maint- Vehicles	\$ 134	\$ 69	\$ 443	\$ 109	\$ 1,069	\$ -	\$ 100	\$ 100	0.00%	
53000 - Liability Insurance	\$ 2,810	\$ 2,777	\$ 2,456	\$ 3,772	\$ 3,412	\$ 3,256	\$ 4,947	\$ 4,873	65.81%	
53020 - Unemployment Claims	\$ 78	\$ 88	\$ 74	\$ 52	\$ 55	\$ 44	\$ 67	\$ 66	65.48%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53070 - Legal Printing	\$ 142	\$ 138	\$ -	\$ 222	\$ 35	\$ 45	\$ 300	\$ 300	15.08%	
53100 - Conferences and Meetings	\$ 341	\$ 400	\$ 150	\$ 662	\$ 190	\$ 170	\$ 650	\$ 650	26.15%	
53110 - Employee Training	\$ 4,116	\$ 375	\$ 2,272	\$ 2,287	\$ 5,490	\$ 1,493	\$ 7,500	\$ 7,500	19.91%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ 37	\$ 40	\$ -	\$ 45	\$ 250	\$ 250	17.89%	
55000 - Miscellaneous Contractual Exp	\$ 1,858,055	\$ 1,458,664	\$ 1,590,321	\$ 2,917,202	\$ 1,163,459	\$ 704,643	\$ 1,439,889	\$ 1,439,889	48.94%	
Commodities	\$ 21,897	\$ 5,729	\$ 7,501	\$ 5,374	\$ 6,990	\$ 1,175	\$ 4,164	\$ 4,164	28.22%	
60000 - Office Supplies	\$ 21,016	\$ 958	\$ 428	\$ 1,071	\$ 1,182	\$ 199	\$ 100	\$ 100	198.77%	
60010 - Operating Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ 66	\$ 84	\$ 4	\$ -	\$ -	\$ 19	\$ 100	\$ 100	18.58%	
60050 - Books and Subscriptions	\$ -	\$ 2,190	\$ 4,380	\$ 2,255	\$ 3,235	\$ -	\$ 2,500	\$ 2,500	0.00%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ -	\$ -	\$ 1,030	\$ -	\$ -	\$ -	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60110 - Printing Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 28	\$ 120	\$ 142	\$ 164	\$ 79	\$ 66	\$ 90	\$ 90	73.88%	
63010 - Utilities- Electric	\$ 51	\$ 110	\$ 76	\$ 96	\$ 55	\$ 42	\$ 72	\$ 72	58.76%	
63040 - Fuel- Vehicles	\$ 104	\$ 843	\$ 1,187	\$ 500	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 388	\$ 727	\$ 753	\$ 618	\$ 539	\$ 317	\$ 500	\$ 500	63.49%	
64010 - Cellular Phone	\$ 185	\$ 411	\$ 335	\$ 416	\$ 683	\$ 430	\$ 629	\$ 629	68.29%	
64020 - Internet	\$ 55	\$ 287	\$ 197	\$ 254	\$ 186	\$ 102	\$ 173	\$ 173	58.82%	
Transfers Out	\$ 21,800	\$ 21,800	\$ 6,721	\$ 26,256	\$ 32,412	\$ 2,741	\$ 35,112	\$ 35,112	7.81%	
99000 - Transfer To Other Funds	\$ 21,800	\$ 21,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 6,721	\$ 4,456	\$ 4,412	\$ 2,741	\$ 7,112	\$ 7,112	38.54%	
99404 - Transfer to Homeless Management Info Systems Fund 404	\$ -	\$ -	\$ -	\$ 21,800	\$ 28,000	\$ -	\$ 28,000	\$ 28,000	0.00%	
402 HOME Program	\$ 2,086,482	\$ 638,002	\$ 1,104,913	\$ 1,643,274	\$ 1,401,331	\$ 1,062,387	\$ 1,365,236	\$ 1,363,988	77.82%	
Expenses	\$ 2,086,482	\$ 638,002	\$ 1,104,913	\$ 1,643,274	\$ 1,401,331	\$ 1,062,387	\$ 1,365,236	\$ 1,363,988	77.82%	
Personnel Services- Salaries & Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 24,173	\$ 62,997	\$ 61,949	38.37%	
40000 - Salaries and Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 24,173	\$ 62,997	\$ 61,949	38.37%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 12,602	\$ 14,638	\$ 20,143	\$ 18,752	\$ 9,579	\$ 5,670	\$ 19,066	\$ 18,905	29.74%	
45000 - Healthcare Contribution	\$ 2,652	\$ 3,395	\$ 6,539	\$ 7,973	\$ 3,474	\$ 2,291	\$ 9,304	\$ 9,304	24.62%	
45010 - Dental Contribution	\$ 267	\$ 292	\$ 485	\$ 347	\$ 197	\$ 92	\$ 400	\$ 400	22.96%	
45100 - FICA/SS Contribution	\$ 4,033	\$ 4,258	\$ 5,813	\$ 5,289	\$ 3,337	\$ 1,801	\$ 4,826	\$ 4,743	37.31%	
45200 - IMRF Contribution	\$ 4,224	\$ 4,883	\$ 5,154	\$ 3,604	\$ 2,002	\$ 1,279	\$ 3,443	\$ 3,384	37.15%	
53010 - Workers Compensation	\$ 1,425	\$ 1,810	\$ 2,153	\$ 1,539	\$ 569	\$ 207	\$ 1,093	\$ 1,074	18.97%	
Contractual Services	\$ 2,016,437	\$ 566,468	\$ 1,003,747	\$ 1,549,660	\$ 1,344,890	\$ 1,031,697	\$ 1,279,596	\$ 1,279,557	80.63%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	0.00%	
50340 - Software Licensing Cost	\$ -	\$ 191	\$ -	\$ 11	\$ -	\$ -	\$ 248	\$ 248	0.00%	
50590 - Professional Services	\$ 1,055	\$ 450	\$ 47	\$ 88	\$ 28	\$ 14	\$ 49	\$ 49	27.71%	
52010 - Janitorial Services	\$ 83	\$ 265	\$ 590	\$ 594	\$ 294	\$ 71	\$ 392	\$ 392	18.18%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 110	\$ 110	\$ 26	\$ 12	\$ 111	\$ 111	11.02%	
52140 - Repairs and Maint- Copiers	\$ 18	\$ 20	\$ 50	\$ 65	\$ 28	\$ 11	\$ 39	\$ 39	27.62%	
52180 - Building Space Rental	\$ 1,571	\$ 2,556	\$ 5,267	\$ 5,077	\$ 2,345	\$ 648	\$ 3,012	\$ 3,012	21.51%	
52230 - Repairs and Maint- Vehicles	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ 1,168	\$ 1,154	\$ 1,784	\$ 2,087	\$ 1,390	\$ 831	\$ 2,338	\$ 2,299	35.52%	
53020 - Unemployment Claims	\$ 34	\$ 37	\$ 54	\$ 29	\$ 22	\$ 11	\$ 31	\$ 31	36.13%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53070 - Legal Printing	\$ 142	\$ 84	\$ -	\$ 169	\$ 35	\$ 45	\$ 300	\$ 300	15.08%	
53100 - Conferences and Meetings	\$ 138	\$ -	\$ 153	\$ 716	\$ 178	\$ -	\$ 550	\$ 550	0.00%	











































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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53110 - Employee Training	\$ -	\$ -	\$ 1,722	\$ 1,737	\$ 3,807	\$ 1,285	\$ 7,500	\$ 7,500	17.13%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ 20	\$ 39	\$ 61	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 2,012,193	\$ 561,711	\$ 993,951	\$ 1,538,939	\$ 1,336,675	\$ 1,028,770	\$ 1,250,026	\$ 1,250,026	82.30%	
Commodities	\$ 4,219	\$ 427	\$ 932	\$ 883	\$ 609	\$ 208	\$ 819	\$ 819	25.44%	
60000 - Office Supplies	\$ 3,999	\$ 50	\$ 21	\$ 65	\$ -	\$ -	\$ 50	\$ 50	0.00%	
60010 - Operating Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ -	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 8	\$ 28	\$ 92	\$ 92	\$ 25	\$ 17	\$ 43	\$ 43	38.42%	
63010 - Utilities- Electric	\$ 16	\$ 22	\$ 53	\$ 53	\$ 20	\$ 10	\$ 34	\$ 34	28.06%	
63040 - Fuel- Vehicles	\$ 13	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 86	\$ 164	\$ 367	\$ 338	\$ 219	\$ 71	\$ 241	\$ 241	29.61%	
64010 - Cellular Phone	\$ 75	\$ 95	\$ 248	\$ 192	\$ 197	\$ 83	\$ 268	\$ 268	31.03%	
64020 - Internet	\$ 21	\$ 60	\$ 129	\$ 143	\$ 68	\$ 28	\$ 83	\$ 83	33.48%	
Transfers Out	\$ -	\$ -	\$ 2,390	\$ 2,501	\$ 1,552	\$ 639	\$ 2,758	\$ 2,758	23.16%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 2,390	\$ 2,501	\$ 1,552	\$ 639	\$ 2,758	\$ 2,758	23.16%	
403 Unincorporated Stormwater Mgmt	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
Expenses	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
Contractual Services	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ 2,920	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
74000 - Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000	0.00%	
405 Cost Share Drainage	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 89,079	\$ 19,305	\$ 19,305	461.43%	
Expenses	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 89,079	\$ 19,305	\$ 19,305	461.43%	
Contractual Services	\$ 159,893	\$ 100,436	\$ 84,717	\$ 72,677	\$ 12,131	\$ 88,201	\$ 16,036	\$ 16,036	550.02%	
50020 - Special Studies	\$ 12,908	\$ 475	\$ 1,000	\$ 525	\$ 525	\$ -	\$ -	\$ -	0.00%	
50140 - Engineering Services	\$ 20,008	\$ 3,285	\$ -	\$ -	\$ -	\$ -	\$ 12,321	\$ 12,321	0.00%	
50150 - Contractual/Consulting Services	\$ 125,977	\$ 95,266	\$ 82,717	\$ 70,937	\$ 7,954	\$ 89,976	\$ 2,500	\$ 2,500	3,599.02%	
50590 - Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 2,427	\$ (2,300)	\$ -	\$ -	0.00%	
53130 - General Association Dues	\$ 1,000	\$ 1,410	\$ 1,000	\$ 1,215	\$ 1,225	\$ 525	\$ 1,215	\$ 1,215	43.21%	
Commodities	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 878	\$ 840	\$ 840	104.55%	
60010 - Operating Supplies	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 878	\$ 840	\$ 840	104.55%	
Transfers Out	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	0.00%	
99120 - Transfer to Grand Victoria Casino Elgin Fund 120	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	0.00%	
Capital	\$ 151,258	\$ 33,452	\$ 18,584	\$ 4,943	\$ -	\$ -	\$ -	\$ -	0.00%	
73500 - Other Construction	\$ 151,258	\$ 33,452	\$ 18,584	\$ 4,943	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,429	\$ 2,429	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,429	\$ 2,429	0.00%	

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
***2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year**

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
406 OCR & Recovery Act Programs	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 127,978	\$ 175,000	\$ 175,000	73.13%	
Expenses	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 127,978	\$ 175,000	\$ 175,000	73.13%	
Personnel Services- Salaries & Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 77,733	\$ -	\$ -	0.00%	
40000 - Salaries and Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 77,733	\$ -	\$ -	0.00%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 3,113	\$ 3,492	\$ (327)	\$ (3,763)	\$ 2,998	\$ 19,547	\$ -	\$ -	0.00%	
45000 - Healthcare Contribution	\$ 534	\$ 367	\$ -	\$ (1,557)	\$ 1,557	\$ 9,454	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 65	\$ 55	\$ 18	\$ (55)	\$ 64	\$ 221	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 1,004	\$ 1,176	\$ (171)	\$ (1,236)	\$ 823	\$ 5,761	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 1,044	\$ 1,349	\$ (253)	\$ (942)	\$ 554	\$ 4,111	\$ -	\$ -	0.00%	
53010 - Workers Compensation	\$ 466	\$ 545	\$ 79	\$ 27	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ 343,230	\$ 77,849	\$ 77,752	\$ 14,310	\$ 29,569	\$ 30,698	\$ 175,000	\$ 175,000	17.54%	
53000 - Liability Insurance	\$ 374	\$ 348	\$ 65	\$ 47	\$ -	\$ -	\$ -	\$ -	0.00%	
53020 - Unemployment Claims	\$ 15	\$ 11	\$ 2	\$ 1	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 342,839	\$ 77,490	\$ 77,685	\$ 14,261	\$ 29,569	\$ 30,698	\$ 175,000	\$ 175,000	17.54%	
55050 - Grant Services	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
407 Quality of Kane Grants	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ 472	\$ -	\$ 281,457	\$ 31,457	0.00%	
Expenses	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ 472	\$ -	\$ 281,457	\$ 31,457	0.00%	
Contractual Services	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ 472	\$ -	\$ 281,457	\$ 31,457	0.00%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ 472	\$ -	\$ 250,000	\$ -	0.00%	
53100 - Conferences and Meetings	\$ -	\$ -	\$ 7,200	\$ 1,000	\$ -	\$ -	\$ 31,457	\$ 31,457	0.00%	
408 Neighborhood Stabilization Progr	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Expenses	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
55050 - Grant Services	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
410 Elgin CDBG	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 379,505	\$ 1,507,314	\$ 1,505,903	25.18%	
Expenses	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 379,505	\$ 1,507,314	\$ 1,505,903	25.18%	
Personnel Services- Salaries & Wages	\$ 77,909	\$ 69,541	\$ 61,279	\$ 53,487	\$ 42,621	\$ 29,104	\$ 82,775	\$ 81,588	35.16%	
40000 - Salaries and Wages	\$ 77,909	\$ 69,541	\$ 61,279	\$ 53,487	\$ 42,621	\$ 29,104	\$ 82,775	\$ 81,588	35.16%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 24,959	\$ 22,076	\$ 19,811	\$ 13,624	\$ 9,327	\$ 7,347	\$ 24,982	\$ 24,802	29.41%	
45000 - Healthcare Contribution	\$ 10,200	\$ 7,628	\$ 9,142	\$ 5,514	\$ 3,468	\$ 3,297	\$ 12,230	\$ 12,230	26.96%	
45010 - Dental Contribution	\$ 428	\$ 394	\$ 406	\$ 269	\$ 190	\$ 103	\$ 453	\$ 453	22.75%	
45100 - FICA/SS Contribution	\$ 5,942	\$ 5,294	\$ 4,535	\$ 3,960	\$ 3,181	\$ 2,157	\$ 6,338	\$ 6,246	34.03%	
45200 - IMRF Contribution	\$ 6,221	\$ 6,089	\$ 4,025	\$ 2,689	\$ 1,909	\$ 1,534	\$ 4,524	\$ 4,458	33.91%	
53010 - Workers Compensation	\$ 2,169	\$ 2,671	\$ 1,704	\$ 1,192	\$ 580	\$ 256	\$ 1,437	\$ 1,415	17.79%	














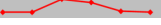




























Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
Contractual Services	\$ 330,878	\$ 276,407	\$ 390,758	\$ 427,125	\$ 491,992	\$ 341,776	\$ 1,394,093	\$ 1,394,049	24.52%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	0.00%	
50340 - Software Licensing Cost	\$ -	\$ 255	\$ -	\$ 5	\$ -	\$ -	\$ 324	\$ 324	0.00%	
50590 - Professional Services	\$ 1,804	\$ 614	\$ 33	\$ 51	\$ 26	\$ 19	\$ 64	\$ 64	30.03%	
52010 - Janitorial Services	\$ 160	\$ 422	\$ 500	\$ 348	\$ 240	\$ 100	\$ 512	\$ 512	19.52%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 100	\$ 55	\$ 25	\$ 18	\$ 145	\$ 145	12.24%	
52140 - Repairs and Maint- Copiers	\$ 31	\$ 37	\$ 42	\$ 38	\$ 21	\$ 10	\$ 51	\$ 51	19.35%	
52180 - Building Space Rental	\$ 2,954	\$ 4,251	\$ 4,480	\$ 2,976	\$ 2,082	\$ 949	\$ 3,939	\$ 3,939	24.09%	
52230 - Repairs and Maint- Vehicles	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ 1,778	\$ 1,703	\$ 1,412	\$ 1,562	\$ 1,326	\$ 1,080	\$ 3,071	\$ 3,028	35.16%	
53020 - Unemployment Claims	\$ 52	\$ 54	\$ 43	\$ 21	\$ 21	\$ 15	\$ 42	\$ 41	34.69%	
53070 - Legal Printing	\$ 330	\$ 194	\$ -	\$ 102	\$ 35	\$ 45	\$ 100	\$ 100	45.23%	
53100 - Conferences and Meetings	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 323,690	\$ 268,876	\$ 384,149	\$ 421,947	\$ 488,216	\$ 339,541	\$ 1,370,753	\$ 1,370,753	24.77%	
Commodities	\$ 7,563	\$ 730	\$ 736	\$ 683	\$ 470	\$ 293	\$ 964	\$ 964	30.38%	
60000 - Office Supplies	\$ 7,172	\$ 84	\$ 20	\$ 98	\$ -	\$ -	\$ 60	\$ 60	0.00%	
60010 - Operating Supplies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ -	\$ -	\$ 1	\$ -	\$ 26	\$ -	\$ 25	\$ 25	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 15	\$ 49	\$ 84	\$ 52	\$ 25	\$ 25	\$ 57	\$ 57	43.93%	
63010 - Utilities- Electric	\$ 28	\$ 36	\$ 44	\$ 34	\$ 18	\$ 15	\$ 45	\$ 45	33.42%	
63040 - Fuel- Vehicles	\$ 47	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 172	\$ 273	\$ 276	\$ 225	\$ 196	\$ 99	\$ 315	\$ 315	31.48%	
64010 - Cellular Phone	\$ 85	\$ 172	\$ 203	\$ 191	\$ 149	\$ 118	\$ 353	\$ 353	33.45%	
64020 - Internet	\$ 42	\$ 99	\$ 108	\$ 84	\$ 57	\$ 36	\$ 109	\$ 109	32.60%	
Transfers Out	\$ -	\$ -	\$ 3,137	\$ 1,466	\$ 1,362	\$ 985	\$ 4,500	\$ 4,500	21.88%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 3,137	\$ 1,466	\$ 1,362	\$ 985	\$ 4,500	\$ 4,500	21.88%	
411 Emergency Rental Assistance	\$ -	\$ 14,517,290	\$ 366,666	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
Expenses	\$ -	\$ 14,517,290	\$ 366,666	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
Personnel Services- Salaries & Wages	\$ -	\$ 18,425	\$ 18,293	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40000 - Salaries and Wages	\$ -	\$ 18,425	\$ 18,293	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ -	\$ 3,941	\$ 3,955	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45000 - Healthcare Contribution	\$ -	\$ 825	\$ 778	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ -	\$ 86	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ -	\$ 1,409	\$ 1,374	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ -	\$ 1,621	\$ 1,224	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53010 - Workers Compensation	\$ -	\$ -	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ -	\$ 14,491,653	\$ 344,222	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50130 - Certified Audit Contract	\$ -	\$ -	\$ 3,925	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50590 - Professional Services	\$ -	\$ 109	\$ 14,906	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52010 - Janitorial Services	\$ -	\$ 71	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ -	\$ 1	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52180 - Building Space Rental	\$ -	\$ 869	\$ 944	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ -	\$ 424	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53020 - Unemployment Claims	\$ -	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

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

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ 14,490,603	\$ 323,874	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ 3,271	\$ 196	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60000 - Office Supplies	\$ -	\$ 5	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60040 - Postage	\$ -	\$ 3,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ 12	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63010 - Utilities- Electric	\$ -	\$ 7	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ -	\$ 72	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64010 - Cellular Phone	\$ -	\$ 109	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64020 - Internet	\$ -	\$ 21	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	0.00%	
412 Emergency Rental Assistance #2	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 778,054	\$ 3,500,300	\$ 6,247,670	\$ 6,243,461	56.03%	
Expenses	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 778,054	\$ 3,500,300	\$ 6,247,670	\$ 6,243,461	56.03%	
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ 5,555	\$ 99,505	\$ 193,985	\$ 106,412	\$ 213,327	\$ 209,781	49.88%	
40000 - Salaries and Wages	\$ -	\$ -	\$ 5,555	\$ 99,505	\$ 193,985	\$ 106,412	\$ 213,327	\$ 209,781	49.88%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ -	\$ -	\$ 1,076	\$ 26,671	\$ 54,859	\$ 31,006	\$ 63,790	\$ 63,261	48.61%	
45000 - Healthcare Contribution	\$ -	\$ -	\$ 132	\$ 11,609	\$ 27,465	\$ 15,568	\$ 30,873	\$ 30,873	50.43%	
45010 - Dental Contribution	\$ -	\$ -	\$ 22	\$ 638	\$ 1,146	\$ 592	\$ 1,242	\$ 1,242	47.64%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ 415	\$ 7,294	\$ 14,282	\$ 7,797	\$ 16,327	\$ 16,055	47.76%	
45200 - IMRF Contribution	\$ -	\$ -	\$ 365	\$ 4,938	\$ 8,582	\$ 5,533	\$ 11,653	\$ 11,458	47.48%	
53010 - Workers Compensation	\$ -	\$ -	\$ 142	\$ 2,192	\$ 3,385	\$ 1,515	\$ 3,695	\$ 3,633	41.01%	
Contractual Services	\$ -	\$ -	\$ 6,030,709	\$ 2,571,586	\$ 509,077	\$ 3,357,073	\$ 5,963,659	\$ 5,963,525	56.29%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ 980	\$ -	\$ -	\$ 1,017	\$ 1,017	0.00%	
50590 - Professional Services	\$ -	\$ -	\$ 3	\$ 661	\$ 2,042	\$ 4,207	\$ 200	\$ 200	2,103.52%	
52010 - Janitorial Services	\$ -	\$ -	\$ 31	\$ 804	\$ 1,764	\$ 404	\$ 1,610	\$ 1,610	25.08%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ -	\$ 167	\$ 175	\$ 85	\$ 456	\$ 456	18.71%	
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ 6	\$ 105	\$ 160	\$ 59	\$ 159	\$ 159	37.27%	
52180 - Building Space Rental	\$ -	\$ -	\$ 277	\$ 6,733	\$ 15,108	\$ 4,763	\$ 12,372	\$ 12,372	38.50%	
52230 - Repairs and Maint- Vehicles	\$ -	\$ -	\$ -	\$ -	\$ 2,425	\$ 657	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ -	\$ 117	\$ 2,906	\$ 6,033	\$ 3,948	\$ 7,915	\$ 7,783	49.88%	
53020 - Unemployment Claims	\$ -	\$ -	\$ 4	\$ 40	\$ 97	\$ 53	\$ 107	\$ 105	49.72%	
53060 - General Printing	\$ -	\$ -	\$ 3,407	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ 763	\$ -	\$ -	\$ -	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ 1,040	\$ 1,373	\$ 646	\$ 500	\$ 500	129.26%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ 6,026,864	\$ 2,558,150	\$ 479,137	\$ 3,342,250	\$ 5,939,323	\$ 5,939,323	56.27%	
Commodities	\$ -	\$ -	\$ 814	\$ 4,956	\$ 10,245	\$ 1,498	\$ 3,991	\$ 3,991	37.54%	
60000 - Office Supplies	\$ -	\$ -	\$ 752	\$ 379	\$ -	\$ -	\$ 300	\$ 300	0.00%	
60040 - Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ 2,500	\$ 5,833	\$ -	\$ -	\$ -	0.00%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ -	\$ 749	\$ 1,030	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ -	\$ 5	\$ 72	\$ 147	\$ 99	\$ 179	\$ 179	55.28%	
63010 - Utilities- Electric	\$ -	\$ -	\$ 4	\$ 88	\$ 126	\$ 69	\$ 142	\$ 142	48.75%	
63040 - Fuel- Vehicles	\$ -	\$ -	\$ -	\$ 27	\$ 545	\$ 131	\$ 800	\$ 800	16.38%	
64000 - Telephone	\$ -	\$ -	\$ 22	\$ 444	\$ 913	\$ 412	\$ 989	\$ 989	41.67%	
64010 - Cellular Phone	\$ -	\$ -	\$ 24	\$ 509	\$ 1,247	\$ 614	\$ 1,240	\$ 1,240	49.50%	
64020 - Internet	\$ -	\$ -	\$ 8	\$ 189	\$ 404	\$ 141	\$ 341	\$ 341	41.21%	

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

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

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
50590 - Professional Services	\$ -	\$ 463	\$ 115	\$ 102	\$ -	\$ -	\$ -	\$ -	0.00%	
52010 - Janitorial Services	\$ -	\$ 957	\$ 1,509	\$ 639	\$ -	\$ -	\$ -	\$ -	0.00%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 287	\$ 105	\$ -	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ -	\$ 46	\$ 110	\$ 62	\$ -	\$ -	\$ -	\$ -	0.00%	
52180 - Building Space Rental	\$ -	\$ 9,066	\$ 13,503	\$ 5,498	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ 1,778	\$ 2,546	\$ 1,492	\$ -	\$ -	\$ -	\$ -	0.00%	
53020 - Unemployment Claims	\$ -	\$ 56	\$ 77	\$ 20	\$ -	\$ -	\$ -	\$ -	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ 248	\$ 955	\$ 1,673	\$ -	\$ -	\$ -	\$ -	0.00%	
55000 - Miscellaneous Contractual Exp	\$ 46,081	\$ 215,744	\$ 156,578	\$ 99,470	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ 1,435	\$ 3,047	\$ 1,423	\$ -	\$ -	\$ -	\$ -	0.00%	
60000 - Office Supplies	\$ -	\$ 47	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ 92	\$ 252	\$ 115	\$ -	\$ -	\$ -	\$ -	0.00%	
63010 - Utilities- Electric	\$ -	\$ 87	\$ 123	\$ 56	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ -	\$ 680	\$ 798	\$ 389	\$ -	\$ -	\$ -	\$ -	0.00%	
64010 - Cellular Phone	\$ -	\$ 321	\$ 1,314	\$ 708	\$ -	\$ -	\$ -	\$ -	0.00%	
64020 - Internet	\$ -	\$ 207	\$ 327	\$ 155	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ -	\$ -	\$ 8,962	\$ 2,716	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 8,962	\$ 2,716	\$ -	\$ -	\$ -	\$ -	0.00%	
425 Blighted Structure Demolition	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ 25,922	\$ 126,262	\$ 126,262	20.53%	
Expenses	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ 25,922	\$ 126,262	\$ 126,262	20.53%	
Contractual Services	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ 25,922	\$ 126,262	\$ 126,262	20.53%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50650 - Blighted Structure Demolition	\$ 24,450	\$ 800	\$ 19,140	\$ 22,864	\$ -	\$ 25,922	\$ 126,262	\$ 126,262	20.53%	
435 Growing for Kane	\$ 32,897	\$ 26,165	\$ 720	\$ 21,954	\$ 122,872	\$ 155,222	\$ 239,334	\$ 239,334	64.86%	
Expenses	\$ 32,897	\$ 26,165	\$ 720	\$ 21,954	\$ 122,872	\$ 155,222	\$ 239,334	\$ 239,334	64.86%	
Contractual Services	\$ 27,585	\$ 15,300	\$ -	\$ 21,954	\$ 122,872	\$ 155,222	\$ 238,334	\$ 238,334	65.13%	
50150 - Contractual/Consulting Services	\$ 27,560	\$ 5,300	\$ -	\$ 13,966	\$ 121,401	\$ 154,740	\$ 226,834	\$ 226,834	68.22%	
53100 - Conferences and Meetings	\$ 25	\$ -	\$ -	\$ -	\$ 427	\$ 482	\$ 500	\$ 500	96.39%	
55010 - External Grants	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%	
55050 - Grant Services	\$ -	\$ -	\$ -	\$ -	\$ 7,988	\$ 1,044	\$ 1,000	\$ 1,000	0.00%	
Commodities	\$ 5,312	\$ 10,865	\$ 720	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
60000 - Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ 149	\$ 730	\$ 678	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
60510 - Grant Supplies	\$ 5,163	\$ 10,135	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
521 Bowes Creek Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44	\$ 44	0.00%	

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

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

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
***2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year**

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

Committee Expense Budget Report - by Account Detail
Through August 31, 2025 (75.0% YTD, 73.08% Payroll Expense through Pay Period Ending 08/16/2025)
*2020, 2021, 2022, 2023 and 2024 Actual Fiscal Year

Department / Fund / Account Classification	2020 Actual Amount*	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount	2025 Amended Budget	2025 Adopted Budget	2025 YTD% Actual/Amended Budget	2020 - 2025 Trend
5314 45W185 Plank Road SSA SW 54	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,002	\$ 4,002	99.95%	
Expenses	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,002	\$ 4,002	99.95%	
Transfers Out	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99403 - Transfer to Unincorporated Stormwater Mgmt Fund 403	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,928	\$ 4,000	\$ 4,000	\$ 4,000	100.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2	\$ 2	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2	\$ 2	0.00%	
5315 Boyer Road Special Service Area	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
99405 - Transfer to Cost Share Drainage Fund 405	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700	100.00%	
Grand Total	\$ 6,599,494	\$ 19,086,002	\$ 12,479,763	\$ 10,587,785	\$ 6,459,497	\$ 7,678,854	\$ 14,014,474	\$ 13,728,712	54.79%	

11. Applicant is responsible to ensure the minimum driveway width is 22 feet for a distance of 110' from the existing edge of pavement at the right of way line extending onto the property to accommodate 2-way traffic

Development Committee: To be determined

Summary:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4665

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Keith Berkhout 630-232-3495

Budget Information:

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

Summary:

Special Use DD. Other uses similar to those permitted herein as special uses in the F-Farming District

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4665
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

- 1) That Special Use DD. Other uses similar to those permitted herein as special uses in the F-Farming District be granted on the following described property:

That part of the Southeast Quarter of Section 20, Township 38 North, Range 6, East of the 3rd Principal Meridian described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 18°, 19', 0" West along an old claim line 1,312.22 feet for a Point of Beginning; thence South 18°, 19', 0" West along said claim line, 1,387.77 feet to the present center line of Jericho Road, thence South 83°, 21', 05" West along said center line, 418.72 feet; thence North 13°, 40', 50" East, 425.68 feet; thence North 44°, 42', 26" West, 194.93 feet; thence North 0°, 35', 02" West, 411.68 feet; thence North 49°, 24', 42" East, 171.78 feet; thence South 87°, 30', 29" East, 171.98 feet; thence South 52°, 04', 03" East, 181.36 feet; thence North 47°, 32', 34" East, 606.39 feet to the Point of Beginning, in Big Rock Township, Kane County, Illinois. Parcel 2: That part of the Southeast Quarter of Section 20, Township 38 North, Range 6 East of the 3rd Principal Meridian described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 18° 19' 00" West along an old claim line, 2699.99 feet to the present centerline of Jericho Road, thence South 83° 21' 05" West along said centerline, 418.72 feet for the Point of Beginning; thence continuing West Along said centerline, 28.00 feet; thence North 13° 40' 50" East 451.56 feet; thence South 44° 42' 26" East, 30.84 feet to a point that is North 13° 40' 50" East, 425.68 feet from the Point of Beginning, thence South 13° 40' 50", 425.68 feet to the Point of Beginning in Big Rock Township, Kane County, Illinois. The property is located at 49W226 Jericho Road (13-20-400-006).

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

1. As this site contains floodplain a Stormwater Permit is required for any development.
2. The 100 year floodplain on the site shall be placed in a Conservation Easement.
3. No activity that results in fill in the Floodplain will be permitted. No activity that results in increased flood heights for any structures will be permitted.
4. No habitable structures shall be permitted within the 100-year Floodplain.
5. The construction or replacement of any structure in the Floodplain will require permitting.
6. Addition of Sand for the Beach is proposed. This activity will require a Stormwater Permit prepared by a licensed Professional Engineer which will need to include a complete Floodplain Submittal including Compensatory Storage for any fill in the Floodplain.
7. A portion of the area proposed for Tent Camping is within the 100-year Floodplain. Tent camping shall be restricted during high-risk flood seasons or when the forecasted probability of rainfall poses a risk to safety. Tents shall be located outside the floodplain whenever feasible.
8. A site specific written Flood Emergency Evacuation Plan and Staff Training are required. The Riverside Club shall work with a trained professional to develop this Plan and Training. The Plans shall include but not be limited to addressing real-time weather and flood condition monitoring, identification of safe evacuation areas on higher ground, clearly marked evacuation routes and assigned staff roles and training. An exit route in the event of the flood should be above the Base Flood Elevation.

9. Steep slope areas shall be identified and shall be protected from erosion and degradation due to pedestrian traffic and site activities. The petitioner shall submit a Stormwater Permit with this management plan.
 10. Should any development result in 5,000 sq ft or more of impervious area a BMP will be required. Should any development result in more than 25,000 sq ft of impervious cumulatively or disturbance of 3 or more acres, Stormwater Detention will be required.
 11. Applicant is responsible to ensure the minimum driveway width is 22 feet for a distance of 110' from the existing edge of pavement at the right of way line extending onto the property to accommodate 2-way traffic
- 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 October 14, 2025

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Zoning Petition No. 4665 Riverside Club for Adventure and Imagination

County Board District: 05 Bill Lenert

**Zoning Board of Appeals Meeting
Tuesday, September 2, 2025 at 7:00pm**



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

Riverside Club for Adventure & Imagination

Property Owner

Riverside Club for Adventure & Imagination

Action Requested

Special Use in the F-Farming District for a recreational camp

Subject Property

49W226 Jericho Road, Big Rock Township (PIN 13-20-400-006)

Application

An application was received by the County on June 3, 2025; application documents for Petition 4665 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

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

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Big Rock Township, the Kane County Regional Planning Commission, School District 429, and the Big Rock Fire Protection District.

Comments from the Kane County Sheriff Department since the 8/5/25 Meeting

Berkhout, Keith

From: McCowan, Mike
Sent: Friday, August 29, 2025 10:39 AM
To: Berkhout, Keith
Cc: Hohertz, Doris; VanKerkhoff, Mark
Subject: RE: Special Use Petition from the Riverside Club for your review from Kane County Zoning

Hello Keith, I received your voicemail. I have no further information on this. I also believe my traffic concern could be easily adjusted on the fly if it were to be identified as an issue.

From: Berkhout, Keith <BerkhoutKeith@KaneCountyIL.gov>
Sent: Wednesday, August 13, 2025 8:39 AM
To: McCowan, Mike <McCowanMike@KaneCountyIL.gov>
Cc: Hohertz, Doris <HohertzDoris@co.kane.il.us>; VanKerkhoff, Mark <vankerkhoffmark@KaneCountyIL.gov>
Subject: RE: Special Use Petition from the Riverside Club for your review from Kane County Zoning

Thank you!
Keith

From: McCowan, Mike <McCowanMike@KaneCountyIL.gov>
Sent: Wednesday, August 13, 2025 4:52 AM
To: Berkhout, Keith <BerkhoutKeith@KaneCountyIL.gov>
Subject: RE: Special Use Petition from the Riverside Club for your review from Kane County Zoning

Keith,

I believe the only concerns the Sheriff's Office would have would be a back-up of traffic entering the property during drop-off or pick-up periods. The drive may be long enough to relieve that concern depending on the volume during given intervals. We would suggest staggered pick-up/drop-off.

Thanks,
Mike McCowan

From: Berkhout, Keith <BerkhoutKeith@KaneCountyIL.gov>
Sent: Friday, August 8, 2025 9:26 AM

Comments from the Big Rock Fire Department since the 8/5/25 Meeting

Berkhout, Keith

From: Chuck Kuhn [REDACTED]
Sent: Wednesday, August 13, 2025 3:14 PM
To: Berkhout, Keith
Subject: EX: 49w226 Jericho

Keith,
Following is a list of items I thought of and have and will be speaking with Peter about.

49W226 JERICO ROAD CONCERNS

PETER SEARBY

- Smoke Detectors – Need to add more to upstairs and downstairs. Replace one above stairway
- CO Detectors – Recommend at least 2. One up, one down
- Have luminescent exit sign for all exits
- Recommend flash lights in rooms in case of power outages
- Train all personnel on use of fire extinguishers. Have one up and down near exits. Use only dried hardwoods. NO PINE
- Have a meeting place outside house
- Fire Pit – place on solid, nonflammable surface. Must have spark screen/cover
- Parking – Grass needs to be mowed to avoid fires from catalytic converters
- Trim trees to allow emergency vehicles to drive around areas.
- First aid training? Is everyone trained in CPR/First Aid?
- Escape routes/plans on both floors
- Suggest having a designated smoking area outside of the structure. Driveway?
- Use caution on the number of people on the outside wood deck. Was it inspected?

Check stairs for trip hazards/loose boards. Replace if necessary

Also, depending on the incident, we have our MABAS box card system that we discussed.

Should you have any further questions, don't hesitate to contact me.

Thanks Keith,

Chuck Kuhn

Big Rock Fire Department

Requested Emergency Action Plan from the 8/5/25 Meeting

Emergency Phone Number List

(posted in key areas throughout facility)

Fire District (Big Rock: (630) 556-3214)	
Police Department (911) Kane County Sheriff: 630-232-6840 Dispatch Center (non-emergency): 630-232-8400 Patrol/Public Safety: 630-444-1182	
Paramedic/Ambulance (Big Rock: (630) 556-3214) Superior Ambulance Service: (630) 832-2000	
Electric Company (ComEd- (800) 334-7661)	

Company Policy

The objective of the Emergency Action Plan is to comply with the Occupational Safety and Health Administration's (OSHA) Emergency Action Plans Standard, 29 CFR 1910.38, and to prepare employees for dealing with emergency situations. This plan is designed to minimize injury and loss of human life and company resources by training employees, procuring and maintaining necessary equipment, and assigning responsibilities. This plan applies to all emergencies that may reasonably be expected to occur at **The Riverside Club for Adventure and Imagination**.

Assignment of Responsibility

Peter Searby, the Director, is the Emergency Coordinator. Their responsibility is to manage the Emergency Action Plan for **The Riverside Club**. The Director shall also maintain all training records pertaining to this plan and coordinate with local public resources, such as the fire department and emergency medical personnel, to ensure that they are prepared to respond as detailed in this plan.

The following employees can be contacted for more information about the Emergency Action plan:

Peter Searby	Director	773-710-0251
Wesley Brown	Teacher	262-287-7601
Liam Mitchell	Teacher	978-518-9601
Monta Hernon	Communications Director	630-842-6310

Emergency Reporting

The following emergencies are to be reported to the Director or area supervisor:

- Fire
- Natural Disasters (tornado, flood, earthquake)
- Medical
- Workplace Violence
- Hazardous Material Spill
- Off Site Injury or Vehicle Accident
- (Other Emergencies)

4. Evacuation Plans (See Attached Routes)

Emergency evacuation escape route plans are posted in key areas throughout the buildings. All employees have been trained concerning these plans and should also be familiar with the evacuation plans for the other buildings within the company.

5. Employee Accountability Procedures after Evacuation

After evacuation, the Director and all Teachers are responsible for accounting for each employee and student group assigned to them at their predetermined rally point by conducting a head count. Each employee and student group will be accounted for by name. Each employee is responsible for reporting to his or her supervisor so an accurate head count can be made. All supervisors are required to report their head count to the Emergency Coordinator, Peter Searby, Director.

6. Rescue or Medical Duties

- **The Riverside Club** is going to rely on local resources such as hospitals or fire departments to provide rescue and medical services that are beyond the ability of employees trained in fire safety and first aid/CPR.
- **The Riverside Club** has trained employees, but DOES NOT REQUIRE certain employees to administer first aid and CPR. If the employee chooses to administer aid, then they will be acting as a "Good Samaritan" and are not included in a Bloodborne Pathogen program

Fire Emergency

When fire is discovered:

- Activate the nearest fire alarm
- Notify the local Fire Department by calling 911

Fight the fire ONLY if:

- The Fire Department has been notified
- The fire is small and is not spreading to other areas
- Escaping the area is possible by backing up to the nearest exit
- The fire extinguisher is in working condition and personnel are trained to use it

Upon being notified about the fire emergency, occupants must:

- Leave the building using the designated escape routes
- Assemble in the closest southern field by the Flag Pole
- Remain outside until the director announces that it is safe to reenter.

The Director must:

- Coordinate an orderly evacuation of teachers and students
- Perform an accurate head count of teachers and students reported to the designated area
- Notify Fire Department about missing personnel
- Provide the Fire Department personnel with the necessary information about the facility

Teachers must:

- Ensure that all employees have evacuated the area/floor
- Report any problems to the Director at the assembly area

Natural Disasters (tornado, flood, earthquake)

Tornado:

- The Director will monitor the weather conditions;
- Notify the site personnel and parents of students about the emergency by the following means: voice communications, email, and text.
- When a warning is issued by sirens or other means, all personnel and students will seek shelter in the basement in the lower level of the house in the hallway and storage room where there are no windows, where there are reinforced concrete walls.

All students and personnel shall

- Stay away from outside walls and windows
- Use arms to protect head and neck
- Remain sheltered until the tornado threat is announced to be over

Flood:

In case of a flood we shall

- Evacuate as directed by the Director
- Notify the site personnel and students about the emergency by the following means: voice communications and text.
- Evacuate to west field, which is on high ground far from the flood plain, and be ready to evacuate properly in Riverside vehicles.

Earthquake:

- Stay calm and await instructions from the Director or the designated official
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power
- Evacuate as instructed by the Director and/or the designated official

Medical

The Director shall call the appropriate emergency responder. Do not move the victim unless absolutely necessary.

Riverside shall provide the following information:

- Nature of medical emergency
- Location of the emergency (address, building, room number)
- Name and phone number
- Notify personnel trained in CPR and First Aid to provide the required assistance prior to the arrival of the professional medical help.

Off Site Injury or Vehicle Accident

In the event a worker is conducting working operations at any off-site location and experiences any accident or injury, the Director is to be notified immediately.

State the location, the nature of the accident, type of injury and location being transported to. Emergency Responders are authorized to exercise judgment in transportation to the appropriate medical facility.

The Director shall make appropriate notification to the worker's emergency contacts, and if practicable, meet them at the medical facility.

In the event of a transportation accident, in addition to the steps listed above, a report shall be made with the appropriate locality law enforcement.

First Aid Plan

FIRST AID PLAN: Provide a written plan for handling first aid emergencies that may be associated with an event of this type including such incidents as health emergencies, structural failures, dehydration, and vehicle accidents.

The first aid plan must indicate the location of first aid stations, the number and qualifications of emergency medical personnel, and the location of any emergency vehicles that will be on site.

The Riverside Tutorial Program (Tuesday to Friday, see requested dates), Theatre Rehearsals (Monday, see requested dates), and Tech Week (October 29 and 30 from 6 to 9 p.m.)

1. At least one staff member will be Red Cross CPR and First Aid certified.
2. At least one staff member will have completed water safety/lifeguard training.
3. We will have medical release forms for Tutorial and Theatre participants.
4. We will review medical issues and allergies of each participant and have parent contact information readily available.
5. We will have emergency numbers posted on property.
6. By the lake: We will have an outdoor weather-resistant first aid kit, a [spine board](#), and [Rescue Rings](#) stationed by the water. ([Hook](#) to attach to post to hold the Rescue Ring)
7. In the house, we will have a first aid kit located in a central place on both the upper and lower levels. First aid kits will include at least the following:
 - Absorbent compress dressings
 - Adhesive bandages (assorted sizes)
 - Adhesive cloth tape
 - Antiseptic wipe packets
 - Breathing barrier (with one-way valve)
 - First aid instruction booklet
 - Instant cold compress
 - Non-latex gloves
 - Roller bandage
 - Scissors
 - Sterile gauze pads
 - Triangular bandages
 - Tweezers
 - Blanket (space blanket)

For the November 1 Special Event

1. At least one staff member will be Red Cross CPR and First Aid certified.
2. At least one staff member will have completed water safety/lifeguard training.
3. We will have a designated first aid station in plain sight down by the performance area. It will be staffed by a parent volunteer.
4. We will have a water station and also will have bottled water for sale.
5. By the lake: We will have an outdoor weather-resistant first aid kit, a [spine board](#), and [Rescue Rings](#) stationed by the water. ([Hook](#) to attach to post to hold the Rescue Ring)
6. Staff members will be in communication using cell phones and walkie talkies.
7. In the event of a health emergency, we will abide by the ABCDE's of First Aid.
 - Airway: Ensure the person's airway is open and clear
 - Breathing: Check for breathing and provide rescue breathing if needed
 - Circulation: Check for a pulse and provide chest compressions if necessary.
 - Disability: Assess for any other injuries or conditions
 - Exposure: Protect the person from further harm and environmental factors
 - In the event of a health emergency that cannot be treated on site, 911 will be called. The closest hospital is 19 minutes away in Sandwich, IL: Northwestern Medicine Valley West. A staff member or parent volunteer will be sent to the entrance of the property to direct the emergency vehicle into the driveway. (The address also will clearly be marked at the entrance gate.) The parking plan will ensure that there is a clear path for emergency vehicles into the property. More volunteers will be designated to continue directing the EMTs on where they need to go.
8. If a structural failure occurs we will:
 - a. Immediately contact Public Safety.
 - b. Move everyone to a safe location away from the structure to protect from secondary collapses. Assess whom, if anyone is trapped.
 - c. Assess injuries and administer basic first aid.
 - d. Control bleeding: Apply pressure to bleeding wounds using a clean cloth or bandage.
 - e. Immobilize fractures: If a fracture is suspected, immobilize the area and minimize movement.
 - f. Treat for shock: Lay individuals down with their feet elevated, keep them warm, and reassure them.

Determination letter from the Zoning Enforcement Officer since the 8/5/25 Meeting

Thank you for sharing the ZBA's questions regarding the categorization for the uses proposed by the applicant in this petition. Please share the below determination with the ZBA members.

First, to clarify any confusion, the applicant stated on the petition that "the proposed use by the Riverside Club for its property at 49W226 Jericho Road is for educational purposes with a focus on providing after school supplemental programs in the Creative Arts, Outdoor/Naturalist Education, and Craftsmanship".

Our staff characterized the requested action in the petition information as "Special Use in the F-Farming District for a recreational camp"

Staff apologizes to the ZBA and the public for inadvertently using a term defined in the zoning ordinance (RECREATIONAL CAMP) and also listed as an allowable special use in the F District (*W. Recreational camps*).

My determination is that the petition best fits under special use DD. *Other uses similar to those permitted herein as special uses.*

The other special uses that are similar include:

- A. Special uses allowed in the R1 District are allowed in the F District.
- N. Health and recreation clubs, as defined herein, and provided that a detailed plat of the proposed club and all proposed improvements shall be submitted to the zoning board for approval or amendment at the public hearing. Such plat, when approved by the county board, shall become a part of this ordinance and development of the site shall be in strict accordance with said plat.
- Q. Monasteries, nunneries, religious retreats, nursing and convalescent homes, assisted living facilities, boarding schools and orphanages.
- W. Recreational camps, as defined herein, and provided that a detailed plat of the proposed camp and all proposed improvements shall be submitted to the zoning board for approval or amendment at the public hearing. Such plat, when approved by the county board, shall become a part of this ordinance and development of the site shall be in strict accordance with said plat.

From special uses in the R1 District (also permitted in the F District)

- B. Community buildings and social and recreational centers of a community nature.
- F. Nursery schools/preschools and/or childcare centers as defined herein

Related definitions in the Ordinance include:

- CLUB OR LODGE, PRIVATE (NONPROFIT): A nonprofit association of persons, who are bona fide members paying dues, which owns, hires, or leases a building, or portion thereof; the use of such premises being restricted to members and their guests. The affairs and management of such "private club or lodge" are conducted by a board of directors, executive committee, or similar body chosen by the members. It shall be permissible to serve meals and beverages on such premises, and where licensing is required, such license shall be prerequisite to the issuance of a permit.

• NURSERY SCHOOL/PRESCHOOL/CHILDCARE CENTER: Any establishment which regularly provides supplemental parental care and supervision, and/or educational instruction for less than twenty four (24) hours per day to more than eight (8) children in a facility other than a single-family home. In addition, the establishment shall conform to all other licensing standards and requirements for daycare centers adopted by the state of Illinois.

• RECREATIONAL CAMP: Any area of land where one or more tents, travel trailers, or other nonpermanent type shelters are erected or maintained primarily for recreational camping activities. It shall include all related buildings and facilities and may include not more than one permanent residence for manager or caretaker. Related buildings and facilities may include an office and delicatessen and/or grocery store to be operated during the camping season for patrons of camp only. Individual sites for tents, travel trailers, or other temporary shelters shall be not less than one thousand (1,000) square feet in area, not including any required roadways, walkways or screening.

• RURAL RETREAT: An establishment that is part of a working farm that provides temporary overnight accommodations for individuals or groups engaged in supervised training or personal improvement activities. Examples include corporate retreat facilities, educational retreat facilities and working farm learning centers. Cafeterias not meeting the definition of Restaurant, Farm-Based and open only to retreat attendees are an allowed accessory use.

I hope this determination is of assistance to the ZBA members.

Respectfully,

Mark D. VanKerkhoff, AIA, Director
Kane County Development & Community Services Department
(630) 232-3451

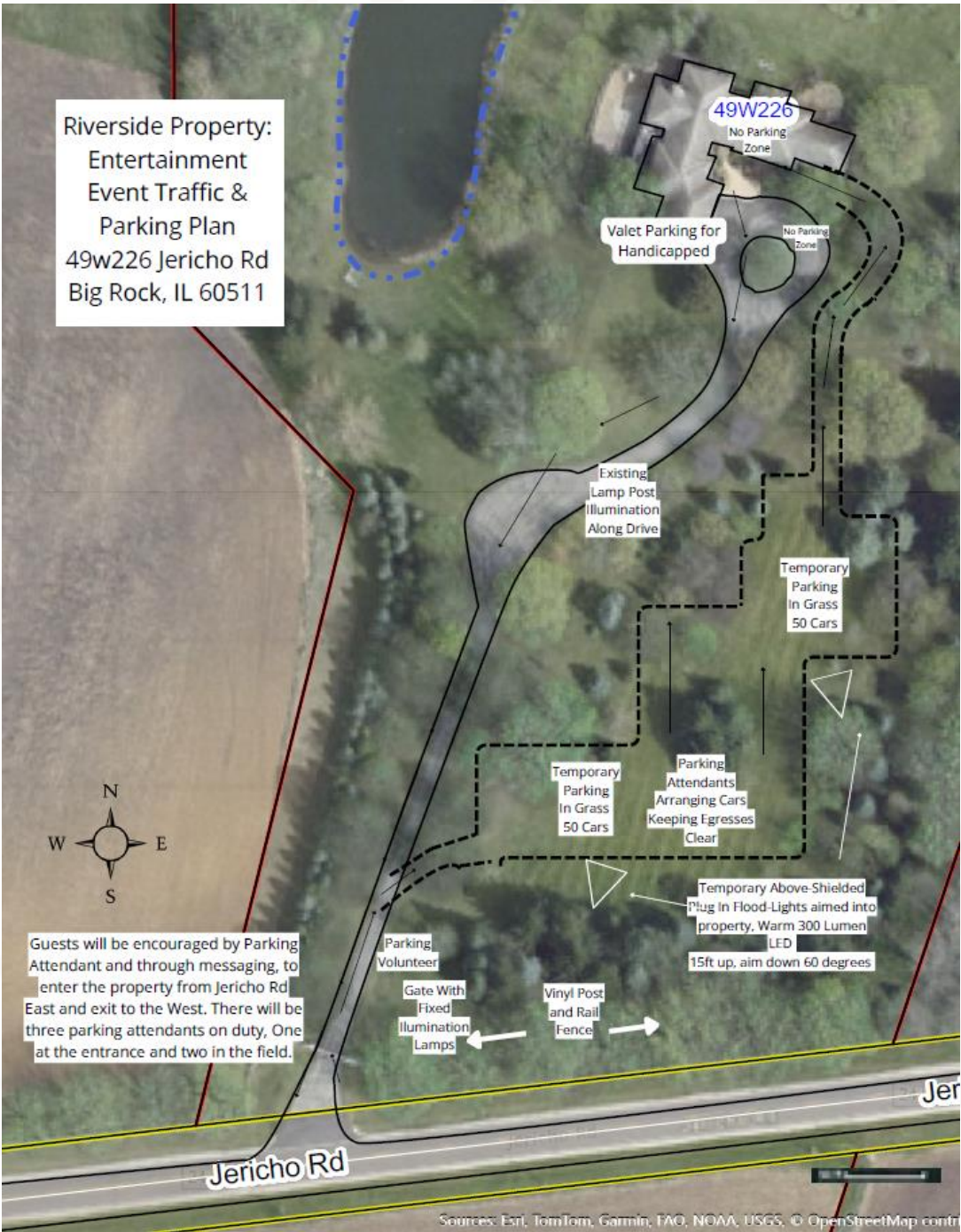
Riverside Property:
Tutorial/Rehearsal
Traffic & Parking
Plan
49w226 Jericho Rd
Big Rock, IL 60511

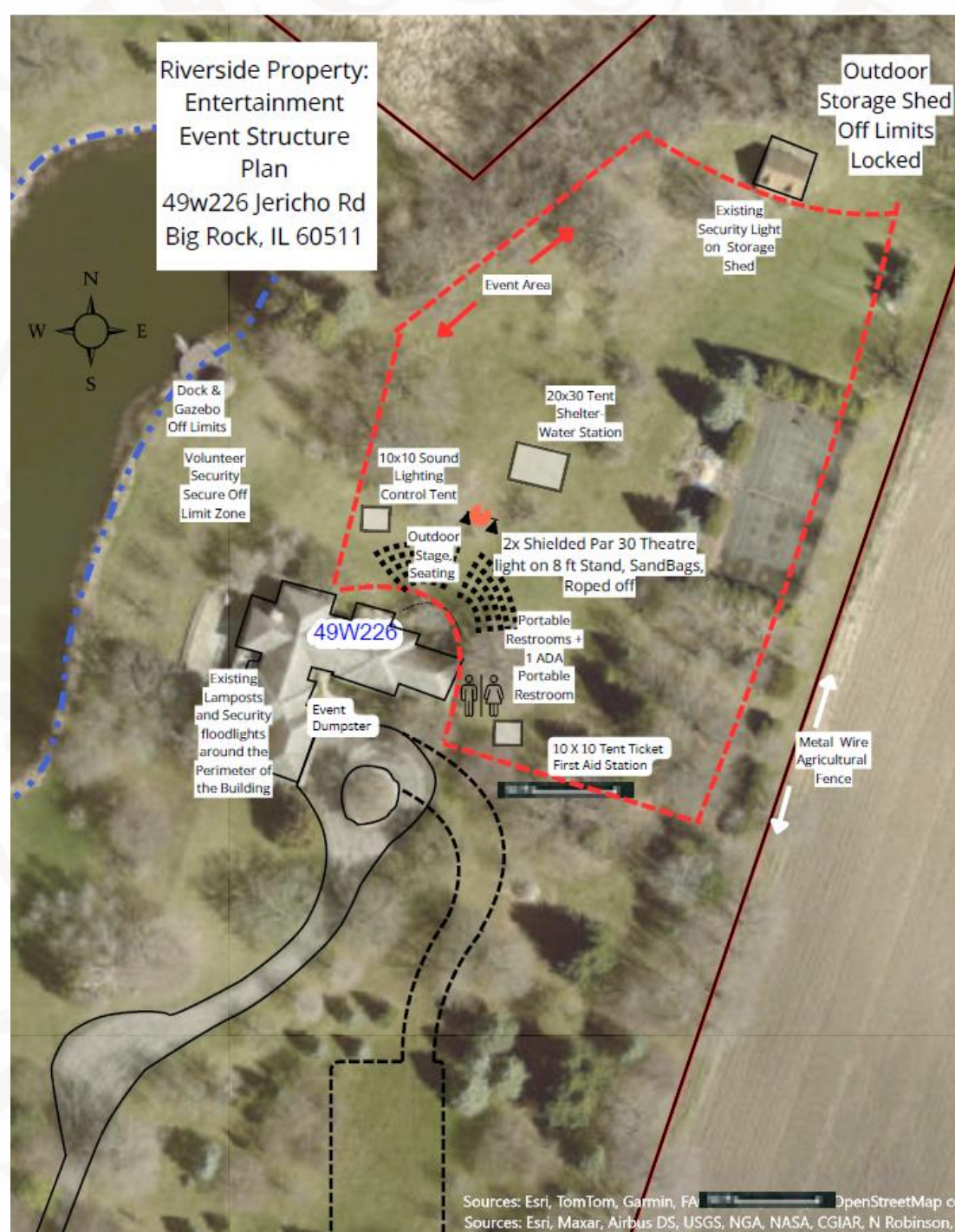


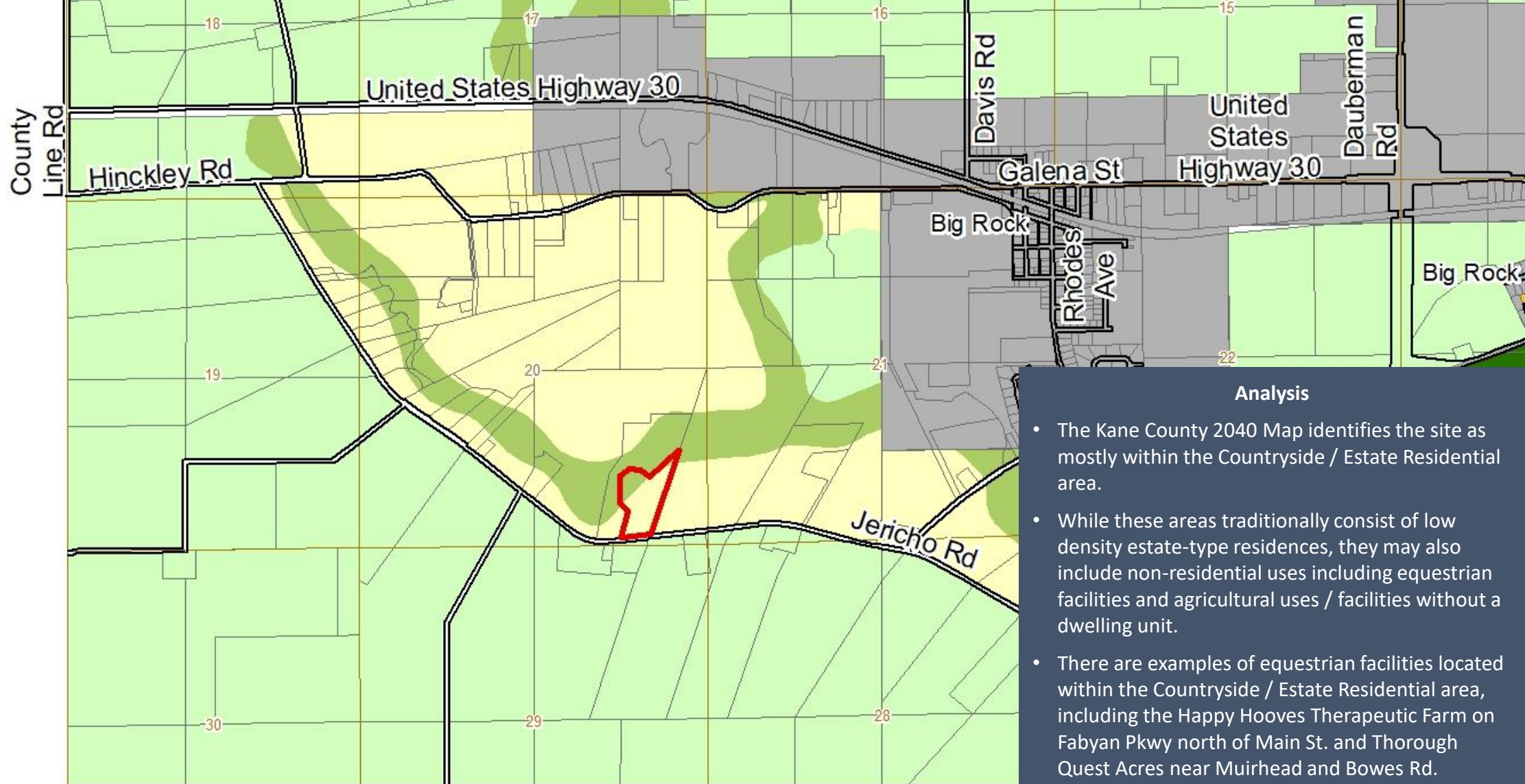
Riverside Property:
Tutorial/Rehearsal
Structure Plan
49w226 Jericho Rd
Big Rock, IL 60511



EVENT PARKING PLAN







Analysis

- The Kane County 2040 Map identifies the site as mostly within the Countryside / Estate Residential area.
- While these areas traditionally consist of low density estate-type residences, they may also include non-residential uses including equestrian facilities and agricultural uses / facilities without a dwelling unit.
- There are examples of equestrian facilities located within the Countryside / Estate Residential area, including the Happy Hooves Therapeutic Farm on Fabyan Pkwy north of Main St. and Thorough Quest Acres near Muirhead and Bowes Rd.
- The proposed use offering outdoor and hands-on education opportunities would be of comparable impact to equestrian facilities operated in Countryside / Estate Residential areas.

0 1,000 2,000 4,000 6,000 Feet

2040 Land Use



2040 Conceptual Land Use Strategy

49W266 Jericho Road, Big Rock - Petition #4665

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

Core Themes

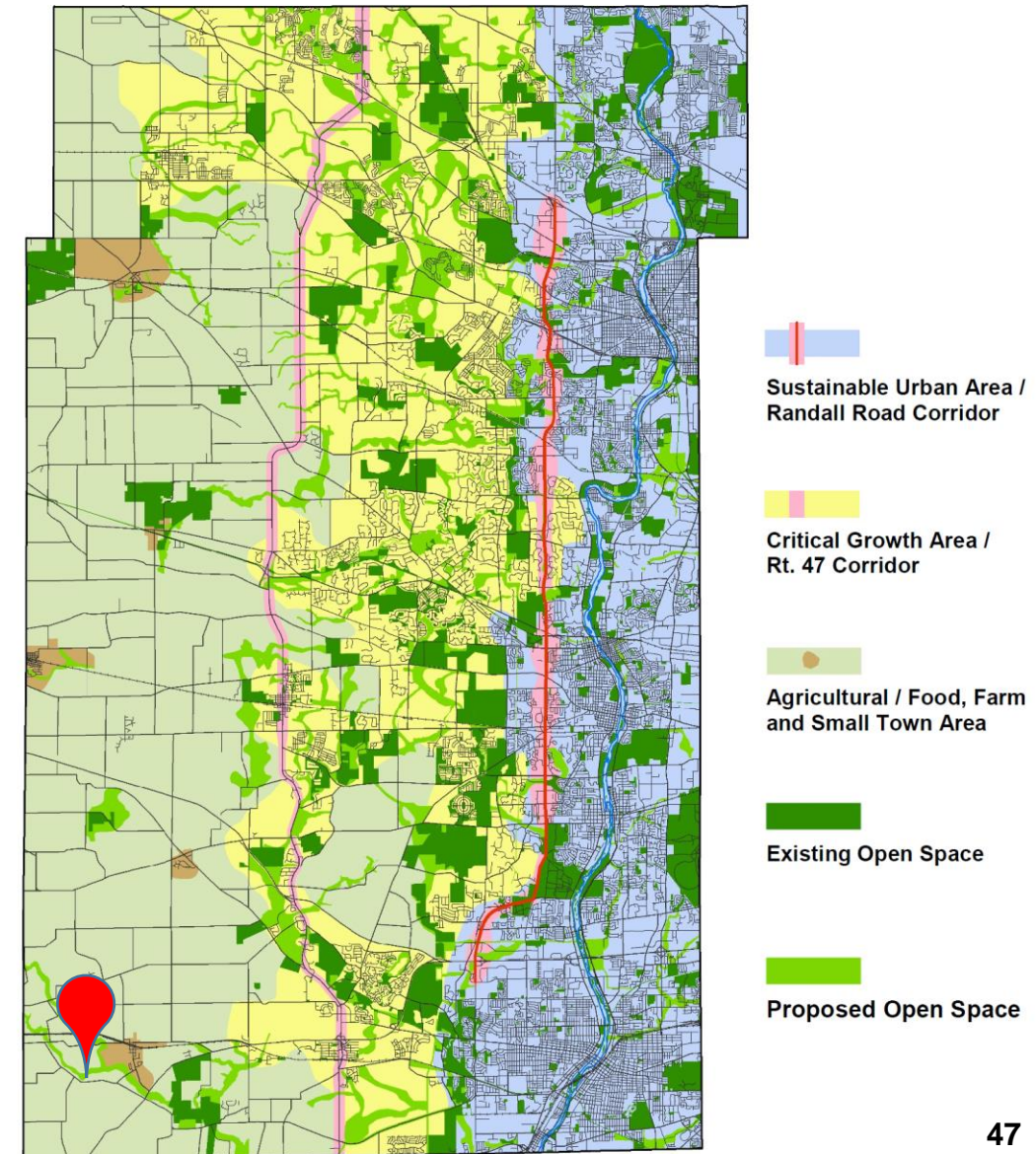
1. “***Food and farm***,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns***,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

The Conceptual Land Use Strategy Map:

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

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

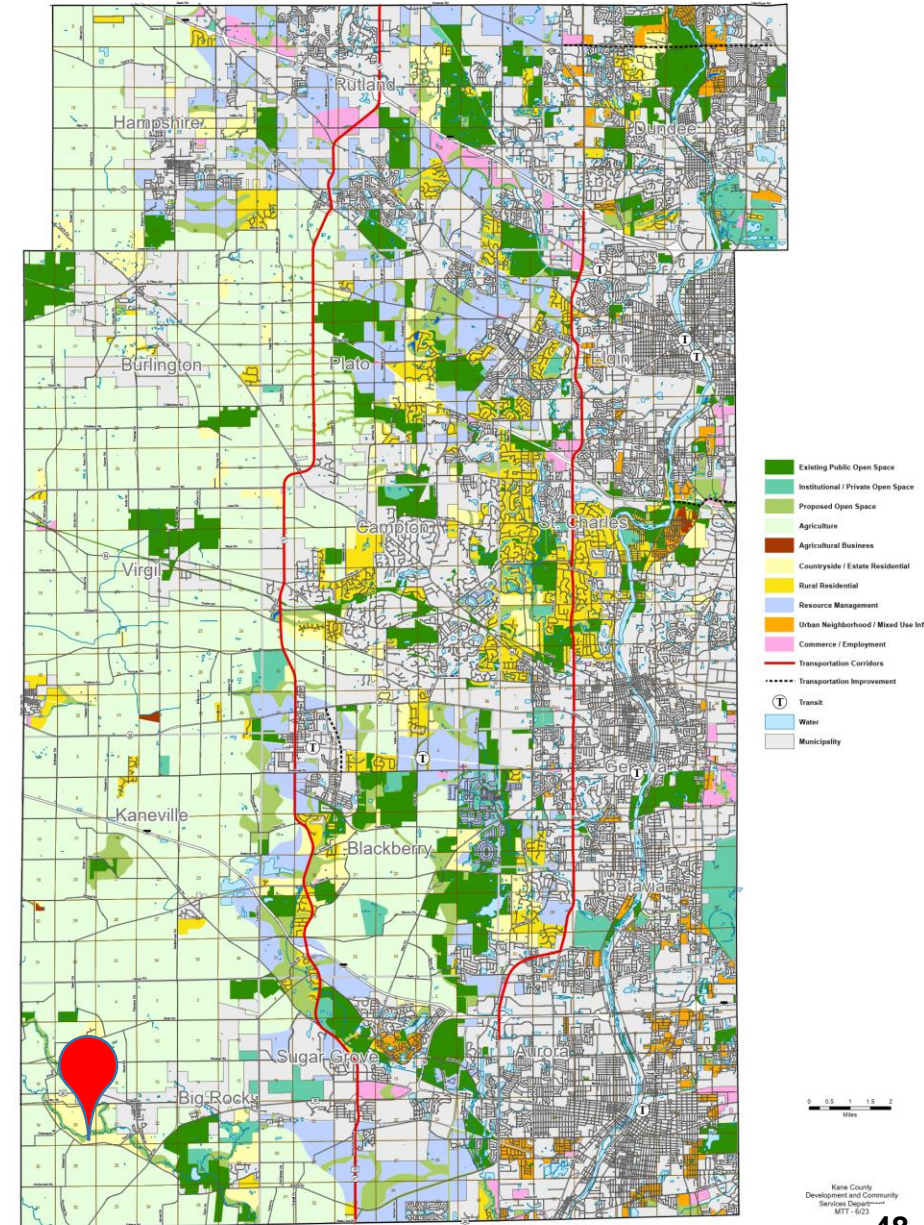
49W266 Jericho Road, Big Rock - Petition #4665

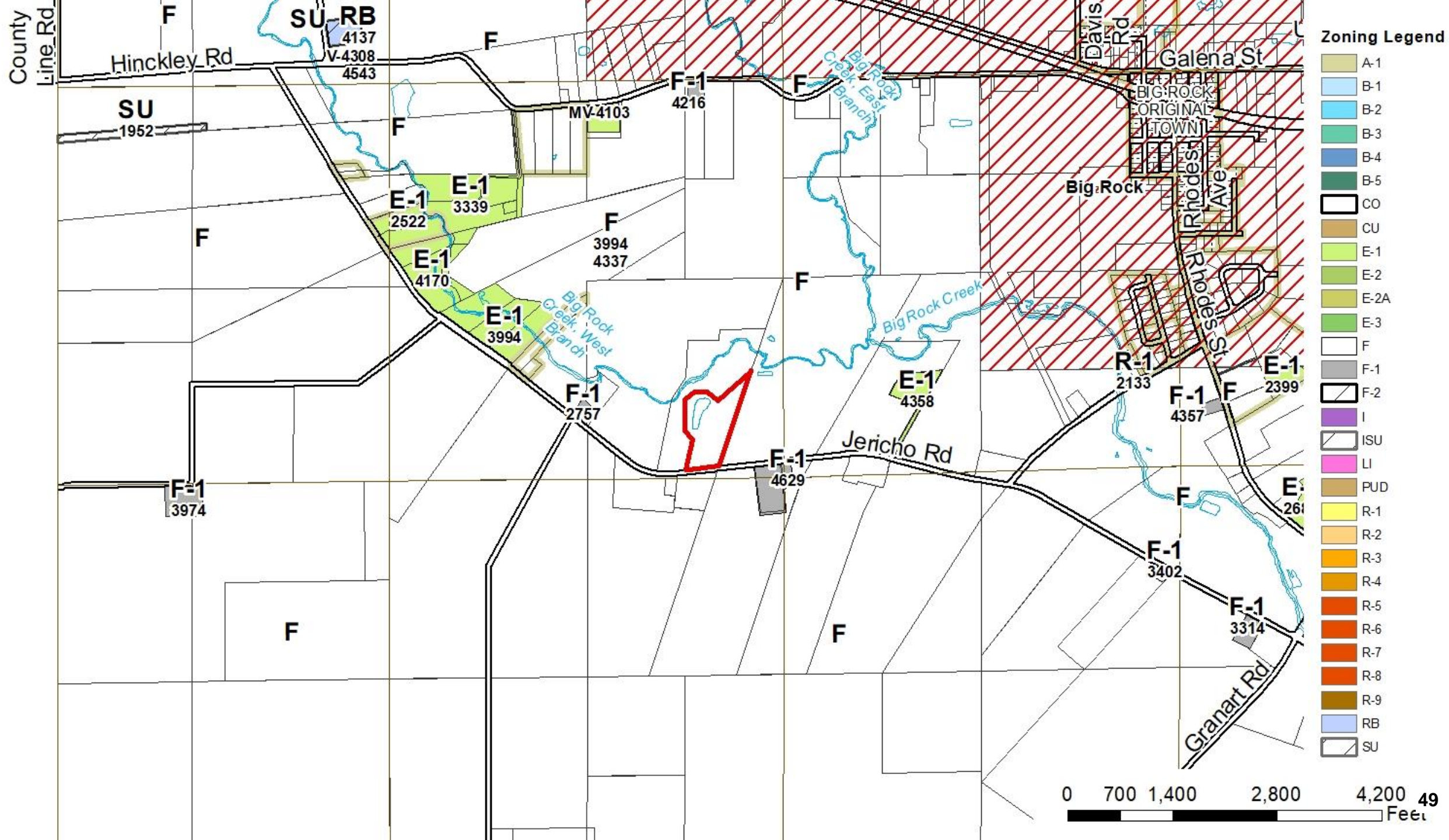
2040 Planned Use: Countryside / Estate Residential

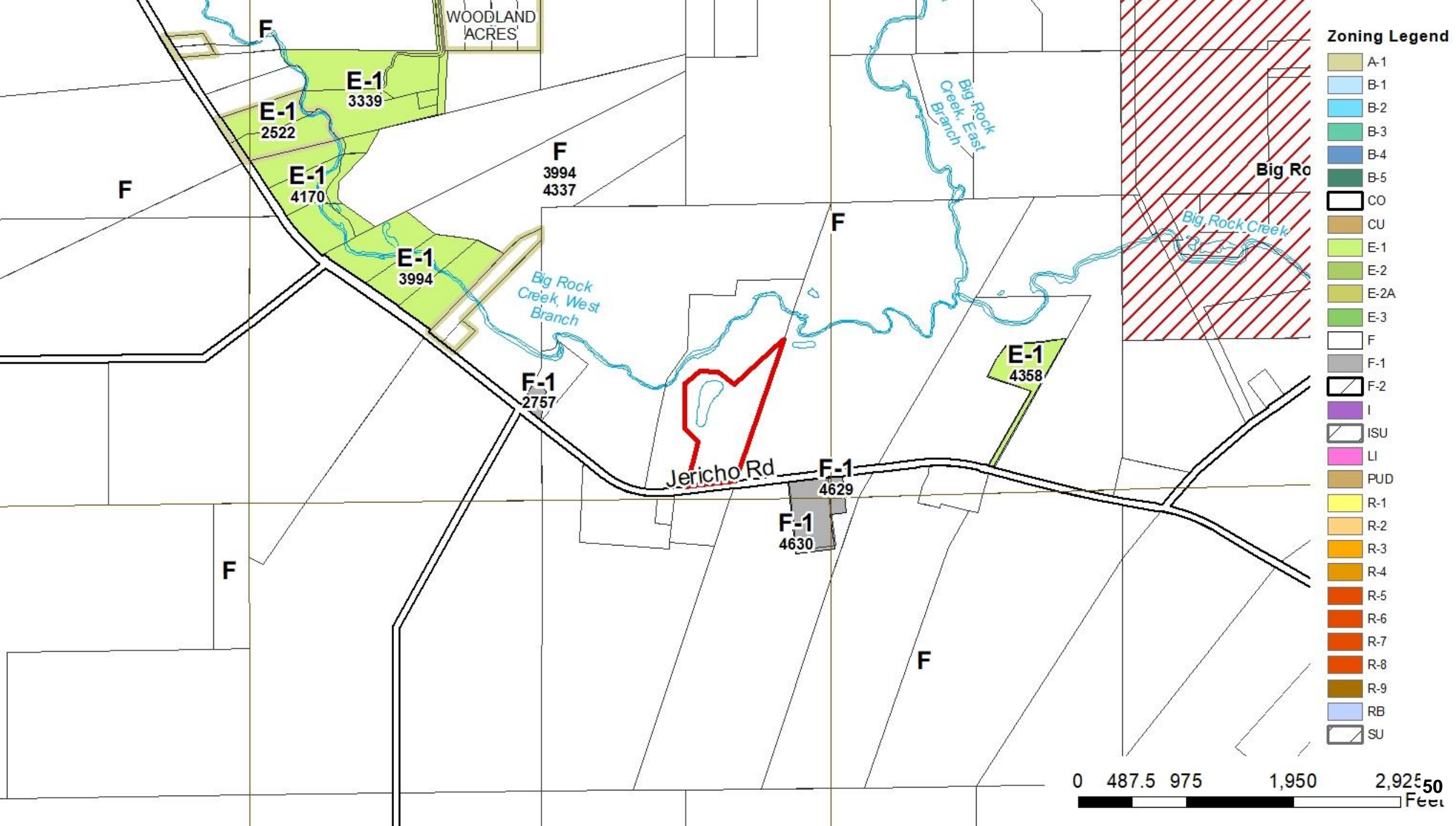
Characteristics of Areas Planned for Countryside / Estate Residential

- Areas generally characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation
- Often adjacent to existing low-density residential areas
- May have some scattered, estate-type development, and may include equestrian activities or serve as a low density transition to agricultural or green infrastructure resources
- The 2040 Plan recommends that the gross density for these areas not exceed an average of one dwelling unit per four acres of land

2040 LAND USE







County
Line Rd

Hinckley Rd

United States Highway 30

Davis Rd

Galena St

United States
Highway 30

Dauberman
Rd

Rhodes
Ave

Rhodes St

Jericho Rd

Granart Rd



0 1,000 2,000 4,000 6,000 51
feet



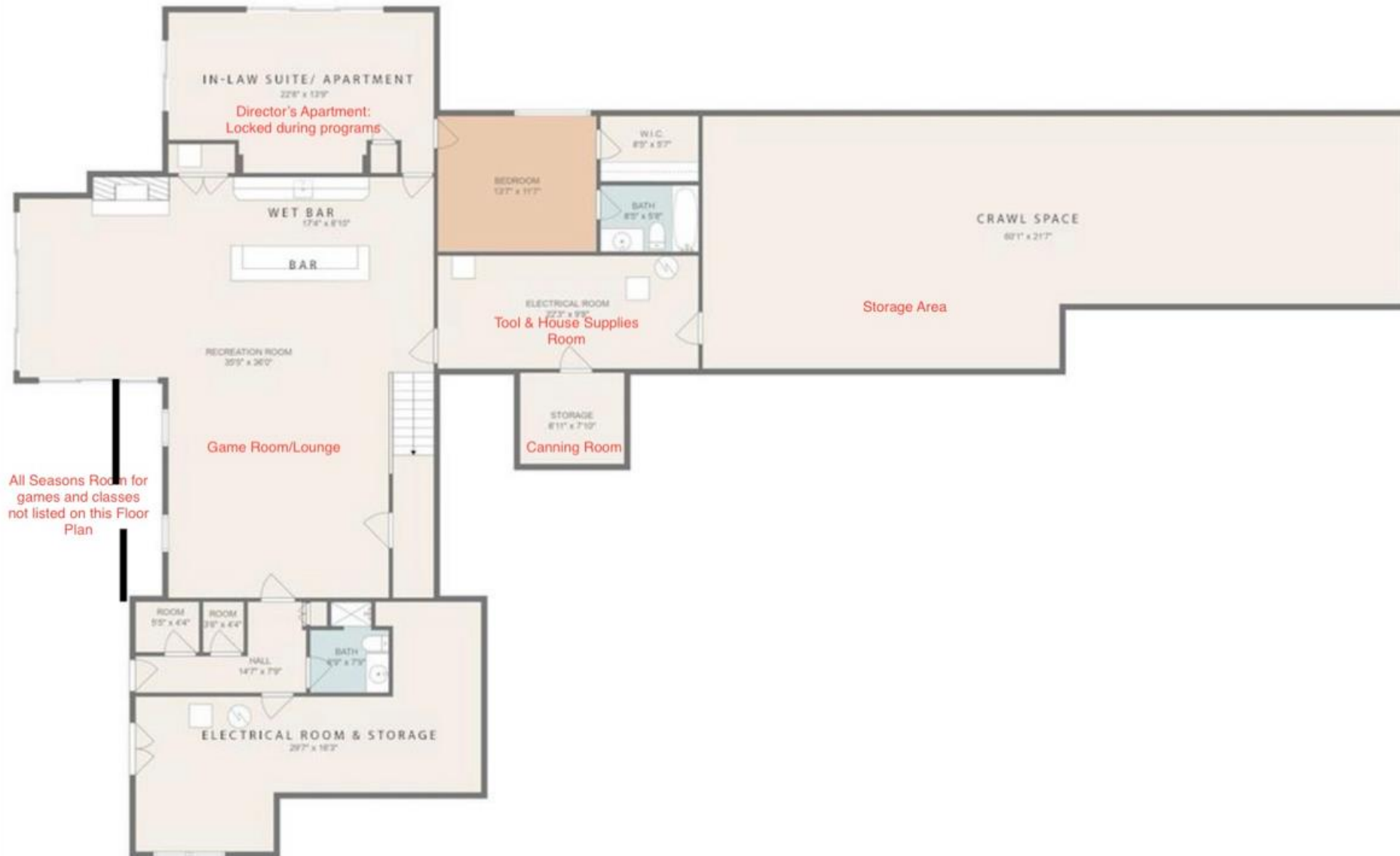
Jericho Rd





TOTAL: 5721 sq. ft
 BELOW GROUND: 1803 sq. ft, FLOOR 2: 3918 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 589 sq. ft, STORAGE: 70 sq. ft, BASEMENT: 1134 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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The Riverside Club for Adventure and Imagination

Imagination and adventure should be the seeds of education. When cultivated, imagination inspires the young to see what is good, true and beautiful and the spirit of adventure gives the courage to venture out and find it.

Mission

Riverside's mission is to provide inspirational experiences, programs, and camps based on the concept that an ideal learning environment encourages children to cultivate their creative gift, learn craftsmanship, explore epic stories, and adventure in the outdoors.

About Us

Riverside provides a landscape of imagination, where the young discover their creative voice through imaginative work. It is a landscape of adventure crafted especially for boys, but also providing co-ed programs, and cultural events for the whole family.

It is a place for boys to rediscover the art of boyhood through adventurous and imaginative learning experiences. It is a place where boys and girls work together in creative collaboration to play music and enact theatrical and film performances. It is a center for cultural renewal, where families gather for beautiful and inspiring events that remind us all that we are on a common journey through this life.

Pillars of Service

- To inspire the young, especially boys, through adventurous and imaginative learning
- To refocus young adults toward discovering their gift and calling
- To gather families to create culture

Employees

Full Time

Founder, Creative Director, & Third-Year Tutor:
Peter Searby
First-Year Tutor: Liam Mitchell
Second-Year Tutor: Wesley Brown
Third-Year Tutor: Peter Searby

Part Time

Communications Manager & Admin. Assistant:
Monta Hernon
Bookkeeper: Paula Krueger
Event Planner: Emily York
Summer Camp Counselors: 6-8

*Riverside utilizes a number of parent volunteers

Our Community

Riverside serves families in the western suburbs of Illinois by providing supplemental education programs inspired by a Catholic of the human person and purpose of education. During the school year, most of our students come from home school families, but during the summer, school children also attend our programs/camps.

Board of Directors

President: Peter Searby
Treasurer: Chris Grice
Secretary: Monta Hernon

Advisory Board

Jorge Ramirez, Managing Director
Labor and Government Strategies,
GSM Grosvenor
Brian Snodgrass, Retired Owner
Selective Plating
Marc Porter, Attorney/Partner,
Figliuolo & Silverman P.C.
Peter Frost

The Riverside Club for Adventure and Imagination

Programs



Adventurous projects for boys which develop their knowledge of the natural world, teach outdoor skills, foster a spirit of self-reliance, and build young men of character.



A brotherhood of adventurers and imagineers seeking to live out boyhood to its fullest and to learn through creative fellowship, outdoor exploration, epic storytelling, and craftsmanship.



Skilled artisans mentor the boys, generously sharing expertise and skills, teaching them the art of crafting breathtaking masterpieces using their own hands.



Acting on stage helps form the imaginations, sentiments and consciences of the young through a more intimate relationship with characters, stories, and great ideas.



Engaging and inspiring music sessions that fully immerse boys and girls in the timeless melodies of the Great American Songbook.

Events

Summer Camps 2025

- The Magic of Creative Arts: This is an enchanted tour (Children 8-14) of the performing and visual arts
- Adventure Days: A series of outdoor activities including Archery, Boating, and a Riverside Olympics
- Theater Camp: A week-long camp that teaches acting skills. It will culminate in the performance of a variety show.



RiverFest 2025

American English and other bands will light up the stage at Annunciation Byzantine Catholic Church. This is our primary source of scholarship money for the upcoming year.

*All will take place at various locations in the western suburbs of Chicago.

The Riverside Club for Adventure and Imagination

Over a decade ago, Riverside launched its inspirational experiences, programs, and camps and our efforts have borne fruit in our community. But it always has been our dream to have a home of our own. And now, with 49W226 Jericho Road, we can build a true landscape of adventure and imagination in Big Rock.

Property Plans: Sept. 2025-May 2026

The Riverside Tutorial

Logistics: Tutorial runs each week from Tuesday-Friday, but each boy only attends one day per week.

On each day, there are three classes divided by age:
First Years: 8-9 year-old boys
Second Years: 10-11 year-old boys
Third Years: 12-13 year-old boys

Each of the classes will have a max of 12 boys for a total max of 36 boys per day. Currently we have a confirmed roster of 110 boys total.

Traffic: The boys are dropped off 8:30-9:00 a.m. and picked up 2:45-3:15. Most carpool so we will have a total of 12-15 cars going in and out of the property on Tutorial days. Parking will not be an issue as this is a drop-off program.

Activities:

Creative Arts: Story expression through writing, art, theatre, radio, film, world building
Naturalist Studies: Birding, flora/fauna and animal ID, planting/agriculture
Outdoor Adventure: Fishing, Boating, Archery, Survival Skills, Homesteading/Pioneering



Theatre Rehearsals

Logistics: Riverside will have a Fall/Winter theatre production and a Spring production. Rehearsals will take place at our property in Big Rock, but performances will be off site at a theatre.

Our casts tend to be between 45-50 children. Rehearsals would be Mondays from 1:30-4:30 for two months during the fall and two months across Feb.-March.

Traffic: This is a drop off program so parking is not a concern. About 15-20 cars would be going in and out of the property on rehearsal days.

Property Usage:

Full cast rehearsals, break out sessions, song and dance practice. The patio can be utilized during good weather, but any time of the year, we plan to use the larger rooms of the house to teach and practice our production.



The Riverside Club for Adventure and Imagination

Workshops

League of Twelve: This is a two-to-three day workshop for young adults, 16-22. The focus is on finding gift/calling, exploring connection between creativity/imagination/entrepreneurship, and deepening Catholic faith.

We hope to offer three workshops throughout the year. The max number of attendees would be 30 for each.



Casting Fire: This is a day-long workshop for teachers, parents, youth leaders, etc. The activities and focus are centered on topics in Riverside Director Peter Searby's book Casting Fire: A Guide to the Adventure and Imagination of Boyhood.

We hope to run four workshops throughout the year. The max number of attendees would be 30 per workshop.

Events

Welcome Back Picnic

This will take place on the property in late August/early September. All of our Tutorial families are invited. Guest count could be 400-500, but usually is much smaller due to end-of-summer plans by many families.



Bilbo Baggins Birthday Party

Annually our families gather for food and entertainment to celebrate the books of our patron J.R.R. Tolkien. This is a required event for Tutorial boys, and usually families come too. Guest count could be 400-500.

Annual Fundraiser

This is a gala-type event with dinner/drinks for about 150 guests.

Event Parking, Etc.

We are investigating the possibility of using the front part of the lawn for parking. This could involve Seed Mix 10 and asphalt 100-feet in from the gate to comply with code.

In certain cases, however, we could have guests park off-site and provide shuttles to the property.

We will rent portable toilets for the larger events to accommodate guests.



The Riverside Club for Adventure and Imagination

Property Plans: Summer 2026

Ranger Camp I

This is a five-day, day camp likely in early June for boys eight-to-eleven years old. The max number of boys would be 60. The camp would be about outdoor adventure: survival skills, fishing, boating, archery, etc.

Father-Son Camp

This is tent camping (two nights and three days) for boys and their fathers. The max number attendees would be 80. The camp would incorporate activities like boating, archery, and fishing.



Maker Days

A three-day workshop on craftsmanship for boys, ages 10-13

Gardening Club

This would be for the Riverside and Big Rock Communities and would meet on select Saturdays/Sundays.

Art Classes

This would be for the Riverside and Big Rock Communities and would meet on select Saturdays/Sundays.

Concerts on the Patio

Small Ravinia-style shows for the Riverside and Big Rock Communities. (Note: we would still have RiverFest, our music festival, but this would be offsite.)

Summer Theatre Rehearsals

Riverside will have a summer production. Rehearsals will be at the property, but performances will be offsite.

Ranger Camp II

This is an overnight camp (three nights and four days) likely in mid-June for boys twelve-to-fourteen years old. The max number of boys would be 50. The camp would be about outdoor adventure, but also about craftsmanship and landscape design.

Journeymen Camp

This is an overnight camp (two nights and three days) in August for young men. There would be outdoor activities plus workshops on gift and calling and possibly skills like landscape design.

Folk Music Camp

This would be a five-day camp (no overnight) to instruct kids on stringed instruments. Max number of campers would be 30.

Naturalist Camp

This would be a five-day camp (no overnight) with identification, collection, sketching, and writing. The max number of campers would be 50.



The Riverside Club for Adventure and Imagination

Property Improvements and Safety: Short Term

Deck

Stain and Seal
Fix loose boards and secure balcony.

Replace Dock and Gazebo

Additionally, build smaller piers for fishing.

Make a Forest Path

Remove weeds and debris from woods.

Create a Sand Beach



Build a Tree House and Decks

A simple tree house provides a landscape for imagination. We also would like to build small decks under some of the trees for outdoor classes.

Clear and Revitalize Garden Area

We would like to grow vegetables and herbs on the back area of the property.

Tree Health

We would bring out an arborist to check on the trees and recommend care.

Property Improvements and Safety: Longer Term

Parking

Near-term the front part of the lawn could be made usable for parking with Seed Mix 10 and asphalt 100-feet in from the gate. Longer term, we could create 40 diagonal parking spaces on each side of the drive. Handicapped spots could go north of where the driveway widens. However, most programs are drop-off so we should not need this step right away.

Event Barn

Well into the future, we may want to construct an event barn. I have attached blueprints, recognizing this would require its own permit process.

Develop Fire and Safety Plan

Swim Testing

Create badge system to verify swim level of Tutorial boys.

Lifeguard Training



Animal Husbandry

We'd start with building a chicken coop.

Clear Camping Area

We would have a designated spot for tent camping.

Archery, Golf, and Baseball

We'd create a range, a putting green, and a pitching green.

Water Resources

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

Impervious areas on this site were created prior to 2002 and are considered grandfathered. The pond on the site was constructed before 1970 and the home was constructed in 1973. The pond is not considered a stormwater detention basin but is regulated under the County Stormwater Ordinance as Floodplain. The site contains Floodplain along the northern and western edges of the property and the pond is included as part of this studied Floodplain. Hydric Soils and the Kane County GIS indicate the potential for wetlands on the property.

Some of the proposed Activities are within or adjacent to the floodplain including addition of sand for a beach and tent camping. Under the Kane County Stormwater Ordinance, uses within the 100-year floodplain must not pose a risk to human safety, must not obstruct flood flows, and must preserve the natural and beneficial functions of the floodplain. Temporary camping activities must be managed with adequate planning and risk mitigation to align with these standards.

The site contains steep slopes. These areas should be protected against erosion.

Water Resources

The Water Resources recommends the following stipulations:

1. STIPULATION: As this site contains floodplain a Stormwater Permit is required for any development.
2. STIPULATION: The 100 year floodplain on the site shall be placed in a Conservation Easement.
3. STIPULATION: No activity that results in fill in the Floodplain will be permitted. No activity that results in increased flood heights for any structures will be permitted.
4. STIPULATION: No habitable structures shall be permitted within the 100-year Floodplain.
5. STIPULATION: The construction or replacement of any structure in the Floodplain will require permitting.
6. STIPULATION: Addition of Sand for the Beach is proposed. This activity will require a Stormwater Permit prepared by a licensed Professional Engineer which will need to include a complete Floodplain Submittal including Compensatory Storage for any fill in the Floodplain.
7. STIPULATION: A portion of the area proposed for Tent Camping is within the 100-year Floodplain. Tent camping shall be restricted during high-risk flood seasons or when the forecasted probability of rainfall poses a risk to safety. Tents shall be located outside the floodplain whenever feasible.
8. STIPULATION: A site specific written Flood Emergency Evacuation Plan and Staff Training are required. The Riverside Club shall work with a trained professional to develop this Plan and Training. The Plans shall include but not be limited to addressing real-time weather and flood condition monitoring, identification of safe evacuation areas on higher ground, clearly marked evacuation routes and assigned staff roles and training. An exit route in the event of the flood should be above the Base Flood Elevation.
9. STIPULATION: Steep slope areas shall be identified and shall be protected from erosion and degradation due to pedestrian traffic and site activities. The petitioner shall submit a Stormwater Permit with this management plan.
10. STIPULATION: Should any development result in 5,000 sq ft or more of impervious area a BMP will be required. Should any development result in more than 25,000 sq ft of impervious cumulatively or disturbance of 3 or more acres, Stormwater Detention will be required.

Transportation

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

STIPULATION: Applicant is responsible to ensure the minimum driveway width is 22 feet for a distance of 110' from the existing edge of pavement at the right of way line extending onto the property to accommodate 2-way traffic

Environmental Health

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

1. Health Department requires an evaluation of the septic system by a licensed septic contractor to determine if sizing is sufficient for planned use. A septic renovation with a permit may be required. The well may need to be registered as a noncommunity well and is subject to mandatory testing. Owner has indicated that all food will be provided by the participants for themselves and no food preparation would occur on site. Food may not be prepared or served to participants without a permit. A foodservice plan review would be required for any kitchen renovation if food is to be prepared on site and served to participants.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

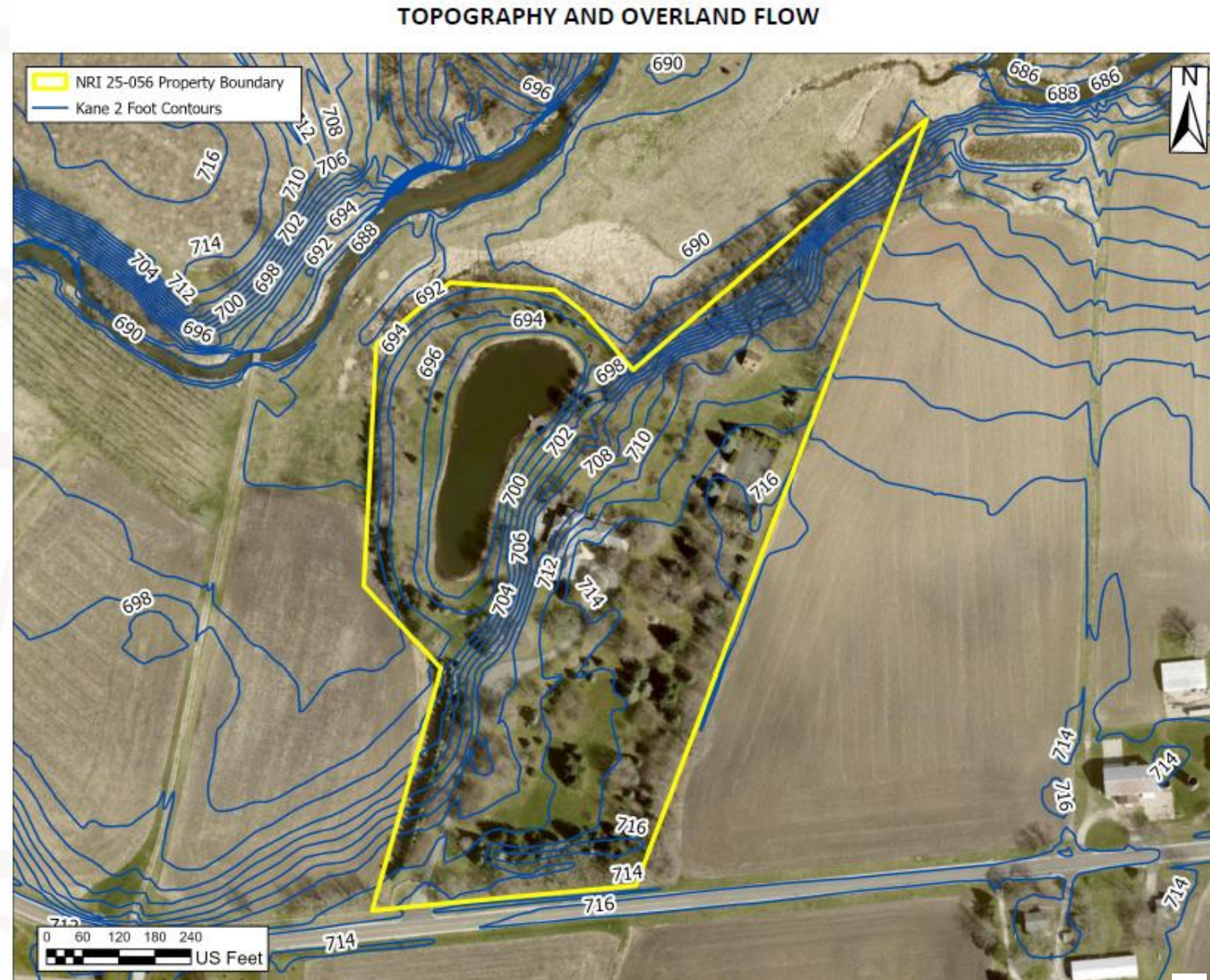
- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) – The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) –

The natural resource concerns are: Land Cover in the Early 1800's, Kane County Green Infrastructure Plan, Wetlands, Floodplain, Watersheds and Subwatersheds, Aquifer Sensitivity, Topography and Overland Flow, Stormwater Management, Soil Erosion, Highly Erodible Land, Regulations, Soil Interpretations, Water Table, Hydric Soil and Prime Farmland.



Recommended Stipulations of Approval

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

1. As this site contains floodplain a Stormwater Permit is required for any development.
2. The 100 year floodplain on the site shall be placed in a Conservation Easement.
3. No activity that results in fill in the Floodplain will be permitted. No activity that results in increased flood heights for any structures will be permitted.
4. No habitable structures shall be permitted within the 100-year Floodplain.
5. The construction or replacement of any structure in the Floodplain will require permitting.
6. Addition of Sand for the Beach is proposed. This activity will require a Stormwater Permit prepared by a licensed Professional Engineer which will need to include a complete Floodplain Submittal including Compensatory Storage for any fill in the Floodplain.
7. A portion of the area proposed for Tent Camping is within the 100-year Floodplain. Tent camping shall be restricted during high-risk flood seasons or when the forecasted probability of rainfall poses a risk to safety. Tents shall be located outside the floodplain whenever feasible.
8. A site specific written Flood Emergency Evacuation Plan and Staff Training are required. The Riverside Club shall work with a trained professional to develop this Plan and Training. The Plans shall include but not be limited to addressing real-time weather and flood condition monitoring, identification of safe evacuation areas on higher ground, clearly marked evacuation routes and assigned staff roles and training. An exit route in the event of the flood should be above the Base Flood Elevation.
9. Steep slope areas shall be identified and shall be protected from erosion and degradation due to pedestrian traffic and site activities. The petitioner shall submit a Stormwater Permit with this management plan.
10. Should any development result in 5,000 sq ft or more of impervious area a BMP will be required. Should any development result in more than 25,000 sq ft of impervious cumulatively or disturbance of 3 or more acres, Stormwater Detention will be required.
11. Applicant is responsible to ensure the minimum driveway width is 22 feet for a distance of 110' from the existing edge of pavement at the right of way line extending onto the property to accommodate 2-way traffic

Public Comment

As of August 5, 2025, Kane County Technical Staff has received the letters from area property owners expressing concerns regarding the petition. Copies of each have been posted on the Kane County website under the petition number on the Pending Zoning Petitions page.

Special Use Standards / ZBA Findings

Uses as hereinafter enumerated, which may be proposed for classification as "special uses", shall be considered at a public hearing before the zoning board, and its report of findings of fact and recommendations shall be made to the county board following the public hearing; provided, that the county zoning board, in its report of findings of facts and recommendations to the county board, shall not recommend a special use unless the zoning board shall find:

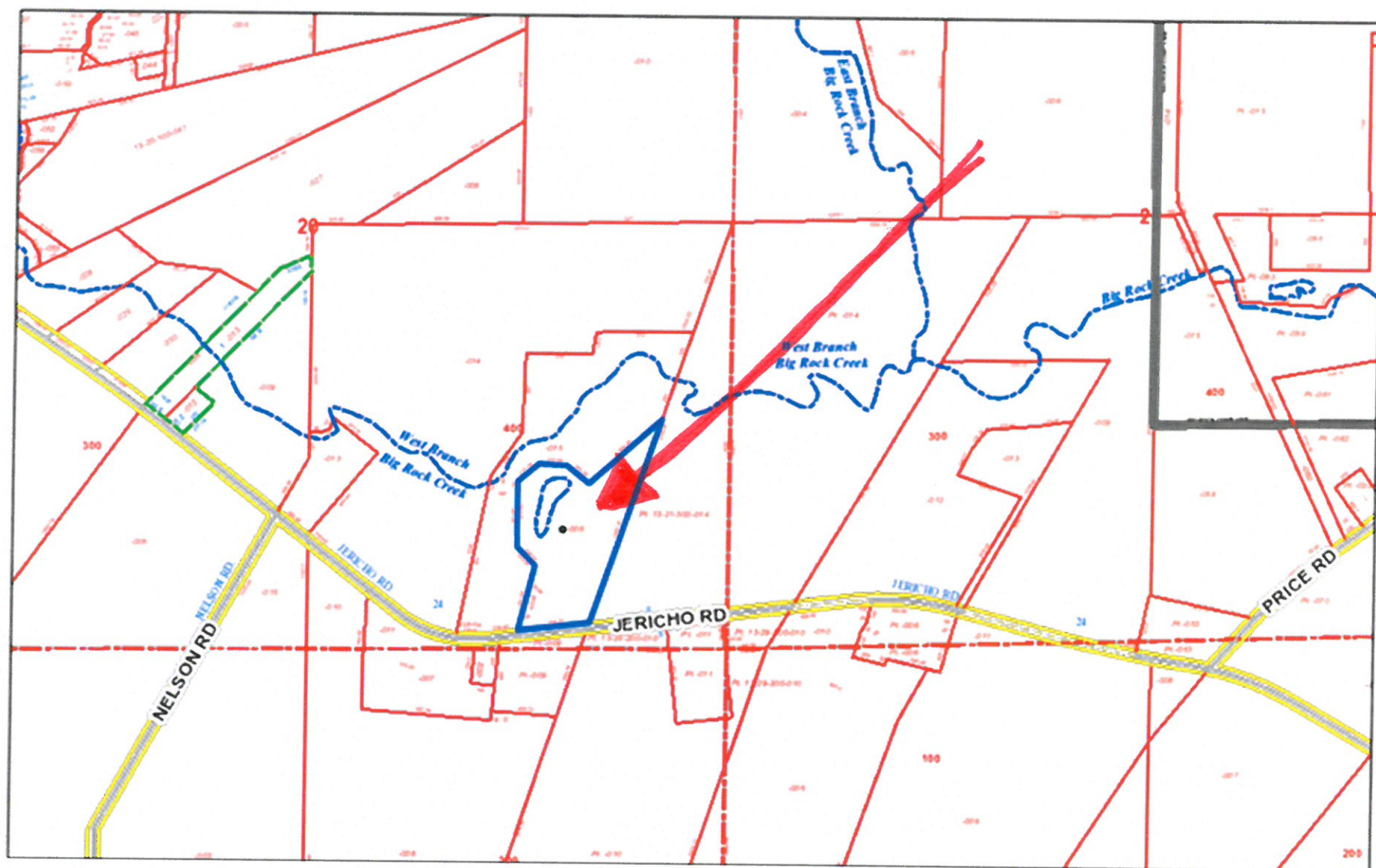
- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity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

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	August 5, 2025 September 2, 2025
Development Committee:	September 16, 2025
Kane County Board:	October 14, 2025

Petition 4665, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, September 16, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4665, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, October 14, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.





ZONING BOARD OF APPEALS SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4665

PUBLIC HEARING DATE 9/2/25

PETITIONER NAME RIVERSIDE CLUB FOR ADVENTURE AND IMAGINATION

REQUESTED ACTION

SPECIAL USE DD. FOR - OTHER USES SIMILAR TO THOSE PERMITTED HEREIN AS SPECIAL USES

SUBJECT PROPERTY

49W226 JERICO ROAD, BIG ROCK TOWNSHIP (13-20-400-006)

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

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

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

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

There are plans in place to keep the activities that will occur within the property perimeters. This should contribute to the respect of the neighboring properties.

We were told unfavorably by testimony concerns about public safety and health; but positive testimony provided seems to minimize the concerns.

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

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

There was no evidence to indicate this will be an issue.

The concerns raised were for trespassing, noise, and traffic. These appear to have plans in place to address.

There has been no testimony regarding reduced property values.

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

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

There was no testimony provided that the normal development would be impeded.

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

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

There will not be much change within the property, drainage and other issues seem to be minimal since the topography is not expected to be changed much.

The drive width has been discussed, according to testimony the drive is estimated to be 40' at entrance.

Staff stipulations help to address these concerns.

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

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

There has been testimony by the Sheriff's office there is potential traffic problems during larger events.

The follow up email from the Sheriff's office has stated this may be resolved through other conversations.

The petitioner and others have mentioned car pooling to minimize traffic concerns.

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

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

Testimony heard supported this project for youth development.

This may be questioned for appropriate zoning application; the Zoning Enforcement Officer was consulted for definition.

The State's attorney may be consulted for this zoning application.

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

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA:

(circle one)

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

The motion PASSED by a vote of 5 to 1, with _____ Abstention(s) and 1 Absent.

On this 2nd day of September, 2025.

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

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

9.2.2025

Date

09/02/2025

Date

09/02/2025

Date

09/02/2025

Date

09/02/2025

Date

9/2/25

Date

Date



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4667

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

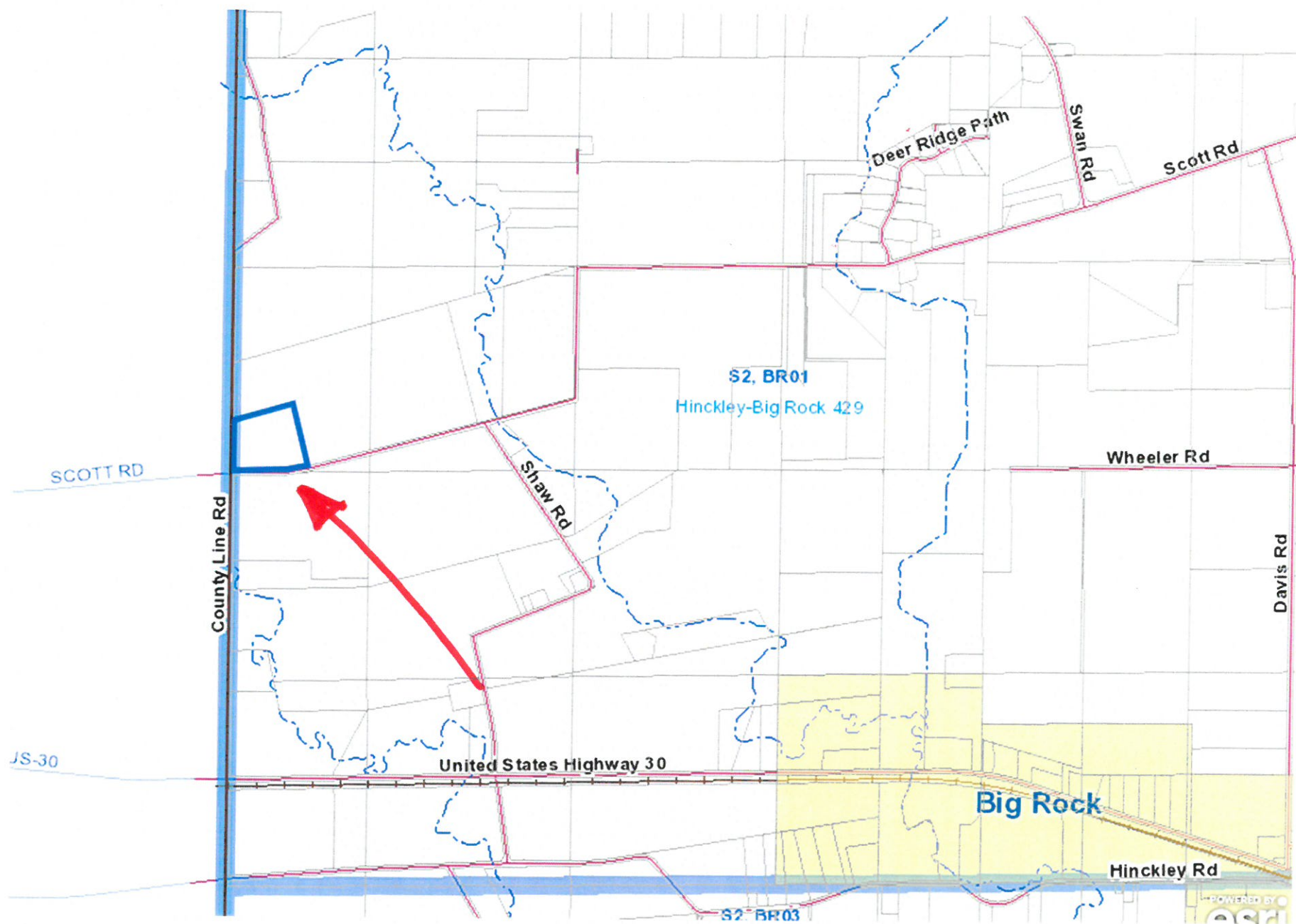
Keith Berkhout 630-232-3495

Budget Information:

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

Summary:

Rezoning from F-Farming District to F-1 District Rural Residential to create a new residential parcel on the northwest portion of the property. The existing home will be the subject of a second F-1 rezoning which will keep this portion of the property in conformance for continued residential use.



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4667
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 rezoning from F-District Farming to F-1 District Rural Residential to create a new residential parcel be granted on the northwest portion of the property. The existing home will be the subject of a second F-1 rezoning which will keep this portion of the property in conformance for continued residential use be granted on the following described property:

DESCRIPTION OF F1 PARCEL A: That part of the Southwest 1/4 of Section 7, Township 38 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Section 7; Thence North 87 degrees 22 minutes 36 seconds East along the Center Line of Scott Road, 726.00 feet to an angle point in the Centerline of Scott Road; Thence North 79 degrees 41 minutes 36 seconds East along the Center Line of Scott Road, 30.21 feet to the Point of Beginning; Thence North 9 degrees 07 minutes 05" West, departing from the Center Line of Scott Road, 168.02 feet; Thence North 25 degrees 17 minutes 06 seconds West, 146.93 feet; Thence North 27 degrees 15 minutes 33 seconds West, 233.15 feet; Thence North 62 degrees 32 minutes 55 seconds East, 182.29 feet; Thence South 27 degrees 15 minutes 30 seconds East, 99.09 feet; Thence South 19 degrees 10 minutes 07 seconds West, 98.57 feet; Thence South 9 degrees 07 minutes 05 seconds East, 405.52 feet to the Center Line of Scott Road; Thence South 79 degrees 41 minutes 36 seconds West, 43.94 feet to the Point of Beginning, Containing 1.1968 Acres, more or less, in the Township of Big Rock, Kane County, Illinois. DESCRIPTION OF F1 PARCEL B: That part of the Southwest 1/4 of Section 7, Township 38 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Section 7; Thence North 0 degrees 15 minutes 25 seconds West along the West Line of said Section 7, 466.70 feet to the Point of Beginning; Thence continuing North 0 degrees 15 minutes 25 seconds West along said West line, 204.05 feet; Thence North 73 degrees 42 minutes 05 seconds East, 375.38 Feet; Thence South 0 degrees 15 minutes 25" East, 307.78 feet; Thence South 89 degrees 44 minutes 35 seconds West, 360.76 feet to the Point of Beginning, Containing 2.1194 Acres, more or less, in the Township of Big Rock, Kane County, Illinois. The property is located at 50W760 Scott Road, (13-07-300-003).

2) That the rezoning be granted subject to the following stipulations:

1. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 parcels and F parcel that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.
2. The Petitioner shall obtain temporary and final access permits from Big Rock Township.

- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on October 14, 2025

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Zoning Petition No. 4667

Michael & Deanna Bohanek

County Board District: 05 Bill Lenert

Zoning Board of Appeals Meeting
Tuesday, September 9, 2025 at 7:00pm



Petition Summary

Applicant

Michael & Deanna Bohanek

Property Owner

Michael & Deanna Bohanek

Action Requested

Rezoning from F-Farming District to F-1 District Rural Residential to create a new residential parcel on the northwest portion of the property. The existing home will be the subject of a second F-1 rezoning which will keep this portion of the property in conformance for continued residential use.

Subject Property

50W760 Scott Road, (13-07-300-003), Big Rock Township

Application

An application was received by the County on July 13, 2025; application documents for Petition 4667 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on August 22, 2025. Notice was published in the Daily Herald newspaper on August 23, 2025. And, a public hearing sign was posted on the subject property on August 22, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Big Rock Township, the Village of Big Rock, the Village of Hinckley, the Kane County Regional Planning Commission, School District 429, and the Hinckley Fire Protection District.

2040 Conceptual Land Use Strategy

50W760 Scott Road, Big Rock - Petition #4667

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

Core Themes

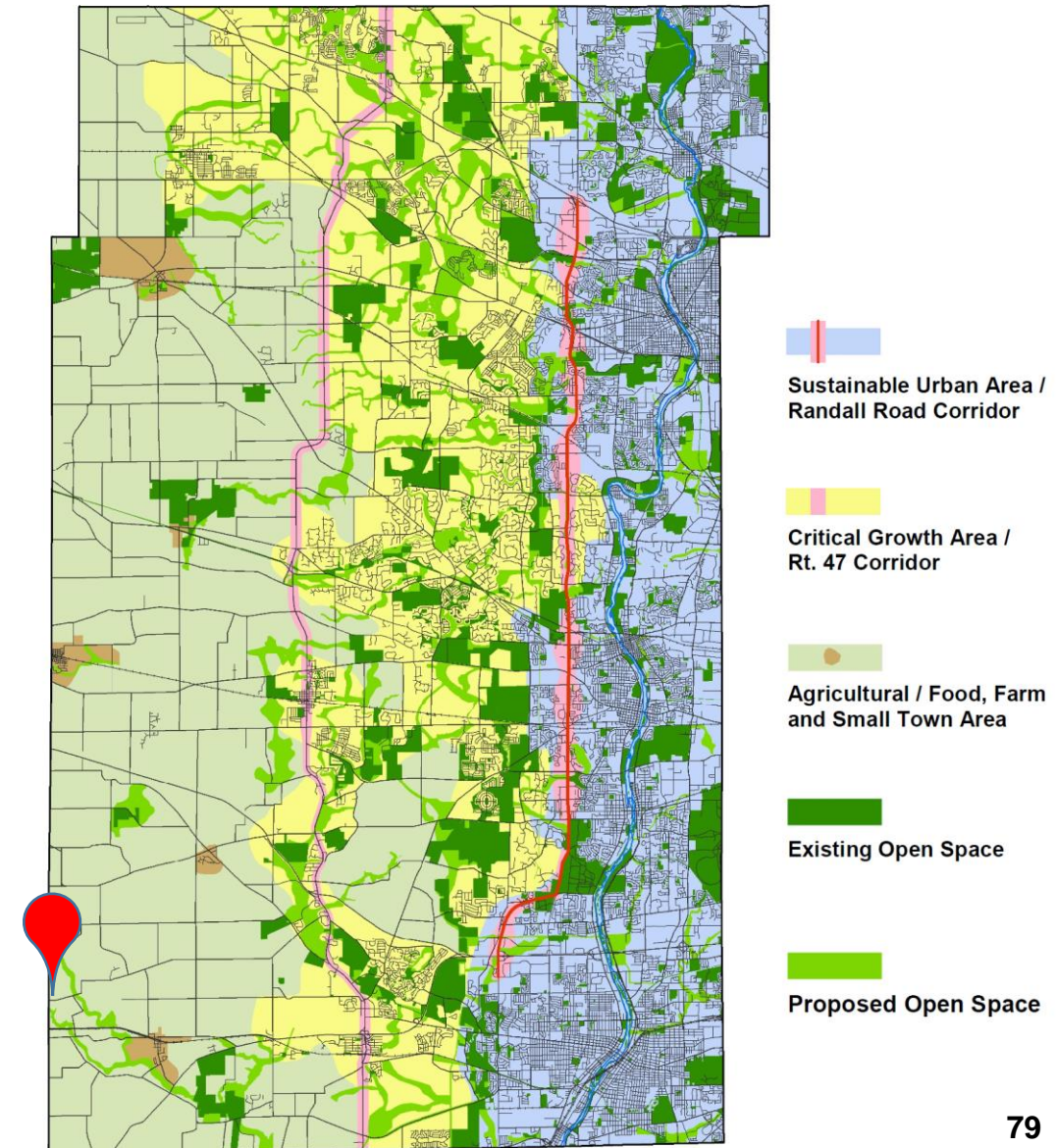
1. “***Food and farm***,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns***,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

The Conceptual Land Use Strategy Map:

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

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

50W760 Scott Road, Big Rock - Petition #4667

2040 Planned Use: Agriculture

Characteristics of Areas Planned for Agriculture

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

2040 Plan Priority for Agriculture Land Use Areas:

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

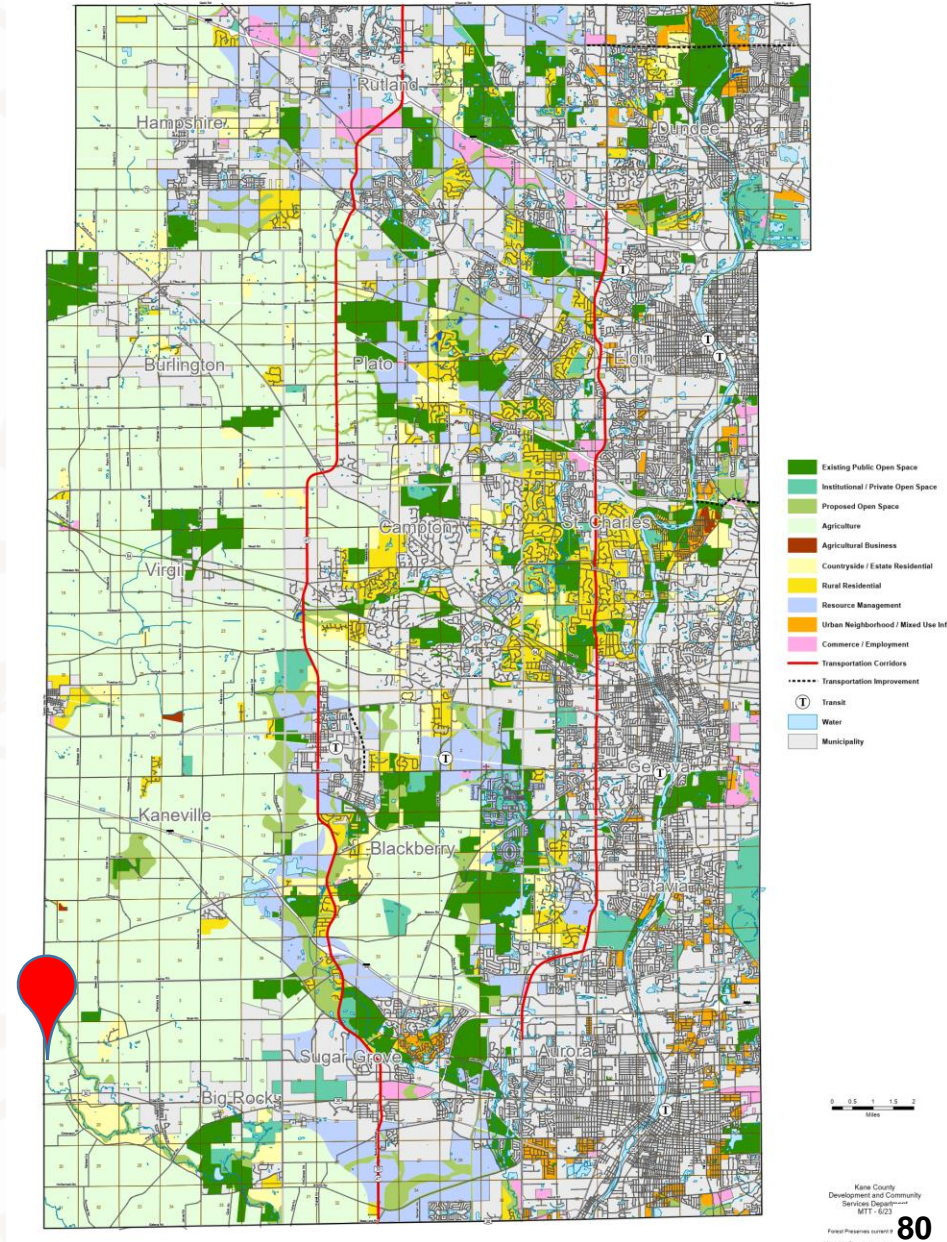
Prime Farmland:

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

Farmland of Statewide Importance:

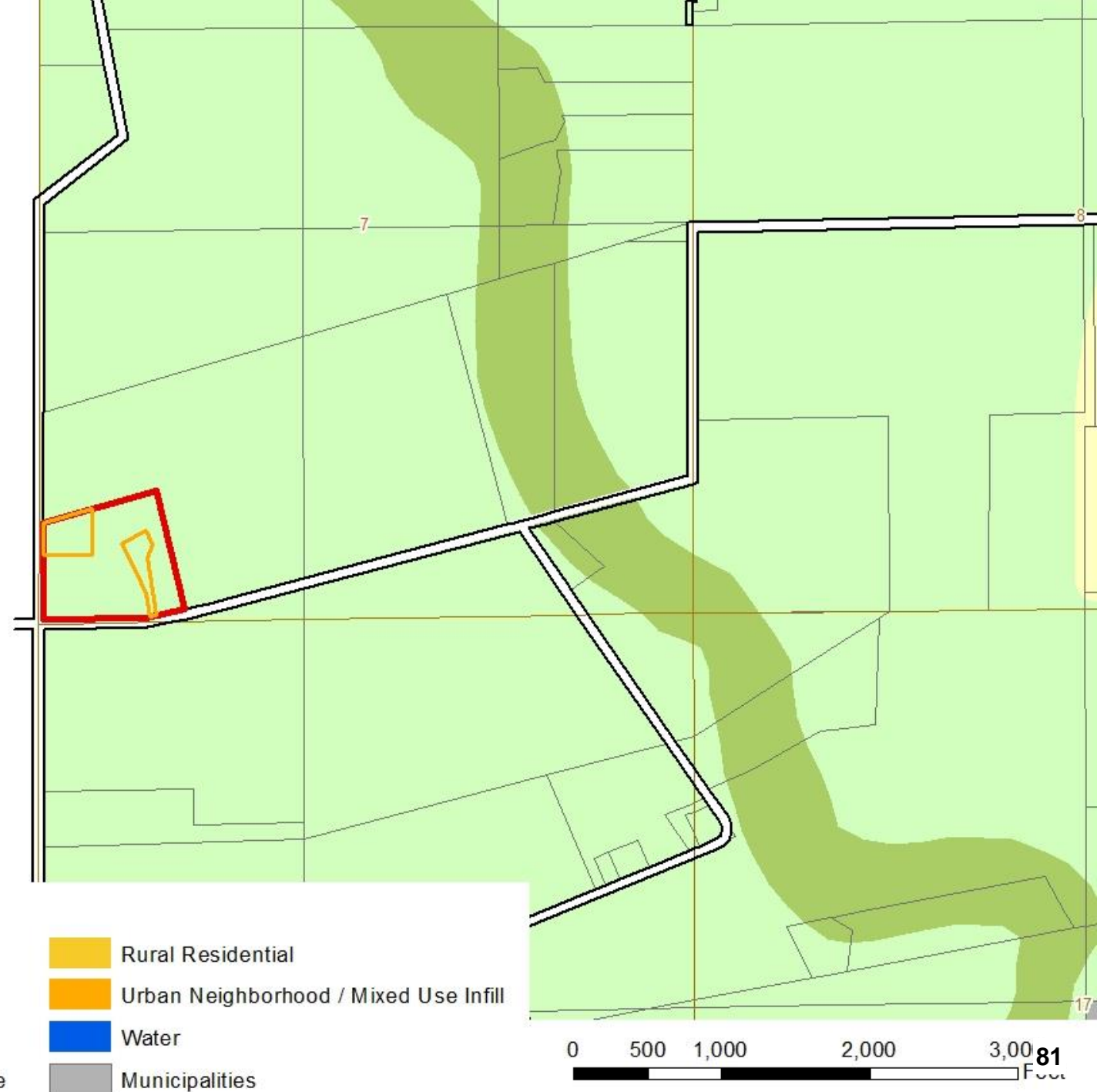
Highly productive farmland which excludes areas of Prime Farmland

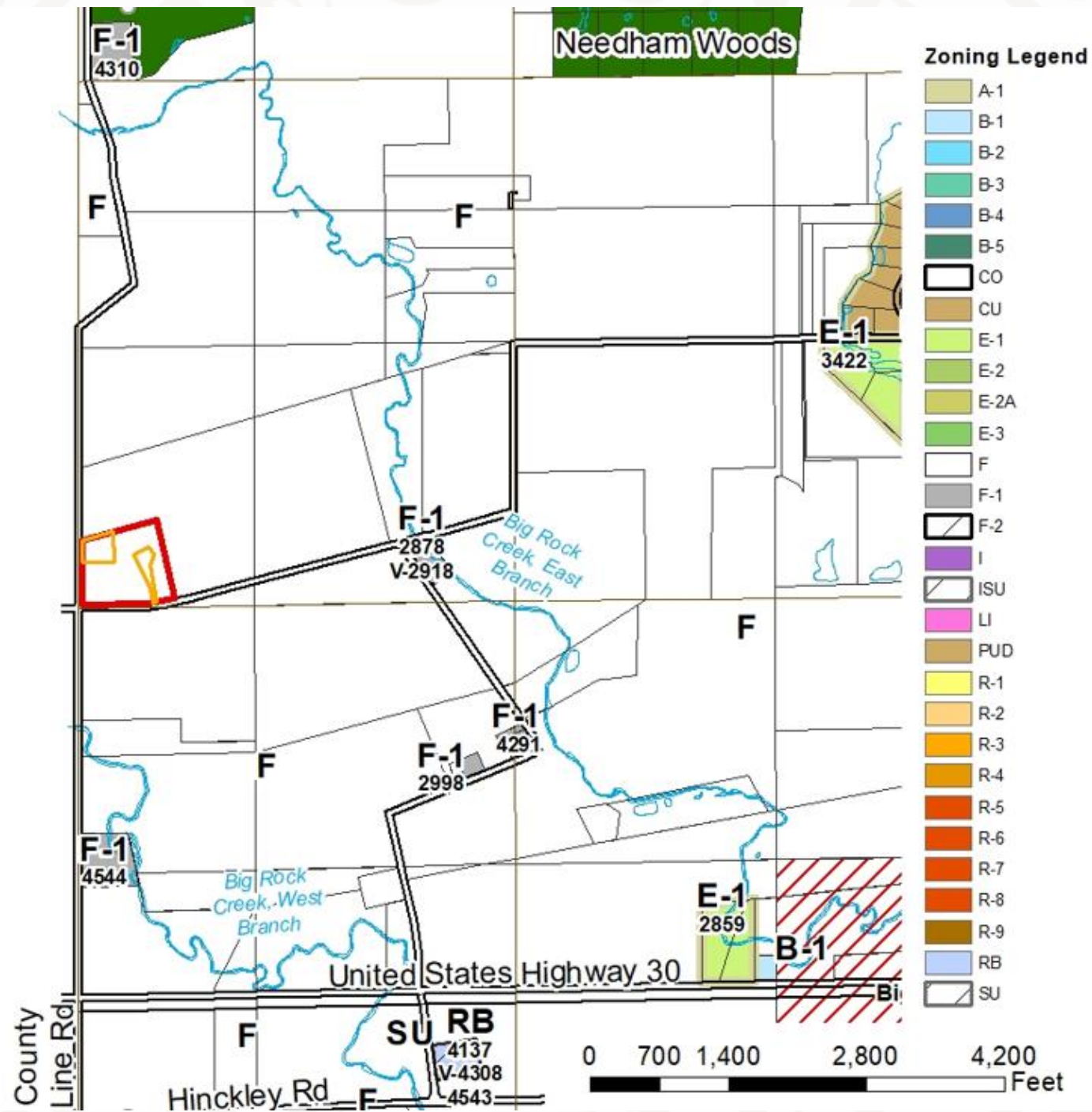
2040 LAND USE

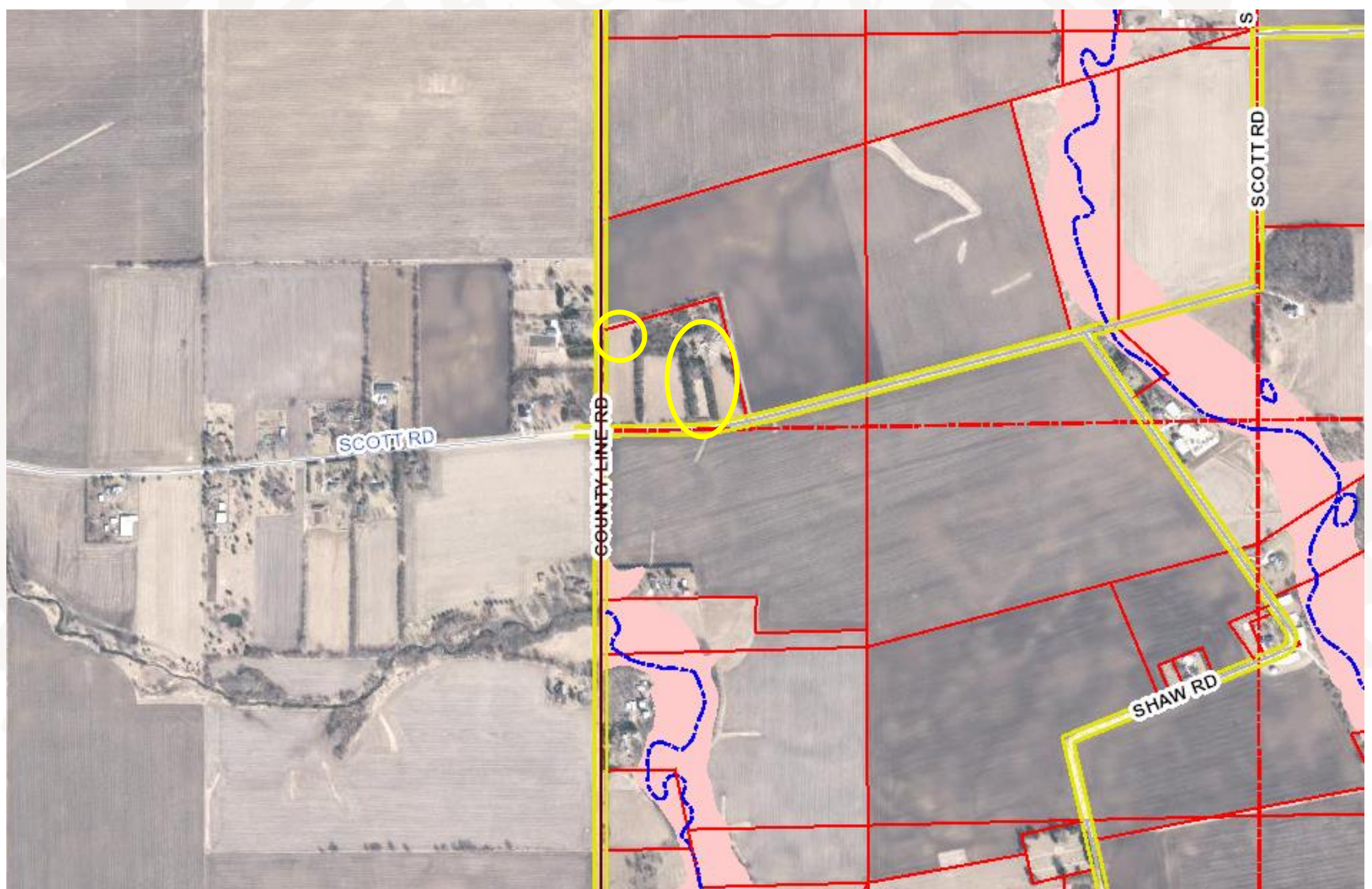


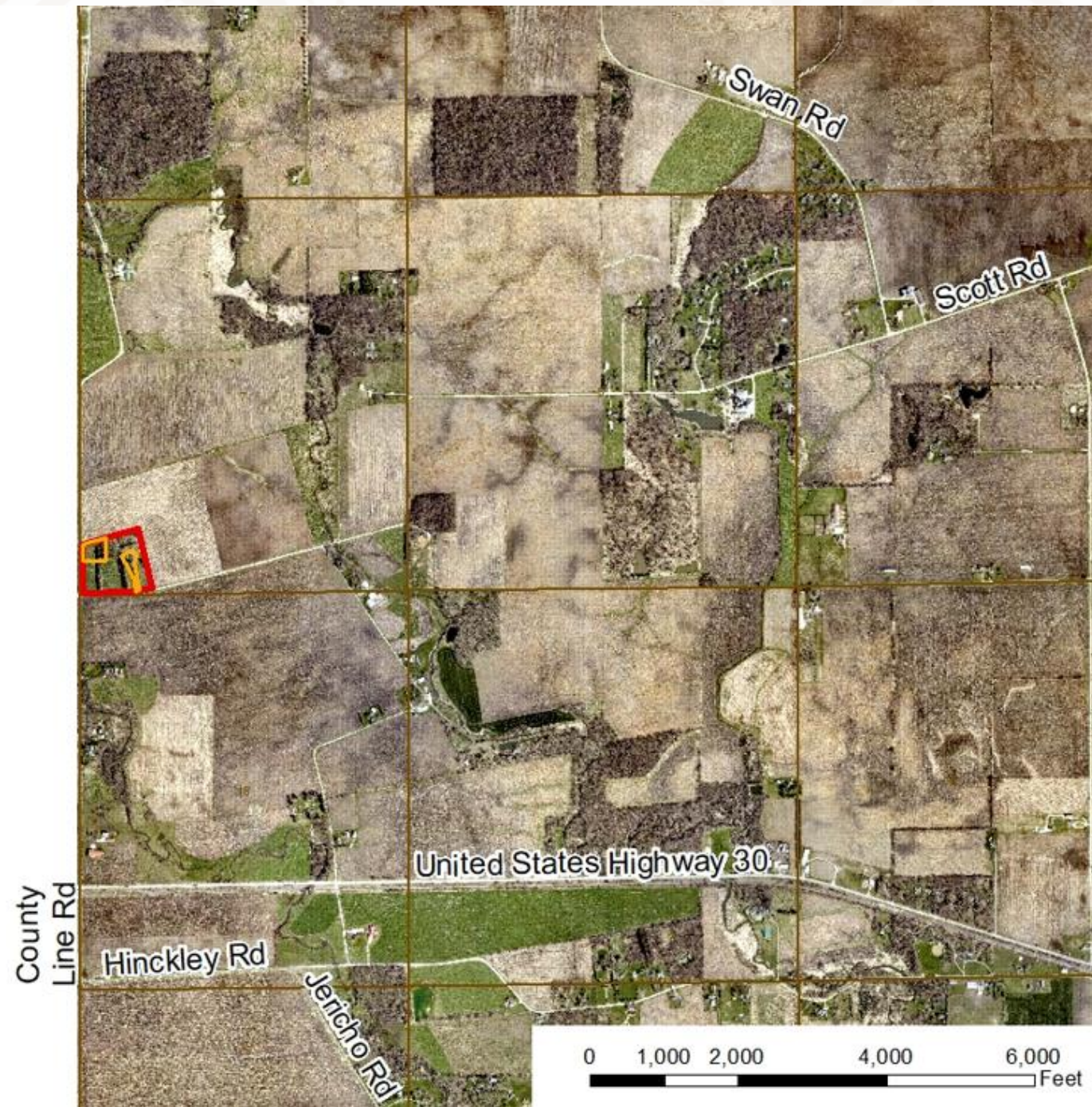
Analysis

- The 2040 Plan recognizes that some agricultural landowners may wish to create an additional lot or erect a dwelling unit for a family member on a portion of their land.
- The proposed F-1 conversion and addition of a new lot could result in a limited portion of agricultural land being removed from production.
- The 2040 Plan seeks to balance the need for protecting farmland with allowing agricultural land owners to manage their properties in ways that support prosperous and efficient operations.
- The 2040 Plan also emphasizes the value of local food production as an economic driver and a source of healthy foods for the community













SITE INSPECTION PHOTOS (PARCEL 1)



Photo 1 facing northwest



Photo 2 facing south



Photo 3 facing southwest



Photo 4 facing east



Photo 5 facing southeast



Photo 6 facing northeast

SITE INSPECTION PHOTOS (PARCEL 2)



Photo 1 facing southeast



Photo 2 facing east



Photo 3 facing west



Photo 4 facing southwest

Water Resources

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

1. Elevation of the basement floor will be determined based on the Seasonal High-Water Table. Please note that not all sites are suitable for basements.

The Water Resources department requests the following stipulation:

1. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 parcels and F parcel that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.

Transportation

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

1. The Petitioner shall obtain temporary and final access permits from Big Rock Township.

Environmental Health

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

1. Each lot must be able to support and fully contain a separate well and septic system sized for a residence/structure built on that site and maintain the required setback distances from structures and other systems per code.

Kane County Forest Preserve District

The Kane County Department of Transportation (KDOT) reviewed this Petition and has no concerns with the petition.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

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

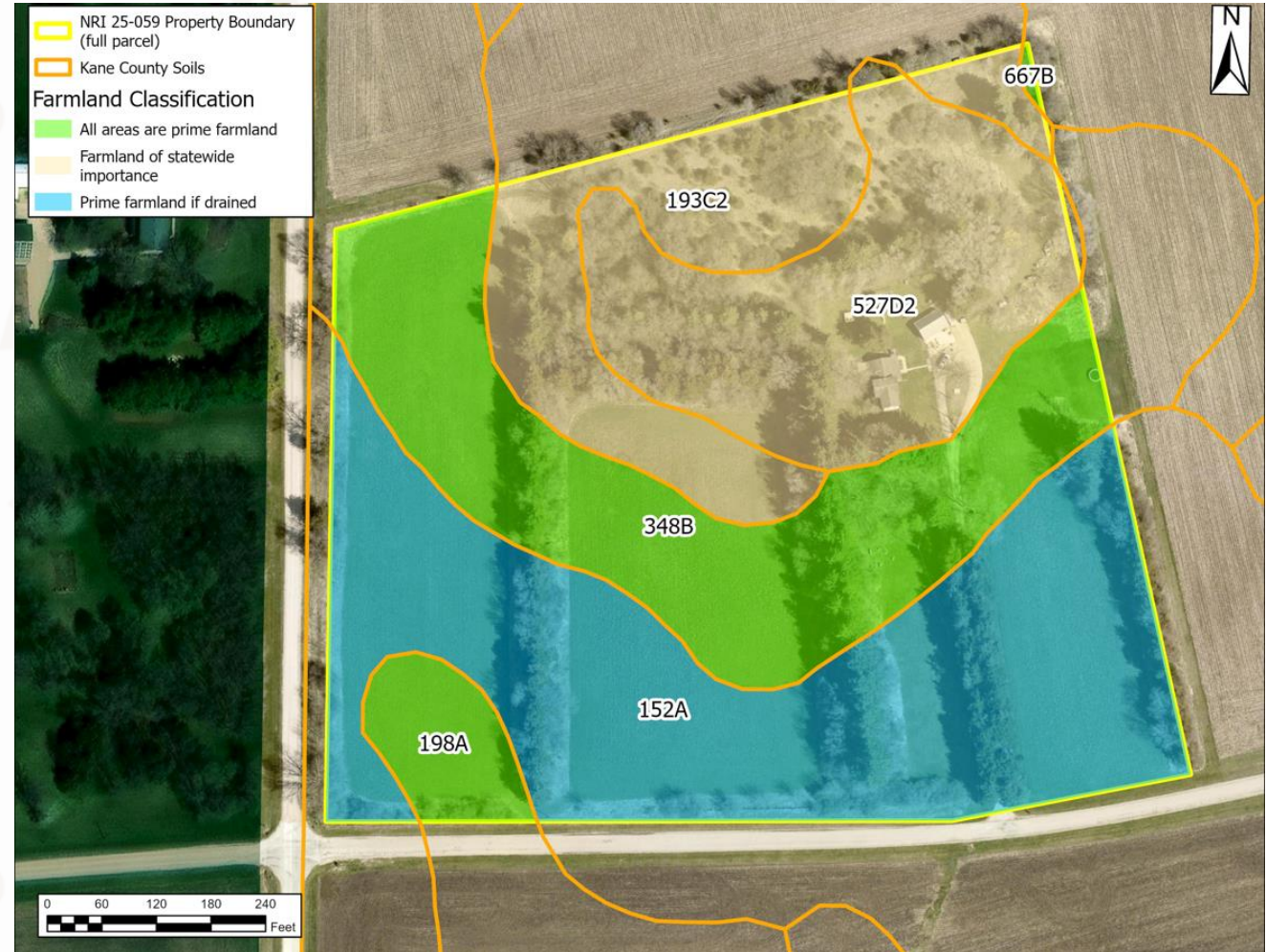
The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely.

Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland:** Farmland of statewide importance: 35%, Prime Farmland: 28% and Prime Farmland if drained: 37%.
- **LESA:** Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an LE score of 28 & a SA score of 54, with a total score of 82, placing it in the Moderate Protections category for farmland.
- **Land Planning & Development Concerns:** Based upon the LESA score and the Kane County Lane Evaluation and Site Assessment, this tracts warrants Moderate Protection effort from development.



Recommended Stipulations of Approval

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

1. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 parcels and F parcel that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.
2. The Petitioner shall obtain temporary and final access permits from Big Rock Township.

Public Comment

As of September 9, 2025, Kane County Technical Staff has not received correspondence from area property owners regarding the petition.

Objectors:

Area property owner

Standards / ZBA Findings

25-8-2-3: CONDITIONS FOR REZONING:

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

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

- A. Existence of nonprime farmland based on the Kane County soil survey and the important farmlands map, prepared by the U.S. Department of Agriculture, Soil Conservation Service and other applicable sources;
- B. Topography;
- C. Manmade and physical features which may serve as barriers;
- D. Vegetative cover;
- E. Parcel size;
- F. Adjacent land uses.

25-8-2-4: LOT SIZE:

Every one-family detached dwelling hereafter erected shall be located on a tract of land having an area of not less than one acre nor more than forty (40) acres. The exact amount of acreage for each lot shall be determined in each individual case by the County Board after receipt of recommendations from the Zoning Board of Appeals. In determining the specific lot size to be required, the County Board and the Zoning Board of Appeals shall take into consideration (and the Zoning Board of Appeals shall make findings of fact with respect thereto) the following factors in each individual case:

- A. Existing topography and proposed topographical changes;
- B. Suitability of the subject property for subsurface sanitary disposal system;
- C. Soil types and soil characteristics;
- D. Existing conditions and proposed changes with respect to drainage of surface and subsurface waters;
- E. Existing and proposed vegetation and ground cover;
- F. Suitability of access, traffic conditions and congestion;
- G. Diminishing property values in the area or injury to the use and enjoyment of other property;
- H. Such other conditions and factors as to the Zoning Board of Appeals and the County Board shall appear relevant in each individual case.

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	September 9, 2025
Development Committee:	September 16, 2025
Kane County Board:	October 14, 2025

Petition 4667, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, September 16, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4667, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, October 14, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

STATE OF ILLINOIS)
COUNTY OF KANE) SS.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4666

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Natalie Zine, Zoning Planner – P: 630-232-3494 E: zinenatalie@kanecountyl.gov

Budget Information:

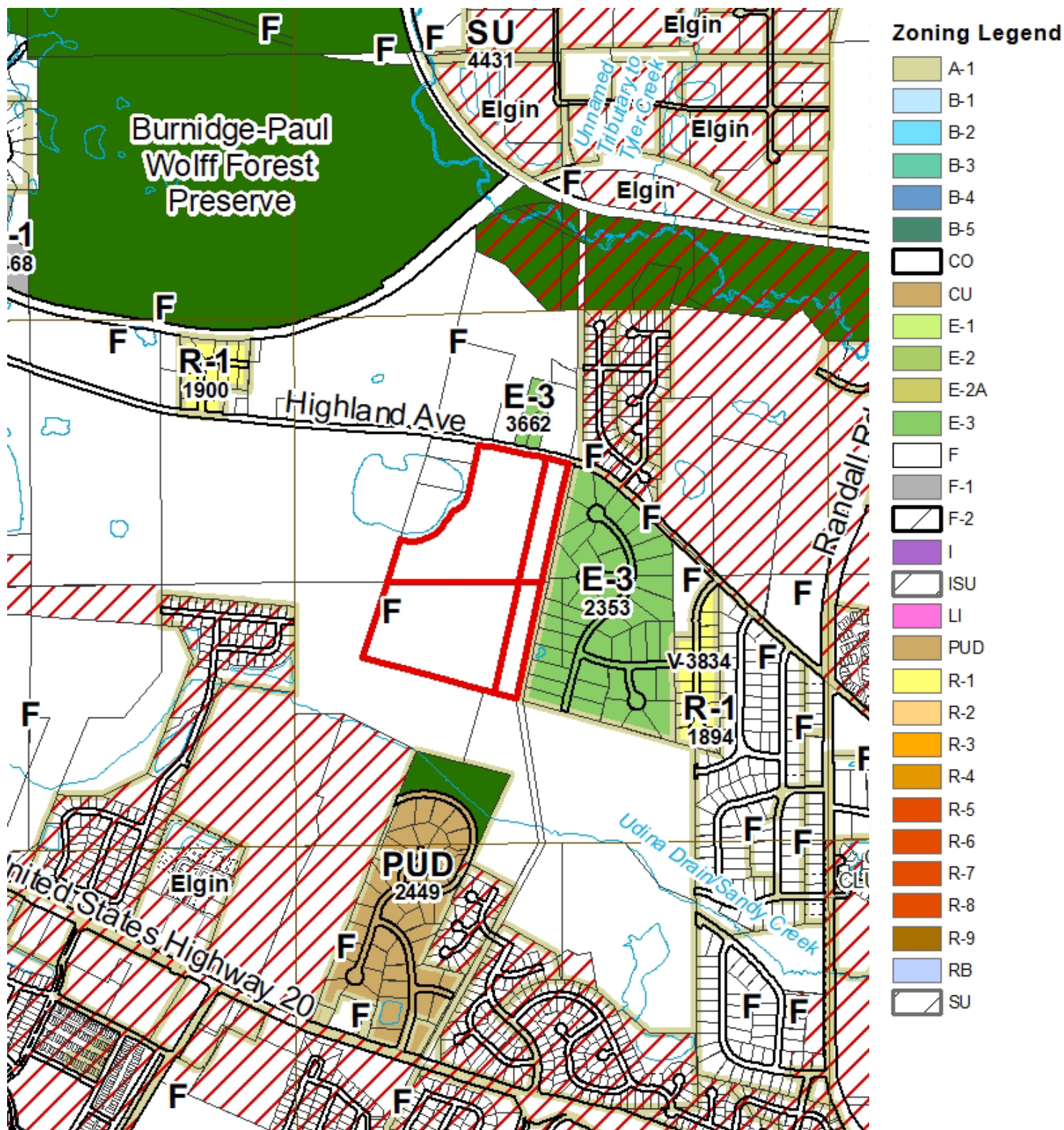
Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

Special Use Permit in the F-Farming Zoning District to allow for a commercial solar energy facility on property located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008).

PETITION NO. 4666
LOCATION MAP

A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility on property located on the south side of Highland Avenue, 0.7 miles west of Randall Road, in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008).





COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

ZONING PETITION SUMMARY

MTG DATE: September 16, 2025

TO: Kane County Development Committee

FROM: Natalie Zine, *Zoning Planner* | P: 630-232-3494 E: zinenatalie@kanecountyil.gov

SUBJECT: Zoning Petition No. 4666 “SV CSG Wilson School Solar”

GENERAL INFORMATION

APPLICANT

SV CSG Wilson School Solar LLC

PROPERTY OWNER

CHB Family Limited Partnership

REQUESTED ACTION

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

SUBJECT PROPERTY

Approximately 34 acres located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008).

KANE COUNTY BOARD DISTRICT – 22 Verner Vern Tepe

PROJECT DESCRIPTION

SunVest Solar, LLC, doing business as SV CSG Wilson School Solar, LLC is proposing to develop up to a 5 MW AC Solar Facility approximately 34 acres of the +/- 47-acre property located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois. The proposed Solar Facility will be developed as part of the Illinois Power Agency and State of Illinois program that provides utility customers the ability to secure part or all of their energy needs from solar energy. See ‘Project Narrative’ for more information.

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on July 25, 2025. All received application documents for Petition 4666 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website. See also “Exhibit A” Zoning Petition No. 4666 Submittal Documents attached.

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250’ of the subject property on August 15, 2025. Notice was published in the Daily Herald newspaper on August 16, 2025. And a public hearing sign was posted on the subject property on August 15, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Elgin Township Highway Commissioner, City of Elgin City Administrator & Community Development Director, KDOT, School Districts 301 and U-46, and the Pingree Grove & Countryside Fire Protection District.

REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north by F- Farming District and E3 Estate District, to the east by a Nicor Gas Company easement and E3 Estate District beyond that



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(West Highland Acres Unit 2 Subdivision), to the south by F-Farming District, and to the west by F-Farming District. There have been no other zoning actions granted on the subject property in the past.

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

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

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

FUTURE LAND USE

The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas. The proposed installation of the solar array would likely limit the conversion of the site from an agricultural use to a commercial or other non-agricultural use for the duration of the renewable energy lease term. The Resource Management land use category is intended to preserve open space within planned unit developments and be adaptive to municipal land use planning goals.

The site of the proposed the solar array would fall within Elgin's planning area jurisdiction, which classifies the area as Single-Family Detached in the Future Land Use Map. The project would occur in close proximity to residential subdivisions to the east and northeast, and should make appropriate consideration for impacts on neighboring uses.

WATER RESOURCES

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

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An Engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this condition is met. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.



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5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures. All drain tile located on the property owners land shall be replaced with a modern drain tile system with observation structures and cleanouts, including the drain tiles located in the southeast portion of the property.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the native plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition. Per their comments, Highland Avenue is under the City of Elgin's jurisdiction. As such, the Petitioner shall contact the City of Elgin for access permit(s).

ENVIRONMENTAL HEALTH

The Kane County Health Department provided no comments.

FIRE PROTECTION DISTRICT

The Pingree Grove & Countryside Fire Protection District has reviewed the documents for the solar array, including the narrative, site plans, & setbacks, and does not see any significant concerns about the project at this time. This may change with the submittal of final documents for review. The only requirement missing currently is a KnoxBox for access to the property.

ADDITIONAL REPORTS & ANALYSIS

- Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the **Ecological Compliance Assessment Tool (EcoCAT)** – *The IDNR evaluated this information and concluded that adverse effects are unlikely. However, the Department recommends:*
 - *Establishing pollinator-friendly habitat as groundcover wherever feasible.*
 - *The site should be de-compacted before planting.*
 - *Long term management of the site should be planned for prior to development to ensure successful native pollinator habitat establishment and prevent the spread of invasive species throughout the lifetime of this project. An experienced ecological management consultant should be hired to assist with long-term management.*
 - *Required fencing, excluding areas near or adjacent to public access areas, should have a 6-inch gap along the bottom to prevent the restriction of wildlife movement. Woven wire or a suitable habitat wildlife friendly fence should be used. Barbed wire should be avoided.*
 - *Trees should be cleared between November 1st and March 31st. All night lighting should follow IDA guidance.*



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- Resource Preservation Review from the **Illinois State Historic Preservation Office (SHPO)** – *Determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.*
- **Natural Resources Inventory (NRI) Report** from the Kane-DuPage Soil & Water Conservation District (SWCD) – *Of this parcel, 9.6 percent or 5.4 acres are considered Farmland of Statewide Importance. The LE value for this site is 27 and the SA value is 27 for a total LESA score of 54. This score represents Low Protection effort warranted.*
- Results of any **United States Fish and Wildlife Service's** Information for Planning and Consulting environmental review – received report. **Report from Consultant “Area M”** – *The USFWS, IDNR, and Area M have largely determined the Project will have “No Effect” on most species, with tailored mitigation like avoiding key nesting or breeding seasons where slight risks remain. The natural heritage dataset includes records of eight Sensitive Resources within the Project vicinity. However, Area M has determined that the Project, as communicated, May Affect, not likely to adversely affect or have No Effect on these species due to the absence of habitat, a lack of impacts, or a lack of official observations within the Project vicinity. However, migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.*
- Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois **Nature Preserve Commission (INPC)** – *No State Dedicated Nature Preserves identified in the vicinity of the proposed solar facility.*
- Executed **Agricultural Impact Mitigation Agreement (AIMA)** with the Illinois Department of Agriculture was received with the Petitioner's application.
- **Natural Resources Impact Report from Consultant “Area M”**

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

PUBLIC COMMENT

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

RECOMMENDED STIPULATIONS

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

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An Engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this condition is met. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.



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7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures. All drain tile located on the property owners land shall be replaced with a modern drain tile system with observation structures and cleanouts, including the drain tiles located in the southeast portion of the property.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the native plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ZONING STANDARDS

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

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

ZONING BOARD OF APPEALS

The ZBA considered this zoning petition at a public hearing on **Tuesday, September 2, 2025 and Tuesday, September 9, 2025 (continued)**. Testimony in opposition to the project was heard from area neighbors and the City of Elgin; testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

The ZBA voted to recommend APPROVAL of Zoning Petition 4666, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility on property located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008), **with the recommended stipulations.**

DEVELOPMENT COMMITTEE

Petition 4666, the subject of this public hearing, will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, September 16, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

KANE COUNTY BOARD

Petition 4666, the subject of this public hearing, will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, October 14, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4666 Submittal Documents



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

"Exhibit A" Zoning Petition No. 4666 Submittal Documents

[4666_01_Kane County Zoning Application Signed \(Rcvd 07-25-2025\).pdf](#)

[4666_02_SUP Standards Worksheet Signed \(Rcvd 07-25-2025\).pdf](#)

[4666_03_Project Narrative \(Rcvd 07-18-2025\).pdf](#)

[4666_04_Land Lease \(Rcvd 07-18-2025\).pdf](#)

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[4666_13_Legal Description \(Rcvd 07-18-2025\).pdf](#)

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[4666_16_Copy of Petitioner Notice Letter \(07-18-2025\).pdf](#)

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[4666_17B_Supplemental Setback Info \(07-15-2025\).pdf](#)

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[4666_20_IDNR EcoCAT \(07-16-2025\).pdf](#)

[4666_21_SHPO Review & Results \(07-02-2025\).pdf](#)

[4666_22_NRI 25-047 Report \(06-06-2025\).pdf](#)

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[4666_30_Wetland Delineation Report \(06-17-2025\).pdf](#)

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[4666_34_Phase I ESA \(07-03-2025\).pdf](#)

[4666_35_Natural Resources Impact Report \(Rcvd. 08-18-2025\).pdf](#)

[4666_36_REVISED Site Plan \(Rcvd. 08-18-2025\).pdf](#)

[4666_37_CohnReznick Property Value Impact Report PART 1 \(08-15-2025\).pdf](#)

[4666_38_CohnReznick Property Value Impact Report PART 2 \(08-15-2025\).pdf](#)



ZONING BOARD OF APPEALS SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO.

PUBLIC HEARING DATE

PETITIONER NAME

REQUESTED ACTION

SUBJECT PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA:

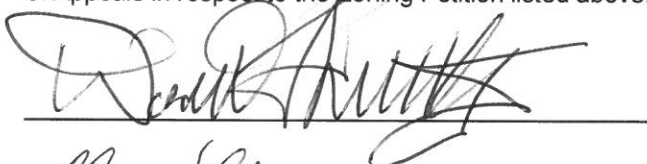
(circle one)

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

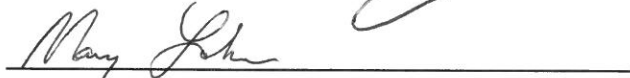
The motion PASSED by a vote of 4 to 0, with 0 Abstention(s) and 3 Absent.

On this 9th day of SEPTEMBER, 2025.

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



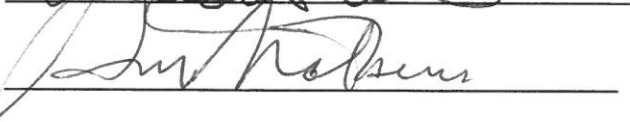
9.9.2025
Date



9-9-2025
Date



9.9.2025
Date



9-9-2025
Date

Date

Date

Date



ZONING BOARD OF APPEALS RECOMMENDATION

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

The Kane County Zoning Board of Appeals, at a public hearing on September 2, 2025 and continued on September 9, 2025, duly heard the testimony of the petitioner and others in connection with the **Zoning Petition No. 4666**, of SV CSG Wilson School Solar LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility on property located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008).

A motion was made by Burt Natkins and seconded by Bill Wilson to recommend APPROVAL of Zoning Petition No. 4666, including the submittal documents listed in "Exhibit A" attached, with the following recommended Stipulations of Approval:

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this condition is met. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site based on this calculation and drainage in the area.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures. All drain tile located on the property owners land shall be replaced with a modern drain tile system with observation structures and cleanouts, including the drain tiles located in the southeast portion of the property.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.

9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for the native plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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

The motion PASSED by a vote of 4 to 0 with 0 abstention(s) and 3 absent.

On this 9th day of September, 2025.

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

“Exhibit A”
Zoning Petition No. 4666 Submittal Documents

[4666_00_Petition Presentation \(ZBA 09-02-2025\).pdf](#)

[4666_00_Petition Summary \(ZBA 09-02-2025\).pdf](#)

[4666_01_Kane County Zoning Application Signed \(Rcvd 07-25-2025\).pdf](#)

[4666_02_SUP Standards Worksheet Signed \(Rcvd 07-25-2025\).pdf](#)

[4666_03_Project Narrative \(Rcvd 07-18-2025\).pdf](#)

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[4666_34_Phase I ESA \(07-03-2025\).pdf](#)

[4666_35_Natural Resources Impact Report \(Rcvd. 08-18-2025\).pdf](#)

[4666_36_REVISED Site Plan \(Rcvd. 08-18-2025\).pdf](#)

[4666_37_CohnReznick Property Value Impact Report PART 1 \(08-15-2025\).pdf](#)

[4666_38_CohnReznick Property Value Impact Report PART 2 \(08-15-2025\).pdf](#)

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4666
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

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

COMCB AT THE SE COR OF SAID SEC 8; TH N 89 DEGS 38 MINS 30 SECS W, ALG THE S LI OF SAID SEC 8, A DISTNC OF 1067.26 FT (RECORD BEING N 89 DEGS 54 MINS W AND 1065.24 FT); TH N 00 DEGS 02 MINS 50 SECS E, A DISTNC OF 877.05 FT (RECORD BEING N AND 875.82 FT) TO THE NELY COR OF LOT 14 IN BLOCK 3 OF THE THIRD ADDN TO ALMORA HEIGHTS, BEING A SUBDIVISION OF PART OF THE SE QTR OF SEC 8 AND PART OF THE NE QTR OF SEC 17, TWP AND R AFSD; TH N 74 DEGS 06 MINS 00 SECS W, A DISTNC OF 2112.54 FT (RECORD BEING N 74 DEGS 06 MINS W AND 2114.20 FT) TO AN EXISTING IRON STAKE FOR THE POB; TH N 74 DEGS 21 MINS 40 SECS W, A DISTNC OF 342.50 FT; TH N 74 DEGS 10 MINS 43 SECS W A DISTNC OF 1231.20 FT (RECORD BEING N 74 DEGS 09 MINS 10 SECS W AND 1231.50 FT) TO AN EXISTING IRON STAKE; TH N 18 DEGS 18 MINS 01 SECS E, ALG A MONUMENTED LI, SAID LI HINAFTR REFERRED TO AS LI "A", A DISTNC OF 2156.22 FT (RECORD BEING N 18 DEGS 16 MINS 30 SECS E 2159.30 FT) TO AN EXISTING IRON STAKE, HINAFTR REFERRED TO AS POINT "C"; TH N 15 DEGS 38 MINS 10 SECS E, ALG A MONUMENTED LI, A DISTNC OF 192.92 FT (RECORD BEING N 15 DEGS 56 MINS E AND 193.38 FT) TO THE CTRLI OF HIGHLAND AVENUE ROAD; TH S 79 DEGS 54 MINS 26 SECS E, ALG SAID CTRLI, A DISTNC OF 194.60 FT TO AN ANG IN SAID CTRLI; TH S 79 DEGS 33 MINS 48 SECS E, ALG SAID CTRLI, A DISTNC OF 251.30 FT TO AN ANG IN SAID CTRLI; TH S 79 DEGS 03 MINS 05 SECS E, ALG SAID CTRLI, A DISTNC OF 312.47 FT TO AN ANG IN SAID CTRLI; TH S 77 DEGS 34 MINS 22 SECS E, ALG SAID CTRLI, A DISTNC OF 300.00 FT TO AN ANG IN SAID CTRLI; TH S 75 DEGS 34 MINS 57 SECS E, ALG SAID CTRLI, A DISTNC OF 322.08 FT TO A MONUMENTED LI THE BEARS N 13 DEGS 22 MINS 18 SECS E AND PASSES THROUGH THE POB; TH S 13 DEGS 22 MINS 18 SECS W, ALG SAID MONUMENTED LI, A DISTNC OF 2443.46 FT (RECORD BEING S 13 DEGS 22 MINS W AND 2443.70 FT) THE POB: EXCEPTING THEREFROM THAT PART LYING NORTHERLY AND WLY OF THE FOLLOWING DESCRIBED LI SAID DESCRIBED AS DESCRIBED AS FOLLOWS: COMCG AT THE AFSD POINT "C" TH N 15 DEGS 38 MINS 10 SECS E, ALG A MONUMENTED LI, A DISTNC OF 192.92 FT (RECORD BEING N 15 DEGS 56 MINS E AND 193.38 FT) TO THE CTRLI OF HIGHLAND AVENUE ROAD; TH S 79 DEGS 54 MINS 26 SECS E, ALG SAID CTRLI, A DISTNC OF 194.60 FT TO AN ANG IN SAID CTRLI, TH S 79 DEGS 33 MINS 48 SECS E, ALG SAID CTRLI, A DISTNC OF 251.30 FT TO A MONUMENTED LI AND HEREAFTER REFERRED TO AS POINT "D"; TH S 11 DEGS 15 MINS 55 SECS W, ALG SAID MONUMENTED LI, A DISTNC OF 226.84 FT (RECORD BEING S 11 DEGS 30 MINS W AND 226.84 FT) TO AN EXISTING IRON STAKE, THIS LI HEREAFTER REFERRED TO AS LI "B"; TH N 80 DEGS 24 MINS 31 SECS W, A DISTNC OF 465.73 FT (RECORD BEING N 80 DEGS 10 MINS 50 SECS W AND 467.73 FT) TO A POINT ON THE AFSD LI "A" THAT IS 40.78 FT (AS MEASURED ALG SAID LI "A"), SLY OF AFSD POINT "C"; TH S 18 DEGS 18 MINS 01 SECS W, ALG SAID LI "A", A DISTNC OF 289.29 FT FOR THE POB OF SAID DESCRIBED LI; TH S 78 DEGS 44 MINS 05 SECS E, ALG SAID DESCRIBED LI, A DISTNC OF 520.96 FT TO THE INTERSECTION WITH A LI THAT IS 20.00 FT, AS MEASURED PERPENDICULAR, ELY OF AND PARALLEL TO THE AFSD LI "B"; TH N 11 DEGS 15 MINS 55 SECS E, ALG SAID PARALLEL AND DESCRIBED LI, A DISTNC OF 527.67 FT TO THE AFSD CTRLI, BEING ALG A LI THAT BEARS S 79 DEGS 03 MINS 05 SECS E FROM AFSD POINT "D" FOR THE TERMINUS OF SAID DESCRIBED LI, SITUATED IN ELGIN TWP, KANE COUNTY, ILLINOIS AND CONTAINING 75.31 ACRES MORE OR LESS.

The subject property is located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008)

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

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

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 October 14, 2025

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Zoning Petition No. 4666

SV CSG Wilson School Solar

Development Committee Meeting
Tuesday, September 16, 2025



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

SV CSG Wilson School Solar LLC

Property Owner

CHB Family Limited Partnership

Action Requested

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

Subject Property

Approximately 34 acres located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008).

County Board District 22 Verner Vern Tepe

Application

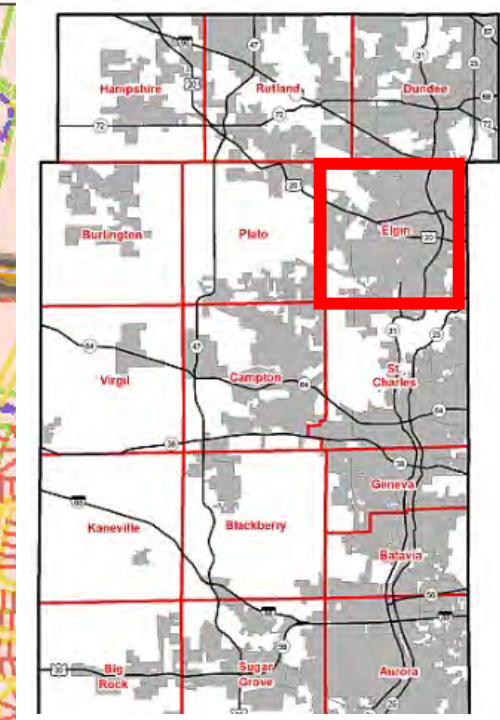
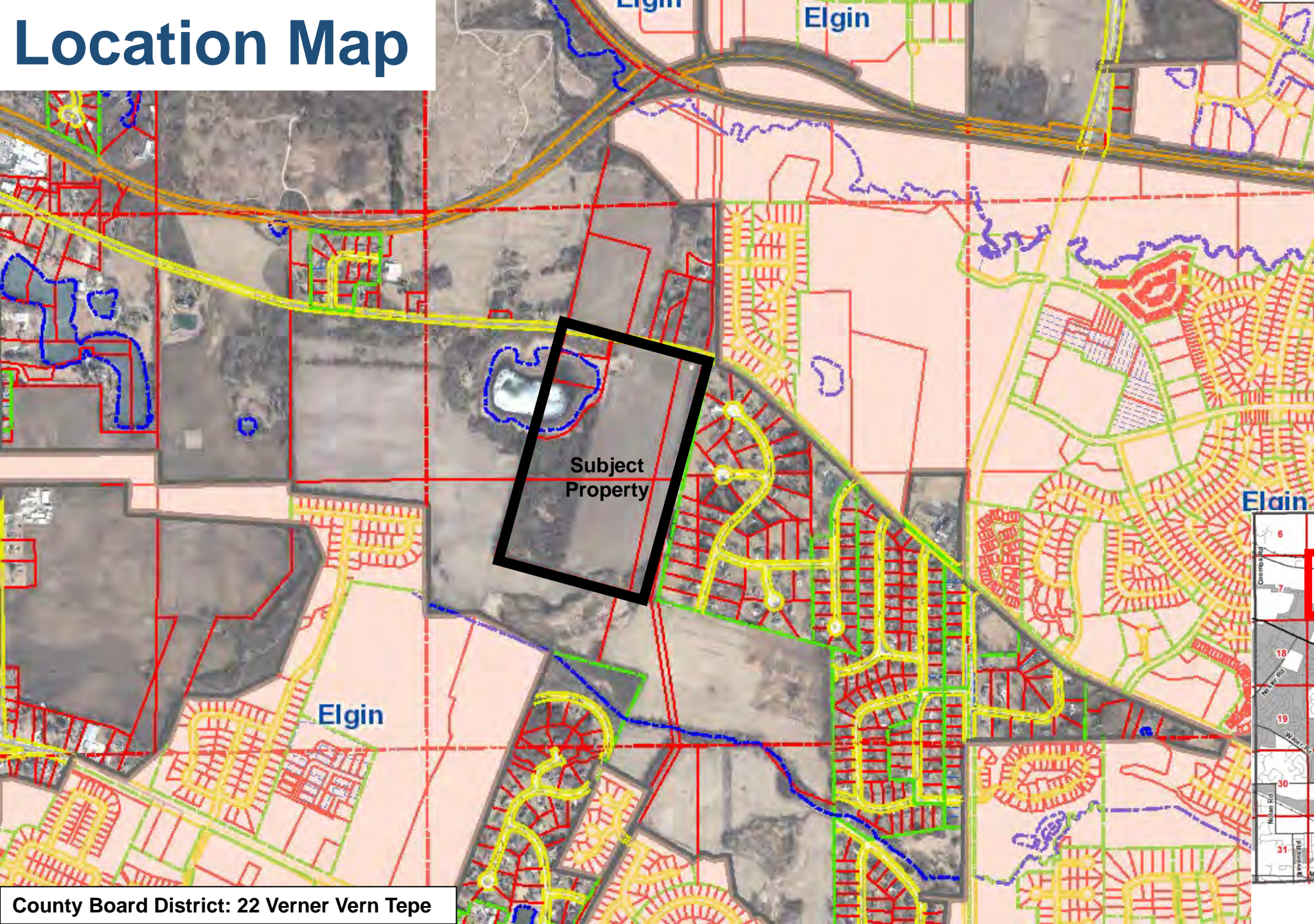
An application was received by the County on July 25, 2025; application documents for Petition 4666 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

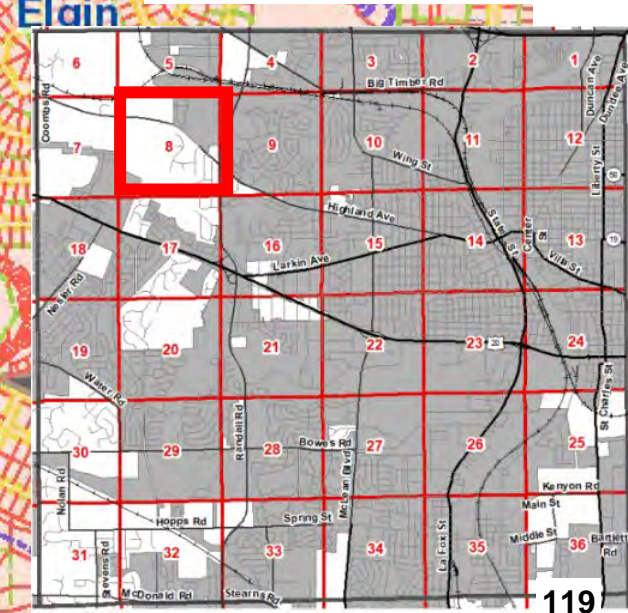
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on August 15, 2025. Notice was published in the Daily Herald newspaper on August 16, 2025. And, a public hearing sign was posted on the subject property on August 15, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Elgin Township Highway Commissioner, City of Elgin City Administrator & Community Development Director, KDOT, School Districts 301 and U-46, and the Pingree Grove & Countryside Fire Protection District.

Location Map



Kane County – Plato TWP



Elgin TWP – Section 8

Aerial Map



Highland Ave

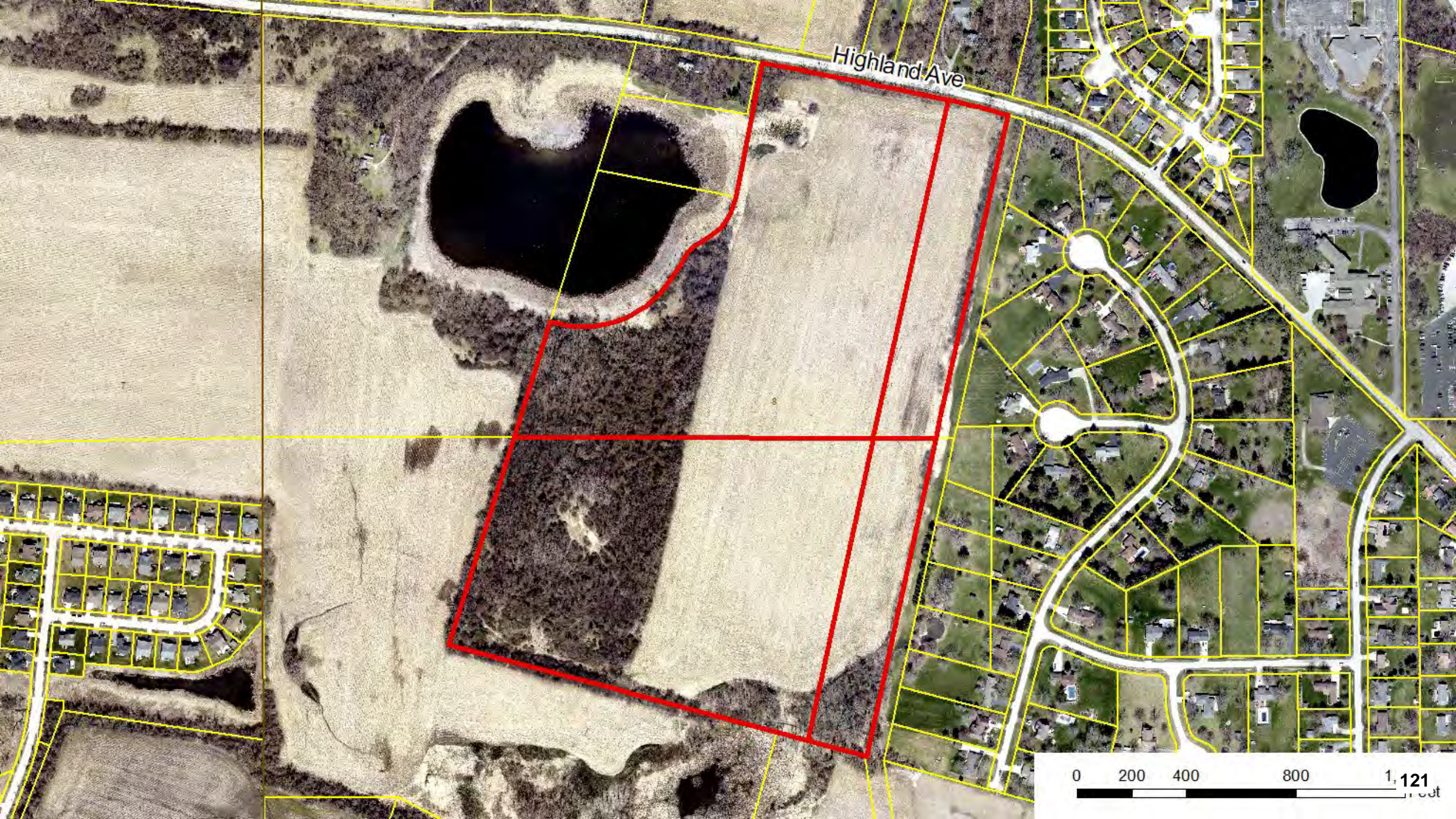
Randall Rd

Plank Rd

United States Highway 20

Russell Rd

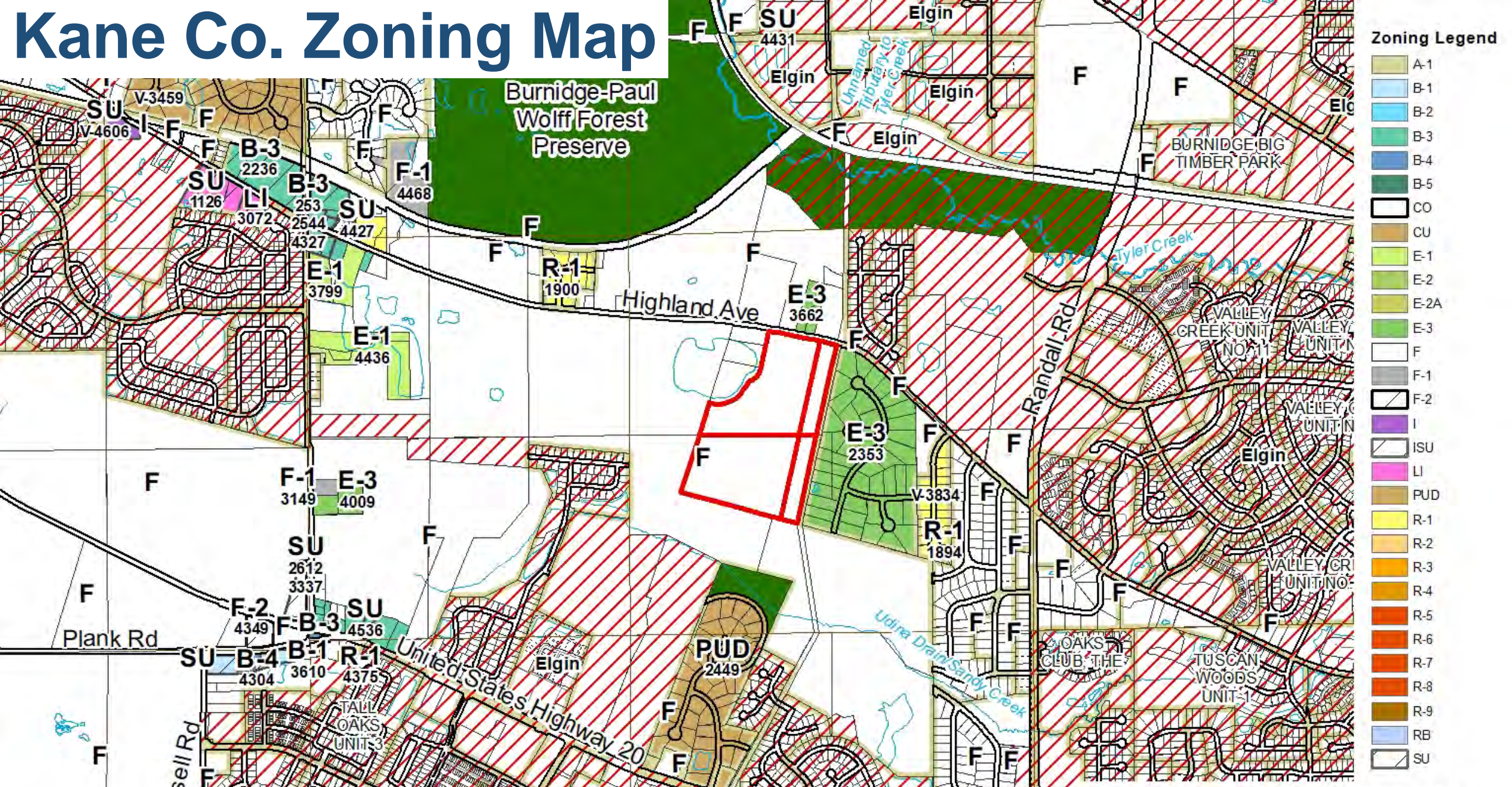
0 750 1,500 3,000 4,120 feet



Highland Ave



Kane Co. Zoning Map



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

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

2040 Conceptual Land Use Strategy

South Side of Highland Ave. – 0.7 miles East of Randall Rd.
Elgin Twp. – Petition #4666

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

Core Themes

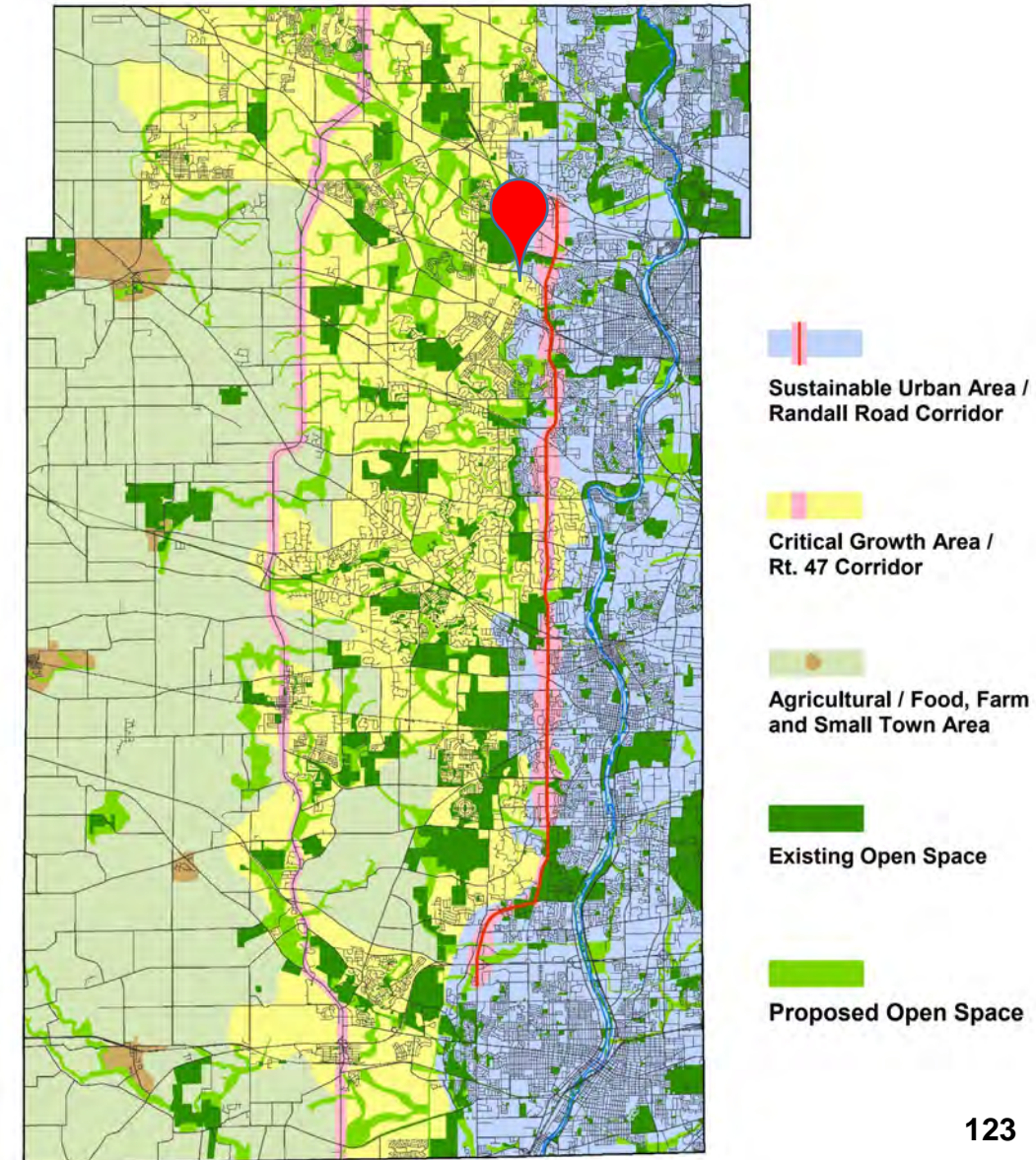
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation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

The Conceptual Land Use Strategy Map:

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

2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



2040 Land Use Analysis

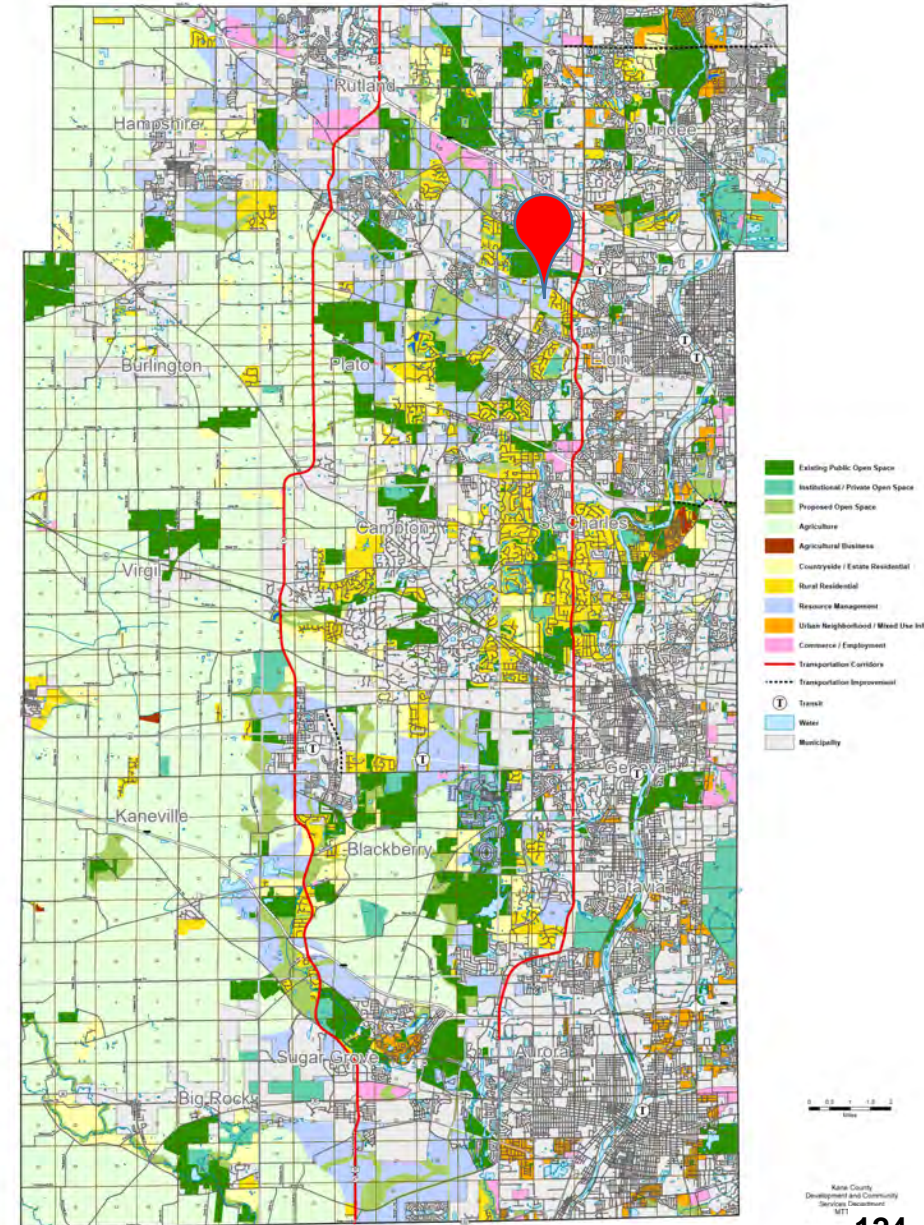
South Side of Highland Ave. - 0.7 miles East of Randall Rd.
Elgin Twp. - Petition #4666

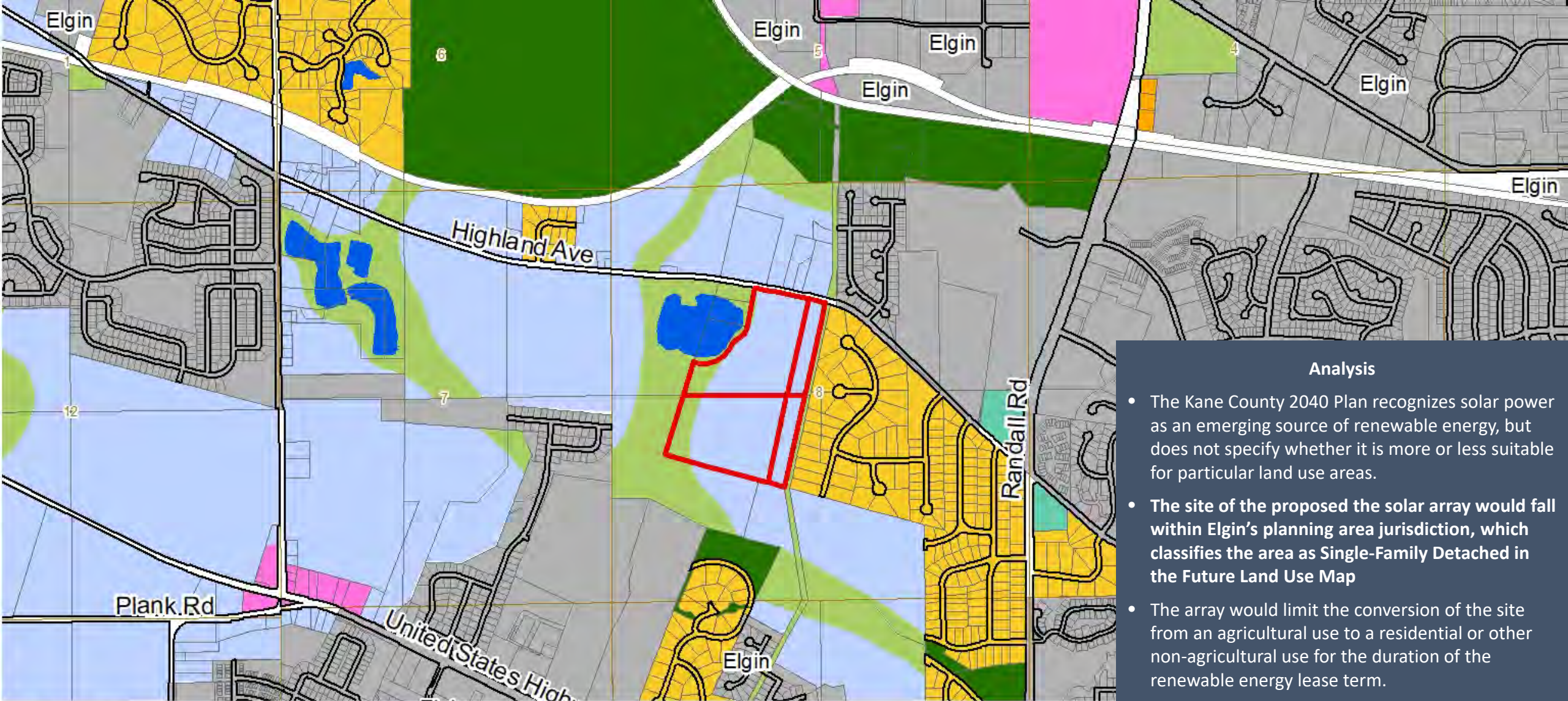
2040 Planned Use: Resource Management

Characteristics of Areas Planned for Resource Management

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

2040 LAND USE





Analysis

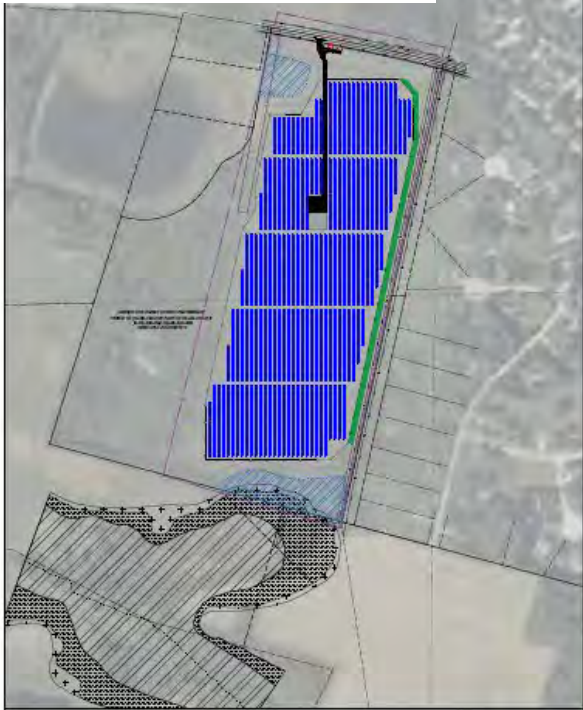
- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- **The site of the proposed the solar array would fall within Elgin’s planning area jurisdiction, which classifies the area as Single-Family Detached in the Future Land Use Map**
- The array would limit the conversion of the site from an agricultural use to a residential or other non-agricultural use for the duration of the renewable energy lease term.
- The project would occur in close proximity to residential subdivisions to the east and northeast, and should make appropriate consideration for impacts on neighboring uses.

2040 Land Use

 Agricultural Business	 Proposed Open Space	 Rural Residential
 Agriculture	 Resource Management	 Urban Neighborhood / Mixed Use Infill
 Commerce / Employment	 Existing Public Open Space	 Water
 Countryside / Estate Residential	 Institutional / Private Open Space	 Municipalities



Proposed Site Plan





SUNVEST
SOLAR LLC

107 W4025 PAUL CT. SUITE 100
PEWaukee, WI 53072
PHONE: (262) 547-1200
WWW.SUNVEST.COM

ELECTRICAL ENGINEER STAMP

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:

**30% ELECTRICAL
PRELIMINARY
PLAN SET (FOR
QUOTATIONS
PURPOSES ONLY)**

SCALE: 1" = 125'

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

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	07/31/25	
0	07/29/25	
REV	SET/DATE	NOTES
DRAWN BY: TG	DESIGNED BY: OS, BN	
SCALE: AS NOTED	JOB NO: 02082	

SV CSG WILSON
SCHOOL SOLAR, LLC
(42.053991°,-88.352688°)

SHEET TITLE
ARRAY LAYOUT

Setback Requirements

Address	Lot	Setback
12N669 Jackson Drive	16	312'
12N630 Jackson Drive	17	236'
12N612 Jackson Drive	18	301'
37W444 Elmer Court	21	387'
37W470 Elmer Court	22	287'
37W468 Elmer Court	23	326'
12N422 Jackson Drive	26	538'
12N402 Jackson Drive	27	480'
12N376 Jackson Drive	28	426'
12N346 Jackson Drive	29	434'
12N320 Jackson Drive	30	434'
12N290 Jackson Drive	31	459'
12N268 Jackson Drive	32	524'



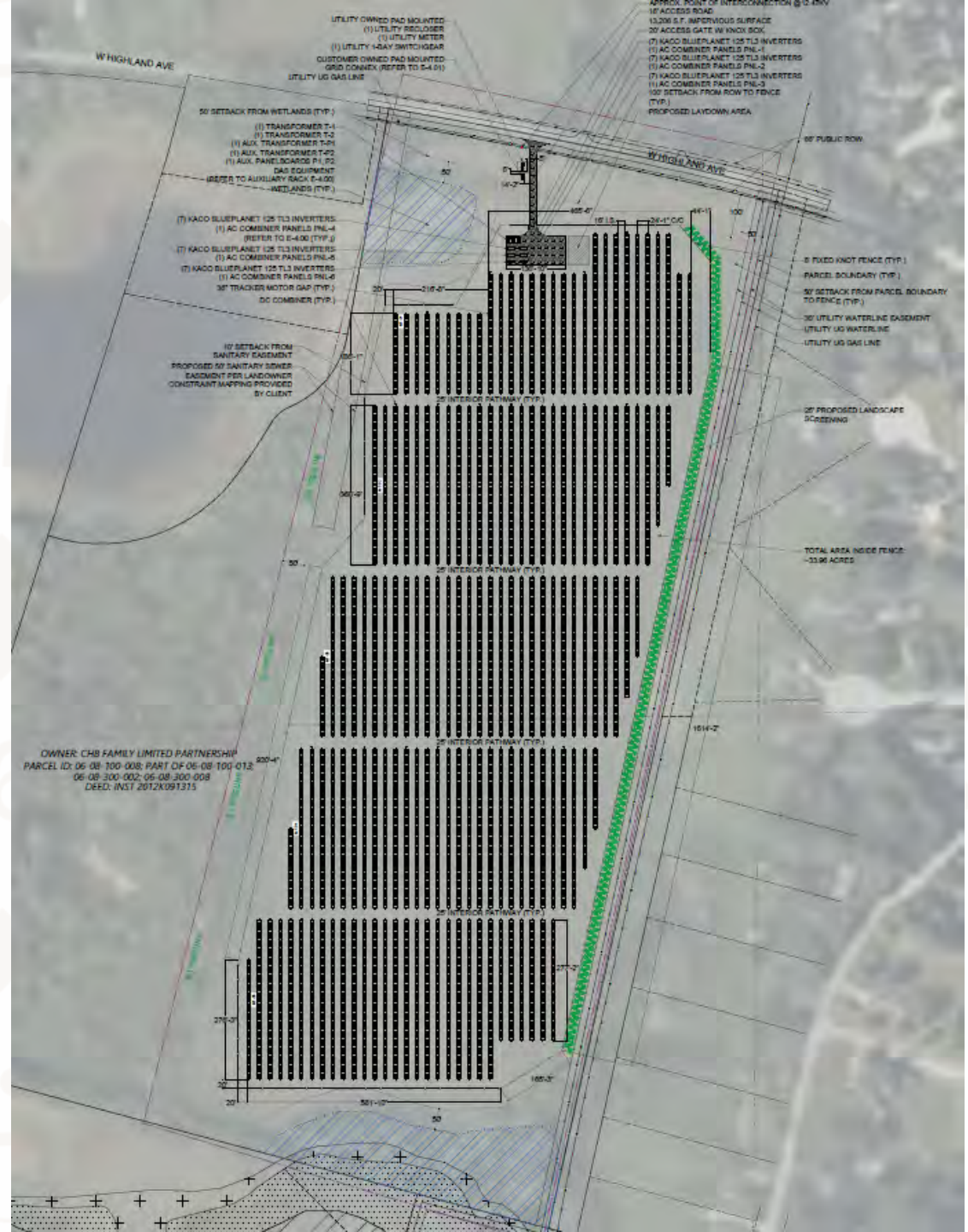
The Commercial Solar Energy Facility shall be sited as follows, with **setback distances** measured from the nearest edge of any component of the facility:

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



Landscaping/Vegetation

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

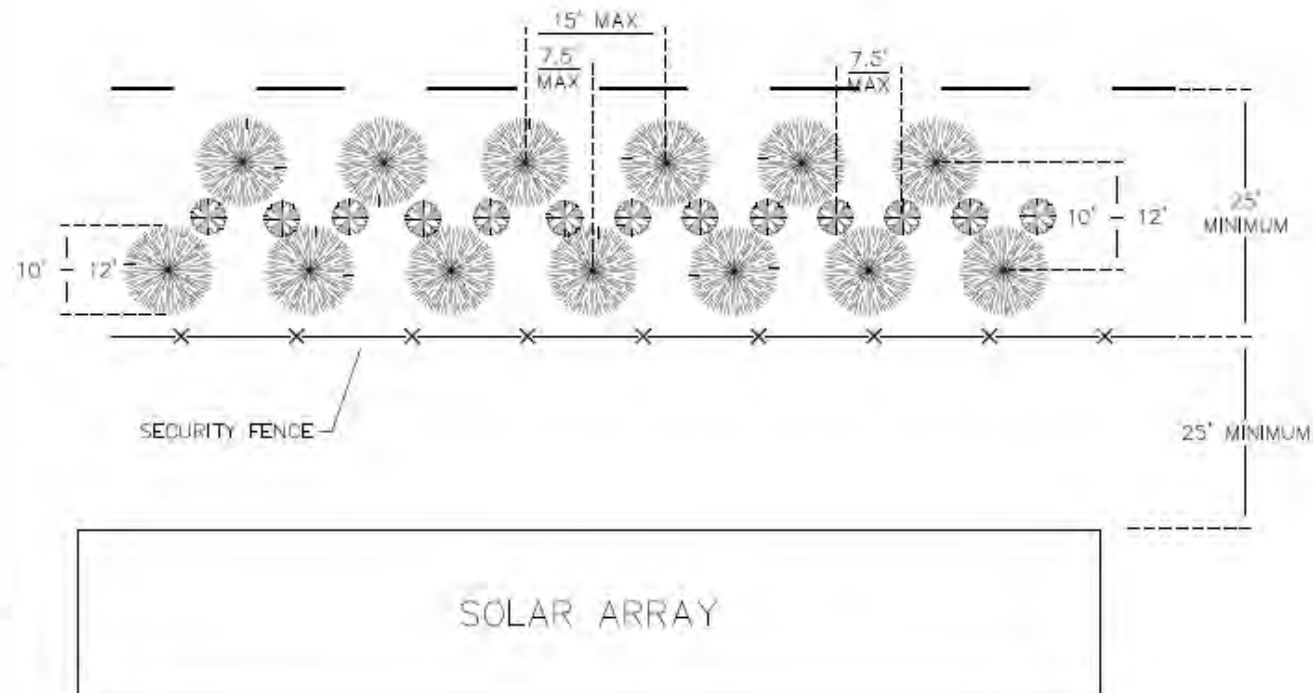


EVERGREEN PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
To	263	Thuja occidentalis EMERALD GREEN	4' MIN.	B & B

SHRUB PLANT LIST				
PLANT ID	PLANT QUANTITY	Scientific Name COMMON NAME	TYPE/SIZE	COMMENTS
Vd	262	Viburnum dentatum ARROWHEAD VIBURNUM	#3 Container	

VEGETATIVE BUFFER PLANT LIST

NOT TO SCALE

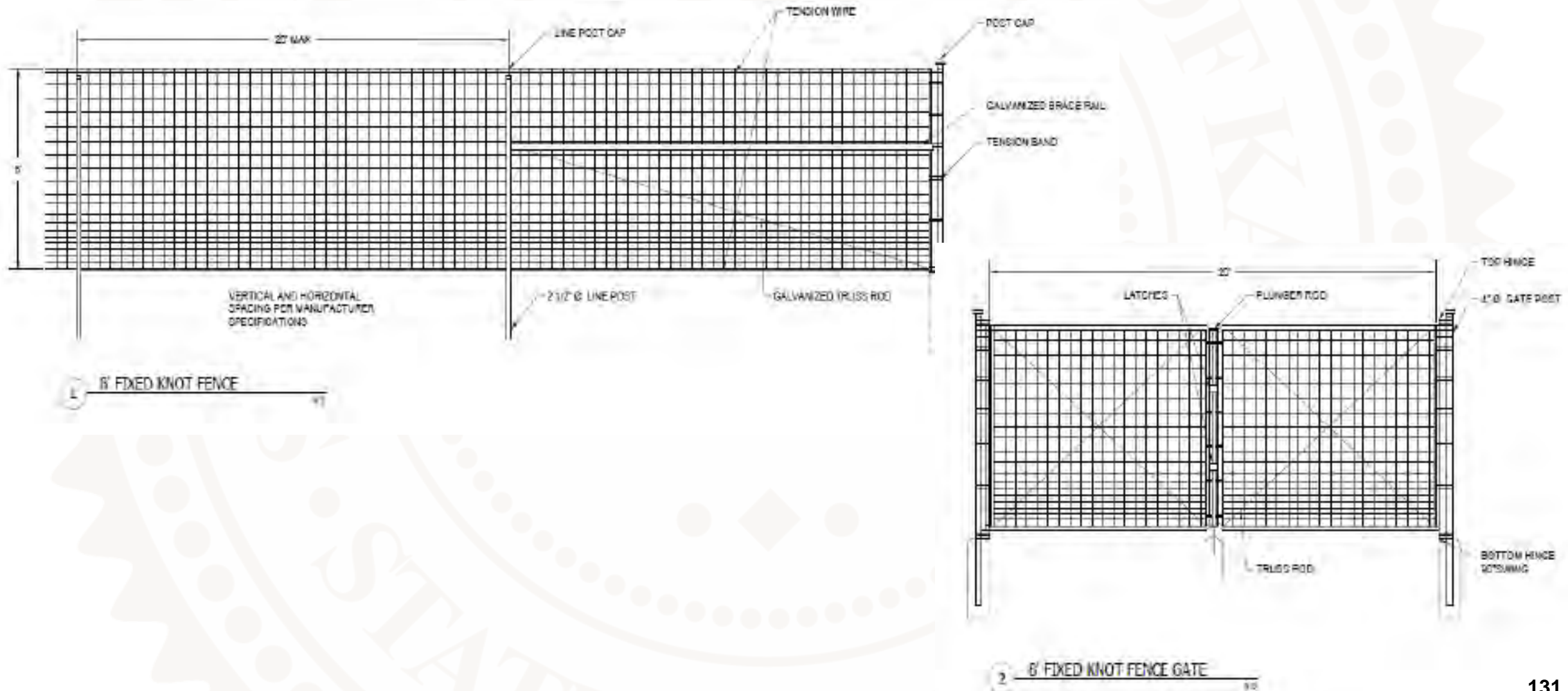


VEGETATIVE BUFFER SPACING DIAGRAM

NOT TO SCALE

Fence Detail

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



Water Resources

The Water Resources department reviewed the Zoning Petition and recommends the following stipulations for approval:

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

Transportation

- The **Kane County Department of Transportation (KDOT)** reviewed this Petition. Per their comments, Highland Avenue is under the City of Elgin's jurisdiction. As such, the Petitioner shall contact the City of Elgin for access permit(s).

Environmental Health

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

Fire Protection

- The **Pingree Grove & Countryside Fire Protection District** reviewed the documents for the solar array, including the narrative, site plans, & setbacks, and does not see any significant concerns about the project at this time. This may change with the submittal of final documents for review. The only requirement missing currently is a Knox Box for access to the property.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

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

However, the Department recommends:

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

Resource Preservation Review

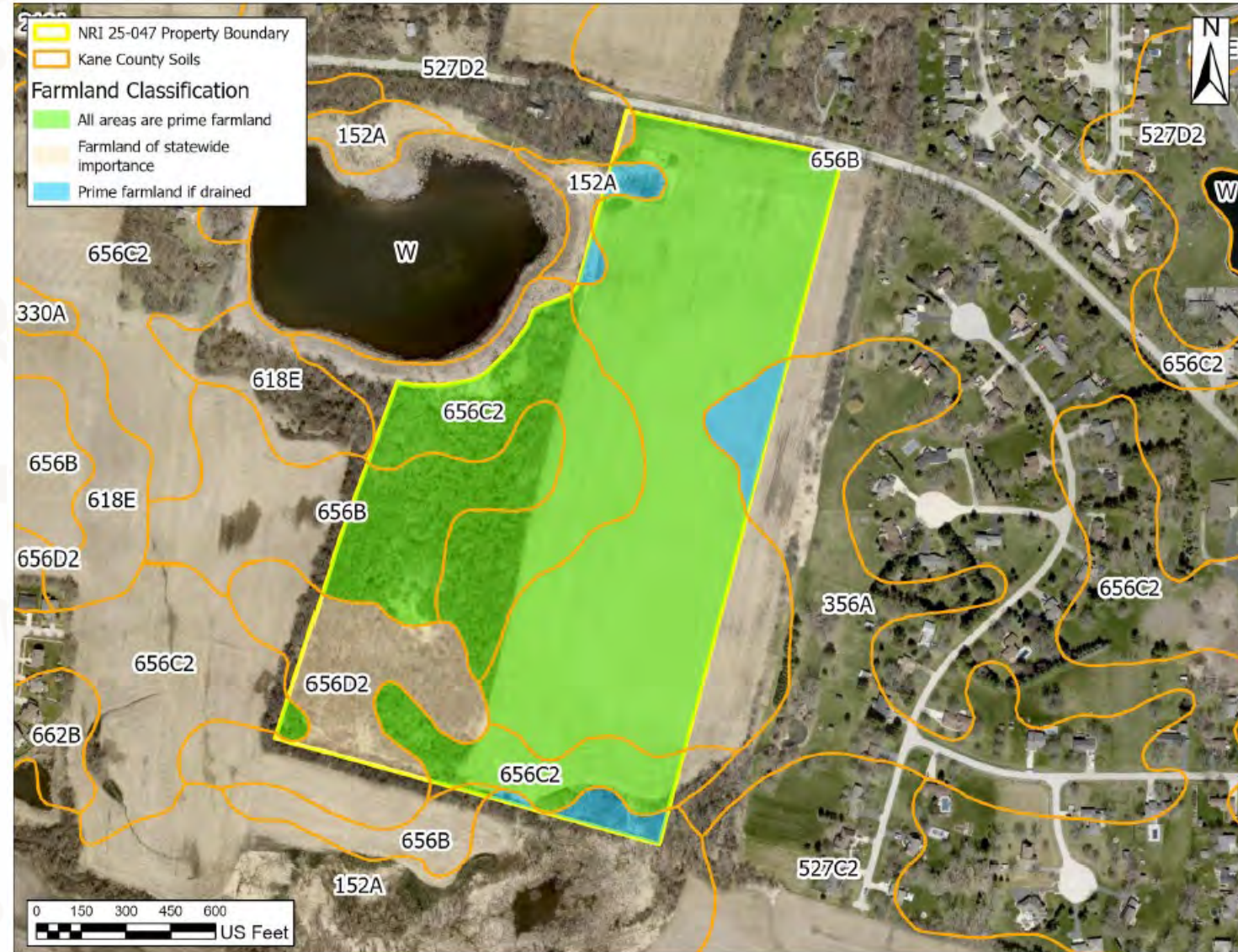
Illinois State Historic Preservation Office (SHPO)

- **IL SHPO** *Determined that no significant historic, architectural, or archaeological resources will be affected within the proposed project area.*

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- **Prime Farmland: Prime Farmland occurs on this tract.**
- **LESA:** Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an **LE score of 27**, and a **SA score of 27**, with a **total score of 54**, placing it in the Low Protection category for farmland.
- **Land Planning and Development Concerns:** Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, **this tract warrants Low Protection effort from development.**



Section 7 Consultation

United States Fish & Wildlife Service (USFWS)

- **The USFWS, IDNR, and Area M have largely determined the Project will have "No Effect" on most species, with tailored mitigation like avoiding key nesting or breeding seasons where slight risks remain.** The natural heritage dataset includes records of eight Sensitive Resources within the Project vicinity. However, Area M has determined that the Project, as communicated, May Affect, not likely to adversely affect or have No Effect on these species due to the absence of habitat, a lack of impacts, or a lack of official observations within the Project vicinity. However, migratory bird species are present within the Project vicinity and will be nesting on the landscape from April - September.
- This assessment is based on project plans provided by the Client. Area M understands that the Project is entirely on Private land, does not receive federal funding, and does not require permitting through the USFWS or IDNR. If the Project requires Environmental Species Act (ESA) Section 7/10 consultation through the USFWS, additional clearance surveys or further mitigation efforts may be required. Any alterations to project plans should be reviewed for impacts on potential Sensitive Resources. If any Sensitive Resources are observed during Project activities, Area M advises the Client to contact the IDNR and USFWS for further guidance.

Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**
 - No information provided.
- **Illinois Nature Preserves Commission (INPC)**
 - No State Dedicated Nature Preserves identified in the vicinity of the proposed solar farm.
- **Illinois Department of Agriculture**
 - Executed AIMA Agreement was received.

Recommended Stipulations of Approval

1. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to Flood Protected to 2 feet above the Base Flood Elevation. Determination of the Base Flood Elevation will be required.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
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12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

Public Comment

Good Evening Natalie,

The City of Elgin objects to the development of this property as a solar farm.

The subject property is less than 150 feet from the Elgin city limits. A solar farm risks cutting off a critical path for the future annexation of more than 600 acres of land — extending west to Coombs Road and south to Route 20 — that the City and County have logically planned to be developed with single-family homes.

Elgin has designated the subject property as Single Family Detached in its Future Land Use Plan in the [City's Comprehensive Plan](#), as is the designation for all unincorporated land west to and beyond Coombs Road.

Kane County has placed the property in a Critical Growth Area (see Figure 1 of the County's [2040 Conceptual Land Use Strategy](#)). The [Kane County 2040 Plan](#) states:

The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past decade face the greatest challenges to sensible, managed growth over the next three decades. The Planning Commission's report to the County Board stated "The Commission believes this (Critical Growth Area) is where Kane County still has a great opportunity to implement Smart Growth Principles and incorporate Priority Places into community development decisions." (see Page 37.)

The City appreciates the environmental value that solar farms provide, but the proposed location of this solar farm is detrimental to other equally important goals. The Chicago Tribune reported on June 24 that Illinois faces a "severe housing shortage that is escalating affordability challenges" (see the attached PDF). The article estimates that the state is already short 142,000 housing units and needs to build 227,000 units in the next five years to keep pace with demand.

It is not unreasonable to suggest that residential development on the subject property could yield over 120 homes. Approval of this zoning petition removes land that is well-suited for housing, further decreasing the future supply of housing and exacerbating already sky-high housing costs.

[4666 Public Comment \(08-21-2025\) City of Elgin Letter of Objection Redacted.pdf](#)

[4666 Public Comment \(08-22-2025\) Petition of Objection No. 1.pdf](#)

[4666 Public Comment \(08-22-2025\) Petition of Objection No. 2.pdf](#)

[4666 Public Comment \(08-24-2025\) Bruce Wright.pdf](#)

[4666 Public Comment \(08-25-2025\) Vicki Deaton Redacted.pdf](#)

[4666 Public Comment \(08-26-2025\) Cierra Redacted.pdf](#)

[4666 Public Comment \(08-27-2025\) Dave Lopez Redacted.pdf](#)

[4666 Public Comment \(08-28-2025\) Dolores Argento.pdf](#)

[4666 Public Comment \(08-29-2025\) Brian McKenna Redacted.pdf](#)

[4666 Public Comment \(08-29-2025\) David Durrant Petition of Objection v2.pdf](#)

[4666 Public Comment \(08-29-2025\) Kira Absolon Redacted.pdf](#)

[4666 Public Comment \(08-29-2025\) Vincent C. Argento & Studies Redacted.pdf](#)

[4666 Public Comment \(08-31-2025\) Sharon Wright & study.pdf](#)

[4666 Public Comment \(09-01-2025\) Jennifer Rhymes.pdf](#)

[4666 Public Comment \(09-02-2025\) Jacqueline Thomson Redacted.pdf](#)

[4666 Public Comment \(09-02-2025\) Tim Cleavenger Redacted.pdf](#)

Link to [Pending Zoning Petitions](#) page.

Special Use Standards / ZBA Findings

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

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

Zoning Board of Appeals Summary

The ZBA considered this zoning petition at a public hearing on Tuesday, September 2, 2025 and Tuesday, September 9, 2025 (continued). Testimony in opposition to the project was heard from area neighbors and the City of Elgin; testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

The ZBA voted to recommend APPROVAL of Zoning Petition 4666, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility on property located on the south side of Highland Avenue, 0.7 miles west of Randall Road in Elgin Township, Kane County, Illinois (PINs: 06-08-100-008, 06-08-100-023, 06-08-300-002 and 06-08-300-008), **with the recommended stipulations.**

Zoning Entitlement Process

Regional Planning Commission:	N/A
Zoning Board of Appeals:	September 2, 2025
Zoning Board of Appeals:	September 9, 2025 (continued)
Development Committee:	September 16, 2025
Kane County Board:	October 14, 2025

Petition 4666 will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., Tuesday, September 16, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee must signify their intention to do so by signing a sheet provided for such purpose at the meeting at which such petition is to be considered.

Petition 4666 will be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, October 14, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

Exhibit A

CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, OF THE KANE COUNTY CODE

6-12: FEE SCHEDULE:

The following fee schedule shall be applicable to this chapter:

- A. Residential Construction (Not Over 2 Single-Family Dwelling Units):
 - 1. New construction, including wiring, plumbing and water supply:
 - a. ~~Seventy-five dollars (\$75.00)~~ **Ninety dollars (\$90.00)** per one hundred (100) square feet, or portion thereof, of overall area of each floor aboveground, and basement area, three thousand dollars (\$3,000.00) minimum fee;
 - b. ~~Thirty dollars (\$30.00)~~ **Thirty-five dollars (\$35.00)** per one hundred (100) square feet, or portion thereof, of overall crawl space, three hundred (\$350.00) minimum fee.
 - 2. For additions, incidental or accessory buildings and/or structures including wiring and plumbing:
 - a. ~~Seventy-five dollars (\$75.00)~~ **Ninety dollars (\$90.00)** per one hundred (100) square feet, or portion thereof, of each floor and basement, and crawl space, three hundred dollars (\$300.00) minimum fee;
 - b. For an accessory building less than two hundred (200) square feet in area, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)**;
 - c. For accessory buildings two hundred (200) square feet or greater in area, ~~seventy-five dollars (\$75.00)~~ **ninety dollars (\$90.00)** per one hundred (100) square feet, or portion thereof, three hundred dollars (\$300.00) minimum fee.
 - 3. Alterations, remodeling, reroofing, siding or replacing steps not including any addition to existing building which will add to the ground area thereof:
 - a. One thousand dollars (\$1,000.00) or less of estimated cost, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)**;
 - b. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).
- B. All Other Construction:
 - 1. New construction and additions, including wiring, plumbing and water supply:
 - a. ~~One hundred dollars (\$100.00)~~ **One hundred twenty dollars (\$120.00)** per one hundred (100) square feet or portion thereof, of overall area of each floor above ground, three thousand dollars (\$3,000.00) minimum fee;
 - b. ~~One hundred dollars (\$100.00)~~ **One hundred twenty (\$120.00)**, or portion thereof, of overall basement and crawl space, three thousand dollars (\$3,000.00) minimum fee.
 - 2. Alterations, remodeling, reroofing, siding or replacing steps, not including any addition to existing building which will add to the ground area thereof:
 - a. Less than one thousand dollars (\$1,000.00) or less of estimated cost, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)**;
 - b. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).
- C. Towers Including Associated Equipment Structures:
 - 1. New towers, ~~thirty dollars (\$30.00)~~ **thirty-six dollars (\$36.00)** per each foot of tower height.
 - 2. Collocation of antennas on existing towers or structures, ~~one thousand five hundred dollars (\$1,500.00)~~ **one thousand eight hundred dollars (\$1,800.00)**.

- D. Electrical Work:
1. Electrical service upgrade for residential use, ~~one hundred fifty dollars (\$150.00)~~ **one hundred eighty dollars (\$180.00)**;
 2. Electrical service upgrade for nonresidential use, ~~three hundred dollars (\$300.00)~~ **three hundred fifty (\$350.00)**.
- E. Miscellaneous:
1. Moving, raising, shoring or underpinning of structures:
 - a. Less than one thousand (1,000) square feet ground floor area (outside measurements), ~~five hundred dollars (\$500.00)~~ **six hundred dollars (\$600.00)**;
 - b. One thousand (1,000) square feet ground floor area or over (outside measurements), ~~one thousand two hundred dollars (\$1,200.00)~~ **one thousand four hundred (\$1,400.00)**;
 - c. Foundation, ~~thirty dollars (\$30.00)~~ **thirty-five dollars (\$35.00)** per one hundred (100) square feet, or portion thereof, of overall unfinished basement area and crawl space, three hundred dollars (\$300.00) minimum fee plus a plan examination fee that shall be set according to subsection G of this section.
- F. Demolition:
1. Building under five hundred (500) square feet, ~~two hundred fifty dollars (\$250.00)~~ **three hundred dollars (\$300.00)**;
 2. Building five hundred (500) square feet or over, ~~five hundred dollars (\$500.00)~~ six hundred dollars (Six hundred dollars);
 3. Residential or commercial building, ~~seven hundred fifty dollars (\$750.00)~~ **nine hundred dollars (\$900.00)**.
- G. Plan Examination (Nonrefundable):
1. Building under two hundred (200) square feet, no fee;
 2. Buildings two hundred (200) square feet or over, and all other permits except for swimming pools, twenty five percent (25%) of building fee (to nearest dollar).
 3. Minimum fee, one hundred dollars (\$100.00).
 4. Reexamination of changes to approved plans after a permit has been issued, fifty dollars (\$50.00) per hour of plan review time, fifty dollars (\$50.00) minimum fee, plus additional building fee if square foot area is increased.
- H. Swimming Pool:
1. Above ground pool, ~~two hundred fifty dollars (\$250.00)~~ **three hundred dollars (\$300.00)**.
 2. In ground pool, ~~five hundred dollars (\$500.00)~~ **six hundred dollars (\$600.00)**.
- I. Fences:
1. A fence which cannot be viewed through, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)**.
- J. Advertising Signs and Billboards:
1. Fee shall be ~~three hundred fifty dollars (\$350.00)~~ **four hundred twenty-five dollars (\$425.00)**.
- K. Permit Extension:
1. To extend a permit, the fee shall be ~~one hundred fifty dollars (\$150.00)~~ **one hundred eighty dollars (\$180.00)**.
- L. Assessment of Damage Due to Fire, Wind or Flood:
1. A minimum fee of ~~two hundred fifty (\$250.00)~~ **three hundred dollars (\$300.00)** for the initial assessment of damage. Additional fees shall apply as required by the type of repair, alteration or reconstruction of the damaged building. Additional permits and subsequent fees may be required.
- M. Inspection Fees: An inspection fee of ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)** shall be paid prior to scheduling additional inspections, necessitated by any of the following conditions:
1. All second re-inspections (third time to project site) and subsequent re-inspections.

2. When the construction work to be inspected was incomplete at the time the building inspector arrived at the construction site for a scheduled inspection and the holder of the building permit failed to provide reasonable notice to cancel said scheduled inspection.

3. One or more required inspections were not inspected, and a resolution is approved per the policy for missed inspections.

N. Construction, Alteration, or Addition Made for Any Public or Governmental Body: Whenever the construction, alteration or addition is being made for any public or governmental body, there shall be no charge made for any permit issued or any service in connection therewith.

O. Construction, Alteration or Addition Made for Religious, Educational or Charitable Purposes: Whenever the construction, alteration or addition is being made for religious, educational or charitable purposes, the maximum fee for each permit issued and for all services in connection therewith shall be two thousand dollars (\$2,000.00).

P. Work Started Before Obtaining a Permit: Where work for which a permit is required by this chapter is started or proceeded with, prior to obtaining said permit, the fees above specified shall be increased by one hundred percent (100%). The payment of such additional fee shall not relieve any persons from fully complying with the requirements of this chapter, in the execution of the work, nor from any other penalties prescribed herein.

Q. Agricultural Exemption Setback Permit Fees: A permit shall be required for agriculturally exempt buildings strictly for the purpose of determining conformance with building setback lines as allowed in 55 Illinois Compiled Statutes 5/5-12001. Such fee shall be ~~two hundred fifty dollars (\$250.00)~~ **three hundred dollars (\$300.00)**.

R. Permit or Permit Application Cancellation:

1. A permit application will be considered canceled when the applicant fails to provide requested information that the minimum code requirements have been met within six (6) months from the date of application. The applicant will owe the plan examination fee plus twenty five percent (25%) of the total building fee.

2. When a permit has already been issued, an applicant may only cancel, in writing, within six (6) months of the date of issuance of such permit, if no construction has commenced. The applicant will receive a refund of seventy five percent (75%) of the building permit fee less the plan examination fee and any fees assessed by other departments. If no inspections are scheduled within six (6) months of date of issuance, the permit will be canceled, and the entire building fee forfeited.

S. Temporary Structures and Uses:

1. Mobile modular offices and trailers, ~~two hundred fifty dollars (\$250.00)~~ **three hundred dollars (\$300.00)** each.

2. Tents, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)**.

3. Structures under roof but not enclosed, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)** each.

4. Stages, platforms and band shells, ~~five hundred dollars (\$500.00)~~ **six hundred dollars (\$600.00)** each.

5. Bleachers and elevated spectator areas, ~~five hundred dollars (\$500.00)~~ **six hundred dollars (\$600.00)** each.

6. Elevated structures for judges, officials, referees, and/or print, radio or television media, ~~one hundred dollars (\$100.00)~~ **one hundred twenty dollars (\$120.00)** each.

7. Pedestrian walkways over roads, creeks, or other obstacles, ~~one thousand dollars (\$1,000.00)~~ **one thousand two hundred dollars (\$1,200.00)** each.

8. Permits for events with multiple temporary structures and uses will be permitted by structure type and/or vendor and may be reduced, if requested in writing, up to fifty percent (50%) to account for multiple structures on the same site.

9. Inspection fees in accordance with subsection M of this section shall apply.

10. Review of plans are included in the above fees.

T. Establishment of Use for a new business or a change of use in an existing building or space: ~~five hundred dollars (\$500.00)~~ **six hundred dollars (\$600.00)**.

U. Solar Equipment Installations:

1. Residential:

- a. 0-10 kw ~~Two hundred fifty (\$250.00)~~ **Three hundred dollars (\$300.00)**
- b. Over 10 kw ~~Five hundred dollars (\$500.00)~~ **six hundred dollars (\$600.00)**

2. Non-Residential:

- a. 0-100 kw ~~Six hundred dollars (\$600.00)~~ **Seven hundred fifty dollars (\$750.00)**
- b. 101-500 kw ~~One thousand dollars (\$1,000.00)~~ **One thousand two hundred dollars (\$1,200.00)**
- c. 501-1MW ~~Three thousand dollars (\$3,000.00)~~ **Three thousand six hundred dollars (\$3,600.00)**
- d. 1MW-2MW ~~Six thousand dollars (\$6,000.00)~~ **Seven thousand two hundred fifty dollars (\$750.00)**
- e. over 2MW ~~Six thousand dollars (\$6,000.00)~~ **Seven thousand two hundred fifty dollars (\$750.00)** plus ~~two hundred dollars (\$200)~~ **two hundred fifty dollars (\$250.00)** for each additional 100 kw or \$2000 per MW



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Amending Building Permit Fees

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

Budget Information:

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

Summary:

This resolution amends the existing text of Chapter 6, Buildings and Building Regulations, of the Kane County Code, to increase building permit fees effective January 1, 2026.

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-25-1130

MONTHLY REPORT

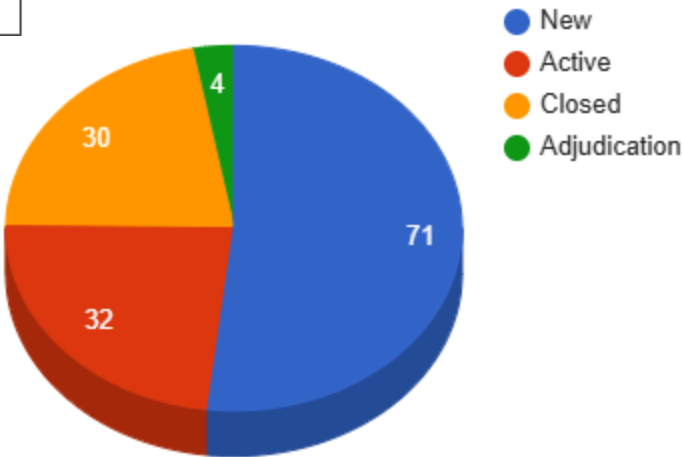


Kane County
Property Code Enforcement Division
Statistical Monthly Report - August 2025

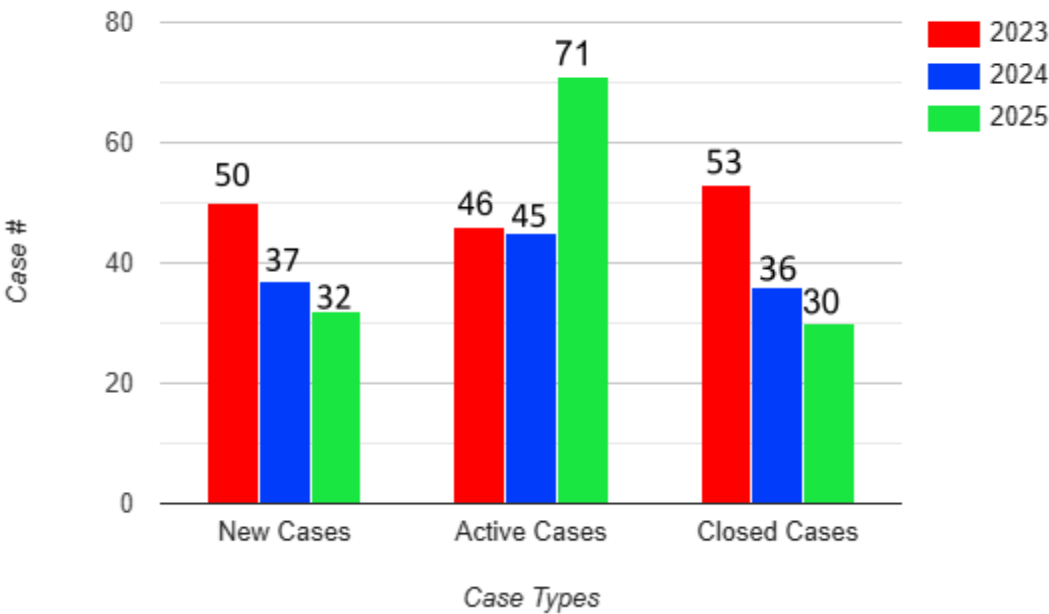
Monthly Data - August 2025

New Cases	Closed	Active as of August 31, 2025	Adjudication
32	30	71	4

August 2025 Overview :

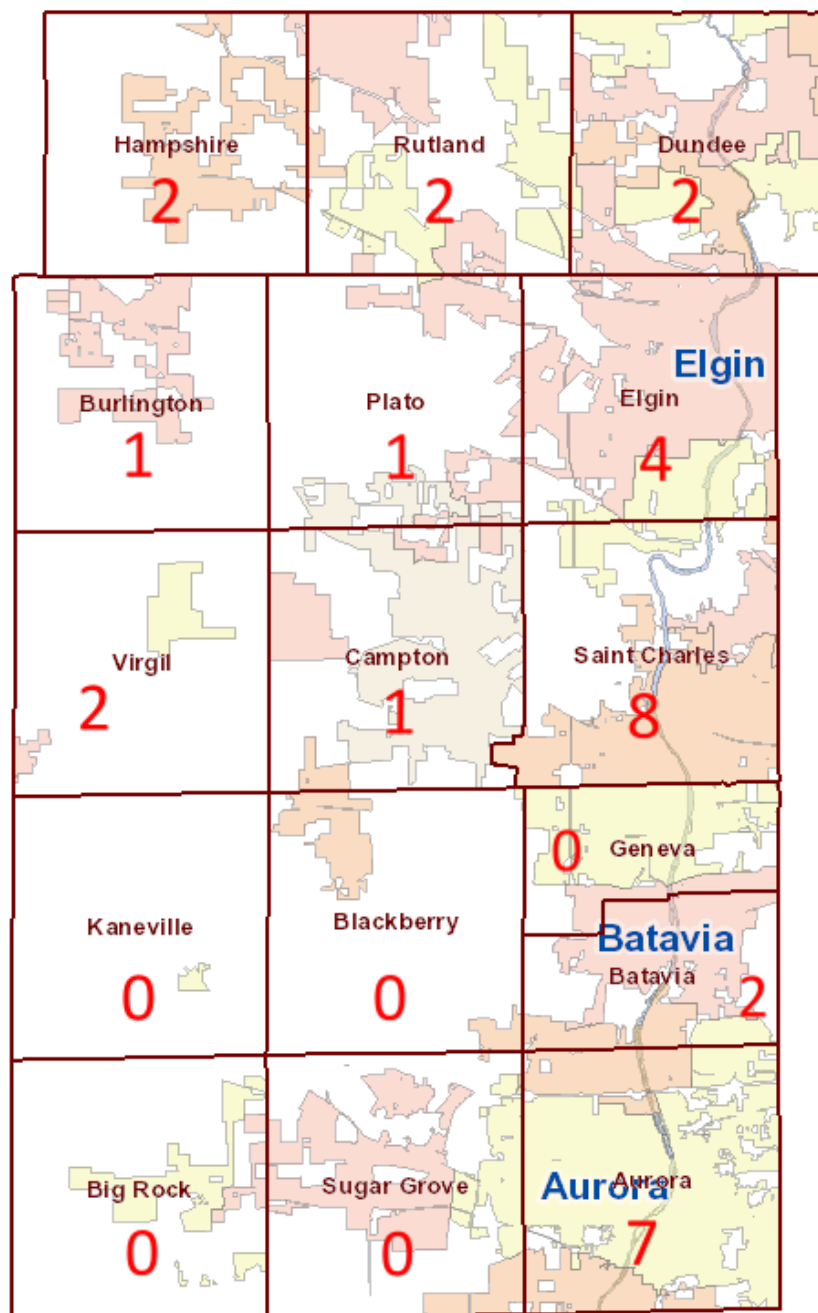


August 2023 / 2024 / 2025



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

New Cases by Township - August 2025



Year to Date Overview January 2023 - August 2025

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

Year to Date Overview January 2023 - August 2025

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

Spanish Translation Assistance	Inspections	Letters	In-Person
Health Department	0	0	0
Water Resources	1	0	0
Building Permit Department	1	1	10



End of August 2025
Kane County
Property Code Enforcement Monthly Report

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-25-1138

MONTHLY REPORT

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – September 2025

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

DEVELOPMENT & COMMUNITY SERVICES DEPT. PROJECTS USING ARPA FUNDS

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

The Universal Design docks at the previously prepared access sites at Carpentersville, East Dundee, South Elgin, Batavia and Montgomery are in the process of being installed. Contingency funding is being used to add new benches with a concrete pad alongside to hold a wheelchair for those communities interested. Karen Miller has been visiting each site regularly to observe the construction while Hey and Associates, the County's engineering consultant has been doing inspections.

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

Partner: IMEC

IMEC continues to work with the 20 manufacturers for the Lighthouse Manufacturer Program. The overall program will continue with the Kane County Economic Development Corporation and will allow for more Kane County manufacturers to participate.

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

Partners: Elgin and Aurora Convention and Visitor Bureaus

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

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

Team: Planning Division Staff and Economic Development Consultant.

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

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

The Planning Division Staff and project consultant have continued to support Kane County's ARPA program staff in administering the Food and Farm Resiliency Grant Program. The project team will continue to work with farmers to ensure that awarded funds are disbursed for eligible expenses and conduct follow-up with the recipients to assess program performance.

ECONOMIC DEVELOPMENT

Greater Chicagoland Economic Partnership (GCEP)

On August 18th, Mark VanKerkhoff and Chris Toth met with the World Business Chicago Director Of Economic Development, Regional Opportunities to discuss how to further strengthen the relationship between World Business Chicago, Kane County and the other county partners of GCEP.

ENERGY AND ENVIRONMENTAL

Fabulous Fox! National Water Trail

On August 19th, Karen Miller presented information about the FF!WT at the site of the former Carpentersville Dam at an event hosted by Friends of the Fox River to learn about the natural changes taking place after the dam was removed last fall. Marketing of the FF!WT continues, including bus tails on a number of PACE buses through the end of August. As the Illinois Co-Chair of the Core Development Team, Karen Miller hosted the monthly meeting on September 16th.

The Conservation Foundation Kane County Advisory Committee

Karen Miller participated in the quarterly meeting on August 21st to discuss TCF and other projects in Kane County.

Fox River Ecosystem Partnership

As a member of the Executive Committee, Karen Miller participated in the monthly Noon Network at Garfield Farm on September 10th.

FOOD AND AGRICULTURE

Growing for Kane Program

On September 3rd, Matt Tansley met with the leadership team of the Rising Lights Project at their headquarters in St. Charles. The attendees discussed funding and partner opportunities to support RLP's food growing and related educational programming.

Urban Agriculture Innovative Production (UAIP)

Matt Tansley met with University of Illinois Extension's Food Systems and Small Farms Educator to discuss program tracking requirements for the Urban Agriculture Innovative Production grant program on .

Soil Health Impact Assessment

Matt Tansley and Sarahy Castro participated in a project team meeting with New Venture Advisors and the Delta Institute on August 14th. The team discussed available data sources for the ongoing assessment as well as a schedule for conducting outreach to farmer stakeholders.

COMMUNITY AND HOUSING DEVELOPMENT ACTIVITIES

Emergency Rental Assistance Program 2 (Federal Funds)

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

Community Development Block Grant Program (CDBG)

- Applications were received and reviewed by the Community Development Commission.
- The draft 5 Year Consolidated Plan for Kane County and the City of Elgin were submitted to HUD in August.
- The City of Elgin is reassuming administration of their CDBG Program.

Kane-Elgin HOME Program for Housing Development

- Staff initiated the 3-year renewal process with HUD.
- Call for applications to be released in late September / Early October.

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

SS.

COUNTY OF KANE)

RESOLUTION NO. TMP-25-1134

RATIFYING EMERGENCY PURCHASE AFFIDAVIT FOR A TEMPORARY PROJECT MANAGER FOR A FEDERAL GRANT

WHEREAS, in 2021 Kane County was awarded \$15,533,150.50 in Federal funds under the Emergency Rental Assistance Program 2; and

WHEREAS, the period for obligating funds ends on September 30, 2025, with final reports to the United States Treasury due in January, 2026; and

WHEREAS, the Development Department is responsible for compliance, grant reporting and grant closeout for the Federal Emergency Rental Assistance Program 2 (ERAP2) grant; and

WHEREAS, due to the departure of two key staff members who were providing project management and financial oversight to this grant, additional temporary project management and administrative support staff is urgently needed for timely and accurate completion and close out of the grant; and

WHEREAS, the administrative and personnel costs are entirely funded by a Federal grant; and

WHEREAS, the original contract with MGT Impact Solutions, LLC, for the services of Catherine Romanowski was procured following County policies not to exceed \$30,000 for the period July 15, 2025 - September 12, 2025; and

WHEREAS, this contract ends on September 12, 2025, and it is the best interest of the County to continue her contract as well as include the potential for additional staff from MGT Solutions, LLC, until January 30, 2026; and

WHEREAS, the Development & Community Services Department has requested and received emergency purchase authorization from the Kane County Board Chairman, pursuant to Kane County Code Chapter 2, Article VI, Division 3, Section 2-217 (A) for services relating to a temporary Project manager agreement for Catherine Romanowsky, contracted through MGT Impact Solutions, LLC (MGT) of Tampa, FL, to January 30, 2026, in an amount not to exceed \$90,000.00 to be paid for from available grant administration funds.

NOW, THEREFORE, BE IT RESOLVED that the Kane County Board hereby ratifies the Emergency Purchase Affidavit for services relating to a temporary Project Manager from Catherine Romanowsky and the potential for additional staff person contracted through MGT Impact Solutions, LLC (MGT), of Tampa, IL, in an amount to not exceed \$90,000.00 and until January 30, 2026, to ensure the timely and accurate completion and closeout of the Emergency Rental Assistance Program 2.

Passed by the Kane County Board on October 14, 2025.

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

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

Vote:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Ratifying Emergency Purchase Affidavit for a Temporary Project Manager for a Federal Grant

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

Budget Information:

Was this item budgeted? Yes	Appropriation Amount: \$90,000.00
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? Yes	

Summary:

This resolution ratifies the Emergency Purchase Affidavit for services relating to a temporary Project Manager from Catherine Romanowsky and the potential for additional staff person contracted through MGT Impact Solutions, LLC (MGT), of Tampa, IL, in an amount to not exceed \$90,000.00 and until January 30, 2026, to ensure the timely and accurate completion and closeout of the Emergency Rental Assistance Program 2.

COUNTY OF KANE



EMERGENCY PURCHASE AFFIDAVIT

Kane County Code Chapter 2, Article VI, Division 3, Section 2-217 (A) states that "an emergency purchase equaling or exceeding \$30,000 may be authorized ... in certain situations ... where immediate repairs are required to County property to protect or prevent against further loss or damage, where immediate action is required to prevent or minimize disruption to County Services ..." and "An emergency purchase shall be limited to those materials, supplies, equipment, services, construction and construction related services necessary to satisfy the emergency and these purchases shall be made with such competitive evaluation as is practicable under the circumstances."

Kane County Code Chapter 2, Article VI, Division 3, Section 2-217 (B) further states that "A department seeking an emergency purchase shall prepare an emergency affidavit documenting both the existence of an emergency condition and the nature of the emergency. The department head shall sign the affidavit and submit to the county board chairman the emergency affidavit requesting authorization to make the emergency purchase."

Whereas, the Development Department is responsible for compliance, grant reporting and grant closeout for the Federal Emergency Rental Assistance Program 2 (ERAP2) grant; and

Whereas, the period for obligating funds ends on September 30, 2025, with final reports to the United States Treasury due in January, 2026; and

Whereas, due to the departure of two key staff members who were providing project management and financial oversight to this grant, additional temporary project management and administrative support staff is urgently needed for timely and accurate completion and close out of the grant; and

Whereas, the administrative and personnel costs are entirely funded by a Federal grant; and;

Whereas, Catherine Romanowsky is a project manager with considerable government and project management experience and is well suited to provide these emergency services, and has been providing valuable services under a short-term contract with a term of July 15, 2025 – September 12, 2025.

Emergency Purchase Affidavit
Description/Name of the Emergency

Whereas, the original contract with MGT Impact Solutions, LLC, for the services of Catherine Romanowski was procured following County policies not to exceed \$30,000 for the period July 15, 2025 – September 12, 2025; and

Whereas this contract ends on September 12, 2025, and it is the best interest of the County to continue her contract as well as include the potential for additional staff from MGT Solutions, LLC, until January 30, 2026.

Now therefore I, Mark VanKerkhoff, being duly sworn solemnly affirm that I am the Kane County Director of the Development & Community Services Department and hereby request authorization to contract with MGT Impact Solutions, LLC for a not-to-exceed amount of \$90,000.00 understand that this emergency procurement for the contractual services must be ratified by the County Board at the next regularly scheduled County Board meeting.

This affidavit is made pursuant to and in fulfillment of the emergency purchase affidavit provisions in the Kane County Purchasing Ordinance. I know and understand the contents of this affidavit and all statements herein are true and correct.



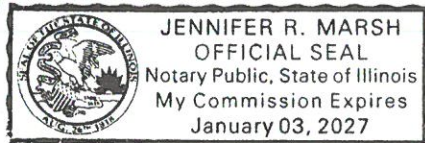
Signature of Affiant
Name: Mark D. VanKerkhoff
Title: Director

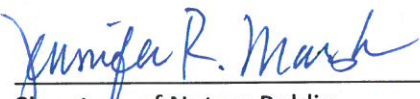
9/5/2025

Date

Subscribed and sworn before me this 5th day of September 5, 2025.

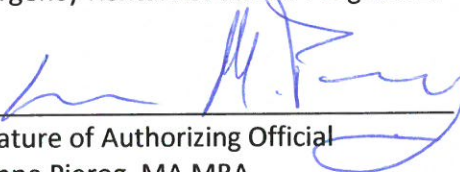
(Seal)





Signature of Notary Public
My commission expires:
1/3/27

I agree that this purchase meets the conditions of an emergency purchase and hereby authorize acceptance of the (goods/services) totaling \$90,000 for the (purchased goods/services) for which funds were previously appropriated as part of the 2025 budget for Fund 412 – Emergency Rental Assistance Program 2.



Signature of Authorizing Official
Corinne Pierog, MA MBA
Chairman, Kane County Board

9/5/2025

Date



EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made by **MGT Impact Solutions, LLC** ("MGT"), and **Kane County, Illinois** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

SECTION 1 SCOPE OF AGREEMENT


Section 1.01. Assigned Employee. The Client will lease certain employees of MGT, and MGT will lease to the Client, the personnel identified in attached Exhibit A, (the "Assigned Employee"). **Exhibit A** identifies the temporary position and/or assignment (the "Assignment") each Assigned Employee will fill at the Client, and it further identifies the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be modified from time to time by an amended Exhibit A signed by both MGT and the Client. MGT has the sole authority to assign and/or remove the Assigned Employee, provided however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee which removal or reassignment shall not be unreasonably withheld by MGT. The Parties understand and acknowledge that the Assigned Employee is subject to the Client's day-to-day supervision.

Section 1.02. Independent Contractor. MGT is and remains an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT has no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client's express written consent.

SECTION 2 SERVICES AND OBLIGATIONS OF MGT AND CLIENT

Section 2.01. Payment of Wages. MGT will, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with federal and state law and MGT's standard payroll practices. MGT will withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. The Client acknowledges that MGT may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Client agrees to cooperate with MGT and any such financial entity to ensure timely payment of wages, related payroll taxes, and any applicable fees pursuant to this Section 2.01. As to Assigned Employees, MGT will comply with the Immigration Reform and Control Act of 1986, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act ("ERISA") of 1974, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of Assigned Employee.

Section 2.02. Workers' Compensation. To the extent required by applicable law, MGT will maintain in effect workers' compensation coverage covering its Assigned Employee's work in an Assignment. Any applicable coverage under this Agreement terminates on the Termination Date of this Agreement. It is understood and agreed that the Client shall be under no obligation to reimburse or indemnify MGT for the workers compensation claims of the Assigned Employee(s) and MGT agrees to not seek any such reimbursement and/or indemnification; provided, however, that, this provision shall not



apply and the Client shall be obligated to reimburse and hold MGT harmless for all loss and expense incurred as a result of such workers compensation claims in the event the Client engaged in intentional, reckless or grossly negligent misconduct relating thereto.

Section 2.03. Employee Benefits. MGT will provide to Assigned Employee those employee benefits identified in the attached **Exhibit B**. MGT may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. MGT will maintain records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Assigned Employees. MGT will retain control of such records and make them available for inspection as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of MGT. MGT will comply with any federal, state and local law applicable to its Assigned Employee(s).


Section 2.06. Direction and Control. The Parties agree and acknowledge that, with relation to the work to be performed by the Assigned Employee for Client hereunder, the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee(s) will be supervised, directly and indirectly, and exclusively with regard thereto by the Client's supervisory and managerial employees and shall be deemed and considered a "public employee" under the Illinois Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, et seq., and specifically as an agent, volunteer, servant or employee" under Section 1-102 thereof with respect to the work performed for the Client hereunder.

Section 2.07. Obligations of the Client. Pursuant to this Agreement the Client covenants, agrees and acknowledges:

(a) The Client will provide the Assigned Employee with a suitable workplace, that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee and the Assigned Employee's workplace. The Client agrees to comply, at its expense, with all health and safety directives from MGT's internal and external loss control specialists, MGT's workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client will provide and ensure use of all functional personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by MGT's workers' compensation carrier. MGT and/or its insurance carriers have the right to inspect the Client's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. MGT's rights under this paragraph do not diminish or alter the Client's obligations to the Assigned Employee under applicable law, or its obligations to MGT under this Agreement;

(b) With respect to the Assigned Employee, the Client will comply with all applicable labor and employment-related laws and regulations, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision, prohibiting employment discrimination, or otherwise establishing or relating to the terms and conditions of Assigned Employee's Assignment;

(c) The Client retains the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client's business and operations, without



which, the Client would be unable to conduct its business, operation or to comply with any applicable licensure, regulatory or statutory requirements;

(d) The Client cannot remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01 of this Agreement. Client will timely confer with MGT regarding any concern or complaint regarding Assigned Employee's performance or conduct under this Agreement;

(e) The Client will not pay wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Assigned Employee. Client represents that its actions under this Agreement do not violate its obligations it may have under any collective bargaining agreement;

(f) The Client must report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If any Assigned Employee is injured in the course of performing services for the Client, the Client must follow the procedures and practices regarding injury claims and reporting; and

(g) The Client must report all on the job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by Assigned Employee or Assigned Employee's representative.

SECTION 3 FEES PAYABLE TO MGT

Section 3.01. Fees. The Client will pay MGT fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) Any employee benefits MGT paid to the Assigned Employee as identified on **Exhibit B** (if applicable), including, but not limited to, salary; wages; commissions; bonuses; sick pay; workers' compensation, health and other insurance premiums; payroll, unemployment, FICA and other taxes; vacation pay; overtime pay; severance pay; monthly automobile allowances, and any other compensation or benefits payable under any applicable MGT pension and welfare benefit plan or federal, state or local laws covering the Assigned Employee.

Section 3.02. Payment Method. Every two (2) weeks during the term of this Agreement, MGT will invoice in writing the Client for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Client must pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, MGT may, upon written notice to Client, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

SECTION 4 INSURANCE

Section 4.01. General and Professional Liability Insurance.

(a) The Client must maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability policy and Professional Liability insurance policy or policies (the "Policies") insuring the Client, its officials, and employees, with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. In the alternative, as applicable, the Client may maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides the same minimum coverage limits as set forth above. In the event such SIR exists and applies to this Agreement, the Client agrees to fully discuss the SIR's parameters with MGT and its relationship to the Policies. At a minimum, the Policies must insure the Client its officials and employees against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage. The non-owned automobile coverage shall not include the Assigned Employee's personal vehicle.

(b) MGT shall use its best efforts to obtain general liability and professional liability insurance naming the Client as an additional insured for Losses (as defined in Section 7 of this Agreement) to the Client arising out of the wrongful conduct of the Assigned Employee(s). To the extent that such coverage is available, responds to or defends against any such Losses, the Client shall have no further rights against MGT with relation thereto.

Section 4.02. Certificate of Insurance. Upon request, the Client will promptly issue to MGT one or more Certificates of Insurance, verifying the Client's compliance with the provisions of Section 4.01. It is understood and agreed that the commencement of work by an Assigned Employee hereunder prior to the issuance of any required Certificate of Insurance shall not constitute nor be deemed a waiver of the obligation of the Client under this provision nor the enforceability hereof.

Section 4.03. Automobile Liability Insurance. The Client shall maintain in effect automobile liability insurance which shall insure the Client and the Assigned Employee if the Assigned Employee operates a Client vehicle for any reason in connection with his or her Assignment hereunder. Such coverage shall insure against liability for bodily injury, death and property damage.

SECTION 5

DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Term and Effective Date. The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, MGT has the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party must give the breaching Party written notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice will be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party has the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Option. The Client may hire the Assigned Employee as a permanent or temporary employee of the Client at any time during the Term. Recognizing the substantial investment of time and resources by MGT under this Agreement to place its Assigned Employee with Client, Client agrees to pay to MGT a conversion fee calculated as a percentage of the annual salary offered to the Assigned Employee by Client. Said conversion fees shall be paid according to the following schedule:

Time on Assignment	Administrative and Clerical Roles	IT Roles	Executive Role (Vice President and Above)
0-3 Months	25.00%	30.00%	35.00%
4 - 6 Months	20.00%	25.00%	30.00%
7-12 Months	15.00%	20.00%	25.00%
13 -24 Months	5.00%	5.00%	10.00%
25+ Months	No Fee	No Fee	No Fee

The conversion fee shall be paid to MGT no later than thirty (30) days after the date the Assigned Employee becomes the Client's employee.

SECTION 6 NON-SOLICITATION


Section 6.01. Non-Solicitation. The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the Term of this Agreement and for a period of two (2) years thereafter, the Client will not solicit, request, entice or induce Assigned Employee to terminate their employment with MGT, and the Client will not hire Assigned Employee as a permanent or temporary employee. If a Temp-to-Hire option provided for in Section 5.04 is properly exercised by the Client, then this Section 6.01 will not apply.

Section 6.02. Injunctive Relief. The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Client understands and agrees that MGT is entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 of this Agreement. The Client also understands and agrees that any such equitable relief is in addition to, and not in substitution for, any other relief to which MGT can recover.

Section 6.03. Survival. The provisions of Section 6 survive the expiration or termination of this Agreement.

SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by MGT. MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, costs and expenses ("Losses") arising out of any of the following: (a) MGT's breach of its obligations under this Agreement; (b) actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Assigned Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement; or (c) acts or omissions of MGT or any of the MGT Parties including the Assigned Employee, that are the direct and proximate cause of any such Loss.



Section 7.02. Indemnification by the Client. The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses arising out of any of the following: (a) Client's breach of its obligations under this Agreement; (b) activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, but only as specifically provided in Section 2.02 of this Agreement; or (c) acts or omissions of Client that are the direct and proximate cause of any such Loss. Notwithstanding the foregoing, the Client shall have no obligation to the MGT parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, must give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto. However, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party must demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) will take steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party must fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party is entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section will not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except that the Indemnifying Party shall have no obligation to reimburse the Indemnified Party for fees and costs incurred and any settlements made by the Indemnified Party without the prior written consent of the Indemnifying Party prior to such notice or to the extent that the Indemnifying Party demonstrates that the defense of such action was materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of Section 7 survive the expiration or termination of this Agreement.

SECTION 8 MISCELLANEOUS PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement, except for changes to the fees provided for in Section 3.

Section 8.02. Binding Effect. This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party, which consent will not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

Section 8.04. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding MGT's placement of the Assigned Employee with the Client, and contains all of the

terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.05. Further Assurances. The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performances of their obligations under this Agreement.

Section 8.06. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number include the other.

Section 8.07. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

Section 8.08. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.09. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement, and shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.10. Confidentiality. Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. Each Party must reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.11. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.12. Force Majeure. MGT will not be responsible for failure or delay in assigning its Assigned Employee to Client if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of MGT.

Section 8.13. Assignment. Neither party may assign any rights nor delegate any duties or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, MGT, or its permitted successive assignees or transferees, may assign or transfer this Agreement or delegate any rights or obligations hereunder without consent: (i) to any entity controlled by, or under common control with, MGT, or its permitted successive assignees or transferees; or (ii) in connection with a merger, reorganization, transfer, sale of assets or change of control or ownership of MGT, or its permitted successive assignees or transferees.



SECTION 9 DISPUTE RESOLUTION

Section 9.01. Good Faith Attempt to Settle. The Parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the Parties.

Section 9.02. Governing Law/Jurisdiction. If a dispute cannot be settled through good faith negotiation within thirty (30) days after the initial receipt by the allegedly offending party of written notice of the dispute, then the controversy or claim may be adjudicated by a federal or state court sitting in Illinois. Venue and jurisdiction for any action under this Agreement is Kane County, Illinois. This Agreement and any amendments hereto will be governed by and construed in accordance with the laws of the State of Illinois.

Section 9.03. Attorneys' Fees. The Parties agree that, in the event of litigation under this Agreement, each Party is liable for only those attorneys' fees and costs incurred by that Party.

SECTION 10 NOTICES

Section 10.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery, first class U.S. Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.

Notices will be deemed received at the earlier of actual receipt or three (3) days from mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to MGT:

MGT Impact Solutions, LLC
4320 W Kennedy Blvd.
Tampa, FL 33609
Attention: Legal Notice/Contracts
(813) 327-4717 - contracts@mgt.us

Copy to:

Michael J. Earl, Staffing Manager
847-652-1310 - mearl@mgt.us


If to MGT:

Kane County
719 S. Batavia Ave. - Bldg. A
Geneva, Illinois 60134
Attention: Jamie Lobrillo
630-208-3836 - lobrillojamie@kanecountyil.gov

[Signatures on following page]

IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by MGT.

MGT IMPACT SOLUTIONS, LLC

By 
Name: A. Trey Traviesa
Title: CEO

Effective Date: April 3, 2025

CLIENT


By 
Name: Perry H. Hays
Title: Chair, Kansas Board of Education

EXHIBIT A
Assigned Employee and Base Compensation

As of July 15, 2025 ("Effective Date"), **MGT Impact Solutions, LLC** ("MGT") and **Kane County** ("Client") execute this Exhibit A pursuant to the Employee Leasing Agreement between the Parties dated April 3, 2025 ("Agreement").

ASSIGNED EMPLOYEE: Cathleen Romanowski

POSITION/ASSIGNMENT: Project Manager

TERM OF POSITION: July 15, 2025 – September 12, 2025. Upon mutual agreement of both parties, the term may be extended to November 28, 2025. The agreement may be terminated at any time by either party with two weeks advance written notice.

BASE COMPENSATION: \$58/hour. Hours per week will vary and are not anticipated to exceed 35 hours/week. The specific work schedule will be determined by the client and the employee. Employee will report hours to MGT and client on a weekly basis.

OTHER - PAID TIME OFF: State required paid leave (Illinois Paid Leave for all Workers Act) is included in the fee for service. Employee will coordinate any leave requests with the client. Time off for paid leave shall be administered in accordance with state law.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

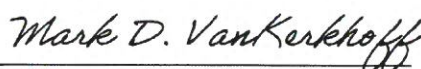
By:  _____

Name: A. Trey Traviesa

Title: CEO

Date: 7/15/2025

KANE COUNTY

By:  _____

Name: Mark D. VanKerkhoff

Title: Director, Development Dept.

Date: 7/11/2025

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.

EXHIBIT A
Assigned Employee and Base Compensation

As of September 15, 2025 ("Effective Date"), **MGT Impact Solutions, LLC** ("MGT") and **Kane County** ("Client") execute this Exhibit A pursuant to the Employee Leasing Agreement between the Parties dated April 3, 2025 ("Agreement").

ASSIGNED EMPLOYEE: Catherine Romanowski

POSITION/ASSIGNMENT: Project Manager

TERM OF POSITION: September 15, 2025 – January 30, 2026. Upon mutual agreement of both parties, the term may be extended to May 29, 2026. The agreement may be terminated at any time by either party with two weeks advance written notice.

BASE COMPENSATION: \$79.75/hour. Hours per week will vary and are anticipated to average 35 hours/week. In the event of work in excess of 40 hours/week, the overtime rate shall be \$119.63. Specific work schedule will be determined by the client and the employee. Employee will report hours to MGT and client on a weekly basis.

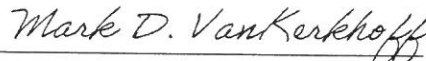
OTHER - PAID TIME OFF: State required paid leave (Illinois Paid Leave for all Workers Act) is included in the fee for service. Employee will coordinate any leave requests with the client. Time off for paid leave shall be administered in accordance with state law.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

KANE COUNTY

By: 

By: 

Name: A. Trey Traviesa

Name: Mark D. VanKerkhoff

Title: CEO

Title: Director

Date: 9/10/2025

Date: 9/5/2025

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.

EXHIBIT B
Summary of Benefits

Does Not Apply

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-25-1070

KNOLL CREEK WEST – SETBACK VARIATION

KNOLL CREEK WEST NO. 3 – LOT 45

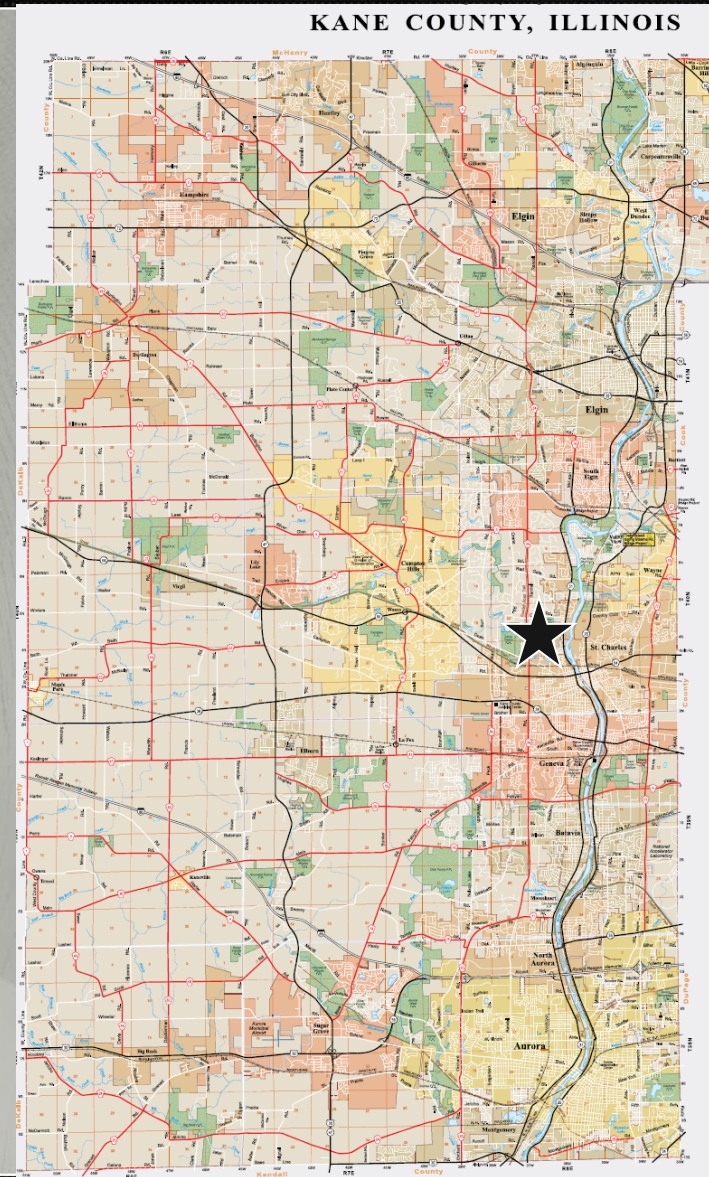
ADJUSTMENT OF SIDE CORNER YARD SETBACK

Section 29, St. Charles Township

1.5+/- Acres, Zoned F - Farming

Side Yard Building Setback Is 60 Feet,
As Noted On The Plat Of Subdivision.

Owner Wishes To Reduce The Side Yard
Setback To 35 Feet To Allow For The
Construction Of A Garage.



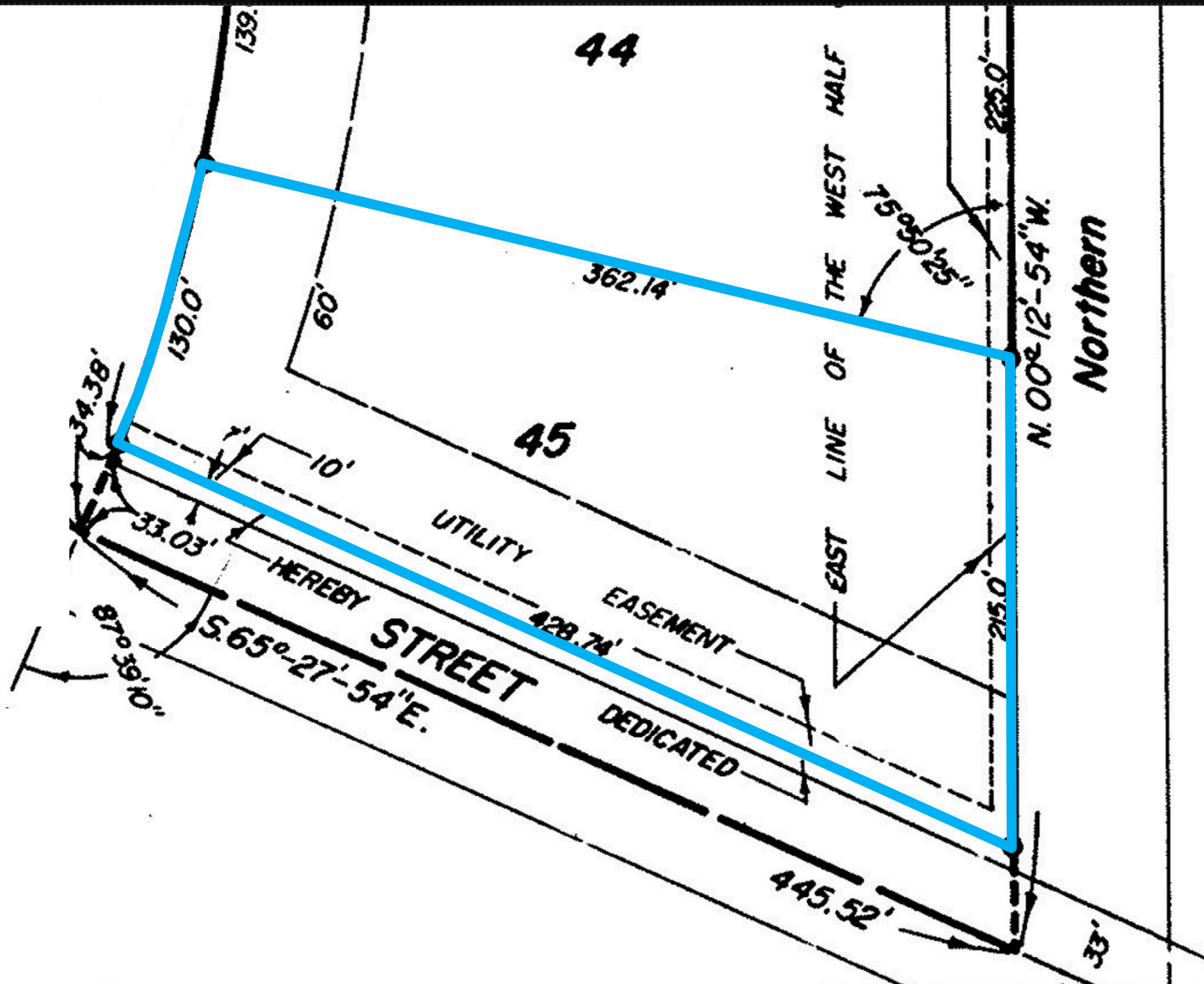
LOCATION MAP



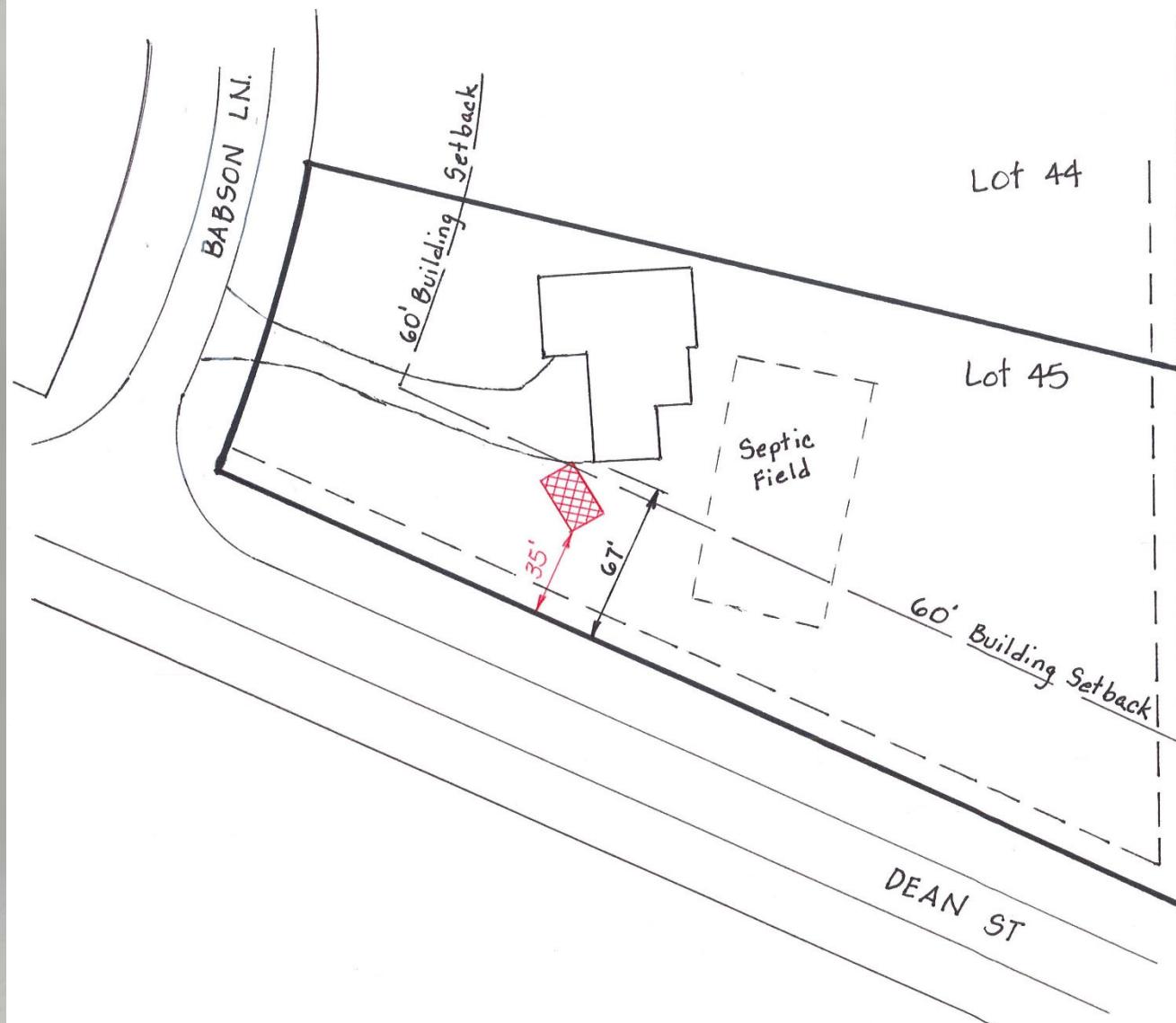
AERIAL OF SURROUNDING AREA



SUBDIVISION PLAT



SITE PLAN EXHIBIT



RECOMMENDATION

The Technical Staff recommends the approval of the Variance:

- 1. The proposed adjustment will not increase the overall density of the Subdivision.**
- 2. This adjustment will not decrease open space or affect the physical layout and design of the surrounding lots.**
- 3. There will be no impact to the public health, safety and general welfare.**
- 4. Jurisdictions and neighbors within 250' have been notified. No negative comments were received.**
- 5. This adjustment has been completed in compliance with Section 19-6 of the Subdivision Code.**

RECOMMENDATION: Kane County Technical Staff recommends approval of the Variance.

COUNTY OF KANE

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



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

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

STAFF RECOMMENDATION

Date: September 16, 2025

To: Kane County Development Committee

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

RE: Request For Reduction In Side Corner Yard Setback
Lot 45, Knoll Creek West Unit No. 3
PIN 09-29-102-005
Zoning F

The side corner yard setbacks for this subdivision are 60 feet. The owners wish to reduce the side corner yard setback for this parcel to be at 35 feet from the Right-of-Way. The purpose of the reduction is to construct a single car detached garage.

All adjoining and adjacent property owners were given written notice of the requested variance, a minimum of 15 days prior to today's meeting. The County did not receive any objections.

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

1. The proposed adjustment will not increase the overall density of the Subdivision.
2. This adjustment will not decrease open space or affect the physical layout and design of the surrounding lots.
3. There will be no impact to the public health, safety and general welfare.
4. Jurisdictions and neighbors within 250' have been notified. No negative comments were received.
5. This adjustment has been completed in compliance with Section 19-6 of the Subdivision Code.

RECOMMENDATION: Kane County Technical Staff recommends approval of the Variance Request.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Adoption of a Revised Schedule of Fees for Stormwater Permits in Unincorporated Kane County and Non-Certified Communities

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Jodie Wollnik 630-232-3499

Budget Information:

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

Summary:

The Stormwater Permit fees are being update to reflect the changes in hourly rates of the staff performing the reviews as they have not been updated in 6 years. In addition, a rate is being established for BMP Fee-In-Lieu.

SCHEDULE A

Permit Review Category*	Fee**
Application Fee	\$85.00
STORMWATER SUBMITTALS (outside Special Management Areas)	
> 5000 sq. ft. disturbed, no Detention or BMP required	\$200.00
Category I BMP required	\$300.00
Small site - Detention & BMP required (< 5 acre non-residential or minor subdivision)	\$1,000.00
Large site - Detention & BMP required (>5 acre non-residential or major subdivision >5 lots)	\$3,200.00
Large site - Detention required PER ACRE OR LOT over threshold	\$60.00
Linear Utility or Trail, 1st mile	\$1,000.00
Linear Utility or Trail, each additional mile	\$250.00
FLOODPLAIN/DEPRESSIONAL STORAGE SUBMITTALS (Special Management Area)	
Accessory Structure > or = 200 sq. ft.	\$700.00
New Single Family Home /Addition	\$2,500.00
Existing Single Family Home Elevation	\$500.00
Small Site, no compensatory storage	\$300.00
Small Site, compensatory storage required	\$1,000.00
Development in the Regulatory Floodway: Channel modifications, bridges, dams, online detention, filling, and any development which affects flood elevations or floodway limits or requires modeling	\$8,000.00
Utility crossing at existing grade (sediment & erosion plan only) an other minor developments which do not require modeling	\$500.00
Streambank stabilization	\$150.00
WETLAND SUBMITTAL (Special management area)	
Wetland review - delineation report	\$85.00
Wetland review - buffer establishment (per wetland/linear water course)	\$170.00
Wetland review 80-150 rule (per wetland/linear water course)	\$750.00
Wetland mitigation plans WR admin only	\$85.00
Wetland bank or fee in lieu	\$85.00
OTHER ADMINISTRATIVE FEES	
Preapplication meeting, initial	\$0.00
Preapplication meeting, per additional meeting	\$200.00
Permit review submittals, 1st rejection (10% of original fee)	10%
Permit review submittals, 2nd rejection (20% of original fee)	20%
Permit review submittals, 3rd or more rejections (60% of original fee)	60%
Variance	\$700.00
Misc. staff time per hour	\$90.00
Appeals	\$350.00
Permit Renewal (25% of original fee)	25%
Violation	\$500.00
SSA Establishment	\$1,500.00
Recording Fee & Map Plotting	\$85.00
BUILDING PERMIT FEES - (FOR STORMWATER PERMITS ISSUED THROUGH BUILDING PERMIT - APPLICATION FEE DOES	
Single Family Home	\$350.00
Shed/Pool/Addition equal to or less than 600 sq ft	\$50.00
Shed/Pool/Addition greater than 600 sq ft	\$100.00
Floodplain***	\$220.00
Site Visit	\$170.00
Hourly Rate	\$85.00
ZONING FEES - WATER RESOURCE STIPULATIONS ON ZONING PETITIONS	
Zoning Petition - Residential	\$250.00
Zoning Petition - Non-Residential	\$500.00
FEE-IN-LIEU	
Detention - the greater of EOPC or	\$90,000/ AC-FT
BMP - the greater of EOPC or	\$5.00/CF

* Site refers to the area of development as defined in the Stormwater Management Ordinance

** Permit fees are non-refundable once review has begun

*** Floodplain will apply to fences, sheds <200 sq. ft., and pools not requiring compensatory storage as well as Substantial Improvement paperwork. For other Floodplain Projects refer to Floodplain/Depressional Storage Submittal fee schedule above

Kane County Ordinance No. 25-XXXX
Adopted October 14, 2025
Effective January 1, 2026

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-25-1139

COMMERCIAL SOLAR ENERGY FACILITIES – LANDSCAPE SCREENING DISCUSSION

Commercial Solar Energy Facilities Landscape Screening

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



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Introduction

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

Current Codes Overview – State of Illinois

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

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

Current Codes Overview – Kane County

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

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

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

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

Recent Zoning Stipulation

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

Additional County Codes Research

McHenry County

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

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

LaSalle County

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

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

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

Piatt County

Source: [Piatt County Zoning Ordinance](#)

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

Additional County Codes Research

Clinton County

Source: [Clinton Zoning Code](#)

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

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

Dekalb County

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

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

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

What *can* we regulate?

Generally speaking:

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

Potentially also:

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

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

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

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

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

Possible questions:

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

Anticipated Concerns/Questions

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

Administrative Options

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

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

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

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

Next Steps for Staff? Questions?

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

Are there any additional questions at this time?

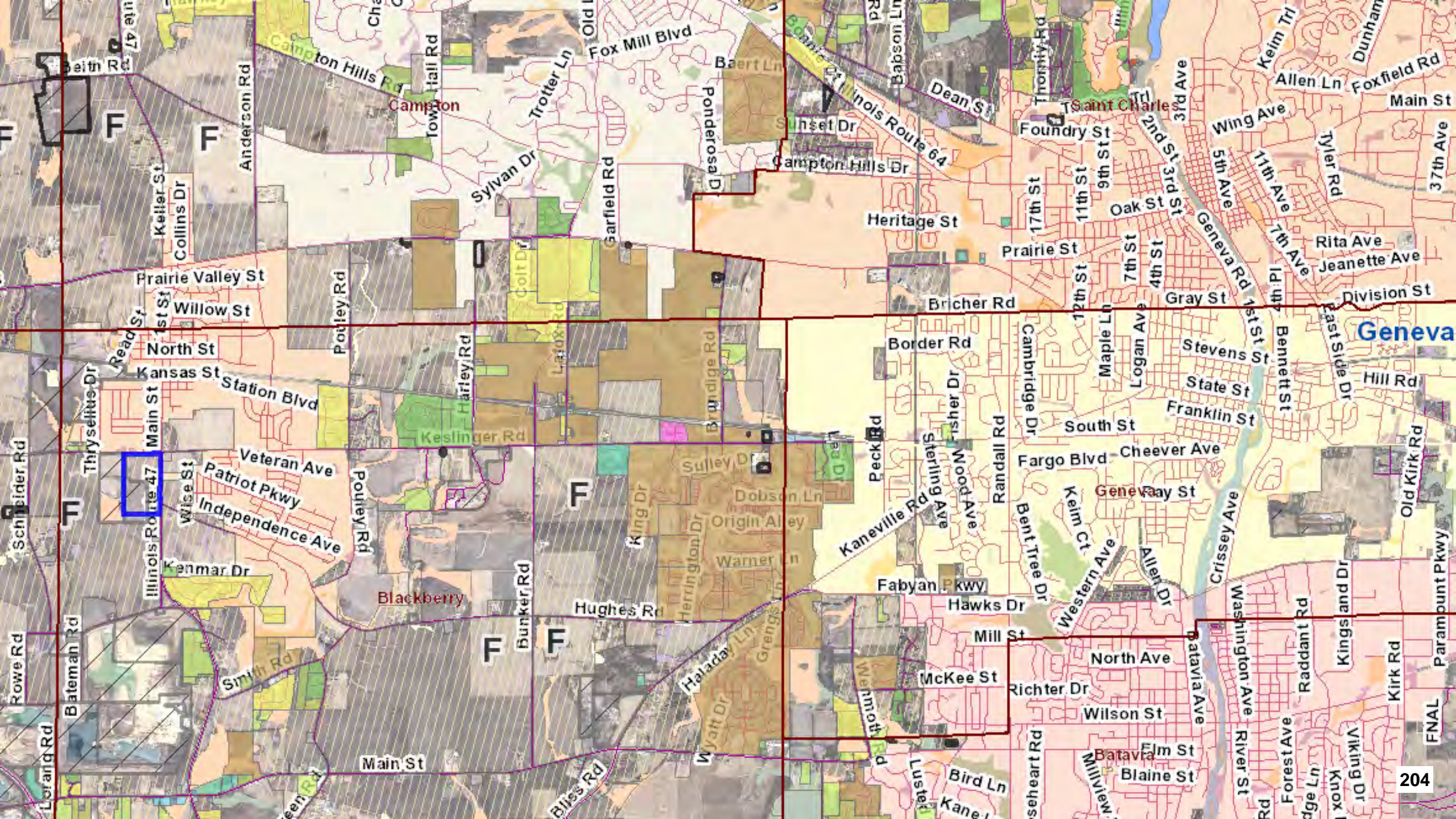


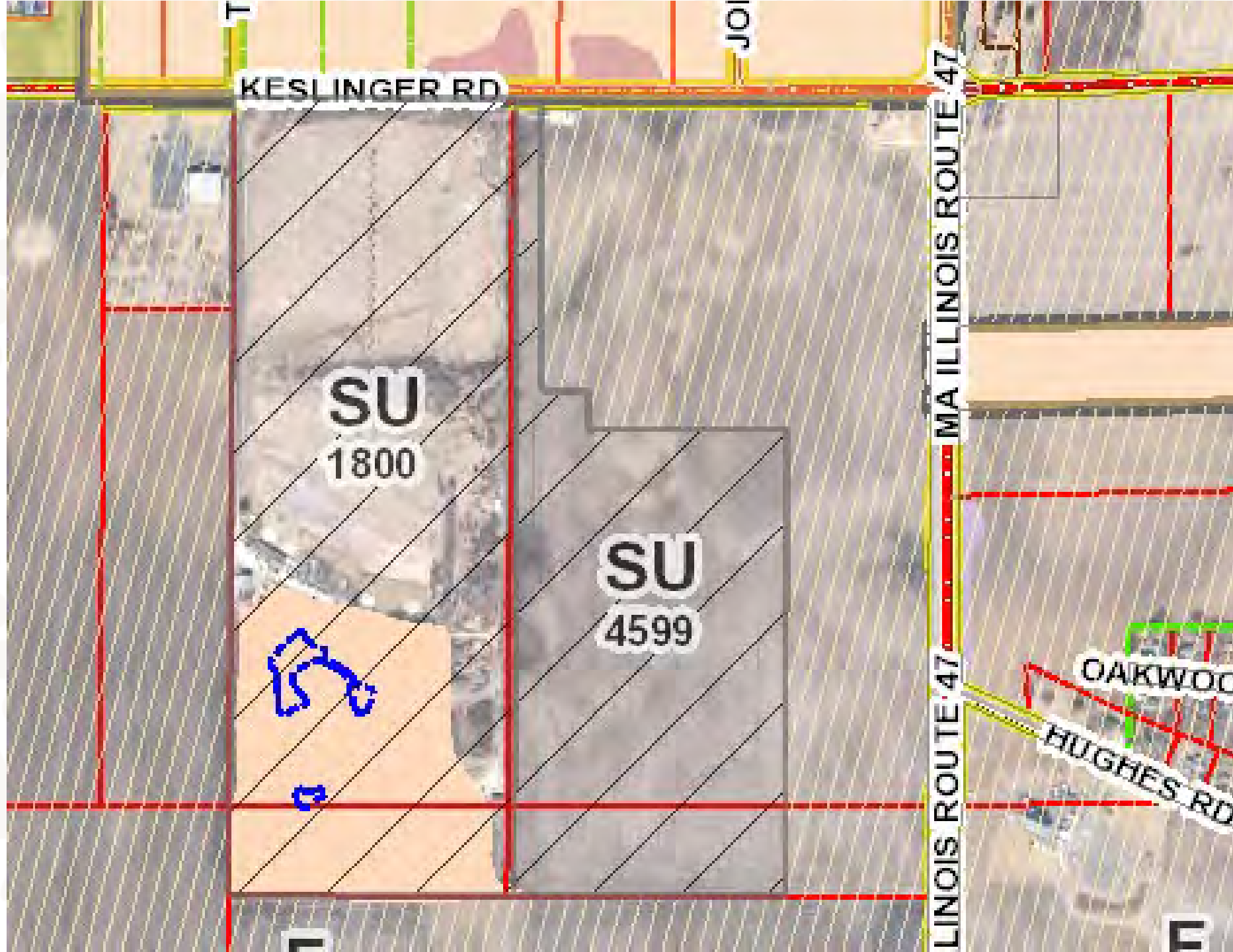
Kane County's Commercial Solar Energy Facilities Projects Under Permit

Landscape Plans Etc.

TPE IL KN07 (ZP #4599)

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





REVISIONS						
DESCRIPTION	DATE	ISSUED	CHG	APP	BY	

OWNER

EPC CONTRACTOR
RECON
PROFESSIONAL

CASTILLO PROJECT NO.
251-270

SIGNATURE WITH SEAL

PROJECT NAME

TPE IL KN07

SHEET NAME
**LANDSCAPE
DETAILS**

SHEET SIZE
24" X 36"

SHEET NUMBER
C-10.3

NOTE:

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

LOW PROFILE NATIVE POLLINATOR FRIENDLY MESIC MIX

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

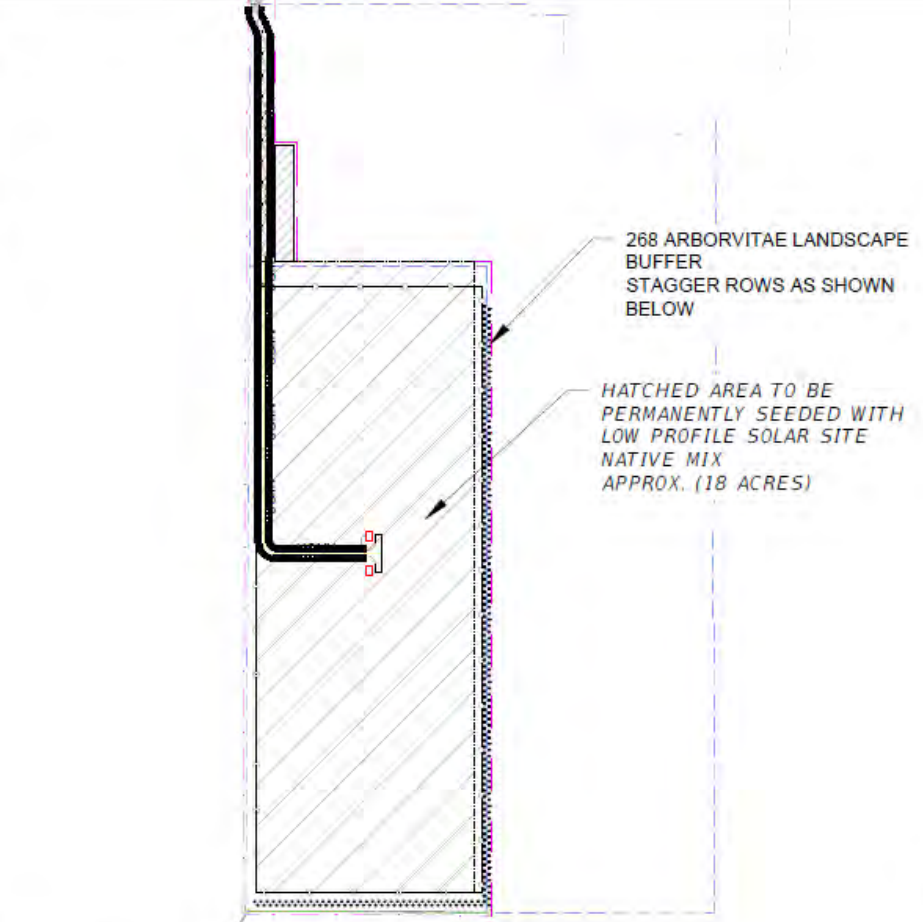
Common Name	Scientific Name	LBS/AC - PLS
Forbs		
Black-eyed Susan	Rudbeckia hirta	0.5
Canada Milkweed	Astragalus canadensis	0.36
Gray Goldenrod	Solidago nemoralis	0.06
Lanceleaf Coreopsis	Coreopsis lanceolata	0.24
Ohio Spiderwort	Tradescantia ohioensis	0.25
Partridge Pea	Chamaecrista fasciculata	0.75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

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

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

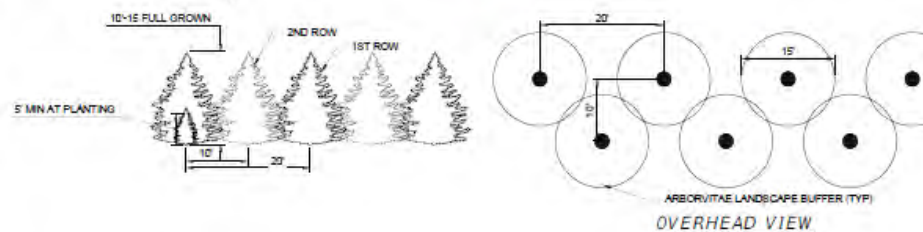
NOTES:

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



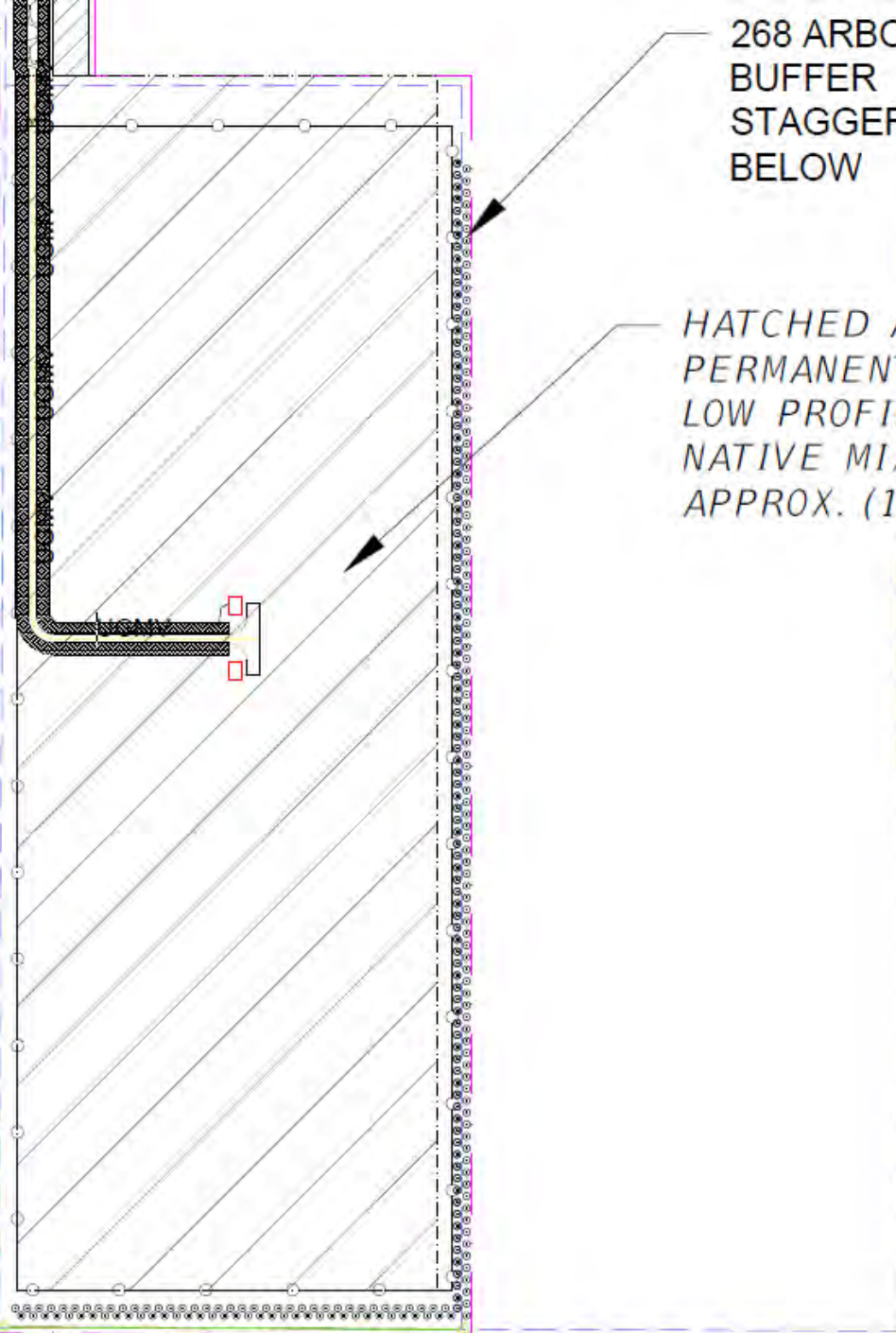
268 ARBORVITAE LANDSCAPE BUFFER
STAGGER ROWS AS SHOWN
BELOW

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



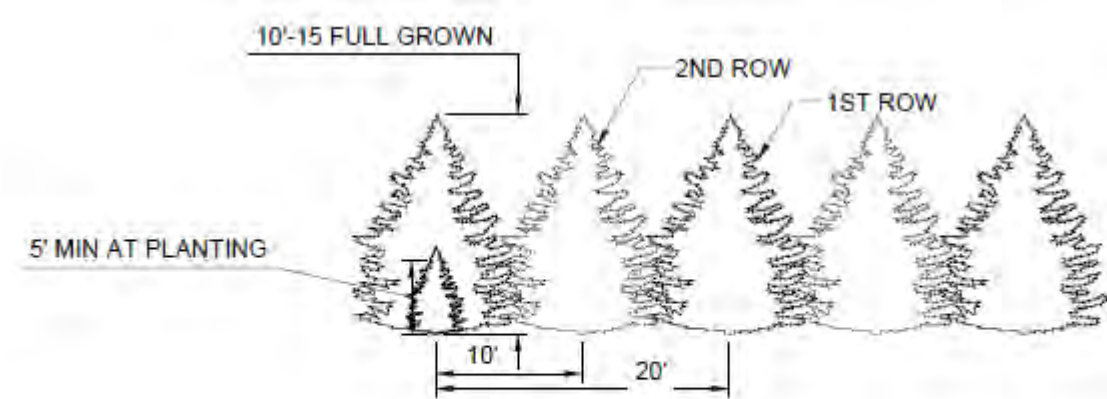
ARBORVITAE HEDGE (THUJA OCCIDENTALIS) NOTES:

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

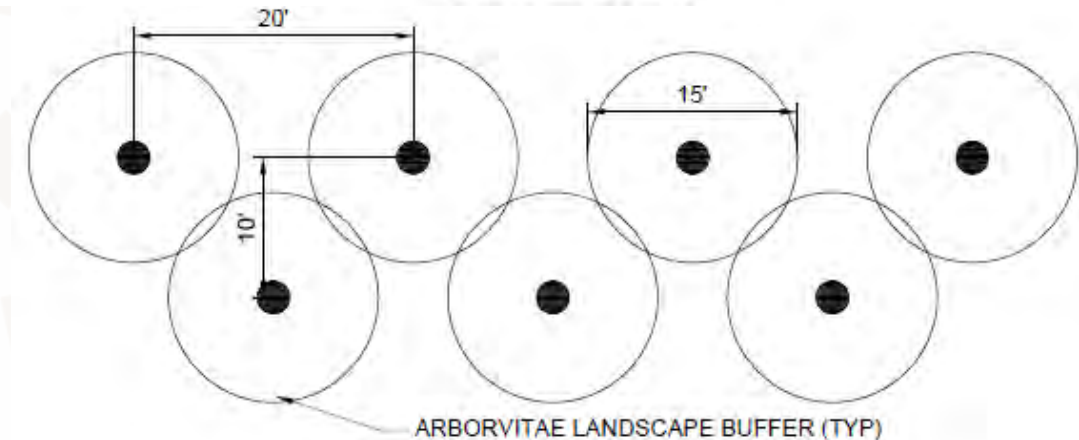


268 ARBORVITAE LANDSCAPE
BUFFER
STAGGER ROWS AS SHOWN
BELOW

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



SIDE VIEW



ARBORVITAE LANDSCAPE BUFFER (TYP)

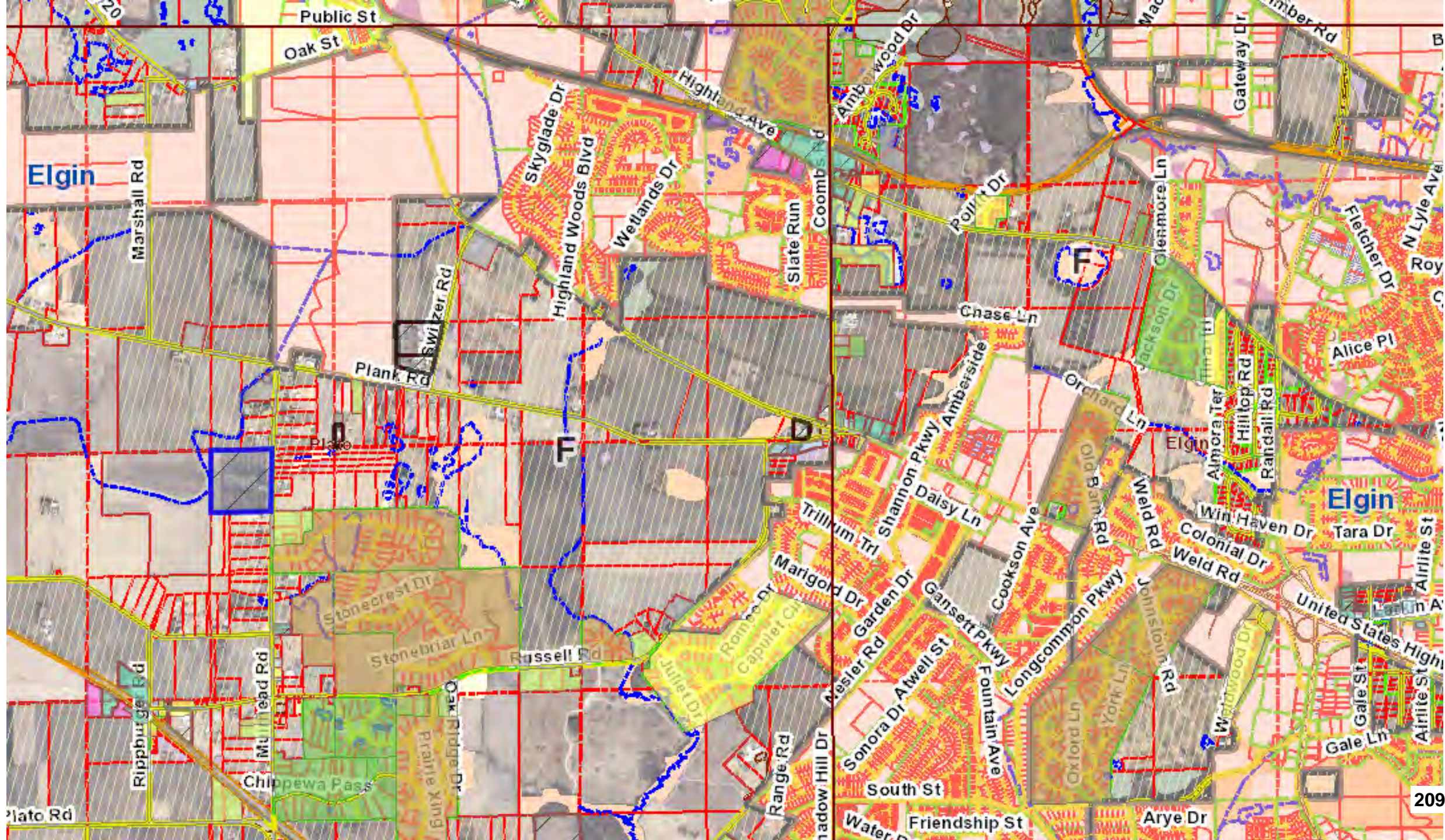
OVERHEAD VIEW

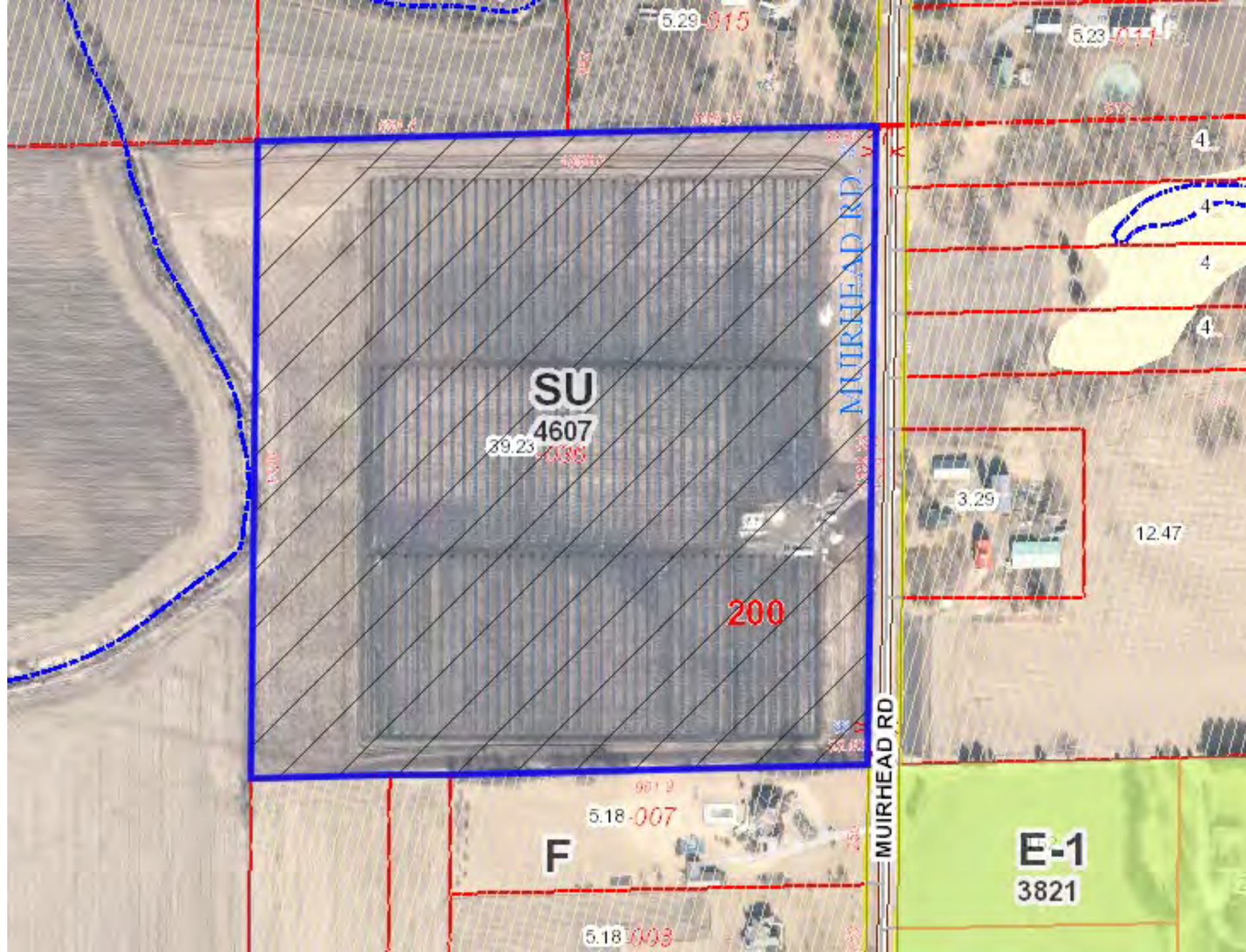
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2. AT MATURITY, THESE PLANTS TYPICALLY REACH 10-15 FEET IN HEIGHT AND 3-4 FEET IN WIDTH, WHICH IS SUFFICIENT TO CREATE A CONTINUOUS VISUAL BARRIER. ARBORVITAE IS NATIVE TO NORTH AMERICA AND WELL ADAPTED TO ILLINOIS SOILS AND CLIMATE, MAKING IT A HARDY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

Sunvest Plato (ZP #4607)

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

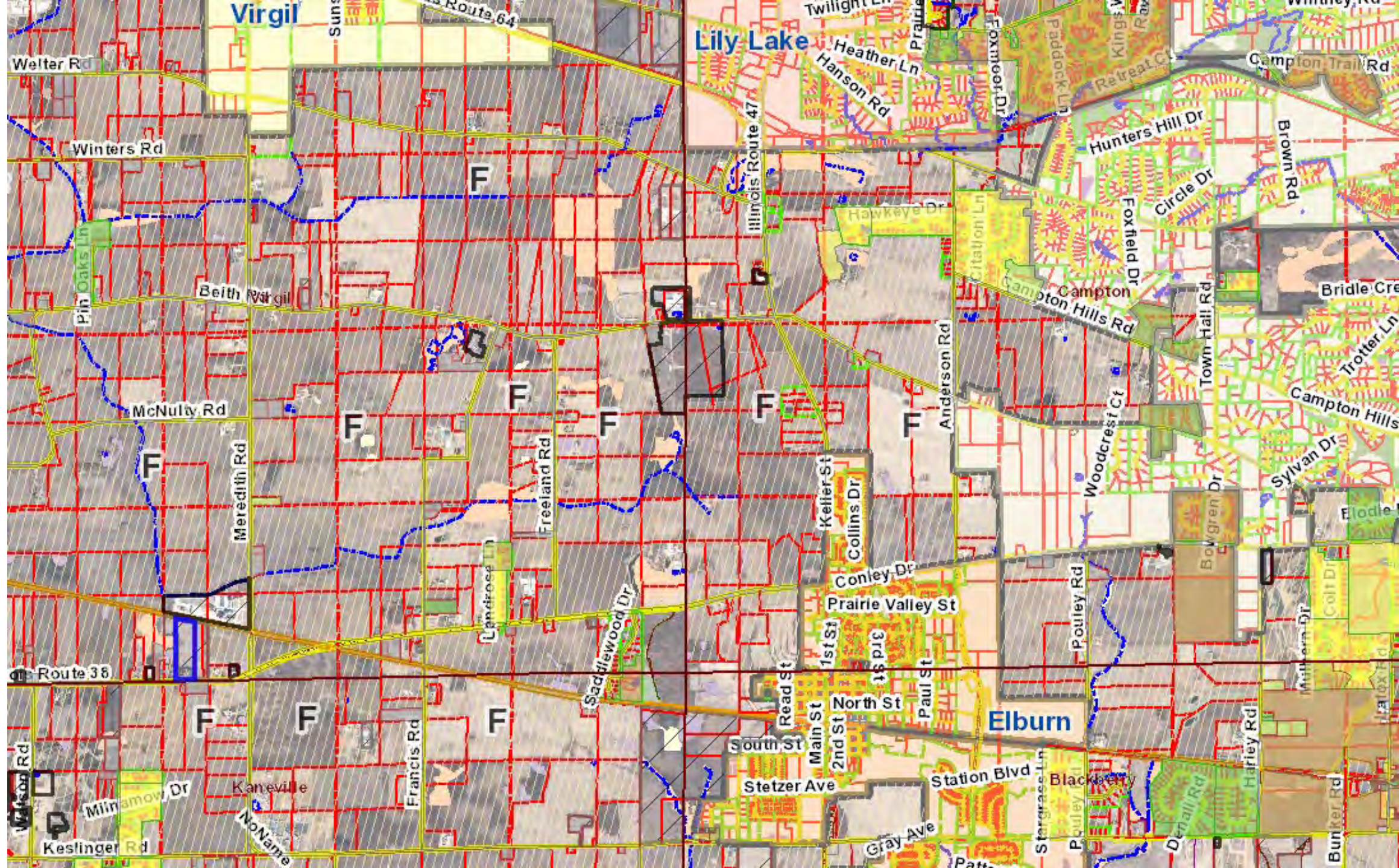


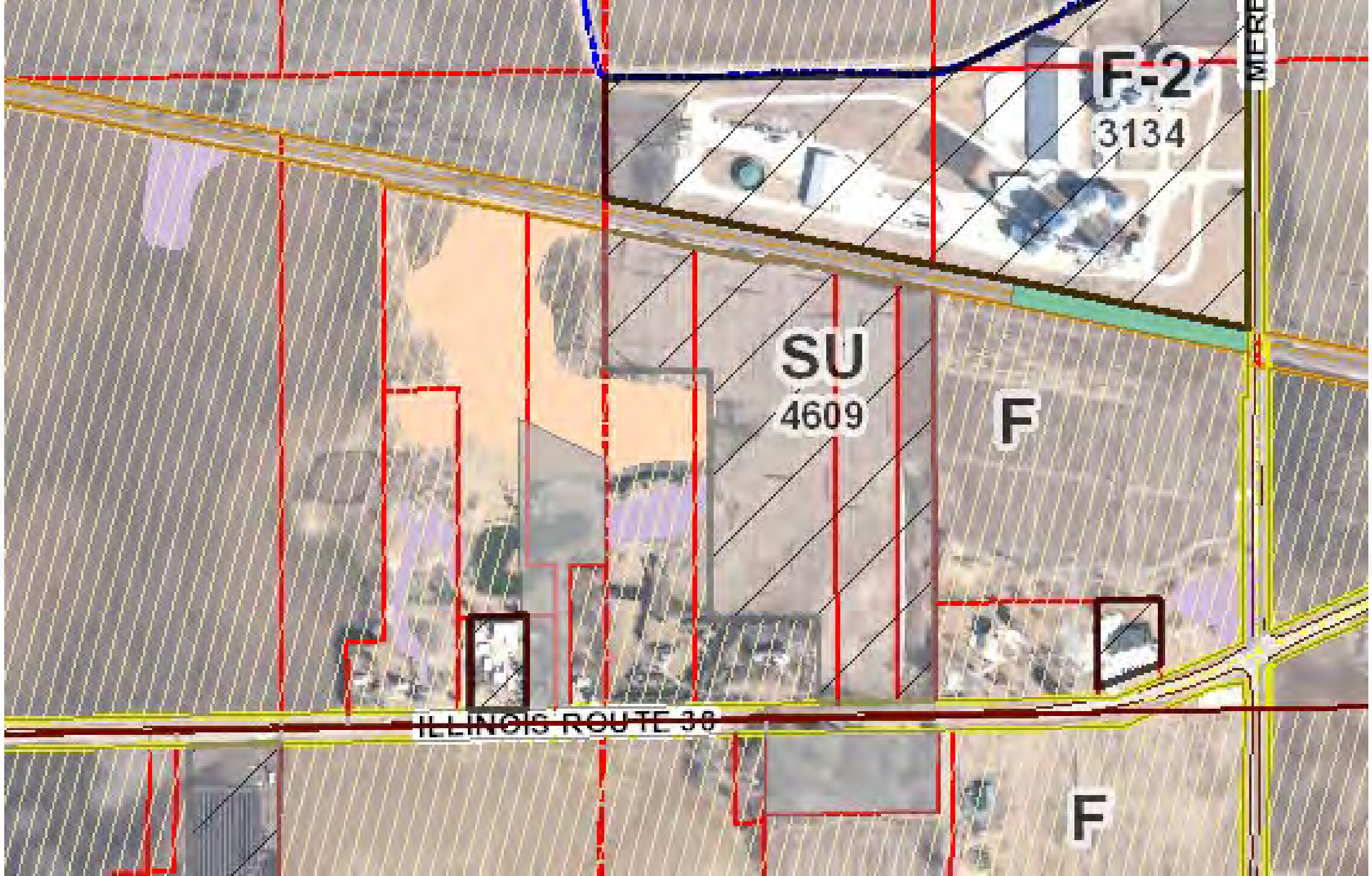


213

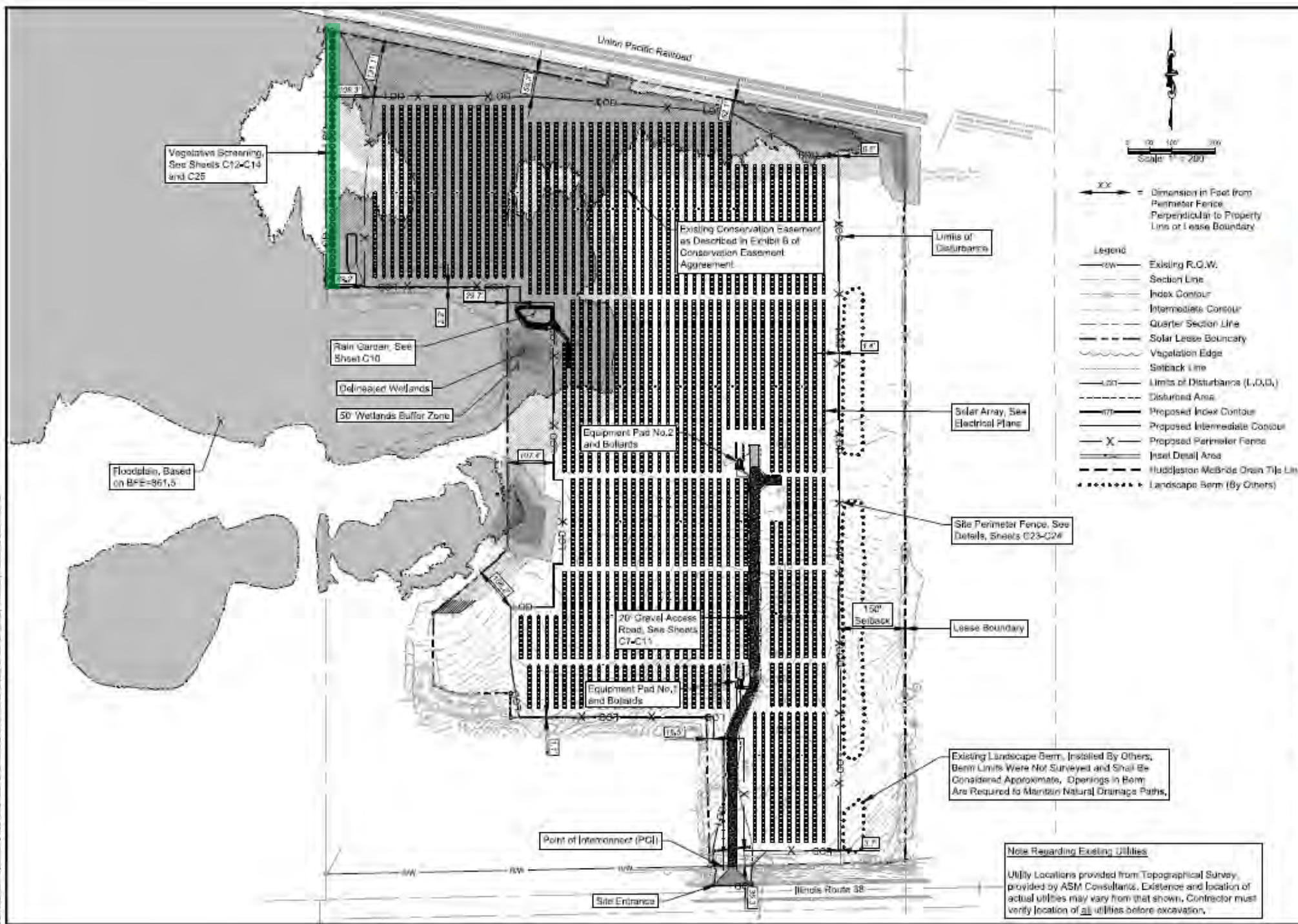
Kane Solar 01 (ZP #4609)

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





2:04 PM 10/23/2023, Dimension 1: Solar Pond 1-2023, File: Dimension 1-2023, Path: C:\Users\j... \Public - 10/23/2023, File: (This file) - Wednesday, 10/23/2023 2:04 PM



Note Regarding Existing Utilities
Utility Locations provided from Topographical Survey, provided by ASM Consultants. Existence and location of actual utilities may vary from that shown. Contractor must verify location of all utilities before excavation.

FVG ENGINEERING
2700 Tangle Road
Holt, MO 64302
620.442.0500 • fvgengineering.com

Dimension Energy

LICENSED PROFESSIONAL ENGINEER
ALEX W. FISHER
002-075734
STATE OF ILLINOIS

Job Number: 241455/00

Location: SW 1/4 Section 34, T49N, R36E, 2nd Pring, MPO, Surveyed by: JH Land Surveying, Inc. - March & July, 2023

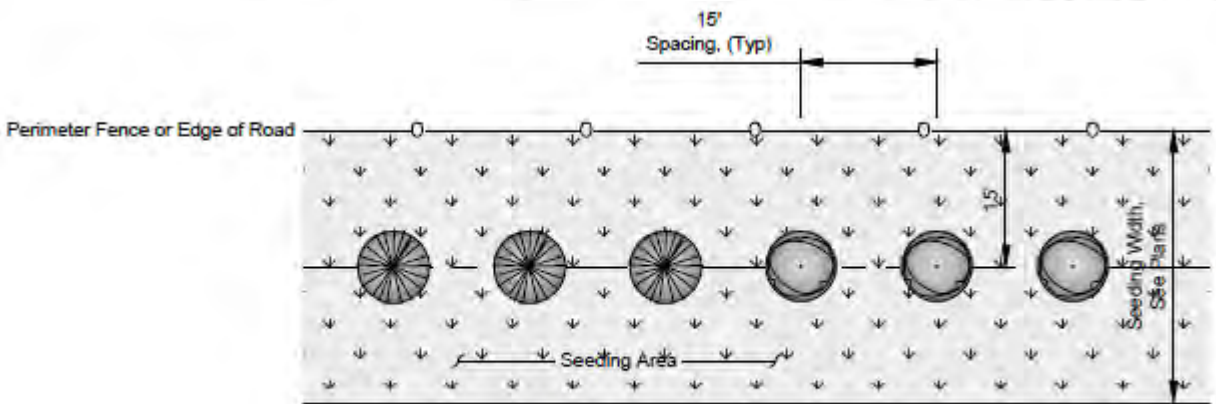
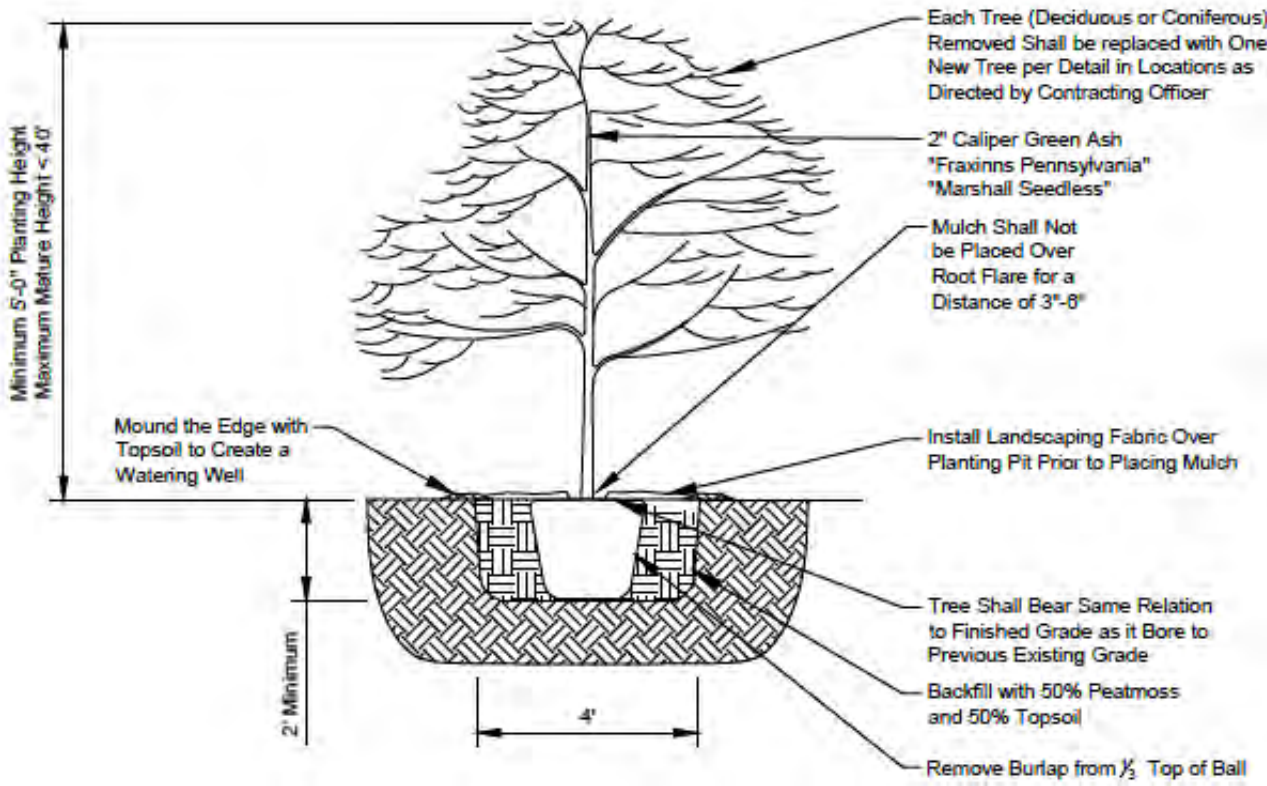
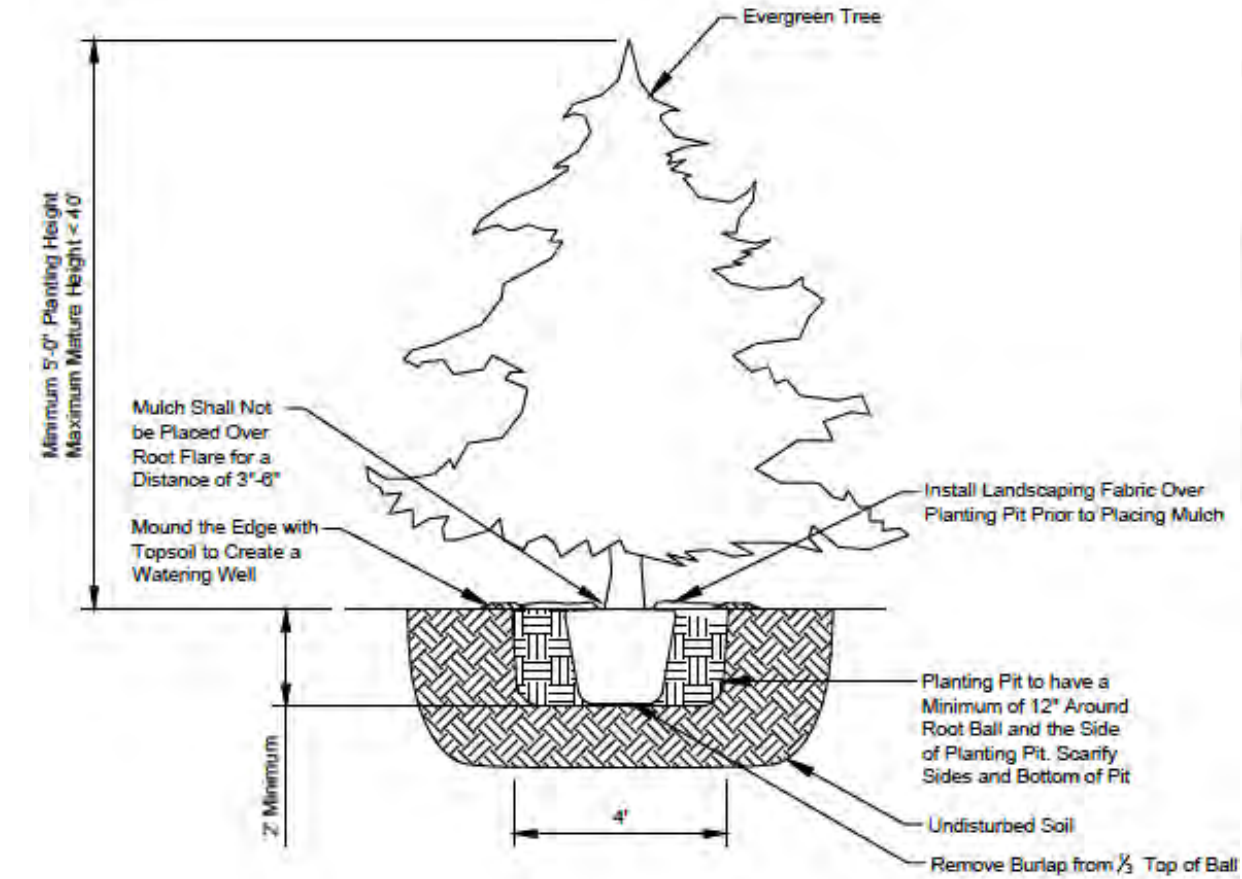
Designed by: AMF
Checked by: MDS
Created by: AMF

KaneSolar01 LLC
EPC: GenPro Energy Solutions
Project Owner: Dimension Renewable Energy
Virgil Township, Kane County, Illinois

Sheet Name: _____

Site Plan (Overall)

Draw Number: **C6**



VEGETATIVE SCREENING LAYOUT

Not To Scale

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

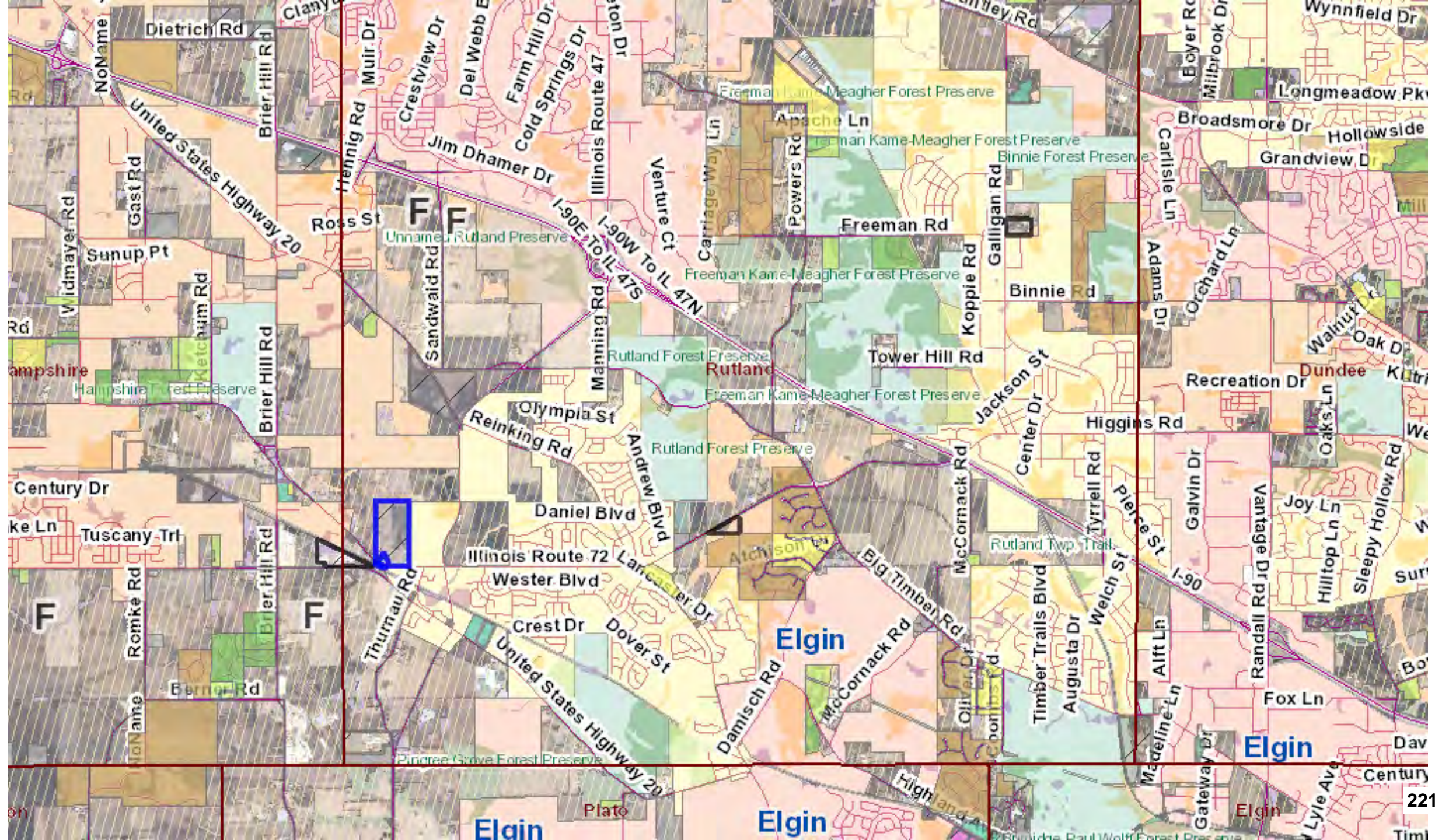
Landscape Legend

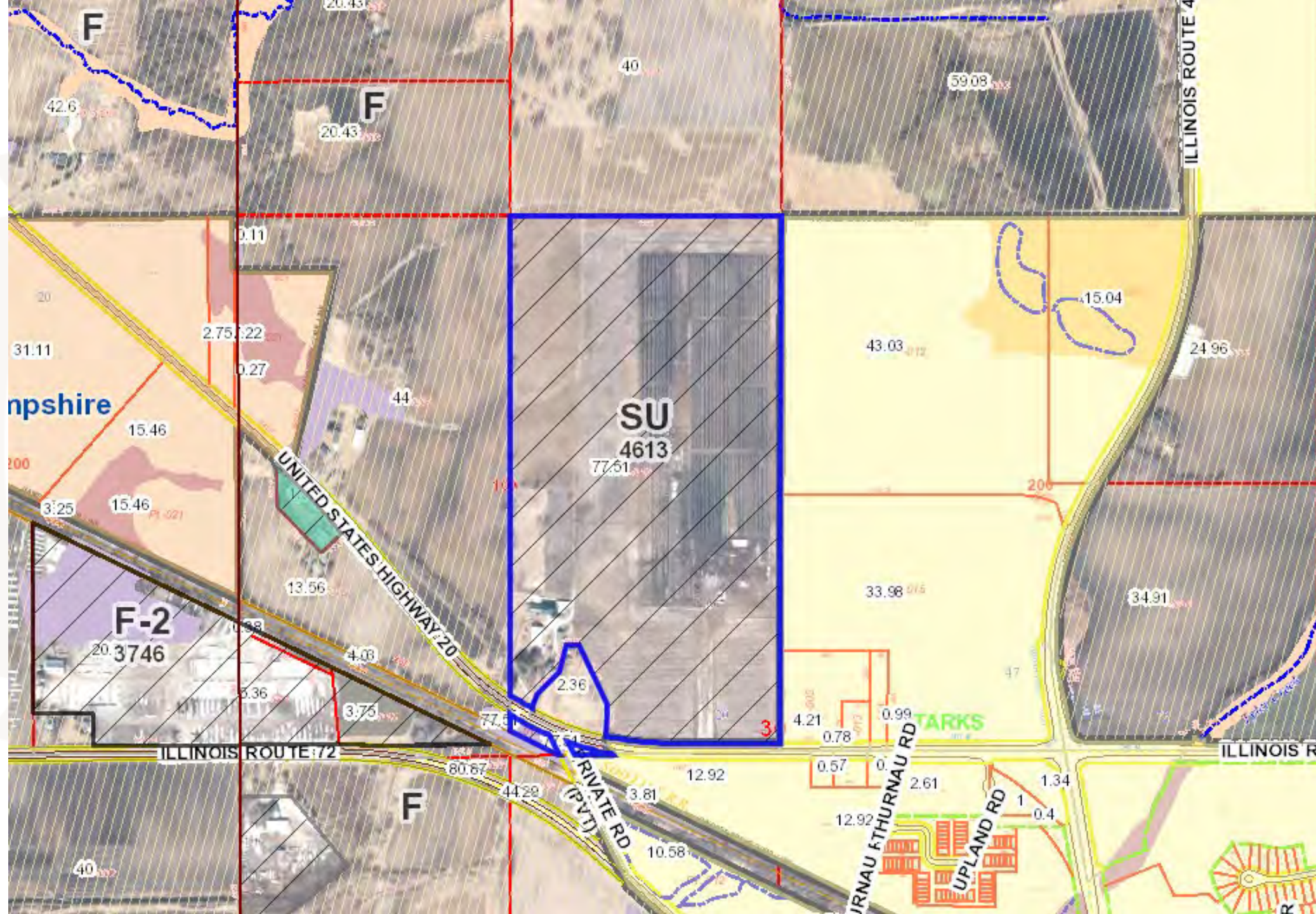
- Outside Fenced Area Seeding
- Evergreen Tree, Canaerti Juniper, 21 EA
- Deciduous Tree, Downy Serviceberry, 18 EA

Note: Tree Quantities are for Total Project.

RPIL Solar 5 (ZP #4613)

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





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



LEGEND

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

NOTES

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

SCALE: 1" = 100'

PROFESSIONAL ENGINEER
JENNIFER GRAHAM
00000000

EXPIRATION DATE:
10/00/00

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

2024.07.17 10:02:10-0500

NO.	BY	DATE	REVISION	APPROVED
1	AG	11/05/2024	ISSUED FOR BUILDING PERMIT	AGB
2	WH	11/05/2024	ISSUED FOR STORMWATER PERMIT	AGB
3	AG	11/05/2024	ISSUED FOR EOT PERMIT	AGB
4	AG	11/05/2024	ISSUED FOR BUILDING PERMIT	AGB
5	CE	10/05/2024	ISSUED FOR EOT PERMIT	AGB

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

TITLE: LANDSCAPE PLAN

DRAWN BY: J. SCHULTZ **PROJECT NO.:** STY131-14002-0000

CHECKED BY: A. BILSTROM

APPROVED BY: A. GRAHAM

DATE: JULY 2024

L100

TRC

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

FILE NO.: STY131-14002-0000 - 100 LAND PLAN.dwg

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-
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL STANDARDS TO IMPROVE THE NATURAL FORM OF THE SPECIES. PLANTING IS DESIGNED, RECOMMENDED AND APPROVED BY THE LANDSCAPE ARCHITECT. (DESIGNER OR CERTIFIED ARBORIST)
2. ONE-FOURTH TO ONE-THIRD OF THE WOOD MAIN BRANCHES SHALL BE REMOVED TO BALANCE ROOT LOSS DUE TO TRANSPANTERIES
3. 2" x 2" x 8' SEVERED LIMBS OR HARDWOOD BRINGS LIES 18" MAX HIGH THIN. STUBS SHALL BE SHOWN 1" IF OUTSIDE OF ROOT BALL AND SHOULD ALLOW FOR FURROWING BY THE TREE HEAL. DO NOT OVERCROWN TREE STUBS
4. REMOVE TOP ONE-THIRD OF BRUIP AND WIRE REMOVED FROM ROOTBALL
5. MULCH LAYER 2" - 3" THICK (TYP) NOT MORE THAN 1" THICK. MULCH LAYER SHALL BE PLACED ON TOP OF ROOTBALL
6. RECONSTRUCT TOPSOIL, SUBSOIL OR BRINE 3" HIGH BEYOND RADIUS OF ROOTBALL (TYP)
7. TREE SHALL BE STAKED USING NYLON BELTING MATERIAL OR APPROVED EQUAL. ALL STAKING MATERIAL SHALL BE REMOVED AT THE END OF ONE YEAR
8. TREE WRAP (AS DIRECTED SPECIFICATIONS AND/OR REQUIRED)
9. SET TOP OF ROOTBALL SLIGHTLY HIGHER THAN FINISHED GRADE
10. FINISHED GROUND
11. 2" x 2" STAKES
12. 1" MIN
13. 12" MIN
14. STAKES FOR 18" x 2" x 8'
15. FILLING IN BOTTOM (18" x 2" x 8')
16. STAKES FOR 18" x 2" x 8'
17. COMPACT PLANTING BOX LEADER ROOTBALL AND SLICE FORWARD DRAINAGE OF PIT
18. TAMPE PLANTING BOX LEADER WARE TO STABILIZE TREE
19. LOCKER OR HEAVY DUTY GLASS BOXES OR HANDING GLASS BOXES

- TREES AND SHRUBS: TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL HAZEL OF GROWTH. TREES SHALL BE WELL-BRANCHED AND FREE FROM DISEASE, POLY-ARMED TWIGGINESS, EXCESSIVE LEAF LOSS, DIEBACK, UNDESIRABLE FEATS, BOGS OR LARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SLIM TRUNKS WITH NO MORE THAN ONE MAJOR BRANCH LOWER THAN 6 FEET ABOVE THE GROUND. THE OWNER, CERTIFIED LANDSCAPE INSPECTOR, OR LANDSCAPE ARCHITECT SHALL REVIEW THE SUBMITTALS FOR COMPLIANCE WITH THESE REQUIREMENTS. CONTRACTORS SHALL NOT CUT OR REMOVE ANY TREE OR SHrub PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED; THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL TREES AND SHRUBS SHALL BE MULCHED IN ACCORDANCE WITH THE RESPECTIVE PLANTING DETAILS PROVIDED IN THE LANDSCAPING PLAN.
- ALL PRUNING SHALL CONFORM TO THE TREE CARE INDUSTRY ASSOCIATION (TCIA) ANSI A300 PART 1 - 2017 PRACTICES. PRUNING OPERATIONS SHALL RECOGNIZE BUT ARE NOT LIMITED TO: THE FOLLOWING PRUNING OBJECTIVES: MANAGE RISK; MANAGE HEALTH OF TREE STRUCTURE; PROVIDE CLEARANCE; MANAGE SIZE OR SHAPE; IMPROVE AESTHETICS; MANAGE PRODUCTION OF FRUIT, FLOWERS, OR OTHER PRODUCTS; AND/OR MANAGE WILDFIRE HAZARD. DEVELOPING STRUCTURE SHALL IMPROVE BRANCH AND TRUNK ARCHITECTURE, PROMOTE OR PREVENT CERTAIN GROWTH PATTERNS, AND/OR MANAGE CANOPY CHARACTERISTICS. PRUNING SHALL BE DONE AT AN APPROPRIATE PARTICULAR DIRECTION (DIRECTIONAL PRUNING); MINIMIZE PLANT INTERFERENCE WITH TRAFFIC, LINES OF SIGHT, INFRASTRUCTURE, OR OTHER PLANTS; RESTORE PLANTS FOLLOWING DAMAGE; AND/OR REVITALIZE SHRUBS. PROVIDING CLEARANCE SHALL ENSURE SAFE AND RELIABLE OPERATION OF TRAFFIC OR UTILITIES. PRUNING SHALL INCLUDE: REMOVING DEAD, DAMAGED, DEFECTIVE, OR INTRUSIVE LIMBS OR OTHER PLANT PARTS; MOVEMENT OF TRAFFIC OR LIGHT PENETRATION; ENSURE LINES OF SIGHT OR DESIRED VIEW; PROVIDE ACCESS TO STEPS, BUILDINGS, OR OTHER STRUCTURES; AND/OR COMPLY WITH REGULATION.
- TORPUSL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TORPUSL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM THIS LABORATORY TO THE ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACTIVITY RECOMMENDED FROM THE TORPUSL TEST.
- * NO PHOSPHORUS SHALL BE USED AT ANY TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A LABORATORY TESTING LAB AND SOIL TESTS SPECIFICALLY INDICATING A PHOSPHORUS DEFICIENCY THAT IS HARMFUL OR WILL PREVENT NEW LAWN GRASSES AND

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ROUNDTSTONE SEED MIX 108: GRASS MEADOW ECONOMY - MED TO WET SITES				
MIX CONCENTRATION	BOTANICAL NAME	COMMON NAME	RATE (LBS/ACR)	RATE (GMS/PLANT)
18.33%	DOG RILEE STEM	ANDROPOGON VIRGATUS		
21.88%	VIRGINIA WILD RYE	LYRISUS VIRGINICUS		
11.72%	SWEETGRASS (BLACKROOT)	PERNISCUS VIRGINICA		
3.02%	DEEP TONGUE GRASS	PRINCIPAL CLANDERINUM		
4.20%	MULTIFLORA MEADOWS	ACALYCE VIRGINICA		
2.47%	BLACKROOT (GRASS)	PERNISCUS VIRGINICA		
1.80%	ORCHID SPONGEWEED	TRIGLOCH ALBA (CHEWERS)		
7.40%	PALE GRASS	CENNA MARISCARIA	12	275
4.50%	SLIMEST SPONGEWEED	DIAMANTHUS SPONGEUS		
5.07%	PURPLE SPONGEWEED	SCIRPUS PUNICATA		
4.60%	PALE SPONGEWEED	HELIOPSIS HELIOPHYTICUS		
0.94%	VERBENA	MONARDIA PISTILLATA		
0.94%	NEW ENGLAND ASTER	ASTER NOVUS-ANGULUS		
0.94%	MAXILLARIA SPONGEWEED	HELIOPSIS MAXILLARIA		
0.88%	JOE-PYE WOOD	EUPATORIUM PISTILLATUM		

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LEGEND

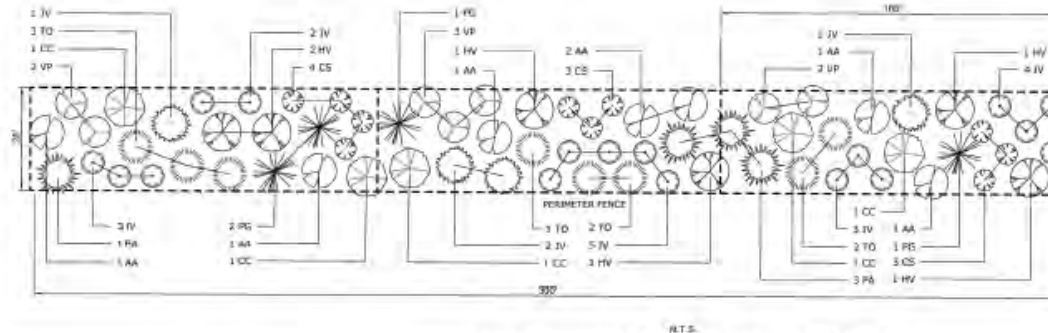
VISUAL MITIGATION PLANTING TEMPLATE - TYPE A
LANDSCAPE PLANTING SCHEDULE (2) PRIMARY VISUAL BUFFER/SCREENING EFFORT

DECIDUOUS AND EVERGREEN TREES

SAMPLE	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	NATURE HEIGHT
AA	AMELANCHIER ALBOBESA DOUGLASS SWEETGUM	7	6-8 FT.	S&B	15-20 FT.
QC	CARPINUS CAROLINIANA AMERICAN HORNBEAM	3	2" DIA. CAL.	S&B	35-50 FT.
FF	HAMMILLIS VIRGINIANA COMMAE WITCH HAZEL	3	3-4 FT.	S&B	20-25 FT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	4	5-7 FT.	S&B	40-60 FT.
PA	PICEA ABIES NORWAY SPRUCE	4	3-4 FT.	S&B	25-35 FT.
PS	PICEA GLAUCA WHITE SPRUCE	4	3-4 FT.	S&B	20-30 FT.
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	8	3-5 FT.	S&B	30-45 FT.

SHRUBS

SPERMATOPHYTES	TAXONOMICAL NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	FRESH WEIGHT
05	CORONIA BENICIA RED OILER (LEUWOOD)	10	10-20 CM	3-4 CM DIA.	7.4 gm
06	HEX VERTICILLATA COMMON WITCHAMBER	10	10-20 CM	3-4 CM DIA.	10.2 gm
08	VERBENA PHYLLOCLADUS BLACKBERRY VERBENA	7	10-20 CM	3-4 CM DIA.	10.3 gm



VISUAL MITIGATION PLANTING TEMPLATE - TYPE A

LEGEND - TYPE A TOTALS

LANDSCAPE PLANTING SCHEDULE

VISUAL MITIGATION PLANTING TEMPLATE TYPE A

DECIDUOUS AND EVERGREEN TREES					
SYMBOL	BOTANICAL NAME COMMON PLANT NAME	Qual/Qty	SIZE	TIGHT	MATURE HEIGHT
AA	MILWAUKEE AMORPHA DOWNY SHADBLOW	48	6-8" HT. CLUMP	BAR	15-20' HT.
CC	CARYNUS CARDINALIS AMERICAN REDBIRD	31	2" DIA. CAL.	BAR	10-15' HT.
HH	HAMMILL'S VIRGINIANA COMMON WITCH HAZEL	35	9-12" HT.	BAR	10-15' HT.
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	35	9-12" HT.	BAR	10-15' HT.
PK	PIGEA ABIES HORNED SPRUCE	28	6-7" HT.	BAR	10-15' HT.
WY	PIGEA GLAUCA WHITE SPRUCE	27	6-7" HT.	BAR	10-15' HT.
TD	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	31	6-7" HT.	BAR	10-15' HT.

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MINIMUM HEIGHT
CS	CORNUS BENEDICTA RED OLEA DOGWOOD	82	3/4-35" HT.	2 1/2 GAL.	7'6" HT.
FI	ILEX VIRENCELLATA COMMON WINTERBERRY	181	24-30" HT.	2 1/2 GAL.	10-12' HT.
VI	VIBURNUM PHILLOIDES BLACKHAW VIBURNUM	66	24-30" HT.	2 1/2 GAL.	10-12' HT.

VISUAL MITIGATION PLANT TOTALS

LEGEND - VM1

LANDSCAPE PLANTING SCHEDULE

PLANTING TEMPLATE TYPE A

TOTAL MITIGATION LENGTH = 900 LF

DECIDUOUS AND EVERGREEN TREES

SPECIES	SCIENTIFIC NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AA	AMBELANCHIA ALBICORNA DORNY SHADEBUSH	20	8" HT CLIP	BAW	10-20 FT
CC	CAMPIDUS CAROLINENSIS AMERICAN KICKSHAW	10	2" DIA. CAL.	BAW	20-30 FT
IV	HAEMAPHYSALIS VIRGINIANA COMMON WITCH HAZEL	10	2-4 FT	BAW	20-30 FT
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	12	6" FT	BAW	40-60 FT
PA	PICEA ABIES NORWAY SPRUCE	12	5-7 FT	BAW	40-60 FT
PL	PICEA GLAUCA WHITE SPRUCE	12	5-7 FT	BAW	40-60 FT
TO	THUJA OCCIDENTALIS NORTHERN WHITE CEDAR	24	10" FT	BAW	50-60 FT

31 JUL 83

SYMBOL	SCIENTIFIC NAME/ COMMON PLANT NAME	DENSITY	SIZE	ROOTS	MATURE HEIGHT
CS	CERBERA BERGEE RED OBIER (OBIDI)	80	24" x 30" H"	SPREADS OUT	7-9' H
N	NEPENTHES VERTICILLATA COMMON WATERBURY	35	20" x 30" H"	TENDRIL CRAWL	10-12' H
VP	VERBENA PRINCEPOLII BLACKW. VERBENA	20	24" x 30" H"	SPREADS OUT	10-12' H

PLANTING SCHEDULES VM1-VM2

LEGEND - VM2

LANDSCAPE PLANTING SCHEDULE

PLANTING TEMPLATE TYPE A

TOTAL MITIGATION LENGTH = 800 L

DECIDUOUS AND EVERGREEN TREES

SYMBOL	TAXONOMIC NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
AA	ABELSCHKEER ARBOREA DOWN GIARDIS	21	6-8 FT CLUMP	600	18-20 FT
CC	CARYNUS CAROLINENSIS AMERICAN HORNWORM	10	3-4 IN CAL	600	75-90 FT
HA	HAMMILLIS VIRGINIANA COMBING WITCH HAZEL	20	3-4 FT	600	20-25 FT
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	15	5-7 FT	600	40-50 FT
NA	NOVA AGES NORWAY SPRUCE	12	6-7 FT	600	45-55 FT
PEI	PIEDRA GLAUCIA WHITE SPRUCE	10	6-7 FT	600	45-50 FT
TC	THELIA OCCIDENTALIS NORTH-EAST WHITE CEDAR	8	6-7 FT	600	50-60 FT

EHRUBS

ITEM	TAXONOMICAL NAME COMMON PLANT NAME	QUANTITY	SIZE	ROOT	WATERS HEIGHT
01	COENUS SERICEA RED GRASS (DOODGE)	22	24" 00" HT.	3/8 GAL. ROOT	10' 0" H.
02	HEX VERTELLATA COMMON WINDMILLGRASS	55	24" 50" HT.	1/8 GAL. ROOT	10' 0" H.
03	YOUNG BIRCH BLACKBERRY	21	24" 00" HT.	3/8 GAL. ROOT	10' 0" H.

VMF - VEGETATIVE BUFFER / SCREEN MITIGATION TABLE					
SEAMLESS	MITIGATION TYPE	LENGTH	LINE/CHORD DIRECTION	START (EASTING, NORTHING)	END (EASTING, NORTHING)
L1	TYPE A	571	S307°02'27"10"W	E-9480321.5400, N-10759166.4261	E-9480321.4650, N-10759166.0000
L2	TYPE A	329	N607°10'04.00"W	E-9480321.4950, N-10759169.0000	E-9480320.5961, N-10759169.0000

VMQ - VEGETATIVE BUFFER / SCREEN MITIGATION TABLE					
NUMBER	MITIGATION TYPE	LENGTH	UNIRICHORD DIRECTION	START EASTING, NORTHING	END EASTING, NORTHING
L3	TYPE A	318	N60° 59' 51.12"W	E=948642.8035, N=1075594.9855	E=948628.0813, N=1075595.003
L4	TYPE A	874	N00° 00' 00.00"E	E=948628.0813, N=1075598.0019	E=948627.0106, N=1075598.018

COORDINATE TABLES: VM1-VM2

		PROFESSIONAL DESIGNER ANDREW J. JAMES 000490		
2024-07-17 16:02-16:09:00		EXPIRATION DATE 11/05/25		
TRC ENVIRONMENTAL CORP. DESIGN FROM L1C # 11000400-0002				
T	AD	11/05/25	DESIGN FOR BUILDING PERMIT	ASB
E	AD	11/05/25	DESIGN FOR SUBMITTER PERMIT	ASB
L	AD	11/05/25	DESIGN FOR EIT PERMIT	ASB
E	AD	11/05/25	DESIGN FOR BUILDING PERMIT	ASB
E	AD	11/05/25	DESIGN FOR EIT PERMIT	ASB
ALL	BT	04/16	REVISION	APRO
PROJECT: CONSTRUCTION PLAN SET UNITED RENEWABLE ENERGY, LLC RHEL SOLAR S, LLC - HIGHWAY 20 SOLAR KANE COUNTY, IL				
TRC: LANDSCAPE DETAILS 2				
DRAWN BY: T. SOKALCZAK CHECKED BY: A. L. SPOCK APPROVED BY: A. SOKALCZAK DATE: JUL 16/24	REV: 01 L102	225 NW 104th St. Suite 104B Chicago, IL 60658 Phone 312.372.7671		
		225 NW 104th St. Suite 104B Chicago, IL 60658 Phone 312.372.7671		
FILE NO: C:\TRC\LANDSCAPE\2024\11000400-0002\LANDSCAPE.DWG				

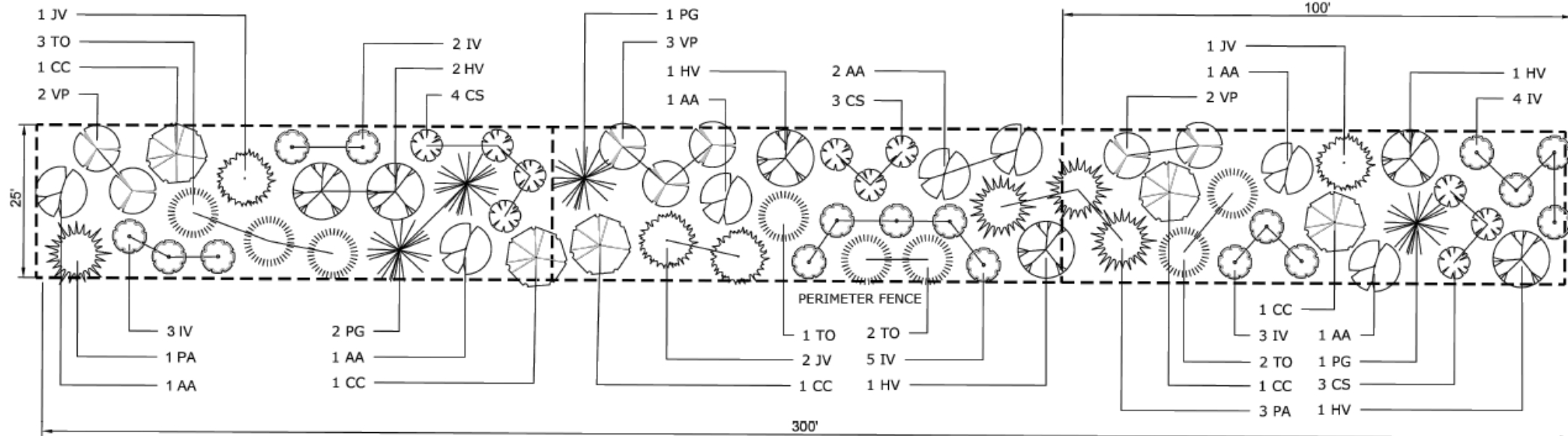
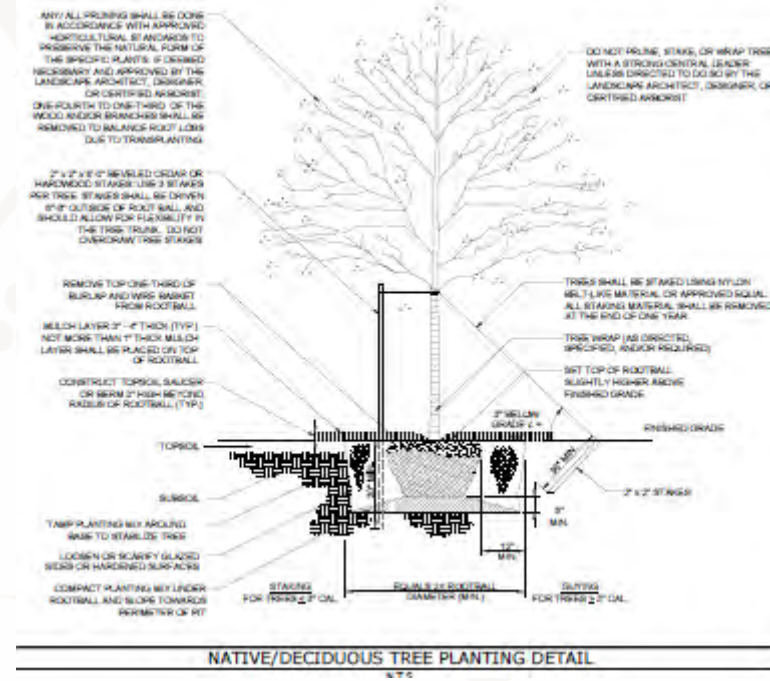
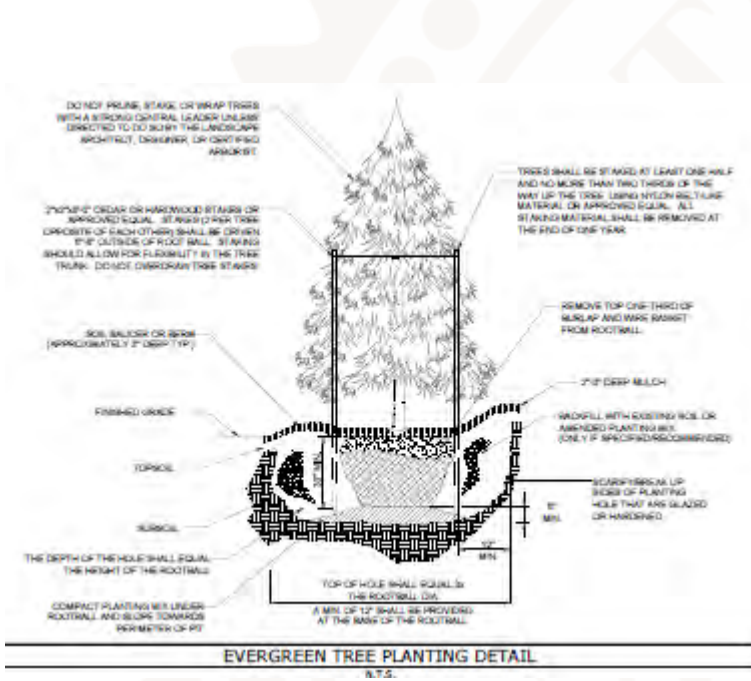
LEGEND

DECIDUOUS AND EVERGREEN TREES

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

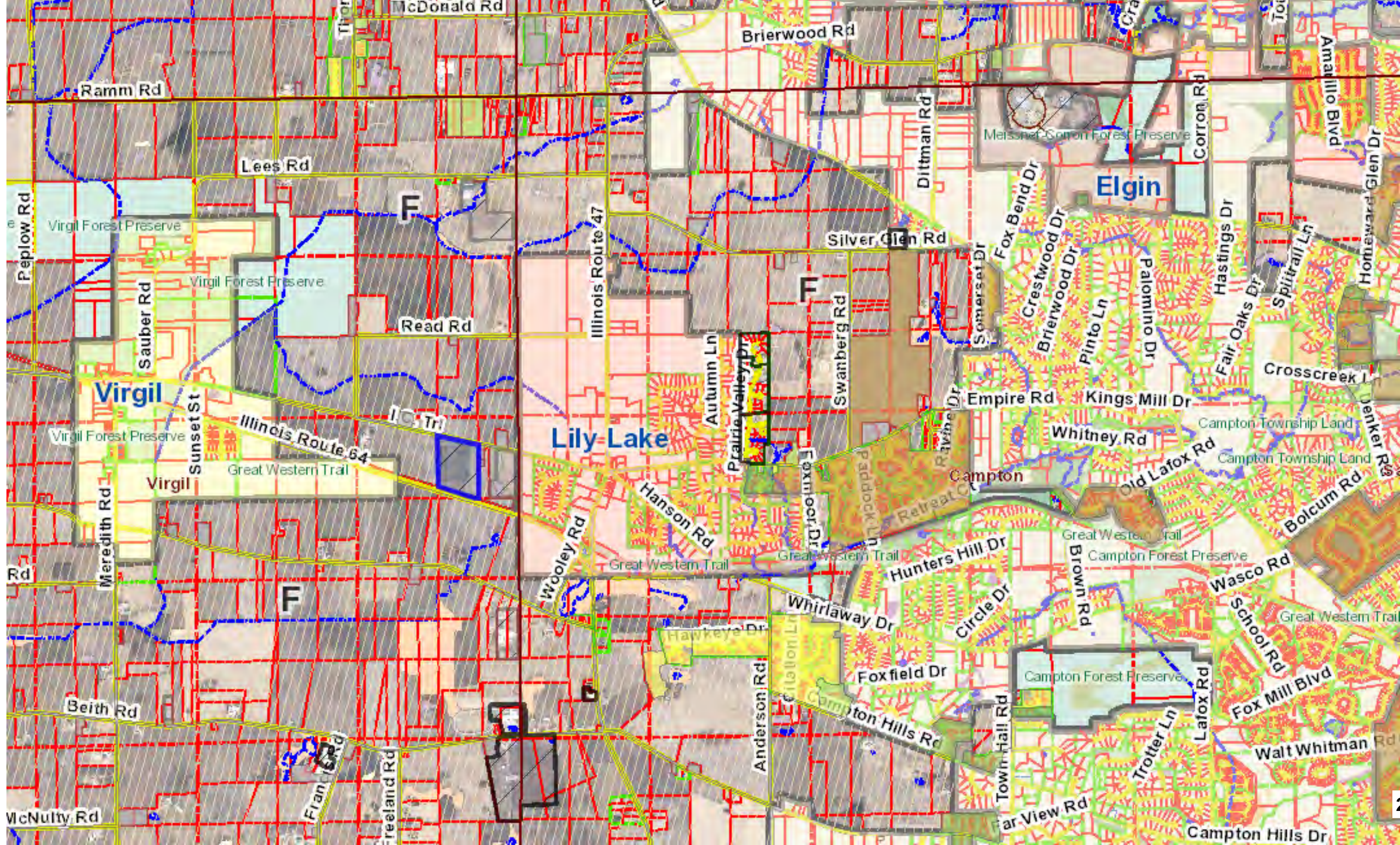
SHRUBS

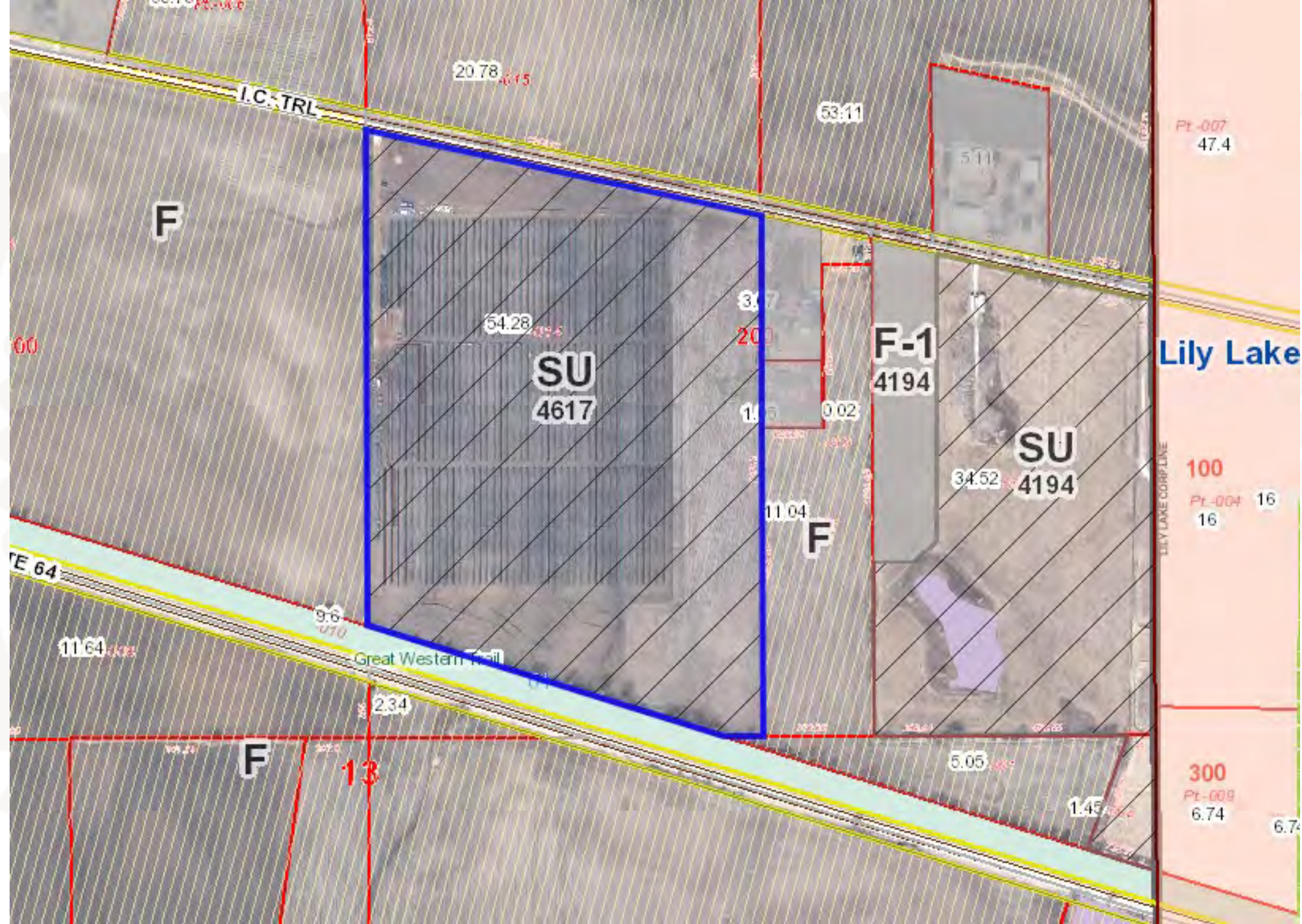
SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT	MATURE HEIGHT
CS	CORNUS SERICEA RED OSIER DOGWOOD	10	24"-30" HT.	3 / 5 GAL. CONT.	7'-8' HT.
IV	ILEX VERTICILLATA COMMON WINTERBERRY	17	24"-30" HT.	3 / 5 GAL. CONT.	10'-12' HT.
VP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	7	24"-30" HT.	3 / 5 GAL.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

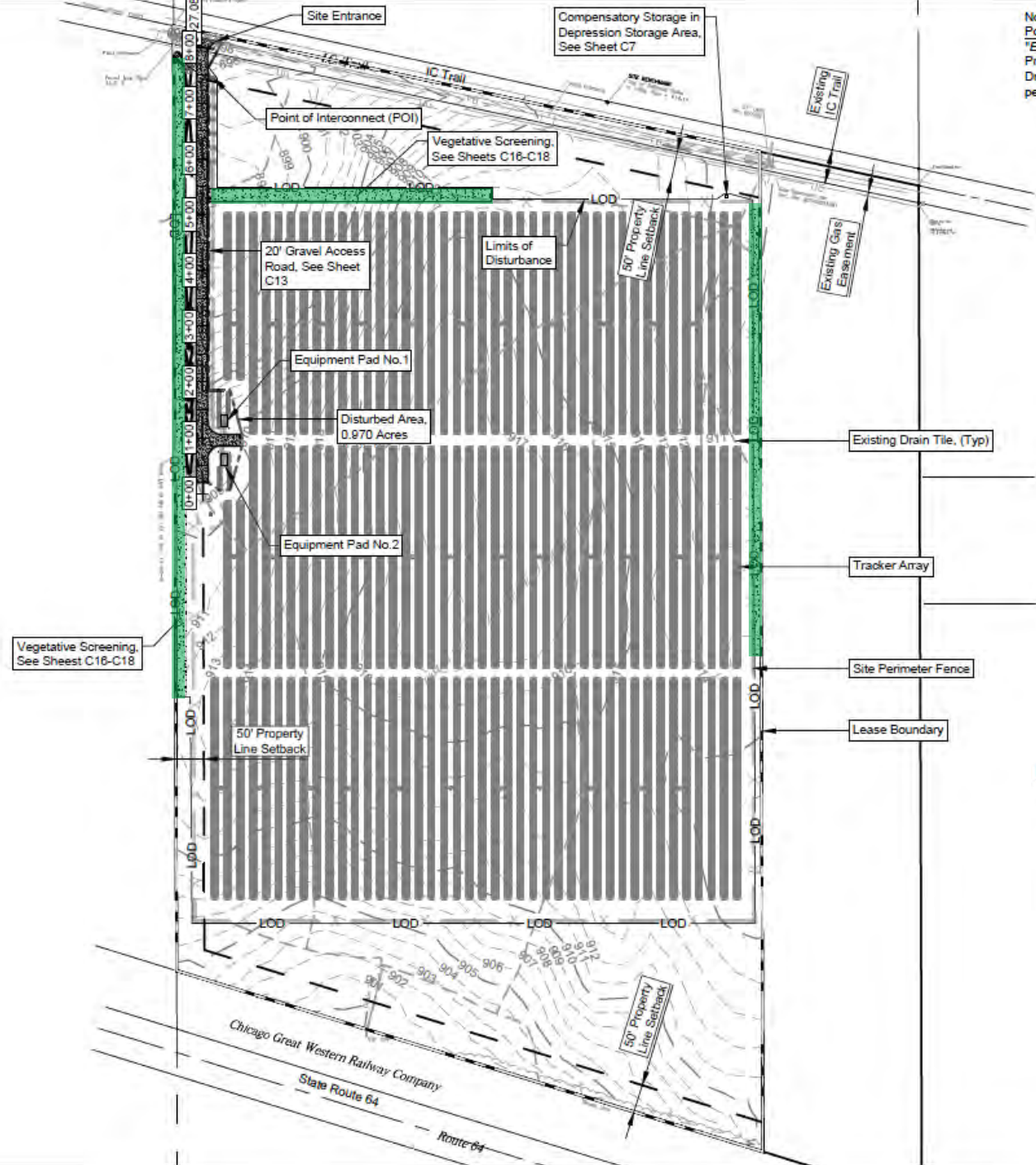


IL Solar 05 / Hartmann (ZP #4617)

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






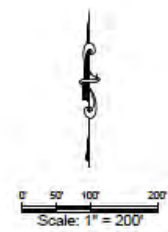




Notes:
Possible Existing Drain Tile Conflict Areas
"Existing Agricultural Drain Tile Investigation Plan, Drawing No. 4-11-4"
Provided by Huddleston McBride, Dated 02/03/2024. Any Existing
Drain Tile Disrupted During Construction Activities Shall be Repaired
per "Repair Section" Detail Provided on Plan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

Landscape Schedule

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





FMG ENGINEERING
3700 S. State Road
Riverside, CA 92504
951.342.4105 • fmgengineering.com



File Number: 241409.00	
Location: NE1/4 Section 13 T40N, R6E, 3rd Princ. Mer.	
Surveyed By: Jade Rame Surveys Date: N/A	
Designed By:	AMF
Drawn By:	MDS
Checked By:	AMF

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

September 2024

Rev. 1 - 9-10-24	
Revision / Date	
Sheet Name	
Site Plan (Overall)	
Sheet Number	
C12	

Inside Fenced Area Seed Mix

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

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

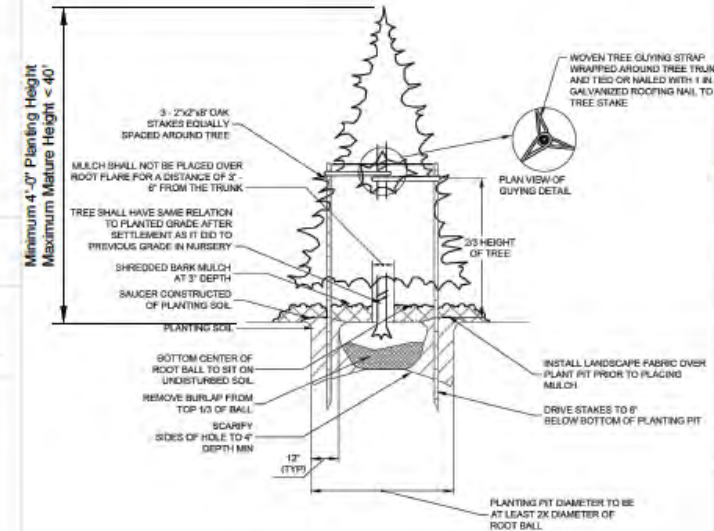
Outside Fenced Area Seed Mix

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

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

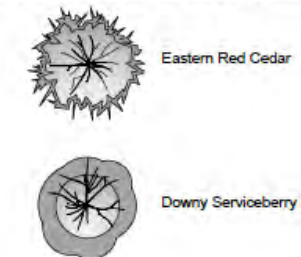
Note:

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



Tree Planting and Support
Not To Scale

Vegetative Screening Tree Legend



Typical Vegetative Screening Tree Layout
Not To Scale

FMG ENGINEERING
3700 Stange Road
Rapid City, SD 57702
605.342.4105 • fmgengineering.com

FILE NUMBER:
241409.00

LOCATION:
NEN Section 13
T40N, R6E, 3rd Princ. Mer.

SURVEYED BY: Jade Harris Sanyook
DATE: N/A

DESIGNED BY: AMF
DRAWN BY: MDG
CHECKED BY: AMF

IL Solar 05 LLC
EPC: GenPro Energy Solutions
Project Owner: Dimensional Renewable Energy
Virgil Township, Kane County, Illinois

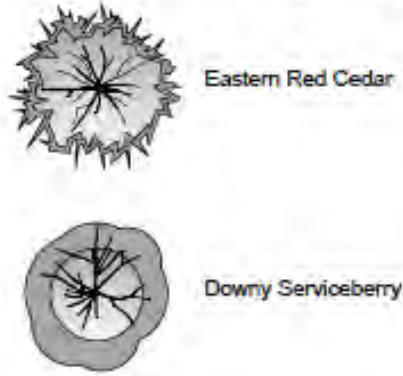
Rev. 1 - 9-10-24

Revision / Date

Sheet Name:
Seed Mix Schedules
and Vegetative Screening
Layout

Sheet Number:
C18

Vegetative Screening Tree Legend



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

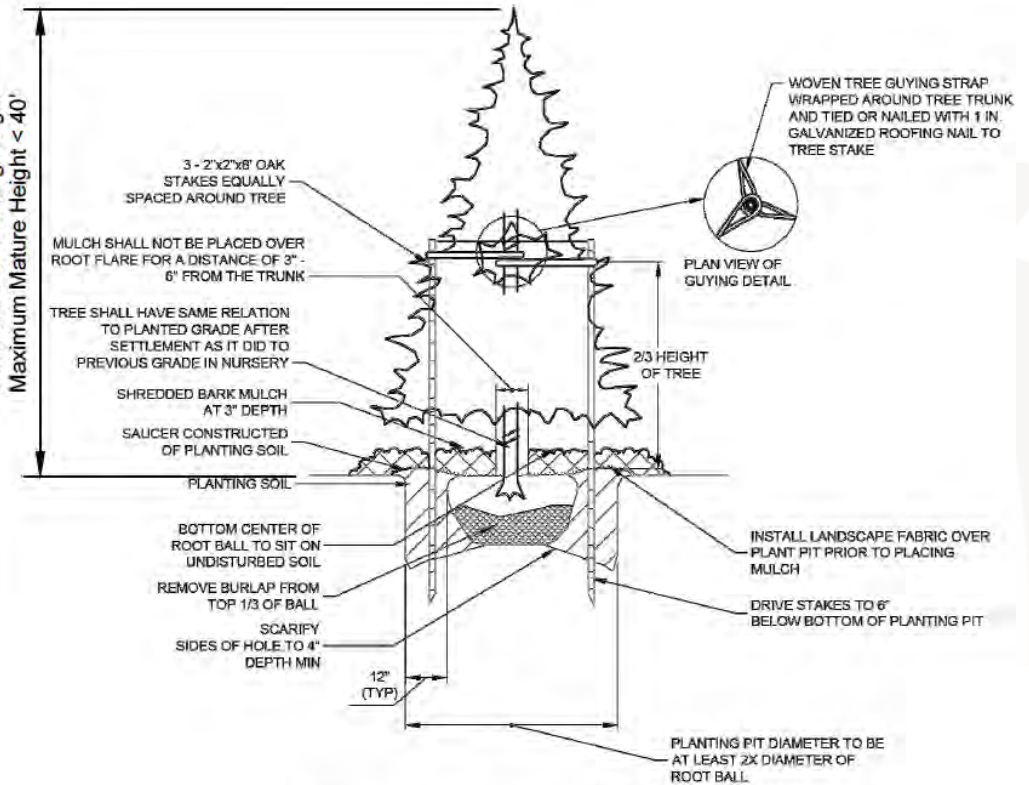
Vegetative
Screening,
Width Varies



Typical Vegetative Screening Tree Layout

Not To Scale

Minimum 4'-0" Planting Height
Maximum Mature Height < 40'

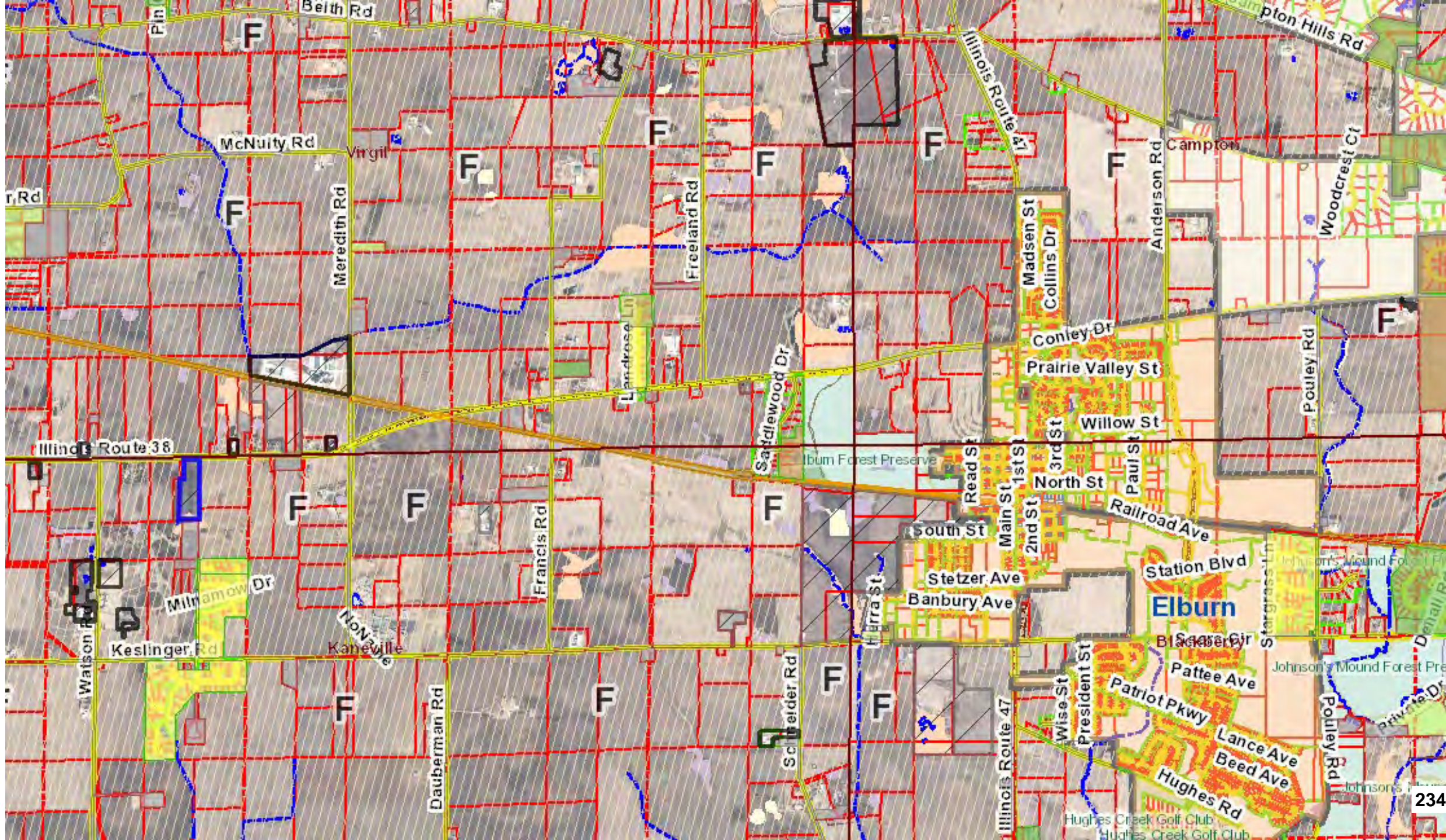


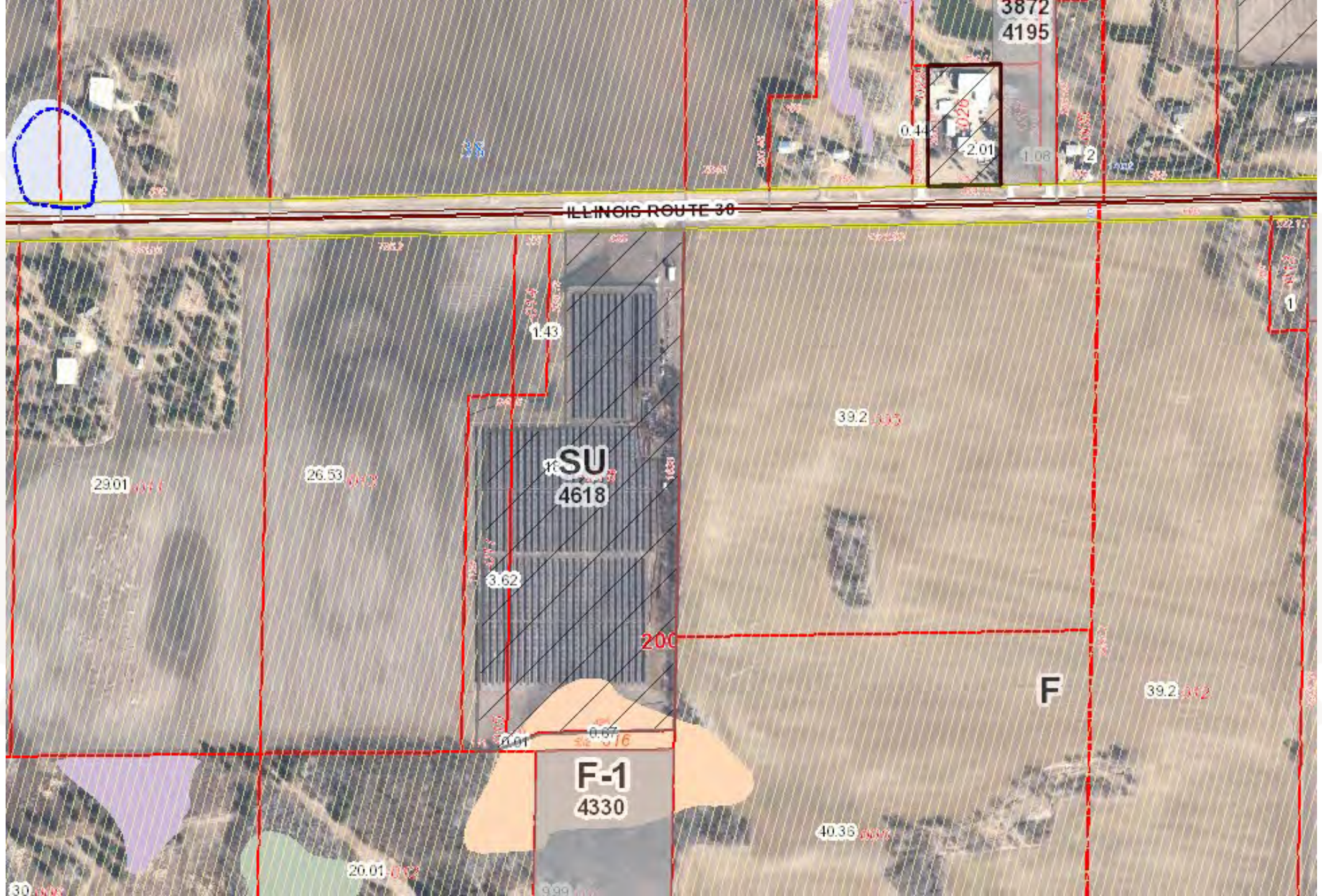
Tree Planting and Support

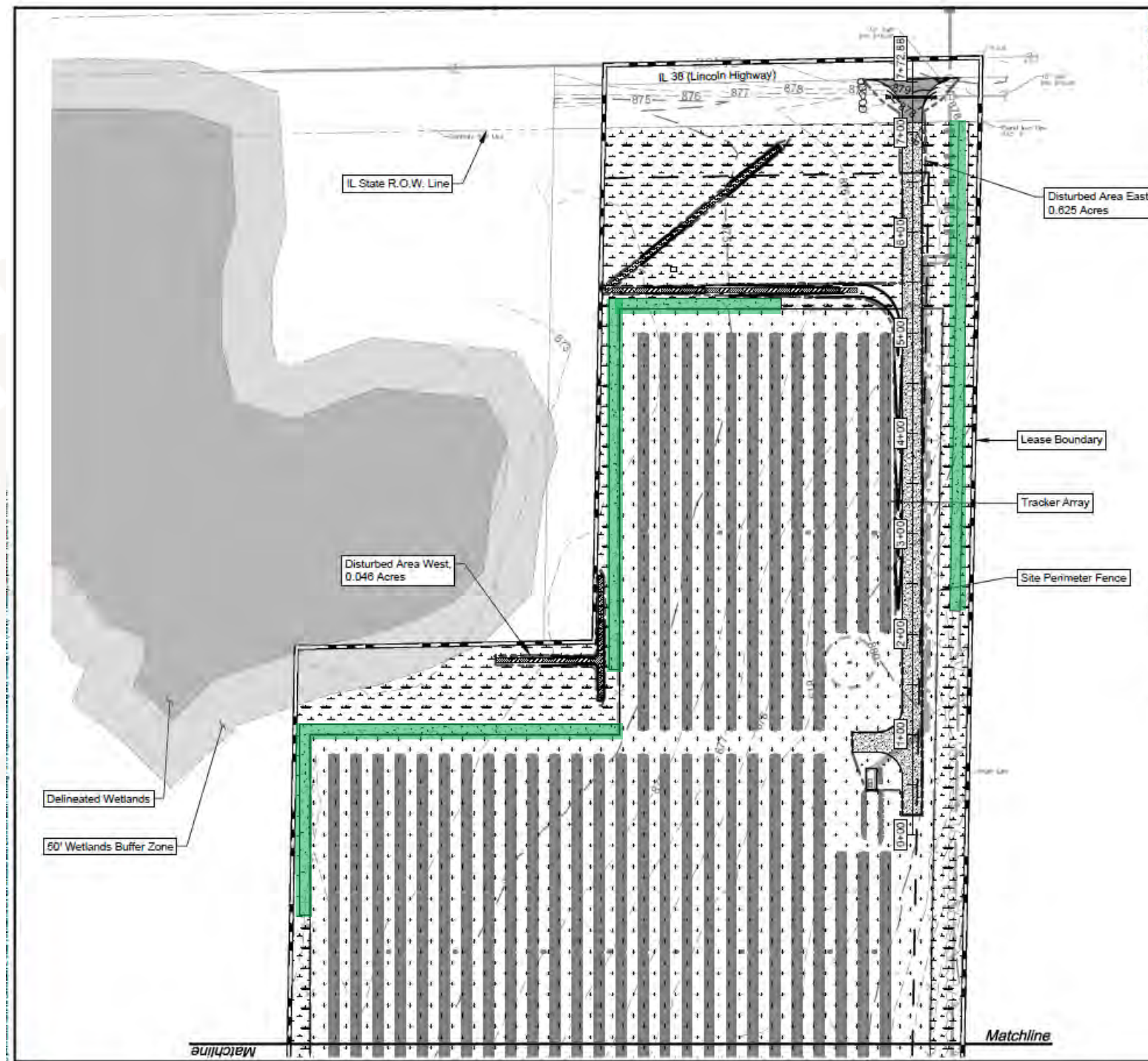
Not To Scale

Kane Solar 03 (ZP #4618)

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








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

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

Landscape Schedule

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





FMG ENGINEERING
 3700 Sarge Road
 Springfield, IL 62770
 618-342-4100 • fmgeengineering.com

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

File Number:
241409.00

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

Surveyed By: Judy Hines Surveys
Date: N/A

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

Original Date: 2024

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

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

Revision / Date

Sheet Name:
Vegetative Screening
and
Seeding Plan
(North)

Sheet Number:
C16

Inside Fenced Area Seed Mix

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

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

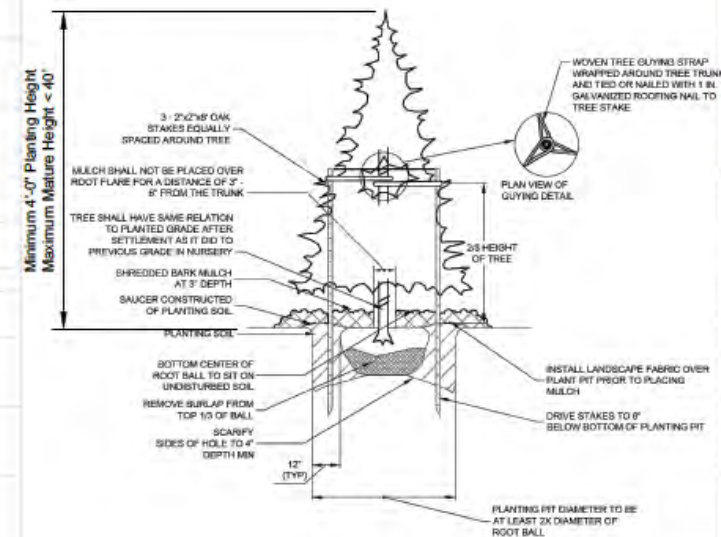
Outside Fenced Area Seed Mix

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

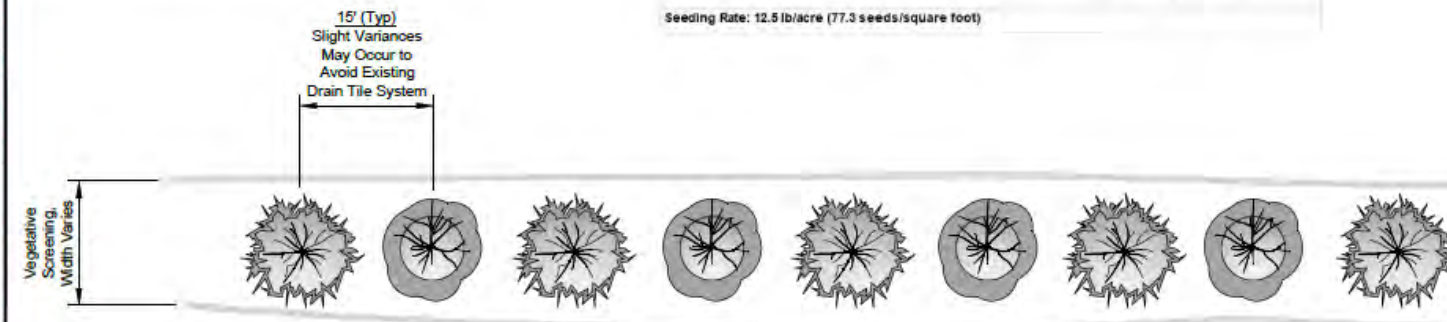
Seeding Rate: 12.5 lb/acre (77.3 seeds/square foot)

Notes:

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

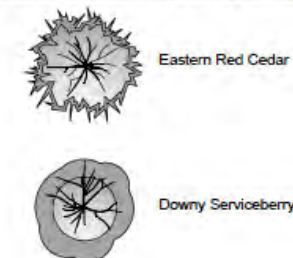



Tree Planting and Support
Not To Scale




Typical Vegetative Screening Tree Layout
Not To Scale

Vegetative Screening Tree Legend





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3700 Shaws Road
Naperville, IL 60563
630.342.4105 • fmgengineering.com



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

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

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

Revision / Date

Sheet Name:
Seed Mix Schedules
and
Vegetative Screening
Layout

Sheet Number:
C18

September 2024

Vegetative Screening Tree Legend



Eastern Red Cedar



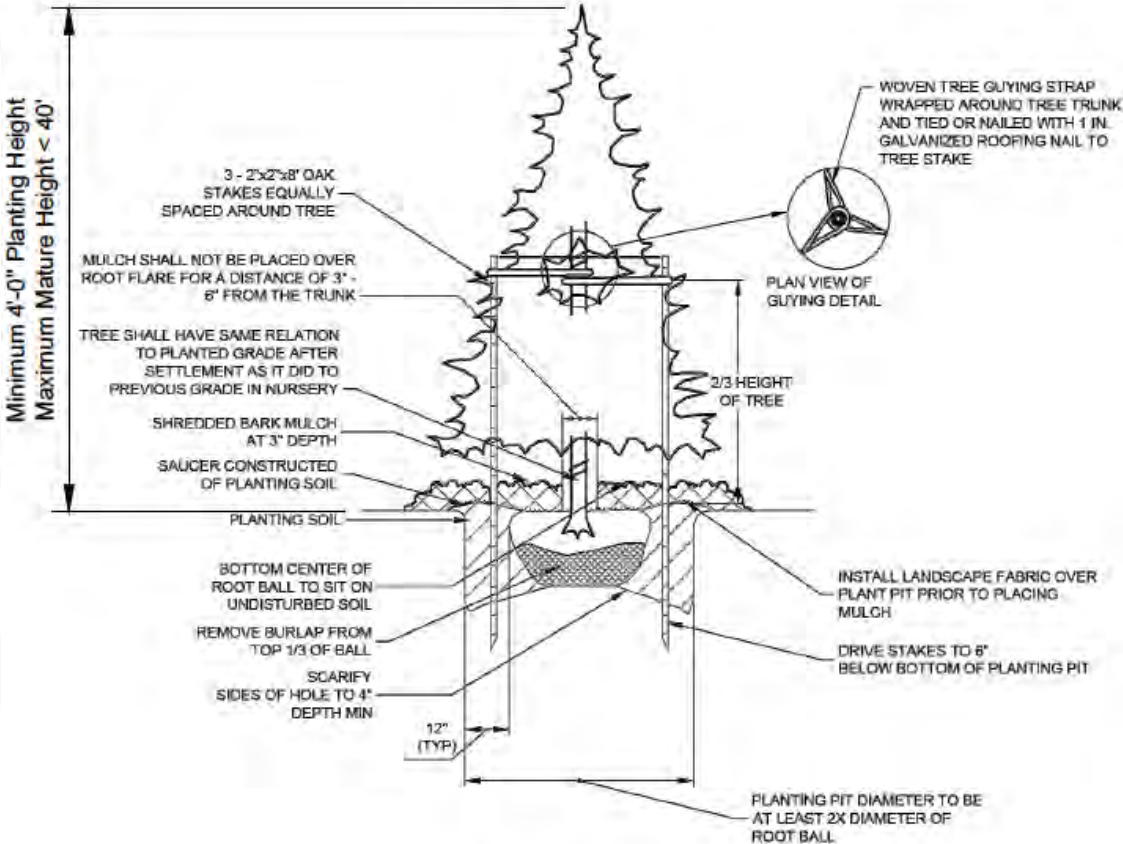
Downy Serviceberry

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



Typical Vegetative Screening Tree Layout

Not To Scale



Tree Planting and Support

Not To Scale



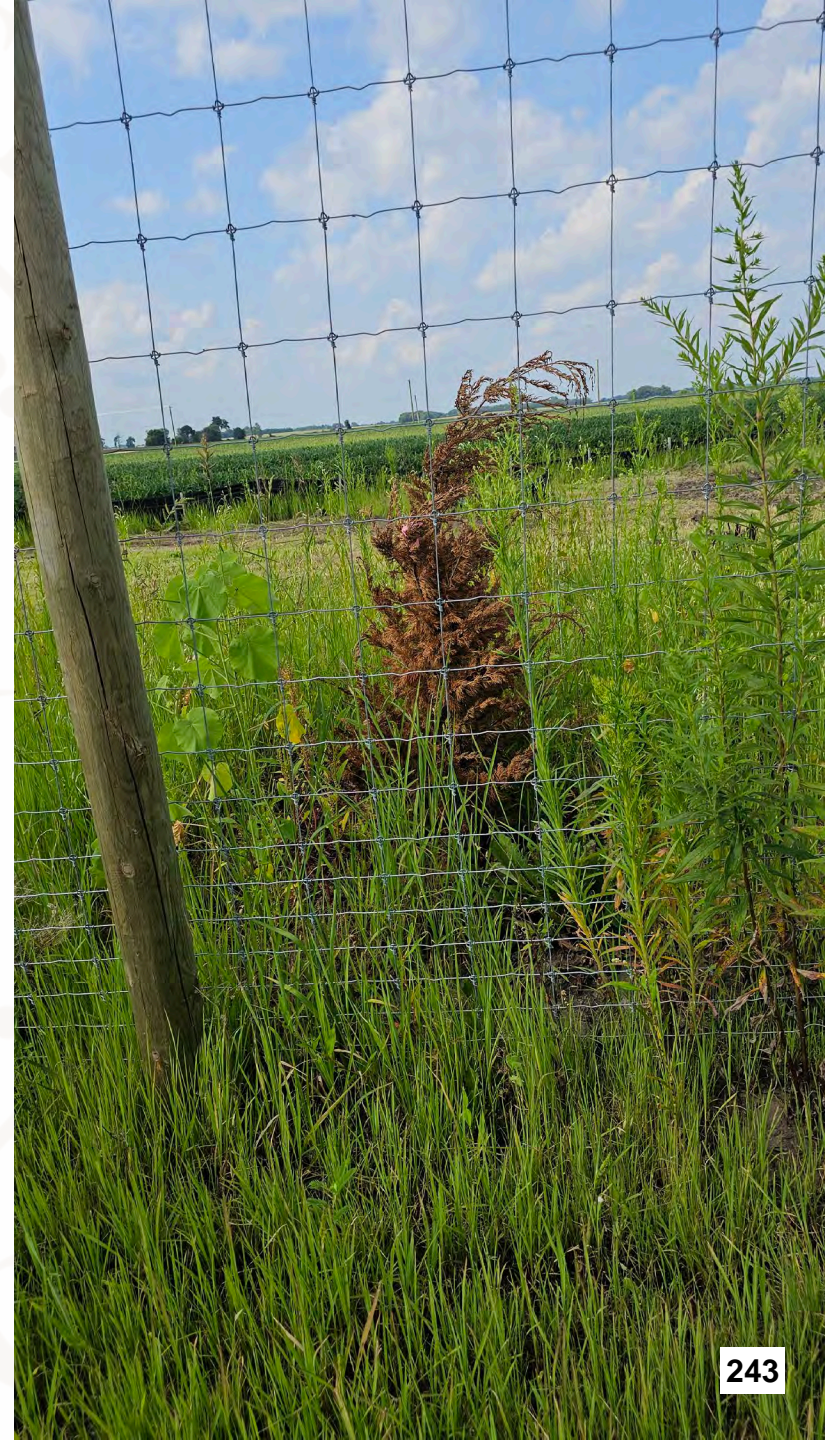
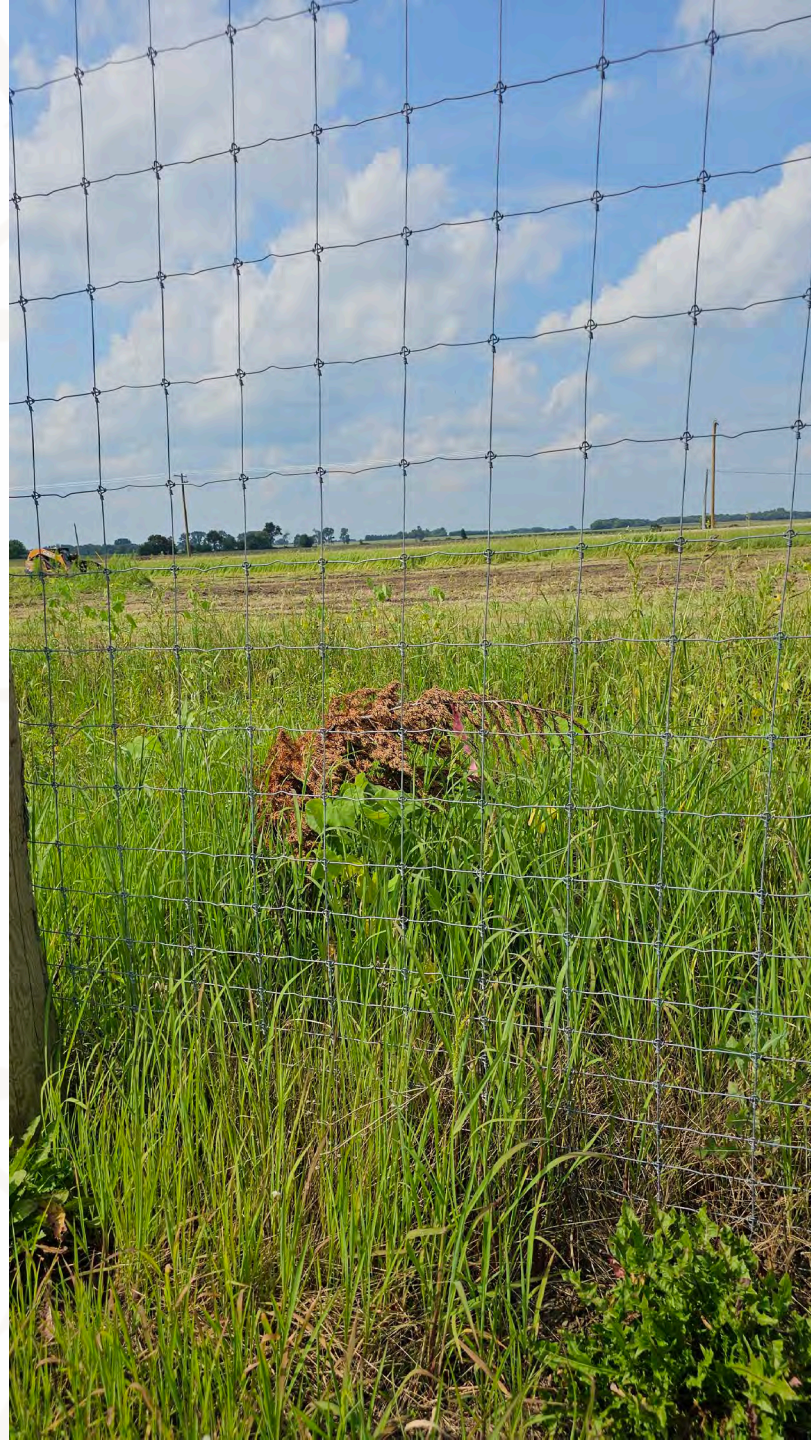
Kane Solar 03 (ZP #4618)

1st Landscape Inspection











Will County

Commercial Solar Energy Site Visit Photos



Chain link fence

Staggered deciduous/evergreen mix

Mowed grass, not
native plantings



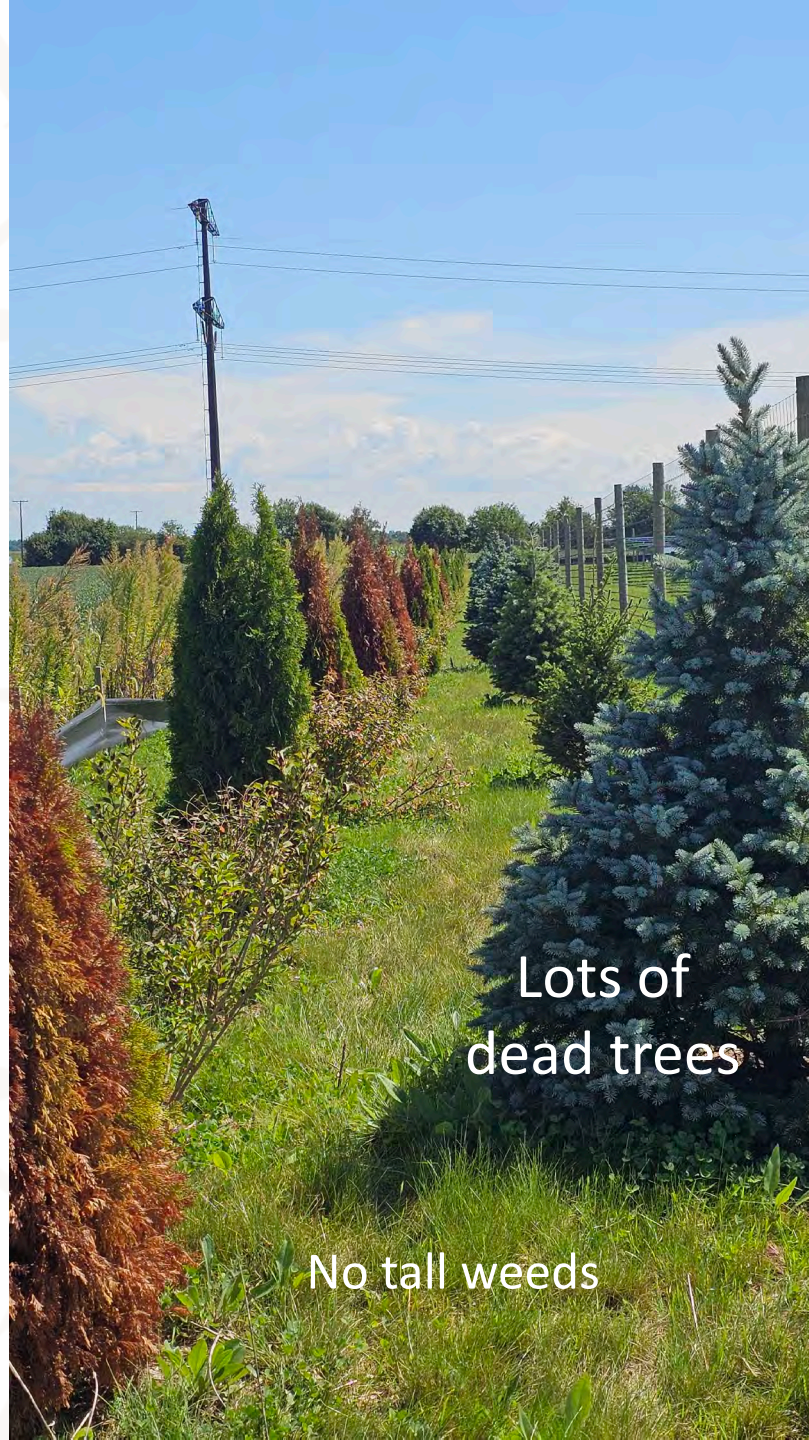
Single row evergreen trees

Soybeans



Staggered
plantings, mix

No tall weeds



Lots of
dead trees

No tall weeds



Staggered
plantings, mix

No tall weeds



Agricultural fixed-knot fence

Mowed grass, not
native plantings



Mowed grass, not
native plantings



Chain link fence
with black slats

Single row
evergreen trees





Corn

Chain link fence
with black slats

(End Will County Photos)