



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA**

Wednesday, August 25, 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), Jeff Wehrli, and Matthew Prochaska

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from March 24, 2021 Meeting (Pages 2-5)

Approval of Minutes from July 28, 2021 Gathering (Pages 6-7)

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 8-24)

OTHER BUSINESS/ANNOUNCEMENTS

1. July 16, 2021, Letter from Bright Farms Regarding Annexation Hearing for PIN: 01-12-400-006 Into the City of Plano (Pages 25-31)

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, September 22, 2021

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**

*Kendall County Historic Courthouse
East Wing Conference Room
109 W. Ridge Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of March 24, 2021*

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

Members Present: Bill Ashton, Scott Gengler, Larry Nelson, Alyse Olson (Attended Remotely), and Jeff Wehrli

Member Absent: Scott Gryder and Randy Mohr

Others Present: Matt Asselmeier, Beth Goncher (Attended Remotely), Mike Hoffman (Attended Remotely), Jason Engberg (Attended Remotely), Krysti Barksdale-Noble (Attended Remotely), Matthew Prochaska, and Mayor Jackie Kowalski

Chairman Nelson requested unanimous consent for the appointment of Matthew Prochaska to the Committee. There were no objections to this request.

APPROVAL OF AGENDA

Mr. Ashton made a motion, seconded by Mr. Wehrli, to approve the agenda as presented. The votes were as follows:

Yeas (5): Ashton, Gengler, Nelson, Olson, and Wehrli
Nays (0): None
Absent (2): Gryder and Mohr

The motion carried.

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Gengler, to approve the minutes of the October 28, 2020 meeting. The votes were as follows:

Yeas (5): Ashton, Gengler, Nelson, Olson, and Wehrli
Nays (0): None
Absent (2): Gryder and Mohr

The motion carried.

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71

Chairman Nelson discussed the construction in the area and the need to be welcoming to new businesses. He also discussed the railroad in the area.

Mr. Asselmeier summarized the proposal.

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 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 provided.

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

Mr. Wehrli asked if boundary agreements existed between the various municipalities in the area. Chairman Nelson said that Yorkville and Plano have a boundary agreement, but there were parts of the study area not governed by boundary agreements. The Village of Millbrook does not have any boundary agreements with neighboring municipalities. Mr. Wehrli expressed a desire about getting all of the municipalities on board with boundary agreements in the area.

Discussion occurred regarding Plano's extraterritorial planning area and whether this area reached Route 71.

Chairman Nelson asked Mayor Kowalski if the officials in Millbrook had discussed future land uses in the study area. Mayor Kowalski responded that they had the start of a discussion. Everyone related to Millbrook felt their plan was good; the Village is open to ideas and would like to hear from the Committee.

Mr. Prochaska discussed the County's investment on the Eldamain Road improvements. He favored Mixed Use Business on both side of Eldamain Road. He also noted the nearby forest preserves near the Eldamain Road bridge.

Discussion occurred regarding the railroad in the area. Mr. Wehrli asked about the involvement of the railroad in the development of the study area and related costs. Mr. Prochaska volunteered to reach out to the railroad (American Railroads Association).

Chairman Nelson asked if other natural resources were in the study (i.e. natural gas, electricity, etc.). Mr. Wehrli asked about telecommunications in the area. Chairman Nelson wanted to know if the Kendall County Highway Department reserved a path for fiber (Comcast or MetroNet) to extend services from Route 34 south across the Eldamain Road bridge. Yorkville did not have services at the corner of Route 71 and Highpoint; new businesses would be responsible for extending services to the area. Mr. Engberg would check on gas and cable.

There was no cable service in Millbrook.

Mr. Gengler discussed truck parking yards.

Chairman Nelson about Yorkville's thoughts of reclassifying the areas east of Highpoint Road to either agricultural or some type of commercial/industrial use. Mr. Engberg will take the questions back to the City to get an opinion.

Chairman Nelson asked about Millbrook's plan. Mayor Kowalski said Millbrook was happy with Mixed Use Business.

Discussion occurred about municipalities annexing around forest preserves.

Mr. Engberg said that Yorkville updated its boundary agreement with Plano. Yorkville is working with Oswego on updating their boundary agreement. Yorkville has plans to do boundary agreements with Millbrook and Joliet. Chairman Nelson indicated that Plattville wanted a boundary with neighboring communities.

Mr. Hoffman agreed that additional research was necessary. His suggestion was to see if it was possible to get all of the parties to agree to the future land uses in the study area regardless of boundaries.

Mr. Wehrli expressed concerns that the parties would have different standards with land uses.

Ms. Barksdale-Noble mentioned the Metra extension. She indicated that the Metra extension could trigger different land uses in the area and she encouraged the group to examine potential changes in land use caused by the Metra extension.

In preparation for the next meeting:

1. Mr. Prochaska will check with the American Railroads Association regarding their plans and vision for the area.

2. Mr. Asselmeier will check with Fran Klaas regarding the reservation of a corridor for fiber from Route 34 to Route 71 via the Eldamain Road bridge and if Fran Klaas has any maps showing pipelines in the study area.
3. Mr. Engberg will check with Yorkville on the location of gas, cable, and other municipal services.
4. Mr. Engberg will check with Yorkville regarding reclassifying land on the east side of Highpoint Road to either agricultural or commercial/industrial use.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be April 28, 2021. Mr. Ashton made a motion to adjourn the meeting, seconded by Mr. Gengler.

The votes were as follows:

Yeas (5): Ashton, Gengler, Nelson, Olson, and Wehrli
Nays (0): None
Absent (2): Gryder and Mohr

The motion carried.

The meeting adjourned at 5:55 p.m.

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

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

***Kendall County Office Building
County Board Room (Rooms 209 and 210)
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of July 28, 2021***

Chairman Larry Nelson called the meeting to order at 5:09 p.m.

Members Present: Bill Ashton, Larry Nelson, Alyse Olson, and Matthew Prochaska

Member Absent: Scott Gengler, Scott Gryder, Randy Mohr, and Jeff Wehrli

Others Present: Matt Asselmeier, Jason Engberg, and Mayor Jackie Kowalski

Due to a lack of a quorum the meeting adjourned at 5:09 p.m.

Discussion occurred regarding future land uses along Eldamain Road between the Fox River and Route 71.

Mr. Nelson reported that the Mayor of Plano was happy with the map on file.

Jason Engberg reported that Yorkville was open to discussion. They favored keeping the area by the forest preserves as a low intensity use (i.e. residential). They favored reducing the depth of the mixed use business area as shown on the County's proposal. Yorkville also favored obtaining input from residents. Yorkville will likely start updating their plan in 2026.

Mr. Prochaska asked what Yorkville considered "close to the river". Mr. Engberg responded the area north of Fox Road.

Mr. Nelson asked if Yorkville had an opinion regarding uses near the railroad tracks. Mr. Engberg responded that Yorkville had no specific opinion for land uses along the railroad tracks.

Mr. Nelson discussed his research with the railroad. This rail was a slow-speed rail with a small number of daily trains. Obtaining a rail spur would not be difficult on this line. Mr. Engberg will take the comment back to the Yorkville boards.

Mr. Nelson asked about the BNSF Certified Site. Mr. Engberg explained this certification and incentive.

Discussion occurred regarding enterprise zones and the sales tax rebate. Mr. Koepfel will be asked to see if the DeKalb County enterprise zone could be extended into Kendall County, particularly obtaining an incentive related to all sales tax.

Mr. Prochaska asked Mr. Asselmeier to ask Fran Klaas if the County's road access ordinance allowed for road access on Eldamain Road between the Fox River and Fox Road.

Discussion occurred about plans to upgrade Route 71 between Route 47 and Eldamain Road.

Discussion occurred regarding widening Route 47 between Yorkville and Sugar Grove.

Mr. Nelson asked where does Yorkville plan industrial and office park areas. Mr. Engberg responded the northwest side by the BNSF Certified Site along Eldmain Road. The Fox Business Park is built out. A train station on Eldamain Road could impact residential and business uses on Eldamain Road.

Discussion occurred regarding the boundary agreements between Yorkville and Plano. Millbrook has no boundary agreements with any neighboring municipalities.

Discussion occurred about the ability to get a spur along the railroad in the area by Eldamain and Fox Road.

Discussion occurred about converting Highpoint Meadows into a business park. Scott Koepfel will be asked to contact the owners of Highpoint Meadows and the property northwest of Eldamain and Route 71 to see if they would be open to rezoning.

Discussion occurred regarding whether or not MetroNet has to provide service to all of the properties inside Yorkville. There is no high speed internet or cable in Millbrook.

Discussion occurred Plano's annexation of Bright Farms along Eldamain Road.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be August 25, 2021.

The gathering ended at 6:15 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: 8/19/2021

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 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.

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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.

The Comprehensive Land Plan and Ordinance Committee reviewed this information at their meeting on March 24, 2021. The Committee had questions regarding extending fiber to the study area and the location of pipelines in the area. Fran Klaas' email on the subject and a map showing the pipeline location are attached. Also, Teska prepared a draft map for the area which is also attached.

The United City of Yorkville prepared a memo on the subject which is attached.

A map showing the access points are attached.

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

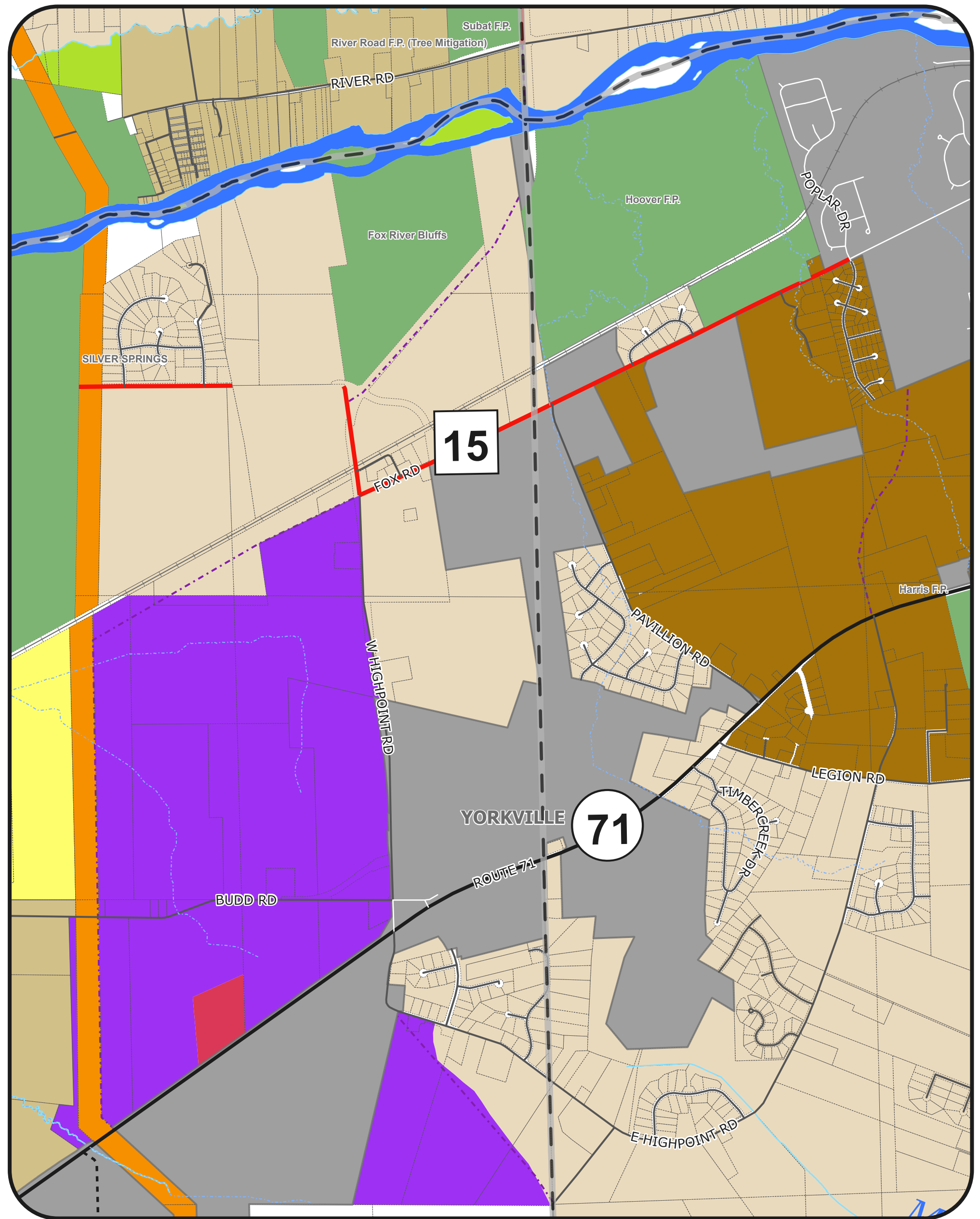
Thanks,

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

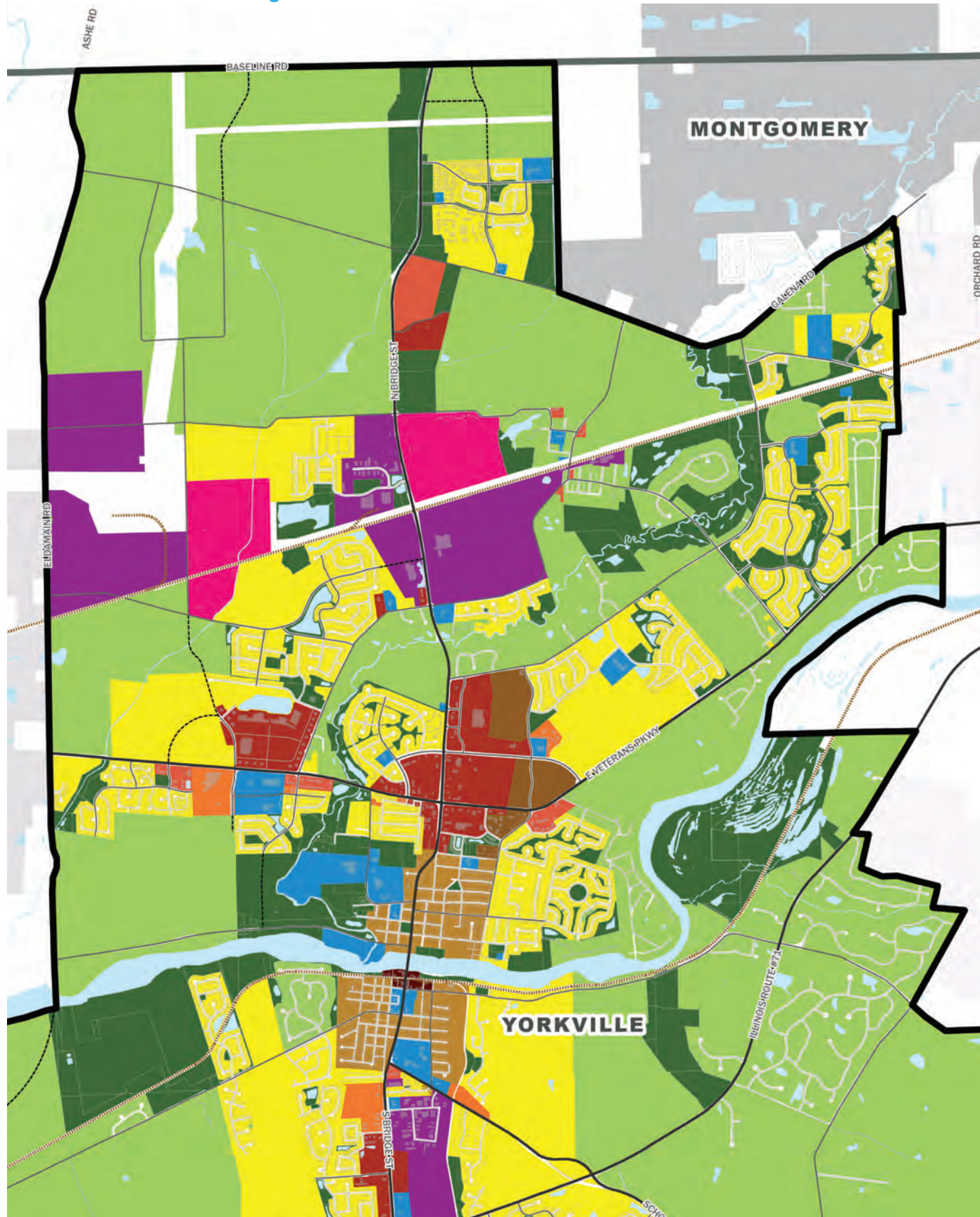
Teska Draft Map
March 29, 2021 Klaas Email
June 11, 2021 Yorkville Memo
Access Point Map

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
RESEIDENTIAL
MAX DENSITY
0.45 DU ACRE | COMMERCIAL | TRANSPORTATION CORRIDORS | FOREST |
| SUBURBAN RESIDENTIAL - MAX DENSITY
1.00 DU ACRES | | MIXED USE BUSINESS | MINING | PRESERVE / STATE PARKS |
| | | | POTENTIAL MINING DISTRICT | OPEN SPACE |
| | | | PUBLIC/ INSTITUTIONAL | PROPOSED ROADWAY IMPROVEMENTS |

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;

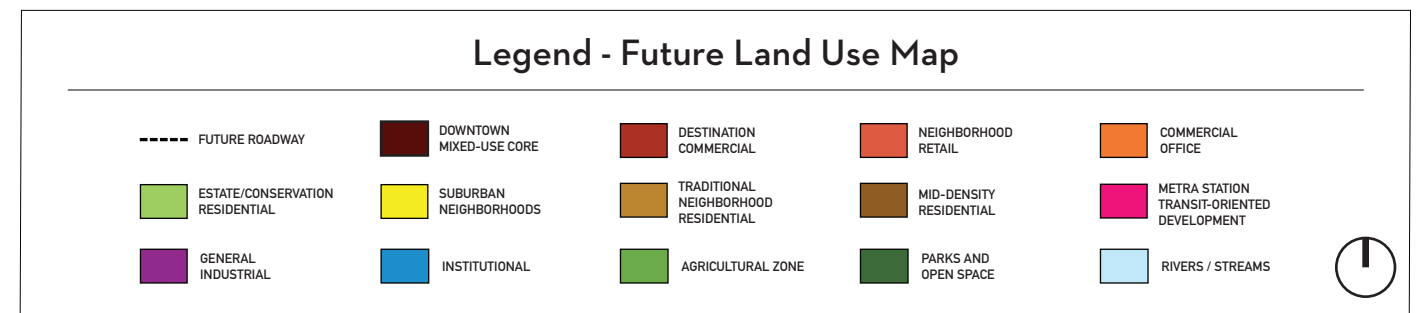


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River

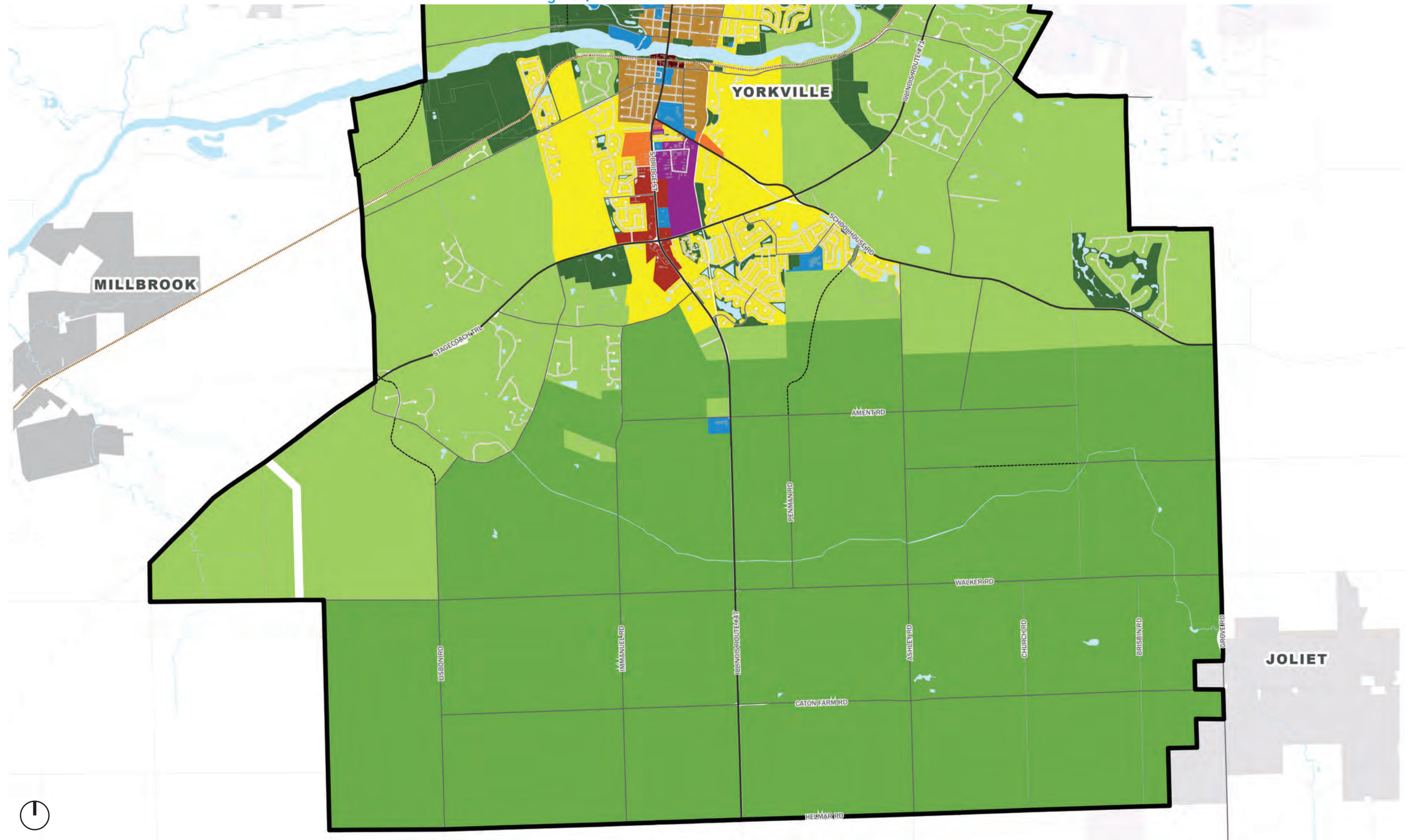
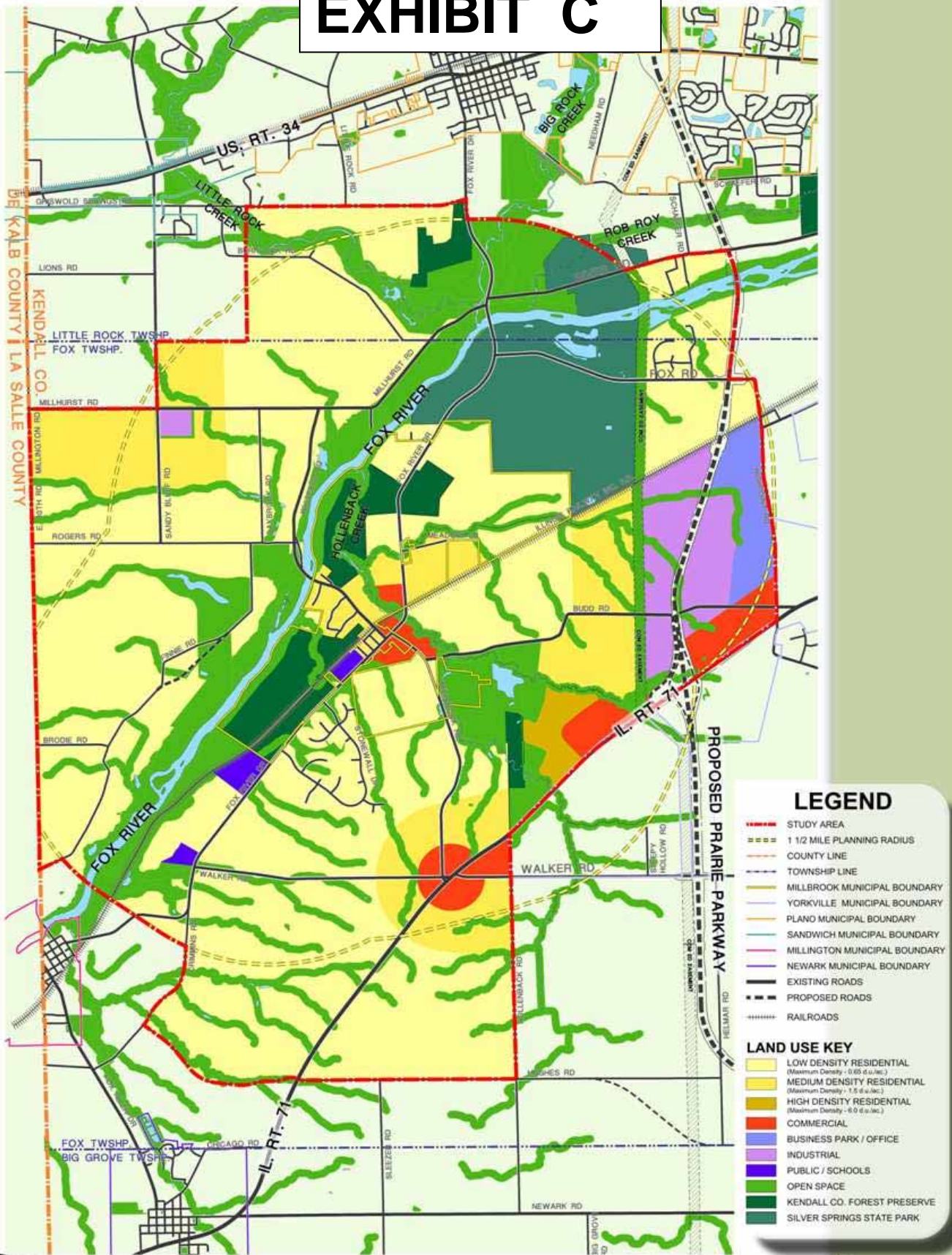


EXHIBIT C



FUTURE LAND USE PLAN - DRAFT

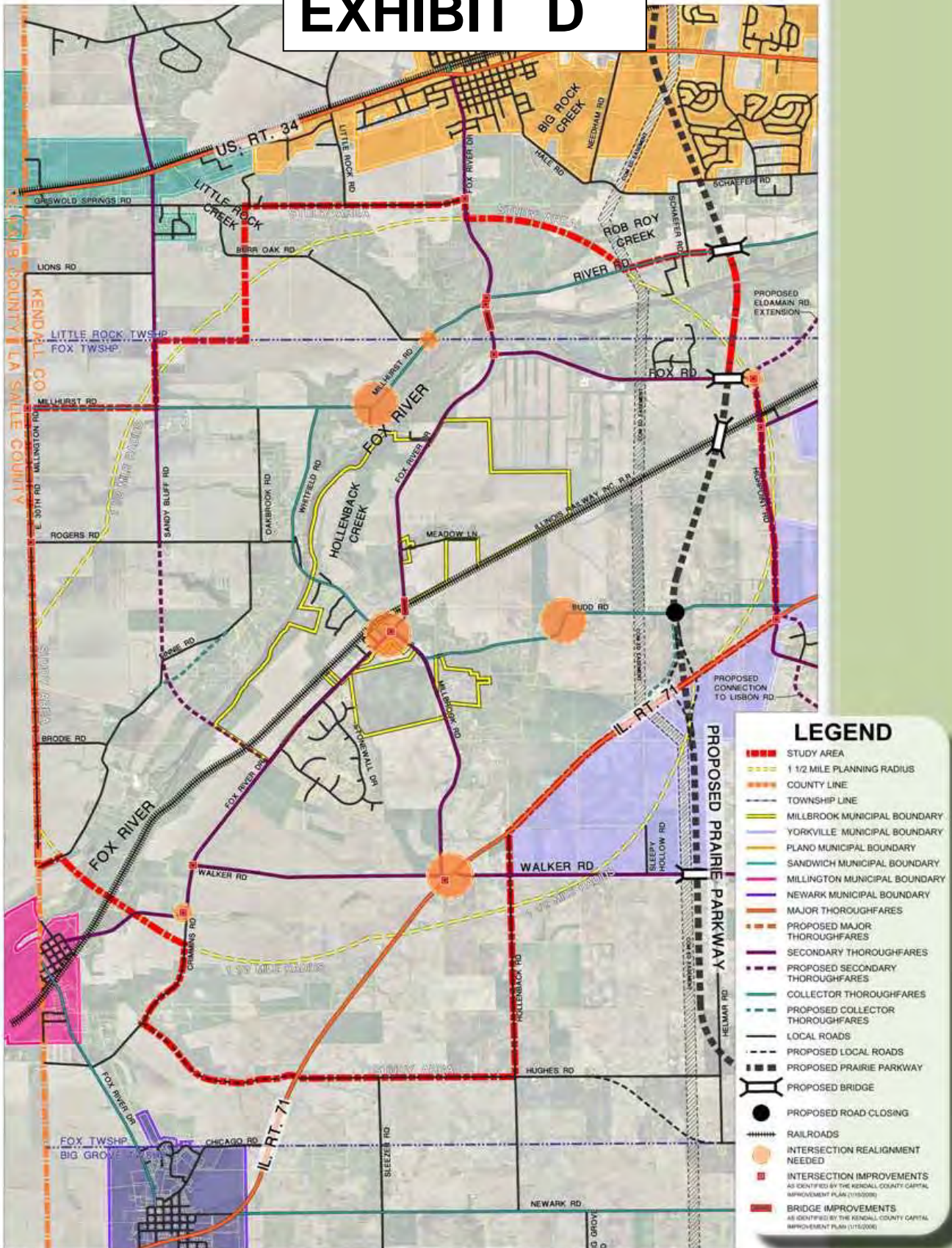
Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009



EXHIBIT D

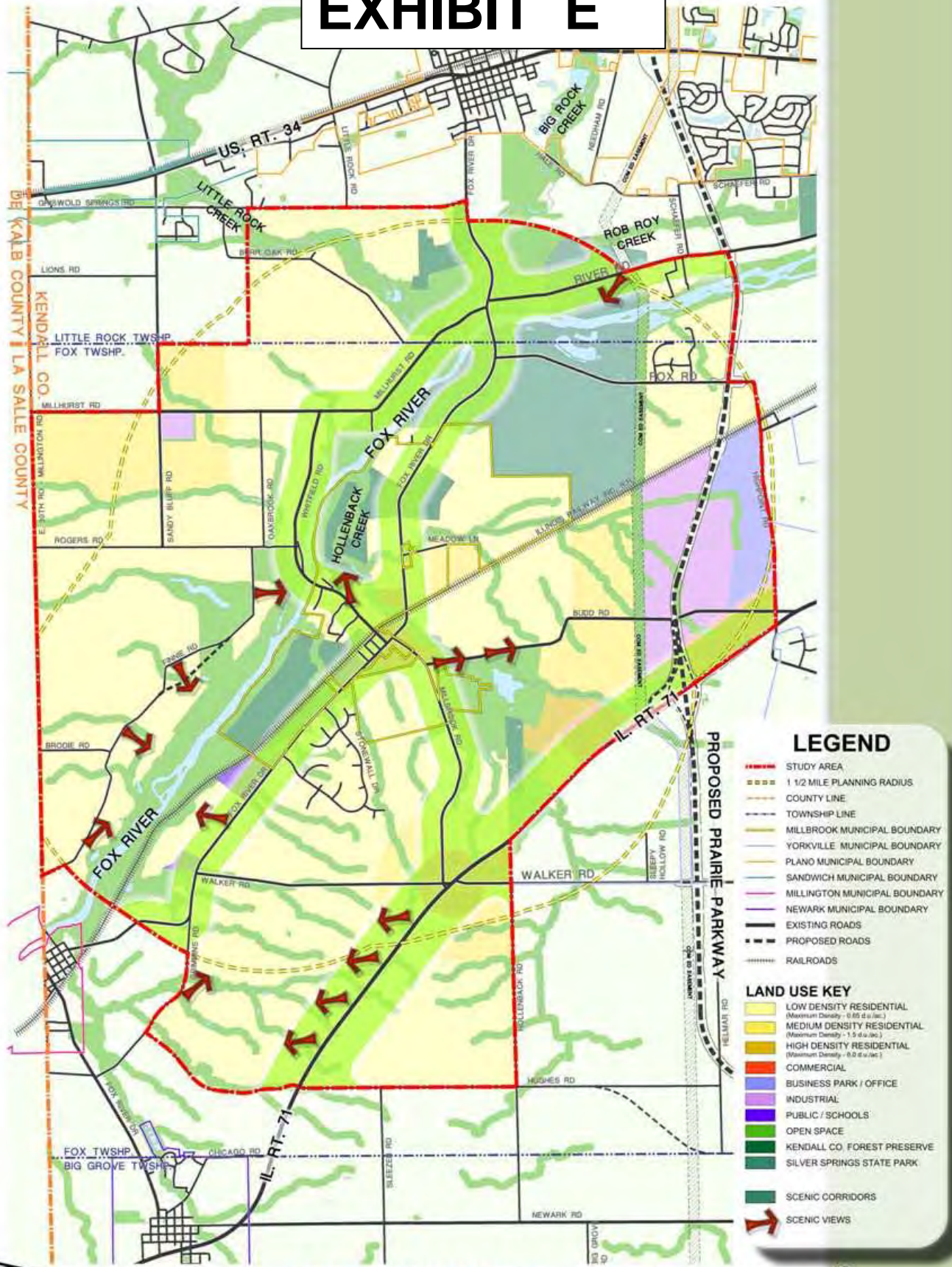


- ### LEGEND
- STUDY AREA
 - 1 1/2 MILE PLANNING RADIUS
 - COUNTY LINE
 - TOWNSHIP LINE
 - MILLBROOK MUNICIPAL BOUNDARY
 - YORKVILLE MUNICIPAL BOUNDARY
 - PLANO MUNICIPAL BOUNDARY
 - SANDWICH MUNICIPAL BOUNDARY
 - MILLINGTON MUNICIPAL BOUNDARY
 - NEWARK MUNICIPAL BOUNDARY
 - MAJOR THOROUGHFARES
 - PROPOSED MAJOR THOROUGHFARES
 - SECONDARY THOROUGHFARES
 - PROPOSED SECONDARY THOROUGHFARES
 - COLLECTOR THOROUGHFARES
 - PROPOSED COLLECTOR THOROUGHFARES
 - LOCAL ROADS
 - PROPOSED LOCAL ROADS
 - PROPOSED PRAIRIE PARKWAY
 - PROPOSED BRIDGE
 - PROPOSED ROAD CLOSING
 - INTERSECTION REALIGNMENT NEEDED
 - INTERSECTION IMPROVEMENTS AS IDENTIFIED BY THE KENDALL COUNTY CAPITAL IMPROVEMENT PLAN (2005/06)
 - BRIDGE IMPROVEMENTS AS IDENTIFIED BY THE KENDALL COUNTY CAPITAL IMPROVEMENT PLAN (2005/06)

TRANSPORTATION PLAN - DRAFT



EXHIBIT E



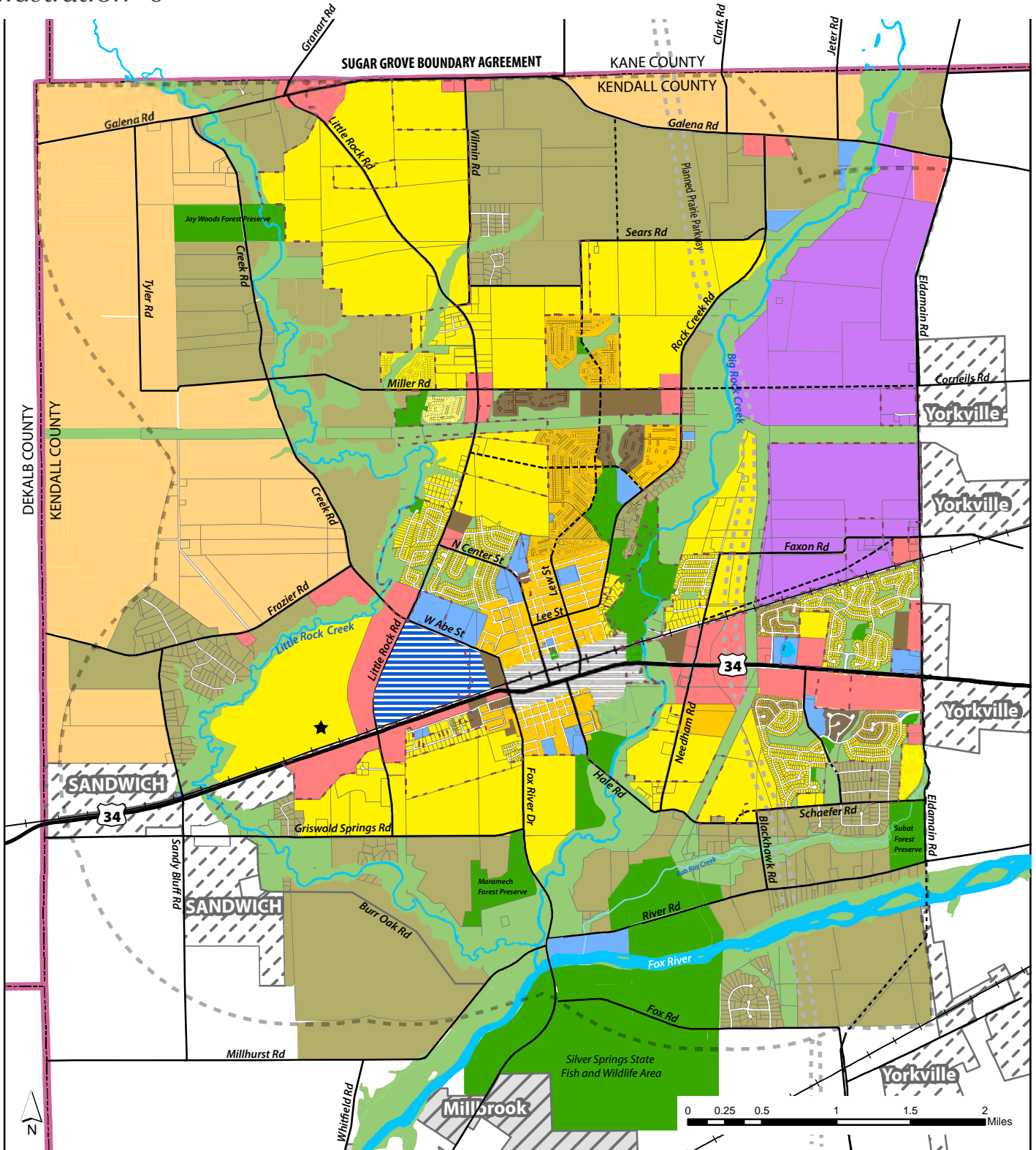
LEGEND

- STUDY AREA
 - 1 1/2 MILE PLANNING RADIUS
 - COUNTY LINE
 - TOWNSHIP LINE
 - MILLBROOK MUNICIPAL BOUNDARY
 - YORKVILLE MUNICIPAL BOUNDARY
 - PLANO MUNICIPAL BOUNDARY
 - SANDWICH MUNICIPAL BOUNDARY
 - MILLINGTON MUNICIPAL BOUNDARY
 - NEWARK MUNICIPAL BOUNDARY
 - EXISTING ROADS
 - PROPOSED ROADS
 - RAILROADS
-
- ### LAND USE KEY
- LOW DENSITY RESIDENTIAL (Maximum Density - 0.65 d.u./ac.)
 - MEDIUM DENSITY RESIDENTIAL (Maximum Density - 1.5 d.u./ac.)
 - HIGH DENSITY RESIDENTIAL (Maximum Density - 6.0 d.u./ac.)
 - COMMERCIAL
 - BUSINESS PARK / OFFICE
 - INDUSTRIAL
 - PUBLIC / SCHOOLS
 - OPEN SPACE
 - KENDALL CO. FOREST PRESERVE
 - SILVER SPRINGS STATE PARK
-
- SCENIC CORRIDORS
 - SCENIC VIEWS

SCENIC CORRIDORS - DRAFT

NORTH
Scale: 1" = 1,320'

Illustration 6

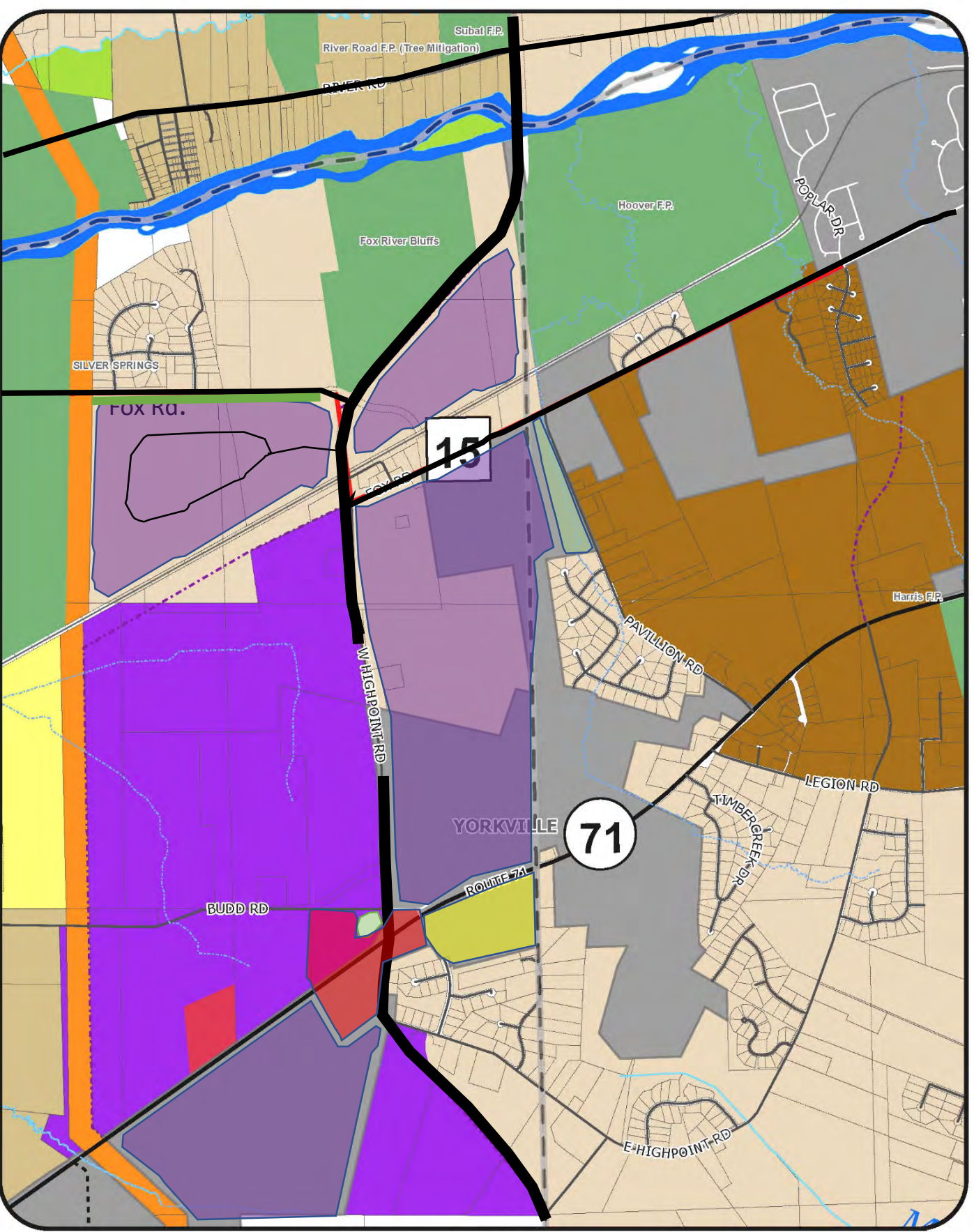


Future Land Use



- 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

Future Land Use Plan in Kendall County, IL



- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> TOWNSHIPS URBAN AREAS - INCORPORATED SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES | <ul style="list-style-type: none"> RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE | <ul style="list-style-type: none"> COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE COMMERCIAL MIXED USE BUSINESS | <ul style="list-style-type: none"> COMMONWEALTH EDISON TRANSPORTATION CORRIDORS POTENTIAL MINING DISTRICT PUBLIC/ INSTITUTIONAL | <ul style="list-style-type: none"> AGRICULTURE FOREST PRESERVE/STATE PARKS OPEN SPACE PROPOSED ROADWAY IMPROVEMENTS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|







Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560
 630.553.4212
 Created: 11/19/2020

Matt Asselmeier

From: Fran Klaas
Sent: Monday, March 29, 2021 12:59 PM
To: Matt Asselmeier
Cc: Scott Koeppel; Scott Gengler
Subject: RE: Eldamain Road South of the Fox River
Attachments: Pipeline Exhibit.pdf

1. Eldamain Road right-of-way is a corridor, by definition; although no part of it was "reserved" for fiber. Any utility can submit a permit for review to place fiber within the limits of the right-of-way. Additionally, the design of the bridge includes conduits in the concrete parapet walls on the bridge deck so that future utilities can place fiber, or other facilities, across the bridge with little effort.
2. If you're referring to the pipelines southwest of the Eldamain / Route 71 intersection, I have attached an exhibit that shows the approximate location of the pipeline(s) in proximity to the currently-planned improvements and future extension of Eldamain / Lisbon Road.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@co.kendall.il.us

From: Matt Asselmeier
Sent: Monday, March 29, 2021 10:24 AM
To: Fran Klaas <FKlaas@co.kendall.il.us>
Cc: Scott Koeppel <skoeppe@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: Eldamain Road South of the Fox River

Fran:

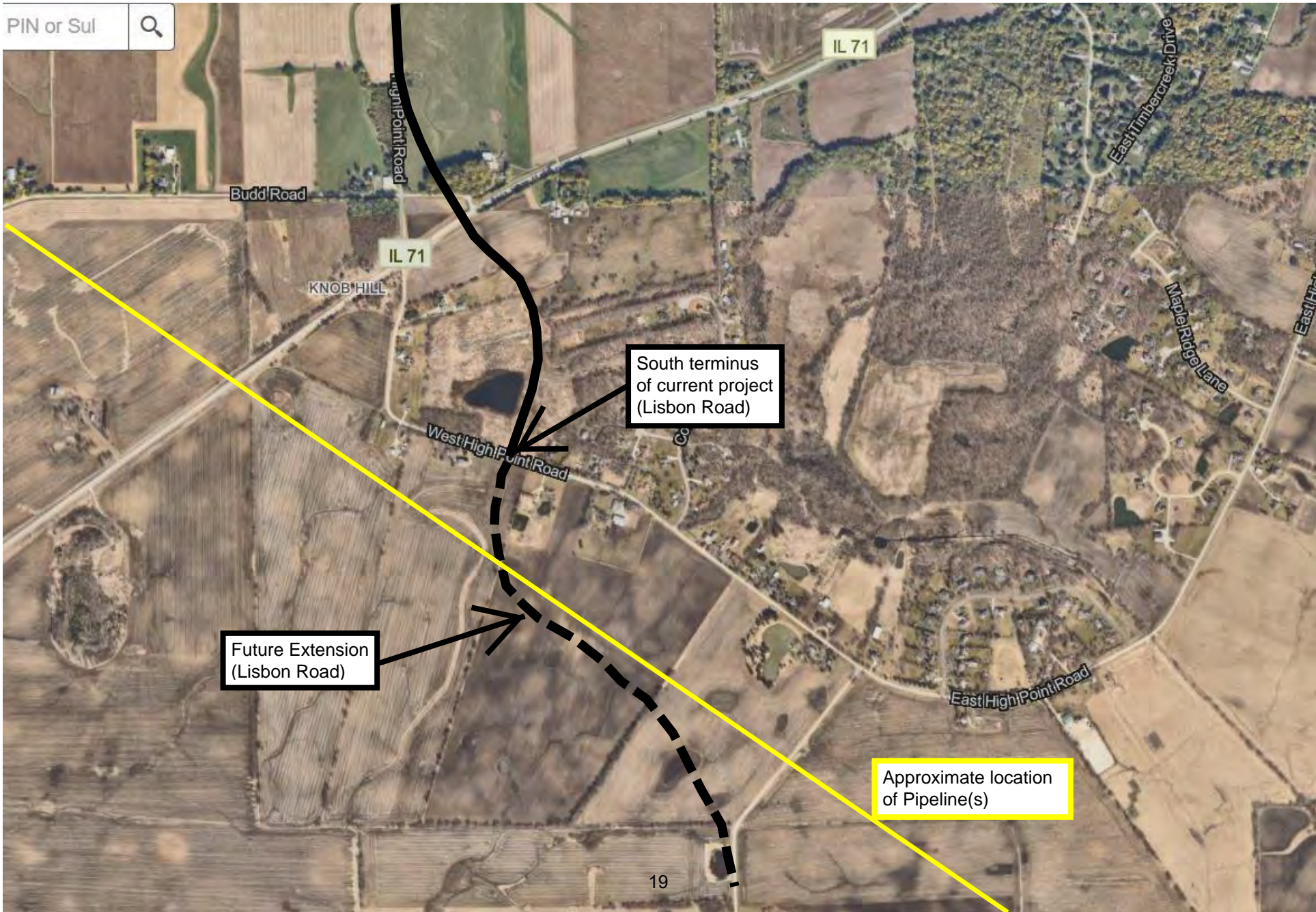
The Comprehensive Land Plan and Ordinance Committee met last week and they asked me to ask you the following questions:

1. Was a corridor for fiber reserved along the Eldamain Road corridor from Route 34 to Route 71 (i.e. could high speed internet infrastructure and communication lines be attached to the new Eldamain Road bridge)?
2. Do you know the location of underground pipelines in the vicinity of Eldamain and Highpoint Roads south of the Fox River (see attached study area map)?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

PIN or Sul



South terminus
of current project
(Lisbon Road)

Future Extension
(Lisbon Road)

Approximate location
of Pipeline(s)

Memorandum



To: Matt Asselmeier, Kendall County Senior Planner
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: June 11, 2021
Subject: Comprehensive Plan – Future Land Use Review

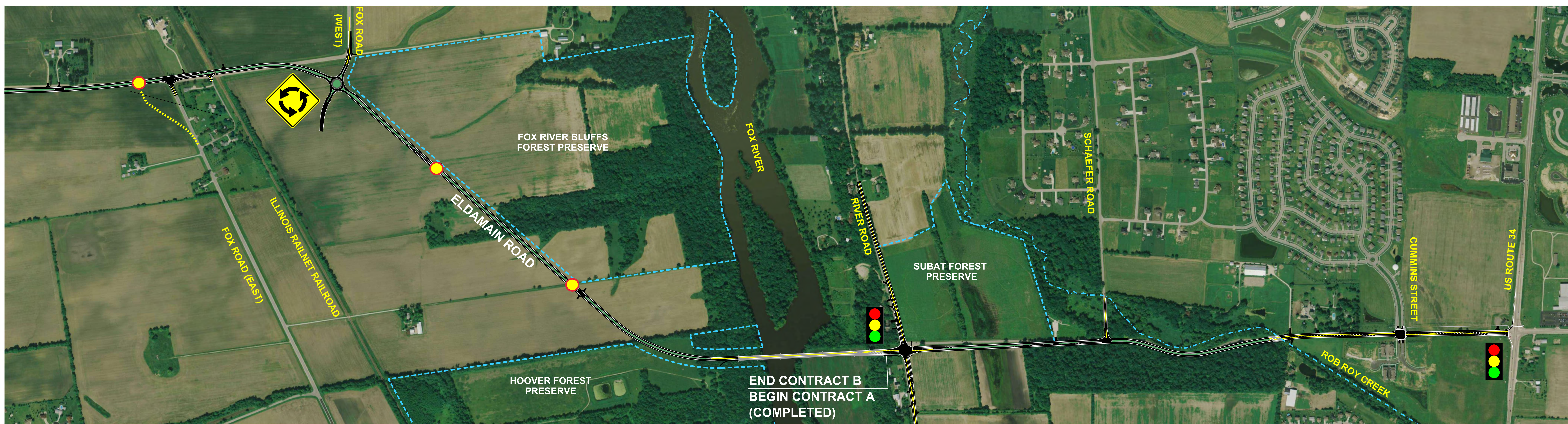
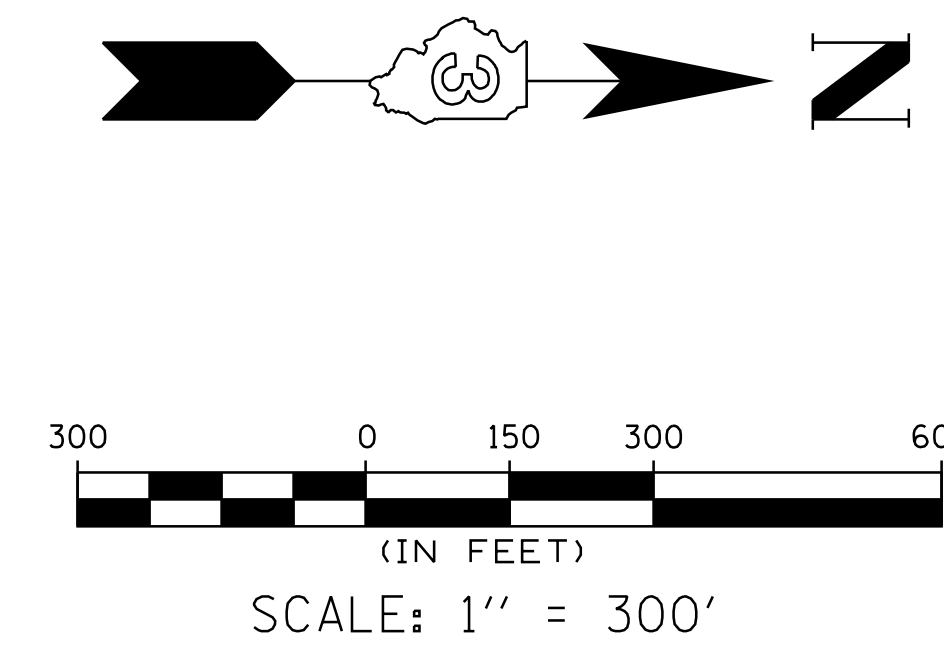
FUTURE LAND USE COMMENTS

On March 24, 2021, Community Development staff attended a meeting upon request of the Kendall County Comprehensive Land Plan and Ordinance Committee to discuss future land use plans for the area south of the river along Highpoint Road. The Committee requested Yorkville staff to discuss the potential for amending the City's Future Land Use map to better align with the County's plan. This request was brought before the City's Economic Development Committee, Planning and Zoning Commission, and City Council. The committees and officials are open to discussing changes to the potential future land uses in this area as the South Eldamain extension project begins. Please see the preliminary comments below from each committee:

- Economic Development Committee
 - Understood that the funding and construction of the road could change the development pattern in this area
 - Wanted to discuss the topic at a City Council level to get full input from all aldermen
- Planning and Zoning Commission
 - Open to discussing potential changes to the map
 - Do not see anything but residential uses close to the river as the area is in between two forest preserves
 - Also, would not like to see any intense uses by the river
 - Before any changes are made, they would like to reach out to the property owners for their input
- City Council
 - Should definitely look at future land uses once the road is complete
 - The areas between the forest preserve should stay as estate residential
 - There is a lot of land between Fox Road and Route 71 that would be changed to industrial/business uses which is near existing homes and County subdivisions
 - Open to continue having a discussion on the future of this area



Project Overview Map Eldamain Road



Matt Asselmeier

From: Scott Koepfel
Sent: Monday, August 2, 2021 1:31 PM
To: Matt Asselmeier
Subject: RE: July Comprehensive Land Plan and Ordinance Committee Follow-Up Items

Matt,

I can already answer #3. Kendall County is part of URIVDA and cannot extend DeKalb's enterprise zone into Kendall County without action taken by the General Assembly. The enterprise zone can be extended anywhere in Kendall County and is done on a project by project basis.

I will need more information about number 1&2.

Scott Koepfel

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Monday, August 2, 2021 1:14 PM
To: Scott Koepfel <skoepfel@co.kendall.il.us>
Subject: July Comprehensive Land Plan and Ordinance Committee Follow-Up Items

Scott:

At the July Comprehensive Land Plan and Ordinance Committee gathering, the group requested the following from you:

1. Please send a letter to the owner of the Highpoint Meadows Subdivision (see attached aerial) inquiring if they would like the subdivision converted to a business park. The mailing address is the Jeffrey and Sandra Mezger Trust Dated September 26, 2002, 11776 Southampton Court, Los Angeles, CA 90077-1360
2. Please send a letter to the owner of 04-13-100-002 (see attached aerial) inquiring if they would like to turn their property into a business park. The mailing address is Bhandal, LLC, 1704 Mundelein Road, Naperville, IL 60565
3. Please contact DeKalb County to see if the DeKalb County enterprise zone can be extended into Kendall County and if the incentives available to DeKalb County include a complete sales tax waiver.

If you have any questions, please let me know.










Thanks,

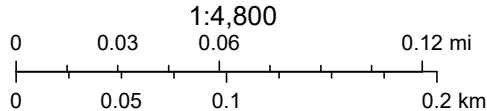
Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

Kendall County Web GIS



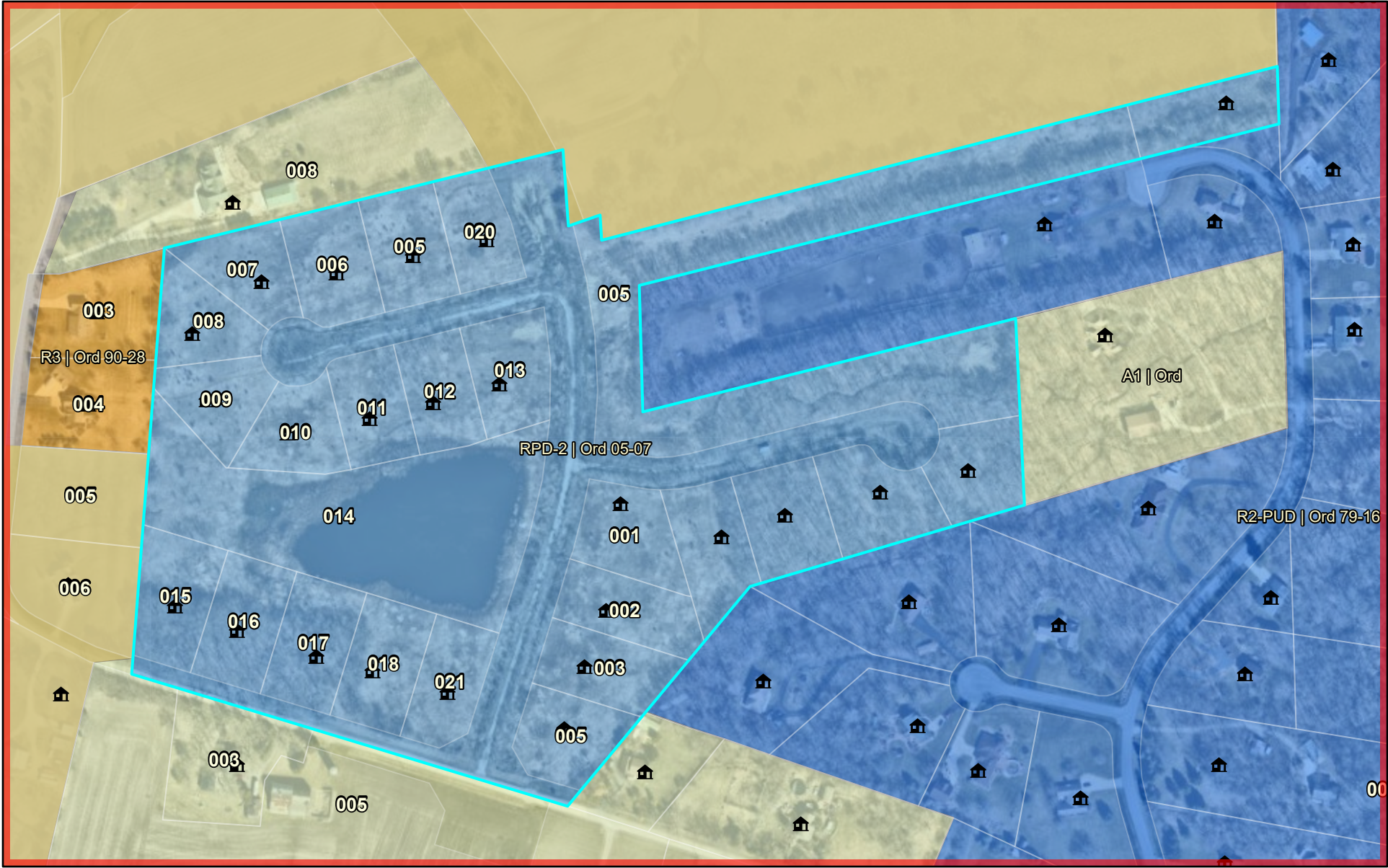
August 2, 2021

 Kendall County Address Points	Kendall County Zoning	 Municipal
 Parcels	 A1	 Incorporated Areas
 Ownership Parcel	 R3	 Yorkville
	 RPD-2	












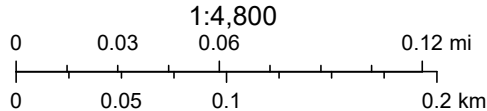
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August 2, 2021

 Kendall County Address Points	 A1	 RPD-2
 Parcels	 R2-PUD	 Municipal
 Ownership Parcel	 R3	 Yorkville



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Kendall County Web GIS

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One Bridge Street, Suite 94
Irvington, NY 10533
1-866-857-8745 • brightfarms.com

July 16, 2021

Kendall County Illinois
Attn Matt Asselmeier
111 W Fox St
Yorkville, IL 60560

Dear Property Owner:

This letter of notification has been sent in accordance with the provisions of the City of Plano zoning ordinance to inform you of a scheduled public hearing to be held by the Plano Planning Commission on August 2, year at 7:00 p.m. (prevailing time) at Plano City Hall, Council Chambers, 17 E. Main Street, Plano IL 60545(Use James Street entrance).

You are being notified because you are listed as the owner of a parcel of land within two hundred fifty feet (250') of property which is the subject of a Petition for Annexation filed with the City of Plano (copy of petition attached).

All interested persons will be given the opportunity to be heard at the public hearing. Interested persons may present either written or verbal comment at the public hearing.

If you have any questions regarding this notice, you may direct them to the Building, Planning, & Zoning Department, City of Plano at (630) 552-8425 between 8:00 am and 5:00 p.m. Monday through Friday.

This letter has been prepared and mailed by:

Project Developer



Signature



STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)
)
CITY OF PLANO)

PETITION FOR ANNEXATION
AND
PETITION FOR ANNEXATION AGREEMENT

The undersigned, CHI Greenhouse 2, LLC (PURCHASER), herewith petitions the City of Plano to annex the real estate hereinafter described in accordance with the terms and provisions of an Annexation Agreement, submitted to the City, and to zone the same in accordance with the terms and provisions of the requests contained in the Annexation Agreement, and in support hereof states as follows:

1. Upon the signing of the Annexation Agreement, the undersigned PURCHASER will be the owner of the real estate legally described on "Exhibit A", attached hereto and made a part hereof, and depicted on the Plat of Annexation attached as Exhibit "B".

2. Attached hereto as Exhibit "C" is a copy of the Purchase and Sale Agreement giving Petitioner exclusive right to purchase the real estate.

3. No other persons or entities have rights to purchase the real estate during the term of the Purchase and Sale Agreement.

4. Said real estate is vacant and unimproved and no electors reside thereon.

5. The real estate is contiguous to the existing boundaries of the City of Plano, Kendall County, Illinois, and is not within the corporate limits of any other municipality.

6. The undersigned PURCHASER has heretofore submitted to the City, for its

consideration, review and approval, a proposed Annexation Agreement which, by the terms thereof, requests that the real estate, upon annexation, be, under the terms of the Plano Zoning Ordinance, zoned: **M3 - PUD**.

7. The undersigned OWNER is supportive of the annexation process herein requested, said annexation to be effected upon PURCHASER'S consummation of the purchase of the real estate.

WHEREFORE, the undersigned prays as follows:

A. That the City adopt an Ordinance annexing the real estate herein described into the City of Plano, Kendall County, Illinois.

B. That the City adopt an Ordinance zoning and classifying the real estate herein described, upon annexation, into the following Zoning District under the Plano Zoning Ordinance: **M-3 PUD**.

C. For such other and further relief as may be appropriate.

CHI GREENHOUSE 2, LLC

BY: 

Being a Duly Authorized Representative of Owner as of the Date of Signing of the Annexation Agreement.

SUBSCRIBED and SWORN
to before me this 8th day of
July, 2021, by
Sean Patrick O'Neill


Notary Public



MORRIS FAMILY FARM LIMITED PARTNERSHIP

BY: 

Owner of Record

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE SOUGHT TO BE ANNEXE)

COMMON ADDRESS: NOT APPLICABLE. (The real estate surrounds 1855 Eldamain Road on three sides)

PIN: 01-12-400-06

EXHIBIT "A"
Legal Description

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 01 DEGREES 02 MINUTES 01 SECONDS EAST 293.05 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST 86.19 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 41 MINUTES 00 SECONDS EAST 150.04 FEET, THENCE NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST 204.41 FEET, THENCE NORTH 01 DEGREES 02 MINUTES 01 SECONDS WEST 150.00 FEET, THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS EAST 202.70 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 12 IN TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BOUNDED AS FOLLOWS, TO-WIT: BEGINNING ON THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 12, 5.86 CHAINS FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 86° WEST TO THE WEST LINE OF SAID QUARTER SECTION TO A POINT 3.42 CHAINS FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OS SAID QUARTER SECTION TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING, CONTAINING 141.52 ACRES, AND FURTHER KNOWN ON THE RECORDS OF KENDALL COUNTY, ILLINOIS, IN PLAT BOOK 4, PAGE 28, AS LOT 7, SECTION 12, TOWNSHIP AND RANGE AFORESAID, SITUATED IN KENDALL COUNTY, ILLINOIS;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION, 607.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE, 295.16 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 295.16 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE, 295.16 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 295.16 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

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Kendall County Web GIS



July 20, 2021

 Kendall County Address Points

 Parcels

Incorporated Areas

 Plano

 Yorkville

 Ownership Parcel

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