

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Plattville Fire Barn  
6410 Chicago Road, Yorkville, Illinois*

**Joint Meeting Minutes of February 28, 2018**

Comprehensive Land Plan and Ordinance Committee Chairman Nelson called the meeting to order at 7:04 p.m.

**ROLL CALL**

Kendall County Regional Planning Commission Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, Claire Wilson, Budd Wormley, and Angela Zubko

Kendall County Comprehensive Land Plan and Ordinance Committee Members Present: Larry Nelson, Bill Ashton, and Randy Mohr

Members Absent: Scott Gryder, Megan Andrews, Bob Davidson, John Shaw, and Jeff Wehrli

Staff Present: Matthew H. Asselmeier, Senior Planner

In the Audience: Kaitlyn Pope, James Morris, Paul Pope, Laurie Friestad, Dana Friestad, Donald Anderson, Scott Wallin, Bill Fielder, Scott Friestad, Kristin Friestad, Sharon Friestad, Bob Friestad, Marissa Friestad, Maddie Friestad, Kirk Friestad, and Patrick Pope

**APPROVAL OF AGENDA**

Without objection, the agenda was approved.

**CITIZENS TO BE HEARD ON PETITION**

**Petition 18-04 Kendall County Regional Planning Commission**

Chairman Nelson explained the purpose of the meeting. After reviewing the comments, an official public hearing will be called in the future. The purpose of this meeting was to obtain feedback on the proposal from the residents of Lisbon Township. The proposal is still in the drafting stage.

Mr. Asselmeier summarized the request. The proposal amends the future land use map for properties located near Route 47 in Lisbon Township. Proposed changes include:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business

Chairman Nelson noted that, if the proposal was approved, the County would entertain proposals to rezone property from A-1 to another zoning classification. No properties would be rezoned without the owner

initiating a request. Chairman Nelson also noted that the widening of Route 47 to four (4) lanes was the catalyst causing the examination of future land uses in this area.

Mr. Mohr stated that the Committee is aware of road cuts along Route 47. Outer roads are proposed to avoid vehicle staging issues on Route 47. Mr. Nelson invited residents to contact the Planning, Building and Zoning Department to look over the road cut information.

Mr. Mohr noted that any developments near the intersection of Routes 47 and 52 could connect to the Village of Lisbon's sewer system.

William Fielder asked how Plattville handles sewage matters. The Committee's understanding was that Plattville is served by private septic systems and not public sewer. Discussion occurred regarding the extent of the overburden. Many retail businesses, like Casey's, do not require extensive sewer systems.

Discussion occurred regarding the importance of having an up-to-date plan and the role of the plan in reviewing rezoning requests.

William Fielder asked if the mining area will be expanded. The proposal expands the mining area to Route 47. Appropriate berming will be required along Route 47 per the existing Kendall County Zoning Ordinance. Discussion occurred regarding the Village of Lisbon's Comprehensive Plan and the mining area stated in the Village's plan.

Discussion occurred regarding the elimination of the rural settlement and transportation corridor designation. Mr. Asselmeier noted that the concern was to have businesses that would not conflict with mining while allowing Plattville and Lisbon opportunities for sales tax generating businesses along Route 47. The mining area was placed in the proposed location because that location has the natural resources that could be mined. The consensus of the Committee was not to allow residential uses along Route 47.

Kirk Friestad asked about plans to protect farmland. He expressed concerns that, if the proposal is approved, someone could ask to rezone property from agricultural to non-agricultural. The zoning of properties would not change unless the owner requested the change. Discussion occurred regarding potential annexation activities of the City of Joliet. Mr. Mohr expressed his opinion that the proposal will protect farmland west of Route 47 due to the cost of extending sanitary sewers. Discussion occurred regarding preserving farmland. Scott Friestad echoed Kirk Friestad's opinion about the potential of opening the door to rezoning in the future; he would like the area south of Route 52 to remain agricultural.

Discussion occurred regarding the potential placement of a residential subdivision outside of Lisbon and the impact of that proposal on local schools.

The suggestion was made to wait ten (10) years before updating the plan.

Discussion occurred regarding the creation of the mining zoning district and the impact of the Village of Lisbon's annexation of the quarries. The Village's standards were less strict than the County's standards.

Discussion occurred regarding the Village of Lisbon's sewer system. Chairman Nelson requested that the resident of Lisbon with knowledge of the Village of Lisbon's sewer situation to attend a future Comprehensive Land Plan and Ordinance Committee meeting. The Committee meets the fourth Wednesday of the month at 5:00 p.m. in Yorkville. Chairman Nelson will invite the County Board members to the meeting.

There are no current population projections for the County. Few new developments will come in until the available lot inventory decreases.

If the future land use map is changed, the County would have difficulty denying a rezoning request that complies with the County's plan.

Discussion occurred regarding legalities of grandfathering and court-order zoning.

Discussion occurred regarding the activities of Oswego on Orchard Road.

Both Committees will take the comments provided under consideration and examine the proposed map for amendments. After the Comprehensive Land Plan and Ordinance Committee determines that an official proposal exists, the Regional Planning Commission would schedule an official public hearing and start the adoption process.

The overwhelming majority of the public in attendance favored maintaining the entire corridor as agricultural. A small minority favored small businesses like Casey's at Routes 47 and 52. Nobody in the audience favored commercial and industrial uses along the corridor when specifically asked.

Discussion occurred regarding estate residential land use along Eldamain Road outside Yorkville.

The suggestion was made that the County examine their industrial zoning regulations to ensure that proper regulations exist before changes take place along Route 47.

No open petitions for rezoning presently exist along the corridor.

On curbed, four (4) lane roads, the maximum speed limit is forty-five (45) miles per hour.

This proposal will be discussed further at the March 28, 2018 Comprehensive Land Plan and Ordinance Committee. The earliest a hearing will be scheduled is April or May.

Chairman Nelson thanked everyone for their participation and comments.

#### **CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

#### **OTHER BUSINESS/ANNOUNCEMENTS**

None

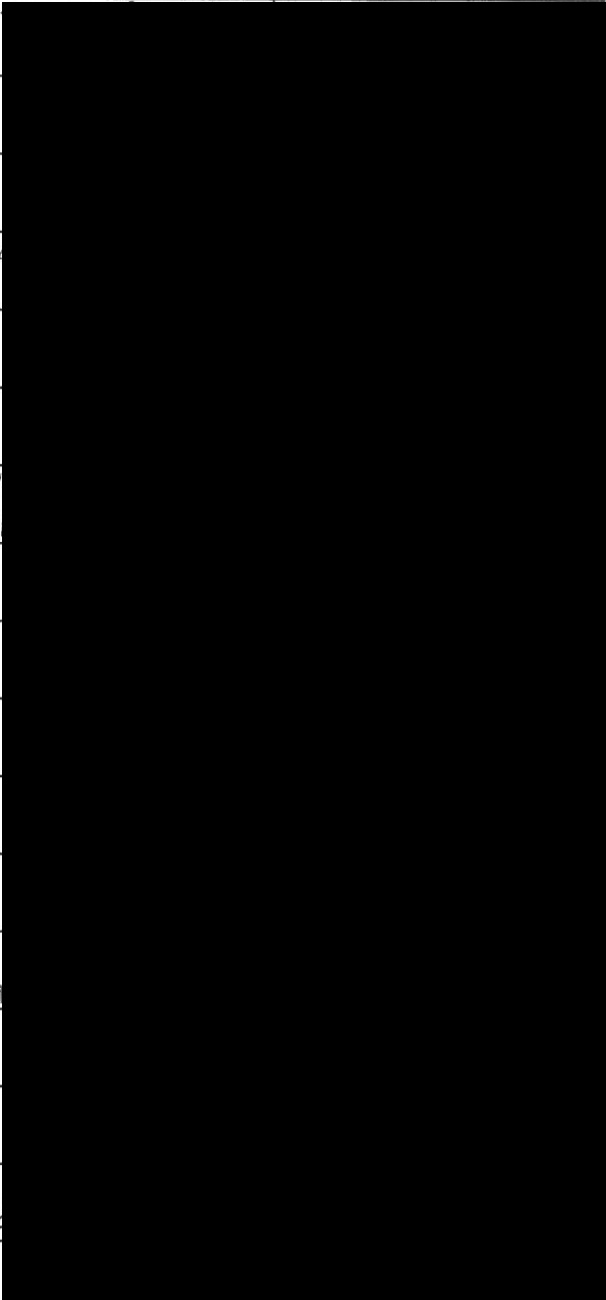
#### **ADJOURNMENT**

Mr. Mohr made a motion, seconded by Mr. Ashton, to adjourn. With a voice vote of all ayes, the motion passed unanimously. The joint meeting of the Kendall County Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Plan Commission meeting adjourned at 8:50 p.m.

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

Enc.

**KENDALL COUNTY  
 COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
 REGIONAL PLANNING COMMISSION  
 SIGN-IN SHEET  
 FEBRUARY 28, 2018**

NAME & Organization if Applicable	ADDRESS (Physical and E-Mail)
Kathlyn Pope Village of Lisbon	
JAMES MORRIS VILLAGE OF LISBON	
Paul Pope Lisbon Village board	
LAURIE FRIESTAD	
Dana Friestad	
Donald Anderson	
Scott Wallin	
Bill Fielder	
Scott Friestad	
Kristin Friestad	
Storm Mustat	
Bob Mustat	
Marissa Friestad	
Maddie Friestad	
Kirst Friestad	
Patricia Pope	