



COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

County Office Building
County Board Rooms 209 & 210
111 West Fox Street
Yorkville, IL 60560

Friday, February 16, 2018 at 9:00 AM
MEETING AGENDA

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at (630) 553-4171, a minimum 24-hours prior to the meeting time.

- **Call to Order**
- **Roll Call**
- **Approval of Agenda**
- **Approval of January 19, 2018 Meeting Minutes**
- **Committee Business**
 - *Tax Abatement forms and scoring*
 - *Strategic Plan*
 - *Discussion of Drafting a Letter to Kendall County Representatives to advocate for removal of 47 Ill. Admin. Code 110.360(e) (Revolving Loan Fund)*
- **Updates and Reports**
 - *Revolving Fund Loans*
 - o *Monthly Loan Statements*
 - *Economic Indicator Dashboard*
 - *2017 Residential Building Permit Information*
- **Chair's Report**
- **Public Comment**
- **Executive Session**
- **Adjournment**



KENDALL COUNTY ECONOMIC DEVELOPMENT

Memorandum

To: Audra Hendrix, Economic Development Committee Chair; Economic Development Committee
CC: Scott Koeppel, County Administrator
From: Andrez Beltran, Economic Development and Special Projects Coordinator
Subject: February 2018 Committee Report
Date: 2/16/18

Please find below the report for February 2018 on the items of Economic Development Committee.

Committee Business

Tax Abatement forms and scoring

Staff is looking for any feedback on the forms before moving on to next steps.

Discussion: Strategic Plan

Staff wanted to bring the discussion back to the Committee for a final look. Staff is looking to include any revision, and, barring that, have the Committee adopt the plan.

Updates and Reports

Revolving Loan Fund

- *Update: Monthly Loan Statements*

The statements for December are in the packet. There is currently \$1.7 million available to loan. All loans except Lucky Beef and Dog's are current.

Economic Indicator Dashboard

The Economic Indicator Dashboard for 2017Q3 is included in the packet. There was a significant decrease from the prior quarters; however, this may be market correction. Staff will continue to observe the indicators.

2017 Residential Building Permit Information

2017 Residential building permits as provided by Kendall County Planning Building and Zoning are included in the packet. Overall permits and value of construction are up over the previous year.

KENDALL COUNTY ILLINOIS

Economic Development Committee

Meeting Minutes
Friday, January 19, 2018

Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:05 a.m.

Roll Call

Committee Members Present: Chair Audra Hendrix, Lynn Cullick, Matt Kellogg (arrived 9:06, departed at 10:20), Scott Gryder

Committee Members Absent: Elizabeth Flowers,

Elected Officials Present: Kendall County Treasurer Jill Ferko

Staff Present: Andrez Beltran, Economic Development and Special Projects Coordinator; Scott Koepfel, Acting County Administrator

Members of the Public: City of Sandwich Mayor Rick Olson, Sandwich Economic Development Corporation Executive Director Jim Teckenbrock, Montgomery Economic Development Corporation Executive Director Charlene Fiore-Coulombe

Approval of Agenda – Member Cullick made the motion to approve the agenda. It was seconded by Member Gryder. **Approved 3-0.**

Approval of Meeting Minutes – Member Gryder made a motion to approve the meeting minutes from the October 20 meeting. Seconded by Member Cullick. **Approved 3-0.**

Committee Business

Sandwich Former Waterpark Property

Mr. Beltran stated that the former Water Park property in Sandwich, located in the Timber Creek development, is a current development challenge for the City. Since 2010, no taxes have been paid on the property. He continued that the back taxes are about \$480,000, with an estimated market value \$839,199, and an estimate by a developer that redevelopment would cost \$600,000. This places estimated redevelopment of the site at \$1.92 million. He stated Mayor Rick Olson wanted to come to the Committee to ask for collaboration in making the property productive.

Mayor Olson stated that the property has sat vacant since 2010, and that the previous and current owners did not have the proper bonds to cover the cost if abandoned. After being abandoned, the City of Sandwich had to spend money to make it environmentally safe. He also is concerned that the back taxes is preventing the development of the property. There has been no interest in the property since he has come into office. He is hoping the County can help find a collaborative solution.

The Committee agreed that it was a concern of theirs, and they wanted to help get the property back to being a productive parcel. The Committee instructed staff to work with the City of Sandwich and other taxing bodies as well as departments and offices at the County to see if there was a solution to the problem.

KENDALL COUNTY ILLINOIS

Economic Development Committee

Development Challenges in Kendall County

Mr. Beltran had briefed the Committee earlier of a possible trucking company looking to locate near the Caterpillar site. This would have been a \$14 million dollar investment. However, development costs of the site were too high for the company. Charlene Fiore-Coulombe of Montgomery EDC was the lead on the project, and Mr. Beltran asked her to speak to the development advantages and challenges in the area.

Ms. Fiore-Coulombe stated that there are challenges in the County. Utility access is not as prevalent in as in competing areas, and to gain access it can have significant costs. Interstate access is another challenge due to distance. In addition, finding existing building stock that is up to date can also be a difficulty, as renovation costs can be expensive.

Ms. Fiore-Coulombe did state that there are many benefits in the County. Specifically, there is no impact fee for vehicles unlike in other Counties. In addition, though the building stock is not as prevalent as other areas, greenfields are easily developable and prices are cheaper than nearby competitors. The biggest advantage, though, is that the elected officials and economic development personnel in the County are willing to work with companies to help them locate and expand here.

The Committee thanked Ms. Fiore-Coulombe for her time and insights.

Lucky Beef and Dog's Loan

Mr. Beltran that on January 1, Lucky's Beef and Dogs announced their closing on Facebook. As to date, they have still has not made any payments past the first. With closing, the violated section 5 of the mortgage provision.

The Committee agreed that it was unfortunate, but said they needed to move forward. Member Kellogg made the motion to direct staff to move forward with the steps to take legal action. Member Cullick agreed. Chair Hendrix called for a rollcall vote. Kellogg- aye, Cullick – aye, Gryder – aye, Hendrix – aye. **Approved 4-0.**

Member Kellogg left the meeting at 10:06 a.m.

Tax Abatement forms and scoring

Mr. Beltran stated there has been a number of inquiries about property tax abatement for projects. The last tax abatement given was for Wrigley' expansion in 2014. Standard applications, forms, and formulas for abatement had been created, but were never officially adopted by the Committee.

The Committee thanked Mr. Beltran and stated they would look them over for the next Economic Development Committee meeting.

Strategic Plan

Mr. Beltran stated staff wanted to bring the discussion back to the Committee for a final look. If there are no revisions, in February, a draft Strategic Plan will be brought to the Committee to review.

KENDALL COUNTY ILLINOIS

Economic Development Committee

Updates and Reports

Revolving Fund Loans

- *Monthly Loan Statements*

Mr. Beltran stated that there is currently approximately \$1.7 million dollars available to loan. Currently all loans except Lucky Beef and Dog's is current.

Update: Current TIFs in Kendall County

Mr. Beltran stated he attended the annual Joint Review Board for the TIF districts in Montgomery and Yorkville. The Montgomery TIF was started in 2006 and has 13 years left. It is located at U.S 30 and Fifth Street on the north side between Farm and Fleet and Sam's Club. 2017 TIF revenue was \$39,630 with a fund balance of \$93,228.

He also attended the two Yorkville TIF districts JRB. The Countryside Redevelopment TIF at Route 47 and Route 34. The TIF was initiated in 2005, and has 12 years left. 2017 TIF revenue was \$215,360. Current fund balance is (\$495,754). Other items of note is that Holiday Inn was granted a \$600,000 TIF rebate, which has an estimated return on investment of 6-7 years. There are three remaining lots in the development, and no new incentives are expected to be given.

The second TIF is the Downtown TIF district. The TIF was initiated in 2006. It is located in the Downtown of Yorkville. 2017 TIF revenue was \$68,763; ending fund balance was \$97,556. Other notes was that most major projects in the TIF for the next year focus on streetscape and parking with further planning held off until/if the TIF gets extended.

Chairwoman's Report - None

Public Comment - None

Executive Session - None

Adjournment

At 10:30 a.m., Member Gryder made to adjourn. Member Cullick seconded. With no objection, the meeting adjourned.

Respectfully Submitted,

Andrez P. Beltran

Economic Development and Special Projects Coordinator

**Kendall County
Property Tax Abatement Evaluation Guide**

Company Name: _____ Date: _____

Taxing Districts: _____

Points Assigned

ECONOMIC IMPACT

1. Total Jobs Created and/or Retained (1 to 3 years)

10-24	1
25-49	2
50-99	3
100-199	4
200-over	5

2. Total Payroll

\$100,000 - \$499,999	3
\$500,000 - \$999,999	8
\$1,000,000 – \$2,499,999	11
\$2,500,000 - \$4,999,999	14
\$5,000,000 - \$9,999,999	17
\$10,000,000 and over	20

STRATEGIC IMPACT

3. Type of Business/Industry

Warehousing	2
Professional/Office (non-retail)	3
Manufacturing	4
Targeted Industries/Headquarters	5
(Add one point for unincorporated areas +1)	

4. Total Investment in new machinery and equipment purchased from local Kendall County businesses *(Subject to Kendall County Sales Tax)*

\$100,000 - \$249,999	3
\$250,000 - \$499,999	6
\$500,000 - \$999,999	9
\$1,000,000 - \$1,999,999	12
\$2,000,000 – and over	15

5. Average Employee Salary

\$18,000 - \$24,999	3
\$25,000 - \$29,000	6
\$30,000 - \$39,000	9
\$40,000 - \$49,999	12
\$50,000 and over	15

6. Benefits

No benefits	0
50% paid by employer	2
75% paid by employer	3
90% paid by employer	4
100% paid by employer	5

FISCAL IMPACT

7. Total new property tax generated (Annually)

\$30,000 - \$99,000	14
\$100,000 - \$199,000	18
\$200,000 - \$299,999	22
\$300,000 - \$499,000	26
\$500,000 and over	30

8. Infrastructure Improvements

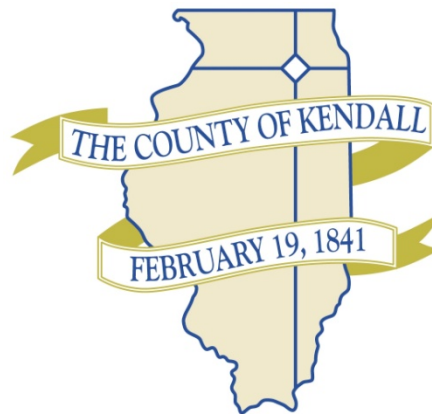
No new public infrastructure needed	2
Private Investment into Public Infrastructure <i>(Contingent upon 100% private investment)</i>	
\$100,000 - \$249,999	3
\$250,000 - \$499,999	4
\$500,000 and over	5

<u>Points Received</u>	<u>Eligible Abatement</u>
45-67	3 yr. (75/50/25%)
68-79	4 yr. (50% each year)
80-100	5 yr. (50% each year)

Total Points: _____ pts

Recommended
Abatement: _____

Kendall County Application for Tax Abatement



This application is an official part of the Tax Abatement process. Incomplete or inaccurate information may be cause for rejection of the application. It also is a representation that the applicant intends to implement the representations made in the application. Failure to implement these representations or to continue them during the term of any Tax Abatement that is offered will be sufficient basis for termination of the Abatement Agreement and repayment of any taxes that have been abated.

This packet should be completed and returned to the Kendall County Office of Administrative Services:

111 W. Fox Street, Room 316,

Yorkville, IL 60560

Phone: 630.385.3000

Fax: 630.553.4214

E-Mail kendalledc@co.kendall.il.us

Overview

Property Tax Abatement is a way to support and promote the expansion of existing businesses and the location of new businesses to Kendall County. A business that receives approval from a taxing body for an abatement will receive an abatement on a portion of the resulting property tax revenue after expansion, improvement, or new construction is complete and the building is occupied.

Goals and Objectives

The end result of providing tax abatement to a business for an expansion, improvement or new construction should include:

- *Economic Impact*
 - Job creation and retention and capital investment in land, buildings, and equipment
- *Fiscal Impact*
 - Total amount of new estimated property tax generated by the business expansion
- *Strategic Impact*
 - Factors such as the median salary of the employees, total payroll, and the quality of benefits available to the employees
- *Other Impacts*
 - Improvements to existing public infrastructure and/or construction of new public infrastructure

Eligible Projects

- Projects that will be considered for Property Tax Abatement from Kendall County are limited to the following:
 - Warehouse/Distribution/Logistics
 - Office Headquarters and Regional Headquarters
 - Manufacturing
- Preference will be given to projects that result in job creation, increase in property tax base, investment in machinery & equipment when purchased locally, and capital improvements for the expansion of existing buildings.

Process

- It is strongly recommended that the applicant contact the Kendall County Office of Administrative Services to arrange a pre-application meeting with County staff. This gives staff an opportunity to discuss the guidelines, application, process, and agreement provisions with the applicant.
- Once the application has been completed and submitted to the Kendall County Office of Administrative Services, staff will review the application to determine the eligibility of the project.
- Applications are reviewed and scored on a case by case basis on their economic, strategic, and fiscal impacts on a community.

- If it is determined that the project qualifies for an abatement of property taxes, County Staff will present the request to the County’s Economic Development Committee to secure an indication of their support for the project.
- Staff, as well as the applicable local Economic Development Corporation, will make contact to each taxing body having jurisdiction over the subject property for their support of the project and abatement approval.
- If a taxing body expresses support of the project, Staff will develop the agreement for the abatement of property taxes for approval by each governing board of the applicable taxing jurisdictions.

Abatement Terms & Levels

A business receiving a tax abatement is eligible to receive an abatement for a term of three years. The amount abated will be on a sliding scale consisting of 75% abated in year one, 50% abated in year two, and 25% abated in year three.

The term and levels of an abatement may be modified only at the discretion of the governing boards of the taxing bodies.

Clawback Provisions and Verification Audit

A business shall maintain operations at the project location for at a minimum, the length of the abatement term as well as for three years following the final year of the abatement term. During the abatement term businesses are not eligible to file an appeal of assessment of the property, to tender payment under protest, nor to file an objection to the property taxes levied by the taxing bodies. During the three years following the final year of abatement term, businesses are eligible to file an appeal of assessment of the property, tender payment under protest, and file an objection the property taxes levied by the taxing bodies *only* if the Supervisor of Assessments or the Board of Review establishes an assessed value based upon the market value that is less than the Estimated Market Value of the property provided by the applicant within this application.

To verify compliance of the Property Tax Abatement Agreement, a business must submit a payroll summary with listing of either the first name or initial of the employees or a listing of the employees’ ID number along with job titles, salaries, benefits, county of residence, and hiring dates on an annual basis to the Kendall County Office of Administrative Services.

Name of Company: _____

Corporate Address: _____

Company Contact Person: _____

Address: _____

Phone: _____

Fax: _____

Proposed Location in Kendall County: _____

PIN #: _____

Proposed start of Construction: _____

Proposed start up of Operations: _____

What product(s) or services will be produced in the proposed facility?

EMPLOYMENT

What specific jobs will be created? If phased employment is planned please provide details. Use additional pages if necessary.

Job Title	Mgt., Supv., or Worker	Occupational Code	Number of Jobs			Wages/ Salaries*	
			Initial	After Year 1	After Year 2	Starting	Maximum

**Not Including Benefits*

Explanation and details of work force.

EMPLOYEE BENEFITS

Please summarize benefits below and attach copies of insurance and pension plans.

Fringe Benefit	Type of Benefit	Company Portion (Annual %)	Employee Portion (Annual %)
Medical Insurance			
Dental Insurance			
Vision Insurance			
Pension Plan Defined Benefit 401(K)			
Disability			
Life Insurance			
Other Benefits (please specify)			

VALUATION ANALYSIS

Assessed valuation shall be judged on the basis of impact upon the public services, which will be required (i.e., if judged that impact upon schools, roads, law enforcement, etc., will be great but assessed valuation will be low, a low rating will be assigned.)

Land size _____

Building size _____

Building height _____

Type of Construction _____

Estimated dollar value of sales attributed to site _____

Total Investment in new machinery and equipment purchased from local Kendall County businesses _____

Provide a construction budget that shows the allocation of cost for each phase of the process.

Is the property one of the following:

New facility _____

Expansion of an existing facility _____

Previously closed facility _____

The current assessed valuation of the property:

Land _____

Improvements _____

Total _____

What is the estimated cost of the completed facilities?

Cost of land and site development \$ _____

Cost of buildings \$ _____

Cost of permanent fixed equipment \$ _____

Cost of pollution control devices \$ _____

Cost of non-fixed equipment \$ _____

Cost of installation/construction \$ _____

Total Cost \$ _____

ESTIMATED MARKET VALUE \$ _____

(If application is approved, this value will be incorporated into the Tax Abatement Agreement)

IMPACT UPON INFRASTRUCTURE

What new or additional utilities and/or infrastructure will be needed?
(Roads, natural gas, rail spurs, etc.)

How will they be funded?

IMPACT UPON THE ENVIRONMENT

- A. Will there be any pollution of air, water, soil, sound, etc.? If so, please describe?

- B. Will hazardous chemicals, products, or waste be used or produced? If so, please specify and indicate how they will be managed. If an E.P.A. permit is necessary, please attach the permit, or if not yet received, attach a copy of the application.

- C. Will any waivers or exceptions from either Federal or State E.P.A. be needed?
If so, please specify and attach any E.P.A. phase reports.

- D. Are you familiar with Kendall County and other local performance standards? (Refer to Kendall County zoning ordinance and any applicable municipal code.) Will the proposed facility meet or exceed these standards? Please explain.

APPROPRIATE LOCATION

Which planning and zoning authority (municipality or county) has jurisdiction of this site?

What is the current zoning?

If not currently zoned for the intended use, what is the planned use in the Comprehensive plan?

Please attach a site plan and a sketch or artists conception of the building(s), landscape plans etc.

I, _____, certify that I am an official of the applicant business with authority to make application for a property tax abatement, that I have read this application and that the application and any attachments hereto are true and correct. I further understand that inaccurate information or misrepresentations may be cause for rejection of the application: I further understand that failure to implement these representations will be sufficient basis for termination of the abatement agreement and repayment of any taxes, which have been abated.

Signature

Date

Title

Mission/Vision statements

To build a strong diversified economy and enhance quality of life, Kendall County Economic Development will work with local partners to expand the tax base, create and retain jobs, and grow the industries of tomorrow.

Goal #1: Expand the tax base

There are different taxes that supply the County with revenue; however, sales tax and property taxes are the two most able to be influenced.

TYPES OF TAXES

Sales Taxes

Pros: Does not necessarily come from sources in County, bringing in new revenue; smoother revenue stream as is paid out month-to-month; less noticeable to taxpayer as smaller amount; easier to grow

Cons: Increases cost-of-living expenses; very elastic (fluctuates); internet sales decreasing in person purchases; reliant on population numbers; state dependent to share; can be moved out of County easily

Property Tax

Pros: inelastic (does not fluctuate much); non-transferable (property doesn't leave); tends to be a multiplier, bringing additional revenue outside its own; non-state dependent.

Cons: Lumpy (taxes come in twice per year only); very noticeable to taxpayers; hard to develop; different types have different service requirements.

Analysis

Between the two taxes, property taxes are more resilient and the broadest; are targeted easier; and are not state dependent. In addition, municipalities compete heavily for sales tax generators. To eliminate the perception of bias, the County should focus on property taxes.

PROPERTY TAXES

There are three broad types of property tax developments: residential, commercial, and industrial

Residential

Pros: increases population, income taxes, and helps sales taxes

Cons: Heavy service requirements including schools, roads, etc.

Commercial

Pros: increases sales taxes, jobs, not heavily service required, sometimes quality of life

Cons: requires people, difficult to maintain, easy to move, lower paying jobs (on average)

Industrial

Pros: large taxes; better paying jobs; increased development around the area

Cons: hard to develop; regional/national/international dependent; infrastructure dependent

Analysis

Of these three types of property tax developments, industrial and commercial provide the greatest return on investment with services to revenue ratio. Between industrial and commercial, industrial

development provide better paying jobs and stability. In addition, industrial businesses are less likely to compete with each other in the County.

Therefore, the priority of Kendall County Economic Development should be Industrial development, with commercial and residential development being second and third priority, respectively.

Strategies for Industrial Development

1. Decrease barriers to development
 - a. Shovel ready sites
 - i. Determine shovel ready sites
 1. Available with preferably established terms and conditions
 2. Utilities at/or ready extended to site
 3. Ready to develop (necessary studies and easements conducted)
 - ii. Analyze needs to develop strategic locations to shovel readiness
 1. Contacts
 2. Costs
 - iii. Create informational packets on strategic locations
 1. Create market material with information
 2. Distribute to partners
 - b. Ease of zoning
 - i. Zoning
 1. Determine authority to zone strategic locations
 2. Determine if strategic locations are zoned properly
 - ii. Ease of Rezoning Process
 1. Documentation
 2. Average time to rezone
 - c. Ease of permitting
 - i. Document
 1. Improve where able
 - ii. Expedient Processing
 1. Average time to obtain permit
2. Lower business risk
 - a. Incentives/financial assistance
 - i. Document incentives
 1. Enterprise Zone
 2. Tax Abatement
 3. Revolving Loan Fund
 4. Outside assistance programs
 - ii. Create informational material
 - iii. Document Process
 1. Steps
 2. Costs
 3. Time
 - b. Business improvement resources
 - i. Connect with process improvement organizations (SBDA, IMEC, Score)
 - ii. Connect with local business groups (chambers of commerce)
 - iii. Connect with regional business groups (CRGC, CMMC)

- c. Workforce Training
 - i. Offer workforce micro-grants
 - ii. Connect with Workforce Investment Board grants and program
 - iii. Connect with Waubensee Community College Business Solutions
- 3. Market
 - a. Market to current businesses
 - i. Send information to current manufacturers
 - ii. Distribute information at business events
 - iii. Place on the website
 - b. Market to developers and outside businesses
 - i. Send information to brokers, developers, and real estate companies
 - ii. Distribute at tradeshow and summits
 - iii. Place on the website

Goal #2: Create and Retain Jobs

Job Creation has two facets: new businesses opening in the County, and current businesses expanding. Job retention has two facets: helping businesses be successful in the County, and maintain businesses looking to expand/leave the County.

Strategies of Job Creation and Retention

- 1. Assist business creation
 - a. Financial Assistance
 - b. Business planning assistance
 - c. Workforce development
 - d. Site location assistance
- 2. Assist business improvement
 - a. Financial assistance
 - b. Business planning
 - c. Workforce development
- 3. Assist business expansion
 - a. Financial assistance
 - b. Workforce Development
 - c. Site location assistance

Goal #3 Grow the Industries of Tomorrow

Growing the industries of tomorrow entails seeing emerging industries and preparing the County to be competitive in those industries as well as making the County an attractive area to locate for future workforce.

Strategies for Growing Industries of Tomorrow

- 1. Identify emerging industries and clusters in the region
 - a. Work with Chicago Regional Growth Corporation to stay informed of regional trends

- b. Use CMAP as a resource for data and analysis
 - c. Attend conferences to stay informed on current topics and strategies
- 2. Plan for future zoning and infrastructure needs
 - a. Study data to determine growth patterns
 - b. Coordinate with municipalities to align
- 3. Develop workforce paths for new jobs
 - a. Work with our local schools and community college to create and promote career paths
 - b. Hold targeted job fairs
- 4. Investigate Feasibility of County-Wide Convention and Visitors Bureau
 - a. Engage stakeholders
 - b. Examine technical feasibility



Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Population	2017 Quarter 3	Previous Quarter	2010 Census	2000 Census
Total Population	124,695	124,695	114,736	54,544
Population 16 years and over*	92,454	92,454	82,097	40,187
Labor Force Population	65,902	67,548	65,984	29,697

U.S. Census Bureau – American Fact Finder – <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
 2012 American Community Survey; 2011 American Community Survey; 2010 Census; 2000 Census
 U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics – <http://bls.gov/lau/>

Business Outlook	2017 Qtr 2	Previous Quarter	Improved/ Declined	2016 Qtr 2	Improved/ Declined
Chicago Region Home Price Index	140.08	136.33	2.75%	135.83	3.13%
Chicago Business Barometer (<i>Seasonally Adjusted</i>)	65.7	57.7	13.86%	56.8	15.67%
Chicago Business Activity Index	96.9	98.7	-1.82%	93.7	3.42%
Consumer Price Index (Chicago-Gary-Kenosha, IL-IN-WI MSA)	233.407	232.225	0.51%	230.341	1.33%

Home Price Index – S&P – Case-Shiller Home Price Index, Standard and Poor - <http://us.spindices.com/indices/real-estate/sp-corelogic-case-shiller-chicago-home-price-nsa-index>

Chicago Business Barometer – ISM-Chicago – Institute for Supply Management - <https://www.ism-chicago.org/>

Chicago Business Activity Index – University of Illinois Regional Economics Application Laboratory - <http://www.real.illinois.edu/>

Consumer Price Index – Bureau of Labor & Statistics - http://www.bls.gov/regions/midwest/news-release/consumerpriceindex_chicago.htm

1 The Chicago Fed Midwest Manufacturing Index (CFMMI) is set to undergo a process of data and methodology revision in 2014. Beginning in December 2013, the monthly release of the CFMMI will be suspended pending the release of updated benchmark data from the U.S. Census Bureau and a period of model verification. Significant revisions in the history of the CFMMI are anticipated. The next anticipated release date can be found at



Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Jobs Report	2017 Qtr 2	Previous Quarter	Improved/ Declined	2016 Qtr 2	Improved/ Declined
Total Residents in Labor Force	67,527	66,079	2.2%	67,973	-0.7%
Total Labor Force Employed	64,394	63,489	1.4%	64,138	0.4%
Total Labor Force Unemployed	3,133	2,590	543	3,835	-702
Unemployment Rate	4.6%	3.9%	0.7%	5.6%	-1.0%

U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics – <http://bls.gov/lau/>

Area Unemployment Rates	2017 Qtr 2	Previous Quarter	Improved/ Declined	2016 Qtr 2	Improved/ Declined
Kendall	4.6%	3.9%	0.7%	5.6%	-1.0%
DeKalb	4.7%	5.3%	-0.6%	5.2%	-0.5%
Kane	4.8%	5.4%	-0.6%	5.2%	-0.4%
Will	5.2%	4.6%	0.6%	6.4%	-1.2%
Grundy	5.9%	5.6%	0.3%	7.1%	-1.2%
LaSalle	5.6%	6.2%	-0.6%	6.3%	-0.7%
Chicago-Naperville-Joliet MSA ¹	5.1%	4.2%	0.9%	6.2%	-1.1%
Illinois (Seasonally Adjusted)	5.1%	4.2%	0.9%	6.2%	-1.1%
United States (Seasonally Adjusted)	4.3%	4.5%	-0.2%	4.9%	-0.6%

U.S. Bureau of Labor Statistics – Local Area Unemployment Statistics – <http://bls.gov/lau/>

¹ The Chicago-Naperville-Joliet Metropolitan Statistical Area consists of the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will



Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Employment by Industry	2017 Qtr 1	Previous Quarter	Improved/ Declined	2016 Qtr 1	Improved/ Declined
Construction	1,311	1,384	-73	1,266	45
Manufacturing	3,147	3,163	-16	3,261	-114
Wholesale Trade	569	655	-86	638	-69
Retail Trade	4,551	4,763	-212	4,602	-51
Information	143	133	10	107	36
Finance & Insurance	514	484	30	497	17
Real Estate & Rental & Leasing	154	166	-12	133	21
Professional, Scientific & Technical Services	1025	1043	-18	935	90
Management of Companies & Enterprises	21	17	4	18	3
Administrative & Support & Waste Mgmt.	1018	998	20	823	195
Educational Services	374	359	15	298	76
Health Care & Social Assistance	1,773	1,924	-151	2,006	-233
Arts, Entertainment & Recreation	211	199	12	188	23
Accommodation & Food Services	3,627	3,446	181	3,222	405
Other Services/Unclassified	1,063	1,067	-4	1,042	21
Total Private Sector Employment*	21,738	21,834	-96	21,085	653

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages –
http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx

*Total Private Sector Employment includes categories not listed



Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Business Units by Industry	2017 Qtr 1	Previous Quarter	Improved/ Declined	2016 Qtr 1	Improved/ Declined
Construction	317	371	-54	386	-69
Manufacturing	96	102	-6	101	-5
Wholesale Trade	88	95	-7	100	-12
Retail Trade	214	218	-4	230	-16
Information	17	19	-2	18	-1
Finance & Insurance	85	89	-4	89	-4
Real Estate & Rental & Leasing	65	72	-7	72	-7
Professional, Scientific & Technical Services	225	259	-34	270	-45
Management of Companies & Enterprises	5	5	0	5	0
Administrative & Support & Waste Mgmt.	145	160	-15	161	-16
Educational Services	32	35	-3	34	-2
Health Care & Social Assistance	162	179	-17	177	-15
Arts, Entertainment & Recreation	36	39	-3	39	-3
Accommodation & Food Services	166	176	-10	176	-10
Other Services/Unclassified	232	259	-27	256	-24
Total Private Sector Businesses*	2,027	2,240	-213	2,263	-236

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages –
http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>

*Total Private Sector Businesses includes categories not listed



Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Wages by Industry	2017 Qtr 1 (\$1,000)	Previous Quarter (\$1,000)	Improved/ Declined	2016 Qtr 1 (\$1,000)	Improved/ Declined
Construction	\$15,957	\$22,138	-\$6,182	\$16,009	-\$52
Manufacturing	\$52,735	\$52,944	-\$209	\$61,324	\$5,238
Wholesale Trade	\$8,597	\$11,660	-\$3,062	\$9,141	-\$892
Retail Trade	\$28,713	\$29,152	-\$439	\$26,459	\$799
Information	\$925	\$696	\$229	\$600	-\$177
Finance & Insurance	\$7,023	\$5,749	\$1,274	\$5,777	\$1,201
Real Estate & Rental & Leasing	\$1,341	\$1,714	-\$373	\$1,289	\$203
Professional, Scientific & Technical Services	\$13,061	\$19,439	-\$6,378	\$11,791	\$1,191
Management of Companies & Enterprises	\$294	\$572	-\$277	\$233	\$33
Administrative & Support & Waste Mgmt.	\$9,940	\$9,262	\$677	\$8,350	\$319
Educational Services	\$2,040	\$2,222	-\$182	\$1,582	\$124
Health Care & Social Assistance	\$15,209	\$17,938	-\$2,729	\$15,979	\$1,948
Arts, Entertainment & Recreation	\$934	\$1,093	-\$158	\$839	-\$100
Accommodation & Food Services	\$12,839	\$13,560	-\$721	\$11,347	\$1,509
Other Services/Unclassified	\$6,638	\$7,726	-\$1,088	\$6,316	-\$213
Total Private Sector Wages*	\$203,420	\$219,771	-\$16,351	\$217,370	-\$13,950

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages –
[http://www.ides.illinois.gov/LMI/Pages/Quarterly Census of Employment and Wages.aspx](http://www.ides.illinois.gov/LMI/Pages/Quarterly%20Census%20of%20Employment%20and%20Wages.aspx)
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>
 *Total Private Sector Wages includes categories not listed



Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Wages/Per Capita by Industry	2017 Qtr 1	2017 Qtr 2	2017 Qtr 3	2017 Qtr 4	Year To Date
Construction	\$12,171				\$12,171
Manufacturing	\$16,757				\$16,757
Wholesale Trade	\$15,109				\$15,109
Retail Trade	\$6,309				\$6,309
Information	\$6,467				\$6,467
Finance & Insurance	\$13,663				\$13,663
Real Estate & Rental & Leasing	\$8,706				\$8,706
Professional, Scientific & Technical Services	\$12,743				\$12,743
Management of Companies & Enterprises	\$14,024				\$14,024
Administrative & Support & Waste Mgmt.	\$9,764				\$9,764
Educational Services	\$5,455				\$5,455
Health Care & Social Assistance	\$8,578				\$8,578
Arts, Entertainment & Recreation	\$4,429				\$4,429
Accommodation & Food Services	\$3,540				\$3,540
Other Services/Unclassified	\$6,245				\$6,245
Average Private Sector Wages*	\$9,358				\$9,358

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages – http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>

*Average Private Sector Wages includes categories not listed

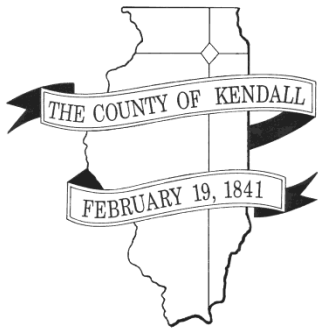


Kendall County – 3rd Quarter 2017 Update Economic Indicator Dashboard

Average Annual Pay	2016	2015	Improved/ Declined
All Private Industries	\$38,012	\$37,982	\$30

Average Weekly Wage	2017 Qtr 1	Previous Quarter	Improved/ Declined	2015 Qtr 4	Improved/ Declined
All Private Industries	\$725	\$772	-\$47	\$738	-\$13

Illinois Department of Employment Securities – Quarterly Census of Employment & Wages – http://www.ides.illinois.gov/LMI/Pages/Quarterly_Census_of_Employment_and_Wages.aspx
 Department of Labor – Quarterly Census of Employment & Wages – <http://www.bls.gov/cew/>



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: 01/19/2018

Subject: 2017 Residential Building Permit Information

Staff contacted the municipalities located within Kendall County to obtain their single-family and multi-family building permit information for 2017. A table with this information is attached to this memorandum. For those municipalities located in more than one county, only the Kendall County information is provided.

Enc: Municipal Single-Family Residential Construction Information 2017

Municipal Residential Construction Information 2017

Municipality	2017 New Construction (Single Family)	2017 New Construction (Multi-Family)	2016 New Construction (Single Family)
Aurora	48 (\$17,038,514)	0 (\$0)	15 (\$5,553,832)
Joliet	107 (\$21,567,314)	0 (\$0)	147 (\$28,614,153)
Lisbon	0 (\$0)	0 (\$0)	0 (\$0)
Millbrook	0 (\$0)	0 (\$0)	0 (\$0)
Millington	0 (\$0)	0 (\$0)	0 (\$0)
Minooka	0 (\$0)	0 (\$0)	0 (\$0)
Montgomery	2 (\$369,000)	0 (\$0)	4 (\$639,000)
Newark	0 (\$0)	0 (\$0)	0 (\$0)
Oswego	27 (\$7,660,105)	4 Two-Family (\$400,000) 10 Attached Single-Family/Senior housing (\$722,006)	52 (\$11,408,882)
Plainfield	38 (\$9,446,797)	4 Townhomes (\$540,000)	24 (\$7,062,886)
Plano	4 (\$900,000)	0 (\$0)	2 (\$180,000)
Plattville	1 (\$260,000)	0 (\$0)	0 (\$0)
Sandwich	2 (\$550,000)	0 (\$0)	1 (\$265,000)
Yorkville	154 Detached (\$28,262,861) 12 Attached (\$660,000)	1 Apt Bldg: 51 Units (\$9,607,940) 1 Ass. Living Fac: 73 Units (\$7,500,000)	152 (\$25,831,440)
Unincorporated	31 (\$12,786,924)	0 (\$0)	19 (\$5,897,228)
Total	426 (\$99,501,515)	20 (\$18,769,946)	416 (\$85,452,421)