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**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**  
109 West Ridge Street • East Wing Conference Room  
• Yorkville, IL • 60560  
**AGENDA**

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**Wednesday, October 28, 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)  
Approval of Minutes from September 23, 2020 Gathering (Page 6)

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 7-11)
2. Recommendation on Fiscal Year 2020-2021 Comprehensive Land Plan and Ordinance Committee Meeting Calendar (Page 12)

OTHER BUSINESS/ANNOUNCEMENTS

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, December 9, 2020

**[Join Microsoft Teams Meeting](#)**

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

Conference ID: 355 672 103#

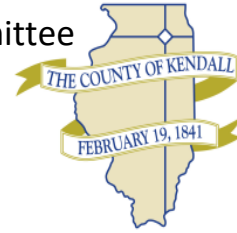
[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

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 10-28-2020 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, October 28, 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 East Wing Conference Room 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](mailto: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.

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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

**KENDALL COUNTY**  
**COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**  
*Kendall County Historic Courthouse*  
*Third Floor Courtroom*  
**110 W. Madison Street (109 W. Ridge Street), Yorkville, Illinois**  
**5:00 p.m.**  
**Meeting Minutes of September 23, 2020**

Chairman Larry Nelson called the meeting to order at 5:07 p.m.

**Members Present:** Larry Nelson, Alyse Olson and Matthew Prochaska

**Member Absent:** Bill Ashton, Scott Gryder, Randy Mohr, and Jeff Wehrli

**Others Present:** Matt Asselmeier, Fran Klaas, and Scott Koeppel (Attended Remotely)

Due to the absence of a quorum, no meeting occurred.

Attendees discussed amendments to 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.

The consensus of attendees was to keep the Prairie Parkway in the Plan and see if some method existed for preserving a corridor and determine the State's plans for the right-of-way they acquired.

The consensus of attendees was to remove the Lisbon/Helmar Bypass, the Caton Farm Road extension west of Route 71, the Fox River Drive Westerly Bypass of Newark, the Whitfield Road Extension to Griswold Springs Road, Gates Lane west of Route 47, and have the WIKADUKE Trail on the existing Stewart Road alignment to Rance Road and have a new alignment northeasterly to Route 30 and Higgs Road using the Village of Oswego's alignment.

The consensus of attendees was to add an extension of Miller Road into DeKalb County, extend Millington Road north of Lions Road to connect with Route 34, relocate Walker Road west of Route 71 to connect with the New Fox River Drive/Crimmins Road intersection, and extend Collins Road west Minkler to Route 71.

The consensus of the attendees was to have the Millbrook Road connect with the Millbrook Bridge, have Douglas Road correspond to the Village of Oswego's plans, align Cannonball Trail to Dickson Road and Gordon Street, extend Cherry Road into the Henneberry Woods Forest Preserve, and extending Johnson Road east from Ridge Road to County Line Road.

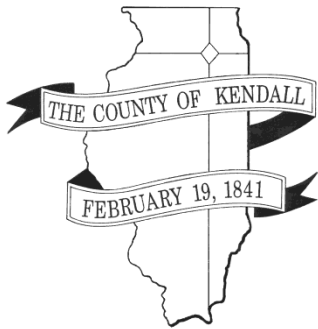
Discussion occurred about having the same names for aligning roads, particularly Ashe/Eldamain/Lisbon Roads.

There were no citizens to be heard.

Without objection, the gathering adjourned at 6:06 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 Comprehensive Land Plan and Ordinance Committee

**From:** Matthew H. Asselmeier, AICP, CFM Senior Planner

**Date:** 10/21/2020

**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, and changing the Suburban Residential classification for the properties south of the Johnson Road extension to 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.

Miller Road is also shown extending into DeKalb County.

An updated map is attached to this memo.

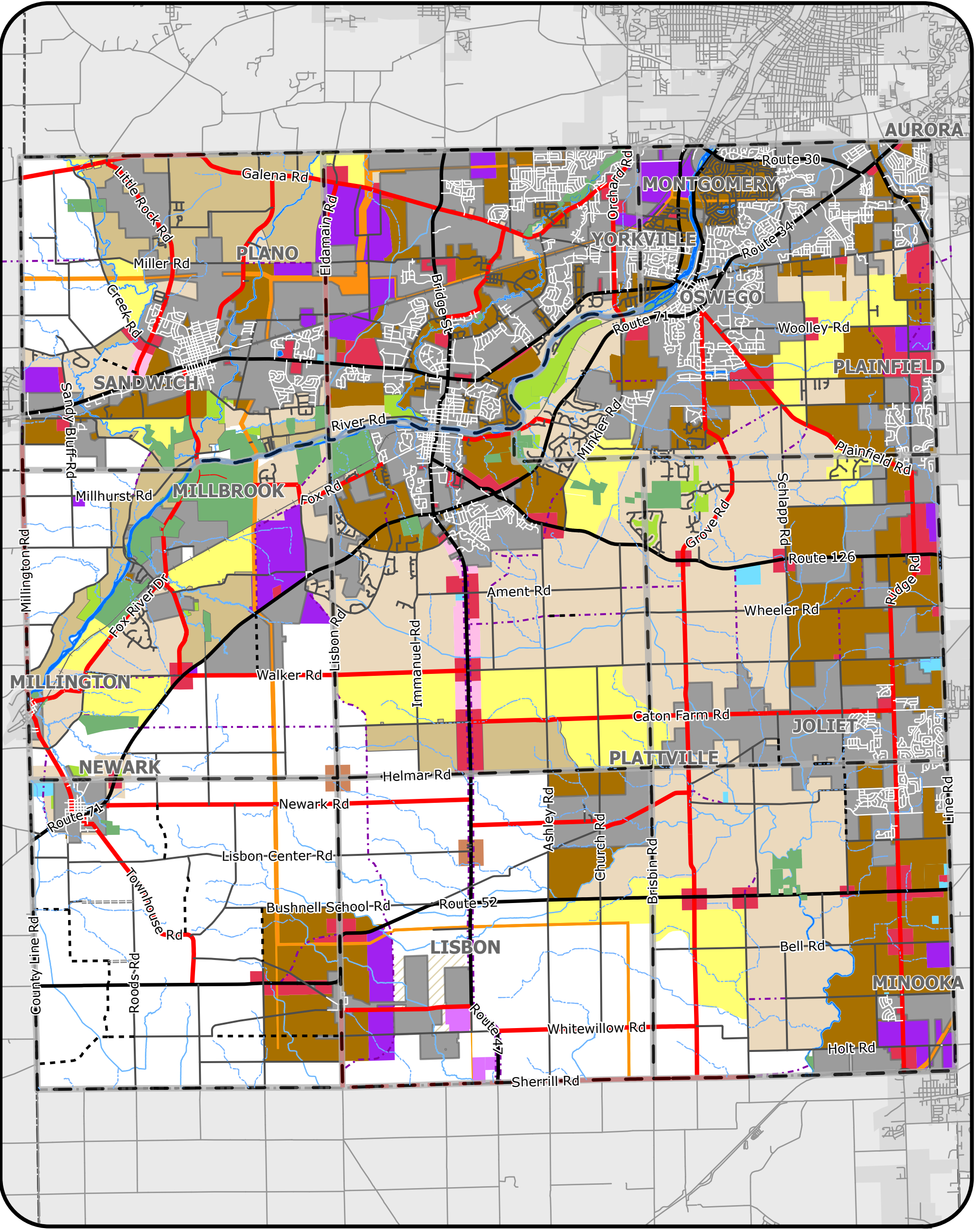
If you have any questions, please let me know.

Thanks,

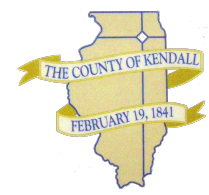
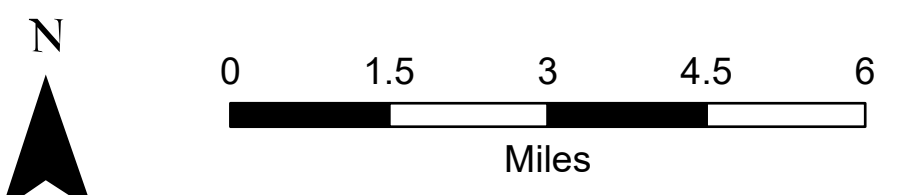
MHA

Enc.

# Future Land Use Plan in Kendall County, IL



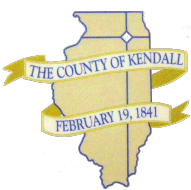
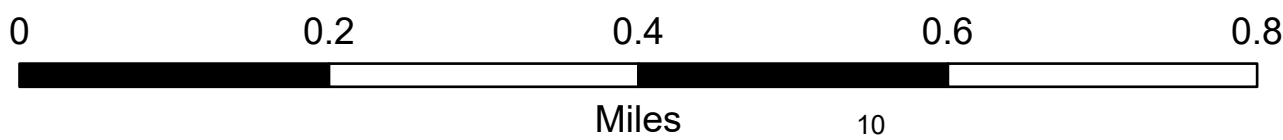
HAMLETS	RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES	COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE	COMMONWEALTH EDISON	AGRICULTURE
TOWNSHIPS	RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE	COMMERCIAL MIXED USE BUSINESS	TRANSPORTATION CORRIDORS	FOREST
URBAN AREAS - INCORPORATED			MINING	PRESERVE /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



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560  
 630.553.4212



# Future Land Use Plan in Kendall County, IL



**Kendall County GIS**

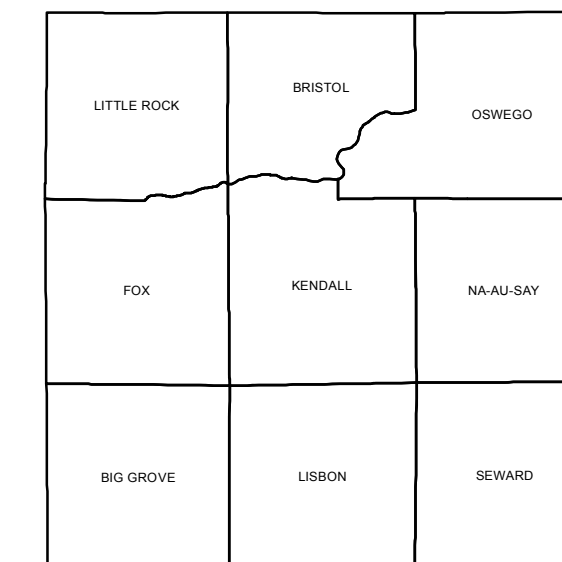
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Yorkville, Illinois 60560  
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Created: 2/4/2020



# Future Land Use Plan

## Kendall County, Illinois



### LEGEND

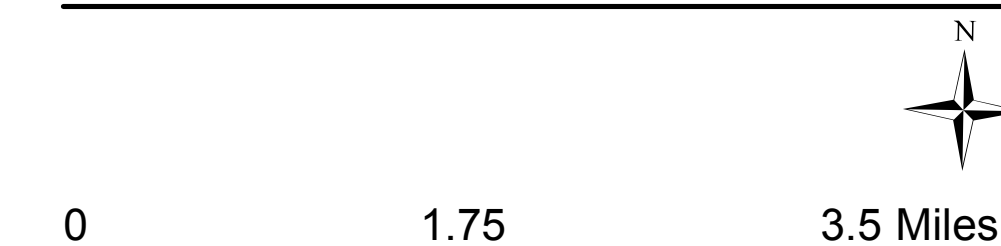
- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)\*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- 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 ROLES 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 REVISIONS 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 & UPGRADED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AUL-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2009-25	8/22/2009	UPGRADED PRAIRIE PARKWAY ALIGNMENT (PREFERRED ALTERNATIVE AS ALIGNMENT ANNOUNCED BY GOVT ON 06/15/07)
2009-24	06/30/09	UPGRADED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP MAP UPDATES AND THE FOX RIVER CORRIDOR PLAN
2009-25	1/20/2009	UPGRADED COUNTY AND TOWNSHIP LAMP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 130/MENZIE ROAD AREA
04/2011	04/2011	UPGRADED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994      LAST REVISED - OCTOBER 2015



Kendall County GIS  
111 West Fox Street, Room 200  
Yorkville, Illinois 62550

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

**5:00PM (4<sup>th</sup> 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)