



COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

**KENDALL COUNTY OFFICE BUILDING
111 W. Fox Street; County Board Room; Yorkville
Friday, August 26, 2022 at 8:00a.m.
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 Minutes from April 29, 2022 Committee Meeting**
- 5. Committee Business**
 - *Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships*
 - *Discussion of Request from Boyd Ingemunson Concerning the Law Office*
 - *Discussion of DHL Property Tax Abatement Application*
 - *Discussion of ARPA Small Business Grants*
 - *Discussion and Approval of CPACE Program in Kendall County*
- 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, March 29, 2022**

Call to Order

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

Roll Call

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Present		
Scott Gryder		8:12a.m.	
Matt Kellogg	Yes		
Dan Koukol	Here		
Robyn Vickers	Here		

Others Present: Jennifer Karales, Financial Analyst, County Administrator Scott Koeppel

Approval of Agenda – Member Kellogg made a motion to approve the agenda, second by Member Vickers. **With four members present voting aye, the motion carried by a vote of 4-0.**

Approval of Minutes –Member Koukol made a motion to approve the March 25, 2022 meeting minutes, second by Member Cesich. **With four members present voting aye, the motion carried by a vote of 4-0.**

Committee Business

- *Discussion of Camp Mutty Paws RLF Loan* – Mr. Koeppel stated there was an issue with an unpaid utility bill with the City of Yorkville, but that the owner paid the amount in full on April 28, 2022, and brought a copy of the receipt to him.

Mr. Koeppel also stated there was concern about the collateral, a rental property with \$45, 000 mortgage due. Discussion on the property, and the potential revenue generated from the property. **There was consensus for Mr. Koeppel to request a copy of the mortgage paperwork from the owner, and to continue with the application process and collaboration with Attorney Lisa Coffey on the agreement.**

- *Discussion of Molto Properties Property Tax Abatement* – Scott Koeppel updated the committee on the Molto agreement, and stated that Molto has asked for a fourth and fifth year of abatement with sales tax and specific number of employees included. Mr. Koeppel is preparing to send the latest proposal/agreement to the State’s Attorney’s Office for review, and then on to the taxing bodies before final County Board approval. Mr. Koeppel clarified that there will be two agreements, one for each newly proposed Molto building. **There was consensus by the committee for Mr. Koeppel to proceed with the process.**

- *Discussion of TMF Plastics Property Tax Abatement Application* – Mr. Koepfel stated that TMF Plastic Solutions new facility will be an expansion of its current operations, and the lease agreement expires on January 1, 2042. TMF states that they will add 30 employees over a three-year period with ten new jobs each year. Mr. Koepfel is to ask for range of rate of pay for 30 jobs proposed and include that information in the contract.

Koepfel explained that the abatement process for TMF will be base year of value (the year before the occupancy permit) and explained the formula for the first and second tax years. The abatement will be on the new part of construction only.

There was consensus by the committee that Mr. Koepfel would forward the latest version of the agreement with the changes to TMF for review, and to the taxing bodies, prior to State’s Attorney’s Office review and then to the County Board for final approval.

- *Review and Approval of Anthony Salerno dba Salerno's Red Hots RLF Pre-Application* – Mr. Koepfel reported that he received the pre-application on April 25, 2022, and that Mr. Salerno was asking for a \$50,000 loan to purchase an ice cream machine and food truck.

Anthony Salerno Jr. explained that Salerno’s Red Hots is exclusively a carry-out business that has been in Yorkville for three-years. Mr. Salerno gave a brief history of the thirty-year family business, which began as hot dog carts and ice cream carts.

Mr. Salerno would purchase the food truck from Arts, for the price of \$9,950 plus sales tax, for a total of \$20,000. Mr. Salerno stated that he planned to use the equity in his home, and the equipment as collateral. Mr. Salerno reported that food truck equipment can be ordered and received in 1-2 days; with installation in approximately two weeks after purchase.

Discussion on the actual cost of the truck and equipment and the requested loan amount. The committee agreed that the loan would be for a period of seven years at three and one-half percent, with scheduled monthly payments. Mr. Salerno would be required to approach a financial institution and to comply with all other County offices or departments regarding permitting, and health inspections.

Member Vickers made a motion to approve the full-application process, second by Member Gryder. With five members present voting yes, the motion carried, and Mr. Salerno will proceed with the full application process and include the true costs of the equipment.

Committee Member Reports – None

Public Comment – None

Executive Session – Not needed

Adjournment - Member Gryder made a motion to adjourn, second by Member Vickers. There being no objection, the Economic Development Committee meeting was adjourned at 8:50a.m. by a vote of 5-0.

Respectfully submitted,

Valarie McClain Administrative Assistant and
Recording Secretary



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 Comprehensive Land Plan and Ordinance Committee**From:** Matthew H. Asselmeier, AICP, CFM Senior Planner**Date:** 1/19/2022**Subject:** Potential Future Land Use Map Changes Along Route 47 in Kendall and Lisbon Townships

At the October 2021 Kendall County Economic Development Committee meeting, the Committee started a discussion about updating the Future Land Use Map along Route 47 in Kendall and Lisbon Townships. At their November meeting, the Committee voted to forward the discussion to the Committee of the Whole.

Attached is an email from the City of Morris' engineers noting the locations of municipal water and sewer services. As noted in the email, sanitary sewers have been extended to Airport Road while water service has been extended to Minooka Road.

The City of Morris' Future Land Use Map, the Village of Plattville's Future Land Use Map, the Village of Lisbon's Future Land Use Map, the current Future Land Use Map for Lisbon Township, and the final proposed Future Land Use Map for Lisbon Township from 2019 are also attached.

At their meeting on January 10, 2022, the Kendall County Planning, Building and Zoning Committee, by a vote of five (5) in favor and zero (0) in opposition, voted to forward the proposal to the Committee of the Whole with a positive recommendation.

At their meeting on January 13, 2022, the Committee of the Whole voted to forward the proposal to the Comprehensive Land Plan and Ordinance Committee.

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

Thanks,

MHA

Encs.: November 15 Email from Ryan Hansen
City of Morris Future Land Use Map
Village of Plattville Future Land Use Map
Village of Lisbon Future Land Use Map
Lisbon Township Future Land Use Map
Proposed Lisbon Township Future Land Use Map from 2019

Matt Asselmeier

From: Ryan Hansen <ryanhansen@chamlin.com>
Sent: Monday, November 15, 2021 9:10 AM
To: Matt Asselmeier
Cc: Chris Brown
Subject: [External]RE: Morris Questions

Matt, the water main currently extends to Minooka Road as shown on the below image. The sanitary sewer line has been recently extended to Airport Road to service the Proctor and Gamble facility. The City's master plan for sewer and water has utilities being extended up to the Kendall/Grundy County Line. It has been discussed that if the right user were to want to locate in Kendall County and it made financial sense to extend services then the City would not be averse to doing so.

I have copied Mayor Brown on this email also to keep him in the loop.

Please let me know if you need anything.

Thanks

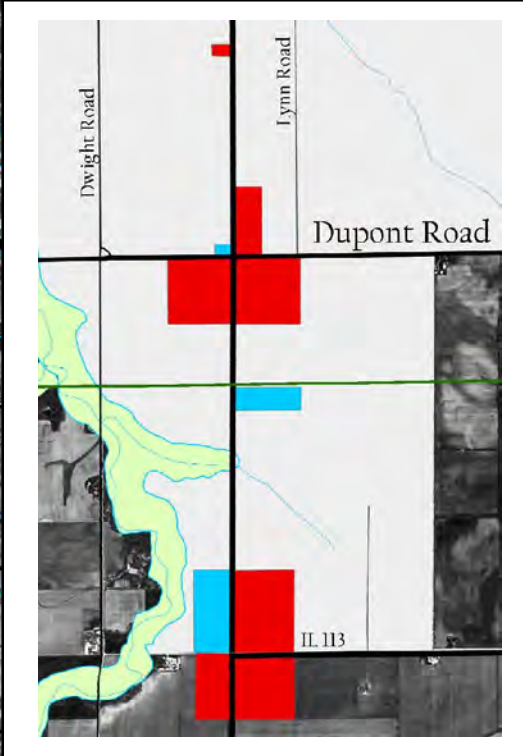
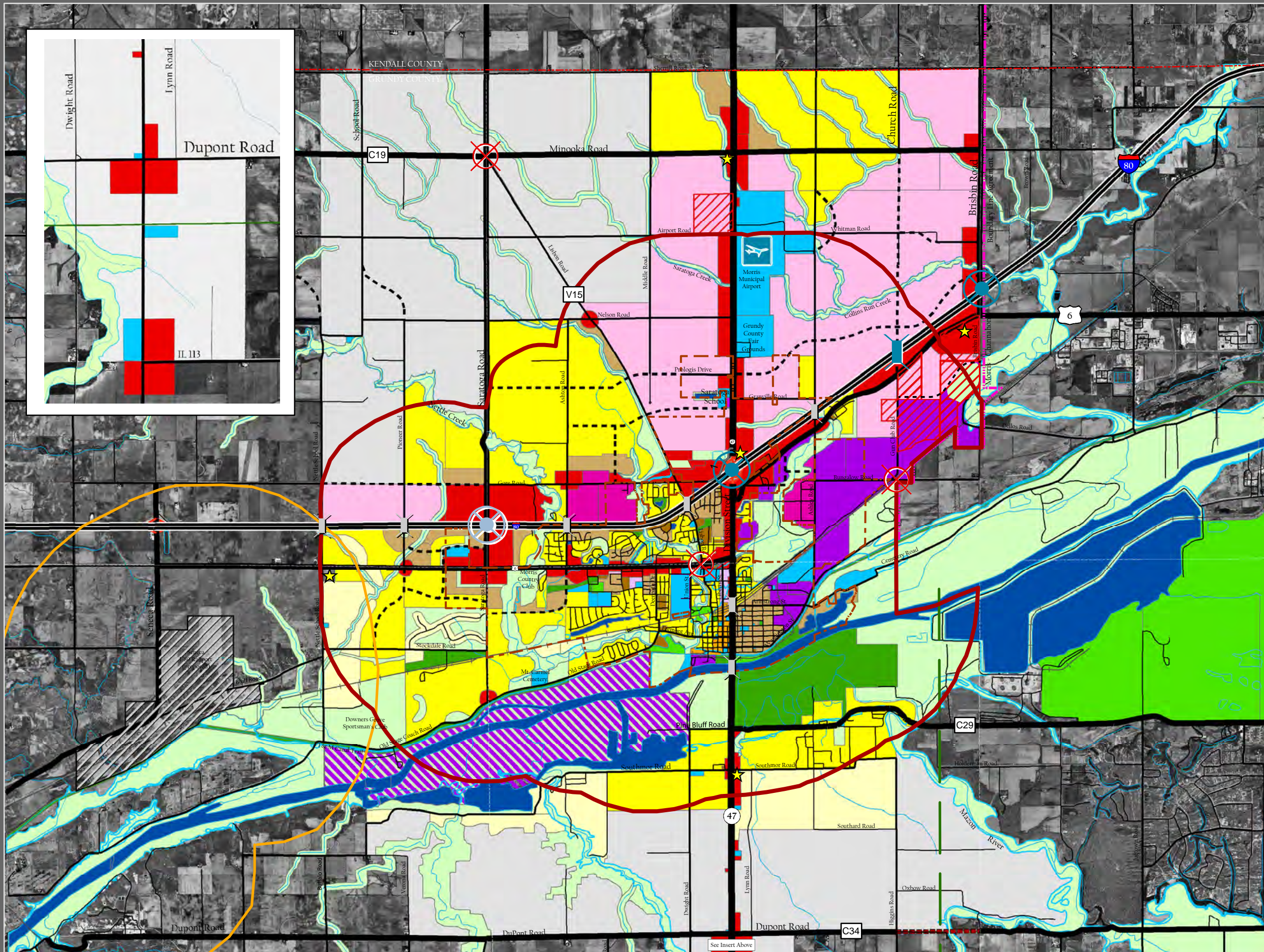
Ryan



From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Wednesday, November 10, 2021 11:52 AM

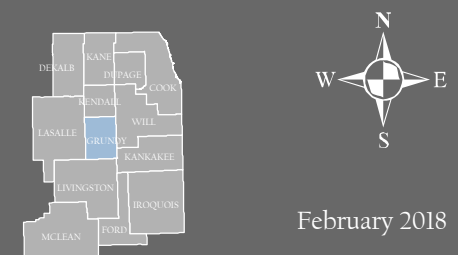
City of Morris

Future Land Use Map

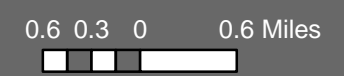


Legend

- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- Interchange
- New Arterial
- New Collector
- Railroad
- Open Space (Private)
- Existing Floodplain
- Open Space (Public)
- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Downtown
- Business Park
- Business Transition
- Industrial
- Industrial/Private Open Space
- Limited Industrial
- Morris (Incorporated Area)
- Pre-Annexation Areas
- Seneca I-80 Railport (proposed)



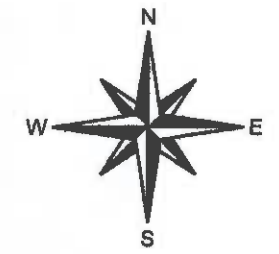
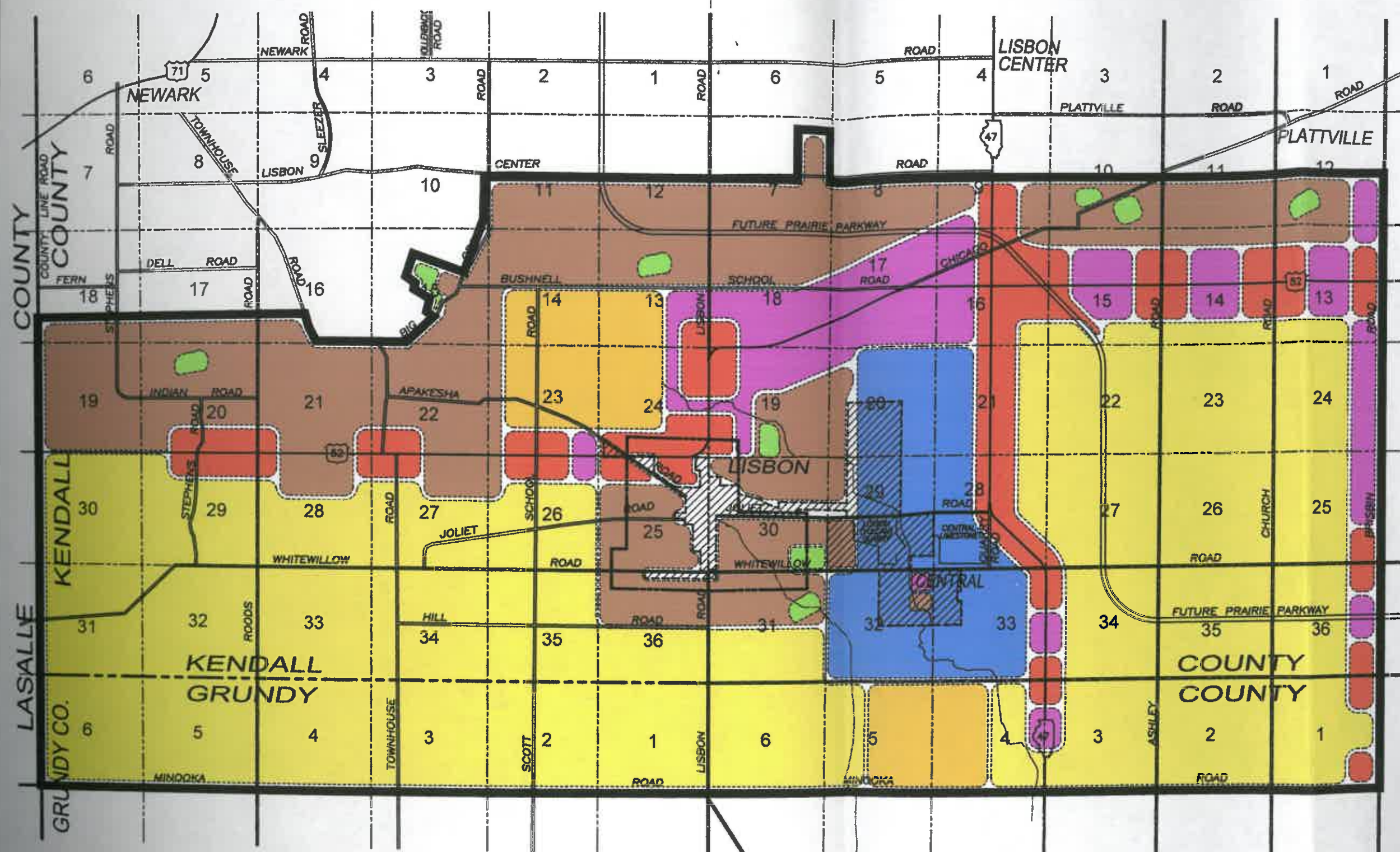
February 2018





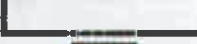







See Insert Above

Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey

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	

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, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

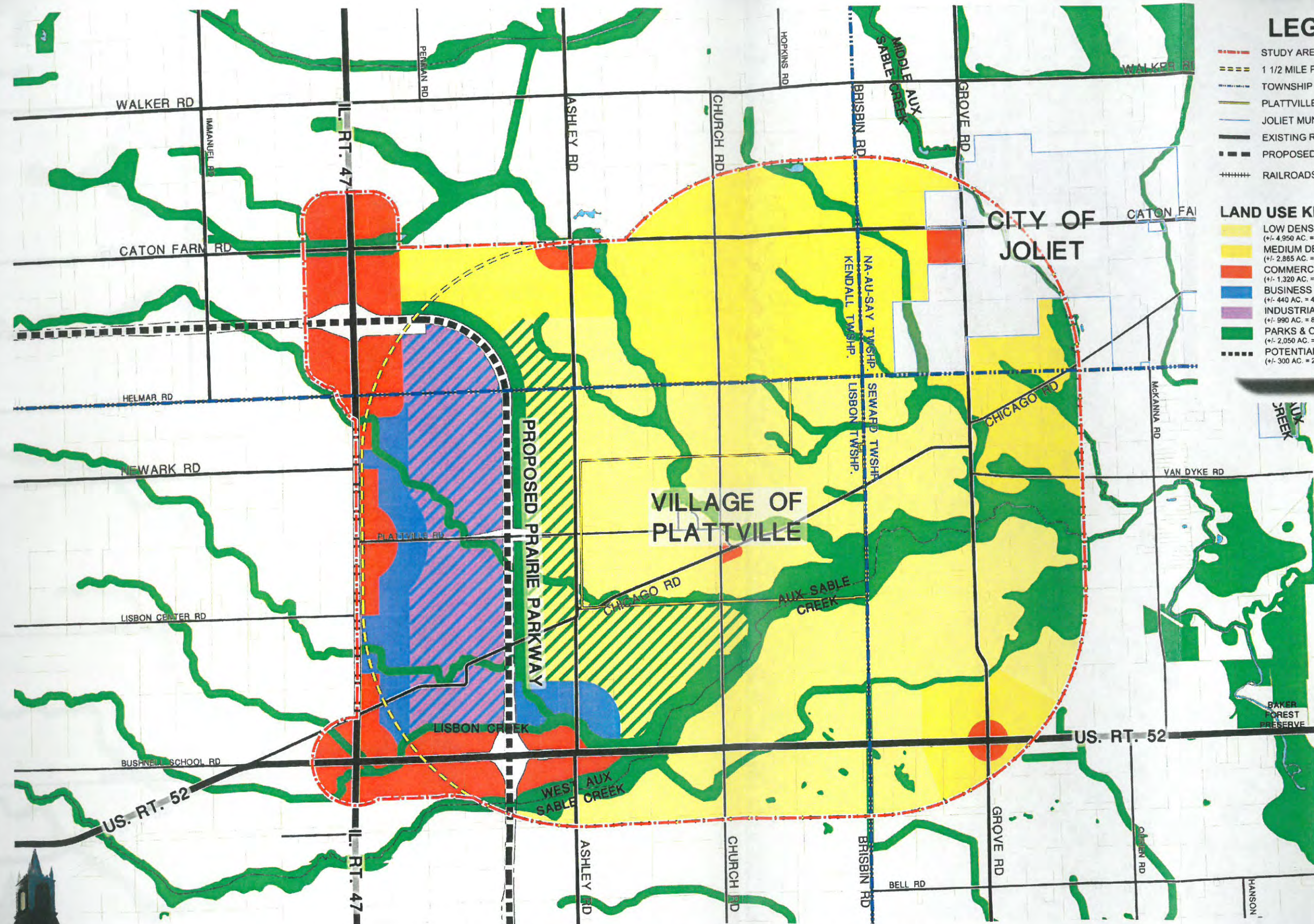
SCALE: 1 = 1700	SHEET
FILE NO.:	8 OF

LEGEND

- STUDY AREA
- 1 1/2 MILE PLANNING RADIUS
- TOWNSHIP LINE
- PLATTVILLE MUNICIPAL BOUNDARY
- JOLIET MUNICIPAL BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- RAILROADS

LAND USE KEY

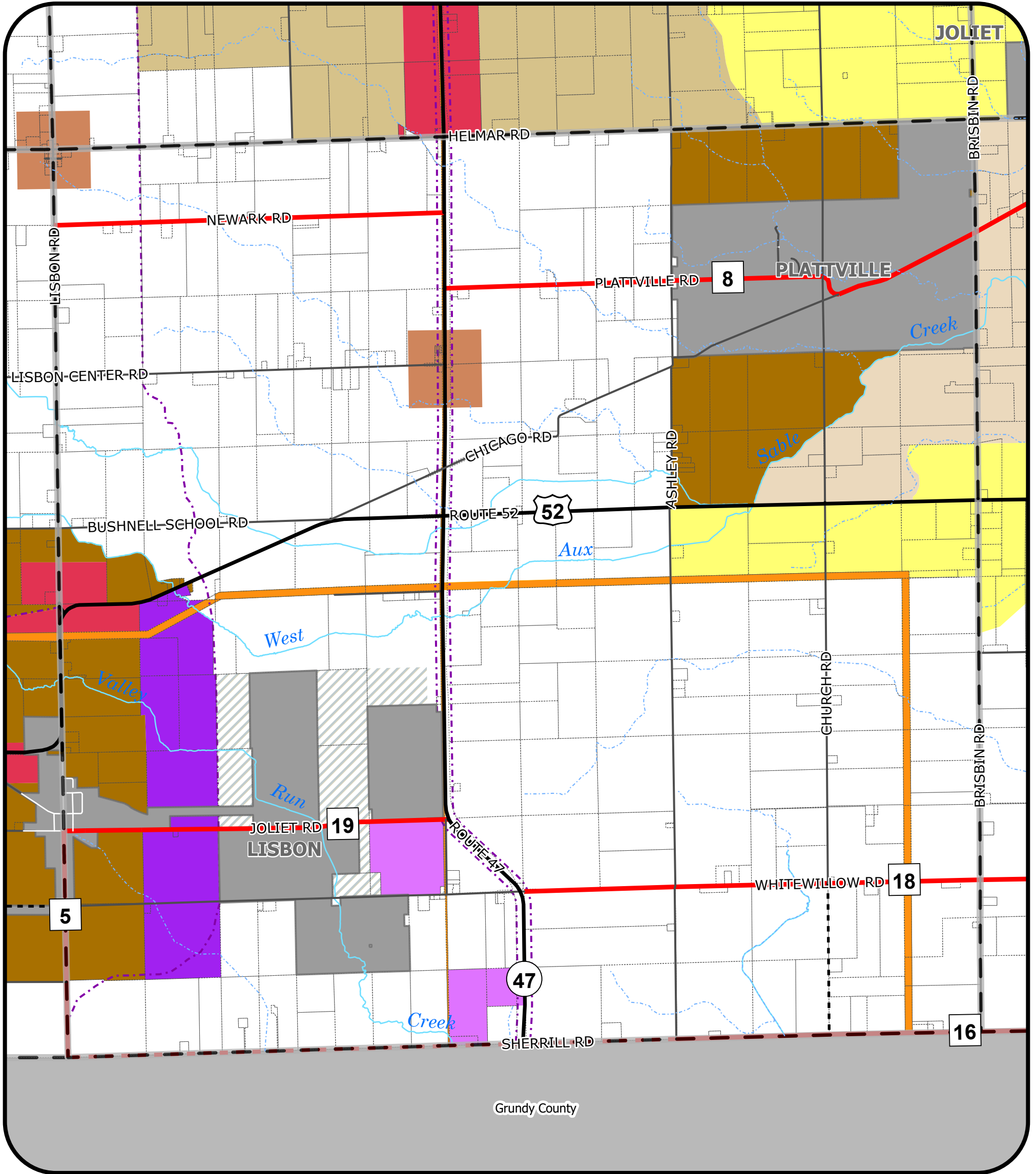
- LOW DENSITY RESIDENTIAL
(+/- 4,950 AC. = 38% OF STUDY AREA)
- MEDIUM DENSITY RESIDENTIAL
(+/- 2,885 AC. = 22% OF STUDY AREA)
- COMMERCIAL
(+/- 1,320 AC. = 10% OF STUDY AREA)
- BUSINESS PARK/OFFICE
(+/- 440 AC. = 4% OF STUDY AREA)
- INDUSTRIAL
(+/- 990 AC. = 8% OF STUDY AREA)
- PARKS & OPEN SPACE
(+/- 2,050 AC. = 16% OF STUDY AREA)
- POTENTIAL ROADS
(+/- 300 AC. = 2% OF STUDY AREA)



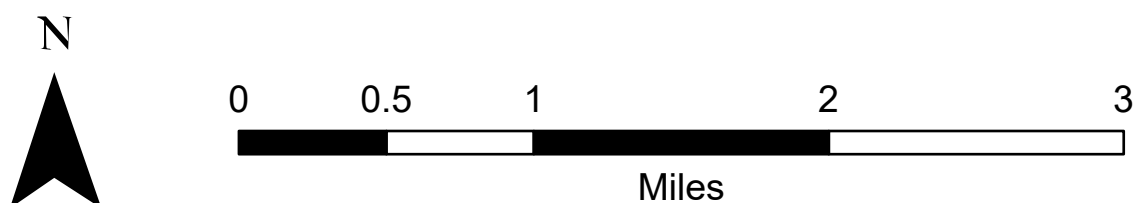
FUTURE LAND USE PLAN - DRAFT

NORTH
Scale: 1" = 1,320'

Future Land Use Plan in Kendall County, IL



- | | | | |
|---|--|--|--------------------------------------|
| LAND USE TYPE | 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

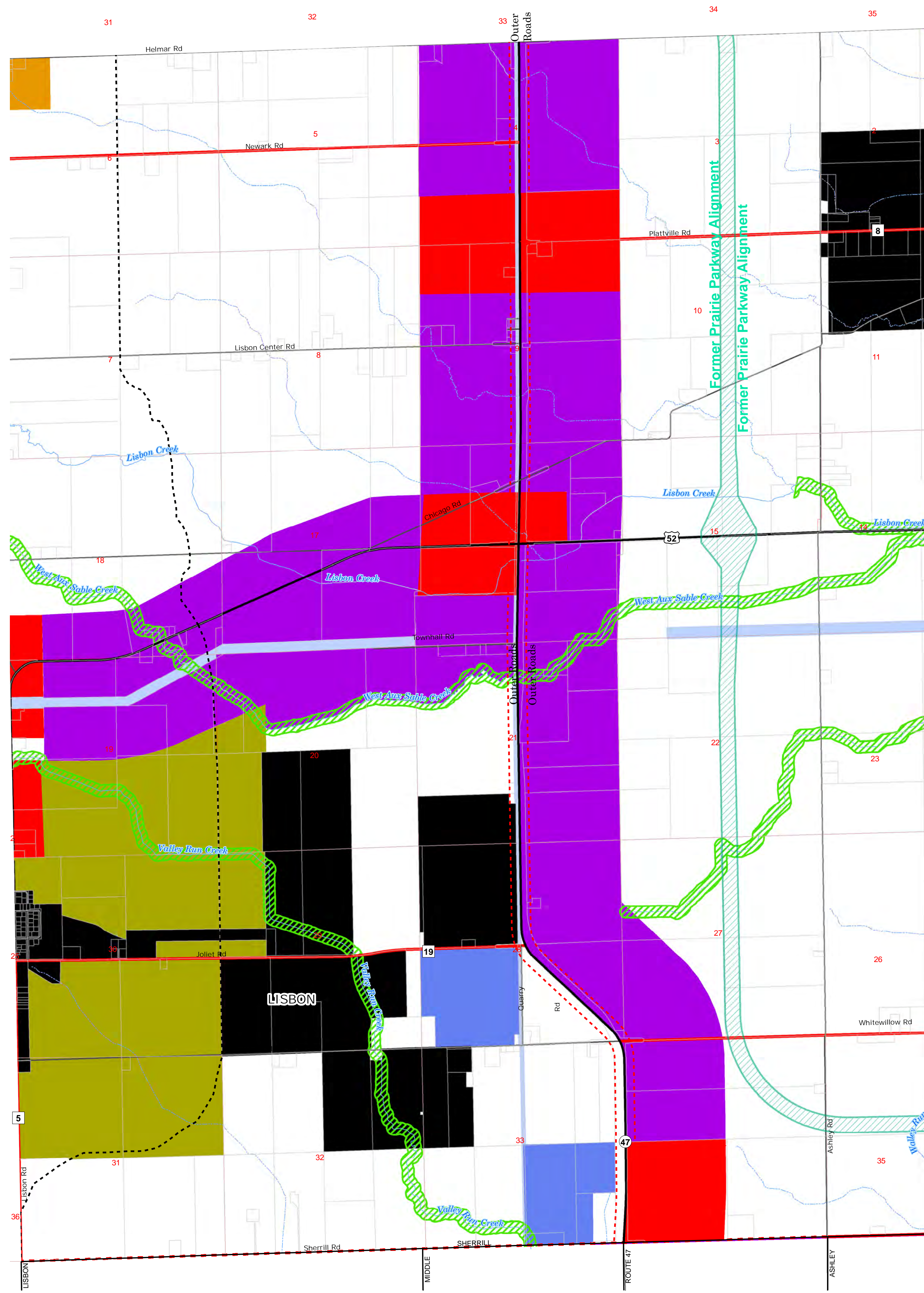
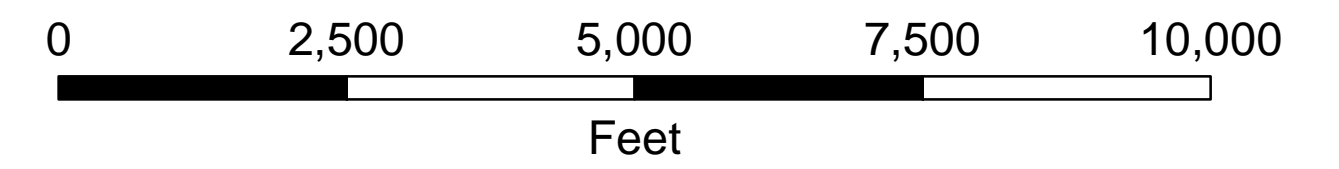
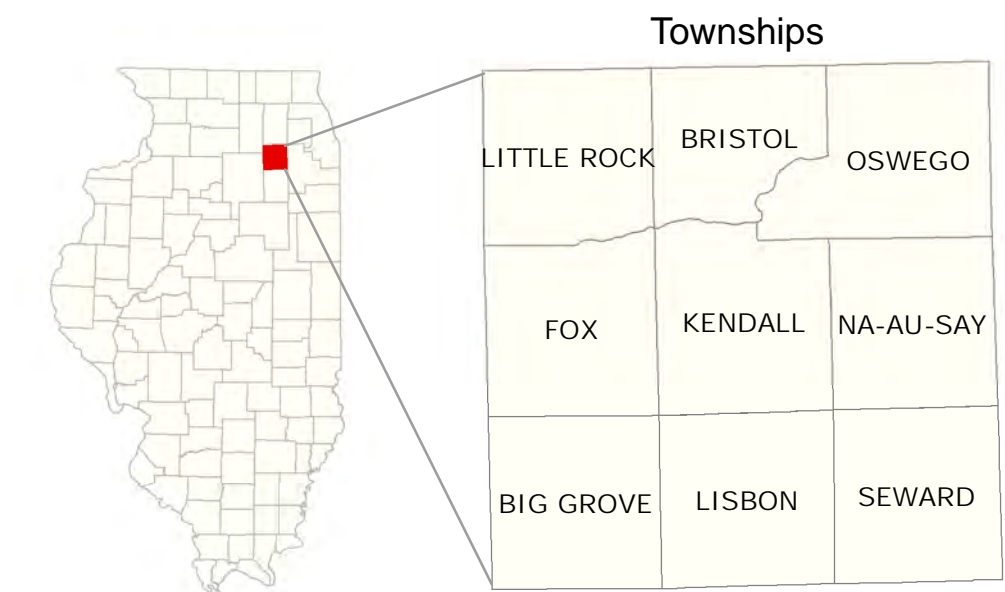
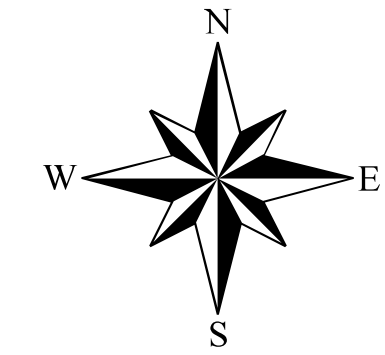
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

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

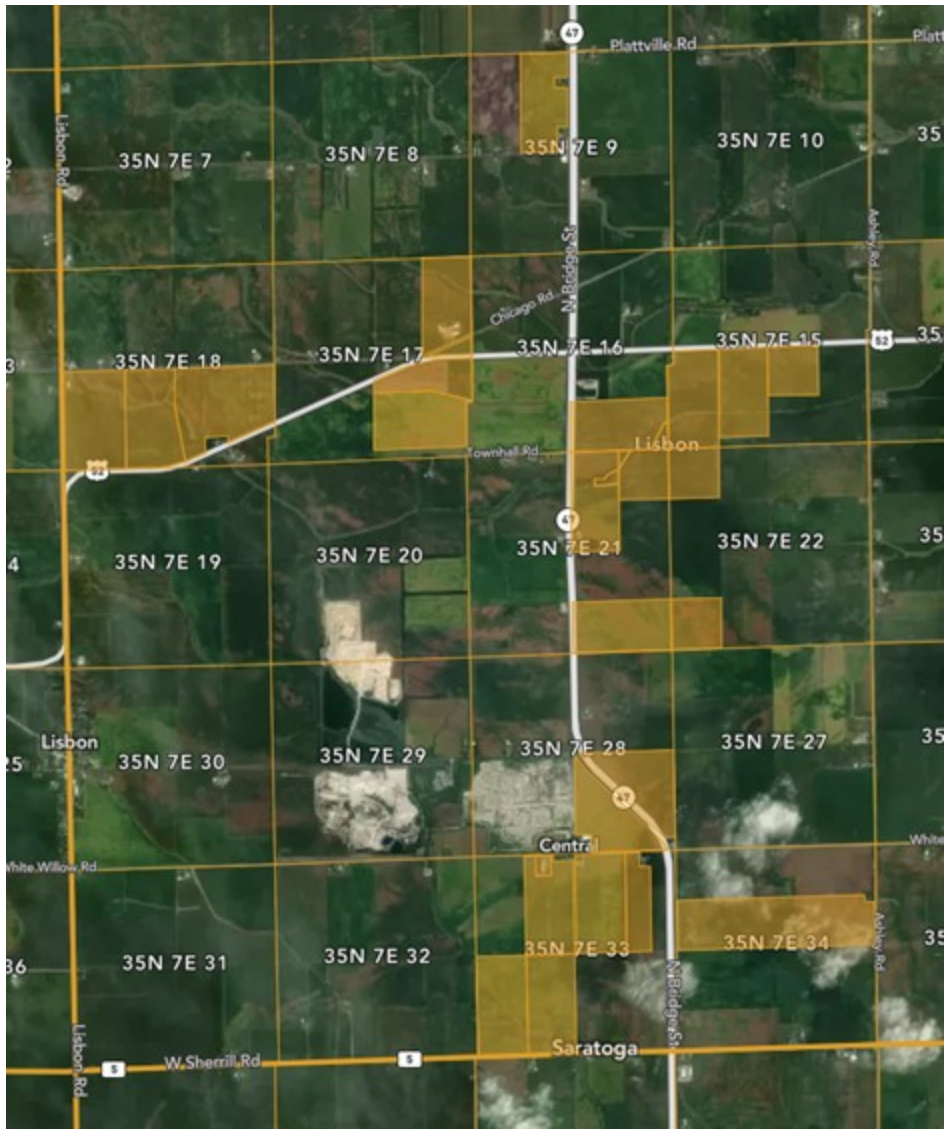
Future LRMP

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



KENDALL COUNTY COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

*Kendall County Office Building
County Board Room (Rooms 209 and 210)
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of March 23, 2022*

Chairman Larry Nelson called the meeting to order at 5:04 p.m.

Members Present: Scott Gengler, Scott Gryder (Arrived at 5:17 p.m.), Larry Nelson, Alyse Olson, Matthew Prochaska, Ruben Rodriguez (for Bill Ashton), and Jeff Wehrli

Member Absent: Randy Mohr

Others Present: Matt Asselmeier, Phil Corrington, Linda Corrington, Cole Helfrich, Lyman Tieman, Brian Hertz, Mike Rennels, and Brian DeBolt

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Gengler, to approve the agenda. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Rodriguez, to approve the minutes of the February 23, 2022, meeting. With a voice vote of six (6) ayes, the motion carried.

NEW/OLD BUSINESS

1. Discussion of Eldamain Road Access for the Property Located at the Southwest Corner of the Intersection of Route 34 and Eldamain Road and Identified by Parcel Identification Numbers 01-24-400-041, 01-25-200-019, and 01-25-200-020 in the City of Plano

Mike Rennels, Mayor of Plano, thanked the Committee for the invitation and introduced the developer.

Cole Helfrich, Developer, provided a history of the project. He discussed the site plan and the access plans on Eldamain Road and Route 34. The site was compared to the existing Walmart site on the west side of Plano. The subject site was approximately four (4) acres.

Lyman Tieman, General Counsel for Gas N Wash, provided a history and description of the company. He discussed the need for full access from Eldamain Road. They would like to start construction as quickly as the City of Plano allows; they would like to be operational by Thanksgiving 2022.

Scott Gryder arrived at the time (5:17 p.m.).

Brian Hertz, Civil Engineer, explained the site plan. He discussed the importance of the having access in the middle of the site along Eldamain Road.

Mr. Gryder explained the review undertaken by other committees. He noted that Kendall County Highway Engineer Fran Klaas felt that the southern access point was too close to Cummins Street.

Committee members reviewed the preliminary plan for the larger development.

Mr. Rennels discussed the Intergovernmental Agreement between the City of Plano and Kendall County regarding access and related correspondence. He talked about the importance of developing the site in relation to Plano's economic development strategy. He requested the Committee's help on this project. He also discussed the site plan for the Gas N Wash in Plainfield. He also discussed the entrance of the Plano Walmart on Little Rock Road.

Discussion occurred regarding full access from Route 34. Discussion also occurred about turn lanes.

The property was annexed into Plano in the early 2000s.

Discussion also occurred regarding right-of-way dedications at the property and previous locations of access points.

Discussion occurred about adding additional lanes to Eldamain Road.

Mr. Gengler noted that the City of Plano had accepted the Rock Creek Road right-of-way within Plano.

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to recommend approval of the Gas N Wash development with access in the center. With a voice vote of seven (7) ayes, the motion carried.

The proposal goes to the Committee of the Whole on April 14, 2022.

2. Discussion of Mixed Use Business Area on the South Side of Highpoint Road Between Route Route 71 and Lisbon Road

Mr. Asselmeier summarized the issue.

At the February 23, 2022, Comprehensive Land Plan and Ordinance Committee meeting, discussion occurred about changing the three parcels classified as Mixed Use Business on the south side of Highpoint Road between Route 71 and Lisbon Road. A map of the area was provided.

On February 25, 2022, the United City of Yorkville sent an email indicating that the zoning of

the properties in the area includes some non-residential classifications. Yorkville also noted that they (Yorkville) will be looking to update their plan in the coming years. The email was provided.

Based on the information provided by Yorkville, Staff did not favor reclassifying the entire area presently classified as Mixed Use Business to a residential classification. Staff recommended discussing possibly shrinking the Mixed Use Business area or changing a portion of the Mixed Use Business area to commercial. Staff would also favor leaving the map unchanged until further review of the land uses in the area occurs.

Discussion occurred about the location of the road connecting Highpoint (Eldamain) and Lisbon Roads in relation to boundary of the Mixed Use Business area. Discussion occurred about improvements to Walker Road. No engineering has occurred for these road expansions.

Linda Corrington expressed concerns about increased truck traffic along Highpoint. She favored keeping businesses north of the Fox River.

The plans for Fox and Kendall Townships was approved in 2005 or 2006.

Phil Corrington discussed the topography and swamp near Lisbon Road.

Discussion occurred about getting infrastructure, particularly water, to that area.

Mr. Gengler made motion, seconded by Mr. Prochaska, to leave the map unchanged. The consensus of the Committee was to leave the map unchanged.

3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships

Mr. Asselmeier reported that he and Mr. Gengler had not met to discuss the map in this area.

Mr. Asselmeier said some of the property owners in the area were exploring creating agricultural conservation zones. Efforts to have a meeting with the impacted property owners will be delayed until planting is completed. Staff hopes to have a meeting in late May or June.

Mr. Asselmeier also said discussions have occurred with one (1) quarry regarding their future plans.

Mr. Gryder provided a report on his meeting with the Village of Lisbon's Board. The Village of Lisbon favored having more Mixed Use Business along Route 47. He reported on their bonding situation. He discussed new commercial investments in Grundy County. He discussed possible annexations by the Village of Lisbon towards Route 47.

Discussion occurred regarding forcing new development into the Village of Lisbon.

Chairman Nelson requested a resolution of support for changes to the County's Future Land Use Map from the Village of Lisbon's Board.

Discussion occurred regarding Morris' infrastructure investments in northern Grundy County and a boundary agreement between Morris and the Village of Lisbon.

Discussion occurred classifying the land at the intersection of Route 47 and Plattville Road be classified as commercial for growth opportunities for Plattville.

Discussion occurred regarding establishing agricultural conservation zones.

The consensus of the Committee was for Mr. Asselmeier and Mr. Gengler to use the final version of the proposed changes to the Future Land Use Map from 2019 as the starting point of discussions with impacted property owners.

4. Discussion of Amending Section 6:06.B of the Kendall County Zoning Ordinance Pertaining to Lighting at Telecommunication Facilities

Chairman Nelson discussed the proposal. He said that towers with white strobes at night were obnoxious and he discussed the issue regarding the tower lighting at Legion and Immanuel Roads. He explained why the lights should be red unless the FAA required white light.

Discussion occurred about shielding the light. There is no glare on the ground.

Mr. Wehrli made a motion, seconded by Mr. Gryder, to forward the proposal to the Kendall County Regional Planning Commission. With a voice vote of seven (7) ayes, the motion carried.

The proposal will go to the Kendall County Regional Planning Commission on April 27, 2022.

5. Discussion of Amendments to the Text of the Kendall County Land Resource Management Plan Pertaining to Census Information

Mr. Asselmeier presented the census information. He noted that the Census Bureau released a revised median person per household for the County. The consensus of the Committee was to use the median person per household at the County level instead of doing a median person per household at the township or municipal level.

Mr. Asselmeier also said that, for the previous Land Resource Management Plan, 2.0 density units per acre was used for population projections for the municipalities. This figure produces a lower population estimate than is projected from some municipalities, particularly Oswego and Yorkville. The population projections were based on current land uses stated on the Future Land Use Map. Mr. Asselmeier will do a density unit per acre calculation for some of the larger municipalities and adjust population projections.

Mr. Asselmeier noted that several townships were grouped for population projections. Also, some of the townships experienced population declines.

Mr. Asselmeier was also waiting on some income information from the State related to the affordable housing.

Mr. Asselmeier said that he only examined population. Other data points, like school enrollment and traffic counts were, not examined.

Discussion occurred about the Chicago Urbanized Area.

6. Discussion of Updating the Land Resource Management Plan in Its Entirety

Mr. Asselmeier explained Teska was contacted about doing an update. The quoted price was approximately One Hundred Fifty Thousand Dollars (\$150,000) over three (3) years. The scope of work would have work occur in three (3) townships each year.

There would be at least one (1) meeting in each township.

The consensus of the Committee was to pursue updating the entire Land Resource Management Plan.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier announced that the Village of Oswego Planning and Zoning Commission will be holding a public hearing on April 7, 2022, to consider the annexation of Hide-A-Way Lakes.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be April 27, 2022. Mr. Prochaska made a motion to adjourn the meeting, seconded by Mr. Gengler. With a voice vote of seven (7) ayes, the motion carried.

The meeting adjourned at 6:53 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Encs.



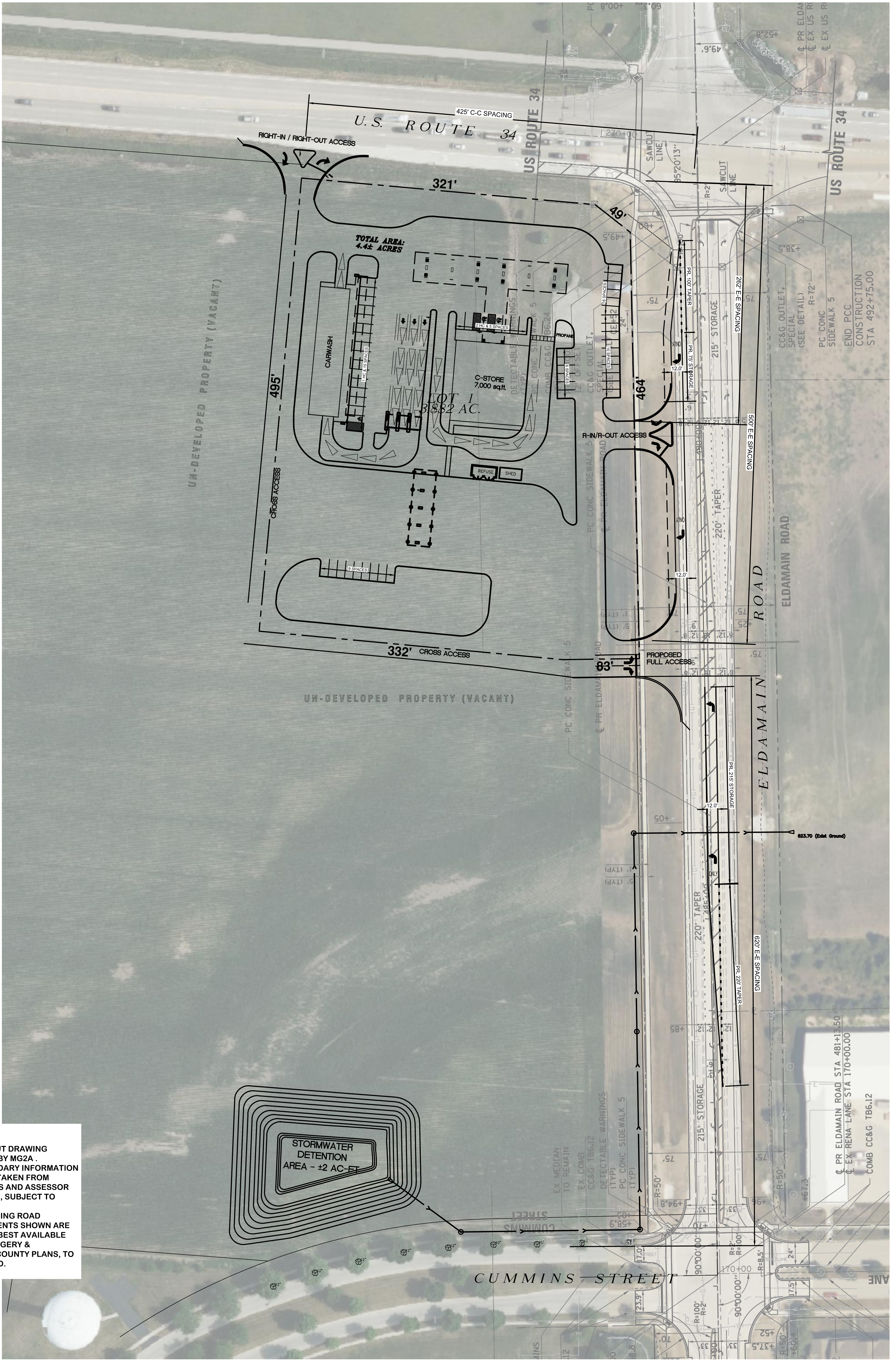
**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
MARCH 23, 2022**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
PHIL CORRINGTON	[REDACTED]	[REDACTED]
Cole Hefrich	Knoche Assoc 24 N Bennett, Geneva	nehfrich@ CRK-eng.com
LYMAN TRIEMAN	12417 Tangle Ln McKenzie, IL	lstrieman@yahoo.com
BRIAN HERTZ	25620 S. GOVERNOR RD MANTONVILLE IL 60442	bhertz@mgzn.com
MIKE RENNELS	PLANO, IL	MRENNELS@CITYOFPANOIL.ORG

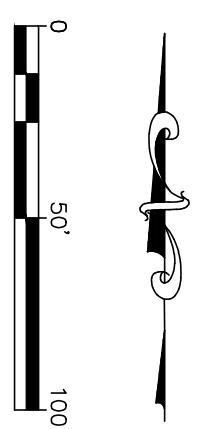


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NOTES:

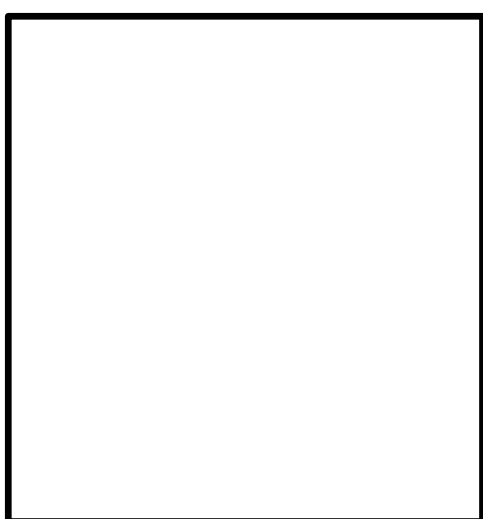
1. SITE LAYOUT DRAWING PROVIDED BY MG2A.
2. SITE BOUNDARY INFORMATION SHOWN IS TAKEN FROM COUNTY GIS AND ASSESSOR MAPS ONLY, SUBJECT TO SURVEY.
3. SURROUNDING ROAD IMPROVEMENTS SHOWN ARE BASED ON BEST AVAILABLE AERIAL IMAGERY & IDOT/CITY/COUNTY PLANS, TO BE VERIFIED.



JOB NO. 20-037
 SHEET NO. 1 OF 1

GAS N WASH
 PLANO, ILLINOIS
 PRELIMINARY SITE PLAN

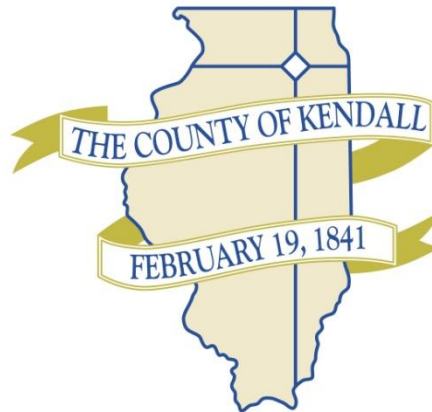
DESIGN: ###
 DRAWING: ###
 CHECKED: ###
 APPROVED: ###



MGA CIVIL ENGINEERING SURVEYING
M GINGERICH GERAUX & ASSOCIATES
 Professional Design Firm License # 184.005003
 P. 815-478-9680 www.mg2a.com F. 815-478-9685
 25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
2/24/22	BPH	ISSUE FOR REVIEW
3/7/22	BPH	PER COUNTY HWY REVIEW
3/11/22	BPH	PER CTY HWY COMM REVIEW
####	####	####
####	####	####
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Kendall County Application for Tax Abatement



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

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

111 W. Fox Street, Room 316,

Yorkville, IL 60560

Phone: 630.385.3000

Fax: 630.553.4214

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

Overview

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

Goals and Objectives

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

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

Eligible Projects

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

Process

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

County of Kendall**Application for Tax Abatement**

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

Abatement Terms & Levels

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

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

Clawback Provisions and Verification Audit

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

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

County of Kendall

Application for Tax Abatement

Name of Company: Exel Inc d/b/a DHL Supply Chain (USA)

Corporate Address: 360 Westar Boulevard, Westerville, OH 43082

Company Contact Person: Karmin McWilliams

Address: 360 Westar Boulevard, Westerville, OH 43082

Phone: 614-865-8912

Fax: 614-865-8869

Proposed Location in Kendall County: 7076 & 7150 Ridge Road in Na-Au-Say Township,
Kendall County, Plainfield, IL

PIN #: 06-12-200-002 and 06-12-200-007.

Proposed start of Construction: April 2023

Proposed start up of Operations: TBD

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

DHL provides services such as international freight forwarding, warehousing, supply chain analysis and management, in-plant services, assembly and packaging and transportation management. DHL is seeking a location to construct a distribution center to serve its customers in the Chicago market. DHL plans to construct a state-of-the-art facility with features that will accommodate the needs of the largest, most well-respected companies in the world. The building will be designed in accordance with DHL's Go Green and employee wellness initiatives. DHL has a goal of zero emissions by 2050, which may include solar-ready roofs, electric vehicle charging for cars and yard hostlers, and energy efficient lighting and building systems. DHL has a high focus on employee wellness with more air circulation in the warehouse, outdoor break areas, and more natural light. DHL plans to use its service track record and global customer base to bring high quality customers to Plainfield and Kendall County and fulfil their distribution needs.

County of Kendall**Application for Tax Abatement****EMPLOYEE BENEFITS**

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

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

Please see the Attachment B summarizing the benefit packages available to all full time associates. Benefits include medical, dental and vision coverage (approx \$60 bi-weekly deduction for family plan. Short and long term disability is offered as well as options to purchase supplemental insurance. Flexible spending plans are offered for medical expense savings and a 401(k) savings plan will be in place. DHL has a matching program up to 6% of employee 401(k) contribution. DHL Supply Chain funds 75% of the benefit program and the associates are asked to fund the remaining balance for the program.

The Education Reimbursement program is available to all full-time associates who have completed one year of continuous full-time service prior to the date on which the course begins. Education reimbursement is provided only for programs or courses of study that are relevant to job development and approved by the manager. The maximum reimbursement is \$3,200 annually for undergraduate degree programs and \$7,000 annually for graduate degree programs.

County of Kendall**Application for Tax Abatement****VALUATION ANALYSIS**

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

Land size	<u>Approx. 100.4 acres</u>
Building size	<u>1,000,000 sq. ft. (expansion capability to 1.2 million SF)</u>
Building height	<u>TBD</u>
Type of Construction	<u>New Office/Warehouse Facility</u>
Estimated dollar value of sales attributed to site	<u>TBD</u>
Total Investment in new machinery and equipment purchased from local Kendall County businesses	<u>TBD</u>

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

One phase (1.2M SF building proposed) with a construction budget of ~ \$80M.

Is the property one of the following:

New facility	<u>X</u>
Expansion of an existing facility	<u>_____</u>
Previously closed facility	<u>_____</u>

The current assessed valuation of the property:

Land	<u>\$118,154</u>
Improvements	<u>_____</u>
Total	<u>\$118,154</u>

What is the estimated cost of the completed facilities?

Cost of land and site development	<u>\$ 8,550,000</u>
Cost of buildings	<u>\$ 32,193,480</u>
Cost of permanent fixed equipment	<u>\$ 2,220,240</u>
Cost of pollution control devices	<u>\$ _____</u>
Cost of non-fixed equipment	<u>\$ 10,000,000</u>
Cost of installation/construction	<u>\$ 28,606,680</u>
Total Cost	<u>\$ 81,570,400</u>

ESTIMATED MARKET VALUE

\$ 42,963,720

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

County of Kendall

Application for Tax Abatement

IMPACT UPON INFRASTRUCTURE

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

Extension of 143rd St. from the DIAGEO Warehouse to Ridge Road, extension of the water main and sanitary sewer, traffic light improvements.

How will they be funded?

They will be funded between the Village, DHL and the surrounding property owners.

IMPACT UPON THE ENVIRONMENT

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

No material pollution other than what goes along with a distribution use.

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

Hazardous chemicals, products or waste are not expected.

C. Will any waivers or exceptions from either Federal or State E.P.A. be needed?

If so, please specify and attach any E.P.A. phase reports.

No

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

DHL will go through all appropriate channels to ensure the proposed facility would meet the Kendall county and all other local performance standards.

County of Kendall

Application for Tax Abatement

APPROPRIATE LOCATION

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

Village of Plainfield

What is the current zoning?

Industrial

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

N/A

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

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

DocuSigned by:

Carl DeLuca

D3C2F8B2A9DB437...

8/10/2022

Signature

Date

Vice President, Real Estate Solutions

Title

Attachment A - County of Kendall Application for Tax Abatement

Job Title	Mgmt., Supv., or Worker	Number of Jobs			Wages/Salaries	
		Initial	After Year 1	After Year 2	Starting	Maximum
General Manager 1	Mgmt.	1	1	1	\$ 124,000.00	\$ 124,000.00
General Manager 3	Mgmt.	3	3	3	\$ 97,500.00	\$ 97,500.00
Operations Manager 1	Mgmt.	5	5	5	\$ 91,500.00	\$ 91,500.00
QA Manager	Mgmt.	2	2	2	\$ 91,000.00	\$ 91,000.00
HSE & Training Manager	Mgmt.	2	2	2	\$ 88,500.00	\$ 88,500.00
Maintenance Manager/IE Manager for alt scenarios	Mgmt.	2	2	2	\$ 74,000.00	\$ 74,000.00
Operations Manager 2	Mgmt.	2	2	2	\$ 74,000.00	\$ 74,000.00
Customer Service Manager	Mgmt.	2	2	2	\$ 72,500.00	\$ 72,500.00
HR Manager	Mgmt.	1	1	1	\$ 70,000.00	\$ 70,000.00
Transportation Manager	Mgmt.	1	1	1	\$ 68,500.00	\$ 68,500.00
Inventory Control Manager	Mgmt.	3	3	3	\$ 67,000.00	\$ 67,000.00
HSE & Training Supervisor	Supv.	3	3	3	\$ 62,500.00	\$ 62,500.00
Operations Systems Sup.	Supv.	3	3	3	\$ 57,500.00	\$ 57,500.00
Operations Supervisor	Supv.	25	26	27	\$ 55,500.00	\$ 55,500.00
Mechanic	Worker	3	3	3	\$ 43,612.61	\$ 54,515.77
Admin Ass't	Worker	3	3	3	\$ 33,916.78	\$ 42,395.97
Lead Operator	Worker	25	26	27	\$ 33,916.78	\$ 42,395.97
Customer Service	Worker	7	7	7	\$ 31,762.15	\$ 39,702.68
Forklift Oper	Worker	240	245	250	\$ 31,762.15	\$ 39,702.68
Welcome Center/Traffic Clerk	Worker	6	6	6	\$ 31,762.15	\$ 39,702.68
General Clerical	Worker	3	3	3	\$ 31,762.15	\$ 39,702.68
Inventory	Worker	16	16	16	\$ 31,762.15	\$ 39,702.68
QA Tech	Worker	6	6	6	\$ 31,762.15	\$ 39,702.68
RF Tasking	Worker	18	18	18	\$ 31,762.15	\$ 39,702.68
Welcome Center/Traffic Lead	Worker	3	3	3	\$ 31,762.15	\$ 39,702.68
Maintenance/Sanitation	Worker	15	15	15	\$ 26,375.57	\$ 32,969.46
		400	407	414		
Total Year 1 Wages					\$ 17,477,278.21	
Avg. Annual Wage Rate					\$ 21.01	

Note: Since this is an ahead of need land purchase with the intent to construct a 1M - 1.2M sq. ft. facility, the job and salary estimates are based on what DHL would expect for a building of this size based on similar projects.

BENEFITS SUMMARY – 2022

The following provides you with a quick reference point to the benefits package available to you as a full-time salaried associate. Some benefits are provided automatically once you are eligible, while others require you to enroll. You will receive more details in your benefits Enrollment Guide.

Eligibility for Health Care and Insurance Coverages

Full-time associates are eligible for health care and insurance coverages after you have completed 30 days of continuous FT employment. You must enroll for the benefits within 30 days of your FT hire date.

*For example: You are hired on March 10. Your effective date of coverage would be April 8. **Note:** You must enroll for coverage no later than April 8. If you do not enroll by the deadline, your next opportunity to enroll in benefits will be during the annual Open Enrollment for an effective date of January 1 the following year. **If you don't receive your Benefits Enrollment Guide, it's your responsibility to contact Your Benefit Link by phone at 1.877.411.4455 or via the web at www.yourbenefitlink.com.***

Medical Benefits

You have one medical plan option, the Value HSA Plan. This option is administered through Anthem Blue Cross Blue Shield in the National PPO (BlueCard PPO) network*. A highlight of the plan details are below. All plans provide 100% preventative care if received in-network.

*Florida residents use the Network Blue (Select Network), Georgia residents use the Blue Open Access POS, Missouri residents use Blue Access Choice (St. Louis) (Select Network), and Wisconsin residents use Blue Preferred POS (Select Network).

Here are the highlights of in-network coverage for each medical option:

	Value HSA
Calendar Year Deductible	\$3,500 Single \$7,000 Family
Annual Out of Pocket Maximum	\$6,000 single \$12,000 family
Employer Contribution	\$500 single \$1,000 family
Preventative Care	100%, no deductible
Primary Care Physician Visit	After deductible is met, you pay 30%
Specialist Visit	
Lab and X-Ray	
Bi-Weekly payroll deductions	
Associate only	\$16.64
Associate plus child(ren)	\$35.65
Associate plus spouse	\$47.54
Family	\$61.80
Family Plus	\$78.44

Pharmacy Benefits

Pharmacy benefits for the Value HSA plan is administered through Express Scripts.

	Value HSA
Retail Pharmacy (31 day supply)	After deductible, you pay 30%
Mail Order (90 day supply)	After deductible, you pay 30%

Dental Benefits

Benefits are provided in and out of network through MetLife. Here are a few of the dental plan highlights:

	Value
Annual Deductible	\$100 single \$300 family
Annual Maximum Benefit	\$1,000/person
Preventative Care	100% covered, no deductible
Minor restorative care	50% of expense, after deductible
Major restorative care	50% of expense, after deductible
Orthodontia	Not available
Bi-weekly payroll deductions	
Associate only	\$1.72
Associate plus child(ren)	\$6.02
Associate plus spouse	\$5.08
Family	\$8.43
Family Plus	\$8.43

Vision Benefits

Benefits are provided in and out of network through Vision Service Plan (VSP) and Davis Vision Plan. Here are a few of the highlights for in-network annual vision benefits:

	VSP	Davis Vision
Annual Exam	100% coverage, no copay	100% coverage, no copay
One pair lenses (single, bifocal, trifocal or lenticular)	100% after \$25 copay	100% after \$20 copay
Progressive lenses and tints	100% after \$25 copay	\$50/\$90/\$140
One pair, frames	Up to \$150 retail allowance for most frames and up to \$200 retail allowance for featured frame brands	Free frame selection at Visionworks or up to \$130 retail allowance
Contact lenses (in lieu of glasses)	Up to \$150 allowance	Up to \$150 allowance
Bi-weekly payroll deductions		
Associate only	\$5.17	\$1.75
Associate plus child(ren)	\$11.07	\$4.75
Associate plus spouse	\$10.34	\$4.54
Family	\$17.68	\$5.75
Family Plus	\$17.68	\$5.75

Discounts on Payroll Deductions

Visit www.wellsteps.com/besecure to get started earning incentives and get rewarded for taking steps to improve your health.

Health Care Flexible Spending Accounts (HCFSA)

You can also save on your portion of any out-of-pocket health care expenses (such as deductibles and co-payments) by contributing to a flexible spending account (FSA) with pre-tax dollars. (You may contribute from \$50 to \$2,750 per calendar year.) Your FSA may also be used to reimburse you for certain over the counter items and over the counter medications with a doctor's prescription.

FSA payroll deductions are deposited pre-tax into your FSA account each payroll. This means you can reimburse yourself for eligible medical, dental, pharmacy and vision expenses that are not paid by the healthcare plan with pre-tax dollars. You benefit by lowering your taxable income and paying for healthcare with untaxed dollars!

Please note that you must use everything in your account each year or the remaining balance will be forfeited.

NOTE: If you are enrolled in the HSA plan and have a FSA, you can only use the FSA for dental and vision expenses.

Dependent Care Flexible Spending Accounts (DCFSA)

Like the FSA, you can contribute each week to a dependent care account (DCA) to pay for your child's day care. Your payroll deductions are deposited into your account on a bi-weekly basis before your taxes are calculated.

You may contribute from \$50 to \$5,000 per calendar year. Please note that you must use everything in your account each year or the remaining balance will be forfeited.

Basic Life and AD&D Insurance

Basic life insurance is provided at no cost to you equal to one times your base pay with a minimum of \$40,000. The maximum benefit is \$1 million. In addition, the company also provides one times your base pay in the event of your accidental death or certain limb losses in the event of an accident (AD&D). The maximum benefit for accidental death is \$1 million.

Supplemental Life Insurance

You may purchase additional life insurance and AD&D coverage for yourself. You may also purchase life insurance for your dependents. Information concerning the purchase of additional life insurance and applicable maximums will be provided in your benefits Enrollment Guide.

Short Term Disability (STD)

If you become ill or injured and are unable to perform the duties of your job, and your doctor and The Hartford declare you disabled, the company provides you with short-term disability benefits (STD). STD benefits are 60% of your weekly base pay and may continue for 26 weeks, provided you are continuously under a doctor's care and are unable to work due to disability.

Long Term Disability (LTD)

If you remain disabled beyond 26 weeks and The Hartford approves your claim, company paid long term disability coverage (LTD) will provide you with 60% of your weekly base pay until you are able to return to work or reach retirement age. You must be unable to perform any work for which you are qualified and must continuously be under a doctor's care.

Employee Assistance Program

We don't have to tell you that life is full of challenges. Some of these challenges are more difficult than others. The Employee Assistance Program (EAP) can help you and your family members successfully manage some of these situations. The EAP can provide confidential counseling for issues such as parenting, marital problems, anxiety or depression, substance abuse, grief or bereavement, legal or financial troubles. This benefit is available to you beginning on your date of hire.

Miscellaneous Leaves

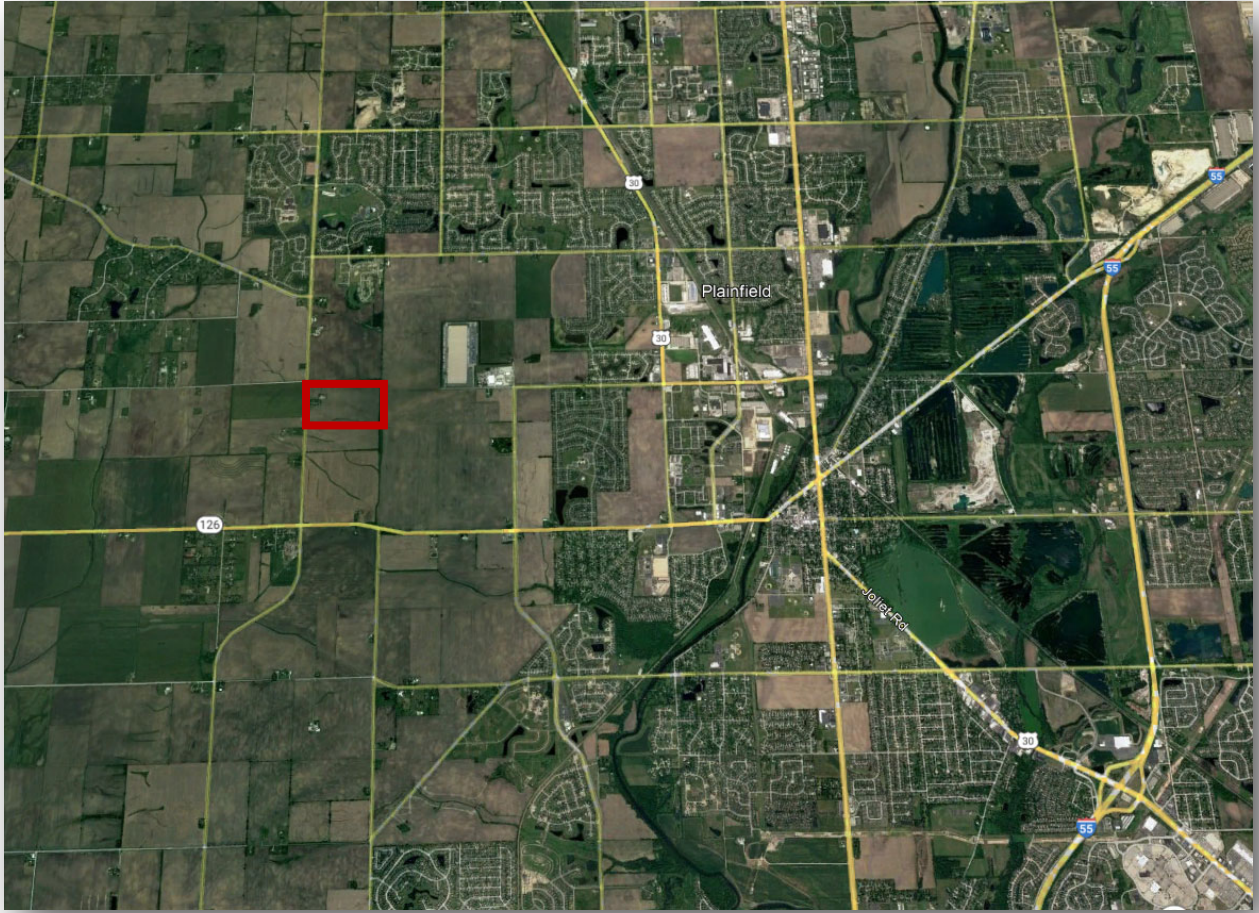
Miscellaneous leaves of absence are also available. These include approved absences such as personal leave, military leave, bereavement leave, and jury duty.

Tuition Reimbursement

Educational development is becoming increasingly important and should be encouraged. The Education Reimbursement program is available to all full-time associates who have completed one year of continuous full-time service prior to the date on which the course begins. Education reimbursement is provided only for programs or courses of study that are relevant to job development and approved by your manager. The maximum reimbursement is \$3,200 annually for undergraduate degree programs and \$7,000 annually for graduate degree programs. Reimbursable fees include course tuition, registration fees, laboratory fees and required course materials (books).

This document is intended to be used as a quick reference tool. For detailed information regarding the benefits offered, please review the appropriate company policy, plan document/SPD, and enrollment materials which provide more detailed benefit information. The benefits and contribution rates outlined in the document are subject to change at the discretion of the Company.

LOCATION AERIAL



PRELIMINARY CONCEPTUAL RENDERINGS

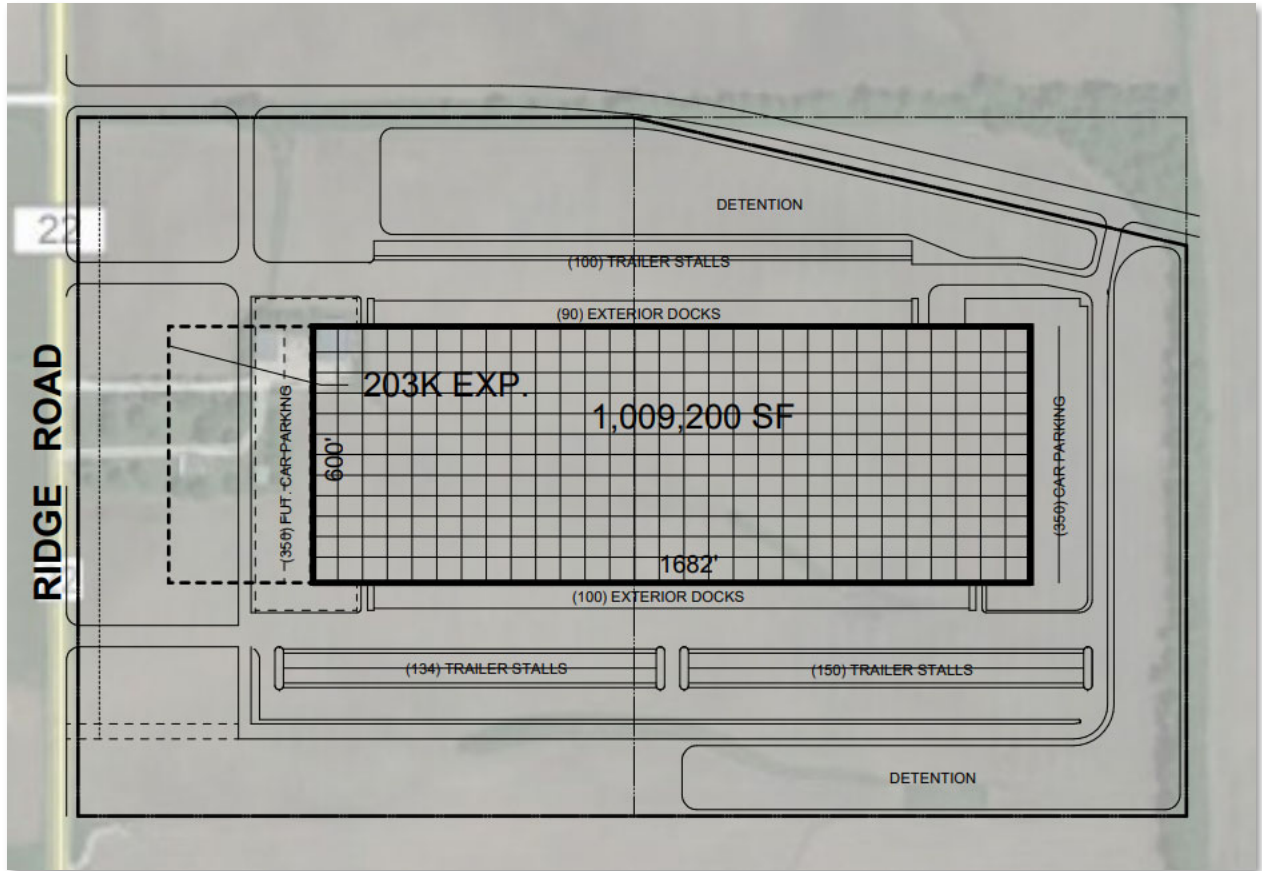


Perspective from 143rd Street; Northeast Corner of the Property



Conceptual Rendering of the Northeast Office Entrance

PRELIMINARY CONCEPTUAL SITE PLAN



Business: Creative Mind Events-Crafts & More

Contact
La Toya Gunn
1427 Cannonball Trail
Yorkville, Illinois, 60560
630-615-1815
Open Date: 9/21/2018

Classified as an essential business? No
Locations outside the County? No
Industry: Retail/Event planning

Application Date:
Created: 1/12/2022
Last Submitted: 1/21/2022

Our website: <https://www.thecreativemind0322.com> and our social media: Instagram - @creative_0322 Facebook -

Our business's purpose is I am an event planner who offers event planning services for client's looking to book events such as birthday parties, anniversaries, children parties, weddings, etc. My business also service as a gift shop where customers can purchase gift baskets, balloons, t-shirts, party favors, floral arrangements and more. Therefore, I am a "one stop shop". and we provide Gift sets, gift baskets, balloons, balloon bouquet, floral arrangements, t-shirts, hats, mugs cups, party favors and event planning services for special events such as bridal shower, sip & paints, birthday parties, etc.

	Employees prior to March 21, 2020	I did not furlough any employees.	Employees as of application date	I do not employ any 1099 contract employees.
Full-time	1		1	
Part-time	0		0	
Total	1		1	

My business did cease to operate during the following dates: 3/21/2021 to 29/8/2021 because COVID-19

	Hours prior to March 21, 2020	Hours as of application date
Monday	9am-5pm	11am-7pm
Tuesday	9am-5pm	11am-7pm
Wednesday	9am-5pm	11am-7pm
Thursday	9am-5pm	11am-7pm
Friday	9am-5pm	11am-7pm
Saturday	9am -2pm	9am-2pm
Sunday	closed	closed

My business has received the following: Paycheck Protection Program: 41,666.00 and my business is not receiving funds for COVID Relief from another county, municipality, or other local government as of March 21, 2020.

We did change how we did business during the pandemic: Contact-free party setups, curbside deliveries and pickups, shipping

Business's experience during the Covid Pandemic:

Due to COVID-19 I lost half of my bookings to practice social distance client's canceled booked events. Refunds were issued and now business for the events are still slow I'm not getting half the bookings I was prior to COVID-19.

Grant Request

	Revenue	25% of Revenue
2019	\$ 16,968.00	\$ 4,242.00
2020	\$ 2,860.00	
Difference	\$ 14,108.00	

The amount for a grant will be equal to the Difference in Revenue, capped at 25% of 2019 Revenue, up to a maximum of \$25,000.
This application is eligible for \$4,242.

Total Grant Request: \$ 4,242.00

Requested Funds

		Explain Use of Funds
Payroll	\$ 1,000.00	Pay current employees
Benefits	\$ -	N/A
Mortgage/Rent	\$ 1,500.00	Pay rent at 1427 Cannonball Trail, Yorkville, IL 60560
Utilities	\$ 1,000.00	Pay electric, gas, internet, trash and water
Social Distancing	\$ -	N/A
Enhanced Cleaning Efforts	\$ 742.00	Cleaning supplies bleach, face mask, latex gloves, disinfectant, toilet paper, paper towels, pine-sol, hand soap
Barriers or Partitions	\$ -	N/A
COVID-19 Vaccination	\$ -	N/A
COVID-19 Testing	\$ -	N/A
Physical Plant Changes	\$ -	N/A
Contact Tracing Programs	\$ -	N/A
Technical Assistance	\$ -	N/A
Counseling	\$ -	N/A
Other	\$ -	N/A

Further detail on how funds will be used:

I will use the funds for rent, payroll, utilities and cleaning material and supplies.