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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, March 24, 2021 – 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 (Scott Gengler), and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from October 28, 2020 Meeting (Pages 3-5)

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 6-13)

OTHER BUSINESS/ANNOUNCEMENTS

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, April 28, 2021

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Phone Conference ID: 607 868 307#

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Kendall County

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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 3-24-2021 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, March 24, 2021, 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  
109 W. Ridge Street, Yorkville, Illinois  
5:00 p.m.  
Meeting Minutes of October 28, 2020*

Acting Chairman Jeff Wehrli called the meeting to order at 5:20 p.m.

**Members Present:** Scott Gengler for Scott Gryder, Alyse Olson, Matthew Prochaska, and Jeff Wehrli

**Member Absent:** Bill Ashton and Randy Mohr

**Others Present:** Matt Asselmeier and Larry Nelson (Attended Remotely)

**APPROVAL OF AGENDA**

Mr. Prochaska made a motion, seconded by Mr. Gengler, 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. Gengler, to approve the minutes of the August 26, 2020 meeting and September 23, 2020 gathering. With a voice vote of four (4) ayes, the motion carried.

**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

Mr. Asselmeier summarized the proposal.

The proposal calls for the removal of the following roads from plan:

- 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.

The proposal calls for the addition of the following roads to the plan:

- 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
- Connecting Millbrook Road with the Millbrook Bridge
- 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
- Miller Road Extending into DeKalb County

The proposal calls for the following changes in land use:

- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business
- Updating the Future Land Use Map to Reflect Municipal Annexations that Occurred since the Last Map Update
- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as "Unknown" on the Future Land Use Map.

Mr. Asselmeier noted that the Planning, Building and Zoning Committee decided not pursue a legal opinion from the State's Attorney's Office about keeping the Prairie Parkway on transportation maps.

Mr. Prochaska reported that the Highway Committee is pursuing a resolution having Eldamain Road north of Route 71 and have the rest of the road named Lisbon Road south of Route 71.

Mr. Prochaska reported that Orchard Road will be north of the roundabout with Collins Road and Minkler Road south of the roundabout with Collins Road. Collins Road's name will be consistent with the Village of Oswego's plans.

Discussion occurred regarding the legal requirements to notify property owners regarding the street name changes. Mr. Prochaska reported that notices have been sent to property owners along Eldamain Road. The Collins/Minkler Road notices have not been sent.

Mr. Asselmeier stated that he spoke to Fran Klaas and Mr. Klaas stated that no major differences exist between the proposed 2020-2040 Transportation Plan and the 2019-2039 Transportation Plan.

Mr. Asselmeier also noted that the Trails Plan would need to be amended to reflect the removal of the Prairie Parkway.

Mr. Nelson asked about a hiking/biking trail along the new Eldamain Road bridge. Mr. Prochaska responded that a trail is planned along the bridge and that the trail will be tied into the nearby forest preserves on the south side of the Fox River.

Mr. Prochaska reported that IDOT requested a local match for trails along Route 71 from Orchard Road to Route 47.

Discussion occurred regarding trails along Route 34.

Mr. Wehrli asked who would pay for the Cherry Road extension. Mr. Asselmeier responded that a developer would pay as the land is developed. If the land is not developed, then the County or Forest Preserve District would pay. Mr. Wehrli did not foresee a subdivision of the land in the question.

Discussion occurred regarding GIS flyovers and contour information.

Mr. Nelson asked about evaluating the land uses along Eldamain Road south of the Fox River in light of the removal of the Prairie Parkway and construction of Eldamain Road in this area. Mr. Nelson suggested reclassifying all of the land as Mixed Use Business in order to have an industrial park in the area. Discussion occurred regarding the need for municipal utilities in the area to facilitate the construction of an industrial park or other commercial development. The consensus of the Committee was to discuss possible changing the land uses in this area (Eldmain Corridor between Route 71 and the Fox River) at the Annual Meeting in February.

Mr. Prochaska made a motion, seconded by Mr. Gengler, to forward the proposal to the Regional Planning Commission. With a voice vote of four (4) ayes, the motion carried.

2. Recommendation on Fiscal Year 2020-2021 Comprehensive Land Plan and Ordinance Committee Meeting Calendar

Mr. Prochaska made a motion, seconded by Ms. Olson, to recommend approval of the meeting calendar as presented. With a voice vote of four (4) ayes, the motion carried.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**ADJOURNMENT:**

The next meeting will be December 9, 2020. Mr. Gengler made a motion to adjourn the meeting, seconded by Mr. Prochaska. With a voice vote of four (4) ayes, the motion carried. The meeting adjourned at 5:53 p.m.

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



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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**To:** Kendall County Regional Planning Commission

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

**Date:** 1/11/2021

**Subject:** Potential Changes to the Future Land Use Map Along the Eldamain Road Corridor

At the October Kendall County Comprehensive Land Plan and Ordinance Committee meeting, discussion occurred regarding changing the Future Land Use Map for properties located along the Eldamain Road Corridor south of the Fox River, in light of the funding for the Eldamain Road Bridge and the abandonment of the centerline for the Prairie Parkway. In particular, the Committee discussed possible commercial and/or manufacturing investment in this area. The Committee requested that potential amendments to the Future Land Use Map for this area be discussed at the February 6, 2021, Annual Meeting.

The Kendall County Future Land Use Map currently calls for this area to be Rural Residential (Max Density 0.65 DU/Acre) and Mixed Use Business.

The Yorkville Future Land Use Map currently calls for this area to be Estate Residential.

The Millbrook Future Land Use Map currently calls for this area to be Business Park Office and Commercial with Industrial near the former Prairie Parkway alignment.

The Plano Future Land Use Map currently calls for the area in their planning jurisdiction to be Estate Residential (0-0.8 DU/Acre).

Copies of all of the Future Land Use Maps for this area are attached.

In November 2020, the Kendall County Board approved a resolution renaming portions of W. Highpoint Road and Fox Road to Eldamain Road.

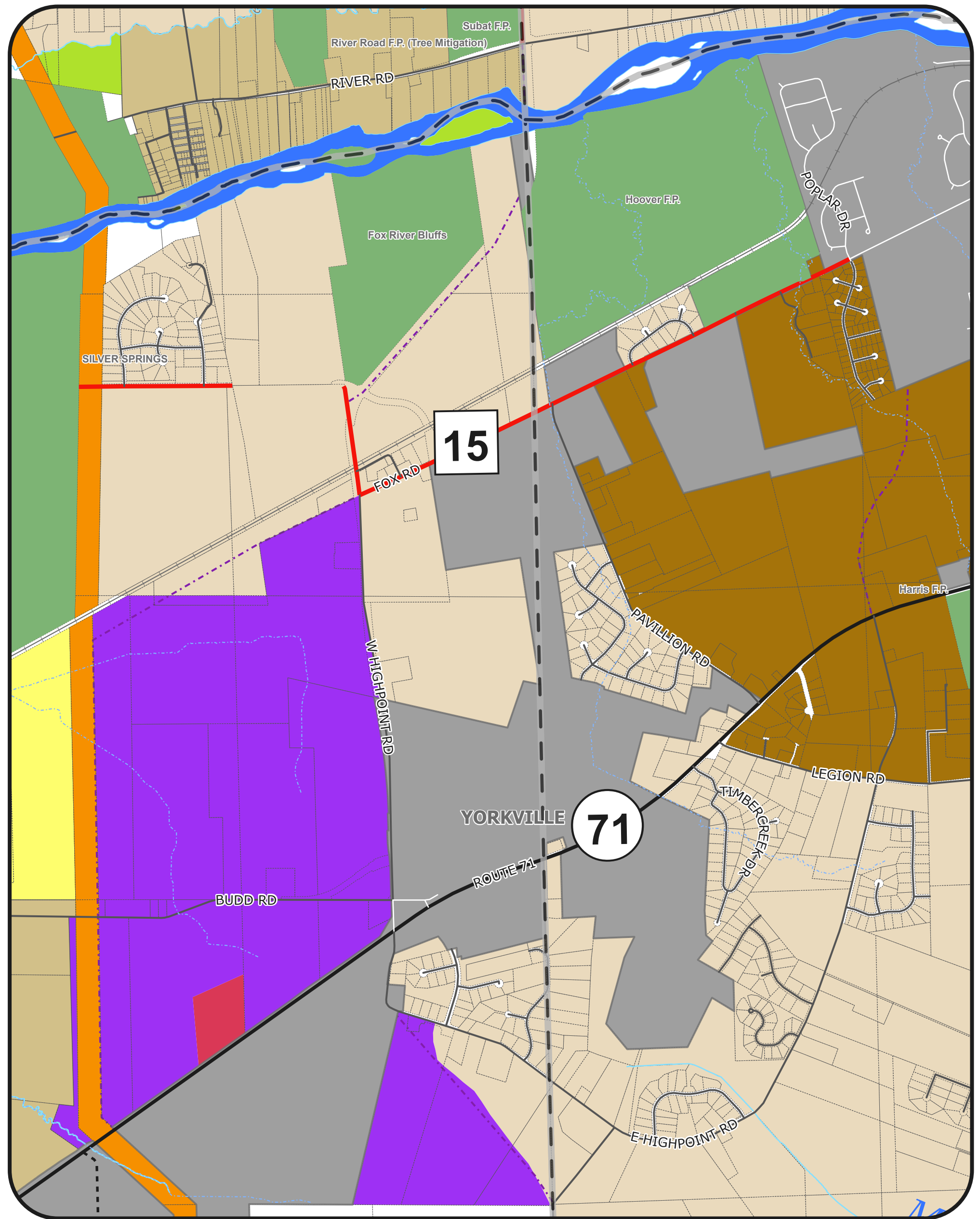
If you have any questions regarding this memo, please let me know.

Thanks,

MHA

Encs.: Kendall County Future Land Use Map  
United City of Yorkville Future Land Use Map  
Village of Millbrook Future Land Use Map  
City of Plano Future Land Use Map

# Future Land Use Plan in Kendall County, IL

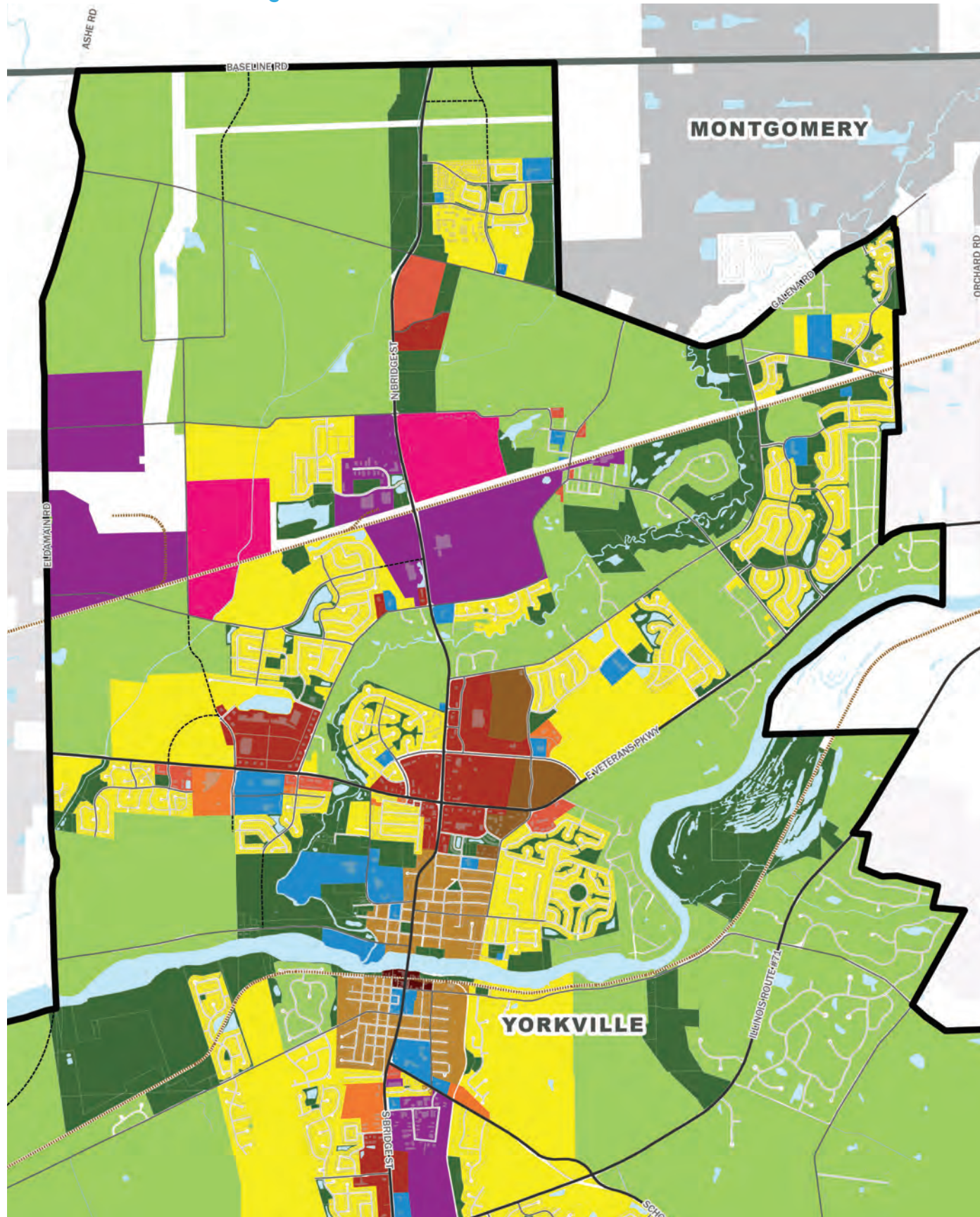


TOWNSHIPS	RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES	COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE	COMMONWEALTH EDISON	AGRICULTURE
URBAN AREAS - INCORPORATED	RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE	COMMERCIAL	TRANSPORTATION CORRIDORS	FOREST PRESERVE / STATE PARKS
SUBURBAN RESIDENTIAL -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



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

Figure 4.1: Future Land Uses North of the Fox River



## LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

### RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

### COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

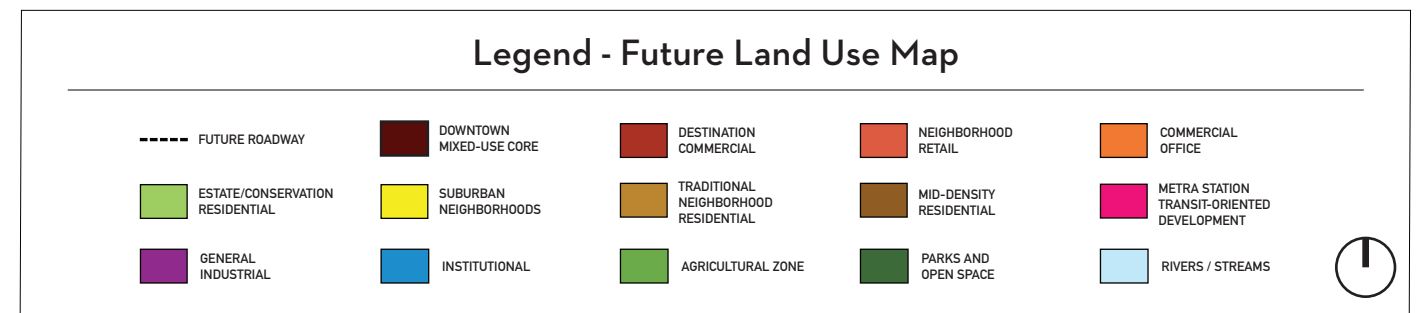
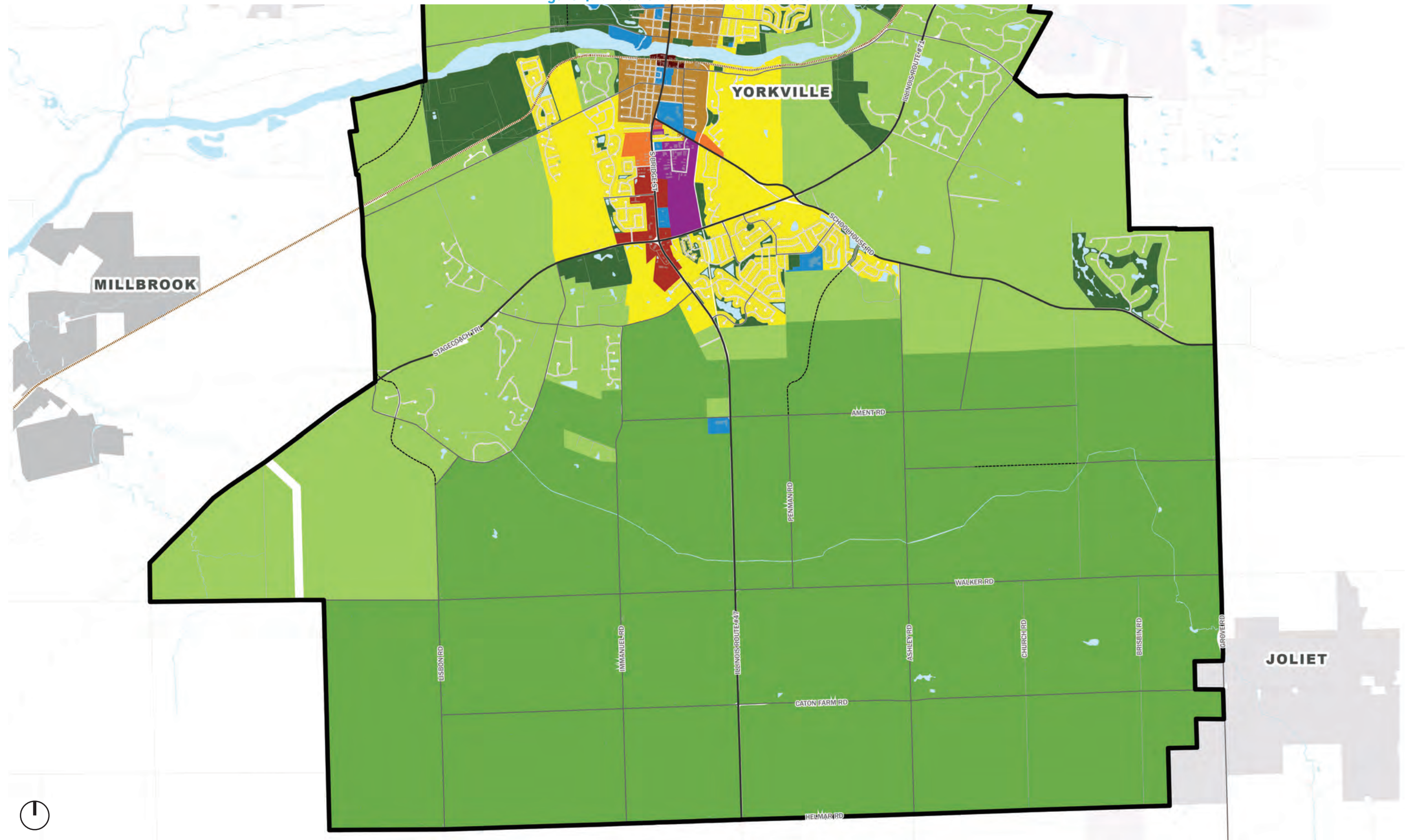


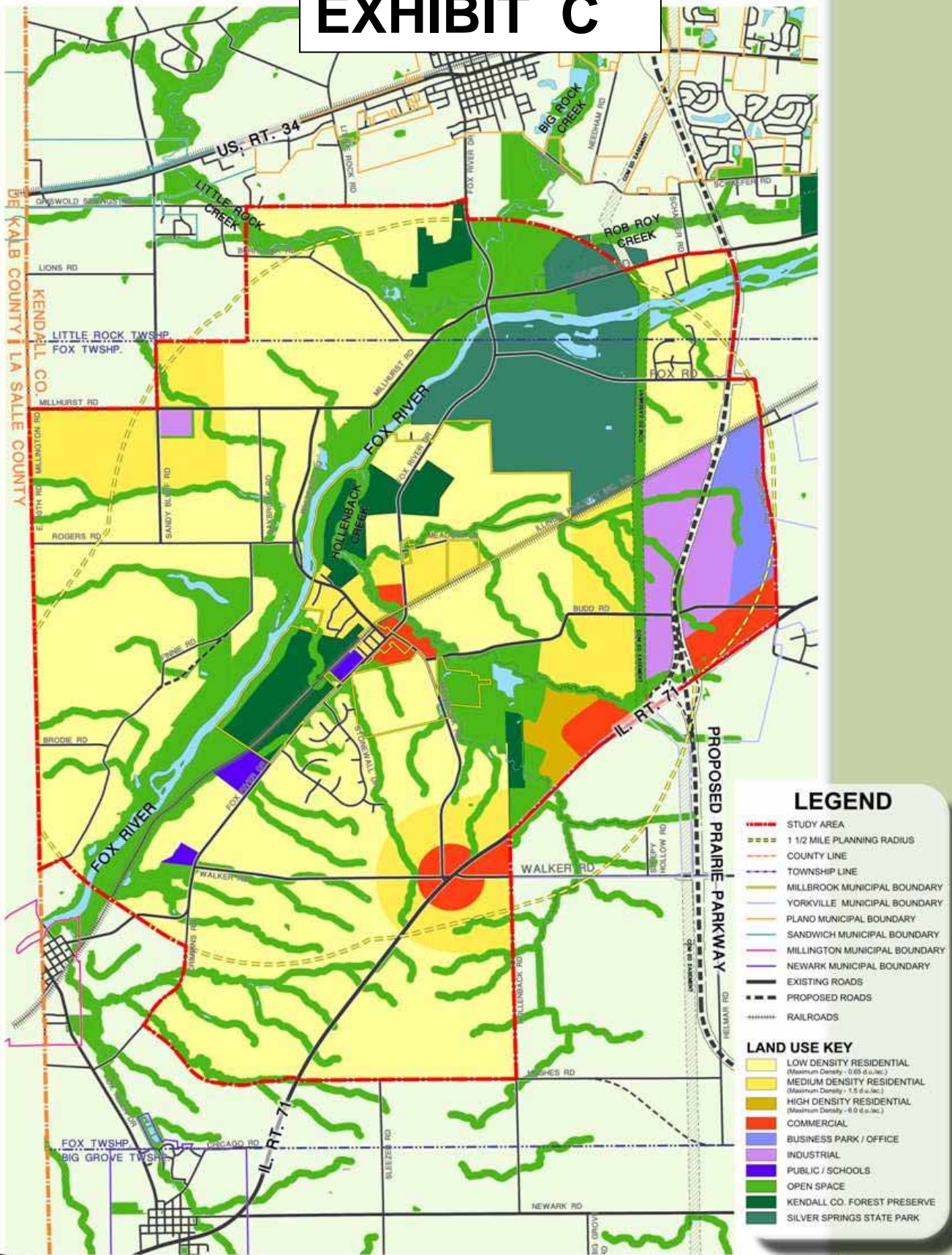
Figure 4.1 - Future Land Uses North of the Fox River



Figure 4.2: Future Land Uses South of the Fox River



# EXHIBIT C



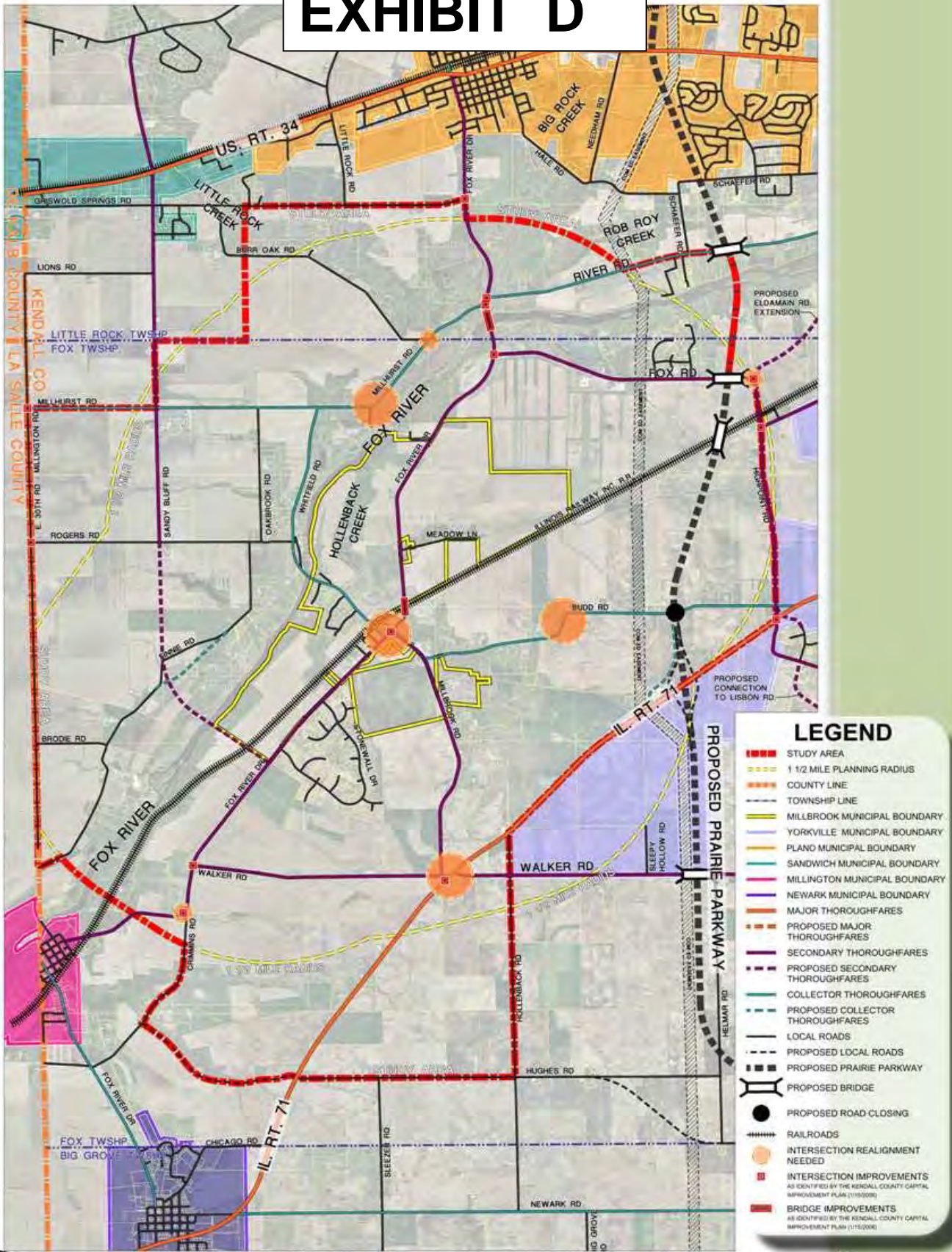
## FUTURE LAND USE PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009

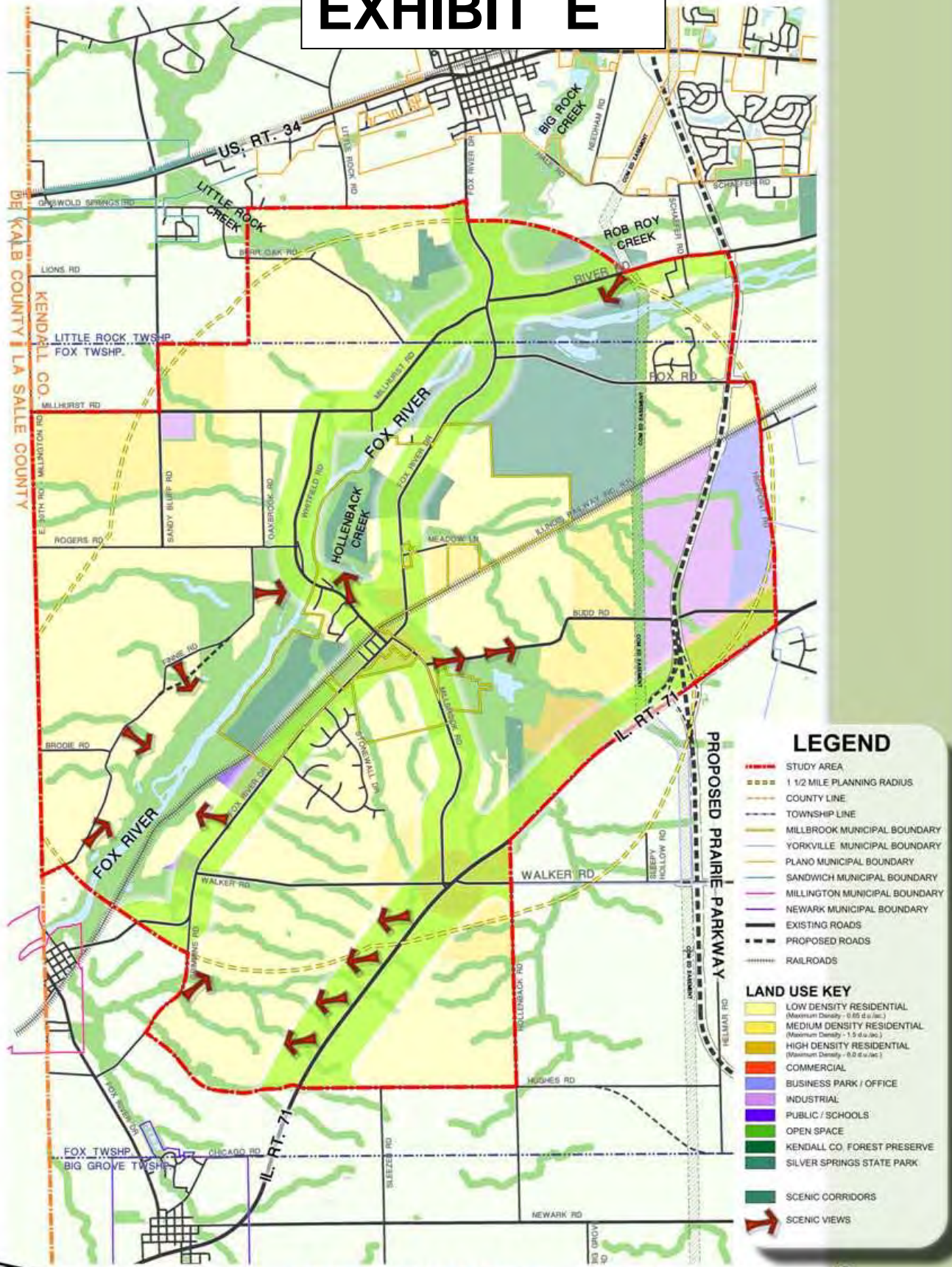
# EXHIBIT D



## TRANSPORTATION PLAN - DRAFT



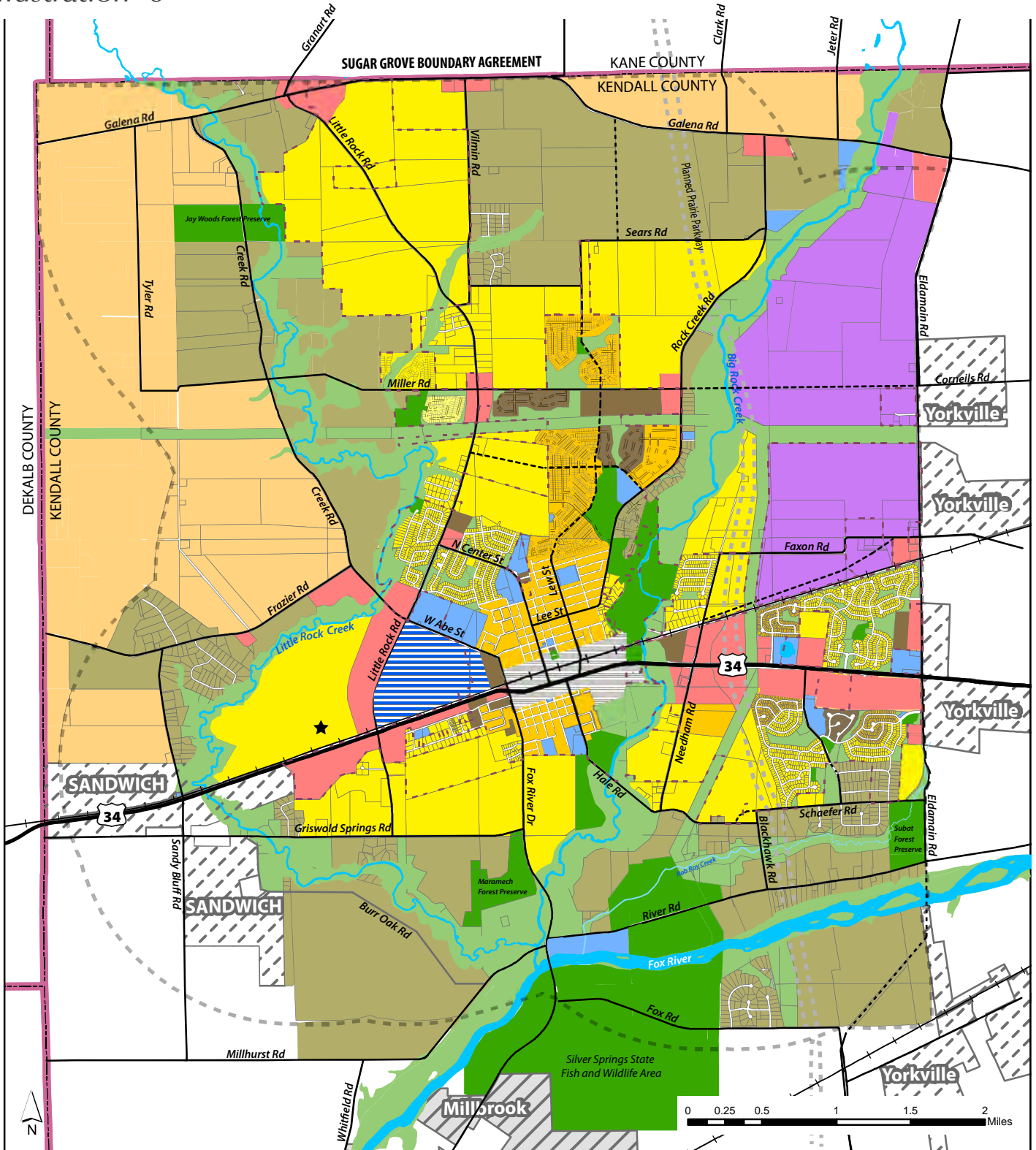
# EXHIBIT E



## SCENIC CORRIDORS - DRAFT

NORTH  
Scale: 1" = 1,320'

Illustration 6



### Future Land Use



- Agricultural
  - Estate Residential (0 - .8 DU/AC)
  - Low Density Residential (.9 - 2.25 DU/AC)
  - Medium Density Residential (2.26 - 6 DU/AC)\*
  - High Density Residential (>6 DU/AC)\*
  - Parks
  - Open Space
  - General Business
  - Institutional/Public
  - Industrial/Office/Research
  - Transit Oriented Development
  - City Center Mixed Use
  - Plano Boundary
  - Planning Boundary
  - Proposed Roadway
  - Planned Prairie Parkway
  - Alternate Transit Oriented Development
- \*Existing built densities are not planned to increase