

**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