

**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