

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**
109 West Ridge Street • Third Floor Courtroom
• Yorkville, IL • 60560
AGENDA

Wednesday, September 23, 2020 – 5:00 p.m.

CALL TO ORDER

ROLL CALL: Larry Nelson (Chair), Kendall County Regional Planning Commission Chairman or Designee (Bill Ashton), Kendall County Zoning Board of Appeals Chairman or Designee (Randy Mohr), Kendall County Board Chairman or Designee (Scott Gryder), Kendall County Soil and Water Conservation District Representative (Alyse Olson), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Matthew Prochaska), and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from August 26, 2020 Meeting (Pages 3-5)

NEW/OLD BUSINESS

1. Discussion of Amending the Future Land Use Map in the Land Resource Management Plan by Having the Transportation Plan Correspond to the 2019-2039 Long Range Transportation Plan, Updating Municipal Boundaries, Reclassifying Islands in the Fox River from Unknown to Open Space and Reclassifying the Remaining Unknown Properties to Match Adjoining Land Use Classifications (Pages 6-10)
2. Recommendation on Fiscal Year 2020-2021 Comprehensive Land Plan and Ordinance Committee Meeting Calendar (Page 11)

OTHER BUSINESS/ANNOUNCEMENTS

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, October 28, 2020

[Join Microsoft Teams Meeting](#)

[+1 309-248-0701](#) United States, Rock Island (Toll)

Conference ID: 646 181 745#

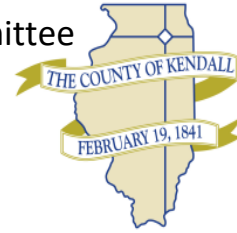
[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

Kendall County

[Legal](#)

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.

Kendall County Comprehensive Land Plan and Ordinance Committee 9-23-2020 Remote Meeting Attendance



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Comprehensive Land Plan and Ordinance Committee Meeting scheduled for Wednesday, September 23, 2020, at 5:00 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The Third Floor Courtroom located at the Kendall County Historic Courthouse at 110 W. Madison Street (also addressed as 109 W. Ridge Street), in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: masselmeier@co.kendall.il.us. Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

[Join Microsoft Teams Meeting](#)

[+1 309-248-0701](tel:+13092480701) United States, Rock Island (Toll)

Conference ID: 646 181 745#

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

Kendall County

[Legal](#)

Kendall County Comprehensive Land Plan and Ordinance Committee Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/comprehensive-land-plan-and-ordinance-committee>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

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

*Kendall County Historic Courthouse
East Wing Conference Room
110 W. Madison Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of August 26, 2020*

Chairman Larry Nelson called the meeting to order at 5:03 p.m.

Members Present: Bill Ashton, Scott Gryder (arrived at 5:20 p.m.), Larry Nelson, Alyse Olson, Matthew Prochaska, and Jeff Wehrli (arrived at 5:14 p.m.)

Member Absent: Randy Mohr

Others Present: Matt Asselmeier

APPROVAL OF AGENDA

Mr. Ashton made a motion, seconded by Mr. Prochaska, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Ashton, to approve the minutes of the July 22, 2020. With a voice vote of four (4) ayes, the motion carried.

NEW/OLD BUSINESS

Mr. Asselmeier provided an update on the Zoning Ordinance project. To date, no township has filed a formal objection. The proposal was planned to go to the County Board in September. Mr. Asselmeier also noted that no objection had been filed for the map amendment for the proposed indoor/outdoor storage facility at Route 52 and County Line Road in Seward Township.

Mr. Wehrli arrived at this time (5:14 p.m.).

1. Review of Petition 20-01, Request from the Planning, Building and Zoning Committee for Proposed Changes to the Kendall County Recreational Vehicle and Campground Regulations

Mr. Asselmeier provided background information on the proposal. The proposal updates the regulation and incorporates the 1983 ordinance as updated into the Zoning Ordinance. If changes occurred, the changes would not apply to existing campgrounds or RV parks, unless the existing campground or RV park requests changes to their special use permits.

After discussing clarifying pickup camps to just those pickup campers with recreational vehicle plates, the consensus of the Committee was to remove pickup campers from the definition of Recreational Vehicle and note that the reference to jet skis, boats, snowmobiles, or similar vehicles applied only to the parking regulations.

Mr. Gryder arrived at this time (5:20 p.m.).

The consensus of the Committee was to change the minimum lot size of twenty (20) acres to the minimum parcel size of twenty (20) acres.

Discussion occurred regarding specifying certain plant species as invasive species. The consensus of the Committee was to exempt the clearing of invasive species from the twenty percent (20%) maximum clearing requirement and to designate an entity that would determine the definition of invasive species.

Discussion occurred regarding the minimum lot size within the park or campground. The consensus of the Committee was to keep the minimum lot size at one thousand five hundred square feet (1,500) and to add a requirement that all lots be clearly marked on the ground.

The consensus of the Committee was not to consider a recreational vehicle or tent as a location within a recreational vehicle park or campground when determining permanent place of abode.

The consensus of the Committee was to clarify that voter registration rolls or registries was a type of government roll or registry when determining permanent place of abode.

The consensus of the Committee was to remove the continuous occupancy beyond three (3) months requirement when considering permanent place of abode.

The consensus of the Committee was to allow campground caretakers to be exempt from the permanent place of abode requirements.

Discussion occurred regarding reasonable notice of inspections. The consensus of the Committee was not to change the proposal regarding reasonable notice.

The consensus of the Committee was to include picnickers and visitors with campers on the register.

The consensus of the Committee was to add KenCom as an entity that could request the register. The register shall be provided upon request and shall be updated daily at minimum.

The consensus of the Committee was to clarify that all standards of the Health Department shall be met.

The consensus of the Committee was to clarify that street signs shall be included throughout the property with directional signs.

The consensus of the Committee was to add a requirement stating, "A map of the recreational vehicle park or campground shall be supplied to KenCom. At minimum, the map shall show the location and names or numbers of all lots in the recreational vehicle park or campground and the location and names of all streets. Changes to the map or any identification information on the map shall be reported to KenCom within thirty (30) days of the change."

Mr. Prochaska stated that he will call a special Planning, Building and Zoning Committee meeting before the September ZPAC meeting in order to start the adoption process.

CITIZENS TO BE HEARD/PUBLIC COMMENT

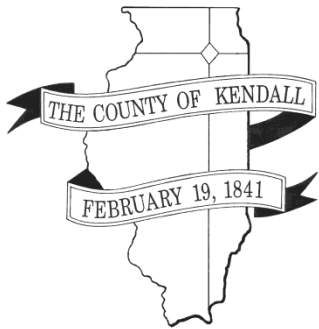
None

ADJOURNMENT:

The next meeting will be September 23, 2020. Mr. Ashton made a motion to adjourn the meeting, seconded by Ms. Olson. With a voice vote of six (6) ayes, the motion carried.

The meeting adjourned at 6:30 p.m.

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



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 Regional Planning Commission**From:** Matthew H. Asselmeier, AICP, CFM Senior Planner**Date:** 2/18/2020 (Updated 9/9/2020-With Miller Road Extension to DeKalb County)**Subject:** Potential Changes to the Transportation Plan in the Land Resource Management Plan

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan.

This Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. Fran Klaas suggested the following changes to the Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass.
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark.
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road, using the Village of Oswego's alignment for the WIKADUKE Trail.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34.
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Rd intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71.

At their January meeting, the PBZ Committee suggested connecting Millbrook Road with the Millbrook Bridge.

At their February meeting, the PBZ Committee suggested having Douglas Road's alignment correspond to the Village of Oswego's plans, aligning Cannonball Trail to Dickson Road and Gordon Street, aligning Millbrook Road and Whitfield Road behind the existing bank building, extending Cherry Road into the Henneberry Woods Forest Preserve, adding the extension of Johnson Road east from Ridge Road to the County Line, changing the Suburban Residential classification for the properties south of the Johnson Road extension to Mixed Use Business, and having the former FS property on Wabena Road be classified as Mixed Use Business.

In addition to the changes to the Transportation Plan changes, Staff is proposing to update the Future Land Use Map to reflect municipal annexations that occurred since the last map update, correct the classification of the Minooka School District property near the intersection of Route 52 and County Line Road, and to classify the parcels of land shown as "Unknown" on the Future Land Use Map.

An updated map is attached to this memo.

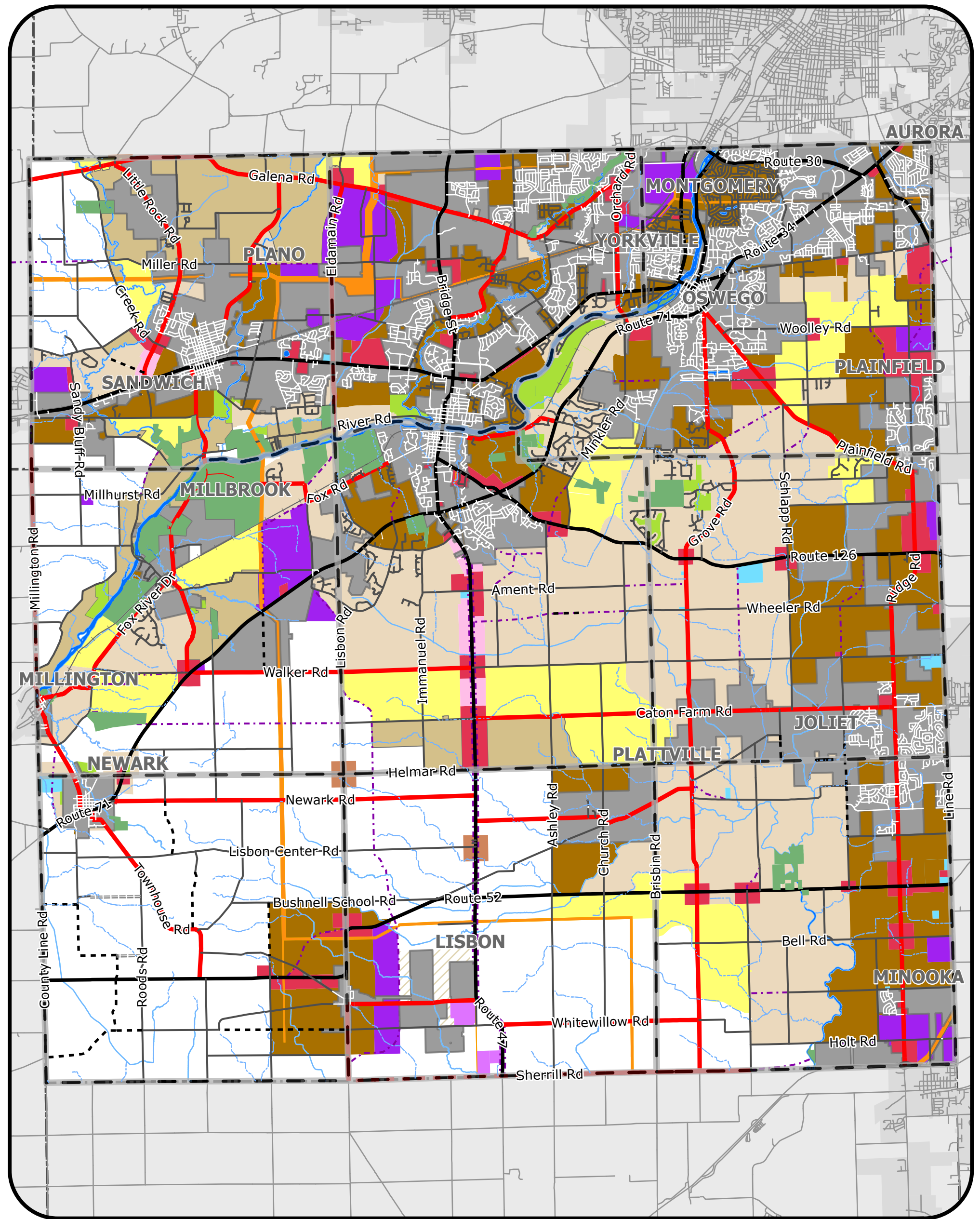
If you have any questions, please let me know.

Thanks,

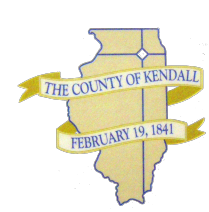
MHA

Enc.

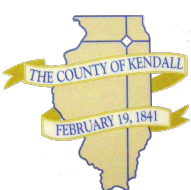
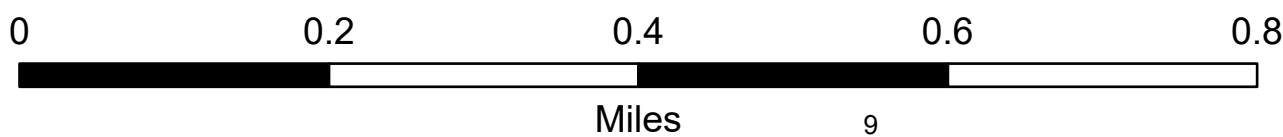
Future Land Use Plan in Kendall County, IL



HAMLETS	RURAL	COUNTRYSIDE	COMMONWEALTH	AGRICULTURE
TOWNSHIPS	RESIDENTIAL	RESIDENTIAL	EDISON	FOREST
URBAN AREAS -	MAX DENSITY	MAX DENSITY	TRANSPORTATION	PRESERVE / STATE
INCORPORATED	0.65 DU ACRES	0.33 DU ACRE	CORRIDORS	PARKS
SUBURBAN	RURAL ESTATE	COMMERCIAL	MINING	OPEN SPACE
RESIDENTIAL -	RESEIDENTIAL	MIXED USE	POTENTIAL	PROPOSED
MAX DENSITY	MAX DENSITY	BUSINESS	MINING DISTRICT	ROADWAY
1.00 DU ACRES	0.45 DU ACRE		PUBLIC/	IMPROVEMENTS
			INSTITUTIONAL	



Future Land Use Plan in Kendall County, IL



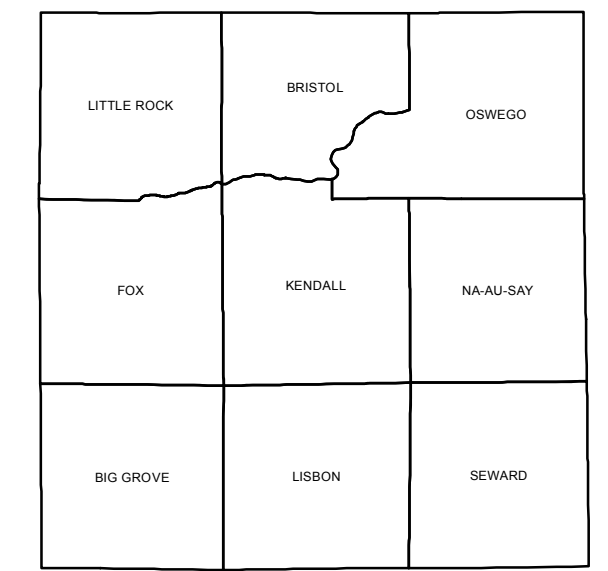
Kendall County GIS

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

Created: 2/4/2020

Future Land Use Plan

Kendall County, Illinois



LEGEND

- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

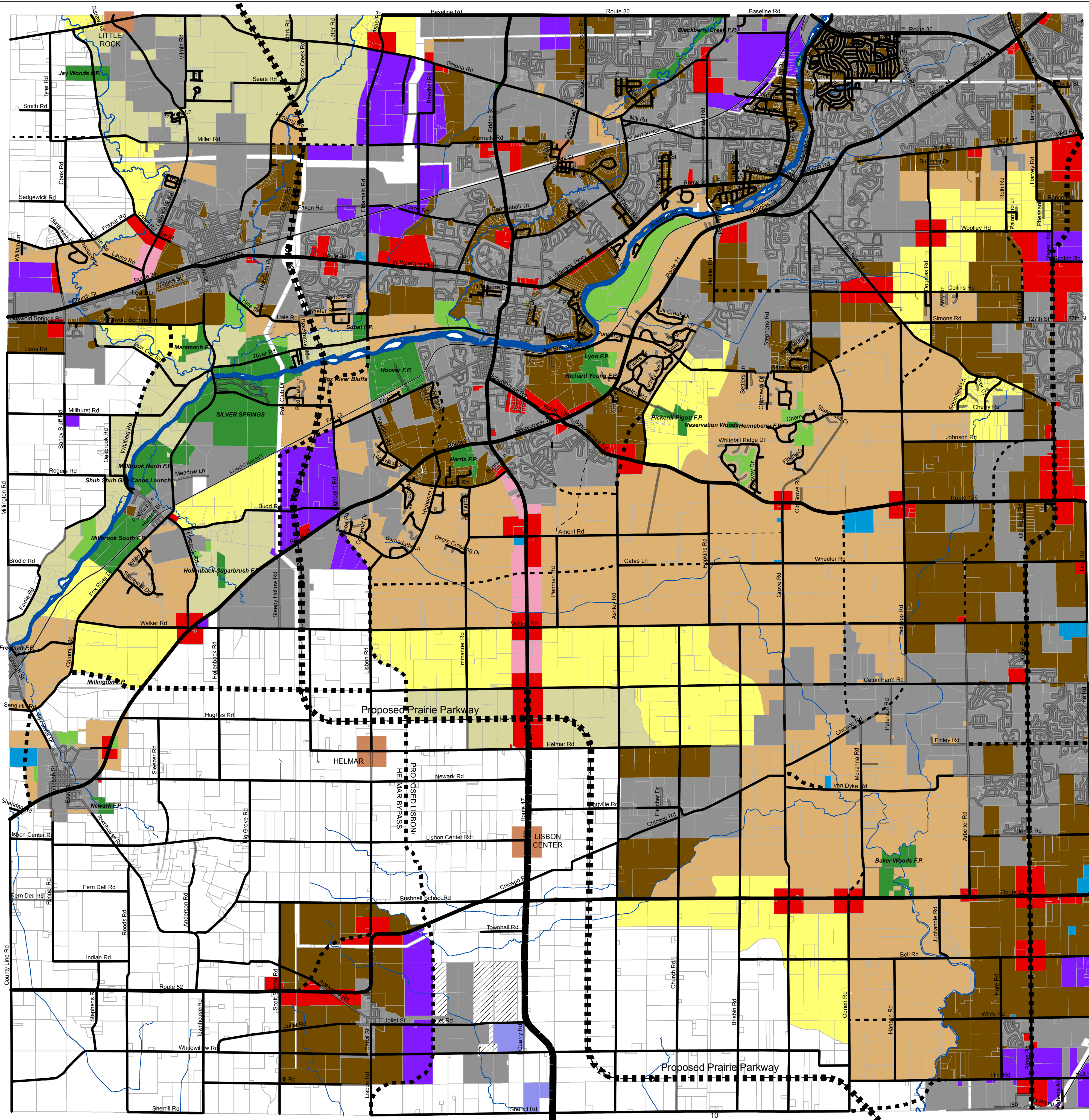
REVISIONS

RESOLUTION	DATE	CHANGE
2005-06	4/17/2005	MODIFIED CATEGORIES TO COORDINATE WITH PLANNED DEVELOPMENT ZONING. ADDED COMMERCIAL ROADS AND UPGRADE OF SEWARD AND NA-AUL-SAY TOWNSHIPS
2007-21	06/20/07	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR BIG GROVE TOWNSHIPS
2009-14	4/17/2009	MODIFIED CATEGORIES TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND OSWEGO TOWNSHIPS TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MUNICIPAL ANNEXATIONS BY SEWARD AND OSWEGO
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN NA-AUL-SAY TOWNSHIP TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NA-AUL-SAY TOWNSHIP (LAST ROUTE 130 CORRIDOR PLAN)
2005-08	3/15/2005	ADDED FUTURE LAND USE AREAS IN FOX AND KENDALL TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/20/2005	ADDED & UPDATED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AUL-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2009-25	8/22/2009	UPDATED PRAIRIE PARKWAY ALIGNMENT (PREFERRED ALTERNATIVE AS ALIGNMENT ANNOUNCED BY ICDOT ON 06/15/07)
2009-24	06/30/09	UPDATED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP PLAN UPDATES AND THE FOX RIVER CORRIDOR PLAN
2009-25	1/20/2009	UPDATED COUNTY AND TOWNSHIP LAMP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 130/MENLZER ROAD AREA
04/2011	04/2011	UPDATED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015



This work is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of Kendall County, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact Kendall County GIS at 111 W Fox St, Yorkville, IL 60560.



**Listing of Comprehensive Land Plan and
Ordinance Committee Dates for 2021**

**5:00PM (4th Wednesday of the
Month Unless Otherwise Noted)**

December 9, 2020

January 27, 2021

February 24, 2021

March 24, 2021

April 28, 2021

May 26, 2021

June 23, 2021

July 28, 2021

August 25, 2021

September 22, 2021

October 27, 2021

November 2021-No Meeting

December 8, 2021 (Second Wednesday)