



# COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

**KENDALL COUNTY OFFICE BUILDING  
111 W. Fox Street; County Board Room; Yorkville  
Friday, October 29, 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 October 1, 2021 Meeting Minutes**
- 5. Committee Business**
  - *Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships*
  - *Discussion of American Rescue Plan Act Small Business Grant Program*
  - *Discussion of Pre-Application for Bite & Sauce*
- 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, October 1, 2021**

**Call to Order**

The meeting was called to order by Committee Chair Dan Koukol at 8:02 a.m.

**Roll Call**

<b>Attendee</b>	<b>Status</b>	<b>Arrived</b>	<b>Left Meeting</b>
Amy Cesich	PRESENT		
Scott Gryder	PRESENT	8:06	
Matt Kellogg	ABSENT		
Dan Koukol	HERE		
Robyn Vickers	HERE		

**Others Present:** County Administrator Scott Koepfel, Senior Planner, Matt Asselmeier

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

**Approval of August 27, 2021 Meeting Minutes** – Member Cesich made a motion to approve the August 27, 2021 meeting minutes, second by Member Vickers. **With three members present voting aye, the motion carried by a vote of 3-0.**

**Committee Business**

- *Discussion of Update to the Land Resource Management Plan in the Eldamain Road Corridor South of the Fox River* – Mr. Asselmeier briefed the committee on the Comprehensive Land Plan Ordinance committee’s proposal. The committee is interested in evaluating future land uses along Eldamain Road, previously Highpoint Road, in the unincorporated area south of the RR tracks. And the area south of Route 71 in the undeveloped Highpoint Meadows sub-division.

The Comprehensive Land Plan Ordinance committee thought this would be a good location for future office use space and light industrial uses. If this proposal passes it would reclassify these areas from residential to mixed use business. Mr. Asselmeier stated there is already mixed use business in that area and if the proposal passes it would impact 49 properties and 22 property owners. The committee is asking for input on whether they should pursue proceeding with the proposal. Property owners will be invited to the Comprehensive Land Plan Ordinance committee’s next meeting on October 27, 2021 and at the next Planning, Building, and Zoning meeting.

The Economic Development committee would also like to revisit the area south of Rt. 47 in Yorkville. This area was previously rejected for mixed use business Mr. A stated since improvements have been done in that area it would be worthwhile to look at that corridor again. Mr. Asselmeier will contact the Comprehensive Land Plan Ordinance committee to discuss this and the future land use plan proposal for the Eldamain Road corridor at their next meeting on October 27, 2021.

- *Discussion of Revolving Loan Fund Pre-Application from Bite & Sauce* – Mr. Koepfel reviewed and discussed the application he received from Bite and Sauce. The applicants wish to open a Venezuelan restaurant in Boulder Hill. Mr. Koepfel was concerned with the amount of the collateral listed on the application. The committee considered a smaller loan. The applicants will be invited to the next meeting. Mr. Koepfel will reach out to them to get more details on their expense report and if they have additional collateral.

**Updates and Reports** – Highway Chair Koukol reported the right-of-way acquisition has begun on Collins Road, but phase 2 will take longer due to federal funding. The Eldamain bridge project is moving along quickly due to low river levels this summer. They anticipate the bridge should be done by early 2022 and the southern section of the bridge late fall 2022

Chair Koukol stated the five year transportation plan was approved for the Ridge Road intersection . Improvement conversatrion with fran move the wikajue trail money from rebuild il other grant wikadue trail A[r

**Chairs Report** – None

**Public Comment** – None

**Executive Session** – Not needed

**Adjournment** - Member Cesich made a motion to adjourn, second by Chair 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 8:32 a.m.

Respectfully submitted,

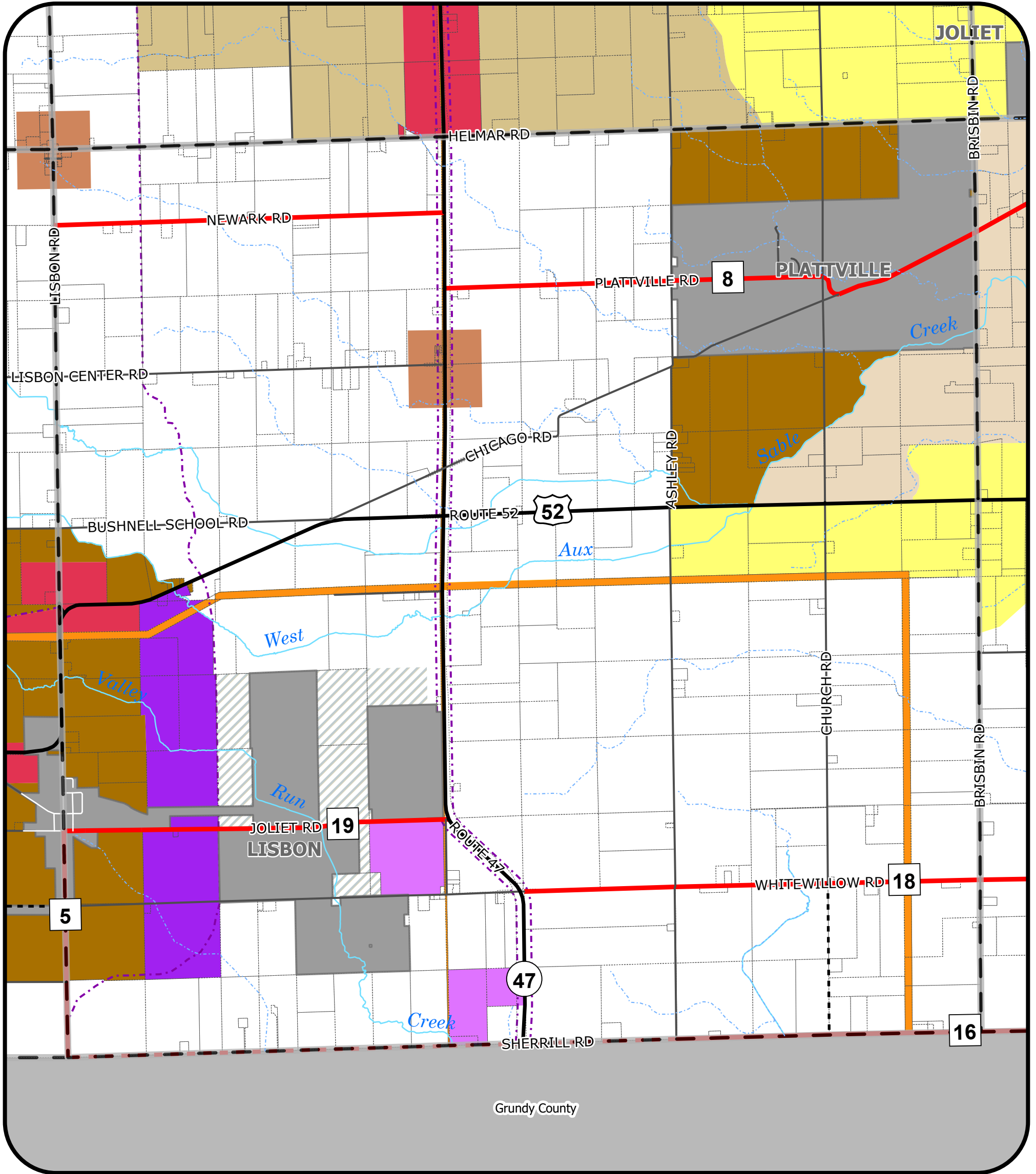
Sandy Washkowiak  
Temporary Admiinstrative Assistant

**Kendall County Economic Development Commission**  
**Loan Status**  
**9/30/2021**

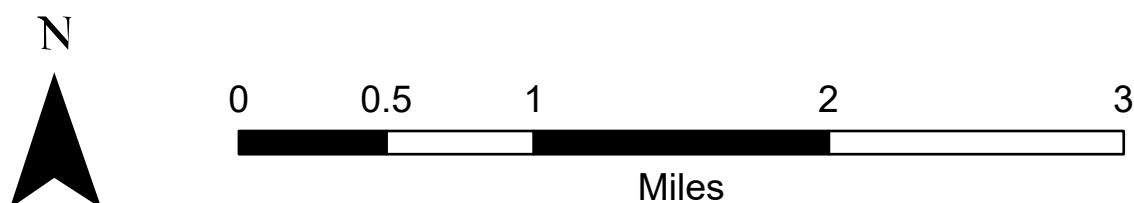
Account Name	Last Pymt	A Monthly Payment	Interest Rate	B Total Paid		D Principal Balance	E Bank Totals	
	Loan Date	Principal		Principal	Interest	Interest Earned	Bank Balance includes I earned	
Surplus - EDC BB #815-535							436,275.96	1,694,874.94
<u>Law Office Corporation</u>								
<b>Payment: #66</b>	<b>9/7/2021</b>	<b>579.05</b>		<b>464.73</b>	<b>114.32</b>			
Loan Status: Midland State Bank	3/11/2015	450.56 <u>120,000.00</u> 120,450.56	1.50%	27,153.97	8,757.02	<b>93,296.59</b>	105.35	36,016.34
<u>Dearborn Café</u>								
<b>Payment: #71</b>	<b>9/1/2021</b>	<b>1,024.93</b>		<b>1,000.15</b>	<b>24.78</b>			
Loan Status: FNB #2920	9/1/2015	80,000.00	2.10%	66,838.00	5,932.05	<b>13,162.00</b>	205.02	72,975.07
<u>Lucky's Beef N Dogs</u>								
<b>Payment: #32</b>	<b>9/29/2021</b>	<b>225.00</b>		<b>158.92</b>	<b>66.08</b>			
Loan Status: BB 286	5/23/2017	32,086.20	2.90%	4,899.78	2,300.22	<b>27,186.42</b>		9,091.96
<u>Grace Holistic Center for Education</u>								
<b>Payment: #6</b>	<b>9/28/2021</b>	<b>1,332.63</b>		<b>1,076.25</b>	<b>256.38</b>			
Loan Status: Midland State Bank	5/1/2021	100,000.00	3.25%	6,414.08	1,581.70	<b>93,585.92</b>	0.15	7,995.93
<b>Total Loan Statuses</b>		<b>332,536.76</b>		<b>105,305.83</b>	<b>16,989.29</b>	<b>227,230.93</b>	<b>436,586.33</b>	<b>1,812,958.31</b>

Total Assets (D +E) **2,040,189.24**

# Future Land Use Plan in Kendall County, IL



- |  |   |                                       |                               |
|--|---|---------------------------------------|-------------------------------|
| <b>LAND USE TYPE</b>                             | RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE | MIXED USE BUSINESS                    | PROPOSED ROADWAY IMPROVEMENTS |
| URBAN AREAS - INCORPORATED                       | COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE  | COMMONWEALTH EDISON                   | HAMLETS                       |
| SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES | COMMERCIAL DU ACRES                               | MINING                                | TOWNSHIPS                     |
| RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES      |   | POTENTIAL MINING DISTRICT AGRICULTURE |                               |



**Kendall County GIS**

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

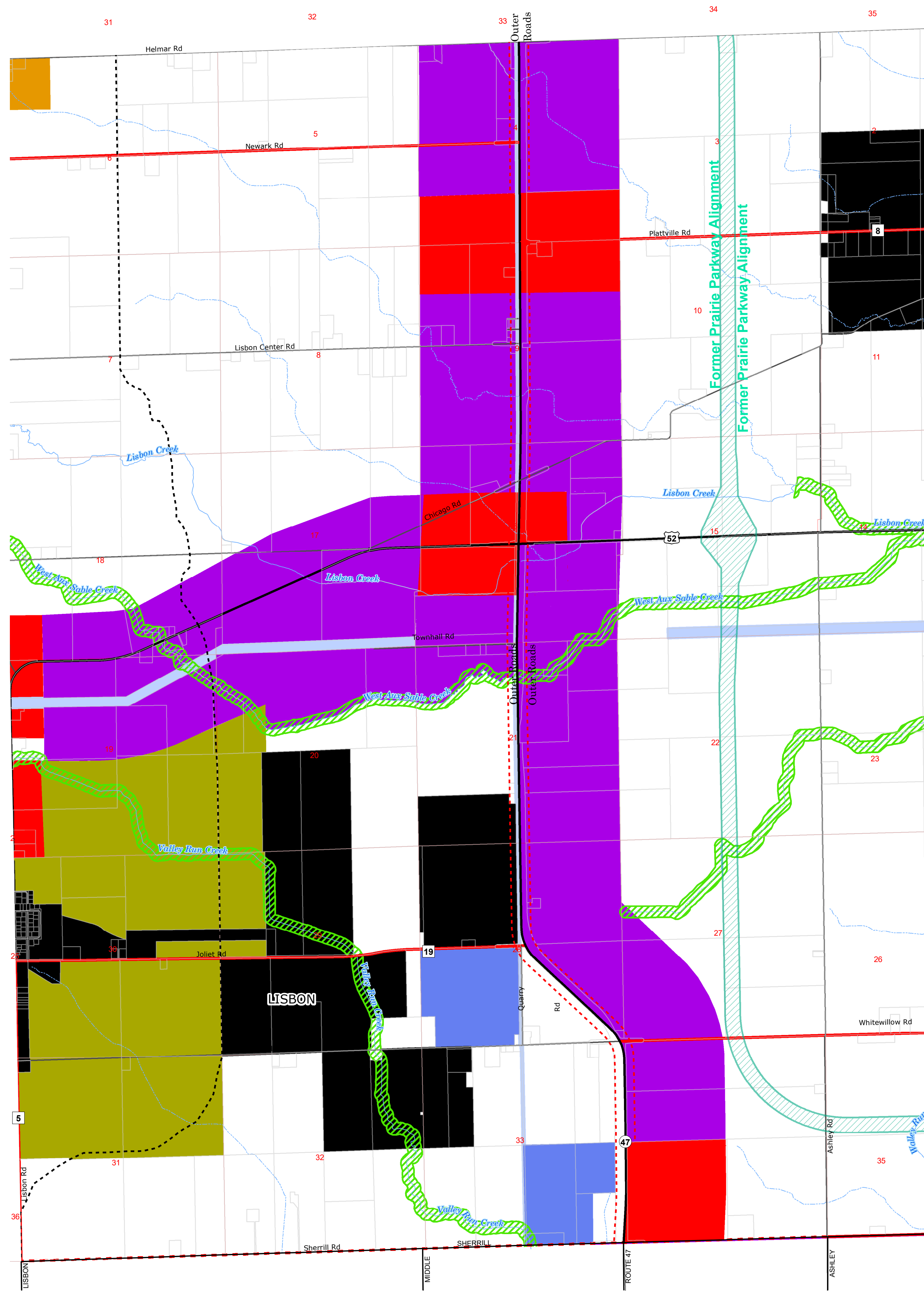
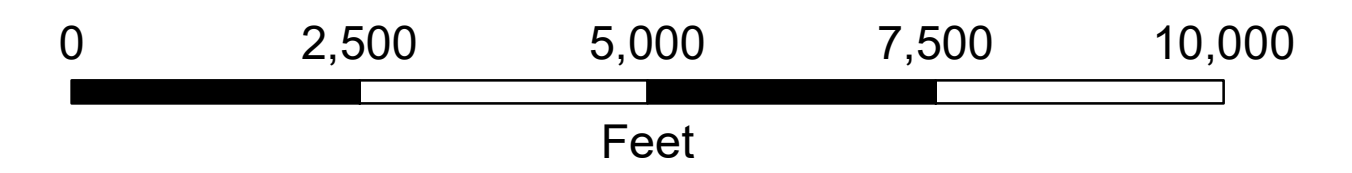
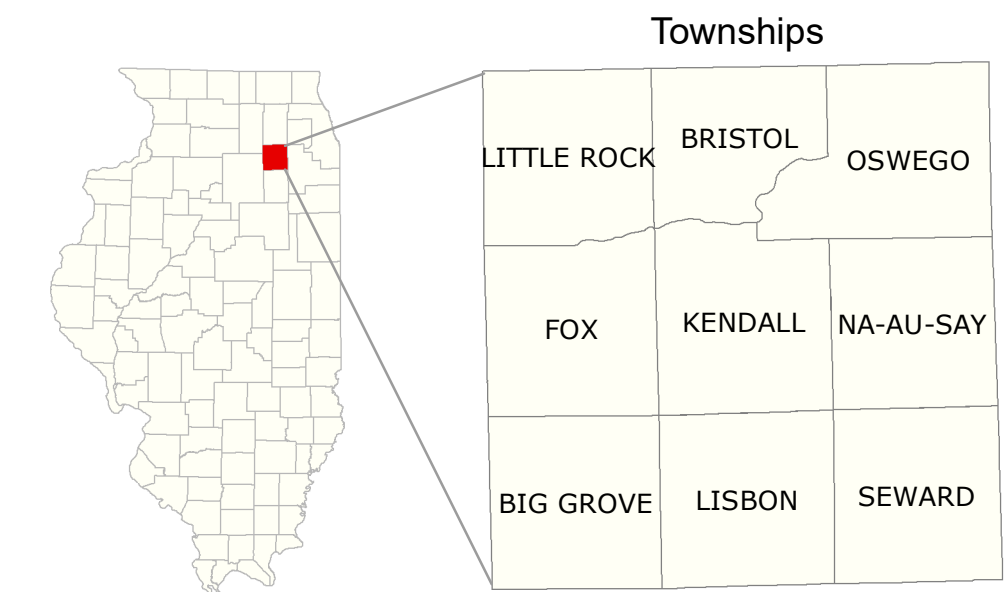
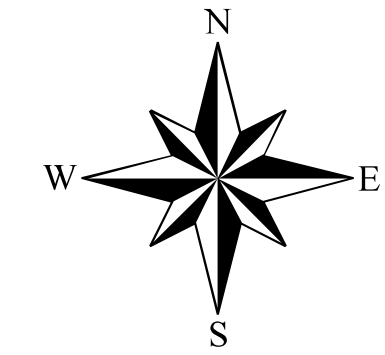
Created: 10/20/2021



# Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2019 -

<http://www.co.kendall.il.us>



- Legend**
- - - - Outer Roads
  - - - - Proposed Roadways
- Future LRMP**
- Abbreviation**
- Urbanized Areas
  - Mixed Use Business
  - Public Institutional
  - Mining
  - Rural Settlements
  - Commercial
  - Continued Growth Suburban Residential



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560-1498  
 630.553.4030