

**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. Wehrl. 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