Kane County

KC County Development Committee

Agenda

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

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

Monday, March 16, 2026 | **10:30 AM** | **County Board Room**

*****SPECIAL MEETING*****

2026 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: February 17, 2026**
5. **Public Comment**
6. **Monthly Financials**
   - **A.** Monthly Finance Reports

7. Building & Zoning Division

A. Building & Zoning Report

B. Zoning Petitions

1. Petition # 4671 Petitioner: Patrycja Karwowski

2. Petition # 4679 Petitioner: ILSolar07 LLC

3. Petition # 4680 Petitioner: ILSolar08 LLC

4. Petition # 4681 Petitioner: USS Webb LLC

C. Buliding and Zoning Ordinance

1. **Ordinance:** Amending Chapter 6 of the Kane County Code Buildings and Building Regulations: Article IV Fees

8. Property Code Enforcement Division

A. Monthly Report

9. Planning & Special Projects

A. Monthly Report

B. **Resolution:** Establishing the Official Road Name for a Segment of Illinois Route 31 in Unincorporated Kane County

10. Subdivision

A. Minor Adj., Mill Creek, K-7, Sunroom

11. Environmental Resources

12. Water Resources

A. **Resolution:** Authorizing an Intergovernmental Agreement with the City of Aurora for Lead Service Line Replacement on Solfisburg Avenue

B. Floodplain Manager of the Year Award

13. New Business

14. Reports Placed On File

15. Executive Session (if needed)

16. Adjournment

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

FINANCE REPORT NO. TMP-26-395

MONTHLY FINANCE REPORTS

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
670 Environmental Management	**$ 285,395**	**$ 765,336**	**$ 857,755**	**$ 1,327,364**	**$ 1,640,222**	**$ 214,679**	**$ 1,636,952**	**$ 1,633,906**	**13.11%**	
001 General Fund	**$ 67,115**	**$ 76,617**	**$ 85,797**	**$ 115,468**	**$ 154,723**	**$ 36,850**	**$ 75,815**	**$ 75,815**	**48.61%**	
Revenue	***$ 67,115***	***$ 76,617***	***$ 85,797***	***$ 115,468***	***$ 154,723***	***$ 36,850***	***$ 75,815***	***$ 75,815***	***48.61%***	
Reimbursements	**$ 4,875**	**$ 4,775**	**$ 4,950**	**$ 5,225**	**$ 4,978**	**$ 50**	**$ 5,000**	**$ 5,000**	**1.00%**	
37900 - Miscellaneous Reimbursement	$ 4,875	$ 4,775	$ 4,950	$ 5,225	$ 4,978	$ 50	$ 5,000	$ 5,000	1.00%	
Transfers In	**$ -**	**$ 27,000**	**$ 27,089**	**$ 27,630**	**$ 28,321**	**$ 33,815**	**$ 33,815**	**$ 33,815**	**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	$ 33,815	$ 33,815	$ 33,815	100.00%	
Charges for Services	**$ 34,576**	**$ 8,250**	**$ 12,050**	**$ 3,500**	**$ 5,000**	**$ -**	**$ 5,000**	**$ 5,000**	**0.00%**	
34730 - Subdivision Approval Fees	$ 1,500	$ 8,250	$ 12,050	$ 3,500	$ 5,000	$ -	$ 5,000	$ 5,000	0.00%	
35385 - Electrical Aggregation Admin Fee	$ 33,076	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Licenses and Permits	**$ 27,665**	**$ 36,592**	**$ 41,708**	**$ 79,113**	**$ 116,425**	**$ 2,985**	**$ 32,000**	**$ 32,000**	**9.33%**	
31310 - Residential Grading Plan Permits	$ 10,075	$ 9,202	$ 13,163	$ 10,935	$ 18,079	$ 50	$ 5,000	$ 5,000	1.00%	
31320 - Stormwater Permits	$ 16,590	$ 22,390	$ 28,545	$ 67,178	$ 93,346	$ 2,935	$ 25,000	$ 25,000	11.74%	
31360 - Wetland Permits	$ 1,000	$ 5,000	$ -	$ 1,000	$ 5,000	$ -	$ 2,000	$ 2,000	0.00%	
Grants	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
33613 - Natural Hazard Mitigation Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
420 Stormwater Management	**$ 11,958**	**$ 271,874**	**$ 70,057**	**$ 312,319**	**$ 751,418**	**$ 941**	**$ 691,908**	**$ 691,571**	**0.14%**	
Revenue	***$ 11,958***	***$ 271,874***	***$ 70,057***	***$ 312,319***	***$ 751,418***	***$ 941***	***$ 691,908***	***$ 691,571***	***0.14%***	
Interest Revenue	**$ (42)**	**$ (19,958)**	**$ 67,557**	**$ 82,334**	**$ 105,435**	**$ 941**	**$ 55,000**	**$ 55,000**	**1.71%**	
38000 - Investment Income	$ (42)	$ (19,958)	$ 67,557	$ 82,334	$ 105,435	$ 941	$ 55,000	$ 55,000	1.71%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 636,908**	**$ 636,571**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 636,908	$ 636,571	0.00%	
Transfers In	**$ 9,000**	**$ -**	**$ -**	**$ 30,000**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
39000 - Transfer From Other Funds	$ 9,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
39001 - Transfer from General Fund 001	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ -	$ -	0.00%	
Charges for Services	**$ -**	**$ 287,332**	**$ -**	**$ 198,985**	**$ 645,983**	**$ -**	**$ -**	**$ -**	**0.00%**	
34700 - Wetland Fee in Lieu Fees	$ -	$ 287,332	$ -	$ 198,985	$ 645,983	$ -	$ -	$ -	0.00%	
Licenses and Permits	**$ 3,000**	**$ 4,500**	**$ 2,500**	**$ 1,000**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
31360 - Wetland Permits	$ 3,000	$ 4,500	$ 2,500	$ 1,000	$ -	$ -	$ -	$ -	0.00%	
421 Elec Agg Civic Contribution	**$ 47,655**	**$ 314,939**	**$ 277,340**	**$ 88,950**	**$ 110,590**	**$ 140**	**$ 207,494**	**$ 207,494**	**0.07%**	
Revenue	***$ 47,655***	***$ 314,939***	***$ 277,340***	***$ 88,950***	***$ 110,590***	***$ 140***	***$ 207,494***	***$ 207,494***	***0.07%***	
Interest Revenue	**$ (79)**	**$ (5,450)**	**$ 14,395**	**$ 28,947**	**$ 30,586**	**$ 140**	**$ 12,000**	**$ 12,000**	**1.17%**	
38000 - Investment Income	$ (79)	$ (5,450)	$ 14,395	$ 28,947	$ 30,586	$ 140	$ 12,000	$ 12,000	1.17%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 115,494**	**$ 115,494**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 115,494	$ 115,494	0.00%	
Reimbursements	**$ 47,734**	**$ 320,389**	**$ 262,945**	**$ 60,003**	**$ 80,004**	**$ -**	**$ 80,000**	**$ 80,000**	**0.00%**	
35386 - Electrical Aggregation Civic Contribution	$ 47,734	$ 320,389	$ 262,945	$ 60,003	$ 80,004	$ -	$ 80,000	$ 80,000	0.00%	
650 Enterprise Surcharge	**$ 160,595**	**$ 102,134**	**$ 423,887**	**$ 809,779**	**$ 622,343**	**$ 176,740**	**$ 660,247**	**$ 657,538**	**26.77%**	
Revenue	***$ 160,595***	***$ 102,134***	***$ 423,887***	***$ 809,779***	***$ 622,343***	***$ 176,740***	***$ 660,247***	***$ 657,538***	***26.77%***	
Interest Revenue	**$ 1,800**	**$ (62,612)**	**$ 241,146**	**$ 308,101**	**$ 331,947**	**$ (9,016)**	**$ 86,457**	**$ 86,457**	**(10.43%)**	
38000 - Investment Income	$ 1,800	$ (62,612)	$ 241,146	$ 308,101	$ 331,947	$ (9,016)	$ 86,457	$ 86,457	(10.43%)	
Other	**$ 1,000**	**$ 250**	**$ 1,156**	**$ 10,934**	**$ 10,863**	**$ -**	**$ 19,838**	**$ 17,129**	**0.00%**	
38900 - Miscellaneous Other	$ 1,000	$ 250	$ 1,156	$ 10,934	$ 10,863	$ -	$ -	$ -	0.00%	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,838	$ 17,129	0.00%	
Reimbursements	**$ 75,297**	**$ 71,830**	**$ 75,361**	**$ 91,058**	**$ 128,098**	**$ 8,456**	**$ 75,000**	**$ 75,000**	**11.27%**	
37270 - House Hazard Waste Reimbursement	$ 75,297	$ 71,830	$ 75,361	$ 91,058	$ 128,098	$ 8,456	$ 75,000	$ 75,000	11.27%	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Transfers In	**$ 71,323**	**$ 61,000**	**$ 86,500**	**$ 364,825**	**$ 96,800**	**$ 162,400**	**$ 162,400**	**$ 162,400**	**100.00%**	
39000 - Transfer From Other Funds	$ 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	$ 162,400	$ 162,400	$ 162,400	100.00%	
Charges for Services	**$ 11,175**	**$ 31,666**	**$ 19,724**	**$ 34,861**	**$ 33,725**	**$ 14,900**	**$ 28,900**	**$ 28,900**	**51.56%**	
34690 - Hauling Fees	$ 10,425	$ 20,575	$ 19,125	$ 33,600	$ 6,950	$ 14,900	$ 18,000	$ 18,000	82.78%	
34715 - Franchise Fee	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ 10,400	$ 10,400	0.00%	
35405 - Electric Vehicle Charging Station Fee	$ 750	$ 1,091	$ 599	$ 1,261	$ 26,775	$ -	$ 500	$ 500	0.00%	
Grants	**$ -**	**$ -**	**$ -**	**$ -**	**$ 20,912**	**$ -**	**$ 287,652**	**$ 287,652**	**0.00%**	
33903 - Grants - Federal Government	$ -	$ -	$ -	$ -	$ 20,912	$ -	$ 287,652	$ 287,652	0.00%	
651 Enterprise General	**$ (1,929)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
Revenue	***$ (1,929)***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***0.00%***	
Interest Revenue	**$ (2,179)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ (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**	**$ 1,147**	**$ 7**	**$ 1,488**	**$ 1,488**	**0.48%**	
Revenue	***$ -***	***$ (228)***	***$ 673***	***$ 848***	***$ 1,147***	***$ 7***	***$ 1,488***	***$ 1,488***	***0.48%***	
Interest Revenue	**$ -**	**$ (228)**	**$ 673**	**$ 848**	**$ 1,147**	**$ 7**	**$ 488**	**$ 488**	**1.48%**	
38000 - Investment Income	$ -	$ (228)	$ 673	$ 848	$ 1,147	$ 7	$ 488	$ 488	1.48%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,000**	**$ 1,000**	**0.00%**	
38538 - Collections	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ 1,000	0.00%	
Grand Total	**$ 285,395**	**$ 765,336**	**$ 857,755**	**$ 1,327,364**	**$ 1,640,222**	**$ 214,679**	**$ 1,636,952**	**$ 1,633,906**	**13.11%**	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
670 Environmental Management	**$ 1,077,219**	**$ 804,366**	**$ 953,905**	**$ 1,020,888**	**$ 1,043,548**	**$ 258,879**	**$ 2,248,676**	**$ 2,225,775**	**11.51%**	
001 General Fund	**$ 494,965**	**$ 549,659**	**$ 623,476**	**$ 656,449**	**$ 726,304**	**$ 144,811**	**$ 687,539**	**$ 667,684**	**21.06%**	
Expenses	***$ 494,965***	***$ 549,659***	***$ 623,476***	***$ 656,449***	***$ 726,304***	***$ 144,811***	***$ 687,539***	***$ 667,684***	***21.06%***	
Personnel Services- Salaries & Wages	**$ 411,358**	**$ 449,994**	**$ 509,650**	**$ 652,281**	**$ 707,708**	**$ 143,269**	**$ 681,689**	**$ 661,834**	**21.02%**	
40000 - Salaries and Wages	$ 411,358	$ 449,994	$ 509,650	$ 652,281	$ 707,708	$ 143,269	$ 681,689	$ 661,834	21.02%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40007 - Equity Study Adjustments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 78,977**	**$ 94,828**	**$ 108,393**	**$ 126,050**	**$ -**	**$ -**	**$ 241,345**	**$ 241,345**	**0.00%**	
45000 - Healthcare Contribution	$ 77,192	$ 93,082	$ 105,913	$ 122,921	$ -	$ -	$ 139,067	$ 139,067	0.00%	
45009 - Healthcare Subsidy	$ -	$ (39)	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ 1,785	$ 1,785	$ 2,480	$ 3,129	$ -	$ -	$ 2,982	$ 2,982	0.00%	
45100 - FICA/SS Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,642	$ 50,642	0.00%	
45200 - IMRF Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,199	$ 37,199	0.00%	
53010 - Workers Compensation	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,455	$ 11,455	0.00%	
Contractual Services	**$ 3,895**	**$ 3,130**	**$ 4,121**	**$ 3,266**	**$ 17,930**	**$ 1,496**	**$ 4,650**	**$ 4,650**	**32.17%**	
50150 - Contractual/Consulting Services	$ -	$ 252	$ -	$ -	$ 12,948	$ 175	$ -	$ -	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	$ 510	$ 100	$ 147	$ 143	$ 1,113	$ 10	$ 200	$ 200	5.00%	
53070 - Legal Printing	$ 830	$ 234	$ 1,019	$ 145	$ 339	$ -	$ 250	$ 250	0.00%	
53100 - Conferences and Meetings	$ 2,379	$ 1,930	$ 2,349	$ 2,927	$ 2,543	$ 1,222	$ 3,000	$ 3,000	40.73%	
53110 - Employee Training	$ -	$ -	$ -	$ -	$ 215	$ -	$ 250	$ 250	0.00%	
53120 - Employee Mileage Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ 100	$ 100	0.00%	
53130 - General Association Dues	$ 176	$ 614	$ 606	$ 50	$ 773	$ 89	$ 400	$ 400	22.25%	
Commodities	**$ 735**	**$ 1,707**	**$ 1,312**	**$ 903**	**$ 666**	**$ 45**	**$ 1,200**	**$ 1,200**	**3.79%**	
60000 - Office Supplies	$ 35	$ 23	$ 490	$ 45	$ 181	$ -	$ 400	$ 400	0.00%	
60010 - Operating Supplies	$ 126	$ 4	$ 199	$ 250	$ 24	$ -	$ 100	$ 100	0.00%	
60020 - Computer Related Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ 200	$ 200	0.00%	
60060 - Computer Software- Non Capital	$ -	$ 900	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
63040 - Fuel- Vehicles	$ 574	$ 780	$ 624	$ 608	$ 462	$ 45	$ 500	$ 500	9.09%	
Services	**$ -**	**$ -**	**$ -**	**$ (126,050)**	**$ -**	**$ -**	**$ (241,345)**	**$ (241,345)**	**0.00%**	
45005 - Healthcare Contribution Contra Account	$ -	$ -	$ -	$ (122,921)	$ -	$ -	$ (139,067)	$ (139,067)	0.00%	
45015 - Dental Insurance Contra Account	$ -	$ -	$ -	$ (3,129)	$ -	$ -	$ (2,982)	$ (2,982)	0.00%	
45105 - FICA/SS Contribution Contra Account	$ -	$ -	$ -	$ -	$ -	$ -	$ (50,642)	$ (50,642)	0.00%	
45205 - IMRF Contribution Contra Account	$ -	$ -	$ -	$ -	$ -	$ -	$ (37,199)	$ (37,199)	0.00%	
53015 - Worker's Comp Contra Account	$ -	$ -	$ -	$ -	$ -	$ -	$ (11,455)	$ (11,455)	0.00%	
420 Stormwater Management	**$ 12,980**	**$ 24,154**	**$ 77,755**	**$ 19,797**	**$ 278,698**	**$ 3,583**	**$ 691,908**	**$ 691,571**	**0.52%**	
Expenses	***$ 12,980***	***$ 24,154***	***$ 77,755***	***$ 19,797***	***$ 278,698***	***$ 3,583***	***$ 691,908***	***$ 691,571***	***0.52%***	
Personnel Services- Salaries & Wages	**$ 7,542**	**$ 7,696**	**$ 7,937**	**$ 9,533**	**$ 9,801**	**$ 2,130**	**$ 10,134**	**$ 9,839**	**21.02%**	
40000 - Salaries and Wages	$ 7,542	$ 7,696	$ 7,937	$ 9,533	$ 9,801	$ 2,130	$ 10,134	$ 9,839	21.02%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 3,933**	**$ 4,213**	**$ 4,200**	**$ 4,418**	**$ 4,751**	**$ 989**	**$ 4,947**	**$ 4,905**	**20.00%**	
45000 - Healthcare Contribution	$ 2,554	$ 2,955	$ 3,063	$ 3,129	$ 3,364	$ 703	$ 3,375	$ 3,375	20.83%	
45010 - Dental Contribution	$ 60	$ 60	$ 60	$ 64	$ 65	$ 13	$ 65	$ 65	20.69%	

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45100 - FICA/SS Contribution	$ 509	$ 521	$ 537	$ 655	$ 672	$ 148	$ 778	$ 755	19.03%	
45200 - IMRF Contribution	$ 584	$ 462	$ 364	$ 393	$ 478	$ 125	$ 558	$ 539	22.36%	
53010 - Workers Compensation	$ 225	$ 216	$ 176	$ 176	$ 173	$ -	$ 171	$ 171	0.00%	
Contractual Services	**$ 1,249**	**$ 11,965**	**$ 65,336**	**$ 5,579**	**$ 263,605**	**$ 203**	**$ 676,566**	**$ 676,566**	**0.03%**	
50150 - Contractual/Consulting Services	$ -	$ -	$ 65,000	$ 907	$ 23,604	$ 203	$ 75,000	$ 75,000	0.27%	
53000 - Liability Insurance	$ 144	$ 179	$ 232	$ 246	$ 368	$ -	$ 361	$ 361	0.00%	
53020 - Unemployment Claims	$ 5	$ 6	$ 4	$ 3	$ 5	$ -	$ 5	$ 5	0.00%	
53070 - Legal Printing	$ -	$ -	$ -	$ 39	$ -	$ -	$ -	$ -	0.00%	
53100 - Conferences and Meetings	$ 1,000	$ -	$ -	$ 4,384	$ 450	$ -	$ 1,000	$ 1,000	0.00%	
53130 - General Association Dues	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ 200	$ 200	0.00%	
55000 - Miscellaneous Contractual Exp	$ -	$ 11,680	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
55030 - Grant Pass Thru	$ -	$ -	$ -	$ -	$ 239,177	$ -	$ 600,000	$ 600,000	0.00%	
Commodities	**$ 256**	**$ -**	**$ 21**	**$ -**	**$ 280**	**$ -**	**$ -**	**$ -**	**0.00%**	
60010 - Operating Supplies	$ 256	$ -	$ 21	$ -	$ 280	$ -	$ -	$ -	0.00%	
Transfers Out	**$ -**	**$ 279**	**$ 262**	**$ 267**	**$ 261**	**$ 261**	**$ 261**	**$ 261**	**100.00%**	
99000 - Transfer To Other Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99001 - Transfer to General Fund 001	$ -	$ 279	$ 262	$ 267	$ 261	$ 261	$ 261	$ 261	100.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
421 Elec Agg Civic Contribution	**$ -**	**$ 30,896**	**$ 63,358**	**$ 103,421**	**$ 48,321**	**$ 33,815**	**$ 207,494**	**$ 207,494**	**16.30%**	
Expenses	***$ -***	***$ 30,896***	***$ 63,358***	***$ 103,421***	***$ 48,321***	***$ 33,815***	***$ 207,494***	***$ 207,494***	***16.30%***	
Contractual Services	**$ -**	**$ 3,896**	**$ 36,269**	**$ 75,791**	**$ 20,000**	**$ -**	**$ 110,000**	**$ 110,000**	**0.00%**	
50150 - Contractual/Consulting Services	$ -	$ 3,896	$ 36,269	$ 75,791	$ 20,000	$ -	$ 110,000	$ 110,000	0.00%	
Transfers Out	**$ -**	**$ 27,000**	**$ 27,089**	**$ 27,630**	**$ 28,321**	**$ 33,815**	**$ 33,815**	**$ 33,815**	**100.00%**	
99000 - Transfer To Other Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99001 - Transfer to General Fund 001	$ -	$ 27,000	$ 27,089	$ 27,630	$ 28,321	$ 33,815	$ 33,815	$ 33,815	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	**$ 261,810**	**$ 199,658**	**$ 189,315**	**$ 241,221**	**$ (9,774)**	**$ 76,671**	**$ 660,247**	**$ 657,538**	**11.61%**	
Expenses	***$ 261,810***	***$ 199,658***	***$ 189,315***	***$ 241,221***	***$ (9,774)***	***$ 76,671***	***$ 660,247***	***$ 657,538***	***11.61%***	
Personnel Services- Salaries & Wages	**$ 82,559**	**$ 51,899**	**$ 21,964**	**$ 29,294**	**$ (120,887)**	**$ 17,123**	**$ 88,403**	**$ 86,030**	**19.37%**	
40000 - Salaries and Wages	$ 83,935	$ 51,899	$ 21,964	$ 29,294	$ (121,912)	$ 17,123	$ 88,403	$ 86,030	19.37%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40009 - Salaries and Wages Subsidy	$ (1,376)	$ -	$ -	$ -	$ 1,025	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 29,433**	**$ 19,093**	**$ 9,514**	**$ 10,669**	**$ (42,463)**	**$ 7,437**	**$ 40,871**	**$ 40,535**	**18.20%**	
45000 - Healthcare Contribution	$ 12,810	$ 10,148	$ 5,995	$ 6,369	$ (20,147)	$ 5,190	$ 26,627	$ 26,627	19.49%	
45009 - Healthcare Subsidy	$ (80)	$ -	$ -	$ -	$ 60	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ 666	$ 49	$ 211	$ 231	$ (753)	$ 127	$ 654	$ 654	19.49%	
45019 - Dental Subsidy	$ (5)	$ -	$ -	$ -	$ 3	$ -	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ 6,190	$ 3,954	$ 1,671	$ 2,223	$ (9,185)	$ 1,148	$ 6,769	$ 6,588	16.96%	
45109 - FICA/SS Subsidy	$ (99)	$ -	$ -	$ -	$ 74	$ -	$ -	$ -	0.00%	
45200 - IMRF Contribution	$ 7,097	$ 3,529	$ 1,130	$ 1,338	$ (8,719)	$ 971	$ 5,330	$ 5,175	18.23%	
45209 - IMRF Subsidy	$ (121)	$ -	$ -	$ -	$ 90	$ -	$ -	$ -	0.00%	
53010 - Workers Compensation	$ 2,974	$ 1,413	$ 508	$ 507	$ (3,886)	$ -	$ 1,491	$ 1,491	0.00%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Contractual Services	**$ 141,421**	**$ 114,667**	**$ 142,632**	**$ 185,655**	**$ 140,712**	**$ 48,947**	**$ 432,398**	**$ 432,398**	**11.32%**	
50140 - Engineering Services	$ 3,126	$ 1,300	$ -	$ -	$ 1,584	$ -	$ 15,000	$ 15,000	0.00%	
50150 - Contractual/Consulting Services	$ 103,728	$ 82,067	$ 112,642	$ 142,725	$ 111,452	$ 47,998	$ 361,500	$ 361,500	13.28%	
50590 - Professional Services	$ 27,227	$ 19,914	$ 24,309	$ 28,066	$ 20,402	$ 174	$ 25,000	$ 25,000	0.69%	
50650 - Blighted Structure Demolition	$ 210	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
50660 - Electric Vehicle Services	$ 769	$ 1,540	$ 43	$ 1,500	$ -	$ -	$ 1,000	$ 1,000	0.00%	
52230 - Repairs and Maint- Vehicles	$ 90	$ 1,096	$ -	$ 2,411	$ 1,978	$ -	$ 1,000	$ 1,000	0.00%	
53000 - Liability Insurance	$ 1,896	$ 1,171	$ 668	$ 667	$ (2,987)	$ -	$ 3,210	$ 3,210	0.00%	
53020 - Unemployment Claims	$ 60	$ 36	$ 10	$ 9	$ (82)	$ -	$ 53	$ 53	0.00%	
53060 - General Printing	$ 3,015	$ 5,288	$ 2,272	$ 6,595	$ 2,324	$ -	$ 20,500	$ 20,500	0.00%	
53100 - Conferences and Meetings	$ 150	$ 831	$ 934	$ 1,423	$ 1,875	$ -	$ 2,125	$ 2,125	0.00%	
53120 - Employee Mileage Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ 250	$ 250	0.00%	
53130 - General Association Dues	$ 1,148	$ 1,423	$ 1,754	$ 2,259	$ 4,165	$ 775	$ 2,760	$ 2,760	28.09%	
Commodities	**$ 8,397**	**$ 12,211**	**$ 13,341**	**$ 14,593**	**$ 11,877**	**$ 2,177**	**$ 45,349**	**$ 45,349**	**4.80%**	
60000 - Office Supplies	$ 250	$ 938	$ 497	$ 397	$ 550	$ 130	$ 600	$ 600	21.60%	
60010 - Operating Supplies	$ 6,065	$ 8,569	$ 11,314	$ 13,845	$ 10,867	$ 2,042	$ 36,299	$ 36,299	5.62%	
60040 - Postage	$ 1,804	$ 2,354	$ 1,241	$ -	$ -	$ -	$ 5,500	$ 5,500	0.00%	
60050 - Books and Subscriptions	$ -	$ -	$ -	$ -	$ -	$ -	$ 150	$ 150	0.00%	
60265 - Public Health Commodities - Coronavirus	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
63040 - Fuel- Vehicles	$ 23	$ 66	$ -	$ 43	$ 157	$ 6	$ 500	$ 500	1.20%	
64000 - Telephone	$ 255	$ 283	$ 290	$ 308	$ 303	$ -	$ 2,300	$ 2,300	0.00%	
Transfers Out	**$ -**	**$ 1,788**	**$ 1,864**	**$ 1,010**	**$ 987**	**$ 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	$ 987	100.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 52,239**	**$ 52,239**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,239	$ 52,239	0.00%	
651 Enterprise General	**$ 307,464**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
Expenses	***$ 307,464***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***0.00%***	
Contractual Services	**$ 293,465**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
50150 - Contractual/Consulting Services	$ 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	**$ 1,077,219**	**$ 804,366**	**$ 953,905**	**$ 1,020,888**	**$ 1,043,548**	**$ 258,879**	**$ 2,248,676**	**$ 2,225,775**	**11.51%**	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
690 Development	**$ 20,181,597**	**$ 13,169,433**	**$ 11,833,629**	**$ 8,460,828**	**$ 6,954,658**	**$ 2,074,181**	**$ 12,029,246**	**$ 12,003,928**	**17.24%**	
001 General Fund	**$ 1,918,260**	**$ 1,916,910**	**$ 2,175,002**	**$ 2,050,129**	**$ 1,893,564**	**$ 209,162**	**$ 2,333,050**	**$ 2,333,050**	**8.97%**	
Revenue	***$ 1,918,260***	***$ 1,916,910***	***$ 2,175,002***	***$ 2,050,129***	***$ 1,893,564***	***$ 209,162***	***$ 2,333,050***	***$ 2,333,050***	***8.97%***	
Other	**$ 3,550**	**$ 4,050**	**$ 800**	**$ 4,300**	**$ 5,600**	**$ 2,050**	**$ 4,000**	**$ 4,000**	**51.25%**	
38900 - Miscellaneous Other	$ 3,550	$ 4,050	$ 800	$ 4,300	$ 5,600	$ 2,050	$ 4,000	$ 4,000	51.25%	
Charges for Services	**$ 728,224**	**$ 718,773**	**$ 689,741**	**$ 740,738**	**$ 561,492**	**$ 126,623**	**$ 776,000**	**$ 776,000**	**16.32%**	
34710 - Cable Franchise Fees	$ 667,933	$ 693,248	$ 638,701	$ 608,306	$ 482,077	$ 116,223	$ 640,000	$ 640,000	18.16%	
34720 - Zoning Fees	$ 25,500	$ 23,325	$ 44,040	$ 52,275	$ 77,515	$ 10,100	$ 60,000	$ 60,000	16.83%	
34740 - Development/Planning Srv Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ 100	$ 100	0.00%	
34750 - Adjudication Hearing Fees	$ 564	$ 650	$ 1,300	$ 400	$ 1,900	$ 300	$ 600	$ 600	50.00%	
35375 - Vacant Dwelling Fees	$ -	$ 150	$ 150	$ -		$ -	$ 300	$ 300	0.00%	
35380 - Coin Opperated Amusement Fee	$ -	$ 1,000	$ 5,550	$ -	$ -	$ -	$ -	$ -	0.00%	
35420 - KEEP/C-PACE Admin Fees	$ 34,227	$ 400	$ -	$ 79,757	$ -	$ -	$ 75,000	$ 75,000	0.00%	
Licenses and Permits	**$ 1,186,486**	**$ 1,192,987**	**$ 1,484,460**	**$ 1,305,091**	**$ 1,326,472**	**$ 80,489**	**$ 1,552,300**	**$ 1,552,300**	**5.19%**	
31300 - Building and Inspection Permits	$ 1,185,561	$ 1,190,937	$ 1,482,510	$ 1,302,791	$ 1,324,522	$ 80,489	$ 1,550,000	$ 1,550,000	5.19%	
31320 - Stormwater Permits	$ 275	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
31380 - Publication Permits	$ 250	$ 250	$ 150	$ 300	$ 50	$ -	$ 300	$ 300	0.00%	
31410 - Fireworks Permits	$ 400	$ 1,800	$ 1,800	$ 2,000	$ 1,900	$ -	$ 2,000	$ 2,000	0.00%	
Fines	**$ -**	**$ 1,100**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750**	**$ 750**	**0.00%**	
36090 - Adjudication Fines	$ -	$ 1,100	$ -	$ -	$ -	$ -	$ 750	$ 750	0.00%	
400 Economic Development	**$ 80,544**	**$ 57,781**	**$ 161,327**	**$ 1,162,587**	**$ 1,652,924**	**$ 1,843,201**	**$ 2,040,714**	**$ 2,030,534**	**90.32%**	
Revenue	***$ 80,544***	***$ 57,781***	***$ 161,327***	***$ 1,162,587***	***$ 1,652,924***	***$ 1,843,201***	***$ 2,040,714***	***$ 2,030,534***	***90.32%***	
Interest Revenue	**$ 169**	**$ (895)**	**$ 6,684**	**$ 12,917**	**$ 39,715**	**$ 4,632**	**$ 3,531**	**$ 3,531**	**131.19%**	
38000 - Investment Income	$ 169	$ (895)	$ 6,684	$ 12,917	$ 39,715	$ 4,632	$ 3,531	$ 3,531	131.19%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 206,808**	**$ 196,628**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 206,808	$ 196,628	0.00%	
Reimbursements	**$ -**	**$ -**	**$ -**	**$ 199,307**	**$ 24,920**	**$ 5,940**	**$ -**	**$ -**	**0.00%**	
37900 - Miscellaneous Reimbursement	$ -	$ -	$ -	$ 199,307	$ 24,920	$ 5,940	$ -	$ -	0.00%	
Transfers In	**$ 80,375**	**$ 58,676**	**$ 94,643**	**$ 780,375**	**$ 1,530,375**	**$ 1,830,375**	**$ 1,830,375**	**$ 1,830,375**	**100.00%**	
39000 - Transfer From Other Funds	$ 80,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
39001 - Transfer from General Fund 001	$ -	$ -	$ -	$ 500,000	$ 1,250,000	$ 1,250,000	$ 1,250,000	$ 1,250,000	100.00%	
39120 - Transfer from Grand Victoria Casino Elgin Fund 120	$ -	$ 58,676	$ 74,643	$ 280,375	$ 280,375	$ 580,375	$ 580,375	$ 580,375	100.00%	
39355 - Transfer from American Rescue Plan Fund 355	$ -	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ -	0.00%	
Grants	**$ -**	**$ -**	**$ 60,000**	**$ 169,988**	**$ 57,914**	**$ 2,254**	**$ -**	**$ -**	**0.00%**	
32205 - DCEO-RISE Grant	$ -	$ -	$ 60,000	$ 169,988	$ 57,914	$ 2,254	$ -	$ -	0.00%	
401 Community Dev Block Program	**$ 2,059,015**	**$ 1,770,923**	**$ 3,132,039**	**$ 1,364,662**	**$ 831,572**	**$ -**	**$ 1,702,201**	**$ 1,694,188**	**0.00%**	
Revenue	***$ 2,059,015***	***$ 1,770,923***	***$ 3,132,039***	***$ 1,364,662***	***$ 831,572***	***$ -***	***$ 1,702,201***	***$ 1,694,188***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,013**	**$ -**	**0.00%**	
38900 - Miscellaneous Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,013	$ -	0.00%	
Reimbursements	**$ 671,528**	**$ 501,068**	**$ 280,123**	**$ 633,840**	**$ 140,387**	**$ -**	**$ 427,000**	**$ 427,000**	**0.00%**	
37900 - Miscellaneous Reimbursement	$ 671,528	$ 501,068	$ 280,123	$ 633,840	$ 140,387	$ -	$ 427,000	$ 427,000	0.00%	
Grants	**$ 1,387,487**	**$ 1,269,856**	**$ 2,851,916**	**$ 730,822**	**$ 691,185**	**$ -**	**$ 1,267,188**	**$ 1,267,188**	**0.00%**	
32170 - CDBG Grant	$ 1,387,487	$ 1,269,856	$ 2,851,916	$ 730,822	$ 691,185	$ -	$ 1,267,188	$ 1,267,188	0.00%	
402 HOME Program	**$ 515,529**	**$ 1,104,913**	**$ 1,642,263**	**$ 1,446,846**	**$ 1,533,112**	**$ -**	**$ 1,366,243**	**$ 1,363,988**	**0.00%**	
Revenue	***$ 515,529***	***$ 1,104,913***	***$ 1,642,263***	***$ 1,446,846***	***$ 1,533,112***	***$ -***	***$ 1,366,243***	***$ 1,363,988***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Other	**$ 416,807**	**$ 149,950**	**$ 172,784**	**$ 195,751**	**$ 497,553**	**$ -**	**$ 545,616**	**$ 543,361**	**0.00%**	
38900 - Miscellaneous Other	$ 416,807	$ 149,950	$ 172,784	$ 195,751	$ 497,553	$ -	$ 543,361	$ 543,361	0.00%	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,255	$ -	0.00%	
Grants	**$ 98,722**	**$ 954,963**	**$ 1,469,479**	**$ 1,251,095**	**$ 1,035,560**	**$ -**	**$ 820,627**	**$ 820,627**	**0.00%**	
32160 - HOME Program Grant	$ 98,722	$ 954,963	$ 1,469,479	$ 1,251,095	$ 1,035,560	$ -	$ 820,627	$ 820,627	0.00%	
403 Unincorporated Stormwater Mgmt	**$ 20,270**	**$ (2,196)**	**$ 29,716**	**$ 63,119**	**$ 42,963**	**$ 4,148**	**$ 39,240**	**$ 39,240**	**10.57%**	
Revenue	***$ 20,270***	***$ (2,196)***	***$ 29,716***	***$ 63,119***	***$ 42,963***	***$ 4,148***	***$ 39,240***	***$ 39,240***	***10.57%***	
Interest Revenue	**$ (33)**	**$ (2,196)**	**$ 8,323**	**$ 13,797**	**$ 15,752**	**$ 148**	**$ 5,240**	**$ 5,240**	**2.83%**	
38000 - Investment Income	$ (33)	$ (2,196)	$ 8,323	$ 13,797	$ 15,752	$ 148	$ 5,240	$ 5,240	2.83%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,000**	**$ 30,000**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ 30,000	0.00%	
Transfers In	**$ -**	**$ -**	**$ 4,000**	**$ 3,928**	**$ 4,000**	**$ 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	$ 4,000	100.00%	
Charges for Services	**$ 20,303**	**$ -**	**$ 17,394**	**$ 45,394**	**$ 23,211**	**$ -**	**$ -**	**$ -**	**0.00%**	
34770 - In Lieu of Site Runoff Fees	$ 20,303	$ -	$ 17,394	$ 45,394	$ 23,211	$ -	$ -	$ -	0.00%	
405 Cost Share Drainage	**$ 235,209**	**$ 155,976**	**$ 121,207**	**$ 281,349**	**$ 35,756**	**$ 5,982**	**$ 392,519**	**$ 392,519**	**1.52%**	
Revenue	***$ 235,209***	***$ 155,976***	***$ 121,207***	***$ 281,349***	***$ 35,756***	***$ 5,982***	***$ 392,519***	***$ 392,519***	***1.52%***	
Interest Revenue	**$ 356**	**$ (3,560)**	**$ 15,887**	**$ 20,880**	**$ 29,451**	**$ 227**	**$ 13,000**	**$ 13,000**	**1.75%**	
38000 - Investment Income	$ 356	$ (3,560)	$ 15,887	$ 20,880	$ 29,451	$ 227	$ 13,000	$ 13,000	1.75%	
Other	**$ -**	**$ 9,836**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 373,764**	**$ 373,764**	**0.00%**	
38900 - Miscellaneous Other	$ -	$ 9,836	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 373,764	$ 373,764	0.00%	
Transfers In	**$ 230,513**	**$ 149,700**	**$ 74,617**	**$ 260,469**	**$ 6,305**	**$ 5,755**	**$ 5,755**	**$ 5,755**	**100.00%**	
39000 - Transfer From Other Funds	$ 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	$ 5,055	$ 5,055	$ 5,055	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	$ -	$ -	$ -	0.00%	
395313 - Transfer from Church Molitor SSA SA 52 Fund 5313	$ -	$ -	$ 3,334	$ 3,334	$ 500	$ -	$ -	$ -	0.00%	
395315 - Transfer from Boyer Road Special Service Area Fund 5315	$ -	$ -	$ -	$ 700	$ 700	$ 700	$ 700	$ 700	100.00%	
Charges for Services	**$ 4,339**	**$ -**	**$ 30,703**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
34760 - Water Resource Cost Share Fees	$ 4,339	$ -	$ 30,703	$ -	$ -	$ -	$ -	$ -	0.00%	
406 OCR & Recovery Act Programs	**$ 95,045**	**$ 77,685**	**$ 15,000**	**$ -**	**$ 30,698**	**$ -**	**$ 504,870**	**$ 500,000**	**0.00%**	
Revenue	***$ 95,045***	***$ 77,685***	***$ 15,000***	***$ -***	***$ 30,698***	***$ -***	***$ 504,870***	***$ 500,000***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Other	**$ 29,316**	**$ -**	**$ 15,000**	**$ -**	**$ -**	**$ -**	**$ 4,870**	**$ -**	**0.00%**	
38900 - Miscellaneous Other	$ 29,316	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	0.00%	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,870	$ -	0.00%	
Grants	**$ 65,729**	**$ 77,685**	**$ -**	**$ -**	**$ 30,698**	**$ -**	**$ 500,000**	**$ 500,000**	**0.00%**	
33665 - NFS Grant	$ 16,351	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
33897 - St. Charles Housing Trust Fund (Local Grant)	$ 49,378	$ 77,685	$ -	$ -	$ 30,698	$ -	$ 500,000	$ 500,000	0.00%	
407 Quality of Kane Grants	**$ (1)**	**$ (473)**	**$ 2,020**	**$ 23,242**	**$ 3,734**	**$ 30**	**$ 30,870**	**$ 30,870**	**0.10%**	
Revenue	***$ (1)***	***$ (473)***	***$ 2,020***	***$ 23,242***	***$ 3,734***	***$ 30***	***$ 30,870***	***$ 30,870***	***0.10%***	
Interest Revenue	**$ (1)**	**$ (473)**	**$ 2,020**	**$ 3,242**	**$ 3,734**	**$ 30**	**$ 1,413**	**$ 1,413**	**2.14%**	
38000 - Investment Income	$ (1)	$ (473)	$ 2,020	$ 3,242	$ 3,734	$ 30	$ 1,413	$ 1,413	2.14%	
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	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
33670 - Federal NPS Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
408 Neighborhood Stabilization Progr	**$ -**	**$ -**	**$ 34,680**	**$ -**	**$ -**	**$ -**	**$ 87,166**	**$ 87,166**	**0.00%**	
Revenue	***$ -***	***$ -***	***$ 34,680***	***$ -***	***$ -***	***$ -***	***$ 87,166***	***$ 87,166***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 87,166**	**$ 87,166**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 87,166	$ 87,166	0.00%	
Reimbursements	**$ -**	**$ -**	**$ 34,680**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
37520 - Grant Reimbursement	$ -	$ -	$ 34,680	$ -	$ -	$ -	$ -	$ -	0.00%	
Grants	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
33580 - Neighborhood Stabilization Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
410 Elgin CDBG	**$ 370,109**	**$ 474,950**	**$ 496,630**	**$ 545,772**	**$ 413,969**	**$ -**	**$ -**	**$ -**	**0.00%**	
Revenue	***$ 370,109***	***$ 474,950***	***$ 496,630***	***$ 545,772***	***$ 413,969***	***$ -***	***$ -***	***$ -***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Grants	**$ 370,109**	**$ 474,950**	**$ 496,630**	**$ 545,772**	**$ 413,969**	**$ -**	**$ -**	**$ -**	**0.00%**	
32175 - Elgin CDBG Grant	$ 370,109	$ 474,950	$ 496,630	$ 545,772	$ 413,969	$ -	$ -	$ -	0.00%	
411 Emergency Rental Assistance	**$ 14,517,290**	**$ 327,508**	**$ 13,125**	**$ 56,117**	**$ 1,688**	**$ 14**	**$ 40,047**	**$ 40,047**	**0.03%**	
Revenue	***$ 14,517,290***	***$ 327,508***	***$ 13,125***	***$ 56,117***	***$ 1,688***	***$ 14***	***$ 40,047***	***$ 40,047***	***0.03%***	
Interest Revenue	**$ 1,548**	**$ 3,634**	**$ 13,125**	**$ 56,117**	**$ 1,688**	**$ 14**	**$ 8,474**	**$ 8,474**	**0.16%**	
38000 - Investment Income	$ 1,548	$ 3,634	$ 13,125	$ 56,117	$ 1,688	$ 14	$ 8,474	$ 8,474	0.16%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,573**	**$ 31,573**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,573	$ 31,573	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**	**$ 224,752**	**$ (2,108)**	**$ 2,554,241**	**$ 2,554,241**	**(0.08%)**	
Revenue	***$ 718***	***$ 6,073,599***	***$ 2,845,073***	***$ 1,182,364***	***$ 224,752***	***$ (2,108)***	***$ 2,554,241***	***$ 2,554,241***	***(0.08%)***	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Interest Revenue	**$ 718**	**$ 35,445**	**$ 139,053**	**$ 404,881**	**$ 224,752**	**$ (2,108)**	**$ 85,443**	**$ 85,443**	**(2.47%)**	
38000 - Investment Income	$ 718	$ 35,445	$ 139,053	$ 404,881	$ 224,752	$ (2,108)	$ 85,443	$ 85,443	(2.47%)	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,468,798**	**$ 2,468,798**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,468,798	$ 2,468,798	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**	**$ -**	**$ -**	**$ 562,103**	**$ 562,103**	**0.00%**	
Revenue	***$ -***	***$ 925,624***	***$ 711,792***	***$ 117,599***	***$ -***	***$ -***	***$ 562,103***	***$ 562,103***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Grants	**$ -**	**$ 925,624**	**$ 711,792**	**$ 117,599**	**$ -**	**$ -**	**$ 562,103**	**$ 562,103**	**0.00%**	
32176 - CDBG-CV Grant (Covid)	$ -	$ 925,624	$ 711,792	$ 117,599	$ -	$ -	$ 562,103	$ 562,103	0.00%	
415 Homeless Prevention Program	**$ 324,111**	**$ 244,914**	**$ 304,572**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
Revenue	***$ 324,111***	***$ 244,914***	***$ 304,572***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Grants	**$ 324,111**	**$ 244,914**	**$ 304,572**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
32265 - Homeless Prevention Grant	$ 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	**$ (0)**	**$ 24,634**	**$ 21,524**	**$ 15,050**	**$ 38,663**	**$ 99**	**$ 124,205**	**$ 124,205**	**0.08%**	
Revenue	***$ (0)***	***$ 24,634***	***$ 21,524***	***$ 15,050***	***$ 38,663***	***$ 99***	***$ 124,205***	***$ 124,205***	***0.08%***	
Interest Revenue	**$ (0)**	**$ (2,256)**	**$ 9,023**	**$ 15,050**	**$ 12,742**	**$ 99**	**$ 4,943**	**$ 4,943**	**2.01%**	
38000 - Investment Income	$ (0)	$ (2,256)	$ 9,023	$ 15,050	$ 11,470	$ 99	$ 4,943	$ 4,943	2.01%	
38030 - Investment Income- Other Depts	$ -	$ -	$ -	$ -	$ 1,272	$ -	$ -	$ -	0.00%	
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	**$ -**	**$ 18,890**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 120,000**	**$ 120,000**	**0.00%**	
32718 - IHDA Abandoned Property Grant	$ -	$ 18,890	$ -	$ -	$ -	$ -	$ 120,000	$ 120,000	0.00%	
435 Growing for Kane	**$ 29,188**	**$ 547**	**$ 110,951**	**$ 133,182**	**$ 228,831**	**$ 12,571**	**$ 238,453**	**$ 238,453**	**5.27%**	
Revenue	***$ 29,188***	***$ 547***	***$ 110,951***	***$ 133,182***	***$ 228,831***	***$ 12,571***	***$ 238,453***	***$ 238,453***	***5.27%***	
Interest Revenue	**$ 15**	**$ (453)**	**$ 2,951**	**$ 7,781**	**$ 8,497**	**$ 71**	**$ 2,119**	**$ 2,119**	**3.35%**	
38000 - Investment Income	$ 15	$ (453)	$ 2,951	$ 7,781	$ 8,497	$ 71	$ 2,119	$ 2,119	3.35%	
Other	**$ 10,000**	**$ 1,000**	**$ 58,000**	**$ 16,550**	**$ 25,000**	**$ 12,500**	**$ 61,000**	**$ 61,000**	**20.49%**	
38900 - Miscellaneous Other	$ 10,000	$ 1,000	$ 58,000	$ 16,550	$ 25,000	$ 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	**$ 11,873**	**$ -**	**$ -**	**$ 108,851**	**$ 195,334**	**$ -**	**$ 175,334**	**$ 175,334**	**0.00%**	
32355 - USDA Urban AG Prod Grant	$ -	$ -	$ -	$ 103,851	$ 195,334	$ -	$ 175,334	$ 175,334	0.00%	
32379 - USDA Farm to School Grant/JJC Program	$ 11,873	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
33892 - Farming with Pollinators Grant	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	0.00%	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
521 Bowes Creek Special Service Area	**$ (0)**	**$ (16)**	**$ 59**	**$ 75**	**$ 78**	**$ 1**	**$ 32**	**$ 32**	**2.00%**	
Revenue	***$ (0)***	***$ (16)***	***$ 59***	***$ 75***	***$ 78***	***$ 1***	***$ 32***	***$ 32***	***2.00%***	
Interest Revenue	**$ (0)**	**$ (16)**	**$ 59**	**$ 75**	**$ 78**	**$ 1**	**$ 32**	**$ 32**	**2.00%**	
38000 - Investment Income	$ (0)	$ (16)	$ 59	$ 75	$ 78	$ 1	$ 32	$ 32	2.00%	
5300 Sunvale SBA SW 37	**$ (0)**	**$ (34)**	**$ 127**	**$ 160**	**$ 167**	**$ 1**	**$ 92**	**$ 92**	**1.47%**	
Revenue	***$ (0)***	***$ (34)***	***$ 127***	***$ 160***	***$ 167***	***$ 1***	***$ 92***	***$ 92***	***1.47%***	
Interest Revenue	**$ (0)**	**$ (34)**	**$ 127**	**$ 160**	**$ 167**	**$ 1**	**$ 92**	**$ 92**	**1.47%**	
38000 - Investment Income	$ (0)	$ (34)	$ 127	$ 160	$ 167	$ 1	$ 92	$ 92	1.47%	
5301 Middle Creek SBA SW38	**$ (0)**	**$ (27)**	**$ 658**	**$ 166**	**$ 827**	**$ 2**	**$ 73**	**$ 73**	**2.22%**	
Revenue	***$ (0)***	***$ (27)***	***$ 658***	***$ 166***	***$ 827***	***$ 2***	***$ 73***	***$ 73***	***2.22%***	
Interest Revenue	**$ (0)**	**$ (27)**	**$ 98**	**$ 166**	**$ 180**	**$ 2**	**$ 73**	**$ 73**	**2.22%**	
38000 - Investment Income	$ (0)	$ (27)	$ 98	$ 166	$ 180	$ 2	$ 73	$ 73	2.22%	
Property Taxes	**$ -**	**$ -**	**$ 560**	**$ -**	**$ 648**	**$ -**	**$ -**	**$ -**	**0.00%**	
30000 - Property Taxes	$ -	$ -	$ 560	$ -	$ 648	$ -	$ -	$ -	0.00%	
5302 Shirewood Farm SSA SW39	**$ 110**	**$ 106**	**$ 124**	**$ 135**	**$ 144**	**$ 0**	**$ 120**	**$ 120**	**0.25%**	
Revenue	***$ 110***	***$ 106***	***$ 124***	***$ 135***	***$ 144***	***$ 0***	***$ 120***	***$ 120***	***0.25%***	
Interest Revenue	**$ (0)**	**$ (4)**	**$ 13**	**$ 25**	**$ 34**	**$ 0**	**$ 10**	**$ 10**	**3.00%**	
38000 - Investment Income	$ (0)	$ (4)	$ 13	$ 25	$ 34	$ 0	$ 10	$ 10	3.00%	
Property Taxes	**$ 110**	**$ 110**	**$ 110**	**$ 110**	**$ 110**	**$ -**	**$ 110**	**$ 110**	**0.00%**	
30000 - Property Taxes	$ 110	$ 110	$ 110	$ 110	$ 110	$ -	$ 110	$ 110	0.00%	
5303 Ogden Gardens SBA SW40	**$ (0)**	**$ (84)**	**$ 311**	**$ 392**	**$ 429**	**$ 3**	**$ 226**	**$ 226**	**1.48%**	
Revenue	***$ (0)***	***$ (84)***	***$ 311***	***$ 392***	***$ 429***	***$ 3***	***$ 226***	***$ 226***	***1.48%***	
Interest Revenue	**$ (0)**	**$ (84)**	**$ 311**	**$ 392**	**$ 411**	**$ 3**	**$ 226**	**$ 226**	**1.48%**	
38000 - Investment Income	$ (0)	$ (84)	$ 311	$ 392	$ 411	$ 3	$ 226	$ 226	1.48%	
Property Taxes	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18**	**$ -**	**$ -**	**$ -**	**0.00%**	
30000 - Property Taxes	$ -	$ -	$ -	$ -	$ 18	$ -	$ -	$ -	0.00%	
5304 Wildwood West SBA SW41	**$ 996**	**$ 8,936**	**$ 1,467**	**$ 6,713**	**$ 4,276**	**$ 12**	**$ 3,579**	**$ 3,579**	**0.33%**	
Revenue	***$ 996***	***$ 8,936***	***$ 1,467***	***$ 6,713***	***$ 4,276***	***$ 12***	***$ 3,579***	***$ 3,579***	***0.33%***	
Interest Revenue	**$ (4)**	**$ (266)**	**$ 802**	**$ 1,036**	**$ 1,382**	**$ 12**	**$ 579**	**$ 579**	**2.04%**	
38000 - Investment Income	$ (4)	$ (266)	$ 802	$ 1,036	$ 1,382	$ 12	$ 579	$ 579	2.04%	
Property Taxes	**$ 1,000**	**$ 9,202**	**$ 665**	**$ 5,677**	**$ 2,894**	**$ -**	**$ 3,000**	**$ 3,000**	**0.00%**	
30000 - Property Taxes	$ 1,000	$ 9,202	$ 665	$ 5,677	$ 2,894	$ -	$ 3,000	$ 3,000	0.00%	
5306 Cheval DeSelle Venetian SBA SW43	**$ 5,017**	**$ 2,077**	**$ 2,174**	**$ 263**	**$ 270**	**$ 2**	**$ 81**	**$ 81**	**2.70%**	
Revenue	***$ 5,017***	***$ 2,077***	***$ 2,174***	***$ 263***	***$ 270***	***$ 2***	***$ 81***	***$ 81***	***2.70%***	
Interest Revenue	**$ 8**	**$ 19**	**$ 113**	**$ 263**	**$ 270**	**$ 2**	**$ 81**	**$ 81**	**2.70%**	
38000 - Investment Income	$ 8	$ 19	$ 113	$ 263	$ 270	$ 2	$ 81	$ 81	2.70%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Property Taxes	**$ 5,009**	**$ 2,058**	**$ 2,061**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
30000 - Property Taxes	$ 5,009	$ 2,058	$ 2,061	$ -	$ -	$ -	$ -	$ -	0.00%	
5308 Plank Road Estates SBA SW45	**$ 3,155**	**$ 1,781**	**$ 1,100**	**$ 1,759**	**$ 1,198**	**$ 2**	**$ 1,634**	**$ 1,634**	**0.15%**	
Revenue	***$ 3,155***	***$ 1,781***	***$ 1,100***	***$ 1,759***	***$ 1,198***	***$ 2***	***$ 1,634***	***$ 1,634***	***0.15%***	
Interest Revenue	**$ 5**	**$ 6**	**$ 82**	**$ 180**	**$ 285**	**$ 2**	**$ 59**	**$ 59**	**4.19%**	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
38000 - Investment Income	$ 5	$ 6	$ 82	$ 180	$ 285	$ 2	$ 59	$ 59	4.19%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Property Taxes	**$ 3,150**	**$ 1,775**	**$ 1,017**	**$ 1,578**	**$ 913**	**$ -**	**$ 1,575**	**$ 1,575**	**0.00%**	
30000 - Property Taxes	$ 3,150	$ 1,775	$ 1,017	$ 1,578	$ 913	$ -	$ 1,575	$ 1,575	0.00%	
5310 Exposition View SBA SW47	**$ 4,148**	**$ 589**	**$ 533**	**$ 590**	**$ 621**	**$ 1**	**$ 528**	**$ 528**	**0.21%**	
Revenue	***$ 4,148***	***$ 589***	***$ 533***	***$ 590***	***$ 621***	***$ 1***	***$ 528***	***$ 528***	***0.21%***	
Interest Revenue	**$ 6**	**$ 32**	**$ 39**	**$ 86**	**$ 123**	**$ 1**	**$ 28**	**$ 28**	**3.89%**	
38000 - Investment Income	$ 6	$ 32	$ 39	$ 86	$ 123	$ 1	$ 28	$ 28	3.89%	
Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
39900 - Fund Balance Utilization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Property Taxes	**$ 4,143**	**$ 557**	**$ 494**	**$ 504**	**$ 497**	**$ -**	**$ 500**	**$ 500**	**0.00%**	
30000 - Property Taxes	$ 4,143	$ 557	$ 494	$ 504	$ 497	$ -	$ 500	$ 500	0.00%	
5311 Pasadena Drive SBA SW48	**$ 2,884**	**$ 2,736**	**$ 1,584**	**$ 1,366**	**$ 6,670**	**$ 3**	**$ 117**	**$ 117**	**2.91%**	
Revenue	***$ 2,884***	***$ 2,736***	***$ 1,584***	***$ 1,366***	***$ 6,670***	***$ 3***	***$ 117***	***$ 117***	***2.91%***	
Interest Revenue	**$ 4**	**$ (33)**	**$ 170**	**$ 66**	**$ 224**	**$ 3**	**$ 117**	**$ 117**	**2.91%**	
38000 - Investment Income	$ 4	$ (33)	$ 170	$ 66	$ 224	$ 3	$ 117	$ 117	2.91%	
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**	**$ 2,769**	**$ 1,414**	**$ 1,300**	**$ 1,302**	**$ -**	**$ -**	**$ -**	**0.00%**	
30000 - Property Taxes	$ 2,880	$ 2,769	$ 1,414	$ 1,300	$ 1,302	$ -	$ -	$ -	0.00%	
5312 Tamara Dittman SBA SW 50	**$ 1**	**$ -**	**$ 1,230**	**$ 1,196**	**$ 550**	**$ 552**	**$ 1,120**	**$ 1,120**	**49.27%**	
Revenue	***$ 1***	***$ -***	***$ 1,230***	***$ 1,196***	***$ 550***	***$ 552***	***$ 1,120***	***$ 1,120***	***49.27%***	
Interest Revenue	**$ -**	**$ -**	**$ 15**	**$ (19)**	**$ -**	**$ 2**	**$ 20**	**$ 20**	**9.30%**	
38000 - Investment Income	$ -	$ -	$ 15	$ (19)	$ -	$ 2	$ 20	$ 20	9.30%	
Transfers In	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 550**	**$ 550**	**$ 550**	**100.00%**	
39405 - Transfer from Cost Share Drainage Fund 405	$ -	$ -	$ -	$ -	$ -	$ 550	$ 550	$ 550	100.00%	
Property Taxes	**$ 1**	**$ -**	**$ 1,214**	**$ 1,214**	**$ 550**	**$ -**	**$ 550**	**$ 550**	**0.00%**	
30000 - Property Taxes	$ 1	$ -	$ 1,214	$ 1,214	$ 550	$ -	$ 550	$ 550	0.00%	
5313 Church Molitor SSA SA 52	**$ -**	**$ 18**	**$ 3,352**	**$ 3,324**	**$ 501**	**$ 502**	**$ 1,020**	**$ 1,020**	**49.19%**	
Revenue	***$ -***	***$ 18***	***$ 3,352***	***$ 3,324***	***$ 501***	***$ 502***	***$ 1,020***	***$ 1,020***	***49.19%***	
Interest Revenue	**$ -**	**$ 18**	**$ 13**	**$ (17)**	**$ 1**	**$ 2**	**$ 20**	**$ 20**	**8.60%**	
38000 - Investment Income	$ -	$ 18	$ 13	$ (17)	$ 1	$ 2	$ 20	$ 20	8.60%	
Transfers In	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500**	**$ 500**	**$ 500**	**100.00%**	
39405 - Transfer from Cost Share Drainage Fund 405	$ -	$ -	$ -	$ -	$ -	$ 500	$ 500	$ 500	100.00%	
Property Taxes	**$ -**	**$ -**	**$ 3,339**	**$ 3,341**	**$ 501**	**$ -**	**$ 500**	**$ 500**	**0.00%**	
30000 - Property Taxes	$ -	$ -	$ 3,339	$ 3,341	$ 501	$ -	$ 500	$ 500	0.00%	
5314 45W185 Plank Road SSA SW 54	**$ -**	**$ 56**	**$ 3,990**	**$ 1,985**	**$ 6,002**	**$ (0)**	**$ 4,002**	**$ 4,002**	**(0.01%)**	
Revenue	***$ -***	***$ 56***	***$ 3,990***	***$ 1,985***	***$ 6,002***	***$ (0)***	***$ 4,002***	***$ 4,002***	***(0.01%)***	
Interest Revenue	**$ -**	**$ (1)**	**$ (16)**	**$ (19)**	**$ 2**	**$ (0)**	**$ 2**	**$ 2**	**(15.50%)**	
38000 - Investment Income	$ -	$ (1)	$ (16)	$ (19)	$ 2	$ (0)	$ 2	$ 2	(15.50%)	
Property Taxes	**$ -**	**$ 57**	**$ 4,006**	**$ 2,004**	**$ 6,000**	**$ -**	**$ 4,000**	**$ 4,000**	**0.00%**	
30000 - Property Taxes	$ -	$ 57	$ 4,006	$ 2,004	$ 6,000	$ -	$ 4,000	$ 4,000	0.00%	
5315 Boyer Road Special Service Area	**$ -**	**$ -**	**$ -**	**$ 688**	**$ 700**	**$ -**	**$ 700**	**$ 700**	**0.00%**	

Committee Revenue Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Revenue	***$ -***	***$ -***	***$ -***	***$ 688***	***$ 700***	***$ -***	***$ 700***	***$ 700***	***0.00%***	
Interest Revenue	**$ -**	**$ -**	**$ -**	**$ (12)**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
38000 - Investment Income	$ -	$ -	$ -	$ (12)	$ -	$ -	$ -	$ -	0.00%	
Property Taxes	**$ -**	**$ -**	**$ -**	**$ 700**	**$ 700**	**$ -**	**$ 700**	**$ 700**	**0.00%**	
30000 - Property Taxes	$ -	$ -	$ -	$ 700	$ 700	$ -	$ 700	$ 700	0.00%	
Grand Total	**$ 20,181,597**	**$ 13,169,433**	**$ 11,833,629**	**$ 8,460,828**	**$ 6,954,658**	**$ 2,074,181**	**$ 12,029,246**	**$ 12,003,928**	**17.24%**	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
690 Development	**$ 19,086,002**	**$ 12,479,763**	**$ 10,587,785**	**$ 6,459,497**	**$ 12,382,867**	**$ 851,271**	**$ 10,898,657**	**$ 10,844,735**	**7.81%**	
001 General Fund	**$ 1,125,946**	**$ 1,125,284**	**$ 1,295,698**	**$ 1,300,375**	**$ 1,400,621**	**$ 216,089**	**$ 1,202,461**	**$ 1,173,857**	**17.97%**	
Expenses	***$ 1,125,946***	***$ 1,125,284***	***$ 1,295,698***	***$ 1,300,375***	***$ 1,400,621***	***$ 216,089***	***$ 1,202,461***	***$ 1,173,857***	***17.97%***	
Personnel Services- Salaries & Wages	**$ 841,583**	**$ 853,031**	**$ 929,360**	**$ 1,191,631**	**$ 1,268,803**	**$ 203,755**	**$ 1,051,729**	**$ 1,023,125**	**19.37%**	
40000 - Salaries and Wages	$ 837,032	$ 848,365	$ 922,512	$ 1,184,566	$ 1,260,711	$ 202,463	$ 1,051,729	$ 1,023,125	19.25%	
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	$ -	$ 106	$ 67	$ 44	$ 412	$ 32	$ -	$ -	0.00%	
40300 - Employee Per Diem	$ 4,551	$ 4,560	$ 6,780	$ 7,020	$ 7,680	$ 1,260	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 211,289**	**$ 220,398**	**$ 244,532**	**$ 280,271**	**$ -**	**$ -**	**$ 417,371**	**$ 417,371**	**0.00%**	
45000 - Healthcare Contribution	$ 205,098	$ 214,343	$ 238,593	$ 274,216	$ -	$ -	$ 247,902	$ 247,902	0.00%	
45010 - Dental Contribution	$ 6,191	$ 6,055	$ 5,938	$ 6,055	$ -	$ -	$ 6,674	$ 6,674	0.00%	
45100 - FICA/SS Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,167	$ 78,167	0.00%	
45200 - IMRF Contribution	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,921	$ 66,921	0.00%	
53010 - Workers Compensation	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,707	$ 17,707	0.00%	
Contractual Services	**$ 32,195**	**$ 31,190**	**$ 67,019**	**$ 49,577**	**$ 61,859**	**$ 9,861**	**$ 71,946**	**$ 71,946**	**13.71%**	
50150 - Contractual/Consulting Services	$ 13,014	$ 13,146	$ 30,886	$ 18,811	$ 41,013	$ 3,506	$ 50,446	$ 50,446	6.95%	
52130 - Repairs and Maint- Computers	$ -	$ -	$ 877	$ 877	$ -	$ -	$ -	$ -	0.00%	
52140 - Repairs and Maint- Copiers	$ 515	$ 1,363	$ 1,739	$ 1,739	$ 948	$ 207	$ 1,000	$ 1,000	20.66%	
52230 - Repairs and Maint- Vehicles	$ 3,866	$ 2,824	$ 7,562	$ 8,848	$ 4,097	$ -	$ 5,000	$ 5,000	0.00%	
53060 - General Printing	$ -	$ -	$ 429	$ -	$ -	$ 871	$ 1,000	$ 1,000	87.10%	
53070 - Legal Printing	$ 6,956	$ 7,069	$ 12,521	$ 9,032	$ 6,136	$ 589	$ 4,000	$ 4,000	14.72%	
53100 - Conferences and Meetings	$ 1,990	$ 2,774	$ 8,115	$ 5,939	$ 2,864	$ 1,435	$ 2,000	$ 2,000	71.75%	
53110 - Employee Training	$ -	$ -	$ -	$ -	$ -	$ -	$ 500	$ 500	0.00%	
53120 - Employee Mileage Expense	$ 256	$ 327	$ 929	$ 309	$ 738	$ 107	$ 1,500	$ 1,500	7.13%	
53130 - General Association Dues	$ 5,598	$ 3,687	$ 3,961	$ 4,022	$ 6,063	$ 3,147	$ 6,000	$ 6,000	52.45%	
55000 - Miscellaneous Contractual Exp	$ -	$ -	$ -	$ -	$ -	$ -	$ 500	$ 500	0.00%	
Commodities	**$ 40,879**	**$ 20,665**	**$ 54,788**	**$ 59,167**	**$ 69,959**	**$ 2,473**	**$ 78,786**	**$ 78,786**	**3.14%**	
60000 - Office Supplies	$ 2,419	$ 4,505	$ 4,081	$ 9,189	$ 4,910	$ 1,083	$ 7,000	$ 7,000	15.47%	
60010 - Operating Supplies	$ 5,502	$ 5,859	$ 5,012	$ 3,251	$ 3,316	$ 361	$ 5,000	$ 5,000	7.22%	
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	$ 27,918	$ 297	$ 34,716	$ 35,990	$ 51,777	$ -	$ 52,306	$ 52,306	0.00%	
60070 - Computer Hardware- Non Capital	$ -	$ 15	$ -	$ -	$ -	$ -	$ 980	$ 980	0.00%	
63040 - Fuel- Vehicles	$ 4,477	$ 9,741	$ 10,968	$ 10,736	$ 9,956	$ 1,029	$ 12,000	$ 12,000	8.58%	
Services	**$ -**	**$ -**	**$ -**	**$ (280,271)**	**$ -**	**$ -**	**$ (417,371)**	**$ (417,371)**	**0.00%**	
45005 - Healthcare Contribution Contra Account	$ -	$ -	$ -	$ (274,216)	$ -	$ -	$ (247,902)	$ (247,902)	0.00%	
45015 - Dental Insurance Contra Account	$ -	$ -	$ -	$ (6,055)	$ -	$ -	$ (6,674)	$ (6,674)	0.00%	
45105 - FICA/SS Contribution Contra Account	$ -	$ -	$ -	$ -	$ -	$ -	$ (78,167)	$ (78,167)	0.00%	
45205 - IMRF Contribution Contra Account	$ -	$ -	$ -	$ -	$ -	$ -	$ (66,921)	$ (66,921)	0.00%	
53015 - Worker's Comp Contra Account	$ -	$ -	$ -	$ -	$ -	$ -	$ (17,707)	$ (17,707)	0.00%	
400 Economic Development	**$ 92,557**	**$ 111,664**	**$ 268,002**	**$ 768,298**	**$ 1,484,982**	**$ 282,773**	**$ 2,040,714**	**$ 2,030,534**	**13.86%**	
Expenses	***$ 92,557***	***$ 111,664***	***$ 268,002***	***$ 768,298***	***$ 1,484,982***	***$ 282,773***	***$ 2,040,714***	***$ 2,030,534***	***13.86%***	
Personnel Services- Salaries & Wages	**$ 43,200**	**$ 44,441**	**$ 45,785**	**$ 62,190**	**$ 69,580**	**$ 67,498**	**$ 364,728**	**$ 355,813**	**18.51%**	
40000 - Salaries and Wages	$ 43,200	$ 44,441	$ 45,785	$ 62,190	$ 69,580	$ 67,498	$ 364,728	$ 355,813	18.51%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 19,511**	**$ 19,795**	**$ 20,576**	**$ 22,073**	**$ 25,837**	**$ 17,436**	**$ 119,003**	**$ 117,738**	**14.65%**	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
45000 - Healthcare Contribution	$ 11,148	$ 12,288	$ 13,701	$ 13,483	$ 15,322	$ 8,252	$ 59,289	$ 59,289	13.92%	
45010 - Dental Contribution	$ 418	$ 418	$ 418	$ 448	$ 476	$ 238	$ 1,850	$ 1,850	12.85%	
45100 - FICA/SS Contribution	$ 3,102	$ 3,102	$ 3,241	$ 4,453	$ 5,210	$ 4,843	$ 27,849	$ 27,167	17.39%	
45200 - IMRF Contribution	$ 3,556	$ 2,754	$ 2,199	$ 2,672	$ 3,710	$ 4,103	$ 23,856	$ 23,273	17.20%	
53010 - Workers Compensation	$ 1,288	$ 1,234	$ 1,017	$ 1,017	$ 1,119	$ -	$ 6,159	$ 6,159	0.00%	
Contractual Services	**$ 14,847**	**$ 47,428**	**$ 197,272**	**$ 681,807**	**$ 1,387,388**	**$ 197,840**	**$ 1,556,583**	**$ 1,556,583**	**12.71%**	
50150 - Contractual/Consulting Services	$ 14,000	$ 45,813	$ 195,041	$ 675,446	$ 1,362,325	$ 196,839	$ 1,527,280	$ 1,527,280	12.89%	
53000 - Liability Insurance	$ 821	$ 1,023	$ 1,337	$ 1,337	$ 2,394	$ -	$ 13,272	$ 13,272	0.00%	
53020 - Unemployment Claims	$ 26	$ 31	$ 19	$ 19	$ 33	$ -	$ 214	$ 214	0.00%	
53060 - General Printing	$ -	$ -	$ -	$ -	$ 94	$ -	$ 500	$ 500	0.00%	
53100 - Conferences and Meetings	$ -	$ 561	$ 875	$ 4,826	$ 3,278	$ 951	$ 2,000	$ 2,000	47.56%	
53120 - Employee Mileage Expense	$ -	$ -	$ -	$ 179	$ -	$ 50	$ 250	$ 250	19.95%	
53130 - General Association Dues	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000	$ 6,000	0.00%	
55000 - Miscellaneous Contractual Exp	$ -	$ -	$ -	$ -	$ 19,264	$ -	$ 7,067	$ 7,067	0.00%	
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**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99001 - Transfer to General Fund 001	$ -	$ -	$ 4,370	$ 2,228	$ 2,177	$ -	$ -	$ -	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
401 Community Dev Block Program	**$ 1,711,654**	**$ 1,770,923**	**$ 3,133,563**	**$ 1,356,149**	**$ 888,299**	**$ 77,235**	**$ 1,702,201**	**$ 1,694,188**	**4.54%**	
Expenses	***$ 1,711,654***	***$ 1,770,923***	***$ 3,133,563***	***$ 1,356,149***	***$ 888,299***	***$ 77,235***	***$ 1,702,201***	***$ 1,694,188***	***4.54%***	
Personnel Services- Salaries & Wages	**$ 149,433**	**$ 107,746**	**$ 129,165**	**$ 109,721**	**$ 122,436**	**$ 50,781**	**$ 298,603**	**$ 291,586**	**17.01%**	
40000 - Salaries and Wages	$ 149,433	$ 107,746	$ 129,165	$ 109,721	$ 122,436	$ 50,781	$ 298,603	$ 291,586	17.01%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 55,023**	**$ 33,938**	**$ 34,487**	**$ 25,618**	**$ 36,605**	**$ 15,982**	**$ 109,434**	**$ 108,438**	**14.60%**	
45000 - Healthcare Contribution	$ 25,982	$ 15,041	$ 15,001	$ 10,506	$ 19,488	$ 9,112	$ 60,011	$ 60,011	15.18%	
45010 - Dental Contribution	$ 956	$ 703	$ 594	$ 479	$ 414	$ 132	$ 2,006	$ 2,006	6.58%	
45100 - FICA/SS Contribution	$ 11,038	$ 8,038	$ 9,555	$ 8,164	$ 9,087	$ 3,651	$ 22,831	$ 22,294	15.99%	
45200 - IMRF Contribution	$ 12,691	$ 7,191	$ 6,532	$ 4,903	$ 6,467	$ 3,087	$ 19,535	$ 19,076	15.80%	
53010 - Workers Compensation	$ 4,356	$ 2,964	$ 2,805	$ 1,566	$ 1,149	$ -	$ 5,051	$ 5,051	0.00%	
Contractual Services	**$ 1,479,669**	**$ 1,615,018**	**$ 2,938,281**	**$ 1,181,408**	**$ 723,712**	**$ 6,113**	**$ 1,253,950**	**$ 1,253,950**	**0.49%**	
50150 - Contractual/Consulting Services	$ 625	$ 10,072	$ 3,365	$ -	$ 3,434	$ -	$ 25,000	$ 25,000	0.00%	
50340 - Software Licensing Cost	$ 1,211	$ -	$ 23	$ 94	$ -	$ -	$ 514	$ 514	0.00%	
50350 - Notary Services	$ -	$ -	$ -	$ 44	$ -	$ -	$ -	$ -	0.00%	
50590 - Professional Services	$ 1,605	$ 64	$ 157	$ 79	$ 58	$ -	$ 101	$ 101	0.00%	
52010 - Janitorial Services	$ 1,253	$ 893	$ 1,058	$ 754	$ 373	$ -	$ 814	$ 814	0.00%	
52110 - Repairs and Maint- Buildings	$ -	$ 178	$ 175	$ 82	$ 57	$ -	$ 231	$ 231	0.00%	
52140 - Repairs and Maint- Copiers	$ 131	$ 77	$ 114	$ 71	$ 80	$ -	$ 80	$ 80	0.00%	
52180 - Building Space Rental	$ 12,332	$ 7,981	$ 9,044	$ 6,573	$ 2,973	$ -	$ -	$ -	0.00%	
52230 - Repairs and Maint- Vehicles	$ 69	$ 443	$ 109	$ 1,069	$ -	$ -	$ 100	$ 100	0.00%	
53000 - Liability Insurance	$ 2,777	$ 2,456	$ 3,772	$ 3,412	$ 3,256	$ -	$ 10,877	$ 10,877	0.00%	
53020 - Unemployment Claims	$ 88	$ 74	$ 52	$ 55	$ 44	$ -	$ 175	$ 175	0.00%	
53070 - Legal Printing	$ 138	$ -	$ 222	$ 35	$ 564	$ -	$ 300	$ 300	0.00%	
53100 - Conferences and Meetings	$ 400	$ 150	$ 662	$ 190	$ 267	$ -	$ 650	$ 650	0.00%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

*2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
53110 - Employee Training	$ 375	$ 2,272	$ 2,287	$ 5,490	$ 7,919	$ 113	$ 7,500	$ 7,500	1.50%	
53120 - Employee Mileage Expense	$ -	$ 37	$ 40	$ -	$ 45	$ -	$ 250	$ 250	0.00%	
55000 - Miscellaneous Contractual Exp	$ 1,458,664	$ 1,590,321	$ 2,917,202	$ 1,163,459	$ 704,643	$ 6,000	$ 1,207,358	$ 1,207,358	0.50%	
Commodities	**$ 5,729**	**$ 7,501**	**$ 5,374**	**$ 6,990**	**$ 2,805**	**$ 4,360**	**$ 3,502**	**$ 3,502**	**124.50%**	
60000 - Office Supplies	$ 958	$ 428	$ 1,071	$ 1,182	$ 199	$ -	$ 100	$ 100	0.00%	
60010 - Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
60040 - Postage	$ 84	$ 4	$ -	$ -	$ 19	$ -	$ 100	$ 100	0.00%	
60050 - Books and Subscriptions	$ 2,190	$ 4,380	$ 2,255	$ 3,235	$ -	$ 2,255	$ 2,500	$ 2,500	90.20%	
60070 - Computer Hardware- Non Capital	$ -	$ -	$ -	$ 1,030	$ 840	$ 2,105	$ -	$ -	0.00%	
63000 - Utilities- Natural Gas	$ 120	$ 142	$ 164	$ 79	$ 69	$ -	$ -	$ -	0.00%	
63010 - Utilities- Electric	$ 110	$ 76	$ 96	$ 55	$ 47	$ -	$ -	$ -	0.00%	
63040 - Fuel- Vehicles	$ 843	$ 1,187	$ 500	$ -	$ -	$ -	$ -	$ -	0.00%	
64000 - Telephone	$ 727	$ 753	$ 618	$ 539	$ 681	$ -	$ -	$ -	0.00%	
64010 - Cellular Phone	$ 411	$ 335	$ 416	$ 683	$ 835	$ -	$ 629	$ 629	0.00%	
64020 - Internet	$ 287	$ 197	$ 254	$ 186	$ 116	$ -	$ 173	$ 173	0.00%	
Transfers Out	**$ 21,800**	**$ 6,721**	**$ 26,256**	**$ 32,412**	**$ 2,741**	**$ -**	**$ 36,712**	**$ 36,712**	**0.00%**	
99000 - Transfer To Other Funds	$ 21,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99001 - Transfer to General Fund 001	$ -	$ 6,721	$ 4,456	$ 4,412	$ 2,741	$ -	$ 7,112	$ 7,112	0.00%	
99404 - Transfer to Homeless Management Info Systems Fund 404	$ -	$ -	$ 21,800	$ 28,000	$ -	$ -	$ 29,600	$ 29,600	0.00%	
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
70080 - Office Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
402 HOME Program	**$ 638,002**	**$ 1,104,913**	**$ 1,643,274**	**$ 1,401,331**	**$ 1,591,334**	**$ 178,767**	**$ 1,366,243**	**$ 1,363,988**	**13.08%**	
Expenses	***$ 638,002***	***$ 1,104,913***	***$ 1,643,274***	***$ 1,401,331***	***$ 1,591,334***	***$ 178,767***	***$ 1,366,243***	***$ 1,363,988***	***13.08%***	
Personnel Services- Salaries & Wages	**$ 56,468**	**$ 77,701**	**$ 71,478**	**$ 44,701**	**$ 31,096**	**$ 14,234**	**$ 86,877**	**$ 84,902**	**16.38%**	
40000 - Salaries and Wages	$ 56,468	$ 77,701	$ 71,478	$ 44,701	$ 31,096	$ 14,234	$ 86,877	$ 84,902	16.38%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 14,638**	**$ 20,143**	**$ 18,752**	**$ 9,579**	**$ 8,670**	**$ 5,180**	**$ 33,467**	**$ 33,187**	**15.48%**	
45000 - Healthcare Contribution	$ 3,395	$ 6,539	$ 7,973	$ 3,474	$ 4,400	$ 3,274	$ 19,074	$ 19,074	17.17%	
45010 - Dental Contribution	$ 292	$ 485	$ 347	$ 197	$ 102	$ 27	$ 612	$ 612	4.43%	
45100 - FICA/SS Contribution	$ 4,258	$ 5,813	$ 5,289	$ 3,337	$ 2,314	$ 1,018	$ 6,626	$ 6,475	15.36%	
45200 - IMRF Contribution	$ 4,883	$ 5,154	$ 3,604	$ 2,002	$ 1,646	$ 861	$ 5,684	$ 5,555	15.15%	
53010 - Workers Compensation	$ 1,810	$ 2,153	$ 1,539	$ 569	$ 207	$ -	$ 1,471	$ 1,471	0.00%	
Contractual Services	**$ 566,468**	**$ 1,003,747**	**$ 1,549,660**	**$ 1,344,890**	**$ 1,550,329**	**$ 157,248**	**$ 1,242,640**	**$ 1,242,640**	**12.65%**	
50150 - Contractual/Consulting Services	$ -	$ -	$ -	$ -	$ 3,433	$ -	$ 50,000	$ 50,000	0.00%	
50340 - Software Licensing Cost	$ 191	$ -	$ 11	$ -	$ -	$ -	$ 248	$ 248	0.00%	
50590 - Professional Services	$ 450	$ 47	$ 88	$ 28	$ 15	$ -	$ 49	$ 49	0.00%	
52010 - Janitorial Services	$ 265	$ 590	$ 594	$ 294	$ 112	$ -	$ 392	$ 392	0.00%	
52110 - Repairs and Maint- Buildings	$ -	$ 110	$ 110	$ 26	$ 12	$ -	$ 111	$ 111	0.00%	
52140 - Repairs and Maint- Copiers	$ 20	$ 50	$ 65	$ 28	$ 26	$ -	$ 39	$ 39	0.00%	
52180 - Building Space Rental	$ 2,556	$ 5,267	$ 5,077	$ 2,345	$ 648	$ -	$ -	$ -	0.00%	
52230 - Repairs and Maint- Vehicles	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
53000 - Liability Insurance	$ 1,154	$ 1,784	$ 2,087	$ 1,390	$ 831	$ -	$ 3,167	$ 3,167	0.00%	
53020 - Unemployment Claims	$ 37	$ 54	$ 29	$ 22	$ 11	$ -	$ 51	$ 51	0.00%	
53070 - Legal Printing	$ 84	$ -	$ 169	$ 35	$ 375	$ -	$ 300	$ 300	0.00%	
53100 - Conferences and Meetings	$ -	$ 153	$ 716	$ 178	$ 97	$ -	$ 550	$ 550	0.00%	
53110 - Employee Training	$ -	$ 1,722	$ 1,737	$ 3,807	$ 3,490	$ 1,623	$ 7,500	$ 7,500	21.65%	
53120 - Employee Mileage Expense	$ -	$ 20	$ 39	$ 61	$ 68	$ -	$ -	$ -	0.00%	
55000 - Miscellaneous Contractual Exp	$ 561,711	$ 993,951	$ 1,538,939	$ 1,336,675	$ 1,541,211	$ 155,625	$ 1,180,233	$ 1,180,233	13.19%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Commodities	**$ 427**	**$ 932**	**$ 883**	**$ 609**	**$ 601**	**$ 2,105**	**$ 501**	**$ 501**	**420.16%**	
60000 - Office Supplies	$ 50	$ 21	$ 65	$ -	$ -	$ -	$ 50	$ 50	0.00%	
60010 - Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
60040 - Postage	$ -	$ 21	$ -	$ -	$ -	$ -	$ 100	$ 100	0.00%	
60050 - Books and Subscriptions	$ -	$ -	$ -	$ 80	$ -	$ -	$ -	$ -	0.00%	
60070 - Computer Hardware- Non Capital	$ -	$ -	$ -	$ -	$ -	$ 2,105	$ -	$ -	0.00%	
63000 - Utilities- Natural Gas	$ 28	$ 92	$ 92	$ 25	$ 17	$ -	$ -	$ -	0.00%	
63010 - Utilities- Electric	$ 22	$ 53	$ 53	$ 20	$ 11	$ -	$ -	$ -	0.00%	
63040 - Fuel- Vehicles	$ 8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
64000 - Telephone	$ 164	$ 367	$ 338	$ 219	$ 253	$ -	$ -	$ -	0.00%	
64010 - Cellular Phone	$ 95	$ 248	$ 192	$ 197	$ 286	$ -	$ 268	$ 268	0.00%	
64020 - Internet	$ 60	$ 129	$ 143	$ 68	$ 33	$ -	$ 83	$ 83	0.00%	
Transfers Out	**$ -**	**$ 2,390**	**$ 2,501**	**$ 1,552**	**$ 639**	**$ -**	**$ 2,758**	**$ 2,758**	**0.00%**	
99000 - Transfer To Other Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99001 - Transfer to General Fund 001	$ -	$ 2,390	$ 2,501	$ 1,552	$ 639	$ -	$ 2,758	$ 2,758	0.00%	
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
70080 - Office Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
403 Unincorporated Stormwater Mgmt	**$ -**	**$ 2,920**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 39,240**	**$ 39,240**	**0.00%**	
Expenses	***$ -***	***$ 2,920***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 39,240***	***$ 39,240***	***0.00%***	
Contractual Services	**$ -**	**$ 2,920**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,000**	**$ 30,000**	**0.00%**	
50150 - Contractual/Consulting Services	$ -	$ 2,920	$ -	$ -	$ -	$ -	$ 30,000	$ 30,000	0.00%	
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
74000 - Land	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,240**	**$ 9,240**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,240	$ 9,240	0.00%	
405 Cost Share Drainage	**$ 133,988**	**$ 103,401**	**$ 100,998**	**$ 12,382**	**$ 140,830**	**$ 18,196**	**$ 392,519**	**$ 392,519**	**4.64%**	
Expenses	***$ 133,988***	***$ 103,401***	***$ 100,998***	***$ 12,382***	***$ 140,830***	***$ 18,196***	***$ 392,519***	***$ 392,519***	***4.64%***	
Contractual Services	**$ 100,436**	**$ 84,717**	**$ 72,677**	**$ 12,131**	**$ 139,515**	**$ 17,117**	**$ 377,629**	**$ 377,629**	**4.53%**	
50020 - Special Studies	$ 475	$ 1,000	$ 525	$ 525	$ 525	$ -	$ 1,000	$ 1,000	0.00%	
50140 - Engineering Services	$ 3,285	$ -	$ -	$ -	$ -	$ -	$ 32,414	$ 32,414	0.00%	
50150 - Contractual/Consulting Services	$ 95,266	$ 82,717	$ 70,937	$ 7,954	$ 140,825	$ 15,879	$ 143,000	$ 143,000	11.10%	
50590 - Professional Services	$ -	$ -	$ -	$ 2,427	$ (2,300)	$ -	$ 200,000	$ 200,000	0.00%	
53130 - General Association Dues	$ 1,410	$ 1,000	$ 1,215	$ 1,225	$ 465	$ 1,238	$ 1,215	$ 1,215	101.85%	
Commodities	**$ 100**	**$ 100**	**$ 378**	**$ 251**	**$ 1,315**	**$ 29**	**$ 840**	**$ 840**	**3.45%**	
60010 - Operating Supplies	$ 100	$ 100	$ 378	$ 251	$ 1,315	$ 29	$ 840	$ 840	3.45%	
Transfers Out	**$ -**	**$ -**	**$ 23,000**	**$ -**	**$ -**	**$ 1,050**	**$ 1,050**	**$ 1,050**	**100.00%**	
99120 - Transfer to Grand Victoria Casino Elgin Fund 120	$ -	$ -	$ 23,000	$ -	$ -	$ -	$ -	$ -	0.00%	
995312 - Transfer To Tamara Dittman SBA SW 50 Fund 5312	$ -	$ -	$ -	$ -	$ -	$ 550	$ 550	$ 550	100.00%	
995313 - Transfer To Church Molitor SSA SA 54 Fund 5313	$ -	$ -	$ -	$ -	$ -	$ 500	$ 500	$ 500	100.00%	
Capital	**$ 33,452**	**$ 18,584**	**$ 4,943**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
73500 - Other Construction	$ 33,452	$ 18,584	$ 4,943	$ -	$ -	$ -	$ -	$ -	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000**	**$ 13,000**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,000	$ 13,000	0.00%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
406 OCR & Recovery Act Programs	**$ 97,010**	**$ 75,054**	**$ (6,355)**	**$ 43,779**	**$ 171,866**	**$ 60,291**	**$ 504,870**	**$ 500,000**	**11.94%**	
Expenses	***$ 97,010***	***$ 75,054***	***$ (6,355)***	***$ 43,779***	***$ 171,866***	***$ 60,291***	***$ 504,870***	***$ 500,000***	***11.94%***	
Personnel Services- Salaries & Wages	**$ 15,669**	**$ (2,371)**	**$ (16,901)**	**$ 11,211**	**$ 78,662**	**$ 25,496**	**$ 4,265**	**$ -**	**597.79%**	
40000 - Salaries and Wages	$ 15,669	$ (2,371)	$ (16,901)	$ 11,211	$ 78,662	$ 25,496	$ 4,265	$ -	597.79%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 3,492**	**$ (327)**	**$ (3,763)**	**$ 2,998**	**$ 21,181**	**$ 6,721**	**$ 605**	**$ -**	**1,110.92%**	
45000 - Healthcare Contribution	$ 367	$ -	$ (1,557)	$ 1,557	$ 10,781	$ 3,082	$ -	$ -	0.00%	
45010 - Dental Contribution	$ 55	$ 18	$ (55)	$ 64	$ 464	$ 136	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ 1,176	$ (171)	$ (1,236)	$ 823	$ 5,798	$ 1,904	$ 326	$ -	583.99%	
45200 - IMRF Contribution	$ 1,349	$ (253)	$ (942)	$ 554	$ 4,138	$ 1,599	$ 279	$ -	573.19%	
53010 - Workers Compensation	$ 545	$ 79	$ 27	$ -	$ -	$ -	$ -	$ -	0.00%	
Contractual Services	**$ 77,849**	**$ 77,752**	**$ 14,310**	**$ 29,569**	**$ 72,023**	**$ 28,074**	**$ 500,000**	**$ 500,000**	**5.61%**	
53000 - Liability Insurance	$ 348	$ 65	$ 47	$ -	$ -	$ -	$ -	$ -	0.00%	
53020 - Unemployment Claims	$ 11	$ 2	$ 1	$ -	$ -	$ -	$ -	$ -	0.00%	
55000 - Miscellaneous Contractual Exp	$ 77,490	$ 77,685	$ 14,261	$ 29,569	$ 72,023	$ 28,074	$ 500,000	$ 500,000	5.61%	
Commodities	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
60010 - Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Transfers Out	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
99001 - Transfer to General Fund 001	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
407 Quality of Kane Grants	**$ -**	**$ 7,200**	**$ 1,000**	**$ 472**	**$ -**	**$ -**	**$ 30,870**	**$ 30,870**	**0.00%**	
Expenses	***$ -***	***$ 7,200***	***$ 1,000***	***$ 472***	***$ -***	***$ -***	***$ 30,870***	***$ 30,870***	***0.00%***	
Contractual Services	**$ -**	**$ 7,200**	**$ 1,000**	**$ 472**	**$ -**	**$ -**	**$ 30,870**	**$ 30,870**	**0.00%**	
50150 - Contractual/Consulting Services	$ -	$ -	$ -	$ 472	$ -	$ -	$ -	$ -	0.00%	
53100 - Conferences and Meetings	$ -	$ 7,200	$ 1,000	$ -	$ -	$ -	$ 30,870	$ 30,870	0.00%	
408 Neighborhood Stabilization Progr	**$ 52**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 87,166**	**$ 87,166**	**0.00%**	
Expenses	***$ 52***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 87,166***	***$ 87,166***	***0.00%***	
Contractual Services	**$ 52**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 87,166**	**$ 87,166**	**0.00%**	
55050 - Grant Services	$ 52	$ -	$ -	$ -	$ -	$ -	$ 87,166	$ 87,166	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
410 Elgin CDBG	**$ 368,754**	**$ 475,720**	**$ 496,385**	**$ 545,772**	**$ 417,531**	**$ -**	**$ -**	**$ -**	**0.00%**	
Expenses	***$ 368,754***	***$ 475,720***	***$ 496,385***	***$ 545,772***	***$ 417,531***	***$ -***	***$ -***	***$ -***	***0.00%***	
Personnel Services- Salaries & Wages	**$ 69,541**	**$ 61,279**	**$ 53,487**	**$ 42,621**	**$ 29,104**	**$ -**	**$ -**	**$ -**	**0.00%**	
40000 - Salaries and Wages	$ 69,541	$ 61,279	$ 53,487	$ 42,621	$ 29,104	$ -	$ -	$ -	0.00%	
40002 - Non-Union Wage Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 22,076**	**$ 19,811**	**$ 13,624**	**$ 9,327**	**$ 7,347**	**$ -**	**$ -**	**$ -**	**0.00%**	
45000 - Healthcare Contribution	$ 7,628	$ 9,142	$ 5,514	$ 3,468	$ 3,297	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ 394	$ 406	$ 269	$ 190	$ 103	$ -	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ 5,294	$ 4,535	$ 3,960	$ 3,181	$ 2,157	$ -	$ -	$ -	0.00%	
45200 - IMRF Contribution	$ 6,089	$ 4,025	$ 2,689	$ 1,909	$ 1,534	$ -	$ -	$ -	0.00%	
53010 - Workers Compensation	$ 2,671	$ 1,704	$ 1,192	$ 580	$ 256	$ -	$ -	$ -	0.00%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Contractual Services	**$ 276,407**	**$ 390,758**	**$ 427,125**	**$ 491,992**	**$ 379,799**	**$ -**	**$ -**	**$ -**	**0.00%**	
50150 - Contractual/Consulting Services	$ -	$ -	$ -	$ -	$ 3,433	$ -	$ -	$ -	0.00%	
50340 - Software Licensing Cost	$ 255	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	0.00%	
50590 - Professional Services	$ 614	$ 33	$ 51	$ 26	$ 20	$ -	$ -	$ -	0.00%	
52010 - Janitorial Services	$ 422	$ 500	$ 348	$ 240	$ 113	$ -	$ -	$ -	0.00%	
52110 - Repairs and Maint- Buildings	$ -	$ 100	$ 55	$ 25	$ 18	$ -	$ -	$ -	0.00%	
52140 - Repairs and Maint- Copiers	$ 37	$ 42	$ 38	$ 21	$ 15	$ -	$ -	$ -	0.00%	
52180 - Building Space Rental	$ 4,251	$ 4,480	$ 2,976	$ 2,082	$ 949	$ -	$ -	$ -	0.00%	
52230 - Repairs and Maint- Vehicles	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
53000 - Liability Insurance	$ 1,703	$ 1,412	$ 1,562	$ 1,326	$ 1,080	$ -	$ -	$ -	0.00%	
53020 - Unemployment Claims	$ 54	$ 43	$ 21	$ 21	$ 15	$ -	$ -	$ -	0.00%	
53070 - Legal Printing	$ 194	$ -	$ 102	$ 35	$ 45	$ -	$ -	$ -	0.00%	
53100 - Conferences and Meetings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
53120 - Employee Mileage Expense	$ -	$ -	$ 21	$ -	$ -	$ -	$ -	$ -	0.00%	
55000 - Miscellaneous Contractual Exp	$ 268,876	$ 384,149	$ 421,947	$ 488,216	$ 374,112	$ -	$ -	$ -	0.00%	
Commodities	**$ 730**	**$ 736**	**$ 683**	**$ 470**	**$ 295**	**$ -**	**$ -**	**$ -**	**0.00%**	
60000 - Office Supplies	$ 84	$ 20	$ 98	$ -	$ -	$ -	$ -	$ -	0.00%	
60010 - Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
60040 - Postage	$ -	$ 1	$ -	$ 26	$ -	$ -	$ -	$ -	0.00%	
63000 - Utilities- Natural Gas	$ 49	$ 84	$ 52	$ 25	$ 25	$ -	$ -	$ -	0.00%	
63010 - Utilities- Electric	$ 36	$ 44	$ 34	$ 18	$ 16	$ -	$ -	$ -	0.00%	
63040 - Fuel- Vehicles	$ 17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
64000 - Telephone	$ 273	$ 276	$ 225	$ 196	$ 99	$ -	$ -	$ -	0.00%	
64010 - Cellular Phone	$ 172	$ 203	$ 191	$ 149	$ 118	$ -	$ -	$ -	0.00%	
64020 - Internet	$ 99	$ 108	$ 84	$ 57	$ 37	$ -	$ -	$ -	0.00%	
Transfers Out	**$ -**	**$ 3,137**	**$ 1,466**	**$ 1,362**	**$ 985**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99001 - Transfer to General Fund 001	$ -	$ 3,137	$ 1,466	$ 1,362	$ 985	$ -	$ -	$ -	0.00%	
411 Emergency Rental Assistance	**$ 14,517,290**	**$ 366,666**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 40,047**	**$ 40,047**	**0.00%**	
Expenses	***$ 14,517,290***	***$ 366,666***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 40,047***	***$ 40,047***	***0.00%***	
Personnel Services- Salaries & Wages	**$ 18,425**	**$ 18,293**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
40000 - Salaries and Wages	$ 18,425	$ 18,293	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 3,941**	**$ 3,955**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
45000 - Healthcare Contribution	$ 825	$ 778	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ 86	$ 67	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ 1,409	$ 1,374	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
45200 - IMRF Contribution	$ 1,621	$ 1,224	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
53010 - Workers Compensation	$ -	$ 512	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Contractual Services	**$ 14,491,653**	**$ 344,222**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 40,047**	**$ 40,047**	**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%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
55000 - Miscellaneous Contractual Exp	$ 14,490,603	$ 323,874	$ -	$ -	$ -	$ -	$ 40,047	$ 40,047	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	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
412 Emergency Rental Assistance #2	**$ -**	**$ 6,038,155**	**$ 2,706,020**	**$ 778,054**	**$ 6,082,847**	**$ 12,760**	**$ 2,554,241**	**$ 2,554,241**	**0.50%**	
Expenses	***$ -***	***$ 6,038,155***	***$ 2,706,020***	***$ 778,054***	***$ 6,082,847***	***$ 12,760***	***$ 2,554,241***	***$ 2,554,241***	***0.50%***	
Personnel Services- Salaries & Wages	**$ -**	**$ 5,555**	**$ 99,505**	**$ 193,985**	**$ 155,299**	**$ -**	**$ -**	**$ -**	**0.00%**	
40000 - Salaries and Wages	$ -	$ 5,555	$ 99,505	$ 193,985	$ 155,299	$ -	$ -	$ -	0.00%	
40003 - Cost of Living Increase	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ -**	**$ 1,076**	**$ 26,671**	**$ 54,859**	**$ 47,843**	**$ -**	**$ -**	**$ -**	**0.00%**	
45000 - Healthcare Contribution	$ -	$ 132	$ 11,609	$ 27,465	$ 25,390	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ -	$ 22	$ 638	$ 1,146	$ 638	$ -	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ -	$ 415	$ 7,294	$ 14,282	$ 11,371	$ -	$ -	$ -	0.00%	
45200 - IMRF Contribution	$ -	$ 365	$ 4,938	$ 8,582	$ 8,083	$ -	$ -	$ -	0.00%	
53010 - Workers Compensation	$ -	$ 142	$ 2,192	$ 3,385	$ 2,361	$ -	$ -	$ -	0.00%	
Contractual Services	**$ -**	**$ 6,030,709**	**$ 2,571,586**	**$ 509,077**	**$ 5,873,872**	**$ 12,760**	**$ 2,551,338**	**$ 2,551,338**	**0.50%**	
50150 - Contractual/Consulting Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
50340 - Software Licensing Cost	$ -	$ -	$ 980	$ -	$ -	$ -	$ -	$ -	0.00%	
50590 - Professional Services	$ -	$ 3	$ 661	$ 2,042	$ 64,389	$ 12,760	$ -	$ -	0.00%	
52010 - Janitorial Services	$ -	$ 31	$ 804	$ 1,764	$ 532	$ -	$ -	$ -	0.00%	
52110 - Repairs and Maint- Buildings	$ -	$ -	$ 167	$ 175	$ 85	$ -	$ -	$ -	0.00%	
52140 - Repairs and Maint- Copiers	$ -	$ 6	$ 105	$ 160	$ 108	$ -	$ -	$ -	0.00%	
52180 - Building Space Rental	$ -	$ 277	$ 6,733	$ 15,108	$ 4,763	$ -	$ -	$ -	0.00%	
52230 - Repairs and Maint- Vehicles	$ -	$ -	$ -	$ 2,425	$ 657	$ -	$ -	$ -	0.00%	
53000 - Liability Insurance	$ -	$ 117	$ 2,906	$ 6,033	$ 5,762	$ -	$ -	$ -	0.00%	
53020 - Unemployment Claims	$ -	$ 4	$ 40	$ 97	$ 78	$ -	$ -	$ -	0.00%	
53060 - General Printing	$ -	$ 3,407	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
53110 - Employee Training	$ -	$ -	$ -	$ 763	$ -	$ -	$ -	$ -	0.00%	
53120 - Employee Mileage Expense	$ -	$ -	$ 1,040	$ 1,373	$ 646	$ -	$ -	$ -	0.00%	
55000 - Miscellaneous Contractual Exp	$ -	$ 6,026,864	$ 2,558,150	$ 479,137	$ 5,796,851	$ -	$ 2,551,338	$ 2,551,338	0.00%	
Commodities	**$ -**	**$ 814**	**$ 4,956**	**$ 10,245**	**$ 1,523**	**$ -**	**$ -**	**$ -**	**0.00%**	
60000 - Office Supplies	$ -	$ 752	$ 379	$ -	$ -	$ -	$ -	$ -	0.00%	
60040 - Postage	$ -	$ -	$ -	$ -	$ 33	$ -	$ -	$ -	0.00%	
60050 - Books and Subscriptions	$ -	$ -	$ 2,500	$ 5,833	$ -	$ -	$ -	$ -	0.00%	
60070 - Computer Hardware- Non Capital	$ -	$ -	$ 749	$ 1,030	$ -	$ -	$ -	$ -	0.00%	
63000 - Utilities- Natural Gas	$ -	$ 5	$ 72	$ 147	$ 102	$ -	$ -	$ -	0.00%	
63010 - Utilities- Electric	$ -	$ 4	$ 88	$ 126	$ 74	$ -	$ -	$ -	0.00%	
63040 - Fuel- Vehicles	$ -	$ -	$ 27	$ 545	$ 131	$ -	$ -	$ -	0.00%	
64000 - Telephone	$ -	$ 22	$ 444	$ 913	$ 412	$ -	$ -	$ -	0.00%	
64010 - Cellular Phone	$ -	$ 24	$ 509	$ 1,247	$ 614	$ -	$ -	$ -	0.00%	
64020 - Internet	$ -	$ 8	$ 189	$ 404	$ 157	$ -	$ -	$ -	0.00%	
Transfers Out	**$ -**	**$ -**	**$ 3,303**	**$ 9,887**	**$ 4,311**	**$ -**	**$ 2,903**	**$ 2,903**	**0.00%**	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
99001 - Transfer to General Fund 001	$ -	$ -	$ 3,303	$ 9,887	$ 4,311	$ -	$ 2,903	$ 2,903	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
413 CDBG-CV	**$ -**	**$ 925,624**	**$ 711,814**	**$ 117,599**	**$ -**	**$ -**	**$ 562,103**	**$ 562,103**	**0.00%**	
Expenses	***$ -***	***$ 925,624***	***$ 711,814***	***$ 117,599***	***$ -***	***$ -***	***$ 562,103***	***$ 562,103***	***0.00%***	
Personnel Services- Salaries & Wages	**$ -**	**$ 1,648**	**$ 20,148**	**$ 28,318**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
40000 - Salaries and Wages	$ -	$ 1,648	$ 20,148	$ 28,318	$ -	$ -	$ -	$ -	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**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
45000 - Healthcare Contribution	$ -	$ 93	$ 3,629	$ 4,454	$ -	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ -	$ 11	$ 102	$ 142	$ -	$ -	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ -	$ 121	$ 1,473	$ 2,085	$ -	$ -	$ -	$ -	0.00%	
45200 - IMRF Contribution	$ -	$ 107	$ 993	$ 1,255	$ -	$ -	$ -	$ -	0.00%	
53010 - Workers Compensation	$ -	$ 46	$ 421	$ 502	$ -	$ -	$ -	$ -	0.00%	
Contractual Services	**$ -**	**$ 923,577**	**$ 683,914**	**$ 78,118**	**$ -**	**$ -**	**$ 560,655**	**$ 560,655**	**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	$ -	$ -	$ 687	$ 687	0.00%	
53020 - Unemployment Claims	$ -	$ 1	$ 8	$ 14	$ -	$ -	$ 9	$ 9	0.00%	
55000 - Miscellaneous Contractual Exp	$ -	$ 923,445	$ 681,331	$ 73,713	$ -	$ -	$ 558,478	$ 558,478	0.00%	
Commodities	**$ -**	**$ 23**	**$ 314**	**$ 628**	**$ -**	**$ -**	**$ 287**	**$ 287**	**0.00%**	
60000 - Office Supplies	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
63000 - Utilities- Natural Gas	$ -	$ 2	$ 18	$ 39	$ -	$ -	$ 17	$ 17	0.00%	
63010 - Utilities- Electric	$ -	$ 0	$ 23	$ 28	$ -	$ -	$ 13	$ 13	0.00%	
64000 - Telephone	$ -	$ 8	$ 91	$ 185	$ -	$ -	$ 93	$ 93	0.00%	
64010 - Cellular Phone	$ -	$ 10	$ 136	$ 274	$ -	$ -	$ 132	$ 132	0.00%	
64020 - Internet	$ -	$ 2	$ 47	$ 102	$ -	$ -	$ 32	$ 32	0.00%	
Transfers Out	**$ -**	**$ -**	**$ 821**	**$ 2,097**	**$ -**	**$ -**	**$ 1,161**	**$ 1,161**	**0.00%**	
99001 - Transfer to General Fund 001	$ -	$ -	$ 821	$ 2,097	$ -	$ -	$ 1,161	$ 1,161	0.00%	
415 Homeless Prevention Program	**$ 351,324**	**$ 335,995**	**$ 180,055**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
Expenses	***$ 351,324***	***$ 335,995***	***$ 180,055***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***0.00%***	
Personnel Services- Salaries & Wages	**$ 88,954**	**$ 110,591**	**$ 51,106**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
40000 - Salaries and Wages	$ 88,954	$ 110,591	$ 51,106	$ -	$ -	$ -	$ -	$ -	0.00%	
Personnel Services- Employee Benefits	**$ 31,720**	**$ 37,714**	**$ 15,734**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
45000 - Healthcare Contribution	$ 14,277	$ 18,648	$ 8,048	$ -	$ -	$ -	$ -	$ -	0.00%	
45010 - Dental Contribution	$ 708	$ 829	$ 338	$ -	$ -	$ -	$ -	$ -	0.00%	
45100 - FICA/SS Contribution	$ 6,489	$ 8,003	$ 3,687	$ -	$ -	$ -	$ -	$ -	0.00%	
45200 - IMRF Contribution	$ 7,457	$ 7,160	$ 2,526	$ -	$ -	$ -	$ -	$ -	0.00%	
53010 - Workers Compensation	$ 2,789	$ 3,073	$ 1,135	$ -	$ -	$ -	$ -	$ -	0.00%	
Contractual Services	**$ 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%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
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	$ 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	**$ 800**	**$ 19,140**	**$ 22,864**	**$ -**	**$ -**	**$ -**	**$ 124,205**	**$ 124,205**	**0.00%**	
Expenses	***$ 800***	***$ 19,140***	***$ 22,864***	***$ -***	***$ -***	***$ -***	***$ 124,205***	***$ 124,205***	***0.00%***	
Contractual Services	**$ 800**	**$ 19,140**	**$ 22,864**	**$ -**	**$ -**	**$ -**	**$ 124,205**	**$ 124,205**	**0.00%**	
50650 - Blighted Structure Demolition	$ 800	$ 19,140	$ 22,864	$ -	$ -	$ -	$ 124,205	$ 124,205	0.00%	
435 Growing for Kane	**$ 26,165**	**$ 720**	**$ 21,954**	**$ 122,872**	**$ 198,808**	**$ 460**	**$ 238,453**	**$ 238,453**	**0.19%**	
Expenses	***$ 26,165***	***$ 720***	***$ 21,954***	***$ 122,872***	***$ 198,808***	***$ 460***	***$ 238,453***	***$ 238,453***	***0.19%***	
Contractual Services	**$ 15,300**	**$ -**	**$ 21,954**	**$ 122,872**	**$ 198,808**	**$ 460**	**$ 237,453**	**$ 237,453**	**0.19%**	
50150 - Contractual/Consulting Services	$ 5,300	$ -	$ 13,966	$ 121,401	$ 198,264	$ -	$ 225,953	$ 225,953	0.00%	
53100 - Conferences and Meetings	$ -	$ -	$ -	$ 427	$ 482	$ 412	$ 500	$ 500	82.44%	
55010 - External Grants	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ 10,000	0.00%	
55050 - Grant Services	$ -	$ -	$ 7,988	$ 1,044	$ 62	$ 48	$ 1,000	$ 1,000	4.83%	
Commodities	**$ 10,865**	**$ 720**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,000**	**$ 1,000**	**0.00%**	
60000 - Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
60010 - Operating Supplies	$ 730	$ 678	$ -	$ -	$ -	$ -	$ 1,000	$ 1,000	0.00%	
60510 - Grant Supplies	$ 10,135	$ 42	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
521 Bowes Creek Special Service Area	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32**	**$ 32**	**0.00%**	
Expenses	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 32***	***$ 32***	***0.00%***	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32**	**$ 32**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 32	$ 32	0.00%	
5300 Sunvale SBA SW 37	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 92**	**$ 92**	**0.00%**	
Expenses	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 92***	***$ 92***	***0.00%***	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Contractual Services	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 92**	**$ 92**	**0.00%**	
52290 - Repairs and Maint- Stormwater	$ -	$ -	$ -	$ -	$ -	$ -	$ 92	$ 92	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%	
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%	
5303 Ogden Gardens SBA SW40	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 226**	**$ 226**	**0.00%**	
Expenses	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 226***	***$ 226***	***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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
52290 - Repairs and Maint- Stormwater	$ 7,760	$ 1,450	$ 725	$ -	$ -	$ -	$ -	$ -	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	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,579**	**$ 3,579**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,579	$ 3,579	0.00%	
5306 Cheval DeSelle Venetian SBA SW43	**$ 5,200**	**$ 5,282**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 81**	**$ 81**	**0.00%**	
Expenses	***$ 5,200***	***$ 5,282***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 81***	***$ 81***	***0.00%***	
Contractual Services	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
52290 - Repairs and Maint- Stormwater	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Transfers Out	**$ 5,200**	**$ 5,282**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ 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	**$ 3,230**	**$ 3,281**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,634**	**$ 1,634**	**0.00%**	
Expenses	***$ 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	**$ 3,230**	**$ 3,281**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ 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%	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

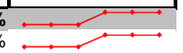
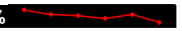
***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
5310 Exposition View SBA SW47	**$ 3,777**	**$ 3,838**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 528**	**$ 528**	**0.00%**	
Expenses	***$ 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	**$ 3,777**	**$ 3,838**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ 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	**$ 2,493**	**$ 2,532**	**$ 2,572**	**$ 2,572**	**$ -**	**$ -**	**$ 117**	**$ 117**	**0.00%**	
Expenses	***$ 2,493***	***$ 2,532***	***$ 2,572***	***$ 2,572***	***$ -***	***$ -***	***$ 117***	***$ 117***	***0.00%***	
Contractual Services	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
52290 - Repairs and Maint- Stormwater	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
Transfers Out	**$ 2,493**	**$ 2,532**	**$ 2,572**	**$ 2,572**	**$ -**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ 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	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 117**	**$ 117**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 117	$ 117	0.00%	
5312 Tamara Dittman SBA SW 50	**$ -**	**$ -**	**$ 1,215**	**$ 1,215**	**$ 550**	**$ -**	**$ 1,120**	**$ 1,120**	**0.00%**	
Expenses	***$ -***	***$ -***	***$ 1,215***	***$ 1,215***	***$ 550***	***$ -***	***$ 1,120***	***$ 1,120***	***0.00%***	
Transfers Out	**$ -**	**$ -**	**$ 1,215**	**$ 1,215**	**$ 550**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99405 - Transfer to Cost Share Drainage Fund 405	$ -	$ -	$ 1,215	$ 1,215	$ 550	$ -	$ -	$ -	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,120**	**$ 1,120**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,120	$ 1,120	0.00%	
5313 Church Molitor SSA SA 52	**$ -**	**$ -**	**$ 3,334**	**$ 3,334**	**$ 500**	**$ -**	**$ 1,020**	**$ 1,020**	**0.00%**	
Expenses	***$ -***	***$ -***	***$ 3,334***	***$ 3,334***	***$ 500***	***$ -***	***$ 1,020***	***$ 1,020***	***0.00%***	
Transfers Out	**$ -**	**$ -**	**$ 3,334**	**$ 3,334**	**$ 500**	**$ -**	**$ -**	**$ -**	**0.00%**	
99000 - Transfer To Other Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00%	
99405 - Transfer to Cost Share Drainage Fund 405	$ -	$ -	$ 3,334	$ 3,334	$ 500	$ -	$ -	$ -	0.00%	
Contingency and Other	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,020**	**$ 1,020**	**0.00%**	
89000 - Addition to Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,020	$ 1,020	0.00%	
5314 45W185 Plank Road SSA SW 54	**$ -**	**$ -**	**$ 4,000**	**$ 3,928**	**$ 4,000**	**$ 4,000**	**$ 4,002**	**$ 4,002**	**99.95%**	
Expenses	***$ -***	***$ -***	***$ 4,000***	***$ 3,928***	***$ 4,000***	***$ 4,000***	***$ 4,002***	***$ 4,002***	***99.95%***	
Transfers Out	**$ -**	**$ -**	**$ 4,000**	**$ 3,928**	**$ 4,000**	**$ 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	$ 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**	**$ 700**	**100.00%**	
Expenses	***$ -***	***$ -***	***$ -***	***$ 700***	***$ 700***	***$ 700***	***$ 700***	***$ 700***	***100.00%***	

Committee Expense Budget Report - by Account Detail

Through February 28, 2026 (25.0% YTD, 23.08% Payroll Expense through Pay Period Ending 02/14/2026)

***2021, 2022, 2023, 2024, 2025 DRAFT** and 2026 Actual Fiscal Year**

Department / Fund / Account Classification	2021 Actual Amount*	2022 Actual Amount*	2023 Actual Amount*	2024 Actual Amount*	2025 Actual Amount DRAFT**	2026 Actual Amount	2026 Amended Budget	2026 Adopted Budget	2026 YTD% Actual/Amended Budget	2021 - 2026 Trend
Transfers Out	**$ -**	**$ -**	**$ -**	**$ 700**	**$ 700**	**$ 700**	**$ 700**	**$ 700**	**100.00%**	
99405 - Transfer to Cost Share Drainage Fund 405	$ -	$ -	$ -	$ 700	$ 700	$ 700	$ 700	$ 700	100.00%	
Grand Total	**$ 19,086,002**	**$ 12,479,763**	**$ 10,587,785**	**$ 6,459,497**	**$ 12,382,867**	**$ 851,271**	**$ 10,898,657**	**$ 10,844,735**	**7.81%**	

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ZONING PETITION NO. TMP-26-384

PETITION # 4671 PETITIONER: PATRYCJA KARWOWSKI

Petition #: 4671
Committee Flow: Development Committee, Kane County Board
Contact: Natalie Zine, B&Z Division Manager P: 630-232-3494 E: zinenatalie@kanecountyil.gov
Petitioner: Patrycja Karwowski
Location: 19N310 Boyer Road, Dundee Township (03-06-300-010)
Proposed: An Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the subject property.
2040 Plan: Resource Management
Objectors: Village of Algonquin; area residents.
Recommendations:
Regional Planning Comm.: N/A
Zoning Board: Approval w/ Stipulations (Passed 5 - 1 w/ 2 abstentions)
Development Committee: TBD

Summary:

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition No. 4671

Committee Flow:
Development Committee, Executive Committee, County Board

Contact:

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

Budget Information:

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

Summary:

Zoning Petition for an Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the subject property at 19N310 Boyer Road, Dundee Township, unincorporated Kane County, IL (PIN: 03-06-300-010)

Zoning Petition No. 4671
Patrycja Karwowski

Development Committee

March 16, 2026

County Board District: 23 Chris Kious

KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant
Patrycja Karwowski

Property Owner
Patrycja Karwowski

Action Requested
A Five Year Interim Special Use Permit in the F-Farming Zoning District to allow for a small construction business on the property.

Subject Property
19N310 Boyer Road, Dundee Township (03-06-300-010)

Application
An application was received by the County on April 10, 2025; application documents for Petition 4671 are available for review on the Pending Zoning Petitions page of Kane County's website.

Notice
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on September 26, 2025. Notice was published in the Daily Herald newspaper on September 27, 2025. And, a public hearing sign was posted on the subject property on September 25, 2025.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Big Rock Township, the Villages of Algonquin, Gilberts & Carpentersville, the Kane County Regional Planning Commission, School District 300, and the Rutland Dundee Fire Protection District.

2040 Conceptual Land Use Strategy

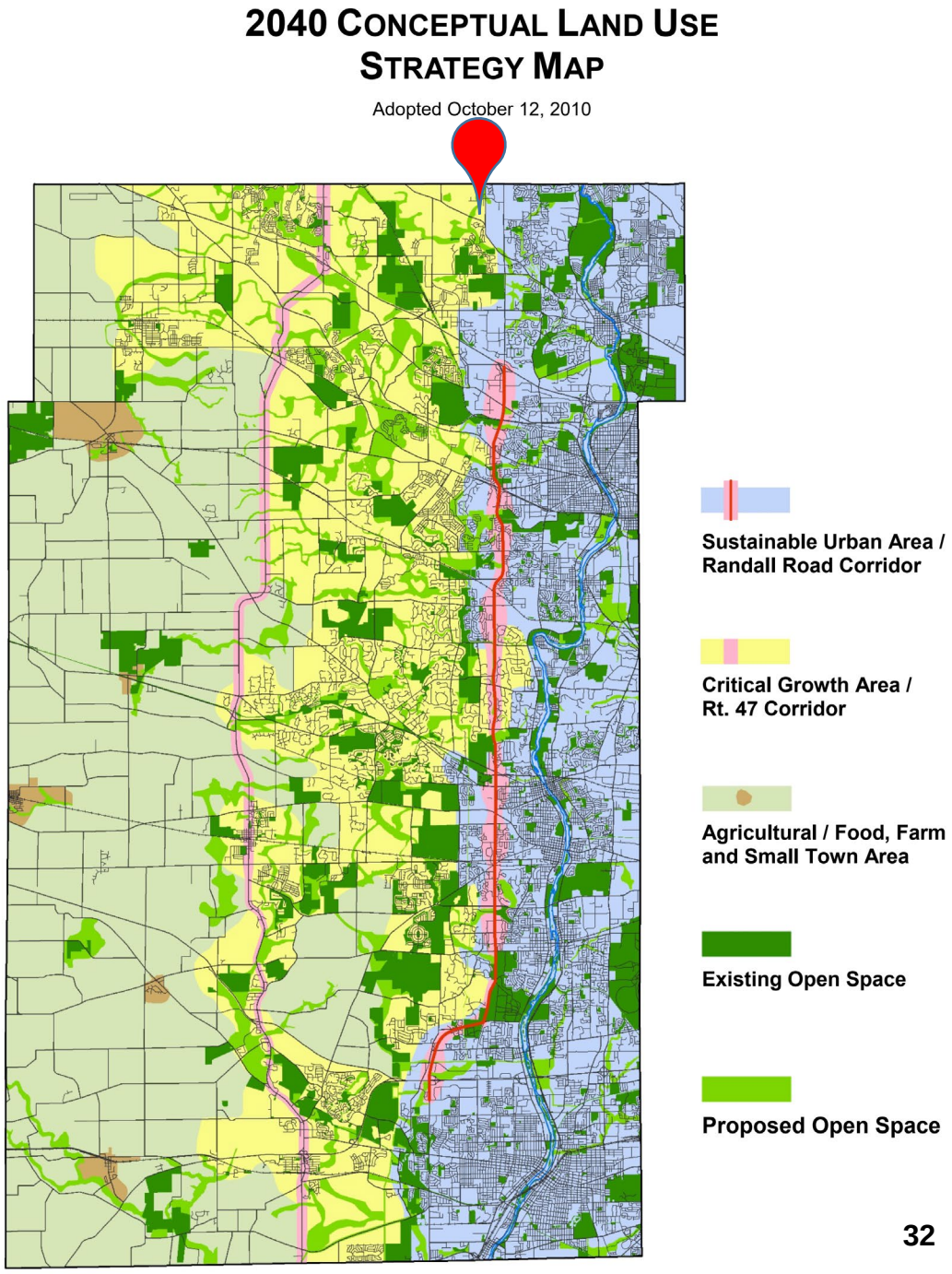
19N310 Boyner Road – Dundee Twp. – Petition #4671

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

Core Themes

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

The Conceptual Land Use Strategy Map:
A general land use map that divides the county into 3 major geographic corridors, each with unique land resources, development patterns, and planning opportunities.



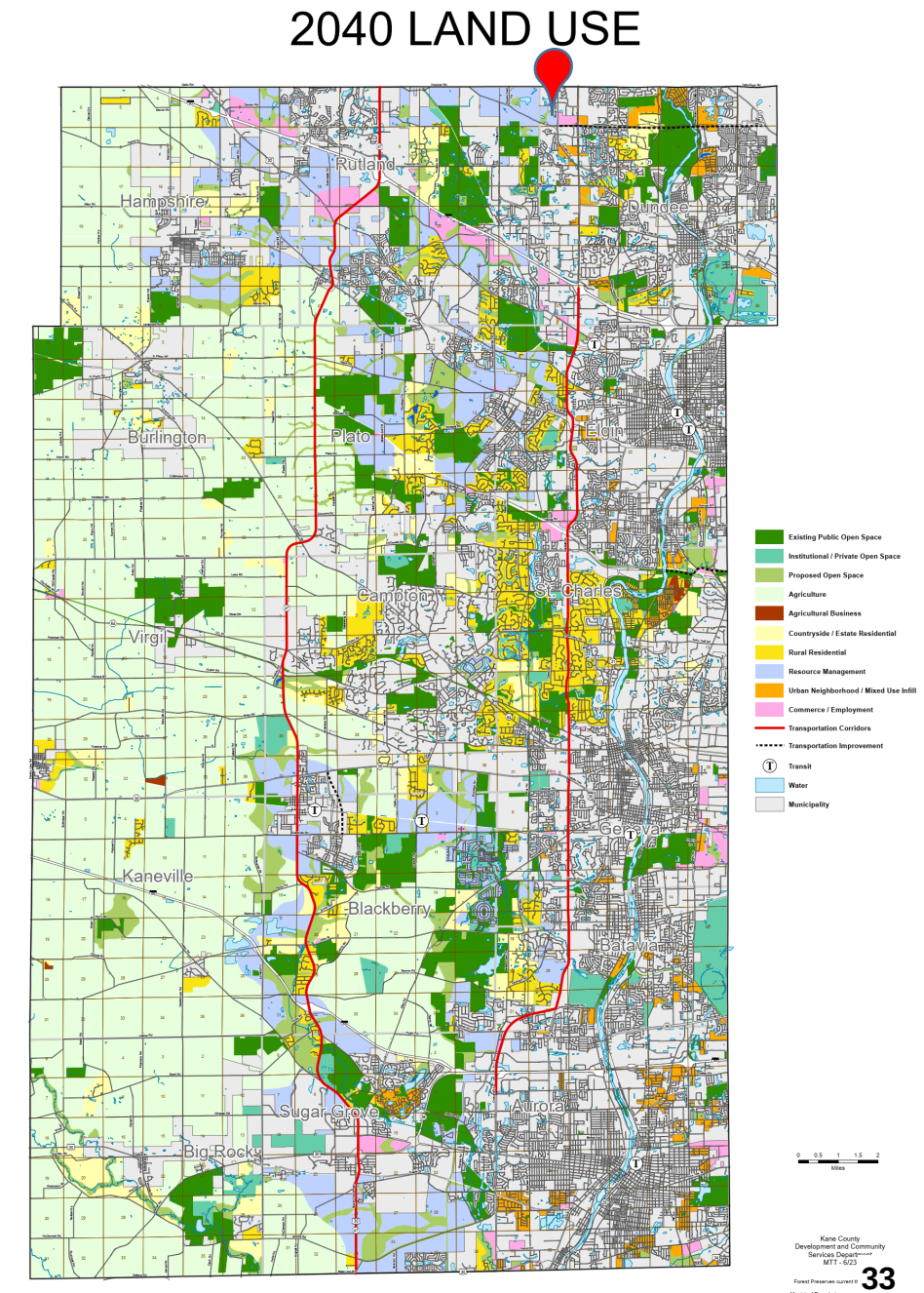
2040 Land Use Analysis

19N310 Boyner Road – Dundee Twp. – Petition #4671

2040 Planned Use: **Resource Management**

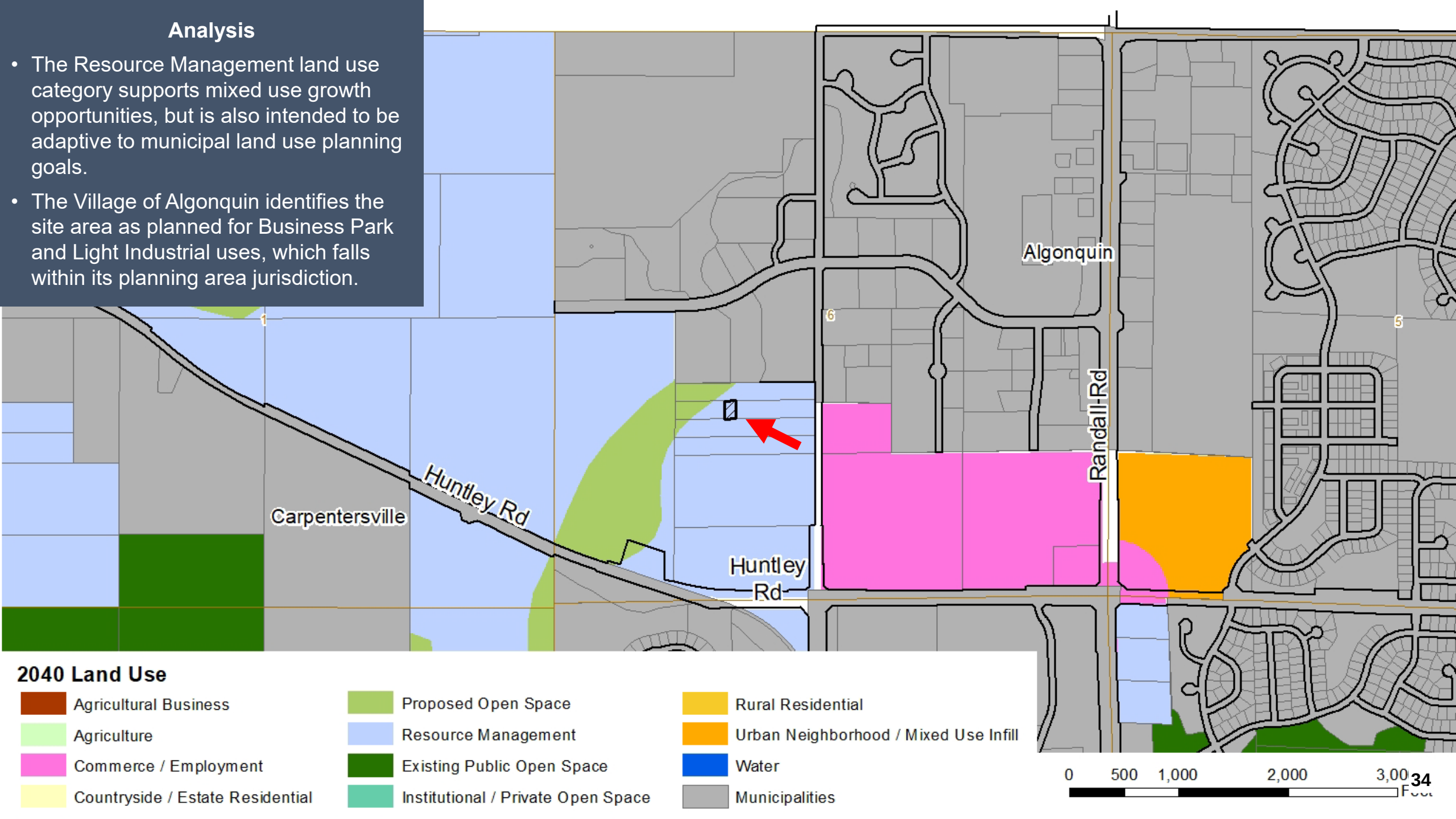
Characteristics of Areas Planned for **Resource Management**

- 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

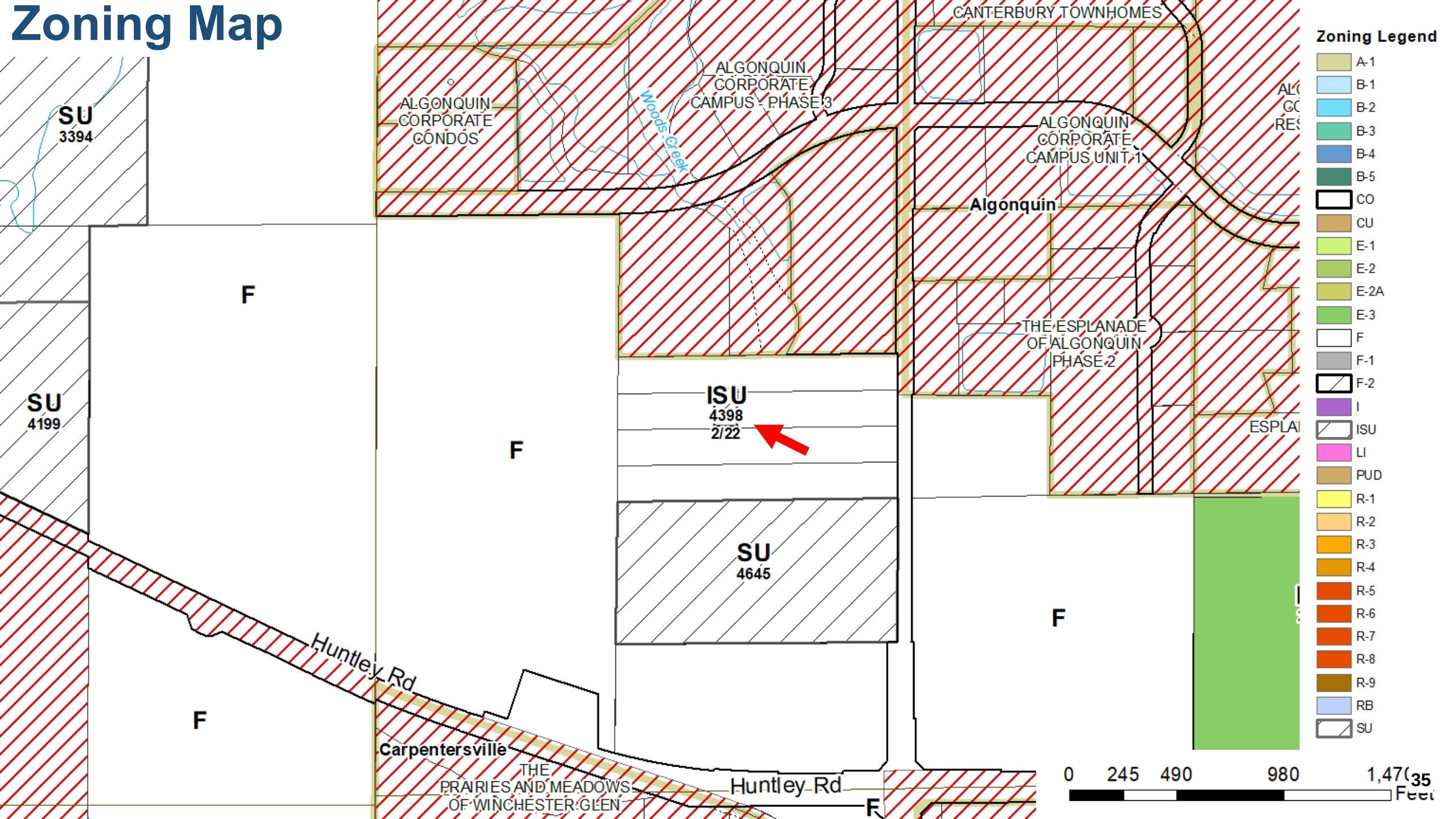


Analysis

- The Resource Management land use category supports mixed use growth opportunities, but is also intended to be adaptive to municipal land use planning goals.
- The Village of Algonquin identifies the site area as planned for Business Park and Light Industrial uses, which falls within its planning area jurisdiction.



Zoning Map


SU
3394
F
SU
4199
F
ISU
4398
2/22
SU
4645
F
F
F
ALGONQUIN
CORPORATE
CONDOS
Woods Creek
ALGONQUIN
CORPORATE
CAMPUS - PHASE 3
CANTERBURY TOWNHOMES
ALGONQUIN
CORPORATE
CAMPUS UNIT 1
Algonquin
THE ESPLANADE
OF ALGONQUIN
PHASE 2
Huntley Rd
Carpentersville
THE
PRAIRIES AND MEADOWS
OF WINCHESTER GLEN
Huntley Rd
Zoning Legend
A-1
B-1
B-2
B-3
B-4
B-5
CO
CU
E-1
E-2
E-2A
E-3
F
F-1
F-2
I
ISU
LI
PUD
R-1
R-2
R-3
R-4
R-5
R-6
R-7
R-8
R-9
RB
SU
0
245
490
980
Feet

Zoning Ordinance

Kane County Zoning Ordinance **Section 25-8-1-2 (Special Uses in the F-Farming District)** provides the following:

CC. In order to utilize land, lots, buildings or structures, which might remain unused or unoccupied by uses otherwise permitted in this district, an **"interim special use"** may be established in accordance with the requirements set forth in section 25-4-8 of this chapter.

In addition to the standards set forth in subsections 25-4-8-2 A through F of this chapter, the interim special use must be compatible with the character and intensity of other structures and uses permitted in this district.

In its recommendation to the County Board, in addition to the standards set forth in subsections 25-4-8-2 A through F of this chapter, the Zoning Board of Appeals shall also find that the proposed interim special use would be compatible with other uses permitted in this district.

An interim special use shall be authorized for a limited period of time only, not to exceed five (5) years.

Legislative History

The Kane County Board on **February 14, 2017** passed an ordinance granting an Interim Special Use Permit to allow for a small construction business on a portion of the property located at 19N310 Boyer Road.

The interim Special Use was granted with the following stipulations:

1. No more than three (3) trucks and trailers may be stored on the property.
2. No more than four (4) shipping containers may be used for storage on the property.
3. Landscape screening shall be installed along the northern side of the property within 6 months of the granting of the Interim Special Use.
4. The petitioner is currently in violation of the Kane County Stormwater Ordinance and the Zoning Ordinance. If approved, the petition shall be conditionally permitted for one year. If the petitioner is in compliance with the Kane County Stormwater Ordinance within one year from the date of approval of this petition, the interim special use shall be permitted for an additional 4 years. If the petitioner is not in compliance with the Kane County Stormwater Ordinance within one year of approval of this petition, the interim special use approval is terminated and the owner must cease the business use.
5. The Interim Special Use is only granted to the petitioner and terminates upon sale or lease of the property or business to any other party.

The Interim Special Use expired on **February 14, 2022.**

Code Violations

ZONING DEPARTMENT – The Interim Special Use expired in 2022 and the business has continued to operate from the property without renewing the ISUP.

WATER RESOURCES DEPARTMENT – A stormwater permit was applied for and approved by the Department. However, after the permit was approved modifications to the property were made with Department approval. These are addressed in the recommended stipulations.

CODE ENFORCEMENT DEPARTMENT – There is currently an open code enforcement case related to the continued use of the property for business purposes without a valid extension granted by Kane County. The previous extension expired in 2022, and no re-application was submitted by the property owner thereafter. This issue was brought to our attention by the Village of Algonquin's Development Director on October 30, 2023, as the Village of Algonquin did not support the continued business use of the property at that time.

Additionally, The property owner has added several additional shipping containers onto the property and has indicated these containers are intended for current agricultural use on the property.

On November 15, 2023, Code Enforcement informed the property owner of this matter and advised the property owner to follow the appropriate process to obtain an extension for such continued business use. It has taken an extended amount of time—from November 15, 2023, until now—to finally reach the point of submitting the request for an extension of the business use. The process has been significantly delayed. At this time, there are no other open code enforcement cases related to this property.


Huntley Rd
Huntley Rd
Randall Rd



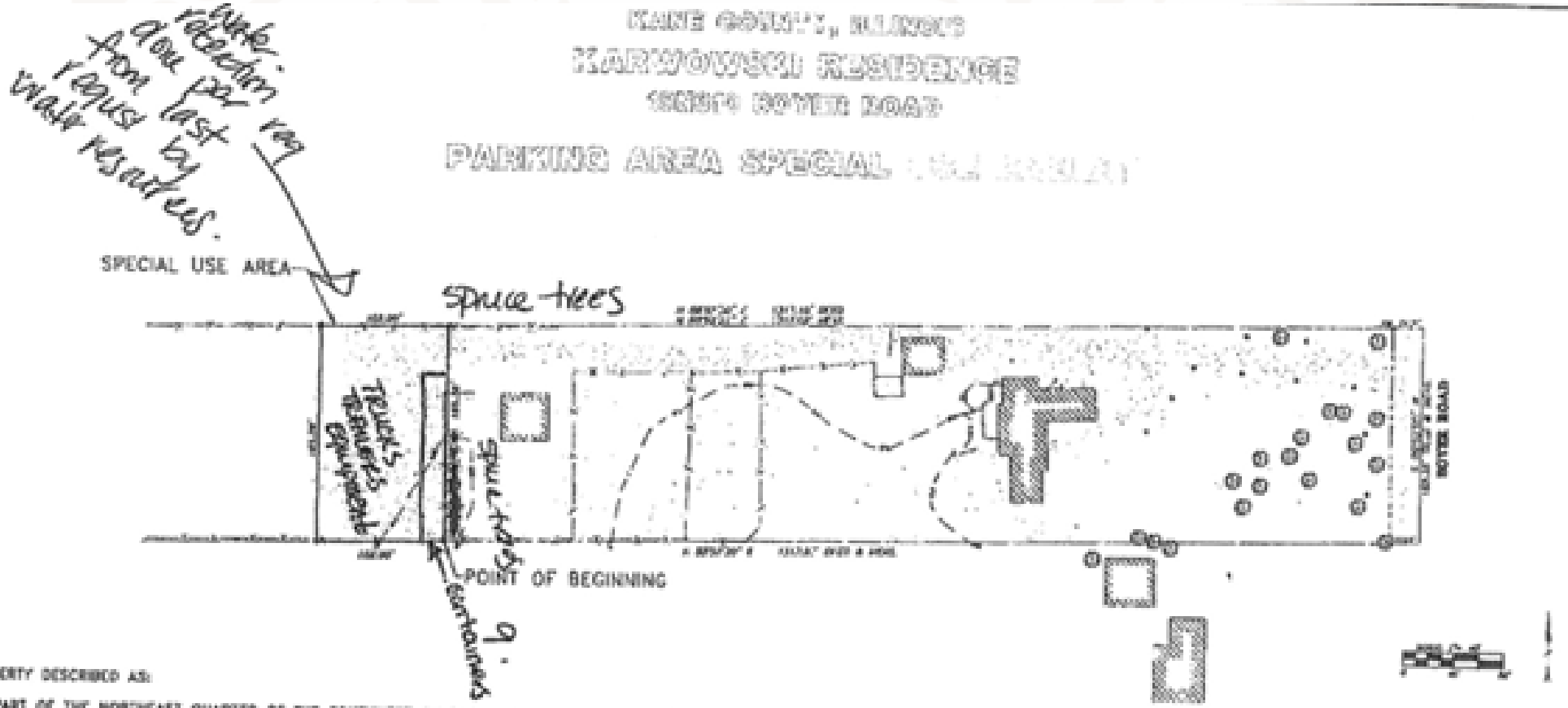


KANE COUNTY, ILLINOIS

KARWOWSKI RESIDENCE

9S15 RIVER ROAD

PARKING AREA SPECIAL USE AREA



OF PROPERTY DESCRIBED AS:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER 330.35 FEET THENCE SOUTH 88 DEGREES 52 MINUTES AND 30 SECONDS WEST 772.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52 MINUTES AND 30 SECONDS WEST 102.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 45 SECONDS EAST 165.36 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 27 SECONDS EAST 102.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 45 SECONDS WEST 165.36 FEET TO POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS, CONTAINING 16,861 SQUARE FEET (0.387 ACRES).



2015



2022



2017



2024



2019



LATE SPRING 2025



2020



July 5, 2025










K LINE
DSR-SENATOR











Review Comments:

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 provided the following comments:

1. Owner should protect the well and septic system from any damage from vehicles by identifying location and clearly marking. Parking on or driving over a septic field will cause damage to the system. Health department would require approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.

Kane County Forest Preserve District

The Forest Preserve doesn't have any comments on the attached special use petition

Water Resources

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

The site was issued a Stormwater Permit in June of 2017. Record Drawings were received; the site contains Floodplain and Depressional Storage. No fill will be permitted in these areas.

In 2023 the County completed a Cost Share project to replace an aging drain tile in the area, involving multiple property owners. Currently there is a Willow tree planting by the new drain tile on the applicant's property. The root systems of trees, especially Willow trees, planted near drain tiles will grow into drain tiles causing blockages and eventually blow outs in the system.

Please note as routine practice on sites pursuing zoning or development intensification on the property, Water Resources request surveys to verify there is adequate volume in the stormwater management system and that maintenance plans are up to date. Additionally, since 2019, when a site comes up for a Zoning petition or Building permit, Water Resources will require a Drainage and/or Conservation Easement be placed over the stormwater management system and special areas, like the Floodplain on the site.

Updates: As of January 16, 2026 No Easements have been presented to Water Resources for review and recording with Kane County Recorder's Office. The applicant has submitted a survey to Water Resources. This survey indicates the volume of the stormwater detention basin is now 0.654 acre-feet. This volume is below the as-built volume of 0.684 acre-feet. This indicates fill in the basin and leaves the site in violation of the Stormwater Ordinance. The applicant will need to remove this fill and restore the basin to the as-built volume of 0.684 acre-feet and provide signed and sealed drawings of the site. Additionally, the applicant submitted a Maintenance Plan for the site. This Plan was incomplete. Water Resources will require a Maintenance Plan prepared by a Licensed Professional Engineer in the State of Illinois.

Because this site contains Floodplain and Depressional Storage, and has Stormwater Detention facilities on-site, any disturbance or added impervious will require a Stormwater permit.

1. Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide updated survey of the basin and disturbed areas on-site, Record Drawings and the recording of a Drainage Easement over the stormwater management facilities. These items shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026
2. A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner. This shall be prepared by a licensed Professional Engineer. This shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026
3. A new Stormwater Permit will be required for any future disturbance or development on-site.
4. Removal of the any trees planted within 25 ft of the new drain tile system. The applicant shall remove any trees by April 30th, 2026.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

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

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) – *According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because there is no disturbance of the land. The Special Use Permit renewal is only needed.*

Public Comment

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

Objectors:

1. Village of Algonquin
2. Neighboring property owners

Staff Recommended Stipulations of Approval

1. (Water Resources) Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide an updated survey of the basin and disturbed areas on-site, record drawings and the recording of a drainage easement over the stormwater management facilities; these items shall be submitted to the Kane County Environmental and Water Resources Department by April 30th, 2026.

2. (Water Resources) A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner; this shall be prepared by a licensed Professional Engineer and shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026.

3. (Water Resources) A new Stormwater Permit from the Kane County Environmental and Water Resources Department shall be required for any future disturbance or development on-site.

4. (Water Resources) The property owner shall remove any trees planted within 25 ft of the new drain tile system by April 30th, 2026.

5. (Environmental Health) The property owner shall protect the well and septic system from any damage from vehicles by identifying their locations and clearly marking them; parking on or driving over a septic field will cause damage to the system. Health department requires review and approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.

6. (Zoning) Outdoor storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises, shall be strictly prohibited on the subject property.

7. (Zoning) No more than three (3) trucks or trailers may be stored on the property.

8. (Zoning) No more than nine (9) shipping containers may be used for storage on the property.

9. (Zoning) The Interim Special Use shall only be granted to the petitioner and terminates upon sale or lease of the property or business to any other party.

10. (Zoning) The Interim Special Use shall be granted for a period of one (1) year from the date of approval by the Kane County Board and no additional extensions shall be granted.

11. (Transportation) The Interim Special Use shall comply with Dundee Township Ordinance 2008-02 at all times, which has a weight restriction of 10 tons for Boyer Road.

Standards / ZBA Findings

ZONING STANDARDS

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

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

Zoning Board of Appeals Summary

The Kane County Zoning Board of Appeals (ZBA), at a public hearing on **October 14, 2025**, duly heard the testimony of the Petitioner and others in connection with Zoning Petition No. 4671 “Karwowski Interim Special Use Permit”. The zoning request was continued to the ZBA meeting on **February 3, 2026**, and then again to the ZBA meeting on **March 3, 2026**.

Staff received written **objection to the Zoning Petition request from the Village of Algonquin as well as some area neighbors**. Some members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner. **The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.**

During the ZBA’s deliberation discussion, they passed a motion to change two of the recommended staff stipulations. They modified stipulation #8 to allow for a total of ten (10) shipping containers on the property, rather than nine (9); this was based on the Petitioner’s revised request. And, the ZBA modified stipulation #10 to allow for the interim special to be granted for a period of three (3) years rather than one (1) year.

A motion was made by Bill Wilson and seconded by David Schultz to: Recommend approval of Zoning Petition No. 4671, by Patrycja Karwowski, requesting an Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the property located at 19N310 Boyer Road, Dundee Township, unincorporated Kane County, Illinois (PIN: 03-06-300-010), including the submittal documents listed in “Exhibit A” attached and with **amended** Stipulations of Approval. **The motion PASSED by a vote of 5 to 1 with 2 abstention(s) and 0 absent.**

ZBA Amended Stipulations of Approval

1. (Water Resources) Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide an updated survey of the basin and disturbed areas on-site, record drawings and the recording of a drainage easement over the stormwater management facilities; these items shall be submitted to the Kane County Environmental and Water Resources Department by April 30th, 2026.
2. (Water Resources) A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner; this shall be prepared by a licensed Professional Engineer and shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026.
3. (Water Resources) A new Stormwater Permit from the Kane County Environmental and Water Resources Department shall be required for any future disturbance or development on-site.
4. (Water Resources) The property owner shall remove any trees planted within 25 ft of the new drain tile system by April 30th, 2026.
5. (Environmental Health) The property owner shall protect the well and septic system from any damage from vehicles by identifying their locations and clearly marking them; parking on or driving over a septic field will cause damage to the system. Health department requires review and approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.
6. (Zoning) Outdoor storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises, shall be strictly prohibited on the subject property.
7. (Zoning) No more than three (3) trucks or trailers may be stored on the property.
8. (Zoning) No more than **ten (10) shipping containers** may be used for storage on the property.
9. (Zoning) The Interim Special Use shall only be granted to the petitioner and terminates upon sale or lease of the property or business to any other party.
10. (Zoning) The Interim Special Use shall be **granted for a period of three (3) years** from the date of approval by the Kane County Board and no additional extensions shall be granted.
11. (Transportation) The Interim Special Use shall comply with Dundee Township Ordinance 2008-02 at all times, which has a weight restriction of 10 tons for Boyer Road.

Next Steps

Petition 4671 will be considered by the **Development Committee** at its upcoming meeting currently scheduled for **10:30 a.m., MONDAY, March 16, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

Petition 4671 will then be considered by the **Kane County Board** at its upcoming meeting currently set for **9:45 a.m., Tuesday, April 14, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

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

MTG DATE: March 16, 2026

TO: Kane County Development Committee

FROM: Keith Berkhout, Zoning Planner

SUBJECT: **Petition No. 4671 "Karwowski Interim Special Use Permit"**

GENERAL INFORMATION

APPLICANT
Patrycja Karwowski

REQUESTED ACTION
An Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the subject property.

SUBJECT PROPERTY
19N310 Boyer Road, Dundee Township (03-06-300-010)

Board District: 23 Chris Kious

PROJECT DESCRIPTION
Request for a Five-Year Interim Special Use to allow for equipment related to a construction business to be located on a portion of the property. A Five Year Interim Special Use was approved for the same use in 2017; that Interim Special Use expired in 2022.

SUBMITTAL DOCUMENTS
An application requesting the Special Use was received on April 10, 2025. All received application documents for Petition 4671 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 September 26, 2025. Notice was published in the Daily Herald newspaper on September 27, 2025. And, a public hearing sign was posted on the subject property on September 25, 2025.

In addition to adjacent property owners, notice of this Zoning Application was also sent to: Kane County planning, zoning, and water resources staff, the Kane County Health Department, and the Kane County Division of Transportation (KDOT), Kane County Board member Chris Kious, Kane County Sheriff Ron Hain, the Kane County Forest Preserve, Dundee Township Supervisor and Highway Commissioner, the Villages of Algonquin, Gilberts & Carpentersville, School District 300, and the Rutland Dundee Fire Protection District.

REVIEW & ANALYSIS

ZONING
The subject property is currently zoned F-Farming District. The adjacent properties to the north, south, and west are also zoned F-Farming District; there are properties to the north which within the corporate limits of Algonquin. There is a Special Use a few properties to the south for a commercial solar facility.

Kane County Zoning Ordinance Section 25-8-1-2 (Special Uses in the F-Farming District) provides the following:

CC. In order to utilize land, lots, buildings or structures, which might remain unused or unoccupied by uses otherwise permitted in this district, an "interim special use" may be established in accordance with the requirements set forth in section 25-4-8 of this chapter. In addition to the standards set forth in subsections 25-4-8-2 A through F of this chapter, the interim special use must be compatible with the character and intensity of other structures and uses permitted in this district. In its recommendation to the County Board, in addition to the standards set forth in subsections 25-4-8-2 A through F of this chapter, the Zoning Board of Appeals shall also find that the proposed interim special use would be compatible with other uses permitted in this district. An interim special use shall be authorized for a limited period of time only, not to exceed five (5) years.

The Kane County Board on February 14, 2017 passed an ordinance granting an Interim Special Use Permit to allow for a small construction business on a portion of the property located at 19N310 Boyer Road. The interim Special Use was granted with the following stipulations:

1. No more than three (3) trucks and trailers may be stored on the property.
2. No more than four (4) shipping containers may be used for storage on the property.
3. Landscape screening shall be installed along the northern side of the property within 6 months of the granting of the Interim Special Use.
4. The petitioner is currently in violation of the Kane County Stormwater Ordinance and the Zoning Ordinance. If approved, the petition shall be conditionally permitted for one year. If the petitioner is in compliance with the Kane County Stormwater Ordinance within one year from the date of approval of this petition, the interim special use shall be permitted for an additional 4 years. If the petitioner is not in compliance with the Kane County Stormwater Ordinance within one year of approval of this petition, the interim special use approval is terminated and the owner must cease the business use.
5. The Interim Special Use is only granted to the petitioner and terminates upon sale or lease of the property or business to any other party.

The Interim Special Use expired on February 14, 2022.

Subject Property:



FUTURE LAND USE

This property is located under an area designated as Resource Management. This is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources. The Resource Management category applies primarily to land within the Critical Growth Area. Planned land uses within the Resource Management category can accomplish the goals of both municipal and County land use plans. It is important to emphasize that 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.

The purpose of Resource Management is to provide opportunities for the implementation of livable, sustainable and healthy development that respects the character and carrying capacity of the land. In the Resource Management category, land uses and densities will vary. Small portions will develop as countryside estate and rural residential developments with the respective densities of those map categories.

Others will develop as master-planned communities with densities similar to or even greater than the successful developments of Fox Mill and Mill Creek. Developments under municipal jurisdiction may develop at higher densities based on their adopted plans, the trend and character of the area, and environmental limitations. The density of a particular development where the County Board will be responsible for granting zoning should be based on prevailing County standards and regulations, housing needs, surrounding use and densities, walkability, healthy community design, soil suitability, preservation of natural features, preservation of healthy, native trees, storm water Best Management Practices, and the trend and character of the area.

Developments in the areas designated Resource Management must preserve and enhance open space and green infrastructure. At least 40% of the gross area of each planned unit development within Resource Management should preserve open space that protects the environment, provides recreational opportunities, creates a transition from the city to the countryside, preserve and protect water resources and ecosystems and be based on integrated water resource management principals.

WATER RESOURCES

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

The site was issued a Stormwater Permit in June of 2017. Record Drawings were received; the site contains Floodplain and Depressional Storage. No fill will be permitted in these areas.

In 2023 the County completed a Cost Share project to replace an aging drain tile in the area, involving multiple property owners. Currently there is a Willow tree planting by the new drain tile on the applicant's property. The root systems of trees, especially Willow trees, planted near drain tiles will grow into drain tiles causing blockages and eventually blow outs in the system.

Please note as routine practice on sites pursuing zoning or development intensification on the property, Water Resources request surveys to verify there is adequate volume in the stormwater management system and that maintenance plans are up to date. Additionally, since 2019, when a site comes up for a Zoning petition or Building permit, Water Resources will require a Drainage and/or Conservation Easement be placed over the stormwater management system and special areas, like the Floodplain on the site.

Updates: As of January 16, 2026 no Easements have been presented to Water Resources for review and recording with Kane County Recorder's Office. The applicant has submitted a survey to Water Resources. This survey indicates the volume of the stormwater detention basin is now 0.654 acre-feet. This volume is below the as-built volume of 0.684 acre-feet. This indicates fill in the basin and leaves the site in violation of the Stormwater Ordinance. The applicant will need to remove this fill and restore the basin to the as-built volume of 0.684 acre-feet and provide signed and sealed drawings of the site. Additionally, the applicant submitted a Maintenance Plan for the site. This Plan was incomplete. Water Resources will require a Maintenance Plan prepared by a Licensed Professional Engineer in the State of Illinois.

Because this site contains Floodplain and Depressional Storage, and has Stormwater Detention facilities on-site, any disturbance or added impervious will require a Stormwater permit.

1. Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide updated survey of the basin and disturbed areas on-site, Record Drawings and the recording of a Drainage Easement over the stormwater management facilities. These items shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026
2. A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner. This shall be prepared by a licensed Professional Engineer. This shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026
3. A new Stormwater Permit will be required for any future disturbance or development on-site.
4. Removal of the any trees planted within 25 ft of the new drain tile system. The applicant shall remove any trees by April 30th, 2026.

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 provided the following comments:

1. Owner should protect the well and septic system from any damage from vehicles by identifying location and clearly marking. Parking on or driving over a septic field will cause damage to the system. Health department would require approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.

KANE COUNTY FOREST PRESERVE DISTRICT
The Forest Preserve doesn't have any comments on the attached special use petition.

ADDITIONAL REPORTS & ANALYSIS

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

- 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 disturbance of the land. The Special Use Permit renewal is only needed.*

Copies of each provided on the Kane County website under the petition number on the Pending Zoning Petitions page.

PUBLIC COMMENT
Copies of any submitted public comments will be uploaded to the Kane County website under the applicable petition number on the Pending Zoning Petitions page.

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

1. (Water Resources) Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide an updated survey of the basin and disturbed areas on-site, record drawings and the recording of a drainage easement over the stormwater management facilities; these items shall be submitted to the Kane County Environmental and Water Resources Department by April 30th, 2026.
2. (Water Resources) A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner; this shall be prepared by a licensed Professional Engineer and shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026.
3. (Water Resources) A new Stormwater Permit from the Kane County Environmental and Water Resources Department shall be required for any future disturbance or development on-site.
4. (Water Resources) The property owner shall remove any trees planted within 25 ft of the new drain tile system by April 30th, 2026.
5. (Environmental Health) The property owner shall protect the well and septic system from any damage from vehicles by identifying their locations and clearly marking them; parking on or driving over a septic field will cause damage to the system. Health department requires review and approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.
6. (Zoning) Outdoor storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises, shall be strictly prohibited on the subject property.

7. (Zoning) No more than three (3) trucks or trailers may be stored on the property.
8. (Zoning) No more than nine (9) shipping containers may be used for storage on the property.
9. (Zoning) The Interim Special Use shall only be granted to the petitioner and terminates upon sale or lease of the property or business to any other party.
10. (Zoning) The Interim Special Use shall be granted for a period of one (1) year from the date of approval by the Kane County Board and no additional extensions shall be granted.
11. (Transportation) The Interim Special Use shall comply with Dundee Township Ordinance 2008-02 at all times, which has a weight restriction of 10 tons for Boyer Road.

ZONING STANDARDS

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

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

ZONING BOARD OF APPEALS

The Kane County Zoning Board of Appeals (ZBA), at a public hearing on October 14, 2025, duly heard the testimony of the Petitioner and others in connection with Zoning Petition No. 4671 “Karwowski Interim Special Use Permit”. The zoning request was continued to the ZBA meeting on February 3, 2026, and then again to the ZBA meeting on March 3, 2026.

Staff received written objection to the Zoning Petition request from the Village of Algonquin as well as some area neighbors. Some members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

During the ZBA’s deliberation discussion, they passed a motion to change two of the recommended staff stipulations. They modified stipulation #8 to allow for a total of ten (10) shipping containers on the property, rather than nine (9); this was based on the Petitioner’s revised request. And, the ZBA modified stipulation #10 to allow for the interim special to be granted for a period of three (3) years rather than one (1) year.

A motion was made by Bill Wilson and seconded by David Schultz to: Recommend approval of Zoning Petition No. 4671, by Patrycja Karwowski, requesting an Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the property located at 19N310 Boyer Road, Dundee Township, unincorporated Kane County, Illinois (PIN: 03-06-300-010), including the submittal documents listed in “Exhibit A” attached, and with the following recommended Stipulations of Approval:

1. (Water Resources) Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide an updated survey of the basin and disturbed areas on-site, record drawings and the recording of a drainage easement over the stormwater management facilities; these items shall be

submitted to the Kane County Environmental and Water Resources Department by April 30th, 2026.

2. (Water Resources) A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner; this shall be prepared by a licensed Professional Engineer and shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026.

3. (Water Resources) A new Stormwater Permit from the Kane County Environmental and Water Resources Department shall be required for any future disturbance or development on-site.

4. (Water Resources) The property owner shall remove any trees planted within 25 ft of the new drain tile system by April 30th, 2026.

5. (Environmental Health) The property owner shall protect the well and septic system from any damage from vehicles by identifying their locations and clearly marking them; parking on or driving over a septic field will cause damage to the system. Health department requires review and approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.

6. (Zoning) Outdoor storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises, shall be strictly prohibited on the subject property.

7. (Zoning) No more than three (3) trucks or trailers may be stored on the property.

8. (Zoning) No more than ten (10) shipping containers may be used for storage on the property.

9. (Zoning) The Interim Special Use shall only be granted to the petitioner and terminates upon sale or lease of the property or business to any other party.

10. (Zoning) The Interim Special Use shall be granted for a period of three (3) years from the date of approval by the Kane County Board and no additional extensions shall be granted.

11. (Transportation) The Interim Special Use shall comply with Dundee Township Ordinance 2008-02 at all times, which has a weight restriction of 10 tons for Boyer Road.

The motion PASSED by a vote of 5 to 1 with 2 abstention(s) and 0 absent.

DEVELOPMENT COMMITTEE

Petition 4671 is to be considered by the Kane County Development Committee at its meeting currently scheduled for 10:30 a.m., Monday, March 16, 2026, in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

KANE COUNTY BOARD

Petition 4671 is to be considered by the Kane County Board at its meeting currently set for 9:45 a.m., Tuesday, April 14, 2026, in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4671 Submittal Documents

"Exhibit A"
Zoning Petition No. 4671 Submittal Documents

4671 - Patrycja Karwowski | Chris Kious

Document
4671_01_Completed Application (4-10-25).pdf
4671_02_Proof of Ownership (4-10-25).pdf
4671_03_Plat of SurveyLegal Description (4-10-25).pdf
4671_04_Certification of Public Notice (4-10-25).pdf
4671_05_IDNR EcoCAT Report (4-10-25).pdf
4671_06_SWCD NRI Report (4-10-25).pdf
4671_Exhibit A from the 10-14-25 ZBA Meeting.pdf
4671_Exhibit B from the 10-14-25 ZBA Meeting.pdf
4671_Letter for requested adjustment from Petitioner.pdf
4671_Letter of Objection from Algonquin.pdf
4671_Letter of Support from the 10-14-25 ZBA Meeting.pdf
4671_Public Comment (10-01-2025) Sue Tortorea Letter of Objection.pdf
4671_Public Comment (10-13-2025) Village of Algonquin Letter of Objection.pdf
4671_ZBA Petition Summary (02-03-26) REVISED.pdf
Request to Continue ZBA Mtg_Patrycja Karwowski (01-27-2026).pdf

ZONING BOARD OF APPEALS
SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4671 **PUBLIC HEARING DATE** 3/3/26

PETITIONER NAME Patrycja Karwowski

REQUESTED ACTION

Five- Year Interim Special Use in the F-Farming Zoning District to allow a small construction business on the property

SUBJECT PROPERTY

19N310 Boyer Road, in Dundee Township, Kane County, Illinois (03-06-300-010)

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

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

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

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

There were concerns regarding flooding but now seem to be covered through the newest stipulations.
There is concern regarding the 10,000 LB restriction due to wieght of loaded dump trucks.
The number of containers has more than doubled from 2017.
The newest stipulations will help regulate this use.
There are action items with a deadline of April 30, 2026 required to take place.

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

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

There are potential storm water issues if not addressed.
There have been some neighborhood disputed activities regarding flood waters.
The stipulations regarding trees and other property issues regarding water retention have been brought forward through prior meetings.

ZBA Vote: N **Aris** A **Armstrong** N **Lake** N **Natkins** N **Schultz** N **Stoffa** N **Wilson**

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

There was no testimony from public entities indicating this would impede development.
There was an objection from the Village of Algonquin by way of corespondence.
The recommended stipulations will address these concerns.
The recommended abbreviated Special use will assist with not impacting further development.

ZBA Vote: Y____ **Aris** A____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

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

The new stipulations should address these issues.
The drainage issues have not been fully addressed up to this point.
The April 30, 2026 deadline will attempt to address the issues of drainage.

ZBA Vote: N____ **Aris** A____ **Armstrong** N____ **Lake** Y____ **Natkins** Y____ **Schultz** N____ **Stoffa** Y____ **Wilson**

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

There has been no testimony to indicate an increase in traffic.

ZBA Vote: Y____ **Aris** A____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

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

The written stipulations will make this petition conform.
The petitioner is not in favor of the (one) year recommendation of extension.
The timing of the extension is highly based on the compliance of the petitioner to the stipulations as discussed and proposed.

ZBA Vote: Y____ **Aris** A____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA: (circle one)

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

B. FALK (Abstain)

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

On this 3 day of MARCH, 2026.

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

David K Schultz	3.3.2026 Date
William Wilson	3.3.2026 Date
Tracy K Aris	3.3.2026 Date
Mary Lake	3.3.2026 Date
[signature]	3 March 2026 Date
Michael Stoffa	3 MARCH - 2026 Date
	Date

ZONING BOARD OF APPEALS
RECOMMENDATION

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

The Kane County Zoning Board of Appeals (ZBA), at a public hearing on October 14, 2025, duly heard the testimony of the Petitioner and others in connection with Zoning Petition No. 4671 "Karwowski Interim Special Use Permit". The zoning request was continued to the ZBA meeting on February 3, 2026, and then again to the ZBA meeting on March 3, 2026.

A motion was made by Bill Wilson and seconded by David Schultz to: **Recommend approval of Zoning Petition No. 4671, by Patrycja Karwowski, requesting an Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the property located at 19N310 Boyer Road, Dundee Township, unincorporated Kane County, Illinois (PIN: 03-06-300-010), including the submittal documents listed in "Exhibit A" attached, and with the following recommended Stipulations of Approval:**

1. (Water Resources) Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide an updated survey of the basin and disturbed areas on-site, record drawings and the recording of a drainage easement over the stormwater management facilities; these items shall be submitted to the Kane County Environmental and Water Resources Department by April 30th, 2026.

2. (Water Resources) A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner; this shall be prepared by a licensed Professional Engineer and shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026.

3. (Water Resources) A new Stormwater Permit from the Kane County Environmental and Water Resources Department shall be required for any future disturbance or development on-site.

4. (Water Resources) The property owner shall remove any trees planted within 25 ft of the new drain tile system by April 30th, 2026.

5. (Environmental Health) The property owner shall protect the well and septic system from any damage from vehicles by identifying their locations and clearly marking them; parking on or driving over a septic field will cause damage to the system. Health department requires review and approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.

6. (Zoning) Outdoor storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises, shall be strictly prohibited on the subject property.

7. (Zoning) No more than three (3) trucks or trailers may be stored on the property.

8. (Zoning) No more than ten (10) shipping containers may be used for storage on the property.

9. (Zoning) The Interim Special Use shall only be granted to the petitioner and terminates upon sale or lease of the property or business to any other party.

10. (Zoning) The Interim Special Use shall be granted for a period of three (3) years from the date of approval by the Kane County Board and no additional extensions shall be granted.

11. (Transportation) The Interim Special Use shall comply with Dundee Township Ordinance 2008-02 at all times, which has a weight restriction of 10 tons for Boyer Road.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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

The motion PASSED by a vote of 5 to 1 with 2 abstention(s) and 0 absent.

On this 3rd day of February, 2026.

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

"Exhibit A"
Zoning Petition No. 4671 Submittal Documents

4671_01_Completed Application (4-10-25).pdf

4671_02_Proof of Ownership (4-10-25).pdf

4671_03_Plat of SurveyLegal Description (4-10-25).pdf

4671_04_Certification of Public Notice (4-10-25).pdf

4671_05_IDNR EcoCAT Report (4-10-25).pdf

4671_06_SWCD NRI Report (4-10-25).pdf

4671_Exhibit A from the 10-14-25 ZBA Meeting.pdf

4671_Exhibit B from the 10-14-25 ZBA Meeting.pdf

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4671
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

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

1) That an Interim Special Use Permit for a construction business be granted on the following described property:

THAT PT OF THE NE QTR OF THE SW QTR OF SECT 6, TWP 42N, RGE 8 E OF THE 3RD PM DAF: COMCG AT THE SE COR OF SD NE QTR OF THE SW QTR; TH N ALG THE E LI OF SD QTR QTR 330.35 FT, TH S 88 DEG 52 MIN AND 30 SEC W 772.0 FT TO A POB; TH S 88 DEG 52 MIN AND 30 SEC W 102.0 FT; TH N 00 DEG 19 MIN 45 SEC E 165.36 FT; TH N 88 DEG 52 MIN 27 SEC E 102.0 FT; TH S 00 DEG 19 MIN 45 SEC W 165.36 FT TO THE POB, IN THE TWP OF DUNDEE, KCI.

The subject property is commonly known as 19N310 Boyer Road, Dundee Township, unincorporated Kane County, IL (PIN: 03-06-300-010).

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

1. (Water Resources) Water Resources will require the stormwater detention volume be restored to the required volume under the Stormwater Ordinance. The applicant shall provide an updated survey of the basin and disturbed areas on-site, record drawings and the recording of a drainage easement over the stormwater management facilities; these items shall be submitted to the Kane County Environmental and Water Resources Department by April 30th, 2026.

2. (Water Resources) A Maintenance Plan and Schedule for the Stormwater Management on-site will be required and must be signed by the owner; this shall be prepared by a licensed Professional Engineer and shall be submitted to Kane County Environmental and Water Resources Department by April 30th, 2026.

3. (Water Resources) A new Stormwater Permit from the Kane County Environmental and Water Resources Department shall be required for any future disturbance or development on-site.

4. (Water Resources) The property owner shall remove any trees planted within 25 ft of the new drain tile system by April 30th, 2026.

5. (Environmental Health) The property owner shall protect the well and septic system from any damage from vehicles by identifying their locations and clearly marking them; parking on or driving over a septic field will cause damage to the system. Health department requires review and approval if any additional wastewater is generated by the business to ensure the septic system would be suitable for such use.

6. (Zoning) Outdoor storing of lumber or other building materials and/or equipment, not in connection with an authorized building project in progress on the immediate premises, shall be strictly prohibited on the subject property.

7. (Zoning) No more than three (3) trucks or trailers may be stored on the property.

8. (Zoning) No more than ten (10) shipping containers may be used for storage on the property.

9. (Zoning) The Interim Special Use shall only be granted to the petitioner and terminates upon sale or lease of the property or business to any other party.

10. (Zoning) The Interim Special Use shall be granted for a period of three (3) years from the date of approval by the Kane County Board and no additional extensions shall be granted.

11. (Transportation) The Interim Special Use shall comply with Dundee Township Ordinance 2008-02 at all times, which has a weight restriction of 10 tons for Boyer Road.

3) That the zoning maps of Kane County, Illinois be amended accordingly.

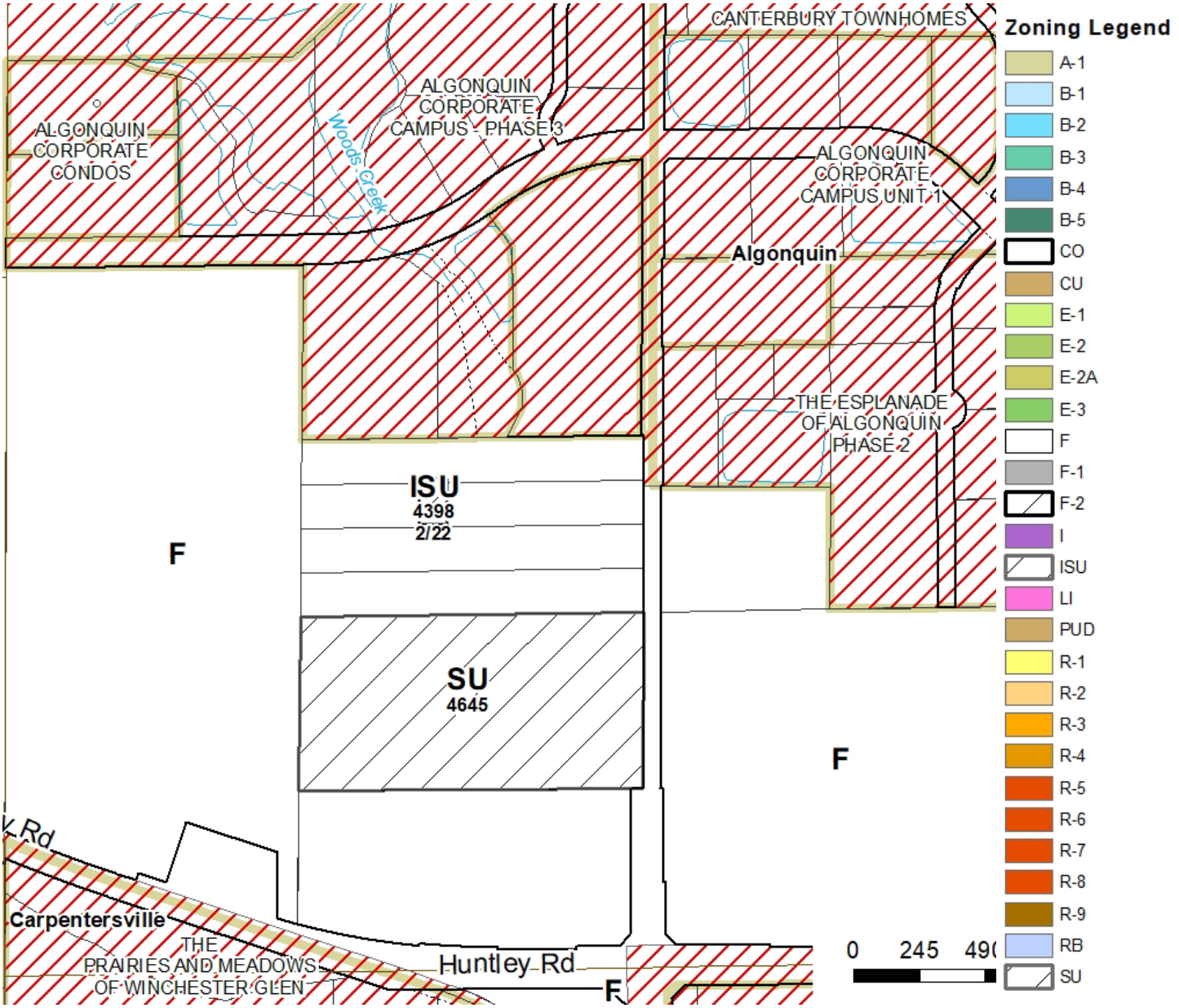
4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on April 14, 2026.

_____	_____
John A. Cunningham	Corinne Pierog
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois
Vote:	

PETITION NO. 4671
LOCATION MAP

Interim Special Use Permit in the F-Farming Zoning District to allow for a construction business on the subject property at 19N310 Boyer Road, Dundee Township, unincorporated Kane County, IL (PIN: 03-06-300-010).



STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ZONING PETITION NO. TMP-26-389

PETITION # 4679 PETITIONER: ILSOLAR07 LLC

Petition #: 4679
Committee Flow: Development Committee, County Board
Contact: Natalie Zine, Building & Zoning Division Manager P: 630-232-3494 | E: zinenatalie@kanecountyil.gov
Petitioner: ILSolar07 LLC
Location: Approximately 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001)
Proposed: A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility.
2040 Plan: Agriculture
Objectors: None
Recommendations:
Regional Planning Comm.: N/A
Zoning Board: Approval w/ Stipulations (Passed 4-0, with 0 abstention(s) and 4 absent)
Development Committee: TBD

Summary:

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4679

Committee Flow:
Development Committee, Executive Committee, County Board

Contact:
Natalie Zine, B&Z Division Manager P: 630-232-3494 | E: zinenatalie@kanecountyil.gov

Budget Information:

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

Summary:

Zoning Petition No. 4679, by ILSolar07 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility on approximately 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001).

Zoning Petition No. 4679

ILSolar07 LLC “Hartmann Solar 2”

Development Committee Meeting

Monday, March 16, 2026 at 10:30am

Kane County Board District – 18 Rick Williams

KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

ILSolar07 LLC (Project Owner)
Horizon Solar Power LLC (Developer)

Property Owner

Wayne and Susanna Hartmann

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 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001)

Notice

A Notice Letter was sent to all adjacent property owners within 250’ of the subject property on February 6, 2026. Notice was published in the Daily Herald newspaper on February 7, 2026. And a public hearing sign was posted on the subject property on February 6, 2026.

Reviews

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Virgil Township Supervisor and Township Highway Commissioner, the Village of Virgil, the Village of Lily Lake, KDOT, School District 301, and the Elburn & Countryside Fire District.

County Board District

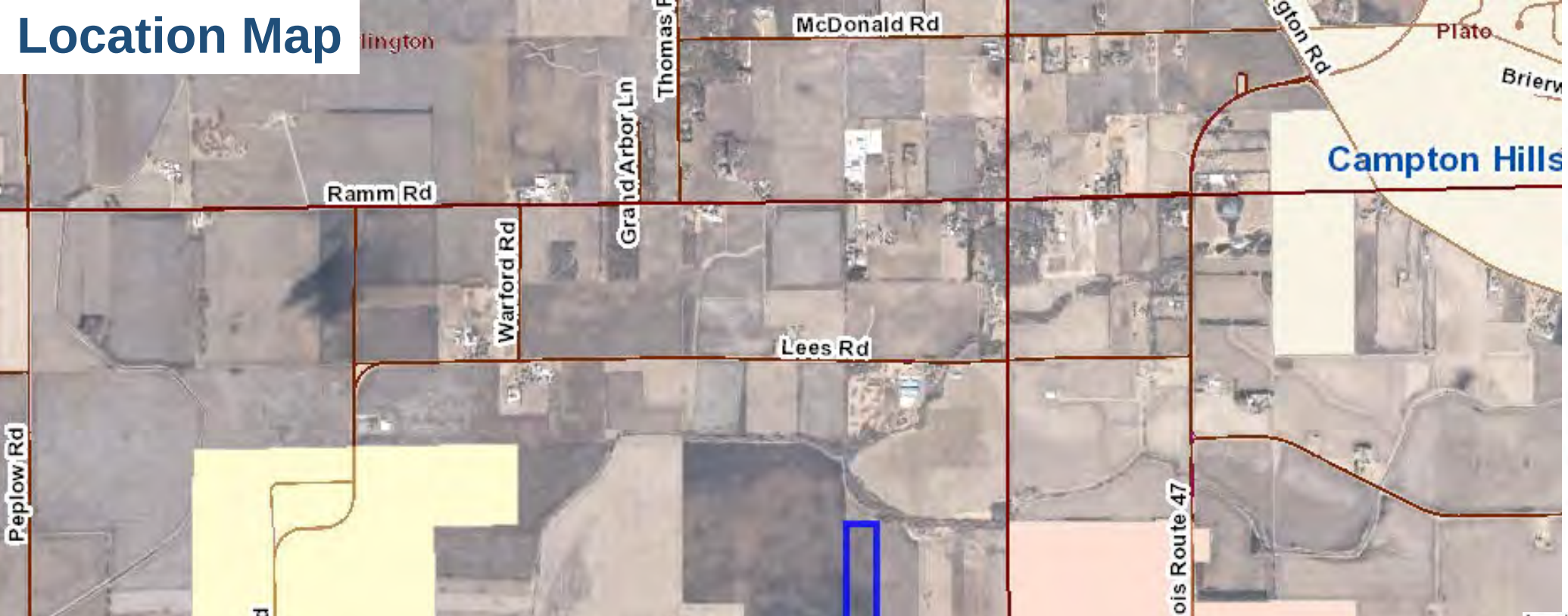
18 Rick Williams

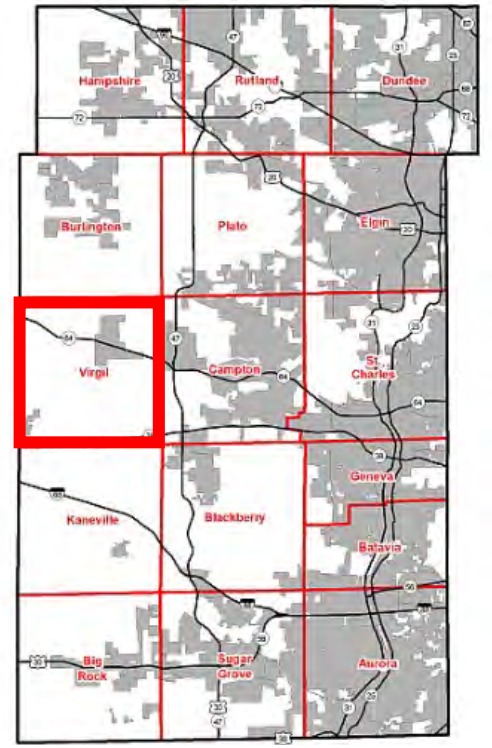
Application Documents

An application requesting the Special Use was received by the County on January 8, 2026. All received application documents for the Petition are available for review on the Pending Zoning Petitions page of the Kane County Website.

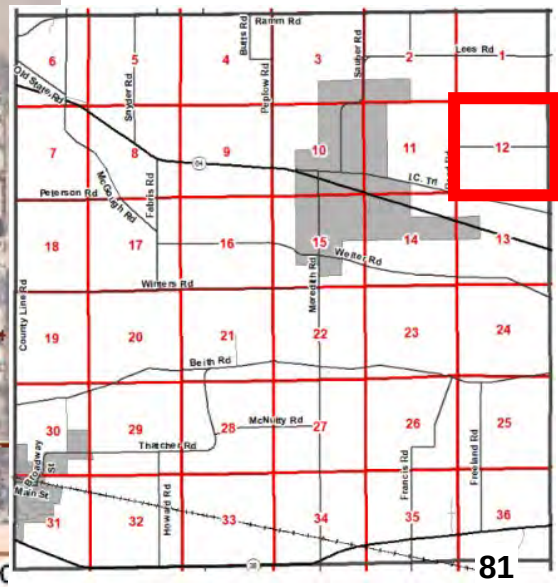
- 4679_01_Kane County Zoning Application (01-08-2026)signed.pdf
- 4679_02_Standards of a Special Use Permit Worksheet (01-08-2026)signed.pdf
- 4679_03_Project Narrative (01-08-2026).pdf
- 4679_04_Lease Agreement (08-01-2024)signed.pdf
- 4679_05_Plat of Survey (11-20-2025)signed.pdf
- 4679_06_Solar Equipment Manufacturer Specs.pdf
- 4679_07_Noise Analysis (01-08-2026).pdf
- 4679_08_Decommissioning Plan & Cost Estimate (12-30-2025).pdf
- 4679_09_Decommissioning Surety Draft.pdf
- 4679_13_Legal Description.pdf
- 4679_17_Geometric Site Plan (12-22-2025).pdf
- 4679_18_Landscape & Screening Plan (12-22-2025).pdf
- 4679_20_EcoCat Report & Consultation Letter (11-17-2025).pdf
- 4679_21_SHPO Letter (12-15-2025)survey required.pdf
- 4679_22_NRI Report (12-16-2025).pdf
- 4679_23_USFWS Letter (11-17-2025).pdf
- 4679_25_Executed AIMA Agreement (01-02-2026)signed.pdf
- 4679_27_Roadway Jurisdiction Approval Letter (11-06-2025).pdf
- 4679_28_Structural Engineer's Certificate (12-29-2025)signed.pdf
- 4679_29_FEMA 100-Year Floodplain Map (07-17-2012).pdf
- 4679_30_Level 1 Wetland Investigation (12-05-2025).pdf
- 4679_31_Topographical Map.pdf
- 4679_32_Preliminary Farmland Drain Tile Investigation (01-08-2026).pdf
- 4679_33_Preliminary Stormwater Management Report.pdf

Location Map





VIRGIL TWP



SECTION 12

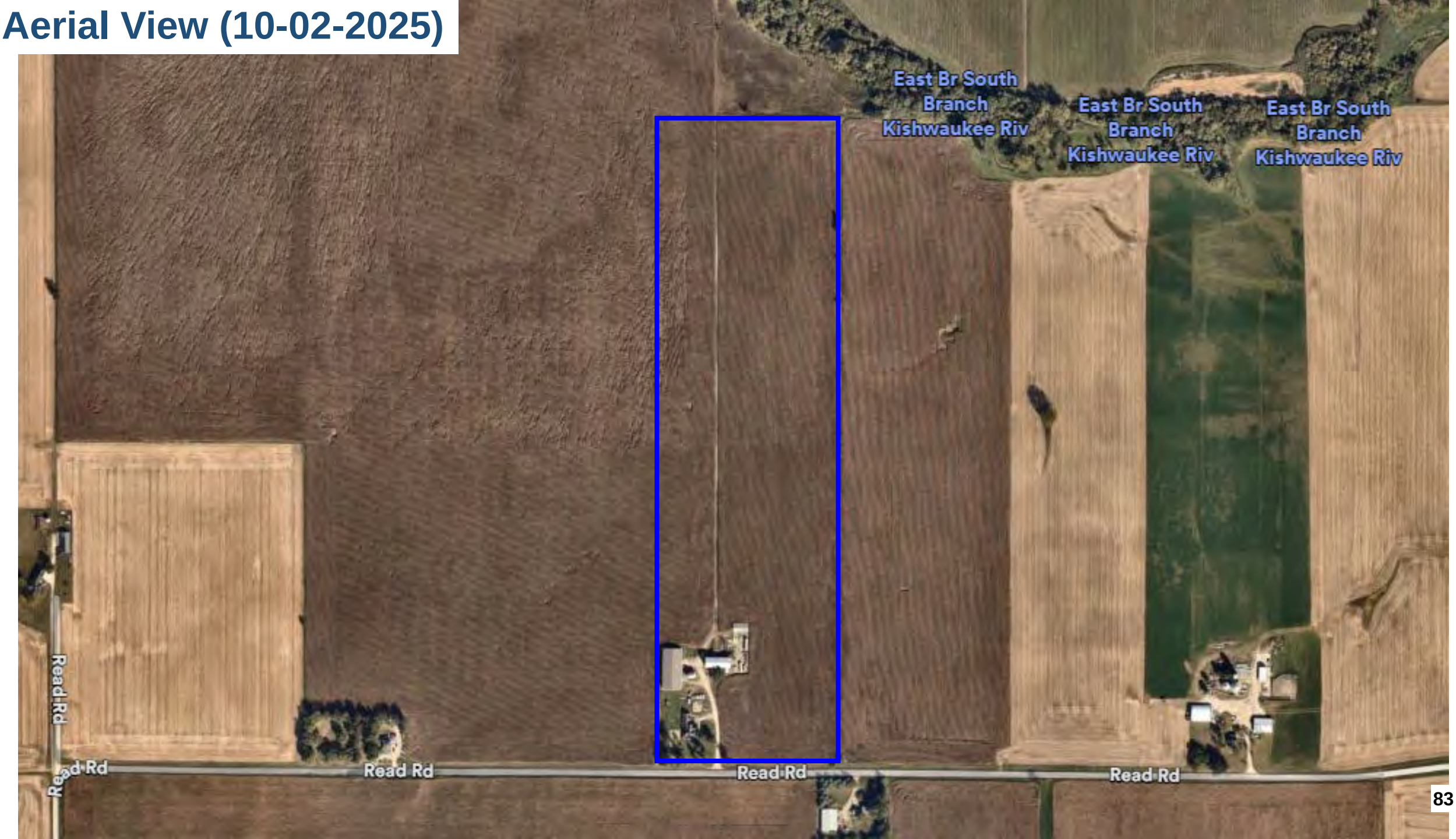
County Board District: 18 Rick Williams

Aerial View (10-02-2025)

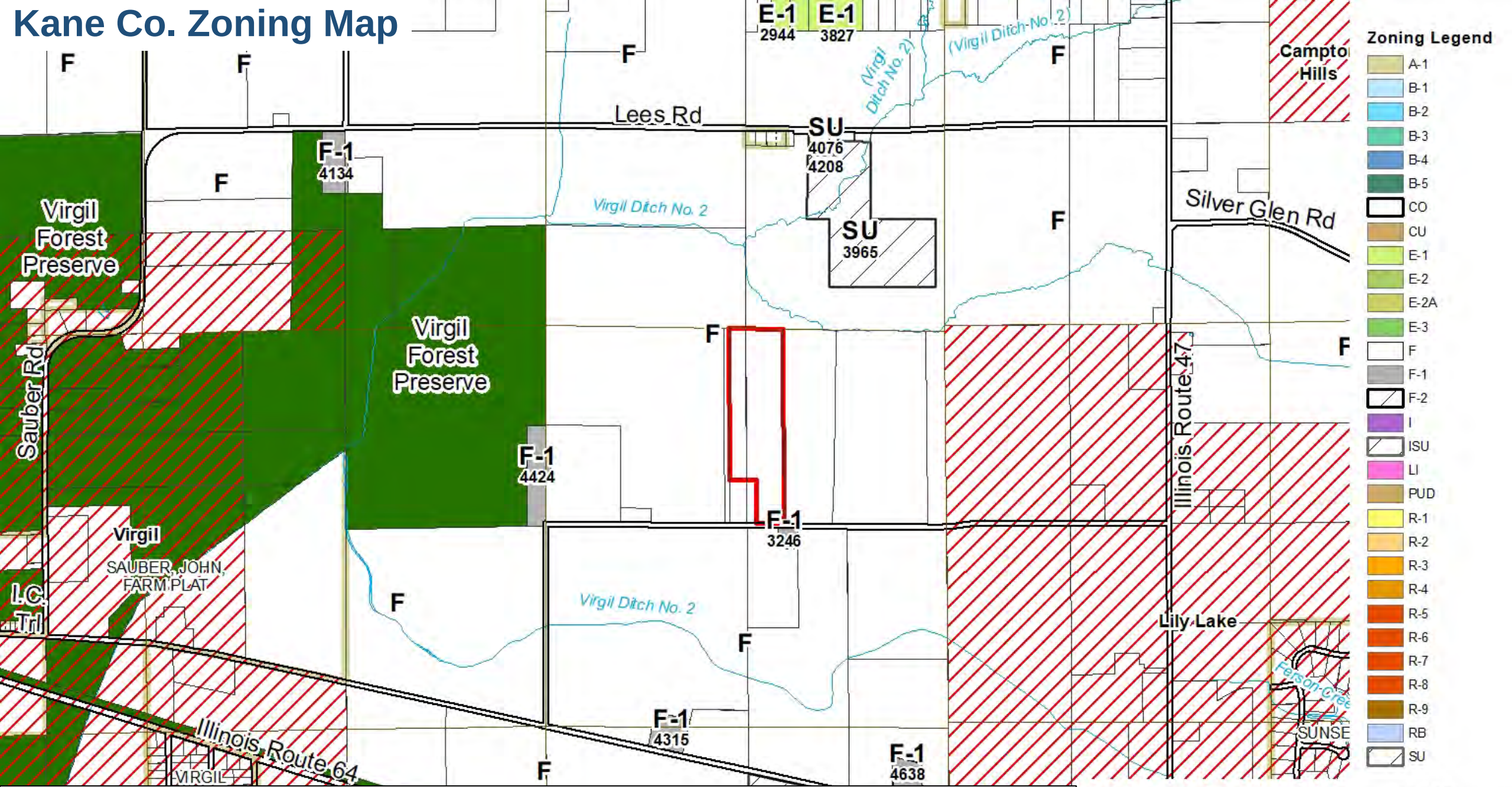


82

Aerial View (10-02-2025)



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.

2040 Conceptual Land Use Strategy

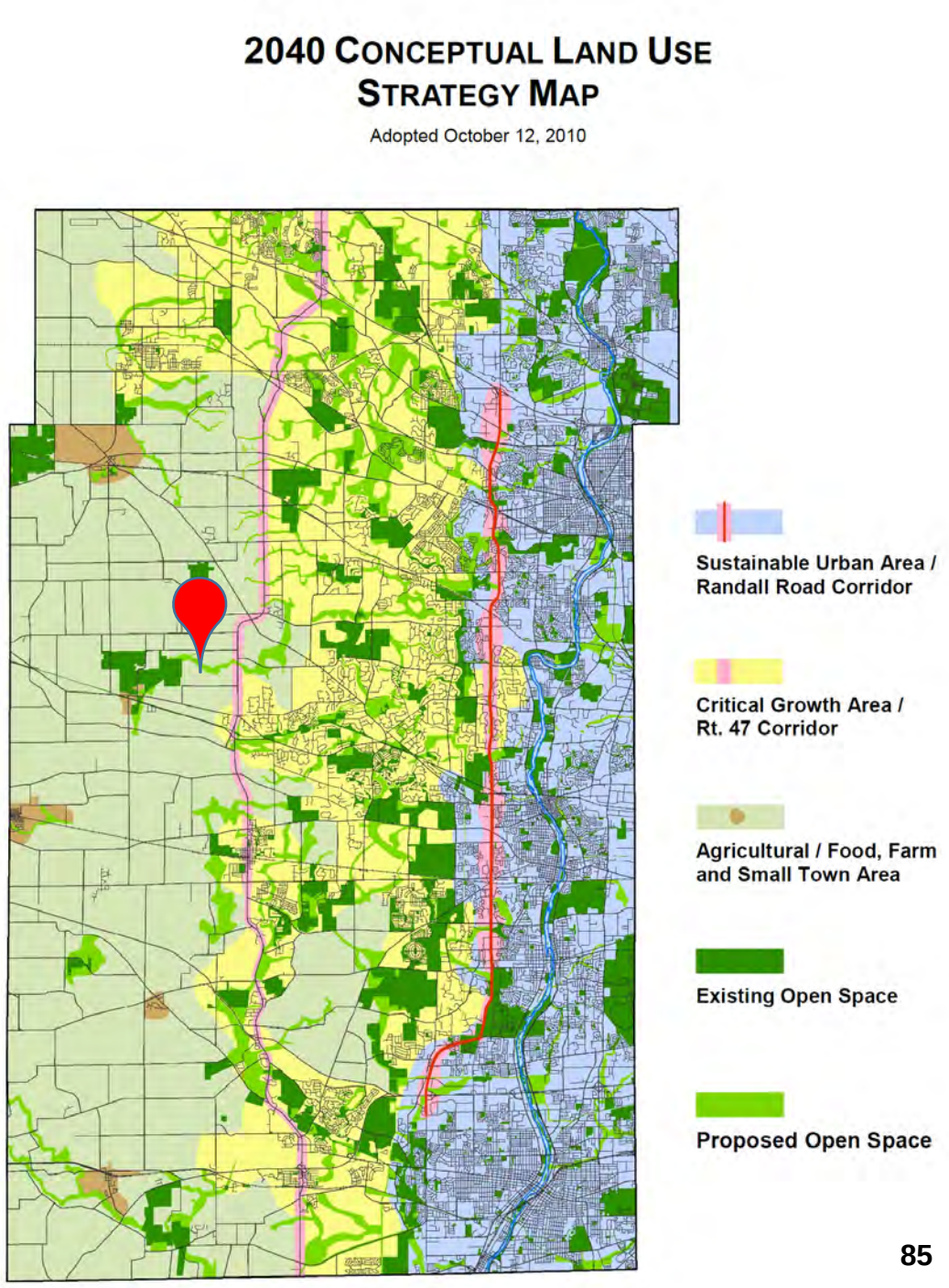
45W480 Read Road, Virgil Twp. – Petition #4679

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 Land Use Analysis

45W480 Read Road, Virgil Twp. – Petition #4679

2040 Planned Use: **Agriculture**

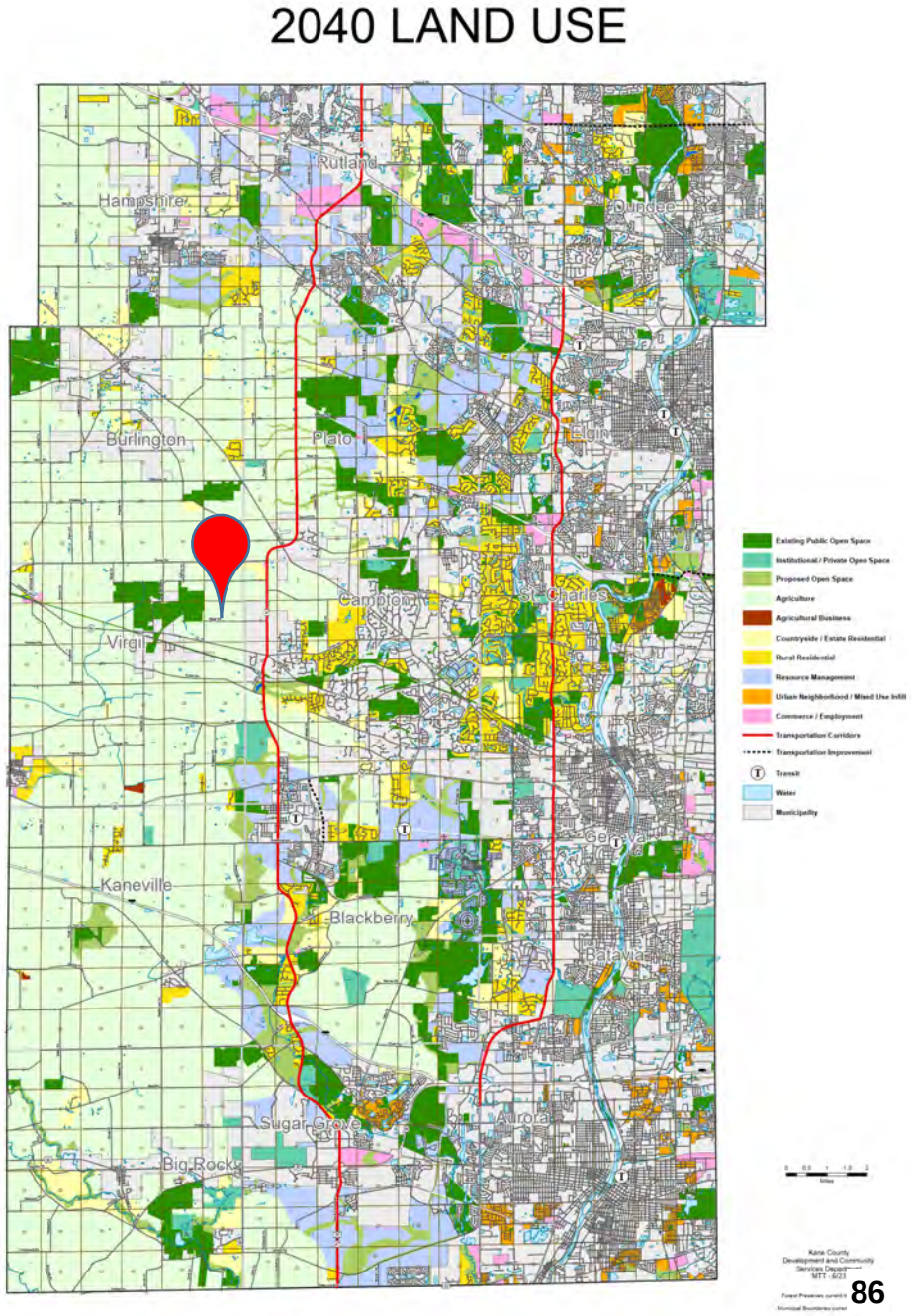
Characteristics of Areas Planned for Agriculture

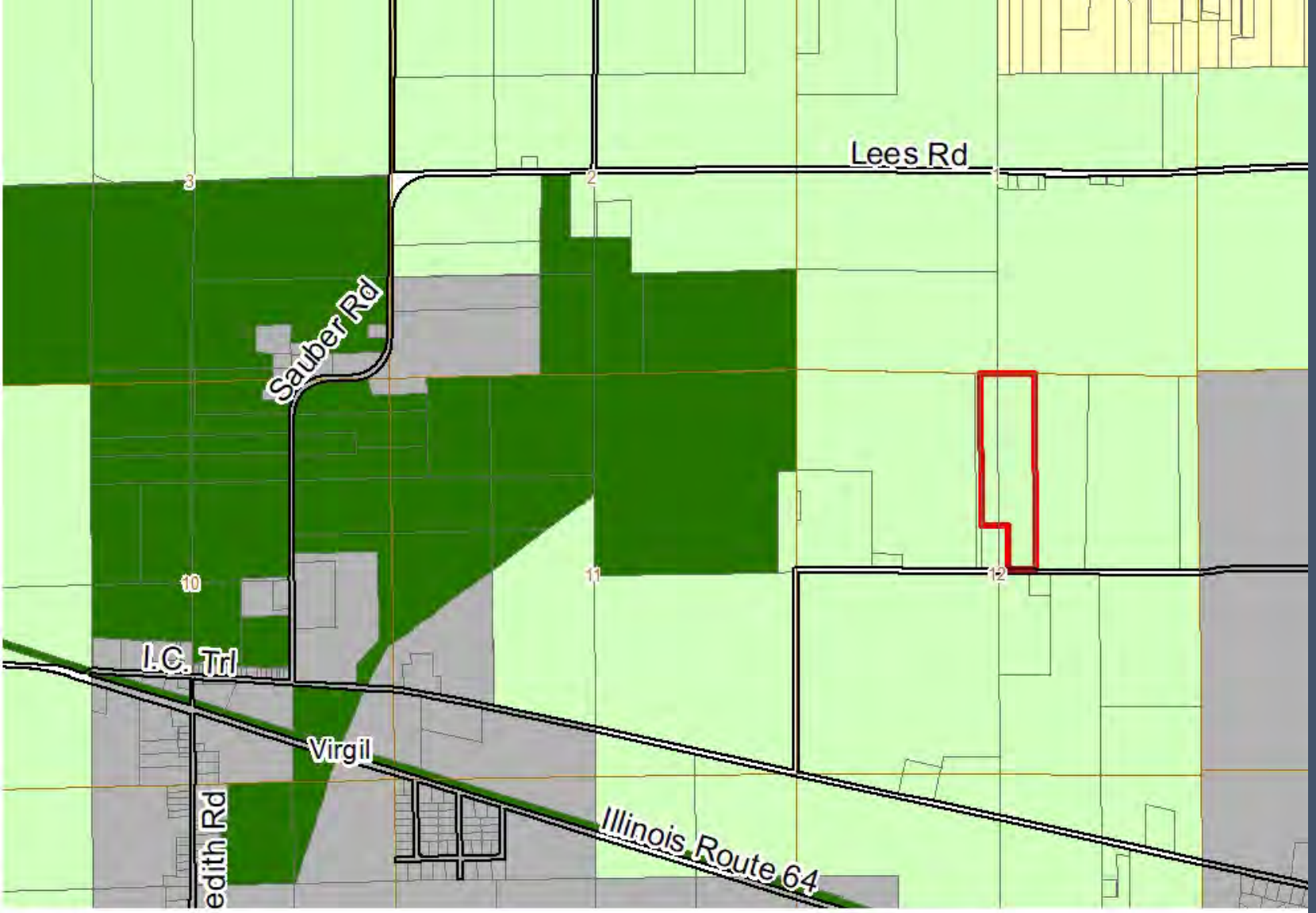
- Areas generally contain *prime farmland* or *farmland of statewide importance*.
- Farmsteads – low density residential uses or small specialty farms
- Allow for limited agribusiness and farm support services
- Includes areas used to grow fresh foods for farmers markets, grocery stores, restaurants,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





Analysis

The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.

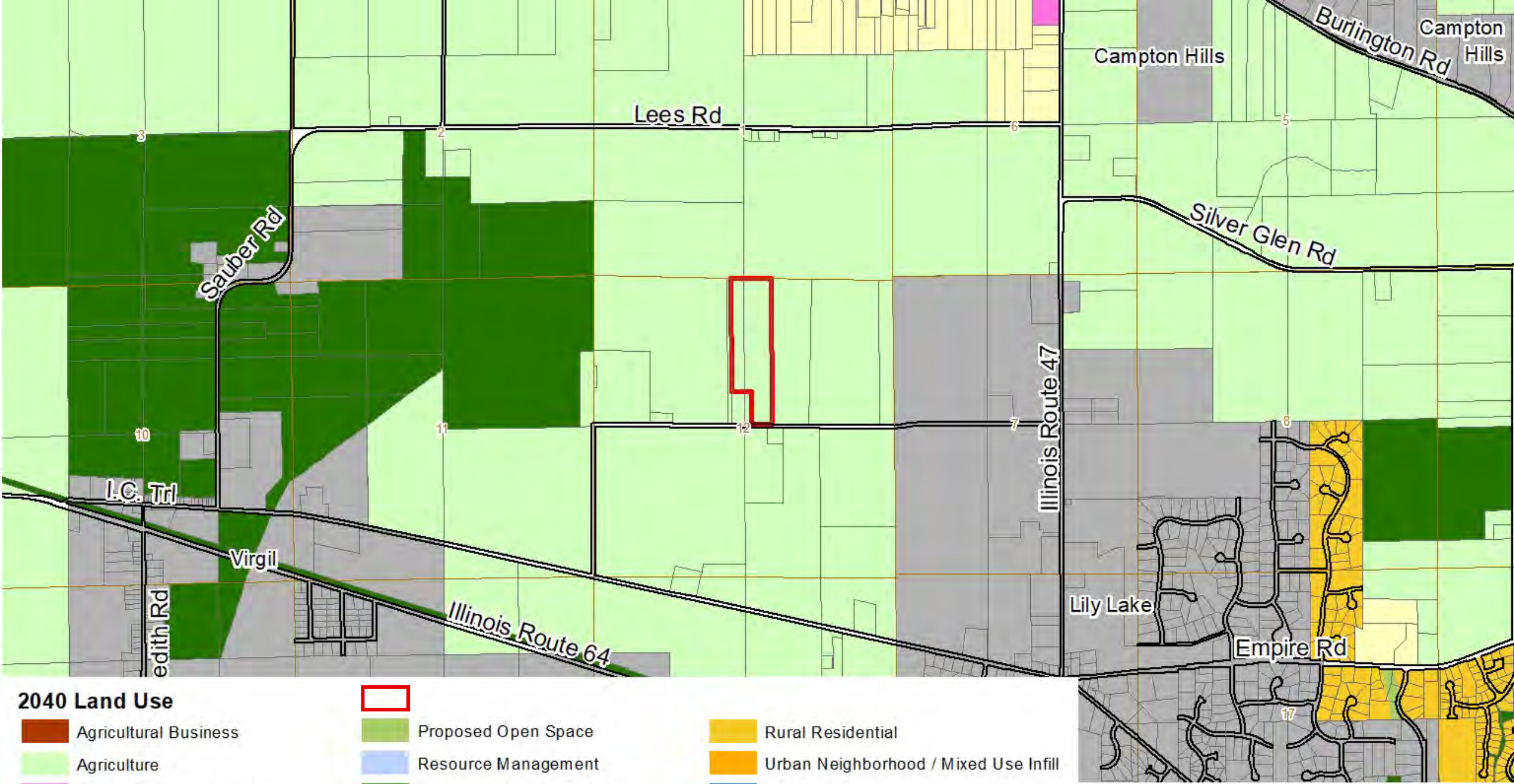
The proposed installation falls within the Agriculture area of the Kane County 2040 Land Use Map. This land use category denotes areas that are well suited for production agriculture. The Plan recognizes that some areas designated for agriculture may not be suitable for farming. The southernmost quarter of the subject site is impacted by hydric soils, which could diminish the land's agricultural productivity.

The site falls within the land use jurisdiction of the Village of Virgil, which classifies the area as Agriculture / Open Space. It is not likely that the properties in question would be annexed by the Village of Virgil or another municipality within the near future. The site is about 1/2 mile from the Village of Lily Lake, but Virgil maintains planning jurisdiction per an adopted boundary agreement between the two municipalities.

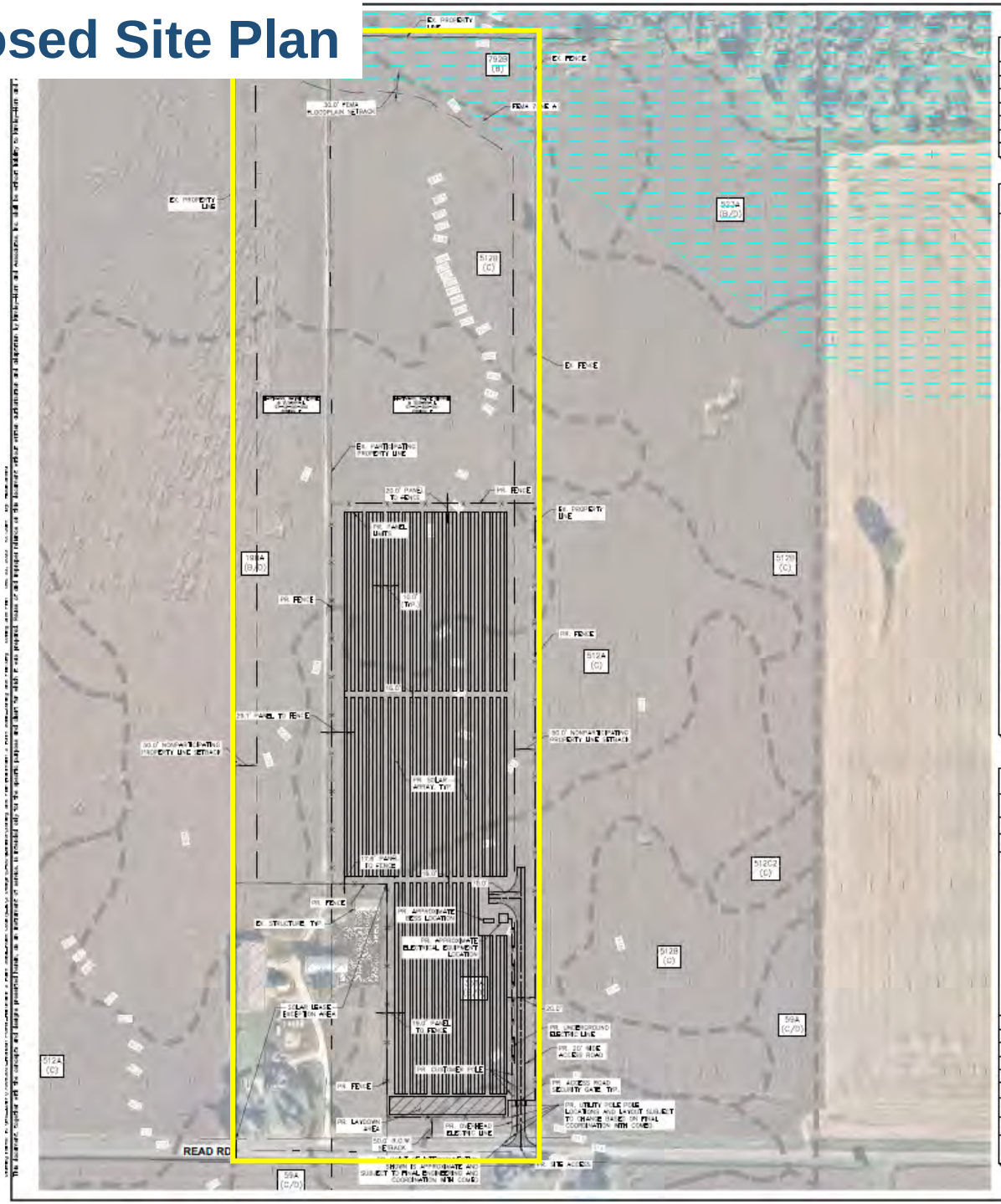
2040 Land Use

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

0 1,000 2,000 4,000 6,00 Feet


Lees Rd
Sauber Rd
Silver Glen Rd
Burlington Rd
Campton Hills
Campton Hills
Illinois Route 47
I.C. Trl
Virgil
edith Rd
Illinois Route 64
Lily Lake
Empire Rd
2040 Land Use
Agricultural Business
Agriculture
Commerce / Employment
Countryside / Estate Residential
Proposed Open Space
Resource Management
Existing Public Open Space
Institutional / Private Open Space
Rural Residential
Urban Neighborhood / Mixed Use Infill
Water
Municipalities
0
1,000
2,000
4,000
6,000
Feet

Proposed Site Plan



SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
59A	ELBURN SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
198A	ELBURN SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
356A	ELPASO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
512A	SAWMILL SILT LOAM, 0 TO 2 PERCENT SLOPES	C
512B	SAWMILL SILT LOAM, 2 TO 5 PERCENT SLOPES	C
7928	BONES SILT LOAM, 2 TO 4 PERCENT SLOPES	B

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY WILL COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY GIS, GOOGLE EARTH, ALTA SURVEY, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17089C0310G, EFFECTIVE DATE 02/15/2019) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-/POST-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND DEFLECTION FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL.
12. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
13. THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 20 FEET.
14. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
15. THERE SHALL BE NO EXTERIOR LIGHTING.
16. SETBACKS SHOWN ON THIS PLAN ARE BASED ON KANE COUNTY CODE OF ORDINANCE SECTION 25-5-4-9: COMMERCIAL SOLAR ENERGY FACILITIES.
17. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
18. PROPOSED UTILITY POLE LOCATIONS, LAYOUT, UNDERGROUND, AND OVERHEAD ELECTRIC LINES SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND COORDINATION WITH COMED.

SITE DATA TABLE

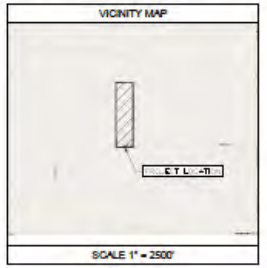
PIN #	07-12-200-001 07-12-100-005
PROPERTY OWNER	HARTMANN, WAYNE HERMIE & SUSANNA L
SITE ADDRESS	N SIDE READ RD MAPLE PARK, IL 60151
LEGAL DESCRIPTION	LEGAL DESCRIPTION OF SOLAR LEASE: THE WEST 29.35 ACRES OF THE NORTHEAST QUARTER OF SECTION 12 AND THE EAST 13.75 ACRES OF THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 40 NORTH RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE TOWNSHIP OF VIRGIL, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM: STARTING IN THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LAND, THENCE SOUTH ALONG THE WEST LINE OF THE ARENE DESCRIBED LAND A DISTANCE OF 2,000 FEET TO THE PLACE OF BEGINNING, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED LAND A DISTANCE OF 305.0 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF APPROXIMATELY 600.0 FEET TO THE QUARTER SECTION LINE, THENCE WEST ON AND ALONG SAID QUARTER SECTION LINE A DISTANCE OF APPROXIMATELY 305 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LAND, THENCE NORTH ON AND ALONG THE WEST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF APPROXIMATELY 600.0 FEET TO THE POINT OF BEGINNING. CONTAINS 37.68 ACRES
ZONING	F FARMING DISTRICT
ZONING JURISDICTION	KANE COUNTY
CURRENT LAND USE	86.9% CROPLAND, 1.3% NDA—AG, 1.8% OTHER FARMLAND
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	37.31 ± AC
PRELIMINARY SOLAR AREA	10.45 ± AC
PUBLIC ROAD RIGHT-OF-WAY SETBACK	50'
ADJACENT NONPARTICIPATING PROPERTY LINE SETBACK	30'
SETBACK FROM EXISTING DWELLING (FROM OUTER-MOST WALL)	150'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY FACILITY

NORTH

GRAPHIC SCALE IN FEET
0 60' 120' 240'

VICINITY MAP



SCALE 1" = 2500'

LEGEND

ROAD LABEL	READ RD
PARTICIPATING PROPERTY LINE (PER PLAT OF SURVEY)	
EX. SOIL BOUNDARY (PER NRCS)	
EX. STRUCTURE (PER PLAT OF SURVEY)	
EX. FENCE (PER PLAT OF SURVEY)	
EX. FEMA ZONE A	
PR. SETBACK PER KANE COUNTY ORDINANCE	
PR. ELECTRICAL EQUIPMENT	
PR. SOLAR ARRAY	
PR. GRAVEL ACCESS ROAD	
PR. UNDERGROUND ELECTRIC	
PR. POLE	
PR. SECURITY FENCE	
PR. FENCE GATE	
EX. CONTOURS	
EX. FLOW (DIRECTION AND SLOPE)	

Call Before You Dig
JULIE
1-800-892-0123

PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

HORIZON SOLAR POWER

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST WASHINGTON STREET, SUITE 201
NAPERVILLE, ILLINOIS 60563

PRELIMINARY NOT FOR CONSTRUCTION

IHA PROJECT NO. 069033001
DATE 07/22/2025
SCALE AS SHOWN
DESIGNED BY AJS
DRAWN BY JL
CHECKED BY JL

ZONING SITE PLAN

HARTMANN 2 FARM SOLAR

KANE COUNTY, IL

SHEET NUMBER
EX-1

Proposed Site Plan

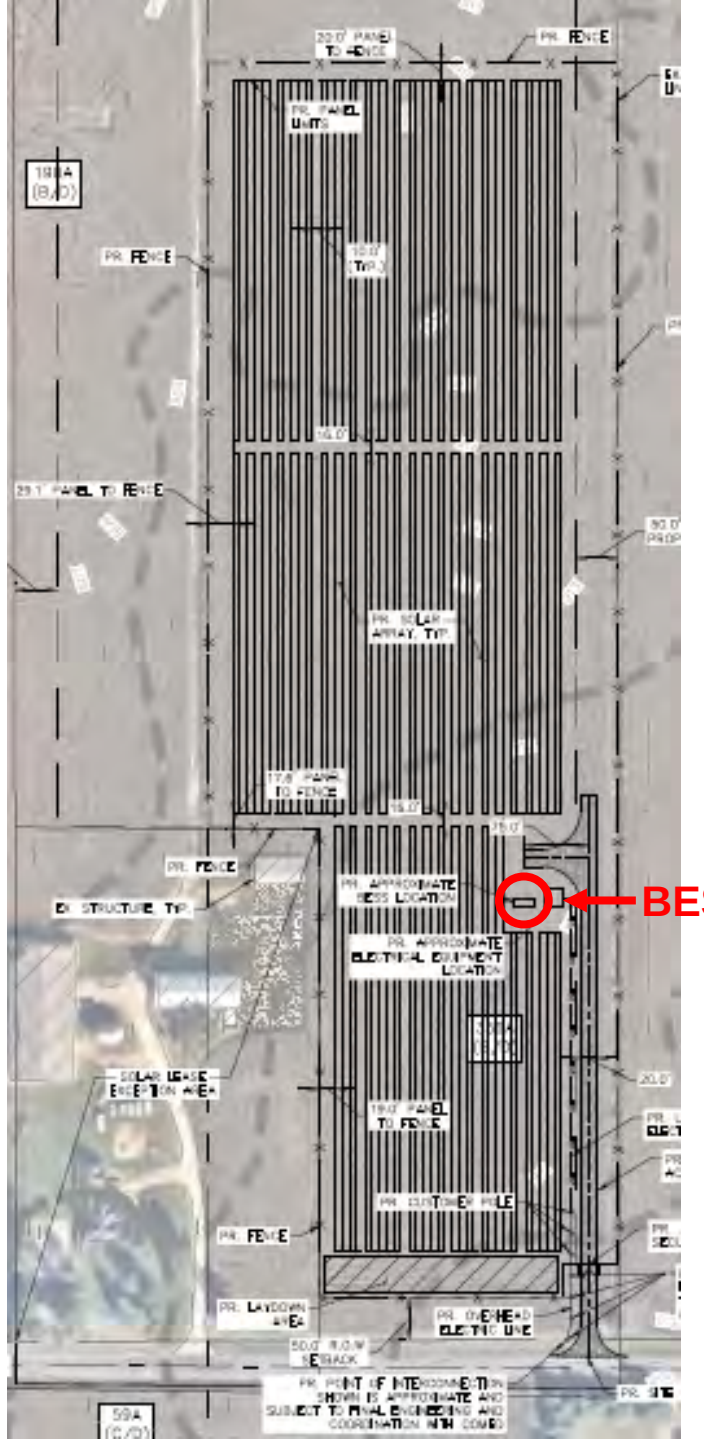
The Commercial Solar Energy Facility shall be sited as follows, with **setback distances** measured from the nearest edge of any component of the facility:

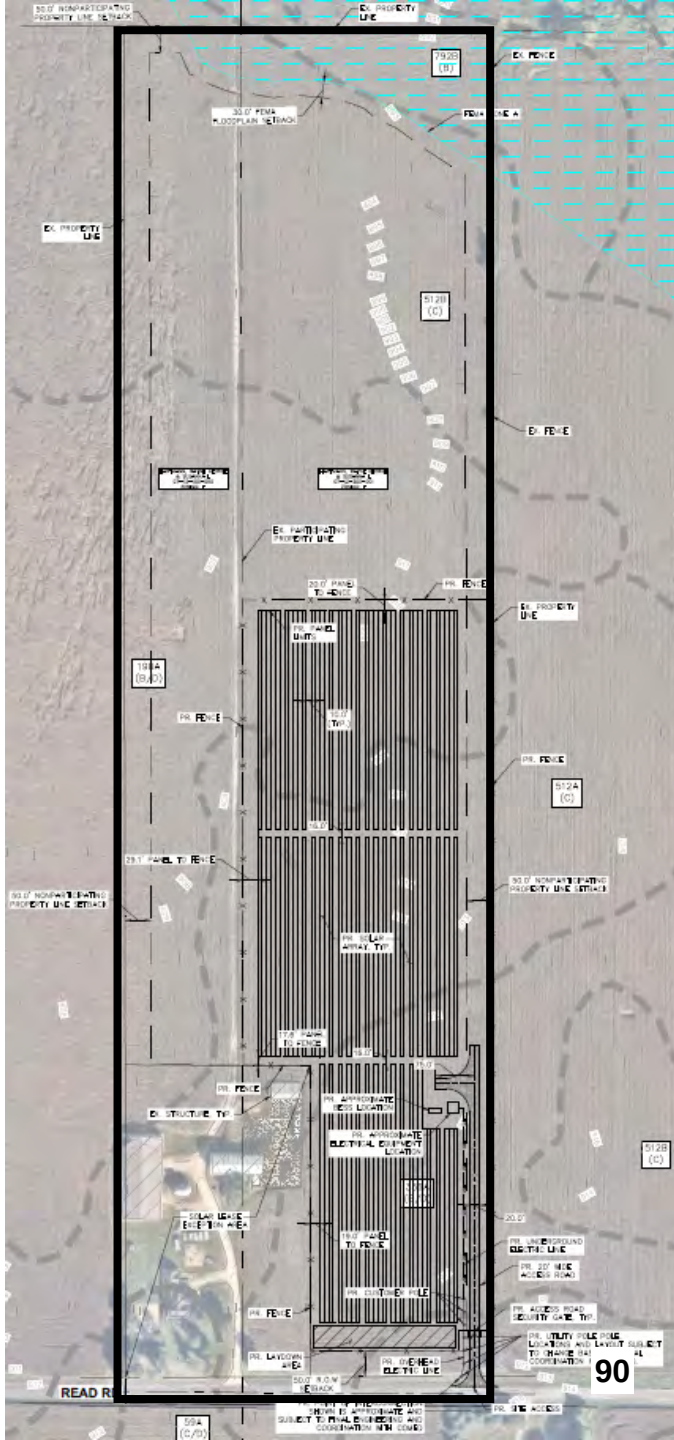
1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty **(150)** feet to the nearest point on the outside wall of the structure.

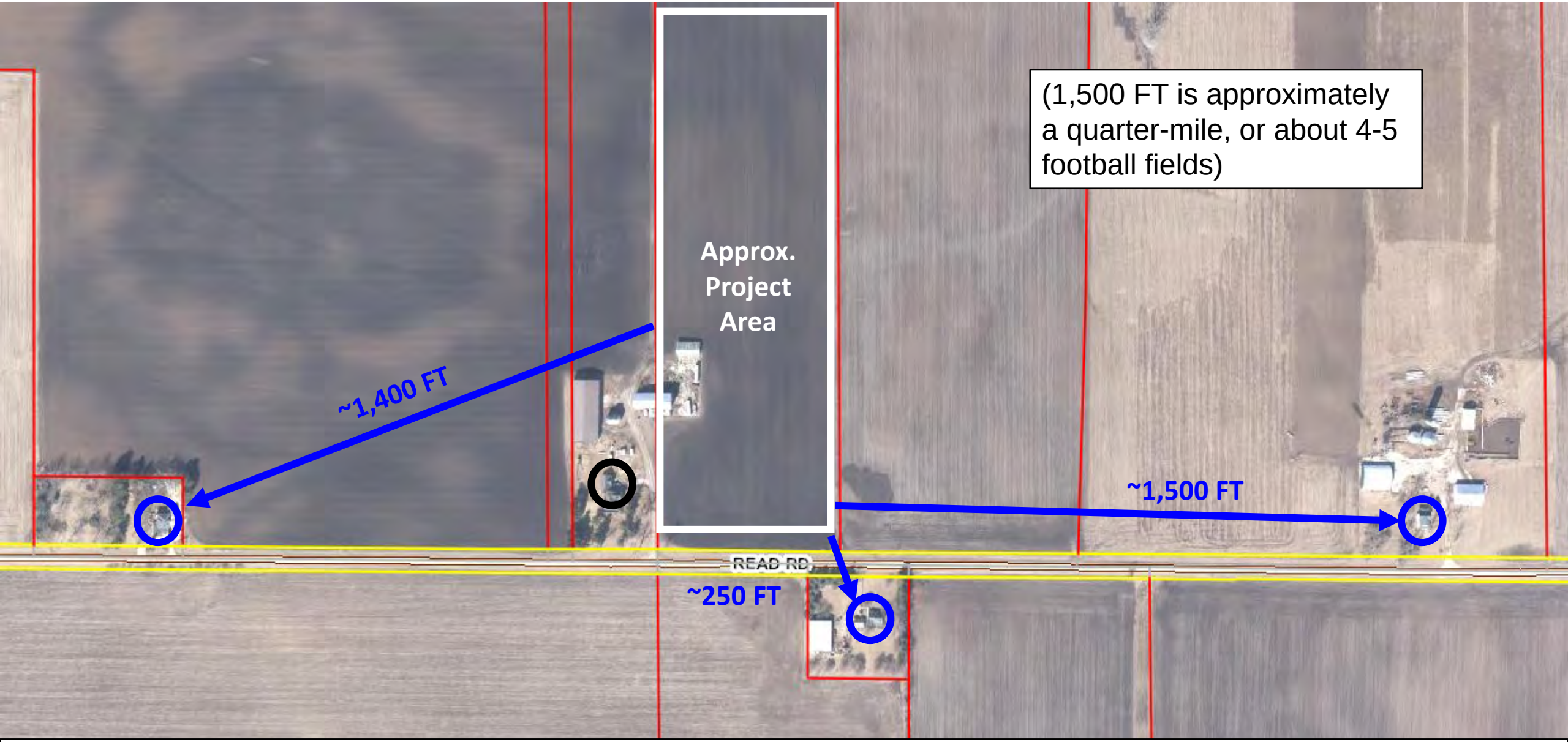
2) Boundary Lines of Participating Property: **None**.

3) Boundary Lines of Nonparticipating Property: fifty **(50)** feet to the nearest point on the property line of the nonparticipating property.

4) Public Road Rights-of-Way: fifty **(50)** feet to the nearest edge of the public road right-of-way.



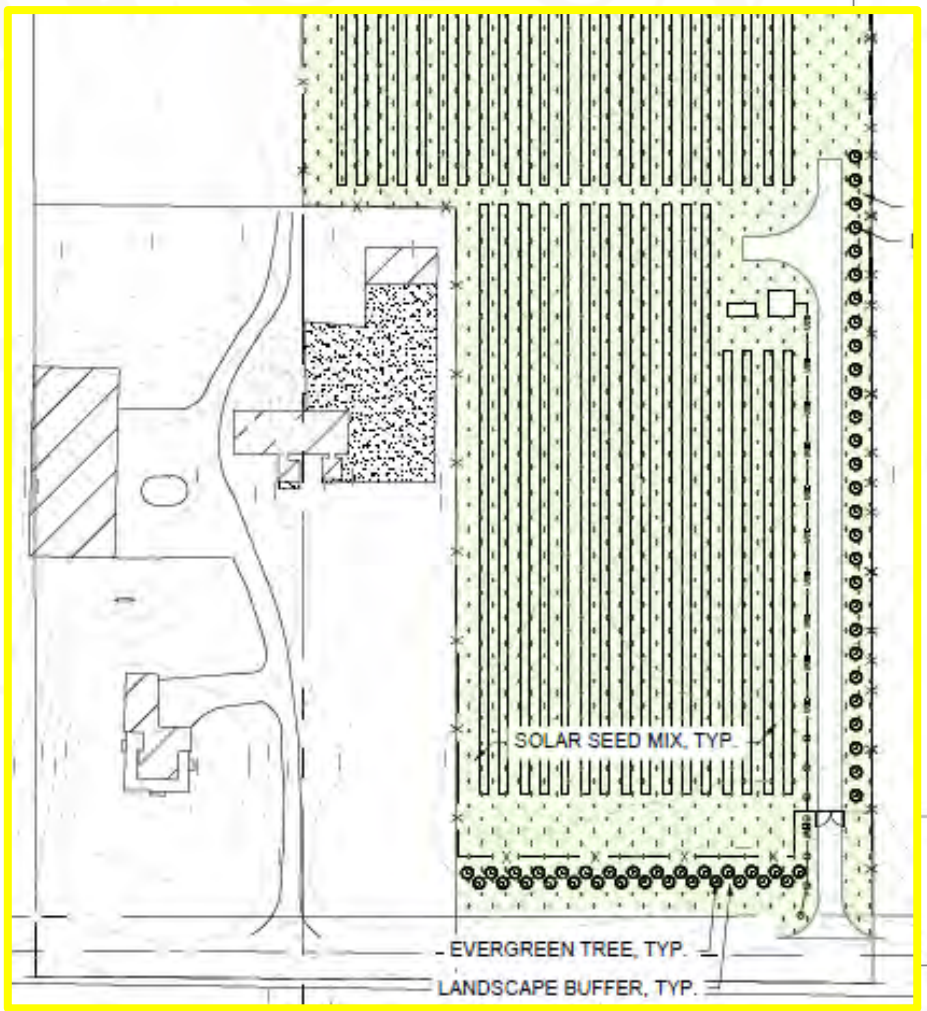


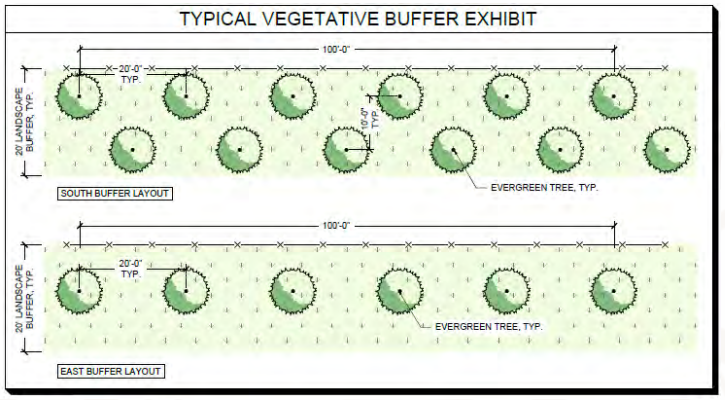


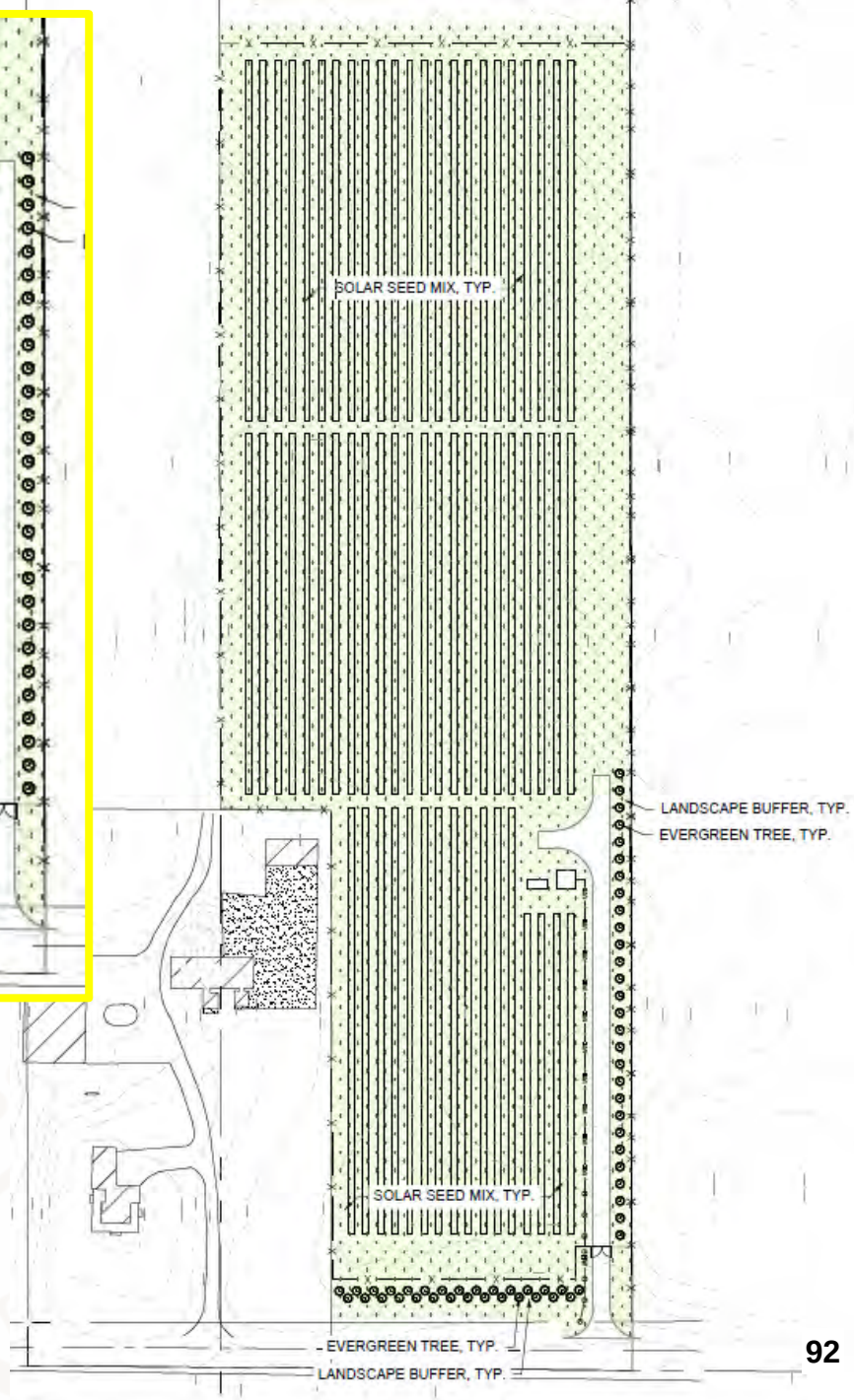
PARTICIPATING RESIDENCE: A residence that is located on participating property and that is existing and occupied on the date that an application for a permit to develop the Commercial Solar Energy Facility is filed with the County.

Landscape Screening

- 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.







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.

*Fence detail not provided in application.

MUNICIPALITIES

From the **Village of Lily Lake**: At this time, the Village of Lily Lake does not have any comments for Hartmann.

From the **Village of Virgil**: The Village of Virgil's concern is the use of construction traffic on IC Trail. We are opposed to them using that road due to the weight of the vehicles and equipment and the damage it would cause and the costly repairs to do the repairs. We will not permit it and will need to look at how we can protect ourselves.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The Petitioner shall obtain a **Roadway Use Agreement** and **Temporary and Final Access Permit from Virgil Township**.”

FIRE PROTECTION DISTRICT

No comments. (Elburn & Countryside Fire District: Fire Marshall, Lisa Schopp)

FOREST PRESERVE

No comments.

SCHOOL DISTRICT

No comments.

ENVIRONMENTAL HEALTH

No comments.

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. Therefore, consultation under part 1075 is terminated. Additionally, the Illinois Wetlands Inventory does not show wetlands within 250 feet of the project location. Therefore, the wetland review under Part 1090 is terminated.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

The LE value for this site is 32 and the SA value is 42 for a total LESA score of 74. This score represents Low Protection effort warranted.

SHPO Report

State of Illinois Historic Preservation Office

The project area has a high probability of containing significant archeological resources. Structure are annotated within the project area on plat maps published in 1860, 1872, 1892, and 1904. As such, a Phase 1 archeological survey will be required. **(Stipulation) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.**

Additional Reviews/Analysis

- **United States Fish & Wildlife Service (USFWS) Section 7 Consultation**
  - Letter from the USFWS indicated that There is a total of 3 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.
- **United States Army Corps of Engineers (USACE)**
  - A full wetland delineation was performed on the property. No wetlands were located within the vicinity of the Project. Thus, consultation with the Corps is not required.
- **Illinois Nature Preserves Commission (INPC)**
  - The solar facility will avoid all protected lands.
- **Illinois Department of Agriculture (IDOA)**
  - Executed AIMA Agreement was received.

Public Comment

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

No written public comments received.

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (Water Resources) 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. (Water Resources) 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.
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12. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Virgil Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.

Special Use Standards / ZBA Findings

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

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

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

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

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

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

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

Zoning Board of Appeals Summary

The Kane County Zoning Board of Appeals, at a public hearing on February 24, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4679 ILSolar07 LLC.

Staff received no written objections to the Zoning Petition. No members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

A motion was made by Mary Lake and seconded by Marc Falk to:

Recommend approval of Zoning Petition No. 4679, by ILSolar07 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility on approximately 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001), including the submittal documents listed in “Exhibit A” attached and with the recommended Stipulations of Approval.

The motion to recommend approval PASSED by a vote of 4 – 0, with 0 abstention(s) and 4 absent.

Zoning Entitlement Process

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **10:30 a.m., Monday, March 16, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for **9:45 a.m., Tuesday, April 16, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

Hartmann 2 Farm Solar Project

Kane County Zoning Board of Appeals

February 24th, 2026

Horizon Solar Power - Background

- Specialize in Distributed Solar Development
- Experience:
  - Principals have a collective 30+ years of energy development experience
  - 600+ MW of operational projects
  - Northeast and Midwest
- www.horizonpow.com
- Headquartered in Chicago

Hartmann 2 Farm Solar - Overview

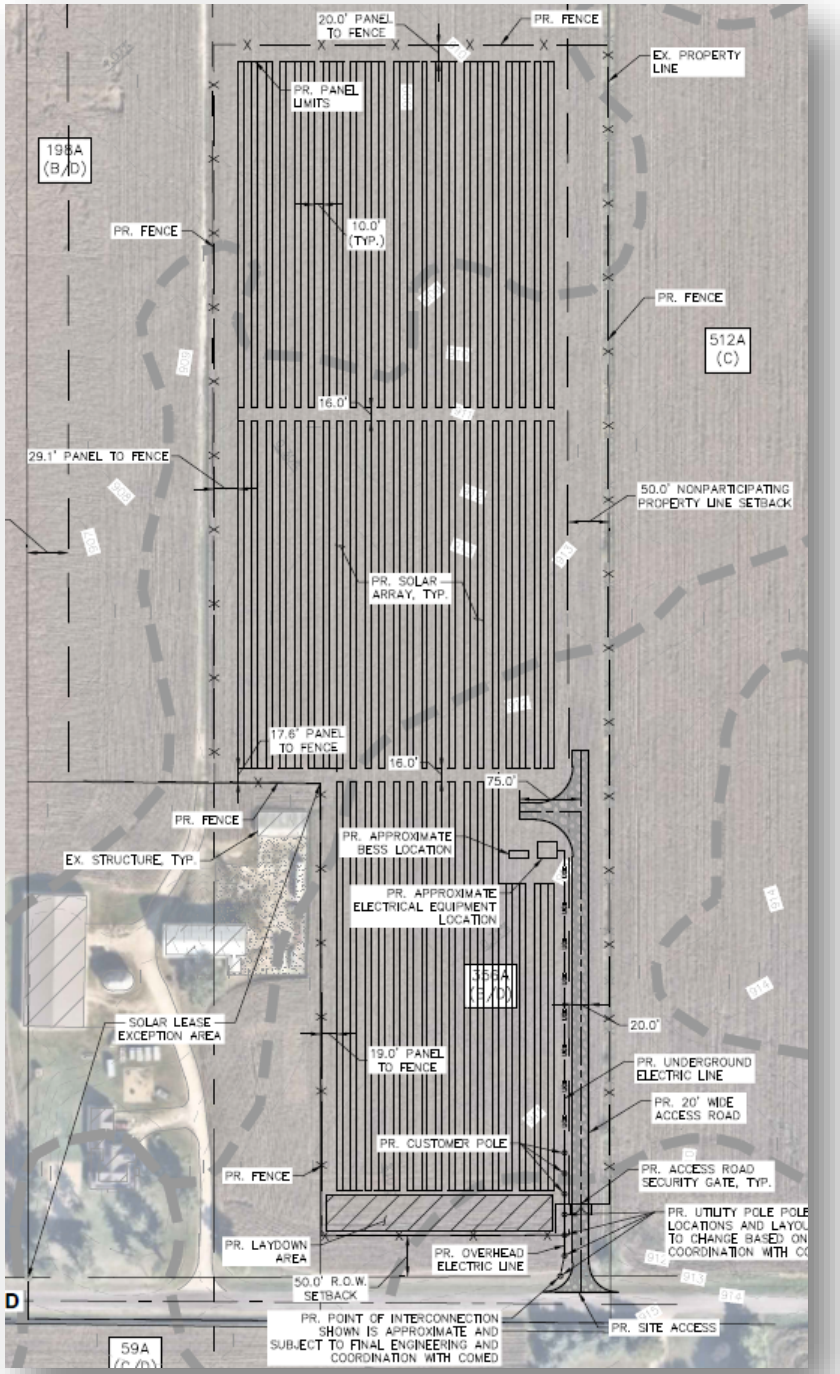
- 1.5 MWac community solar project
- Small Battery Energy Storage System
- ~45W480 Read Rd, Maple Park (development address)
- ~15-acre project area, including access road
- Landowner – Wayne and Susanna Hartmann
- Ideal Location:
  - Isolated and flat site
  - Minimal viewing angles
  - Adjacent to landowners' large farm buildings
  - Proximity to existing ComEd three-phase lines with available capacity along IL-47 (final approval received)



HORIZON SOLAR POWER

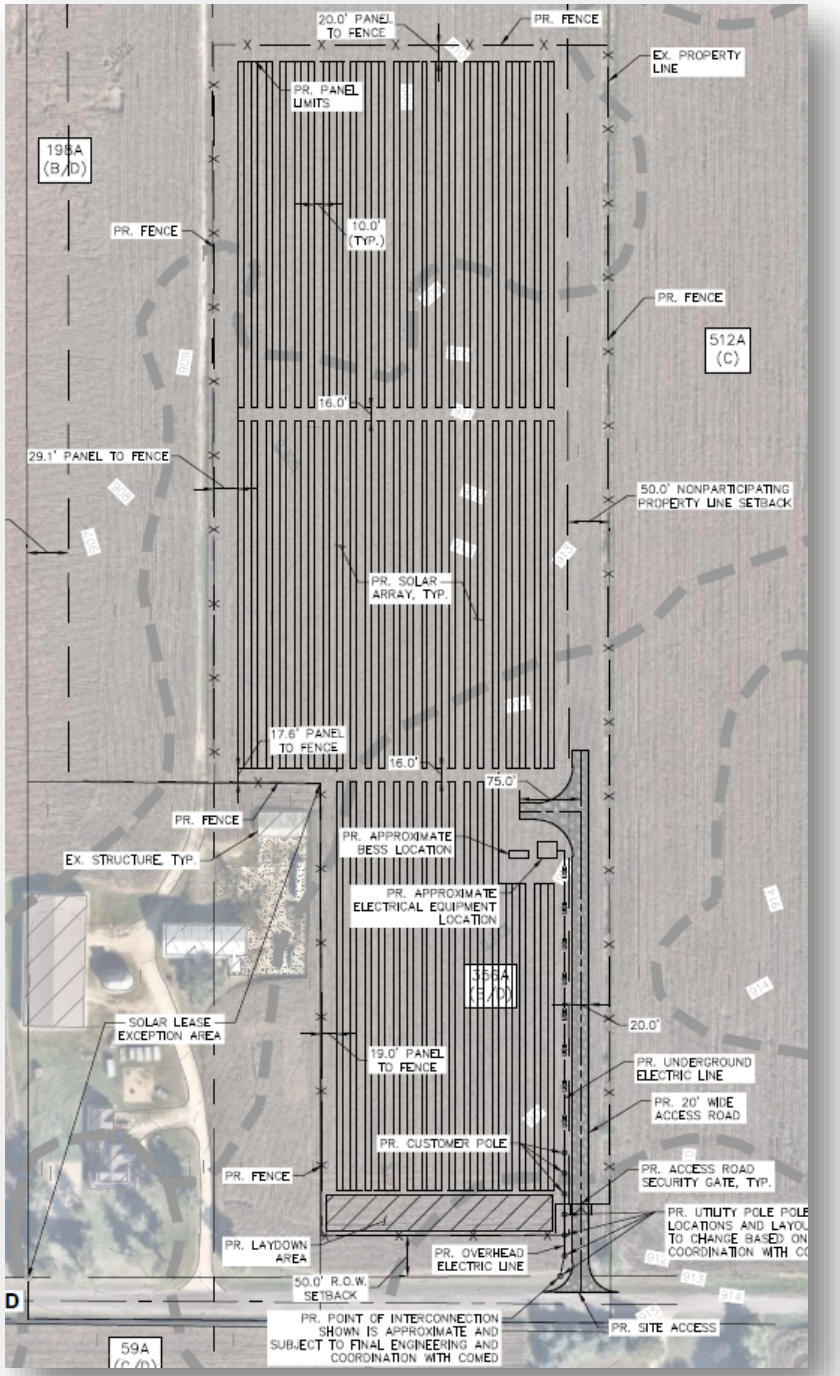
Site Plan and Layout

- SAT racking (rows aligned N-S)
- Min 50’ setbacks from all lot lines and 150’ from any neighboring residences
- Access from Read Rd on east side of property
- Point of Interconnect at access entrance along Read Rd
- BESS located on east side, near access road
- Screening along east and south sides (discussed further below)
- Land planted with pollinator-friendly native flora mix
- Site plan and BESS approved by Elburn Fire Marshal



Drainage

- All solar developments must adhere to the strict rules established by Kane County Water Resources
- In fact, after construction the drainage of the site will likely be *improved* compared to farm ground
    1. Year-round ground cover
    2. Improved soil structure for permeability
    3. Deep-rooted vegetation
    4. Construction and Operation governed by the rules of Kane County
    5. Any violations would be grounds to revoke the SUP



Environmental

- No wetlands exist onsite
- No sensitive species
- Potential for historical resources; field study will be conducted
- No “contaminants” or off-site impacts of any kind

No portion of the study area met the criteria for wetland classification, as indicators of wetland hydrology, hydric soils, and hydrophytic vegetation were absent. A soil pit was excavated in the

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. **Therefore, consultation under part 1075 is terminated.**

The project area has a high probability of containing significant archaeological resources. **Structures are annotated within the project area on plat maps published in 1860, 1872, 1892, and 1904.** Accordingly, a Phase I archaeological **survey** to identify, and evaluate these archaeological resources within this zone, at a legal minimum pursuant to Section 6 of the Act, will be **required**. Survey beyond these

Native Prairie Ground Cover – Pollinator-Friendly



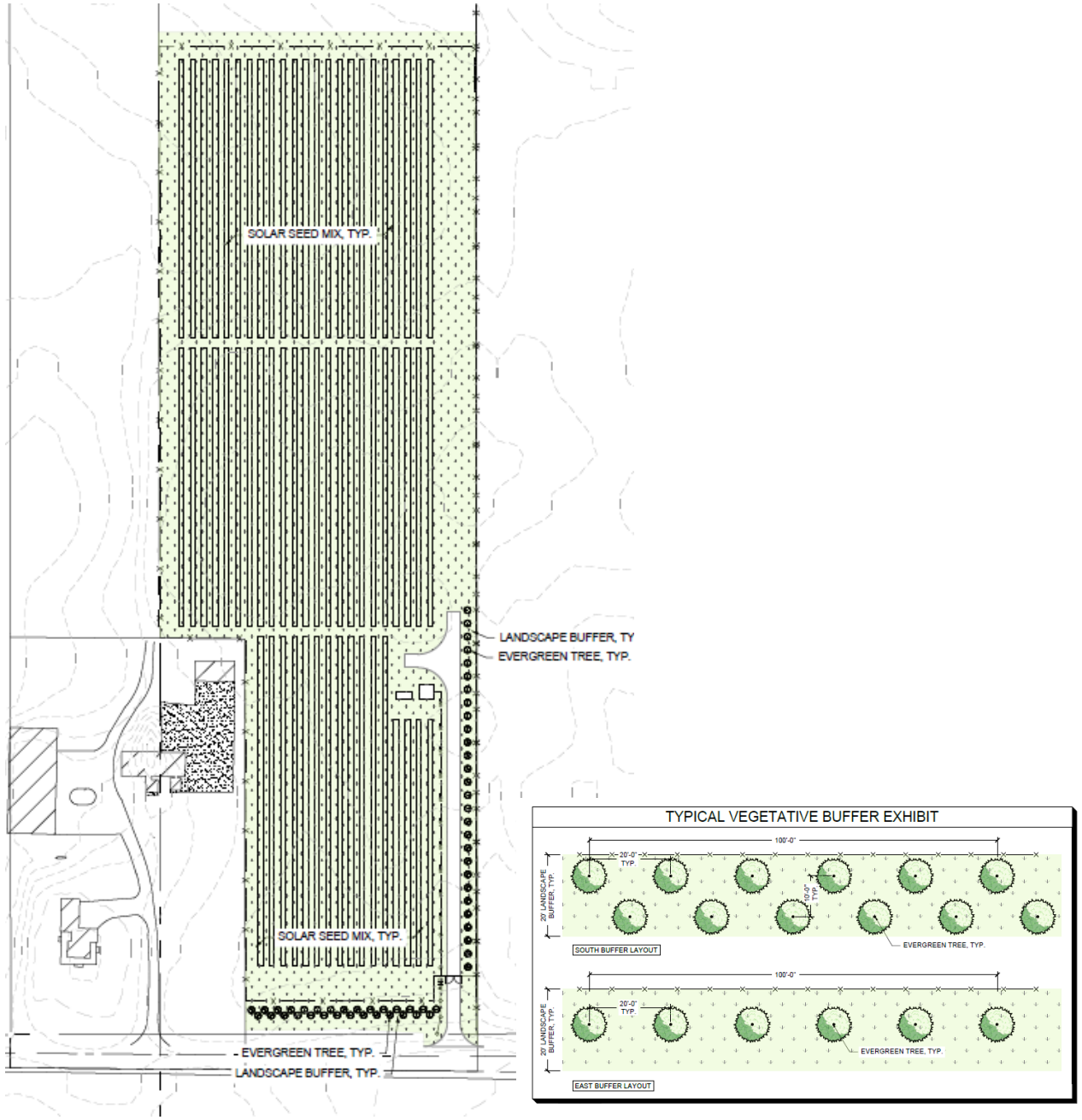
https://pv-magazine-usa.com/2019/08/03/solar-and-pollinators-photo-essay/



https://vt.audubon.org/conservation/pollinator-friendly-solar-bird-friendly-buffers

Vegetative Screening

- No visibility from the north or west
- One house to the east with very limited view
- One house to the south with limited views
- Proposal:
  - Double-row of evergreen trees on south
    - spaced 20’ on center within the rows
    - Rows spaced 10’ apart
  - Single row on east
- Fencing:
  - Ag/deer fence



Special Use Standards – Findings of Fact

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

There are no offsite impacts of any kind

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

There is no evidence of impacts to property values, let alone "substantial". "Enjoyment" refers to impacts on the use of the nearby property, not whether neighbors like solar or not.

Special Use Standards – Findings of Fact

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.*

Given no offsite impacts of any kind, this use cannot impede any development of the surrounding property.

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

ComEd has approved the installation, the access road was approved by the Township Highway Supervisor, and drainage will be well-addressed by the County Water Resources Dept.

Special Use Standards – Findings of Fact

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..*

Solar projects create effectively zero new traffic. The entrance was designed to be the safest possible, as approved by Township Highway Commissioner

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

The project complies with all applicable laws and reasonable conditions.

COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

ZONING PETITION SUMMARY

MTG DATE: March 16, 2026

TO: Kane County Development Committee

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

SUBJECT: **Zoning Petition No. 4679 ILSolar07 LLC (Hartmann 2)**

GENERAL INFORMATION

APPLICANT
ILSolar07 LLC (Project Owner)
Horizon Solar Power LLC (Developer)

PROPERTY OWNER
Wayne and Susanna Hartmann

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 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001)

KANE COUNTY BOARD DISTRICT
18 Rick Williams

PROJECT DESCRIPTION
Applicant is proposing a 1.5 megawatt, alternating current (MWac) community solar project, with associated battery energy storage system (BESS). *See 'Project Narrative' for more information.*

SUBMITTAL DOCUMENTS
An application requesting the Special Use was received by the County on January 8, 2026. All received application documents for the Petition are available for review on the Pending Zoning Petitions page of the Kane County Website. *See also "Exhibit A" Zoning Petition No. 4679 Submittal Documents attached.*

PUBLIC NOTICE
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on February 6, 2026. Notice was published in the Daily Herald newspaper on February 7, 2026. And a public hearing sign was posted on the subject property on February 6, 2026.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Virgil Township Supervisor and Township Highway Commissioner, the Village of Virgil, the Village of Lily Lake, KDOT, School District 301, and the Elburn & Countryside Fire District.

REVIEW & ANALYSIS

ZONING
The subject property is currently zoned F-Farming District and is bordered to the north, south, east, and west by additional 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; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.
Per Section 25-5-4-9, the site plan for a commercial solar energy facility must meet the following criteria:

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

FUTURE LAND USE
The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.

The proposed installation falls within the Agriculture area of the Kane County 2040 Land Use Map. This land use category denotes areas that are well suited for production agriculture. The Plan recognizes that some areas designated for agriculture may not be suitable for farming. The southernmost quarter of the subject site is impacted by hydric soils, which could diminish the land's agricultural productivity.

The site falls within the land use jurisdiction of the Village of Virgil, which classifies the area as Agriculture / Open Space. It is not likely that the properties in question would be annexed by the Village of Virgil or another municipality within the near future. The site is about 1/2 mile from the Village of Lily Lake, but Virgil maintains planning jurisdiction per an adopted boundary agreement between the two municipalities.

MUNICIPALITIES
From the Village of Lily Lake: At this time, the Village of Lily Lake does not have any comments for Hartmann. (Email 02-19-2026)

From the Village of Virgil: The Virgil Village concern is the use of construction traffic on IC Trail. We are opposed to them using that road due to the weight of the vehicles and equipment and the damage it would cause and the costly repairs to do the repairs. We will not permit it and will need to look at how we can protect ourselves. (Email 02-19-2026)

FOREST PRESERVE
The Kane County Forest Preserve District did not have any comments (Email 02-02-2026).

SCHOOL DISTRICT
No comments received.

TRANSPORTATION
The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, "The Petitioner shall obtain a road use agreement and temporary and final access permits from Virgil Township." (Email 01-27-2026)

ENVIRONMENTAL HEALTH
No comments received.

FIRE PROTECTION DISTRICT
Elburn & Countryside Fire District: Fire Marshall, Lisa Schopp had no comments (Email 01-28-26).

WATER RESOURCES
The Water Resources department reviewed the Zoning Petition and provides the following comments (Email 02-11-2026)

The Water Resources department recommends the following Stipulations of Approval:

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ADDITIONAL REPORTS & ANALYSIS

Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) – *The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location. Therefore, consultation under part 1075 is terminated. Additionally, the Illinois Wetlands Inventory does not show wetlands within 250 feet of the project location. Therefore, the wetland review under Part 1090 is terminated.*

Resource Preservation Review from the Illinois State Historic Preservation Office (SHPO) – *The project area has a high probability of containing significant archeological resources. Structure are annotated within the project area on plat maps published in 1860, 1872, 1892, and 1904. As such, a Phase 1 archeological survey will be required.* (Stipulation) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.

Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) – *The LE value for this site is 32 and the SA value is 42 for a total LESA score of 74. This score represents Low Protection effort warranted.*

Results of any United States Fish and Wildlife Service's Information for Planning and Consulting environmental review – *There is a total of 3 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.*

Executed Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture – Received with the Zoning Application.

The U.S. Army Corps of Engineers Chicago District – A full wetland delineation was performed on the property. No wetlands were located within the vicinity of the Project. Thus, consultation with the Corps is not required.

Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois Nature Preserve Commission (INPC) – The solar facility will avoid all protected lands.

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

PUBLIC COMMENT

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

No written public comment received as of 02-20-2026.

RECOMMENDED STIPULATIONS (FULL LIST)

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

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Virgil Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.

ZONING STANDARDS

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

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

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

Zoning Board of Appeals Summary

The Kane County Zoning Board of Appeals, at a public hearing on February 24, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4679 ILSolar07 LLC. Staff received no written objections to the Zoning Petition. No members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

A motion was made by Mary Lake and seconded by Marc Falk to: Recommend approval of Zoning Petition No. 4679, by ILSolar07 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility on approximately 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001), including the submittal documents listed in "Exhibit A" attached and with the recommended Stipulations of Approval. **The motion to recommend approval PASSED by a vote of 4 – 0, with 0 abstention(s) and 4 absent.**

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for 10:30 a.m., MONDAY, March 16, 2026 in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for 9:45 a.m., Tuesday, April 14, 2026 in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4679 Submittal Documents

"Exhibit A"
Zoning Petition No. 4679 Submittal Documents

- 4679_01_Kane County Zoning Application (01-08-2026)signed.pdf
- 4679_02_Standards of a Special Use Permit Worksheet (01-08-2026)signed.pdf
- 4679_03_Project Narrative (01-08-2026).pdf
- 4679_04_Lease Agreement (08-01-2024)signed.pdf
- 4679_05_Plat of Survey (11-20-2025)signed.pdf
- 4679_06_Solar Equipment Manufacturer Specs.pdf
- 4679_07_Noise Analysis (01-08-2026).pdf
- 4679_08_Decommissioning Plan & Cost Estimate (12-30-2025).pdf
- 4679_09_Decommissioning Surety Draft.pdf
- 4679_13_Legal Description.pdf
- 4679_17_Geometric Site Plan (12-22-2025).pdf
- 4679_18_Landscape & Screening Plan (12-22-2025).pdf
- 4679_20_EcoCat Report & Consultation Letter (11-17-2025).pdf
- 4679_21_SHPO Letter (12-15-2025)survey required.pdf
- 4679_22_NRI Report (12-16-2025).pdf
- 4679_23_USFWS Letter (11-17-2025).pdf
- 4679_25_Executed AIMA Agreement (01-02-2026)signed.pdf
- 4679_27_Roadway Jurisdiction Approval Letter (11-06-2025).pdf
- 4679_28_Structural Engineer's Certificate (12-29-2025)signed.pdf
- 4679_29_FEMA 100-Year Floodplain Map (07-17-2012).pdf
- 4679_30_Level 1 Wetland Investigation (12-05-2025).pdf
- 4679_31_Topographical Map.pdf
- 4679_32_Preliminary Farmland Drain Tile Investigation (01-08-2026).pdf
- 4679_33_Preliminary Stormwater Management Report.pdf

ZONING BOARD OF APPEALS
SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4679 **PUBLIC HEARING DATE** 2/24/26

PETITIONER NAME ILSolar07 LLC (Hartmann 2)

REQUESTED ACTION

A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility and associated battery energy storage system (BESS).

SUBJECT PROPERTY

Approximately 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001)

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

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

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

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

The presentation presented was fully informative regarding these issues or concerns.
There was no testimony presented that indicated there would be issues regarding these items.

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

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

There is no evidence of property value impacts.
No concerns from neighboring property owners. There was conversation with the adhjacent property owner indicating support through discussion.
The presentation indicates it meets the standard.

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

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

This land use is projected to be F or F-1.
There was no testimony to indicate this does not meet the standard.

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

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

This project has 15 stipulations that will be included in the recommendation. These will insure the standard is met.
The petitioner agrees the project can be carried forward without the use of IC Trail. If needed, the petitioner will contact Virgil Township.

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

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

The petitioner agrees the project can be carried forward without the use of IC Trail. If needed, the petitioner will contact Virgil Township.
Once construction is completed, there will be little traffic in this area.
The petitioner reviewed access road width and turn radiuses by the fire department, revised to meet safety access width.

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

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

The 15 stipulations will insure these standards are met.
There was no testimony indicating there was anything not in accordance with regulations.

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

4679

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA:	(circle one)			
1. ~~Tracy Aris~~	Aye	Nay	Abstain	Not Present
2. ~~Martell Armstrong~~	Aye	Nay	Abstain	Not Present
3. Mary Lake	Aye	Nay	Abstain	Not Present
4. ~~Burt Natkins~~	Aye	Nay	Abstain	Not Present
5. David Schultz	Aye	Nay	Abstain	Not Present
6. ~~Michael Stoffa~~	Aye	Nay	Abstain	Not Present
7. William Wilson	Aye	Nay	Abstain	Not Present
8. Mr FALK	AYE			

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

On this _____ day of _____, 20_____.

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.

_____	2.24.2026 Date
_____	2.24.2026 Date
_____	2-24-2026 Date
_____	24 Feb 2026 Date
_____	Date
_____	Date
_____	Date

ZONING BOARD OF APPEALS
RECOMMENDATION

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

The Kane County Zoning Board of Appeals, at a public hearing on February 24, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4679 "ILSolar07 LLC".

A motion was made by Mary Lake and seconded by Marc Falk to: **Recommend approval of Zoning Petition No. 4679, by ILSolar07 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.5 MW Commercial Solar Energy Facility on approximately 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001), including the submittal documents listed in "Exhibit A" attached and with the following recommended Stipulations of Approval:**

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Virgil Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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

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

On this 24th day of February, 2026.

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

"Exhibit A"
Zoning Petition No. 4679 Submittal Documents

4679_01_Kane County Zoning Application (01-08-2026)signed.pdf
4679_02_Standards of a Special Use Permit Worksheet (01-08-2026)signed.pdf
4679_03_Project Narrative (01-08-2026).pdf
4679_04_Lease Agreement (08-01-2024)signed.pdf
4679_05_Plat of Survey (11-20-2025)signed.pdf
4679_06_Solar Equipment Manufacturer Specs.pdf
4679_07_Noise Analysis (01-08-2026).pdf
4679_08_Decommissioning Plan & Cost Estimate (12-30-2025).pdf
4679_09_Decommissioning Surety Draft.pdf
4679_13_Legal Description.pdf
4679_17_Geometric Site Plan (12-22-2025).pdf
4679_18_Landscape & Screening Plan (12-22-2025).pdf
4679_20_EcoCat Report & Consultation Letter (11-17-2025).pdf
4679_21_SHPO Letter (12-15-2025)survey required.pdf
4679_22_NRI Report (12-16-2025).pdf
4679_23_USFWS Letter (11-17-2025).pdf
4679_25_Executed AIMA Agreement (01-02-2026)signed.pdf
4679_27_Roadway Jurisdiction Approval Letter (11-06-2025).pdf
4679_28_Structural Engineer's Certificate (12-29-2025)signed.pdf
4679_29_FEMA 100-Year Floodplain Map (07-17-2012).pdf
4679_30_Level 1 Wetland Investigation (12-05-2025).pdf
4679_31_Topographical Map.pdf
4679_32_Preliminary Farmland Drain Tile Investigation (01-08-2026).pdf
4679_33_Preliminary Stormwater Management Report.pdf

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4679
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:

THE WEST 29.25 ACRES OF THE NORTHEAST 1/4 OF SECTION 12 AND THE EAST 13.75 ACRES OF THE NORTHWEST 1/4 OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE TOWNSHIP OF VIRGIL, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM:
STARTING IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LAND, THEN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF 2,000 FEET TO THE PLACE OF BEGINNING; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED LAND A DISTANCE OF 355.0 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF APPROXIMATELY 600.0 FEET TO THE QUARTER SECTION LINE, THENCE WEST ON AND ALONG SAID QUARTER SECTION LINE A DISTANCE OF APPROXIMATELY 355 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LAND, THENCE NORTH ON AND ALONG THE WEST LINE OF THE ABOVE DESCRIBED LAND A DISTANCE OF APPROXIMATELY 600.0 FEET TO THE POINT OF BEGINNING.

The subject property is commonly known as approximately 15 acres of property located at 45W502 Read Rd, Maple Park, IL 60151, in Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001).

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

1. (Water Resources) This site contains an unstudied Zone A Floodplain and depressional areas. A Base Flood Elevation for the Zone A Floodplain and the depressional areas will need to be determined by a licensed Professional Engineer. All panels will need to Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed in this determination.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Virgil Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) A Phase I Archaeological Survey shall be completed prior to issuance of any County permits when ground conditions allow the survey to take place, and revised documentation from the SHPO shall be submitted to the County for review.

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.

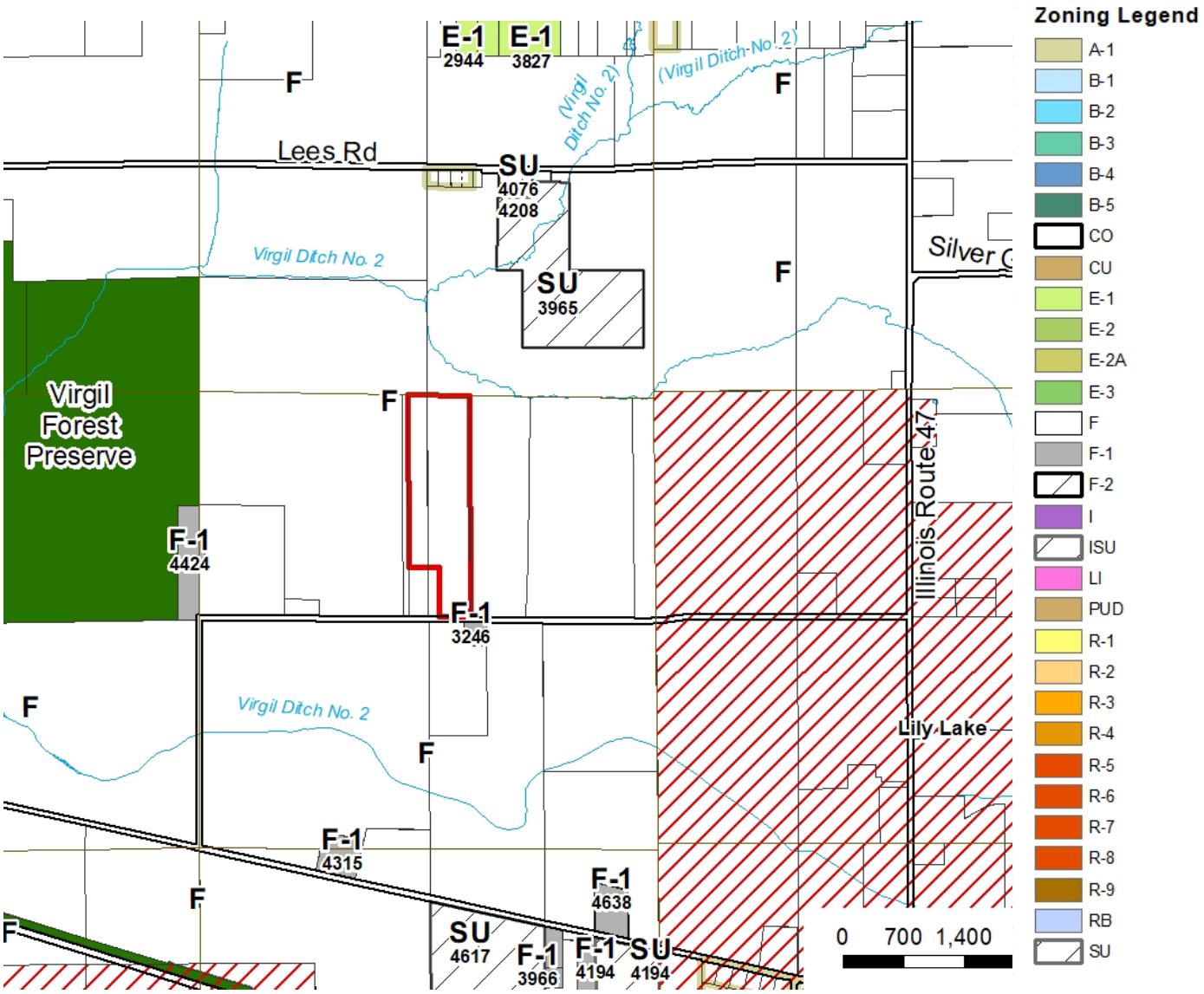
Passed by the Kane County Board on April 14, 2026

_____	_____
John A. Cunningham	Corinne Pierog
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois

Vote:

PETITION NO. 4679
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 15 acres of property located at 45w502 Read Rd, Maple Park, Virgil Township, unincorporated Kane County, Illinois (PINs: 07-12-100-005 and 07-12-200-001).



STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ZONING PETITION NO. TMP-26-390

PETITION # 4680 PETITIONER: ILSOLAR08 LLC

Petition #: 4680
Committee Flow: Development Committee, County Board
Contact: Natalie Zine, Building & Zoning Division Manager P: 630-232-3494 | E: zinenatalie@kanecountyil.gov
Petitioner: ILSolar08 LLC
Location: Approximately 30 acres of property generally located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002)
Proposed: A Special Use Permit in the F-Farming Zoning District to allow for the development of a Commercial Solar Energy Facility.
2040 Plan: Countryside / Estate Residential
Objectors: Area residents
Recommendations:
Regional Planning Comm.: N/A
Zoning Board: Approval w/ Stipulations (Motion passed 4-0 with 0 abstention(s) and 4 absent)
Development Committee: TBD

Summary:

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4680

Committee Flow:
Development Committee, Executive Committee, County Board

Contact:
Natalie Zine, B&Z Division Manager P: 630-232-3494 | E: zinenatalie@kanecountyil.gov

Budget Information:

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

Summary:

Zoning Petition No. 4680, by ILSolar08 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 5 MW Commercial Solar Energy Facility on approximately 30 acres of property located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002), including the submittal documents listed in “Exhibit A” attached and the recommended Stipulations of Approval.

Zoning Petition No. 4680

ILSolar08 LLC “Pallme”

Development Committee Meeting

Monday, March 16, 2026 at 10:30am

Kane County Board District – 09 Jennifer Abbatacola

KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

ILSolar08 LLC (Project Owner)
Horizon Solar Power LLC (Developer)

Property Owner

Karen and Ed Pallme

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 30 acres of property generally located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002)

Notice

A Notice Letter was sent to all adjacent property owners within 250’ of the subject property on February 6, 2026. Notice was published in the Daily Herald newspaper on February 7, 2026. And a public hearing sign was posted on the subject property on February 6, 2026.

Reviews

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

County Board District

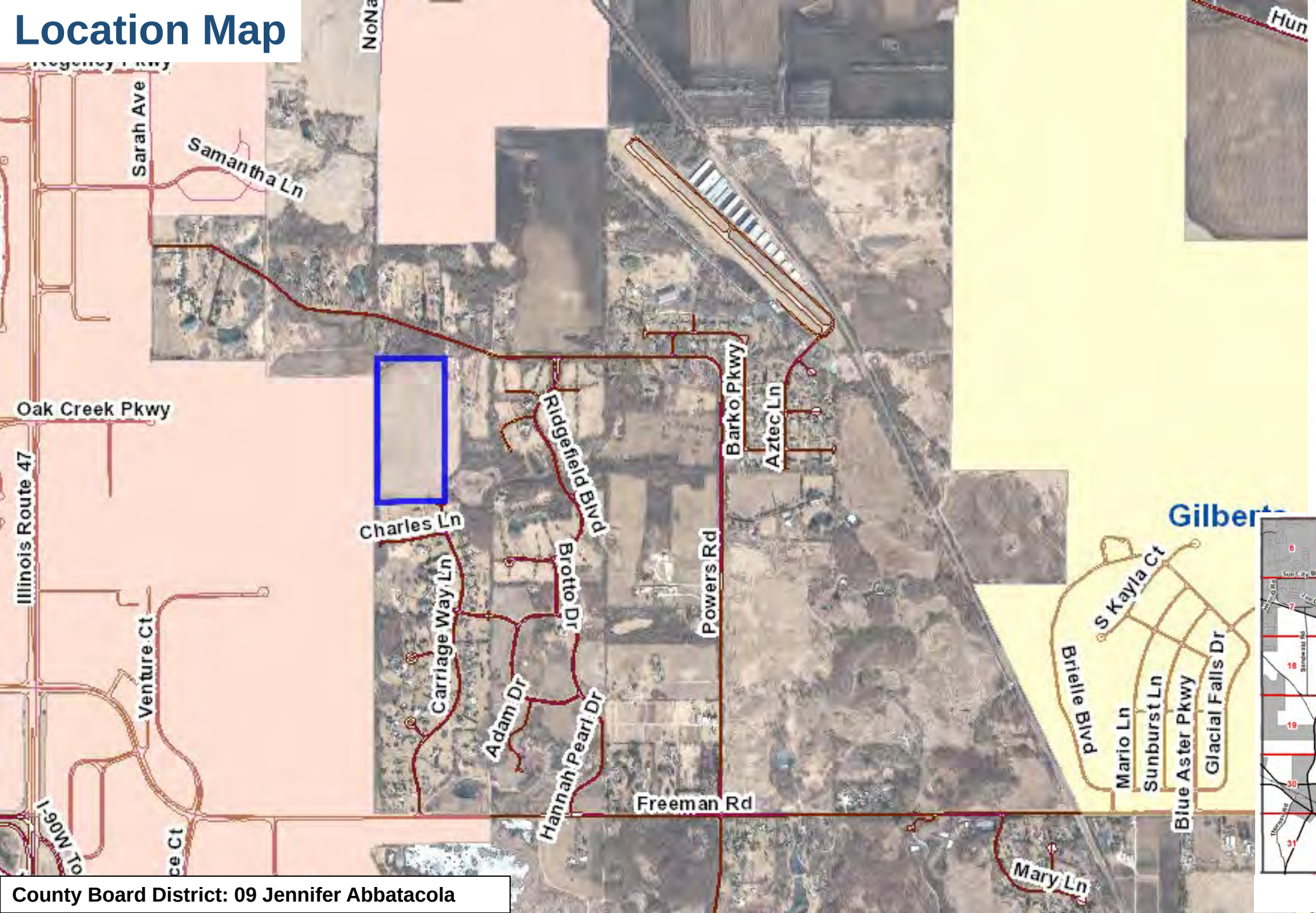
09 Jennifer Abbatacola

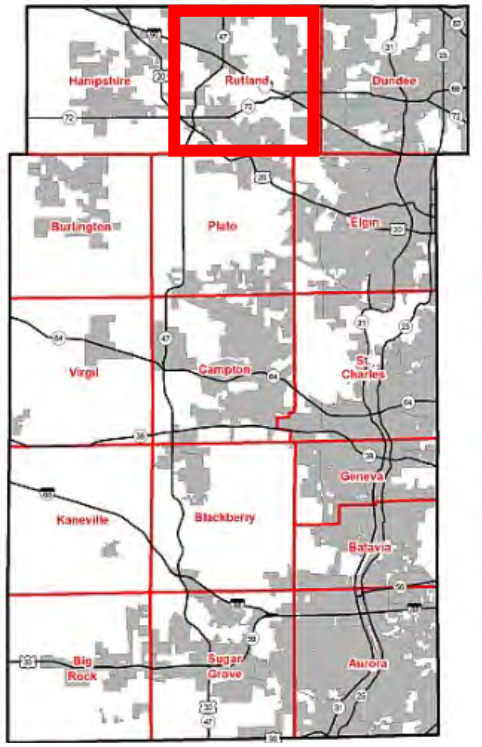
Application Documents

An application requesting the Special Use was received by the County on January 8, 2026. All received application documents for the Petition are available for review on the Pending Zoning Petitions page of the Kane County Website.

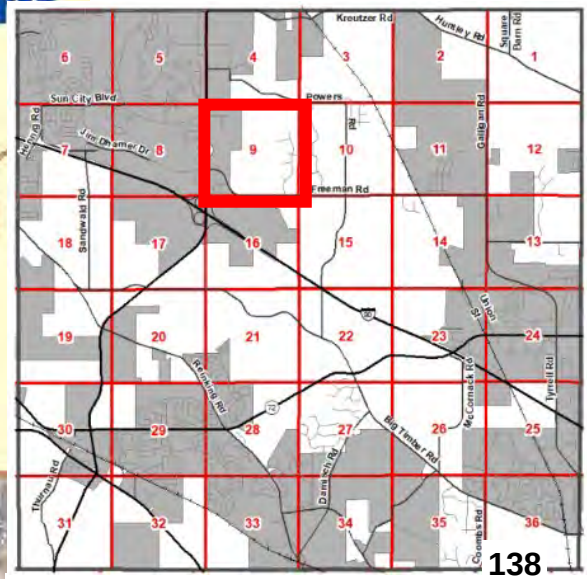
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- 4680_32_Preliminary Farmland Drain Tile Investigation.pdf
- 4680_33_Preliminary Stormwater Management Report.pdf

Location Map





TOWNSHIP

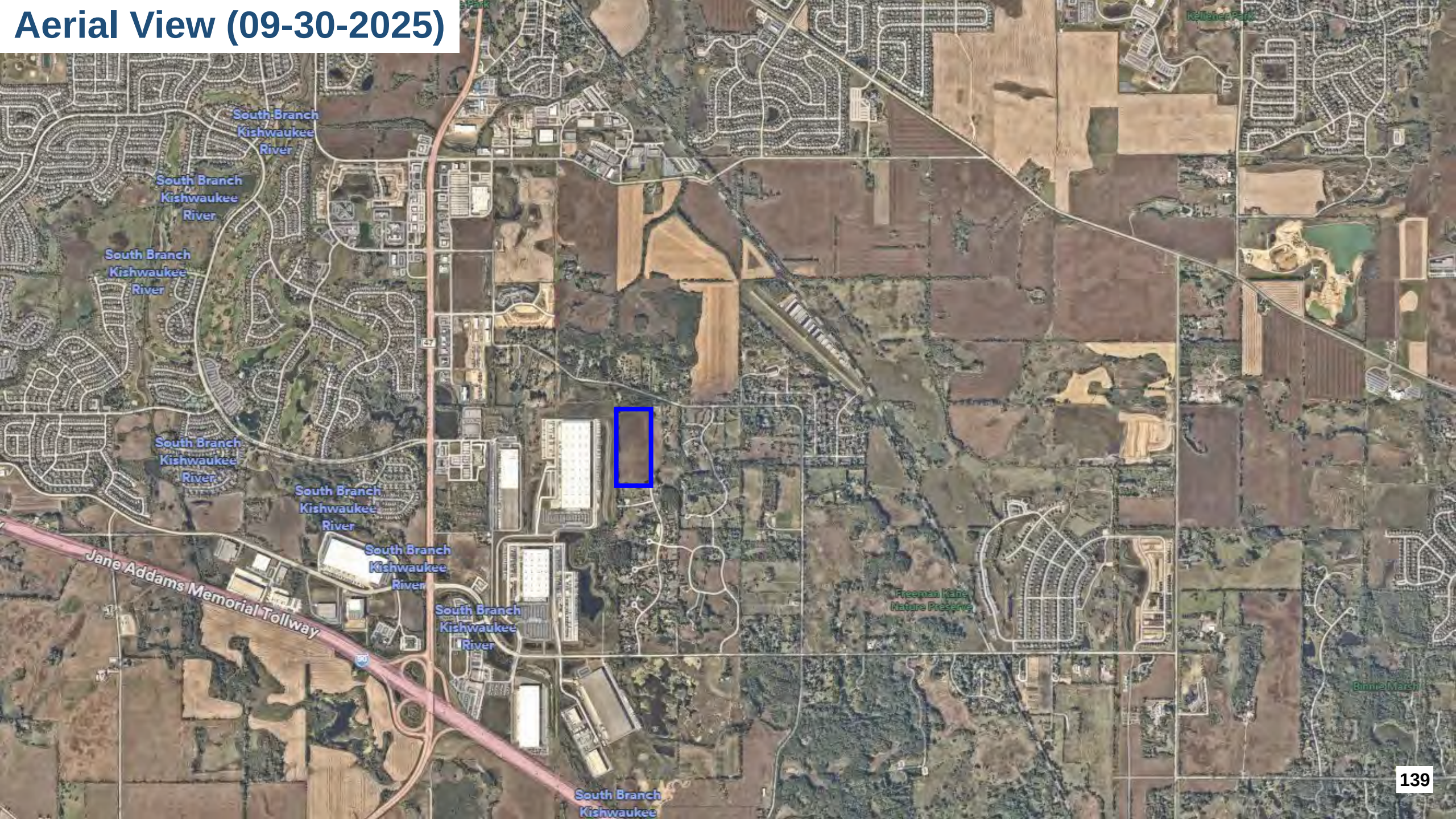


SECTION

138

County Board District: 09 Jennifer Abbatacola

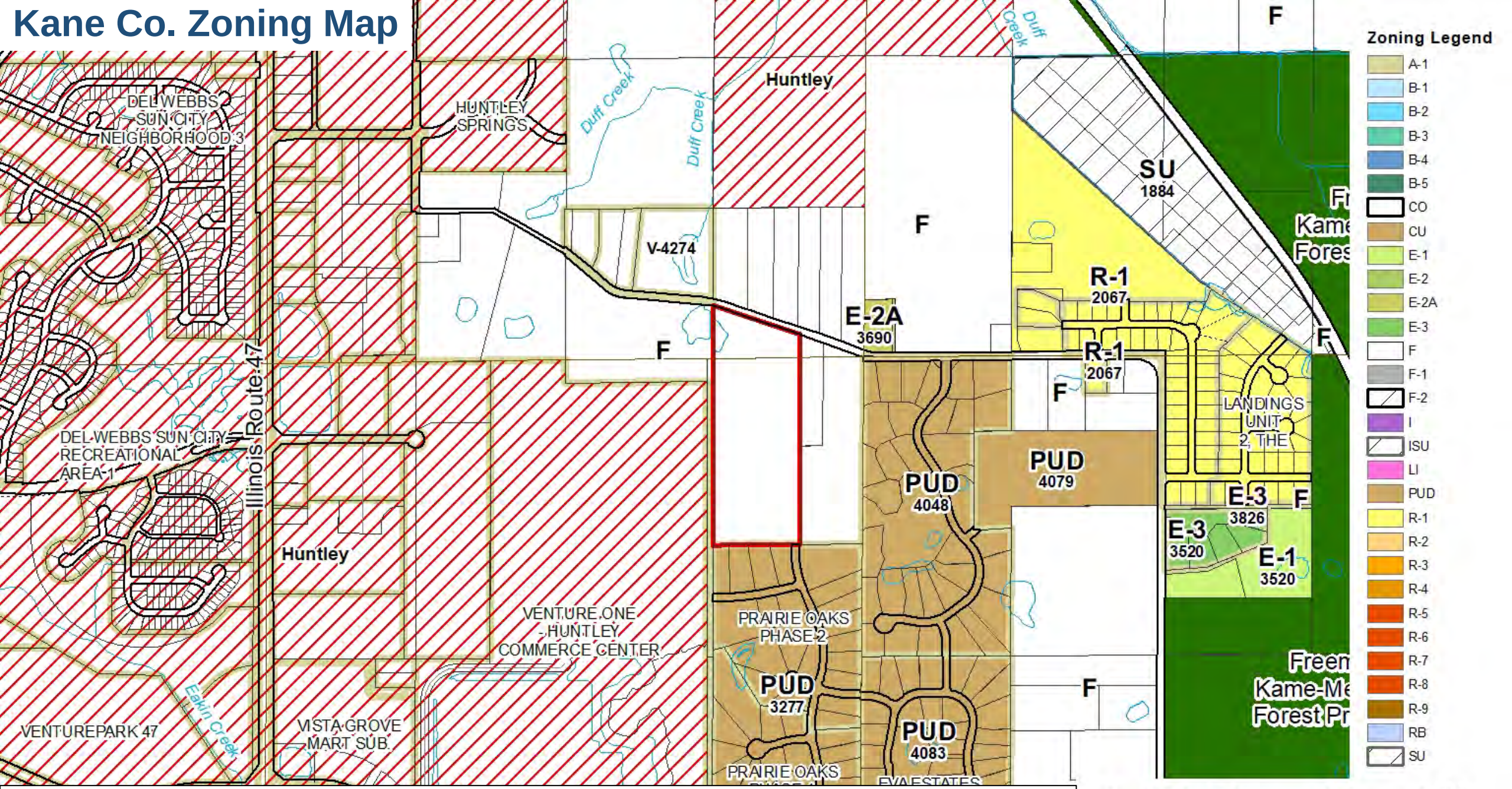
Aerial View (09-30-2025)



Aerial View (09-30-2025)



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.

2040 Conceptual Land Use Strategy

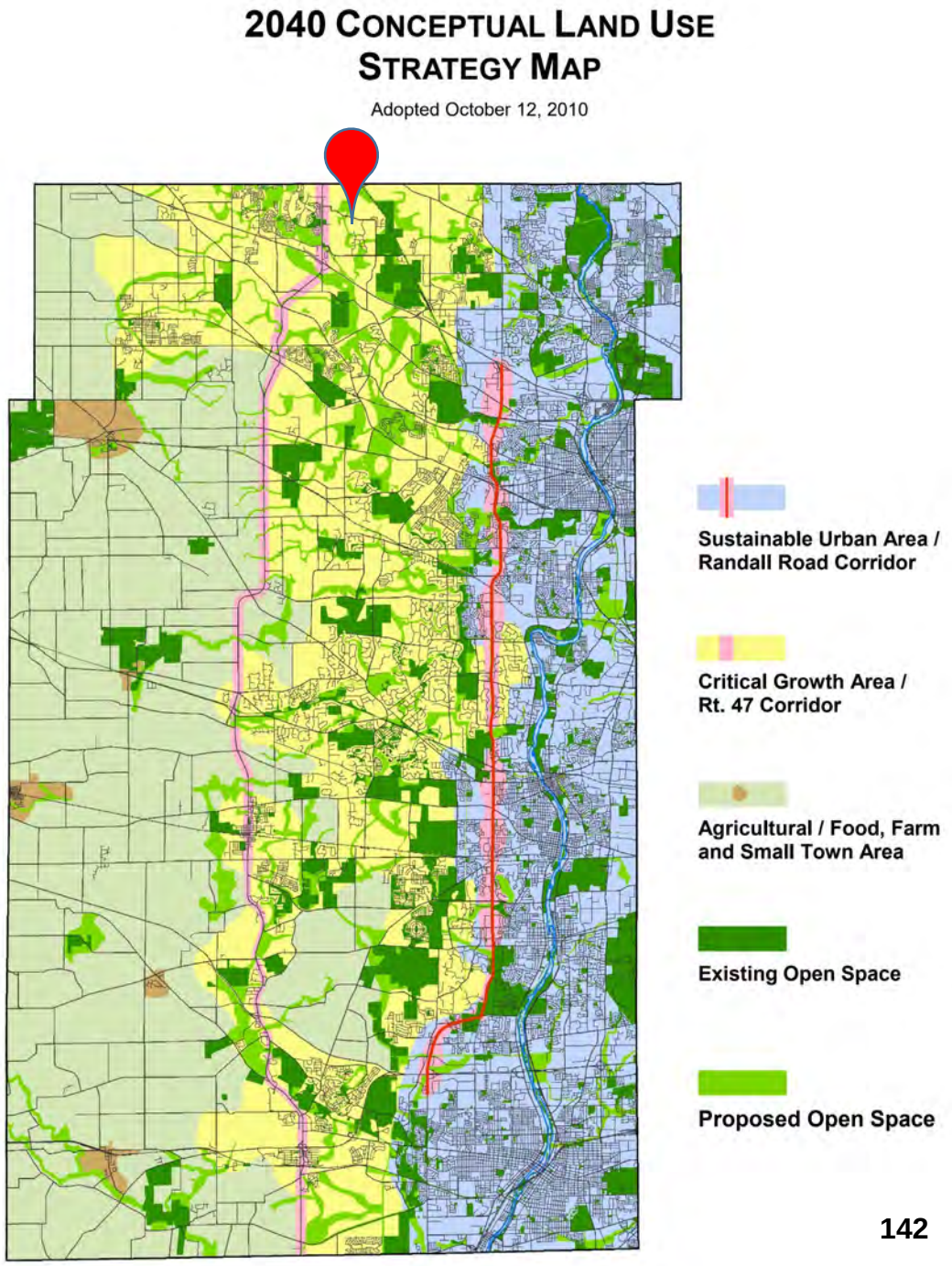
41W175 Powers Road - Rutland Twp. – Petition #4680

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

Core Themes

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

The Conceptual Land Use Strategy Map:
A general land use map that divides the county into 3 major geographic corridors, each with unique land resources, development patterns, and planning opportunities.



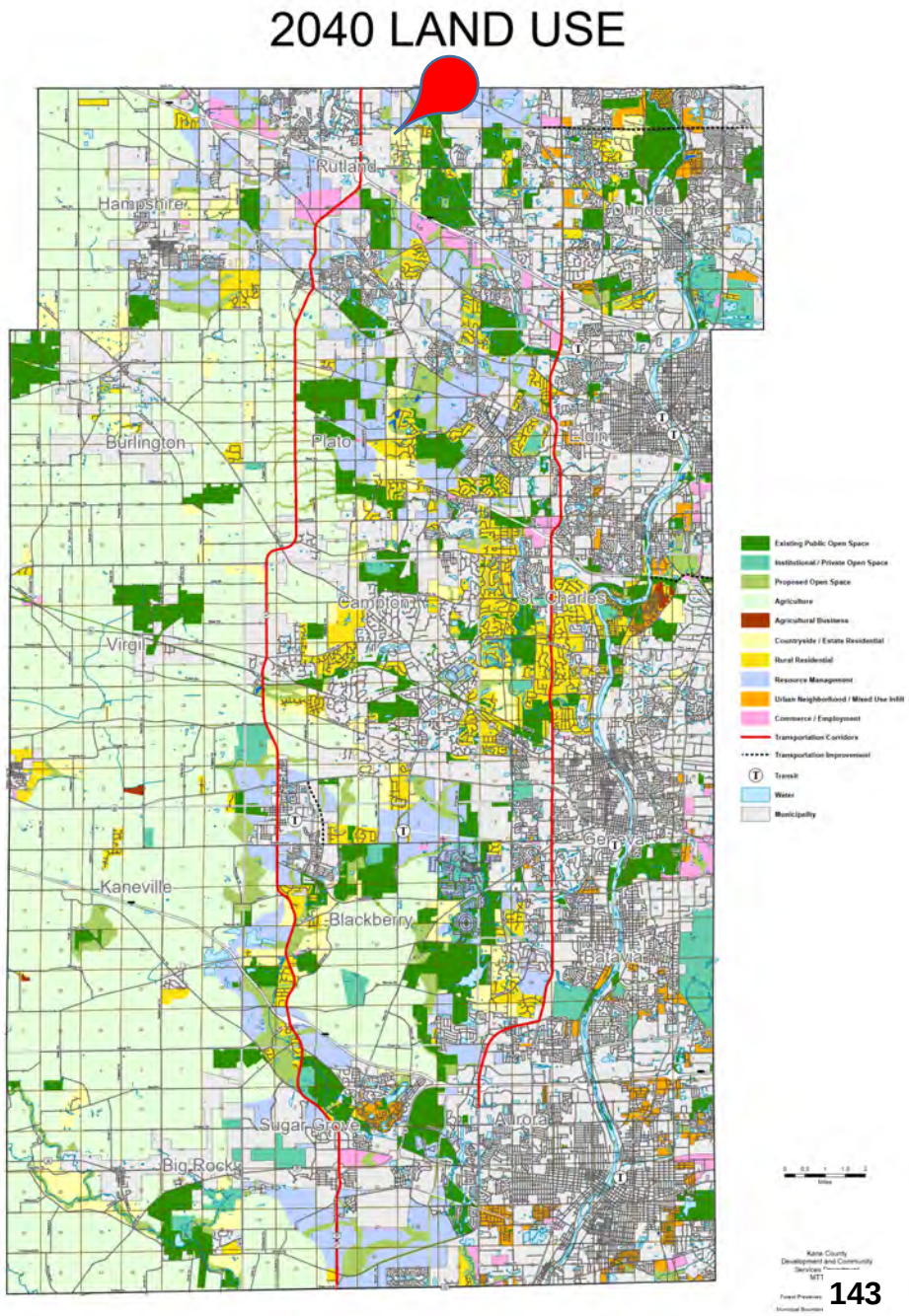
2040 Land Use Analysis

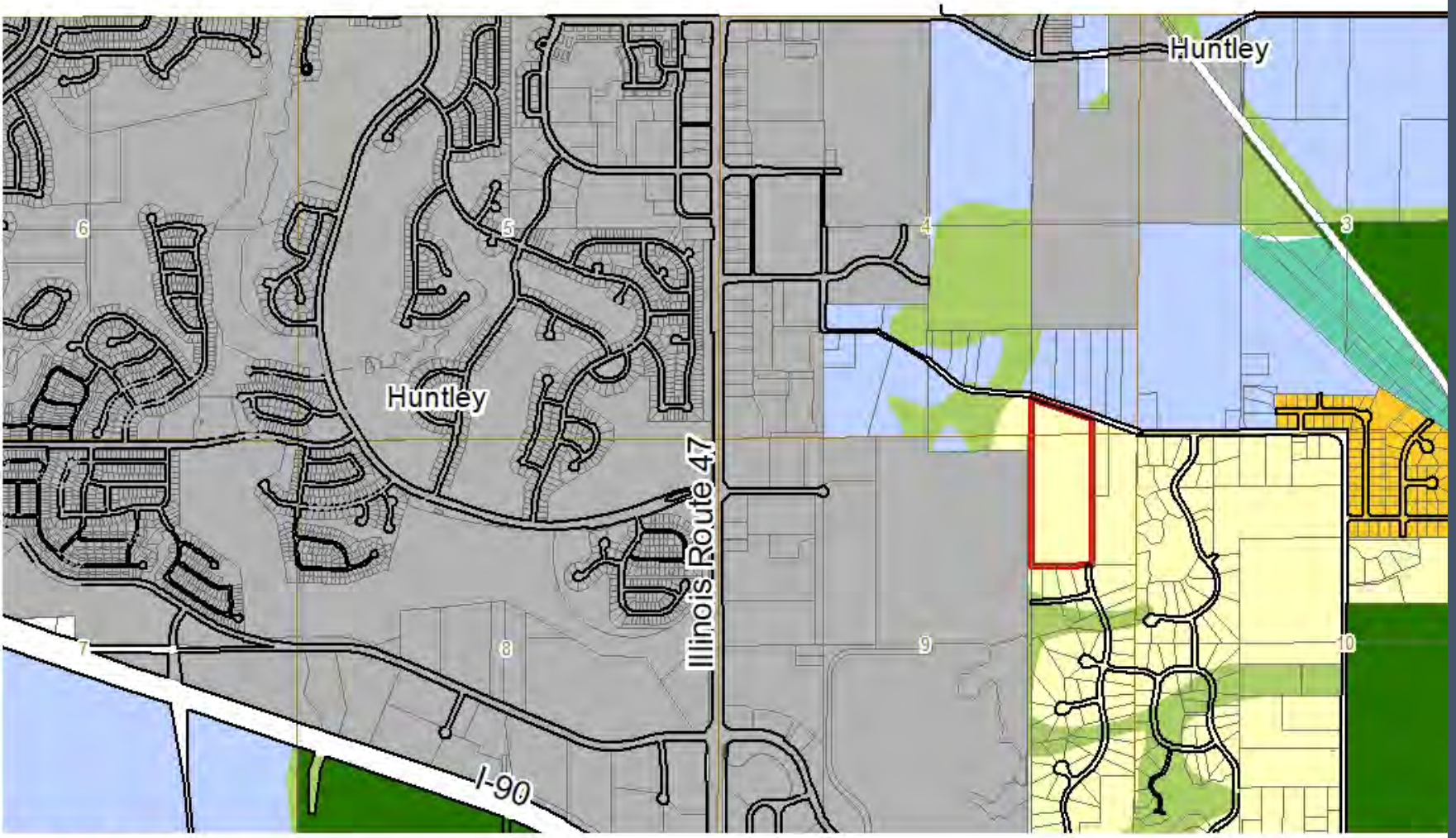
41W175 Powers Road - Rutland Twp. – Petition #4680

2040 Planned Use: **Countryside / Estate Residential**

Characteristics of Areas Planned for Countryside / Estate Residential

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





2040 Land Use

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

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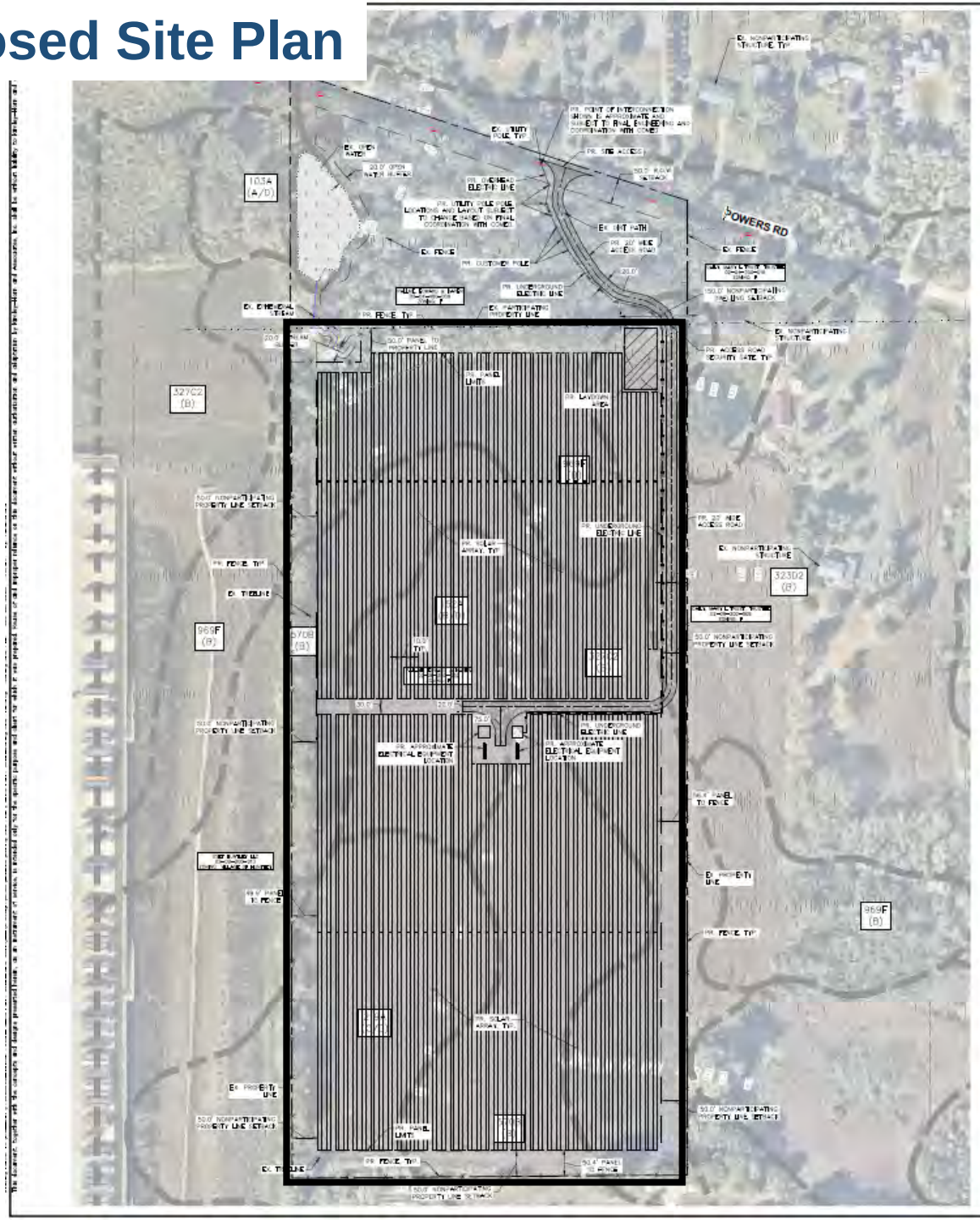
Analysis

The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.

The proposed installation falls within the Countryside / Estate Residential area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development.

Both parcels within the site area fall within the Village of Huntley's planning area Jurisdiction. The Village of Huntley's Future Land Use Map identifies the larger southern parcel as planned for Single Family Estate – a residential use with lot sizes of at least one acre. The smaller northern parcel is designated for Park, Conservation Districts, Environmentally Sensitive Lands. A few small area of the site consist of hydric soils (less than 4 acres of the 37 acre site area).

Proposed Site Plan


POWERS RD
EX. FENCE
EX. TREELINE
EX. OPEN WATER
EX. UTILITY POLE TYP.
EX. OVERHEAD ELECTRIC LINE
EX. UNDERGROUND ELECTRIC LINE
EX. DRIVE
EX. PROPERTY LINE
PR. FENCE TYP.
PR. SOLAR ARRAY TYP.
PR. GRAVEL ACCESS ROAD
PR. UNDERGROUND ELECTRIC LINE
PR. ELECTRICAL EQUIPMENT LOCATION
PR. POLE
PR. SECURITY FENCE
PR. FENCE GATE
PR. CONTOURS
PR. FLOW (DIRECTION AND SLOPE)
PR. SETBACK PER KANE COUNTY ORDINANCE
PR. PARTICIPATING PROPERTY LINE (PER BOUNDARY SURVEY)
PR. NONPARTICIPATING PROPERTY LINE SETBACK
PR. NONPARTICIPATING STRUCTURE SETBACK
PR. ACCESS ROAD
PR. 20' WIDE ACCESS ROAD
PR. LAYDOWN AREA
PR. PANEL TO PROPERTY LINE
PR. PANEL TO FENCE
PR. ELECTRICAL EQUIPMENT LOCATION
PR. UNDERGROUND ELECTRIC LINE
PR. OVERHEAD ELECTRIC LINE
PR. UTILITY POLE POLE LOCATIONS AND LAYOUT SUBJECT TO CHANGE BASED ON FINAL COORDINATION WITH COMED
PR. POINT OF INTERCONNECTION (POI) IS APPROXIMATE AND SUBJECT TO FINAL ENGINEERING AND COORDINATION WITH COMED
PR. SITE ACCESS
PR. 20' WIDE ACCESS ROAD
PR. CUSTOMER POLE
PR. UNDERGROUND ELECTRIC LINE
PR. PARTICIPATING PROPERTY LINE
PR. NONPARTICIPATING STRUCTURE
PR. ACCESS ROAD
PR. 20' WIDE ACCESS ROAD
PR. UNDERGROUND ELECTRIC LINE
PR. SOLAR ARRAY TYP.
PR. GRAVEL ACCESS ROAD
PR. FENCE TYP.
PR. TREELINE
PR. NONPARTICIPATING PROPERTY LINE SETBACK
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Proposed Site Plan

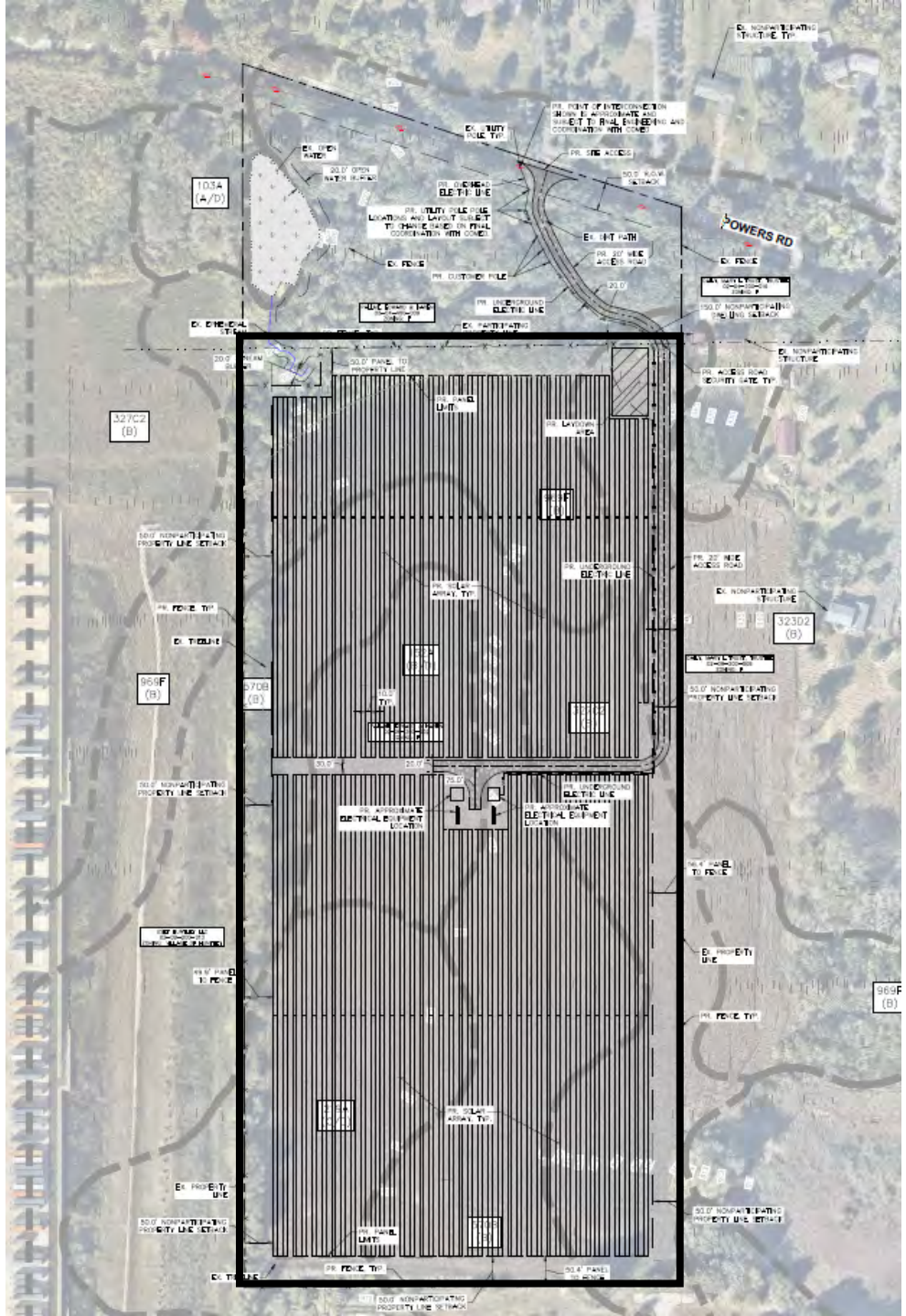
The Commercial Solar Energy Facility shall be sited as follows, with **setback distances** measured from the nearest edge of any component of the facility:

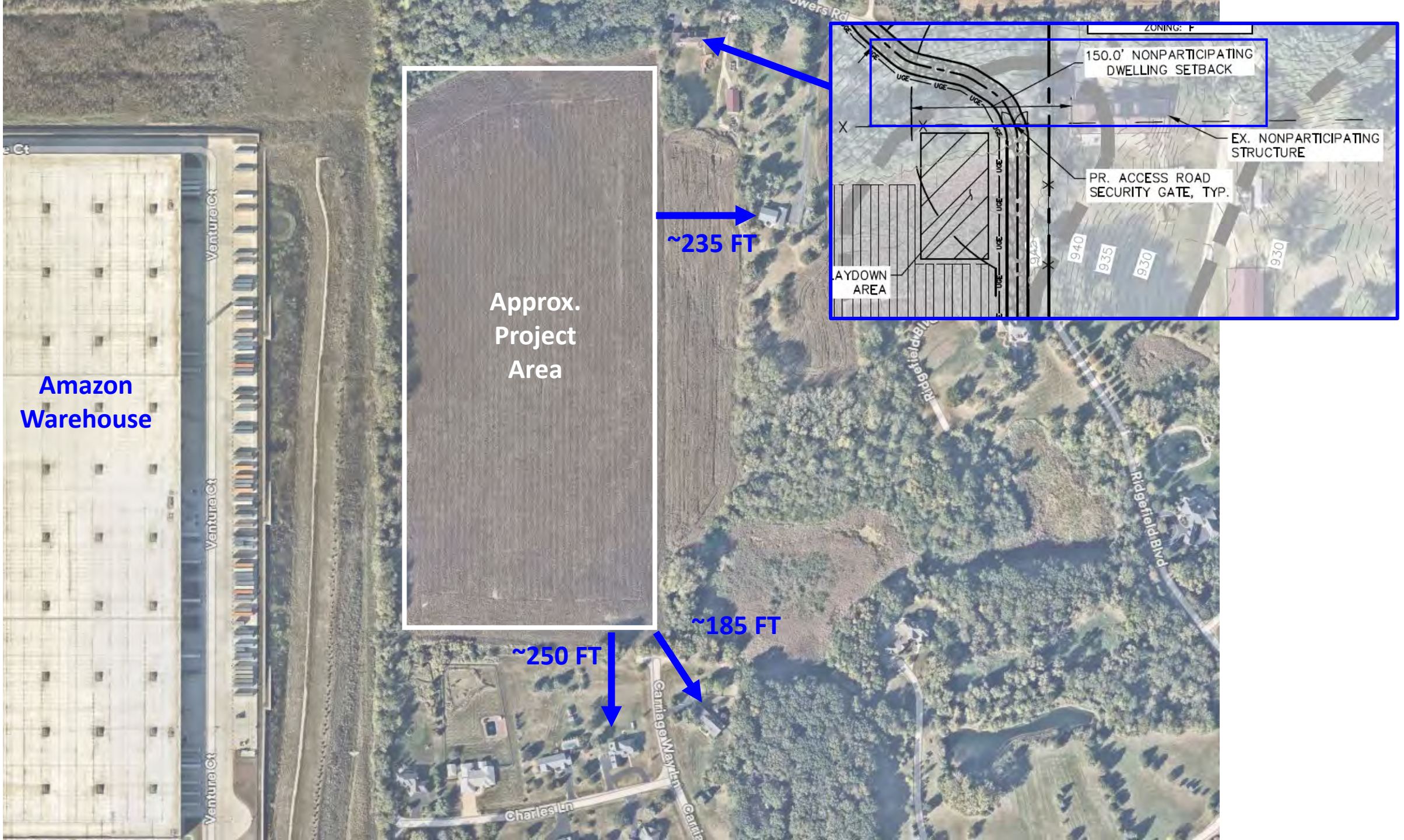
1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty **(150)** feet to the nearest point on the outside wall of the structure.

2) Boundary Lines of Participating Property: **None**.

3) Boundary Lines of Nonparticipating Property: fifty **(50)** feet to the nearest point on the property line of the nonparticipating property.

4) Public Road Rights-of-Way: fifty **(50)** feet to the nearest edge of the public road right-of-way.



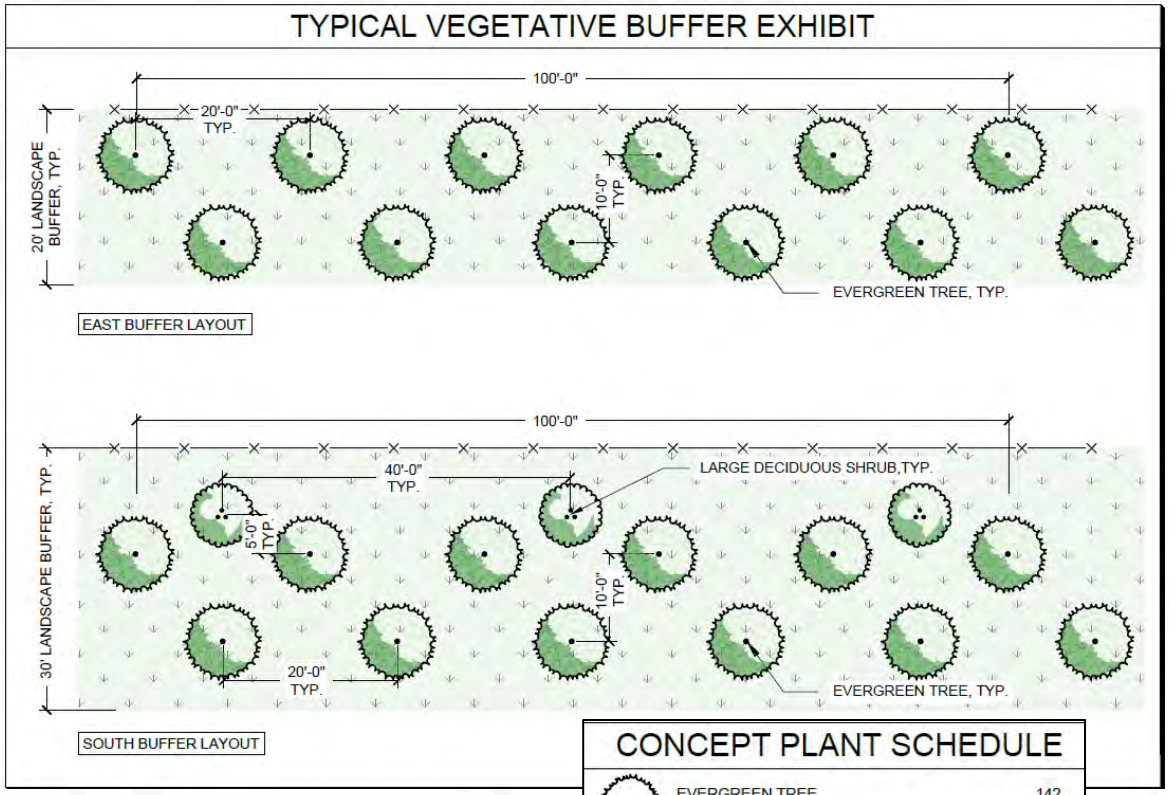

Amazon Warehouse
Approx. Project Area
~235 FT
~250 FT
~185 FT
150.0' NONPARTICIPATING DWELLING SETBACK
EX. NONPARTICIPATING STRUCTURE
PR. ACCESS ROAD SECURITY GATE, TYP.
LAYDOWN AREA
ZONING: F
Venture Ct
Ridgefield Blvd
Charles Ln
Carriage Way Ln

Landscape Screening

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.



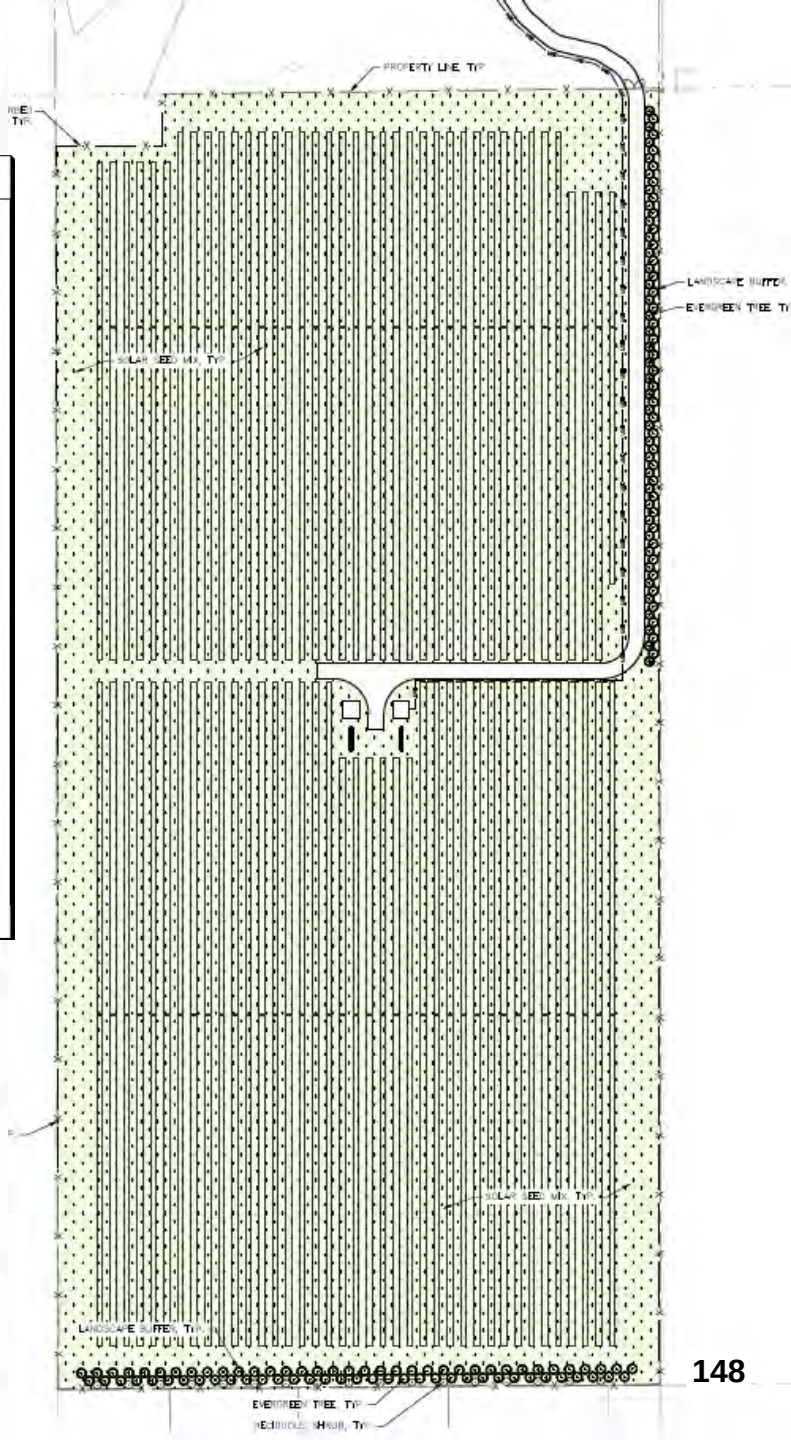
CONCEPT PLANT SCHEDULE

EVERGREEN TREE — 142
RECOMMENDED SPECIES:

JUNIPERUS VIRGINIANA
JUNIPERUS CHINESIS `MOUNTBATTEN`
PICEA ABIES `ACROCONA`
PICEA GLAUCA VAR. DENSATA
PICEA PUNGENS `FAT ALBERT`
PINUS CEMBRA `GLAUCA`
PINUS FLEXILIS `VANDERWOLF'S PYRAMID`
PINUS MUGO `TANNENBAUM`
TAXUS CUSPIDATA `CAPITATA`
TAXUS X MEDIA `HICKSII`
THUJA OCCIDENTALIS `WOODWARDII`
THUJA OCCIDENTALIS `TECHNY`

DECIDUOUS SHRUB — 17
RECOMMENDED SPECIES:

CEPHALANTHUS OCCIDENTALIS
CORNUS RACEMOSA
CORNUS SERICEA `CARDINAL`
RHUS GLABRA
SAMBUCUS CANADENSIS
VIBURNUM LENTAGO
VIBURNUM PRUNIFOLIUM



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.

*Fence detail not provided in application.

MUNICIPALITIES

From the Village of Huntley: No comments received as of 02-24-2026.

From the Village of Gilberts: No comments received as of 02-24-2026.

FOREST PRESERVE

No comments.

SCHOOL DISTRICT

No comments.

ENVIRONMENTAL HEALTH

No comments.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, “The Petitioner shall obtain a **road use agreement and temporary and final access permits from Rutland Township**.”

FIRE PROTECTION DISTRICT

Huntley Fire Protection: Fire Marshall, Joseph Bushbacher provided the following review comments (Email 01-27-26):

1. The Huntley Fire Protection District will need to have access to any shut-off that control the array fields.
2. Any shut-off will need to be clearly marked.
3. Fire apparatus roads shall be capable of supporting Tower 981 (75,000 lbs.)
4. Knox Boxes will be required at gate for emergency access. Can be purchased directly through Knox Box www.knoxbox.com Contact the Fire Prevention Bureau with any questions. 847-669-5066.
5. 2024 IFC 1205.5.1: Vegetation Control A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A maintained vegetative surface or a noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.
6. Access roads to be minimum of 20’ in width and capable of supporting 75,000 lb. vehicle.
7. Access roads to be kept free and clear at all times including snow removal.
8. Contact the Huntley Fire Prevention Bureau (847-669-5066) 48 hours in advance to schedule a final inspection.

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

- Illinois Natural Areas Inventory (INAI): 1) Freeman Kame INAI and 2) Powers Road Fen INAI. The Department has determined adverse impacts to these sites are unlikely.
- Illinois Nature Preserves Commission Lands: 1) Freeman Kame Nature Preserve and 2) Freeman Road and Powers Road Fen and Woods Natural Heritage Landmark. Department has determined adverse impacts to these sites are unlikely.
- State Threatened or Endangered Species: Swainson's Hawk (Buteo swainsoni) and Blanding's Turtle (Emydoidea blandingii). The Department determined adverse impacts to the Swainson's Hawk is unlikely.

In regard to the Blanding's Turtle in vicinity of the project area, the Department recommends:

- Work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season:
- Educate personnel working on site about the Blanding's Turtle. Post photos of juvenile and adult Blanding's Turtles at a central location. State-listed species may not be handled without the appropriate permits pursuant to the Illinois Endangered Species Protection Act.
- Install exclusionary silt fence by the end of March and maintain it through October (if needed) to prevent turtles from entering the construction area. Conduct daily inspections during construction to ensure that exclusionary fencing is properly installed (dug into the ground) and to check if turtles are present.
- Cover trenches at the end of each workday. Before starting each workday, trenches and excavations should be routinely inspected to ensure no turtles (or other amphibians and reptiles) have become trapped within them.
- If Blanding's turtles are encountered, crews should stop work immediately, allow the turtle to move out of the way and contact IDNR at (217) 785-5500.
- Given these recommendations are adopted, the Department determined that impacts to these protected resources are unlikely.

The Department also offers the following conservation measures be considered to help protect native wildlife and enhance natural areas in the project area:

- The Department strongly recommends that the project proponent establish pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here: https://dnr.illinois.gov/conservation/pollinatorscorecard.html
- 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.
- If tree clearing is necessary, the Department recommends removing trees between November 1st and March 31st to avoid impacts to the state-listed bats and birds.

Recommended Stipulation of Approval: (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

Of this parcel, 2.1 percent or 0.7 acres are considered Farmland of Statewide Importance. The LE value for this site is 23 and the SA value is 27 for a total LESA score of 50. This score represents Low Protection effort warranted.

SHPO Report

State of Illinois Historic Preservation Office

No historic properties were identified within the area of potential visual effects. Additional, SHPO found no known archaeological sites within the area. Accordingly, this project is exempt from archaeological survey requests.

Additional Reviews/Analysis

- **United States Fish & Wildlife Service (USFWS) Section 7 Consultation**
  - Letter from the USFWS indicated that there is a total of 5 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.
- **United States Army Corps of Engineers (USACE)**
  - A full wetland delineation was performed on the property. No wetlands were located within the vicinity of the Project. Thus, consultation with the Corps is not required.
- **Illinois Nature Preserves Commission (INPC)**
  - The solar facility will avoid all protected lands.
- **Illinois Department of Agriculture (IDOA)**
  - Executed AIMA Agreement was received.

Public Comment

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

No written public comments received as of 02-24-2026

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Rutland Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 7 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

Special Use Standards / ZBA Findings

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

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

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

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

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

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

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

Zoning Board of Appeals Summary

The Kane County Zoning Board of Appeals, at a public hearing on February 24, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4680 “ILSolar08 LLC”.

Staff received no written objections to the Zoning Petition; however, some members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner.

The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

A motion was made by Marc Falk and seconded by Mary Lake to:

Recommend approval of Zoning Petition No. 4680, by ILSolar08 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 5 MW Commercial Solar Energy Facility on approximately 30 acres of property located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002), including the submittal documents listed in “Exhibit A” attached and with the recommended Stipulations of Approval.

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

Zoning Entitlement Process

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **10:30 a.m., Monday, March 16, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for **9:45 a.m., Tuesday, April 16, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois.

HORIZON SOLAR POWER

Pallme Farm Solar Project

Kane County Zoning Board of Appeals

February 24th, 2026

Horizon Solar Power - Background

- Specialize in Distributed Solar Development
- Experience:
  - Principals have a collective 30+ years of energy development experience
  - 600+ MW of operational projects
  - Northeast and Midwest
- www.horizonpow.com
- Headquartered in Chicago

Pallme Farm Solar - Overview

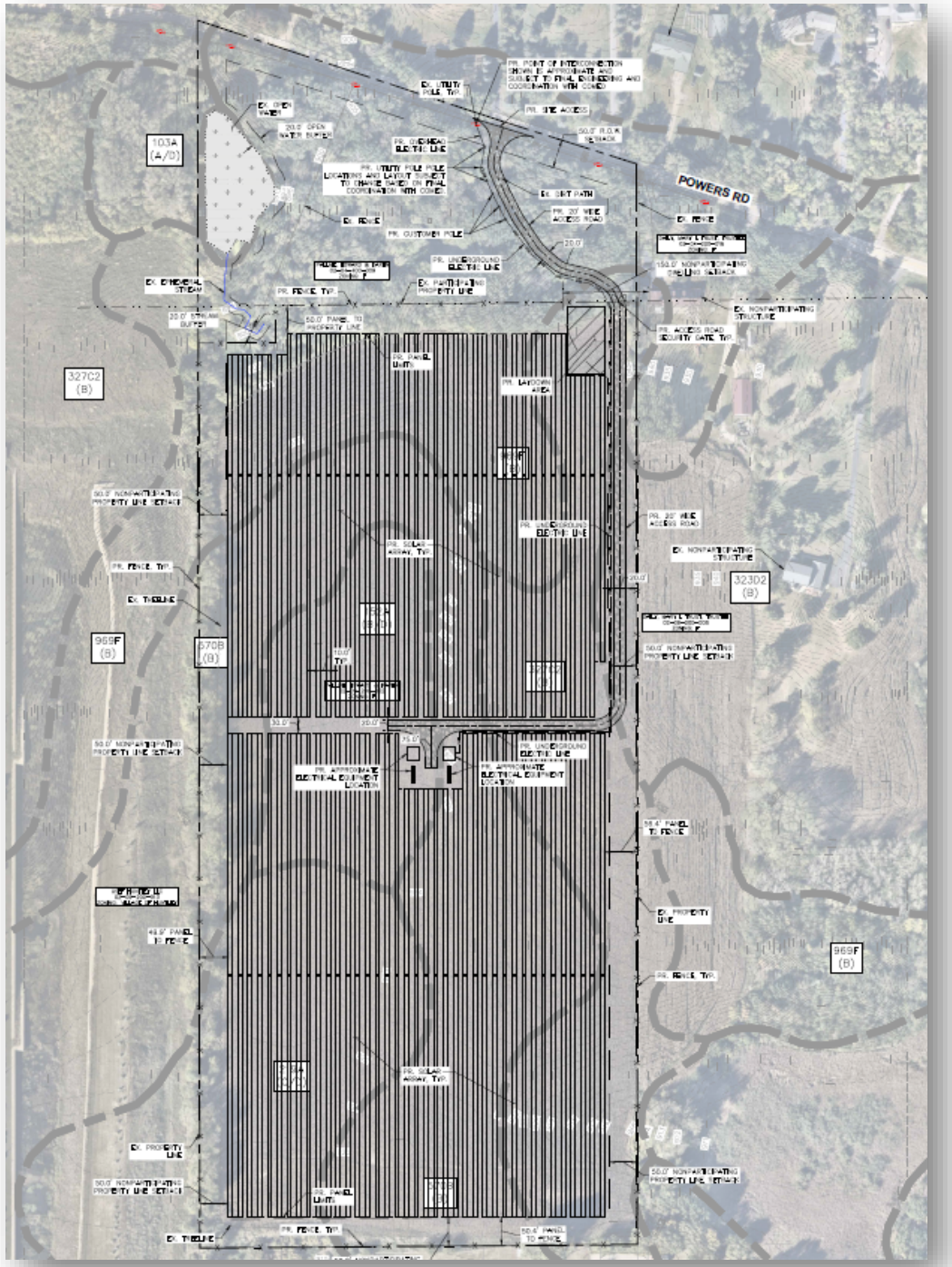
- 5 MWac community solar project
- ~41W175 Powers Rd, Huntley (development address)
- ~30-acre project area, including access road
- Landowner – Ed and Karen Pallme
- Ideal Location:
  - Relatively flat site
  - Minimal viewing angles
  - Close to existing large commercial/industrial uses
  - Proximity to existing ComEd three-phase lines with available capacity along Powers Rd (final approval received)



HORIZON SOLAR POWER

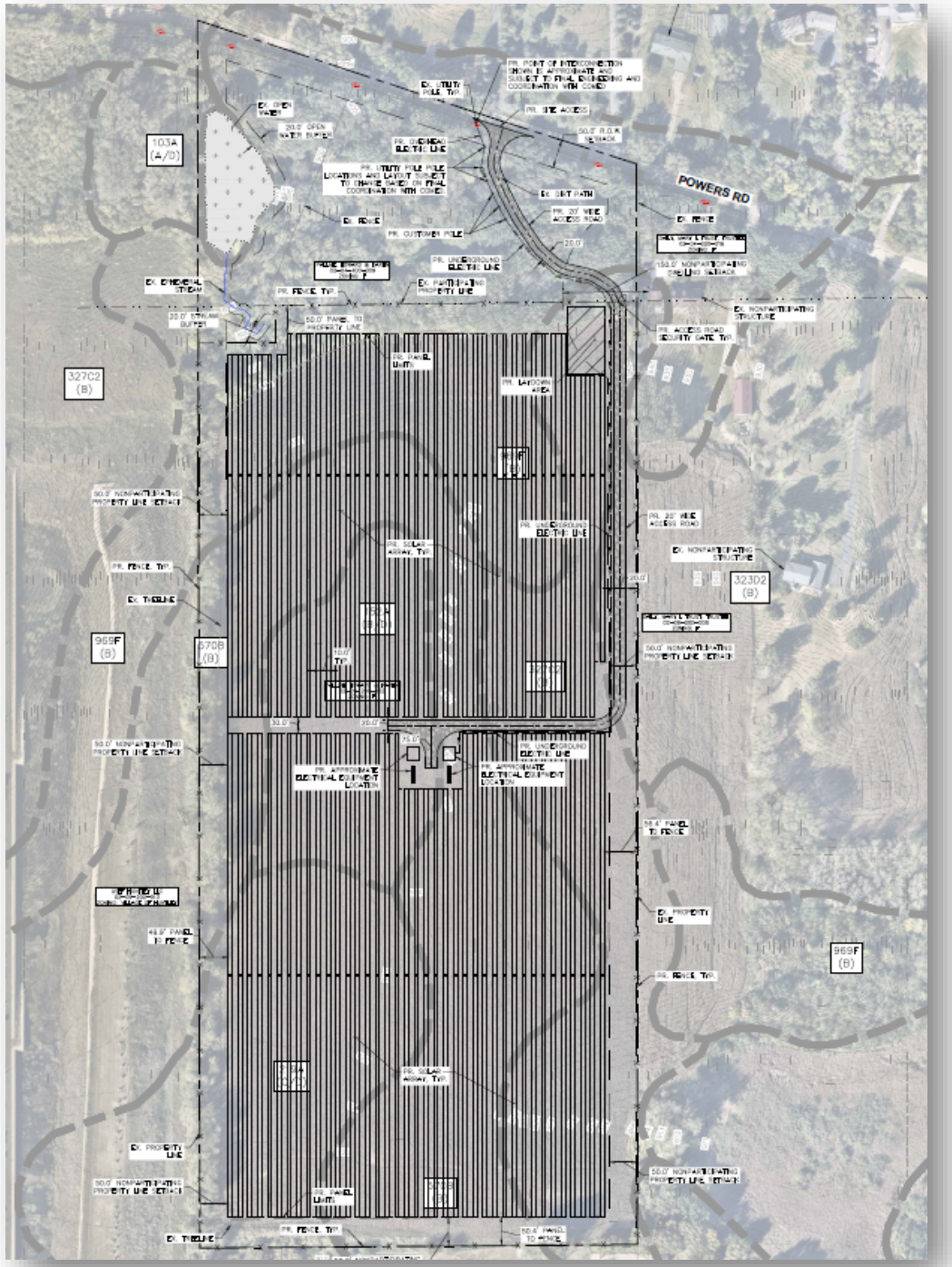
Site Plan and Layout

- SAT racking (rows aligned N-S)
- Min 50’ setbacks from all lot lines and 150’ from any neighboring residences
- Access from Powers Rd along historic dirt path road
- Point of Interconnect at access entrance along Powers Rd
- Screening along east and south sides (discussed further below)
- Land planted with pollinator-friendly native flora mix



Drainage

- All solar developments must adhere to the strict rules established by Kane County Water Resources
- In fact, after construction the drainage of the site will likely be *improved* compared to farm ground
    1. Year-round ground cover
    2. Improved soil structure for permeability
    3. Deep-rooted vegetation
    4. Construction and Operation governed by the rules of Kane County
    5. Any violations would be grounds to revoke the SUP



Environmental

- No wetlands exist onsite
- Some potential for Blanding's Turtle; will follow recommendations of IDNR
- No historical resources nearby
- No "contaminants" or off-site impacts of any kind

Water resources identified within the study area include one ephemeral unnamed stream totaling 207 linear feet and one pond totaling 0.48 acres (Table 1). The stream drains to the north from the agricultural field into the pond. The ordinary high water mark (OHWM) measured approximately two feet wide by one inch deep and was likely formed from erosion caused by rainfall and runoff from the agricultural field to the south. The stream bottom consists of silt. The pond appears to collect surface flow from the surrounding areas and was surrounded by trees. The pond and the stream do not appear to have a hydrological connection to a Traditionally Navigable Water of the United States that would fall under the jurisdiction of the United States Army Corps of Engineers (USACE).

Blanding's Turtle

EcoCAT has indicated records for the state-listed Blanding's Turtle in vicinity of the project area. The Department recommends:

- Work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season:
- Educate personnel working on site about the Blanding's Turtle. Post photos of juvenile and adult Blanding's Turtles at a central location. State-listed species may not be handled without the appropriate permits pursuant to the *Illinois Endangered Species Protection Act*.
- Install exclusionary silt fence by the end of March and maintain it through October (if needed) to prevent turtles from entering the construction area. Conduct daily inspections during construction to ensure that exclusionary fencing is properly installed (dug into the ground) and to check if turtles are present.
- Cover trenches at the end of each workday. Before starting each workday, trenches and excavations should be routinely inspected to ensure no turtles (or other amphibians and reptiles) have become trapped within them.
- If Blanding's turtles are encountered, crews should stop work immediately, allow the turtle to move out of the way and contact IDNR at (217) 785-5500.

No historic properties were identified within the area of potential visual effects. Additionally, our files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is **EXEMPT** from archaeological survey requests pursuant to Section 6 of the Act. An archaeological survey is not *required* under state law as there is no public funding nor is it on public land.

Native Prairie Ground Cover – Pollinator-Friendly



https://pv-magazine-usa.com/2019/08/03/solar-and-pollinators-photo-essay/



https://vt.audubon.org/conservation/pollinator-friendly-solar-bird-friendly-buffers

PALLME FARM SOLAR
KANE COUNTY, ILLINOIS

Presentation Provided by:

MAROUS & COMPANY

MAROUS & COMPANY INTRODUCTION

Michael S. MaRous is a certified general appraiser in the state of Illinois as well as holding the nationally recognized professional designations of MAI and CRE.

MaRous & Company specializes in valuation of unique and complex investment-grade real estate and has conducted similar market impact studies for a variety of clients and for several different proposed developments over the last 45 years. Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups.

Along with the various projects described above, MaRous & Company has conducted numerous market studies of energy-related projects.

MAROUS & COMPANY EXPERIENCE

Renewable Energy Project Summary	
Illinois	• Over 20 Solar Farms • Over 20 Wind Farms
Indiana	• Over 5 Solar Farms • Over 3 Wind Farms
Iowa	• Over 5 Solar Farms • Over 5 Wind Farms
Kansas	• 1 Solar Farm • 2 Wind Farm
Maryland	• 1 Solar Farm
Michigan	• Over 3 Solar Farms • Over 3 Wind Farms
Minnesota	• 1 Solar Farm • Over 3 Wind Farms
Missouri	• 1 Solar Farm
Ohio	• 1 Solar Farm • 3 Wind Farms
Wisconsin	• Over 5 Solar Farms
Colorado	• 1 Solar Farm • 1 BESS Facility
New Mexico	• 1 Solar Farm
Oklahoma	• 1 Solar Farm
Solar Projects of the Western Regions of the United States of America	• **Southwest Region** - Arizona, Colorado, Nevada, New Mexico, and Utah • **Northwest Region** - Idaho and Oregon • **Southern Great Plains Region** – Texas • **Northern Great Plains Region** - General Research

MARKET IMPACT ANALYSIS CONCLUSIONS

As a result of market impact research undertaken on various similar solar projects, MaRous & Company has concluded that there is no market data indicating the solar farm will have a negative impact on either rural residential or agricultural property values in the surrounding area.

Finally, for agricultural properties that host photovoltaic panels, the additional income from the solar lease may increase the value and marketability of those properties.

MARKET IMPACT ANALYSIS CONCLUSIONS

- There are significant financial benefits to the local economy and to the local taxing bodies from the development of the solar farm.
- The solar farm will create well-paid jobs in the area which will benefit overall market demand.
- An analysis of recent residential sales proximate to existing solar farms did not support any finding that proximity to a photovoltaic panel had a negative impact on property values.
- An analysis of agricultural land values in Illinois did not support any finding that agricultural land values are negatively impacted by the proximity to photovoltaic panels.
- Reports from Illinois, Iowa, Indiana, Wisconsin, Minnesota, Michigan, Minnesota, Colorado, Oklahoma, New Mexico, Arizona, and North Carolina indicate that photovoltaic panels leases add value to agricultural land.
- A survey of counties County Assessors in 6 Illinois counties, 11 unincorporated Wisconsin jurisdictions, 7 Iowa counties, 9 Indiana counties, 20 Michigan counties, 36 Minnesota counties, 1 South Dakota county, 14 Colorado counties, 9 Oklahoma counties, 24 New Mexico counties, 5 North Carolina counties, and 13 Maryland counties in which solar farms with more than 1.0 megawatt of nameplate capacity are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a solar farm, and that there were no reductions in assessed valuation.
- That the proposed use will not be detrimental to the public health, the safety, the comfort, or the general welfare of the residents, nor will the project substantially diminish or impair the value of other properties or improvements in the vicinity of the solar farm.

FACTORS THAT AFFECT PROPERTY VALUES CONSIDERED

- Appearance
- Environment & Sustainability
- Noise and Odor
- Traffic
- Hazardous Materials
- Public Services
  - Infrastructure
  - Schools
  - Public Safety







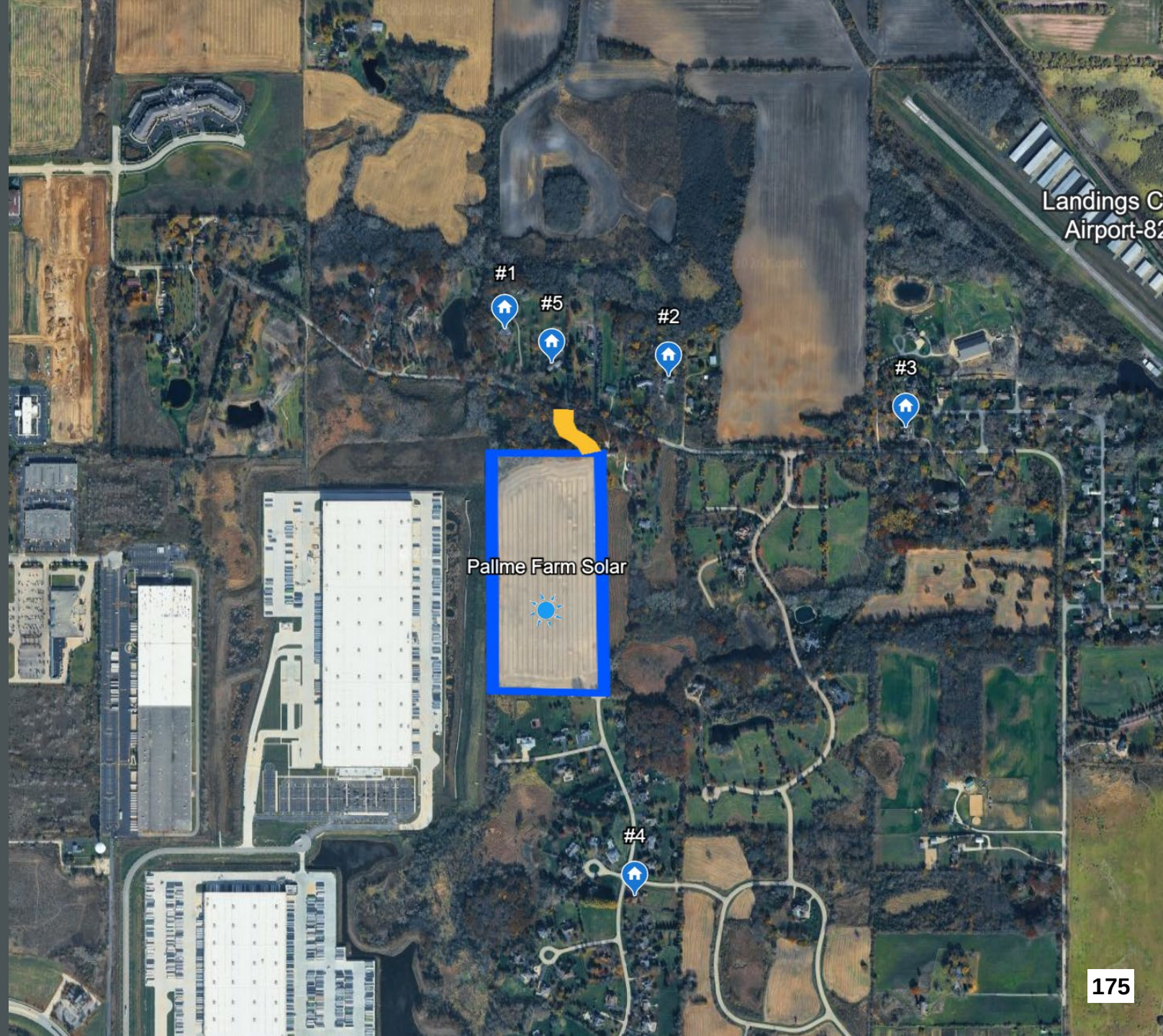




RECENT RESIDENTIAL SALES LOCATION MAP

SINGLE-FAMILY RESIDENTIAL SALES SUMMARY IN THE AREA NEAREST TO THE PROPOSED PROJECT					
Sale #	**#1**	**#2**	**#3**	**#4**	**#5**
Owner Name	John Haight	Jose C Perez	Veda Manning	Steven E Hupp	Amy J Germain
Address	41W220 Powers Rd, Huntley, IL 60142	41W022 Powers Rd, Huntley, IL 60142	40W670 Powers Rd, Huntley, IL 60142	18N415 Carriage Way Ln, Huntley, IL 60142	41W168 Powers Rd, Huntley, IL 60142
County	Kane	Kane	Kane	Kane	Kane
State	Illinois	Illinois	Illinois	Illinois	Illinois
Sale Price	$437,511	$471,000	$500,000	$575,000	$750,000
Sale Date	April 1, 2025	December 4, 2023	August 21, 2023	October 5, 2023	May 23, 2025
Year Built	1983	1991	2004	2002	1973
Site Size	6.28 Acres	5.36 Acres	2.00 Acres	1.34 Acres	0.78 Acres
Building Area	4,496 Sq. Ft.	3,303 Sq. Ft.	6,700 Sq. Ft.	2,617 Sq. Ft.	5 Sq. Ft.
Bedrooms	4 Beds	5 Beds	5 Beds	4 Beds	4 Beds
Bathrooms	3.0 Bath	3.0 Bath	4.2 Bath	2.1 Bath	2.1 Bath
Sale Price Per Sq. Ft. of Bldg. Area Incl. Land	$97.31	$142.60	$74.63	$219.72	$140,712.95
Latitude	42.1417382	42.1408407	42.1398689	42.1310139	42.1410917
Longitude	-88.4178323	-88.4136508	-88.4075883	-88.4145140	-88.4166329

RECENT RESIDENTIAL SALES LOCATION MAP



RESIDENTIAL SALE #1



RESIDENTIAL SALE #2



RESIDENTIAL SALE #3



RESIDENTIAL SALE #4



RESIDENTIAL SALE #5



MATCHED PAIR ANALYSIS

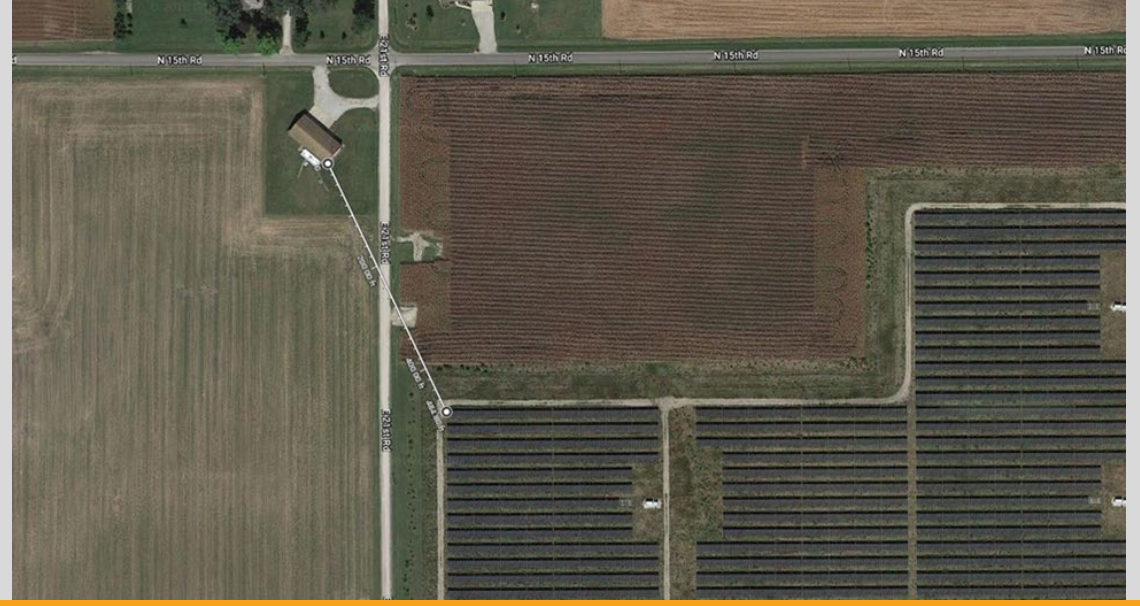
A matched pair analysis is a methodology which analyzes the importance of a selected characteristic, in this instance proximity to a solar panel, to the value of a property.

This technique compares the sale of a property in proximity to the selected characteristic to the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic.

Typically, it is difficult to identify properties that are identical except for proximity to a solar panel, and which also occurred under substantially similar market conditions, especially in rural areas.

Many sales in rural areas are also conducted privately from family member to family member, or passed down from generation to generation, causing there to be a lack of sale information or, in most cases, the properties do not sell at full value.

LASALLE COUNTY
MATCHED PAIR #1



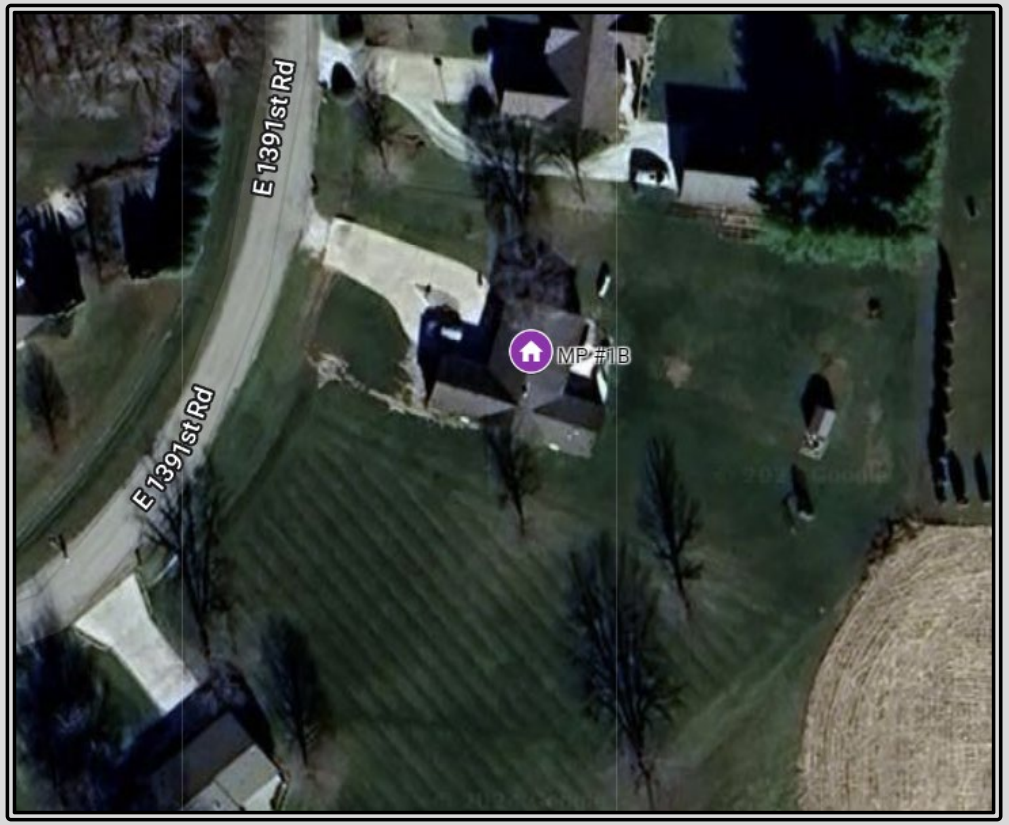
LASALLE COUNTY MATCHED PAIR NO. 1		
	1A - Proximate to a Photovoltaic Panel	**1B - Not Proximate to a Photovoltaic Panel**
Address	2098 N. 15th Rd. Streator, IL 61364	1794 E. 1391st Rd. Streator, IL 61365
Distance from Panel	485	N/A
Sale Date	October 31, 2016	October 21, 2010
Sale Price	$186,000	$151,000
Sale Price/Sq. Ft. (A.G.)	$79.90	$85.31
Year Built	1997	1994
Building Size (Sq. Ft.)	2,328	1,770
Lot Size (Acres)	2.00	0.76
Style	One-story; frame (vinyl) 3 bedrooms, 4 bath	One-story; frame (vinyl/metal/brick) 3 bedrooms, 2.5 bath
Basement	Full, unfinished, walkout	Crawlspace
Utilities	Central air forced-air heat well & septic	Central air propane, forced-air heat well & septic
Other	3-car attached garage three-season room corner lot	2-car attached garage above-ground pool deck

LASALLE COUNTY
MATCHED PAIR #1

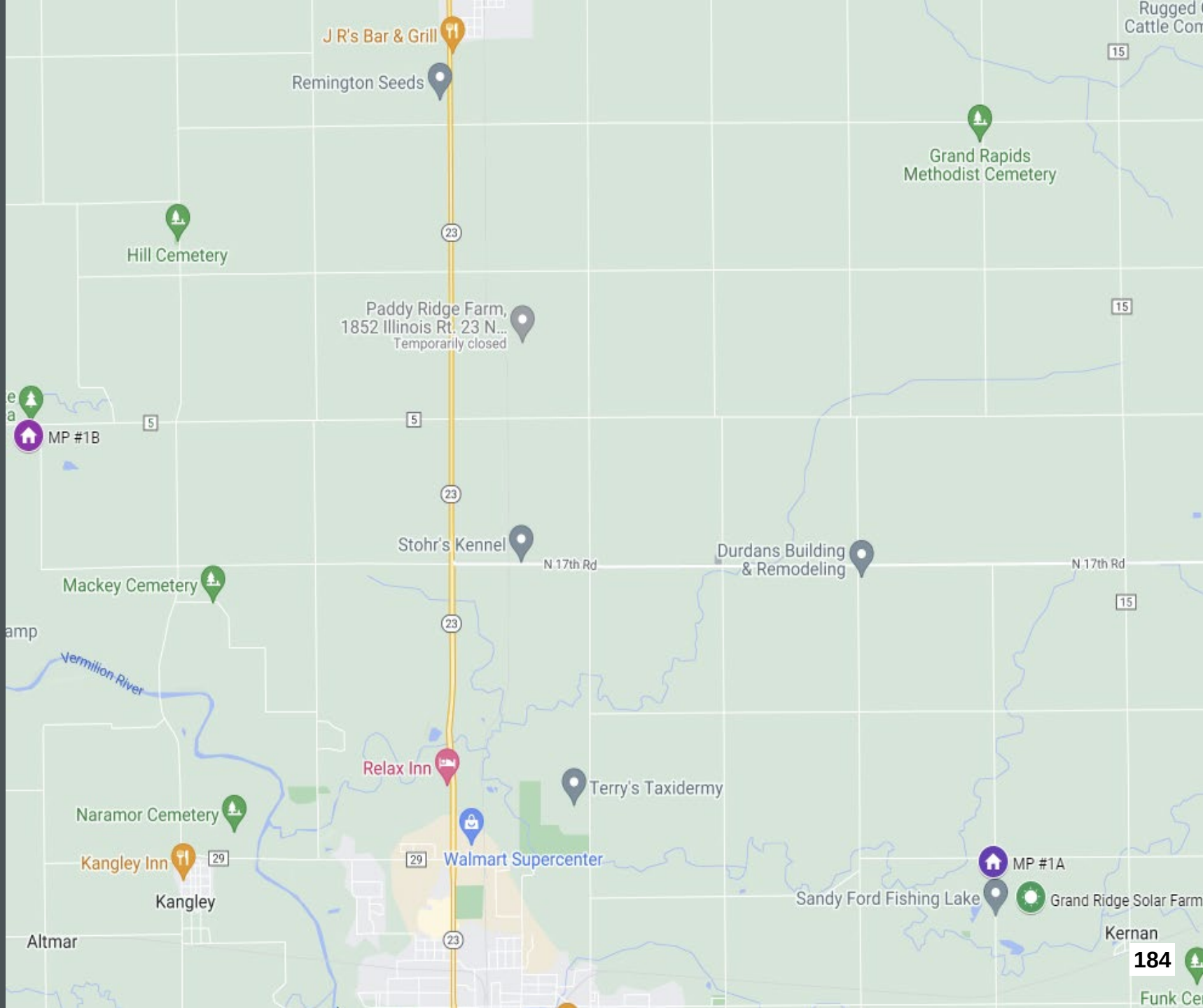
#1A
2098 NORTH 15TH ROAD



#1B
1794 EAST 1391ST ROAD



LASALLE COUNTY MATCHED PAIR LOCATION MAP



ILLINOIS ASSESSOR SURVEY ANALYSIS

Assessor surveys are currently undergoing an update

In July 2019, MaRous & Company conducted a survey of the supervisor of assessments or a staff member in 6 counties in Illinois in which solar farms with more than 1.0 megawatts of capacity are currently in operation. As of the date of this survey, there are more than 10 utility-scale solar farms with a total capacity of greater than 50.7 megawatts within these counties, with additional farms being added each year. An updated study performed by the Solar Energy Industries Association (SEIA) in Q1 of 2019 states that, in total, Illinois has 119.7 megawatts of solar energy installed. The total capacity reported in the study includes utility, residential, and nonresidential scale solar farms. The interviews were intended to allow the assessment officials to share their experience regarding the solar farm(s) impact upon the market values and/or assessed values of surrounding properties. The following is a summary of the results of that survey:

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a solar farm facility. In some counties, this results from the very rural nature of the area in which the projects are located.
- In the past 18 months, the assessor's offices have not experienced a real estate tax appeal based upon solar farm-related concerns. There have been no reductions in assessed valuations related to photovoltaic panels.
- As the available market data does not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a solar farm.
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and external influences.

LITERATURE REVIEW

MaRous & Company is familiar with three academic and peer-reviewed studies on the impact of solar energy facilities on residential property values. There are no peer-reviewed studies specific to the state of Illinois. However, the following studies are consistent with our findings in Illinois.

The University of Texas at Austin, 2018

Nationwide

This study's purpose was to investigate any possible amenities, disamenities, or potential impact a residential property may acquire from the presence of a proximate utility-scale solar facility. To analyze these factors, the study anticipated to understand the scope in which residential properties could potentially be impacted, the scale of the potential impact, and if the value of the potential impact were to be positive or negative by analyzing 956 unique solar sites completed in 2016 or prior across the United States. The conclusions of the study are based on surveys of residential home assessors and an in-depth regression analysis. "Results from [the] survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values." (Conclusion, Page 23) However, some of these results varied due some assessors' previous experience with solar installations, size of the solar facilities, and distances from homes. "Regression analyses suggest that closer proximity to an installation is associated with more negative estimates of property value impacts, as is larger installation size. Prior experience assessing near a solar installation, by contrast, was associated with more conservative estimates of impact. Meanwhile, the median and mode of all estimates of impact was zero, suggesting negative estimates from a few respondents were pulling down the [average]." (Conclusion, Page 23)

This study states that real estate professionals with little to no experience with solar farms claim that projects will cause significant diminution in residential value. Whereas real estate professionals with significant experience with solar farms find no diminution in residential value due to projects.

LITERATURE REVIEW

Continued…

University of Rhode Island, 2020

Rhode Island and Massachusetts

While utility-scale solar energy is important for reducing dependence on fossil fuels, solar arrays use significant amounts of land (about 5 acres per MW of capacity) and may create local land use disamenities. This paper seeks to quantify the externalities from nearby solar arrays using the hedonic method. This paper studies the states of Massachusetts and Rhode Island, which have high population densities and ambitious renewable energy goals. Over 400,000 transactions within three miles of a solar site are observed. Using a difference-in-differences, repeat sales identification strategy, results suggest that houses within one mile depreciate 1.7% following construction of a solar array, which translates into an annual willingness to pay of $279. Additional results indicate that the negative externalities are primarily driven by solar developments on farm and forest lands in non-rural areas. For these states, our findings indicate that the global benefits of solar energy in terms of abated carbon emissions are outweighed by the local disamenities.

This study focuses primarily on residential properties within suburban areas. Therefore, these results are skewed negatively due to the populated nature of the areas. **The focus was on populated areas with a density of over 850 persons per square mile, and states that no impact was studied for rural impacts similar to the subject. The subject density is far less than 100 persons per square mile, as a result it is the opinion of MaRous & Company that this study does not effectively show the benefits that solar energy provides the properties and municipalities in rural area and is not relevant to the proposed subject solar farm.**

LITERATURE REVIEW

Continued…

Lawrence Berkeley National Laboratory (LBNL) Study - 2023

Nationwide

Report Abstract: [The LBNL] examine the impact of large-scale photovoltaic projects (LSPVPs) on residential home prices in six U.S. states that account for over 50% of the installed MW capacity of large-scale solar in the U.S. Our analysis of over 1,500 LSPVPs and over 1.8 million home transactions answers two questions: (1) what effect do LSPVPs have on home prices and (2) does the effect of LSPVP on home prices differ based on the prior land use on which LSPVPs are located, LSPVP size, or a home's urbanicity? We find that homes within 0.5 mi of a LSPVP experience an average home price reduction of 1.5% compared to homes 2–4 mi away; statistically significant effects are not measurable over 1 mi from a LSPVP. These effects are only measurable in certain states, for LSPVPs constructed on agricultural land, for larger LSPVPs, and for rural homes. Our results have two implications for policymakers: (1) measures that ameliorate possible negative impacts of LSPVP development, including compensation for neighbors, vegetative shading, and land use co-location are relevant especially to rural, large, or agricultural LSPVPs, and (2) place- and project-specific assessments of LSPVP development and policy practices are needed to understand the heterogeneous impacts of LSPVPs.

MaRous & Company has reviewed the study, Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states , and has watched the Webinar presented by the authors. While great respect is given to Ben Hoen, and Lawrence Berkely National Lab, several significant issues were apparent after investigation of the article. There are many factors that impact value of residential properties, but without specific study of individual residential properties, the 1.5% difference in value that was isolated by the authors of the report, is a percentage that is impossible to support based on extensive experience.

The main author appears to be Salma Elmallah, not an appraiser but rather a Graduate Student. None of the authors appear to be licensed appraisers. As reflected by the authors in the Webinar; there needs to be more research, more analysis, more valuation input in order to support any negative impact on value for solar farms. The large amount of data was suitable, and it was focused on small community type solar farms in typically suburban locations.

LITERATURE REVIEW

Continued…

Loyola University Chicago, 2024
Assessing property value impacts near utility-scale solar in the Midwestern United States

Midwestern Region of the United States

Report Abstract: Utility-scale solar energy project proposals have been accelerating exponentially in the United States (U.S.) as the energy transition from fossil fuels to renewables continues to unfold. While the emissions and economic related benefits of deploying large-scale solar photovoltaics (PV) for electricity generation are well documented, relatively less is known about their impact on nearby property values. This [study] investigates the location of utility-scale solar facilities in the U.S. Midwest, the average home value in each relevant zip code, and whether the presence of a utility-scale solar project affects nearby property values in any manner. [This] study includes 70 utility-scale solar facilities built in the Midwest from 2009 to 2022 using data from the Lawrence Berkeley National Laboratory. Alongside housing value data from Zillow (i.e., Zestimate), [the authors] incorporate additional data, including solar project size in installed capacity, rurality, and state. Using the difference-in-differences method, [the] results indicate that utility-scale solar projects increase nearby property values by roughly 0.5–2.0 %. Moreover, [the] results show that smaller projects have more of a positive impact on nearby property values than projects that are 20 megawatts or larger. Ultimately, having a better understanding of how these larger-scale solar projects impact property values is essential for a variety of stakeholders – especially local officials and property owners – as they are increasingly faced with making decisions about whether to permit the construction of these facilities in their communities.

LITERATURE REVIEW

Continued…

Appraisal Institute, 2025

Do Utility-Scale Solar Projects Affect Nearby Residential Real Estate Markets?

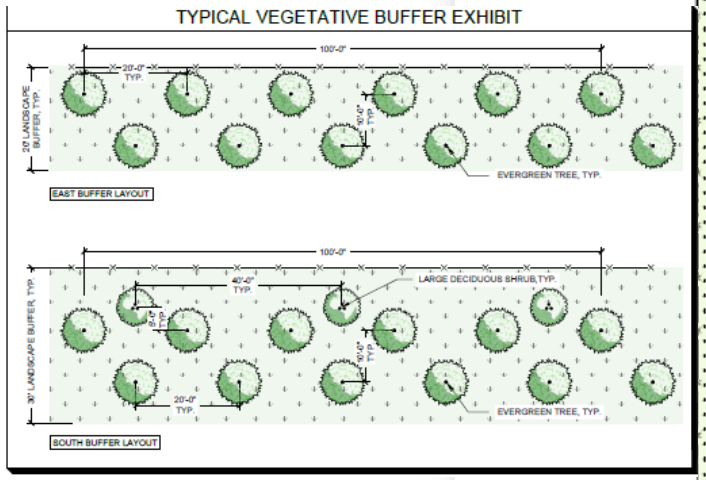
Nationwide

Abstract: Although public support exists for the development of green energy in the form of large-scale solar projects, specific proposed projects are occasionally met with local opposition. Homeowners in surrounding areas may express concern regarding negative impacts to their properties due to the construction and operation of a large-scale solar project. This research was intended to address the question of whether, in general, residential market areas proximate to a large-scale solar project should expect to see a drop or decline in property value. The market trend analyses of residential homes in markets proximate to three large-scale solar projects did not provide any evidence of a negative impact on sale prices, days on market, or sale price–to–list price ratio. Our findings do not indicate a negative impact due to proximity to a large-scale solar project. The market trends analyses presented here, in combination with the findings from published literature, provide evidence that market demand exists at competitive prices for residential properties proximate to large-scale solar facilities. These findings cannot be generalized or assumed to apply to every market or solar project, as any potential impacts depend on many factors particular to individual projects and locations. Individual, market-specific analysis must be conducted to support any estimate of diminution in value.


MAROUS
& COMPANY

Vegetative Screening

- No visibility from the north
- Amazon to the west
- Two houses to the east with limited views
- Five houses to the south with varied views
- Proposal:
  - Double-row of evergreen trees
  - spaced 20’ on center within the rows
  - Rows spaced 10’ apart
  - Ornamental shrubs between trees on the southern side
- Fencing:
  - Ag/deer fence
  - Had initial proposed fence outside of trees
  - Based on feedback from neighbors, propose trees on the outside, then fence



Special Use Standards – Findings of Fact

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

There are no offsite impacts of any kind

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

There is no evidence of impacts to property values, let alone "substantial". "Enjoyment" refers to impacts on the use of the nearby property, not whether neighbors like solar or not.

Special Use Standards – Findings of Fact

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.*

Given no offsite impacts of any kind, this use cannot impede any development of the surrounding property.

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

ComEd has approved the installation, the access road was approved by the Township Highway Supervisor, and drainage will be well-addressed by the County Water Resources Dept.

Special Use Standards – Findings of Fact

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..

Solar projects create effectively zero new traffic. The entrance was designed to be the safest possible, as approved by Township Highway Commissioner

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

The project complies with all applicable laws and reasonable conditions.

Rebuttal

- VA Prop value study
- Safety handout
- Fire risk of BESS for Hartmann 2

COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

ZONING PETITION SUMMARY

MTG DATE: March 16, 2026

TO: Kane County Development Committee

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

SUBJECT: **Zoning Petition No. 4680 ILSolar08 LLC (Pallme)**

GENERAL INFORMATION

APPLICANT
ILSolar08 LLC (Project Owner)
Horizon Solar Power LLC (Developer)

PROPERTY OWNER
Karen and Ed Pallme

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 30 acres of property generally located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002)

KANE COUNTY BOARD DISTRICT
09 Jennifer Abbatacola

PROJECT DESCRIPTION
Applicant is proposing a 5 megawatt, alternating current (MWac) community solar project with no associated Battery Energy Storage System (BESS). *See 'Project Narrative' for more information.*

SUBMITTAL DOCUMENTS
An application requesting the Special Use was received by the County on January 8, 2026. All received application documents for the Petition are available for review on the Pending Zoning Petitions page of the Kane County Website. *See also "Exhibit A" Zoning Petition No. 4680 Submittal Documents attached.*

PUBLIC NOTICE
A Notice Letter was sent to all adjacent property owners within 250' of the subject property on February 6, 2026. Notice was published in the Daily Herald newspaper on February 7, 2026. And a public hearing sign was posted on the subject property on February 6, 2026.

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

REVIEW & ANALYSIS

ZONING
The subject property is currently zoned F-Farming District and is bordered to the north and east by additional F-Farming District, directly to the west is a narrow F-District parcel owned by ComEd followed by the Village of Huntley, and to the south is a residential subdivision zoned Planned Unit Development (PUD).

Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.
Per Section 25-5-4-9, the site plan for a commercial solar energy facility must meet the following criteria:

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

FUTURE LAND USE
The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.

The proposed installation falls within the Countryside / Estate Residential area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development.

Both parcels within the site area fall within the Village of Huntley's planning area Jurisdiction. The Village of Huntley's Future Land Use Map identifies the larger southern parcel as planned for Single Family Estate – a residential use with lot sizes of at least one acre. The smaller northern parcel is designated for Park, Conservation Districts, Environmentally Sensitive Lands. A few small areas of the site consist of hydric soils (less than 4 acres of the 37-acre site area).

MUNICIPALITIES
From the Village of Huntley: No comments received as of 02-24-2026.

From the Village of Gilberts: No comments received as of 02-24-2026.

FOREST PRESERVE
The Kane County Forest Preserve District had no comments or concerns (Email 02-02-2026).

SCHOOL DISTRICT
SD 300 had no comments or concerns (Email 02-02-2026).

ENVIRONMENTAL HEALTH
No comments received.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, "The Petitioner shall obtain a road use agreement and temporary and final access permits from Rutland Township." (Email 01-27-2026)

FIRE PROTECTION DISTRICT

Huntley Fire Protection: Fire Marshall, Joseph Bushbacher provided the following review comments (Email 01-27-26):

1. The Huntley Fire Protection District will need to have access to any shut-off that control the array fields.
2. Any shut-off will need to be clearly marked.
3. Fire apparatus roads shall be capable of supporting Tower 981 (75,000 lbs.)
4. Knox Boxes will be required at gate for emergency access. Can be purchased directly through Knox Box www.knoxbox.com Contact the Fire Prevention Bureau with any questions. 847-669-5066.
5. 2024 IFC 1205.5.1: Vegetation Control A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A maintained vegetative surface or a noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.
6. Access roads to be minimum of 20' in width and capable of supporting 75,000 lb. vehicle.
7. Access roads to be kept free and clear at all times including snow removal.
8. Contact the Huntley Fire Prevention Bureau (847-669-5066) 48 hours in advance to schedule a final inspection.

WATER RESOURCES

The Water Resources department reviewed the Zoning Petition and provides the following comments (Email 02-11-2026).

The Water Resources department recommends the following Stipulations of Approval:

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ADDITIONAL REPORTS & ANALYSIS

Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) – *The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:*

Illinois Natural Areas Inventory (INAI): 1) Freeman Kame INAI and 2) Powers Road Fen INAI. The Department has determined adverse impacts to these sites are unlikely.

Illinois Nature Preserves Commission Lands: 1) Freeman Kame Nature Preserve and 2) Freeman Road and Powers Road Fen and Woods Natural Heritage Landmark. Department has determined adverse impacts to these sites are unlikely.

State Threatened or Endangered Species: Swainson's Hawk (Buteo swainsoni) and Blanding's Turtle (Emydoidea blandingii). The Department determined adverse impacts to the Swainson's Hawk is unlikely.

In regard to the Blanding's Turtle in vicinity of the project area, the Department recommends:

- *Work on the project occurs during the turtle's inactive season from approximately November 1st to March 1st. If work must occur during the active season:*
- *Educate personnel working on site about the Blanding's Turtle. Post photos of juvenile and adult Blanding's Turtles at a central location. State-listed species may not be handled without the appropriate permits pursuant to the Illinois Endangered Species Protection Act.*
- *Install exclusionary silt fence by the end of March and maintain it through October (if needed) to prevent turtles from entering the construction area. Conduct daily inspections during construction to ensure that exclusionary fencing is properly installed (dug into the ground) and to check if turtles are present.*
- *Cover trenches at the end of each workday. Before starting each workday, trenches and excavations should be routinely inspected to ensure no turtles (or other amphibians and reptiles) have become trapped within them.*
- *If Blanding's turtles are encountered, crews should stop work immediately, allow the turtle to move out of the way and contact IDNR at (217) 785-5500.*

Given these recommendations are adopted, the Department determined that impacts to these protected resources are unlikely.

The Department also offers the following conservation measures be considered to help protect native wildlife and enhance natural areas in the project area:

- *The Department strongly recommends that the project proponent establish pollinator-friendly habitat as groundcover wherever feasible. Solar Site Pollinator Establishment Guidelines can be found here: https://dnr.illinois.gov/conservation/pollinatorscorecard.html*
- *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.*
- *If tree clearing is necessary, the Department recommends removing trees between November 1st and March 31st to avoid impacts to the state-listed bats and birds.*

Recommended Stipulation of Approval: (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

Resource Preservation Review from the Illinois State Historic Preservation Office (SHPO) – *No historic properties were identified within the area of potential visual effects. Additional, SHPO found no known archaeological sites within the area. Accordingly, this project is exempt from archaeological survey requests.*

Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) – *Of this parcel, 2.1 percent or 0.7 acres are considered Farmland of Statewide Importance. The LE value for this site is 23 and the SA value is 27 for a total LESA score of 50. This score represents Low Protection effort warranted.*

Results of any United States Fish and Wildlife Service's Information for Planning and Consulting environmental review – *There is a total of 5 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.*

Executed Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture – Received with the Zoning Application.

The U.S. Army Corps of Engineers Chicago District – A full wetland delineation was performed on the property. No wetlands were located within the vicinity of the Project. Thus, consultation with the Corps is not required.

Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois Nature Preserve Commission (INPC) – The solar facility will avoid all protected lands.

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

PUBLIC COMMENT

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

RECOMMENDED STIPULATIONS (FULL LIST)

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

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Rutland Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 7 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

ZONING STANDARDS

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

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

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

ZONING BOARD OF APPEALS SUMMARY

The Kane County Zoning Board of Appeals, at a public hearing on February 24, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4680 "ILSolar08 LLC". Staff received no written objections to the Zoning Petition; however, some members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

A motion was made by Marc Falk and seconded by Mary Lake to: Recommend approval of Zoning Petition No. 4680, by ILSolar08 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 5 MW Commercial Solar Energy Facility on approximately 30 acres of property located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002), including the submittal documents listed in "Exhibit A" attached and with the recommended Stipulations of Approval. **The motion PASSED by a vote of 4 to 0 with 0 abstention(s) and 4 absent.**

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for 10:30 a.m., MONDAY, March 16, 2026 in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for 9:45 a.m., Tuesday, April 14, 2026 in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4680 Submittal Documents

"Exhibit A"
Zoning Petition No. 4680 Submittal Documents

4680_01_Kane County Zoning Application (01-08-2026)signed.pdf

4680_02_Standards of a Special Use Permit Worksheet (01-08-2026)signed.pdf

4680_03_Project Narrative (01-08-2026).pdf

4680_04_Lease Agreement (08-25-2025)signed.pdf

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4680_13_Legal Description.pdf

4680_17_Geometric Site Plan (12-22-2025).pdf

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4680_23_USFWS Letter (12-09-2025).pdf

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4680_30_Level 1 Wetland Investigation (12-05-2025).pdf

4680_31_Topographical Map.pdf

4680_32_Preliminary Farmland Drain Tile Investigation.pdf

4680_33_Preliminary Stormwater Management Report.pdf

ZONING BOARD OF APPEALS
SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4680 **PUBLIC HEARING DATE** 2/24/26

PETITIONER NAME ILSolar08 LLC (Pallme)

REQUESTED ACTION

A Special Use Permit in the F-Farming Zoning District to allow for the development of a 5 MW Commercial Solar Energy Facility.

SUBJECT PROPERTY

Approximately 30 acres of property generally located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002)

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

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

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

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

There is no evidence this project will be detrimental to publice health, safety, or welfare.
There was no testimony provided there are any issues.
Neither Huntley or Gilberts had any comments.

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

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

Increased tree height at planting of 7' will improve the enjoyment of the surrounding neighborhoods.
The fencing will be agriculture/wooden post.
The property values as presented by an appraiser (Marous)did not have any impact.

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

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

This property is one of few undeveloped properties. This use is permitted and possibly least impactful on the surrounding. This type of installation would allow for future development once decommissioned.

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

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

The access roads and utilities are in place. The petitioner will attempt to preserve the majority of the 2.1% wooded acreage. Drainage is a neighboring concern to be prioritized through this project. There are (12) stipulations from Kane County Storm Water to protect the drainage concern. Additional testimony spoke of how pollinator plantings will improve drainage. The trees will be 7' at planting.

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

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

The access drive will remain in the same spot to provide adequate visibility on Powers Road.
The petitioner will maintain the existing (historical) dirt path.
There will be limited traffic once this project is completed.

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

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

The (15) stipulations will insure the conformity.

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

4680

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA:	(circle one)			
1. ~~Tracy Aris~~	Aye	Nay	Abstain	Not Present
2. ~~Martell Armstrong~~	Aye	Nay	Abstain	Not Present
3. Mary Lake	Aye	Nay	Abstain	Not Present
4. ~~Burt Natkins~~	Aye	Nay	Abstain	Not Present
5. David Schultz	Aye	Nay	Abstain	Not Present
6. ~~Michael Stoffa~~	Aye	Nay	Abstain	Not Present
7. William Wilson	Aye	Nay	Abstain	Not Present
8. M. FALK	AYE			

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

On this _____ day of _____, 20_____.

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.

_____	2.24.2026 Date
_____	2.24.2026 Date
_____	2-24-2026 Date
_____	24 February 26 Date
_____	Date
_____	Date
_____	Date

ZONING BOARD OF APPEALS
RECOMMENDATION

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

The Kane County Zoning Board of Appeals, at a public hearing on February 24, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4680 "ILSolar08 LLC".

A motion was made by Marc Falk and seconded by Mary Lake to: **Recommend approval of Zoning Petition No. 4680, by ILSolar08 LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 5 MW Commercial Solar Energy Facility on approximately 30 acres of property located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002), including the submittal documents listed in "Exhibit A" attached and with the following recommended Stipulations of Approval:**

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Rutland Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of seven (7) feet and a maximum separation distance of fifteen (15) feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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

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

On this 24th day of February, 2026.

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

"Exhibit A"
Zoning Petition No. 4680 Submittal Documents

4680_01_Kane County Zoning Application (01-08-2026)signed.pdf

4680_02_Standards of a Special Use Permit Worksheet (01-08-2026)signed.pdf

4680_03_Project Narrative (01-08-2026).pdf

4680_04_Lease Agreement (08-25-2025)signed.pdf

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4680_31_Topographical Map.pdf

4680_32_Preliminary Farmland Drain Tile Investigation.pdf

4680_33_Preliminary Stormwater Management Report.pdf

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4680
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:

LEASED PROPERTY:
THAT PART OF THE SOUTH EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4 LYING SOUTHERLY OF THE CENTERLINE OF THE HIGHWAY, AND NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 9, AND THE NORTH 10 ACRES OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING AND RESERVING THEREFROM THAT PART THERE AS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SCTION 9; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST ¼ 1650.00 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 538.85 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 AND SAID EAST LINE EXTENDED, 1882.59 FEET TO THE CENTERLINE OF POWERS RD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE 75.60 FEET TO AN ANGLE IN SAID CENTERLINE 493.79 FEET TO THE EAST LINE OF THE SOUT EAST 1/4 OF SECTION 4, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 31.45 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS. ALSO EXCEPTING THEREFROM: THAT PORTION OF THE SOUTH EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4 LYING SOUTHERLY OF THE CENTERLINE OF THE HIGHWAY THAT WAS NOT PREVIOUSLY EXCEPTED ABOVE.

ROAD EASEMENT PROPERTY:
A FORTY (40) FOOT WIDE STRIP OF LAND LOCATED IN THAT PART OF THE SOUTH EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4 LYING SOUTHERLY OF THE CENTERLINE OF THE HIGHWAY, RUNNING ALONG AND CENTERED ON THE CENTERLINE OF THE “DIRT PATH” SHOWN ON THAT BOUNDARY SURVEY DATED MAY 16TH, 2005, DRAWING NUMBER 05-209, PERFORMED BY JEFFERSON J. BRAZAS, ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3538, OF POLENA ENGINEERING LLC (FORMERLY LAND TECHNOLOGY, INC., MCHENRY, IL)

The subject property is generally located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002).

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

1. (Water Resources) This site contains sloped areas. Kane County Department of Water Resources regulates steep slopes. An evaluation of the slopes on the site will be required. This study shall include an analysis of risk of erosion with special concern for the drip edge of the solar panels. Placement of panels in sloped areas may not be appropriate. Survey and Soils and Engineering analysis will be needed as part of this study.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.

5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Rutland Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 7 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated November 18, 2025, included in the Zoning Petition submittal.

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.

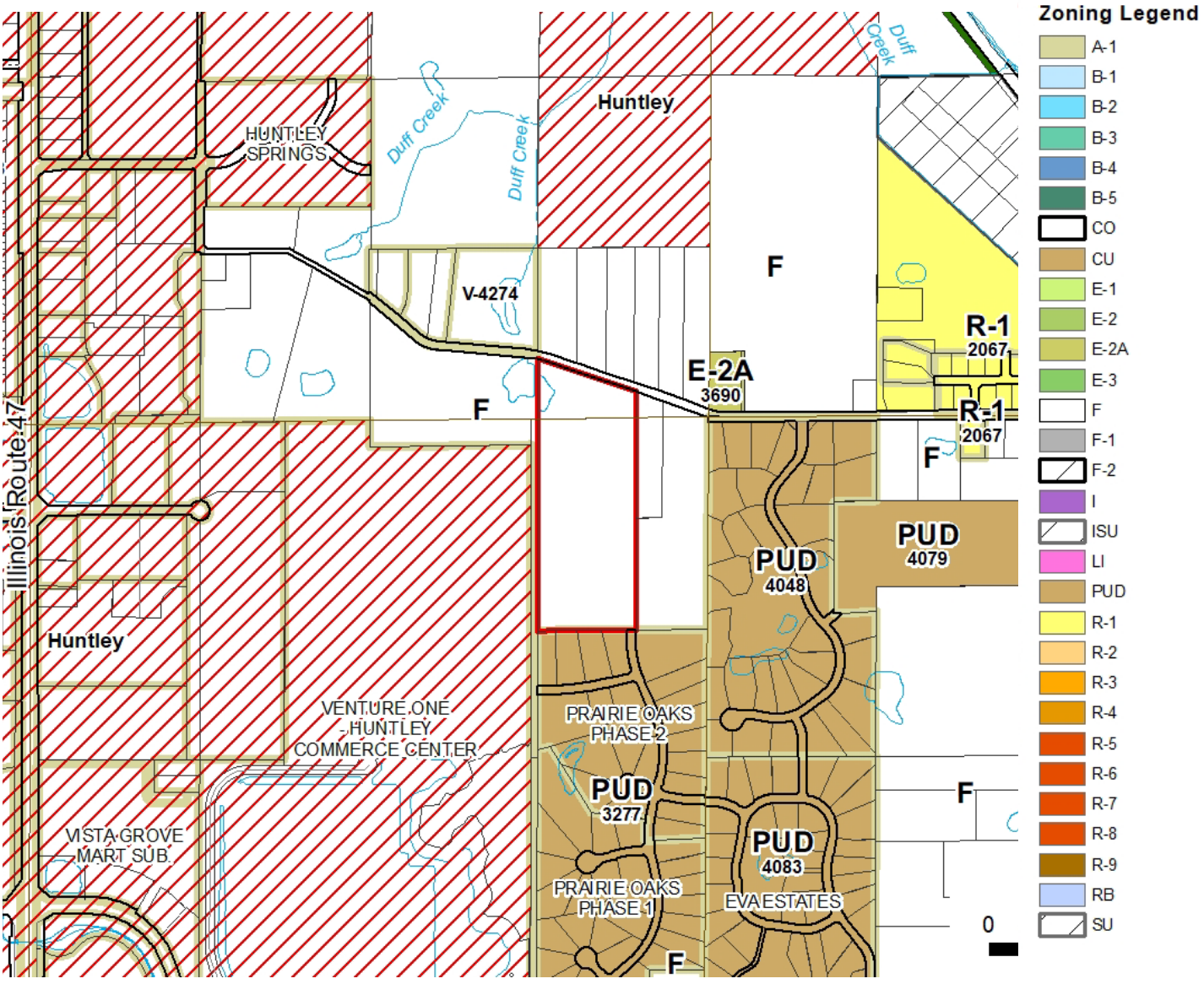
Passed by the Kane County Board on April 14, 2026

_____	_____
John A. Cunningham	Corinne Pierog
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois

Vote:

PETITION NO. 4680
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 30 acres of property generally located south of Powers Road, west of Ridgefield Blvd., in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-09-200-002).



STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ZONING PETITION NO. TMP-26-392

PETITION # 4681 PETITIONER: USS WEBB LLC

Petition #: 4681
Committee Flow: Development Committee, County Board
Contact: Natalie Zine, Building & Zoning Division Manager P: 630-232-3494 | E: zinenatalie@kanecountyil.gov
Petitioner: USS Webb LLC
Location: Approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014)
Proposed: A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility.
2040 Plan: Agriculture
Objectors: Area Residents
Recommendations:
Regional Planning Comm.: N/A
Zoning Board: Approval w/ Stipulations (Motion passed 8-0)
Development Committee: TBD

Summary:

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4681

Committee Flow:
Development Committee, Executive Committee, County Board

Contact:
Natalie Zine, B&Z Division Manager P: 630-232-3494 | E: zinenatalie@kanecountyil.gov

Budget Information:

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

Summary:

Zoning Petition No. 4681, by USS Webb Solar LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility on approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014), including the submittal documents listed in “Exhibit A” attached and with the recommended Stipulations of Approval.

Zoning Petition No. 4681

USS Webb Solar

Development Committee Meeting

Monday, March 16, 2026 at 10:30am

Kane County Board District – 18 Rick Williams

KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant
USS Webb LLC (Subsidiary of US Solar LLC – project developer, owner, operator)

Tyler Morris (Project Manager)

Property Owner
Brenda and Jerry Webb

Action Requested
A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility.

Subject Property
Approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014)

County Board District
18 Rick Williams

Notice
The public hearing for this Petition was scheduled for March 3, 2026. A notice of public hearing sign was posted on the subject property on February 11, 2026. A notice letter was mailed to all adjacent property owners within 250' of the subject property on February 13, 2026. And notice was published in the Daily Herald newspaper on February 14, 2026.

Reviews
In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Hampshire Township Supervisor and Township Highway Commissioner, the Village of Hampshire, the Village of Pingree Grove, the City of Elgin, KDOT, School District 300, and the Hampshire Fire District.

Application Documents

An application requesting the Special Use was received by the County on January 9, 2026. All received application documents for the Petition are available for review on the Pending Zoning Petitions page of the Kane County Website.

4681_01_Kane County Zoning Application (01-09-2026)signed.pdf

4681_02_Standards of a Special Use Permit Worksheet (01-09-2026)signed.pdf

4681_03_Project Narrative (01-09-2026).pdf

4681_04_Lease Agreement (08-12-2025)signed.pdf

4681_05_ALTA Survey DRAFT (10-23-2025).pdf

4681_06_Solar Equipment Manufacturer Specs (12-12-2025).pdf

4681_07_Noise Analysis (12-03-2025).pdf

4681_08_Decommissioning Plan (12-02-2025).pdf

4681_09_Decommissioning Surety Draft.pdf

4681_13_Legal Description.pdf

4681_17_Geometric Site Plan (11-18-2025).pdf

4681_18_Landscape & Screening Plan (12-10-2025).pdf

4681_20_EcoCAT Report & Consultation Letter (10-06-2025).pdf

4681_21_SHPO Letter (12-05-2025).pdf

4681_22_NRI Report (12-15-2025).pdf

4681_23_USFWS Letter (01-05-2026).pdf

4681_24_US Army Corp Letter of No Objection (01-02-2026).pdf

4681_25_Executed AIMA Agreement (11-26-2025).pdf

4681_26_Avoidance of Public Lands Map (12-18-2025).pdf

4681_27_Roadway Jurisdiction Approval Letter (01-08-2026).pdf

4681_28_Structural Engineer's Certificate (12-18-2025).pdf

4681_29_FEMA 100-Year Floodplain Map (12-08-2025).pdf

4681_30_Level 1 Wetland Investigation (12-16-2025).pdf

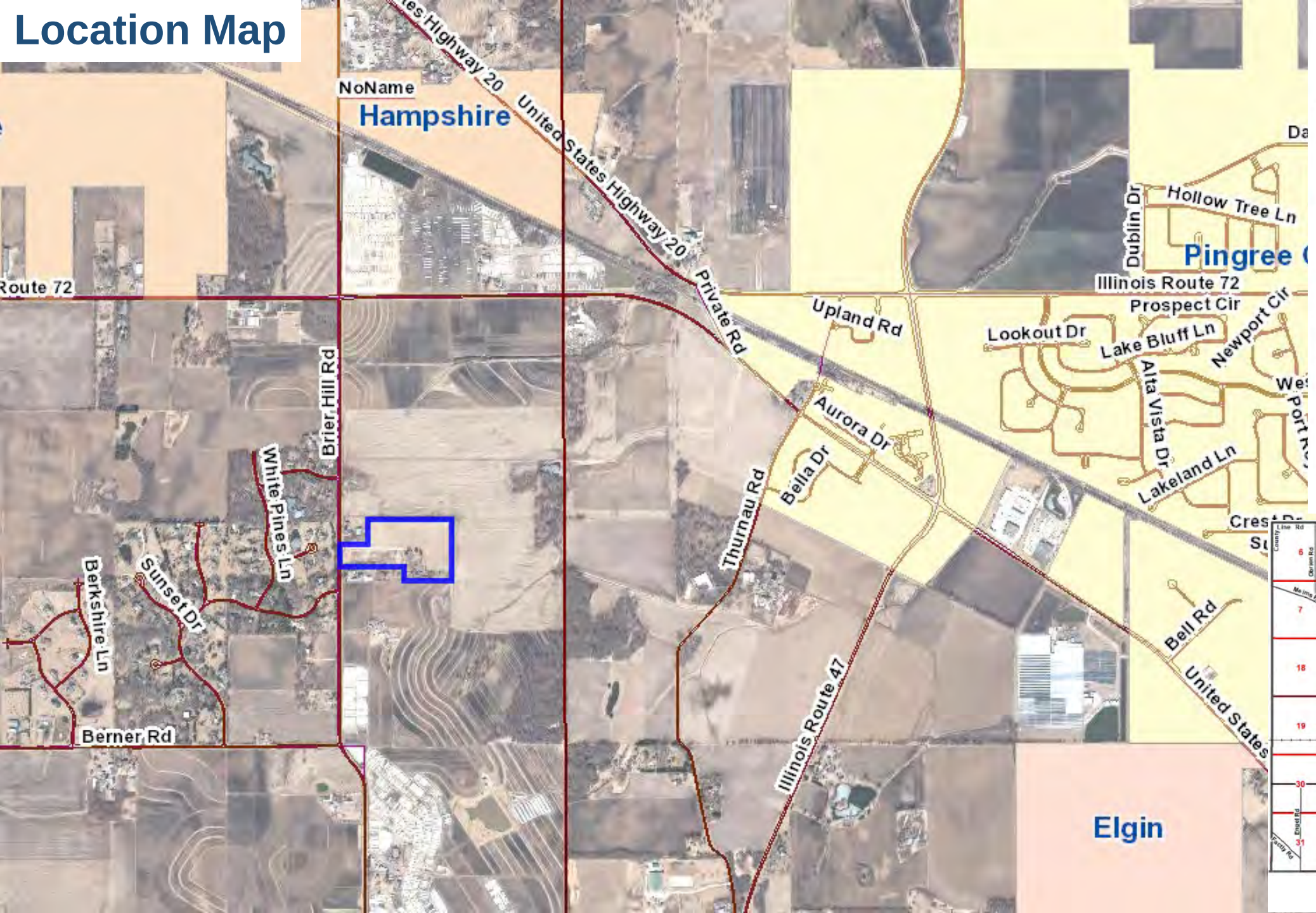
4681_31_Topographical Map (11-04-2025).pdf

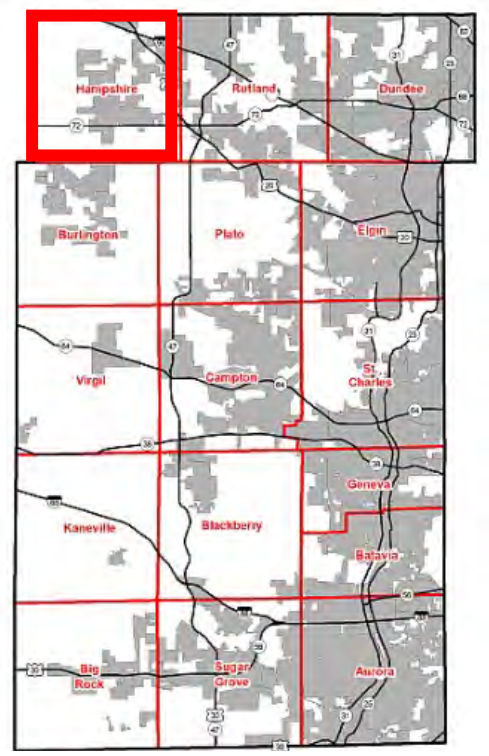
4681_32_Prelimary Drain Tile Report (01-02-2025).pdf

4681_33_Prelimary Stormwater Report (01-08-2026).pdf

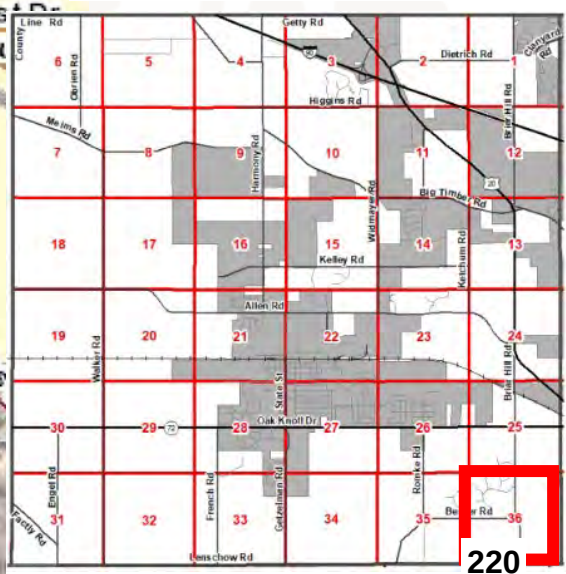
4681_34_Phase 1 Environmental Assessment (10-24-2025).pdf

Location Map



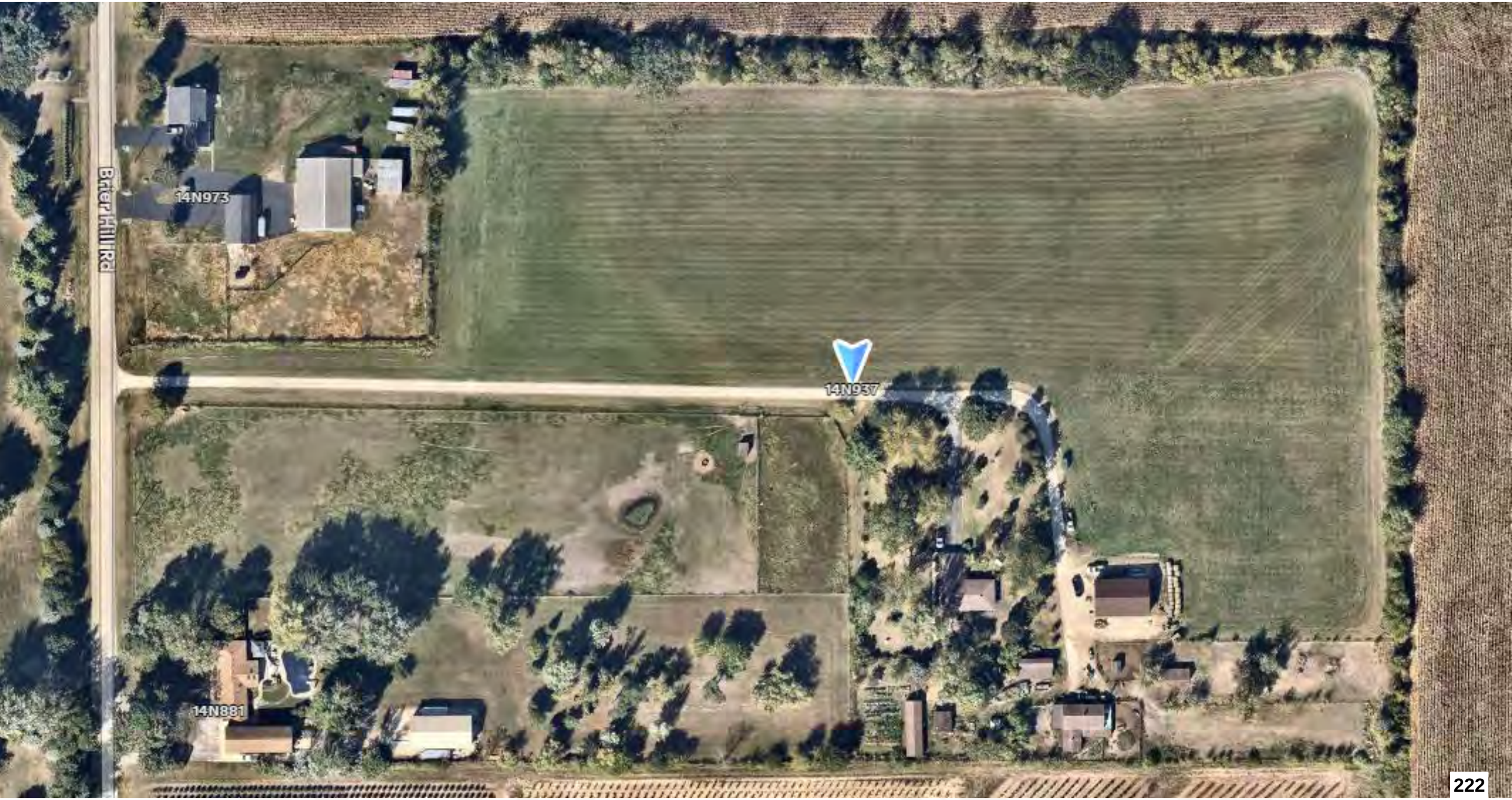


HAMPSHIRE TOWNSHIP

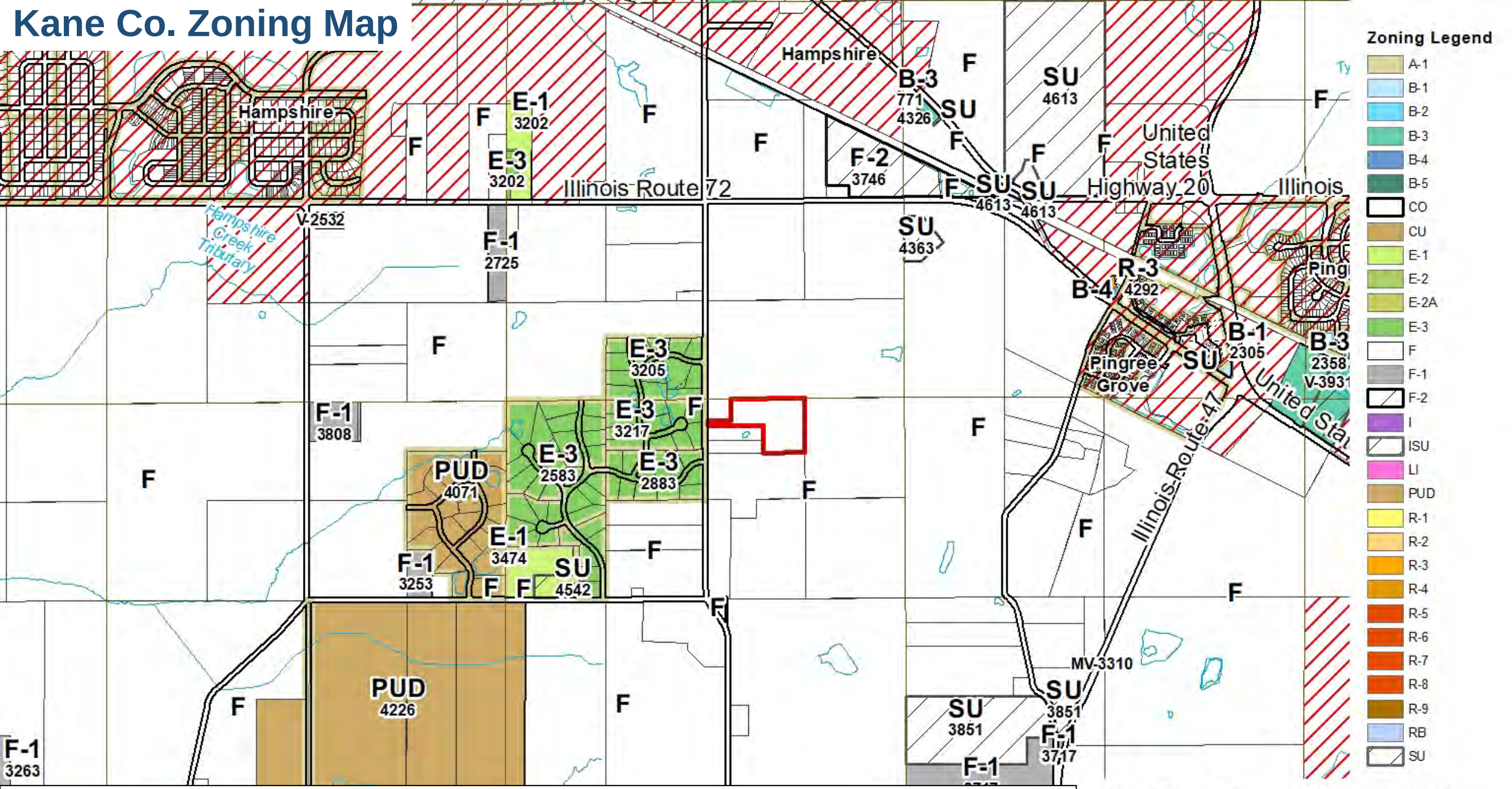


SECTION


Thurnau Rd
221
Brier Hill Rd
Brier Hill Rd
Oakshire Ln
Littlewoods Trl
White Pines Ln
White Pines Ln
Littlewoods Trl
Whispering Trl
Whispering Trl
Sunset Dr


Brier Hill Rd
14N973
14N937
14N881

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.

2040 Conceptual Land Use Strategy

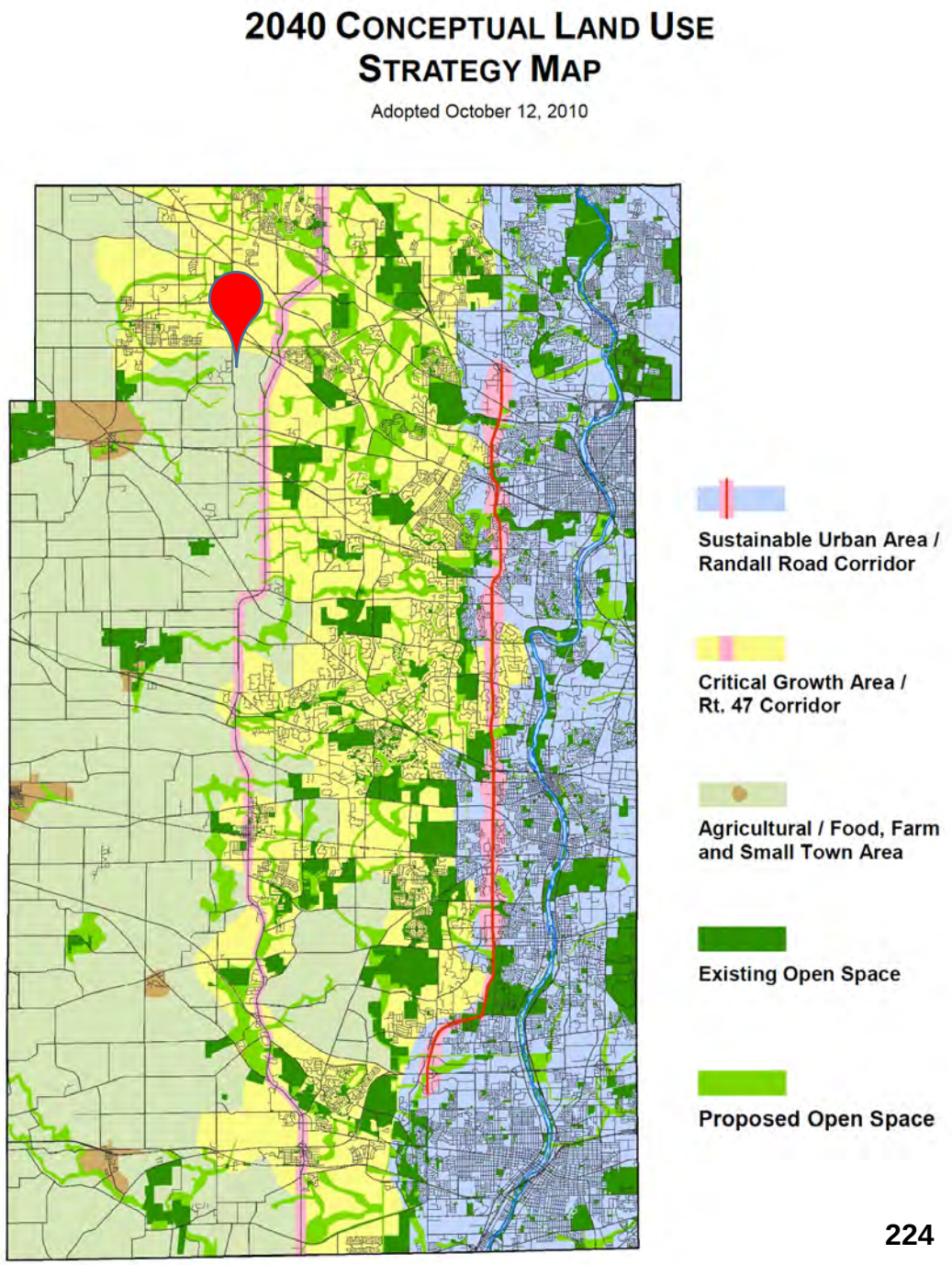
14N937 Brier Hill Road, Hampshire Twp. – Petition #4681

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 Land Use Analysis

14N937 Brier Hill Road, Hampshire Twp. – Petition #4681

2040 Planned Use: **Agriculture**

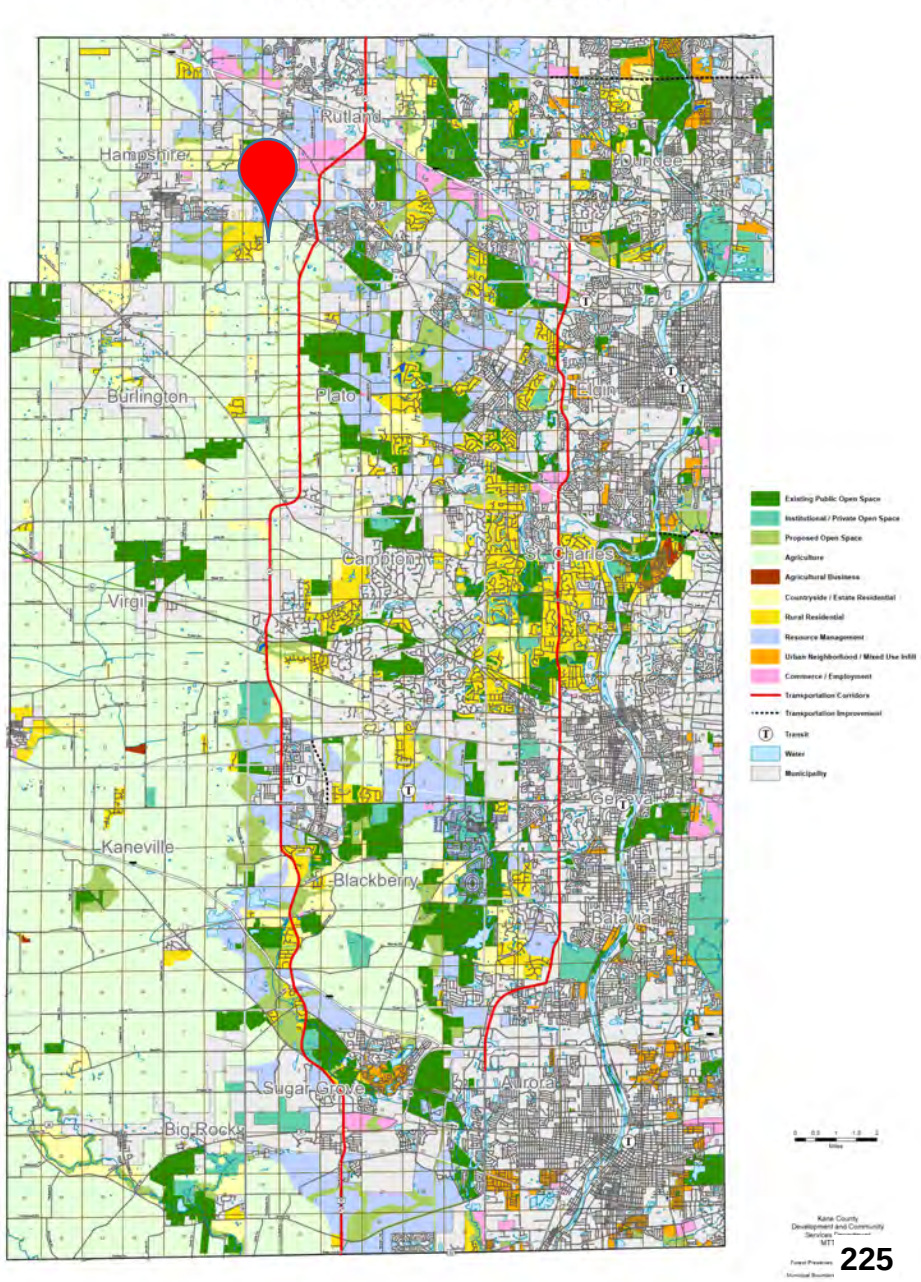
Characteristics of Areas Planned for Agriculture

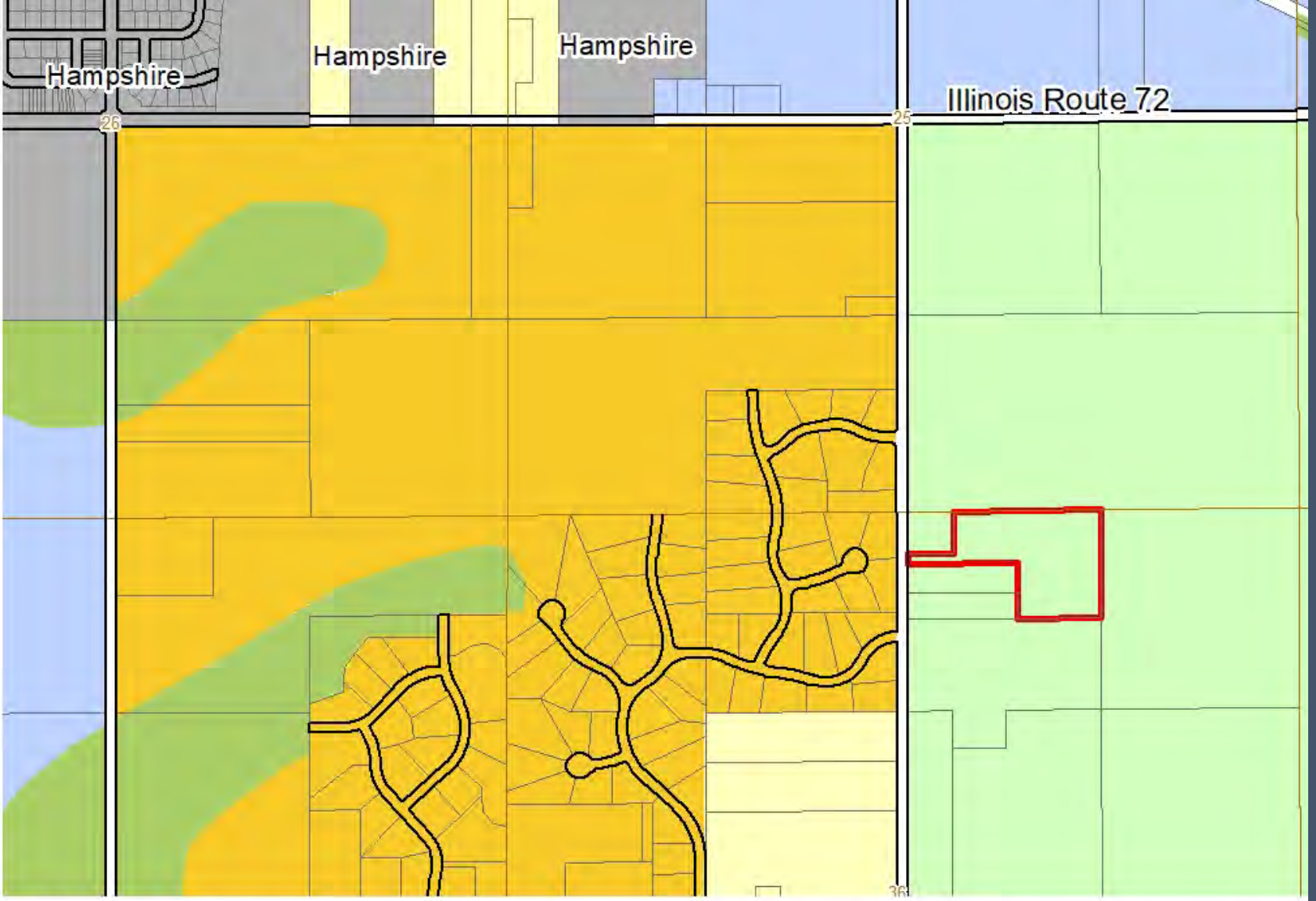
- Areas generally contain *prime farmland* or *farmland of statewide importance*.
- Farmsteads – low density residential uses or small specialty farms
- Allow for limited agribusiness and farm support services
- Includes areas used to grow fresh foods for farmers markets, grocery stores, restaurants,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





Analysis

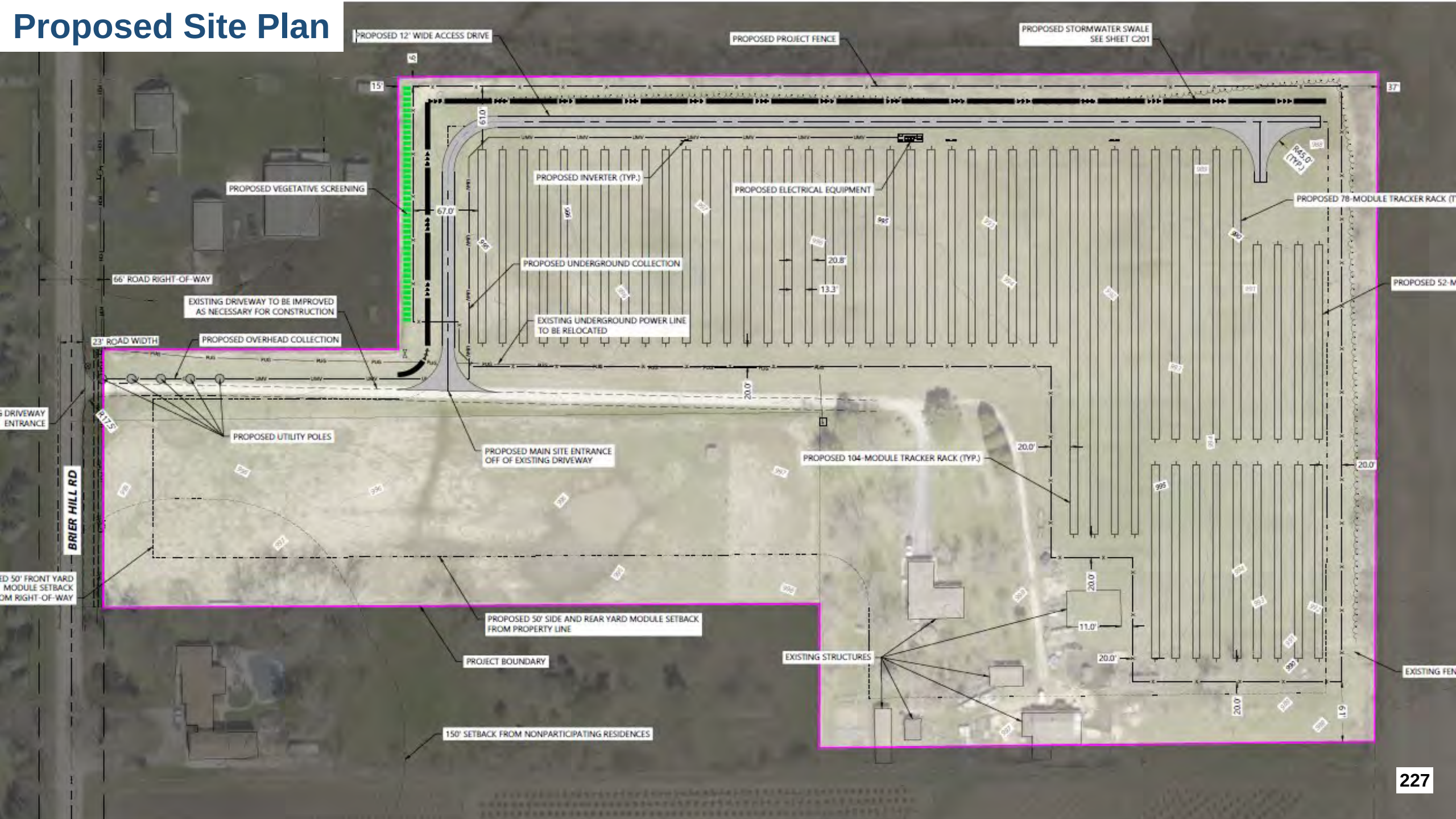
- The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.
- The proposed installation falls within the Agriculture area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development, small specialty farms, community based agriculture, and other farming operations.
- This parcel falls within the City of Elgin's planning area Jurisdiction. The City's Future Land Use Map identifies the parcel as planned for Single Family Detached – a residential use with lot sizes recommended at densities of 1.5 to 2.5 dwelling units per acre. The site also falls within the City's Growth Area Residential corridor, which is planned for new detached single-family development that follows Traditional Neighborhood Design principles.

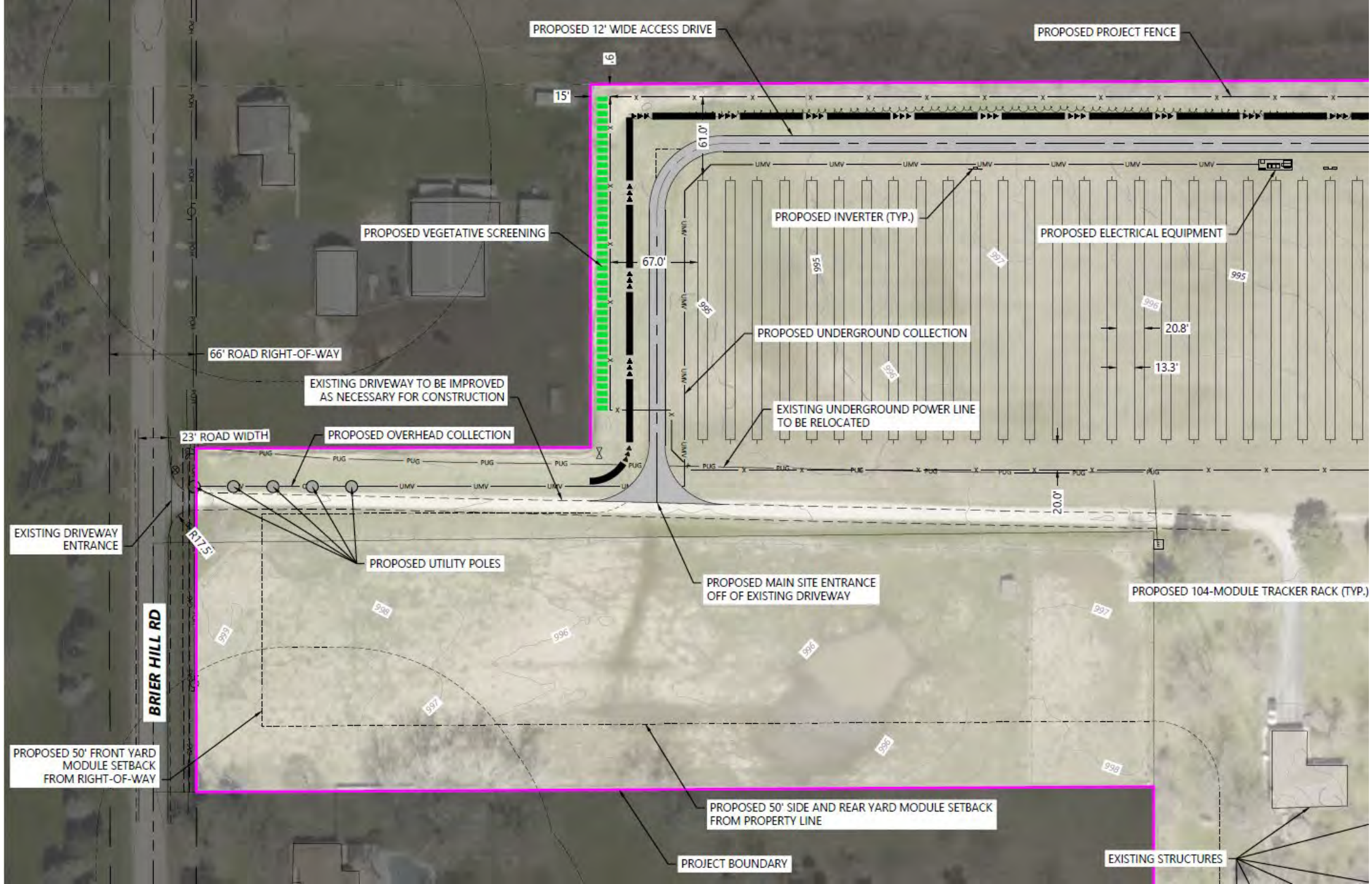
2040 Land Use

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

0 500 1,000 2,000 3,0

Proposed Site Plan




PROPOSED 12' WIDE ACCESS DRIVE
PROPOSED PROJECT FENCE
15'
61.0'
PROPOSED INVERTER (TYP.)
PROPOSED ELECTRICAL EQUIPMENT
PROPOSED VEGETATIVE SCREENING
67.0'
PROPOSED UNDERGROUND COLLECTION
20.8'
13.3'
66' ROAD RIGHT-OF-WAY
EXISTING DRIVEWAY TO BE IMPROVED AS NECESSARY FOR CONSTRUCTION
EXISTING UNDERGROUND POWER LINE TO BE RELOCATED
23' ROAD WIDTH
PROPOSED OVERHEAD COLLECTION
20.0'
EXISTING DRIVEWAY ENTRANCE
R17.5'
PROPOSED UTILITY POLES
PROPOSED MAIN SITE ENTRANCE OFF OF EXISTING DRIVEWAY
PROPOSED 104-MODULE TRACKER RACK (TYP.)
BRIER HILL RD
PROPOSED 50' FRONT YARD MODULE SETBACK FROM RIGHT-OF-WAY
PROPOSED 50' SIDE AND REAR YARD MODULE SETBACK FROM PROPERTY LINE
PROJECT BOUNDARY
EXISTING STRUCTURES

Proposed Site Plan

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

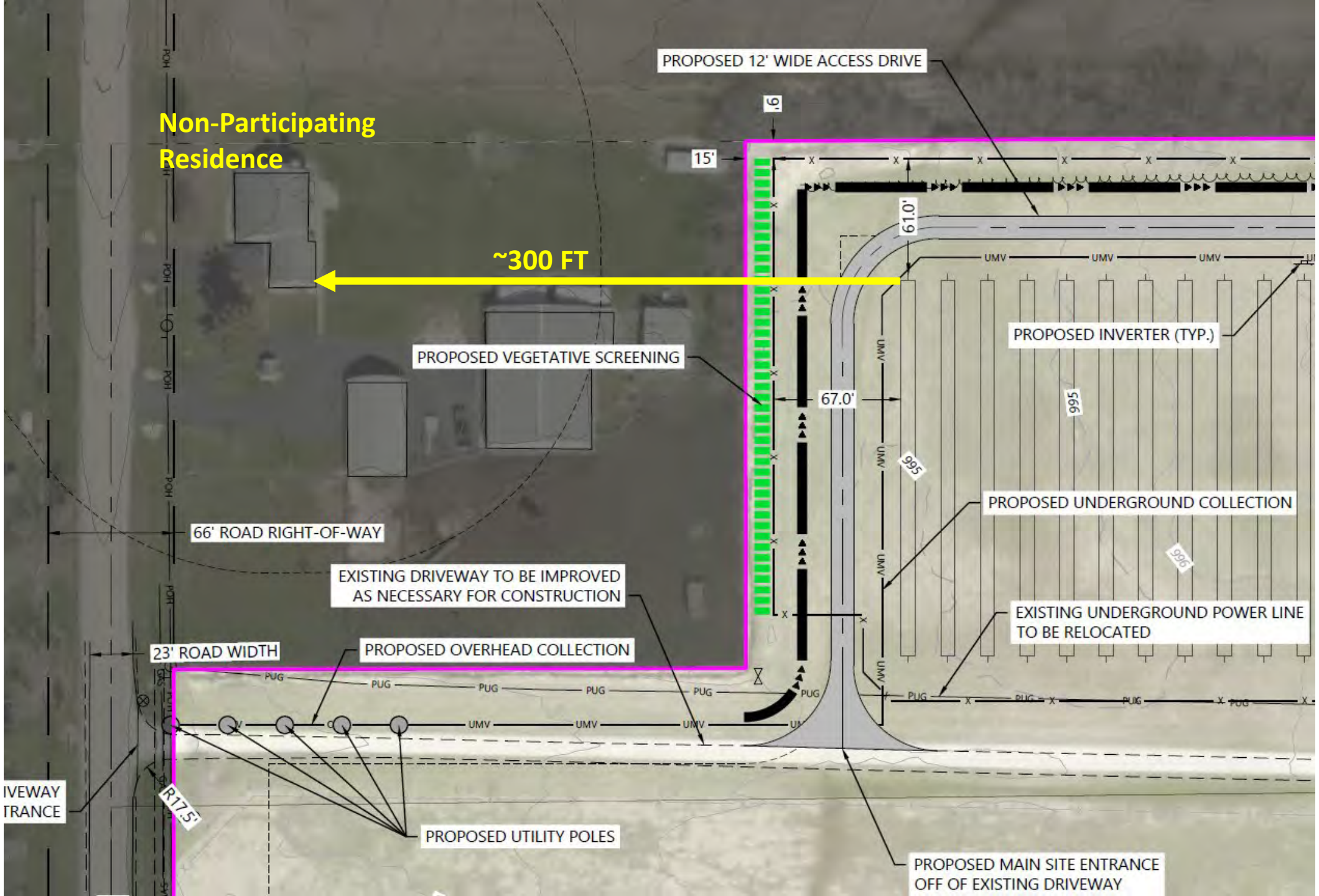
1) Occupied Community Buildings and Dwellings on Nonparticipating Properties: one hundred fifty **(150)** feet to the nearest point on the outside wall of the structure.

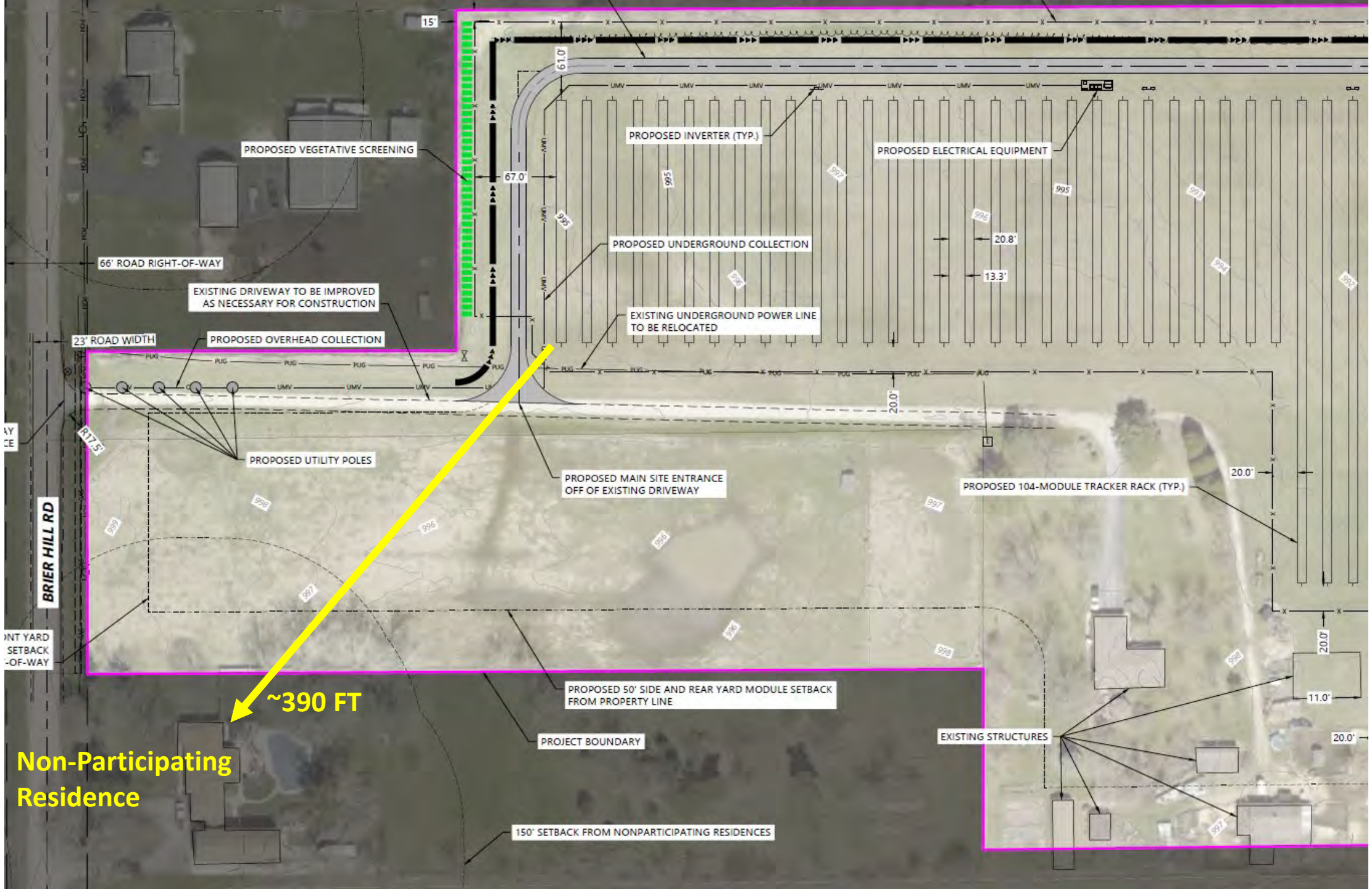
2) Boundary Lines of Participating Property: **None**.

3) Boundary Lines of Nonparticipating Property: fifty **(50)** feet to the nearest point on the property line of the nonparticipating property.

4) Public Road Rights-of-Way: fifty **(50)** feet to the nearest edge of the public road right-of-way.




Non-Participating Residence
~300 FT
PROPOSED 12' WIDE ACCESS DRIVE
6'
15'
61.0'
PROPOSED INVERTER (TYP.)
PROPOSED VEGETATIVE SCREENING
67.0'
995
PROPOSED UNDERGROUND COLLECTION
66' ROAD RIGHT-OF-WAY
EXISTING DRIVEWAY TO BE IMPROVED AS NECESSARY FOR CONSTRUCTION
EXISTING UNDERGROUND POWER LINE TO BE RELOCATED
23' ROAD WIDTH
PROPOSED OVERHEAD COLLECTION
R17.5'
PROPOSED UTILITY POLES
PROPOSED MAIN SITE ENTRANCE OFF OF EXISTING DRIVEWAY

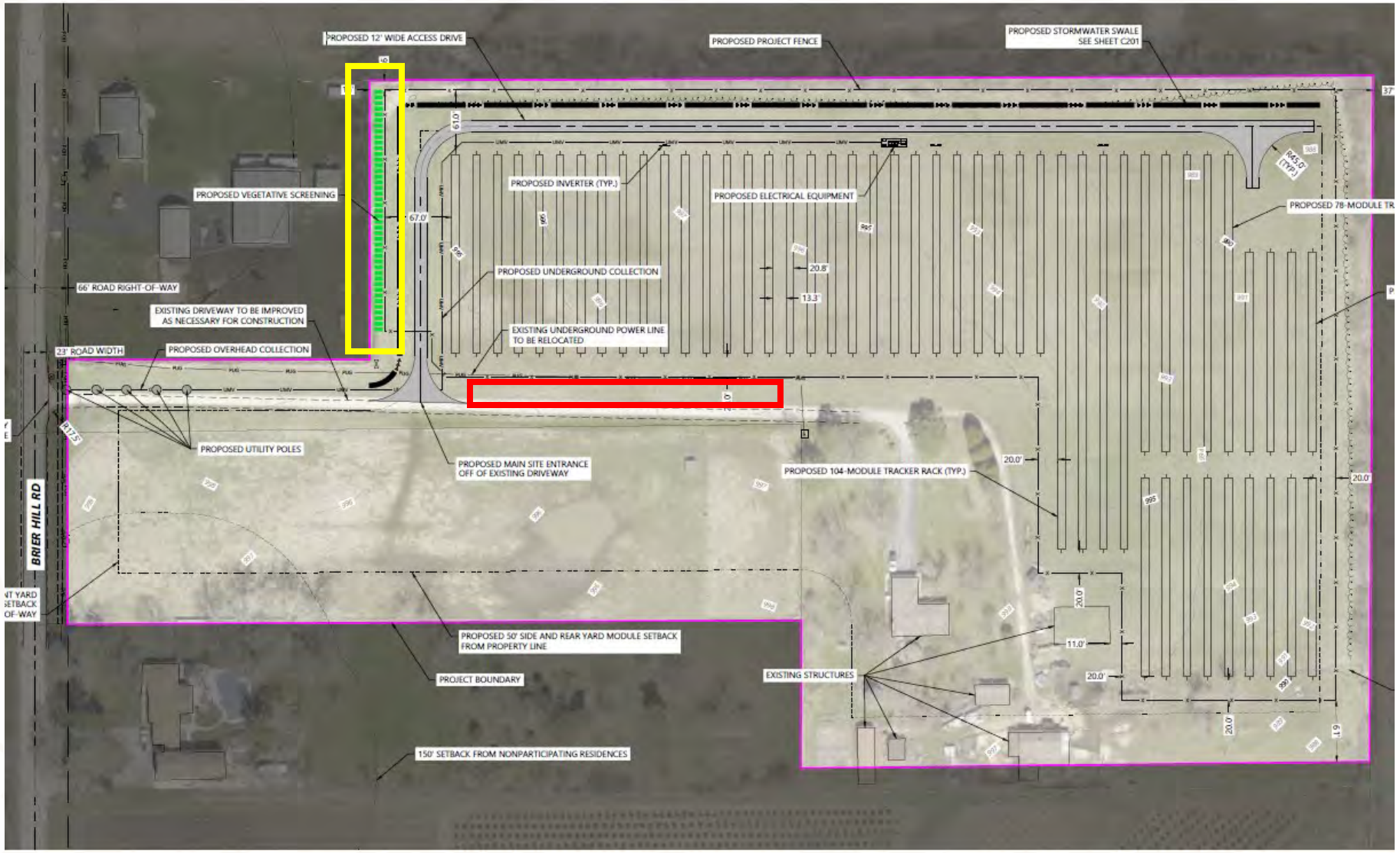

15'
61.0'
PROPOSED VEGETATIVE SCREENING
PROPOSED INVERTER (TYP.)
PROPOSED ELECTRICAL EQUIPMENT
67.0'
66' ROAD RIGHT-OF-WAY
PROPOSED UNDERGROUND COLLECTION
20.8'
13.3'
EXISTING DRIVEWAY TO BE IMPROVED AS NECESSARY FOR CONSTRUCTION
EXISTING UNDERGROUND POWER LINE TO BE RELOCATED
23' ROAD WIDTH
PROPOSED OVERHEAD COLLECTION
20.0'
R17.5'
PROPOSED UTILITY POLES
PROPOSED MAIN SITE ENTRANCE OFF OF EXISTING DRIVEWAY
PROPOSED 104-MODULE TRACKER RACK (TYP.)
20.0'
BRIER HILL RD
20.0'
11.0'
~390 FT
PROPOSED 50' SIDE AND REAR YARD MODULE SETBACK FROM PROPERTY LINE
PROJECT BOUNDARY
EXISTING STRUCTURES
20.0'
Non-Participating Residence
150' SETBACK FROM NONPARTICIPATING RESIDENCES

Landscape Screening

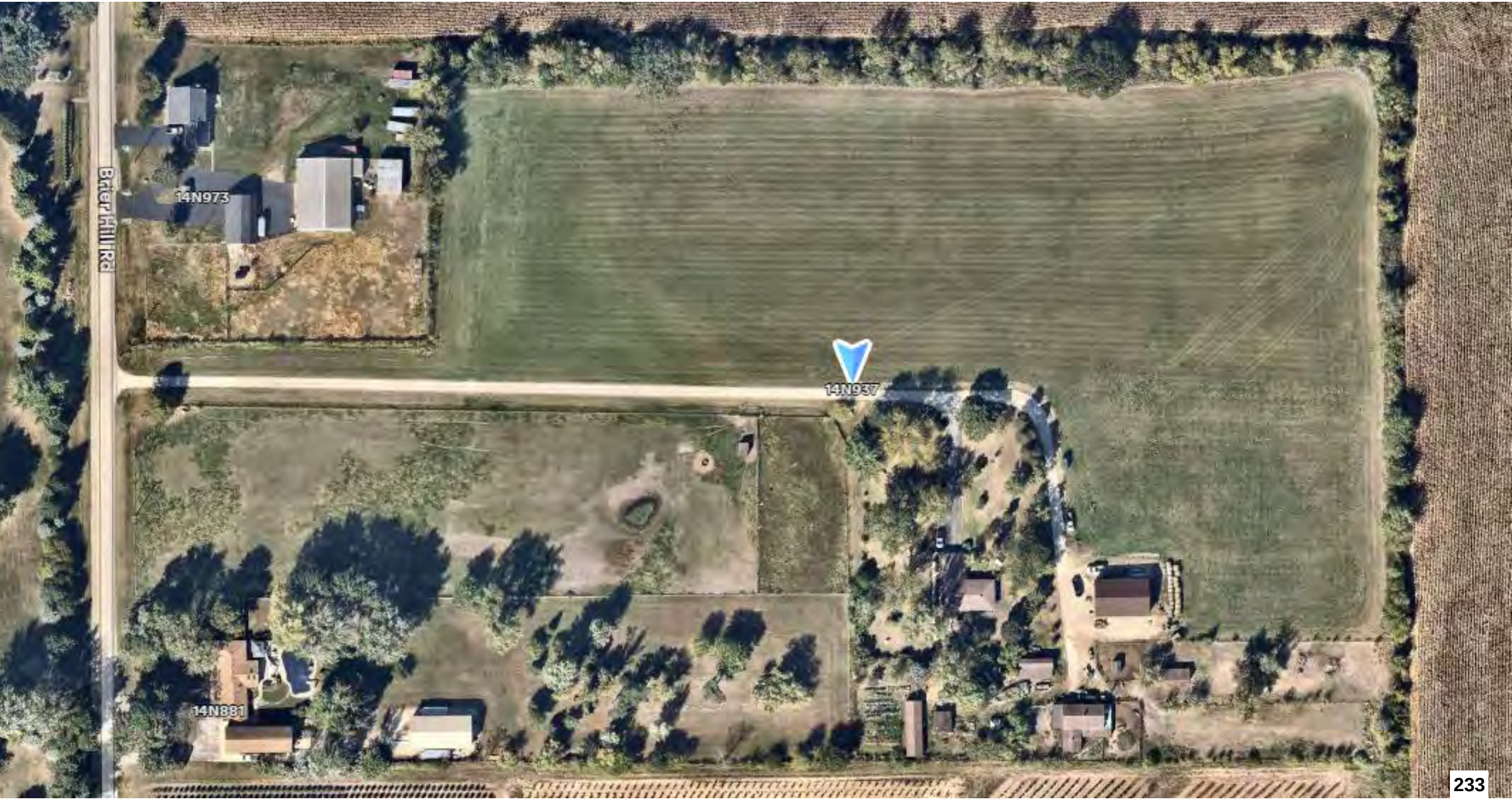
A vegetative screen shall be provided for any part of the Commercial Solar Energy Facility that is visible to Non-participating Residence(s).

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.



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


Brier Hill Rd
14N973
14N937
14N881

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.

*Fence detail not provided in application.

MUNICIPALITIES

- Village of Pingree Grove: No comments or objections (Email 02-04-2026).
- Hampshire Township Board: No comments or objections (Email 02-10-2026).
- City of Elgin: The city does not object to this application for special use for a solar facility (Email 03-06-2026)

FOREST PRESERVE

No comments.

SCHOOL DISTRICT

No comments.

ENVIRONMENTAL HEALTH

No comments.

TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, **“The Petitioner shall obtain a road use agreement and temporary and final access permits from Hampshire Township.”**

FIRE PROTECTION DISTRICT

Hampshire Fire Protection, Deputy Fire Chief, Eric Larson: No immediate objections or concerns at this point (Email 02-27-2026).

Water Resources

The Water Resources department recommends the following stipulations for approval:

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

EcoCAT Report

Illinois Department of Natural Resources (IDNR)

The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated. 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.

Recommended Stipulation of Approval: The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

SHPO Report

State of Illinois Historic Preservation Office

No historic properties were identified within the area of potential visual effects. Additional, SHPO found no known archaeological sites within the area. Accordingly, this project is **exempt from archaeological survey requests**.

NRI Report

Kane-DuPage Soil & Water Conservation District (SWCD)

Of this parcel, 40.2 percent or 6.9 acres are considered Farmland of Statewide Importance. The LE value for this site is 27 and the SA value is 38 for a total LESA score of 63. This score represents **Low Protection effort warranted**.

Additional Reviews/Analysis

- **United States Fish & Wildlife Service (USFWS) Section 7 Consultation**
  - There is a total of 4 threatened, endangered, or candidate species on this species list: Whooping Crane, Monarch Butterfly, Western Regal Fritillary, Easter Prairie Fringed Orchid. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.
- **United States Army Corps of Engineers (USACE)**
  - There are no suspected wetlands on the proposed project premises. There is however a significant area north of the parcel that belongs to FEMA Flood Zone A, 1% chance of annual flooding. Additionally, shown in the site plan and topographic maps included with this application, the area assessed as a flood zone north of the project corresponds with a riverine wetland area identified by the NWI. Because this area is not on the leased parcel, USS Webb Solar will avoid this area entirely and will not disturb them.
  - USS Webb Solar LLC will submit a United States Army Corp of Engineers (USACE) Letter of No Objection as an attachment to satisfy the requirement for a stormwater and/or building permit.
- **Illinois Nature Preserves Commission (INPC)**
  - The solar facility will avoid all protected lands.
- **Illinois Department of Agriculture (IDOA)**
  - Executed AIMA Agreement was received.

Public Comment

Copies of any submitted public comments will be uploaded to the Kane County website under Zoning Petition No. 4681 on the Pending Zoning Petitions page.

https://www.kanecountyil.gov/FDER/Pages/development/buildingandzoning/PendingZoningPetitions.aspx

Recommended Stipulations of Approval (full list)

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) 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. (Water Resources) 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.
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6. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Hampshire Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

Special Use Standards / ZBA Findings

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

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

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

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

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

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

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

Zoning Board of Appeals Summary

The Kane County Zoning Board of Appeals, at a public hearing on March 3, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4681 “USS Webb Solar LLC”.

Staff received written objections to the Zoning Petition and some members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner, and some letters of support were also received.

The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

A motion was made by Mike Stoffa and seconded by David Shultz to:

Recommend approval of Zoning Petition No. 4681, by USS Webb Solar LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility on approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014), including the submittal documents listed in “Exhibit A” attached and with the recommended Stipulations of Approval.

The motion PASSED by a vote of 8 to 0 with 0 abstention(s) and 0 absent.

Zoning Entitlement Process

DEVELOPMENT COMMITTEE

This Petition will be considered by the Development Committee at its meeting currently scheduled for **10:30 a.m., Monday, March 16, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD

This Petition will be considered by the full Kane County Board at its meeting currently set for **9:45 a.m., Tuesday, April 14, 2026** in the County Board Meeting Room, Building A, 2nd Floor, of the Kane County Government Center, 719 S. Batavia Ave., Geneva, Illinois. Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.



USS Webb Solar LLC

Petition Overview

2+ GW

IN DEVELOPMENT& OPERATION

4000+

SUNSCRIPTION MEMBERS

562 B kWh

CLEAN ENERGY PRODUCED

800 ACRES

NATIVE POLLINATOR HABITAT CREATED

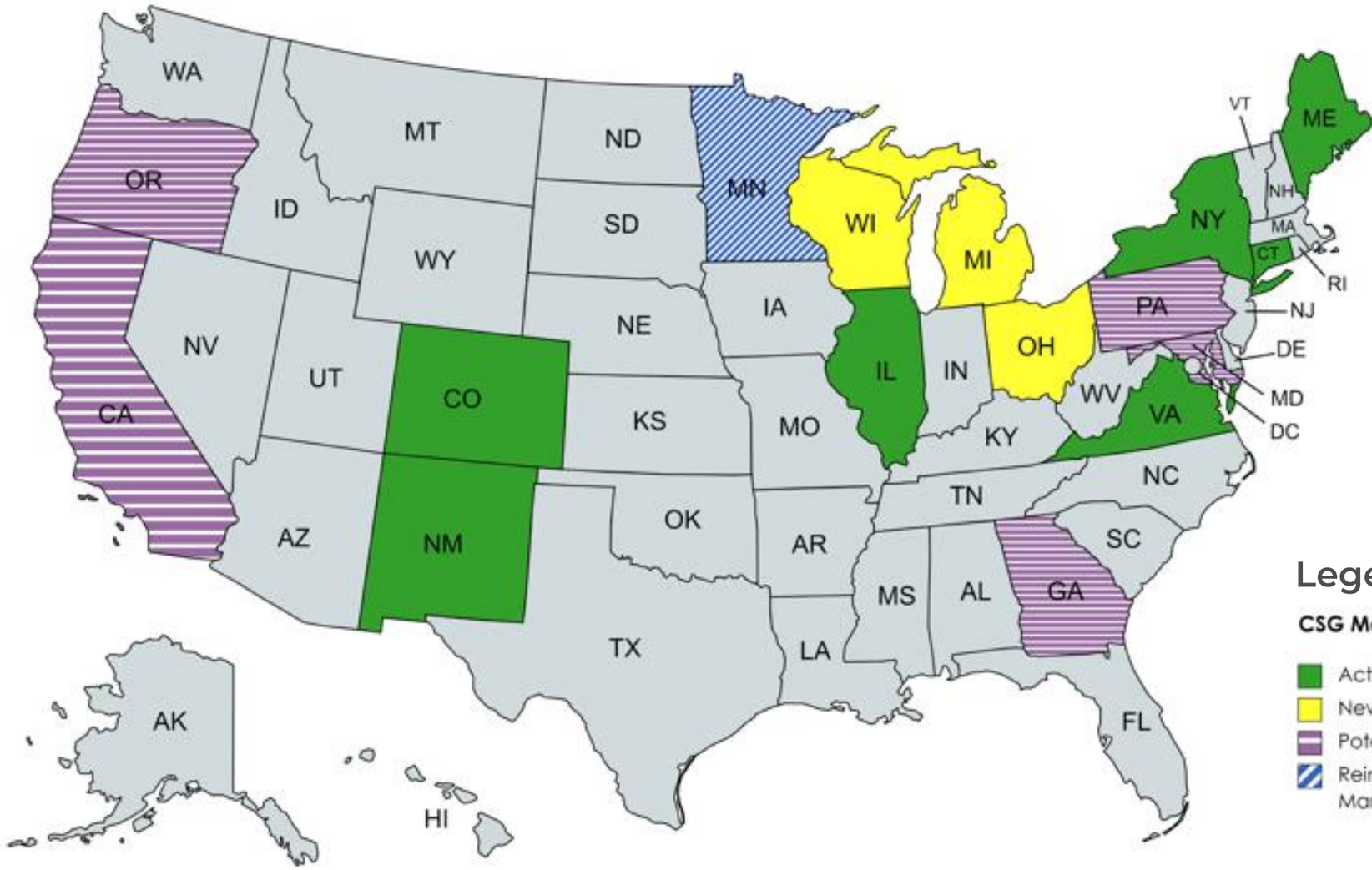
MISSION

US Solar is a developer, owner, operator, and financier of solar generation and storage projects with a focus on emerging markets and community solar programs. Our mission is to reduce environmental impact while bringing more renewable energy to the grid across all segments of our business.

We make communities brighter, one solar project at a time.

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WHERE IS US SOLAR?



As a locally and nationally trusted partner, we provide community solar solutions to schools, cities, businesses, and residents across the country.

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Land Stewardship

Intentional land practices on our sites, such as the native vegetation planted, improve local soil, water, and air quality.



Silphium

US Solar is exploring ways to regenerate the soil under our solar gardens. Together with **The Land Institute** we've piloted the restoration of a native, perennial dwarf sunflower (Silphium), with deeper roots and better water retention.



Water

We take great care in siting our projects to avoid negative impacts to land and water near our sites. By planting cover crops or pre-seeding pollinator habitat ahead of construction, we are minimizing bare soil and erosion during construction.

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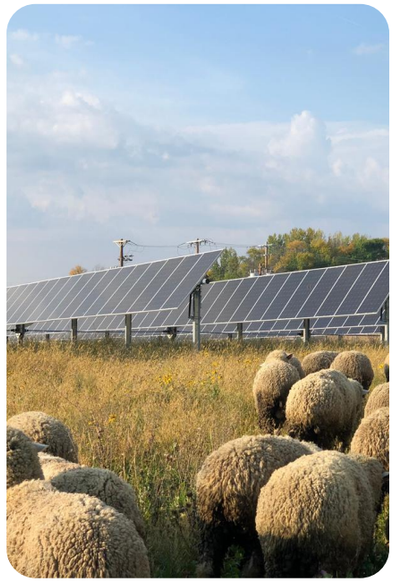
PURPOSEFUL LAND USE

US Solar works with local land conservation groups to minimize and offset any impacts through the project's life cycle.



Pollinators

Nearly all sites have native and pollinator-friendly habitat. We have partnered with **Bare Honey** to produce Solar Grown Honey at several of our sites.

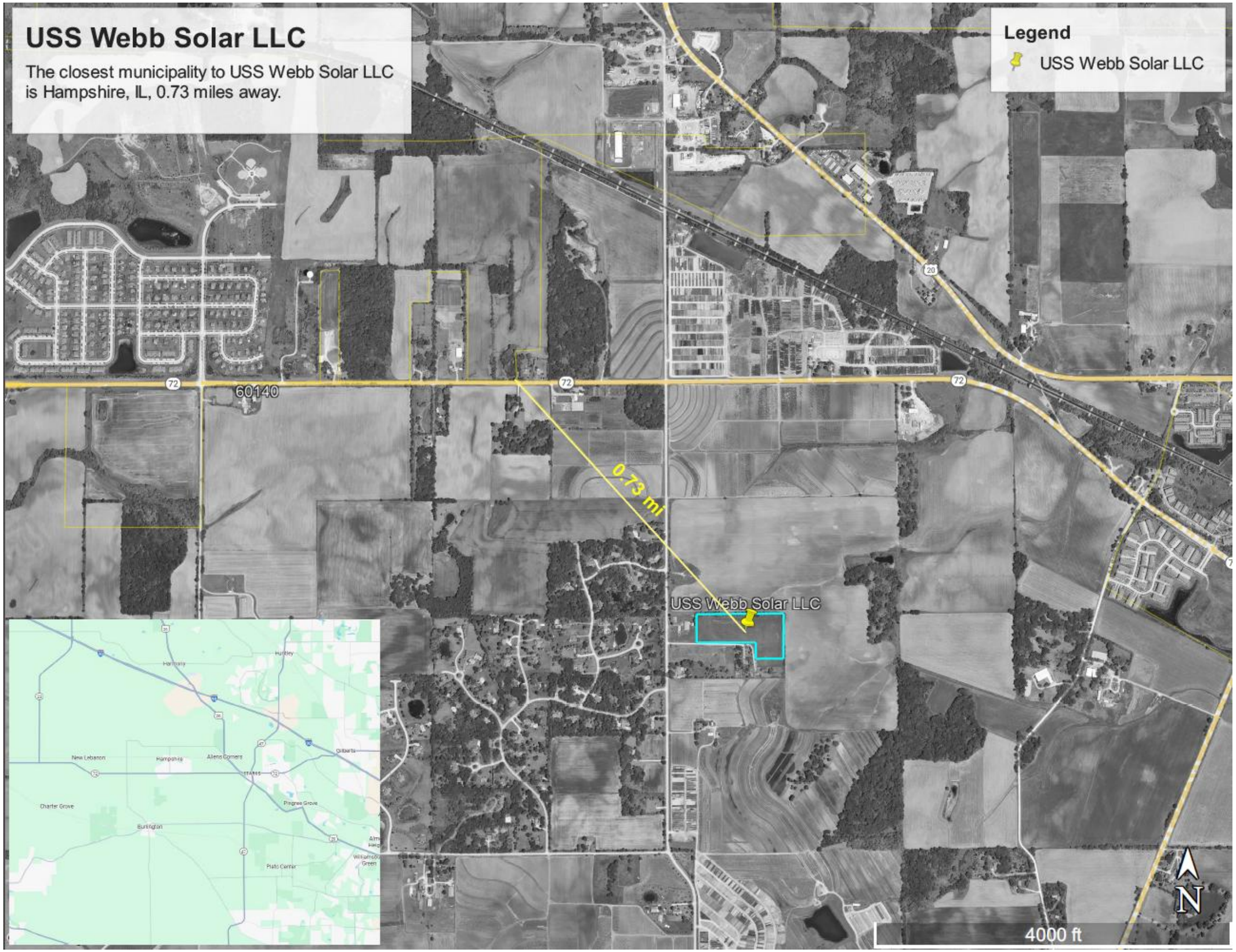


Sheep

US Solar has developed a template for a **MN State Scorecard for Solar, Pollinators and Grazing**. USS Hancock is one example of a US Solar site actively grazing sheep.

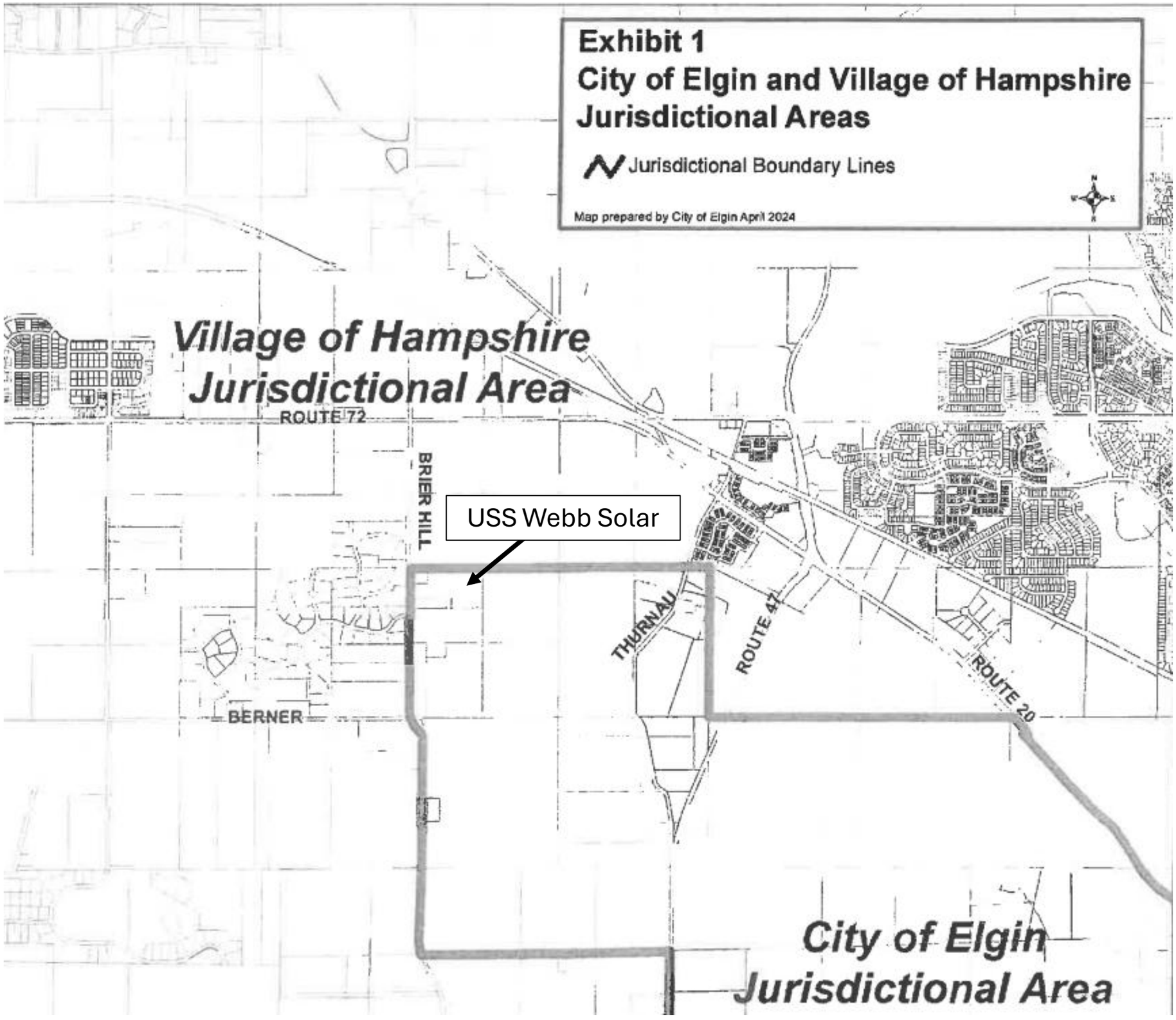
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PROJECT LOCATION OVERVIEW



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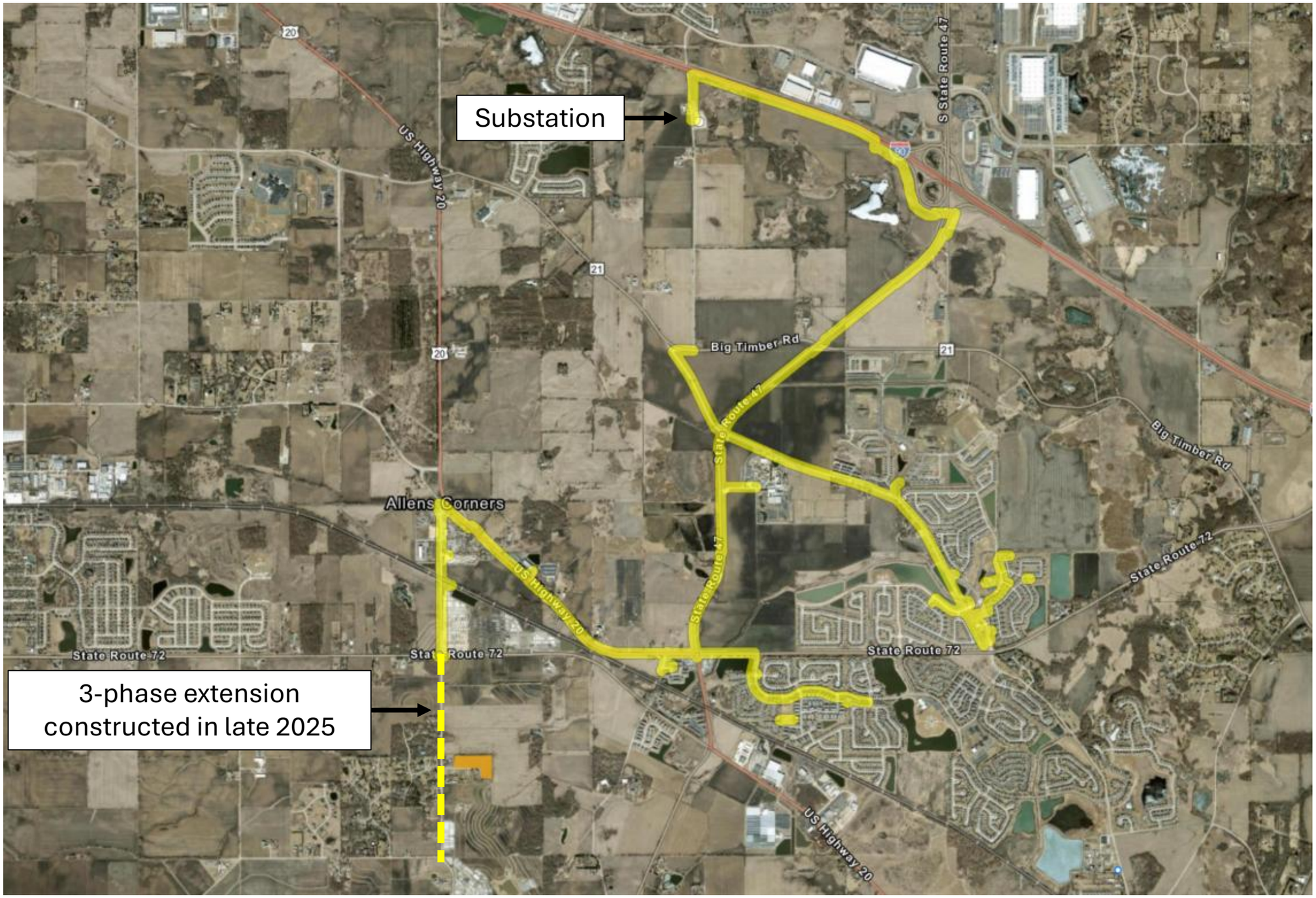
PROJECT LOCATION OVERVIEW



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INTERCONNECTION SCOPE OVERVIEW

This project connects directly to an existing 3-phase utility line that originates from the substation south of I-90



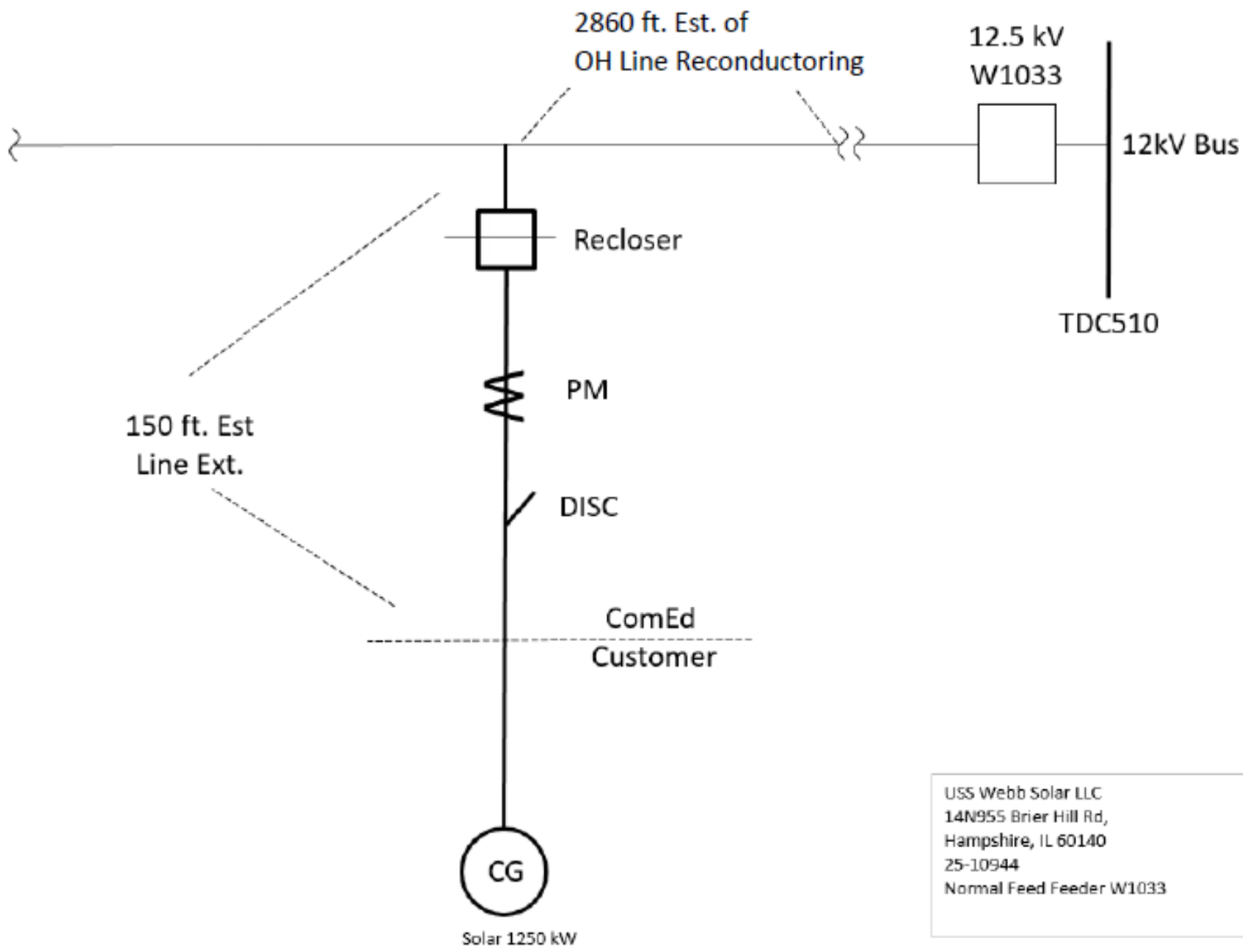
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INTERCONNECTION SCOPE OVERVIEW

ComEd issued an interconnection agreement to USS Webb Solar LLC on 1/29/26 with the following construction scope:

3. One-Line Diagram of Proposed Interconnection:

The proposed address is: 14N955 Brier Hill Rd., Hampshire, Illinois 60140



USS Webb Solar LLC
14N955 Brier Hill Rd,
Hampshire, IL 60140
25-10944
Normal Feed Feeder W1033

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COMMUNITY ENGAGEMENT

- **12/19/25** – Mailed nearby residents a packet containing:
  - Invitation to open house
  - General project overview letter
  - Site plan of proposed project

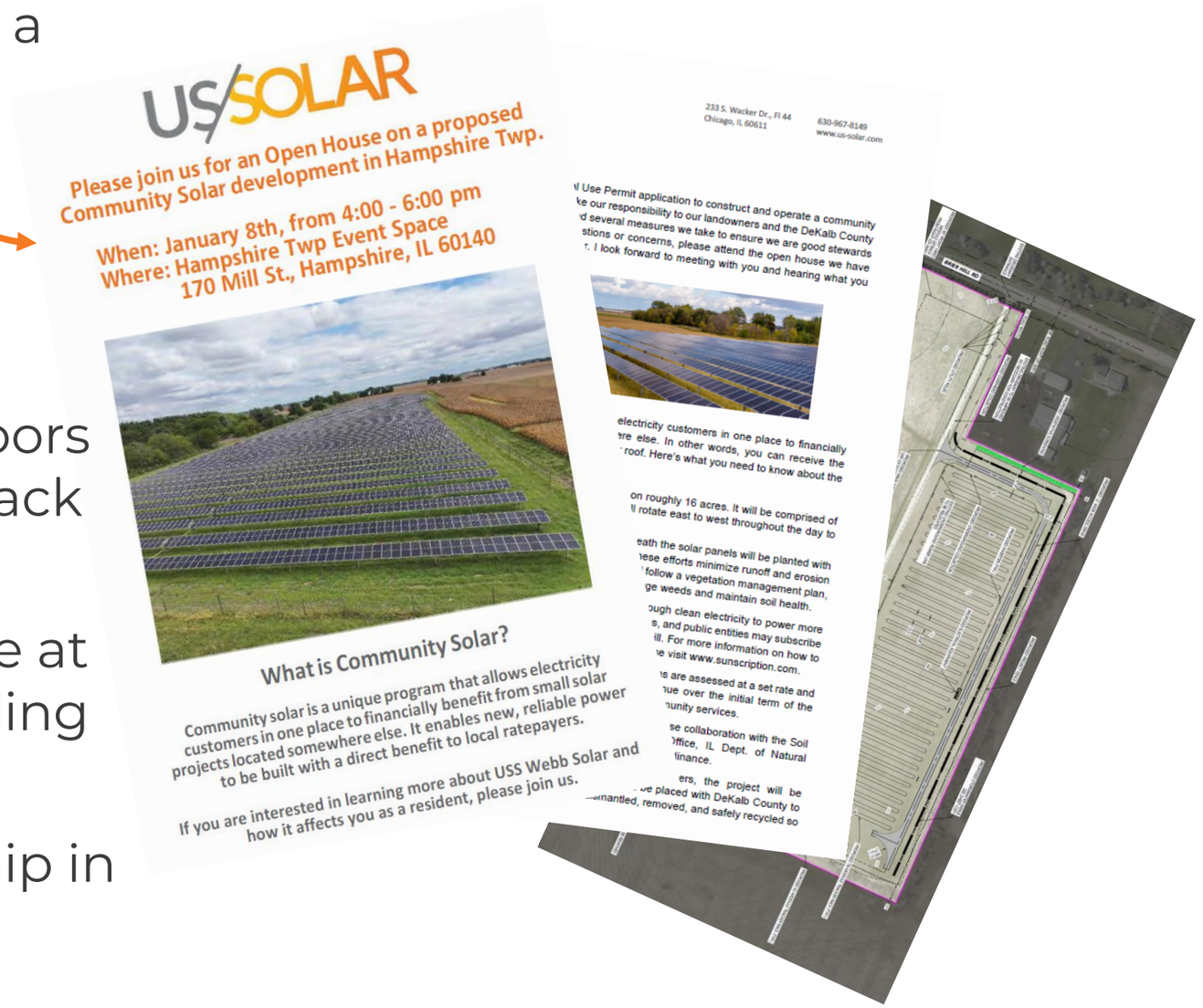
- **1/6/26** – Knocked on neighbors' doors to discuss plans and collect feedback

- **1/8/26** – Hosted 2-hour open house at Hampshire Township admin building

- **2/5/26** – Followed up with Township in advance of board meeting

- **2/20/26** – Met with Hampshire FPD to discuss risk mitigation

- **2/20/26** – Met with Damir Latinovic @ Elgin Community Development to discuss proposal



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COMMUNITY ENGAGEMENT

Investing in Kane County

Our **Community Development Fund** was established to bring additional investment to local and regional initiatives in clean energy education, workforce development and access to the clean energy transition. We are committing **$5,000 per MW** in direct donations through this fund.

US Solar has committed over

$1,000,000 in donations

to communities hosting our Community Solar Gardens.

These donations are aligned with values important to ESI, US Solar, and the communities we serve. Our largest donations align with our focus on education, workforce development and access to affordable, reliable energy.



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SITE LAYOUT



SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (kW)	1,734.2
SYSTEM SIZE AC (kW)	1,250.0
DC/AC RATIO	1.387
INVERTER MANUFACTURER/MAKE	CHINT CPS SCH275KTL-DO-US-800-24
INVERTER RATING (kW / kVA)	275 / 250
INVERTER QUANTITY	5
MODULE MANUFACTURER/MAKE	JINKO JKM580N-72HL4-BDV
MODULE RATING (W)	580
TOTAL MODULE QTY	2,990
104-MODULE TRACKER QTY	4
78-MODULE TRACKER QTY	5
52-MODULE TRACKER QTY	42
INTER-ROW SPACING (FT)	13.3'
PITCH (FT)	20.8'
GCR (%)	35.9%
FENCED AREA (AC)	8.1

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COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

ZONING PETITION SUMMARY

MTG DATE: March 16, 2026

TO: Kane County Development Committee

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

SUBJECT: **Zoning Petition No. 4681 USS Webb Solar LLC**

GENERAL INFORMATION

APPLICANT
USS Webb LLC (Subsidiary of US Solar LLC – project developer, owner, operator)
Tyler Morris (Project Manager)

PROPERTY OWNER
Brenda and Jerry Webb

REQUESTED ACTION
A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility.

SUBJECT PROPERTY
Approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014)

KANE COUNTY BOARD DISTRICT
18 Rick Williams

PROJECT DESCRIPTION
Applicant is proposing a 1.25 megawatt, alternating current (MWac) community solar project. *See 'Project Narrative' for more information.*

SUBMITTAL DOCUMENTS
An application requesting the Special Use was received by the County on January 9, 2026. All received application documents for the Petition are available for review on the Pending Zoning Petitions page of the Kane County Website. *See also "Exhibit A" Zoning Petition No. 4681 Submittal Documents attached.*

PUBLIC NOTICE
The public hearing for this Petition was scheduled for March 3, 2026. A notice of public hearing sign was posted on the subject property on February 11, 2026. A notice letter was mailed to all adjacent property owners within 250' of the subject property on February 13, 2026. And notice was published in the Daily Herald newspaper on February 14, 2026.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Hampshire Township Supervisor and Township Highway Commissioner, the Village of Hampshire, the Village of Pingree Grove, the City of Elgin, KDOT, School District 300, and the Hampshire Fire District.

REVIEW & ANALYSIS

ZONING
The subject property is currently zoned F-Farming District and is bordered to the north, east, and south by additional F-Farming District; to the west, across Brier Hill Road, is a residential subdivision zoned E-3 Estate District ("Brier Pines Subdivision Unit No.2").

Section 25-8-1-2 of the Kane County Zoning Ordinance provides that "Solar Utility" is a Special Use in the F-Farming District; Section 25-5-4-9 of the Zoning Ordinance stipulates the rules and regulations for Commercial Solar Facilities.
Per Section 25-5-4-9, the site plan for a commercial solar energy facility must meet the following criteria:

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

FUTURE LAND USE
The Kane County 2040 Plan recognizes solar power as an emerging source of renewable energy, but does not specify whether it is more or less suitable for particular land use areas.

The proposed installation falls within the Agriculture area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development, small specialty farms, community based agriculture, and other farming operations.

This parcel falls within the City of Elgin's planning area Jurisdiction. The City's Future Land Use Map identifies the parcel as planned for Single Family Detached – a residential use with lot sizes recommended at densities of 1.5 to 2.5 dwelling units per acre. The site also falls within the City's Growth Area Residential corridor, which is planned for new detached single-family development that follows Traditional Neighborhood Design principles.

MUNICIPALITIES

- Village of Pingree Grove: No comments or objections (Email 02-04-2026).
- Hampshire Township Board: No comments or objections (Email 02-10-2026).
- City of Elgin: The city does not object to this application for special use for a solar facility (Email 03-06-2026)

FOREST PRESERVE
Kane County Forest Preserve District had no comments or concerns (Email 02-02-2026).

SCHOOL DISTRICT
SD 300 had no comments or concerns (Email 02-02-2026).

ENVIRONMENTAL HEALTH
No comments received.

TRANSPORTATION
The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that, "The Petitioner shall obtain a road use agreement and temporary and final access permits from Hampshire Township." (Email 01-27-2026)

FIRE PROTECTION DISTRICT
Hampshire Fire Protection, Deputy Fire Chief, Eric Larson: No immediate objections or concerns at this point (Email 02-27-2026).

WATER RESOURCES
The Water Resources department reviewed the Zoning Petition and provides the following comments (Email 02-11-2026).

The Water Resources department recommends the following Stipulations of Approval:

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.

ADDITIONAL REPORTS & ANALYSIS

Results and recommendations from the Illinois Department of Natural Resources (IDNR) obtained through the Ecological Compliance Assessment Tool (EcoCAT) – *The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated. 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.*

Recommended Stipulation of Approval: (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

Resource Preservation Review from the Illinois State Historic Preservation Office (SHPO) – *No historic properties were identified within the area of potential visual effects. Additionally, [SHPO] files do not identify any known archaeological sites within the area of potential direct effects, nor is it within a high probability area for archaeological resources as defined in the Act. Accordingly, this project is EXEMPT from archaeological survey requests pursuant to Section 6 of the Act.*

Natural Resources Inventory (NRI) Report from the Kane-DuPage Soil & Water Conservation District (SWCD) – *Of this parcel, 40.2 percent or 6.9 acres are considered Farmland of Statewide Importance. The LE value for this site is 27 and the SA value is 38 for a total LESA score of 63. This score represents Low Protection effort warranted.*

Results of any United States Fish and Wildlife Service's Information for Planning and Consulting environmental review – *There is a total of 4 threatened, endangered, or candidate species on this species list: Whooping Crane, Monarch Butterfly, Western Regal Fritillary, Easter Prairie Fringed Orchid. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. There are no critical habitats within your project area under this office's jurisdiction. You are still required to determine if your project(s) may have effects on all above listed species.*

The U.S. Army Corps of Engineers Chicago District – There are **no suspected wetlands on the proposed project premises.** There is however a significant area north of the parcel that belongs to FEMA Flood Zone A, 1% chance of annual flooding. Additionally, shown in the site plan and topographic maps included with this application, the area assessed as a flood zone north of the project corresponds with a riverine wetland area identified by the NWI. Because this area is not on the leased parcel, USS Webb Solar will avoid this area entirely and will not disturb them. **USS Webb Solar LLC will submit a United States Army Corp of Engineers (USACE) Letter of No Objection as an attachment to satisfy the requirement for a stormwater and/or building permit.**

Executed Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture – Received with the Zoning Application.

Documentation demonstrating avoidance of protected lands as identified by IDNR and the Illinois Nature Preserve Commission (INPC) – The solar facility will avoid all protected lands.

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

PUBLIC COMMENT

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

RECOMMENDED STIPULATIONS (FULL LIST)

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

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Hampshire Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

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

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

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

ZONING BOARD OF APPEALS SUMMARY
The Kane County Zoning Board of Appeals, at a public hearing on March 3, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4681 "USS Webb Solar LLC". Staff received written objections to the Zoning Petition and some members of the public were present at the public hearing to give testimony in opposition to the petition. Testimony in favor of the project was heard from the petitioner, and some letters of support were also received. The ZBA established their Findings of Fact (provided in the packet) and voted to adopt them.

A motion was made by Mike Stoffa and seconded by David Shultz to: Recommend approval of Zoning Petition No. 4681, by USS Webb Solar LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility on approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014), including the submittal documents listed in "Exhibit A" attached and with the recommended Stipulations of Approval. **The motion PASSED by a vote of 8 to 0 with 0 abstention(s) and 0 absent.**

DEVELOPMENT COMMITTEE
This Petition will be considered by the Development Committee at its meeting currently scheduled for MONDAY, March 16, 2026, at 10:30 a.m., 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 should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

KANE COUNTY BOARD
This Petition will be considered by the full Kane County Board at its meeting currently set for Tuesday, April 14, 2026, at 9:45 a.m., 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 should register to speak by submitting a Request to Speak Form on the Kane County website no later than 12:00pm on the day prior to the meeting.

ATTACHMENTS
- Exhibit A - Zoning Petition No. 4681 Submittal Documents

"Exhibit A"
Zoning Petition No. 4681 Submittal Documents

4681_01_Kane County Zoning Application (01-09-2026)signed.pdf
4681_02_Standards of a Special Use Permit Worksheet (01-09-2026)signed.pdf
4681_03_Project Narrative (01-09-2026).pdf
4681_04_Lease Agreement (08-12-2025)signed.pdf
4681_05_ALTA Survey DRAFT (10-23-2025).pdf
4681_06_Solar Equipment Manufacturer Specs (12-12-2025).pdf
4681_07_Noise Analysis (12-03-2025).pdf
4681_08_Decommissioning Plan (12-02-2025).pdf
4681_09_Decommissioning Surety Draft.pdf
4681_13_Legal Description.pdf
4681_17_Geometric Site Plan (11-18-2025).pdf
4681_18_Landscape & Screening Plan (12-10-2025).pdf
4681_20_EcoCAT Report & Consultation Letter (10-06-2025).pdf
4681_21_SHPO Letter (12-05-2025).pdf
4681_22_NRI Report (12-15-2025).pdf
4681_23_USFWS Letter (01-05-2026).pdf
4681_24_US Army Corp Letter of No Objection (01-02-2026).pdf
4681_25_Executed AIMA Agreement (11-26-2025).pdf
4681_26_Avoidance of Public Lands Map (12-18-2025).pdf
4681_27_Roadway Jurisdiction Approval Letter (01-08-2026).pdf
4681_28_Structural Engineer's Certificate (12-18-2025).pdf
4681_29_FEMA 100-Year Floodplain Map (12-08-2025).pdf
4681_30_Level 1 Wetland Investigation (12-16-2025).pdf
4681_31_Topographical Map (11-04-2025).pdf
4681_32_Prelimary Drain Tile Report (01-02-2025).pdf
4681_33_Prelimary Stormwater Report (01-08-2026).pdf
4681_34_Phase 1 Environmental Assessment (10-24-2025).pdf

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ZONING PETITION #4681
USS WEBB SOLAR LLC

RECEIVED
PUBLIC COMMENTS
PACKET

Zine, Natalie

From: The Staszewskis [redacted]
Sent: Friday, February 27, 2026 12:08 PM
To: Zine, Natalie
Cc: The Staszewskis
Subject: EX: Objection to Petition # 4681 for special use permit PIN: 01-36-200-014
Attachments: EASTview.jpg; WESTview.jpg; SOUTHview.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kane County Development & Zoning board of appeals,

I live next to the property located at 14N937 Brier Hill Rd., Hampshire, IL which USS Web Solar LLC is requesting a Special Use Permit for a Commercial Solar Energy Facility and I object to it.

The location has been poorly sited and fails to comply with suitability standards established and recently rejected by the Kane County board for other solar projects. The attached (3) photos show the view from my first floor windows looking at the site, view to the West of our neighborhood from my front door, and view looking South from my backyard. These photos clearly illustrate this is not a location for a commercial power facility whatso ever and will most certainly have a negative impact on the use, enjoyment, quality of life, and property values. The unnatural appearance, glare, light flickering, and addition of thousands of glass panels and several power poles / lines would be an out-of-place eyesore. It would also be a detriment to the area which bisects two of the entrances into our subdivision.

For the last 30 years I have lived next to a working farm with horses, sheep, goats, cows, and various crops, which have all fit well with the adjacent Brier Pines and Oakshire Estates subdivision. Furthermore, the existing property (being farmed) is classified prime farmland per the Kane County chart and calculation below with a net PI (Productivity Index) score of 110.7. The state of Illinois references in HB4037 that commercial solar facilities should be strictly prohibited with soil PI score of 110 or greater. This common-sense intent is to protect our natural resources from damage of which the likes decades of cover from electronics would induce. Renewable energy isn't an enemy. It however requires prudent planning, oversight, and common-sense application and locations of which many solar solicitors cannot comprehend. The potential impact would be regrettable and I ask each of you to reject this application and vote NO.

I look forward to sharing additional details and concerns during the upcoming appeal hearing and appreciate these attachments being available for reference during that testimony.

Thank you for your concern,
Gerry Staszewski
44W551 Volkening Circle
Hampshire, IL. 60140

Kane County Property Tax Inquiry 01-36-200-014 : 2025

Farmland

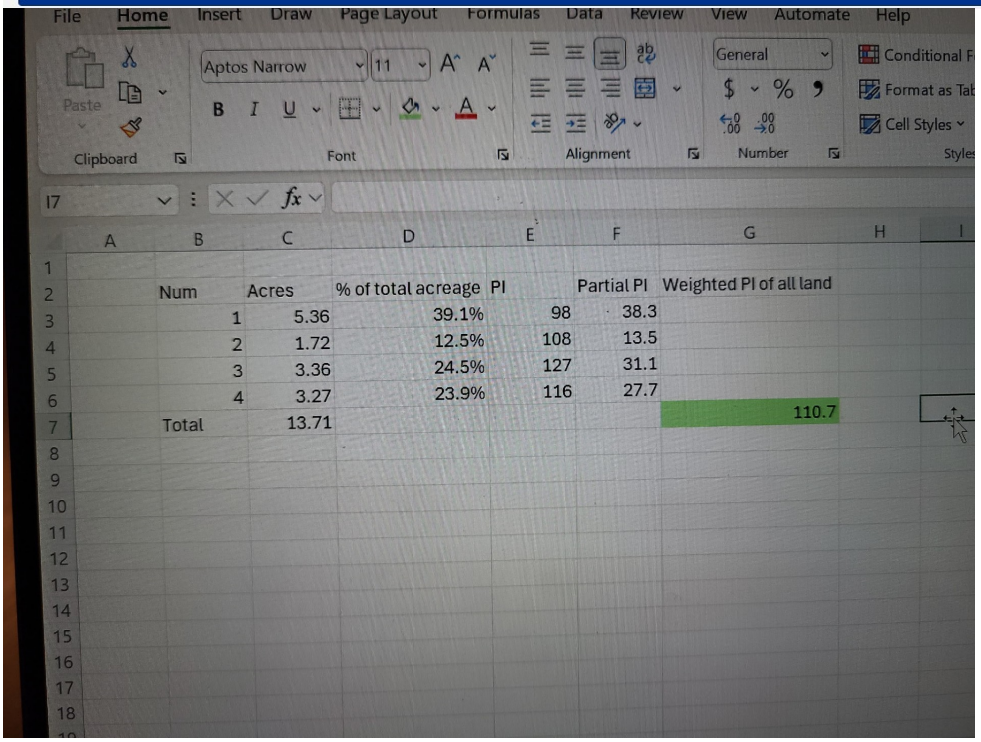
Land Type	Acres	EAV
CROPLAND	13.7100	8,303
HOMESITE	1.0600	0
NON-AG	0.2100	0
OTHER FARMLAND	1.4000	123
Totals	**16.3800**	**8,426**

Toggle Farmland Details

Land Type	Soil Type	S/E Code	Flood Rdct.	Acres	PI	S/E Fctr.	Flood Fctr.	Adj. PI	Cert. Rate	Type Fctr.	EAV /Ac.	Debase /Acre	Final EAV/Ac.	EAV
CROPLAND	193	C2	0%	5.36	98	0.92	1.00	90	401.34	1.0000	401.34	0.00	401.34	2,151.00
CROPLAND	330	A	0%	1.72	108	1.00	1.00	108	542.95	1.0000	542.95	0.00	542.95	934.00
CROPLAND	356	A	0%	3.36	127	1.00	1.00	127	948.23	1.0000	948.23	0.00	948.23	3,186.00
CROPLAND	62	A	0%	3.27	116	1.00	1.00	116	621.33	1.0000	621.33	0.00	621.33	2,032.00
HOMESITE	62	A	0%	1.06	0	0.00	1.00	0	0.00	0.0000	0.00	0.00	0.00	0.00
NON-AG	356	A	0%	0.21	127	1.00	1.00	127	948.23	0.0000	0.00	0.00	0.00	0.00
OTHER FARMLAND	193	C2	0%	0.61	98	0.92	1.00	90	401.34	0.1667	66.90	0.00	66.90	41.00
OTHER FARMLAND	62	A	0%	0.79	116	1.00	1.00	116	621.33	0.1667	103.58	0.00	103.58	82.00

Map

View Full Screen









February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

RE: Petition No. 4681 - USS Webb LLC Commercial Solar Garden

FROM: Concerned Hampshire Residences & Neighbors surrounding 14N937 Brier Hill Rd.

I, Gerry Staszewski, am submitting this written notice of the strongest objection on behalf of the nearby homeowners listed below to the request and application for variance to construct and operate a Solar Energy facility located on PIN 01-36-200-014.

The proposal submission by USS Webb Solar LLC contains *factually incorrect and misleading statements* including, but not limited to: will not endanger health, safety, comfort, general welfare, use, enjoyment for other properties in the immediate vicinity for purposes already permitted and is not noticeable by neighbors.

Our concerns present imminent threat to property values, general welfare and enjoyment, environment, including soil and private wells, wildlife, farm animals (present & future), and visual denigration of a small rural farm area and exiting residential neighborhood with nearly 80 homes within a few hundred yards. Furthermore, the location is highly suspect due to its precarious proximity to existing structures, high value farm history, and lack of access. We DO NOT live in an industrial or commercial zone and DO NOT wish to.

We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME	ADDRESS	SIGNATURE / DATE
GERRY STASZEWSKI	44W551 VOLKENING CIRCLE HAMPSHIRE, IL. 60140	2/21/26
Amy Staszewski	44W551 Volkening Cir Hampshire, IL 60140	2/21/26
Karen Dieckhoff	44W575 Volkening Cir Hampshire, IL 60140	2/21/26

February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

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We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME	ADDRESS	SIGNATURE / DATE
SCOTT SURMIN	44W535 LITTLEWOODS TRL.	S Surmin 2/22/26

February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

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FROM: Concerned Hampshire Residences & Neighbors surrounding 14N937 Brier Hill Rd.

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We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME	ADDRESS	SIGNATURE / DATE
Ed Gearen IV	14N881 Brier Hill Rd Hampshire, IL 60140	2/22/2026

February 24, 2026

Kane County Zoning Board of Appeals
719 Batavia Ave, Bldg. A
Geneva, IL. 60134

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I, Gerry Staszewski, am submitting this written notice of the strongest objection on behalf of the nearby homeowners listed below to the request and application for variance to construct and operate a Solar Energy facility located on PIN 01-36-200-014.

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We respectfully ask you to reject this proposal and vote against this application following a recent precedent set with similar proposed solar facility having unsuitable attributes.

RESIDENT'S NAME	ADDRESS	SIGNATURE / DATE
Judy Mandala	44W570 Volkening	2/24/26
JEFF MANDALA	44W570 VOLKENING	2/24/26



I am opposed to the request of a Special Use Permit in the F-Farming Zoning District as presentedin Zoning Petition No.4681 USS Webb Solar LLC. The above picture is an accurate example of what the roadside appearence shall be. This is an unmistakable commercial/industrial look. This would be in an existing residential/farming community.The following are some of the reasons I am against the issuance of said Permit:

1.) Operation may be detrimental or endanger public health caused by unknown R/F energyinjury caused by photo electric panel transmission/collectio n/ozone of energy. Also incase of fire of photo cell panels could contaminate immediate area which is in close proximty of several Single Family Residences.

2.) The operation would be injurious to the enjoyment and possibly the property value to adjacent properties by the "Industrial/Commercial" apperances of both the multiple power poles at roadside and the multiple ACRES os solar collection panels. Further adding to the Industrial/Commercial apperance would be the perimeter fencing, poles, and transformers.

Thank you for your time,
Edward T Gearen IV
14N881 Brier Hill Rd
Hampshire IL 60140

X Edward T. Gearen IV
2/24/26

Adjacent neighbor to 14N937 Brier Hill Rd Hampshire IL 60140

Zoning Board of Appeals
719 S Batavia Ave, Bldg A
Geneva, IL 60134

RE: USS Webb Solar – Petition #4681

To whom it may concern,

My name is Tony Faivre and I live at 14N939 White Pines Lane in Hampshire township. My home is just down the road from the proposed solar project USS Webb Solar. Jerry is a strong member of our community and I support his right to do what he likes with his land.

Sincerely,

Tony Faivre

Zoning Board of Appeals
719 S Batavia Ave, Bldg A
Geneva, IL 60134

RE: USS Webb Solar – Petition #4681

To whom it may concern,

My name is Shawn Wolf and I live at 44W552 Volkening Circle in Hampshire township. My home is just down the road from the proposed solar project USS Webb Solar. Jerry is a strong member of our community and I support his right to do what he likes with his land.

Sincerely,

Shawn Wolf

ZONING BOARD OF APPEALS
SUP FINDINGS OF FACT

GENERAL PETITION INFORMATION

ZONING PETITION NO. 4681 **PUBLIC HEARING DATE** 3/3/26

PETITIONER NAME USS Webb LLC (Subsidiary of US Solar LLC)

REQUESTED ACTION

A Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility.

SUBJECT PROPERTY

Approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014)

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

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

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

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

The neighbors take exception to the visual affects of the poles and panels.
There was testimony voicing concern about electricity and water.

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

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

The poles were a neighboring visual concern.
The neighbor(s) voiced concern about depreciating property value but there was no evidence of appreciation or depreciation.
The petitioner testified there would be an effort to work with Com Ed to realign the poles along the roadway rather than into the property (along the drive).
The Kane county ordinances are designed to eliminate or reduce the visual affects of clusters of poles.

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

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

There was testimony that the City of Elgin has not objected to this petition.
There was no testimony there were any proposed developments for this propoerty.
This property could be returned back to farmland or other development upon decommissioning.

ZBA Vote: Y____ **Aris** Y____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

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

The stipulations of Water Resources and Staff will adequately address these potential concerns.
The Hampshire Township will be responsible for permitting the access.

ZBA Vote: Y____ **Aris** Y____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

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

There will be limited traffic upon project completion.

ZBA Vote: Y____ **Aris** Y____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

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

The 15 stipulations will assist with this conformance.

ZBA Vote: Y____ **Aris** Y____ **Armstrong** Y____ **Lake** Y____ **Natkins** Y____ **Schultz** Y____ **Stoffa** Y____ **Wilson**

4681

ZONING BOARD OF APPEALS (ZBA) ADOPTED FINDINGS OF FACT

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

Roll Call of the ZBA: (circle one)

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

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

On this _____ day of _____, 20_____.

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

[signature]	3.3.2026 Date
[signature]	3.3.2026 Date
[signature]	3.3.2026 Date
[signature]	3.3.2026 Date
[signature]	3 March 26 Date
[signature]	MARCH 03, 2026 Date
	Date

ZONING BOARD OF APPEALS
RECOMMENDATION

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

The Kane County Zoning Board of Appeals, at a public hearing on March 3, 2026, duly heard the testimony of the petitioner and others in connection with Zoning Petition No. 4681 "USS Webb Solar LLC".

A motion was made by Mike Stoffa and seconded by David Shultz to: **Recommend approval of Zoning Petition No. 4681, by USS Webb Solar LLC, requesting a Special Use Permit in the F-Farming Zoning District to allow for the development of a 1.25 MW Commercial Solar Energy Facility on approximately 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014), including the submittal documents listed in "Exhibit A" attached and with the following recommended Stipulations of Approval:**

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.
5. (Water Resources) 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. (Water Resources) 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. 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 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. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Hampshire Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

KANE COUNTY ZONING BOARD OF APPEALS

Roll Call of the ZBA:

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

The motion PASSED by a vote of 8 to 0 with 0 abstention(s) and 0 absent.

On this 3rd day of March, 2026.

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

"Exhibit A"
Zoning Petition No. 4681 Submittal Documents

4681_01_Kane County Zoning Application (01-09-2026)signed.pdf

4681_02_Standards of a Special Use Permit Worksheet (01-09-2026)signed.pdf

4681_03_Project Narrative (01-09-2026).pdf

4681_04_Lease Agreement (08-12-2025)signed.pdf

4681_05_ALTA Survey DRAFT (10-23-2025).pdf

4681_06_Solar Equipment Manufacturer Specs (12-12-2025).pdf

4681_07_Noise Analysis (12-03-2025).pdf

4681_08_Decommissioning Plan (12-02-2025).pdf

4681_09_Decommissioning Surety Draft.pdf

4681_13_Legal Description.pdf

4681_17_Geometric Site Plan (11-18-2025).pdf

4681_18_Landscape & Screening Plan (12-10-2025).pdf

4681_20_EcoCAT Report & Consultation Letter (10-06-2025).pdf

4681_21_SHPO Letter (12-05-2025).pdf

4681_22_NRI Report (12-15-2025).pdf

4681_23_USFWS Letter (01-05-2026).pdf

4681_24_US Army Corp Letter of No Objection (01-02-2026).pdf

4681_25_Executed AIMA Agreement (11-26-2025).pdf

4681_26_Avoidance of Public Lands Map (12-18-2025).pdf

4681_27_Roadway Jurisdiction Approval Letter (01-08-2026).pdf

4681_28_Structural Engineer's Certificate (12-18-2025).pdf

4681_29_FEMA 100-Year Floodplain Map (12-08-2025).pdf

4681_30_Level 1 Wetland Investigation (12-16-2025).pdf

4681_31_Topographical Map (11-04-2025).pdf

4681_32_Prelimary Drain Tile Report (01-02-2025).pdf

4681_33_Prelimary Stormwater Report (01-08-2026).pdf

4681_34_Phase 1 Environmental Assessment (10-24-2025).pdf

STATE OF ILLINOIS
COUNTY OF KANE

PETITION NO. 4681
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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KANE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: THE NORTH 21 1/2 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 1 1/2 RODS THEREOF AND ALSO EXCEPTING THE NORTH 342 FEET OF THE SOUTH 366.75 FEET OF THE WEST 763 FEET THEREOF), IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN A WARRANTY DEED, MADE BY JERRY D. WEBB AND BRENDA D. WEBB, HIS WIFE IN JOINT TENANCY, TO JESSE C. BARNES AND FRANCES M. BARNES, HIS WIFE, IN JOINT TENANCY AND NOT AS TENANTS IN COMMON, RECORDED FEBRUARY 28, 1978 AS DOCUMENT NO. 1446443 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER, 276.15 FEET TO THE NORTH LINE OF THE SOUTH 432.15 FEET OF THE NORTH 21 ½ ACRES OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE, 333.54 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 276.15 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER; THENCE WEST ALONG SAID NORTH LINE, 333.54 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 195.43 FEET OF THE SOUTH 366.75 FEET OF THE WEST 763 FEET OF THE NORTH 21 1/2 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

The subject property is generally located at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014).

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

1. (Water Resources) This site contains a flood route and is adjacent to unstudied Zone A Floodplain. A Base Flood Elevation for the Zone A Floodplain and the flood route will need to be determined by a licensed Professional Engineer. All panels will need to be Flood Protected to 2 feet above the Base Flood Elevation. Survey and Engineering Study will be needed to delineate the flood route on the site.
2. (Water Resources) 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. (Water Resources) 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. (Water Resources) Should the site introduce more than 5,000 sq ft of impervious, a BMP will be required for all impervious surfaces.

5. (Water Resources) 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.
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10. (Water Resources) 80% vegetative coverage for plantings will be a requirement for the site.
11. (Water Resources) 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. (Water Resources) Floodplain, Wetland, Compensatory Storage, BMPs and Stormwater Management must be placed in a Conservation or Drainage Easement.
13. (Transportation) The Petitioner shall obtain a road use agreement and temporary and final access permits from Hampshire Township.
14. (Zoning) Vegetative screening consistent with the Kane County Zoning Ordinance shall be provided for any part of the commercial solar energy facility that is visible to non-participating residence(s) and shall include at minimum a continuous line of evergreen trees with a minimum planting height of 5 feet and a maximum separation distance of 15 feet on center.
15. (Zoning) The development shall comply with all recommendations outlined in the Illinois Department of Natural Resources (IDNR) letter dated October 6, 2025, included in the Zoning Petition submittal.

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.

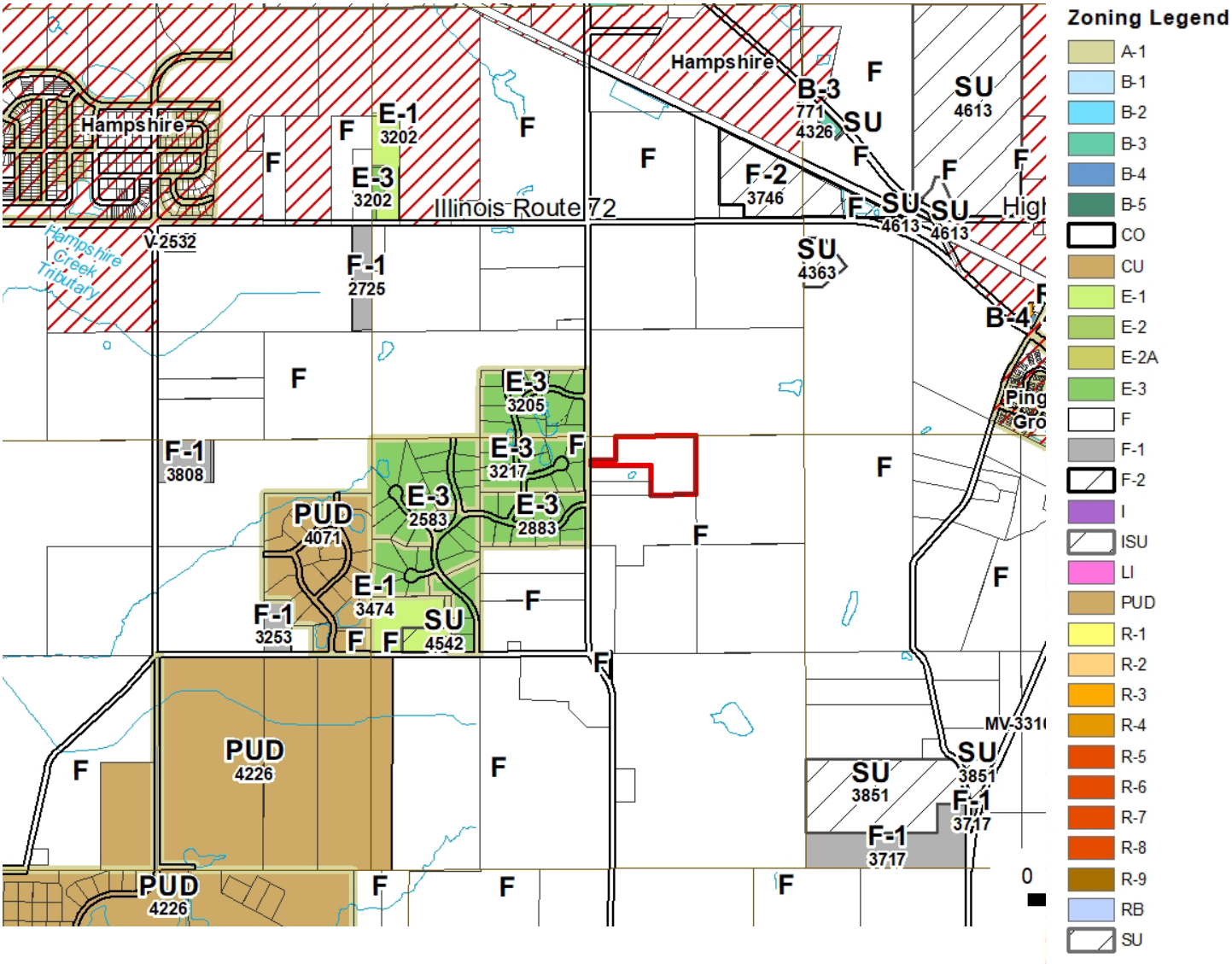
Passed by the Kane County Board on April 14, 2026

_____	_____
John A. Cunningham	Corinne Pierog
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois

Vote:

PETITION NO. 4681
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 10 acres of property at 14N937 Brier Hill Rd., Hampshire, IL 60140, in Hampshire Township, unincorporated Kane County, Illinois (PIN: 01-36-200-014).



STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ORDINANCE NO. TMP-26-244

AMENDING CHAPTER 6 OF THE KANE COUNTY CODE BUILDINGS AND BUILDING REGULATIONS: ARTICLE IV FEES

WHEREAS, the Kane County Board has regulated the construction and occupancy of buildings as set forth in Chapter 6 of the Kane County Code, as amended from time to time, and in conjunction with other applicable County Ordinances to protect the health, safety and welfare of the public; and

WHEREAS, Article IV sets the fees for various permit types; and

WHEREAS, Public Act 104-0458 defines permit fees, review timelines, approval criteria, and other requirements governing commercial solar and energy storage facilities in Illinois; and

WHEREAS, the review of commercial solar and energy storage facilities requires specialized and intensive zoning and building reviews as well as inspections; and

WHEREAS, the Development Committee recommends the following fees be adopted by amending Chapter 6 of the Kane County Code attached as Exhibit A effective upon passage.

NOW, THEREFORE, BE IT ORDAINED by the Kane County Board that the existing text of Chapter 6, Buildings and Building Regulations, of the Kane County Code, is hereby amended as attached in Exhibit A, effective upon passage.

Passed by the Kane County Board on April 14, 2026.

_____	_____
John A. Cunningham, MBA, JD, JD	Corinne M. Pierog MA, MBA
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois

Vote:

Exhibit A

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

6-12: FEE SCHEDULE:
The following fee schedule shall be applicable to this chapter:

U. Solar ***and Energy Storage*** Equipment Installations:

1. Residential:
   a. 0-10 kw Two hundred fifty ($250.00) Three hundred dollars ($300.00)
   b. Over 10 kw Five hundred dollars ($500.00) six hundred dollars ($600.00)
2. Non-Residential **/ Non-** ***Commercial Solar Facilities and Energy Storage Systems***:
   a. 0-100 kw Seven hundred fifty dollars ($750.00)
   b. 101-500 kw One thousand two hundred dollars ($1,200.00)
   c. 501-1MW Three thousand six hundred dollars ($3,600.00)
   d. 1MW-2MW Seven thousand two hundred fifty dollars ($750.00)
   e. over 2MW Seven thousand two hundred fifty dollars ($750.00) plus two hundred fifty dollars ($250.00) for each additional 100 kw or $2000 per MW

3. Commercial Solar Energy Facilities and Energy Storage Systems

a. For commercial solar energy facilities: five thousand dollars ($5,000) per each megawatt of nameplate capacity of the energy facility, up to a maximum of $75,000

b. For energy storage systems: five thousand dollars ($5,000) per each megawatt of nameplate capacity of the energy storage system up to a maximum fee of $50,000

c. 25% of the fee calculated in a. or b. shall be added for the facility plan review fee

c. 25% of the fee calculated in a. or b. shall be added for review of the application and supporting documents for compliance with the Kane County Zoning Ordinance

d. The County may also require reimbursement from the applicant for any reasonable expenses incurred by the county in processing the building permit in excess of the maximum fee.

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Amending Building Permit Fees

Committee Flow:
Development Committee, Executive Committee, County Board

Contact:
Mark VanKerkhoff, 630-232-3451

Budget Information:

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

Summary:

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

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

REPORT NO. TMP-26-375

MONTHLY REPORT

Kane County

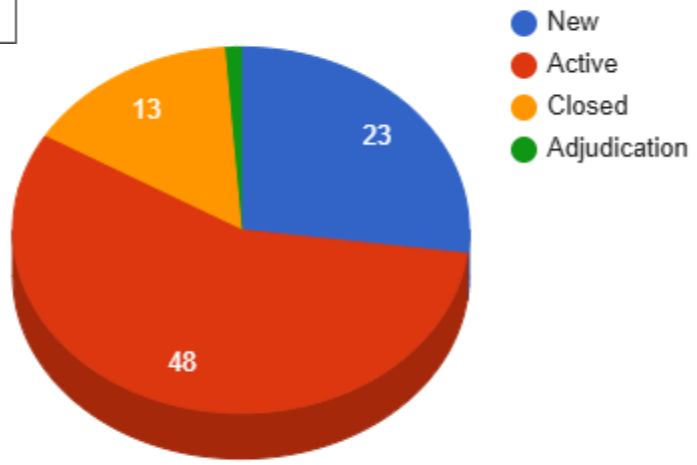
Property Code Enforcement Division

Statistical Monthly Report - February 2026

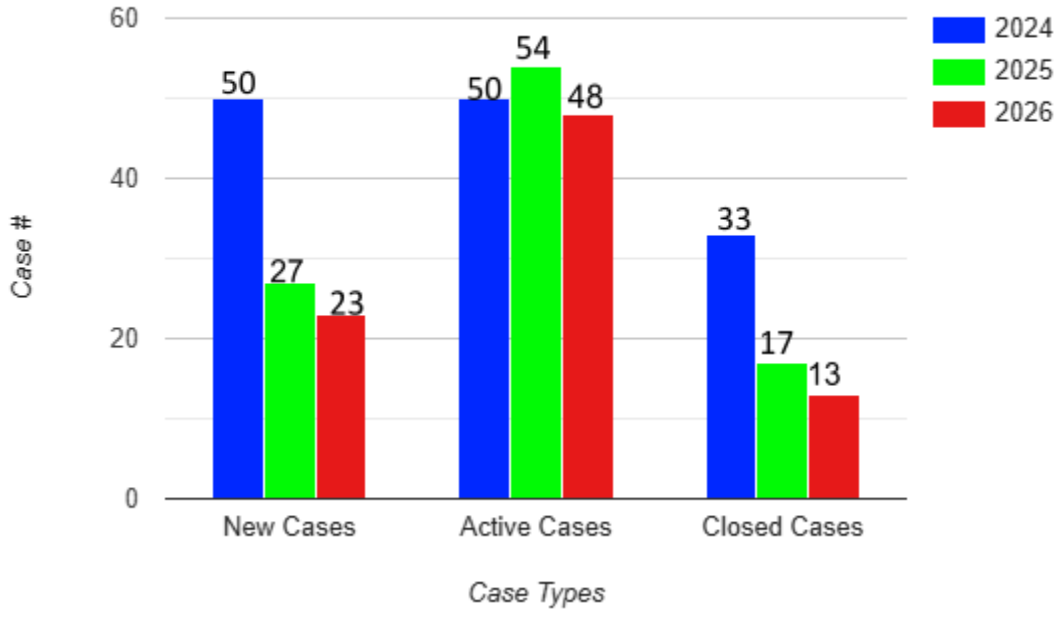
Monthly Data - February 2026

New Cases	Closed	Active as of February 28, 2026	Adjudication
23	13	48	1

February 2026 Overview :

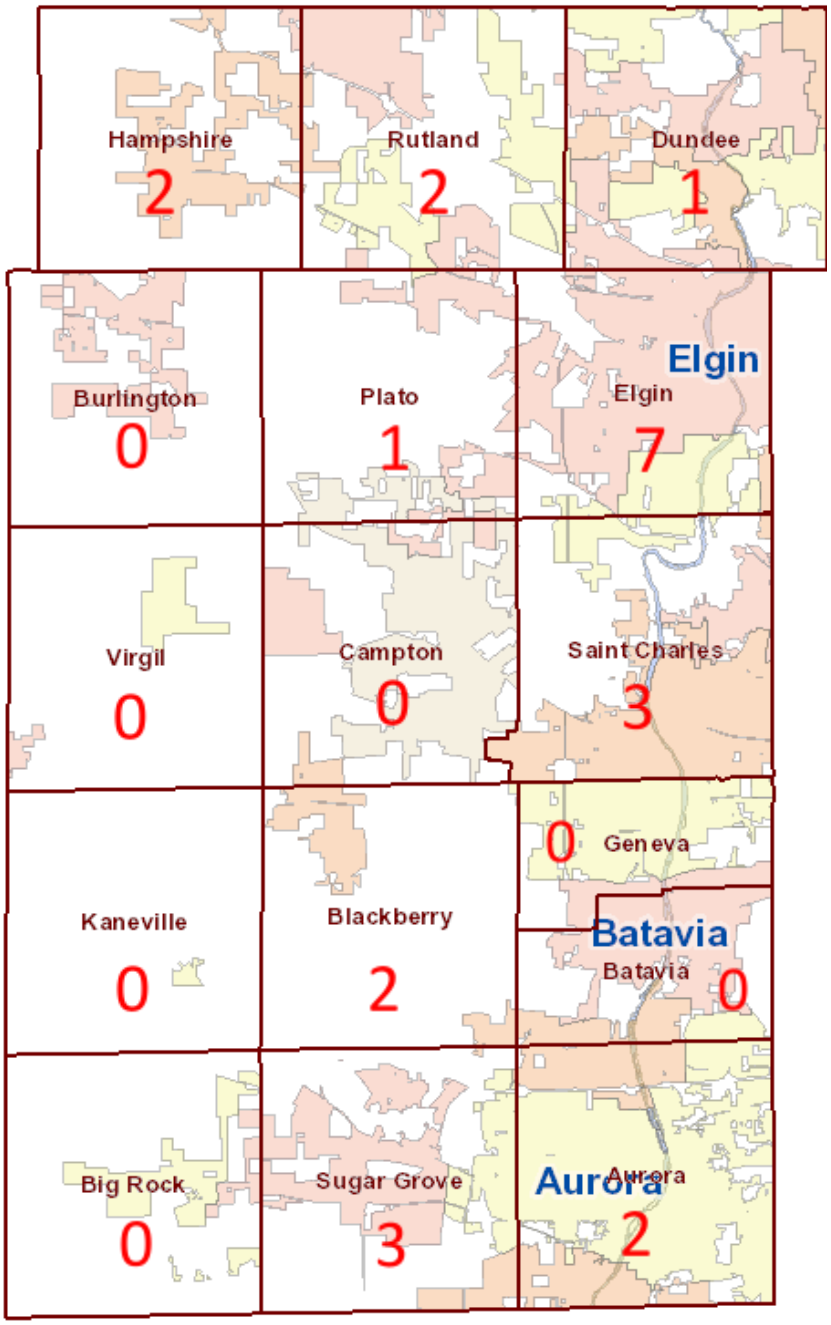


February 2024 / 2025 / 2026



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

New Cases by Township



Year to Date Overview January 2024 - February 2026

2024/2025/2026 Month Comparison

January 2024 January 2025 January 2026	New Cases	14 16 18	February 2024 February 2025 February 2026	New Cases	50 27 23	March 2024 March 2025 March 2026	New Cases	23 32 TBD
January 2024 January 2025 January 2026	Active Cases	34 43 35	February 2024 February 2025 February 2026	Active Cases	50 54 48	March 2024 March 2025 March 2026	Active Cases	44 55 TBD
January 2024 January 2025 January 2026	Closed Cases	14 17 22	February 2024 February 2025 February 2026	Closed Cases	33 17 13	March 2024 March 2025 March 2026	Closed Cases	31 27 TBD
January 2024 January 2025 January 2026	Adjudication	3 1 2	February 2024 February 2025 February 2026	Adjudication	0 2 1	March 2024 March 2025 March 2026	Adjudication	0 2 TBD
January 2024 January 2025 January 2026	**Total Caseload**	46 59 53	February 2024 February 2025 February 2026	**Total Caseload**	100 81 81	March 2024 March 2025 March 2026	**Total Caseload**	63 87 TBD
April 2024 April 2025 April 2026	New Cases	39 57 TBD	May 2024 May 2025 May 2026	New Cases	51 49 TBD	June 2024 June 2025 June 2026	New Cases	29 23 TBD
April 2024 April 2025 April 2026	Active Cases	52 72 TBD	May 2024 May 2025 May 2026	Active Cases	49 70 TBD	June 2024 June 2025 June 2026	Active Cases	40 56 TBD
April 2024 April 2025 April 2026	Closed Cases	32 43 TBD	May 2024 May 2025 May 2026	Closed Cases	49 48 TBD	June 2024 June 2025 June 2026	Closed Cases	39 33 TBD
April 2024 April 2025 April 2026	Adjudication	0 2 TBD	May 2024 May 2025 May 2026	Adjudication	1 4 TBD	June 2024 June 2025 June 2026	Adjudication	0 0 TBD
April 2024 April 2025 April 2026	**Total Caseload**	91 127 TBD	May 2024 May 2025 May 2026	**Total Caseload**	100 119 TBD	June 2024 June 2025 June 2026	**Total Caseload**	69 79 TBD

Year to Date Overview January 2024 - February 2026

July 2024 July 2025 July 2026	New Cases	40 49 TBD	August 2024 August 2025 August 2026	New Cases	37 32 TBD	September 2024 September 2025 September 2026	New Cases	33 24 TBD
July 2024 July 2025 July 2026	Active Cases	50 73 TBD	August 2024 August 2025 August 2026	Active Cases	45 71 TBD	September 2024 September 2025 September 2026	Active Cases	43 57 TBD
July 2024 July 2025 July 2026	Closed Cases	33 33 TBD	August 2024 August 2025 August 2026	Closed Cases	36 30 TBD	September 2024 September 2025 September 2026	Closed Cases	37 28 TBD
July 2024 July 2025 July 2026	Adjudication	4 4 TBD	August 2024 August 2025 August 2026	Adjudication	2 4 TBD	September 2024 September 2025 September 2026	Adjudication	2 5 TBD
July 2024 July 2025 July 2026	**Total Caseload**	90 122 TBD	August 2024 August 2025 August 2026	**Total Caseload**	82 103 TBD	September 2024 September 2025 September 2026	**Total Caseload**	76 81 TBD
October 2024 October 2025 October 2026	New Cases	30 20 TBD	November 2024 November 2025 November 2026	New Cases	40 16 TBD	December 2024 December 2025 December 2026	New Cases	20 21 TBD
October 2024 October 2025 October 2026	Active Cases	40 50 TBD	November 2024 November 2025 November 2026	Active Cases	56 40 TBD	December 2024 December 2025 December 2026	Active Cases	44 37 TBD
October 2024 October 2025 October 2026	Closed Cases	33 23 TBD	November 2024 November 2025 November 2026	Closed Cases	24 34 TBD	December 2024 December 2025 December 2026	Closed Cases	28 20 TBD
October 2024 October 2025 October 2026	Adjudication	1 2 TBD	November 2024 November 2025 November 2026	Adjudication	2 3 TBD	December 2024 December 2025 December 2026	Adjudication	2 2 TBD
October 2024 October 2025 October 2026	**Total Caseload**	70 70 TBD	November 2024 November 2025 November 2026	**Total Caseload**	96 56 TBD	December 2024 December 2025 December 2026	**Total Caseload**	64 56 TBD

Spanish Translation Assistance	Inspections	Letters	In-Person
Health Department	0	0	0
Water Resources	4	0	0
Building Permit Department	2	0	6



End of February 2026
Kane County
Property Code Enforcement
Statistical Monthly Report

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

REPORT NO. TMP-26-393

MONTHLY REPORT

Kane County Development & Community Services Department

Planning & Special Projects Division
Monthly Report – March 2026

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

DEVELOPMENT & COMMUNITY SERVICES DEPT. PROJECTS USING ARPA FUNDS

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

Gilmore Marketing Concepts, Inc. continues to provide marketing services for the Fabulous Fox! Water Trail including managing the "Where the Fox Goes" website and Facebook page. They have also developed the "Log 250 for America Challenge" to promote the 250th birthday of the United States.

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

Partner: IMEC

The Kane County portion of the Lighthouse Program is now complete. Phase II of the program is continuing with the Kane County Economic Development Corporation and will allow for more Kane County manufacturers to participate. Applications for companies for Phase II are now closed, and work has been begun with companies who joined the program under Phase II.

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

Partners: Elgin and Aurora Convention and Visitor Bureaus

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

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

Team: Planning Division Staff and Economic Development Consultant.

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

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

The Department has continued to work with Kamps Sustainable Agriculture Group, LLC, the project consultant who has continued to publish stories on the farmer recipients of the Food and Farm Resiliency Grant Program. The consultant is also compiling survey data from the grant recipients for a report on the overall performance of the program.

ENERGY AND ENVIRONMENTAL

Fabulous Fox! National Water Trail

Kim Gilmore and Gilmore Marketing Concepts continue to be funded through the $100,000 Illinois Department of Commerce and Economic Opportunity Marketing Partnership Grant for marketing of the FF!WT. As Illinois co-chair, Karen Miller hosted the bi-monthly Core Development Team meeting on February 3rd. Karen Miller

participated in the McHenry County Conservation District Community February 4th Open House on behalf of the FF!WT. On March 12th, Karen Miller presented at the 14th Annual Fox River Summit.

The Conservation Foundation

On February 19th, Karen Miller, member of the Kane County Advisory Council, attended the annual membership luncheon.

Chicago Region Trees Initiative

As co-chair of the Trees and Green Infrastructure Work Group, Karen Miller participated in the co-chairs meeting on February 5th.

FOOD AND AGRICULTURE

Soil Health and Economic Impact Assessment

On February 10th Sarahy Castro and Matt Tansley met with the Soil Health and Economic Impact Assessment consulting team. The Delta Institute provided a preliminary overview of their soil health analyses. The planning staff continues to work with New Venture Advisors and the Delta Institute to share available cropping data.

Farmer Technical Assistance Grant Program

Planning Division staff are coordinating with the County's consultant, Kamps Sustainable Agriculture Group, LLC, to pilot a new assistance program for Kane County growers and distributors. The program would provide free technical assistance to Kane County growers and distributors who wish to apply for a select set of opportunities through March.

COMMUNITY AND HOUSING DEVELOPMENT ACTIVITIES

Environmental Review

Kim Lovely, is working on & completed Environmental Review (ER) maps for the project listed below. The projects are requesting funds from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Each project requires 12 different maps. (e.g., National Wetlands Inventory, NEPAssist and FEMA-EPA NEPAssit Report/FIRMette.

- Village of North Aurora—Veterans Memorial Park Improvements
- Village of Carpentersville—2025 Amarillo Drive Road Improvements
- Fox River Valley Public Library District-Building Updates
- Lazarus House--Permanent Supportive Housing (16 homes total)
- Woda Cooper Development | Starville Manor (55+) apartments (in process)

*Note: An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards. HUD's Environmental Review records page houses environmental reviews made publicly available through the HUD Environmental Review Online System (HEROS).

GIS & MAPPING

Completed and Ongoing GIS / Mapping Projects

Catherine McKenna has been working with Janice Hill to estimate the number of agricultural-assessed acres within various facility planning areas and school districts.

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

RESOLUTION NO. TMP-26-314

ESTABLISHING THE OFFICIAL ROAD NAME FOR A SEGMENT OF ILLINOIS ROUTE 31 IN UNINCORPORATED KANE COUNTY

WHEREAS, there presently exists in Section 33, Batavia Township, Kane County, Illinois, a segment of Illinois Route 31 located in unincorporated Kane County between the Mooseheart Road entrance to the north and the incorporated limits of the Village of North Aurora to the south that is currently referenced inconsistently in various records as “Aurora-Batavia Road” and “Lincolnway”; and

WHEREAS, property assessment records, United States Postal Service addressing, and the mailing addresses of properties along this roadway segment identify the street name as “Lincolnway,” and there are no street signs naming the road at this location; and

WHEREAS, KaneComm reports that callers commonly reference this roadway as Illinois Route 31 or Lincoln Highway, and the use of multiple names may create confusion for emergency response and public service delivery; and

WHEREAS, there is a public interest in establishing a single, consistent road name so that the roadway may be referred to with certainty, consistent with Kane County Board Resolution 89-148; and

WHEREAS, affirming the common name “Lincolnway” will align County records with existing addressing practices and minimize impacts to property owners and postal delivery.

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board that the official road name for the segment of Illinois Route 31 in unincorporated Kane County between Mooseheart Road to the north and the North Aurora incorporated limits to the south shall be “Lincolnway.”

BE IT FURTHER RESOLVED that a location map depicting the affected roadway segment shall be attached hereto as Exhibit A and made part of this resolution.

Passed by the Kane County Board on April 14, 2026.

_____	_____
John A. Cunningham, MBA, JD, JD	Corinne M. Pierog MA, MBA
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois

Vote:

Exhibit A



Aerial Image: 2024

Subject Road

Incorporated North Aurora

N

0 0.05 0.1 Mil

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

ESTABLISHING THE OFFICIAL ROAD NAME FOR A SEGMENT OF ILLINOIS ROUTE 31 IN UNINCORPORATED KANE COUNTY

Committee Flow:
Development Committee, Executive Committee, County Board

Contact:
Catherine McKenna, Planner/GIS Specialist
P: 630-232-3457 E: mckennacatherine@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:

Establishes “Lincolnway” as the official road name for the segment of Illinois Route 31 located in Section 33, Batavia Township, between Mooseheart Road and the incorporated limits of the Village of North Aurora. The action resolves inconsistencies among County GIS records, assessment records, USPS addressing, and emergency response references to promote clarity and uniformity. Adoption of this Resolution will align official County records with existing addressing practices and support accurate emergency service delivery.

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-26-288

MINOR ADJ., MILL CREEK, K-7, SUNROOM

MILL CREEK – MINOR ADJUSTMENT

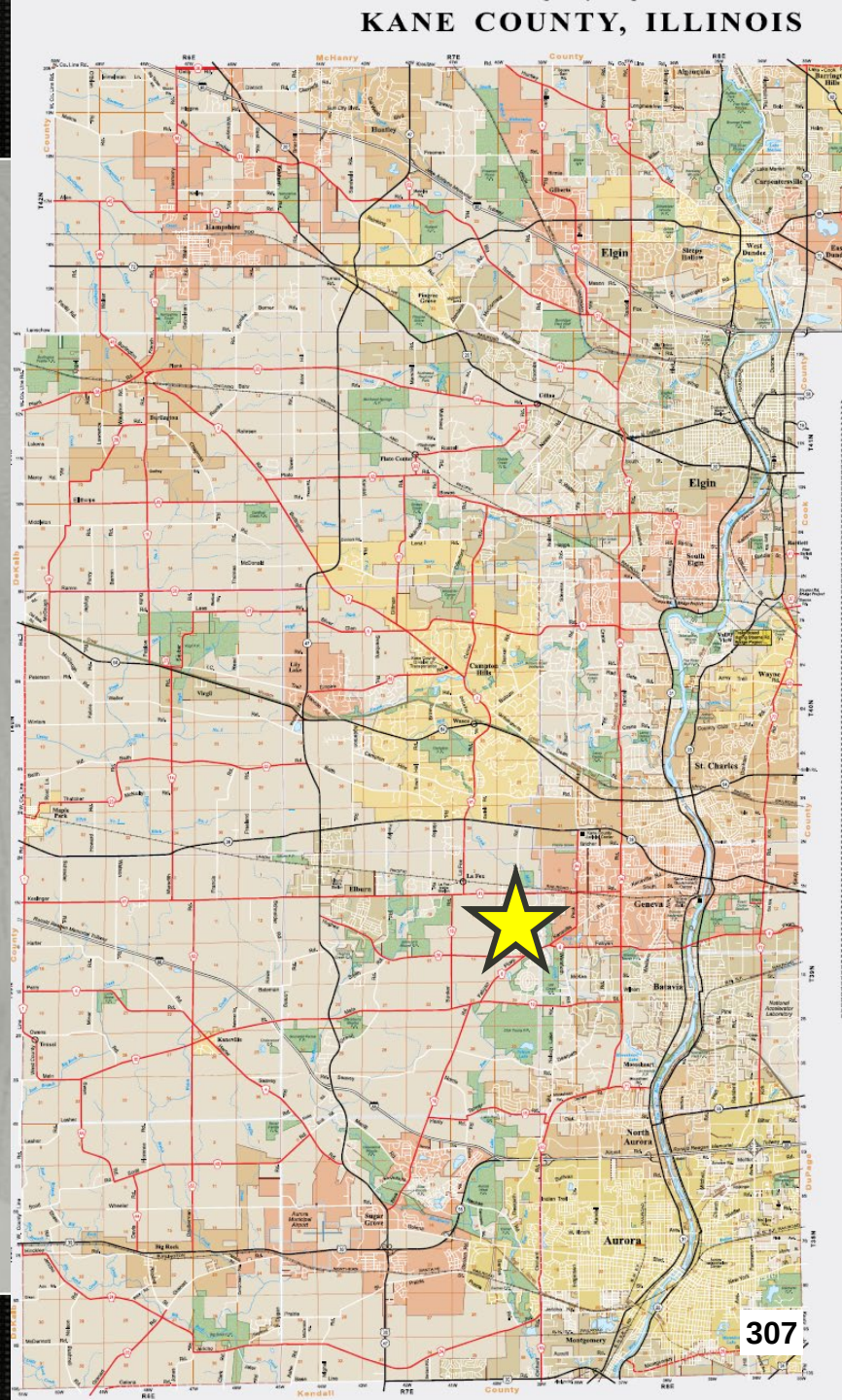
MINOR ADJUSTMENT REQUEST FOR NEIGHBORHOOD K, LOT 7 MC-26-79

0N065 Underwood Drive

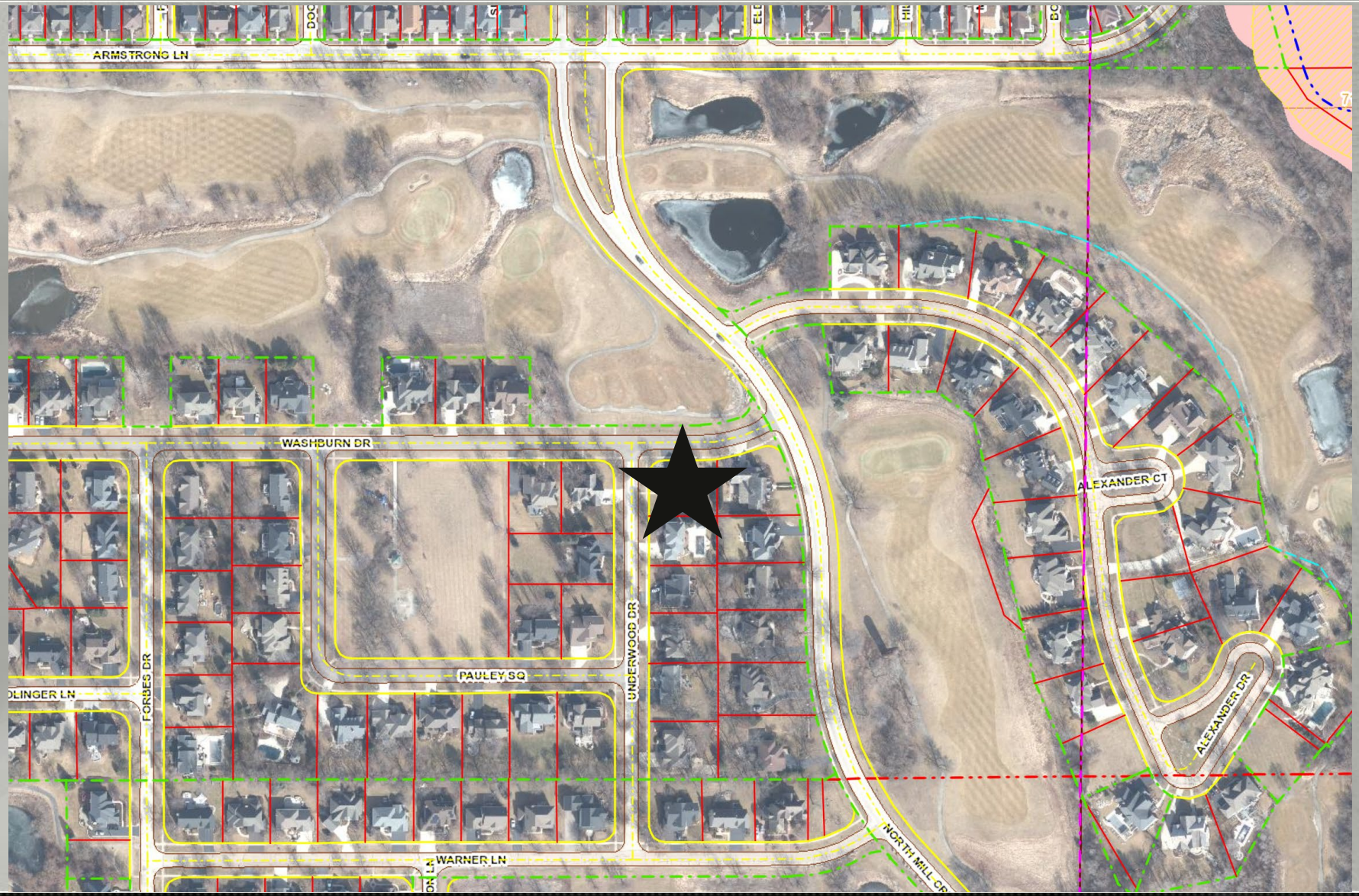
Requesting Approval for an Encroachment into a Rear Yard Building Setback

Section 12, Blackberry Township

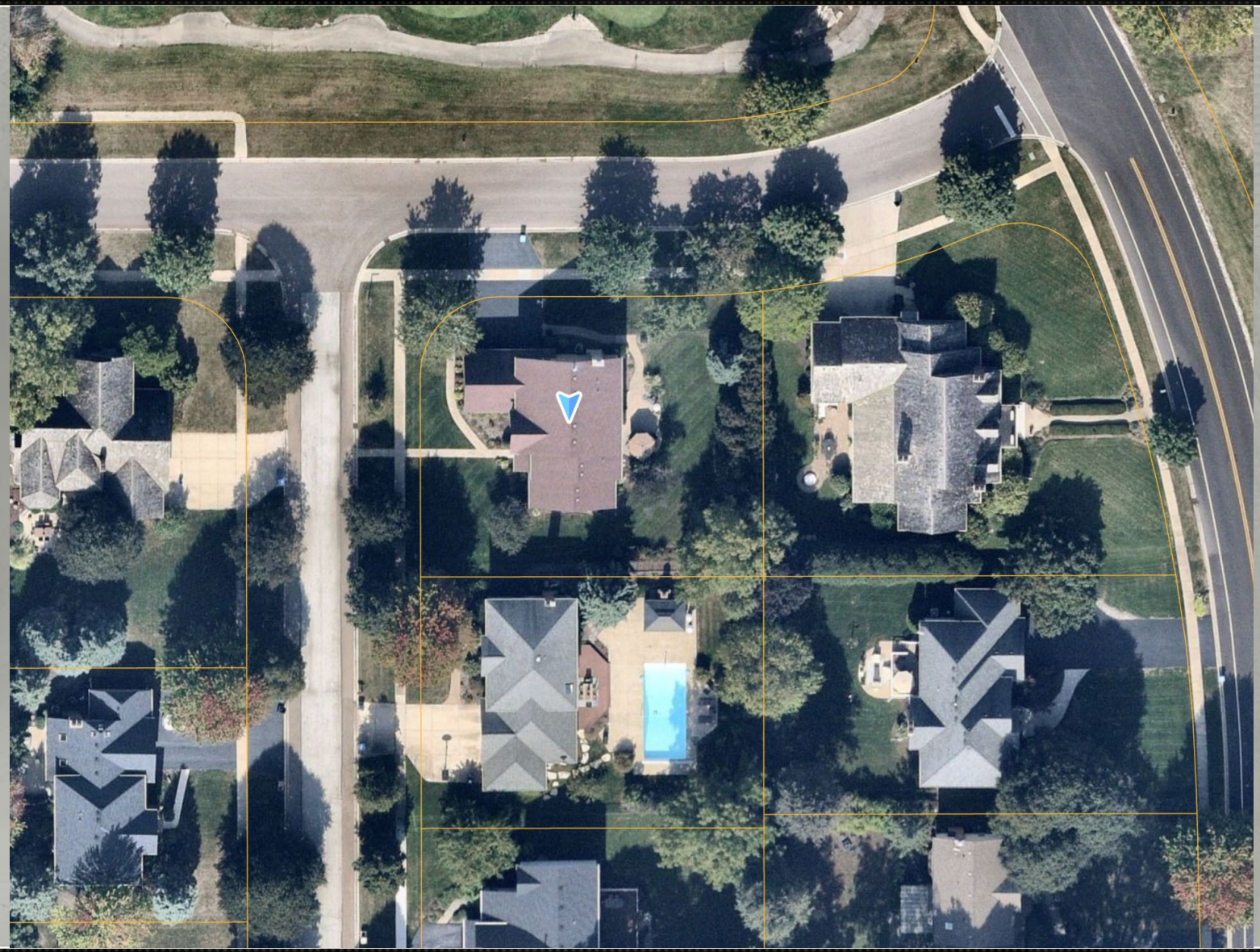
0.31 +/- Acres



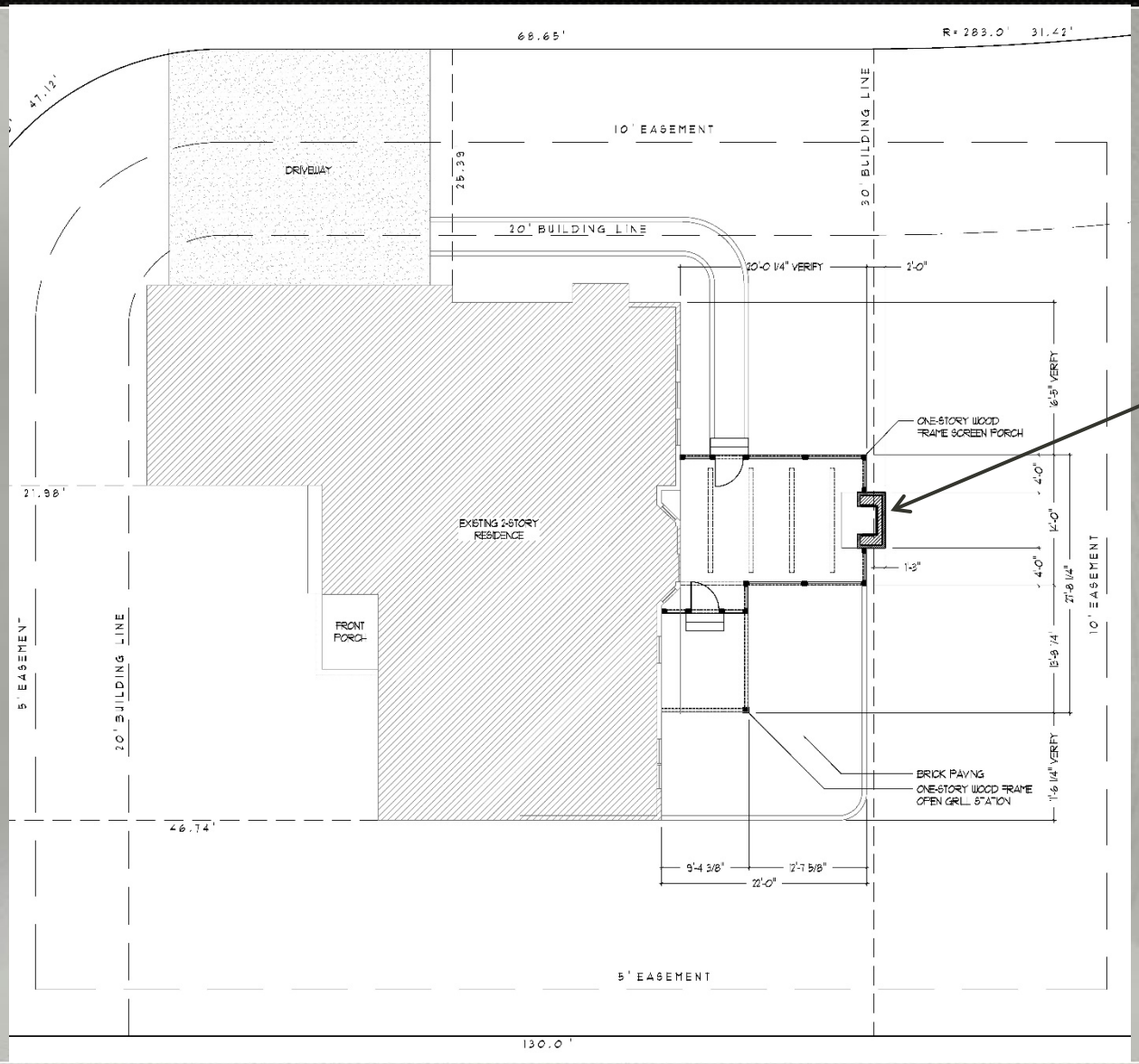
AERIAL LOCATION MAP



AERIAL EXHIBIT OF LOT 7



MINOR ADJUSTMENT



Brick/stone fireplace extends into rear yard setback by approximately 1'-3". Owner requests that the encroachment into the setback area be allowed.

FINDINGS AND RECOMMENDATIONS

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

1. **The proposed adjustment will not increase the overall density of the PUD.**
2. **This adjustment will not decrease open space or affect the physical layout and design of the surrounding lots.**
3. **There will be no impact to the public health, safety and general welfare.**
4. **Jurisdictions and neighbors within 250' have been notified. No negative comments were received.**
5. **This adjustment has been completed in compliance with Section 19-143 of the Subdivision Code.**

RECOMMENDATION: Kane County Technical Staff recommends approval of the Adjustment Request

COUNTY OF KANE

KANE COUNTY DEPARTMENT OF ENVIRONMENTAL & WATER RESOURCES

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

County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3497
Fax: (630) 208-3837
website: kanecountyIL.gov

STAFF RECOMMENDATION

Date: March 16, 2026

To: Kane County Development Committee

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

RE: Request for Approval of Encroachment in Rear Yard Building Setback
Mill Creek Neighborhood "K" Lot 7
0N065 Underwood Drive
PIN 11-12-480-001

Please be advised that the owner of the parcel noted above, has applied for approval of and encroachment into a rear yard building setback to the Development Committee of Kane County. The standard rear yard setback for this area in Mill Creek is 30 feet. This owner is requesting that they be allowed to encroach in the building setback, less than 2 feet, for the purpose of a fireplace in a three seasons room.

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

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

1. The proposed adjustment will not increase the overall density of the PUD.
2. This adjustment will not decrease open space or affect the physical layout and design of the surrounding lots.
3. There will be no impact to the public health, safety and general welfare.
4. Jurisdictions and neighbors within 250' have been notified. No negative comments were received.
5. This adjustment has been completed in compliance with Section 19-143 of the Subdivision Code.

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

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

RESOLUTION NO. TMP-26-391

AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF AURORA FOR LEAD SERVICE LINE REPLACEMENT ON SOLFISBURG AVENUE

WHEREAS, Kane County approved $470,000 (Four Hundred Seventy Thousand Dollars) of State and Local Fiscal Recovery Funds (SLFRF) toward Lead Service Line Replacement in unincorporated Aurora Township on January 10, 2022 (Resolution 23-02; and

WHEREAS, pursuant to the Environmental Protection Agency and 415 ILCS 5/17.12, there is no safe level of lead and because lead containing service lines will convey this harmful substance to the drinking water supply, full water service line replacement is necessary and effective in reliably achieving long-term reductions in drinking water lead levels; and

WHEREAS, lead service line replacement was completed in the Ogden Gardens subdivision, Aurora Township in 2025 to ensure safe drinking water for the subdivision and its residents; and

WHEREAS, adjacent residents on Solfisburg Avenue in unincorporated Kane County were identified as having a high density of lead service lines requiring replacement and the County desires to direct the remaining $200,000 of the original SLFRF allocated towards Lead Service Line Replacement to replace lead services for unincorporated residents on Solfisburg Avenue in connection with the City of Aurora watermain replacement project.

NOW, THEREFORE, BE IT RESOLVED by the Kane County Board that the Intergovernmental Agreement between the County of Kane and the City of Aurora for Lead Service Line Replacement Project on Solfisburg Avenue in Aurora, Illinois allocating $200,000 towards lead service line replacement is authorized and the Chairman thereof is directed to sign the Intergovernmental Agreement and further that the Fiscal Year 2026 budget be adjusted as follows:

$200,000	Enterprise Surcharge Fund Balance Utilization	650.670.000.39900
($200,000)	Contractual/Consultant Services	650.670.670.50150

Line Item: 650.670.000.39900
Line Item Description: Enterprise Surcharge Fund
Was Personnel/Item/Service approved in original budget or a subsequent budget revision? Current request
Are funds currently available for this Personnel/Item/Service in the specific line item? Yes
If funds are not currently available in the specified line item, where are the funds available?
n/a

Passed by the Kane County Board on April 14, 2026.

_____	_____
John A. Cunningham, MBA, JD, JD	Corinne M. Pierog MA, MBA
Clerk, County Board	Chairman, County Board
Kane County, Illinois	Kane County, Illinois

Vote:

RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Authorizing an Intergovernmental Agreement for Lead Service Line Replacement on Solfisburg Avenue

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

Contact:
Jodie Wollnik, 630.232.3499

Budget Information:

Was this item budgeted? No	Appropriation Amount: $200,000
If not budgeted, explain funding source: 650 Enterprise Surcharge Fund Balance	
Was this item passed through the appropriate committee? Yes	

Summary:

This resolution authorizes an IGA with the City of Aurora to spend the remaining $200,000 of previously authorized ARPA funds for the Lead Service Line Replacements in Aurora Township.

AURORA
ILLINOIS

PLANS FOR THE PROPOSED

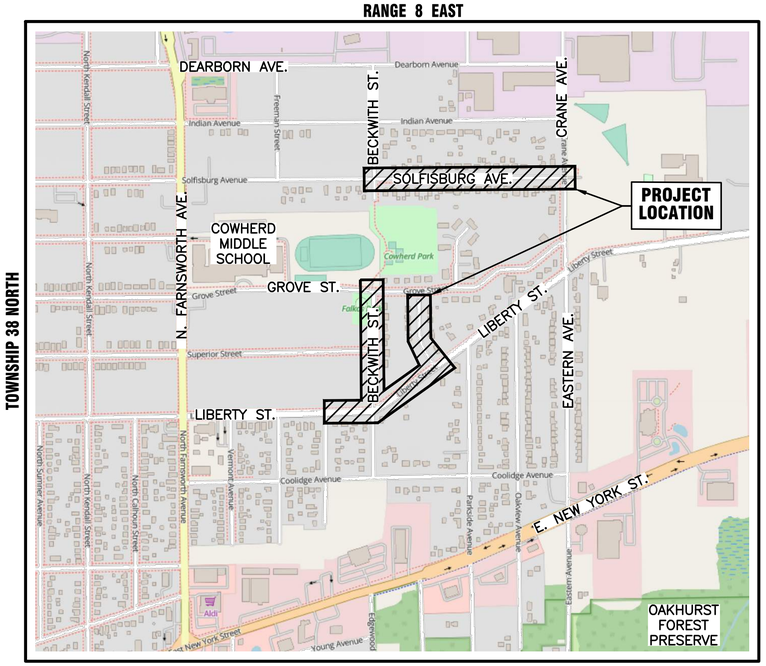
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT

BETWEEN GROVE ST. AND LIBERTY ST.
INCLUDING LIBERTY ST. BETWEEN BECKWITH ST. AND CATHERINE ST.
AND SOLFISBURG AVE. BETWEEN BECKWITH ST. AND CRANE AVE.
JANUARY 2026
GENERALLY LOCATED IN THE NW 1/4 OF SEC. 24, T38N, R8E

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	)	)
STORM SEWER	>	>
WATER MAIN	W	W
FORCE MAIN	FM	FM
UNDERDRAIN	UD	UD
OVERHEAD LINE	OH	OH
CABLE TV LINE	CATV	CATV
GAS LINE	GAS	GAS
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
FENCE	X	X
MAJOR CONTOUR		
MINOR CONTOUR		
HIGH WATER LEVEL	HWL	HWL
NORMAL WATER LEVEL	NWL	NWL
PAVEMENT FLOW DIRECTION		
SPOT ELEVATION	682.6	682.6
TOP OF CURB ELEVATION	682.6 TC	682.6 TC
TOP OF FOUNDATION ELEVATION	682.6 T/F	682.6 T/F
GUTTER ELEVATION	682.6 FL	682.6 FL
PAVEMENT ELEVATION	682.6 P	682.6 P
EDGE OF PAVEMENT		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY MANHOLE		
SANITARY CLEANOUT	CO	CO
STORM MANHOLE		
CATCH BASIN		
INLET		
FLARED END SECTION		
FIRE HYDRANT		
VALVE VAULT		
VALVE BOX		
STREET LIGHT		
POWER POLE		
STREET SIGN		
ELECTRIC BOX	E	
TELEPHONE BOX	T	
TELEPHONE MANHOLE	T	
B-BOX		
GAS VALVE		
TRAFFIC HANDHOLE		
ELECTRIC HANDHOLE		
TREE W/ DIAMETER	12"	12"
MAILBOX		
STRUCTURE TO BE REMOVED		
PLUG EXISTING PIPE		
UTILITY CROSSING		
EXPLORATORY EXCAVATION LOCATION		
SANITARY MANHOLE REHABILATATION NUMBER		3-C-100
SOIL BORING LOCATION WITH IDENTIFICATION NUMBER & ELEVATION		SB #1 600.00

RANGE 8 EAST



KANE COUNTY - AURORA TOWNSHIP
THIRD PRINCIPAL MERIDIAN

LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

1	COVER SHEET
2	OVERALL PLAN
3 - 11	PLAN AND PROFILE
12 - 15	STANDARD DETAILS

Dial 811 or 1-800-892-0123
811
Know what's below.
Call before you dig.

J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
811 OR 1-800-892-0123

CONSTRUCTION AND MAINTENANCE TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS AND STANDARDS

PRINTED BY THE AUTHORITY OF THE CITY OF AURORA

PLANS PREPARED BY:

CITY OF AURORA

DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION
2185 LIBERTY STREET, AURORA, IL 60502

PHONE: 630-256-3200 FAX: 630-256-3229

REVISIONS:

2/19/26 GL – SOLFISBURG AVE. ADDITION

				HORIZ. SCALE: N/A	
DESIGNED BY: GL	DRAWN BY: MH	CHECKED BY: GL	APPROVED BY: KTM	VERT. SCALE: N/A	DATE: JAN. 2026

KURTIS T. MUTH
062.59993
PROFESSIONAL ENGINEER
OF ILLINOIS

STAMP

ILLINOIS REGISTERED PROFESSIONAL ENGINEER No. 062.59993

LICENSE EXPIRES NOVEMBER 30, 2027

DATE 1/13/26

NOTE: PROJECT LIMITS EXPANDED TO THE NORTH - SOLFISBURG AVE WATER MAIN TO BE REPLACED

AURORA CENTRAL ATHLETIC FIELD

LEGEND:
- INDICATES PROJECT LIMITS
- XXX ADDRESS NUMBER (FOR REFERENCE ONLY)

GROVE ST.

SHEET NO. 06

SHEET NO. 08

SHEET NO. 07

SHEET NO. 05

SHEET NO. 04

SHEET NO. 03

BECKWITH ST.

CATHERINE ST.

LIBERTY ST.

SUPERIOR ST.

HAMPSHIRE AVE.

HILLSIDE AVE.

PARKSIDE AVE.

OAKVIEW AVE.

1 LIBERTY ST., BECKWITH ST. & CATHERINE ST. OVERALL LAYOUT PLAN
SCALE: 1"=60'

SCALE: 1"=60'–0"

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 1/12/2026 8:23 AM
FILE NAME: 2402297.01-Overall
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: ILDOT-Standard.ctb

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FILE NAME = 2402297.01–Overall	DRAWN – MPL	REVISED –	
PLOT SCALE = 1"=60'	CHECKED – CL/KM	REVISED –	
PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

OVERALL PLAN
SCALE: 1"=60' | SHEET NO. 01 OF 01 SHEETS | STA. | TO STA.

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		KANE	15	02
		CONTRACT NO.		
		ILLINOIS	FED. AID PROJECT	

PLAN AND PROFILE LEGEND:

- INDICATES VALVE AND VALVE VAULT
- INDICATES FIRE HYDRANT WITH AUX VALVE
- INDICATES B–BOX
- INDICATES CUT AND CAP
- DENOTES W.M. QUALITY PIPE CASING
- INDICATES TRENCH BACKFILL
- INDICATES MAINTAIN I.E.PA'S VERTICAL SEPARATION REQUIREMENTS
- INDICATES PAVEMENT REMOVAL AND REPLACEMENT (FULL DEPTH)
- INDICATES SIDEWALK REMOVAL AND REPLACEMENT
- INDICATES DRIVEWAY PAVEMENT REMOVAL
  - CONCRETE
  - HMA
- INDICATES SAWCUT
- INDICATES PIPE REMOVAL OR ABANDONMENT
  - WATER MAIN
- INDICATES RESTORATION, SEEDING CL 1A SEEDING WITH TOPSOIL F&P 4" (TYP)

(#) WATER MAIN TAGS

100
EX. 6" W.M.

101
EX. VALVE AND VALVE BOX

102
EX. 6" W.M.

103
CONN TO EX W MAIN 6
8" x 6" REDUCER
DI SOLID SLEEVE 6

104
20' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S & REDUCER

105
VV TA 4 DIA T1F CL
8" GATE VALVE
RIM= 714.38

106
839' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S & REDUCER

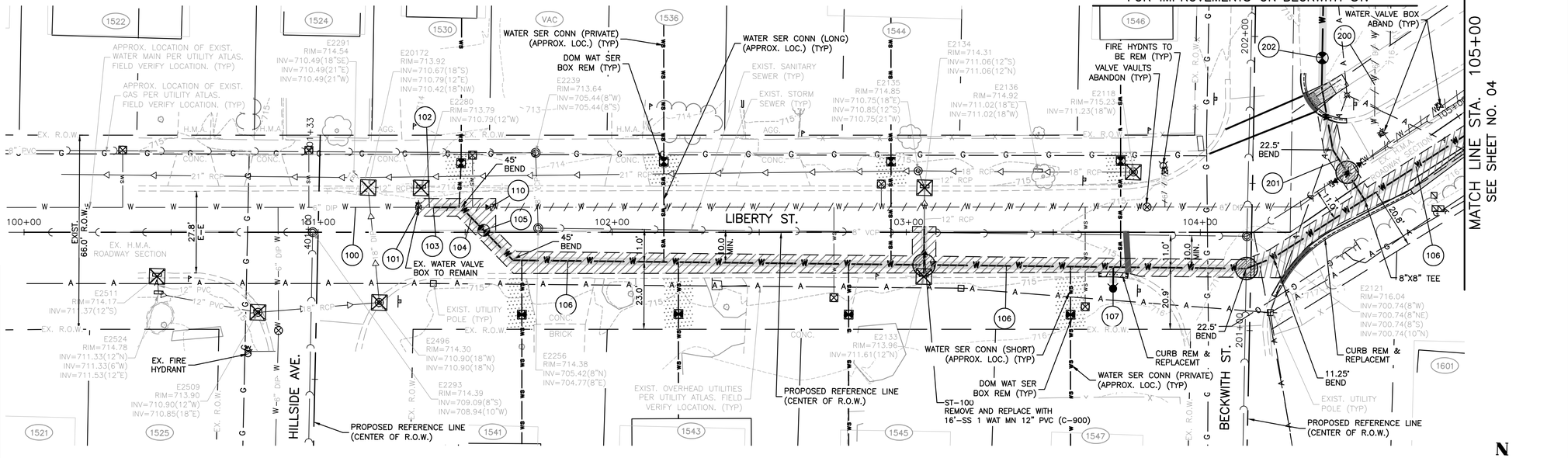
107
FIRE HYD W/AUX V & VB
BURY ELEV.= 715.65

110
CUT & CAP EX 6 WM
WITH D.I. & MJ

200
EX. 6" W.M.

201
52' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

202
VV TA 4 DIA T1F CL
8" GATE VALVE
RIM= 715.80



- CONCRETE SIDEWALK REMOVAL AND REPLACEMENT
- ADA CURB RAMP
- ADA DETECTABLE WARNINGS
- CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT
- DEPRESSED CURB

INLET AND PIPE PROTECTION			
Exist. Structure No.	Station	Side	Quantity EACH
E2511	100+45.23	RT	1
E2509	100+79.53	RT	1
E20172	101+17.00	LT	1
E2496	101+20.81	RT	1
E2280	101+35.05	LT	1
E2133	103+05.98	RT	1
E2134	103+06.24	LT	1

NOTE:
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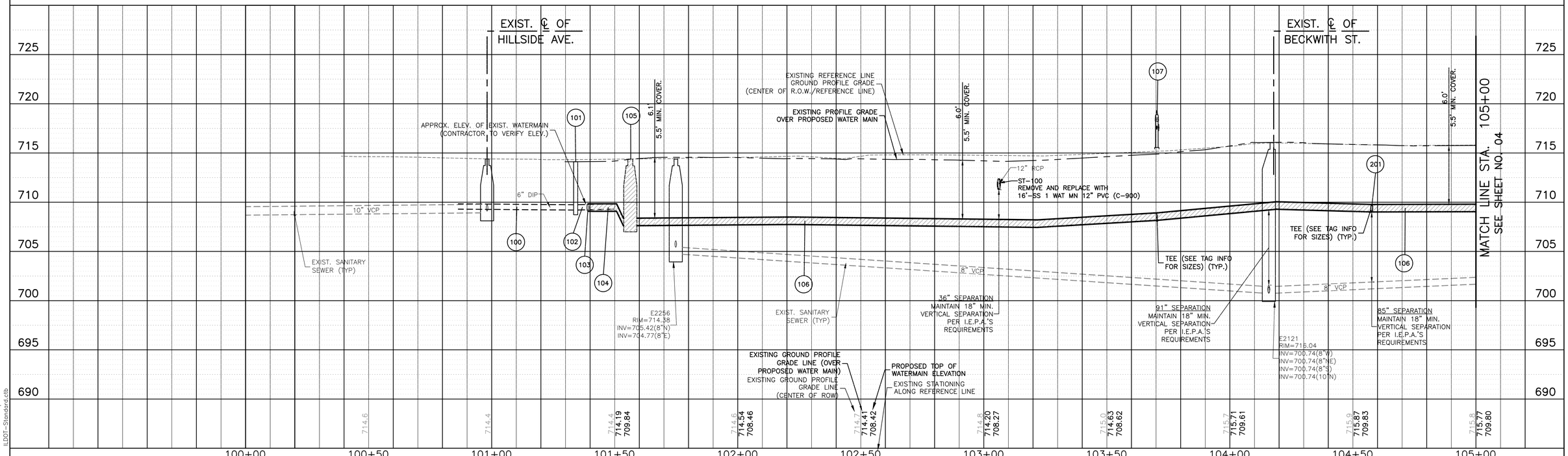
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N

20 0 20
SCALE: 1"=20'–0"

PLAN — DATE / BY / SURVEYED / PLOTTED / ALIGNMENT CHECKED / GRADES CHECKED / BENCH MARK / STRUCTURE NO. / NOTE BOOK / CADD FILE NAME / NO. / STRUCTURE NO. / TAN'S CH'KD



PROFILE — DATE / BY / SURVEYED / PLOTTED / GRADES CHECKED / BENCH MARK / STRUCTURE NO. / NOTE BOOK / NO. / STRUCTURE NO. / TAN'S CH'KD

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 1/12/2026 8:24 AM
FILE NAME: 2402297.01-PnP-100-Liberty_St
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: ILDOT-Standard.ctb

USER NAME = MLEWIS	DESIGNED – GIL	REVISED –	
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PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

LIBERTY ST.
WATER MAIN PLAN AND PROFILE
SCALE: 1"=20' | SHEET NO. 01 OF 02 SHEETS | STA. 100+00 TO STA. 105+00

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KANE	15	03
		CONTRACT NO. _____		
		ILLINOIS	FED. AID PROJECT	

PLAN AND PROFILE LEGEND:

- INDICATES VALVE AND VALVE VAULT
- INDICATES FIRE HYDRANT WITH AUX VALVE
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  - CONCRETE
  - HMA
- INDICATES SAWCUT
- INDICATES PIPE REMOVAL OR ABANDONMENT
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(#) WATER MAIN TAGS

106
839' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S & REDUCER

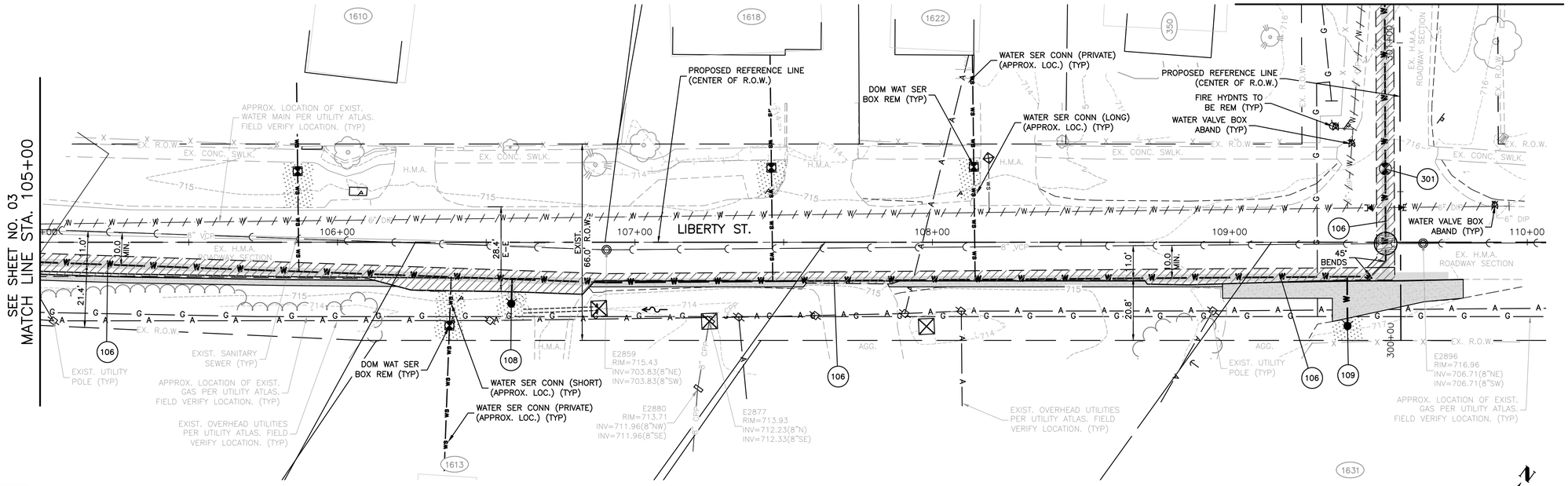
108
FIRE HYD W/AUX V & VB
BURY ELEV.= 714.75

109
FIRE HYD W/AUX V & VB
BURY ELEV.= 717.05

301
VV TA 4 DIA T1F CL
8" GATE VALVE
RIM= 716.30

SEE SHEET NO. 04
FOR IMPROVEMENTS ON CATHERINE ST.

SEE SHEET NO. 03
MATCH LINE STA. 105+00



- CONCRETE SIDEWALK REMOVAL AND REPLACEMENT
- ADA CURB RAMP
- ADA DETECTABLE WARNINGS
- CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT
- DEPRESSED CURB

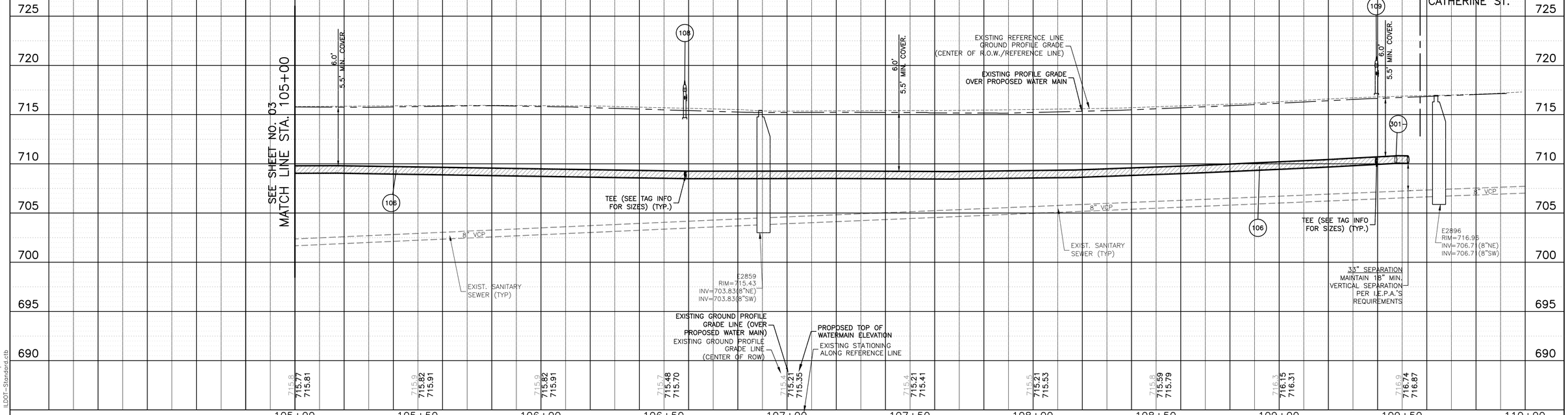
INLET AND PIPE PROTECTION			
Exist. Structure No.	Station	Side	Quantity EACH
E Culvert	106+87.92	LT	1
E2877	107+25.05	RT	1
E20282	107+98.02	LT	1

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LIBERTY ST.

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SCALE: 1"=20'-0"



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PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

LIBERTY ST.
WATER MAIN PLAN AND PROFILE

SCALE: 1"=20' | SHEET NO. 02 OF 02 SHEETS | STA. 105+00 TO STA. 110+00

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KANE	15	04
		CONTRACT NO. _____		
		ILLINOIS	FED. AID PROJECT	

PLAN: SURVEYED | PLOTTED | ALIGNMENT CHECKED | BEARINGS CHECKED | CADD. FILE NAME | NOTE BOOK | NO. | BY | DATE

PROFILE: SURVEYED | PLOTTED | GRADES CHECKED | ALIGNMENT | STRUCTURE NOTATNS CH'KD | NOTE BOOK | NO. | BY | DATE

COMPANY NAME:
PROJECT CONTACT:
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- INDICATES PIPE REMOVAL OR ABANDONMENT
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(#) WATER MAIN TAGS

106
839' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S & REDUCER

200
EX. 6" W.M.

201
52' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

202
VV TA 4 DIA T1F CL
8" GATE VALVE
RIM= 715.80

203
745' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

205
FIRE HYD W/AUX V & VB
BURY ELEV.= 710.70

SEE SHEET NO. 03
FOR IMPROVEMENTS ON LIBERTY ST.

PROPOSED REFERENCE LINE (CENTER OF R.O.W.)

VALVE VAULT ABAND (TYP)

FIRE HYDNTS TO BE REM (TYP)

CURB REM & REPLACEMT

22.5° BEND

11.25° BEND

22.5° BEND

8"X8" TEE

WATER VALVE BOX ABAND (TYP)

WATER VALVE BOX ABAND (TYP)

EXIST. SANITARY SEWER (TYP)

EXIST. UTILITY POLE (TYP)

E2118
RIM=715.23
INV=711.23(18"W)

E2121
RIM=716.04
INV=700.74(8"W)
INV=700.74(8"NE)
INV=700.74(8"S)
INV=700.74(10"N)

E1809
RIM=712.81
INV=698.96(10"S)
INV=698.96(10"N)

APPROX. LOCATION OF EXIST. GAS PER UTILITY ATLAS. FIELD VERIFY LOCATION. (TYP)

EXIST. UTILITY POLE (TYP)

EXIST. OVERHEAD UTILITIES PER UTILITY ATLAS. FIELD VERIFY LOCATION. (TYP)

APPROX. LOCATION OF EXIST. WATER MAIN PER UTILITY ATLAS. FIELD VERIFY LOCATION. (TYP)

WATER SER CONN (SHORT) (APPROX. LOC.) (TYP)

DOM WAT SER BOX REM (TYP)

WATER SER CONN (PRIVATE) (APPROX. LOC.) (TYP)

BECKWITH ST.

MATCH LINE STA. 205+00
SEE SHEET NO. 06

FOR IMPROVEMENTS ON LIBERTY ST.
SEE SHEET NO. 04

- CONCRETE SIDEWALK REMOVAL AND REPLACEMENT
- ADA CURB RAMP
- ADA DETECTABLE WARNINGS
- CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT
- DEPRESSED CURB

INLET AND PIPE PROTECTION			
Exist. Structure No.	Station	Side	Quantity EACH

NOTE:
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SCALE: 1"=20'–0"

PROFILE

EXIST. ℄ OF LIBERTY ST.

EXISTING REFERENCE LINE GROUND PROFILE GRADE (CENTER OF R.O.W./REFERENCE LINE)

EXISTING PROFILE GRADE OVER PROPOSED WATER MAIN

6.0' 5.5' MIN. COVER.

6" DIP

TEE (SEE TAG INFO FOR SIZES) (TYP.)

88" SEPARATION @ CROSSING MAINTAIN 18" MIN. VERTICAL SEPARATION PER I.E.P.A.'S REQUIREMENTS

8" VCP

10" VCP

EXIST. SANITARY SEWER (TYP)

EXISTING GROUND PROFILE GRADE LINE (OVER PROPOSED WATER MAIN)

EXISTING GROUND PROFILE GRADE LINE (CENTER OF ROW)

PROPOSED TOP OF WATERMAIN ELEVATION

EXISTING STATIONING ALONG REFERENCE LINE

	200+00	200+50	201+00	201+50	202+00	202+50	203+00	203+50	204+00	204+50	205+00
	716.4		715.7		715.1	714.5	713.9	712.7	710.5	710.1	709.4
EXIST. GROUND PROFILE GRADE LINE (OVER PROPOSED WATER MAIN)			715.82		715.57	714.68	714.32	712.73	710.59	709.72	709.13
EXIST. GROUND PROFILE GRADE LINE (CENTER OF ROW)			709.69		709.03	708.56	707.95	706.12	704.25	703.73	703.21

E2121 RIM=716.04 INV=700.74(8"W) INV=700.74(8"NE) INV=700.74(8"S) INV=700.74(10"N)

E1809 RIM=712.81 INV=698.96(10"S) INV=698.96(10"N)

TEE (SEE TAG INFO FOR SIZES) (TYP.)

EXIST. SANITARY SEWER (TYP)

MATCH LINE STA. 205+00
SEE SHEET NO. 06

USER NAME = MLEWIS	DESIGNED – GIL	REVISED –	
FILE NAME = 2402297.01–PnP–200–Beckwith_St	DRAWN – MPL	REVISED –	
PLOT SCALE = 1"=20'	CHECKED – CL/KM	REVISED –	
PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

BECKWITH ST.
WATER MAIN PLAN AND PROFILE
SCALE: 1"=20' | SHEET NO. 01 OF 02 SHEETS | STA. 200+00 TO STA. 205+00

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KANE	15	05
		CONTRACT NO. _____		
		ILLINOIS	FED. AID PROJECT	

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 1/12/2026 8:25 AM
FILE NAME: 2402297.01–PnP–200–Beckwith_St
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: ILDOT–Standard.ctb

PLAN: SURVEYED, PLOTTED, ALIGNMENT CHECKED, BY, DATE, NOTE BOOK, CADD FILE NAME, NO.

PROFILE: SURVEYED, PLOTTED, GRADES CHECKED, BY, DATE, NOTE BOOK, STRUCTURE NO., TAN'S, CH'KD

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(#) WATER MAIN TAGS

203
745' - D I WATER MAIN 8" WITH D.I, BENDS, TEE'S

204
VV TA 4 DIA T1F CL 8" GATE VALVE
RIM= 704.75

206
FIRE HYD W/AUX V & VB
BURY ELEV.= 707.80

207
FIRE HYD W/AUX V & VB
BURY ELEV.= 705.55

208
5' - D I WATER MAIN 8" WITH D.I, BENDS, TEE'S

209
DISCONNECT & ABANDON EX. WM CONNECTIONS

210
CUT & CAP EX 6 WM WITH D.I. & MJ

500
EX. 6" W.M.

501
CONN TO EX W MAIN 6
8" x 6" REDUCER
DI SOLID SLEEVE 6

502
18' - D I WATER MAIN 8" WITH D.I, BENDS, TEE'S & REDUCERS

503
VV TA 4 DIA T1F CL 8" GATE VALVE
RIM= 708.70

504
5' - D I WATER MAIN 8" WITH D.I, BENDS, TEE'S

505
CUT & CAP EX 6 WM WITH D.I. & MJ

600
EX. 8" W.M.

601
22' - D I WATER MAIN 8" WITH D.I, BENDS, TEE'S

602
CONN TO EX W MAIN 8
DI SOLID SLEEVE 8

603
CONN TO EX W MAIN 8
DI SOLID SLEEVE 8

604
DISCONNECT & ABANDON EX. WM CONNECTIONS

605
CUT & CAP EX 6 WM WITH D.I. & MJ

- CONCRETE SIDEWALK REMOVAL AND REPLACEMENT
- ADA CURB RAMP
- ADA DETECTABLE WARNINGS
- CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT
- DEPRESSED CURB

INLET AND PIPE PROTECTION			
Exist. Structure No.	Station	Side	Quantity EACH
E1226	209+04.86	LT	1

BECKWITH ST.

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FILE NAME = 2402297.01–PnP–200–Beckwith_St	DRAWN – MPL	REVISED –	
PLOT SCALE = 1"=20'	CHECKED – CL/KM	REVISED –	
PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

BECKWITH ST.
WATER MAIN PLAN AND PROFILE
SCALE: 1"=20' | SHEET NO. 02 OF 02 SHEETS | STA. 205+00 TO STA. 210+00

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KANE	15	06
		CONTRACT NO. _____		
	ILLINOIS	FED. AID PROJECT		

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 1/12/2026 8:25 AM
FILE NAME: 2402297.01–PnP–200–Beckwith_St
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: IDOT–Standard.ctb

PLAN: DATE | BY | SURVEYED | PLOTTED | ALIGNMENT CHECKED | GRADES CHECKED | NOTE BOOK | NO. | CADD FILE NAME
PROFILE: DATE | BY | SURVEYED | PLOTTED | GRADES CHECKED | NOTE BOOK | NO. | STRUCTURE NOTATNS CHKD

PLAN AND PROFILE LEGEND:

- INDICATES VALVE AND VALVE VAULT
- INDICATES FIRE HYDRANT WITH AUX VALVE
- INDICATES B–BOX
- INDICATES CUT AND CAP
- DENOTES W.M. QUALITY PIPE CASING
- INDICATES TRENCH BACKFILL
- INDICATES MAINTAIN I.E.PA'S VERTICAL SEPARATION REQUIREMENTS
- INDICATES PAVEMENT REMOVAL AND REPLACEMENT (FULL DEPTH)
- INDICATES SIDEWALK REMOVAL AND REPLACEMENT
- INDICATES DRIVEWAY PAVEMENT REMOVAL
  - CONCRETE
  - HMA
- INDICATES SAWCUT
- INDICATES PIPE REMOVAL OR ABANDONMENT
  - WATER MAIN
- INDICATES RESTORATION, SEEDING CL 1A SEEDING WITH TOPSOIL F&P 4" (TYP)

(#) WATER MAIN TAGS

106
839' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S & REDUCER

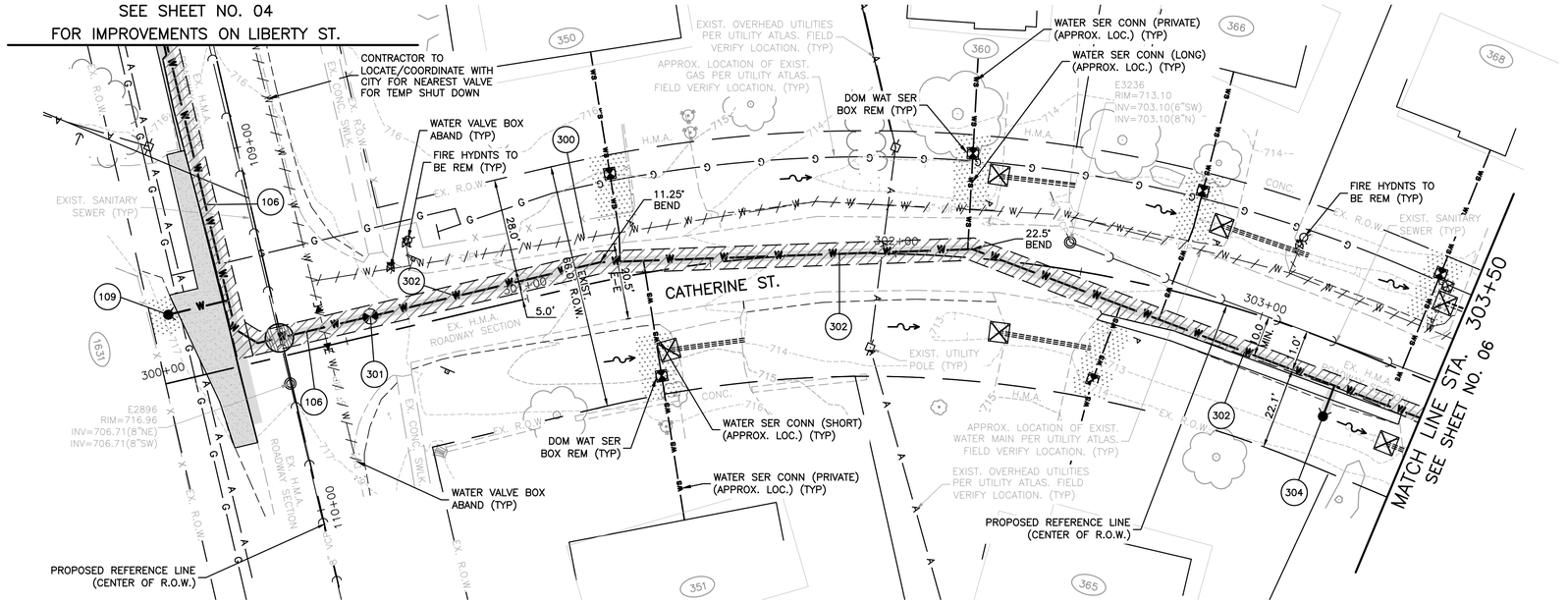
109
FIRE HYD W/AUX V & VB
BURY ELEV.= 717.05

300
EX. 6" W.M.

301
VV TA 4 DIA T1F CL
8" GATE VALVE
RIM= 716.30

302
500' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

304
FIRE HYD W/AUX V & VB
BURY ELEV.= 712.25



CONCRETE SIDEWALK REMOVAL AND REPLACEMENT

ADA CURB RAMP

ADA DETECTABLE WARNINGS

CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT

DEPRESSED CURB

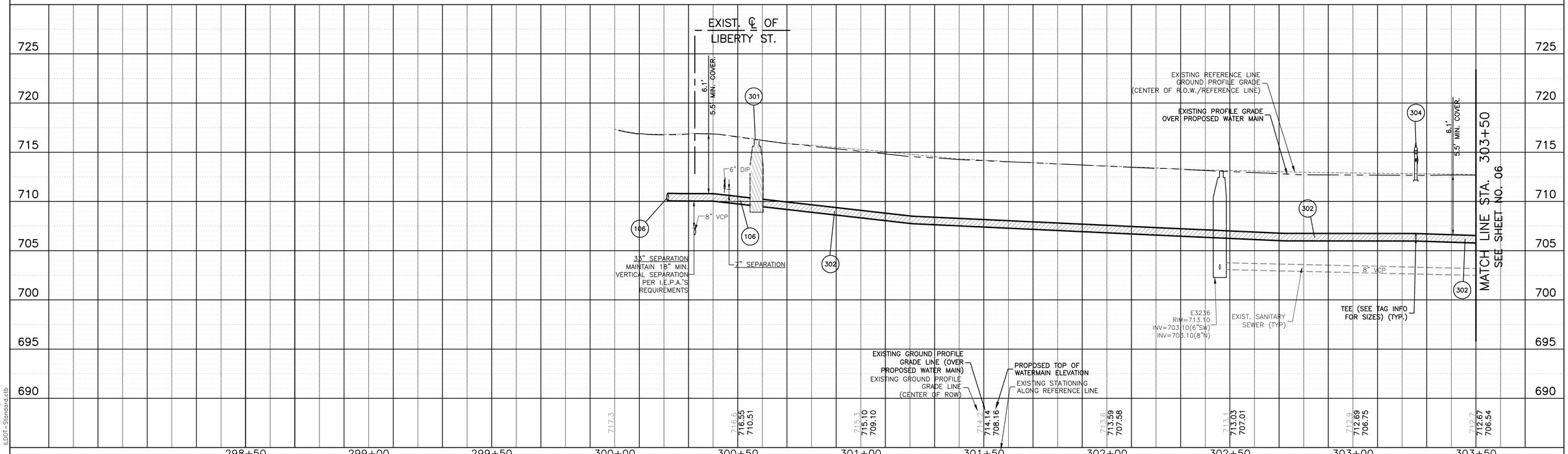
INLET AND PIPE PROTECTION			
Exist. Structure No.	Station	Side	Quantity EACH
E Culvert	301+35.14	RT	1
E Culvert	302+25.54	LT	1
E Culvert	302+29.88	RT	1
E Culvert	302+83.26	LT	1
E Culvert	303+44.24	RT	1
E Culvert	303+44.28	LT	1

NOTE:
- ALL FITTING SHALL BE DUCTILE IRON (D.I) MECHANICAL JOINT (M.J.) UNLESS OTHERWISE NOTED.

- ALL CONFIRMED LEAD WATER SERVICES SHALL BE REPLACED WITH 1" COPPER TO THE WATER METER VIA TRENCHLESS METHODS WITH HOMEOWNER APPROVAL.
- SANITARY SEWER SERVICE LOCATIONS ARE UNKNOWN AT THIS TIME. SEE SPECIFICATIONS FOR UNMARKED UTILITIES AND SERVICES
- ANY POWER POLE BRACING TO BE COORDINATED BY CONTRACTOR (INCIDENTAL)
- CONTRACTOR TO LOCATE/COORDINATE WITH CITY FOR NEAREST VALVE FOR TEMP SHUT DOWN (PER CITY DIRECTION)
- CONTRACTOR SHALL INSTALL 2" COPPER WHIPS INSIDE VALVE VAULTS AT EACH INTERSECTION (INCIDENTAL)
- FRANCHISE UTILITIES (GAS, UNDERGROUND ELECT, PHONE & CABLE) ARE ASSUMED 32"–36" BURIED DEPTH UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY & COORDINATE WITH THE FRANCHISE UTILITY COMPANY OWNER.

SCALE: 1"=20'–0"

CATHERINE ST.



USER NAME = MLEWIS	DESIGNED – GIL	REVISED –	
FILE NAME = 2402297.01–PnP–300–Catherine_St	DRAWN – MPL	REVISED –	
PLOT SCALE = 1"=20'	CHECKED – CL/KM	REVISED –	
PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

CATHERINE ST.
WATER MAIN PLAN AND PROFILE
SCALE: 1"=20' | SHEET NO. 01 OF 02 SHEETS | STA. 300+00 TO STA. 303+50

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KANE	15	07
		CONTRACT NO. _____		
		ILLINOIS	FED. AID PROJECT	

PLAN: SURVEYED, PLOTTED, ALIGNMENT CHECKED, BY, NOTE BOOK, NO., DATE, BY, DATE

PROFILE: SURVEYED, PLOTTED, GRADES CHECKED, BY, NOTE BOOK, NO., STRUCTURE NOTATNS CH'KD

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 1/12/2026 8:26 AM
FILE NAME: 2402297.01–PnP–300–Catherine_St
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: ILDOT–Standard.ctb

PLAN AND PROFILE LEGEND:

- INDICATES VALVE AND VALVE VAULT
- INDICATES FIRE HYDRANT WITH AUX VALVE
- INDICATES B–BOX
- INDICATES CUT AND CAP
- DENOTES W.M. QUALITY PIPE CASING
- INDICATES TRENCH BACKFILL
- INDICATES MAINTAIN I.E.PA'S VERTICAL SEPARATION REQUIREMENTS
- INDICATES PAVEMENT REMOVAL AND REPLACEMENT (FULL DEPTH)
- INDICATES SIDEWALK REMOVAL AND REPLACEMENT
- INDICATES DRIVEWAY PAVEMENT REMOVAL
  - CONCRETE
  - HMA
- INDICATES SAWCUT
- INDICATES PIPE REMOVAL OR ABANDONMENT
  - WATER MAIN
- INDICATES RESTORATION, SEEDING CL 1A SEEDING WITH TOPSOIL F&P 4" (TYP)

(#) WATER MAIN TAGS

300
EX. 6" W.M.

302
500' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

303
VV TA 4 DIA T1F CL
8" GATE VALVE
RIM= 709.85

305
5' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

306
DISCONNECT & ABANDON
EX. WM CONNECTIONS

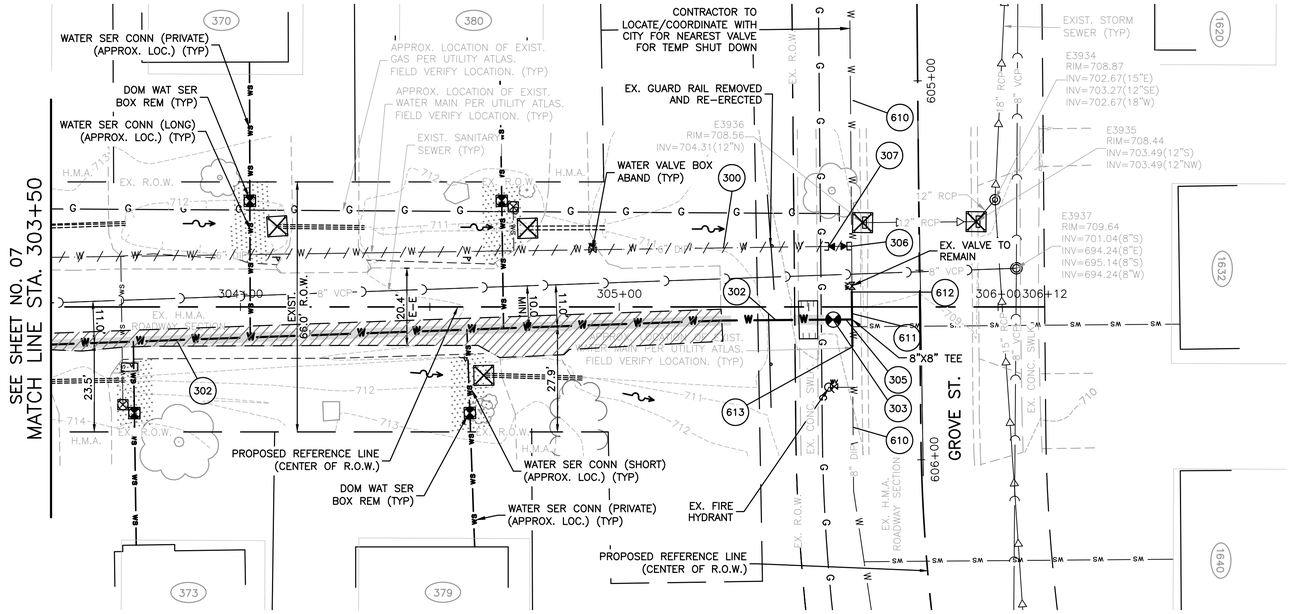
307
CUT & CAP EX 6 WM
WITH D.I. & MJ

610
EX. 8" W.M.

611
22' - D I WATER MAIN 8"
WITH D.I, BENDS, TEE'S

612
CONN TO EX W MAIN 8
DI SOLID SLEEVE 8

613
CONN TO EX W MAIN 8
DI SOLID SLEEVE 8



INLET AND PIPE PROTECTION			
Exist. Structure No.	Station	Side	Quantity EACH
E Culvert	304+09.72	LT	1
E Culvert	304+64.25	RT	1
E Culvert	304+75.81	LT	1
E3936	605+37.28	RT	1
E3935	605+37.30	LT	1

- CONCRETE SIDEWALK REMOVAL AND REPLACEMENT
- ADA CURB RAMP
- ADA DETECTABLE WARNINGS
- CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT
- DEPRESSED CURB

NOTE:
- ALL FITTING SHALL BE DUCTILE IRON (D.I) MECHANICAL JOINT (M.J.) UNLESS OTHERWISE NOTED.

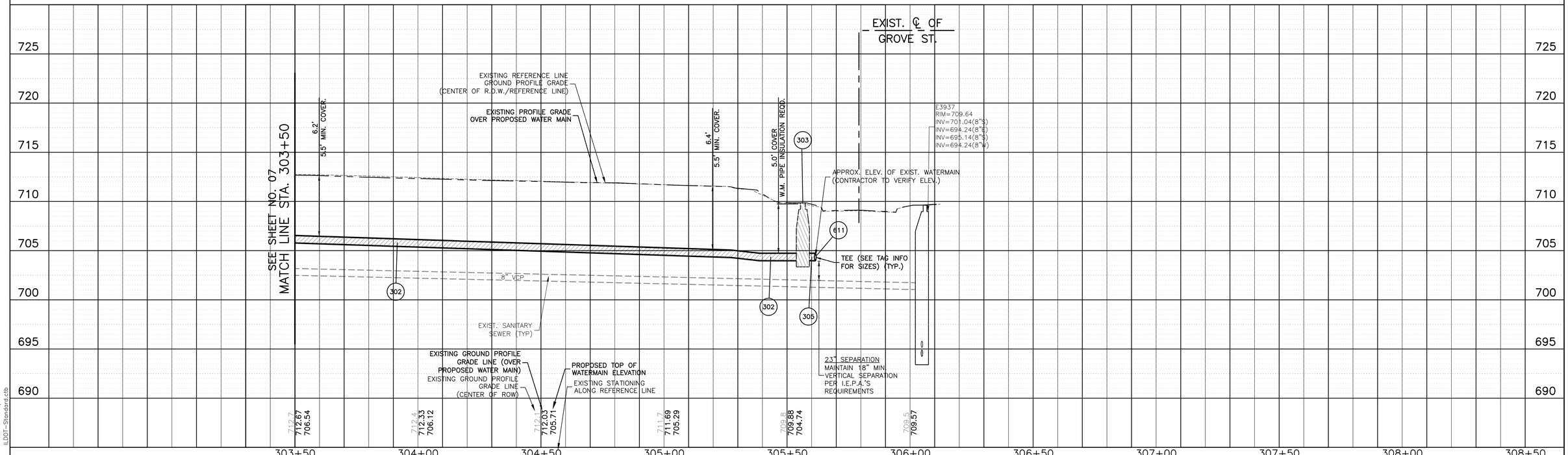
- ALL CONFIRMED LEAD WATER SERVICES SHALL BE REPLACED WITH 1" COPPER TO THE WATER METER VIA TRENCHLESS METHODS WITH HOMEOWNER APPROVAL.
- SANITARY SEWER SERVICE LOCATIONS ARE UNKNOWN AT THIS TIME. SEE SPECIFICATIONS FOR UNMARKED UTILITIES AND SERVICES

- ANY POWER POLE BRACING TO BE COORDINATED BY CONTRACTOR (INCIDENTAL)
- CONTRACTOR TO LOCATE/COORDINATE WITH CITY FOR NEAREST VALVE FOR TEMP SHUT DOWN (PER CITY DIRECTION)
- CONTRACTOR SHALL INSTALL 2" COPPER WHIPS INSIDE VALVE VAULTS AT EACH INTERSECTION (INCIDENTAL)

- FRANCHISE UTILITIES (GAS, UNDERGROUND ELECT, PHONE & CABLE) ARE ASSUMED 32"–36" BURIED DEPTH UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY & COORDINATE WITH THE FRANCHISE UTILITY COMPANY OWNER.

20 0 20
SCALE: 1"=20'–0"

CATHERINE ST.



USER NAME = MLEWIS	DESIGNED – GIL	REVISED –	
FILE NAME = 2402297.01–PnP–300–Catherine.dgn	DRAWN – MPL	REVISED –	
PLOT SCALE = 1"=20'	CHECKED – CL/KM	REVISED –	
PLOT DATE = 1/12/2026	DATE – 01/12/2026	REVISED –	

CITY OF AURORA
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE.
WATER MAIN REPLACEMENT

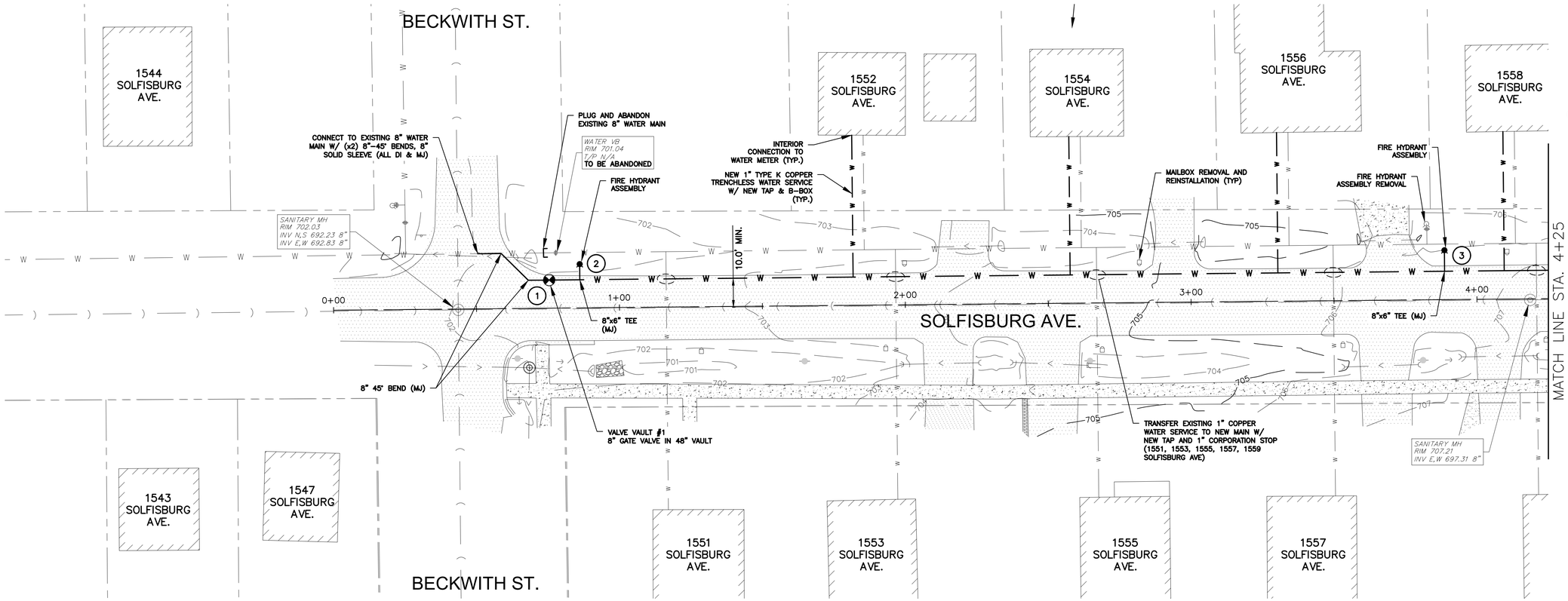
CATHERINE ST.
WATER MAIN PLAN AND PROFILE
SCALE: 1"=20' | SHEET NO. 02 OF 02 SHEETS | STA. 303+50 TO STA. 308+50

MUN. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
____	_____	KANE	15	08
		CONTRACT NO. _____		
		ILLINOIS	FED. AID PROJECT	

PLAN: DATE / BY / SURVEYED / PLOTTED / ALIGNMENT CHECKED / BEARINGS CHECKED / NOTE BOOK / NO. / CADD FILE NAME

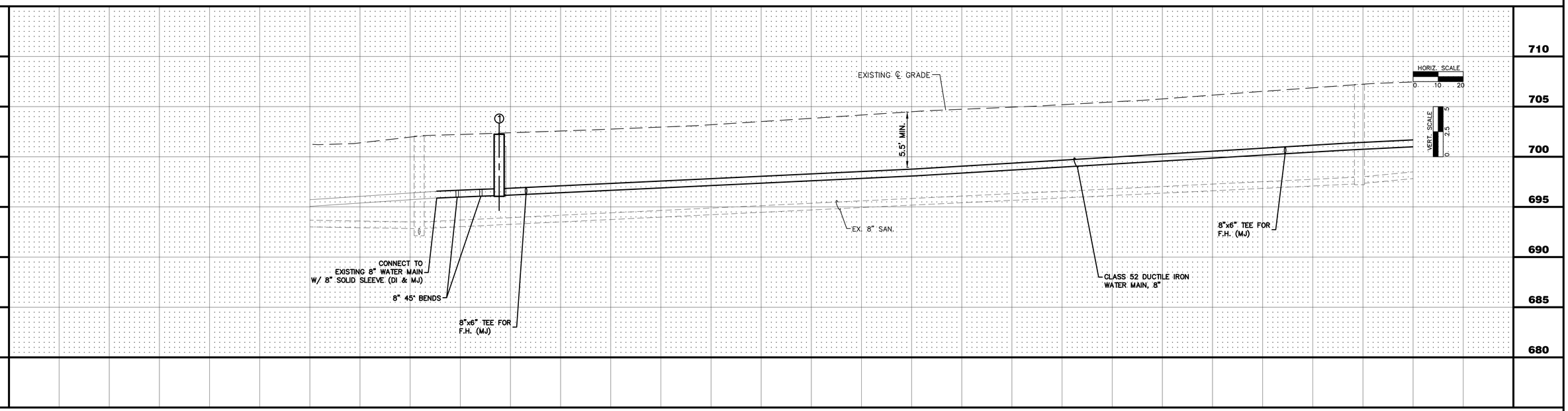
PROFILE: DATE / BY / SURVEYED / PLOTTED / GRADES CHECKED / BASE MAP / STRUCTURE NOTATNS CH'KD / NOTE BOOK / NO.

COMPANY NAME:
PROJECT CONTACT:
CLIENT:
DATE PLOTTED: 1/12/2026 8:26 AM
FILE NAME: 2402297.01–PnP–300–Catherine_St
PLOT DRIVER: DWG To PDF.pc3
PEN TABLE: IDOT–Standard.ctb



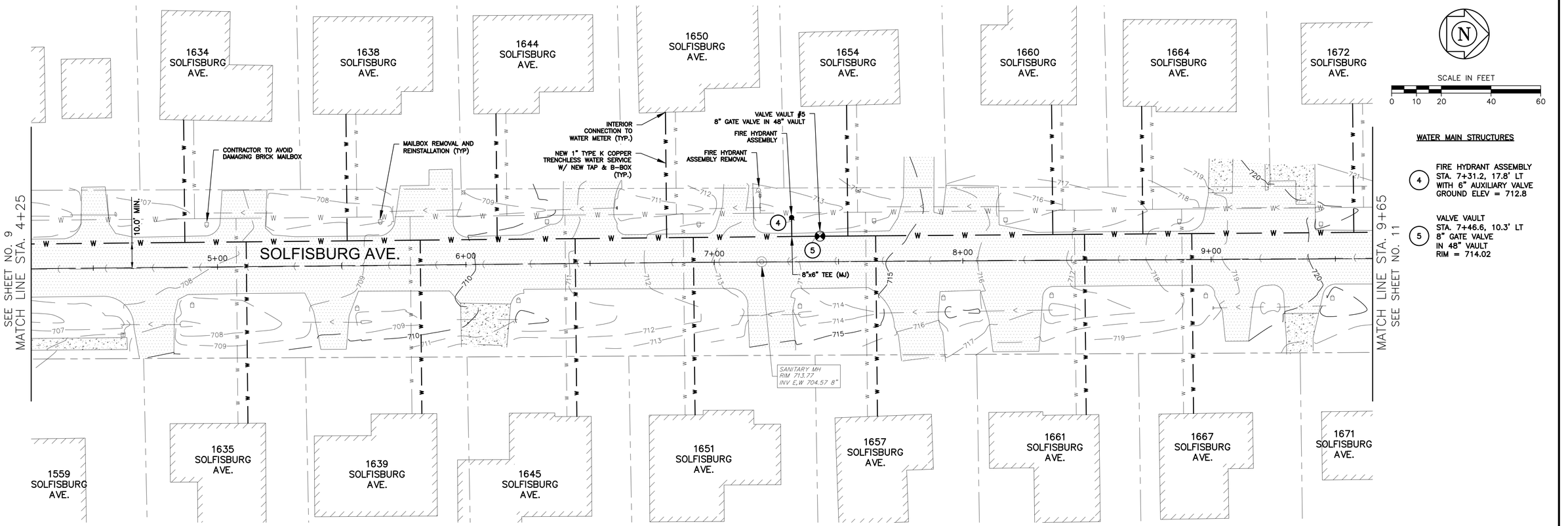
WATER MAIN STRUCTURES

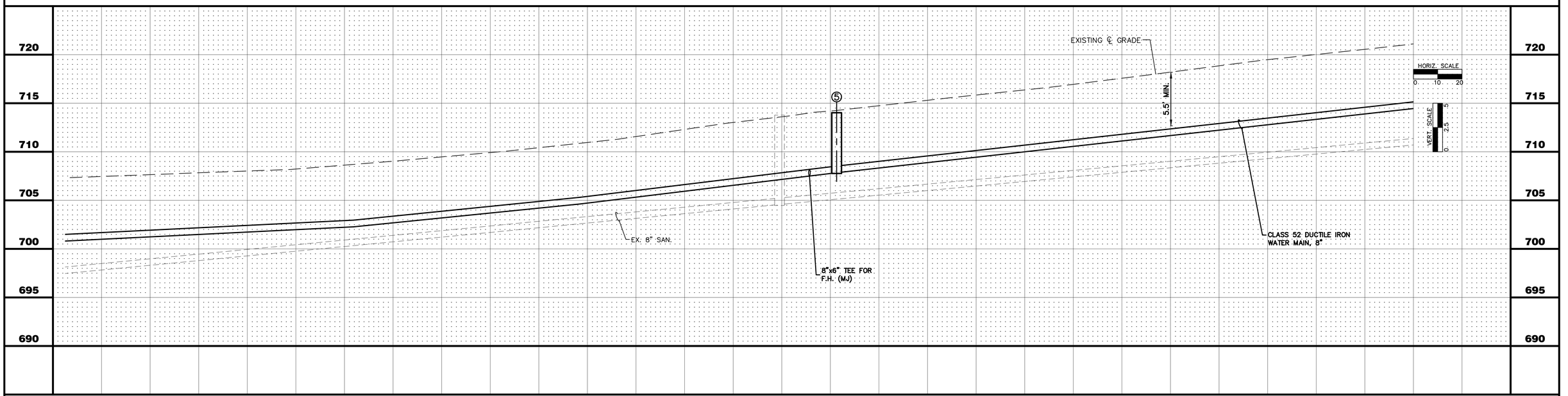
1. VALVE VAULT
   STA. 0+75.5, 9.8' LT
   8" GATE VALVE
   IN 48" VAULT W/ 2" WHIP
   RIM = 702.24
2. FIRE HYDRANT ASSEMBLY
   STA. 0+86.2, 15.3' LT
   WITH 6" AUXILIARY VALVE
   GROUND ELEV = 701.6
3. FIRE HYDRANT ASSEMBLY
   STA. 3+88.8, 17.3' LT
   WITH 6" AUXILIARY VALVE
   GROUND ELEV = 706.02



CITY OF AURORA ENGINEERING DIVISION 2185 LIBERTY STREET AURORA, ILLINOIS 60502	REVISIONS:				PROJECT: LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT
		DESIGNED BY: GL	CHECKED BY: GL	SCALE: 1" = 20'	SHEET TITLE: PLAN & PROFILE STA. 0+00.0 TO STA. 4+25.0
		DRAWN BY: MH	APPROVED BY: KM	DATE: 2/2026	SHEET NUMBER 9 / TOTAL SHEETS 15

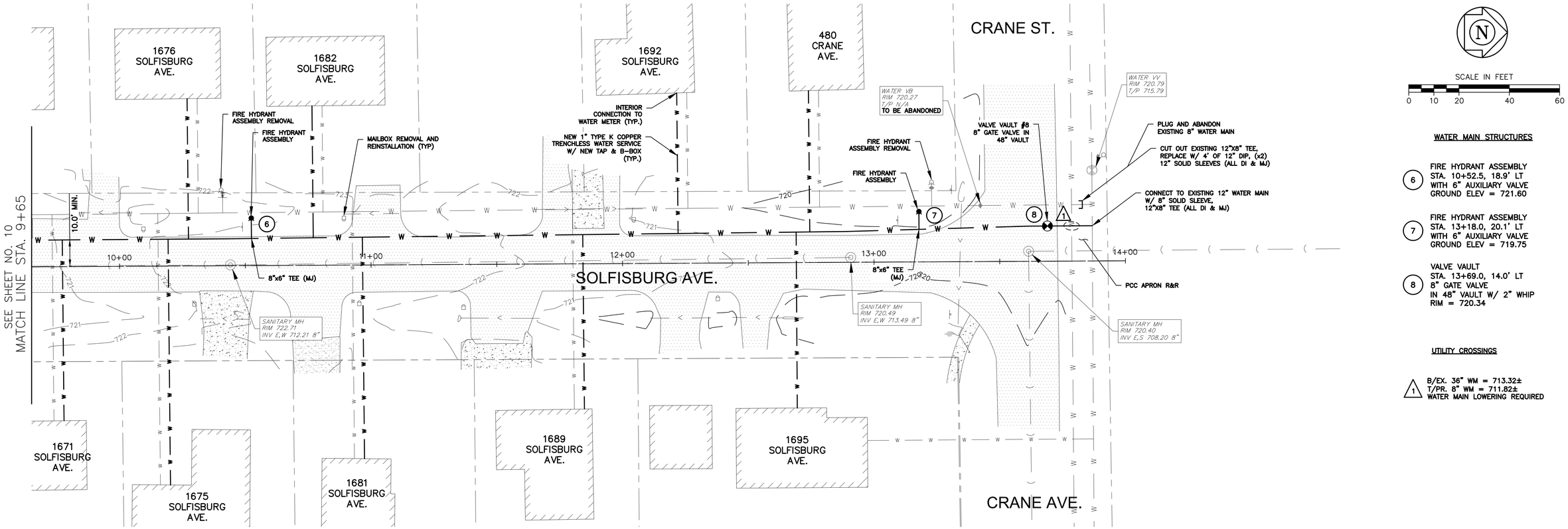
PLOT DATE 2/19/2026 11:18 AM LAST SAVED BY HoppM
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CITY OF AURORA ENGINEERING DIVISION 2185 LIBERTY STREET AURORA, ILLINOIS 60502	REVISIONS:			PROJECT: LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT	SHEET NUMBER: 10
	DESIGNED BY: GL	CHECKED BY: GL	SCALE: 1" = 20'	SHEET TITLE: PLAN & PROFILE STA. 4+25.0 TO STA. 9+65.0	TOTAL SHEETS: 15
	DRAWN BY: MH	APPROVED BY: KM	DATE: 2/2026		

PLOT DATE 2/19/2026 11:18 AM LAST SAVED BY HoppM
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SCALE IN FEET
0 10 20 40 60

WATER MAIN STRUCTURES

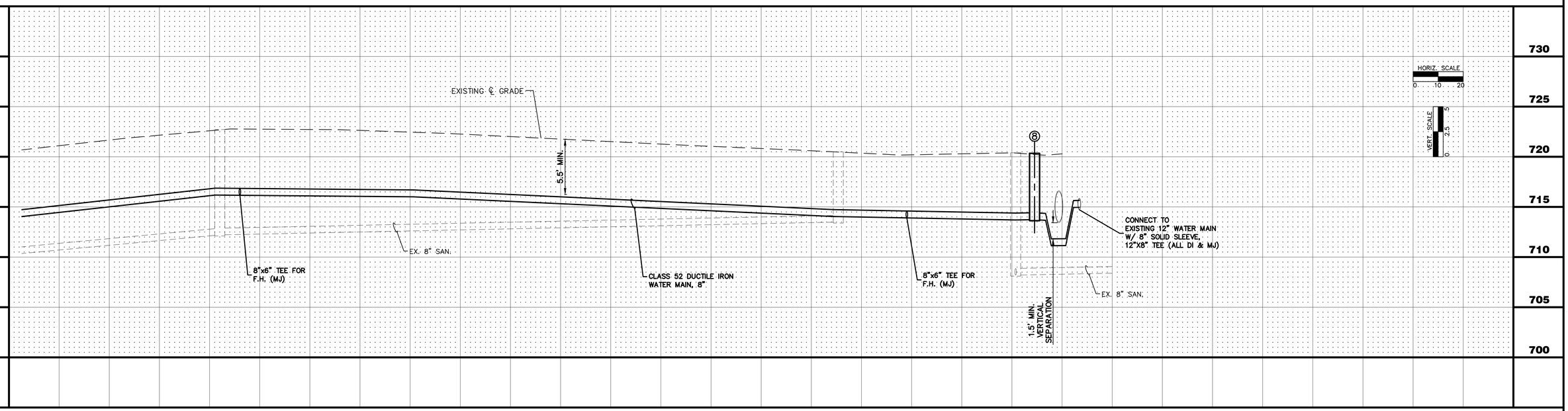
(6) FIRE HYDRANT ASSEMBLY
STA. 10+52.5, 18.9' LT
WITH 6" AUXILIARY VALVE
GROUND ELEV = 721.60

(7) FIRE HYDRANT ASSEMBLY
STA. 13+18.0, 20.1' LT
WITH 6" AUXILIARY VALVE
GROUND ELEV = 719.75

(8) VALVE VAULT
STA. 13+69.0, 14.0' LT
8" GATE VALVE
IN 48" VAULT W/ 2" WHIP
RIM = 720.34

UTILITY CROSSINGS

(1) B/EX. 36" WM = 713.32±
T/PR. 8" WM = 711.82±
WATER MAIN LOWERING REQUIRED



CITY OF AURORA
ENGINEERING DIVISION
2185 LIBERTY STREET
AURORA, ILLINOIS 60502

REVISIONS:

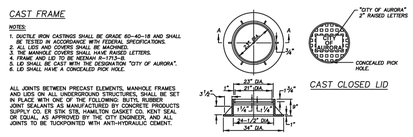
DESIGNED BY:	GL	CHECKED BY:	GL	SCALE:	1" = 20'
DRAWN BY:	MH	APPROVED BY:	KM	DATE:	2/2026

PROJECT: LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT

SHEET TITLE: PLAN & PROFILE STA. 9+65.0 TO STA. 14+00.0

SHEET NUMBER 11
TOTAL SHEETS 15

PLOT DATE 2/19/2026 11:18 AM LAST SAVED BY HoppM
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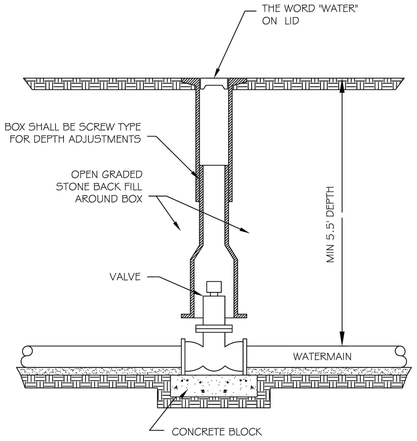
REFER TO THE STANDARD SPECIFICATIONS FOR IMPROVEMENTS FOR VALVE, VAULT, CORPORATION, PIPE, AND JOINT TYPES, MANUFACTURES, AND SIZES.

NOTES:

1. VALVE VAULTS TO BE PRECAST REINFORCED CONCRETE UNLESS OTHERWISE APPROVE.
2. PRO-RING AND ADHESIVE SEALANT (BY CRETEX) OR APPROVED EQUAL ADJUSTMENT RINGS SHALL BE USED FOR ALL ADJUSTMENTS UP TO A MAXIMUM ADJUSTMENT OF TEN INCHES (10").

REVISIONS			VALVE IN VAULT	
DATE: 02/26/20	BY: DGoewey			
02/04/22	CArmn	SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-4
		DATE: 1/04	DRAWN: NM	

ENGINEERING



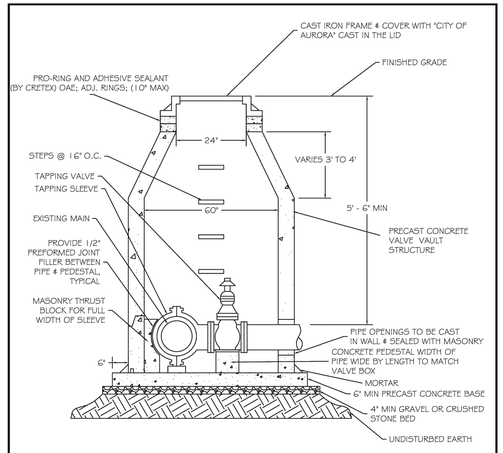
REFER TO THE STANDARD SPECIFICATIONS FOR IMPROVEMENTS FOR VALVE AND BOX TYPE, MANUFACTURE, AND SIZES.

NOTES:

1. ALL NUTS, BOLTS, AND THREADED RODS SHALL BE STAINLESS STEEL (SEE THE STANDARD SPECIFICATIONS FOR IMPROVEMENTS FOR STEEL GRADE).

			TYPICAL VALVE & BOX	
DATE: 5/1/2011	BY: jhs			
		SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-5
		DATE: 1/04	DRAWN: NM	

ENGINEERING

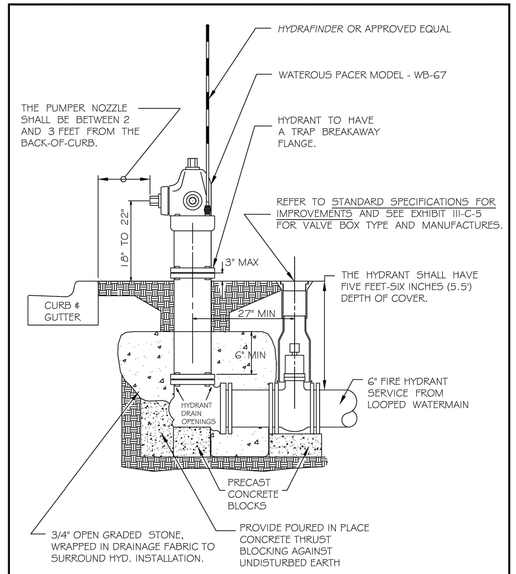


NOTES:

1. VALVE VAULT BARREL SECTION SHALL CONFORM TO ASTM C - 478.
2. REFER TO THE STANDARD SPECIFICATIONS FOR IMPROVEMENTS FOR VALVE, SLEEVE, AND STEPS TYPE AND MANUFACTURES.
3. REFER TO EXHIBITS III-A-1 AND III-C-1, TRENCH BACKFILL DETAILS, FOR BACKFILL AROUND VALVE VAULT STRUCTURE.

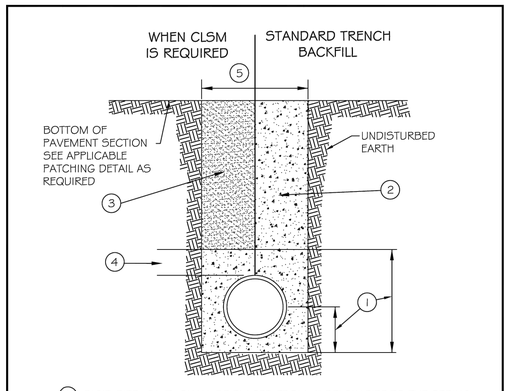
REVISIONS			PRESSURE CONNECTION	
DATE: 04/20	BY: DGoewey			
02/22	CArmn	SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-11
		DATE: 1/05	DRAWN:	

ENGINEERING



REVISIONS			HYDRANT INSTALLATION	
DATE: 02-26-20	BY: DGoewey			
02-04-22	CArmn	SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-7
		DATE: 8/02	DRAWN: NM / SAZ	

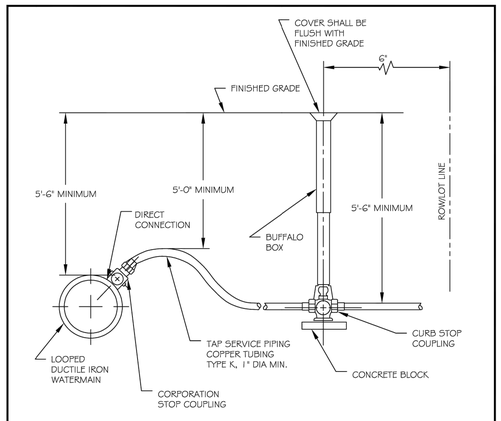
ENGINEERING



1. RIGID PIPE: CA-7 SHALL BE PLACED FROM 4" BELOW PIPE TO THE SPRING LINE. FLEXIBLE PIPE: CA-7 SHALL BE PLACED FROM 4" BELOW PIPE TO 1' OVER T.O.P.
2. CA-6 OR APPROVED TRENCH BACKFILL. FOR NON-PAVED AREAS: SELECT EXCAVATED MATERIAL MAY BE SUBSTITUTED FOR CA-6 AS DIRECTED BY THE ENGINEER.
3. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) I.D.O.T. APPROVED MIX WHEN REQUIRED BY CITY ENGINEER.
4. ALL CLSM INSTALLATIONS REQUIRE CA-7 PLACEMENT TO 1' OVER T.O.P.
5. MAXIMUM TRENCH WIDTH IN ACCORDANCE WITH SECTION 20-4.05 STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS - CURRENT EDITION

REVISIONS			SEWER TRENCH DETAIL PAVED & UNPAVED	
DATE: 04-18	BY: DGoewey			
		SCALE: NOT TO SCALE	CHECKED: LA	DRAWING NUMBER: EXHIBIT III-A-1
		DATE: 1/04	DRAWN: DG	

ENGINEERING



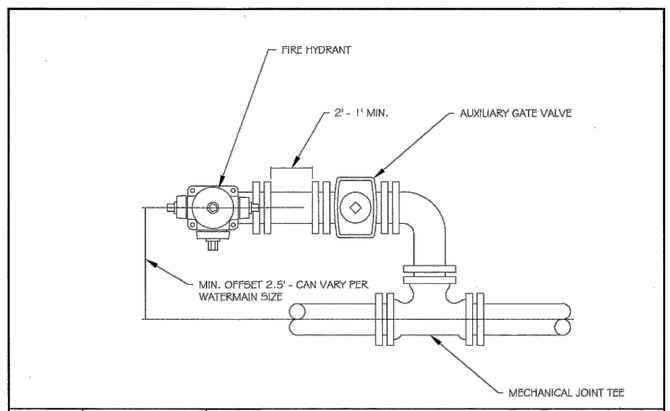
REFER TO THE STANDARD SPECIFICATIONS FOR IMPROVEMENTS FOR CORPORATION COUPLING, BUFFALO BOX, CURB BOX, AND PIPE MATERIAL, TYPE, MANUFACTURE, AND SIZES.

NOTES:

1. WHEN WATERMAIN IS LOCATED WITHIN AN EASEMENT RATHER THAN THE PUBLIC RIGHT-OF-WAY, THE BUFFALO-BOXES MUST ALSO BE LOCATED WITHIN THE EASEMENT AND WITHIN 2' OF THE WATERMAIN.

REVISIONS			TYPICAL WATER SERVICE TAP AND BOX	
DATE: 02-26-20	BY: DGoewey			
07-07-22	CArmn	SCALE: NTS	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-6
		DATE: 06/02	DRAWN: NM	

ENGINEERING



		OFFSET HYDRANT DETAIL	
DATE:	BY:		
		SCALE: NOT TO SCALE	CHECKED: DF
		DATE: 3/09	DRAWN: DG

DRAWING NUMBER: EXHIBIT III-C-12

ENGINEERING

CITY OF AURORA
ENGINEERING DIVISION
2185 LIBERTY ST.
AURORA, ILLINOIS 60502

REVISIONS:

DESIGNED BY:	GL	CHECKED BY:	GL	SCALE:	N.T.S.
DRAWN BY:	MH	APPROVED BY:	KM	DATE:	1/2026

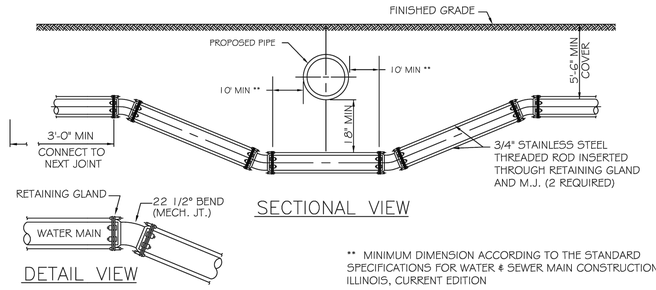
PROJECT: LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT

SHEET TITLE: STANDARD DETAILS

SHEET NUMBER: 12

TOTAL SHEETS: 15

PLOT DATE: 2/10/2026 11:18 AM LAST SAVED BY: HoppM
FILEPATH: P:\ENGINEERING\CAPITAL IMPROVEMENT PROJECTS\2024 PROJECTS\2024 WATER MAIN\LIBERTY, CATHERINE & BECKWITH\CAD\FINAL DRAWINGS\DETAILS - LIBERTY,BECKWITH,CATHERINE.DWG



** MINIMUM DIMENSION ACCORDING TO THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION ILLINOIS, CURRENT EDITION

NOTES:
1) For sizes larger than 16", special design will be required.
2) In lieu of installing stainless steel rods, the mechanical joints can be restrained with the MegaLug Series 1100 as manufactured by EBBA Iron Inc, or approved equal. Also, the bell and spigot joints shall be restrained on either side of the mechanical joints by EBBA Iron 1700 series restraint or approved equal and the restraint distance shall be in accordance with Exhibits III-C-9 and III-C-10.

ENGINEERING

REVISIONS	
DATE: 04/18	BY: DGoewey

WATER MAIN LOWERING DETAIL

SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-8
DATE: 1/04	DRAWN: SAZ	

Minimum Restraint Length (ft) on both sides of the Fitting

Fitting Type/Nominal Size		6"	8"	12"	16"
11 ¼ ° Bend		2	3	4	6
22 ½ ° Bend		5	6	9	11
45 ° Bend		10	13	18	23
90 ° Bend		23	30	43	56
Dead End		31	40	57	74
Top Side of a Vertical Offset [1]		19	25	35	46
Tee Run x Branch [2]	6" BY	24			
Tee Run x Branch [2]	8" BY	22	34		
Tee Run x Branch [2]	12" BY	18	31	51	
Tee Run x Branch [2]	16" BY	14	28	48	67
Reducer [3]	8" BY	17			
Reducer [3]	12" BY	42	30		
Reducer [3]	16" BY	62	54	31	

[1] All joints within the lowered section of the watermain shall be restrained or shall be solid pipe. The above distances reflect the required restraint distance on the normally elevated watermain either side of the 45° Fitting of the vertical offset (or lowering).

[2] Minimum of 8 ft of solid pipe is required on both sides of the fitting on the run side. Distance indicates the length of restraint on the branch side or the side perpendicular to the tee run watermain.

[3] Indicates the distance from the larger end of the reducer.

Notes: 1) All nuts and bolts shall be stainless steel.
2) The Entire restraint system from the fitting to the minimum restraint distance must be Inspected by The City of Aurora or it's representative prior to backfilling.

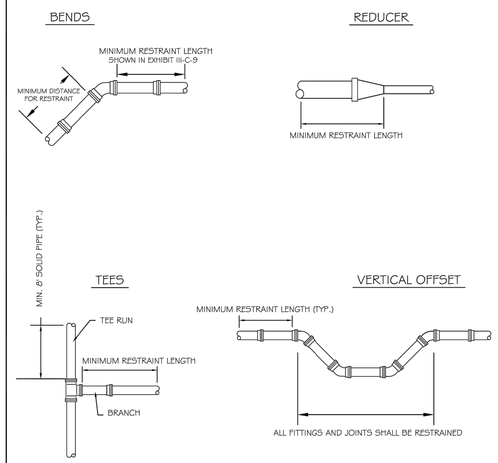
Engineering Department

Revisions	
Date:	By:

Watermain Restraint Length Table

Scale: None	Checked PJH
Date: 2/04	Drawn: DF

EXHIBIT III-C-9



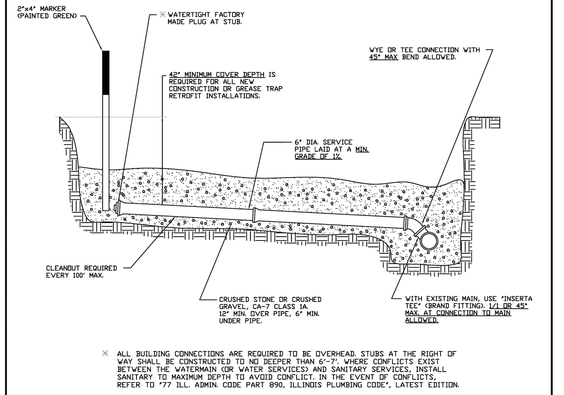
NOTES:
1) THE EXACT LENGTHS FOR RESTRAINT ARE SHOWN IN EXHIBIT III-C-9

ENGINEERING

REVISIONS	
DATE:	BY:

WATER MAIN RESTRAINT DETAIL

SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-10
DATE: 1/04	DRAWN: NM	



ALL BUILDING CONNECTIONS ARE REQUIRED TO BE OVERHEAD. STUBS AT THE RIGHT OF WAY SHALL BE CONSTRUCTED TO NO DEEPER THAN 6'-7'. WHERE CONFLICTS EXIST BETWEEN THE WATERMAIN (OR WATER SERVICES) AND SANITARY SERVICES, INSTALL SANITARY TO MAXIMUM DEPTH TO AVOID CONFLICT. IN THE EVENT OF CONFLICTS, REFER TO '77 ILL. ADMIN. CODE PART 890, ILLINOIS PLUMBING CODE", LATEST EDITION.

NOTE

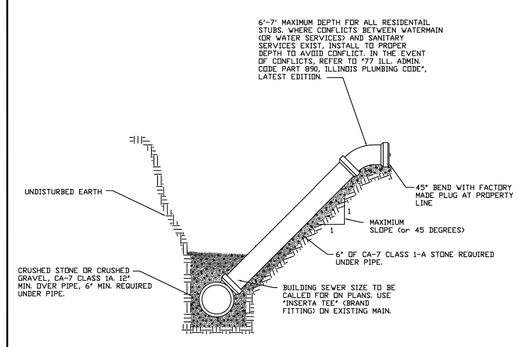
SELECT GRANULAR BACKFILL, REQUIRED UNDER PAVED AREAS, TO BE APPROVED BY APPROPRIATE CITY OR VILLAGE.

GREATER THAN 45 ° CONNECTION AT MAIN NOT ALLOWED

SANITARY SERVICE CONNECTION

Fox Metro
Water Reclamation District

DESIGNED	FMWRD	REVISION	2023
DRAWN	KZ	F Note Revisions	04/28/08
APPROVED	KZ, MF	G Note Revisions	05/10/12
DATE	05-12-00	H Overhead & Misc. Note Revisions	02/24/17
SCALE	NTS	I Depth of stub at R.O.W. note rev.	07/23/2020
SHEET	1	CAD DWG.	REVISION
OF	1	JOB NO.	I



NOTE

FOR SERVICE PIPE MATERIAL SEE SPECIFICATIONS ON PLANS. 6'-7' MAX. DEPTH FOR ALL RESIDENTIAL STUBS.

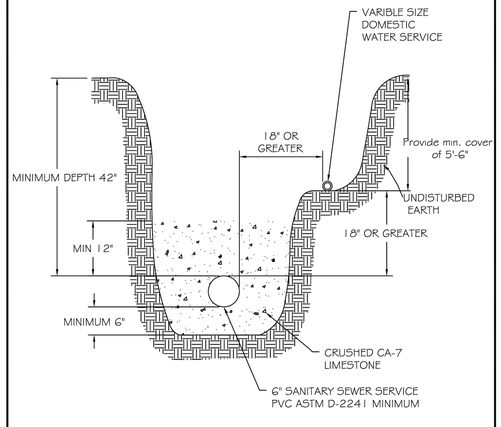
GREATER THAN 45 ° CONNECTION TO MAIN NOT ALLOWED

RISER CONNECTION FOR SERVICE LATERAL

Fox Metro
Water Reclamation District

DESIGNED	FMWRD	REVISION	2023
DRAWN	KZ	E Riser & Conflict Notes	03/19/07
APPROVED	KZ, MF	F Conflict Note	04/28/08
DATE	05-15-00	G Misc. Note Revisions	12/15/16
SCALE	NTS	H "NOTE":12" riser note removed	12/28/2020
SHEET	1	CAD DWG.	REVISION
OF	1	JOB NO.	H

REQUIRED WHEN A SEPARATE TRENCH OR A TEN FOOT (10') MINIMUM SEPARATION IS NOT POSSIBLE. REFER TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

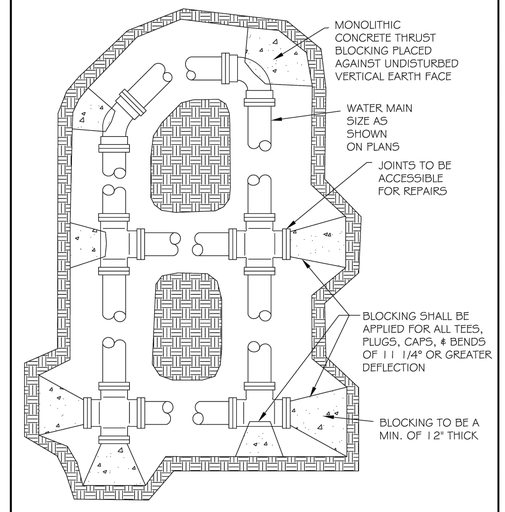


ENGINEERING

REVISIONS	
DATE: 01/2011	BY: JHS

SANITARY AND WATER SERVICE SEPARATION

SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-2
DATE: 1/04	DRAWN: NM	



ENGINEERING

REVISIONS	
DATE: 01/2011	BY: JHS

THRUST BLOCKING

SCALE: NOT TO SCALE	CHECKED: DF	DRAWING NUMBER: EXHIBIT III-C-3
DATE: 1/04	DRAWN: NM	

PLOT DATE 2/19/2026 11:18 AM LAST SAVED BY HoppM
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CITY OF AURORA
ENGINEERING DIVISION
2185 LIBERTY ST.
AURORA, ILLINOIS 60502

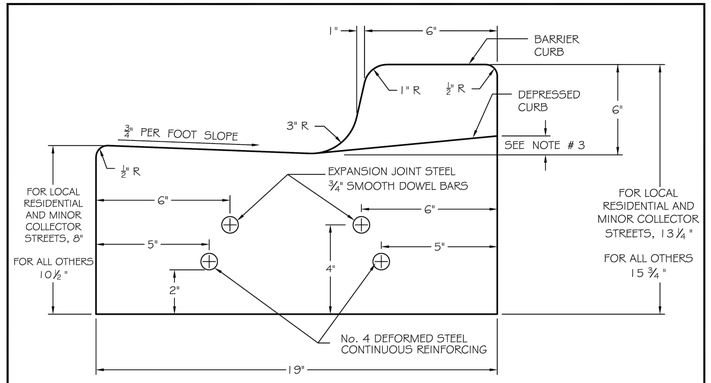
REVISIONS:

DESIGNED BY:	GL	CHECKED BY: GL	SCALE: N.T.S.
DRAWN BY:	MH	APPROVED BY: KM	DATE: 1/2026

PROJECT
LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT

SHEET TITLE
STANDARD DETAILS

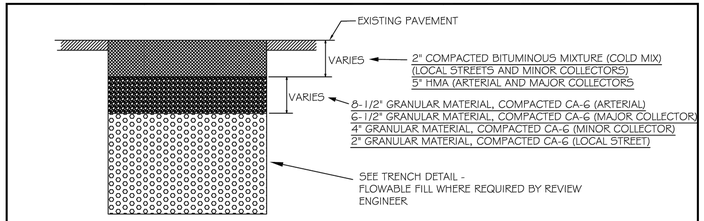
SHEET NUMBER 13
TOTAL SHEETS 15



NOTES: 1. CURB & GUTTER SHALL HAVE A LIGHT BROOM FINISH.
2. CURB & GUTTER TO BE PLACED ON MINIMUM COMPACTED 4" CA-7 LIMESTONE BASE.
3. EQUALS 2" AT DRIVEWAYS, ¾" MAXIMUM AT ACCESSIBLE CURB RAMPS.

REVISIONS		CONCRETE CURB & GUTTER	
DATE: 02/2013	BY: DG		
		SCALE: NOT TO SCALE	CHECKED: DF
		DATE: 1/04	DRAWN: NM
			DRAWING NUMBER: EXHIBIT II-C-4

ENGINEERING



NOTES :

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH I.D.O.T. SPECIFICATIONS.

2.) CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONDITION OF THE TEMPORARY PATCH BY PLACING ADDITIONAL COLD MIX TO PROVIDE A SMOOTH RIDING SURFACE

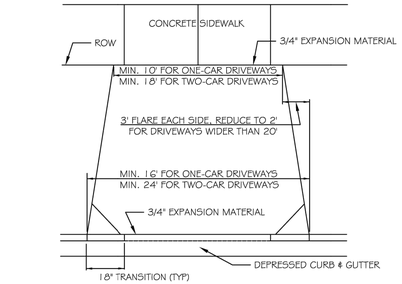
3.) THE CONTRACTOR SHALL COMPLETE A PERMANENT PATCH, PER APPROPRIATE DETAIL, WITHIN 14 CALENDAR DAYS OF THE COLD MIX PLACEMENT.

4.) WORK DONE AFTER DEC. 1ST. SHALL BE PERMANENTLY PATCHED BY MAY 15TH OF THE FOLLOWING YEAR.

5.) ALL MATERIAL SHALL MEET CURRENT I.D.O.T. STANDARD SPECIFICATIONS.

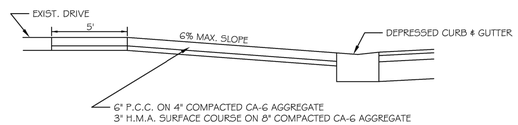
REVISIONS		TEMPORARY PATCH DETAIL	
DATE: 03-12-20	BY: DGoewey		
		SCALE: NOT TO SCALE	CHECKED: DF
		DATE: 1/04	DRAWN: NM
			DRAWING NUMBER: EXHIBIT II-C-1

ENGINEERING



PLAN VIEW

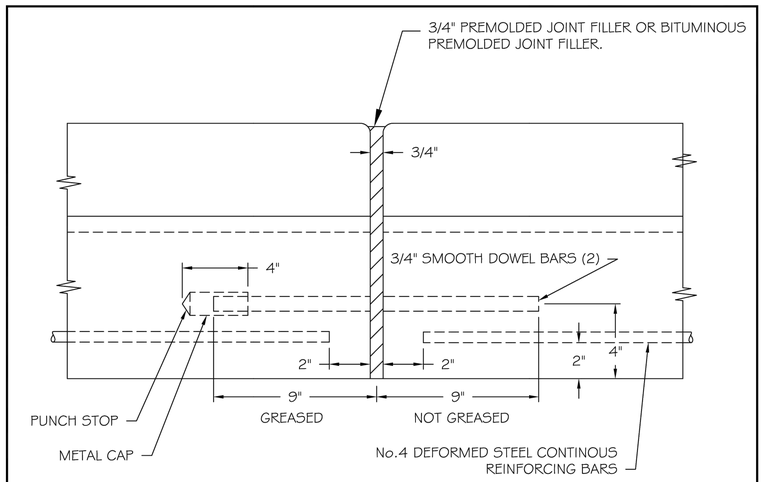
NOTES:
1. IN CITY OF AURORA ESTABLISHED HISTORIC DISTRICTS, DRIVEWAY DIMENSIONS SHALL BE ADJUSTED TO CONFORM TO THE APPROVED STANDARDS.
2. CONTRACTION JOINT DEPTH SHALL BE 1-1/4" MIN.
3. CONTRACTION JOINTS SHALL DIVIDE THE APRON INTO SLABS APPROXIMATELY SQUARE WITH NO SIDE LONGER THAN 8'.



PROFILE VIEW

REVISIONS		RESIDENTIAL DRIVE APPROACH	
DATE: 04/2018	BY: DGoewey		
		SCALE: NOT TO SCALE	CHECKED: DF
		DATE: 1/04	DRAWN: NM
			DRAWING NUMBER EXHIBIT II-C-7

ENGINEERING



REVISIONS		EXPANSION JOINT DETAIL	
DATE: 01/2013	BY: DG		
		SCALE: NOT TO SCALE	CHECKED: DF
		DATE: 1/04	DRAWN: NM
			DRAWING NUMBER: EXHIBIT II-C-12

ENGINEERING

CURB AND GUTTER GENERAL NOTES:

1. Contraction joints shall be placed ten (10) feet on centers and shall be saw cut to a minimum depth of two (2) inches from front to back within twenty four (24) hours of concrete placement.

2. The concrete material, curing, protection, and placement for all curb, combination curb and gutter or, depressed curb and gutter shall meet the requirements of Articles 606,1020, 1021, 1022, and 1023 of the State of Illinois "Standard Specifications for Road and Bridge Construction", latest edition. Membrane curing and concrete sealing shall be accompanied by W.R. Meadows CS-309 Cure and Seal or approved equal like Okon S-20. If the forecast indicates temperatures below 32° F, protection methods shall be installed in accordance with the Standard Specifications for Road and Bridge Construction and shall be approved by the City Engineer.

3. The minimum longitudinal curb slope shall be 0.40%.

4. Cuts into the existing curb shall be made full depth with full expansion joints drilled at each per Exhibit II-C-12 herein.

REVISIONS		CURB AND GUTTER GENERAL NOTES	
DATE: 01/2011	BY: jhs		
02/2013	DG		
		SCALE:	CHECKED:
		DATE: 03/08	DRAWN: J. MOORE
			DRAWING NUMBER EXHIBIT II-C-5

ENGINEERING

CITY OF AURORA
ENGINEERING DIVISION
2185 LIBERTY ST.
AURORA, ILLINOIS 60502

REVISIONS:

DESIGNED BY:	GL	CHECKED BY:	GL	SCALE:	N.T.S.
DRAWN BY:	MH	APPROVED BY:	KM	DATE:	1/2026

PROJECT: LIBERTY ST., BECKWITH ST., CATHERINE ST., & SOLFISBURG AVE. WATER MAIN REPLACEMENT

SHEET TITLE: STANDARD DETAILS

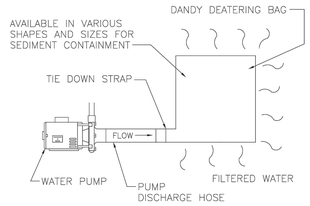
SHEET NUMBER 14

TOTAL SHEETS 15

PLOT DATE 2/19/2026 11:18 AM LAST SAVED BY HoppM
FILEPATH P:\ENGINEERING\CAPITAL IMPROVEMENT PROJECTS\2024 PROJECTS\2024 WATER MAIN\LIBERTY, CATHERINE & BECKWITH\CAD\FINAL DRAWINGS\DETAILS - LIBERTY,BECKWITH,CATHERINE.DWG

DANDY DEWATERING BAG™ PLAN INSERT

The Dandy Dewatering Bag™ is not intended for any other use and should not be used for any other purpose.



The Dandy Dewatering Bag™ is designed to control sediment discharge in dewatering applications where water is being pumped.

Installation

1. Lifting straps, not included, should be placed under the Dandy Dewatering Bag™ to facilitate removal after use.
2. Place the Dandy Dewatering Bag™ on a level stabilized area over dense vegetation/straw, or Gravel (if increased drainage surface area is needed) or as detailed in plans.
3. Insert discharge hose from pump into the Dandy Dewatering Bag™ a minimum of six inches (6") and tightly secure with attached strap to prevent water from flowing out of the unit without being filtered.
4. Replace the unit when one half (1/2) full of sediment or when sediment has reduced the flow rate of the pump discharge to an impractical rate.

Maintenance

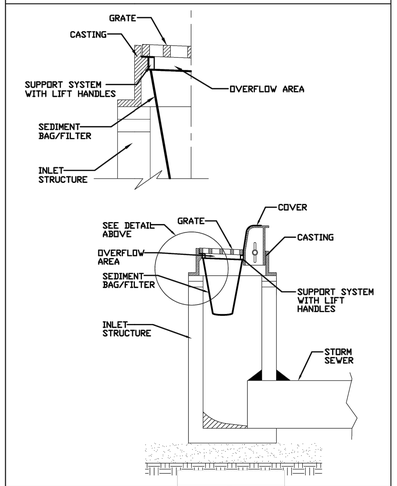
Remove and dispose of the sediment in a manner satisfactory to the engineer/inspector or in one of the following ways:

1. Remove the unit and sediment from environmentally sensitive area and waterways. At the approved disposal site open or slit unit, remove sediment and grade smoothly into existing topography. Dispose of the Dandy Dewatering Bag™ no longer in use, at an appropriate recycling or solid waste facility.
2. Bury unit on site; remove visible fabric and seed.

DANDY PRODUCTS, INC.
2011 HARRISBURG PIKE, SUITE R
GROVE CITY, OHIO 43123

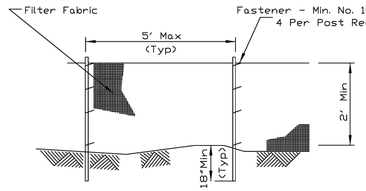
1-800-591-2284
(local) 614-875-2284
FAX: 614-875-6305
E-MAIL: dandy@dandyproducts.com
www.dandyproducts.com

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION

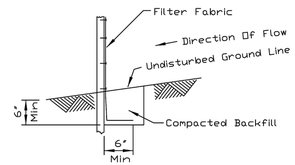


REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 01-11-11
Approved ____ Date ____		

SILT FENCE PLAN



ELEVATION

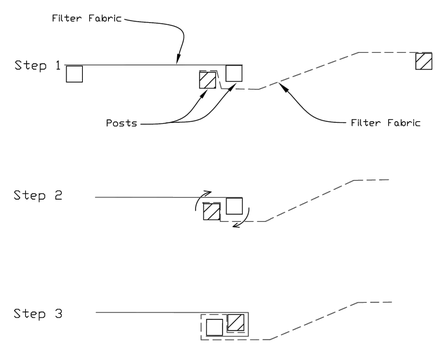


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project	NRCS Natural Resources Conservation Service	IL-620
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 11-20-01
Approved ____ Date ____		

SILT FENCE - SPLICING TWO FENCES



ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620B(W)
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 3-16-2012
Approved ____ Date ____		

KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT STANDARD NOTES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL REVISED FEBRUARY 2002.

THE KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT(KDSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO , ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE KDSWCD.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE KDSWCD.

DURING DEWATERING OPERATIONS, WATER WILL SHALL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORM WATER STRUCTURES IS PROHIBITED.
IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM AND SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.

ALL DROP INLETS ON OR ADJACENT TO THE SITE MUST HAVE A SEDIMENT TRAPPING OR CONTAINMENT DEVICE INSTALLED DURING CONSTRUCTION ACTIVITIES.

ALL ADJACENT STREETS SHALL BE KEPT CLEAR OF DEBRIS, INSPECTED DAILY, AND CLEANED WHEN NECESSARY.

ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5" OR MORE.

IN AREAS WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF COMPLETION, AND IN AREAS WHERE WORK HAS TEMPORARILY CEASED FOR 21 DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 14TH DAY AFTER WORK HAS CEASED.

THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING, AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

SOIL STABILIZATION TABLE

REQUIRED FOR ALL DISTURBED GRASS AREAS

CITY OF AURORA MIX

261 LBS./AC.
- 24.93% ASAP PERENIAL RYEGRASS
- 24.46 % CADDIESHACK PERENNIAL RYGRASS
- 24.33% GOALKEEPER PERENNIAL RYEGRASS
- 12.37% GERONIMO KENTUCKY BLUEGRASS
- 12.29% KENTUCKY BLUEGRASS (VARIETY NOT STATED)
- 1.34% INERT MATTER
- 0.28% CROP
- 0.00% WEED

MULCH: MECHANICALLY CRIMPED STRAW OR HYDRO-MULCH

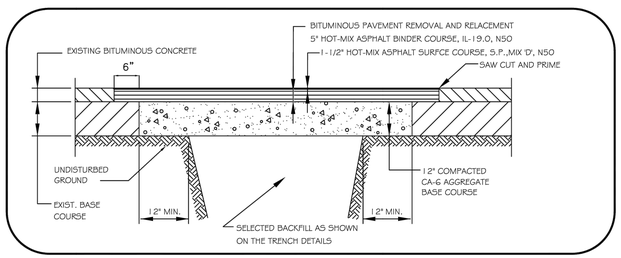
CONTRACTOR'S CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION

_____
SIGNED DATE

_____
PRINT NAME

_____
NAME OF COMPANY



PAVEMENT RESTORATION
FOR RESIDENTIAL STREETS AND MINOR COLLECTORES

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

a) Water Mains:

1) Horizontal Separation:

A) Water mains shall be laid at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

B) Water mains may be laid closer than ten feet to a sewer line when:

i) local conditions prevent a lateral separation of ten feet;

ii) the water main invert is at least 18 inches above the crown of the sewer; and

iii) the watermain is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

C) Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting the requirements of Section 653.111 when it is impossible to meet (A) or (B) above. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

2) Vertical Separation:

A) A water main shall be laid so that its invert is 18 inches above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

B) Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting requirements of Section 653.111 when:

i) it is impossible to obtain the proper vertical separation as described in (A) above; or

ii) the water main passes under a sewer or drain.

C) A vertical separation of 18 inches between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main.

D) Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet.

b) Water Service Lines:

1) The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described in (a) above.

2) Water pipe described in (a) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.

c) Special Conditions - Alternate solutions shall be presented to the Agency when extreme topographical, geological or existing structural conditions make strict compliance with (a) and (b) above technically and economically impractical. Alternate solutions will be approved provided watertight construction structurally equivalent to approved water main material is proposed.

d) Water mains shall be separated from septic tanks, disposal fields and seepage beds by a minimum of 25 feet.

e) Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.

INTERGOVERNMENTAL AGREEMENT
Between the
COUNTY OF KANE and the CITY OF AURORA
For
LEAD SERVICE LINE REPLACEMENT PROJECT ON SOLFISBURG AVENUE IN AURORA, ILLINOIS

This Intergovernmental Agreement ("Agreement") is entered into and made effective the date of its final execution ("Effective Date"), by and between the County of Kane, a unit of local government organized and existing under the laws of the State of Illinois ("COUNTY") and the City of Aurora, a unit of local government organized and existing under the laws of the State of Illinois ("CITY"). For purposes of this Agreement, COUNTY and CITY may each be referred to as a "Party" and collectively as "Parties."

RECITALS:

WHEREAS, COUNTY and CITY are units of local government within the meaning of Article VII, Section 10 of the Illinois Constitution of 1970; and

WHEREAS, COUNTY and CITY are also public agencies within the meaning of the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq*.); and

WHEREAS, COUNTY and CITY are authorized to contract among themselves to obtain or share services, or exercise, combine, or transfer any power or function in any manner not prohibited by law (5 ILCS 220/3); and

WHEREAS, CITY has a population of more than 25,000 persons and is therefore, a home rule unit under Article VII, Section 6(a) of the Illinois Constitution of 1970; and

WHEREAS, pursuant to Article VII, Section 6(a) of the Illinois Constitution of 1970, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, CITY is in the process of replacing water main and lead service lines throughout the City of Aurora; and

WHEREAS, on March 5, 2026, CITY accepted a low bid, of $1,849,640.00 provided by Gerardi Sewer & Water Co for bid No. 26-010; and

WHEREAS, a portion of Solfisburg Avenue (from just east of Farnsworth Avenue to west of Crane Avenue) contains certain homes that are in unincorporated Kane County but receive water from the City of Aurora; and

WHEREAS, COUNTY has requested that the replacement of lead service lines for certain homes on Solfisburg Avenue (from just east of Farnsworth Avenue to west of Crane Avenue) be completed in conjunction with CITY's planned improvements to replace lead service lines in the City of Aurora; and

WHEREAS, the parties have agreed that replacing the lead service lines of the qualifying homes located on Solfisburg Avenue, which are in unincorporated Kane County, by utilizing the bid of Gerardi Sewer & Water Co., is an exercise of intergovernmental cooperation that is encouraged by both the Illinois Constitution and Illinois statutes and would benefit both parties and their respective constituents; and

WHEREAS, representatives of CITY and COUNTY have reached a consensus and tentative agreement regarding the scope of the improvements and the associated costs.

NOW THEREFORE, for and in consideration of the mutual covenants herein the parties agree as follows:

1. **INCORPORATION OF RECITALS**: All the recitals hereof are incorporated by this reference and are made a part hereof as though set forth at length herein.

2. **SCOPE OF AGREEMENT**: This Agreement establishes a collaboration between COUNTY and CITY whereby COUNTY will reimburse CITY for the replacement of lead service lines at qualifying homes located on Solfisburg Avenue in unincorporated Kane County. The qualifying homes are listed on Exhibit A, which is attached hereto and incorporated by this reference into this Agreement and made a part hereof.

3. **TERM**: The term of this Agreement shall commence on the Effective Date and shall continue for two (2) years, unless otherwise terminated in accordance with section 6 of the Agreement. The Agreement may be extended for an additional one (1) year term upon mutual written agreement by the Parties.

4. **FUNDING**: COUNTY agrees to reimburse CITY in an amount not to exceed Two Hundred Thousand Dollars ($200,000.00) for construction costs directly related to the replacement of lead service lines for the qualifying homes listed on Exhibit A. COUNTY will make reimbursement payment(s) to CITY in accordance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 *et seq*.) upon receipt of invoice. This amount is only construction costs and no engineering fees will be charged.

5. **MUTUAL INDEMNIFICATION**: To the extent expressly authorized by state law, the Parties agree to indemnify and hold the other and their respective officers, employees, and agents harmless from any liability, claim, demand, judgment, or costs, including reasonable attorney's fees, arising out of their own actions under or in

connection with the Agreement. Nothing in this Agreement shall be construed as a waiver of any immunities of defenses available under law.

6. **TERMINATION**: Either Party may terminate this Agreement at any time with thirty (30) days written notice to the other. This Agreement may also be terminated as of a date stipulated by the Parties in writing.

7. **COMPLIANCE WITH LAWS**: Parties shall comply with any and all federal and state laws, rules, and regulations in the performance of this Agreement.

8. **NOTICE**: Any notice required or permitted to be given hereunder shall be in writing an shall be deemed given: (i) when delivered personally to the individual designated below; (ii) on the date sent if transmitted by electronic mail (with confirmation by hard copy to follow by mail); or (iii) on the third business day after sent by registered or certified mail, postage prepaid, addressed as follows:

   TO COUNTY:
   Contact: Kane County State's Attorney's Office; Civil Division
   Address: 100 South 3rd Street, 4th Floor, Geneva, IL 60134
   Phone: 630-208-5320
   E-mail: SAO_Civil_Email@KaneCountyIL.gov

   TO CITY:
   Contact: Legal Department
   Address: 44 E. Downer Ave, Aurora, IL 60507
   Phone: 630-256-3060
   E-mail: LawDepartement@aurora.il.us

9. **SEVERABILITY**: In the event any portion of this Agreement is deemed to be invalid or unenforceable, such portion shall be deemed severed and the parties agree that the remaining portions of this Agreement shall remain in full force and effect.

10. **ASSIGNMENT**: Neither party may assign or otherwise transfer this Agreement without the written consent of the other party. This Agreement shall inure to the benefit of and bind the parties hereto and their respective legal representatives, successors and assigns.

11. **GOVERNING LAW AND VENUE**: This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and venue shall be exclusively found in the 16th Judicial Circuit Court in the State of Illinois.

12. **ENTIRE AGREEMENT**: This Agreement sets forth the entire agreement between the parties with respect to the subject matter hereof and the Agreement shall be amended only in writing signed by both parties.

13. **COUNTERPARTS**: This Agreement may be executed in counterparts in the same form and such parts so executed shall together form one original document and be read and construed as if one copy of the Agreement had been executed.

14. **RELATIONSHIP OF PARTIES**: The Parties shall retain their rights, privileges, powers, and functions as autonomous entities. Except as expressly provided in this Agreement, no actions taken by either Party, or by its officers, employees or agents, pursuant to this Agreement shall be deemed to constitute actions of the other Party or of its officers, employees or agents, nor shall any such actions be deemed to constitute either Party as the employee, agent or representative of the other Party, nor shall any such actions be construed to place the Parties in a relationship of partners, joint ventures, principal and agent, or employer and employee, or shall be deemed to confer upon either Party any express or implied power, right, or authority to enter into any agreement or commitment, express or implied, or to incur any obligation or liability on behalf of the other Party.

15. **NO THIRD-PARTY BENEFICIARIES**: This Agreement is entered into solely for the benefit of the contracting parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person or entity who is not a party to this Agreement, or to acknowledge, establish or impose any legal duty to any third party.

16. **WAIVER**: The waiver by one Party of any breach of this Agreement or the failure of one Party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance and shall not be deemed to be a waiver of any future breach or a waiver of any provision of this Agreement.

17. **HEADINGS**: The headings, captions, and numbering system of this Agreement are inserted only as a matter of convenience and may under no circumstances be considered in interpreting the provisions of this Agreement.

18. **AUTHORITY**: COUNTY and CITY each hereby warrant and represent that their respective signatures set forth below have been, and are on the Effective Date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective on the date last written below.

COUNTY OF KANE, ILLINOIS

By:_____
Title:
Date:

CITY OF AURORA, ILLINOIS

By:_____
Title:
Date:

Exhibit A – Qualifying Homes

1. 1414 Solfisburg Avenue
2. 1417 Solfisburg Avenue
3. 1418 Solfisburg Avenue
4. 1424 Solfisburg Avenue
5. 1427 Solfisburg Avenue
6. 1431 Solfisburg Avenue
7. 1432 Solfisburg Avenue
8. 1438 Solfisburg Avenue
9. 1445 Solfisburg Avenue
10. 1448 Solfisburg Avenue
11. 1456 Solfisburg Avenue
12. 1502 Solfisburg Avenue
13. 1514 Solfisburg Avenue
14. 1520 Solfisburg Avenue
15. 1538 Solfisburg Avenue
16. 1543 Solfisburg Avenue
17. 1544 Solfisburg Avenue
18. 1552 Solfisburg Avenue
19. 1554 Solfisburg Avenue
20. 1556 Solfisburg Avenue
21. 1558 Solfisburg Avenue
22. 1634 Solfisburg Avenue
23. 1635 Solfisburg Avenue
24. 1638 Solfisburg Avenue
25. 1639 Solfisburg Avenue
26. 1644 Solfisburg Avenue
27. 1645 Solfisburg Avenue
28. 1650 Solfisburg Avenue
29. 1651 Solfisburg Avenue
30. 1654 Solfisburg Avenue
31. 1657 Solfisburg Avenue
32. 1660 Solfisburg Avenue
33. 1661 Solfisburg Avenue
34. 1664 Solfisburg Avenue
35. 1667 Solfisburg Avenue
36. 1671 Solfisburg Avenue
37. 1672 Solfisburg Avenue
38. 1676 Solfisburg Avenue
39. 1681 Solfisburg Avenue
40. 1682 Solfisburg Avenue
41. 1692 Solfisburg Avenue
42. 1695 Solfisburg Avenue

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

PRESENTATION/DISCUSSION NO. TMP-26-402

FLOODPLAIN MANAGER OF THE YEAR AWARD


Congratulations Anne Wilford - Kane County Water Resources Manager
on Illinois Association for Floodplain & Stormwater Management award
FLOODPLAIN MANAGER OF THE YEAR
IAFSM
Illinois Association for Floodplain and Stormwater Management