



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, July 15, 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: June 17, 2025**
 - 5. Public Comment**
 - 6. Monthly Financials**
 - A. Monthly Reports**
 - 7. Building & Zoning Division**
 - A. Building & Zoning Report**
-

B. Zoning Petitions

1. Petition # 4662 Petitioner: Alan & Gayle Volpp Trusts
 2. Petition # 4349 Petitioner: Matt Klein
 3. Petition # 4661 Petitioner: Timothy Meyer on behalf of TNT Howard LLC
 4. Petition # 4663 Petitioner: Jon Jay Deraedt Trust #2010-10
 5. Minor Adjustment - Weiss Commercial, LLC
- C. Discussion: Comparative Review of Building Permit Fees Using CPI**

8. Property Code Enforcement Division

- A. Monthly Report**

9. Planning & Special Projects

- A. Monthly Report**
- B. Resolution:** Approving a Housing and Community Development Consolidated Plan
- C. Resolution:** Amending the 2020-2024 Housing and Community Development Consolidated Plan
- D. Resolution:** Approving Substantial Amendment to the HOME-ARP 2021 Allocation Plan
- E. Resolution:** Approving Projects for Affordable Rental Housing Using Emergency Rental Assistance Program 2 Funds

10. Subdivision**11. Environmental Resources****12. Water Resources****13. New Business****14. Reports Placed On File****15. Executive Session**

- A. Release of Closed Session Minutes**

16. Open Session

- A. Vote on Release of Closed Session Minutes**

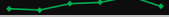


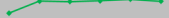











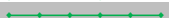





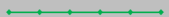


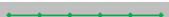
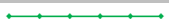







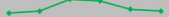



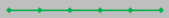







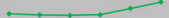
17. Adjournment

STATE OF ILLINOIS)
COUNTY OF KANE) SS.


























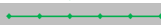


FINANCE REPORT NO. TMP-25-857

MONTHLY REPORTS











































Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 1,314,698	\$ 566,880	\$ 796,325	\$ 649,959	71.19%	
001 General Fund	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 64,076	\$ 65,321	\$ 65,321	98.09%	
Revenue	\$ 68,406	\$ 67,115	\$ 76,617	\$ 85,797	\$ 115,468	\$ 64,076	\$ 65,321	\$ 65,321	98.09%	
Reimbursements	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,862	\$ 5,000	\$ 5,000	97.24%	
37900 - Miscellaneous Reimbursement	\$ 2,725	\$ 4,875	\$ 4,775	\$ 4,950	\$ 5,225	\$ 4,862	\$ 5,000	\$ 5,000	97.24%	
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	\$ 1,500	\$ 5,000	\$ 5,000	30.00%	
34730 - Subdivision Approval Fees	\$ 12,400	\$ 1,500	\$ 8,250	\$ 12,050	\$ 3,500	\$ 1,500	\$ 5,000	\$ 5,000	30.00%	
35385 - Electrical Aggregation Admin Fee	\$ 26,169	\$ 33,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Licenses and Permits	\$ 27,113	\$ 27,665	\$ 36,592	\$ 41,708	\$ 79,113	\$ 29,393	\$ 27,000	\$ 27,000	108.86%	
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	\$ 25,693	\$ 20,000	\$ 20,000	128.46%	
31360 - Wetland Permits	\$ -	\$ 1,000	\$ 5,000	\$ -	\$ 1,000	\$ 3,000	\$ 2,000	\$ 2,000	150.00%	
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
33613 - Natural Hazard Mitigation Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
420 Stormwater Management	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 213,668	\$ 101,645	\$ 101,450	210.21%	
Revenue	\$ 17,987	\$ 11,958	\$ 271,874	\$ 70,057	\$ 312,319	\$ 213,668	\$ 101,645	\$ 101,450	210.21%	
Interest Revenue	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 23,434	\$ 55,000	\$ 55,000	42.61%	
38000 - Investment Income	\$ 17,987	\$ (42)	\$ (19,958)	\$ 67,557	\$ 82,334	\$ 23,434	\$ 55,000	\$ 55,000	42.61%	
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	\$ 190,233	\$ -	\$ -	0.00%	
34700 - Wetland Fee in Lieu Fees	\$ -	\$ -	\$ 287,332	\$ -	\$ 198,985	\$ 190,233	\$ -	\$ -	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	\$ 46,976	\$ 112,000	\$ 92,000	41.94%	
Revenue	\$ -	\$ 47,655	\$ 314,939	\$ 277,340	\$ 88,950	\$ 46,976	\$ 112,000	\$ 92,000	41.94%	
Interest Revenue	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 6,974	\$ 12,000	\$ 12,000	58.11%	
38000 - Investment Income	\$ -	\$ (79)	\$ (5,450)	\$ 14,395	\$ 28,947	\$ 6,974	\$ 12,000	\$ 12,000	58.11%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	0.00%	
Reimbursements	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 40,002	\$ 80,000	\$ 80,000	50.00%	
35386 - Electrical Aggregation Civic Contribution	\$ -	\$ 47,734	\$ 320,389	\$ 262,945	\$ 60,003	\$ 40,002	\$ 80,000	\$ 80,000	50.00%	
650 Enterprise Surcharge	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 797,113	\$ 241,947	\$ 515,871	\$ 389,700	46.90%	
Revenue	\$ 279,505	\$ 160,595	\$ 102,134	\$ 423,887	\$ 797,113	\$ 241,947	\$ 515,871	\$ 389,700	46.90%	
Interest Revenue	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 66,152	\$ 189,000	\$ 189,000	35.00%	
38000 - Investment Income	\$ 82,563	\$ 1,800	\$ (62,612)	\$ 241,146	\$ 308,101	\$ 66,152	\$ 189,000	\$ 189,000	35.00%	
Other	\$ 2,555	\$ 1,000	\$ 250	\$ 1,156	\$ 10,934	\$ 21,094	\$ 608	\$ -	3,469.42%	

Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 21,094	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608	\$ -	0.00%	
Reimbursements	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 78,392	\$ 50,008	\$ 75,000	\$ 75,000	66.68%	
37270 - House Hazard Waste Reimbursement	\$ 69,795	\$ 75,297	\$ 71,830	\$ 75,361	\$ 78,392	\$ 50,008	\$ 75,000	\$ 75,000	66.68%	
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	\$ 7,894	\$ 28,900	\$ 28,900	27.31%	
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	\$ 944	\$ 500	\$ 500	188.71%	
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	\$ 214	\$ 1,488	\$ 1,488	14.39%	
Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 214	\$ 1,488	\$ 1,488	14.39%	
Interest Revenue	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 214	\$ 488	\$ 488	43.87%	
38000 - Investment Income	\$ -	\$ -	\$ (228)	\$ 673	\$ 848	\$ 214	\$ 488	\$ 488	43.87%	
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	\$ 1,314,698	\$ 566,880	\$ 796,325	\$ 649,959	71.19%	







































Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
***2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)**

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	\$ 731,036	\$ 1,448,518	\$ 1,291,376	50.47%	
001 General Fund	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 397,905	\$ 717,514	\$ 706,738	55.46%	
Expenses	\$ 511,761	\$ 494,965	\$ 549,659	\$ 623,476	\$ 656,449	\$ 397,905	\$ 717,514	\$ 706,738	55.46%	
Personnel Services- Salaries & Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 394,658	\$ 710,864	\$ 700,088	55.52%	
40000 - Salaries and Wages	\$ 400,006	\$ 411,358	\$ 449,994	\$ 509,650	\$ 652,281	\$ 394,658	\$ 710,864	\$ 700,088	55.52%	
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	\$ 3,028	\$ 5,650	\$ 5,650	53.59%	
50150 - Contractual/Consulting Services	\$ 37,467	\$ -	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	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	\$ 1,103	\$ 1,200	\$ 1,200	91.95%	
53070 - Legal Printing	\$ 336	\$ 830	\$ 234	\$ 1,019	\$ 145	\$ -	\$ 250	\$ 250	0.00%	
53100 - Conferences and Meetings	\$ 2,601	\$ 2,379	\$ 1,930	\$ 2,349	\$ 2,927	\$ 1,483	\$ 3,000	\$ 3,000	49.42%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	0.00%	
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	\$ 218	\$ 1,000	\$ 1,000	21.84%	
60000 - Office Supplies	\$ 60	\$ 35	\$ 23	\$ 490	\$ 45	\$ 25	\$ 400	\$ 400	6.28%	
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	\$ 160	\$ 300	\$ 300	53.33%	
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	\$ 217,072	\$ 101,645	\$ 101,450	213.56%	
Expenses	\$ 11,832	\$ 12,980	\$ 24,154	\$ 77,755	\$ 19,797	\$ 217,072	\$ 101,645	\$ 101,450	213.56%	
Personnel Services- Salaries & Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 5,466	\$ 9,901	\$ 9,735	55.21%	
40000 - Salaries and Wages	\$ 7,415	\$ 7,542	\$ 7,696	\$ 7,937	\$ 9,533	\$ 5,466	\$ 9,901	\$ 9,735	55.21%	
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	\$ 2,809	\$ 4,910	\$ 4,887	57.21%	
45000 - Healthcare Contribution	\$ 2,397	\$ 2,554	\$ 2,955	\$ 3,063	\$ 3,129	\$ 1,958	\$ 3,375	\$ 3,375	58.02%	
45010 - Dental Contribution	\$ 55	\$ 60	\$ 60	\$ 60	\$ 64	\$ 38	\$ 65	\$ 65	57.94%	


















































Committee Expense Budget Report - by Account Detail
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45100 - FICA/SS Contribution	\$ 497	\$ 509	\$ 521	\$ 537	\$ 655	\$ 374	\$ 761	\$ 746	49.19%	
45200 - IMRF Contribution	\$ 520	\$ 584	\$ 462	\$ 364	\$ 393	\$ 266	\$ 536	\$ 532	49.56%	
53010 - Workers Compensation	\$ 190	\$ 225	\$ 216	\$ 176	\$ 176	\$ 173	\$ 173	\$ 169	100.00%	
Contractual Services	\$ 417	\$ 1,249	\$ 11,965	\$ 65,336	\$ 5,579	\$ 208,256	\$ 86,573	\$ 86,567	240.56%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ 65,000	\$ 907	\$ 3,873	\$ 60,000	\$ 60,000	6.46%	
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,560	\$ 25,000	\$ 25,000	814.24%	
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	\$ 87,738	\$ 515,871	\$ 389,700	17.01%	
Expenses	\$ 301,526	\$ 261,810	\$ 199,658	\$ 189,315	\$ 241,221	\$ 87,738	\$ 515,871	\$ 389,700	17.01%	
Personnel Services- Salaries & Wages	\$ 92,273	\$ 82,559	\$ 51,899	\$ 21,964	\$ 29,294	\$ 16,912	\$ 30,629	\$ 30,119	55.21%	
40000 - Salaries and Wages	\$ 98,387	\$ 83,935	\$ 51,899	\$ 21,964	\$ 29,294	\$ 16,912	\$ 30,629	\$ 30,119	55.21%	
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	\$ 9,606	\$ 11,289	\$ 11,210	85.10%	
45000 - Healthcare Contribution	\$ 13,990	\$ 12,810	\$ 10,148	\$ 5,995	\$ 6,369	\$ 6,912	\$ 6,494	\$ 6,494	106.43%	
45009 - Healthcare Subsidy	\$ (951)	\$ (80)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 686	\$ 666	\$ 49	\$ 211	\$ 231	\$ 141	\$ 244	\$ 244	57.63%	
45019 - Dental Subsidy	\$ (53)	\$ (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 7,197	\$ 6,190	\$ 3,954	\$ 1,671	\$ 2,223	\$ 1,186	\$ 2,345	\$ 2,305	50.56%	
45109 - FICA/SS Subsidy	\$ (423)	\$ (99)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 7,532	\$ 7,097	\$ 3,529	\$ 1,130	\$ 1,338	\$ 836	\$ 1,674	\$ 1,645	49.96%	
45209 - IMRF Subsidy	\$ (492)	\$ (121)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
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	\$ 56,518	\$ 262,911	\$ 177,694	21.50%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
50140 - Engineering Services	\$ 3,491	\$ 3,126	\$ 1,300	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	0.00%	
50150 - Contractual/Consulting Services	\$ 128,087	\$ 103,728	\$ 82,067	\$ 112,642	\$ 142,725	\$ 35,850	\$ 205,948	\$ 126,500	17.41%	
50590 - Professional Services	\$ 12,543	\$ 27,227	\$ 19,914	\$ 24,309	\$ 28,066	\$ 11,292	\$ 31,250	\$ 25,500	36.13%	
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	\$ 1,255	\$ 2,050	\$ 2,050	61.22%	
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	\$ 3,716	\$ 30,371	\$ 17,425	12.23%	
60000 - Office Supplies	\$ 428	\$ 250	\$ 938	\$ 497	\$ 397	\$ 285	\$ 600	\$ 600	47.51%	
60010 - Operating Supplies	\$ 12,012	\$ 6,065	\$ 8,569	\$ 11,314	\$ 13,845	\$ 3,376	\$ 23,821	\$ 11,875	14.17%	
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	\$ 55	\$ 500	\$ 500	10.93%	
64000 - Telephone	\$ 1,390	\$ 255	\$ 283	\$ 290	\$ 308	\$ -	\$ 2,300	\$ 2,300	0.00%	
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	\$ 731,036	\$ 1,448,518	\$ 1,291,376	50.47%	


Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 6,910,908	\$ 20,385,404	\$ 13,430,865	\$ 12,214,209	\$ 9,085,553	\$ 3,400,960	\$ 15,724,246	\$ 15,454,313	21.63%	
001 General Fund	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 729,914	\$ 2,253,350	\$ 2,253,350	32.39%	
Revenue	\$ 1,594,333	\$ 1,918,260	\$ 1,916,910	\$ 2,175,002	\$ 2,050,129	\$ 729,914	\$ 2,253,350	\$ 2,253,350	32.39%	
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	\$ 187,315	\$ 751,000	\$ 751,000	24.94%	
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	\$ 33,115	\$ 40,000	\$ 40,000	82.79%	
34740 - Development/Planning Srv Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
34750 - Adjudication Hearing Fees	\$ 300	\$ 564	\$ 650	\$ 1,300	\$ 400	\$ 200	\$ 600	\$ 600	33.33%	
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	\$ 538,749	\$ 1,501,600	\$ 1,501,600	35.88%	
31300 - Building and Inspection Permits	\$ 908,729	\$ 1,185,561	\$ 1,190,937	\$ 1,482,510	\$ 1,302,791	\$ 537,149	\$ 1,500,000	\$ 1,500,000	35.81%	
31310 - Residential Grading Plan Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
31320 - Stormwater Permits	\$ 25	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
31380 - Publication Permits	\$ 150	\$ 250	\$ 250	\$ 150	\$ 300	\$ -	\$ 100	\$ 100	0.00%	
31410 - Fireworks Permits	\$ -	\$ 400	\$ 1,800	\$ 1,800	\$ 2,000	\$ 1,600	\$ 1,500	\$ 1,500	106.67%	
Fines	\$ 1,000	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 750	\$ 750	0.00%	
36090 - Adjudication Fines	\$ 1,000	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ 750	\$ 750	0.00%	
400 Economic Development	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 342,581	\$ 386,652	\$ 385,375	88.60%	
Revenue	\$ 94,305	\$ 80,544	\$ 57,781	\$ 161,327	\$ 1,162,587	\$ 342,581	\$ 386,652	\$ 385,375	88.60%	
Interest Revenue	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 8,372	\$ 5,000	\$ 5,000	167.44%	
38000 - Investment Income	\$ 3,305	\$ 169	\$ (895)	\$ 6,684	\$ 12,917	\$ 8,372	\$ 5,000	\$ 5,000	167.44%	
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	\$ 483,141	\$ 1,696,594	\$ 1,694,188	28.48%	
Revenue	\$ 1,722,347	\$ 2,059,015	\$ 1,770,923	\$ 3,132,039	\$ 1,364,662	\$ 483,141	\$ 1,696,594	\$ 1,694,188	28.48%	
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	\$ 106,854	\$ 427,000	\$ 427,000	25.02%	
37900 - Miscellaneous Reimbursement	\$ 401,766	\$ 671,528	\$ 501,068	\$ 280,123	\$ 633,840	\$ 106,854	\$ 427,000	\$ 427,000	25.02%	
Grants	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 376,287	\$ 1,267,188	\$ 1,267,188	29.69%	
32170 - CDBG Grant	\$ 1,320,581	\$ 1,387,487	\$ 1,269,856	\$ 2,851,916	\$ 730,822	\$ 376,287	\$ 1,267,188	\$ 1,267,188	29.69%	

Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 811,741	\$ 1,365,236	\$ 1,363,988	59.46%	
Revenue	\$ 2,043,198	\$ 515,529	\$ 1,104,913	\$ 1,642,263	\$ 1,446,846	\$ 811,741	\$ 1,365,236	\$ 1,363,988	59.46%	
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	\$ 322,488	\$ 820,627	\$ 820,627	39.30%	
32160 - HOME Program Grant	\$ 1,648,920	\$ 98,722	\$ 954,963	\$ 1,469,479	\$ 1,251,095	\$ 322,488	\$ 820,627	\$ 820,627	39.30%	
403 Unincorporated Stormwater Mgmt	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 7,684	\$ 11,000	\$ 11,000	69.85%	
Revenue	\$ 20,197	\$ 20,270	\$ (2,196)	\$ 29,716	\$ 63,119	\$ 7,684	\$ 11,000	\$ 11,000	69.85%	
Interest Revenue	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 3,684	\$ 7,000	\$ 7,000	52.63%	
38000 - Investment Income	\$ 2,269	\$ (33)	\$ (2,196)	\$ 8,323	\$ 13,797	\$ 3,684	\$ 7,000	\$ 7,000	52.63%	
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%	
404 Homeless Management Info Systems	\$ 182,647	\$ 124,741	\$ 175,288	\$ 120,062	\$ 150,518	\$ 63,242	\$ 142,230	\$ 141,945	44.46%	
Revenue	\$ 182,647	\$ 124,741	\$ 175,288	\$ 120,062	\$ 150,518	\$ 63,242	\$ 142,230	\$ 141,945	44.46%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ 24,144	\$ 27,633	\$ 35,998	\$ 3,204	\$ 696	\$ -	\$ 2,285	\$ 2,000	0.00%	
38900 - Miscellaneous Other	\$ 24,144	\$ 27,633	\$ 35,998	\$ 3,204	\$ 696	\$ -	\$ 2,000	\$ 2,000	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285	\$ -	0.00%	
Transfers In	\$ 21,800	\$ 21,800	\$ -	\$ 21,800	\$ 28,000	\$ -	\$ 28,000	\$ 28,000	0.00%	
39000 - Transfer From Other Funds	\$ 21,800	\$ 21,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39401 - Transfer from Community Development Block Grant Fund 401	\$ -	\$ -	\$ -	\$ 21,800	\$ 28,000	\$ -	\$ 28,000	\$ 28,000	0.00%	
Grants	\$ 136,703	\$ 75,308	\$ 139,290	\$ 95,058	\$ 121,822	\$ 63,242	\$ 111,945	\$ 111,945	56.49%	
32370 - HUD Grant	\$ 136,703	\$ 75,308	\$ 139,290	\$ 95,058	\$ 121,822	\$ 63,242	\$ 111,945	\$ 111,945	56.49%	
405 Cost Share Drainage	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 14,274	\$ 19,305	\$ 19,305	73.94%	
Revenue	\$ 240,391	\$ 235,209	\$ 155,976	\$ 121,207	\$ 281,349	\$ 14,274	\$ 19,305	\$ 19,305	73.94%	
Interest Revenue	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 7,969	\$ 13,000	\$ 13,000	61.30%	
38000 - Investment Income	\$ 5,063	\$ 356	\$ (3,560)	\$ 15,887	\$ 20,880	\$ 7,969	\$ 13,000	\$ 13,000	61.30%	
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%	

Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
34760 - Water Resource Cost Share Fees	\$ 43,247	\$ 4,339	\$ -	\$ 30,703	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Revenue Budget Report - by Account Detail

Through June 30, 2025 (58.3% YTD)

*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 900	\$ 281,457	\$ 31,457	0.32%	
Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 23,242	\$ 900	\$ 281,457	\$ 31,457	0.32%	
Interest Revenue	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 900	\$ 2,000	\$ 2,000	45.02%	
38000 - Investment Income	\$ 756	\$ (1)	\$ (473)	\$ 2,020	\$ 3,242	\$ 900	\$ 2,000	\$ 2,000	45.02%	
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%	
409 Continuum of Care Planning Grant	\$ 75,852	\$ 78,441	\$ 81,773	\$ 85,091	\$ 81,275	\$ 55,819	\$ 157,173	\$ 156,380	35.51%	
Revenue	\$ 75,852	\$ 78,441	\$ 81,773	\$ 85,091	\$ 81,275	\$ 55,819	\$ 157,173	\$ 156,380	35.51%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ 24,300	\$ 24,300	\$ 24,300	\$ 24,300	\$ 13,000	\$ 25,150	\$ 28,943	\$ 28,150	86.89%	
38900 - Miscellaneous Other	\$ 24,300	\$ 24,300	\$ 24,300	\$ 24,300	\$ 13,000	\$ 25,150	\$ 25,150	\$ 25,150	100.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,793	\$ 3,000	0.00%	
Grants	\$ 51,552	\$ 54,141	\$ 57,473	\$ 60,791	\$ 68,275	\$ 30,669	\$ 128,230	\$ 128,230	23.92%	
33585 - COC Planning Grant	\$ 51,552	\$ 54,141	\$ 57,473	\$ 60,791	\$ 68,275	\$ 30,669	\$ 128,230	\$ 128,230	23.92%	
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%	



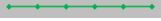



































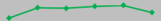



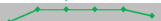
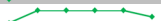


Committee Revenue Budget Report - by Account Detail

Through June 30, 2025 (58.3% YTD)

*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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	\$ 407	\$ 12,000	\$ 12,000	3.39%	
Revenue	\$ -	\$ 14,517,290	\$ 327,508	\$ 13,125	\$ 56,117	\$ 407	\$ 12,000	\$ 12,000	3.39%	
Interest Revenue	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 407	\$ 12,000	\$ 12,000	3.39%	
38000 - Investment Income	\$ -	\$ 1,548	\$ 3,634	\$ 13,125	\$ 56,117	\$ 407	\$ 12,000	\$ 12,000	3.39%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
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	\$ 87,865	\$ 6,247,670	\$ 6,243,461	1.41%	
Revenue	\$ -	\$ 718	\$ 6,073,599	\$ 2,845,073	\$ 1,182,364	\$ 87,865	\$ 6,247,670	\$ 6,243,461	1.41%	
Interest Revenue	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 87,865	\$ 121,000	\$ 121,000	72.62%	
38000 - Investment Income	\$ -	\$ 718	\$ 35,445	\$ 139,053	\$ 404,881	\$ 87,865	\$ 121,000	\$ 121,000	72.62%	
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%	
414 Home - ARP	\$ -	\$ 625	\$ 4,371	\$ 175,428	\$ 392,932	\$ 352,328	\$ 502,783	\$ 500,000	70.08%	
Revenue	\$ -	\$ 625	\$ 4,371	\$ 175,428	\$ 392,932	\$ 352,328	\$ 502,783	\$ 500,000	70.08%	
Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
38000 - Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Other	\$ -	\$ -	\$ -	\$ -	\$ 1,594	\$ -	\$ 2,783	\$ -	0.00%	
38900 - Miscellaneous Other	\$ -	\$ -	\$ -	\$ -	\$ 1,594	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783	\$ -	0.00%	
Grants	\$ -	\$ 625	\$ 4,371	\$ 173,835	\$ 392,932	\$ 352,328	\$ 500,000	\$ 500,000	70.47%	
33635 - HOME - ARP Grant	\$ -	\$ 625	\$ 4,371	\$ 173,835	\$ 392,932	\$ 352,328	\$ 500,000	\$ 500,000	70.47%	
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	\$ 28,527	\$ 126,262	\$ 126,262	22.59%	
Revenue	\$ 28,776	\$ (0)	\$ 24,634	\$ 21,524	\$ 15,050	\$ 28,527	\$ 126,262	\$ 126,262	22.59%	






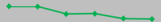



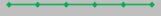







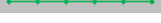






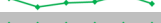








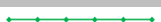
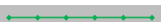
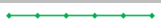










Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
Interest Revenue	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 2,606	\$ 7,000	\$ 7,000	37.22%	
38000 - Investment Income	\$ 2,896	\$ (0)	\$ (2,256)	\$ 9,023	\$ 15,050	\$ 2,606	\$ 7,000	\$ 7,000	37.22%	
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	\$ 72,148	\$ 239,334	\$ 239,334	30.15%	
Revenue	\$ 24,018	\$ 29,188	\$ 547	\$ 110,951	\$ 133,182	\$ 72,148	\$ 239,334	\$ 239,334	30.15%	
Interest Revenue	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 1,953	\$ 3,000	\$ 3,000	65.11%	
38000 - Investment Income	\$ 272	\$ 15	\$ (453)	\$ 2,951	\$ 7,781	\$ 1,953	\$ 3,000	\$ 3,000	65.11%	
Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 12,500	\$ 61,000	\$ 61,000	20.49%	
38900 - Miscellaneous Other	\$ -	\$ 10,000	\$ 1,000	\$ 58,000	\$ 16,550	\$ 12,500	\$ 25,000	\$ 25,000	50.00%	
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	\$ 57,695	\$ 175,334	\$ 175,334	32.91%	
32355 - USDA Urban AG Prod Grant	\$ -	\$ -	\$ -	\$ -	\$ 103,851	\$ 57,695	\$ 175,334	\$ 175,334	32.91%	
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	\$ 19	\$ 44	\$ 44	42.93%	
Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 19	\$ 44	\$ 44	42.93%	
Interest Revenue	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 19	\$ 44	\$ 44	42.93%	
38000 - Investment Income	\$ 19	\$ (0)	\$ (16)	\$ 59	\$ 75	\$ 19	\$ 44	\$ 44	42.93%	
5300 Sunvale SBA SW 37	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 40	\$ 92	\$ 92	43.83%	
Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 40	\$ 92	\$ 92	43.83%	
Interest Revenue	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 40	\$ 92	\$ 92	43.83%	
38000 - Investment Income	\$ 42	\$ (0)	\$ (34)	\$ 127	\$ 160	\$ 40	\$ 92	\$ 92	43.83%	
Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5301 Middle Creek SBA SW38	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 41	\$ 73	\$ 73	56.60%	
Revenue	\$ 235	\$ (0)	\$ (27)	\$ 658	\$ 166	\$ 41	\$ 73	\$ 73	56.60%	
Interest Revenue	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 41	\$ 73	\$ 73	56.60%	
38000 - Investment Income	\$ 35	\$ (0)	\$ (27)	\$ 98	\$ 166	\$ 41	\$ 73	\$ 73	56.60%	
Property Taxes	\$ 200	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ -	\$ -	0.00%	
30000 - Property Taxes	\$ 200	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ -	\$ -	0.00%	
5302 Shirewood Farm SSA SW39	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 62	\$ 120	\$ 120	51.95%	
Revenue	\$ 6	\$ 110	\$ 106	\$ 124	\$ 135	\$ 62	\$ 120	\$ 120	51.95%	
Interest Revenue	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 7	\$ 10	\$ 10	73.40%	
38000 - Investment Income	\$ 6	\$ (0)	\$ (4)	\$ 13	\$ 25	\$ 7	\$ 10	\$ 10	73.40%	
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	\$ 99	\$ 226	\$ 226	43.82%	
Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 99	\$ 226	\$ 226	43.82%	
















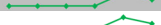


Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
Interest Revenue	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 99	\$ 226	\$ 226	43.82%	
38000 - Investment Income	\$ 106	\$ (0)	\$ (84)	\$ 311	\$ 392	\$ 99	\$ 226	\$ 226	43.82%	
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	\$ 1,906	\$ 3,579	\$ 3,579	53.25%	

Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
Revenue	\$ 1,254	\$ 996	\$ 8,936	\$ 1,467	\$ 6,713	\$ 1,906	\$ 3,579	\$ 3,579	53.25%	
Interest Revenue	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 313	\$ 579	\$ 579	54.01%	
38000 - Investment Income	\$ 254	\$ (4)	\$ (266)	\$ 802	\$ 1,036	\$ 313	\$ 579	\$ 579	54.01%	
Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 1,593	\$ 3,000	\$ 3,000	53.10%	
30000 - Property Taxes	\$ 1,000	\$ 1,000	\$ 9,202	\$ 665	\$ 5,677	\$ 1,593	\$ 3,000	\$ 3,000	53.10%	
5306 Cheval DeSelle Venetian SBA SW43	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 65	\$ 81	\$ 81	80.26%	
Revenue	\$ 5,108	\$ 5,017	\$ 2,077	\$ 2,174	\$ 263	\$ 65	\$ 81	\$ 81	80.26%	
Interest Revenue	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 65	\$ 81	\$ 81	80.26%	
38000 - Investment Income	\$ 99	\$ 8	\$ 19	\$ 113	\$ 263	\$ 65	\$ 81	\$ 81	80.26%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
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	\$ 848	\$ 1,634	\$ 1,634	51.87%	
Revenue	\$ 3,207	\$ 3,155	\$ 1,781	\$ 1,100	\$ 1,759	\$ 848	\$ 1,634	\$ 1,634	51.87%	
Interest Revenue	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 60	\$ 59	\$ 59	101.75%	
38000 - Investment Income	\$ 57	\$ 5	\$ 6	\$ 82	\$ 180	\$ 60	\$ 59	\$ 59	101.75%	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
39900 - Fund Balance Utilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 788	\$ 1,575	\$ 1,575	50.00%	
30000 - Property Taxes	\$ 3,150	\$ 3,150	\$ 1,775	\$ 1,017	\$ 1,578	\$ 788	\$ 1,575	\$ 1,575	50.00%	
5310 Exposition View SBA SW47	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 308	\$ 528	\$ 528	58.30%	
Revenue	\$ 4,109	\$ 4,148	\$ 589	\$ 533	\$ 590	\$ 308	\$ 528	\$ 528	58.30%	
Interest Revenue	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 26	\$ 28	\$ 28	93.64%	
38000 - Investment Income	\$ 60	\$ 6	\$ 32	\$ 39	\$ 86	\$ 26	\$ 28	\$ 28	93.64%	
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	\$ 842	\$ 6,561	\$ 1,417	12.83%	
Revenue	\$ 2,923	\$ 2,884	\$ 2,736	\$ 1,584	\$ 1,366	\$ 842	\$ 6,561	\$ 1,417	12.83%	
Interest Revenue	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 17	\$ 117	\$ 117	14.11%	
38000 - Investment Income	\$ 43	\$ 4	\$ (33)	\$ 170	\$ 66	\$ 17	\$ 117	\$ 117	14.11%	
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	\$ 825	\$ 1,300	\$ 1,300	63.46%	
30000 - Property Taxes	\$ 2,880	\$ 2,880	\$ 2,769	\$ 1,414	\$ 1,300	\$ 825	\$ 1,300	\$ 1,300	63.46%	
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%	







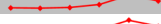











































Committee Revenue Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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%	
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	\$ 6,910,908	\$ 20,385,404	\$ 13,430,865	\$ 12,214,209	\$ 9,085,553	\$ 3,400,960	\$ 15,724,246	\$ 15,454,313	21.63%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 6,851,458	\$ 19,272,296	\$ 12,709,615	\$ 11,012,474	\$ 7,113,381	\$ 4,889,300	\$ 14,816,660	\$ 14,527,037	33.00%	
001 General Fund	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 735,654	\$ 1,345,764	\$ 1,326,074	54.66%	
Expenses	\$ 1,118,356	\$ 1,125,946	\$ 1,125,284	\$ 1,295,698	\$ 1,300,375	\$ 735,654	\$ 1,345,764	\$ 1,326,074	54.66%	
Personnel Services- Salaries & Wages	\$ 831,894	\$ 841,583	\$ 853,031	\$ 929,360	\$ 1,191,631	\$ 696,612	\$ 1,191,032	\$ 1,171,342	58.49%	
40000 - Salaries and Wages	\$ 825,023	\$ 837,032	\$ 848,365	\$ 922,512	\$ 1,184,566	\$ 693,612	\$ 1,184,930	\$ 1,165,240	58.54%	
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	\$ -	\$ 101	\$ 101	0.00%	
40300 - Employee Per Diem	\$ 6,789	\$ 4,551	\$ 4,560	\$ 6,780	\$ 7,020	\$ 3,000	\$ 6,001	\$ 6,001	49.99%	
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	\$ 28,729	\$ 75,946	\$ 75,946	37.83%	
50150 - Contractual/Consulting Services	\$ 69,273	\$ 13,014	\$ 13,146	\$ 30,886	\$ 18,811	\$ 18,828	\$ 50,446	\$ 50,446	37.32%	
52130 - Repairs and Maint- Computers	\$ -	\$ -	\$ -	\$ 877	\$ 877	\$ -	\$ -	\$ -	0.00%	
52140 - Repairs and Maint- Copiers	\$ 1,058	\$ 515	\$ 1,363	\$ 1,739	\$ 1,739	\$ 436	\$ 1,000	\$ 1,000	43.64%	
52230 - Repairs and Maint- Vehicles	\$ 3,202	\$ 3,866	\$ 2,824	\$ 7,562	\$ 8,848	\$ 1,131	\$ 5,000	\$ 5,000	22.62%	
53060 - General Printing	\$ 373	\$ -	\$ -	\$ 429	\$ -	\$ -	\$ 1,000	\$ 1,000	0.00%	
53070 - Legal Printing	\$ 4,263	\$ 6,956	\$ 7,069	\$ 12,521	\$ 9,032	\$ 2,844	\$ 4,000	\$ 4,000	71.11%	
53100 - Conferences and Meetings	\$ 883	\$ 1,990	\$ 2,774	\$ 8,115	\$ 5,939	\$ 850	\$ 8,000	\$ 8,000	10.63%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
53120 - Employee Mileage Expense	\$ 708	\$ 256	\$ 327	\$ 929	\$ 309	\$ 418	\$ 1,500	\$ 1,500	27.84%	
53130 - General Association Dues	\$ 3,464	\$ 5,598	\$ 3,687	\$ 3,961	\$ 4,022	\$ 4,221	\$ 4,000	\$ 4,000	105.53%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	
Commodities	\$ 7,570	\$ 40,879	\$ 20,665	\$ 54,788	\$ 59,167	\$ 10,312	\$ 78,786	\$ 78,786	13.09%	
60000 - Office Supplies	\$ 2,188	\$ 2,419	\$ 4,505	\$ 4,081	\$ 9,189	\$ 2,829	\$ 7,000	\$ 7,000	40.41%	
60010 - Operating Supplies	\$ 1,613	\$ 5,502	\$ 5,859	\$ 5,012	\$ 3,251	\$ 1,863	\$ 5,000	\$ 5,000	37.26%	
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	\$ 4,710	\$ 12,000	\$ 12,000	39.25%	
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	\$ 434,292	\$ 386,652	\$ 385,375	112.32%	
Expenses	\$ 89,596	\$ 92,557	\$ 111,664	\$ 268,002	\$ 768,298	\$ 434,292	\$ 386,652	\$ 385,375	112.32%	
Personnel Services- Salaries & Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 35,862	\$ 64,510	\$ 63,437	55.59%	
40000 - Salaries and Wages	\$ 40,221	\$ 43,200	\$ 44,441	\$ 45,785	\$ 62,190	\$ 35,862	\$ 64,510	\$ 63,437	55.59%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ 14,268	\$ 24,041	\$ 23,878	59.35%	
45000 - Healthcare Contribution	\$ 11,108	\$ 11,148	\$ 12,288	\$ 13,701	\$ 13,483	\$ 8,457	\$ 14,007	\$ 14,007	60.37%	
45010 - Dental Contribution	\$ 372	\$ 418	\$ 418	\$ 418	\$ 448	\$ 262	\$ 451	\$ 451	58.08%	
45100 - FICA/SS Contribution	\$ 2,886	\$ 3,102	\$ 3,102	\$ 3,241	\$ 4,453	\$ 2,591	\$ 4,939	\$ 4,855	52.46%	
45200 - IMRF Contribution	\$ 3,025	\$ 3,556	\$ 2,754	\$ 2,199	\$ 2,672	\$ 1,839	\$ 3,525	\$ 3,466	52.17%	
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	\$ 381,985	\$ 180,057	\$ 180,016	212.15%	
50150 - Contractual/Consulting Services	\$ -	\$ 14,000	\$ 45,813	\$ 195,041	\$ 675,446	\$ 358,067	\$ 161,813	\$ 161,813	221.28%	
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	\$ 2,227	\$ 2,000	\$ 2,000	111.36%	
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	\$ 503,316	\$ 1,696,594	\$ 1,694,188	29.67%	
Expenses	\$ 2,070,235	\$ 1,711,654	\$ 1,770,923	\$ 3,133,563	\$ 1,356,149	\$ 503,316	\$ 1,696,594	\$ 1,694,188	29.67%	
Personnel Services- Salaries & Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 83,384	\$ 133,341	\$ 131,314	62.53%	
40000 - Salaries and Wages	\$ 119,444	\$ 149,433	\$ 107,746	\$ 129,165	\$ 109,721	\$ 83,384	\$ 133,341	\$ 131,314	62.53%	
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	\$ 21,836	\$ 37,278	\$ 36,974	58.58%	
45000 - Healthcare Contribution	\$ 10,071	\$ 25,982	\$ 15,041	\$ 15,001	\$ 10,506	\$ 9,945	\$ 16,823	\$ 16,823	59.12%	
45010 - Dental Contribution	\$ 541	\$ 956	\$ 703	\$ 594	\$ 479	\$ 279	\$ 653	\$ 653	42.70%	
45100 - FICA/SS Contribution	\$ 8,781	\$ 11,038	\$ 8,038	\$ 9,555	\$ 8,164	\$ 6,181	\$ 10,207	\$ 10,051	60.56%	
45200 - IMRF Contribution	\$ 9,190	\$ 12,691	\$ 7,191	\$ 6,532	\$ 4,903	\$ 4,393	\$ 7,284	\$ 7,172	60.30%	
53010 - Workers Compensation	\$ 3,418	\$ 4,356	\$ 2,964	\$ 2,805	\$ 1,566	\$ 1,039	\$ 2,311	\$ 2,275	44.94%	
Contractual Services	\$ 1,875,093	\$ 1,479,669	\$ 1,615,018	\$ 2,938,281	\$ 1,181,408	\$ 394,521	\$ 1,486,699	\$ 1,486,624	26.54%	
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	\$ 49	\$ 101	\$ 101	48.71%	
52010 - Janitorial Services	\$ 288	\$ 1,253	\$ 893	\$ 1,058	\$ 754	\$ 265	\$ 814	\$ 814	32.57%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 178	\$ 175	\$ 82	\$ 48	\$ 231	\$ 231	20.60%	
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	\$ 2,260	\$ 6,256	\$ 6,256	36.12%	
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	\$ 3,019	\$ 4,947	\$ 4,873	61.02%	
53020 - Unemployment Claims	\$ 78	\$ 88	\$ 74	\$ 52	\$ 55	\$ 41	\$ 67	\$ 66	60.70%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53070 - Legal Printing	\$ 142	\$ 138	\$ -	\$ 222	\$ 35	\$ -	\$ 300	\$ 300	0.00%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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	\$ 387,094	\$ 1,439,889	\$ 1,439,889	26.88%	
Commodities	\$ 21,897	\$ 5,729	\$ 7,501	\$ 5,374	\$ 6,990	\$ 1,073	\$ 4,164	\$ 4,164	25.78%	
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	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
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	\$ 62	\$ 90	\$ 90	68.97%	
63010 - Utilities- Electric	\$ 51	\$ 110	\$ 76	\$ 96	\$ 55	\$ 36	\$ 72	\$ 72	49.54%	
63040 - Fuel- Vehicles	\$ 104	\$ 843	\$ 1,187	\$ 500	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 388	\$ 727	\$ 753	\$ 618	\$ 539	\$ 284	\$ 500	\$ 500	56.88%	
64010 - Cellular Phone	\$ 185	\$ 411	\$ 335	\$ 416	\$ 683	\$ 405	\$ 629	\$ 629	64.36%	
64020 - Internet	\$ 55	\$ 287	\$ 197	\$ 254	\$ 186	\$ 88	\$ 173	\$ 173	50.62%	
Transfers Out	\$ 21,800	\$ 21,800	\$ 6,721	\$ 26,256	\$ 32,412	\$ 2,501	\$ 35,112	\$ 35,112	7.12%	
99000 - Transfer To Other Funds	\$ 21,800	\$ 21,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 6,721	\$ 4,456	\$ 4,412	\$ 2,501	\$ 7,112	\$ 7,112	35.17%	
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	\$ 507,823	\$ 1,365,236	\$ 1,363,988	37.20%	
Expenses	\$ 2,086,482	\$ 638,002	\$ 1,104,913	\$ 1,643,274	\$ 1,401,331	\$ 507,823	\$ 1,365,236	\$ 1,363,988	37.20%	
Personnel Services- Salaries & Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 20,771	\$ 62,997	\$ 61,949	32.97%	
40000 - Salaries and Wages	\$ 53,225	\$ 56,468	\$ 77,701	\$ 71,478	\$ 44,701	\$ 20,771	\$ 62,997	\$ 61,949	32.97%	
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	\$ 4,391	\$ 19,066	\$ 18,905	23.03%	
45000 - Healthcare Contribution	\$ 2,652	\$ 3,395	\$ 6,539	\$ 7,973	\$ 3,474	\$ 1,479	\$ 9,304	\$ 9,304	15.90%	
45010 - Dental Contribution	\$ 267	\$ 292	\$ 485	\$ 347	\$ 197	\$ 83	\$ 400	\$ 400	20.73%	
45100 - FICA/SS Contribution	\$ 4,033	\$ 4,258	\$ 5,813	\$ 5,289	\$ 3,337	\$ 1,554	\$ 4,826	\$ 4,743	32.20%	
45200 - IMRF Contribution	\$ 4,224	\$ 4,883	\$ 5,154	\$ 3,604	\$ 2,002	\$ 1,103	\$ 3,443	\$ 3,384	32.03%	
53010 - Workers Compensation	\$ 1,425	\$ 1,810	\$ 2,153	\$ 1,539	\$ 569	\$ 172	\$ 1,093	\$ 1,074	15.77%	
Contractual Services	\$ 2,016,437	\$ 566,468	\$ 1,003,747	\$ 1,549,660	\$ 1,344,890	\$ 481,888	\$ 1,279,596	\$ 1,279,557	37.66%	
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	\$ 11	\$ 49	\$ 49	23.27%	
52010 - Janitorial Services	\$ 83	\$ 265	\$ 590	\$ 594	\$ 294	\$ 71	\$ 392	\$ 392	18.18%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 110	\$ 110	\$ 26	\$ 9	\$ 111	\$ 111	8.21%	
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	\$ 420	\$ 3,012	\$ 3,012	13.94%	
52230 - Repairs and Maint- Vehicles	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ 1,168	\$ 1,154	\$ 1,784	\$ 2,087	\$ 1,390	\$ 756	\$ 2,338	\$ 2,299	32.32%	
53020 - Unemployment Claims	\$ 34	\$ 37	\$ 54	\$ 29	\$ 22	\$ 10	\$ 31	\$ 31	32.87%	
53060 - General Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53070 - Legal Printing	\$ 142	\$ 84	\$ -	\$ 169	\$ 35	\$ -	\$ 300	\$ 300	0.00%	
53100 - Conferences and Meetings	\$ 138	\$ -	\$ 153	\$ 716	\$ 178	\$ -	\$ 550	\$ 550	0.00%	
53110 - Employee Training	\$ -	\$ -	\$ 1,722	\$ 1,737	\$ 3,807	\$ 225	\$ 7,500	\$ 7,500	3.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ 20	\$ 39	\$ 61	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
55000 - Miscellaneous Contractual Exp	\$ 2,012,193	\$ 561,711	\$ 993,951	\$ 1,538,939	\$ 1,336,675	\$ 480,375	\$ 1,250,026	\$ 1,250,026	38.43%	
Commodities	\$ 4,219	\$ 427	\$ 932	\$ 883	\$ 609	\$ 187	\$ 819	\$ 819	22.85%	
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	\$ 15	\$ 43	\$ 43	35.26%	
63010 - Utilities- Electric	\$ 16	\$ 22	\$ 53	\$ 53	\$ 20	\$ 7	\$ 34	\$ 34	21.91%	
63040 - Fuel- Vehicles	\$ 13	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 86	\$ 164	\$ 367	\$ 338	\$ 219	\$ 62	\$ 241	\$ 241	25.74%	
64010 - Cellular Phone	\$ 75	\$ 95	\$ 248	\$ 192	\$ 197	\$ 80	\$ 268	\$ 268	29.87%	
64020 - Internet	\$ 21	\$ 60	\$ 129	\$ 143	\$ 68	\$ 22	\$ 83	\$ 83	27.07%	
Transfers Out	\$ -	\$ -	\$ 2,390	\$ 2,501	\$ 1,552	\$ 585	\$ 2,758	\$ 2,758	21.23%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 2,390	\$ 2,501	\$ 1,552	\$ 585	\$ 2,758	\$ 2,758	21.23%	
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%	
404 Homeless Management Info Systems	\$ 187,812	\$ 110,737	\$ 139,290	\$ 158,542	\$ 167,619	\$ 74,157	\$ 142,230	\$ 141,945	52.14%	
Expenses	\$ 187,812	\$ 110,737	\$ 139,290	\$ 158,542	\$ 167,619	\$ 74,157	\$ 142,230	\$ 141,945	52.14%	
Personnel Services- Salaries & Wages	\$ 83,212	\$ 36,233	\$ 62,098	\$ 69,622	\$ 70,143	\$ 25,472	\$ 42,202	\$ 41,960	60.36%	
40000 - Salaries and Wages	\$ 83,212	\$ 36,233	\$ 62,098	\$ 69,622	\$ 70,143	\$ 25,472	\$ 42,202	\$ 41,960	60.36%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 25,473	\$ 14,813	\$ 19,547	\$ 24,168	\$ 21,307	\$ 7,634	\$ 17,449	\$ 17,409	43.75%	
45000 - Healthcare Contribution	\$ 10,919	\$ 7,008	\$ 8,665	\$ 13,535	\$ 11,066	\$ 3,835	\$ 10,737	\$ 10,737	35.72%	
45010 - Dental Contribution	\$ 735	\$ 432	\$ 595	\$ 633	\$ 530	\$ 163	\$ 440	\$ 440	37.12%	
45100 - FICA/SS Contribution	\$ 6,030	\$ 2,473	\$ 4,543	\$ 5,016	\$ 5,155	\$ 1,870	\$ 3,233	\$ 3,212	57.83%	
45200 - IMRF Contribution	\$ 6,322	\$ 2,975	\$ 4,026	\$ 3,435	\$ 3,092	\$ 1,325	\$ 2,307	\$ 2,293	57.45%	
53010 - Workers Compensation	\$ 1,467	\$ 1,925	\$ 1,718	\$ 1,550	\$ 1,465	\$ 441	\$ 732	\$ 727	60.20%	
Contractual Services	\$ 41,698	\$ 57,170	\$ 54,198	\$ 60,858	\$ 70,293	\$ 39,534	\$ 77,006	\$ 77,003	51.34%	
50150 - Contractual/Consulting Services	\$ 31,082	\$ 49,231	\$ 46,257	\$ 51,790	\$ 61,443	\$ 9,368	\$ 71,040	\$ 71,040	13.19%	
50340 - Software Licensing Cost	\$ 525	\$ 1,749	\$ -	\$ 11	\$ 154	\$ 27,943	\$ 240	\$ 240	11,642.71%	
50590 - Professional Services	\$ 3,134	\$ 424	\$ 45	\$ 106	\$ 67	\$ 24	\$ 47	\$ 47	50.55%	
52010 - Janitorial Services	\$ 296	\$ 391	\$ 630	\$ 701	\$ 653	\$ 127	\$ 380	\$ 380	33.45%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 115	\$ 117	\$ 62	\$ 23	\$ 108	\$ 108	21.34%	
52140 - Repairs and Maint- Copiers	\$ 35	\$ 32	\$ 57	\$ 82	\$ 57	\$ 22	\$ 38	\$ 38	56.68%	
52180 - Building Space Rental	\$ 5,385	\$ 4,077	\$ 5,627	\$ 5,989	\$ 5,640	\$ 1,071	\$ 2,919	\$ 2,919	36.69%	
53000 - Liability Insurance	\$ 1,203	\$ 1,228	\$ 1,424	\$ 2,033	\$ 2,181	\$ 945	\$ 1,612	\$ 1,609	58.62%	
53020 - Unemployment Claims	\$ 35	\$ 39	\$ 43	\$ 28	\$ 35	\$ 13	\$ 22	\$ 22	57.86%	
53070 - Legal Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 50	0.00%	
53100 - Conferences and Meetings	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 50	0.00%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	0.00%	

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*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
Commodities	\$ 37,429	\$ 2,521	\$ 759	\$ 943	\$ 2,200	\$ 373	\$ 783	\$ 783	47.60%	
60000 - Office Supplies	\$ 14,231	\$ 738	\$ 20	\$ 17	\$ -	\$ -	\$ 75	\$ 75	0.00%	
60010 - Operating Supplies	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60070 - Computer Hardware- Non Capital	\$ 2,476	\$ 1,366	\$ -	\$ -	\$ 1,185	\$ -	\$ -	\$ -	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60460 - Subscription Databases	\$ 20,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 29	\$ 59	\$ 94	\$ 106	\$ 54	\$ 28	\$ 42	\$ 42	66.50%	
63010 - Utilities- Electric	\$ 54	\$ 34	\$ 58	\$ 64	\$ 48	\$ 17	\$ 33	\$ 33	51.76%	
64000 - Telephone	\$ 294	\$ 225	\$ 279	\$ 303	\$ 289	\$ 107	\$ 233	\$ 233	46.00%	
64010 - Cellular Phone	\$ 50	\$ 2	\$ 170	\$ 284	\$ 472	\$ 183	\$ 319	\$ 319	57.21%	
64020 - Internet	\$ 74	\$ 97	\$ 138	\$ 168	\$ 152	\$ 38	\$ 81	\$ 81	46.96%	
Transfers Out	\$ -	\$ -	\$ 2,688	\$ 2,951	\$ 3,677	\$ 1,144	\$ 4,790	\$ 4,790	23.89%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 2,688	\$ 2,951	\$ 3,677	\$ 1,144	\$ 4,790	\$ 4,790	23.89%	
405 Cost Share Drainage	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 77,306	\$ 19,305	\$ 19,305	400.45%	
Expenses	\$ 311,263	\$ 133,988	\$ 103,401	\$ 100,998	\$ 12,382	\$ 77,306	\$ 19,305	\$ 19,305	400.45%	
Contractual Services	\$ 159,893	\$ 100,436	\$ 84,717	\$ 72,677	\$ 12,131	\$ 76,499	\$ 16,036	\$ 16,036	477.05%	
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	\$ 75,974	\$ 2,500	\$ 2,500	3,038.96%	
50590 - Professional Services	\$ -	\$ -	\$ -	\$ -	\$ 2,427	\$ -	\$ -	\$ -	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	\$ 807	\$ 840	\$ 840	96.10%	
60010 - Operating Supplies	\$ 112	\$ 100	\$ 100	\$ 378	\$ 251	\$ 807	\$ 840	\$ 840	96.10%	
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%	
406 OCR & Recovery Act Programs	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 31,830	\$ 175,000	\$ 175,000	18.19%	
Expenses	\$ 359,535	\$ 97,010	\$ 75,054	\$ (6,355)	\$ 43,779	\$ 31,830	\$ 175,000	\$ 175,000	18.19%	
Personnel Services- Salaries & Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 23,553	\$ -	\$ -	0.00%	
40000 - Salaries and Wages	\$ 13,192	\$ 15,669	\$ (2,371)	\$ (16,901)	\$ 11,211	\$ 23,553	\$ -	\$ -	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	\$ 8,278	\$ -	\$ -	0.00%	
45000 - Healthcare Contribution	\$ 534	\$ 367	\$ -	\$ (1,557)	\$ 1,557	\$ 5,242	\$ -	\$ -	0.00%	
45010 - Dental Contribution	\$ 65	\$ 55	\$ 18	\$ (55)	\$ 64	\$ 122	\$ -	\$ -	0.00%	
45100 - FICA/SS Contribution	\$ 1,004	\$ 1,176	\$ (171)	\$ (1,236)	\$ 823	\$ 1,700	\$ -	\$ -	0.00%	
45200 - IMRF Contribution	\$ 1,044	\$ 1,349	\$ (253)	\$ (942)	\$ 554	\$ 1,213	\$ -	\$ -	0.00%	
53010 - Workers Compensation	\$ 466	\$ 545	\$ 79	\$ 27	\$ -	\$ -	\$ -	\$ -	0.00%	
Contractual Services	\$ 343,230	\$ 77,849	\$ 77,752	\$ 14,310	\$ 29,569	\$ -	\$ 175,000	\$ 175,000	0.00%	
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	\$ -	\$ 175,000	\$ 175,000	0.00%	
55050 - Grant Services	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Commodities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60010 - Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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%	
409 Continuum of Care Planning Grant	\$ 64,152	\$ 75,557	\$ 86,817	\$ 89,467	\$ 93,332	\$ 79,108	\$ 157,173	\$ 156,380	50.33%	
Expenses	\$ 64,152	\$ 75,557	\$ 86,817	\$ 89,467	\$ 93,332	\$ 79,108	\$ 157,173	\$ 156,380	50.33%	
Personnel Services- Salaries & Wages	\$ 33,449	\$ 32,323	\$ 37,494	\$ 39,617	\$ 41,152	\$ 44,338	\$ 73,603	\$ 72,941	60.24%	
40000 - Salaries and Wages	\$ 33,449	\$ 32,323	\$ 37,494	\$ 39,617	\$ 41,152	\$ 44,338	\$ 73,603	\$ 72,941	60.24%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ 10,608	\$ 11,955	\$ 12,885	\$ 13,154	\$ 11,367	\$ 13,873	\$ 28,377	\$ 28,276	48.89%	
45000 - Healthcare Contribution	\$ 4,465	\$ 5,588	\$ 6,321	\$ 7,071	\$ 5,373	\$ 7,197	\$ 16,752	\$ 16,752	42.96%	
45010 - Dental Contribution	\$ 258	\$ 312	\$ 331	\$ 322	\$ 238	\$ 323	\$ 694	\$ 694	46.51%	
45100 - FICA/SS Contribution	\$ 2,463	\$ 2,368	\$ 2,753	\$ 2,891	\$ 3,047	\$ 3,268	\$ 5,635	\$ 5,583	58.00%	
45200 - IMRF Contribution	\$ 2,576	\$ 2,717	\$ 2,447	\$ 1,990	\$ 1,828	\$ 2,317	\$ 4,020	\$ 3,983	57.64%	
53010 - Workers Compensation	\$ 846	\$ 970	\$ 1,032	\$ 879	\$ 881	\$ 767	\$ 1,276	\$ 1,264	60.11%	
Contractual Services	\$ 16,714	\$ 30,926	\$ 34,715	\$ 34,793	\$ 38,168	\$ 18,269	\$ 52,443	\$ 52,413	34.84%	
50150 - Contractual/Consulting Services	\$ 12,750	\$ 27,000	\$ 30,000	\$ 30,000	\$ 33,450	\$ 14,400	\$ 43,432	\$ 43,432	33.16%	
50340 - Software Licensing Cost	\$ -	\$ 106	\$ -	\$ 10	\$ -	\$ -	\$ 381	\$ 381	0.00%	
50590 - Professional Services	\$ 751	\$ 254	\$ 28	\$ 53	\$ 38	\$ 40	\$ 75	\$ 75	53.69%	
52010 - Janitorial Services	\$ 131	\$ 262	\$ 375	\$ 363	\$ 354	\$ 219	\$ 603	\$ 603	36.30%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 55	\$ 64	\$ 48	\$ 39	\$ 171	\$ 171	23.06%	
52140 - Repairs and Maint- Copiers	\$ 13	\$ 18	\$ 33	\$ 36	\$ 40	\$ 33	\$ 60	\$ 60	55.35%	
52180 - Building Space Rental	\$ 2,355	\$ 2,647	\$ 3,344	\$ 3,095	\$ 2,937	\$ 1,871	\$ 4,634	\$ 4,634	40.37%	
53000 - Liability Insurance	\$ 693	\$ 619	\$ 855	\$ 1,157	\$ 1,280	\$ 1,645	\$ 2,799	\$ 2,769	58.77%	
53020 - Unemployment Claims	\$ 20	\$ 20	\$ 26	\$ 16	\$ 21	\$ 22	\$ 38	\$ 38	58.32%	
53070 - Legal Printing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	0.00%	
53100 - Conferences and Meetings	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150	0.00%	
Commodities	\$ 3,382	\$ 353	\$ 379	\$ 380	\$ 576	\$ 633	\$ 1,153	\$ 1,153	54.86%	
60000 - Office Supplies	\$ 3,148	\$ 56	\$ 11	\$ -	\$ -	\$ -	\$ 25	\$ 25	0.00%	
60010 - Operating Supplies	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
60100 - Utilities- Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ 12	\$ 35	\$ 59	\$ 56	\$ 27	\$ 48	\$ 67	\$ 67	71.96%	
63010 - Utilities- Electric	\$ 22	\$ 23	\$ 34	\$ 32	\$ 25	\$ 30	\$ 53	\$ 53	57.32%	
64000 - Telephone	\$ 115	\$ 148	\$ 162	\$ 167	\$ 169	\$ 181	\$ 371	\$ 371	48.71%	
64010 - Cellular Phone	\$ 51	\$ 28	\$ 28	\$ 39	\$ 273	\$ 304	\$ 509	\$ 509	59.64%	
64020 - Internet	\$ 32	\$ 63	\$ 84	\$ 87	\$ 81	\$ 70	\$ 128	\$ 128	54.41%	
Transfers Out	\$ -	\$ -	\$ 1,344	\$ 1,524	\$ 2,070	\$ 1,996	\$ 1,597	\$ 1,597	124.97%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 1,344	\$ 1,524	\$ 2,070	\$ 1,996	\$ 1,597	\$ 1,597	124.97%	
410 Elgin CDBG	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 351,577	\$ 1,507,314	\$ 1,505,903	23.32%	
Expenses	\$ 441,308	\$ 368,754	\$ 475,720	\$ 496,385	\$ 545,772	\$ 351,577	\$ 1,507,314	\$ 1,505,903	23.32%	
Personnel Services- Salaries & Wages	\$ 77,909	\$ 69,541	\$ 61,279	\$ 53,487	\$ 42,621	\$ 28,947	\$ 82,775	\$ 81,588	34.97%	
40000 - Salaries and Wages	\$ 77,909	\$ 69,541	\$ 61,279	\$ 53,487	\$ 42,621	\$ 28,947	\$ 82,775	\$ 81,588	34.97%	
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	\$ 7,161	\$ 24,982	\$ 24,802	28.66%	
45000 - Healthcare Contribution	\$ 10,200	\$ 7,628	\$ 9,142	\$ 5,514	\$ 3,468	\$ 3,130	\$ 12,230	\$ 12,230	25.59%	
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	\$ 2,147	\$ 6,338	\$ 6,246	33.88%	
45200 - IMRF Contribution	\$ 6,221	\$ 6,089	\$ 4,025	\$ 2,689	\$ 1,909	\$ 1,528	\$ 4,524	\$ 4,458	33.76%	
53010 - Workers Compensation	\$ 2,169	\$ 2,671	\$ 1,704	\$ 1,192	\$ 580	\$ 253	\$ 1,437	\$ 1,415	17.61%	
Contractual Services	\$ 330,878	\$ 276,407	\$ 390,758	\$ 427,125	\$ 491,992	\$ 314,259	\$ 1,394,093	\$ 1,394,049	22.54%	
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	\$ 18	\$ 64	\$ 64	28.89%	
52010 - Janitorial Services	\$ 160	\$ 422	\$ 500	\$ 348	\$ 240	\$ 100	\$ 512	\$ 512	19.52%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 100	\$ 55	\$ 25	\$ 16	\$ 145	\$ 145	11.34%	
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	\$ 835	\$ 3,939	\$ 3,939	21.20%	
52230 - Repairs and Maint- Vehicles	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ 1,778	\$ 1,703	\$ 1,412	\$ 1,562	\$ 1,326	\$ 1,074	\$ 3,071	\$ 3,028	34.97%	
53020 - Unemployment Claims	\$ 52	\$ 54	\$ 43	\$ 21	\$ 21	\$ 14	\$ 42	\$ 41	34.50%	
53070 - Legal Printing	\$ 330	\$ 194	\$ -	\$ 102	\$ 35	\$ -	\$ 100	\$ 100	0.00%	
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	\$ 312,191	\$ 1,370,753	\$ 1,370,753	22.78%	
Commodities	\$ 7,563	\$ 730	\$ 736	\$ 683	\$ 470	\$ 279	\$ 964	\$ 964	28.90%	
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	\$ 24	\$ 57	\$ 57	42.63%	
63010 - Utilities- Electric	\$ 28	\$ 36	\$ 44	\$ 34	\$ 18	\$ 14	\$ 45	\$ 45	31.02%	
63040 - Fuel- Vehicles	\$ 47	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
64000 - Telephone	\$ 172	\$ 273	\$ 276	\$ 225	\$ 196	\$ 91	\$ 315	\$ 315	29.02%	
64010 - Cellular Phone	\$ 85	\$ 172	\$ 203	\$ 191	\$ 149	\$ 115	\$ 353	\$ 353	32.63%	
64020 - Internet	\$ 42	\$ 99	\$ 108	\$ 84	\$ 57	\$ 34	\$ 109	\$ 109	30.97%	
Transfers Out	\$ -	\$ -	\$ 3,137	\$ 1,466	\$ 1,362	\$ 931	\$ 4,500	\$ 4,500	20.70%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ 3,137	\$ 1,466	\$ 1,362	\$ 931	\$ 4,500	\$ 4,500	20.70%	
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%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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%	
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	\$ 1,602,332	\$ 6,247,670	\$ 6,243,461	25.65%	
Expenses	\$ -	\$ -	\$ 6,038,155	\$ 2,706,020	\$ 778,054	\$ 1,602,332	\$ 6,247,670	\$ 6,243,461	25.65%	
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ 5,555	\$ 99,505	\$ 193,985	\$ 94,762	\$ 213,327	\$ 209,781	44.42%	
40000 - Salaries and Wages	\$ -	\$ -	\$ 5,555	\$ 99,505	\$ 193,985	\$ 94,762	\$ 213,327	\$ 209,781	44.42%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ -	\$ -	\$ 1,076	\$ 26,671	\$ 54,859	\$ 26,948	\$ 63,790	\$ 63,261	42.25%	
45000 - Healthcare Contribution	\$ -	\$ -	\$ 132	\$ 11,609	\$ 27,465	\$ 13,221	\$ 30,873	\$ 30,873	42.83%	
45010 - Dental Contribution	\$ -	\$ -	\$ 22	\$ 638	\$ 1,146	\$ 528	\$ 1,242	\$ 1,242	42.47%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ 415	\$ 7,294	\$ 14,282	\$ 6,954	\$ 16,327	\$ 16,055	42.59%	
45200 - IMRF Contribution	\$ -	\$ -	\$ 365	\$ 4,938	\$ 8,582	\$ 4,931	\$ 11,653	\$ 11,458	42.32%	
53010 - Workers Compensation	\$ -	\$ -	\$ 142	\$ 2,192	\$ 3,385	\$ 1,314	\$ 3,695	\$ 3,633	35.56%	
Contractual Services	\$ -	\$ -	\$ 6,030,709	\$ 2,571,586	\$ 509,077	\$ 1,475,734	\$ 5,963,659	\$ 5,963,525	24.75%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ 980	\$ -	\$ -	\$ 1,017	\$ 1,017	0.00%	
50590 - Professional Services	\$ -	\$ -	\$ 3	\$ 661	\$ 2,042	\$ 350	\$ 200	\$ 200	175.19%	
52010 - Janitorial Services	\$ -	\$ -	\$ 31	\$ 804	\$ 1,764	\$ 404	\$ 1,610	\$ 1,610	25.08%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ -	\$ 167	\$ 175	\$ 71	\$ 456	\$ 456	15.58%	
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ 6	\$ 105	\$ 160	\$ 59	\$ 159	\$ 159	37.27%	
52180 - Building Space Rental	\$ -	\$ -	\$ 277	\$ 6,733	\$ 15,108	\$ 3,423	\$ 12,372	\$ 12,372	27.66%	
52230 - Repairs and Maint- Vehicles	\$ -	\$ -	\$ -	\$ -	\$ 2,425	\$ 657	\$ -	\$ -	0.00%	
53000 - Liability Insurance	\$ -	\$ -	\$ 117	\$ 2,906	\$ 6,033	\$ 3,516	\$ 7,915	\$ 7,783	44.42%	
53020 - Unemployment Claims	\$ -	\$ -	\$ 4	\$ 40	\$ 97	\$ 47	\$ 107	\$ 105	44.27%	
53060 - General Printing	\$ -	\$ -	\$ 3,407	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ -	\$ 763	\$ -	\$ -	\$ -	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ 1,040	\$ 1,373	\$ 642	\$ 500	\$ 500	128.32%	

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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
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ 6,026,864	\$ 2,558,150	\$ 479,137	\$ 1,466,565	\$ 5,939,323	\$ 5,939,323	24.69%	
Commodities	\$ -	\$ -	\$ 814	\$ 4,956	\$ 10,245	\$ 1,321	\$ 3,991	\$ 3,991	33.10%	
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	\$ 90	\$ 179	\$ 179	50.27%	
63010 - Utilities- Electric	\$ -	\$ -	\$ 4	\$ 88	\$ 126	\$ 56	\$ 142	\$ 142	39.63%	
63040 - Fuel- Vehicles	\$ -	\$ -	\$ -	\$ 27	\$ 545	\$ 131	\$ 800	\$ 800	16.38%	
64000 - Telephone	\$ -	\$ -	\$ 22	\$ 444	\$ 913	\$ 347	\$ 989	\$ 989	35.13%	
64010 - Cellular Phone	\$ -	\$ -	\$ 24	\$ 509	\$ 1,247	\$ 540	\$ 1,240	\$ 1,240	43.55%	
64020 - Internet	\$ -	\$ -	\$ 8	\$ 189	\$ 404	\$ 124	\$ 341	\$ 341	36.27%	
Transfers Out	\$ -	\$ -	\$ -	\$ 3,303	\$ 9,887	\$ 3,566	\$ 2,903	\$ 2,903	122.83%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ 3,303	\$ 9,887	\$ 3,566	\$ 2,903	\$ 2,903	122.83%	
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%	







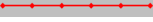

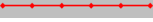
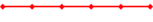




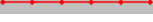




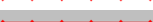









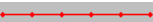

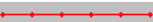








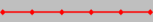


Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
414 Home - ARP	\$ -	\$ -	\$ 3,746	\$ 176,679	\$ 392,932	\$ 361,221	\$ 502,783	\$ 500,000	71.84%	
Expenses	\$ -	\$ -	\$ 3,746	\$ 176,679	\$ 392,932	\$ 361,221	\$ 502,783	\$ 500,000	71.84%	
Personnel Services- Salaries & Wages	\$ -	\$ -	\$ 2,974	\$ 46,344	\$ 114,956	\$ 91,959	\$ 140,913	\$ 138,570	65.26%	
40000 - Salaries and Wages	\$ -	\$ -	\$ 2,974	\$ 46,344	\$ 114,956	\$ 91,959	\$ 140,913	\$ 138,570	65.26%	
40002 - Non-Union Wage Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
40003 - Cost of Living Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Personnel Services- Employee Benefits	\$ -	\$ -	\$ 525	\$ 15,573	\$ 33,846	\$ 26,063	\$ 43,885	\$ 43,533	59.39%	
45000 - Healthcare Contribution	\$ -	\$ -	\$ 8	\$ 8,639	\$ 17,270	\$ 12,637	\$ 22,200	\$ 22,200	56.92%	
45010 - Dental Contribution	\$ -	\$ -	\$ 18	\$ 278	\$ 643	\$ 479	\$ 757	\$ 757	63.26%	
45100 - FICA/SS Contribution	\$ -	\$ -	\$ 221	\$ 3,358	\$ 8,444	\$ 6,740	\$ 10,788	\$ 10,607	62.48%	
45200 - IMRF Contribution	\$ -	\$ -	\$ 195	\$ 2,260	\$ 5,072	\$ 4,782	\$ 7,698	\$ 7,569	62.12%	
53010 - Workers Compensation	\$ -	\$ -	\$ 83	\$ 1,038	\$ 2,417	\$ 1,426	\$ 2,442	\$ 2,400	58.38%	
Contractual Services	\$ -	\$ -	\$ 206	\$ 111,838	\$ 234,299	\$ 234,044	\$ 309,617	\$ 309,529	75.59%	
50150 - Contractual/Consulting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
50340 - Software Licensing Cost	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ 800	\$ 800	0.00%	
50590 - Professional Services	\$ -	\$ -	\$ 0	\$ 1,708	\$ 1,980	\$ 354	\$ 157	\$ 157	225.31%	
52010 - Janitorial Services	\$ -	\$ -	\$ 13	\$ 512	\$ 1,183	\$ 424	\$ 1,266	\$ 1,266	33.47%	
52110 - Repairs and Maint- Buildings	\$ -	\$ -	\$ 3	\$ 88	\$ 111	\$ 80	\$ 359	\$ 359	22.18%	
52140 - Repairs and Maint- Copiers	\$ -	\$ -	\$ 1	\$ 59	\$ 109	\$ 67	\$ 125	\$ 125	53.86%	
52180 - Building Space Rental	\$ -	\$ -	\$ 117	\$ 4,267	\$ 9,634	\$ 3,593	\$ 9,731	\$ 9,731	36.92%	
52230 - Repairs and Maint- Vehicles	\$ -	\$ -	\$ -	\$ -	\$ 2,425	\$ 724	\$ 400	\$ 400	180.98%	
53000 - Liability Insurance	\$ -	\$ -	\$ 69	\$ 1,353	\$ 3,575	\$ 3,412	\$ 5,228	\$ 5,141	65.26%	
53020 - Unemployment Claims	\$ -	\$ -	\$ 2	\$ 19	\$ 57	\$ 46	\$ 71	\$ 70	64.76%	
53070 - Legal Printing	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	0.00%	
53110 - Employee Training	\$ -	\$ -	\$ -	\$ 900	\$ 325	\$ -	\$ -	\$ -	0.00%	
53120 - Employee Mileage Expense	\$ -	\$ -	\$ -	\$ 2,817	\$ 3,104	\$ 1,482	\$ 1,000	\$ 1,000	148.23%	
55000 - Miscellaneous Contractual Exp	\$ -	\$ -	\$ -	\$ 100,004	\$ 211,796	\$ 223,863	\$ 290,480	\$ 290,480	77.07%	
Commodities	\$ -	\$ -	\$ 41	\$ 832	\$ 3,458	\$ 5,377	\$ 3,433	\$ 3,433	156.62%	
60000 - Office Supplies	\$ -	\$ -	\$ 1	\$ 4	\$ 50	\$ -	\$ 100	\$ 100	0.00%	
60050 - Books and Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	0.00%	
60070 - Computer Hardware- Non Capital	\$ -	\$ -	\$ -	\$ -	\$ 1,030	\$ -	\$ -	\$ -	0.00%	
63000 - Utilities- Natural Gas	\$ -	\$ -	\$ 3	\$ 34	\$ 99	\$ 95	\$ 140	\$ 140	68.19%	
63010 - Utilities- Electric	\$ -	\$ -	\$ 2	\$ 50	\$ 80	\$ 56	\$ 111	\$ 111	50.27%	
63040 - Fuel- Vehicles	\$ -	\$ -	\$ -	\$ 73	\$ 555	\$ 569	\$ 1,000	\$ 1,000	56.90%	
64000 - Telephone	\$ -	\$ -	\$ 15	\$ 215	\$ 514	\$ 378	\$ 778	\$ 778	48.53%	
64010 - Cellular Phone	\$ -	\$ -	\$ 18	\$ 337	\$ 866	\$ 645	\$ 1,036	\$ 1,036	62.25%	
64020 - Internet	\$ -	\$ -	\$ 3	\$ 120	\$ 265	\$ 134	\$ 268	\$ 268	49.97%	
Transfers Out	\$ -	\$ -	\$ -	\$ 2,091	\$ 6,373	\$ 3,779	\$ 4,935	\$ 4,935	76.57%	
99001 - Transfer to General Fund 001	\$ -	\$ -	\$ -	\$ 2,091	\$ 6,373	\$ 3,779	\$ 4,935	\$ 4,935	76.57%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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%	
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	\$ 99,011	\$ 239,334	\$ 239,334	41.37%	
Expenses	\$ 32,897	\$ 26,165	\$ 720	\$ 21,954	\$ 122,872	\$ 99,011	\$ 239,334	\$ 239,334	41.37%	
Contractual Services	\$ 27,585	\$ 15,300	\$ -	\$ 21,954	\$ 122,872	\$ 99,011	\$ 238,334	\$ 238,334	41.54%	
50150 - Contractual/Consulting Services	\$ 27,560	\$ 5,300	\$ -	\$ 13,966	\$ 121,401	\$ 98,529	\$ 226,834	\$ 226,834	43.44%	
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%	













Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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%	
5300 Sunvale SBA SW 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92	\$ 92	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5301 Middle Creek SBA SW38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73	\$ 73	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5302 Shirewood Farm SSA SW39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ 120	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
5303 Ogden Gardens SBA SW40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226	\$ 226	0.00%	
5304 Wildwood West SBA SW41	\$ -	\$ 7,760	\$ 1,450	\$ 1,390	\$ 665	\$ -	\$ 3,579	\$ 3,579	0.00%	
Expenses	\$ -	\$ 7,760	\$ 1,450	\$ 1,390	\$ 665	\$ -	\$ 3,579	\$ 3,579	0.00%	
Contractual Services	\$ -	\$ 7,760	\$ 1,450	\$ 725	\$ -	\$ -	\$ 3,000	\$ 3,000	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ 7,760	\$ 1,450	\$ 725	\$ -	\$ -	\$ 3,000	\$ 3,000	0.00%	
Transfers Out	\$ -	\$ -	\$ -	\$ 665	\$ 665	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99405 - Transfer to Cost Share Drainage Fund 405	\$ -	\$ -	\$ -	\$ 665	\$ 665	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579	\$ 579	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579	\$ 579	0.00%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
5306 Cheval DeSelle Venetian SBA SW43	\$ 5,129	\$ 5,200	\$ 5,282	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
Expenses	\$ 5,129	\$ 5,200	\$ 5,282	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
52290 - Repairs and Maint- Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Transfers Out	\$ 5,129	\$ 5,200	\$ 5,282	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99000 - Transfer To Other Funds	\$ 5,129	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
99622 - Transfer to Recovery Zone Bond Debt Service Fund 622	\$ -	\$ -	\$ 5,282	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	
Contingency and Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
89000 - Addition to Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ 81	0.00%	
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%	

Committee Expense Budget Report - by Account Detail
Through June 30, 2025 (58.3% YTD, 57.69% Payroll Expense through Pay Period Ending 06/21/2025)
*2020, 2021, 2022, 2023 Actual Full Fiscal Year **2024 (DRAFT)

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
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%	
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	\$ 6,851,458	\$ 19,272,296	\$ 12,709,615	\$ 11,012,474	\$ 7,113,381	\$ 4,889,300	\$ 14,816,660	\$ 14,527,037	33.00%	



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4662

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

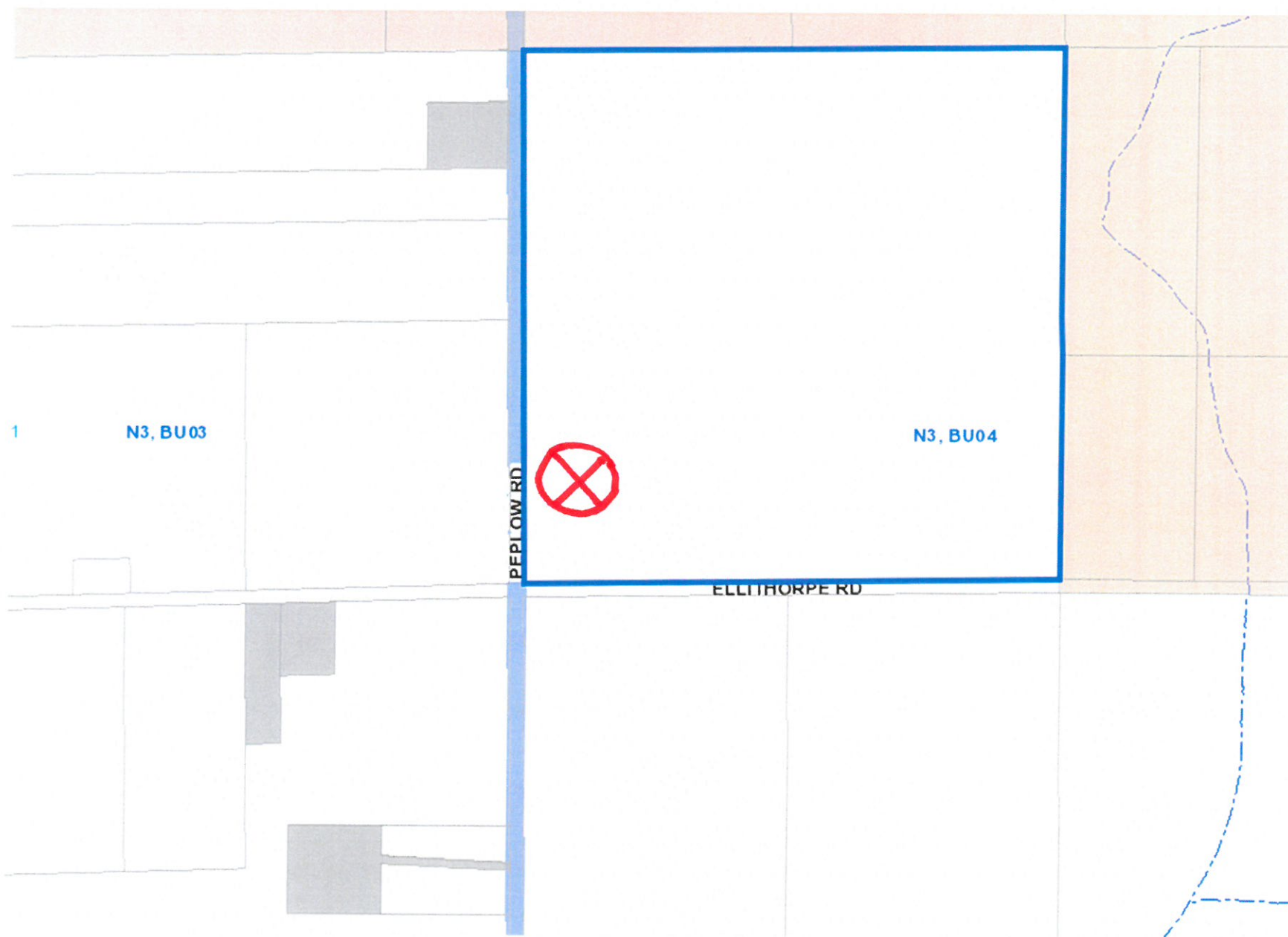
Keith Berkhout 630-232-3495

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-District Farming to F-1 District Rural Residential to allow the existing farmette to be split off from the remaining farmland



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4662
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 allow existing farmette to be split off from the remaining farmland be granted on the following described property:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 548.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG SAID WEST LINE, 480.00 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE, 514.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 480.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 514.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS. The property is located at 10N175 Peplow Road, Burlington Township (04-22-300-001)

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

Passed by the Kane County Board on August 12, 2025

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Zoning Petition No. 4662

Alan & Gayle Volpp Trust

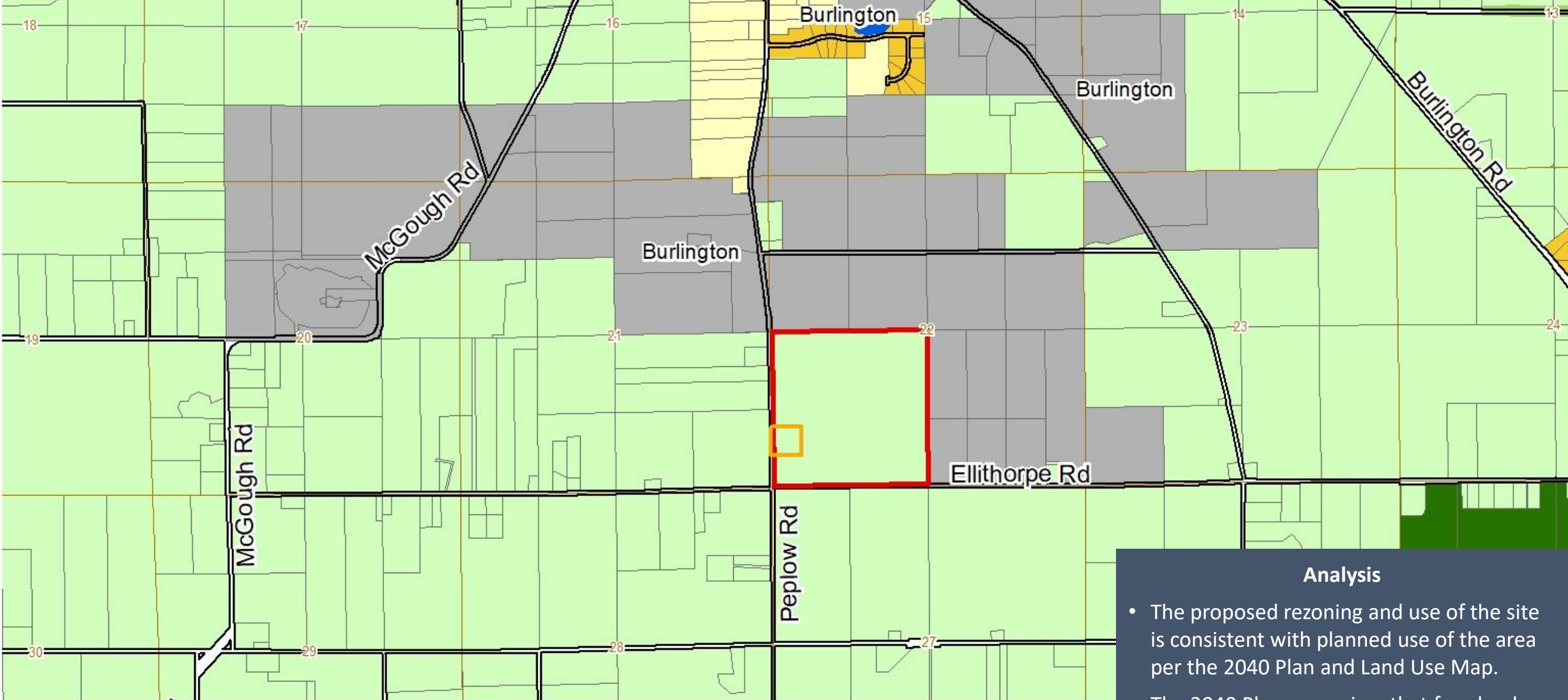
County Board District: 18 Rick Williams

Zoning Board of Appeals Meeting
Tuesday, July 1, 2025 at 7:00pm



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836



Analysis

- The proposed rezoning and use of the site is consistent with planned use of the area per the 2040 Plan and Land Use Map.
- The 2040 Plan recognizes that farmland owners may seek to create an additional lot or erect a dwelling unit on their property to accommodate family members

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

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

2040 Conceptual Land Use Strategy

10N175 Peplow Road, Burlington - Petition #4662

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

Core Themes

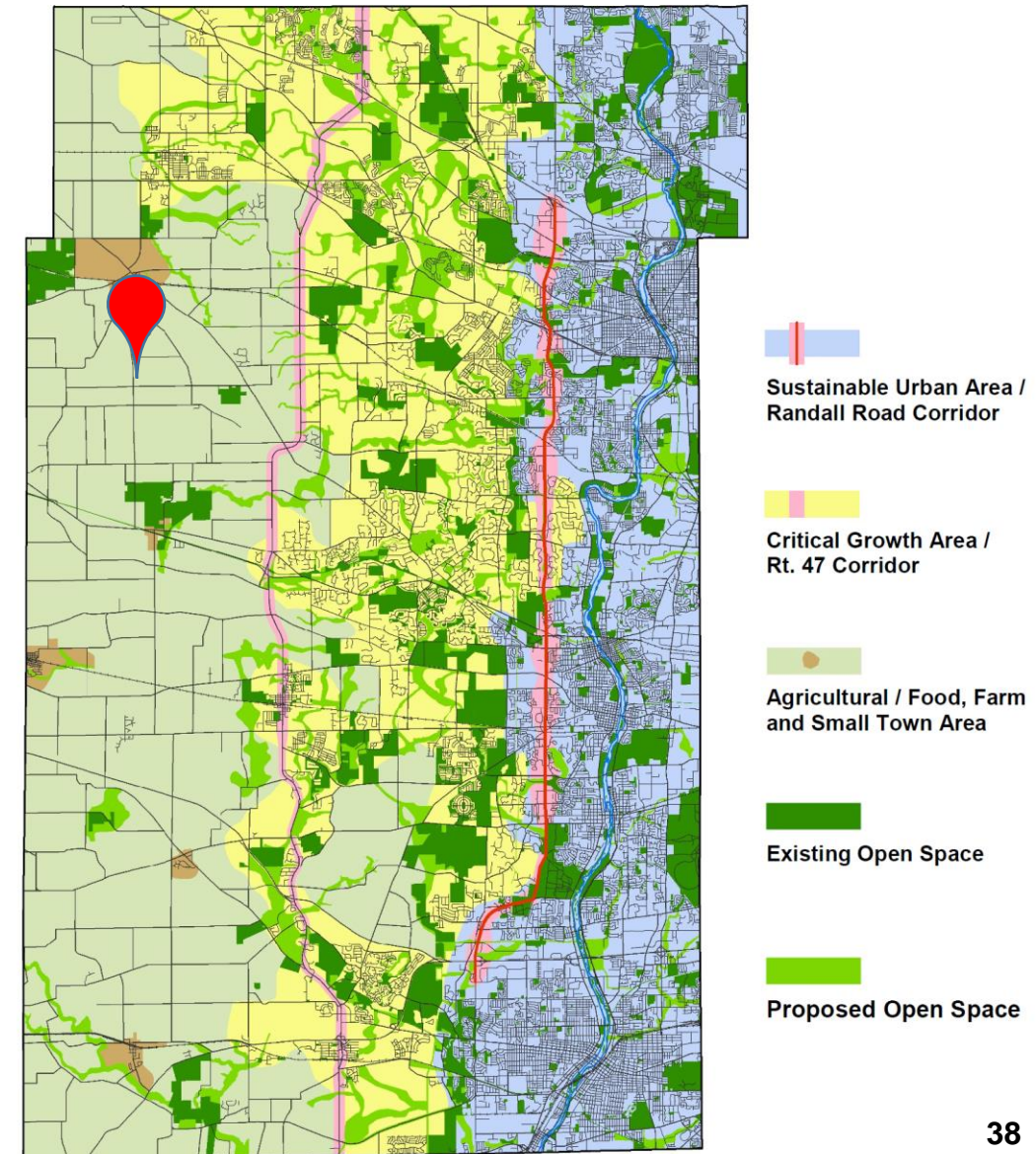
1. “***Food and farm***,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns***,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

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

10N175 Peplow Road, Burlington - Petition #4662

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.

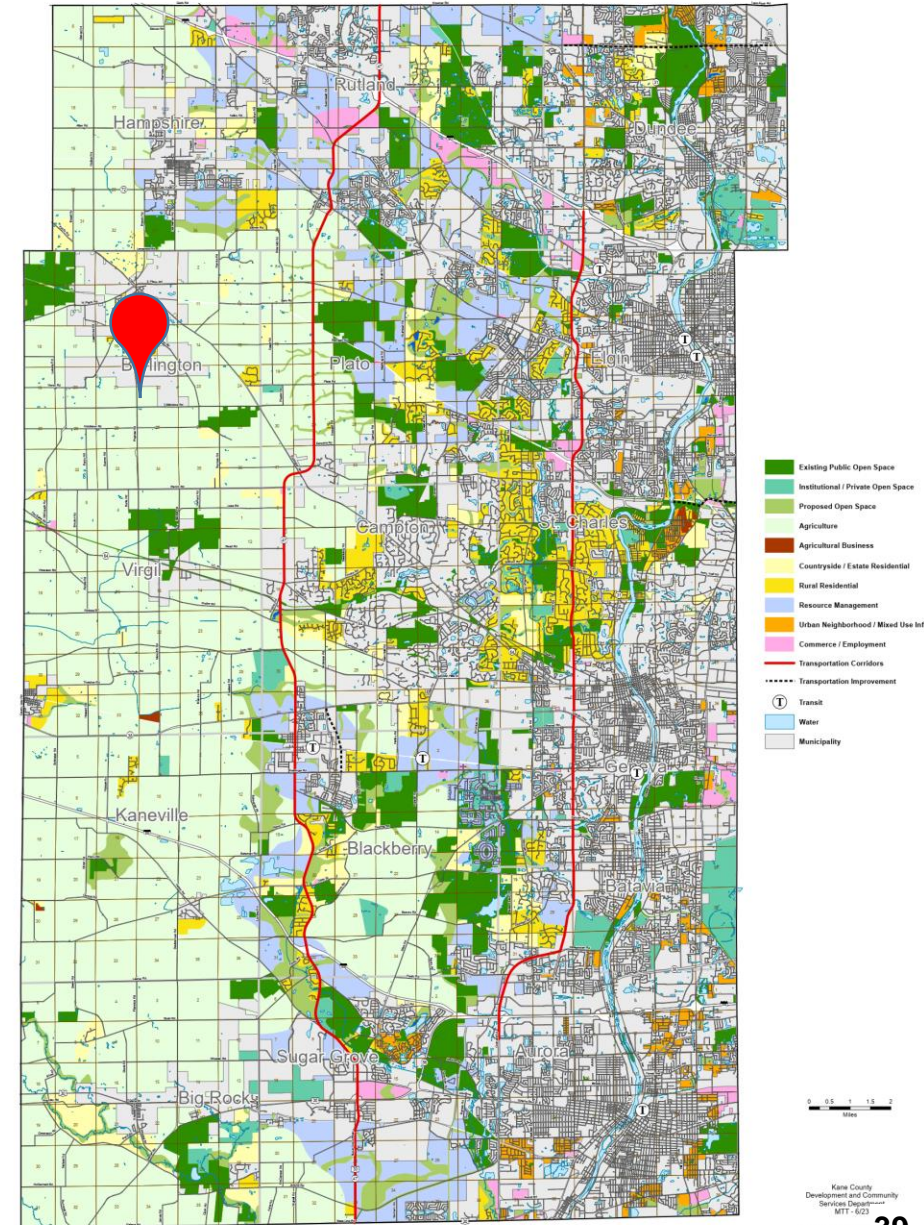
Prime Farmland:

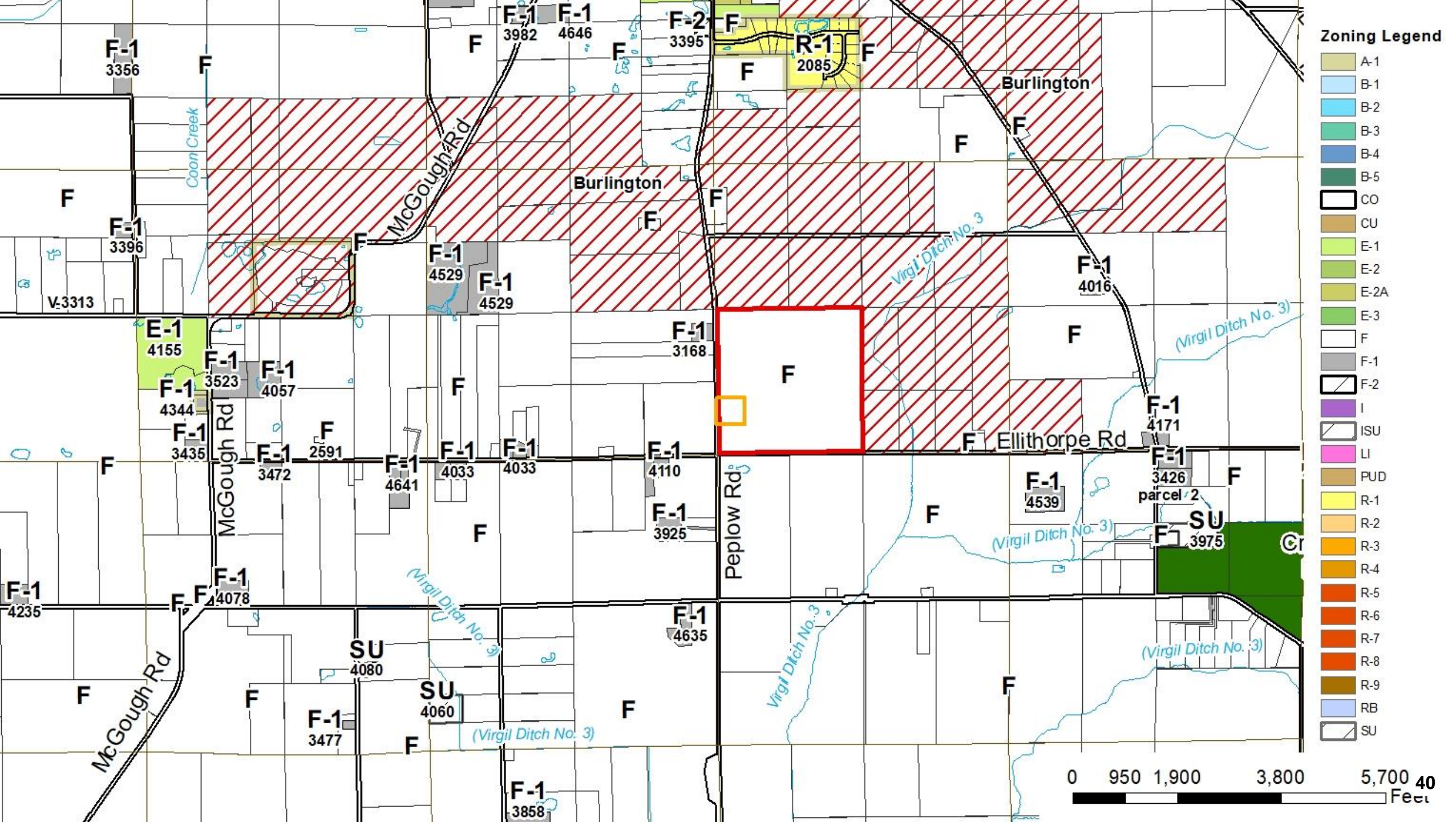
Areas with the best physical and chemical characteristics for producing food, feed, forage crops

Farmland of Statewide Importance:

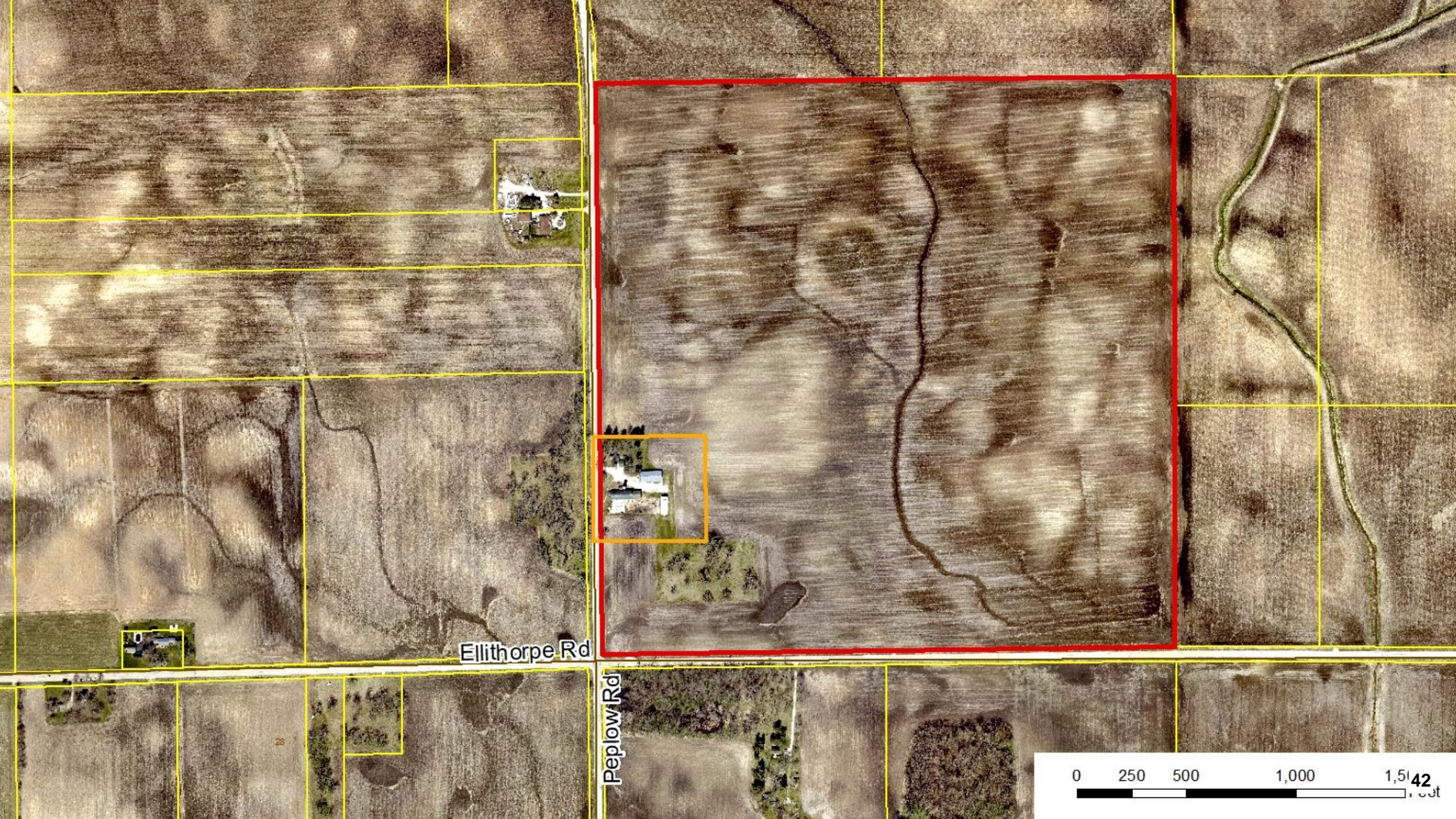
Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE









Ellithorpe Rd

Peplow Rd

0 250 500 1,000 1,500 feet

42



Peplow Rd

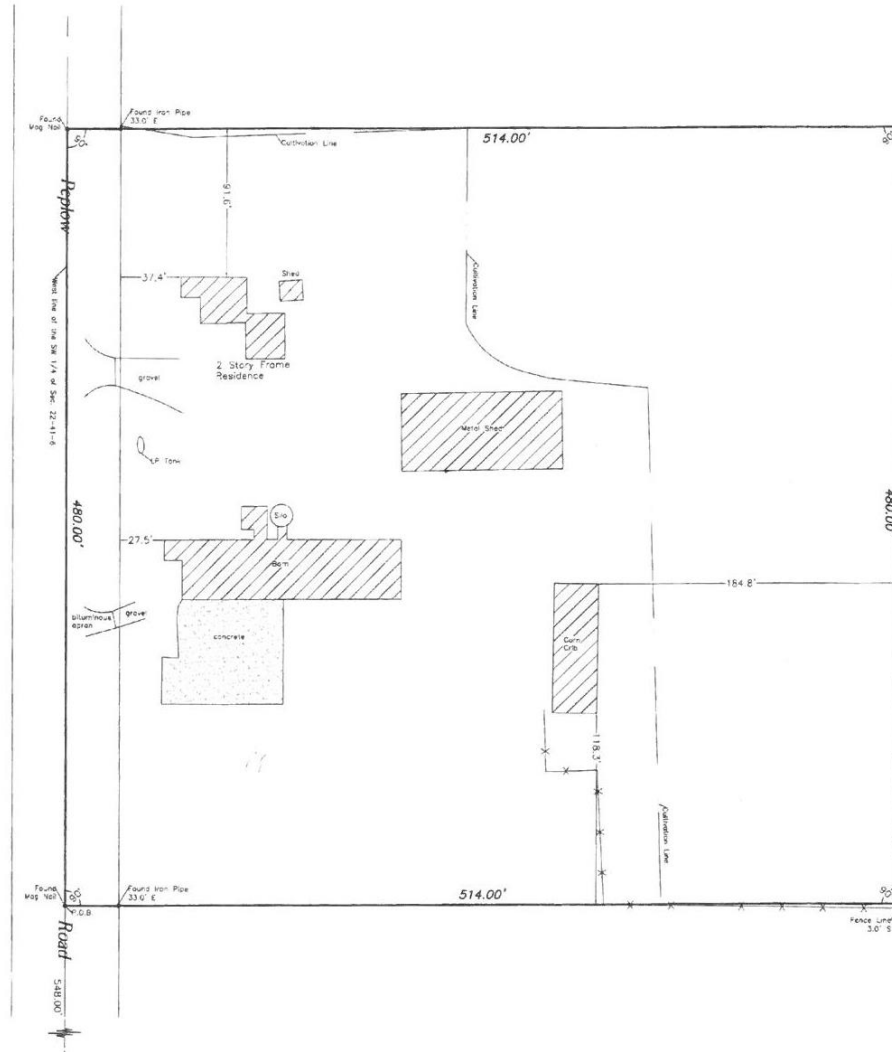
22

PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 548.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG SAID WEST LINE, 480.00 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE, 514.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 480.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 514.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

CONTAINS 5.66 ACRES

PROPERTY ADDRESS: 10N175 PEPLOW ROAD, HAMPSHIRE, IL, 60140
Part of PIN: 04-22-300-001



Petition Summary

Applicant

Alan Volpp Trust #201 & Gayle Volpp Trust #200

Property Owner

Alan & Gayle Volpp

Action Requested

Rezoning from F-District Farming to F-1 District Rural Residential

Subject Property

10N175 Peplow Road, Burlington Township (PIN 04-22-300-001).

Application

An application was received by the County on May 5, 2025; application documents for Petition 4662 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 June 12, 2025. Notice was published in the Daily Herald newspaper on June 14, 2025. And a public hearing sign was posted on the subject property on June 11, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Burlington Township, the Kane County Regional Planning Commission, the Villages of Burlington, School District 301, and the Burlington Fire District.

Water Resources

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

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

Transportation

The Kane County Department of Transportation (KDOT) reviewed this Petition and has no comments.

Environmental Health

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

1. Any well and septic connected to a building on the property must remain fully contained on that property.

Historic Preservation

- The Department has no comments

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 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) –

According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because there is no ground disturbance on the land. Therefore, no further action will be taken by the Soil and Water Conservation District Board.



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

Public Comment

From the Burlington Fire District – The Fire District has no comments or objections.

Zoning Standards / ZBA Findings

Section 25-8-2 of the Kane County Zoning Ordinance provides Standards for F-1 District Rural Residential Rezoning; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend a rezoning to this zone district classification unless the applicant shall present clear and convincing evidence to the Zoning Board of Appeals that the property sought to be rezoned is not suitable for agricultural use**

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

Zoning Board of Appeals

The ZBA considered this zoning petition at a public hearing on Tuesday, July 1, 2025.

- Testimony in favor of the project was heard from the property owner.

The ZBA voted to recommend approval of Zoning Petition 4662, requesting a rezoning from F-District Farming to F-1 District Rural Residential to allow the existing farmette to be split off from the remaining farmland, on the property located at 10N175 Peplow Road, Burlington Township (04-22-300-001).

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	July 1, 2025
Development Committee:	July 15, 2025
Kane County Board:	August 12, 2025

Petition 4662, 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, July 15, 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 4662, 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, August 12, 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.

ZONING PETITION NO. TMP-25-864

PETITION # 4349 PETITIONER: MATT KLEIN

Petition #: 4349

Committee Flow: Development Committee

Contact: Natalie Zine, Zoning Planner, P: 630-232-3494, E: zinenatalie@kanecountyil.gov
[<mailto:zinenatalie@kanecountyil.gov>](mailto:zinenatalie@kanecountyil.gov)

Petitioner: Matt Klein

Location: 39W130 Plank Rd Elgin IL 60123 or 39W109 US rt 20 Elgin IL 60123, in Plato Township (PIN 05-12-400-017)

Proposed: A Minor Variance to the approved site plan for a Special Use Permit (SU 4349)

2040 Plan: Resource Management

Objectors: None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: N/A

Development Committee: TBD

Summary:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4349

Committee Flow:

Choose an item.

Contact:

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

Budget Information:

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

Summary:

A Minor Variance to the approved site plan for a Special Use Permit (SU 4349)



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

STAFF MEMO

DATE: July 15, 2025
TO: Kane County Development Committee
FROM: Natalie Zine, Zoning Planner
SUBJECT: Minor Variance to a Special Use Permit (Petition No. 4349)

GENERAL INFORMATION

APPLICANT

Matt Klein, owner of Klein's Farm & Garden Market.

REQUESTED ACTION

A Minor Variance to the approved site plan for a Special Use Permit (SU 4349)

SUBJECT PROPERTY

39W130 Plank Rd Elgin IL 60123 or 39W109 US rt 20 Elgin IL 60123, in Plato Township (PIN 05-12-400-017).

County Board District: David Young

BACKGROUND

The Kane County Board originally approved an Ordinance granting a rezoning from F-District Farming to F-2 District with a Special Use for a Farmer's Market at this location on July 14, 2015.

PROJECT DESCRIPTION

The variance request to the special use and current site consists of the following:

1. Relocating the greenhouses on the east side of the driveway;
2. Adding a 24' x 24' building with a kitchen, bathroom, and dry storage room;
3. Adding a walk-in cooler north and directly adjacent to the existing permitted 36'x36' pavilion building;
4. Adding (in the future) a 50'x50' retail enclosed building directly north of the existing pavilion building;
5. Adding gardens north of the proposed future retail building; and
6. Eliminating the parking area on the southwest corner that was on the old plan;
7. Using the existing permitted portable building (referred to as "Pasek building") as our enclosed retail space until we are able to build a new 50'x50' retail enclosed building.

SUBMITTAL DOCUMENTS

The Applicant has provided an official Variance Request Letter as well as a revised Site Plan for the property. All received application documents for Petition 4349 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website.

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on July 8, 2025.



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

STAFF REVIEWS & ANALYSIS

SUBDIVISIONS

N/A

WATER RESOURCES

The Water Resources Department reviewed the proposed variance and indicated that the proposed improvements Mr. Klein plans to make right now (buildings east of the parking lot) are within the limits of his previously issued Kane County Stormwater Permit, so no additional permitting from our department is needed at this time.

TRANSPORTATION

The Kane County Department of Transportation reviewed the proposed variance and indicated that they take no exception to what is shown on the new site plan. The stipulation for the RI/RO access at Rt 20 will still remain per the original petition.

ENVIRONMENTAL HEALTH

The Kane County Health Department reviewed the proposed variance and indicated that they received and approved a plan review for the building for the new food establishment and have an approved septic for the building already; no issues from health.

PUBLIC COMMENT

Any written public comments received by staff will be uploaded to the [Pending Zoning Petitions](#) page of the Kane County website under Petition number 4349.

DEV COMMITTEE ACTIONS

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

NEXT STEPS

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

ATTACHMENTS

- 4349 Minor Variance Letter (2025)
- 4349 Revised Site Plan (2025)
- 4349 Approving Ordinance (2015)
- 4349 Original Site Plan (2015)

KLEIN'S QUALITY PRODUCE LLC

PO BOX 219
BURLINGTON IL 60109

July 7 2025
Director Mark VanKerkhoff and Kane County Board
Kane County Development & Community Services Department
719 S. Batavia Ave.
Geneva IL 60134

Dear Mark and Kane County Board,

The purpose of this letter is to request a Minor Variance to the approved Special Use Permit (Zoning Petition No. 4349). Subject property is parcel #05-12-400-017 address 39W130 Plank Rd Elgin IL 60123 or 39W109 US rt 20 Elgin IL 60123. Property owners Matt Klein and Christine Klein 11N575 Lawrence rd. Burlington IL 60109.

Changes to the original site plan include placing the greenhouses on the east side of the driveway, adding a 24' x 24' building with a kitchen, bathroom, and dry storage room, adding a walk-in cooler north and directly adjacent to the existing permitted 36' x 36' pavilion building, adding (in the future) a 50' x 50' retail enclosed building directly north of the existing pavilion building, adding gardens north of the proposed future retail building, eliminating the parking area on the southwest corner that was on the old plan, and to use the permitted portable building (referred to as "Pasek building") as our enclosed retail space until we are able to build a new 50' x 50' retail enclosed building.

We are continuing to do business as a Farm Market in Kane County much as we have for the past 60 years. We raise plants and produce on our farm in Burlington and sell at our retail locations. The reasons we are asking for the changes to the site plan are, while doing sales through the pavilion building, we have realized that a large retail area as in the original plan is not necessary and is unaffordable. We can provide a restroom for the health and safety of our employees in the 24'x 24' proposed building. This would also allow for a small kitchen for donut making and some dry storage. Greenhouses are very necessary for protection of spring plants from the elements. Those are an important part of customer experience too. I strongly feel that these proposed changes will not create any negative impacts to adjacent properties. In fact, I feel it will enhance the community and provide people from the local neighborhoods with a wholesome, natural experience while drawing an important connection with agriculture and food production that is truly local.

Very respectfully,

Matt Klein
Klein's Quality Produce LLC
11N590 Lawrence Rd. PO Box 219
Burlington IL 60109

Zoning Information:

Zoning District: F-2 Agricultural Related Sales, Service, Processing, Research, Warehouse and Marketing; Special Uses
Zoning Petition No.: 4349 (07/14/2015)
2040 Future Land Use: Resource Management

Parcel Information:

PIN: 05-12-400-017
Address: 39W109 US Hwy 20, Elgin, IL 60124
Township: Plato
Municipality: Unincorporated
Acres: 3.63 (deed acreage)
Acres: 2.97 (measured acreage)
Legal Description: PART OF THE SE 1/4 SEC 12-41-7
DESC IN DOC 2002K174452 (EX PT TAKEN FOR
ROAD BY DOC 2004K074542)
Fire Protection District: Pingree Grove & Countryside

Owner Information:

Owner: Matthew & Christine Klein
Document: 2015K038129 (7/20/2015)
Parking Information:
Regular Spaces: 32
ADA Spaces: 2

Impervious Information:

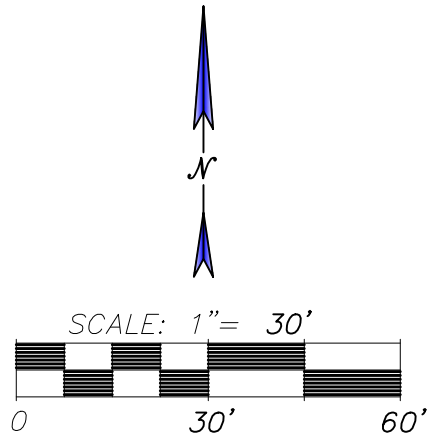
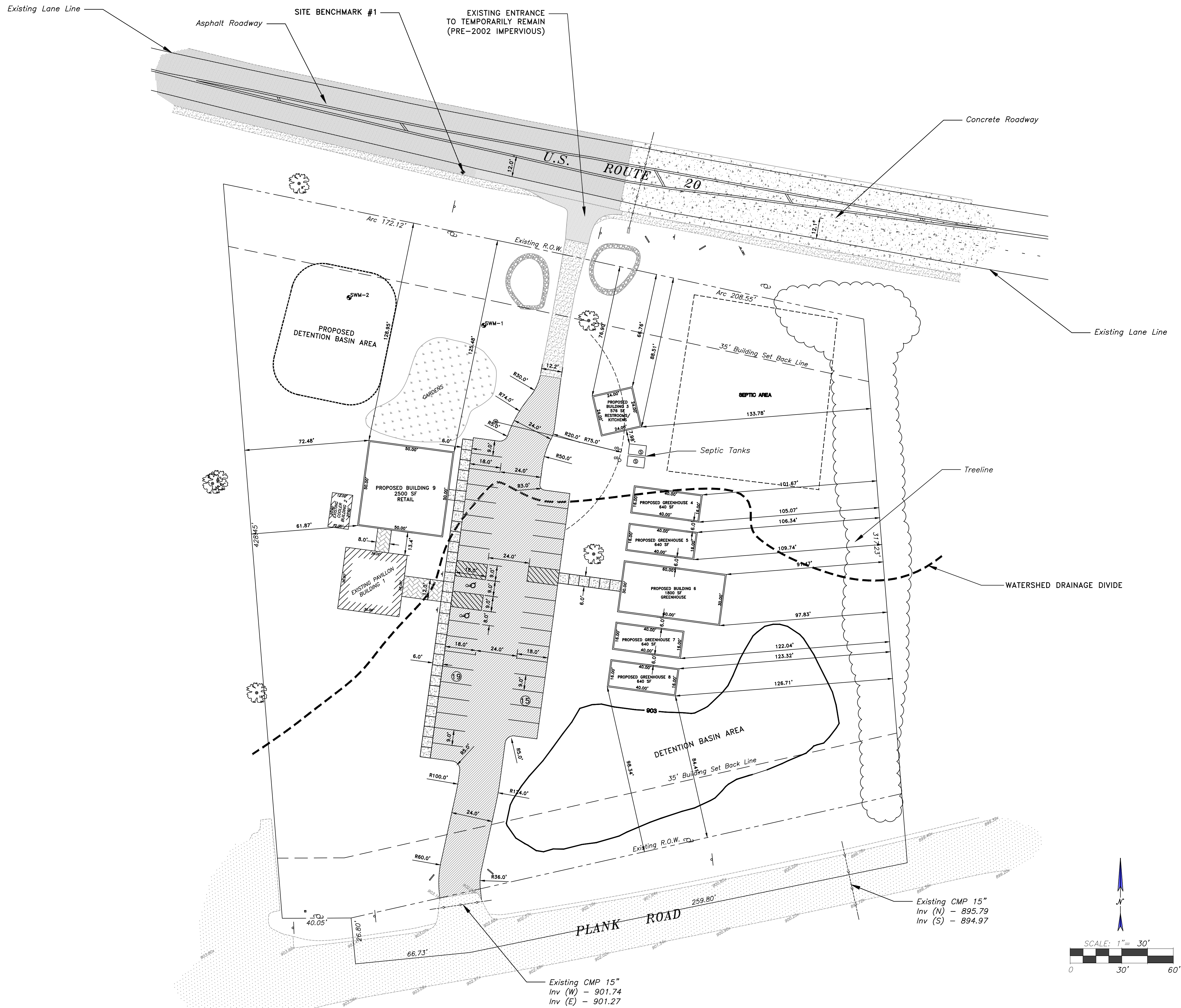
Buildings:
Existing Pavillon 1: 1296 SF
Existing Cooler 2: 240 SF
Proposed Building 3: 576 SF
Proposed Building 4: 640 SF
Proposed Building 5: 640 SF
Proposed Building 6: 1800 SF
Proposed Building 7: 640 SF
Proposed Building 8: 640 SF
Proposed Building 9: 2500 SF

Total: 8972 SF

HMA Pavement: 13141 SF
Paver Walkway: 383 SF
Concrete Sidewalk: 1362 SF
Aggregate: 797 SF

Total Impervious: 24,655 SF

Impervious Percentage: 18.92%



#	DATE	REMARKS



SCHEFLOW
engineers

1750 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheffloweng.com
Firm License No. 184-001104

UDINA
KLEIN'S FARM & GARDEN MARKET
39W109 US ROUTE 20
SITE EXHIBIT

ILLINOIS

SCALE 1"=30'	DATE 7/3/25
DRAWN BY AI	JOB NO. 5646
CHECKED BY FCC	SHEET NO. 1 of 1

STATE OF ILLINOIS }
COUNTY OF KANE }§

PETITION NO. 4349
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

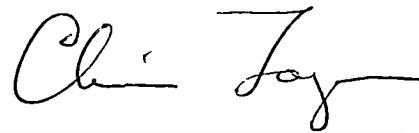
- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing: with a Special Use for a Farmer's Market:

That part of the Southeast Quarter of Section 12, Township 41 North, Range 7 East of the 3rd Principal Meridian, described as follows: commencing at the Southwest corner of said Southeast Quarter; thence East along the South line of said Quarter Section, 1428.72 feet for the point of beginning; thence Northeasterly, along a line forming an angle of 63°20'30" to the Left with the prolongation of the last described course, 589.88 feet to the Southerly line of U.S. Route 20; thence Southeasterly, along said Southerly line, being along a curve to the Left, 555.00 feet; thence South along a line forming an angle of 108°12'25" measured counterclockwise from the chord of the last described curve, 317.23 feet to the center line of Plank Road; thence Southwesterly, along said center line, 259.8 feet to a point on the South line of said Southeast Quarter which is 524.04 feet East of the point of beginning; thence West, along said South line, 524.04 feet to the point of beginning, (except that portion of said premises lying Westerly of a line drawn parallel with and 365 feet Westerly of the Easterly line of the aforesaid premises, as measured at Right angles to said Easterly line, and except that part conveyed to the State of Illinois Department of Transportation by Warranty Deed recorded June 19, 1978 as document 1461920 and by Trustee Deed recorded June 8th, 2004 as Document 2004K074542), in the Township of Plato, Kane County, Illinois. The property is located at 39W109 Route 20

- 2) That the zoning maps of Kane County, Illinois, be amended accordingly.
- 3) 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 July 14, 2015.


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


Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois

Vote:
Yes 19
No 0
Voice 0
Abstentions 0
15pt4349

RECOMMENDATION

The Kane County Zoning Board of Appeals, at a public hearing, duly heard the testimony of the petitioner and others in connection with the petition of Nunn Family Trust, seeking a rezoning from F-District Farming to F-2 District –Agricultural related sales, service, processing, research, warehouse and marketing: with a Special Use for a Farmer's Market on property located at 39W109 US Route 20, Section 12, Plato Township.

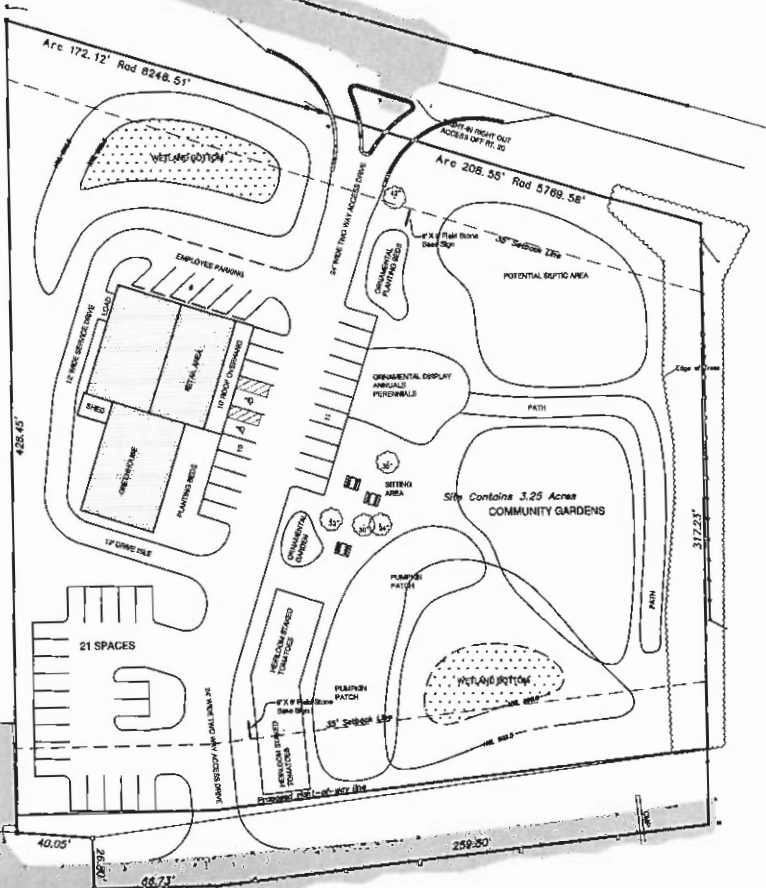
Therefore, the members of the Kane County Zoning Board of Appeals recommend the following action on the petition to the Kane County Board:

The rezoning be GRANTED.

Dated at Geneva, Illinois, this 14th day of July 2015.

KANE COUNTY ZONING BOARD OF APPEALS

Hal Bowen	<u>Aye</u>	Gerald Regan	<u>Aye</u>
Penny Cameron	<u>Aye</u>	Robert Moga	<u>Aye</u>
Roxanne Stover	<u>Aye</u>	Joe White	<u>Aye</u>
		Dan Heinrich	<u>Aye</u>



NO.	DESCRIPTION	DATE
3.	Per client & County review	5/27/15
2.	Re. 23 entrance revision	3/18/15
1.	Per Client Review	2/12/15



DOHERTY & ASSOCIATES
1484 Oakbrook Lane
Schmankburg, IL 60183
(647) 561-8700
FAX: (647) 562-6879

**Klein Market
Kane County, Illinois
Existing Conditions and Site Plan**

SCALE
1" = 30'
DESIGNED BY:
JRD
DRAWN BY
JRD
CHECKED BY
APPROVED BY
DATE
1/24/15
JOB NO.
2015-003
DRAWING NO.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4661

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

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

Budget Information:

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

Summary:

Special Use Permit in the F-Farming Zoning District to allow for a commercial solar energy facility on approximately 26 acres of a 49-acre parcel located in Elgin Township, Kane County, Illinois (PIN: 06-08-401-013)



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

PETITION SUMMARY

DATE: July 1, 2025
TO: Kane County Zoning Board of Appeals
FROM: Natalie Zine, Zoning Planner
SUBJECT: Petition No. 4661 "TNT Howard Solar 01"

GENERAL INFORMATION

APPLICANT

Timothy Meyer on behalf of TNT Howard LLC (Property Owner, LLC Agent, & Developer)

PROPERTY OWNER

Timothy Meyer, Trustee – TNT Revocable Trust

REQUESTED ACTION

A Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility.

SUBJECT PROPERTY

Approximately 26 acres of a 49-acre parcel located in Elgin Township, Kane County, Illinois (PIN: 06-08-401-013)

PROJECT DESCRIPTION

The Applicant is requesting zoning approval for a Special Use Permit (SUP) to allow for the development of a 5 MW ac ground-mounted photovoltaic solar facility. See 'Project Narrative' for more information.

SUBMITTAL DOCUMENTS

An application requesting the Special Use was received by the County on May 16, 2025. All received application documents for Petition 4661 are available for review on the [Pending Zoning Petitions](#) page of the Kane County Website. See *"Exhibit A" Zoning Petition No. 4661 Submittal Documents attached*.

PUBLIC NOTICE

A Notice Letter was sent to all adjacent property owners within 250' of the subject property on June 13, 2025. Notice was published in the Daily Herald newspaper on June 14, 2025. And, a public hearing sign was posted on the subject property on June 12, 2025.

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

REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and bordered by E-3 Estate Residential and R-1 Single-Family Residential to the north, F-Farming District (Almora Heights Subdivision) to the east, F-Farming District (farmland) to the south, and F-Farming District (farmland) to the west. 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.



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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 City of Elgin identifies the site area as planned for single family detached within its extraterritorial land use planning jurisdiction.

WATER RESOURCES

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

1. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. 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. Survey will be required to delineate the Floodplain Boundaries on the site.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
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.



COUNTY OF KANE

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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 plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. The proposed site access will be located at the intersection of Brookside Drive and Almora Terrance; it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) and the Elgin Highway Commissioner reviewed this Petition and provided the following comments. The proposed site access will be located at the intersection of Brookside Drive and Almora Terrance; it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.

ENVIRONMENTAL HEALTH

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

FIRE PROTECTION DISTRICT

The Pingree Grove & Countryside Fire Protection District reviewed this Petition had no comments.

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.*
- Resource Preservation Review from the **Illinois State Historic Preservation Office (SHPO)** – *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) – *Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, this tract warrants Low Protection effort from development.*
- Results of any **United States Fish and Wildlife Service's** Information for Planning and Consulting environmental review – *Baxter & Woodman Natural Resources, LLC (BWNR) completed a review of the USFWS consultation and provided documentation on how the proposed solar farm project will have "no effect" on each listed species.*
- Executed **Agricultural Impact Mitigation Agreement (AIMA)** with the Illinois Department of Agriculture
- Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois **Nature Preserve Commission (INPC)** – *No State Dedicated Nature Preserves were identified in the vicinity of the proposed solar farm.*

Copies of each provided on the Kane County website under the petition number on the [Pending Zoning Petitions](#) page.

PUBLIC COMMENT

No written correspondence received as of June 30, 2025.



COUNTY OF KANE

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RECOMMENDED STIPULATIONS

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

1. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. 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. Survey will be required to delineate the Floodplain Boundaries on the site.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for plantings will be a requirement for the site.
11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. The proposed site access will be located at the intersection of Brookside Drive and Almora Terrance; it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.



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ZONING STANDARDS

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

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

NEXT STEPS

Petition 4661, 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, July 15, 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 4661, 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, August 12, 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. 4661 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. 4661 Submittal Documents

Document	Meeting Date
4661_01_Kane County Zoning Application (05-16-25).pdf	7/1/2025 7:00 PM
4661_02_Standards of a Special Use Responses (05-16-25).pdf	7/1/2025 7:00 PM
4661_03_Project Narrative (05-16-25).pdf	7/1/2025 7:00 PM
4661_04_Ownership Documentation (05-16-25).pdf	7/1/2025 7:00 PM
4661_05_Plant of Survey (04-25-25).pdf	7/1/2025 7:00 PM
4661_06a_Manufacturer Specification Solar Panel (05-16-25).pdf	7/1/2025 7:00 PM
4661_06b_Manufacturer Specifications Inverter (05-16-25).pdf	7/1/2025 7:00 PM
4661_07_Noise Analysis (05-16-25).pdf	7/1/2025 7:00 PM
4661_08-Decommissioning Plan (04-23-25).pdf	7/1/2025 7:00 PM
4661_09_Draft Decommissioning Agreement (05-16-25).pdf	7/1/2025 7:00 PM
4661_12_Glare Study (05-16-25).pdf	7/1/2025 7:00 PM
4661_13_Legal Description (05-16-25).pdf	7/1/2025 7:00 PM
4661_17a_Geometric Site Plan General Information (05-16-25).pdf	7/1/2025 7:00 PM
4661_17b_Geometric Site Plan (12-16-24).pdf	7/1/2025 7:00 PM
4661_18_Landscape & Screening Plan (05-16-25).pdf	7/1/2025 7:00 PM
4661_20_EcoCAT Illinois Department of Natural Resources (IDNR) Review (06-24-24).pdf	7/1/2025 7:00 PM
4661_21_SHPO Illinois State Historic Preservation Office Review (01-29-25).pdf	7/1/2025 7:00 PM
4661_22_Natural Resources Inventory Report from SWCD (05-09-25).pdf	7/1/2025 7:00 PM
4661_23_US Fish & Wildlife Service Review (05-16-25).pdf	7/1/2025 7:00 PM
4661_24_U.S. Corps of Engineers - Not Applicable (05-16-25).pdf	7/1/2025 7:00 PM
4661_25_AIMA Agricultural Impact Mitigation Agreement (07-05-24).pdf	7/1/2025 7:00 PM
4661_26_Avoidance of Protected Lands (05-16-25).pdf	7/1/2025 7:00 PM
4661_27_DOT Road Use Approval & Fire Dept. Requirements (05-16-25).pdf	7/1/2025 7:00 PM
4661_28_Soil Study to Support Solar Development (05-16-25).pdf	7/1/2025 7:00 PM
4661_29_FEMA Floodplain Map (05-14-25).pdf	7/1/2025 7:00 PM
4661_30_Wetland Investigation (05-16-25).pdf	7/1/2025 7:00 PM
4661_31_Topographical Map (04-25-25).pdf	7/1/2025 7:00 PM
4661_32_Preliminary Drain Tile Investigation (05-16-25).pdf	7/1/2025 7:00 PM
4661_33_Preliminary Stormwater Report (05-16-25).pdf	7/1/2025 7:00 PM

Zoning Petition No. 4661

TNT Howard Solar 01

Zoning Board of Appeals Meeting
Tuesday, July 1, 2025 at 7:00pm



Petition Summary

Applicant

Timothy Meyer on behalf of TNT Howard LLC (Property Owner, LLC Agent, & Developer)

Property Owner

Timothy Meyer, Trustee – TNT Revocable Trust

Action Requested

A Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility.

Subject Property

Approximately 26 acres of a 49-acre parcel located in Elgin Township, Kane County, Illinois (PIN: 06-08-401-013)

Application

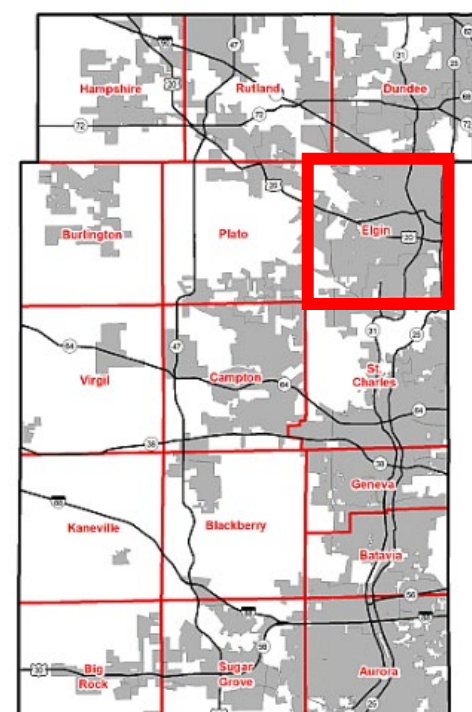
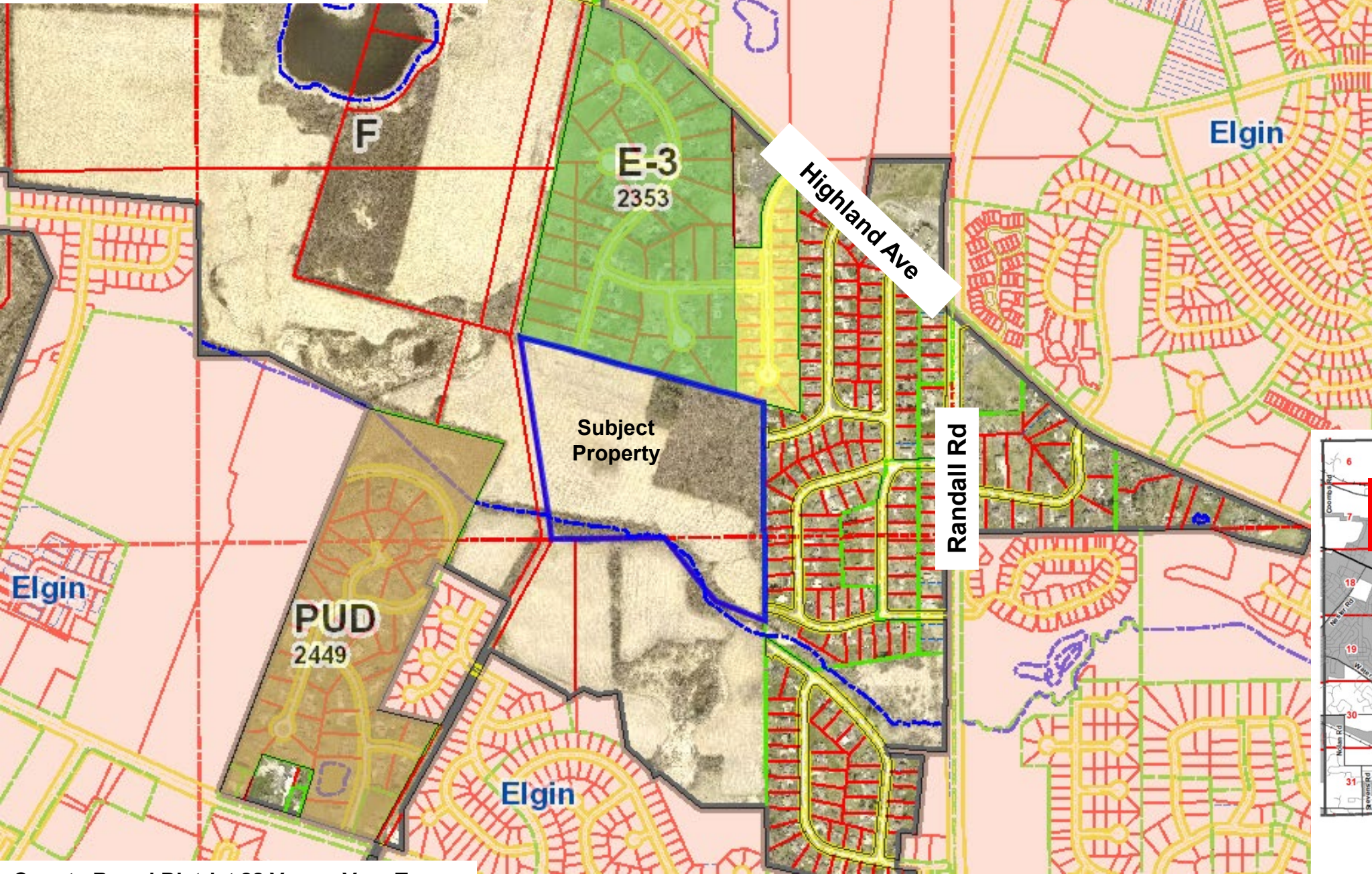
An application was received by the County on May 16, 2025; application documents for Petition 4661 are available for review on the [Pending Zoning Petitions](#) page of Kane County's website.

Notice

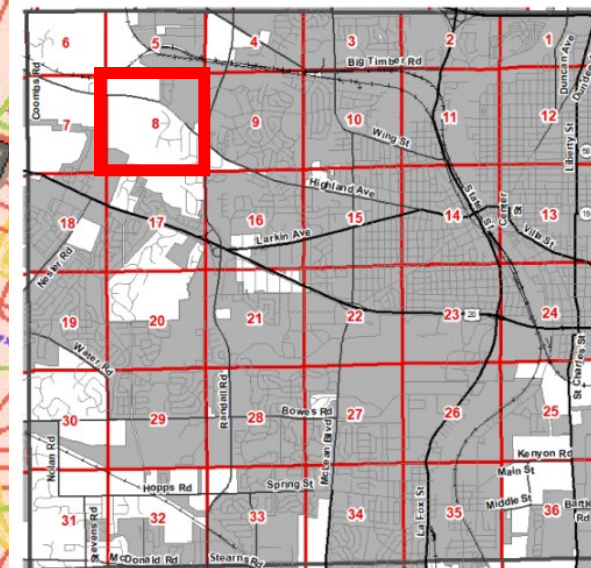
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on June 13, 2025. Notice was published in the Daily Herald newspaper on June 14, 2025. And, a public hearing sign was posted on the subject property on June 12, 2025.

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

Location Map

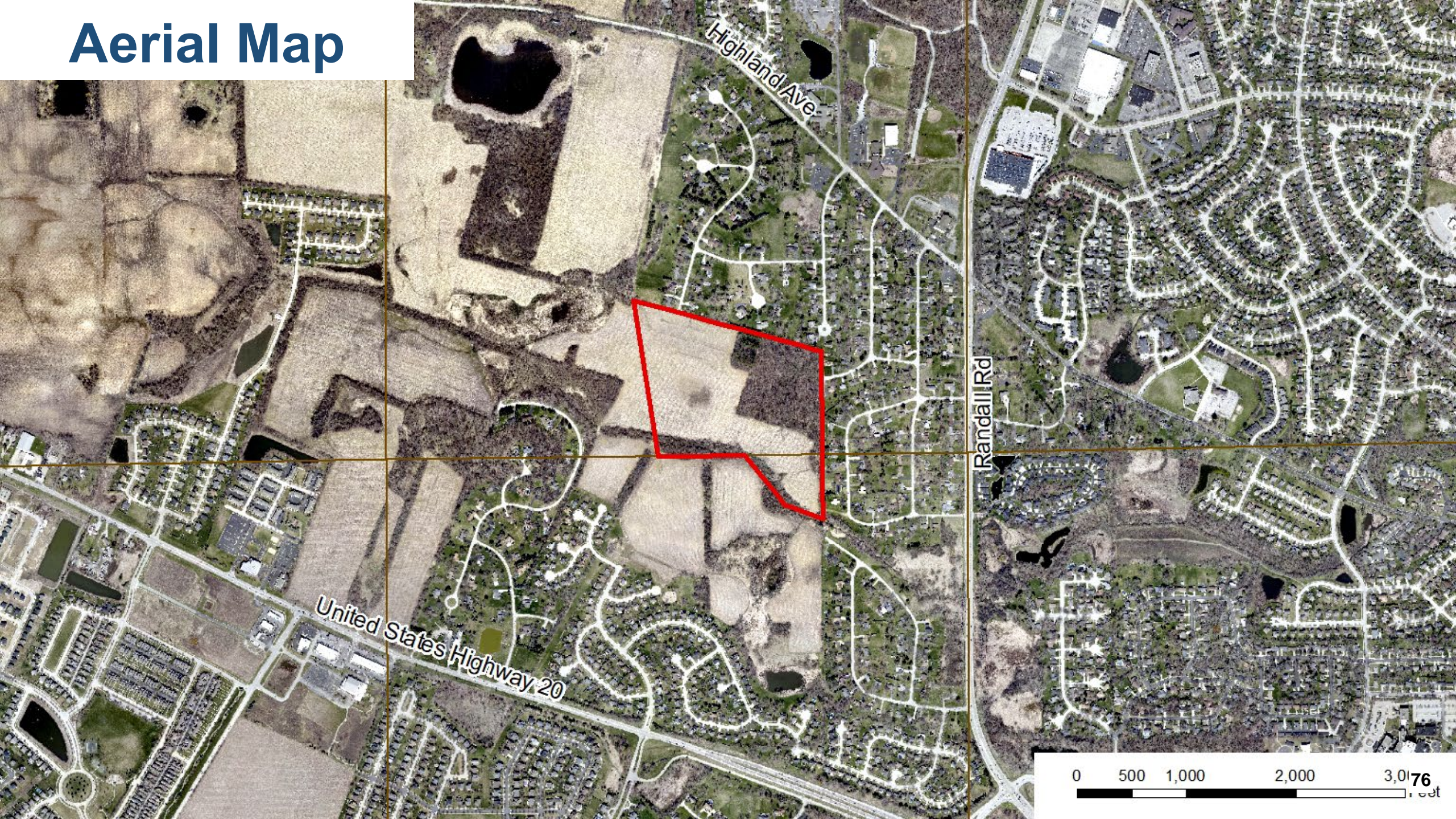


Kane County – Elgin TWP

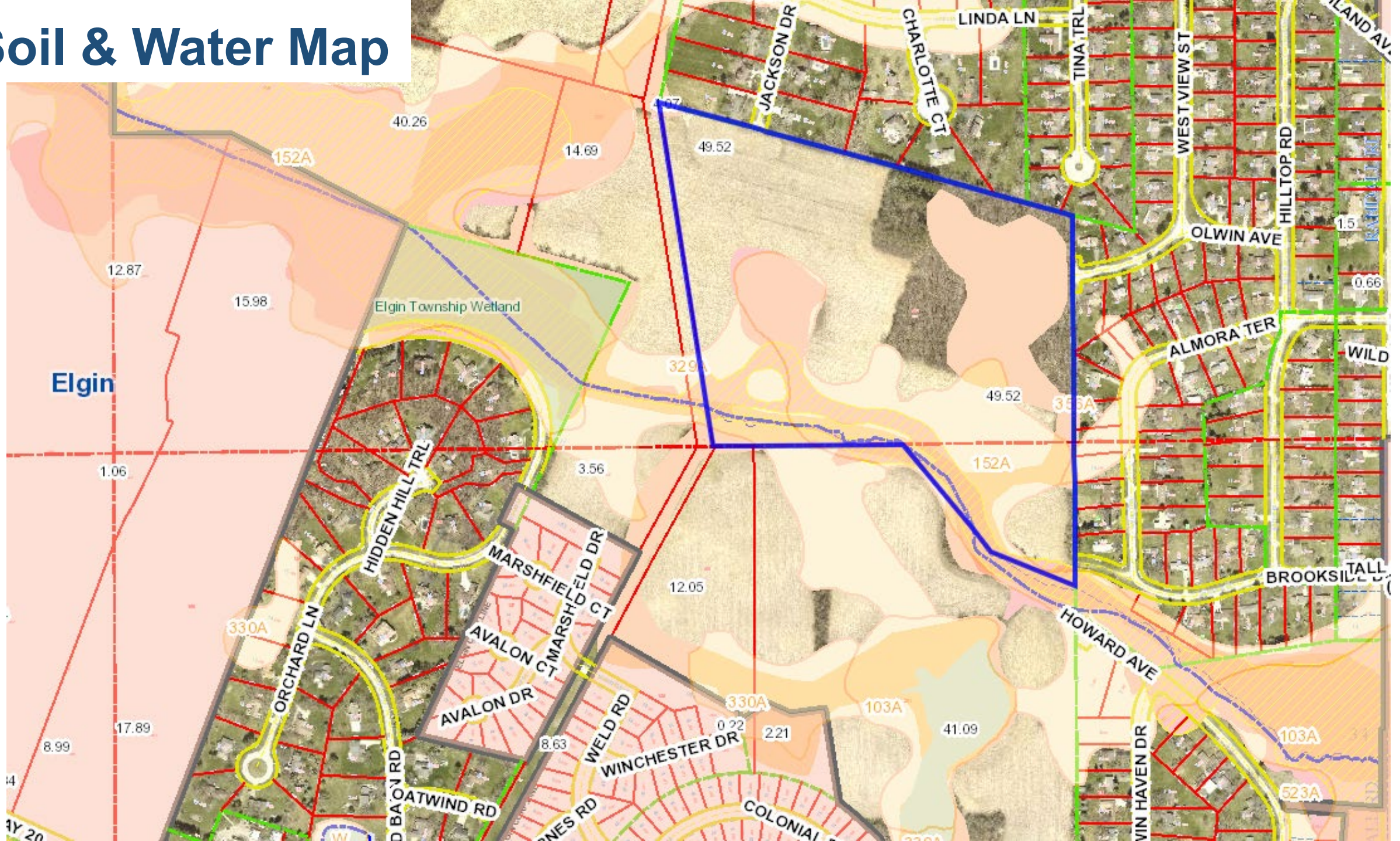


Elgin TWP, Section 8

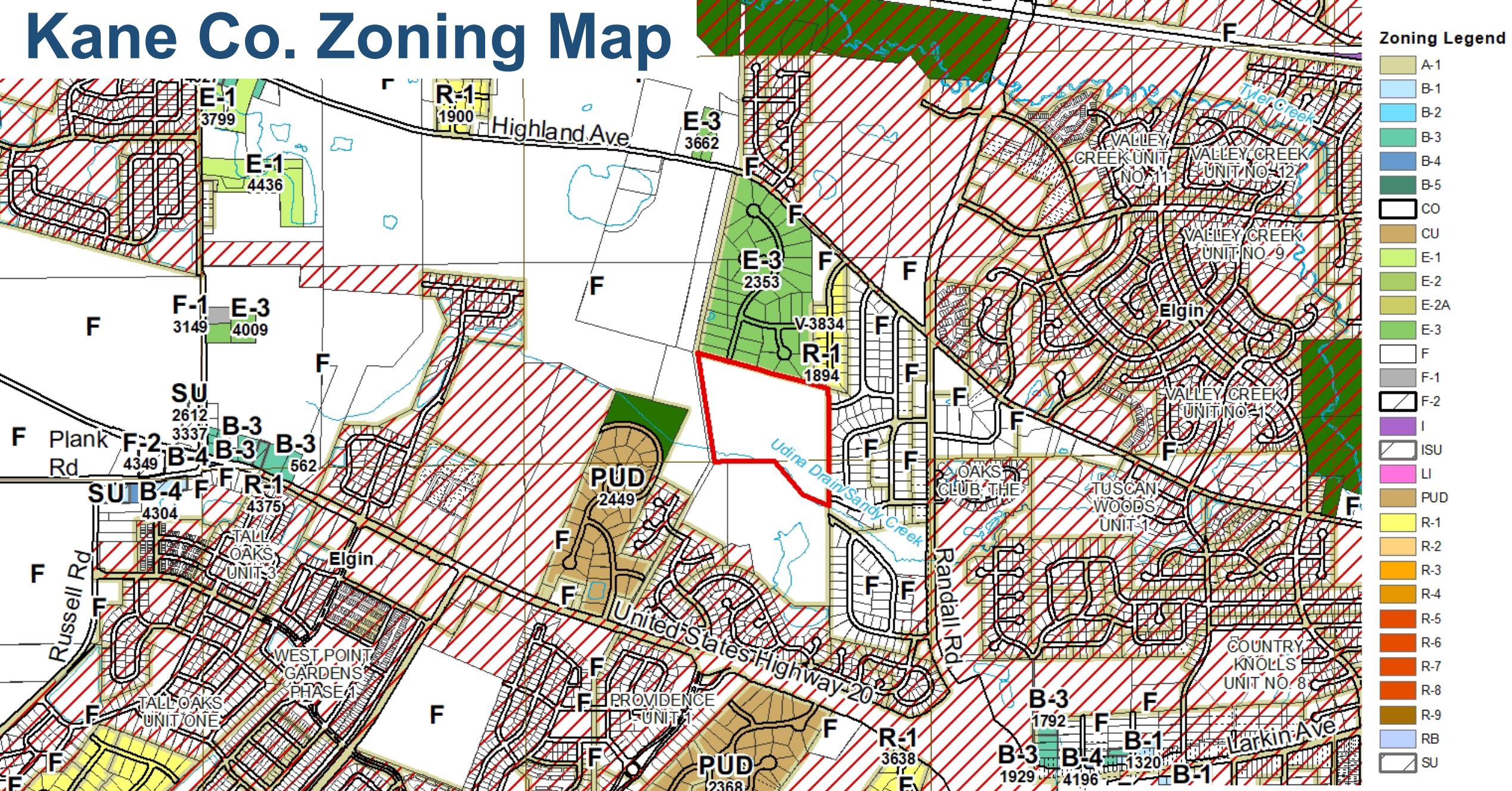
Aerial Map



Soil & Water Map

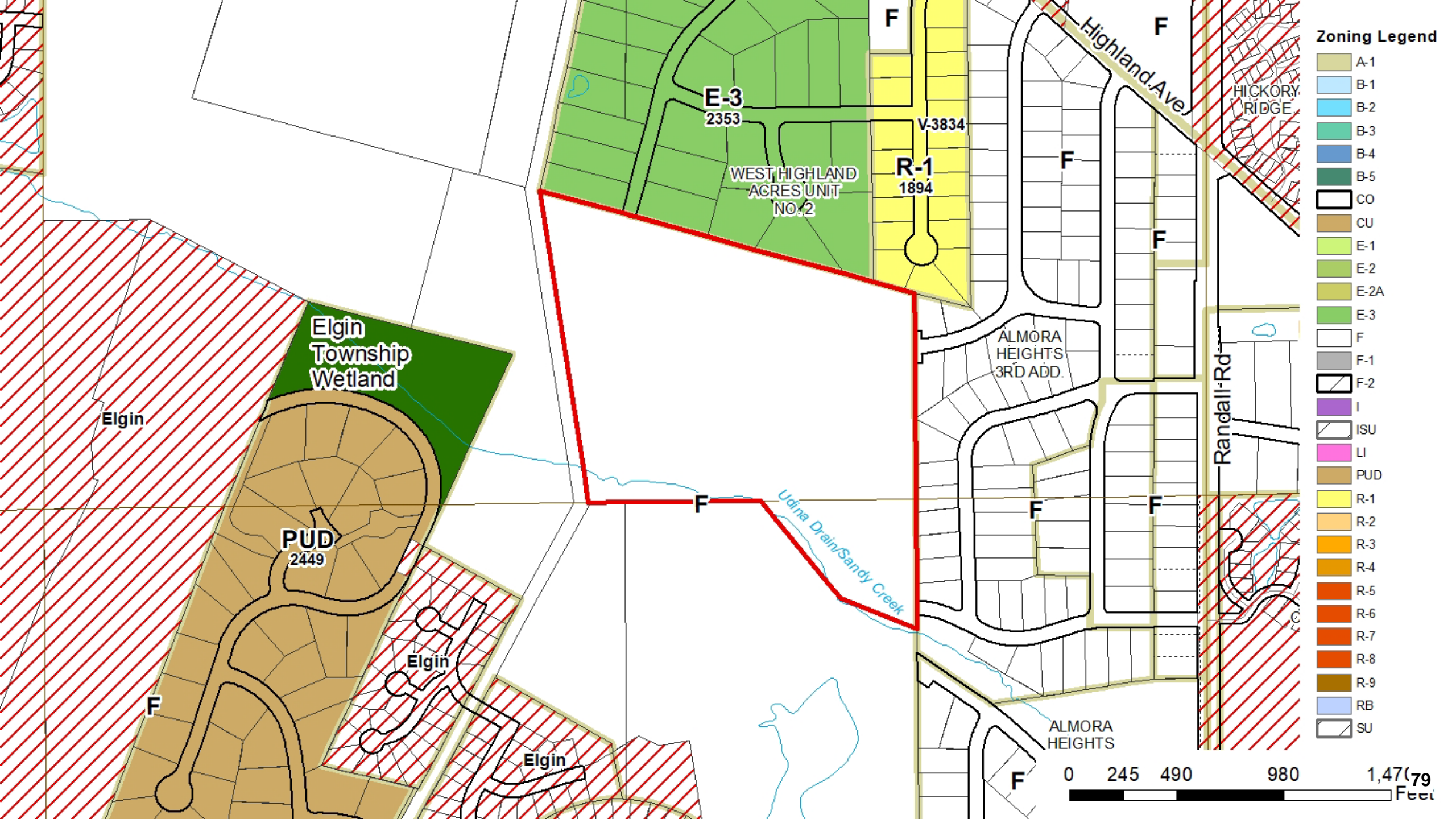


Kane Co. Zoning Map

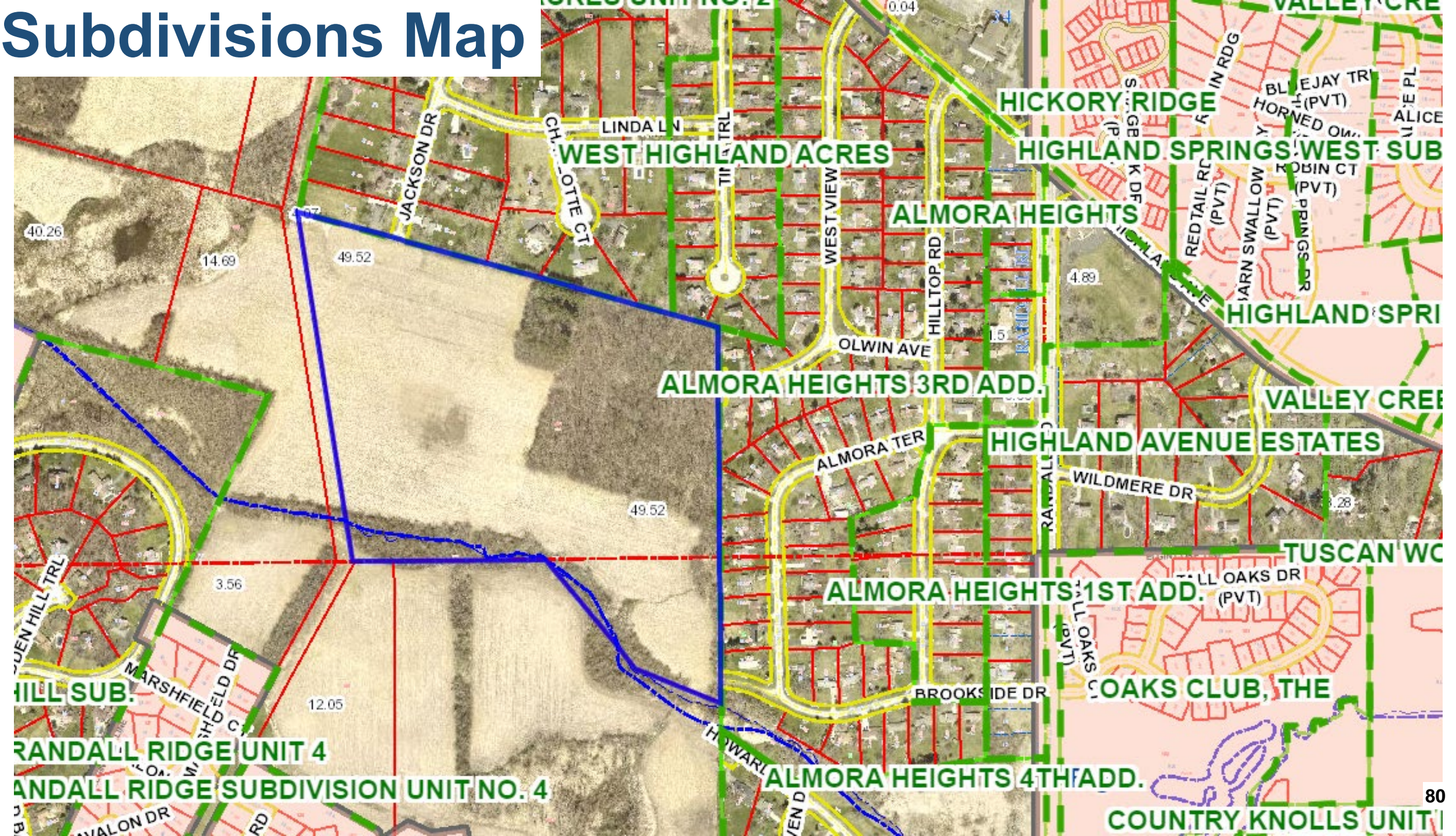


The subject property is currently zoned F-Farming District. Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District.

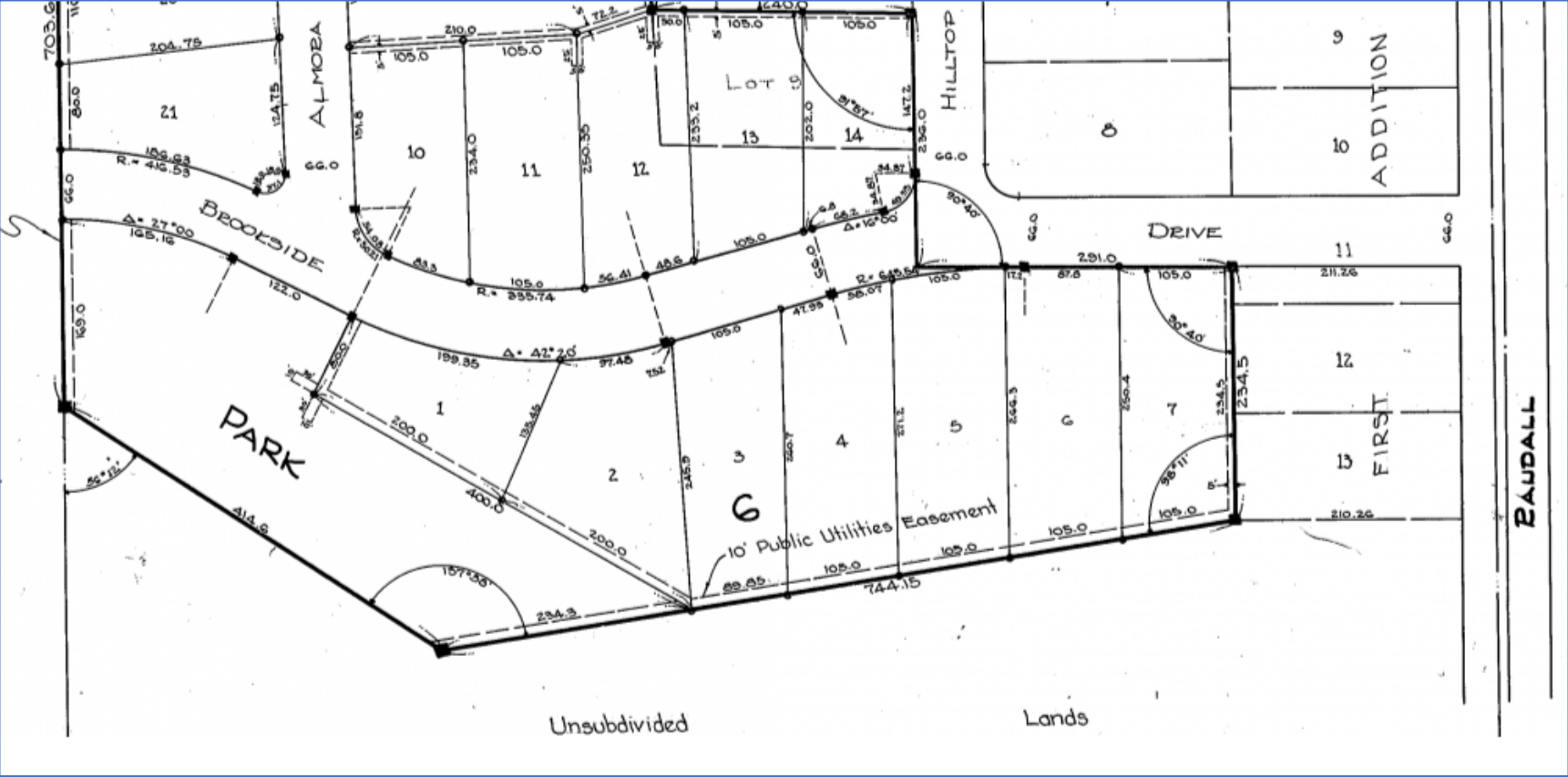
0 700 1,400 2,800 4,200 78 Feet



Subdivisions Map



Almora Heights 3rd Addition Plat



2040 Conceptual Land Use Strategy

Brookside Dr. & Almora Terr. - Elgin Twp. - Petition #4661

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

Core Themes

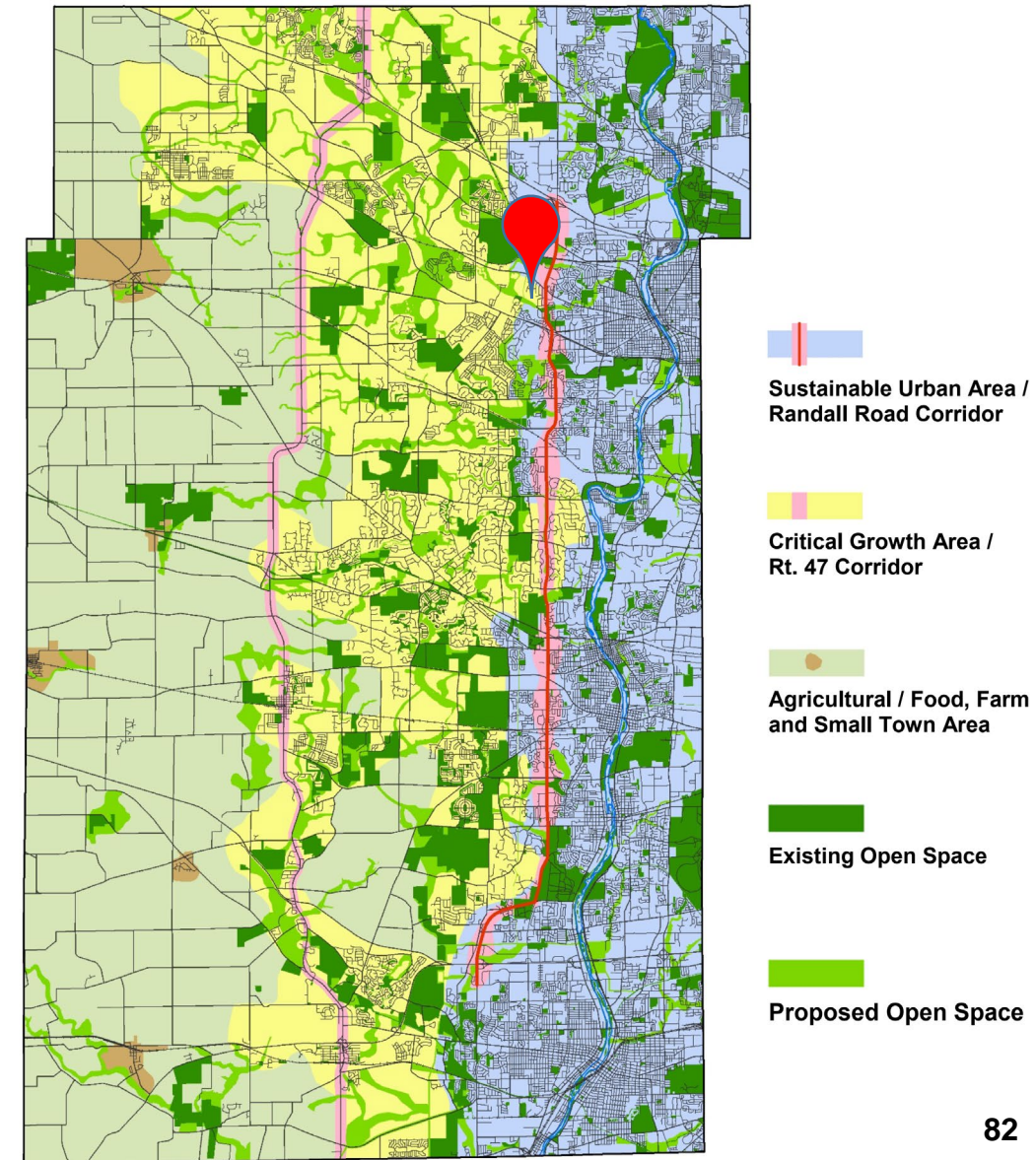
1. The Critical Growth Area continues to be where Kane County and the fast growing municipalities of the past two decades face the greatest challenges to sensible, managed growth
2. The Critical Growth Area is characterized by diversity and mix of planned municipal development, expanded transportation 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

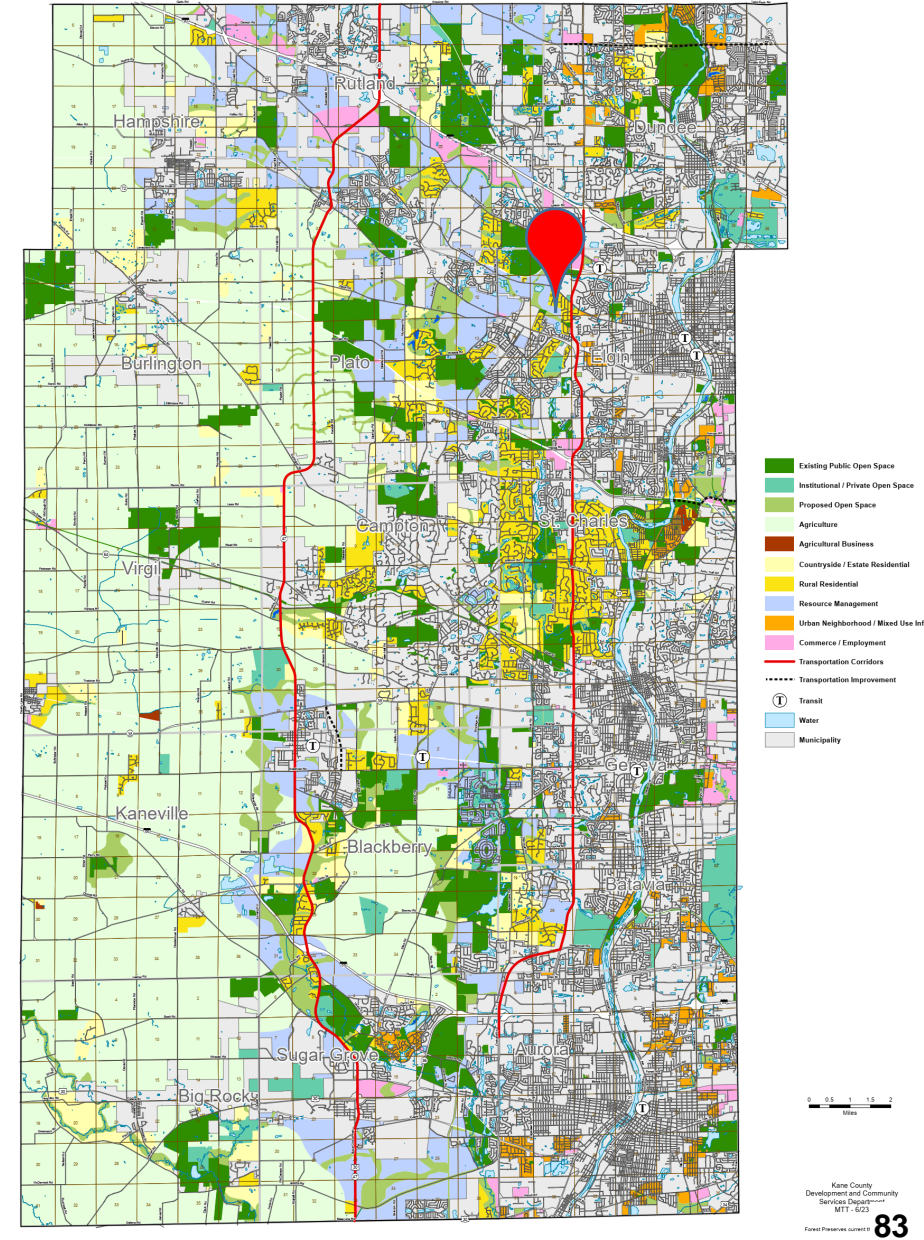
Brookside Dr. & Almora Terr. - Elgin Twp. - Petition #4661

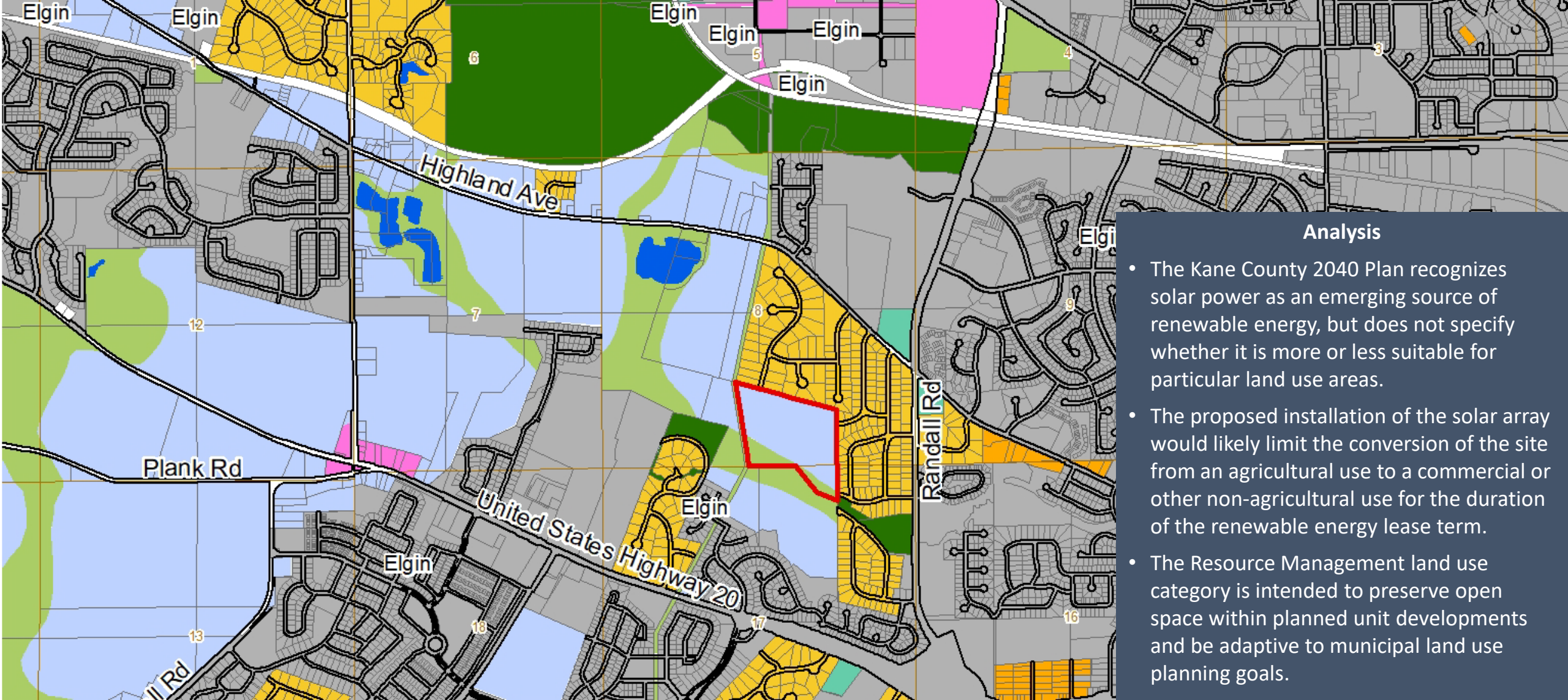
2040 Planned Use: Resource Management

Characteristics of Areas Planned for Resource Management

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

2040 LAND USE





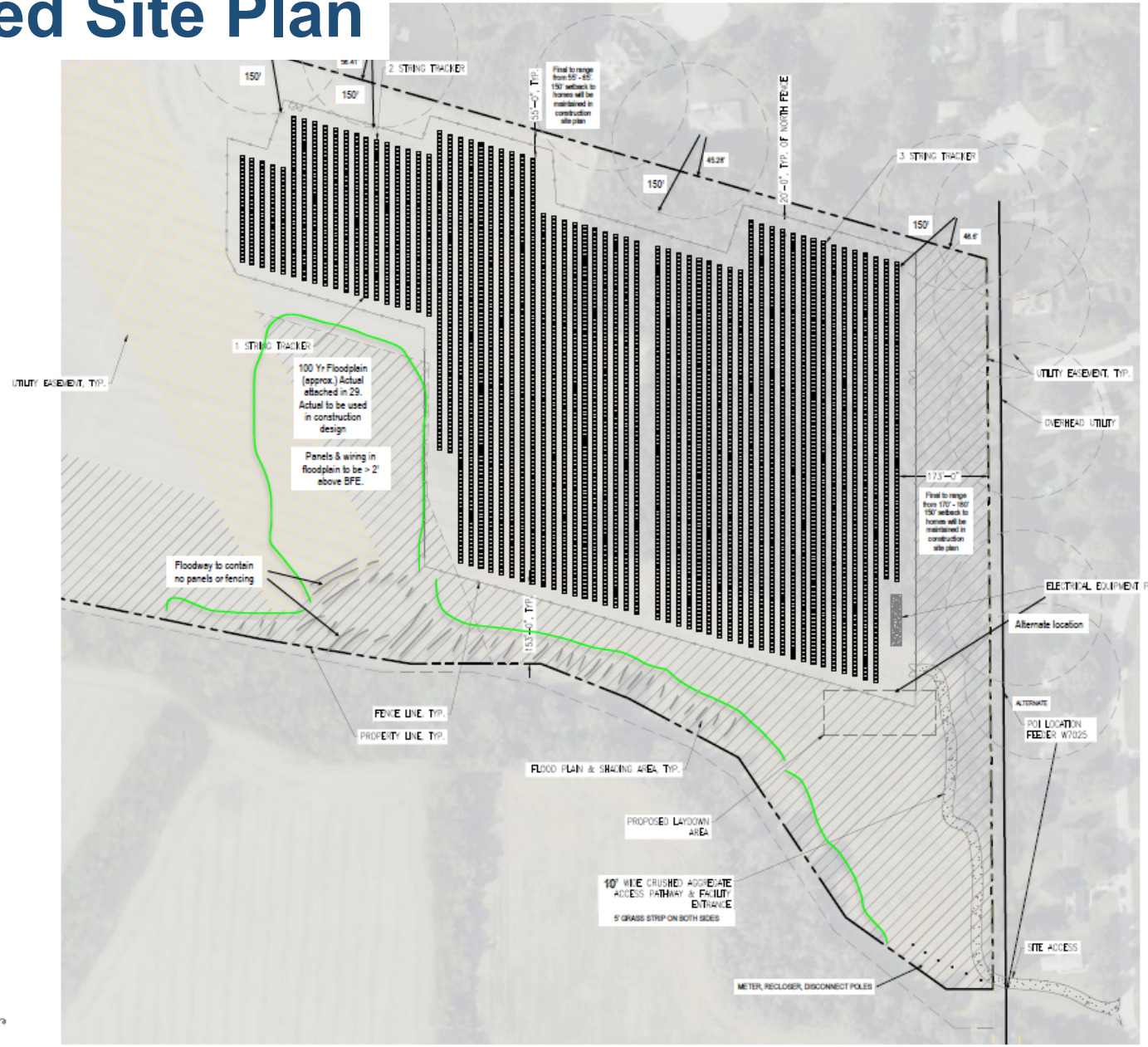
Analysis

- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- The proposed installation 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 City of Elgin identifies the site area as planned for single family detached within its extraterritorial land use planning jurisdiction.

2040 Land Use



Proposed Site Plan



SITE PLAN
SCALE: 1" = 100'

SHEET NOTES
1. LAYOUT AND FINAL EMBEIMENT DEPTH SUBJECT TO CHANGE UPON RECEIPT OF CML AND GEOTECHNICAL REPORTS

SYSTEM SPECIFICATIONS	
DC SYSTEM SIZE (KW)	6,209.19
AC SYSTEM SIZE (KW)	5,000.00
DC/AC RATIO	1.24
TRACKER MAKE / MODEL	TRINA VANGUARD 1P
MODULE QTY. & MODEL	(10,179) TSM-H619RC.20
MODULE DC RATING (W)	610
MODULES PER STRING	27
GCR	39.1%
STRINGS	577
INVERTER QTY. & MODEL	(20) SOLECTRIA XCI 1500-250-600
INVERTER RATING (KVA)	250
TILT	+/- 60'
AZIMUTH	90' / 270'

Trinasolar

THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE DESIGNER AND CONSTRUCTOR. NO PART OF THIS PROJECT IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER AND CONSTRUCTOR.

NOT FOR CONSTRUCTION

TNT HOWARD LLC
SOLAR ELECTRIC SYSTEM
ELGIN, IL

PROJECT NUMBER:
N/A

DATE	DESCRIPTION	REVISION	BY	DATE
10/09/24	EP	N/A	EP	10/09/24
11/09/24	EP	N/A	EP	11/09/24
12/16/24	EP	N/A	EP	12/16/24

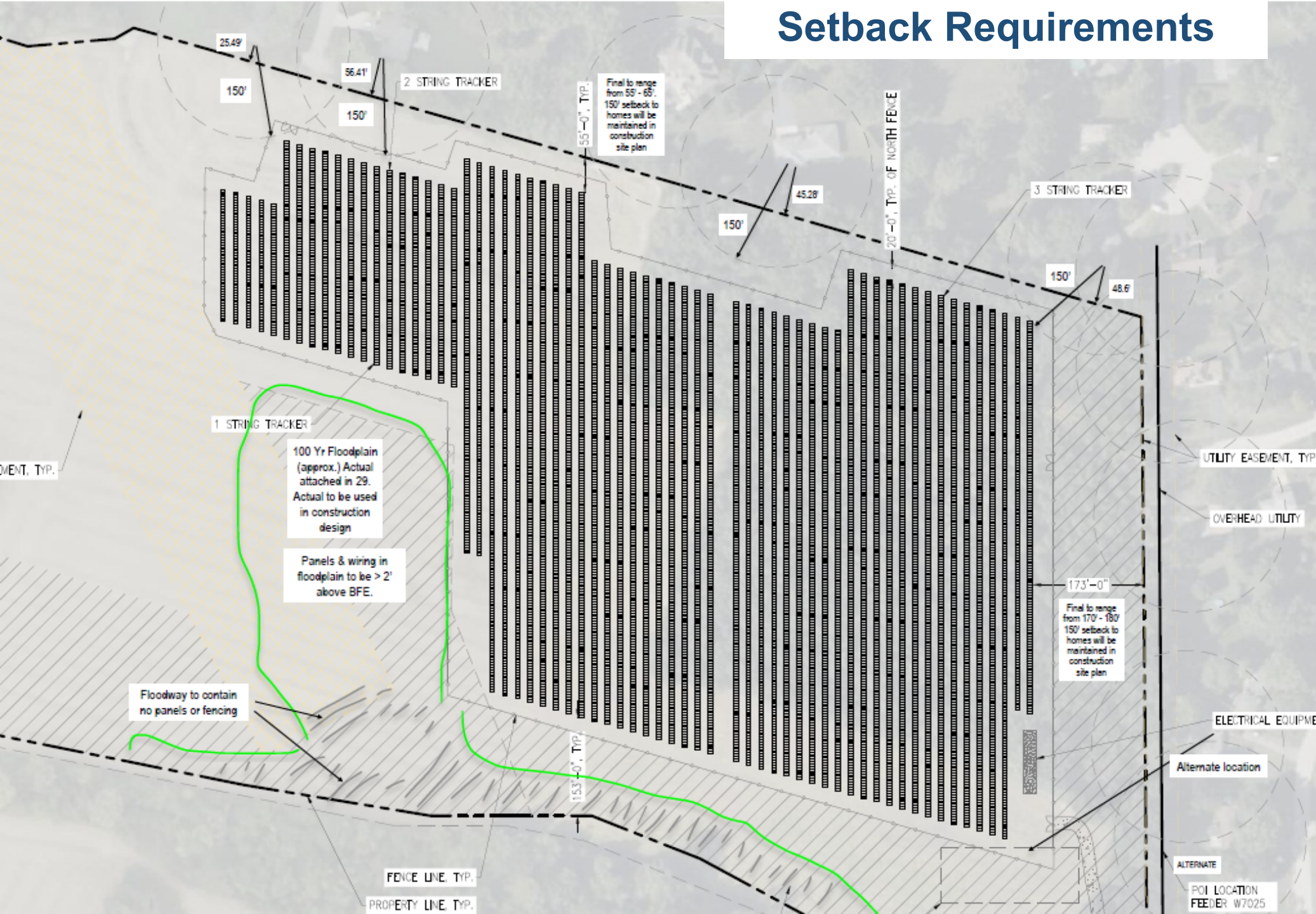
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/16/24
SCALE: 1" = 100'

PV-2
SITE PLAN

Setback Requirements

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.



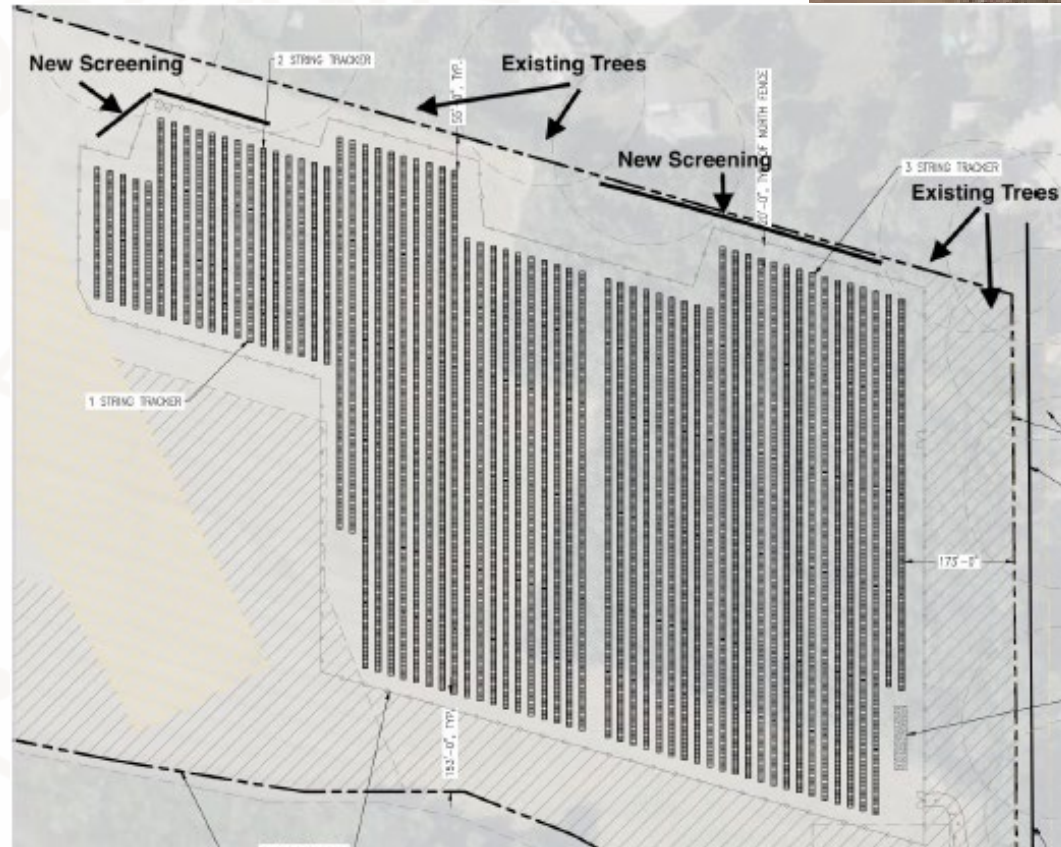
Fence Detail

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.



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.



Water Resources

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

1. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. All panels in the Flood Fringe or adjacent to the Floodplain as defined by the Kane County Stormwater Ordinance will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey will be required to delineate the Floodplain Boundaries on the site.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for 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) and the Elgin Highway Commissioner** reviewed this Petition and provided the following comments:
- The proposed site access will be located at the intersection of Brookside Drive and Almora Terrace; **it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.**

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 this Petition had no comments.

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

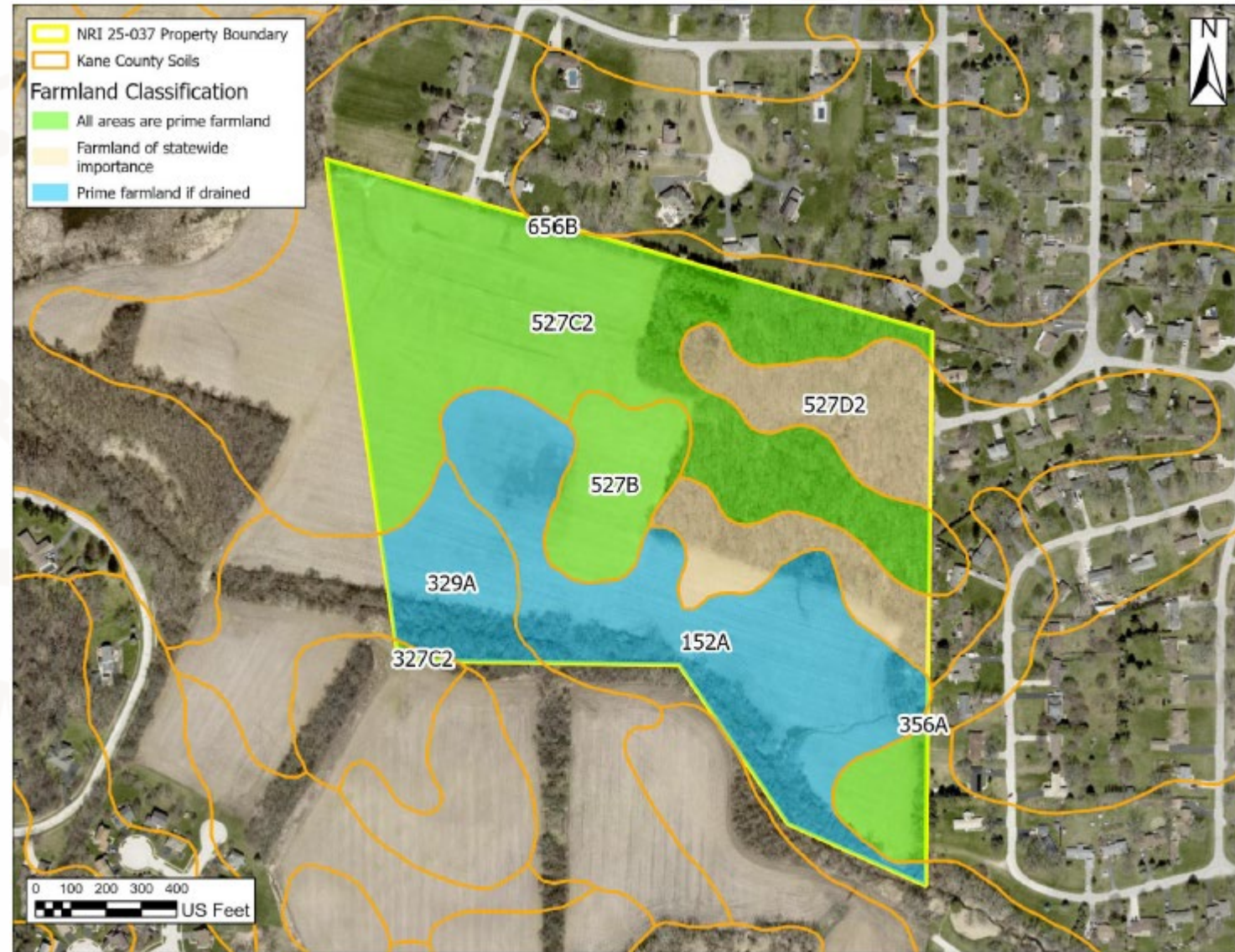
Illinois State Historic Preservation Office (SHPO)

- 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 and Important Farmland occur on this tract.**
- **LESA:** Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an **LE score of 28**, and a **SA score of 46**, with a **total score of 74**, placing it in the Moderate 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 Moderate Protection effort from development.**



Section 7 Consultation

United States Fish & Wildlife Service (USFWS)

- United States Fish & Wildlife Service's (USFWS) Section 7 Consultation guidance on May 16, 2025, via IPaC (Information for Planning & Consultation).
- The IPaC identified the potential for 6 endangered species, the Bald and Golden Eagles, and several migratory birds, as well as an experimental (non-essential) population of whooping crane (*Grus americana*) and the Eastern Prairie Fringed Orchid (*Platanthera leucophaea*) as potentially occurring within the Project area. There are no critical habitats at this location, however, we must still determine if there are potential effects on the above listed species.
- Conclusion: The Project Area and its immediate surroundings are actively farmed and do not contain suitable habitat for federally listed species. Additionally, sufficient undisturbed habitat exists in the broader landscape to support wildlife movement and ecological functions. As a result, adverse impacts associated with the proposed solar development are not anticipated. Based on the current scope and findings, coordination with the U.S. Fish and Wildlife Service (USFWS) is considered complete. Further consultation is not required unless there are substantive changes to the Project scope or updates regarding the status of federally listed species. [Timothy R Meyer Engineer EIT Equity Advisors Inc.]

Additional Reviews/Analysis

- **United States Army Corps of Engineers (USACE)**

- The site is currently in agricultural production and contains no identified wetlands within the project boundary. A small, unnamed creek is located along the southern edge of the parcel; however, this waterway will be fully avoided during construction and operation of the solar facility. All construction activities will occur outside of any buffer zones, and appropriate best management practices will be implemented to prevent sedimentation or disturbance to the creek. As no dredge or fill activities are proposed within jurisdictional waters, and because no wetlands are present on-site, a permit under Section 404 of the Clean Water Act is not required.

- **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. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. 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 Base7. Flood Elevation. Survey will be required to delineate the Floodplain Boundaries on the site.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State 8. of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
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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8. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
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11. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
12. The proposed site access will be located at the intersection of Brookside Drive and Almora Terrance; it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.

Public Comment

Received Written Correspondence: N/A

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.

[Link to Special Use Standards responses submitted by the Petitioner.](#)

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	July 1, 2025
Development Committee:	July 15, 2025
Kane County Board:	August 12, 2025

Petition 4661, 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, July 15, 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 4661, 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, August 12, 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.



SPECIAL USE STANDARDS ZBA 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.

Is the standard met? _____ 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.

Is the standard met? _____ 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.

Is the standard met? _____ Aris _____ Armstrong _____ Lake _____ Natkins _____ Schultz _____ Stoffa _____ Wilson

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

Is the standard met? _____ 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.

Is the standard met? _____ 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.

Is the standard met? _____ Aris _____ Armstrong _____ Lake _____ Natkins _____ Schultz _____ Stoffa _____ Wilson

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA:

(circle one)

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

The motion passed by a vote of ____ to ____.

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.

William Wilson
David Schultz
Tracy K Aris
Mary Lake

BURT NATKINS (REMOTE)

MICHAEL STOFFA (REMOTE)

7/8/2025
 Date
7.8.2025
 Date
7.8.2025
 Date
07/08/2025
 Date
7-8-2025
 Date
7-8-2025
 Date

 Date

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4661
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:

PART OF THE SOUTH-HALF OF SECTION 8 AND PART OF THE NORTH-HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 32 OF WEST HIGHLAND ACRES UNIT NO. 2, RECORDED AS DOCUMENT 1470962 ON AUGUST 18, 1970 AND AMENDED BY CERTIFICATE OF CORRECTION PER DOCUMENT 1470962; THENCE SOUTH 74 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID WEST HIGHLAND ACRES UNIT NO. 2 AND THE SOUTH LINE OF WEST HIGHLAND ACRES, RECORDED AS DOCUMENT 1197194 ON JULY 14, 1971, A DISTANCE OF 1776.04 FEET TO THE EAST LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8 AS MONUMENTED BY THE WEST LINE OF THE THIRD ADDITION TO ALMORA HEIGHTS, RECORDED AS DOCUMENT 876586 ON NOVEMBER 26, 1958; THENCE SOUTH 00 DEGREES 39 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE OF THE WEST-HALF, A DISTANCE OF 948.56 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF THE WEST-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 594.60 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 23 SECONDS WEST, A DISTANCE OF 375.00 FEET; THENCE NORTH 39 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 580.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 05 MINUTES 21 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 789.52 FEET TO THE EASTERLY LINE OF THE LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY PER DOCUMENT 1060432; THENCE NORTH 08 DEGREES 47 MINUTES 23 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 1450.48 FEET TO THE POINT OF BEGINNING, CONTAINING 49.522 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, AGREEMENTS, COUNTY CODES AND/OR ORDINANCES OF RECORD, IF ANY, ALL SITUATED IN THE TOWNSHIP OF ELGIN, THE COUNTY OF KANE AND THE STATE OF ILLINOIS.

Commonly known as: PIN 06-08-401-013 in Elgin Township.

- 2) That the Special Use Permit be granted subject to the following stipulations:
 1. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. 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. Survey will be required to delineate the Floodplain Boundaries on the site.
 2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.

3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
 4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
 5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
 6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
 7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
 8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
 9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
 10. 80% vegetative coverage for plantings will be a requirement for the site.
 11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
 12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
 13. The proposed site access will be located at the intersection of Brookside Drive and Almora Terrance; it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin 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.

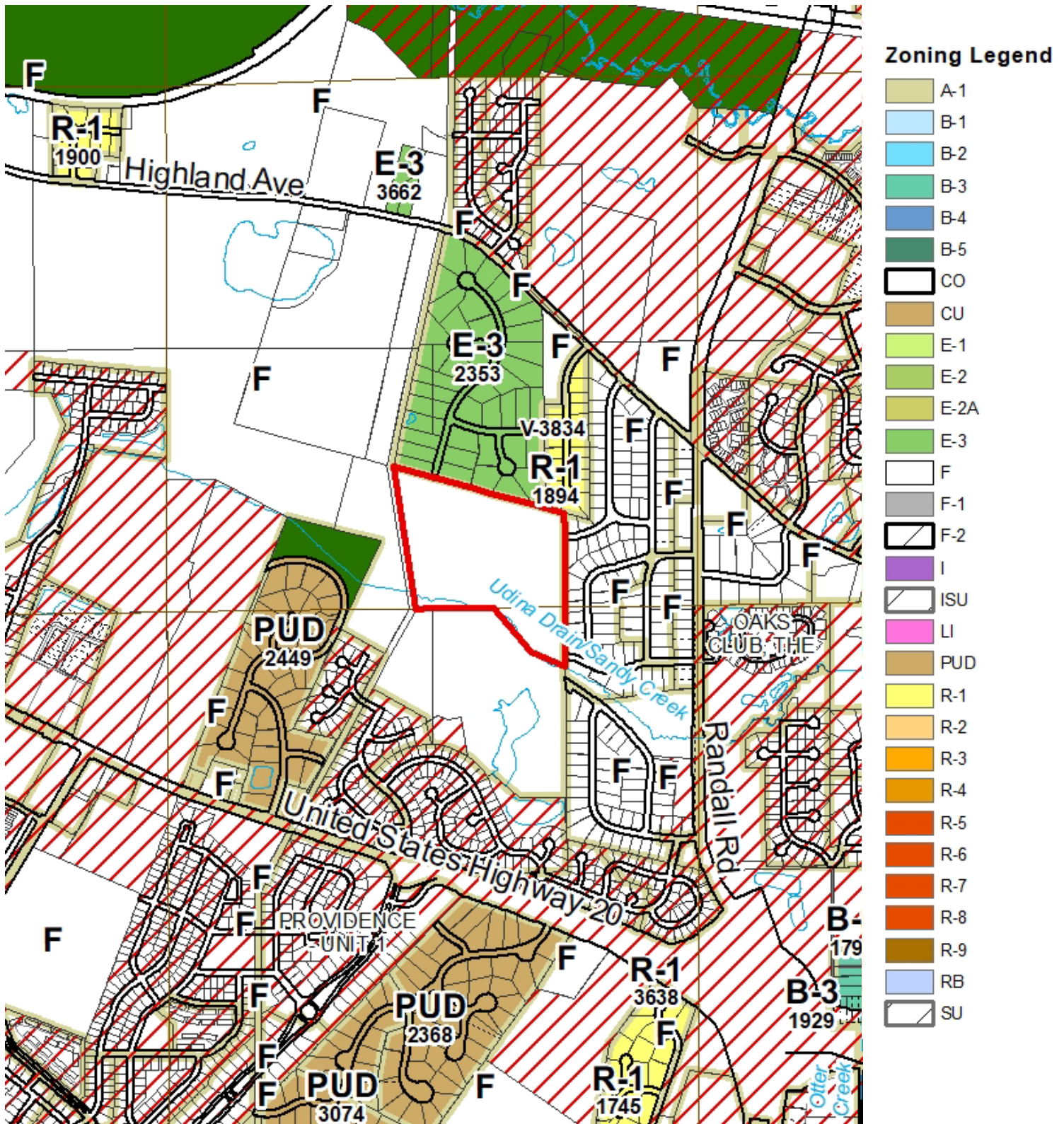
Passed by the Kane County Board on August 12, 2025

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

PETITION NO. 4661
LOCATION MAP

A Special Use Permit in the F-Farming Zoning District to allow for the development of a commercial solar energy facility on approximately 26 acres of a 49-acre parcel located in Elgin Township, Kane County, Illinois (PIN: 06-08-401-013)





ZONING BOARD OF APPEALS (ZBA) RECOMMENDATION

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

The Kane County Zoning Board of Appeals, at a public hearing on July 1, 2025, duly heard the testimony of the petitioner and others in connection with the **Zoning Petition No. 4661**, of Timothy Meyer on behalf of TNT Howard, 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 approximately ¼ mile west of Randall Road and over ¼ mile south of Highland Avenue (PIN 06-08-401-013), in Elgin Township.

A motion was made by Mary Lake and seconded by Bill Wilson to recommend APPROVAL of Zoning Petition No. 4661, including the submittal documents listed in "Exhibit A" attached, with the following recommended Stipulations of Approval:

1. This site contains Floodplain. No panels can be permitted in the Floodway. Any development in the Flood Fringe will need to provide compensatory storage, including fill created by solar racking. 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. Survey will be required to delineate the Floodplain Boundaries on the site.
2. Water Resources will require a stormwater permit for this development. All submittals must be prepared by Professional Engineer licensed in the State of Illinois.
3. An engineer's report will be required. Should the site introduce more than 25,000 sq ft of impervious area or more than 3 acres of disturbance, stormwater detention will be required. This impervious area is calculated cumulatively since 2002 for a site as per the Stormwater Ordinance. The Engineer's report must demonstrate that the peak flow for the site with the proposed development is not increased, stormwater detention may be required for the development to ensure this. Any required Stormwater Detention Management will require a viable outfall and may require off-site work.
4. Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. A calculation for disconnected impervious area, created by the panels, will be required. A Best Management Practice will be required to encourage infiltration of runoff within the site.
6. The configuration of the solar panels shall be evaluated to identify any potential erosion concerns. Particular attention shall be given to erosion risks at the drip edges of the panels and in sloped areas. Appropriate best management practices must be implemented to mitigate these risks. BMPs may include, but are not limited to, pre-seeding or pre-vegetation of the site prior to panel installation to establish ground cover and reduce soil displacement.
7. A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation and cleanout structures.
8. Plantings within the development will not interfere with drain tiles. Planting plan should address the placement of vegetation and trees with long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems.
9. Soil samples shall be taken every 5 years from the site and analyzed for physical, chemical, and biological properties to demonstrate the soil health within the solar installations.
10. 80% vegetative coverage for plantings will be a requirement for the site.

11. A Wetland Delineation will be required. The Wetland Delineation shall meet the requirements of the Ordinance as described in Article VII Section 9-169 Requirements for a Wetland Delineation. Any Wetland Impacts must be mitigated.
12. Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. The proposed site access will be located at the intersection of Brookside Drive and Almora Terrace; it will be 230 feet in length and shall be built to Elgin Township Subdivision Roadway Standards. The petitioner is required to obtain a temporary and final access permit from Elgin Township.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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

The motion PASSED by a vote of 6 to 0 (1 absent).

On this 8th day of July, 2025.

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

“Exhibit A”
Zoning Petition No. 4661 Submittal Documents

Document	Meeting Date
<u>4661_01_Kane County Zoning Application (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_02_Standards of a Special Use Responses (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_03_Project Narrative (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_04_Ownership Documentation (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_05_Plat of Survey (04-25-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_06a_Manufacturer Specification Solar Panel (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_06b_Manufacturer Specifications Inverter (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_07_Noise Analysis (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_08-Decommissioning Plan (04-23-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_09_Draft Decommissioning Agreement (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_12_Glare Study (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_13_Legal Description (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_17a_Geometric Site Plan General Information (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_17b_Geometric Site Plan (12-16-24).pdf</u>	7/1/2025 7:00 PM
<u>4661_18_Landscape & Screening Plan (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_20_EcoCAT Illinois Department of Natural Resources (IDNR) Review (06-24-24).pdf</u>	7/1/2025 7:00 PM
<u>4661_21_SHPO Illinois State Historic Preservation Office Review (01-29-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_22_Natural Resources Inventory Report from SWCD (05-09-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_23_US Fish & Wildlife Service Review (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_24_U.S. Corps of Engineers - Not Applicable (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_25_AIMA Agricultural Impact Mitigation Agreement (07-05-24).pdf</u>	7/1/2025 7:00 PM
<u>4661_26_Avoidance of Protected Lands (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_27_DOT Road Use Approval & Fire Dept. Requirements (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_28_Soil Study to Support Solar Development (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_29_FEMA Floodplain Map (05-14-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_30_Wetland Investigation (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_31_Topographical Map (04-25-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_32_Preliminary Drain Tile Investigation (05-16-25).pdf</u>	7/1/2025 7:00 PM
<u>4661_33_Preliminary Stormwater Report (05-16-25).pdf</u>	7/1/2025 7:00 PM

STATE OF ILLINOIS)

COUNTY OF KANE)

ZONING PETITION NO. TMP-25-869

PETITION # 4663 PETITIONER: JON JAY DERAEDT TRUST #2010-10

Petition #: 4663

Committee Flow: Development Committee

Contact: Keith Berkhout 630-232-3495

Petitioner: Jon Jay Deraedt Trust #2010-10

Location: 44W244 Plato Road, Plato Township (05-19-200-016)

Proposed: Rezoning from F-District Farming to F-1 District Rural Residential to allow the existing farmette to be sold from the remaining farmland

2040 Plan: Agricultural

Objectors: None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined with the following stipulation:

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

Summary:



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4663

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

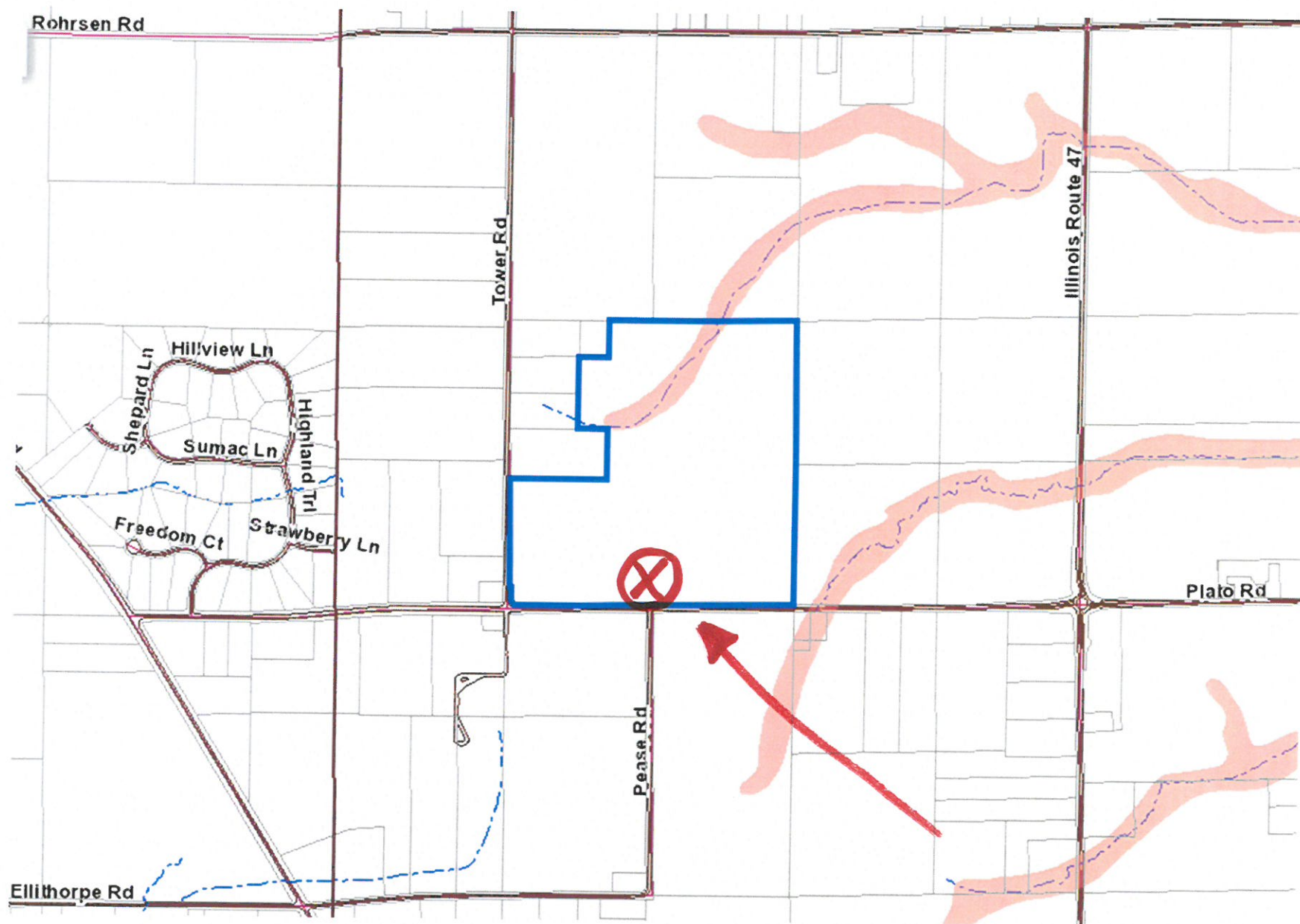
Keith Berkhout 630-232-3495

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-District Farming to F-1 District Rural Residential to allow the existing farmette to be sold from the remaining farmland



STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4663
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 allow existing farmette to be split off from the remaining farmland be granted on the following described property:

That part of the South Half of the Northeast Quarter of Section 19, Township 41 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of the said Northeast Quarter; thence westerly, along the South Line of said Northeast Quarter, 989.77 feet for a point of beginning; thence continuing Westerly, along said South Line, 485.00 feet; thence Northerly, at right angle to the last described course, 538.89 feet; thence Easterly, at right angle to last described course, 485.00 feet; thence Southerly, at right angle to the last described course, 538.89 feet to the Point of Beginning, in Plato Township, Kane County, Illinois. The property is located at 44W244 Plato Road, Plato Township (05-19-200-016).

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

Passed by the Kane County Board on August 12, 2025

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

Corinne Pierog
Chairman, County Board
Kane County, Illinois

Zoning Petition No. 4663

Jon Jay Deraedt Trust # 2010-10

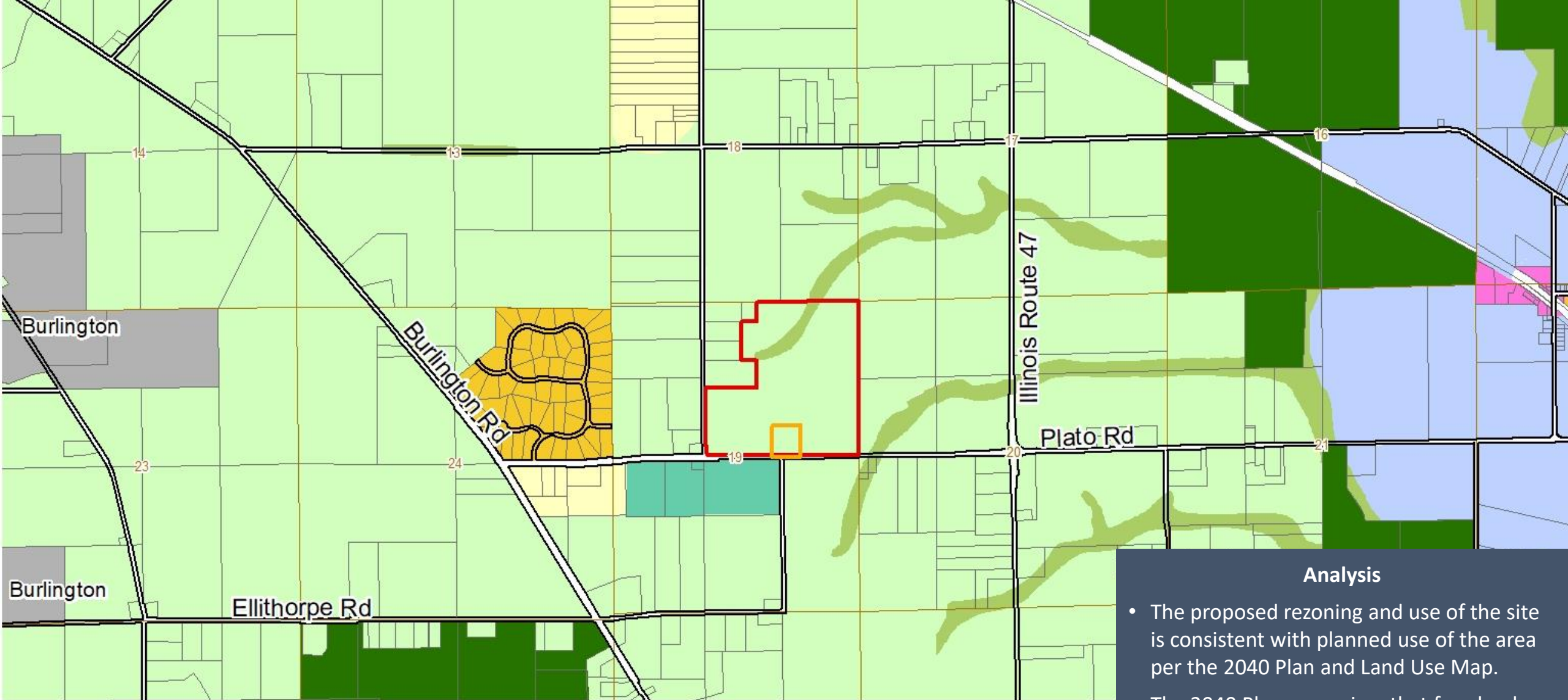
County Board District: 18 Rick Williams

Zoning Board of Appeals Meeting
Tuesday, July 1, 2025 at 7:00pm



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836



Analysis

- The proposed rezoning and use of the site is consistent with planned use of the area per the 2040 Plan and Land Use Map.
- The 2040 Plan recognizes that farmland owners may seek to create an additional lot or erect a dwelling unit on their property to accommodate family members

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



2040 Conceptual Land Use Strategy

44W244 Plato Road, Plato Twp. - Petition #4663

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

Core Themes

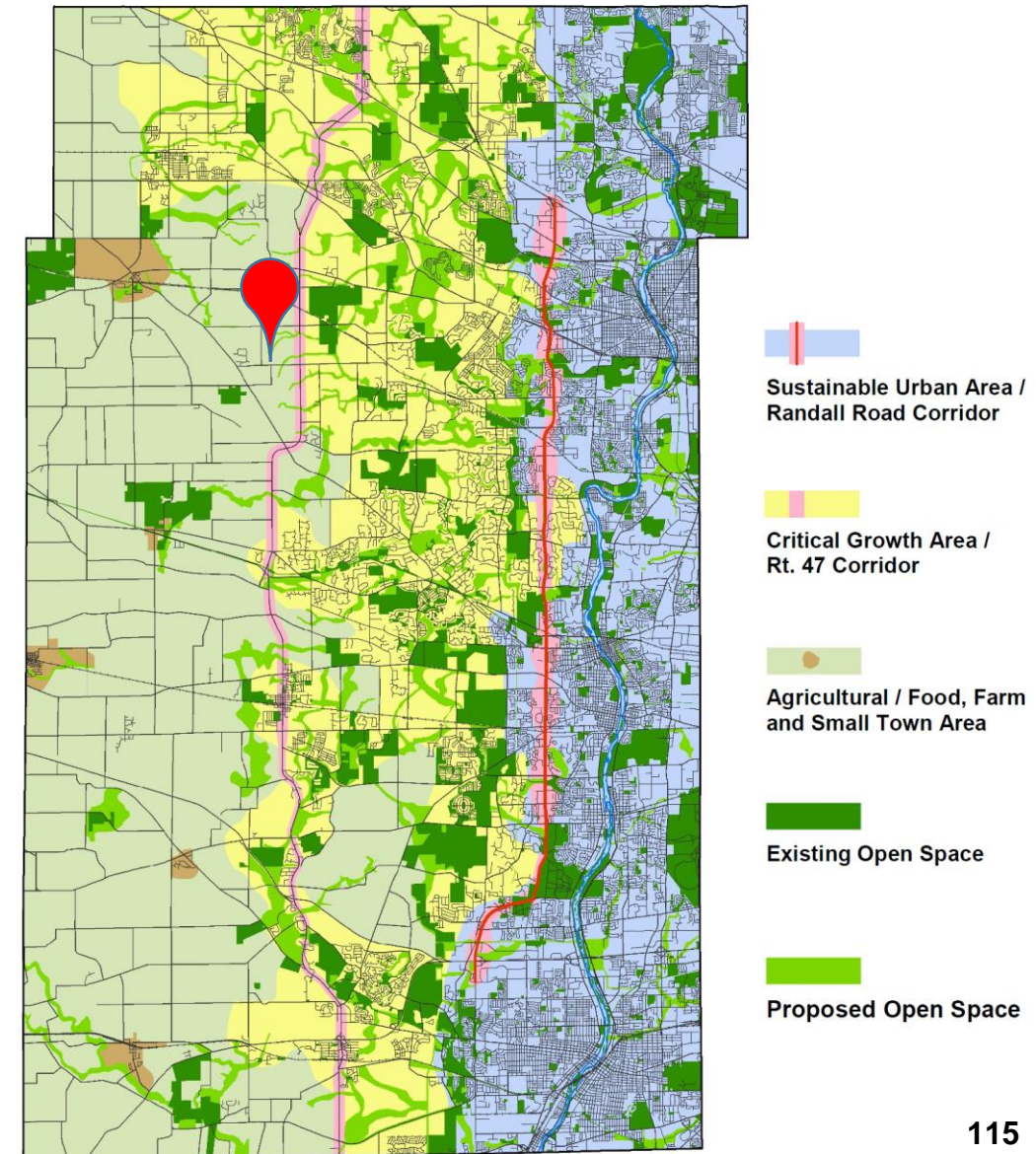
1. “***Food and farm,***” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns,***” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

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

44W244 Plato Road, Plato Twp. - Petition #4663

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.

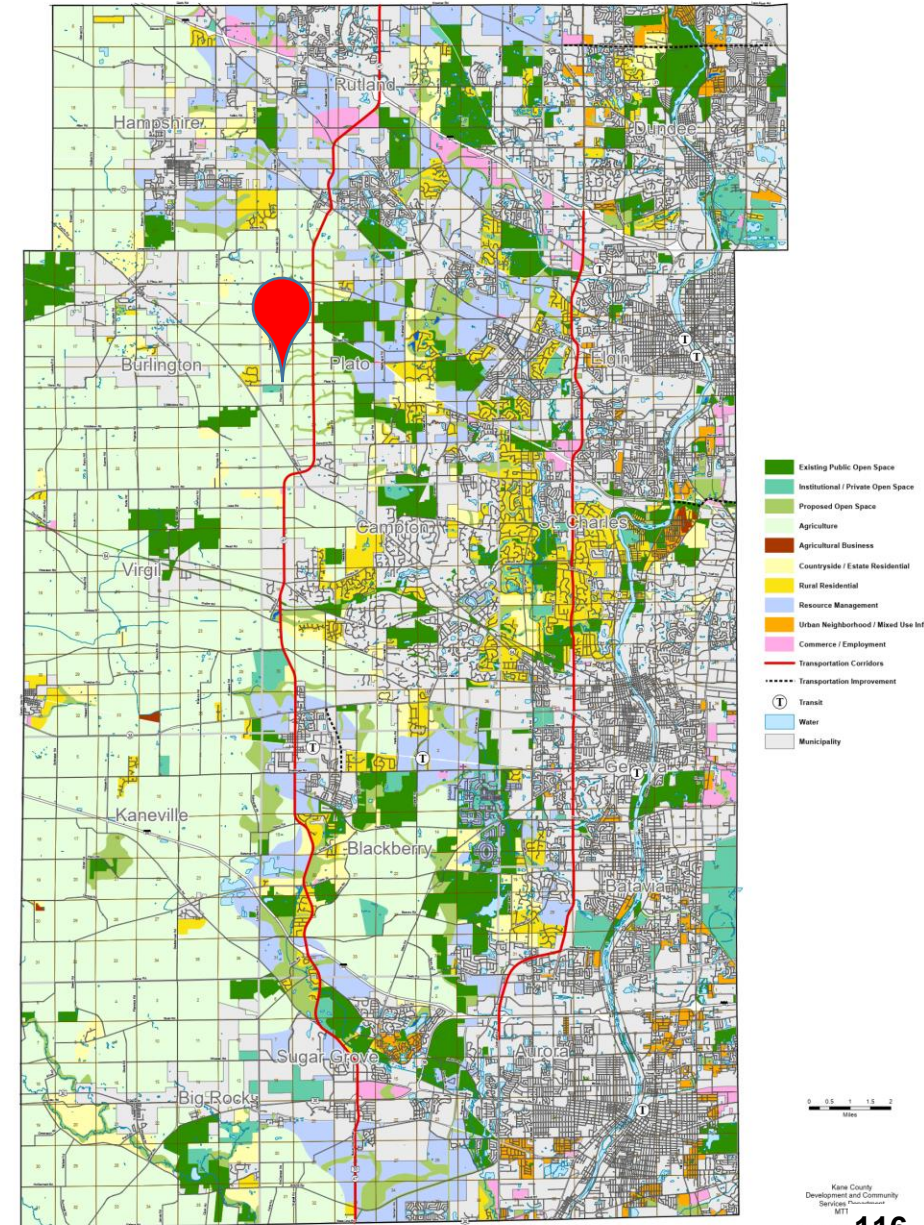
Prime Farmland:

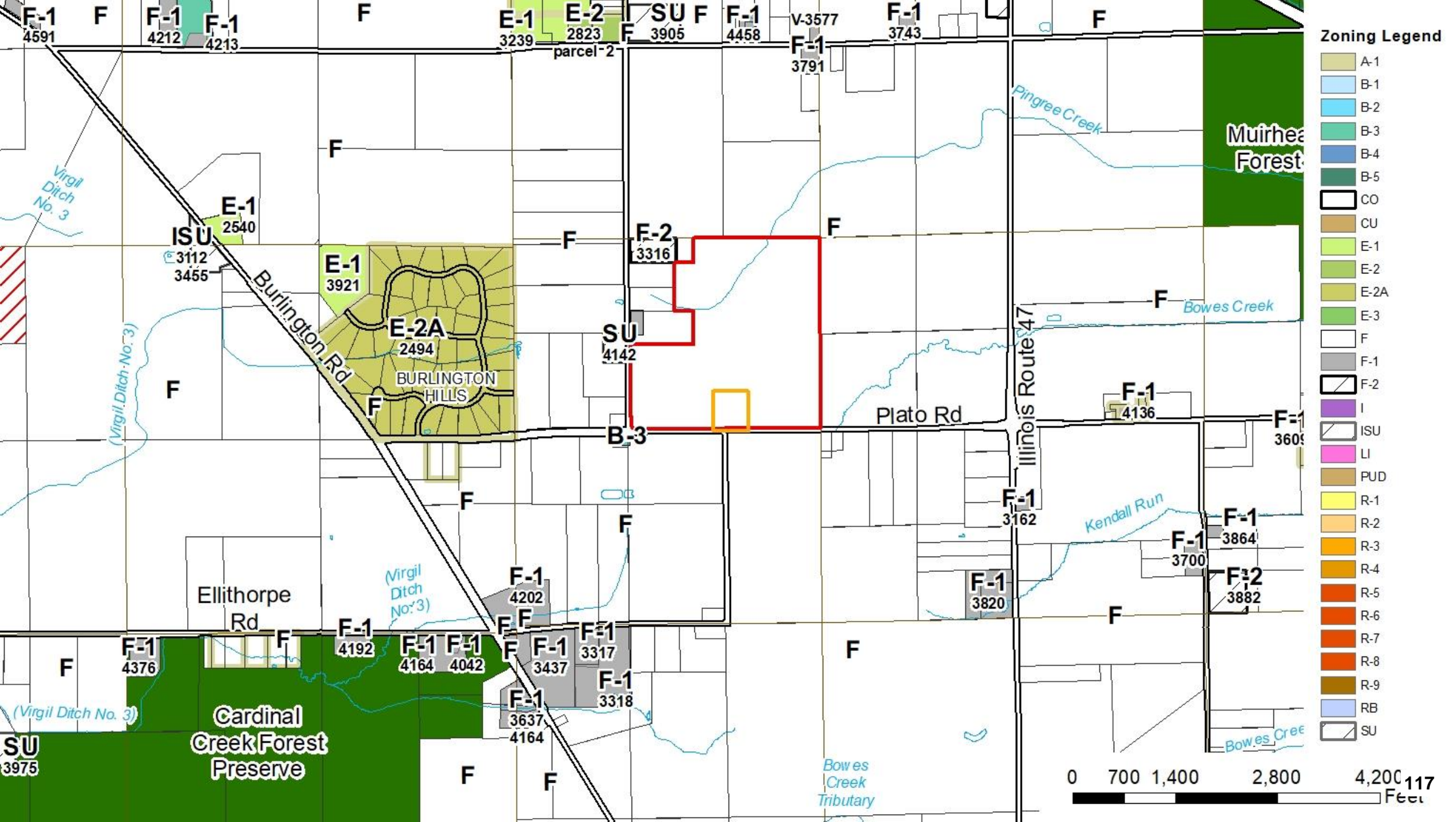
Areas with the best physical and chemical characteristics for producing food, feed, forage crops

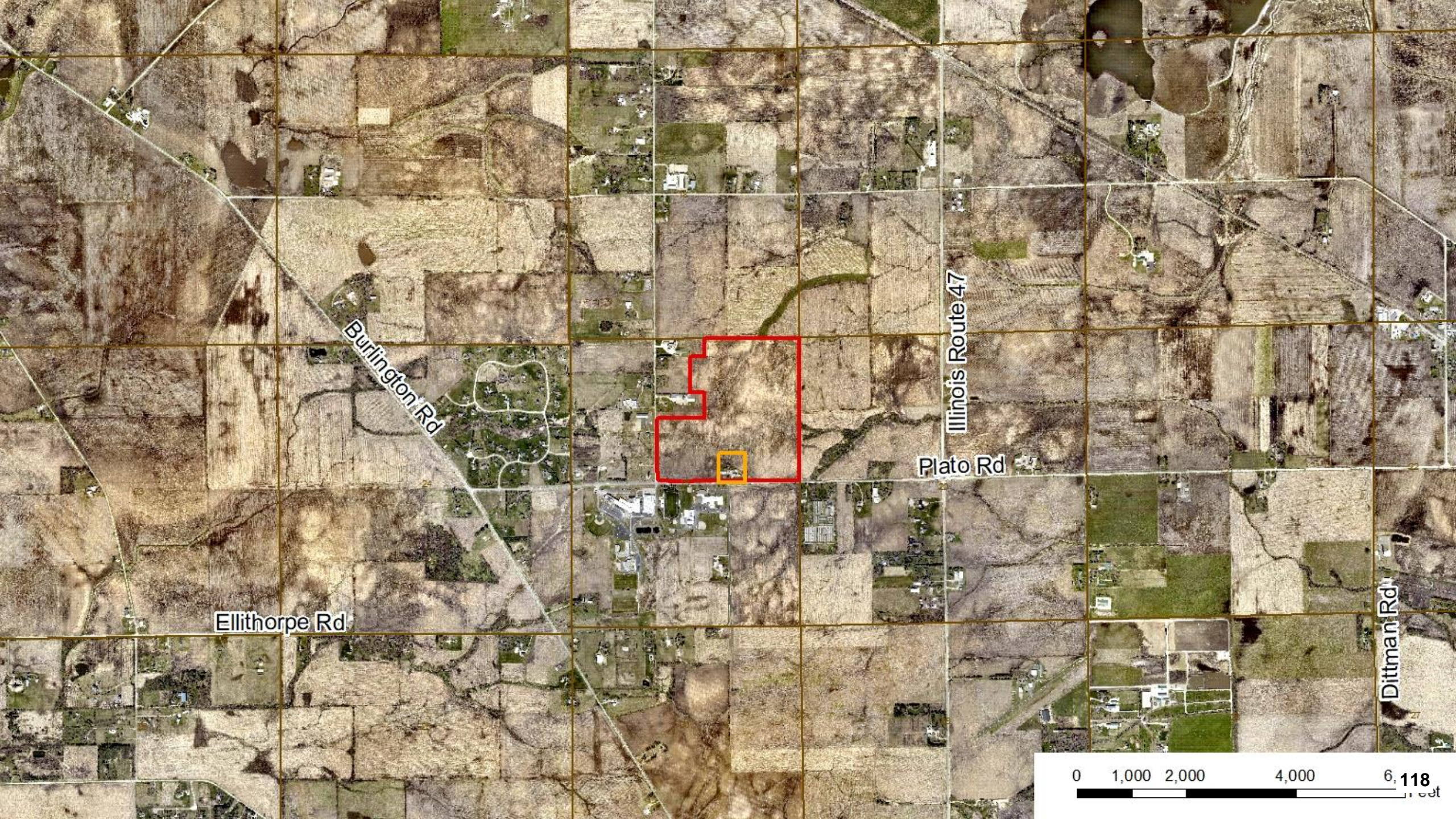
Farmland of Statewide Importance:

Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE







Burlington Rd

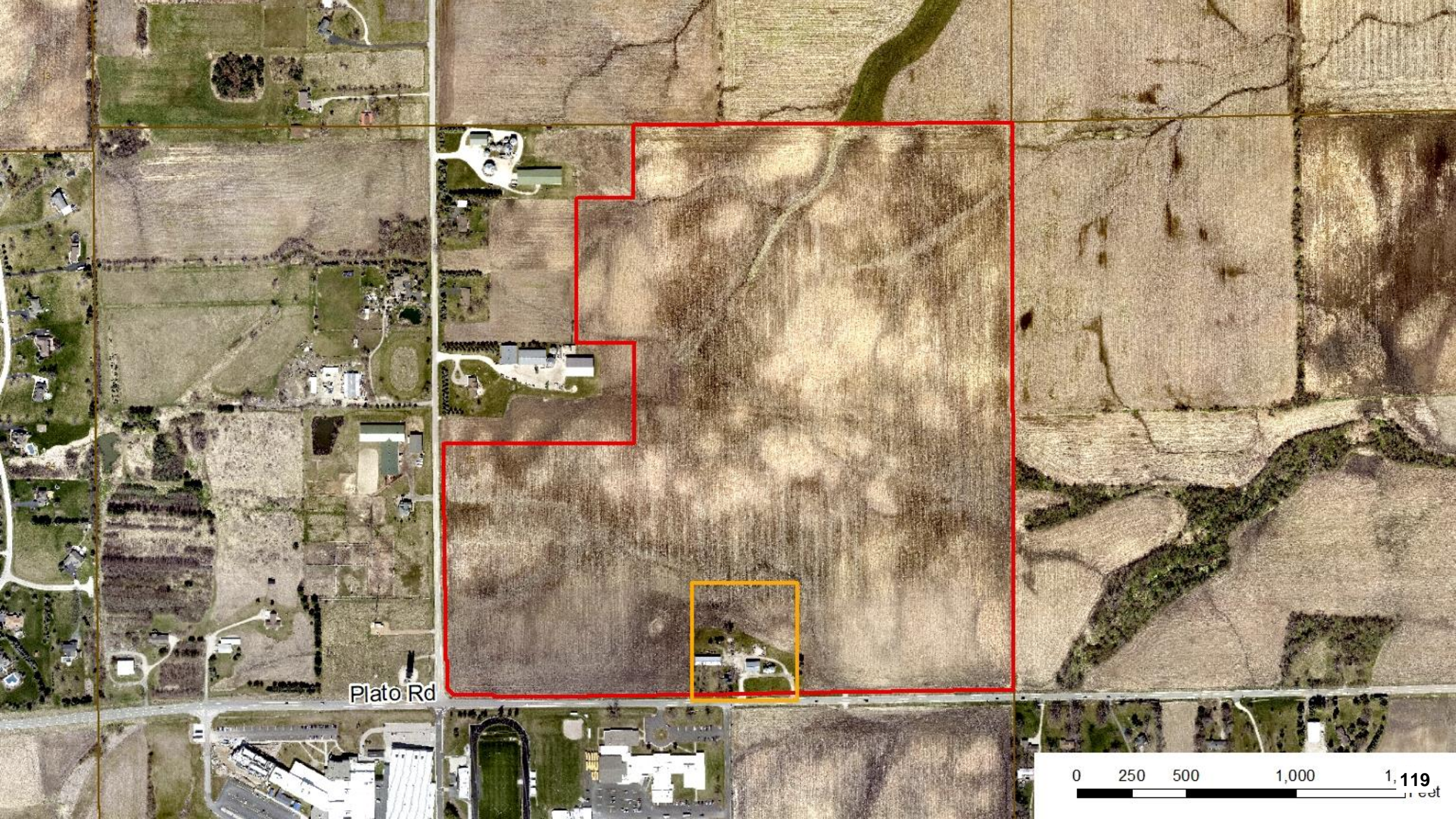
Ellithorpe Rd

Illinois Route 47

Plato Rd

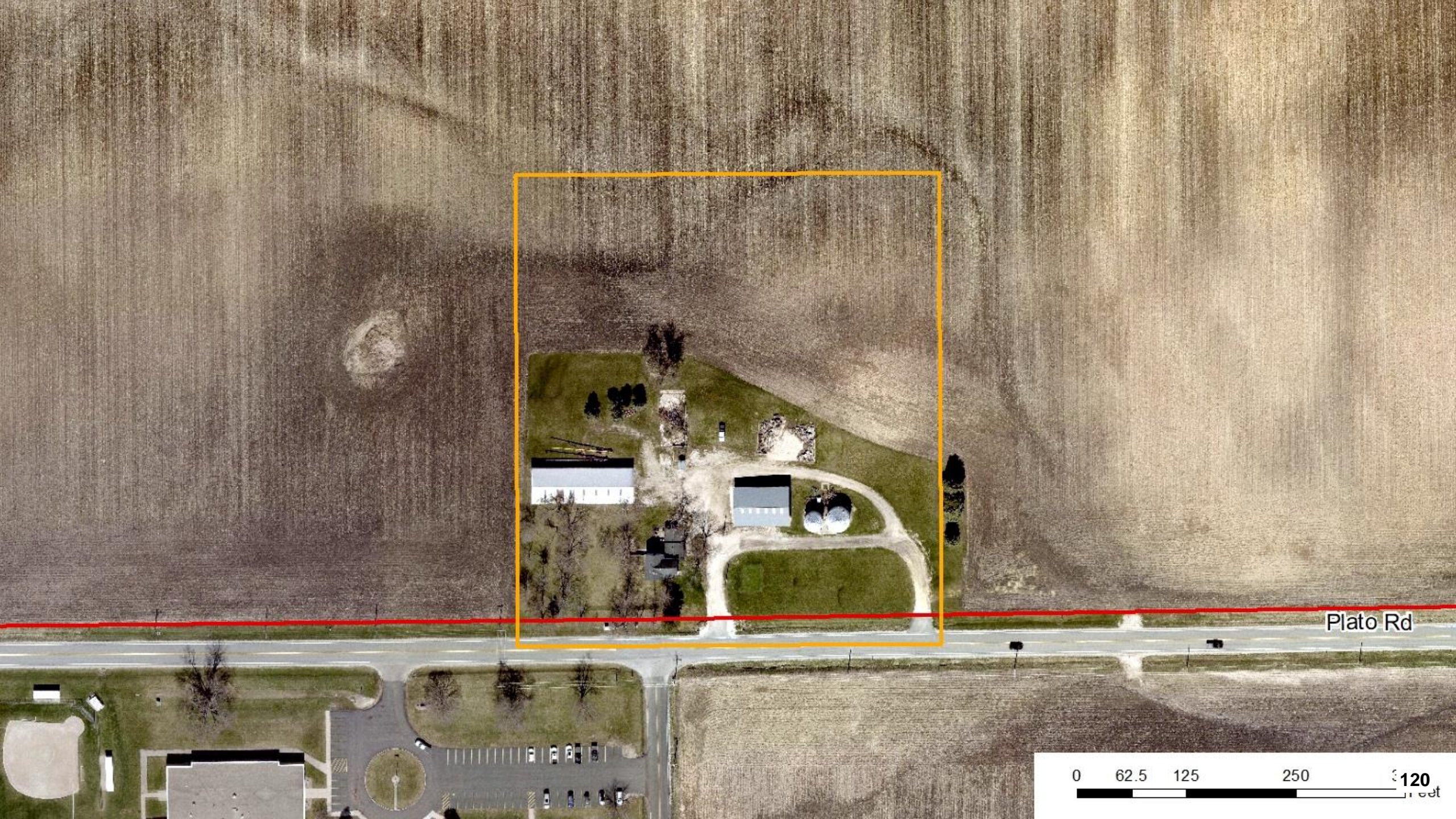
Dittman Rd





Plato Rd





Plato Rd

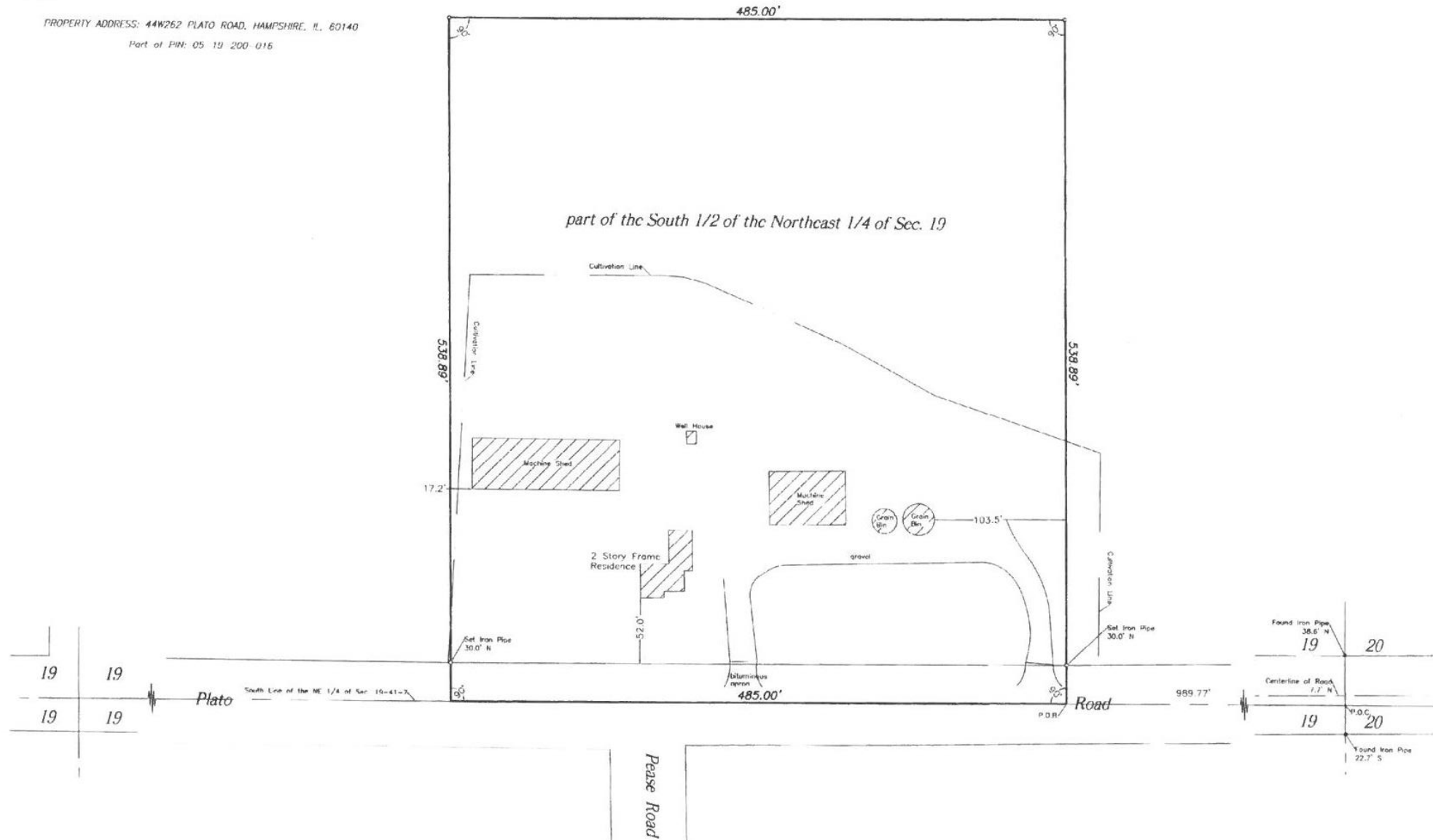
0 62.5 125 250 500 feet

PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 989.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY, ALONG SAID SOUTH LINE, 485.00 FEET, THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 538.89 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO LAST DESCRIBED COURSE, 485.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 538.89 FEET TO THE POINT OF BEGINNING, IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS.

CONTAINS 6.00 ACRES

PROPERTY ADDRESS: 44W262 PLATO ROAD, HAMPSHIRE, IL. 60140
Part of PIN: 05 19 200 016



Petition Summary

Applicant

Kathy Trainor

Property Owner

Jon Jay Deraedt Trust #2010-10

Action Requested

Rezoning from F-District Farming to F-1 District Rural Residential.

Subject Property

44W244 Plato Road, Plato Township (PIN 05-19-200-016).

Application

An application was received by the County on May 14, 2025; application documents for Petition 4663 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 June 12, 2025. Notice was published in the Daily Herald newspaper on June 14, 2025. And a public hearing sign was posted on the subject property on June 11, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Plato Township, the Kane County Regional Planning Commission, the Villages of Burlington and Campton Hills, School District 301, and the Pingree Grove Fire District.

Water Resources

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

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

Transportation

The Kane County Division of Transportation has reviewed this Petition and has no comments

Environmental Health

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

1. Any areas of animal confinement or manure piles must be 50 feet from the well. Farmed areas should exclude the septic field.

Historic Preservation

- The Department has reviewed this Petition and has no comments

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) – According to the information provided on the application, there will be no report required for this project because there is no ground disturbance of the parcel.

Natural Resource Inventory Report

Kane-DuPage Soil & Water Conservation District (SWCD)

- Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) – According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because there is no ground disturbance of the land. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Recommended Stipulations of Approval

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

Public Comment

Received Correspondence: None received

Zoning Standards / ZBA Findings

Section 25-8-2 of the Kane County Zoning Ordinance provides Standards for F-1 District Rural Residential Rezoning; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend a rezoning to this zone district classification unless the applicant shall present clear and convincing evidence to the Zoning Board of Appeals that the property sought to be rezoned is not suitable for agricultural use.**

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

Zoning Board of Appeals

The ZBA considered this zoning petition at a public hearing on Tuesday, July 1, 2025.

- Testimony in favor of the project was heard from the property owner.

The ZBA voted to recommend approval of Zoning Petition 4663, requesting a rezoning from F-District Farming to F-1 District Rural Residential to allow the existing farmette to be sold from the remaining farmland, on the property located at 44W244 Plato Road, Plato Township (05-19-200-016).

Next Steps

Regional Planning Commission:	N/A
Zoning Board of Appeals:	July 1, 2025
Development Committee:	July 15, 2025
Kane County Board:	August 12, 2025

Petition 4660, 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, July 15, 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 4660, 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, August 12, 2025** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board must file their intention to do so with the Zoning Enforcement Officer no later than the Friday preceding the County Board meeting at which the petition is to be considered.

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-25-878

MINOR ADJUSTMENT - WEISS COMMERCIAL, LLC

COUNTY OF KANE

KANE COUNTY DEVELOPMENT
DEPARTMENT

Mark VanKerkhoff, A.I.A., Director



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

STAFF RECOMMENDATION

Date: July 9, 2025

To: Kane County Development Committee

From: Keith Berkhout
Zoning Planner

RE: Request for a Minor Adjustment to the Approved Site Plan
1N016 Peck Road, Unincorporated Geneva Township (12-06-400-013)
Zoning: F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a landscaping business

This business obtained the Special Use in 2025. After the Special Use was approved it was discovered that two parking areas were constructed on the property which were not represented in the site plans. In addition, the applicant is requesting to pay fee-in-lieu of constructing a retention area (* NOTE – The applicant's request letter dated June 26, 2025 erroneously references a "detention" area, this should read as a "retention" area.). Construction of the retention area was a condition of the Special Use approval, as recommended by the Kane County Water Resources Department. The site has triggered the requirement for a retention best management practice due to the increase in impervious area since 2001. Kane County Technical Staff is recommending the applicant seek a Minor Adjustment to bring property and revisions into conformance with all applicable requirements.

All adjoining and adjacent property owners were given written notice of the requested adjustment, a minimum of 15 days prior to today's meeting. The County had not received any notice from objectors.

The Development Department Staff has received the following comments:

Because approval of the Special Use was based on the construction of a retention area, a Minor Adjustment is required in order to waive this condition. Section 9-81.B.4 of the Kane County Stormwater Ordinance states that, to waive the construction of the retention area and utilize the fee-in-lieu option, the applicant must demonstrate that the development will not increase peak discharges from the site, nor alter the existing conveyance of off-site flows. The applicant has submitted a report and plans prepared by Haegar Engineering to address these requirements. Therefore, the Water Resources Department supports the request to pay the fee in lieu of constructing the on-site retention area.

The Technical Staff has reviewed the requested Minor Adjustment and finds the following:

1. Notice of this Minor Adjustment has been sent to the adjoining neighbors and jurisdictional entities and no objections have been raised.
2. All original conditions and stipulations remain in affect

RECOMMENDATION: Kane County Technical Staff recommends approval of the Minor Adjustment.

Minor Adjustment to Special Use No. 4653

Weiss Commercial Properties, LLC

**Kane County Development Committee Meeting
Tuesday, July 15, 2025 at 10:30pm**



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

June 26, 2025

Via Email: berkhoutkeith@co.kane.il.us

Keith Berkhout
Kane County Zoning Planner
Kane County Development Department
719 S. Batavia Avenue
Geneva, IL 60134

Re: Weiss Commercial Properties LLC
1N016 Peck Road, Geneva, IL
Our File No.: G34638

Dear Keith:

As you know, this firm represents Weiss Commercial Properties LLC (the "Company") with respect to the re-zoning of the above-referenced property. After consultation with the Water Resources Department and our client's outside engineering consultants, my client has determined that the original detention area identified will ultimately materially impact existing trees, as well as landscaping a grassy area the Company uses for various Company related activities. Therefore, my client is requesting to pay the fee in lieu of constructing the detention area.

In addition, there has apparently been correspondence with the County regarding an area of parking that was not clearly shown on some of the initial submittal materials. Therefore, Staff has requested in addition to documenting the request to pay the fee in lieu of the construction of the detention area, we also request approval of the striped parking area to the south of the primary barn. The Company striped the spaces after the original rezoning application was submitted which was why it was not shown on the approved plans. Please feel free to let me know what additional information you may need regarding these requests and we will be happy to provide.

Sincerely,

Kate L. McCracken

June 27, 2025

Via Email: berkhoutkeith@co.kane.il.us

Keith Berkhout

Kane County Zoning Planner

Kane County Development Department

719 S. Batavia Avenue

Geneva, IL 60134

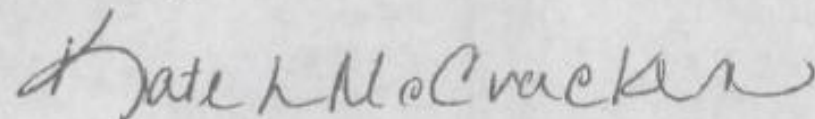
Re: Weiss Commercial Properties LLC
1N016 Peck Road, Geneva, IL
Our File No.: G34638

Dear Keith:

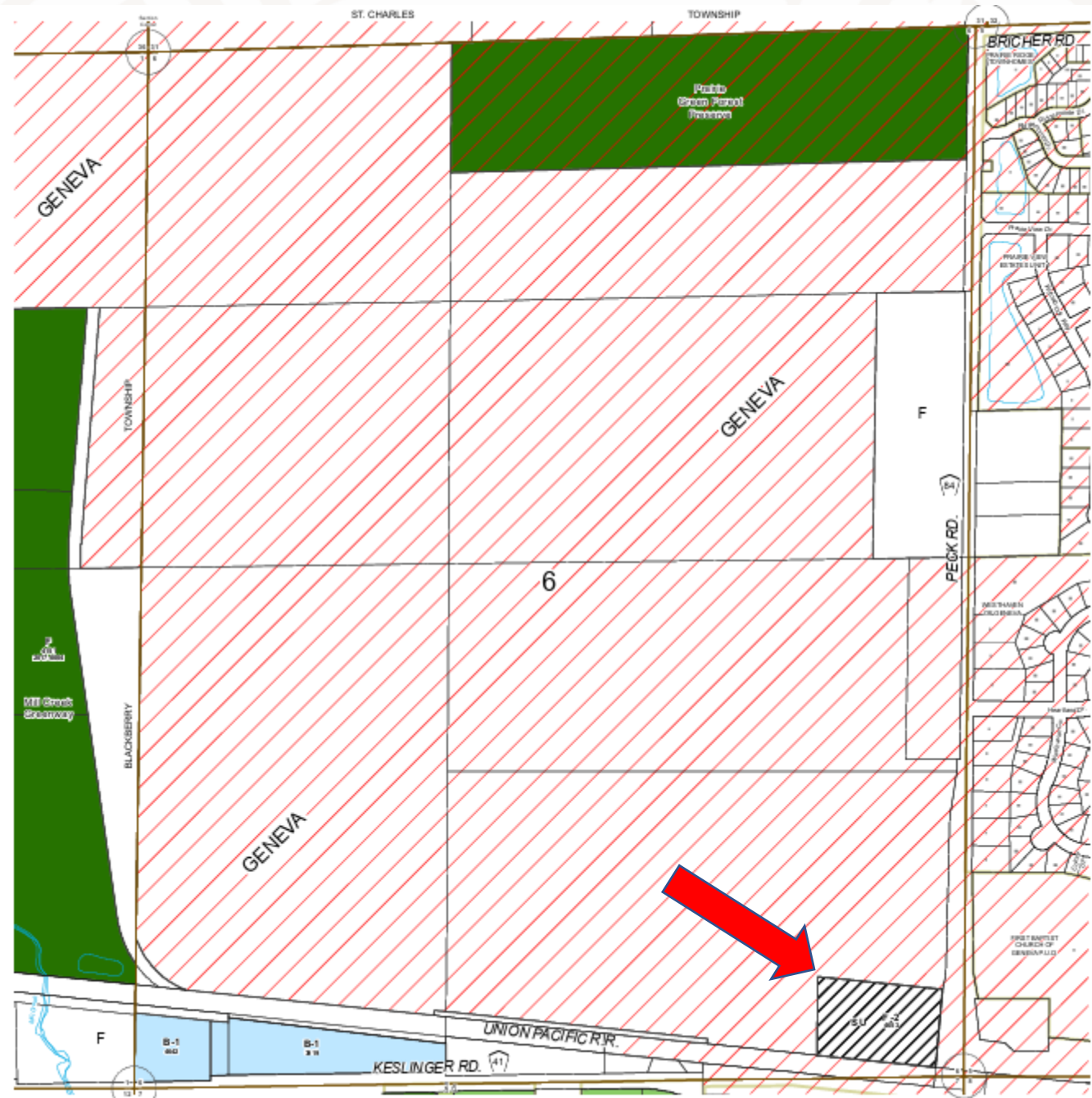
As clarification of my correspondence of June 26, 2025, in addition to the request to pay the fee in lieu of detention, approval of the striped spaces to the south of the primary barn, the Company also is requesting approval of the additional paved area at the northern most point of the property.

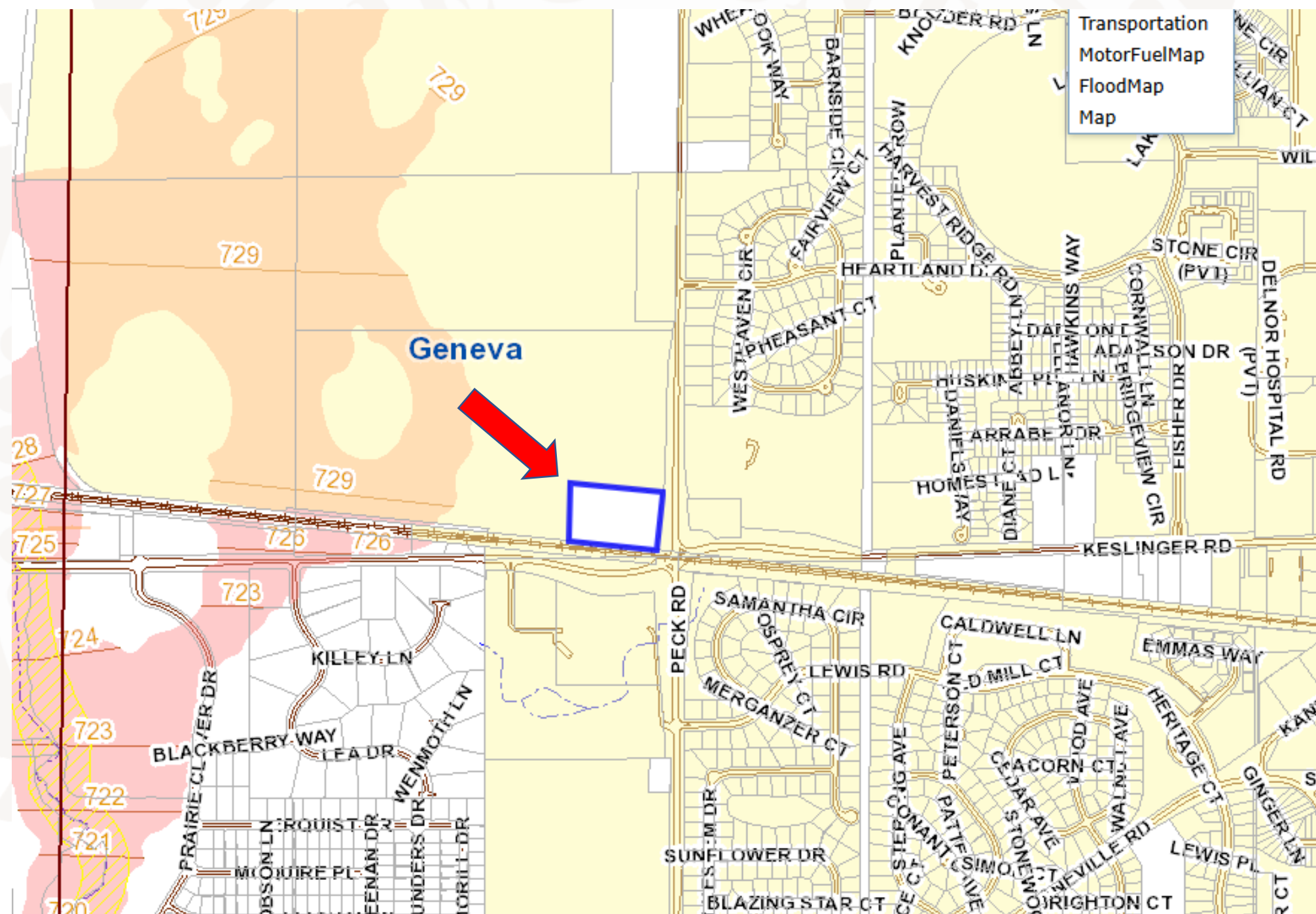
Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kate L. McCracken". The signature is fluid and cursive, with the first name "Kate" being more prominent and the last name "McCracken" following in a similar style.

Kate L. McCracken







ORIGINAL SITE PLAN AS SUBMITTED FOR THE SPECIAL USE

Tillable Land

Building #6
Maintenance

Building #7
Operations

Building #5
Material Storage

Building #4
Storage and Tool Shed

Building #1
Property Managers Residence

Building #8
Storage

Hoop House #1
Material Storage

Hoop House #2
Material Storage

Building #3
Operations

Building #2
Storage



Staff recommended comments

From the Kane County Water Resources Department:

1. Because approval of the Special Use was based on the construction of a retention area, a Minor Adjustment is required in order to waive this condition. Section 9-81.B.4 of the Kane County Stormwater Ordinance states that, to waive the construction of the retention area and utilize the fee-in-lieu option, the applicant must demonstrate that the development will not increase peak discharges from the site, nor alter the existing conveyance of off-site flows. The applicant has submitted a report and plans prepared by Haegar Engineering to address these requirements. Therefore, the Water Resources Department supports the request to pay the fee in lieu of constructing the on-site retention area.

RECOMMENDATION

The Technical Staff recommends the approval of the Minor Adjustment to the Approved Site Plan for the following reasons:

1. Notice of this Minor Adjustment has been sent to the adjoining neighbors and jurisdictional entities and no objections have been raised.
2. All original conditions and stipulations remain in affect

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-25-861

DISCUSSION: COMPARATIVE REVIEW OF BUILDING PERMIT FEES USING CPI

Draft for County Development Committee Review

July 15, 2025

Development Fixed Rate Permit Prices with CPI Adjusted Percentage by Year								
Fixed price services	Current Price	2020 1.14% CPI	2021 7% CPI	2022 6.5% CPI	2023 3.4% CPI	2024 2.9 % CPI	Total CPI Increase	Staff Proposal
Electrical Service Upgrade, residential	\$150.00	\$151.71	\$162.33	\$172.88	\$178.76	\$183.94	\$33.94	\$180.00
Electrical Service Upgrade, non-residential	\$300.00	\$303.42	\$324.66	\$345.75	\$357.51	\$367.89	\$67.89	\$350.00
SWIMMING POOLS Above ground pool	\$250.00	\$252.85	\$270.55	\$288.14	\$297.93	\$306.57	\$56.57	\$300.00
SWIMMING POOLS In ground pool	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
FENCES which cannot be viewed through	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
DAMAGE ASSESSMENT AND REPAIR - due to fire, wind or flood (minimum fee for initial assessment)	\$250.00	\$252.85	\$270.55	\$288.14	\$297.93	\$306.57	\$56.57	\$300.00
DEMOLITION Building under 500 square feet	\$250.00	\$252.85	\$270.55	\$288.14	\$297.93	\$306.57	\$56.57	\$300.00
DEMOLITION Building over 500 square ft	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
DEMOLITION Residence or commercial building	\$750.00	\$758.55	\$811.65	\$864.41	\$893.80	\$919.72	\$169.72	\$900.00
AGRICULTURAL EXEMPTION SETBACK PERMIT	\$250.00	\$252.85	\$270.55	\$288.14	\$297.93	\$306.57	\$56.57	\$300.00
ESTABLISHMENT OF USE	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
ADVERTISING SIGNS AND BILLBOARDS, each sign(\$20.00 minimum)	\$350.00	\$353.99	\$378.77	\$403.39	\$417.10	\$429.20	\$79.20	\$425.00
TOWERS (including associated equipment structures) New towers - per each foot of tower height (also requires stormwater permit if in flood plain)	\$30.00	\$30.34	\$32.47	\$34.58	\$35.75	\$36.79	\$6.79	\$36.00
TOWERS (including associated equipment structures) Co-location of antennae on existing towers or structures	\$1,500.00	\$1,517.10	\$1,623.30	\$1,728.81	\$1,787.59	\$1,839.43	\$339.43	\$1,800.00
MOVING, RAISING, SHORING OR UNDERPINNING OF STRUCTURES Less than 1,000 square feet ground floor area (outside measurements), outside flood plain	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
MOVING, RAISING, SHORING OR UNDERPINNING OF STRUCTURES 1,000 or over square feet ground floor area (outside measurements), outside flood plain	\$1,200.00	\$1,213.68	\$1,298.64	\$1,383.05	\$1,430.07	\$1,471.54	\$271.54	\$1,400.00
FOUNDATION 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.	\$30.00	\$30.34	\$32.47	\$34.58	\$35.75	\$36.79	\$6.79	\$35.00
PERMIT EXTENSION	\$150.00	\$151.71	\$162.33	\$172.88	\$178.76	\$183.94	\$33.94	\$180.00
RE-INSPECTION FEES	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
RELIGIOUS, EDUCATIONAL OR CHARITABLE PURPOSES MAXIMUM FEE	\$2,000.00	\$2,022.80	\$2,164.40	\$2,305.08	\$2,383.45	\$2,452.57	\$452.57	\$2,400.00
Residential Repair	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
SOLAR EQUIPMENT INSTALLATIONS								
Residential 0-10 kw	\$250.00	\$252.85	\$270.55	\$288.14	\$297.93	\$306.57	\$56.57	\$300.00
Residential over 10kw	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
Non-Residential 0-100 kw	\$600.00	\$606.84	\$649.32	\$691.52	\$715.04	\$735.77	\$135.77	\$725.00
Non-Residential 100-500 kw	\$1,000.00	\$1,011.40	\$1,082.20	\$1,152.54	\$1,191.73	\$1,226.29	\$226.29	\$1,200.00
Non-Residential 501-1MW	\$3,000.00	\$3,034.20	\$3,246.59	\$3,457.62	\$3,575.18	\$3,678.86	\$678.86	\$3,600.00
Non-Residential 0-100 kw	\$6,000.00	\$6,068.40	\$6,493.19	\$6,915.25	\$7,150.36	\$7,357.72	\$1,357.72	\$7,250.00
Non-Residential over 2MW (plus \$200.00 for each additional 100 KW or \$200 per MW)	\$6,000.00	\$6,068.40	\$6,493.19	\$6,915.25	\$7,150.36	\$7,357.72	\$1,357.72	\$7,250 + \$250 per
TEMPORARY STRUCTURES AND USES								
Mobile modular offices and trailers	\$250.00	\$252.85	\$270.55	\$288.14	\$297.93	\$306.57	\$56.57	\$300.00
Tents	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Structures under roof but not enclosed (each)	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Stages, platforms and band shells	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
Bleachers and elevated spectator areas	\$500.00	\$505.70	\$541.10	\$576.27	\$595.86	\$613.14	\$113.14	\$600.00
Elevated structures for judges, officials, referees and/or print, radio or television media	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Permits Priced Per Square Feet with CPI Adjusted Percentage by Year								
Occupancy Type	Current Price	2020 1.14% CPI	2021 7% CPI	2022 6.5% CPI	2023 3.4% CPI	2024 2.9 % CPI	Total CPI Increase	Staff Proposal
Single Family Residence (\$3000.00 Minimum; if in flood plain, also needs stormwater permit)	\$75.00	\$75.86	\$81.16	\$86.44	\$89.38	\$91.97	\$16.97	\$90.00
Residential additions (\$300.00 Minimum; if in flood plain, also needs stormwater permit)	\$75.00	\$75.86	\$81.16	\$86.44	\$89.38	\$91.97	\$16.97	\$90.00
Residential alterations (if in flood plain, also needs stormwater permit)	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Commercial new (\$3000.00 minimum; if in flood plain, also needs stormwater permit)	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Commercial addition (\$3000 minimum if in flood plain, also needs stormwater permit)	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Commercial alterations (if in flood plain, also needs stormwater permit)	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00
Building Plan Review (\$100 minimum 25% of Building Fee)	25%	25%	25%	25%	25%	25%	25%	25%
Change of Plans Review Fee	\$100.00	\$101.14	\$108.22	\$115.25	\$119.17	\$122.63	\$22.63	\$120.00

STATE OF ILLINOIS)

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COUNTY OF KANE)

REPORT NO. TMP-25-853

MONTHLY REPORT

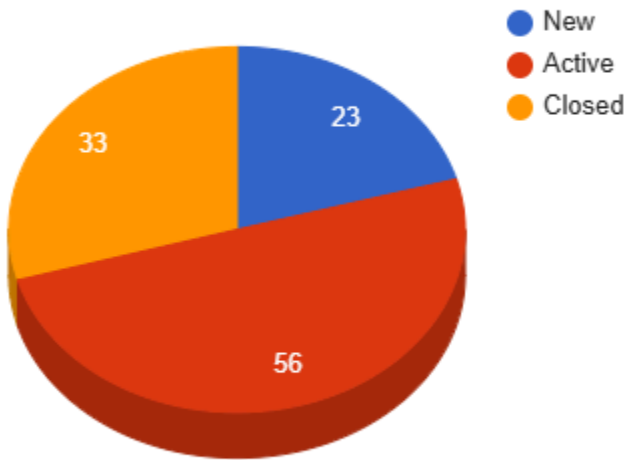


Kane County
Property Code Enforcement Division
June 2025 Monthly Report

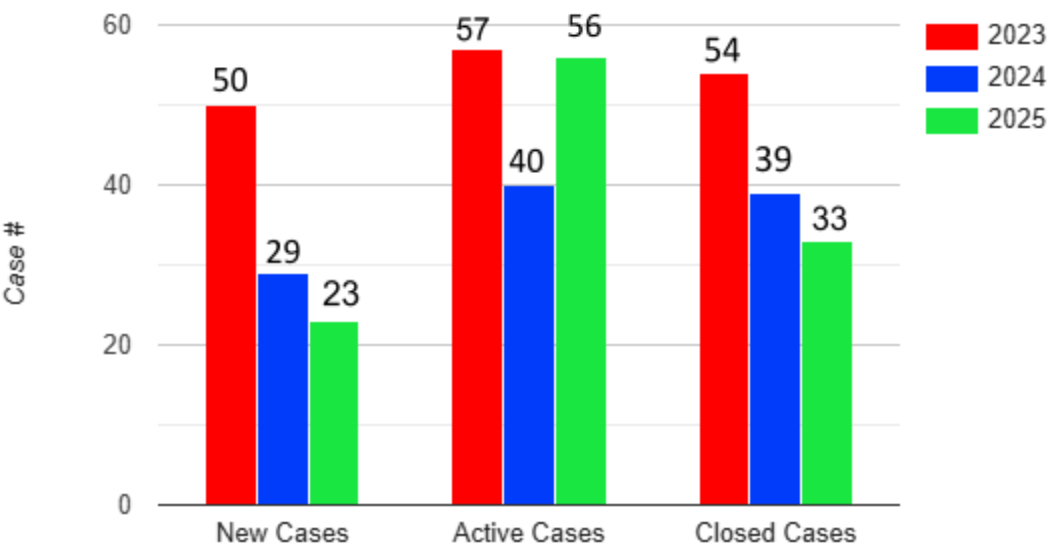
Monthly Data - June 2025

New Cases	Closed	Active as of June 30, 2025	Adjudication
23	33	56	0

June 2025 Overview :

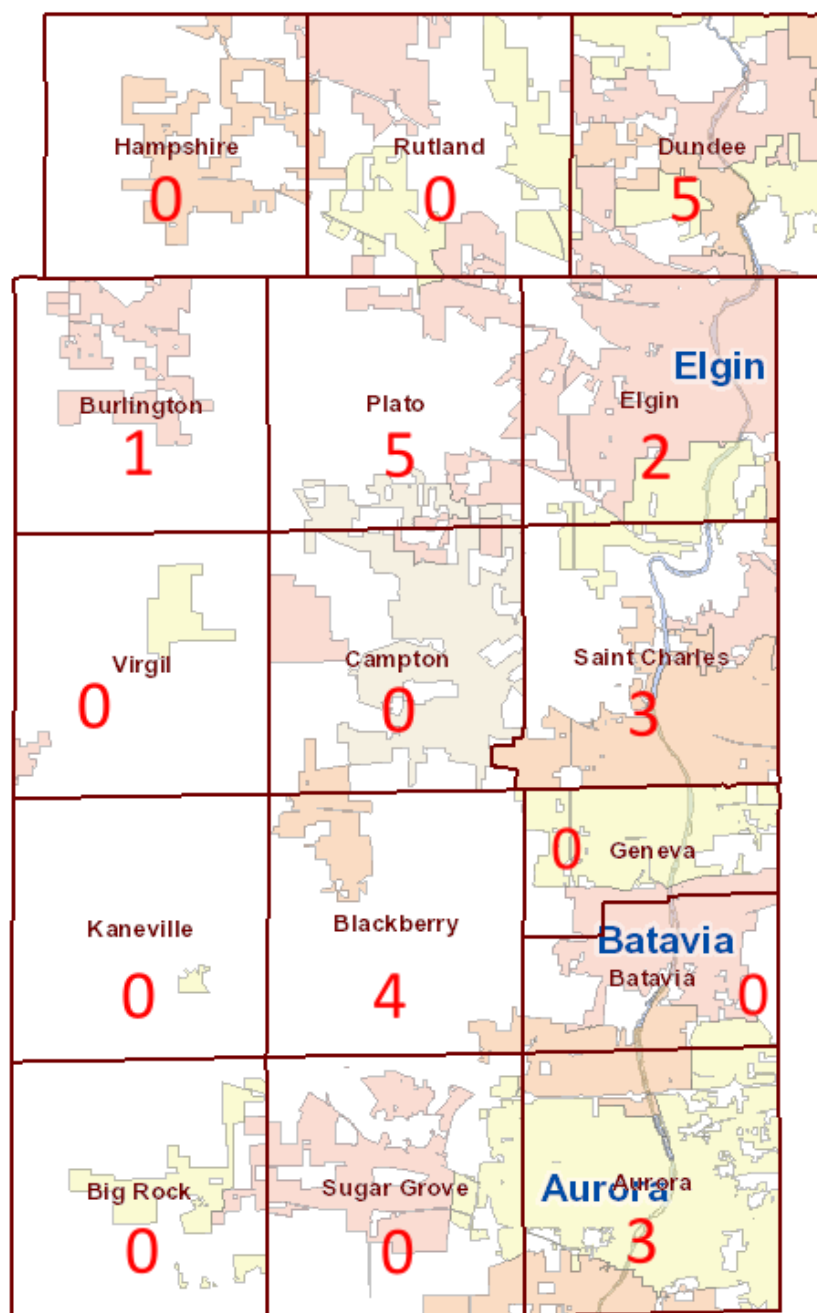


June 2023 / 2024 / 2025



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

New Cases by Township - June 2025



Year to Date Overview January 2023 - June 2025

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

Year to Date Overview January 2023 - June 2025

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

Spanish Translation Assistance	Inspections	Letters	In-Person
Health Department	0	0	0
Water Resources	1	0	0
Building Permit Department	0	0	12



End of June 2025
Kane County
Property Code Enforcement Monthly Report

STATE OF ILLINOIS)

SS.

COUNTY OF KANE)

REPORT NO. TMP-25-874

MONTHLY REPORT

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – July 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! National Water Trail

The Development Department received permits from the Army Corps of Engineers (ACE) and the Illinois Department of Natural Resources (IDNR) to construct the access site in Montgomery. Staff have also received permits from the ACE to construct the access sites in Carpentersville, East Dundee, South Elgin, and Batavia, but are waiting for the permits from the IDNR.

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

Partner: IMEC

IMEC continues to work with the 20 manufacturers for the Lighthouse Manufacturer Program, while the workforce development program recently held a workshop in April. The next workforce development workshop will be held in September. The program is currently being designed to 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 most recent meeting of the Kane County Economic Development Corporation Founding Board was held on July 9th, 2025.

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. In June, Planning Division staff met with a farmer approved for funding to help complete the onboarding process for receiving grant disbursements.

ENERGY AND ENVIRONMENTAL

Tyler Creek Watershed Coalition

As a member of the Board, Karen Miller attended the monthly meeting on June 18th to discuss projects in the Watershed.

Fabulous Fox! Water Trail

On June 22nd, FF!WT staff partnered with the Friends of the Fox River, the Conservation Foundation, the Forest Preserve District, Howling Wolfe, and communities along the Fox River to host the first El Cardinal paddle from Algonquin to East Dundee. As the Illinois Co-Chair of the Core Development Team, Karen Miller hosted the monthly meeting to discuss implementation of the Management Plan.

Fox River Ecosystem Partnership

As a member of the Executive Committee, Karen Miller participated in the meetings on June 23rd and July 9th.

FOOD AND AGRICULTURE

Regional Food System Partnerships

In June, Matt Tansley held meetings with Ellen Kamps, a consultant to Kane County, to review submission materials for a USDA Regional Food System Partnerships grant proposal.

Land Evaluation Site Assessment Review Committee

Mark VanKerkhoff, Matt Tansley, and Sarahy Castro attended the second meeting of the Land Evaluation Site Assessment (LESA) Review Committee on June 27th. The Review Committee considered the factors for determining a LESA score for potential development sites and involvement of NRCS in the review process.

COMMUNITY AND HOUSING DEVELOPMENT ACTIVITIES

Emergency Rental Assistance Program 2 (Federal Funds)

- Overall Program ending September 30, 2025
- Five capital projects
- 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 150 new applications

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 will have public review in July
- The 5 Year Consolidated Plan and the Annual Action Plan (first year of programs and projects) will be on the agenda of the August County Board meeting for submission to HUD by August 14th.

Kane-Elgin HOME Program for Housing Development

- Staff has initiated the 3-year renewal process with HUD
- Call for applications to be released in late July



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Approving a Housing and Community Development Consolidated Plan

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

Budget Information:

Was this item budgeted? Yes	Appropriation Amount: \$5,033,106.52
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? Yes	

Summary:

The attached resolution approves the County's Housing and Community Development Consolidated Plan for 2025-2029, including programs and projects to be undertaken with Federal Fiscal Year 2025 funds provided by the U.S. Department of Housing and Urban Development (HUD). The plan is necessary in order to apply for and receive federal housing and community development funding. The plan identifies high-priority housing and community development needs to be addressed with federal funds over a five-year period, and includes specific projects and activities that will be undertaken with funds from HUD in year one (Program Year 2025).

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Every five years, Kane-Elgin HOME Consortium develops a Consolidated Plan, which establishes the priorities and goals for the allocation of funding from the U.S. Department of Housing and Urban Development (HUD) Development formula block grant programs: Community Development Block Grant and HOME Investment Partnership program. Funds from these programs are used to assist with a variety of housing and community development activities, including but not limited to, homeless services, new construction of affordable housing units, renovation and rehabilitation of existing affordable housing, provision of essential public services, and improvements to neighbor infrastructure. The Plan covers the geographic area of the County Consortium jurisdiction, which comprises 25 of the 30 municipalities in the County plus the unincorporated areas. The five municipalities not belonging to the Consortium prepare separate Consolidated Plans, work within the state program, or participate with a different consortium.

The Consolidated Plan is designed to help jurisdictions assess their affordable housing and community development needs, foster a community-wide dialogue about funding priorities, and to ultimately make data-driven and place-based investment decisions regarding federal

In addition to outlining the priorities and goals for program year 2025-2029 the Consolidated Plan outlines activities for Program Year 2025 that address these priorities. In the 2025 program year the consortium anticipates the availability of funding in the following amounts; \$ 2,147,943.52 in Community Development Block Grant; \$2,643,729 in HOME Partnership Program funds; and \$241,434 in Continuum of Care funding. Details for each funding source are included in the table below.

Table #1			
2025 Program Year Budgets			
KANE COUNTY COMMUNITY DEVELOPMENT PROGRAM			
BUDGET FOR PROGRAM YEAR 2025			
Priority	Program/Project Name	Program/Project Description	Funding
Affordable Housing	Affordable Housing Fund	The Affordable Housing Fund (AHF) will support the preservation and creation of affordable housing.	\$892,910
Neighborhood Infrastructure	Village of Carpentersville 2025 Roadway Resurfacing Program	Infrastructure improvement of sidewalks, curbs, roads, and gutters.	\$480,000
	Village of North Aurora	Lining and replacement of water main.	\$504,000
Homeless Support Services	HMIS Implementation	Support the administration of the Homeless Management Information System	\$29,600
Program Planning and Administration	Program Administration and Planning	Provide funds to cover expenses associated with administration & planning of the Community Development Program.	\$241,434
GRAND TOTAL			\$2,147,944
HOME INVESTMENT PARTNERSHIPS PROGRAM			
BUDGET FOR PROGRAM YEAR 2025			
Affordable Housing	Affordable Housing Fund	The Affordable Housing Fund (AHF) will support the preservation and creation of affordable housing.	\$2,561,667
Program Planning and Administration	Administration	Provide funds to cover expenses associated with administration of the HOME Program.	\$82,062
GRAND TOTAL			\$2,643,729
CONTINUUM OF CARE PROGRAM			
BUDGET FOR PROGRAM YEAR 2025			
Homeless Services	Pathways Community Network Institute	Provide technical support related to the implementation of the HMIS system as required by HUD.	\$251,651
	Bowman Systems	Provide license & hosting services for ServicePoint a software system that coordinates homeless data and services.	
Program Planning and Administration	Administration	Provide funds associated with administration of the COC Program.	
GRAND TOTAL			\$251,651

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG and HOME programs are to provide decent housing, a suitable living environment for the cities' low and moderate income residents, and economic opportunities for low moderate

income residents. The partners in the Kane-Elgin Consortium strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- *Providing decent housing means assisting those at risk of homelessness; preserving/developing additional affordable housing stock, and offering down payment and closing cost assistance for low and moderate income persons

- *Providing a suitable living environment entails improving the safety and livability of neighborhoods.

- *Expanding economic opportunities involves creating jobs that are accessible to low and moderate income persons.

The following outcome options help to identify the type of change/result that is sought by each activity:

- *Availability/Accessibility: Activities that make services, infrastructure, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. *Accessibility does not refer only to physical barriers, but to making the affordable basics of daily living available and accessible to low- and moderate-income people.

- *Affordability: Activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. This can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services including transportation or day care.

- *Sustainability: Projects where the activity is aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slum or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Progress toward Outcomes is measured with Output Indicators, as defined by HUD. Objectives are combined with Outcomes to produce an Outcome Statement. Outcomes are the “benefits” relating to a change in conditions, status, attitudes, knowledge, or behavior that result from the funded programs. Table #2 below provides more details related to the Consortium’s priorities.

Table #2 Kane-Elgin Consortium 2025-2029 Priorities

Priority #1 Affordable Housing
<p>Under the Affordable Housing priority, the Consortium will:</p> <ul style="list-style-type: none"> • Increase homeownership opportunities for low and moderate-income households (less than or equal to 80% of area median income,) • Improve the quality, expand the supply, and/or increase the diversity of affordable rental units available to lower-income households (less than or equal to 80% of area median income). • Implement an owner occupied single-family dwelling rehabilitation program funded by both HOME and CDBG funds for low to moderate income households. • Provide first-time homebuyer assistance to low-income homeowners throughout the area. • Continue to further fair housing in the County through educating the public on fair housing laws.
Priority #2 Neighborhood Improvement
<p>When appropriate, the county and city will strategically utilize their Federal funding to provide “gap” funding for critical, targeted, neighborhood improvement projects. Generally, there are four main focus areas of neighborhood improvement priority which could be targeted with Federal funds:</p> <ul style="list-style-type: none"> • Sanitary and Storm water drainage systems, • Watermain replacement, • Neighborhood streets, curbs, and sidewalks • Neighborhood parks and playgrounds
Priority #3 Homeless Services
<p>The Consortium will continue to work with the Continuum of Care for Kane County to support the availability of services and facilities that assist persons at risk of homelessness.</p>
Priority #4 Job Creation
<p>The Consortium will provide gap financing to for-profit businesses for capital improvements that will encourage the creation or retention of employment opportunities for low to moderate income residents thru the expansion/modernization of local businesses or the leverage of new private investment.</p>

3. Evaluation of past performance

At the end of each program year the Kane-Elgin Consortium submits to HUD a Consolidated Annual Performance and Evaluation Report (CAPER). This document states the objectives and outcomes identified in each year’s Annual Action Plan and includes an evaluation of past performance through measurable goals and objectives compared to actual performance. To date the Consortium has completed four program years. Table #3 shows the number and types of projects completed in program years 2021-2024.

Table #3 Kane-Elgin Consortium Accomplishments Program Years 2021 thru 2024		
Goal	Outcome	Number assisted
Creation of Affordable Owner Occupied Housing	Affordable Homeowner Housing Developed	12 Units
Creation of Affordable Owner Occupied Housing	Homeowner Housing Rehabilitated	17 Units
Creation of Affordable Rental Housing	Rental Units rehabilitated	23 Units
Homeless Services	Homeless Management Information System	2,465 Persons
Neighborhood Improvements	Neighborhood Infrastructure (i.e. streets or parks)	26,510 Persons

During this time frame the Consortium has made significant contributions to supply new and rehabilitated affordable housing units. This includes funding for the construction of affordable rental units for the elderly and families, rehabilitation and new construction of single-family housing units to promote homeownership, rehabilitation of owner-occupied homes, and assisting local jurisdictions with the updating of neighborhood infrastructure (including streets and parks). The Consortium was successful at investing resources to address priority needs, ensuring compliant implementation of projects and programs, and achieving anticipated outcomes.

The Consortium will continue to evaluate the performance of its partners, programs, and projects. Through regular ongoing monitoring, the Consortium will ensure activities are implemented effectively and that the funded activities are addressing community needs.

4. Summary of citizen participation process and consultation process

In the development of the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan public outreach and citizen participation was instrumental. Prior to completing a draft of the plan the Consortium completed the following process of identifying priority housing and community development needs for 2025 thru 2029 and the 2025 projects that meet those needs. These steps included:

- 3 community meetings on the needs of homeless within Kane County in fall of 2024 (8 persons with lived experience, 15 community stakeholders)

- 1 community meeting with local landlords, housing developers and property owners in April of 2025 (63 attendees)
- Housing and Community Development Priority needs survey emailed to over 200 individuals with an interest in Housing and Community Development issues in Kane County with 17 Respondents.
- Homelessness and Housing needs survey emailed to 79 individuals with an interest in Homelessness and Housing issues in Kane County with 57 Respondents.
- Community Development Commission public meeting discussing funding for priority housing and community development needs included in the 2025-2029 Consolidated Plan and 2025 Annual Action Plan.
- Kane-Elgin HOME Commission public meeting discussing funding for affordable housing priorities included in the 2025-2029 Consolidated Plan and 2025 Annual Action Plan.
- Public Comment Period to begin July 10th of 2025 and conclude on August 10th of 2025.
- Public Hearing Scheduled for 2:00 pm on July 25th at 719 S. Batavia Avenue, 4th Floor Conference Room.

Passed by the Kane County Board on August 12, 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

Amending the 2020-2024 Housing and Community Development Consolidated Plan

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

Budget Information:

Was this item budgeted? Yes	Appropriation Amount: \$3,399,022
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? Yes	

Summary:

The attached resolution amends the County's 2020-2024 Housing and Community Development Consolidated Plan. This amendment seeks to reallocate \$175,000 of Homeless & Supportive Services and \$30,322.92 of Program Admin funds from Program Year 2020 CDBGCV funds to Infrastructure to support the North Aurora Veterans Memorial.



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Approving Substantial Amendment to the HOME-ARP 2021 Allocation Plan

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

Budget Information:

Was this item budgeted? Yes	Appropriation Amount: \$3,404,111
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? Yes	

Summary:

The attached resolution approves the County's Housing and Community Development Substantial Amendment to the HOME-ARP Program Year 2021 Allocation Plan. This amendment seeks to allocate \$5,089 in newly identified HOME-ARP for Supportive Services for eligible low- to moderate-income residents in Kane County. Attached is an executive summary of the amended plan.

WHEREAS, these funds were budgeted for FY2025 and are available in Fund 412, Emergency Rental Assistance Program #2.

NOW, THEREFORE, BE IT RESOLVED that the Kane County Board that the Chairman of the Kane County Board and/or the Director of the Development & Community Services Department are hereby authorized to execute additional development agreements and any other documents required to effectuate mortgages and promissory notes for the projects listed in Appendix A subject to review by the Kane County State's Attorney and to be in compliance with all State and Federal regulations.

BE IT FURTHER RESOVED by the Kane County Board that funding may be redistributed between the projects in Appendix A by the Director of Development & Community Services Department if needed to spend the entire maximum of twenty-five percent (\$3,883,288.00) before September 30, 2025.

Passed by the Kane County Board on August 12, 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:

APPENDIX A

Projects Approved for Use of Emergency Rental Assistance Program Funds along with previously approved HOME Funds and other Funds for Affordable Housing

Project Approved In	Project Sponsor	Project Name	Projected ERAP 2 Funding
2022	AID Inc.	Wildwood Commons	\$756,066.00
Program Summary & Status: Wildwood Commons is a 2-story elevator building being constructed by AID near the junction of US Highway 20 and IL-31. This permanent supportive housing development will have 21 one-bedroom and 2 two-bedroom apartments and serve household earning less than 30% of area median income. The project is nearly complete, with lease up starting in Spring 2025			
2022	AID, Inc.	Wildwood Trace	\$175,954.00
Program Summary & Status: Wildwood Trace is a 3-story elevator building being constructed by AID near the junction of US Highway 20 and IL-31. This workforce housing development will have 34 one-bedroom and 16 two-bedroom apartments and serve household earning less than 60% of area median income. The project is nearly complete, with lease up starting in Spring 2025. This project is funded in conjunction with HOME funds.			
2023	Burton Foundation	Giffords Crossing	\$1,575,000.00
Program Summary & Status: Gifford's Crossing is a 36-unit new construction rental townhouse development on the west side of the City of Elgin. The project is mixture of two-bedroom, three-bedroom, and four-bedroom units. This is workforce housing project will be available to households earning less than 60% of area median income. Construction on this project began in the Spring of 2025.			
2024	3 Diamond Development	Carrol Tower	\$558,319.00
Program Summary & Status: Carrol Tower project is the rehabilitation of senior housing complex located within the City of St. Charles near the junction of IL-64 and IL-31. This senior housing development has 108 one-bedroom apartments and serve household earning less than 60% of area median income. The project is scheduled to close on its financing in 2025 with construction to start shortly after closing. This project is funded in conjunction with City of St. Charles Housing Trust fund.			
2024	Spillane & Sons Inc.	Single Family Redevelopment Program	\$817,949.00
Program Summary & Status: Kane County's Single Family Redevelopment Program is a program that started after the 2008 housing crisis. This program targets redevelopment of single-family homes within Kane County into workforce housing units. Spillane and Sons, a local small business, is under agreement for the redevelopment of a 2-unit rental property located at 414 S. Batavia Ave. the City of Batavia thru the County's Affordable Housing Fund.			



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Approving Projects for Affordable Rental Housing Using Emergency Rental Assistance Program 2 Funds

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

Mark VanKerkhoff, 630.232.3451

Budget Information:

Was this item budgeted? Yes	Appropriation Amount: \$3,883,288.00
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? Yes	

Summary:

This resolution approves five already approved affordable housing projects to use funding from the U.S. Department of Treasury through the Emergency Rental Assistance Program #2. This funding was budgeted for FY2025 and is available in Fund 412, Emergency Rental Assistance Program #2. Funding is only available until September 30, 2025. The resolution authorizes the Chairman of the Kane County Board and/or the Director of the Development & Community Services Department to execute additional development agreements and any other documents required to effectuate mortgages and promissory notes for the projects listed in Appendix A subject to review by the Kane County State's Attorney and to be in compliance with all State and Federal regulations. The resolution also authorizes that funding may be redistributed between the projects in Appendix A by the Director of Development & Community Services Department if needed to spend the funds before September 30, 2025.