



# COUNTY OF KENDALL, ILLINOIS ECONOMIC DEVELOPMENT COMMITTEE

**KENDALL COUNTY OFFICE BUILDING  
111 W. Fox Street; County Board Room; Yorkville  
Friday, October 28, 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 August 26, 2022 Committee Meeting**
- 5. Committee Business**
  - *Discussion and Approval of release of lien as collateral for revolving loan fund for Dearborn Café*
  - *Discussion of the Future of the Economic Development Committee*
  - *Discussion of the Village of Minooka Revolving Loan Fund Loan*
- 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 26, 2022 at 8:00 a.m.**

**Call to Order**

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

**Roll Call**

<b>Attendee</b>	<b>Status</b>	<b>Arrived</b>	<b>Left Meeting</b>
Amy Cesich	Present		
Scott Gryder	Yes		9:00 a.m.
Matt Kellogg	Yes		9:16 a.m.
Dan Koukol	Yes		
Robyn Vickers	Here		

**Others Present:** County Administrator Scott Koeppel, Jennifer Karales, Financial Analyst, Matt Asselmeier, PBZ Senior Planner.

**Approval of Agenda** – Member Cesich made a motion to approve the agenda, second by Member Vickers. **With five members voting aye, the motion carried by a vote of 5-0.**

**Approval of April 29, 2022 Meeting Minutes** – Chair Koukol made a motion to approve the April 29, 2022 meeting minutes, second by Member Vickers. **With five members voting aye, the motion carried by a vote of 5-0.**

**Committee Business**

- *Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships* – Chair Koukol stated that County Administrator Koeppel fields many phone calls from industrial and commercial developers searching for projects and ideas along the Route 47 corridor. The right of way purchases are moving forward and landowners have been contacted.

The Lisbon sewer plan was discussed and Chair Koukol and Mr. Koeppel would like to bring this issue to COW for a possible consensus by the Board to pass before bringing this to the Region Plan Commission.

Future Land Use maps were discussed to change the zoning of Route 47 in Lisbon Township to commercial from agriculture. Some of the land owners in the impacted areas have organized a group to discuss farmland protection and are exploring creating agricultural conservation zones. Currently they are still reviewing the maps that were provided to them.

Member Cesich made a motion to further discuss changes to the Future Land Use maps at the next COW meeting on September 15<sup>th</sup>, second by Member Vickers.

### **Roll Call**

Attendee	Status
Amy Cesich	Yes
Scott Gryder	Yes
Matt Kellogg	No
Dan Koukol	Yes
Robyn Vickers	Yes

**With five members present and four voting aye, the motion carried by a vote of 4-1.**

- *Discussion of Request from Boyd Ingemunson Concerning the Law Office* – Chair Koukol met with Boyd Ingemunson who is wanting to make interest only payment on his loan for six months. His plan is to sell tickets in advance for his shows and reorganize his business to attract more venue type organized events.

Member Kellogg made a motion to allow the Law Office of Boyd Ingemunson to make interest only payments on his current loan for six months, second by Member Gryder.

### **Roll Call**

Attendee	Status
Amy Cesich	Yes
Scott Gryder	Yes
Matt Kellogg	Yes
Dan Koukol	Yes
Robyn Vickers	No

**With five members present and four voting aye, the motion carried by a vote of 4-1.**

- *Discussion of DHL Property Tax Abatement Application* – County Administrator Scott Koepfel briefed the committee on DHL’s agreement with the Village of Plainfield to have water and utility hook ups to land that they purchased for a warehouse. DHL’s abatement application is not asking the school or the Village of Plainfield taxes to be abated and to only abate the County portion of the taxes. Mr. Koepfel thinks this is a great project for the County and the Village of Plainfield.

Motion made by Member Gryder to send the decision to abate the county portion of the taxes on the DHL property tax abatement application to the State’s Attorney and forward to the County Board for approval, second by Member Cesich.

- *Discussion of ARPA Small Business Grants* – Chair Koukol stated that the ARPA grant program was a success this year and discussed with the committee whether or not to continue funding the program for the ARPA Budget 2023. Mr. Koepfel stated that roughly 100 to 200 requests were not funded this year due to depletion of ARPA funds.

The Committee decided to delay the grant program for a year to see if more funding could be available for Budget 2024. The committee would like to come up with a plan to promote small businesses. Chair Koukol noted this topic will be added back on the agenda for discussion in August 2023.

Jennifer Karales, Financial Analyst drafted an amendment to the agreement whereas the businesses will have to reflect how the grant money allocated to them was actually and properly spent.

Member Kellogg made a motion to amend the grant agreement, second by Member Cesich. This will be on next month's agenda for consensus with the County Board.

### **Roll Call**

Attendee	Status
Amy Cesich	Yes
Scott Gryder	Yes
Matt Kellogg	Yes
Dan Koukol	Yes
Robyn Vickers	Yes

- *Discussion of Approval of CPACE Program in Kendall County*– Mr. Koeppl briefed the committee on the CPACE program which is a financial structure in which commercial building owners borrow money for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill. Mr. Koeppl discussed the proposal with the committee. Currently there is a Senior Living Community under development in Oswego who is requesting to use this program very soon.

Mr. Koeppl made a motion to send the proposal for the CPACE program to the County Board, second by Vickers. **With three members voting aye, the motion carried by a vote of 3-0.**

**Updates and Reports** – Mr. Koeppl briefed the committee on other property tax abatements. Property Logistics LLC has dropped their project due to the expensive cost of capital. Moto has delayed their project due to delayed supply chain and the hope of interest rates to come down. TMF Plastic Solutions in Plano is moving forward and has been approved. Mr. Koeppl plans on sending both the Moto and Plastic Solutions agreements to the County Board for final approval by the end of the year.

Member Vickers has concerns with future traffic congestion on Wolfs crossing and Douglas Roads because of the rental housing project under development.

**Chairs Report** – Chair Koukol would like ARPA funding to go to the Wolf Crossing project. He also mentioned the traffic congestion on Wolf Rd. and has concerns with a developer who would like to build another large housing project along this road.

Member Vickers discussed the drainage ditches funding project.

**Items for the County Board** – None

**Items for the Committee of the Whole Meeting** - None

**Public Comment** – None

**Executive Committee** – Not needed

**Adjournment** - Member Vickers made a motion to adjourn, second by Member Cesich. **With three members present in agreement, the meeting was adjourned at 9:40 a.m.**

Respectfully submitted,  
Sandy Washkowiak, Administrative Assistant

Kendall County Economic Development Commission  
Loan Status  
9/30/2022

Account Name	Last Pymt	A		B		C	D	E	
	Loan Date	Monthly Payment Principal	Interest Rate	Total Paid Principal Interest		Principal Balance	Interest Earned	Bank Balance includes I earned	
Surplus - EDC BB #815-535							437,865.82	1,637,914.80	
<u>Law Office Corporation</u> Payment: #77	9/2/2022	579.05		0.00	106.71				
Loan Status: Midland State Bank	3/11/2015	450.56 120,000.00 120,450.56	1.50%	32,304.51	10,082.74	88,146.05	113.29	42,500.54	
<u>Dearborn Café</u> Payment: #84	9/27/2022	1,024.93		1,022.86	1.79				
Loan Status: FNB #2920	9/1/2015	80,000.00	2.10%	80,000.00	6,093.84	0.00	228.90	86,323.04	
<u>Lucky's Beef N Dogs</u> Payment: #39	9/26/2022	225.00		161.62	63.38				
Loan Status: BB 286	5/23/2017	32,086.20	2.90%	6,022.98	2,752.02	26,063.22		10,666.96	
<u>Grace Holistic Center for Education</u> Payment: #17	9/2/2022	1,332.63		1,108.75	223.88				
Loan Status: Midland State Bank	5/1/2021	100,000.00	3.25%	18,446.98	4,207.73	81,553.02	4.60	22,659.31	
<u>Camp Mutty Paws</u> Payment: #4	9/28/2022	727.10		597.20	152.80				
Loan Status: Midland State Bank	5/1/2022	54,100.00	3.50%	2,310.11	621.19	51,789.89	0.00	2,931.30	
Total Loan Statuses		332,536.76		136,774.47	18,928.60	195,762.29	438,208.01	1,802,995.95	

Total Assets (D +E) 1,998,758.24



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

October 18<sup>th</sup>, 2022

Robert and Debra Dearborn  
Dearborn Café, Countryside Café, Bridge Street Inc.  
503 Greenbriar Rd  
Yorkville, IL 60560

RE: Dearborn Café Revolving Loan Fund

Dear Mr. Dearborn,

As the Kendall County Administrator, I am writing this letter to attest that your Revolving Fund Loan of \$80,000 starting 9/1/2015 with payment of \$1,024.93 and interest rate of 2.10% was paid back in full on September 27<sup>th</sup>, 2022. We will also be sending a separate letter for release of lien. Kendall County is proud to have help supported a local entrepreneur pursue his passion while creating jobs for those in the County. I, along with the rest of the County, wish you the best of luck in your future endeavors.

Please feel free to contact me at [kcadmin@kendallcountyil.gov](mailto:kcadmin@kendallcountyil.gov) or (630) 553-4171 with any questions regarding this letter or other economic development needs.

Thank you,



Scott Koepfel





**THIS DOCUMENT WAS PREPARED BY:**

Lisa A Coffey, Assistant State's Attorney  
Kendall County State's Attorney  
807 W. John Street  
Yorkville, Illinois 60560

**MAIL RECORDED DOCUMENT TO:**

Lisa A Coffey, Assistant State's Attorney  
Kendall County State's Attorney  
807 W. John Street  
Yorkville, Illinois 60560

## Possible Committee Structure 10 2022

The new structure would have 6 committees that each meet once a month (unless a special meeting is required).

- Each board member would serve on 3 committees
- 6 board members would chair a committee
- 3 board members would serve as a liaison
- All 3 liaisons would report to the County Board at the 1<sup>st</sup> meeting of the month
- Claims would be approved at Cow and Finance
- Public Defender, Judge, & Probation would report during the 2<sup>nd</sup> County Board meeting (like the Chief Assessor)
- Action items from the Health & Environment and Law, Justice and Legislation Committee will be included on the Administration, COW, and/or full County Board agenda.

### Recommended Committees:

1. **HUMAN RESOURCES & INSURANCE**
2. **ECONOMIC DEVELOPMENT & ADMINISTRATION** - EMA, EDC, Administration, Animal Control and Other
3. **FACILITIES & TECHNOLOGY**
4. **FINANCE & BUDGET**
5. **HIGHWAY**
6. **PLANNING BUILDING & ZONING**

### Recommended Liaisons:

#### **Labor and Grievance Liaison**

1. Represent County Board in all union negotiations

#### **Law, Justice, & Legislation Liaison**

1. JUVENILE JUSTICE COUNCIL
2. KENCOM REPRESENTATIVE
3. UNITED COUNTIES COUNCIL of ILLINOIS

#### **Health Liaison**

1. 708 MENTAL HEALTH BOARD
2. KENDALL COUNTY BOARD OF HEALTH LIAISON
3. HOUSING AUTHORITY
4. NW WATER PLANNING AREA ALLIANCE EXECUTIVE BOARD