



COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

**KENDALL COUNTY OFFICE BUILDING
111 W. Fox Street; County Board Room 210; Yorkville
Friday, October 01, 2021 at 8:00a.m.
MEETING AGENDA**

- 1. Call to Order**
- 2. Roll Call – Dan Koukol (Chair), Amy Cesich, Scott Gryder, Matt Kellogg, Robyn Vickers**
- 3. Approval of Agenda**
- 4. Approval of August 27, 2021 Meeting Minutes**
- 5. Committee Business**
 - *Discussion of Revolving Loan Fund Pre-Application from Bite & Sauce*
 - *Discussion of Update to the Land Resource Management Plan in the Eldamain Road Corridor South of the Fox River*
- 6. Updates and Reports**
- 7. Chair’s Report**
- 8. Public Comment**
- 9. Executive Session**
- 10. Adjournment**

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

COUNTY OF KENDALL, ILLINOIS
ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes for Friday, August 27, 2021

Call to Order

The meeting was called to order by Committee Chair Dan Koukol at 8:00 a.m.

Roll Call

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Here		
Scott Gryder	Here		
Matt Kellogg	ABSENT		
Dan Koukol	Here		
Robyn Vickers	ABSENT		

Others Present: County Administrator Scott Koepfel

Approval of Agenda – Member Gryder made a motion to approve the agenda, second by Member Cesich. **With three members present voting aye, the motion carried by a vote of 3-0.**

Approval of April 30, 2021 Meeting Minutes – Member Cesich made a motion to approve the April 30, 2021 meeting minutes, second by Member Gryder. **With three members present voting aye, the motion carried by a vote of 3-0.**

Committee Business

- *Discussion of Revolving Loan Fund Pre-Application from Carole’ Flower Creations LLC* – The business withdrew the application at this time.
- *Discussion of C-Pace* – County Administrator Koepfel spoke with C-Pace and got a response from the C-Pace legal team. Most charges the County requested were denied. Koepfel to meet with C-Pace.
- *Discussion of the Promotion of the Kendall County Non-Profit Grant Program* – Discussed post cards and social media communication with cities, chambers of commerce, EDCs, etc.

Updates and Reports – Highway Chair Gryder gave Collins Road update, voted to start right of way acquisition using Mathewson Group. Looking at traffic study of Plainfield Road and Wooley Road. Chairman Koukol asked about rumble strips related to the accident at Walker and Route 47.

Chairman Koukol discussed business retention programs with small businesses.

County Administrator Scott Koepfel discussed Sandwich waterpark property. Very, very preliminary buyer/speculator trying to determine if they can possibly make a business case, if any county incentives are available, what taxes are owed.

Chairman Koukol discussed business interest on Eldamain road.

Member Gryder discussed a recommendation made by the Economic Development Committee 2 years ago to encourage the Zoning Department to change the zoning of Route 47 in Lisbon Township to

commercial from agriculture. The motion failed at the County Board. Asked if the EDC Committee would want to take a look at this again.

Chairs Report – None

Public Comment – None

Executive Session – Not needed

Adjournment - Member Cesich made a motion to adjourn, second by Member Gryder.

With three members present voting aye, the motion carried by a vote of 3-0. There being no objection, the Economic Development Committee meeting was adjourned at 9:06a.m.

Respectfully submitted,

Latreese Caldwell
Deputy County Administrator & Recording Secretary



COUNTY OF KENDALL, ILLINOIS
SCOTT KOEPPPEL
COUNTY ADMINISTRATOR
KENDALL COUNTY OFFICE BUILDING
111 WEST FOX STREET, SUITE 316
YORKVILLE, ILLINOIS 60560
630.553.4171

October 1, 2021

TO: Economic Development Committee

RE: Bite & Sauce RLF Pre-Application

Bite & Sauce submitted a pre-application for a revolving loan fund loan on September 8, 2021. Staff subsequently communicated with an attorney representing the applicants. The applicants wish to open a Venezuelan restaurant in Boulder Hill at 89 Boulder Hill Pass. The applicants plan to rent the space at a cost of \$2,500 a month. The applicants ran a similar business previously out of their homes. They are requesting \$45,000 loan to renovate the building, purchase equipment, and other working capital.

The applicants have good to average credit scores. Staff's biggest concern is collateral. The applicant listed equipment they plan to purchase and an automobile that they owe more than the value listed on the application. The applicant reached out to banks and were not able to secure financing. They anticipate creating three full time jobs. Staff does not recommend moving this loan to the full application because of the lack of collateral and the risk of a new business only funded by the county. Additionally, no business references were included with the application.

Applications

[View all Applications →](#)

(2) Applications

Marbelys uzcategui & Allies for Community Business

Email: marbe1717@hotmail.com

Account Number: LWOGFJMMUY

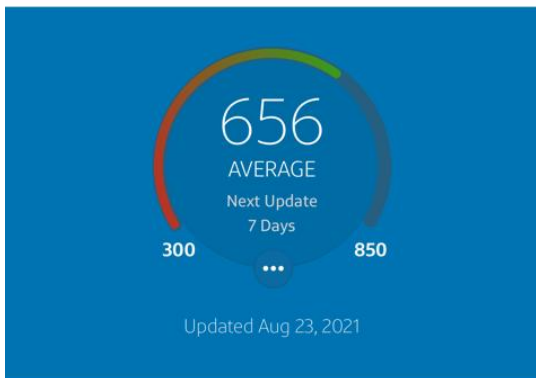
[View →](#)

Jesus Navarro & Allies for Community Business

Email: biteandsauce@gmail.com

Account Number: LWMDEZY2IZ

[View →](#)



COVID-19 Credit Resources

View FAQ on how the COVID-19 situation might impact your finances.



Your TransUnion Credit Report

Check your most recent report, which includes your accounts and balances.



What Affects Your Credit?

On-Time Payments

100% made on time

EXCELLENT



Oldest Credit Line

4 years

AVERAGE



Home



Improve



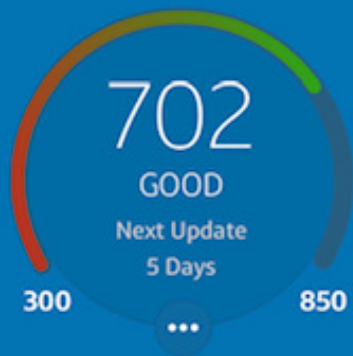
Activity



Alerts



For You



Updated Aug 24, 2021



COVID-19 Credit Resources

View FAQ on how the COVID-19 situation might impact your finances.



Your TransUnion Credit Report

Check your most recent report, which includes your accounts and balances.



What Affects Your Credit?

On-Time Payments

100% made on time

⁶ EXCELLENT



KENDALL COUNTY
RF PRE-APPLICATION FACT SHEET

To qualify as a RF project, you will be asked to provide the following information in convenient format for your company. Please mark attachments with corresponding numbers below. We would like to review these documents with your bank or lending institution participating in the project. Please return to: Kendall County Administration / Economic Development kendallesc@co.kendall.il.us or fax number (630) 553-4214. If pre-approved, an Application for Revolving Fund Financial Assistance must be completed and submitted to the Kendall County Office of Administrative Services.

Business Name: Bite and Sauce
Legal Name of Borrower: Marbelys Uzcategui - Jesus Navarro
Home Address: 8 Durango Rd Home Phone: 331-980 2381
Contact Person: Marbelys Uzcategui Title: Owner
Business Address: Montgomery, IL Business Phone: _____
Email: marbe17@hotmail.com Fax: _____
Type of Business/Products Produced, Services Provided:
Venezuelan Restaurant

Number of Years in Business: 6+
Number of Years Operating at Present Business Address: 0
Business Ownership: Sole Proprietorship Partnership
 Corporation Other(specify) _____

Principal Owners (Individuals, Address, and Phone of Those Owning 20% or more)

Marbelys Uzcategui / 8 Durango Rd. Montgomery IL, 601
Jesus Navarro, 8 Durango Rd. Montgomery IL, 601

General location of project:

Montgomery, IL

Describe company product or service provided at the project site

Prepared Fast-Food
Tequenos, Pastelitos, Burguers and arepas.

Describe proposed use of loan funds:

Additions in the Facility
Renovation of existing Facility
Purchase of New or used machinery or equipment
Working Capital

Collateral/Security offered for RF Loan:

Equipment \$18,000
Cars = \$32,000

Total number of jobs the company will create or retain in Kendall County:

Created: 3 Retained: _____ Total Number of all jobs: 3

Number of jobs for low and moderate income individuals: 3

Estimated date to complete job creation and retention above: 3 months

Present Number of Employees:

Full Time: 4 Part Time: _____

Anticipated Number of Employees:

1 Year Full Time: 4 Part Time: _____

2 Year Full Time: 4 Part Time: _____

Total loan funds requested (Max \$15,000 x number of jobs created/retained, or 49% total project cost, whichever is less):

\$45,000.

Approached Lending Institution?

Yes _____

No ✓

If Checked "No", Please Explain:

Banks will not lend for startup business.

If Checked "Yes", Please Complete the Following:

Name of Lending Institution:

Address:

Contact Person/Title:

Phone Number:

Please State the Amount, Interest Rate, and Term of the lender's loan:

Permission to contact lender (authorized signature here):

Site Regulations

Will any of the project activities be located in a special flood hazard area?

Yes No

Is the site annexed to a municipality?

Yes No

What is the current zoning for the site? Commercial

Is the site currently zoned for the project's proposed activities?

Yes No

If No, what is the anticipated date zoning will be finalized? _____

Business Cash Flow

Revenue

Prior Years

Current Year

2 Yr

1 Yr

YTD @ mm/dd/yyyy

Projected Year End

0,00

0,00

0,00

0,00

Next Projected Year

JAN

FEB

MAR

APR

MAY

JUN

6.800

7.140

7.497

7.871

8.265

8.67

JUL

AUG

SEP

OCT

NOV

DEC

9.111

9.566

10.044

10.546

11.073

11.6

Operating Expense

Prior Years		Current Year	
2 Yr	1 Yr	YTD @ mm/dd/yyyy	Projected Year End
0,00	0,00	0,00	0,00

Next Projected Year					
JAN	FEB	MAR	APR	MAY	JUN
3.300	3.464	3.637	3.819	4.010	4.210
JUL	AUG	SEP	OCT	NOV	DEC
4.420	4.641	4.873	5.117	5.372	5.640

Business Loans & Credit

Institution/Bank				
Value				
Vehicles/Equipment/Land				
Purchase Amount				
Est. Current Value	N/A	N/A	N/A	N/A
Balance Owed				
Term (start and end year)				
Payment Amount				
Required Payments/Year				

Business Assets

Institution/Bank	Bank of America		
Current Liquid Asset (checking acct., life insurance, etc.)	809,17 Checking		
Value			
Vehicles/Equipment/Land		18.000	
Purchase Amount			
Est. Current Value			
Balance Owed			

Personal Loans & Credit

Institution/Bank	Valber Home	Toyota		
Value	228,000	32,000		
Vehicles/Equipment/Land		32,000		
Purchase Amount	199,000	32,000		
Est. Current Value				
Balance Owed	191,102	38,280		
Term (start and end year)	2020 - 2050	2021 - 2027		
Payment Amount	7,392	725		
Required Payments/Year	12 months	12 months		

Personal Assets

Institution/Bank	Marbelly U.	Jesuit N		
Current Liquid Asset (checking acct., life insurance, etc.)	Bank of America	Chase Bank		
Value	\$495,000	\$80,000		
Vehicles/Equipment/Land	30,000			
Purchase Amount				
Est. Current Value				
Balance Owed				

Please provide a credit report from one of 3 credit bureaus within the last 60 days.

www.equifax.com

www.transunion.com

www.experian.com

***Please redact your entire Social Security Number (SSN) prior to submitting a credit report or any other document containing a portion of or an entire SSN. ***

***If any or all of a SSN is identified on any document prior to submitting to the Administrative Office, our office will redact any and all references to a SSN upon receipt of said documents

Please provide business references

Contact Name			
Business Name			
Address			
City, State, Zip			
Phone			
Nature of Relationship			



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Economic Development Committee**From:** Matthew H. Asselmeier, AICP, CFM Senior Planner**Date:** 9/28/2021**Subject:** Potential Changes to the Future Land Use Map Along the Eldamain Road Corridor

Starting in October 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee initiated discussions regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area. A map showing the access points along the corridor is attached.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business. The Comprehensive Land Plan and Ordinance Committee requested maps be prepared reclassifying most of the Rural Residential lands to Mixed Use Business. Copies of the existing Future Land Use Map and draft Future Land Use Map are attached.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential. The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment. The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre). Copies of all of the Future Land Use Maps for this area are attached.

The Comprehensive Land Plan and Ordinance Committee contacted the municipalities and Fox Township. The Village President of Millbrook has attended meetings of the Comprehensive Land Plan and Ordinance Committee and is working with the other impacted municipalities in the initial discussion of establishing boundary agreements with Millbrook. Staff from Yorkville prepared the attached memo on the subject.

The Comprehensive Land Plan and Ordinance Committee would like to obtain advice from the Kendall County Economic Development Committee and the Kendall County Planning, Building and Zoning Committee regarding whether or not the Comprehensive Land Plan and Ordinance Committee should continue pursuing changing the Future Land Use Map in this area. If no objections to continue the process are raised, the Comprehensive Land Plan and Ordinance Committee's next step is to have a meeting with impacted property owners and other stakeholders on October 27th.

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

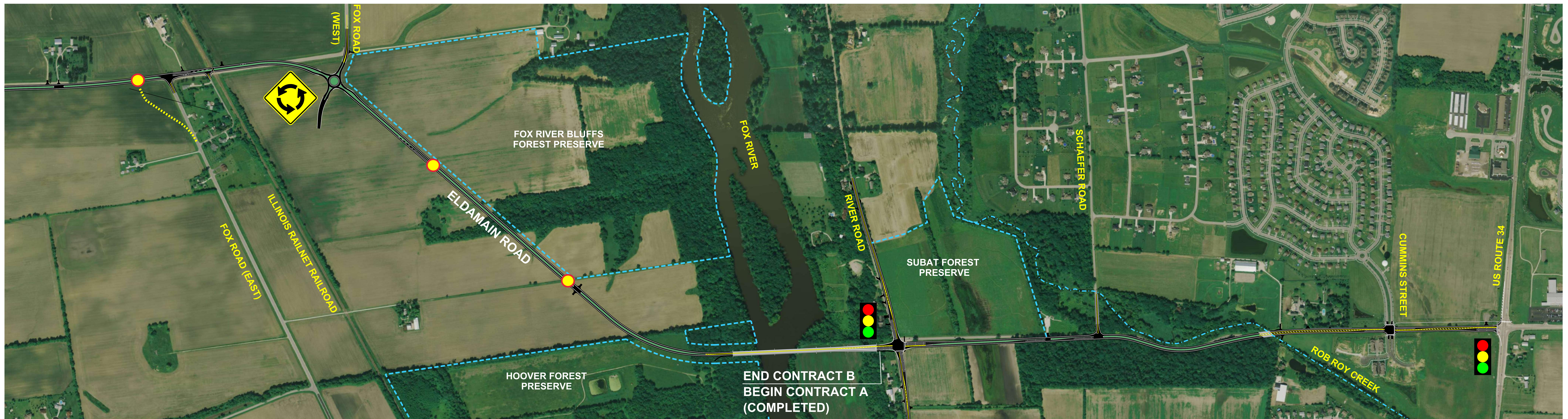
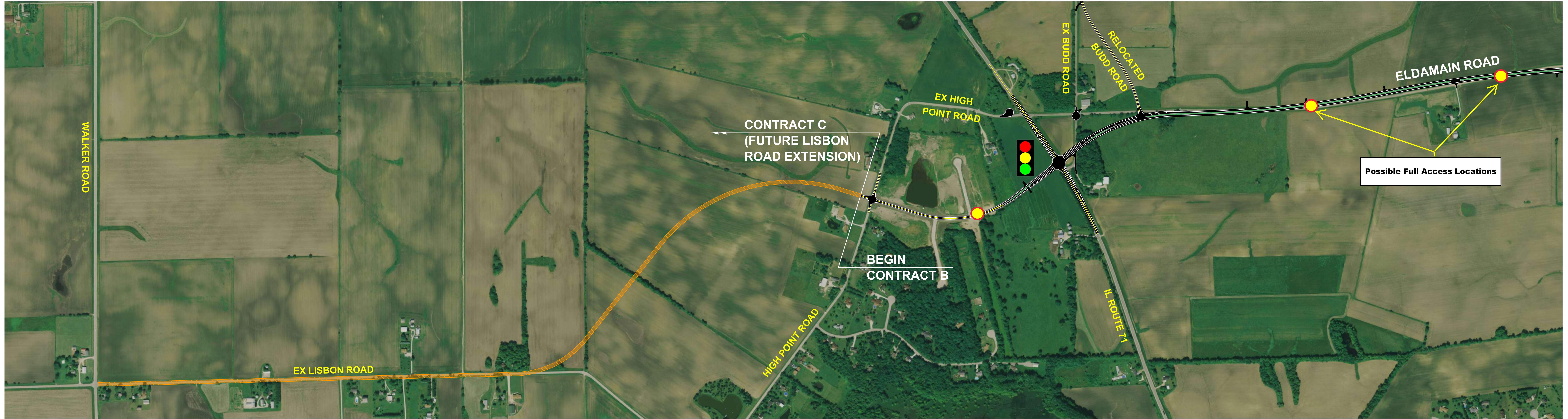
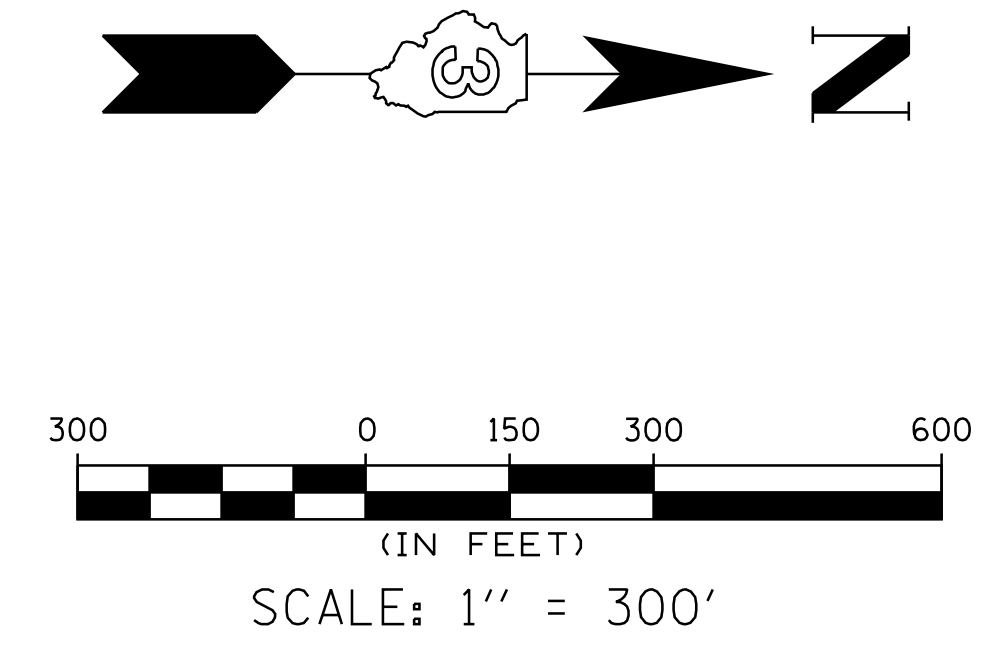
Thanks,

MHA

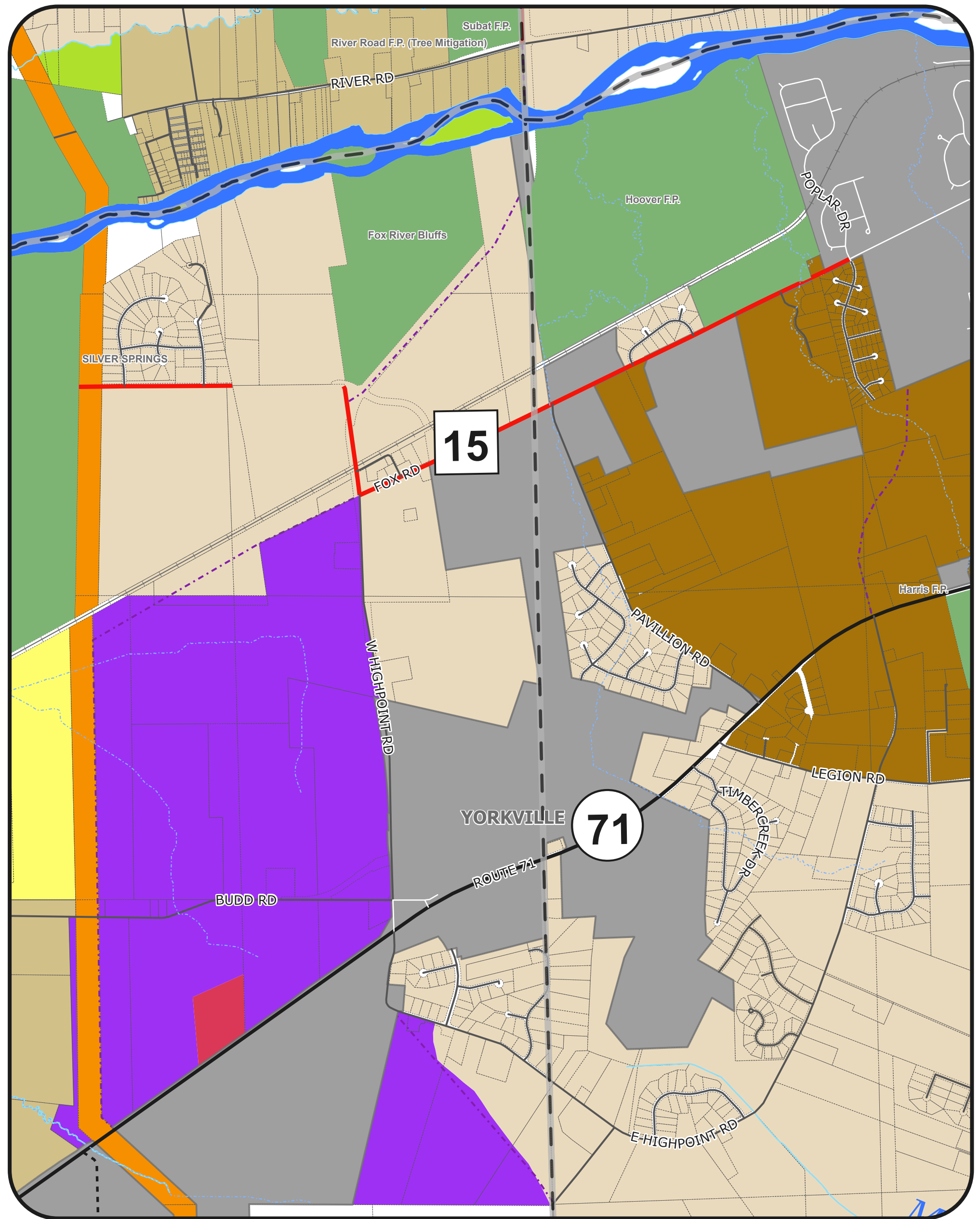
Encs.: Access Point Map
Kendall County Future Land Use Map
Draft Future Land Use Map
United City of Yorkville Future Land Use Map
Village of Millbrook Future Land Use Map
City of Plano Future Land Use Map
June 11, 2021 Yorkville Memo



Project Overview Map Eldamain Road



Future Land Use Plan in Kendall County, IL



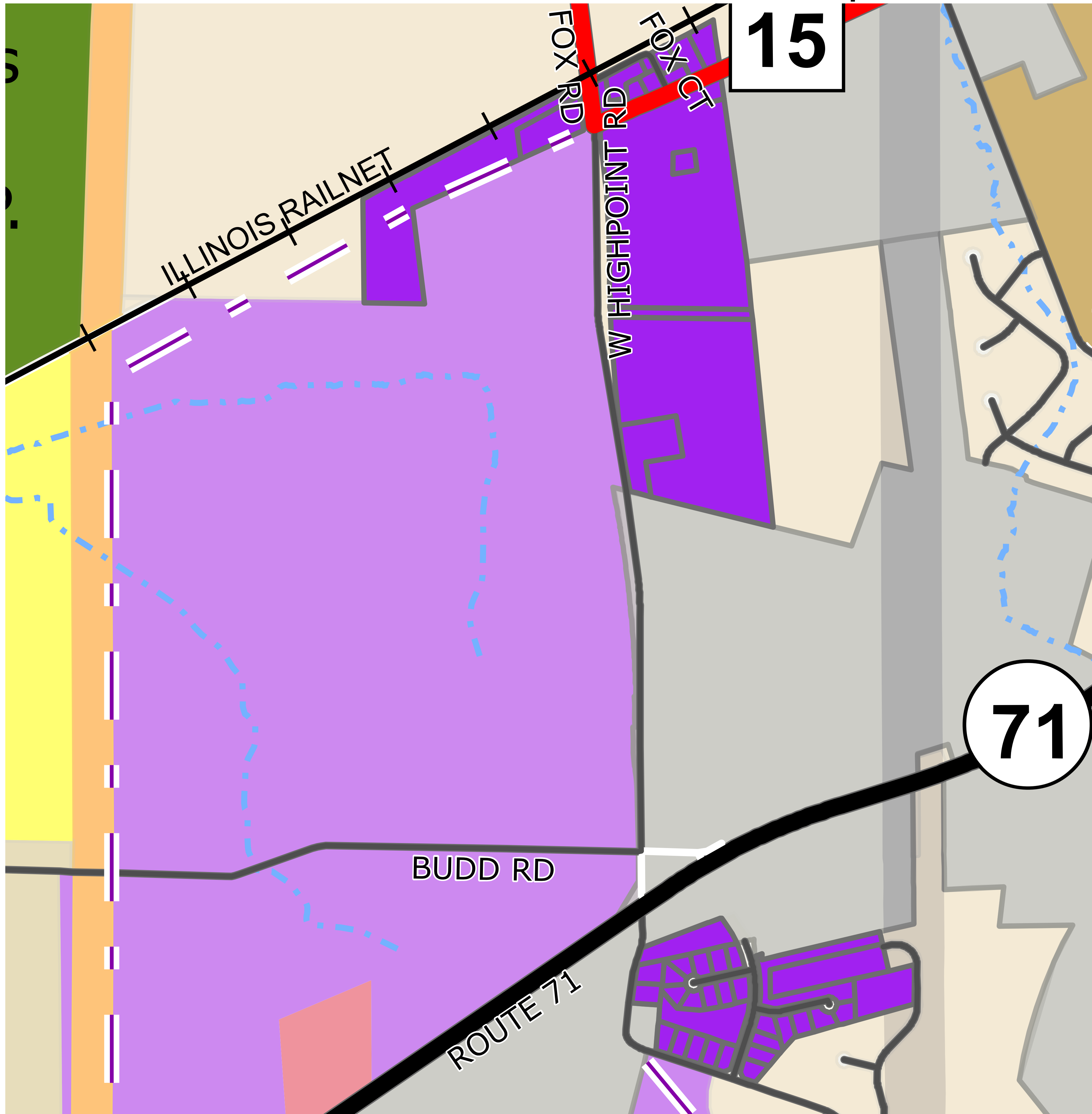
TOWNSHIPS	RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES	COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE	COMMONWEALTH EDISON	AGRICULTURE
URBAN AREAS - INCORPORATED	RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE	COMMERCIAL	TRANSPORTATION CORRIDORS	FOREST PRESERVE / STATE PARKS
SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES		MIXED USE BUSINESS	MINING	OPEN SPACE
			POTENTIAL MINING DISTRICT	PROPOSED ROADWAY IMPROVEMENTS
			PUBLIC/ INSTITUTIONAL	

Draft Future Land Use Map

FUTURE LAND USE PLAN KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD



Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- - - Gravel
- - - Dirt
- Local
- Rail Roads
- - - Intermittent Hydrology
- Parcels
- Hamlets
- Incorporated Areas
- Political Townships

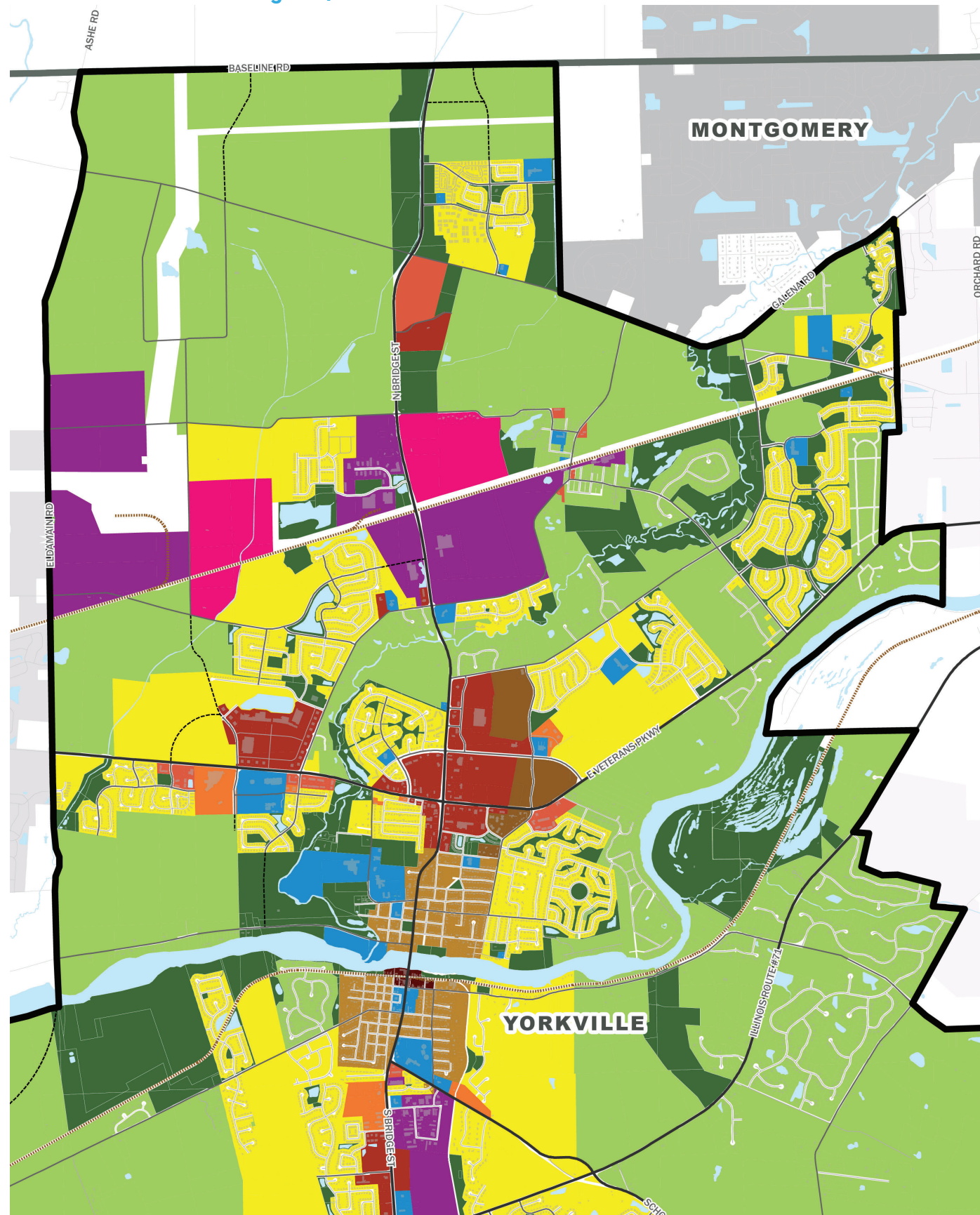
Future Land Use

- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserves
- Open Space
- - - Proposed Roadway Improvements



Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560
 630.553.4212

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

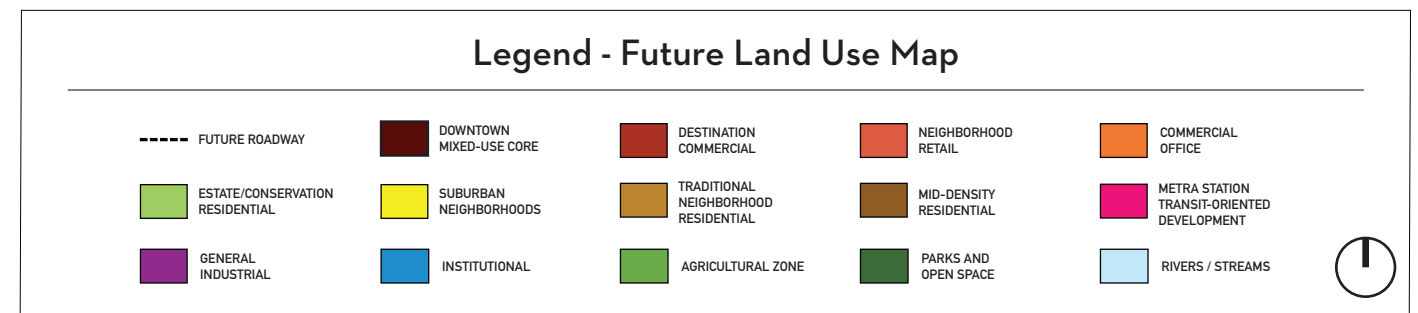


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River

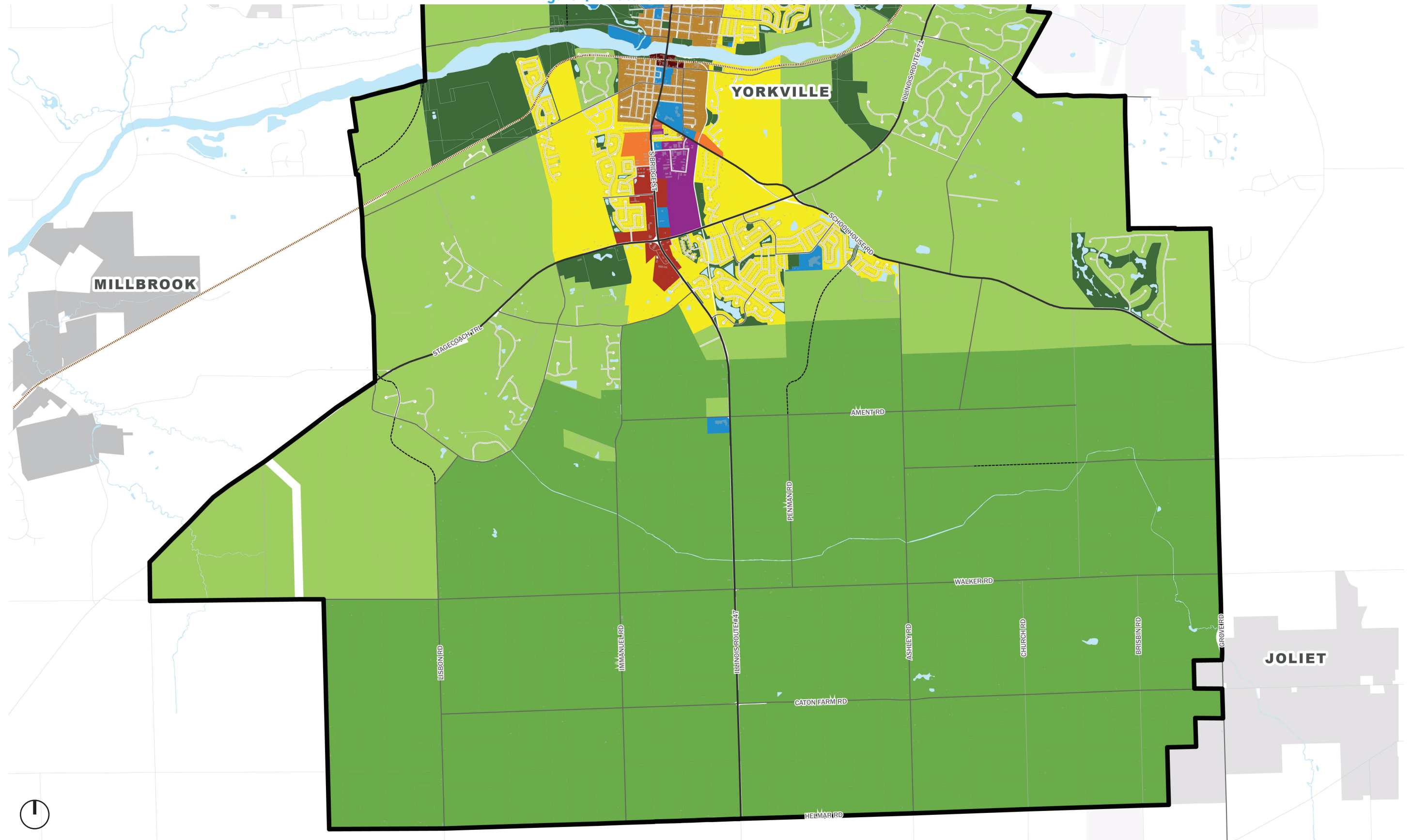
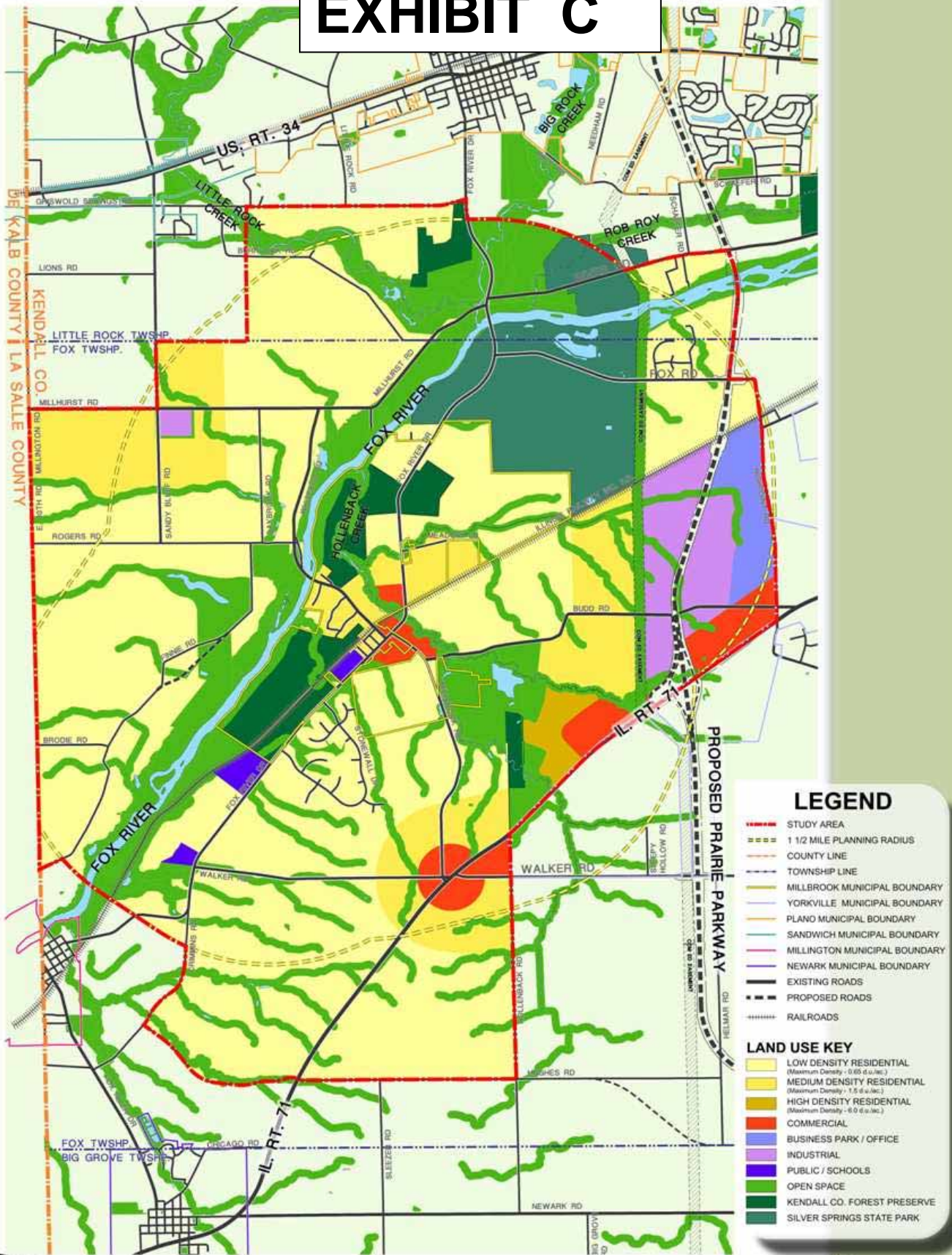


EXHIBIT C



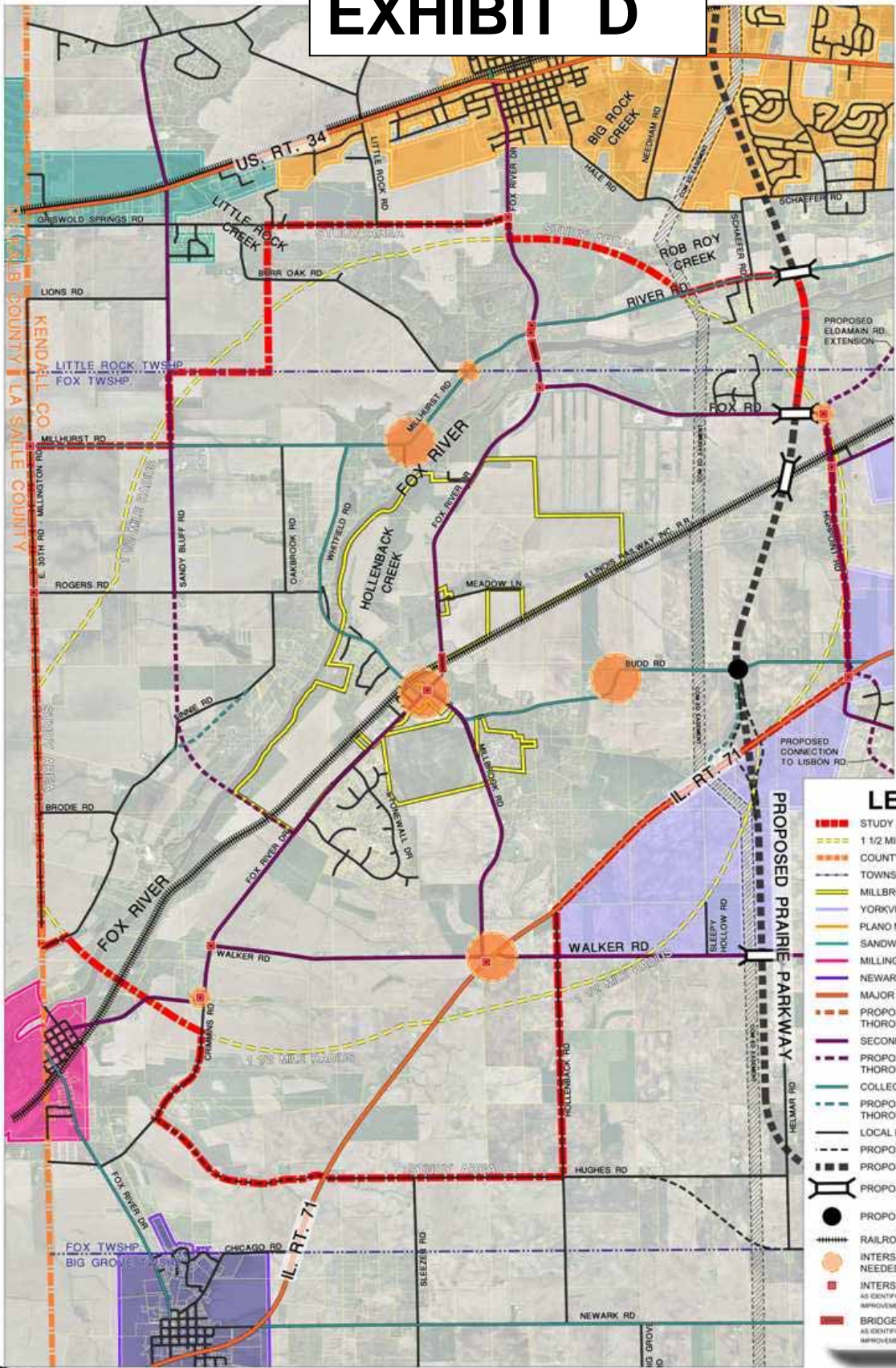
FUTURE LAND USE PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009

EXHIBIT D



LEGEND

- STUDY AREA
- 1 1/2 MILE PLANNING RADIUS
- COUNTY LINE
- TOWNSHIP LINE
- MILLBROOK MUNICIPAL BOUNDARY
- YORKVILLE MUNICIPAL BOUNDARY
- PLANO MUNICIPAL BOUNDARY
- SANDWICH MUNICIPAL BOUNDARY
- MILLINGTON MUNICIPAL BOUNDARY
- NEWARK MUNICIPAL BOUNDARY
- MAJOR THOROUGHFARES
- PROPOSED MAJOR THOROUGHFARES
- SECONDARY THOROUGHFARES
- PROPOSED SECONDARY THOROUGHFARES
- COLLECTOR THOROUGHFARES
- PROPOSED COLLECTOR THOROUGHFARES
- LOCAL ROADS
- PROPOSED LOCAL ROADS
- PROPOSED PRAIRIE PARKWAY
- PROPOSED BRIDGE
- PROPOSED ROAD CLOSING
- INTERSECTION REALIGNMENT NEEDED
- INTERSECTION IMPROVEMENTS AS IDENTIFIED BY THE KENDALL COUNTY CAPITAL IMPROVEMENT PLAN (11/05/06)
- BRIDGE IMPROVEMENTS AS IDENTIFIED BY THE KENDALL COUNTY CAPITAL IMPROVEMENT PLAN (11/05/06)

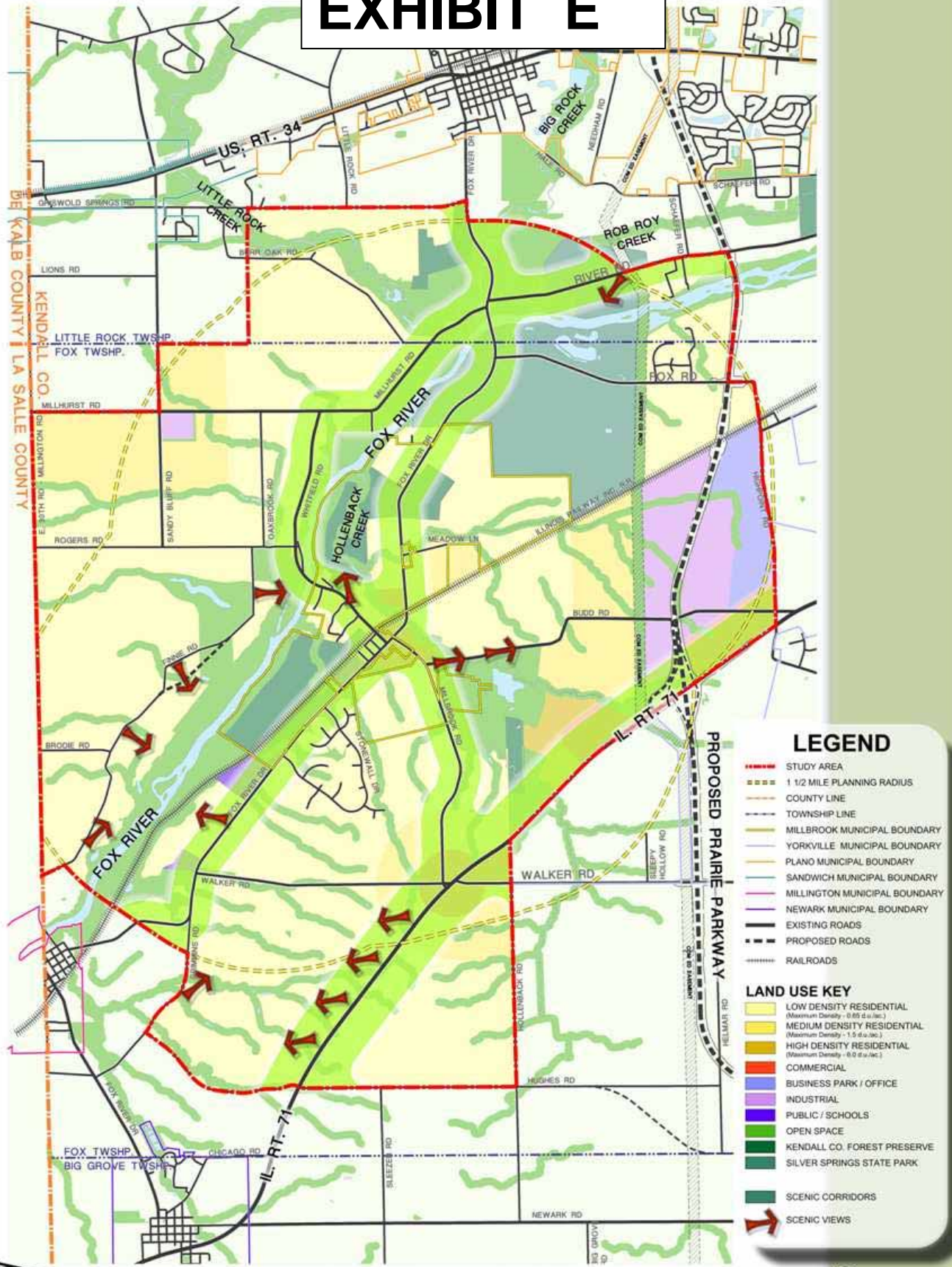
TRANSPORTATION PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: March 18, 2009

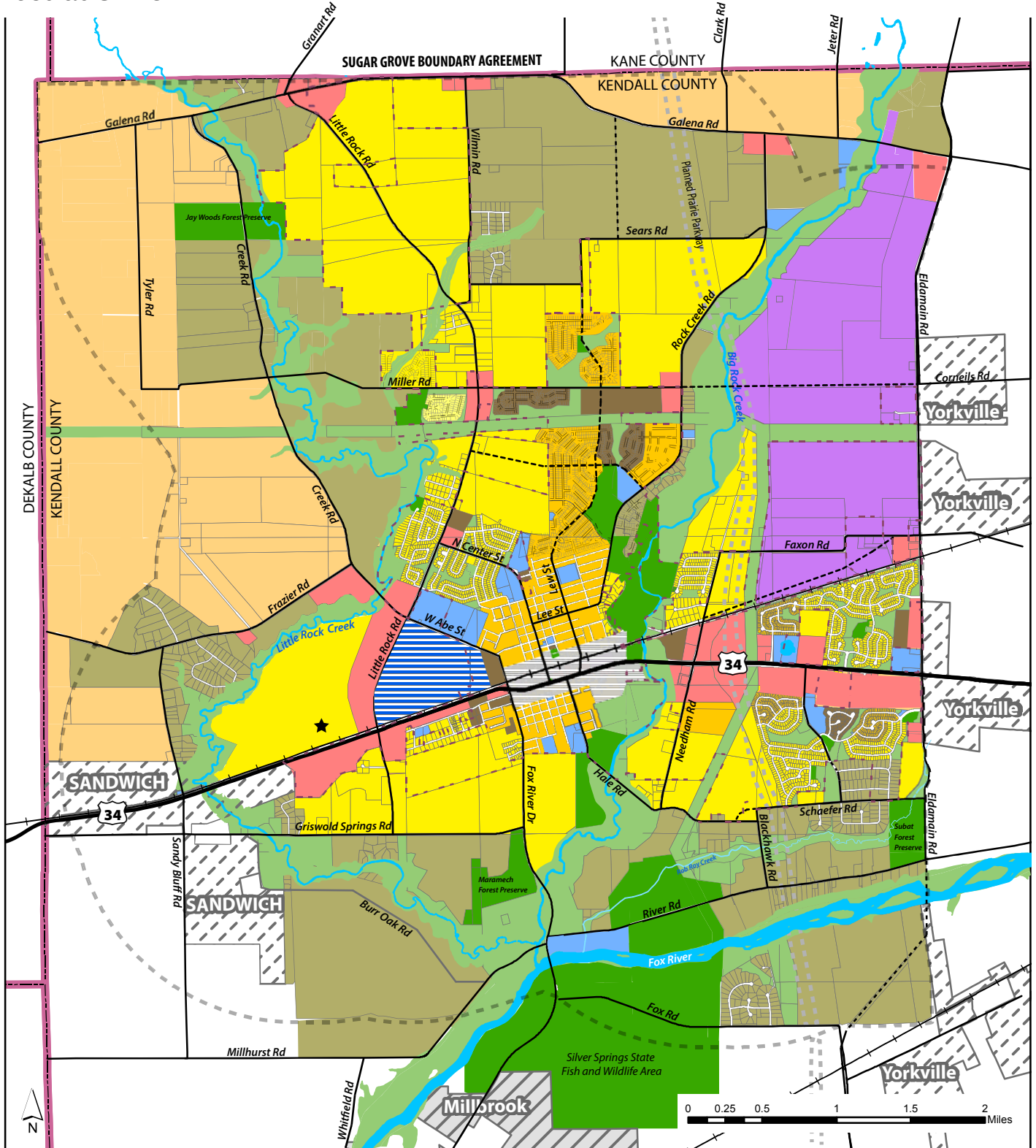
EXHIBIT E



SCENIC CORRIDORS - DRAFT

NORTH
Scale: 1" = 1,320'

Illustration 6



Future Land Use



- Agricultural
 - Estate Residential (0 - .8 DU/AC)
 - Low Density Residential (.9 - 2.25 DU/AC)
 - Medium Density Residential (2.26 - 6 DU/AC)*
 - High Density Residential (>6 DU/AC)*
 - Parks
 - Open Space
 - General Business
 - Institutional/Public
 - Industrial/Office/Research
 - Transit Oriented Development
 - City Center Mixed Use
 - Plano Boundary
 - Planning Boundary
 - Proposed Roadway
 - Planned Prairie Parkway
 - Alternate Transit Oriented Development
- *Existing built densities are not planned to increase

Memorandum



To: Matt Asselmeier, Kendall County Senior Planner
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: June 11, 2021
Subject: Comprehensive Plan – Future Land Use Review

FUTURE LAND USE COMMENTS

On March 24, 2021, Community Development staff attended a meeting upon request of the Kendall County Comprehensive Land Plan and Ordinance Committee to discuss future land use plans for the area south of the river along Highpoint Road. The Committee requested Yorkville staff to discuss the potential for amending the City's Future Land Use map to better align with the County's plan. This request was brought before the City's Economic Development Committee, Planning and Zoning Commission, and City Council. The committees and officials are open to discussing changes to the potential future land uses in this area as the South Eldamain extension project begins. Please see the preliminary comments below from each committee:

- Economic Development Committee
 - Understood that the funding and construction of the road could change the development pattern in this area
 - Wanted to discuss the topic at a City Council level to get full input from all aldermen
- Planning and Zoning Commission
 - Open to discussing potential changes to the map
 - Do not see anything but residential uses close to the river as the area is in between two forest preserves
 - Also, would not like to see any intense uses by the river
 - Before any changes are made, they would like to reach out to the property owners for their input
- City Council
 - Should definitely look at future land uses once the road is complete
 - The areas between the forest preserve should stay as estate residential
 - There is a lot of land between Fox Road and Route 71 that would be changed to industrial/business uses which is near existing homes and County subdivisions
 - Open to continue having a discussion on the future of this area

Kendall County Economic Development Commission
Loan Status
8/31/2021

Account Name	Last Pymt	A		B		C	D	E	
	Loan Date	Monthly Payment	Interest Rate	Total Paid		Principal Balance	Bank Totals		
		Principal		Principal	Interest		Interest Earned	Bank Balance includes I earned	
Surplus - EDC BB #815-535							436,143.63	1,694,742.61	
<u>Law Office Corporation</u> Payment: #65	8/5/2021	579.05		464.15	114.90				
Loan Status: Midland State Bank	3/11/2015	450.56 <u>120,000.00</u> 120,450.56	1.50%	26,689.24	8,642.70	93,761.32	104.76	35,436.70	
<u>Dearborn Café</u> Payment: #70	8/2/2021	1,024.93		998.40	26.53				
Loan Status: FNB #2920	9/1/2015	80,000.00	2.10%	65,837.85	5,907.27	14,162.15	203.23	71,948.35	
<u>Lucky's Beef N Dogs</u> Payment: #31	6/23/2021	225.00		158.53	66.47				
Loan Status: BB 286	5/23/2017	32,086.20	2.90%	4,740.86	2,234.14	27,345.34		8,866.96	
<u>Grace Holistic Center for Education</u> Payment: #4	8/5/2021	1,332.63		1,070.45	262.18				
Loan Status: Midland State Bank	5/1/2021	100,000.00	3.25%	4,264.48	1,066.04	95,735.52	0.10	5,330.62	
Total Loan Statuses		332,536.76		101,532.43	16,784.11	231,004.33	436,451.62	1,810,994.62	

Total Assets (D +E) **2,041,998.95**