



---

# KENDALL COUNTY ECONOMIC DEVELOPMENT

---

## *Memorandum*

---

*To:* Audra Hendrix, Economic Development Committee Chair; Economic Development Committee  
*CC:* Scott Koeppel, Acting County Administrator  
*From:* Andrez Beltran, Economic Development and Special Projects Coordinator  
*Subject:* November 2017 Committee Report  
*Date:* 11/17/17

---

Please find below the report for November 2017 on the items of Economic Development Committee.

### **Committee Business**

*Discussion of Future Land Use Along Illinois Route 47 South of Yorkville to County Line as requested by the Regional Planning Commission*

The Regional Planning Commission has requested input from the Economic Development Committee regarding the future of south Route 47 from Route 71 to the County line. Senior Planner Matt Asselmeier will be at the meeting to answer questions and record the Committee members input.

*Approval of an Ordinance Suspending Implementation of the 2017 Revolving Loan Fund Recapture Strategy Adopted by Ordinance 17-19 and Reinstating the 2006 Kendall County Revolving Loan Fund Recapture Strategy Previously Approved by the Illinois Department of Commerce and Economic Opportunity*

At the request of Chair Hendrix, the Ordinance has come back to the Committee for revision.

*Discussion: Strategic Planning*

Staff was directed to continue the Strategic Planning after the Revolving Loan Fund Recapture Strategy was approved. Included is an outline for discussion.

### **Updates and Reports**

*Revolving Loan Fund*

- *Update: Monthly Loan Statements*

The statements for October are in the packet. There is currently \$1.7 million available to loan. Currently all loans except Lucky Beef and Dog's is current. Mr. Manfre has been notified by email that his payments are overdue.

# KENDALL COUNTY ILLINOIS

## Economic Development Committee

---

Meeting Minutes  
Friday, October 20, 2017

### Call to Order

The meeting was called to order by Chair Audra Hendrix at 9:00 a.m.

### Roll Call

Committee Members Present: Chair Audra Hendrix, Lynn Cullick, Matt Kellogg  
Committee Members Absent: Elizabeth Flowers, Scott Gryder

Staff Present: Andrez Beltran, Economic Development and Special Projects Coordinator, Anne K. Knight, Assistant State's Attorney  
Members of the Public: Bart Olson, City Administrator of United City of Yorkville; Lynn Dubajic, United city of Yorkville Economic Development Consultant.

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

**Approval of Meeting Minutes** – Member Kellogg made a motion to approve the meeting minutes from the September 15 meeting. Seconded by Member Cullick. **Approved 3-0.**

### Committee Business

#### *Discussion: Yorkville TIF District*

Mr. Olson gave a brief presentation on the plans for the downtown TIF districts. The United City of Yorkville plans to ask for an extension on the current downtown TIF district which requires legislation through the Illinois Assembly. Part of that is getting letters of support from the taxing bodies. The reason for extending the current TIF is underperformance due to the Recession. The second TIF would encompass more of the downtown and surrounding areas.

After the Committee discussed the merits of the TIF in the downtown, Member Kellogg made the motion to move the item to the Committee of the Whole on November 16 for a full board discussion. Chair Hendrix seconded. **Approved 3-0**

#### *Discussion: Revolving Loan Fund Recapture Strategy in relation to State of Illinois JCAR Administrative Code Title 47, Section 110.360 (e)*

Mr. Beltran stated that despite the letter received last October, the Illinois Administrative Code Title 47, Section 110.360 (e) might conflict. He deferred to Ms. Knight for the explanation.

Ms. Knight stated that in reviewing the Recapture Strategy, she examined any Administrative Codes that might still have an effect on it. After finding the above code, she requested clarification from the Department of Commerce and Economic Opportunities legal advisors. Ms. Knight stated that DCEO agreed it conflict, but they would not pursue legal action against the County. In addition, they are looking to put forward a recommendation of eliminating it.

Member Cullick made the motion to suspend the current strategy and use reinstate the state approved strategy. Member Kellogg seconded. **Approved 3-0**

# KENDALL COUNTY ILLINOIS

## Economic Development Committee

---

### *Discussion: Strategic Planning*

The Economic Development Committee agreed to postpone this item until the next meeting. Member Cullick made the motion, Member Kellogg seconded. **Approved 3-0**

### **Updates and Reports**

#### *Revolving Fund Loans*

- *Monthly Loan Statements*

Mr. Beltran stated that there is currently approximately \$1.7 million dollars available to loan.

### **Chairwoman's Report**

Chair Hendrix spoke Yorkville's proposal to put a banquet hall next to Ron Clarke Park. She said it was voted down, which she agreed with, and the developer may be helping create a conservation orientated non-profit in the City of Yorkville.

**Public Comment** – None

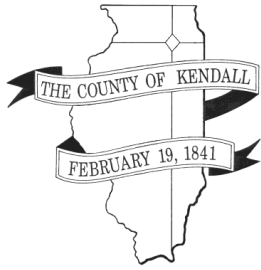
**Executive Session** - None

### **Adjournment**

At 9:59 a.m., Member Cullick made to adjourn. Member Kellogg seconded. With no objection, the meeting adjourned.

Respectfully Submitted,

Andrez P. Beltran  
Economic Development and Special Projects Coordinator



---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Economic Development Committee  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: November 1, 2017  
Re: Future Land Use Along Illinois Route 47 South of Yorkville to County Line

---

The Kendall County Regional Planning Commission requested the Planning, Building and Zoning Department Staff to evaluate the existing Future Land Use Map along Illinois Route 47 from Yorkville south to the Kendall/Grundy county line.

The Kendall County Regional Planning Commission requests your input as to whether changes to the Future Land Use Map are required for lands along Illinois Route 47 in Kendall and Lisbon Townships.

According to the present Future Land Use Map in the Land Resource Management Plan, the land adjacent to Illinois Route 47 from the intersection of Helmar Road north to the Yorkville corporate limits is planned to be a mix of commercial and transportation corridor with residential uses closer to the Yorkville city limits. The existing church and school located at the corner of Ament Road and Illinois Route 47 is shown on the map as public/institutional. South of Helmar Road, with the exception of Lisbon Center and the mining land near the County line, all of the land adjoining Illinois Route 47 is agricultural. The Future Land Use Map from the Land Resource Management Plan is attached (Page 3).

According to the Land Resource Management Plan, “the Transportation Corridor land use category includes concentrations of land use that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic” (Page 7-37). These areas are to have limited access of the main highway and utilize frontage roads. The B-5 (Business Planned Development District) and B-6 (Office and Research Park (District) with limited B-3 (Highway Business District) are the intended zoning districts for the Transportation Corridor Land Use. The list of uses in the Business zoning districts is attached (Pages 6-20).

According to the Land Resource Management Plan, “the Commercial land use category provides for office and retail establishments that offer goods and services in easily accessible locations” (Page 7-37). This proposed land use is found at intersections along Illinois Route 47.

One alternative land classification for lands along the corridor is Mixed Use Business. The Mixed Use Business District allows uses in the B-6 and all Manufacturing Districts. A list of uses allowed in the B-6 and Manufacturing Districts is also attached (Pages 20-27).

Another factor to consider is the existence of the mining operations east of the Village of Lisbon. This proposed land use classification may need to be expanded to include a larger amount of land.

With the exception of land directly adjacent to their border, the United City of Yorkville, in their 2016 Comprehensive Plan, called for the land along Illinois Route 47 to be agricultural within its planning

Economic Development Memo

November 1, 2017

boundary. The Village of Lisbon, in their 2009 Comprehensive Plan, called for the land adjacent to Illinois Route 47 south of Lisbon Center Road to almost the County line to be either commercial or mixed use business. Copies of each municipalities' Future Land Use Maps are attached (Pages 4-5).

The Kendall County Regional Planning Commission looks forward to any comments or suggestions the Committee may have. After the Commission receives your input, the Commission will take data from various sources to create alternative, draft Future Land Use Maps which will be used for public meetings in Kendall and/or Lisbon Township.

If you have any questions regarding this memo, please let me know.

MHA

ENC: Future Land Resource Map, Land Resource Management Plan (Page 3)

Future Land Use Map, United City of Yorkville (Page 4)

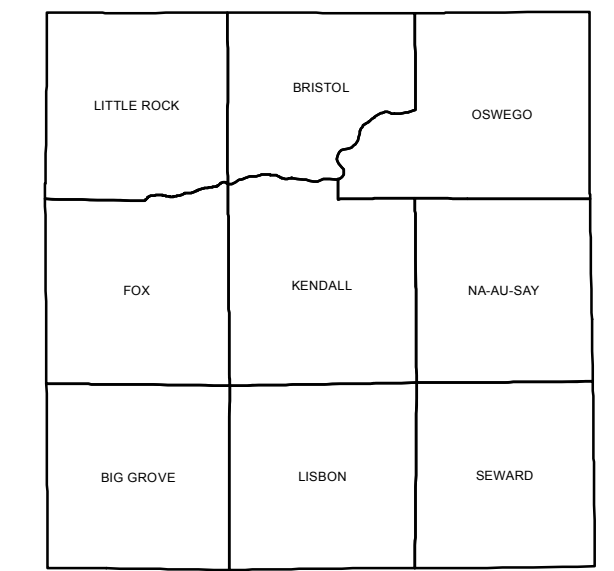
Future Land Use Map, Village of Lisbon (Page 5)

Business and Manufacturing District Permitted and Special Uses (Pages 6-27)



# Future Land Use Plan

Kendall County, Illinois



## LEGEND

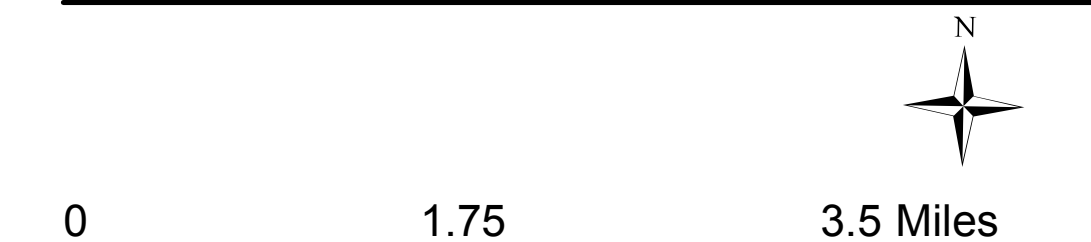
- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)\*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

\*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

### REVISIONS

RESOLUTION	DATE	CHANGE
2005-06	4/17/2005	MODIFIED CATEGORIES TO COORDINATE WITH PLANNED DEVELOPMENT ZONING. ADDED COMMERCIAL ROADS AND UPGRADE OF SEWARD AND NA-AU-SAY TOWNSHIPS
2007-21	06/20/07	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR BIG GROVE TOWNSHIPS
2009-14	4/17/2009	MODIFIED CATEGORIES TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND OSWEGO TOWNSHIPS TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MUNICIPAL ANNEXATIONS BY SEWARD AND OSWEGO ADDED FUTURE LAND USE AREAS IN NA-AU-SAY TOWNSHIP TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NA-AU-SAY TOWNSHIP (LAST ROUTE 130 CORRIDOR PLAN)
2005-08	3/15/2005	ADDED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/20/2005	ADDED & UPGRADED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AU-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2009-21	8/22/2009	UPGRADED PRAIRIE PARKWAY ALIGNMENT (PREFERRED ALTERNATIVE B3 ALIGNMENT ANNOUNCED BY IDOT ON 06/15/07)
2009-24	06/30/09	UPGRADED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP ANNUAL REPORTS AND THE FOX RIVER CORRIDOR PLAN
2009-03	1/20/2009	UPGRADED COUNTY AND TOWNSHIP LUMP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 130/MENLZER ROAD AREA
04/2011	04/2011	UPGRADED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015



This work is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of Kendall County, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact Kendall County GIS at 111 W Fox St, Yorkville, IL 60560.

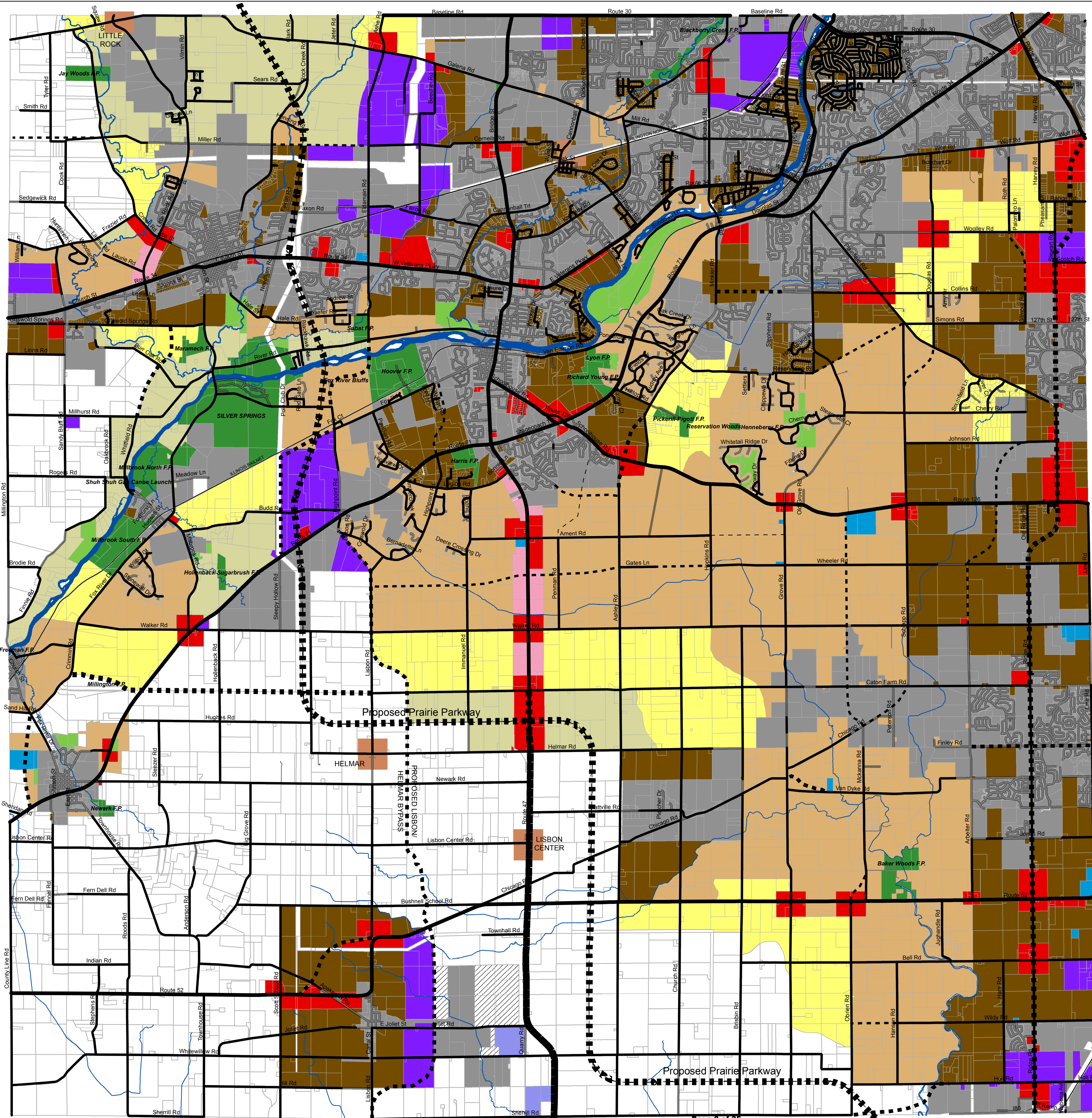
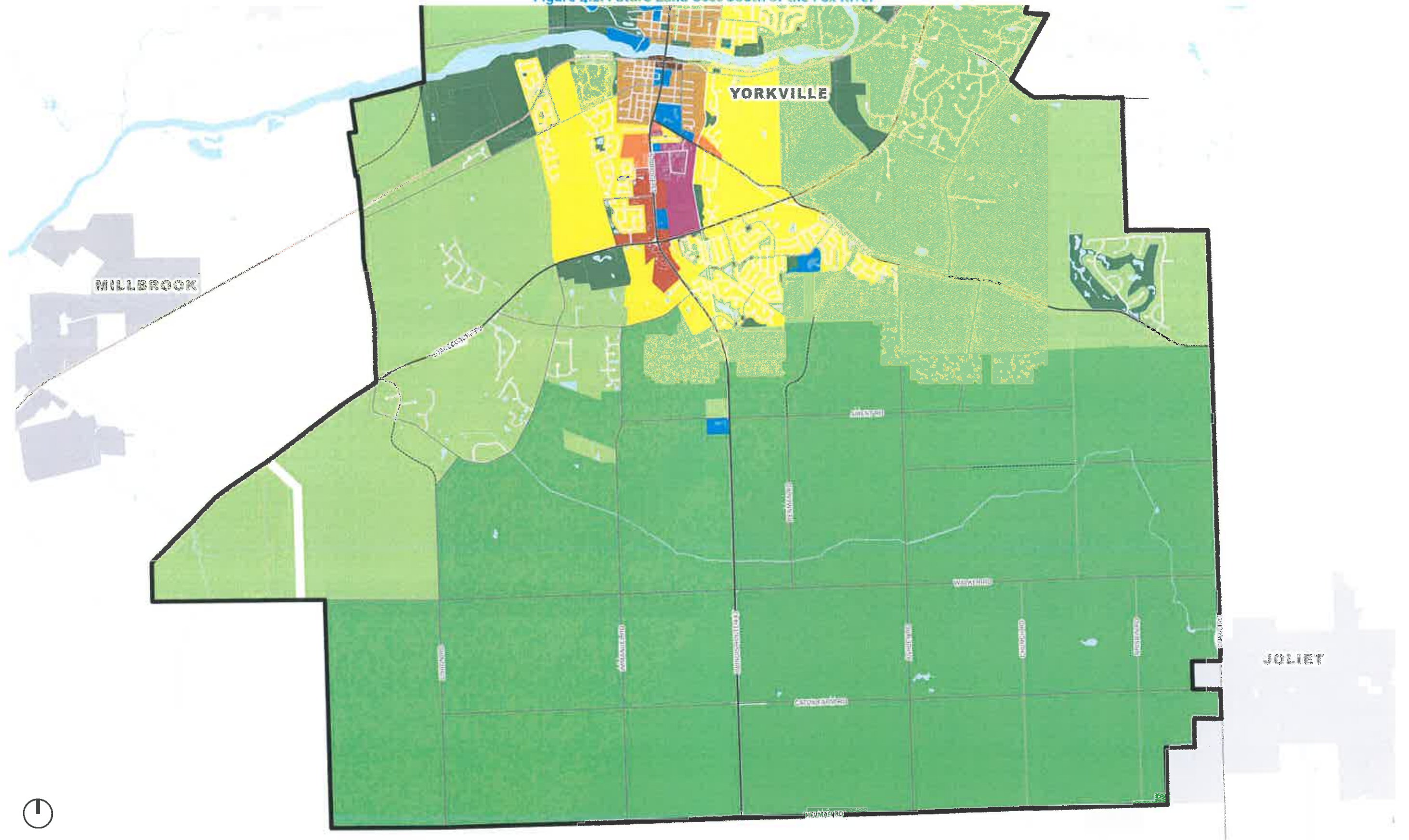


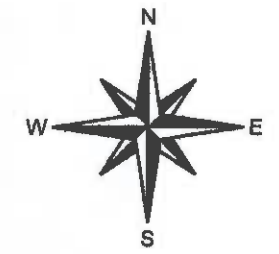
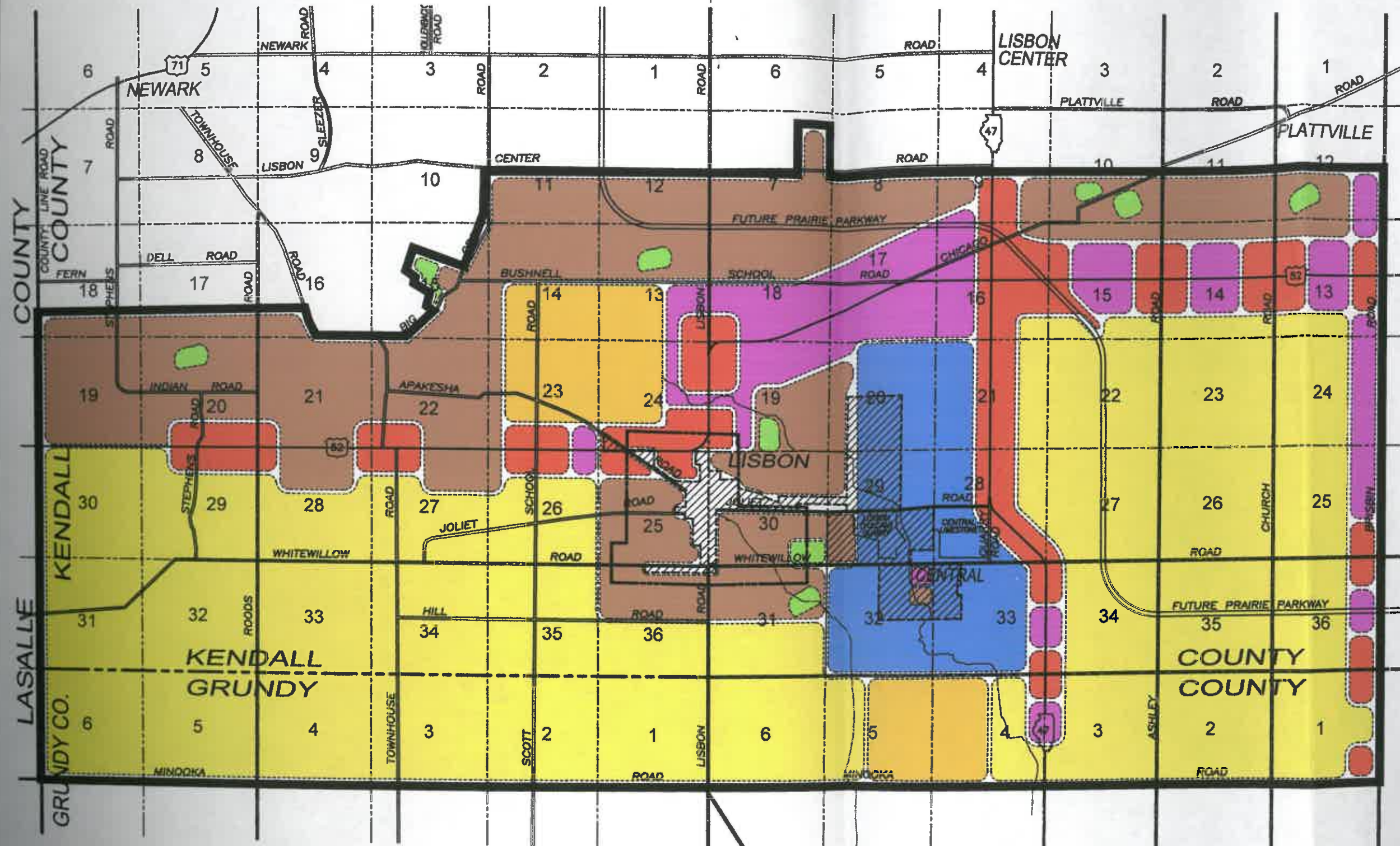


Figure 4.2: Future Land Uses South of the Fox River



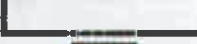











RANGE 6 EAST RANGE 7 EAST



**LEGEND**

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH  
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAR	DATE: 8/14/07
CHECKED BY: GRC	DATE: 8/14/07

REVISIONS	
DATE	BY
10/25/06	MM
11/13/06	MM
11/20/06	MM

**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

**COMPREHENSIVE PLANNING MAP**  
VILLAGE OF LISBON, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700	SHEET
FILE NO.:	OF



## 9.00 COMMERCIAL ZONING DISTRICTS

### 9.02 B-1 LOCAL SHOPPING DISTRICT

A. Purpose. The B-1 Local Shopping District is composed of those areas of the County whose principal use is neighborhood-oriented, limited retail, service and repair business activities which serve the surrounding area. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads. To these ends, certain uses which would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. Permitted Uses. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.
2. Adult Day Care or Respite Care
3. Art Galleries and Studios
4. Bait Shop
5. Barber Shops, Beauty Parlors, Massage or Similar Personal and business Service Shops
6. Bicycle Sales and Repair
7. Convenience Store
8. Custom Dressmaking, Millinery, Tailoring or Shoe Repair Shops
9. Drug Store
10. Fire Stations
11. Gardening Supplies and Seed Stores (retail sales only)
12. Governmental buildings and facilities
13. Grocery and food sales under 10,000 square feet
14. Indoor business sales and service under 10,000 square feet

15. Indoor retail sales of goods under 10,000 square feet, including repair of goods sold on the premises
16. Nano Breweries, subject to the following conditions: *(Amended 11/15/11; Ord. 11-29)*
  - a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
  - c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.
  - d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.
17. Offices, business and professional, including medical clinics
18. Personal and business service shops under 10,000 square feet but not including uses regulated in Section 4.16
19. Photography Studios
20. Police Stations.
21. Postal substations
22. Restaurants, cafes, cafeterias or other similar establishments including but not limited to retail food stores.
23. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
24. Tobacco Shops

### 9.03 B-2 GENERAL BUSINESS DISTRICT

A. Permitted Uses. The following uses are permitted:

1. All permitted uses in the B-1 Local Shopping District
2. Private Ambulance service



3. Antique Shops
4. Art and school supply stores
5. Auction Facility when conducted wholly within an enclosed building and with no outside storage.
6. Banks and financial institutions
7. Book and Stationery Stores
8. Building material sales (retail)
9. Camera and Photographic Supply Stores
10. Catering Establishments
11. Copying/Reproduction Stores & banner or sign supplies
12. Electrical Appliance Stores and Repair
13. Furrier
14. Glass cutting and glazing establishments
15. Grocery and food sales
16. Indoor business sales and service in excess of 10,000 square feet
17. Indoor retail sales of goods in excess of 10,000 sq. feet, including repair of goods sold on the premises
18. Monument sales, but not including the cutting or grinding of stones
19. Motor Vehicle accessory store
20. Musical Instrument Sales and Repair (including lessons)
21. Packaged Liquor Store or any sale of alcoholic beverages
1. Personal and business service shops in excess of 10,000 Sq. ft.
2. Pet shop when conducted wholly within an enclosed building

3. Plumbing, heating, and roofing supply shops
  4. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
  5. Veterinary establishments, but not including the boarding of animals except for overnight stays for medical treatment and observation.
- D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:
1. Contractor or construction Services such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating.
  2. Contractors' offices and shops, where no fabrication is done on the premises and where all storage of material and equipment is within a building.
  3. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
  4. Enclosed self-service storage facility, provided that:
    - a. Each self-service storage facility shall be governed by the provisions of the Illinois Self-Service Storage Facility Act, 770 ILCS 95/1 et seq.
    - b. A fence and landscaping shall be provided which completely encloses the facility and screens it from view of residential structures and residentially zoned property
  5. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place
  6. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
  8. Outdoor Display may be permitted subject to the following:
    - a. TEMPORARY SEASONAL DISPLAYS
      - (i) Seasonal displays not exceeding 60 days per calendar year



may be conducted on the same zoning lot as the principal business.

- (ii) A site plan must be submitted by the applicant and approved by the Zoning Administrator showing the location of the seasonal display, the items to be displayed and the duration of the display.
- (iii) Seasonal display areas shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.

All signage for seasonal display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.

- b. PERMANENT OUTDOOR DISPLAYS
  - (i) Shall only be permitted on the same zoning lot as the principal business, and shall only display merchandise which is sold at the subject premises. Items which are not sold on the premises or which are general outdoor storage are not permitted.
  - (ii) Shall not exceed 10% of the subject area or 1,000 square feet in area, whichever is smaller.
  - (iii) Shall be subject to site plan review and approval by the Zoning Administrator.
  - (iv) Shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.
  - (v) Displays shall not be higher than 15 feet in height.
  - (vi) All signage for outdoor display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.
  - (vii) A zoning certificate and fee are required for approval of an outdoor display area.
  - (viii) Any outdoor display area shall be subject to review by the Planning, Building and Zoning Committee and may be rescinded if deemed necessary.
  - (ix) Any outdoor display area which does not meet these

requirements may be permitted as a special use.

9. Processing or assembly, provided that space occupied in a building does not exceed six thousand square feet of total floor space and basement space, not including stairwells or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust or any other conditions which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding six thousand square feet, they shall then be located in the M-1 Manufacturing District.
10. Small Wind Energy Systems subject to the conditions of Section 4.18

#### 9.04 B-3 HIGHWAY BUSINESS DISTRICT

- A. Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.
- B. Permitted Uses. The following uses are permitted:
  1. All Permitted Uses identified in the B-2 General Business District
  2. Agricultural implement sales and service on an open lot or within a building.
  3. Animal hospital
  4. Banquet Halls are permitted subject to the following conditions:
    - a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
    - b. The subject parcel must be a minimum of 5 acres.
    - c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
    - d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.



- e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

- 5. Beverages, non-alcoholic, bottling and distributing.
- 6. Boat, Trailer and Recreational Vehicle sales or rental and service
- 7. Carpet and Rug Stores
- 8. Clean up and restoration services with the following conditions:
  - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.
  - c. All operations are to take place inside an enclosed structure.
  - d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance

- e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.
  - f. No materials that are brought in can be burned on this site.
  - g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).
  - h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
9. Construction equipment sales and service.
  10. Crematories/ Funeral Homes
  11. Currency exchange.
  12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
  13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
  14. Health clubs (public or private) and related accessory uses.
  15. Hotel and/or Motels
  16. Indoor entertainment and recreation
  17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
  18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
  19. Miniature Golf Courses
  20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
  21. Motor Vehicle Sales/Motorcycle Sales

22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.
24. Nurseries and greenhouses
25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.
26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.
27. Taverns

C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice with the following conditions:
  - a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
  - b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
  - c. Hours of operation from 7am to 10pm
  - d. No alcohol allowed.



- e. Must meet all requirements of the Kendall County Health Department.
  - f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.
10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
  11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.
  12. Landscaping business, provided that:
    - a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
    - b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
    - c. No landscape waste generated off the property can be burned on this site.
  13. Meetings Halls
  14. Micro-Brewery and/or Winery
  15. Micro Distillery subject to the following conditions:
    - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
    - b. Locally grown inputs shall be used to the greatest extent possible
    - c. The number of hours permitted to operate shall be on the approving ordinance.
    - d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.

- e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
  - f. Shall contact & meet all requirements of the Kendall County Health Department.
  - g. A waste management plan should be submitted to the Kendall County Health Department
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
18. Pawn Shop
19. Performing arts center subject to the following conditions:
- a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
  - b. The site shall be shown as a commercial area on the Land Resource Management Plan.
  - c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
  - d. The amount of students and type of events are listed in the approving ordinance.
  - e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
  - f. Must meet applicable Fire Protection District codes.
20. Places of Worship subject to the following conditions:
- a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
  - c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00

21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.
22. Public or Private Utilities and Service uses:
  - a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop

D. Conditional Uses. All conditional uses outlined in the B-2 General Business District (Section 9.03D) may be permitted only if specifically authorized by the Zoning Administrator.

#### 9.06 B-5 BUSINESS PLANNED DEVELOPMENT

A. Purpose. The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows



diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.

- B. Permitted Uses. Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.

B-6  
Permitted Uses

1. Accessory uses.
2. Banks and financial institutions
3. Business or trade school.
4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.
5. Consumer credit, payday loan offices, financing or financial offices.
6. Fire Stations
7. Governmental buildings and facilities
8. Hospital.
9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
10. Offices, business and professional, including medical clinics.
11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
12. Planned Developments- Business
13. Police Stations.
14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products
15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
17. Wholesale sales, displays and offices, but not including storage or warehousing

B-6  
Special Uses

1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area
2. Child Day Care Facility
3. Convenience store
4. Dwelling Unit for Watchmen and Families including a Caretaker
5. Health clubs (public or private) and related accessory uses.
6. Hotel and/or motel
7. Indoor Target Practice
8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
9. Light manufacturing and assembly
10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
11. Places of Worship
12. Private clubs such as soccer, etc.
13. Public or Private Utilities and Service uses:
  - a. Telecommunications hub

- b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
14. Restaurants and/or taverns
  15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses
  16. Self Service Storage Facilities (enclosed)
  17. Telecommunications stations
  18. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District

M-1  
Permitted Uses

1. Ambulance Service (Private)
2. Animal feed; preparation, grinding, mixing and storage.
3. Auction Facility
4. Banquet Halls
5. Beverages, non-alcoholic, bottling and distributing.
6. Business or trade school
7. Clean up and restoration services
8. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds.
9. Construction equipment sales and service.
10. Contractors' offices and shops.
11. Glass cutting and glazing establishments
12. Light manufacturing and assembly.
13. Micro Distillery
14. Miscellaneous uses - as follows:
  - Accessory uses.
  - Signs.
  - Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
15. Motor vehicle Sales/ Motorcycle Sales including truck sales.
16. Nano Breweries.
17. Offices, business and professional, including medical clinics.
18. Parking Garages for storage of private passenger automobiles and commercial vehicles.
19. Public and community service uses - as follows:
  - Bus terminals, bus garages, bus lots, street railway terminals, or street car houses.
  - Electric sub-stations.
  - Fire stations.
  - Governmental buildings and facilities
  - Municipal or privately owned recreation buildings
  - Police stations.
  - Sewage treatment plants.



Telephone exchanges.  
Water filtration plants.  
Water pumping stations.  
Water reservoirs.

20. Production, publishing, processing, cleaning, testing, or repair, limited to the following uses and products:

Apparel and other products manufactured from textiles.  
Art needle work and hand weaving.  
Motor vehicle painting, upholstering, repairing, reconditioning, and body and fender repairing when done within the confines of a structure.  
Awnings, venetian blinds.  
Bakeries.  
Beverages - non-alcoholic.  
Blacksmith shop.  
Books - hand binding and tooling.  
Bottling works.  
Brushes and brooms.  
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature.  
Cameras and other photographic equipment and supplies.  
Canning and preserving.  
Canvas and canvas products.  
Carpet and rug cleaning.  
Carting, express hauling or storage yards.  
Cement block manufacture.  
Ceramic products - such as pottery and small glazed tile.  
Cleaning and dyeing establishments when employing facilities for handling more than fifteen hundred pounds of dry goods per day.  
Clothing.  
Cosmetics and toiletries.  
Creameries and dairies.  
Dentures.  
Drugs.  
Electrical appliances, such as lighting fixtures, irons, fans, toasters and electric toys.  
Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.  
Electrical supplies, manufacturing and assembly of - such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.  
Food products, processing and combining of (except meat and fish) - baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.  
Fur goods, not including tanning and dyeing.  
Glass products, from previous manufactured glass.  
Hair, felt and feather products (except washing, curing and dyeing).  
Hat bodies of fur and wool felt.  
Hosiery.

House trailer, manufacture.  
Ice, dry and natural.  
Ink mixing and packaging and inked ribbons.  
Jewelry.  
Laboratories - medical, dental, research, experimental, and testing - provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences.  
Laundries.  
Leather products, including shoes and machine belting, but not including tanning and dyeing.  
Luggage.  
Machine shops for tool, die and pattern making.  
Meat products.  
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment.  
Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.  
Musical instruments.  
Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.  
Paper products, small, such as envelopes and stationery, bags, boxes, tubes and wallpaper printing.  
Perfumes and cosmetics.  
Pharmaceutical products.  
Plastic products, but not including the processing of the raw materials.  
Poultry and rabbits - slaughtering.  
Precision instruments - such as optical, medical and drafting.  
Products from finished materials - plastic, bone, cork, feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell or yard.  
Printing and newspaper publishing, including engraving and photoengraving.  
Public utility electric substations and distribution centers, gas regulations centers and underground gas holder stations.  
Copying/Reproduction Stores & banner or sign supplies  
Rubber products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps and atomizers.  
Silverware, plate and sterling.  
Soap and detergents, packaging only.  
Soldering and welding.  
Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets, and rods.  
Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.  
Storage of household goods.  
Storage and sale of trailers, farm implements and other similar equipment on an open lot.

Storage of flammable liquids, fats or oil in tanks each of fifty thousand gallons or less capacity, but only after the locations and protective measures have been approved by local fire chief in the district in which the subject property is located.

Textiles - spinning, weaving, manufacturing, dyeing, printing, knit goods, yard goods, thread, and cordage, but not including textile bleaching.

Tool and die shops.

Tools and hardware - such as bolts, nuts, and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks nonferrous metal castings, and plumbing appliances.

Toys.

Truck, truck tractor, truck trailer, car trailer, or bus storage yard, when all equipment is in operable condition, but not including a truck or motor freight terminal, which shall be treated under sub-section 10.01-C.

Umbrellas.

Upholstering (bulk), including mattress manufacturing, rebuildings, and renovating.

Vehicles, children's - such as bicycles, scooter, wagons and baby carriages.

Watches.

Wood products, such as furniture, boxes, crates, baskets and pencils and cooperage works.

Any other manufacturing establishment that can be operated in compliance with the performance standards set forth in Section 4.12 without creating objectionable noise, odor, dust, smoke, gas, fumes, or vapor; and that is a use compatible with the use and occupancy of adjoining properties.

21. Retail and services as follows:

Motor vehicle service station for the retail sale of gasoline and oil for motor vehicles, for minor services which may be conducted out of doors.

Motor vehicle/Motorcycle Service Stations (includes repair, rebuild, and painting)

Banks and financial institutions

Carpet and Rug Stores

Catering Establishments as long as it conforms to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.

Contractor or construction such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating, fuel oil, with a storage of fuel oils, gas and other flammable products limited to 120,000 gallons per tank, with total storage on zoning lot not to exceed 500,000 gallons.

Plumbing, heating, and roofing supply shops

22. Residential uses - as follows:

Dwelling units for watchmen and their families including caretakers when located on the premises where they are employed in such capacity.

23. Telecommunication Stations

24. Wholesaling and warehousing

M-1

Special Uses

1. Any use which may be allowed as a special use in the B-3 or B-4 Business Districts, but not including house trailers (mobile homes) camps.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice
10. Kendall County Sheriff's Office shooting range
11. Kennels
12. Landscaping business,
13. Meetings Halls
14. Micro-Brewery and/or Winery
15. Micro Distillery
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
18. Pawn Shop
19. Performing arts center
20. Places of Worship subject to the following conditions:
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
22. Public or Private Utilities and Service uses:
  - a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop
  1. Amphitheater, drive-in theater, auditorium, stadium and sports arena,
  2. Athletic Fields with Lights,
  3. Amusement park, including go-cart tracks, water parks and other rides, .
  4. Bait Shop

5. Convenience Store
  6. Hotel and/or Motel
  7. Indoor entertainment and recreation
  8. Indoor Target Practice
  9. Kendall County Sheriff's Office shooting range
  10. Kennels
  11. Places of Worship
  12. Planned Developments- Business
  13. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
  14. Racetrack
  16. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses
  17. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other accessory uses required for operation.
  18. Telecommunications Stations
  19. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-4 District
2. Adult Regulated uses
  3. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair subject to the following restrictions:
  4. Airport, private airstrip, heliports and aircraft landing fields
  5. Art Galleries and studios
  6. Grain Storage.
  7. Indoor Target Practice
  8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
  9. Kennels
  10. Medical Cannabis Cultivation Centers- Temporary
  11. Medical Cannabis Cultivation Centers- Temporary
  12. Motor freight terminals.
  13. Motor vehicle/ Truckwash Facilities including the use of mechanical conveyers, blowers and steam cleaning.
  14. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
  15. Paintball Facilities
  16. Parks and recreational areas
  17. Planned developments, industrial
  18. Private Clubs or lodges
  19. Private clubs such as soccer, etc.
  20. Racetrack provided that the following minimum standards are met:
  21. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)



22. Stadiums, auditoriums and arenas.
23. Theaters, outdoor drive-in.
24. Transfer Stations as long as it conforms to the Solid Waste Plan and all EPA requirements.
25. Truck Wash Facility or Motor Vehicle Wash Facility
26. Any use permitted in the M-2 Heavy Manufacturing District, provided the performance standard set forth in Section 4.12. can be met in their entirety.
27. Wind Farms, Commercial,

M-2  
Permitted Uses

1. Any use permitted in the M-1 Districts except banks and financial institutions.
2. Production, processing, cleaning, servicing, testing, and repair, including the following products:
  - Charcoal, lampblack and fuel briquettes.
  - Chemicals - including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparation, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates, (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yard, hydrochloric, picric and sulfuric acids and derivatives.
  - Coal, coke and tar products, including gas manufacturing.
  - Electric central station, power and steam-generating plants.
  - Fertilizers.
  - Film, photographic.
  - Flour, feed and grain - milling and processing.
  - Incineration or reduction of garbage, offal and dead animals.
  - Linoleum and oil cloth.
  - Magnesium foundries.
  - Matches.
  - Metal and metal ores (except precious and rare metals) - reduction, refining, smelting and alloying.
  - Paint, lacquer, shellac, varnishes, linseed oil and turpentine.
  - Petroleum products, refining - such as gasoline, kerosene, naphtha, lubricating oil and liquefied petroleum gases.
  - Rubber (natural or synthetic).
  - Soaps, including fat and oil rendering.
  - Starch.
  - Wood, coal, and bones, distillations.
  - Wood pulp and fiber, reduction and processing, including paper mill operations.
  - Any other production, processing, cleaning, servicing, testing, and repair which conforms with the performance standards established hereinafter for the M-2 District.
3. Storage, including the following uses and materials or products: Goods used in or produced by manufacturing activities permitted in this district.
  - Grain.
  - Manure, peat and topsoil.
  - Petroleum and petroleum products.

M-2  
Special Uses

1. Any use which may be allowed as a special use in the M-1 Districts, unless already permitted under Section 10.02.B above.
2. Commercial off-premise advertising structures
3. Correctional Facilities
4. Explosive, including storage, when not prohibited by other ordinance.
5. Junk yards and Motor vehicle wrecking yards provided they are contained within completely enclosed buildings or screened by a solid wall or uniformly painted solid fence at least twelve feet high.
6. Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.
7. Miscellaneous uses as follows:
  - a. Railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops and roundhouses.
8. Slaughter House

M-3  
Permitted Uses

1. Surface and/or open pit mining, extraction and or processing of aggregate materials, e.g. sand, gravel, limestone, subject to the issuance of a permit as provided including an office in relation to business.
2. Explosive, including storage, when not prohibited by other ordinance.

M-3  
Special Uses

1. Asphalt and/or concrete batch mixing plants with or without associated recycling facilities.
2. Commercial off-premise advertising structures
3. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
4. Outdoor Target Practice or Shooting (not including private shooting in your own yard)

**ORDINANCE NUMBER 2017 - \_\_\_\_\_**

**AN ORDINANCE SUSPENDING IMPLEMENTATION OF THE 2017 REVOLVING LOAN FUND RECAPTURE STRATEGY ADOPTED BY ORDINANCE 17-19 AND REINSTATING THE 2006 KENDALL COUNTY REVOLVING LOAN FUND RECAPTURE STRATEGY PREVIOUSLY APPROVED BY THE ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY**

**WHEREAS**, Kendall County, Illinois (“Kendall County”) maintains a Revolving Loan Fund (“RLF”), which was capitalized by the Illinois Department of Commerce and Economic Opportunity’s (“DCEO”) Community Development Assistance program (“CDAP”), which was, in turn, funded by the U.S. Department of Housing and Urban Development’s (“HUD”) Community Development Block Grant Program, established under the Federal Housing Community Development Act of 1974; and

**WHEREAS**, Kendall County adopted a RLF Strategy in October of 2006, which complied with DCEO rules and regulations and was approved by DCEO (“2006 RLF Recapture Strategy”); and

**WHEREAS**, on or about October 11, 2016, the DCEO notified Kendall County (“DCEO Notification”) that HUD recently recommended DCEO review and improve its administration of the RLF program and advised DCEO, per HUD Notice CPD-04-11 issued on October 27, 2004, a RLF capitalized prior to October 1, 1992 no longer holds a federal identity and, thus, may be expended in any manner deemed appropriate by the community; and

**WHEREAS**, The DCEO Notification further informed Kendall Couth that Kendall County’s RLF was last capitalized prior to October 1, 1992 and is, therefore, considered dissolved, with no further reporting to DCEO required; and

**WHEREAS**, the DCEO also notified Kendall County that Kendall County may use the remaining funds in the RLF in whatever manner it deems appropriate; and

**WHEREAS**, in reliance on this information from DCEO, the Kendall County Board amended the parameters and procedures for the application, distribution, use, and collection of Kendall County’s RLF funds by adopting Ordinance 17-19 on September 19, 2017, which repealed the 2006 RLF Recapture Strategy and adopted the new RLF recapture strategy (2017 RLF Recapture Strategy”); and

**WHEREAS**, upon further communications, the DCEO has acknowledged that due to oversight by the State of Illinois, the DCEO Notification currently appears to conflict with Illinois Administrative Code 47, Section 110.360 (e), which requires all RLFs “remain subject to the requirements of the approved recapture strategy.” 47 Ill. Admin. Code § 110360(e) (eff. October 30, 2014).; and

**WHEREAS**, as of the date of adoption of this Ordinance, Kendall County has approximately a \$1,781,573.40 reserve balance in its RLF; and

**WHEREAS**, the Kendall County Board wishes to continue to loans funds to eligible businesses through its RLF; and

**WHEREAS**, the Kendall County Board also intends to remain compliant with the existing State regulation, up to and until such regulation is removed or amended by State action.

**NOW, THEREFORE, BE IT ORDAINED**, by this County Board of Kendall County, Illinois that:

1. The Kendall County Board hereby suspends implementation of the 2017 RLF Recapture Strategy (attached hereto as **Exhibit 1** and incorporated herein by reference) and reinstates the 2006 RLF Recapture Strategy, which is attached hereto as **Exhibit 2** and incorporated herein by reference.

2. This Ordinance and the 2006 RLF Recapture Strategy shall be in full force and effective immediately upon its adoption, as provided by law.

3. The sections, paragraphs, sentences, clauses and phrases of this Ordinance and the Strategy are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance and/or the Strategy are declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance and the Strategy.

4. This Ordinance and the 2006 Recapture Strategy may be amended or repealed only by a majority vote of the Kendall County Board members present for said vote.

**Passed and adopted by the County Board of Kendall County, Illinois this \_\_\_\_\_ day of November 2017.**

AYES - \_\_\_\_\_

NAYS - \_\_\_\_\_

ABSTAIN - \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Scott R. Gryder, Chairman  
Kendall County Board

\_\_\_\_\_  
Debbie Gillette, County Clerk  
Kendall County, Illinois

# STRATEGIC PLAN DISCUSSION

## Mission/Vision statements

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

## Goal #1: Grow 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, is targeted easier, and is 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**



# STRATEGIC PLAN DISCUSSION

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 (Redevelopment?)**

1. Decrease barriers to development
  - a. Shovel ready sites
  - b. Ease of zoning
  - c. Ease of permitting
2. Lower business risk
  - a. Incentives/financial assistance
  - b. Business improvement resources
  - c. Workforce Training
3. Market
  - a. Market to current businesses
  - b. Market to developers and outside businesses

## **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

# STRATEGIC PLAN DISCUSSION

## 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.

### **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