

**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Kendall County Office Building  
Rooms 209 & 210  
111 W. Fox Street, Yorkville, Illinois  
5:00 p.m.  
Meeting Minutes of January 24, 2018*

**Members Present:** Larry Nelson (Chairman), Bill Ashton, John Shaw, Matthew Prochaska (Representing the County Board Chairman), Jeff Wehrli, and Megan Andrews

**Members Absent:** Bob Davidson and Randy Mohr

**Others Present:** Matt Asselmeier, Senior Planner

Chairman Larry Nelson called the meeting to order at 5:01 p.m.

1. **APPROVAL OF AGENDA**

Mr. Wehrli made a motion to approve the agenda. Mr. Prochaska seconded the motion. With a voice vote of six ayes, the motion carried.

2. **APPROVAL OF MINUTES**

Mr. Wehrli made a motion to approve the minutes of the December 20, 2017 meeting. Mr. Prochaska seconded the motion. With a voice vote of six ayes, the motion carried.

3. **NEW BUSINESS**

**Discussion of Land Resource Management Plan Amendments for Properties Along Route 47 in Lisbon Township**

Mr. Asselmeier summarized the changes to the proposed map. The Transportation Corridor area in the north was changed to Mixed Use Business. The Rural Settlement area south of Plattville Road was changed to Mixed Use Business. The Mining Area in the south was expanded east to Route 47.

The PBZ Committee reviewed the draft map at their meeting on January 8<sup>th</sup>. They suggested that the southeast corner of the intersection of Routes 47 and 52 be Mixed Use Business instead of Commercial because of the grain elevator at that location. They also suggested that the Mixed Use Business area on Route 52 west of 47 be removed and replaced with Commercial.

Discussion occurred regarding extending utilities from Lisbon to the Mining Area. Commonwealth Edison has two (2) rights-of-way in the area. The Committee was uncertain about the capacity of the Village of Lisbon's sewer treatment system.

Mr. Wehrli made a motion to recommend approval of the draft map to the Kendall County Regional Planning Commission with the changes proposed by the Planning, Building and Zoning Committee and to forward the draft map to the February 3<sup>rd</sup> Annual Meeting. Mr. Shaw seconded the motion. With a voice vote of six ayes, the motion passed unanimously.

The property owners impacted by the proposed changes and representatives from the Village of Lisbon, Township of Lisbon, and Village of Plattville will be invited to the meeting. Mr. Ashton will confirm the availability of the Fire Barn. February 28<sup>th</sup> will be the target date.

**Discussion of Land Resource Management Plan Amendments for Properties Along Route 47 in Kendall Township**

Mr. Asselmeier distributed a May 19, 2017 memo to the Ad-Hoc Zoning Ordinance Committee regarding Yorkville/Kendall County Future Land Use Plan Differences. Items 8-10 handled discussed differences in Kendall Township.

Discussion occurred regarding supplying services to properties south of Yorkville. Lift stations will probably be required. Oswego may try obtaining water from Lake Michigan.

The consensus of the Committee was:

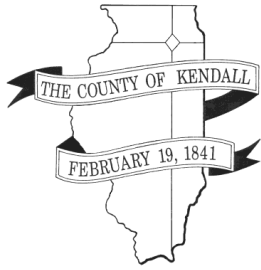
1. No residential classification along Route 47.
2. Outer roads continue north to Yorkville.
3. South of Caton Farm Road the width should be ½ mile and land should be Mixed Use Business
4. North of Caton Farm Road the width should be ¼ mile and land should be Commercial
5. Keep Public/Institutional at southeast corner of Ament and Route 47.

There were no additional comments from the public or press.

**Adjournment:**

The next meeting will be February 28, 2018. Mr. Wehrli made a motion to adjourn the meeting. Mr. Prochaska seconded the motion. With a voice vote of six ayes, the motion passed unanimously and the meeting adjourned at 5:56 p.m.

Respectfully submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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**MEMORANDUM**

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To: Ad-Hoc Zoning Ordinance Committee  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: May 19, 2017  
Re: Yorkville/Kendall County Future Land Use Plan Differences

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At the March 22<sup>nd</sup> Ad-Hoc Zoning Ordinance Committee meeting, the Committee requested that Staff compare Yorkville's Future Land Use Map with the Future Land Use Map in the Land Resource Management.

Attached is a copy of the Yorkville Planning Area from the Land Use Resource Management. Differences are listed by number; the numbers on the map correspond to numbers listed below this paragraph.

1. Eldmain Road - The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
2. North Side of Galena Road Near Eldmain Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
3. Both Beecher Roads – The Land Resource Management Plan calls for this area to Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
4. Northeast Corner of Route 34 and Beecher Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Suburban Residential.
5. Southeast Corner of Route 47 and Corneils Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be General Industrial.
6. Southeast Corner of Route 47 and Cannonball Trail – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
7. Area along Blackberry Creek by River Road – The Land Resource Management Plan calls for this area to be Suburban Residential. The Yorkville Plan calls for this area to be Parks or Institutional.
8. West Highpoint Road West of Lisbon Road – The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for this area to be Estate Residential.

Ad-Hoc Memo

May 15, 2017

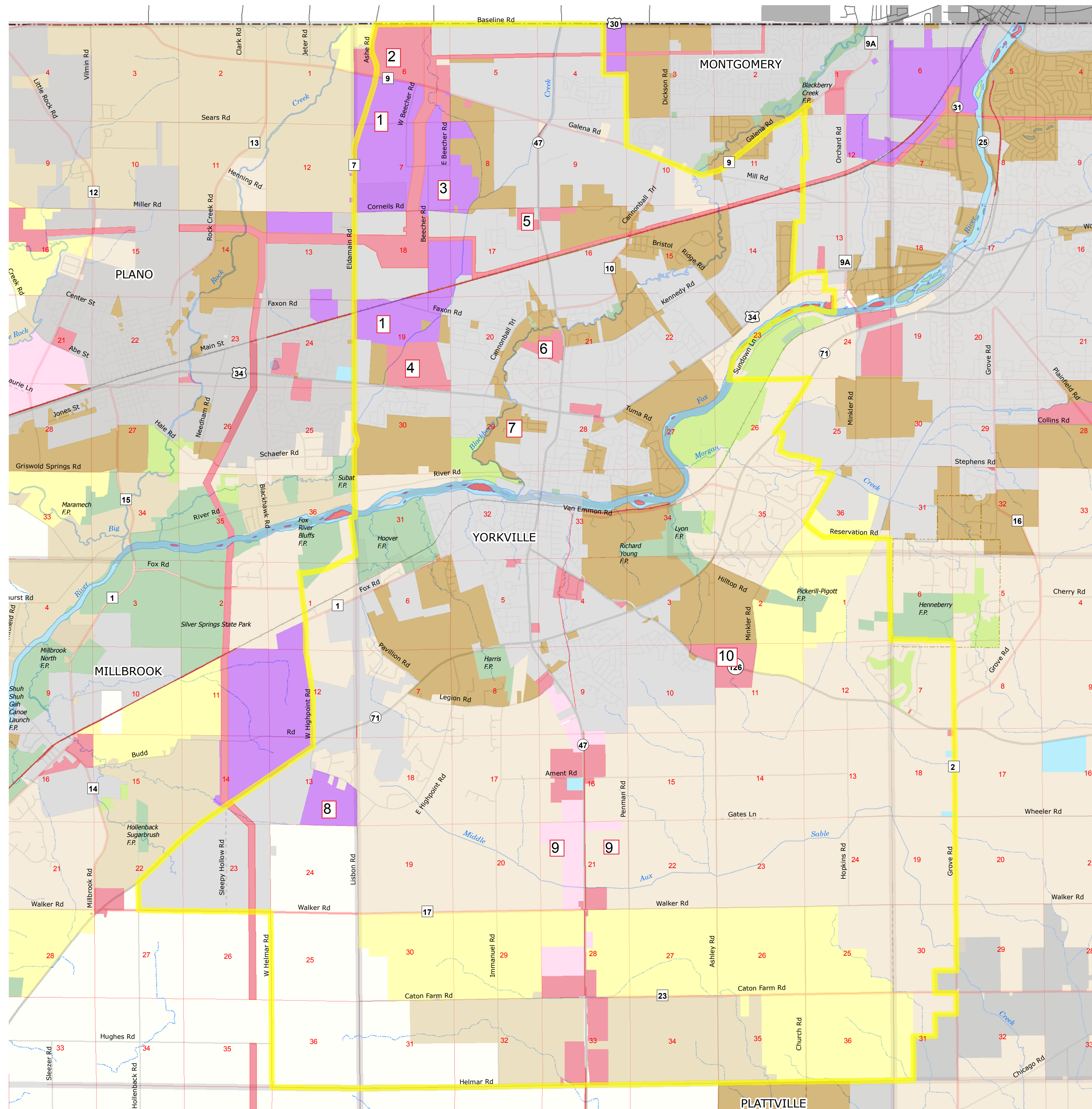
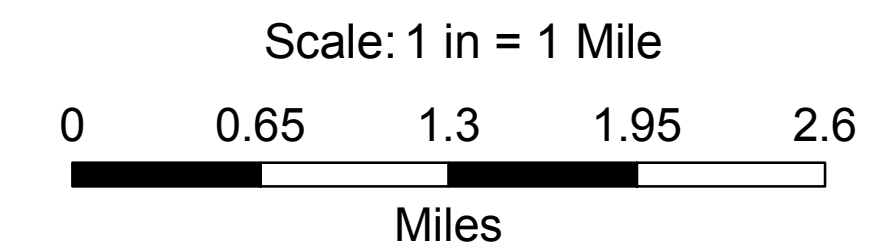
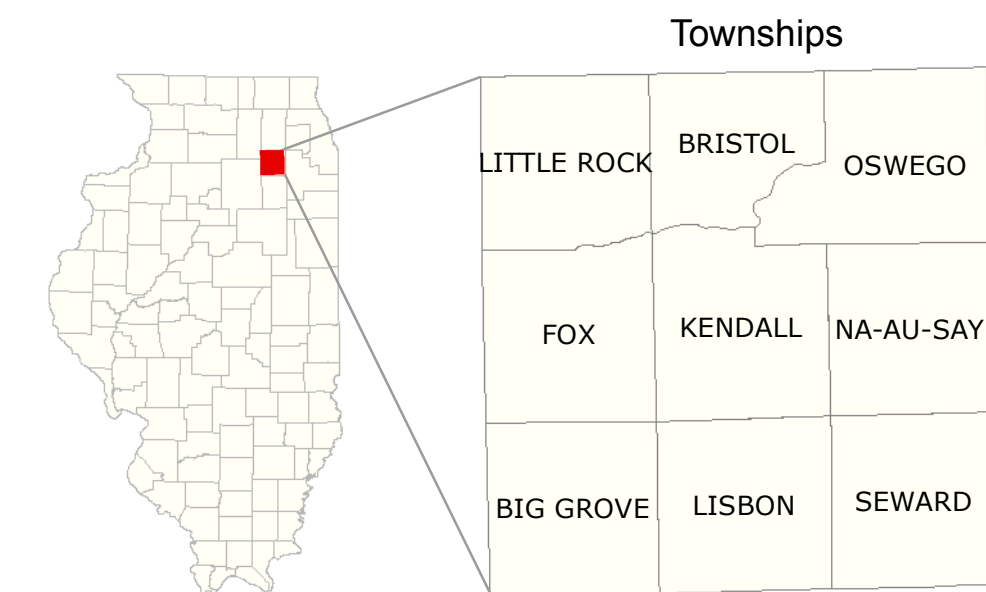
9. South of Yorkville City Limits – The Land Resource Management Plan calls for Residential, Commercial and Transportation Corridor. The Yorkville Plan calls for this area to be Estate Residential and Agricultural Zone.
10. Route 126 at Minkler Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for this area to be Estate Residential.

MHA

ENC: Future Land Use in Yorkville Planning Boundary Map

# Future Land Use in Yorkville Planning Boundary KENDALL COUNTY - 2017 -

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



## Legend

- |                        |   |
|------------------------|---|
| ADJACENT COUNTY        | BoundaryAgreements                                |
| COUNTY                 | <b>Future Land Use</b>                            |
| INTERSTATE             | <b>Land Use Type</b>                              |
| STATE                  | Urban Areas - Incorporated                        |
| FEDERAL                | Suburban Residential - Max Density 1.00 DU Acres  |
| BITUMINOUS             | Rural Residential Max Density 0.65 DU Acres       |
| GRAVEL                 | Rural Estate Residential Max Density 0.45 DU Acre |
| DIRT                   | Countryside Residential Max Density 0.33 DU Acre  |
| LOCAL                  | Commercial  |
| RAILROAD               | Commonwealth Edison                               |
| SECTIONS               | Mixed Use Business                                |
| POLITICAL TOWNSHIPS    | Transportation Corridors                          |
| COUNTY FOREST PRESERVE | Mining  |
| STATE PARK             | Potential Mining District                         |
|                        | Public/Institutional                              |
|                        | Agriculture                                       |
|                        | Open Space  |
|                        | Forest Preserve/State Parks                       |
|                        | Unknown   |



## Kendall County GIS

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