



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

Wednesday, September 22, 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 August 25, 2021 Meeting (Pages 2-5)

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 6-31)
2. Discussion of Illinois Department of Transportation Owned Land Near the Former Prairie Parkway Right-of-Way (Pages 32-35)
3. Approval of Fiscal Year 2021-2022 Meeting Calendar (Page 36)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, October 27, 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 Office Building
County Board Room (Rooms 209 and 210)
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of August 25, 2021*

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

Members Present: Bill Ashton, Scott Gengler, Scott Gryder (Arrived at 5:10 p.m.), Larry Nelson, Alyse Olson (Attended Remotely), Matthew Prochaska, and Jeff Wehrli

Member Absent: Randy Mohr

Others Present: Matt Asselmeier

APPROVAL OF AGENDA

Mr. Wehrli made a motion, seconded by Mr. Gengler, to approve the agenda as presented. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Gengler made a motion, seconded by Mr. Prochaska, to approve the minutes of the March 24, 2021, meeting and July 28, 2021 gathering. With a voice vote of six (6) ayes, the motion carried.

NEW/OLD BUSINESS

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

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 were provided.

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 were provided. Also, Teska prepared a draft map for the area which was also provided.

The United City of Yorkville submitted comments on the proposal. These included:

From the 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.

From the 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.

From the Yorkville 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.

A map showing the points of access along the Eldamain Road Corridor was provided.

Mr. Asselmeier provided Mr. Koepfel's email regarding URIVDA and stated that Mr. Koepfel had not sent a letter to the owners of property near the intersection of Route 71 and Eldamain Road regarding developing their properties as industrial areas.

Chairman Nelson reported that he spoke with Dan Kramer regarding Highpoint Meadows Subdivision. Mr. Kramer thought the idea of industrial park would be a good idea. Fran Klaas also told Chairman Nelson that a business park at that location was a good idea. Chairman Ashton thought this was a good idea.

The Committee reviewed the points of access map. The railroad crossing would remain at grade. The driveway at 12565 Highpoint Road would be right-in right-out.

Mr. Wehrli asked why the Fox Road interchange was moving south. Chairman Nelson thought it was being moved because of proximity to the railroad.

Scott Gryder arrived at this time (5:10 p.m.).

Mr. Prochaska and Mr. Wehrli discussed the connections of Fox Road East and West.

Discussion occurred about obtaining an additional railroad crossing and ownership of lands used for the railroad. Discussion also occurred about getting the railroad's input on whether or not they would service an industrial park in that area and their openness to a spur in the area.

Alyse Olson will obtain a soils map for the area. Discussion occurred about adding a soil map layer to GIS.

The Committee reviewed the one point five (1.5) mile planning boundaries of the municipalities in the area.

Discussion occurred about utilities in the study area.

The consensus of the Committee was to have a map prepared showing all of the properties south of the railroad tracks in the unincorporated area, Highpoint Meadow, and High Point View subdivisions as Mixed Use Business.

Mr. Asselmeier will prepare a draft letter asking impacted property owners if they are in favor of this proposal.

Discussion occurred whether or not County Board members favored this type of proposal. Board opinion should be sought before distributing the information to the residents.

At the September Committee meeting, the draft map and letter will be presented. The map of State owned property and soil map of the area will also be presented.

Discussion occurred about new businesses in Morris by the Morris Airport and land uses along Route 47 in Lisbon Township.

Discussion occurred regarding tax abatements for economic development.

Discussion occurred regarding shared road projects with Grundy County.

Scott Gengler left at this time (6:17 p.m.).

Discussion occurred regarding the Census results for Kendall County and having better welcome signs at the entrances to Kendall County.

Discussion occurred regarding Agricultural Experiences Act and the Garden Act.

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

The Committee reviewed the annexation notice and the aerial of the area.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be September 22, 2021. Mr. Gryder made a motion to adjourn the meeting, seconded by Mr. Wehri. With a voice vote of six (6) ayes, the motion carried.

The meeting adjourned at 6:38 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: 9/13/2021

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

At the October 2020 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 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.

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

A map showing the access points are attached.

At the August 2021 Kendall County Comprehensive Land Plan and Ordinance Committee meeting, the Committee requested a map showing the area to be reclassified, a draft letter to impacted property owners, and a soils map of the area. These items are attached.

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

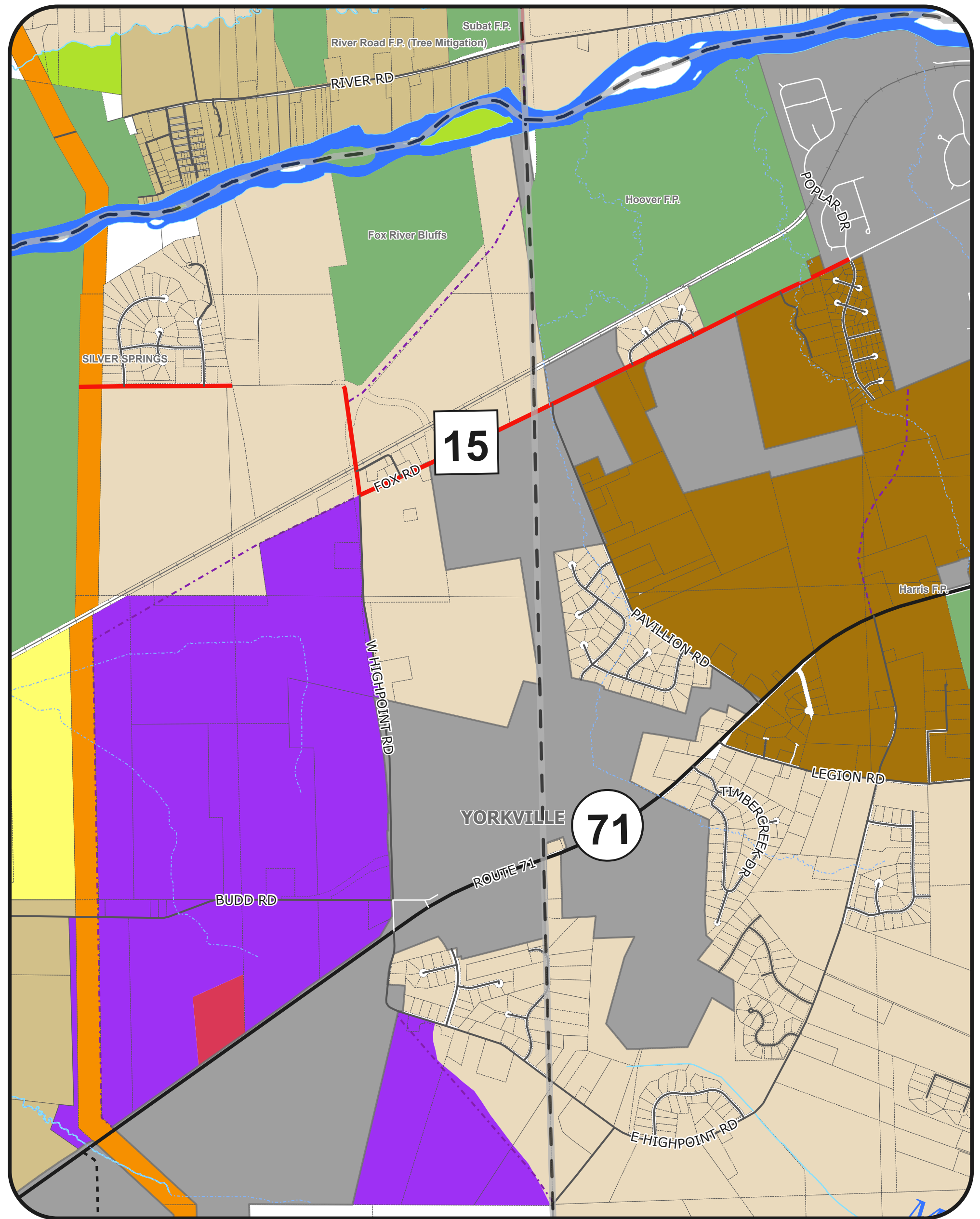
Thanks,

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
June 11, 2021 Yorkville Memo
Access Point Map

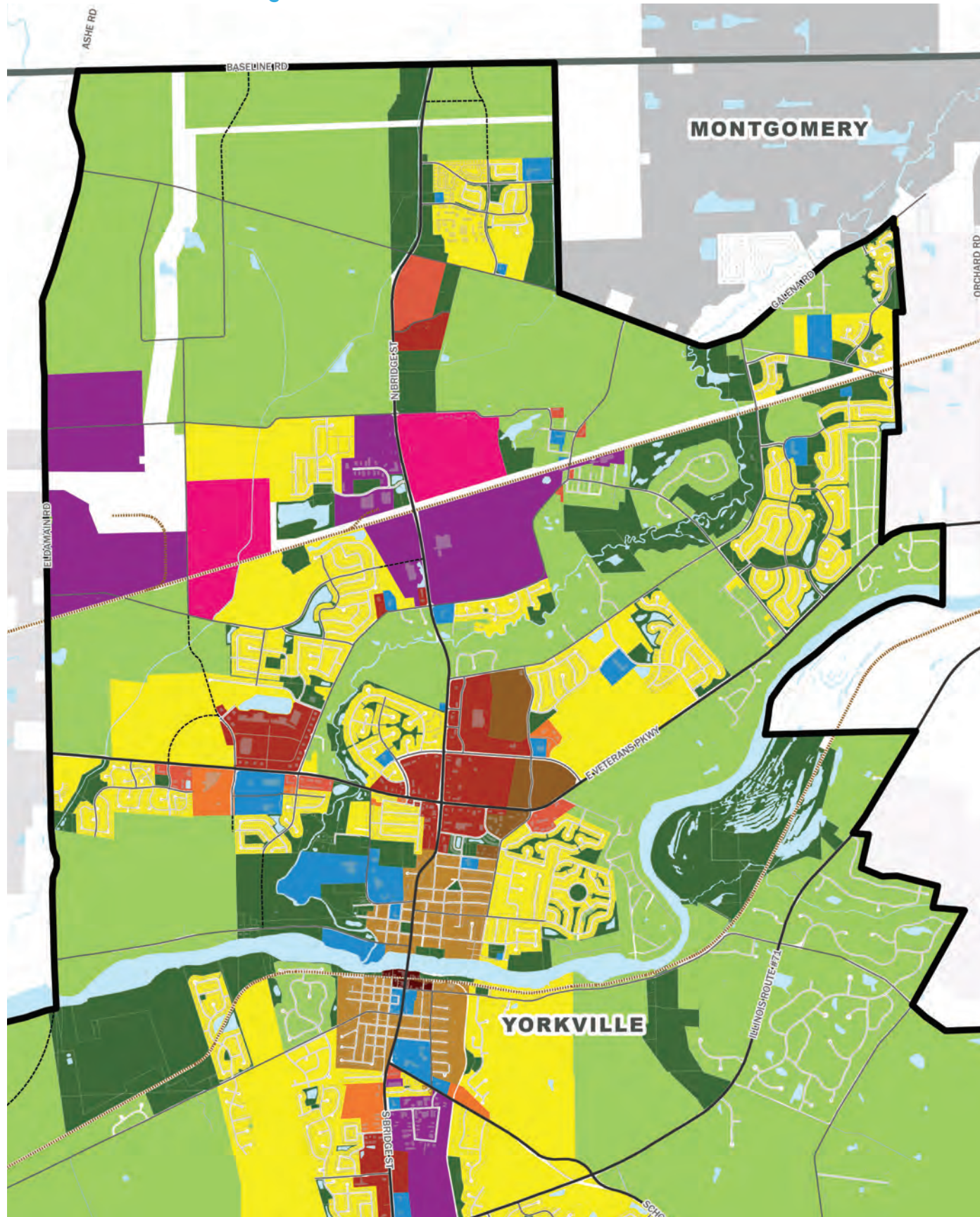
Draft Future Land Use Map
Draft Letter
Soils Map

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
SUBURBAN		MIXED USE BUSINESS	MINING	PRESERVE / STATE PARKS
RESIDENTIAL - MAX DENSITY 1.00 DU ACRES			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;

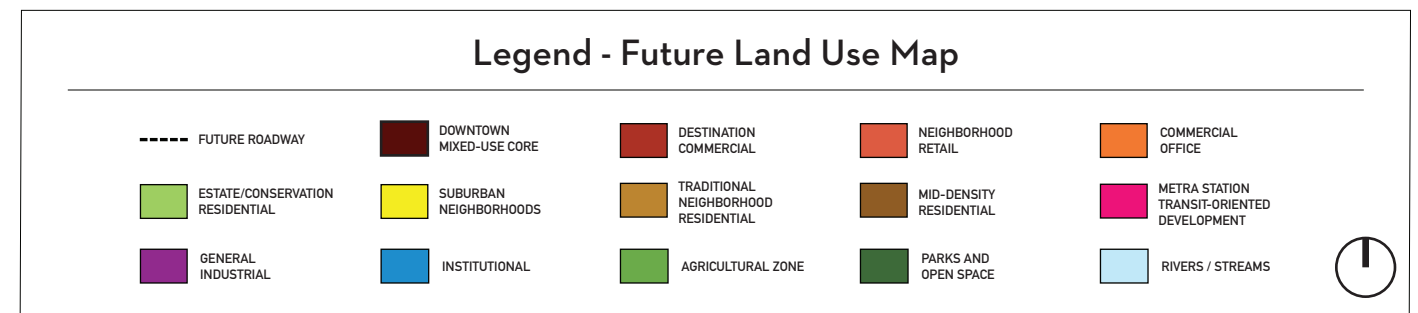


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River

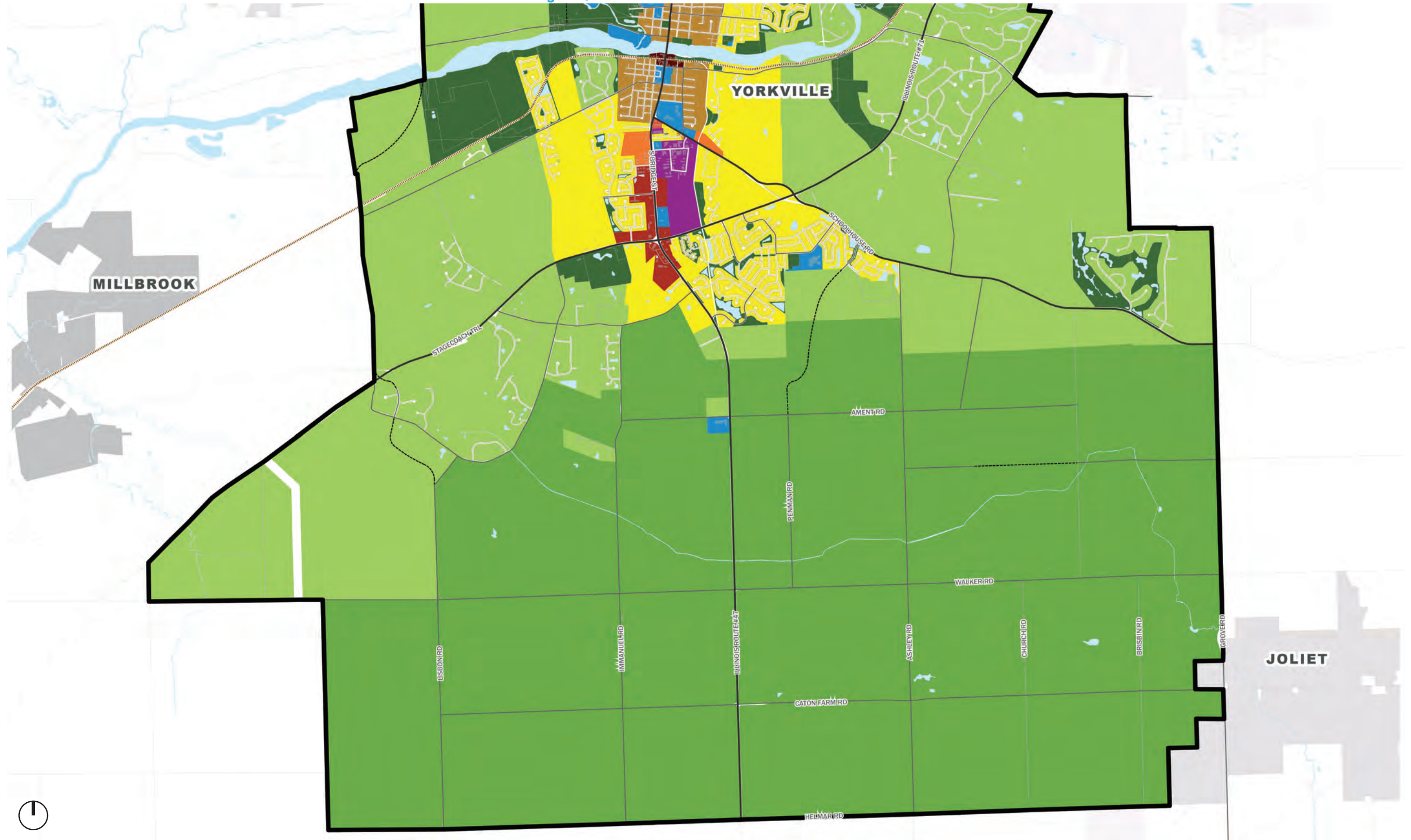
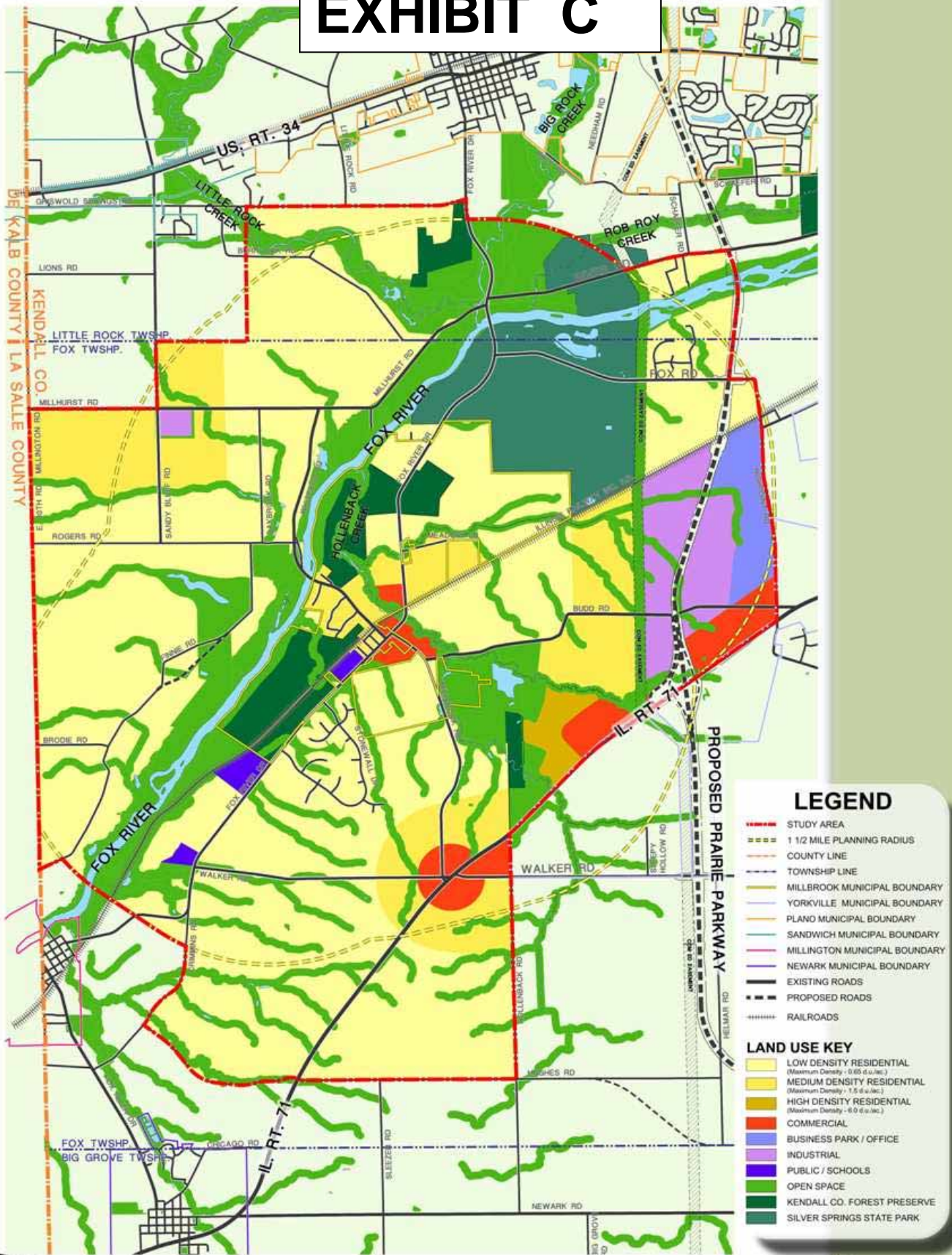


EXHIBIT C



FUTURE LAND USE PLAN - DRAFT

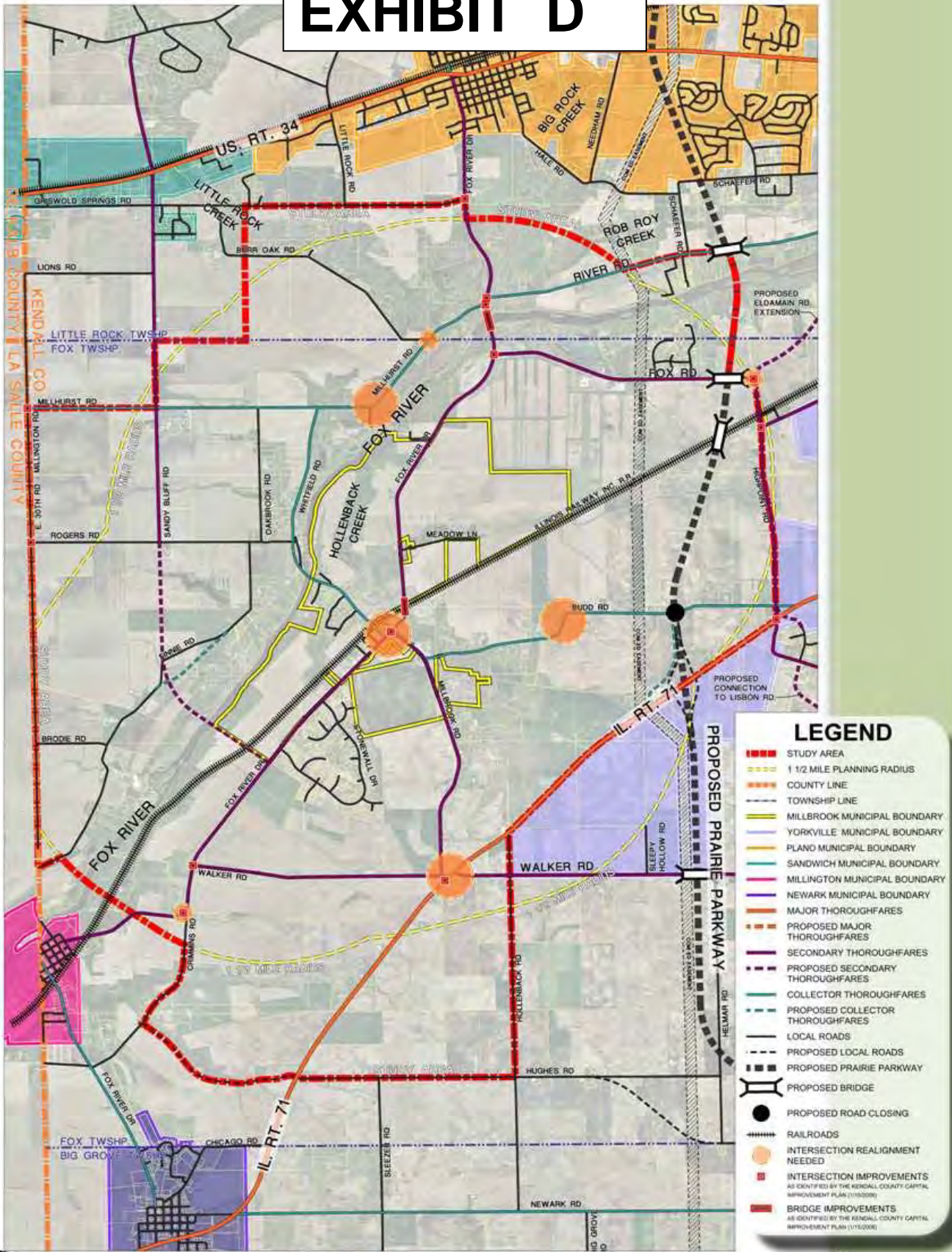
Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009



EXHIBIT D



TRANSPORTATION PLAN - DRAFT

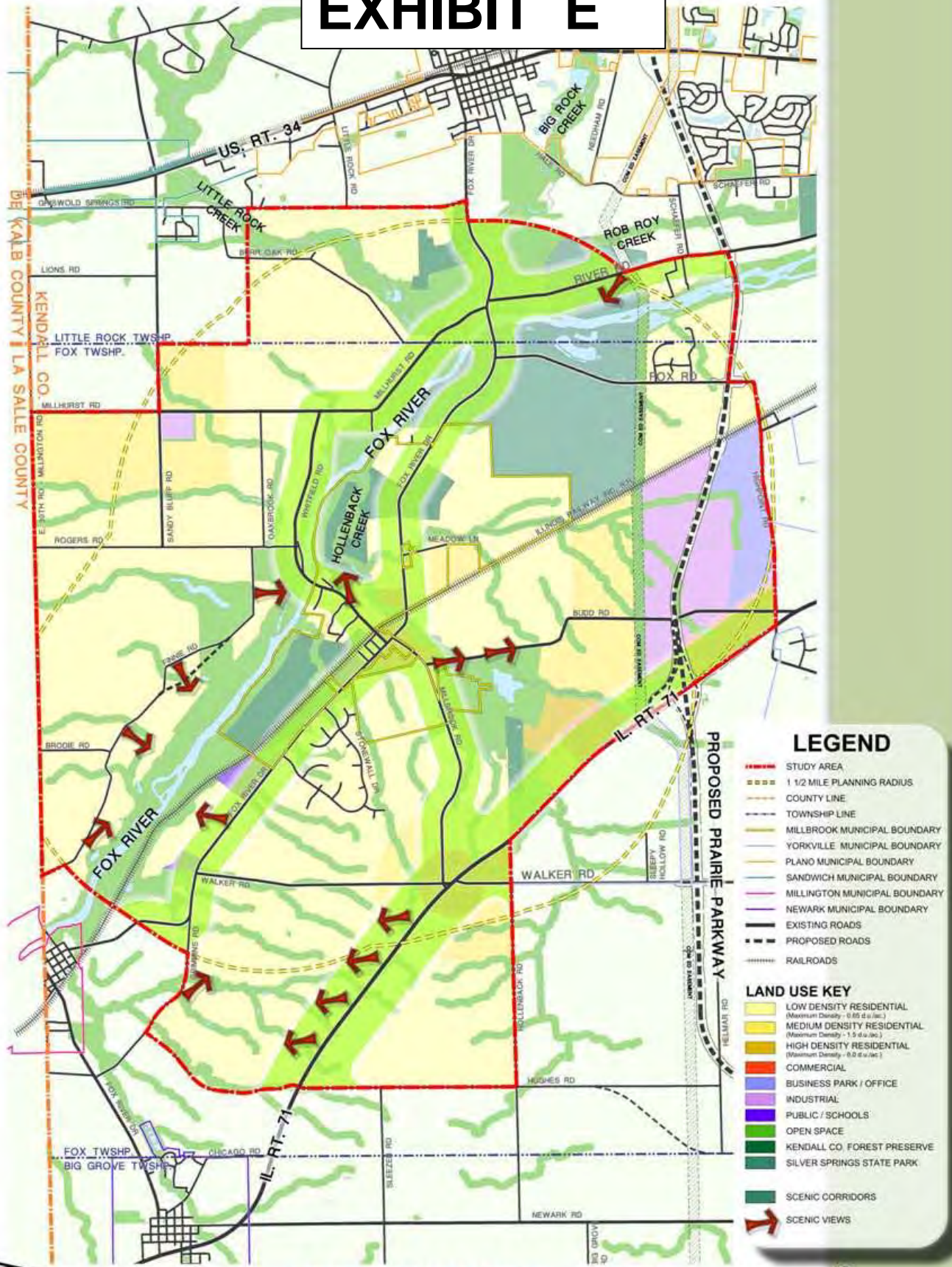
Millbrook Comprehensive Plan | Village of Millbrook

NORTH
Scale: 1" = 1,320'

Date: March 18, 2009



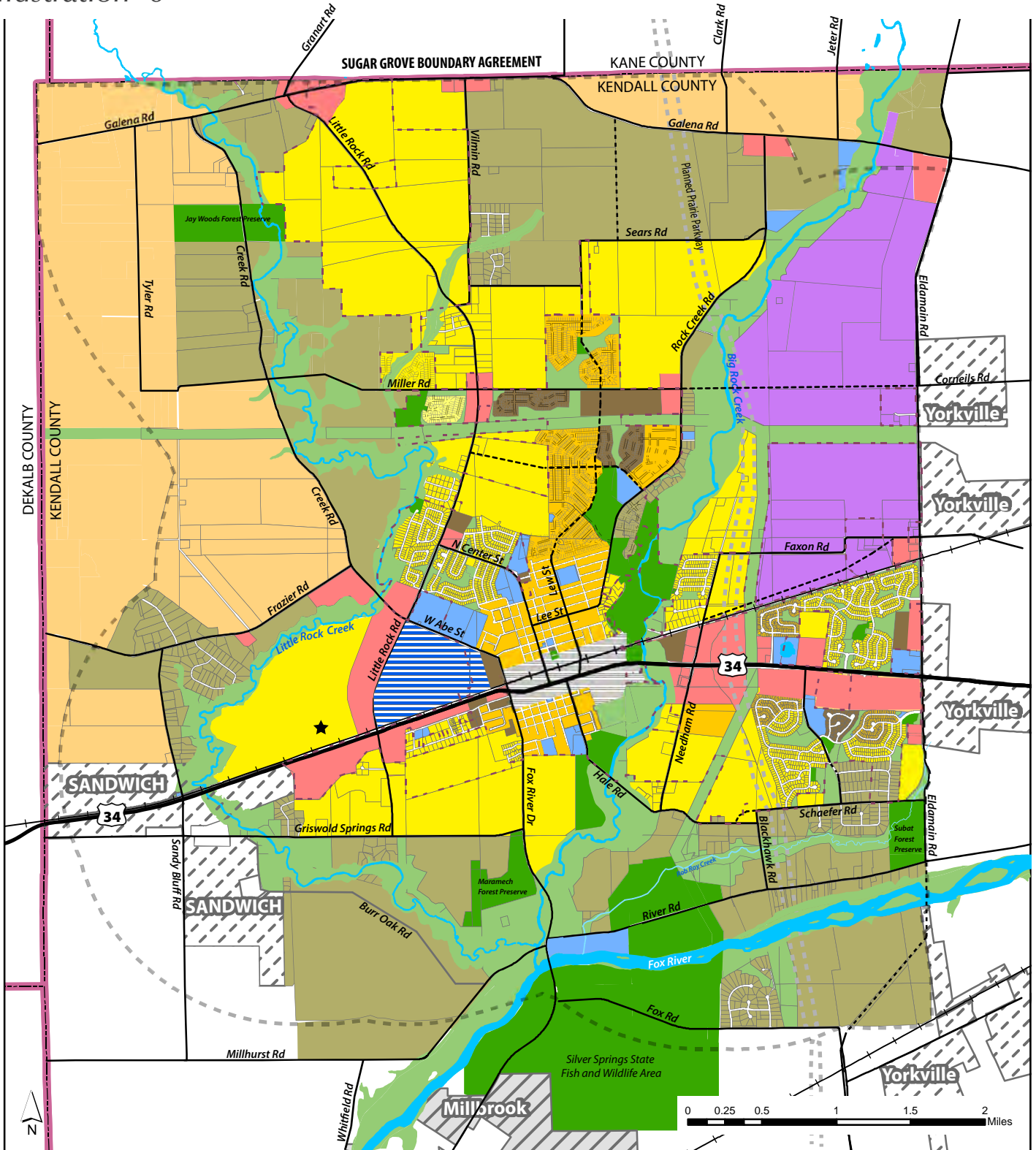
EXHIBIT E



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

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

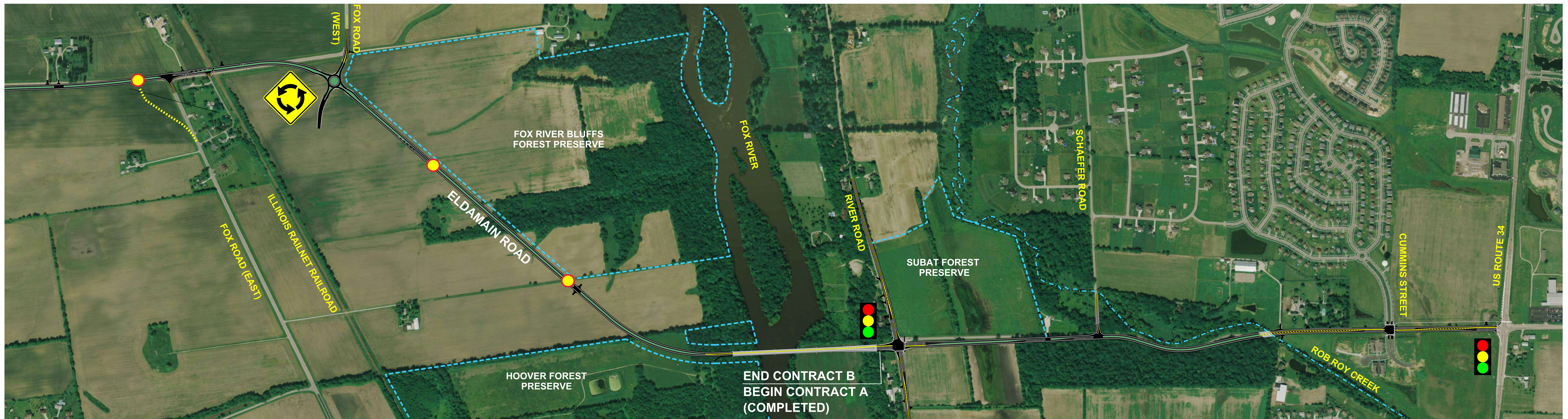
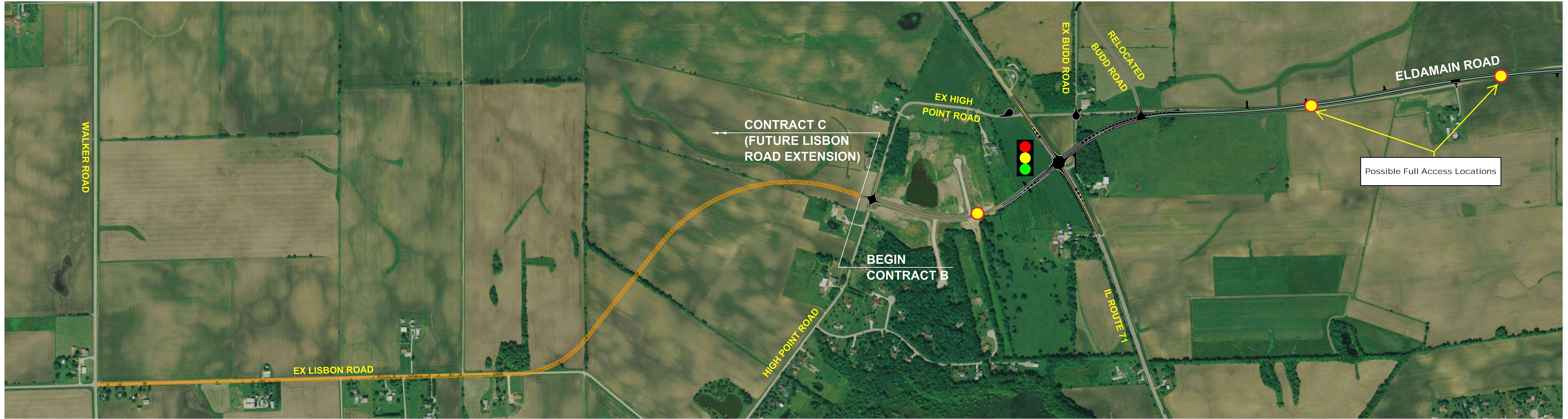
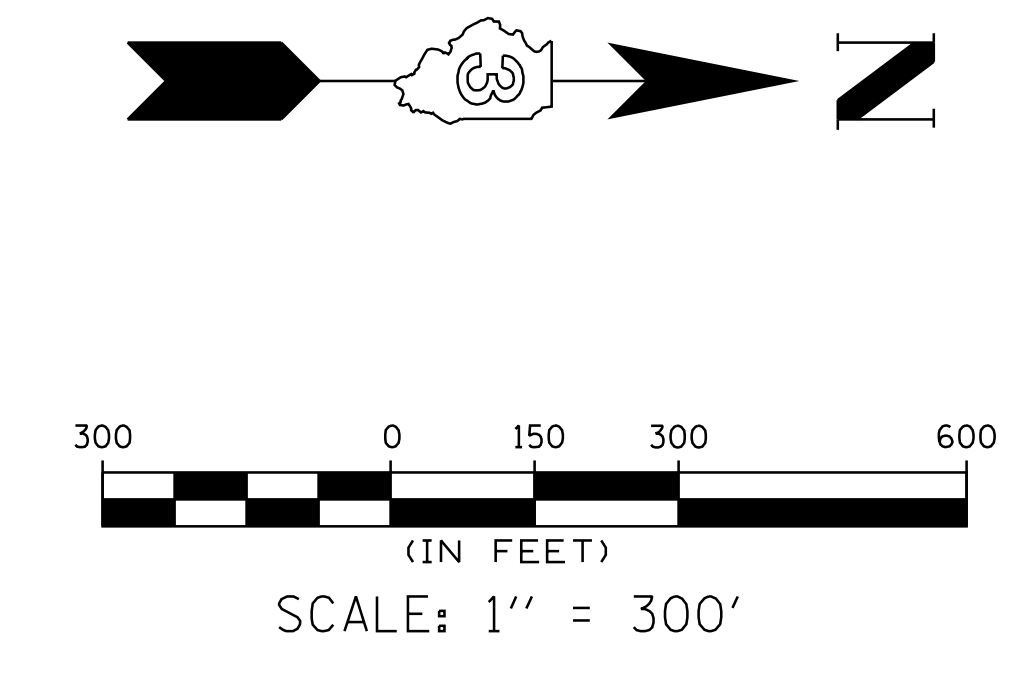
FUTURE LAND USE COMMENTS

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

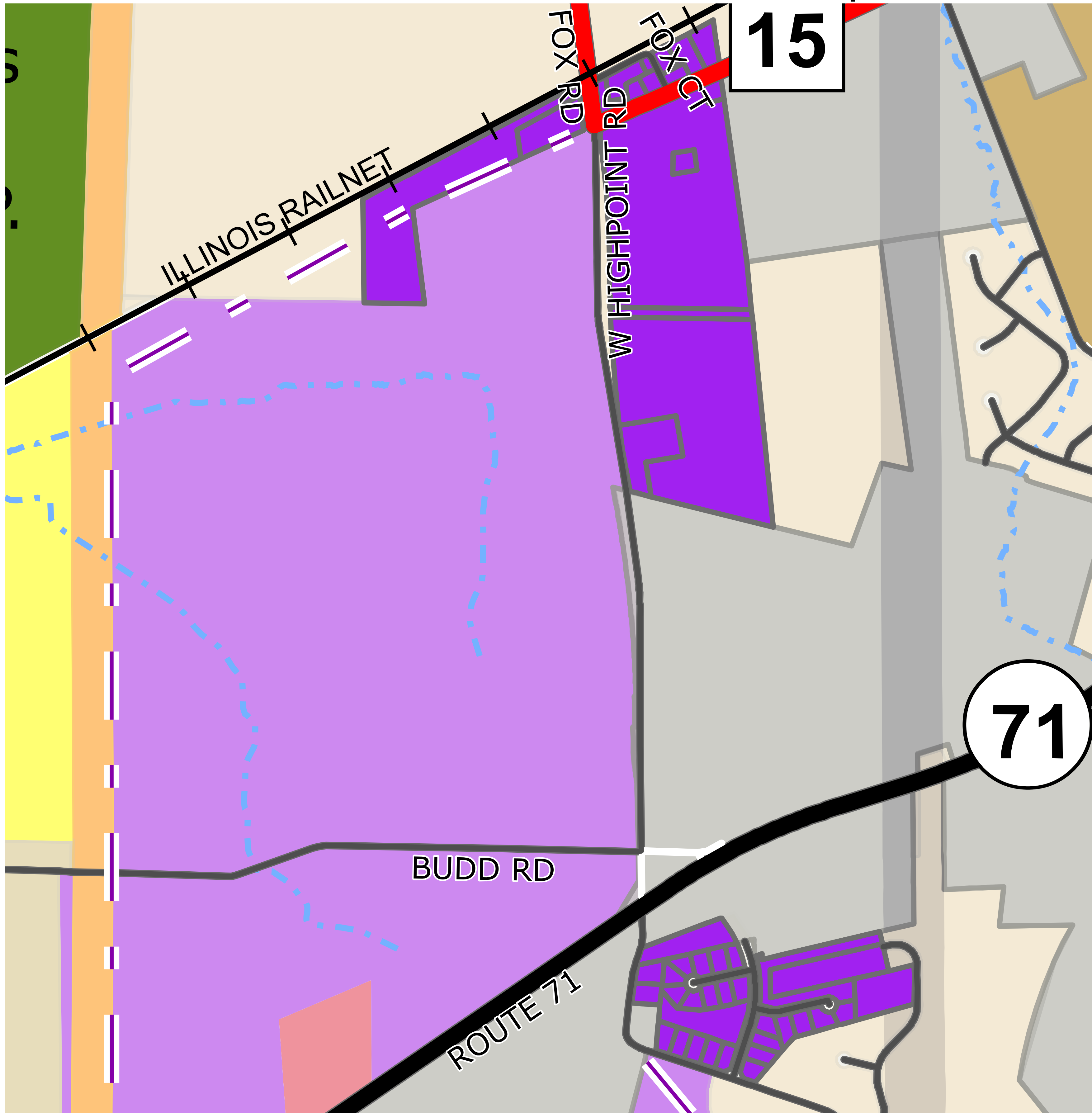


Draft Future Land Use Map

FUTURE LAND USE PLAN KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD



Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Rail Roads
- Intermittent Hydrology
- Parcels
- Hamlets
- Incorporated Areas
- Political Townships

Future Land Use

- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserves
- Open Space
- Proposed Roadway Improvements



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



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Month Day, 2021

RE: Draft Changes to the Kendall County Future Land Use Map for Properties Near Eldamain Road South of the Fox River Between the Railroad Tracks and Lisbon Road

Dear Property Owner:

Due to the imminent completion of the Eldamain Road Bridge and related road improvements, the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee are considering changing the Future Land Use Map for properties located near Eldamain Road south of the Fox River (Formerly Highpoint Road) from the railroad tracks to Lisbon Road in Fox Township. In general, the proposed changes are as follows:

1. Changing the Rural Residential Classification on lands in the Corridor not located inside the City Limits of Yorkville to the Mixed Use Business Classification. This reclassification includes all properties inside Fox Station, Highpoint Meadows, and High Point View. The areas in dark purple in the enclosed Draft Future Land Use Map are subject to the proposal.

The existing Future Land Use Map and the Draft Future Land Use Map are enclosed for your reference. The map key is:

Mixed Use Business=B-6, M-1, and M-2 Zoning Districts

Rural Residential=A-1, R-1, R-2, R-3, RPD-1, RPD-2, and RPD-3 Districts

A meeting to obtain input from property owners impacted by this proposal shall be held on **Day of the Week, Month Day** at **Time p.m.** at the **Location (Address)**. Both Committees may make changes to the Draft Future Land Use Map based on the comments received at this meeting. A public hearing and review by the County Board will be required prior to the adoption of a final proposal.

If the Draft Future Land Use Map is approved, the zoning of your property will **NOT** change unless the property owner requests a change. The current uses of your property will **NOT** change unless the property owner initiates the change.

If you have any questions regarding this letter or meeting, please contact Matt Asselmeier, Kendall County Senior Planner at 630-553-4139 or masselmeier@co.kendall.il.us.

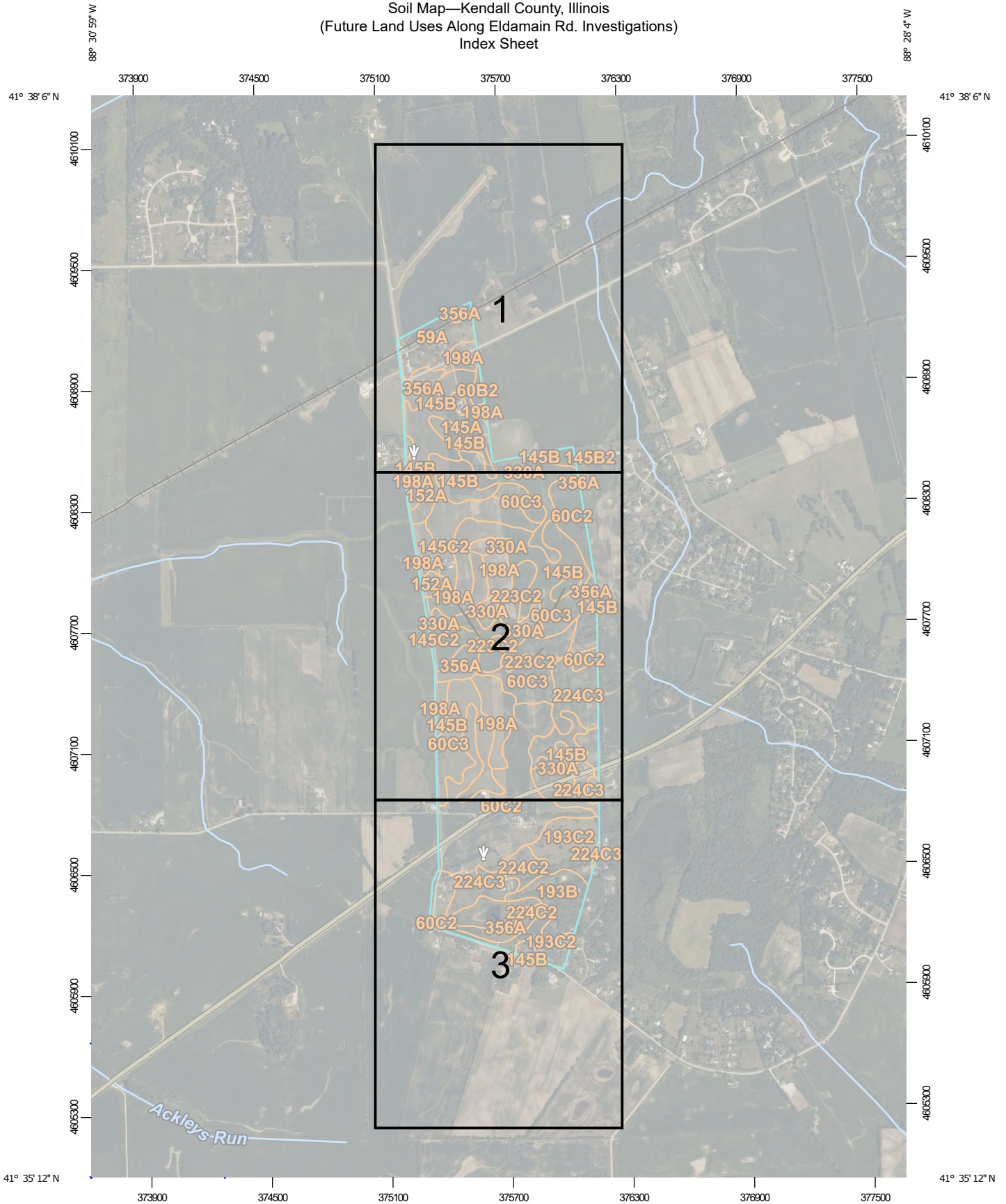
Sincerely,

THE COUNTY OF KENDALL

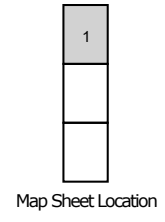
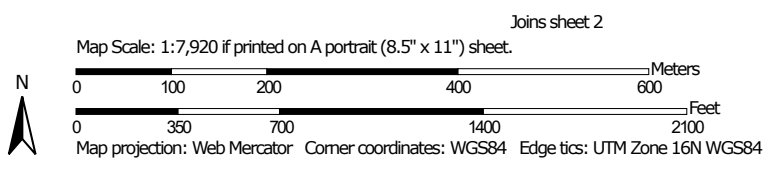
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Encs: Current Future Land Use Map
Draft Future Land Use Map

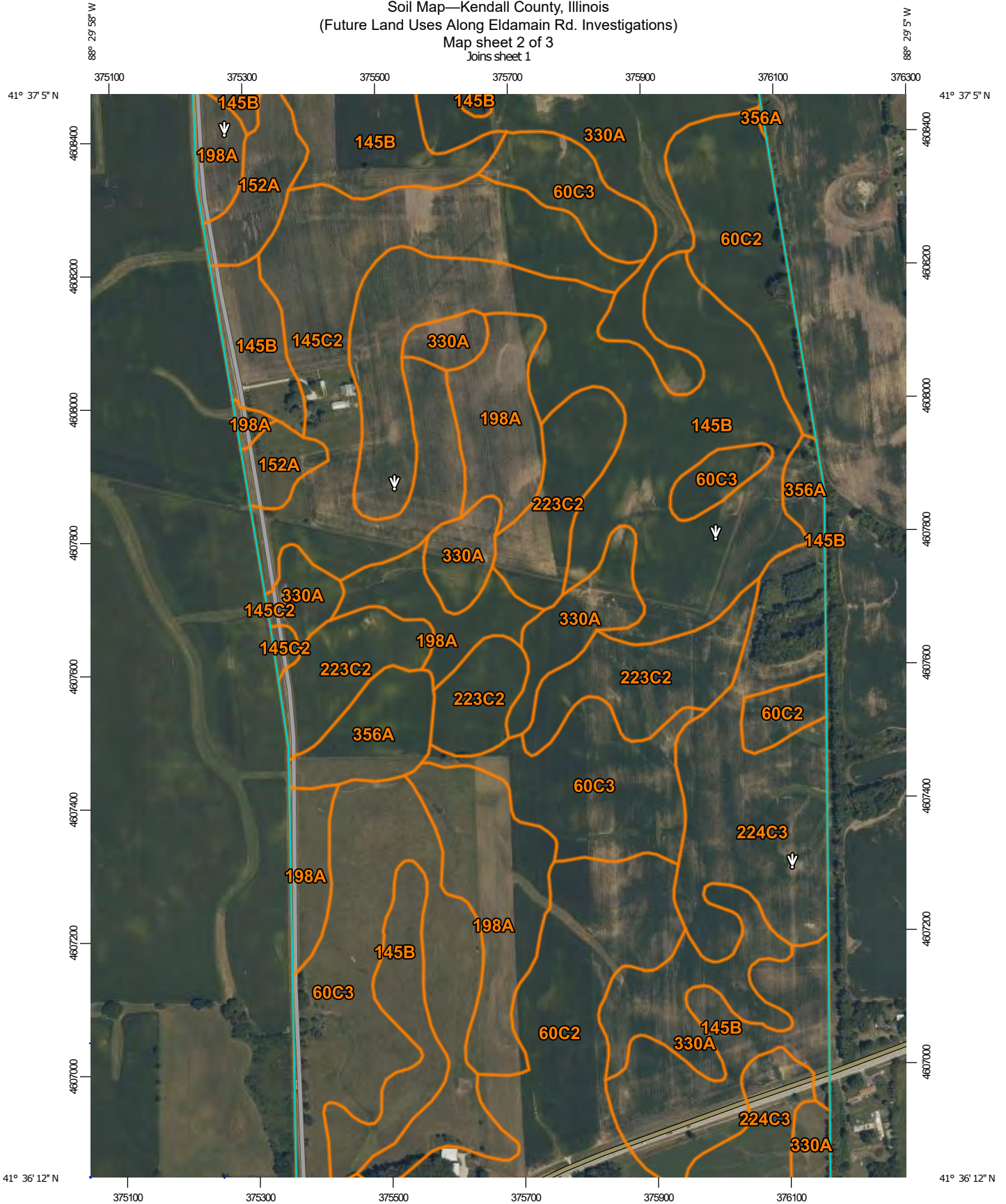
Soil Map—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Index Sheet



Soil Map—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 1 of 3



Soil Map—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 2 of 3
 Joins sheet 1

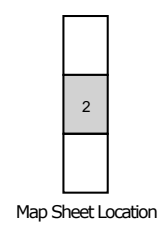


Map Scale: 1:7,920 if printed on A portrait (8.5" x 11") sheet.

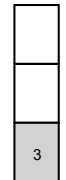
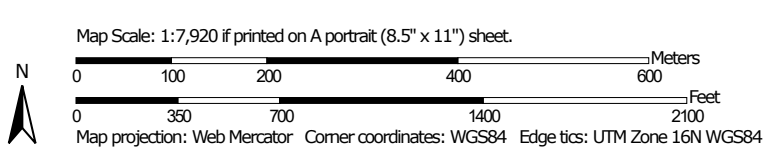
0 100 200 400 600 Meters

0 350 700 1400 2100 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Soil Map—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 3 of 3
 Joins sheet 2



Soil Map—Kendall County, Illinois
(Future Land Uses Along Eldamain Rd. Investigations)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 17, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

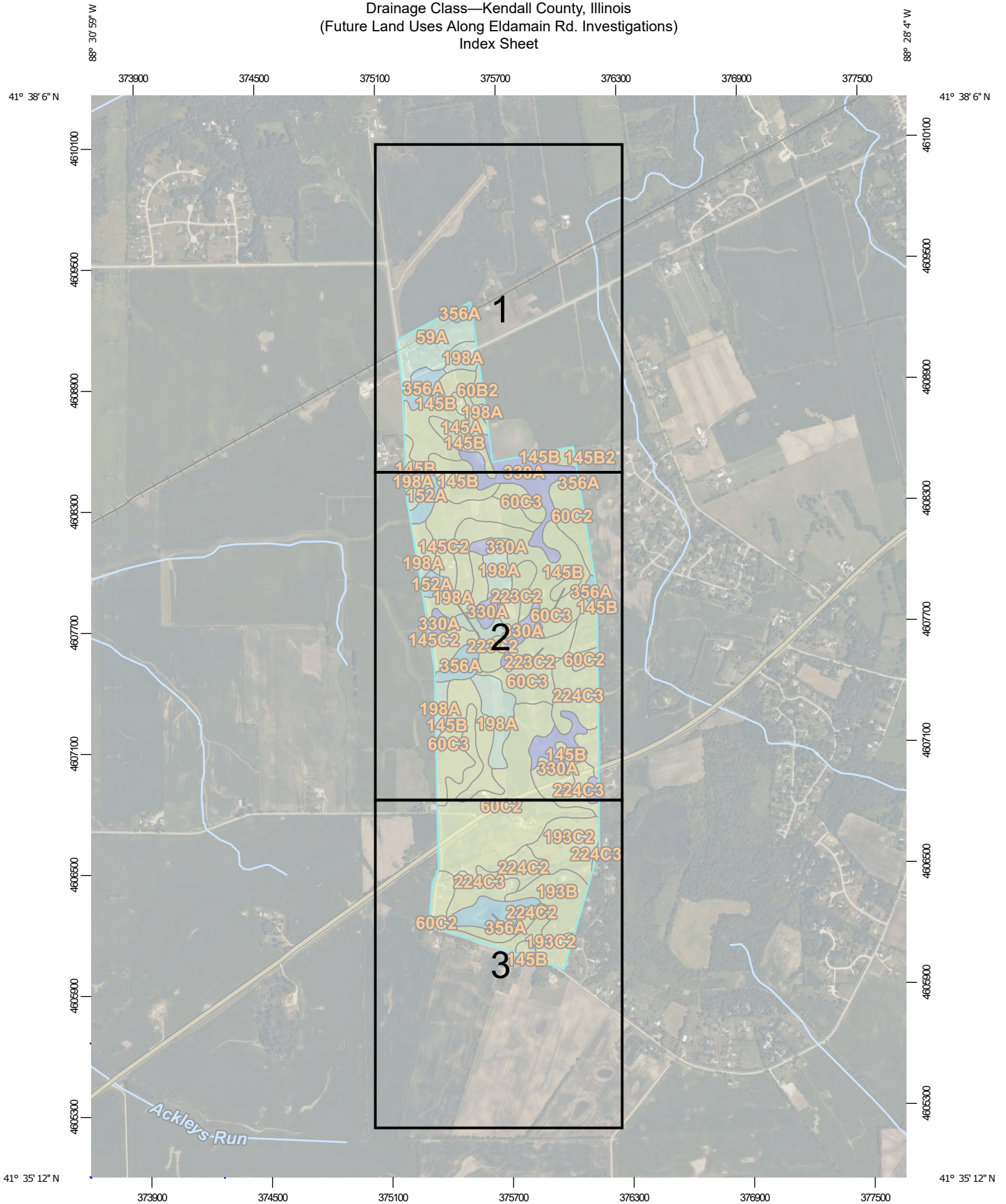
Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

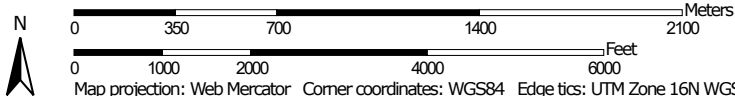
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	18.3	3.3%
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	2.1	0.4%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	81.8	14.5%
60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	48.1	8.5%
145A	Saybrook silt loam, 0 to 2 percent slopes	23.8	4.2%
145B	Saybrook silt loam, 2 to 5 percent slopes	95.7	17.0%
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2.9	0.5%
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	32.0	5.7%
152A (Hydric)	Drummer silty clay loam, 0 to 2 percent slopes	7.8	1.4%
193B	Mayville silt loam, 2 to 5 percent slopes	17.3	3.1%
193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	30.7	5.5%
198A	Elburn silt loam, 0 to 2 percent slopes	39.2	7.0%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	28.2	5.0%
224C2	Strawn silt loam, 5 to 10 percent slopes, eroded	19.8	3.5%
224C3	Strawn clay loam, 5 to 10 percent slopes, severely eroded	41.4	7.4%
330A (Hydric)	Peotone silty clay loam, 0 to 2 percent slopes	45.8	8.1%
356A (Hydric)	Elpaso silty clay loam, 0 to 2 percent slopes	28.0	5.0%
Totals for Area of Interest		562.9	100.0%

Drainage Class—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Index Sheet



Map Scale: 1:26,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

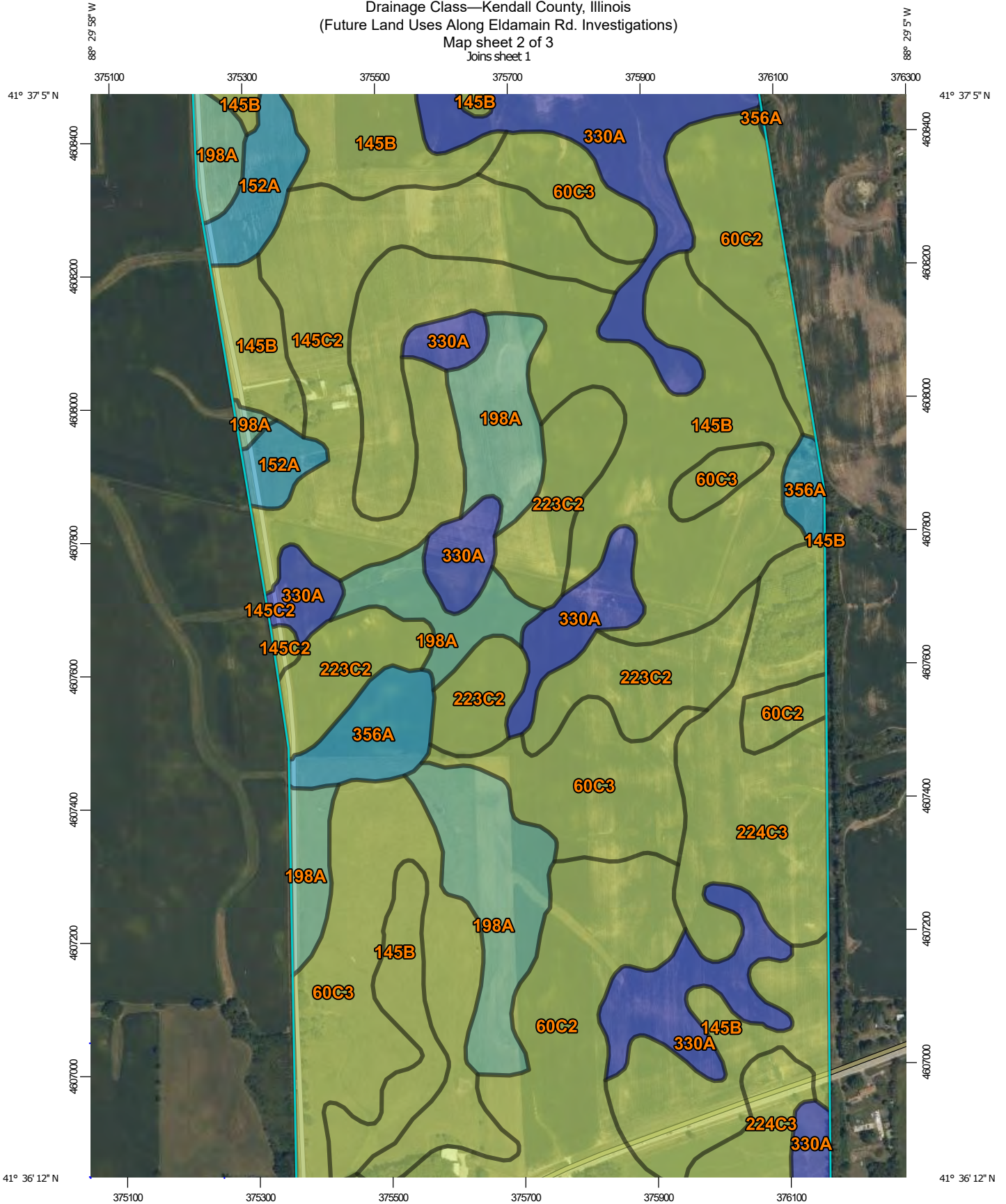


Drainage Class—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 1 of 3



Map Scale: 1:7,920 if printed on A portrait (8.5" x 11") sheet.
 0 100 200 400 600 Meters
 0 350 700 1400 2100 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

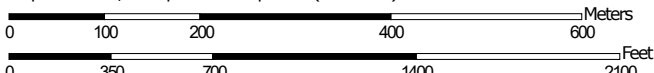
Drainage Class—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 2 of 3
 Joins sheet 1



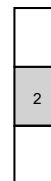
88° 29' 58\"/>



Map Scale: 1:7,920 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Map Sheet Location

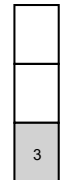
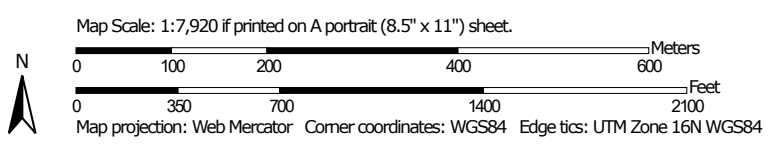


Natural Resources
 Conservation Service

Web Soil Survey
 National Cooperative Soil Survey


8/26/2021
 Page 3 of 7

Drainage Class—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 3 of 3
 Joins sheet 2



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available

Soil Rating Lines

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available



Soil Rating Points

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
 Survey Area Data: Version 17, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	Somewhat poorly drained	18.3	3.3%
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	Moderately well drained	2.1	0.4%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	Moderately well drained	81.8	14.5%
60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	Moderately well drained	48.1	8.5%
145A	Saybrook silt loam, 0 to 2 percent slopes	Moderately well drained	23.8	4.2%
145B	Saybrook silt loam, 2 to 5 percent slopes	Moderately well drained	95.7	17.0%
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	Moderately well drained	2.9	0.5%
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	Moderately well drained	32.0	5.7%
152A	Drummer silty clay loam, 0 to 2 percent slopes	Poorly drained	7.8	1.4%
193B	Mayville silt loam, 2 to 5 percent slopes	Moderately well drained	17.3	3.1%
193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	Moderately well drained	30.7	5.5%
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat poorly drained	39.2	7.0%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	Moderately well drained	28.2	5.0%
224C2	Strawn silt loam, 5 to 10 percent slopes, eroded	Moderately well drained	19.8	3.5%
224C3	Strawn clay loam, 5 to 10 percent slopes, severely eroded	Moderately well drained	41.4	7.4%
330A	Peotone silty clay loam, 0 to 2 percent slopes	Very poorly drained	45.8	8.1%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	Poorly drained	28.0	5.0%
Totals for Area of Interest			562.9	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Matt Asselmeier

From: Cameron Zable
Sent: Wednesday, September 1, 2021 10:18 AM
To: Matt Asselmeier; Meagan Briganti
Cc: Joshua Carlson
Subject: Re: Prairie Parkway Map
Attachments: StateOwned_Parkway_South.pdf; StateOwned_Parkway_North.pdf; Parkway_State Owned Property_TableToExcel.xlsx

Hey Matt,

Attached is the two maps of the areas the state owns along the prairie parkway. Just a couple of heads up about this

- This is only parcels we have that are the states name along the parkway, this does not include right of way and we don't really have to many right of ways in our maps at the moment.
- I ended up making you two maps because there where two parcels near Lisbon center that where tiny and could not even be seen at the county scale
- I have also attached an excel sheet with the parcels

Thanks

Cameron Zable

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Tuesday, August 31, 2021 2:03 PM
To: Meagan Briganti <MBriganti@co.kendall.il.us>
Cc: Cameron Zable <cZable@co.kendall.il.us>; Joshua Carlson <jcarlson@co.kendall.il.us>
Subject: Prairie Parkway Map

Meagan:

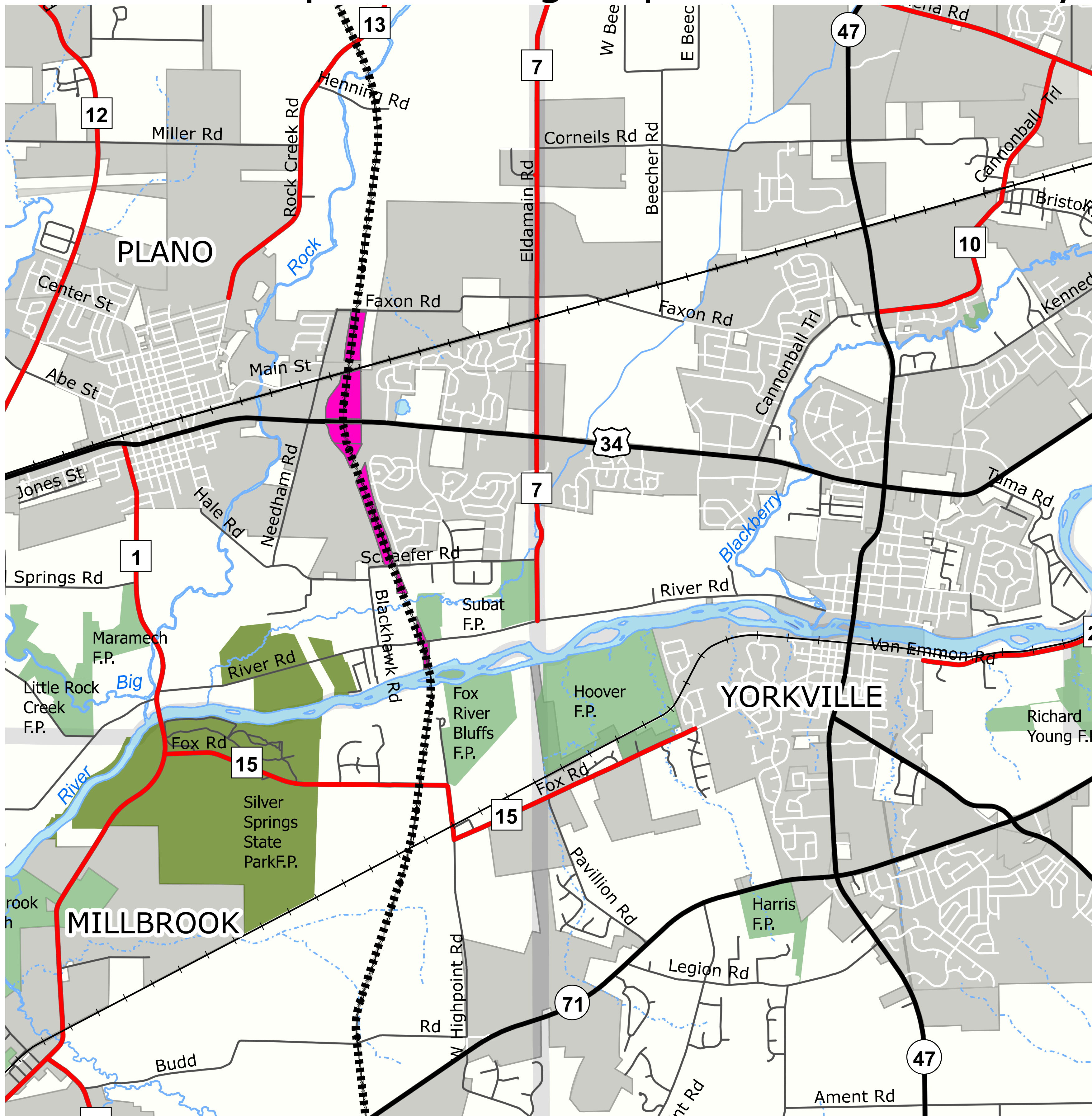
Could I get a map of properties that the State owns along the old Prairie Parkway?

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

OBJECTID	pin	legal	township	municipality	gis_acres	site_address	site_csx
1	01-36-100-014	LT 2 STONES SUB SEC. 36-37-6	Little Rock Township	UNINCORPORATED	1.85190191	12722 B RIVER RD	PLANO, IL 60545
2	01-23-200-024	SEC 23-37-6 20' STRIP LYG S FAXON RD & E NEEDHAM RD CITY OF PLANO	Little Rock Township	CITY OF PLANO	0.64402085		
3	01-36-100-005	SEC. 36-37-6, COM N LN NW 1/4 AT PT 1676.40' W NE COR, SW 331' SE 1431' TO CTR LN RIVER RD FOR POB, NE 150', NW 200', SE200' TO POB	Little Rock Township	UNINCORPORATED	0.67350923	12801 RIVER RD	PLANO, IL 60545
4	01-36-100-042	2.74 AC TR LYG NW ¼ SEC 36-37-6	Little Rock Township	UNINCORPORATED	2.66479011		
5	01-23-400-019	39.15 AC TR LYG SE ¼ SEC 23-37-6, CITY OF PLANO	Little Rock Township	CITY OF PLANO	39.15028582		
6	01-25-300-031	4.10 AC TR LYG SW ¼ SEC 25-37-6	Little Rock Township	UNINCORPORATED	4.10072371		
7	01-23-200-022	SEC 23-37-6 21.23 AC TR LYG E NEEDHAM RD & 20' S FAXON RD CITY OF PLANO	Little Rock Township	CITY OF PLANO	21.72454985		
8	08-09-177-006	LOTS 4 5 6 7 & PT VAC ALLEY BLK 1 VILLAGE OF LISBON	Lisbon Township	UNINCORPORATED	0.33709511	9567 LISBON CENTER RD	NEWARK, IL 60541
9	08-09-400-001	SEC 9-35-7 .53 ACS - N115' W262' SE (EX PT TAKEN FOR HWY IN 90-2096)	Lisbon Township	UNINCORPORATED	0.53287515	13510 ROUTE 47	NEWARK, IL 60541
10	01-23-400-020	18.27 AC TR LYG SE ¼ SEC 23-37-6, CITY OF PLANO	Little Rock Township	CITY OF PLANO	18.2665398		
11	01-25-300-030	1.61 AC TR LYG SW ¼ SEC 25-37-6, CITY OF PLANO	Little Rock Township	CITY OF PLANO	1.61276741		
12	01-26-400-017	15.46 AC TR LYG SE ¼ SEC 26-37-6, CITY OF PLANO	Little Rock Township	CITY OF PLANO	15.45704277		
13	01-26-200-009	23.50 AC TR LYG NE ¼ & SE ¼ SEC 26-37-6, CITY OF PLANO	Little Rock Township	CITY OF PLANO	23.50260516		
14	01-36-100-015	LT 3 STONES SUB SEC. 36-37-6 (ROW TAKEN/PT FOX RIVER 09-12784)	Little Rock Township	UNINCORPORATED	2.15872141	12722 A RIVER RD	PLANO, IL 60545
15	01-36-100-013	LT 1 STONES SUB SEC. 36-37-6	Little Rock Township	UNINCORPORATED	0.75000894	12730 RIVER RD	PLANO, IL 60545

State Owned Properties Along Proposed Prairie Parkway



KENDALL COUNTY

Townships

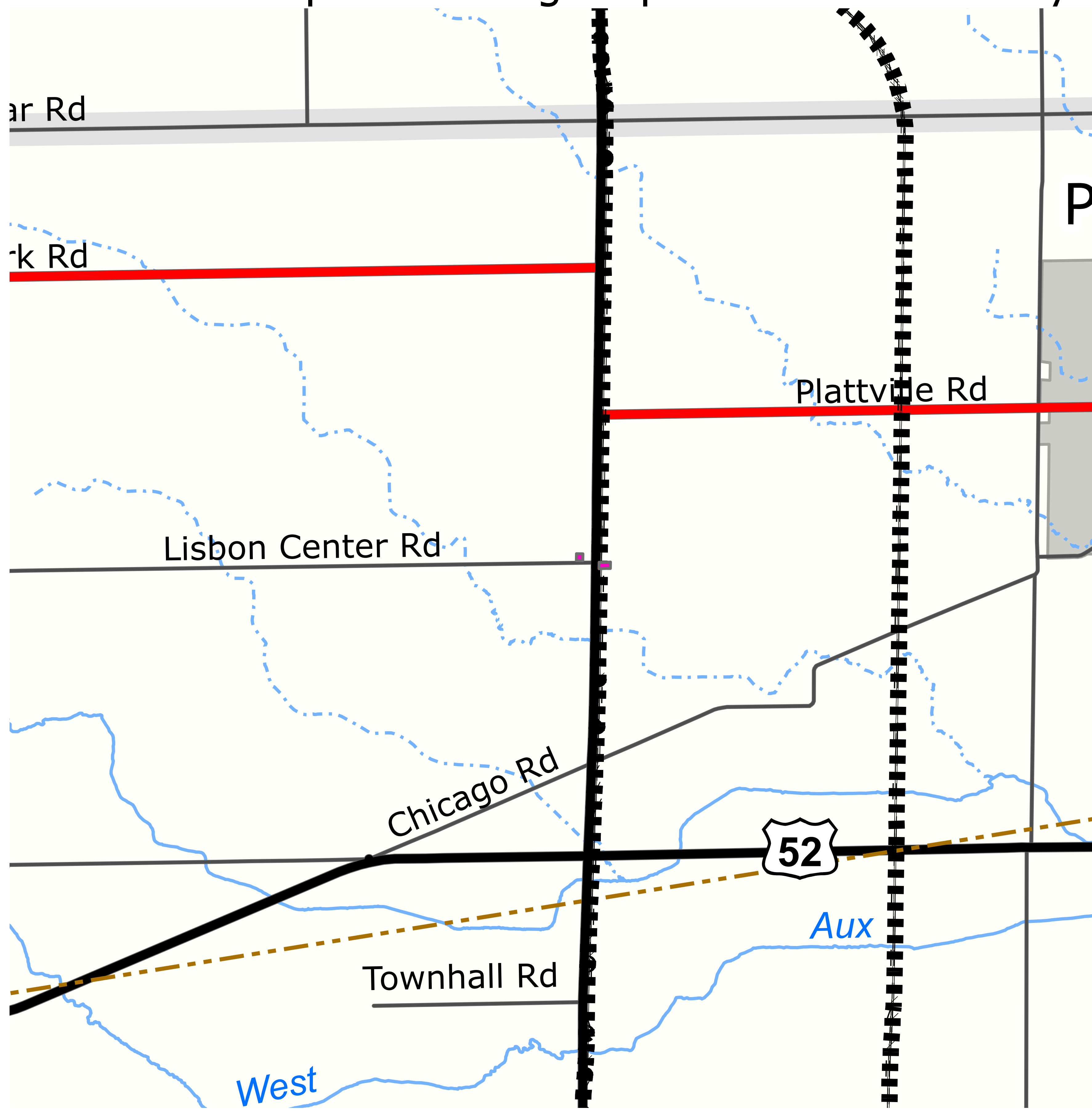
LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

- Prairie Parkway Proposed Centerline
- ▭ Parcels
- ▭ State Owned Property
- Forest Preserves**
- display, FP_NAME
- ▭ State Park
- ▭ County Forest Preserve
- Incorporated Areas**
- ▭ Incorporated Areas
- Rail Roads
- ▭ Incorporated Areas
- Road Type**
- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local



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

State Owned Properties Along Proposed Prairie Parkway



KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

- Prairie Parkway Proposed Centerline
- ▭ Parcels
- ▭ State Owned Property
- Forest Preserves**
- display, FP_NAME
- ▭ State Park
- ▭ County Forest Preserve
- Incorporated Areas**
- ▭ Incorporated Areas
- Rail Roads
- ▭ Incorporated Areas
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- Interstate
- State & Federal
- Bituminous
- - - Gravel
- - - Dirt
- Local



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

**Listing of Comprehensive Land Plan and
Ordinance Committee Dates for 2022**

**5:00PM (4th Wednesday of the
Month Unless Otherwise Noted)**

December 8, 2021 (Second Wednesday 5:00 pm)

January 26, 2022

February 23, 2022

March 23, 2022

April 27, 2022

May 25, 2022

June 22, 2022

July 27, 2022

August 24, 2022

September 28, 2022

October 26, 2022

November 2022-No Meeting

December 7, 2022 (Second Wednesday 5:00 pm)