



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

Wednesday, October 27, 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 September 22, 2021 Meeting (Pages 2-4)

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 5-30)
2. Discussion of Sign Regulations (Page 31)
3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships (Pages 32-33)
4. Discussion of Illinois Department of Transportation Owned Land Near the Former Prairie Parkway Right-of-Way (Pages 34-39)
5. Discussion of Similar and Compatible Uses to Those Allowed As Permitted and Conditional Uses in the A-1 Zoning District as Special Uses in the A-1 Zoning District (Page 40)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, December 8, 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 September 22, 2021*

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

Members Present: Bill Ashton, Scott Gengler, Larry Nelson, Alyse Olson, Matthew Prochaska, and Jeff Wehrli

Member Absent: Scott Gryder and Randy Mohr

Others Present: Matt Asselmeier

APPROVAL OF AGENDA

The agenda was approved without dissent.

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Gengler to approve the minutes of the August 25, 2021, meeting. 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. Nelson noted that it was cool to see the work occurring on Eldamain, Highpoint, and Galena Roads.

Mr. Gengler noted the funds that the County received for the Eldamain Road project.

Mr. Asselmeier noted that Scott Koeppel had not sent letters to the owners of the Highpoint Meadows subdivision or PIN 04-13-100-002 regarding converting their properties to business parks.

Mr. Asselmeier stated Millbrook, Plano, Sandwich, and Yorkville were discussing their boundary agreements.

Mr. Asselmeier provided the proposed Future Land Use Map reclassifying certain properties from Residential to Agricultural.

The Eldamain Road improvements would be complete by the beginning of 2023.

Discussion occurred regarding the letter to impacted property owners. The consensus of the Committee was to discuss the proposal at the October Planning, Building and Zoning Committee meeting. If the Committee had no objections to advancing the proposal, letters could be sent to impacting property owners in the middle of October inviting them to the October 27th Comprehensive Land Plan and Ordinance Committee meeting to get feedback from the public. The letters would be mailed around October 14th. The letters would be sent to property owners, local townships, Plano, Millbrook, Yorkville, Bristol-Kendall Fire Protection District (Fire Chief and Trustees), Yorkville School District Superintendent, and the railroad.

The meeting will involve Mr. Asselmeier providing background information, including information on entities that the Committee has contacted regarding development in the area. There should be a map showing where the road will go. The objective will be to get input from the public. The Committee favors an orderly pre-plan instead of doing development piecemeal. The process going forward will also be discussed. The Committee also suggested asking attendees to identify other entities that should be brought into the conversation.

There have been no comments received from the railroad.

The Committee reviewed the soil information. There were not many hydric soils in the area.

There were natural gas lines near the area.

Discussion occurred regarding the supplying the area with Fox River water.

Discussion occurred regarding internet access in the area.

Discussion occurred regarding sprinkling requirements.

Discussion occurred regarding a funding mechanism for a water tank and developing a water system in the area. Ms. Olson will check to see if they have the ISWS report for the area.

Discussion occurred regarding the County having an economic development director and/or grant writer.

Discussion occurred regarding airport improvements at Morris.

Discussion occurred regarding the Ridge Road corridor. The consensus of the Committee was that most of the land along Ridge Road would be annexed into a municipality.

Discussion occurred regarding looking into land uses along Collins Road.

Discussion occurred about Plattville establishing boundary agreements with nearby municipalities. Discussion also occurred about comprehensive zoning of Plattville and Millbrook.

2. Discussion of Illinois Department of Transportation Owned Land Near the Former Prairie Parkway Right-of-Way

The Committee reviewed the information.

Discussion occurred regarding having the State transfer some of the land for a biking/hiking trail.

The Committee requested a map showing the parcels and aerial of what the State owns.

3. Approval of Fiscal Year 2021-2022 Meeting Calendar

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

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be October 27, 2021. Mr. Gengler made a motion to adjourn the meeting, seconded by Mr. Wehrli. With a voice vote of six (6) ayes, the motion carried.

The meeting adjourned at 6:17 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:** 10/18/2021**Subject:** Potential Changes to the Future Land Use Map Along the Eldamain Road Corridor

Starting in October 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee initiated discussions 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. A map showing the access points along the corridor is attached.

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 Comprehensive Land Plan and Ordinance Committee requested maps be prepared reclassifying most of the Rural Residential lands to Mixed Use Business. Copies of the existing Future Land Use Map and draft Future Land Use Map are attached.

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.

The Comprehensive Land Plan and Ordinance Committee contacted the municipalities and Fox Township. The Village President of Millbrook has attended meetings of the Comprehensive Land Plan and Ordinance Committee and is working with the other impacted municipalities in the initial discussion of establishing boundary agreements with Millbrook. Staff from Yorkville prepared the attached memo on the subject.

At their meeting on October 1, 2021, the Kendall County Economic Development Committee recommended approval of moving forward with the project. At their meeting on October 11, 2021, the Kendall County Planning, Building and Zoning Committee recommended approval of moving forward with the project.

Letters to impacted property owners and stakeholders were mailed on October 13, 2021.

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

Thanks,

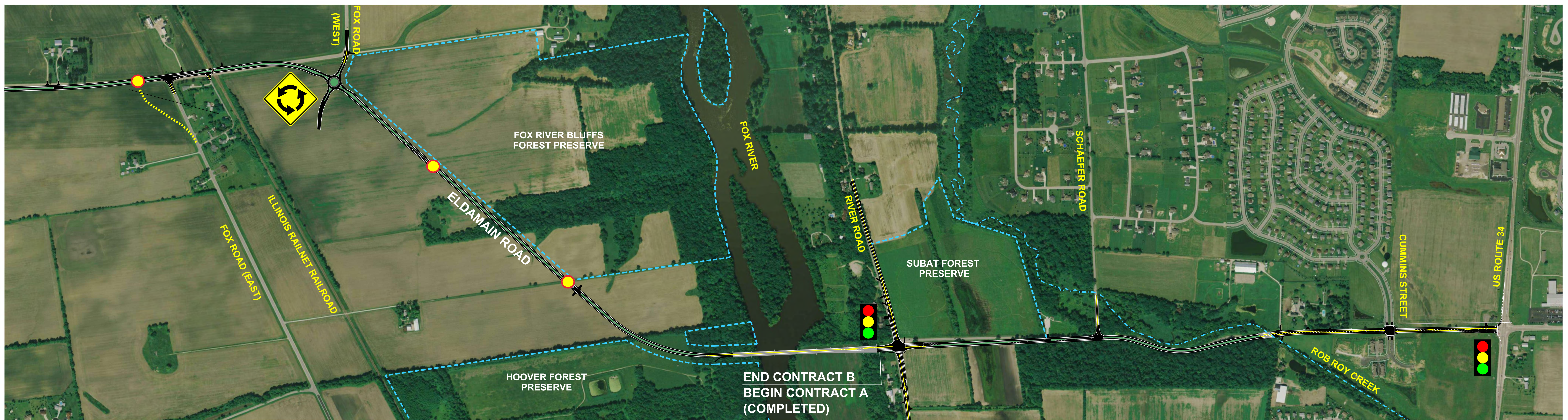
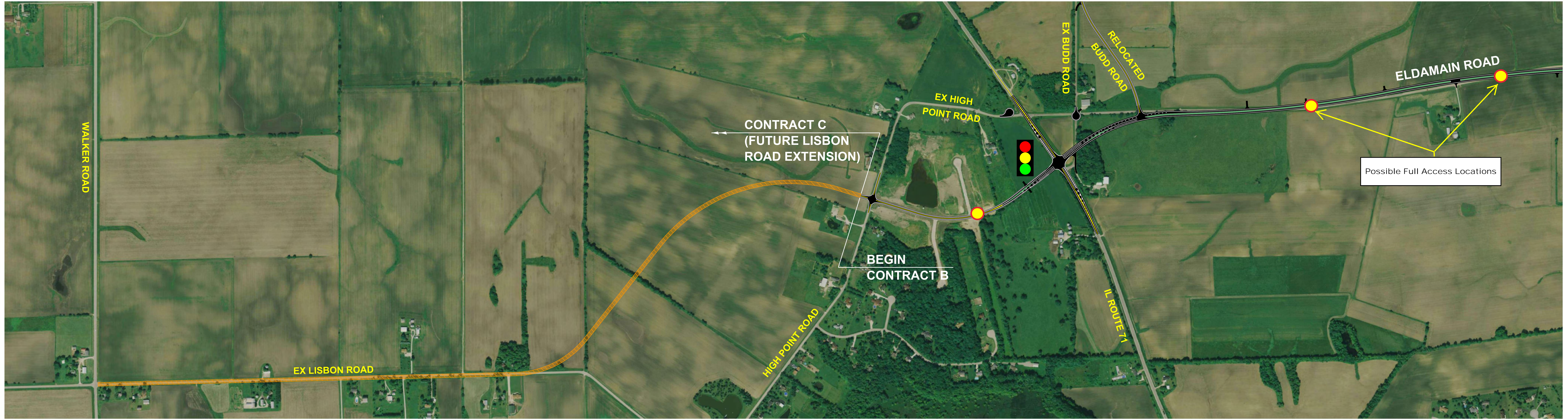
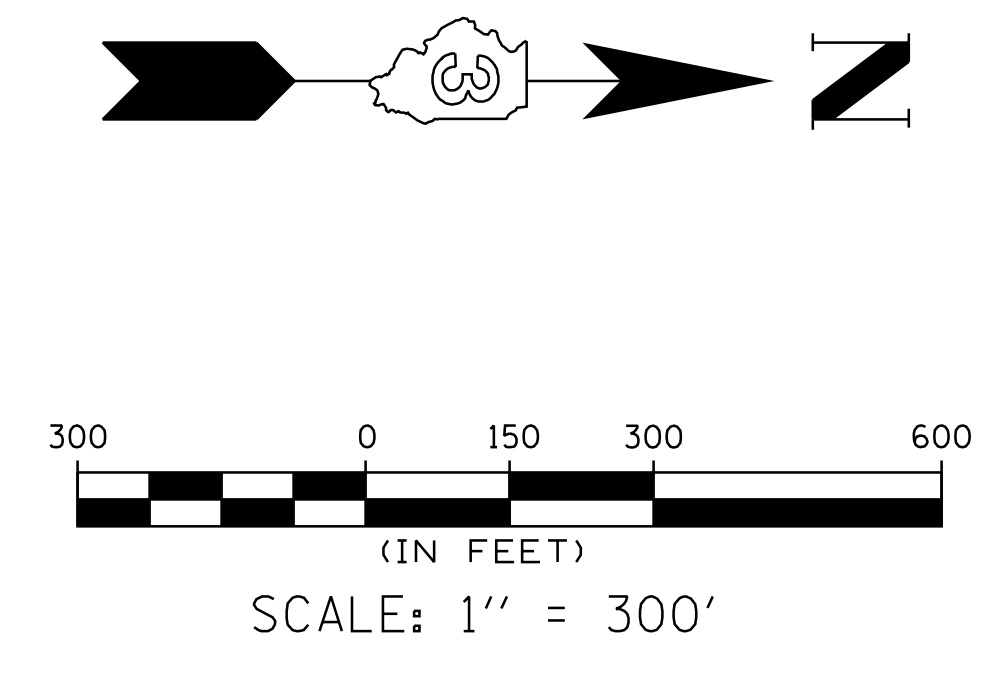
MHA

Encs.: Access Point Map
Kendall County Future Land Use Map
Draft 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

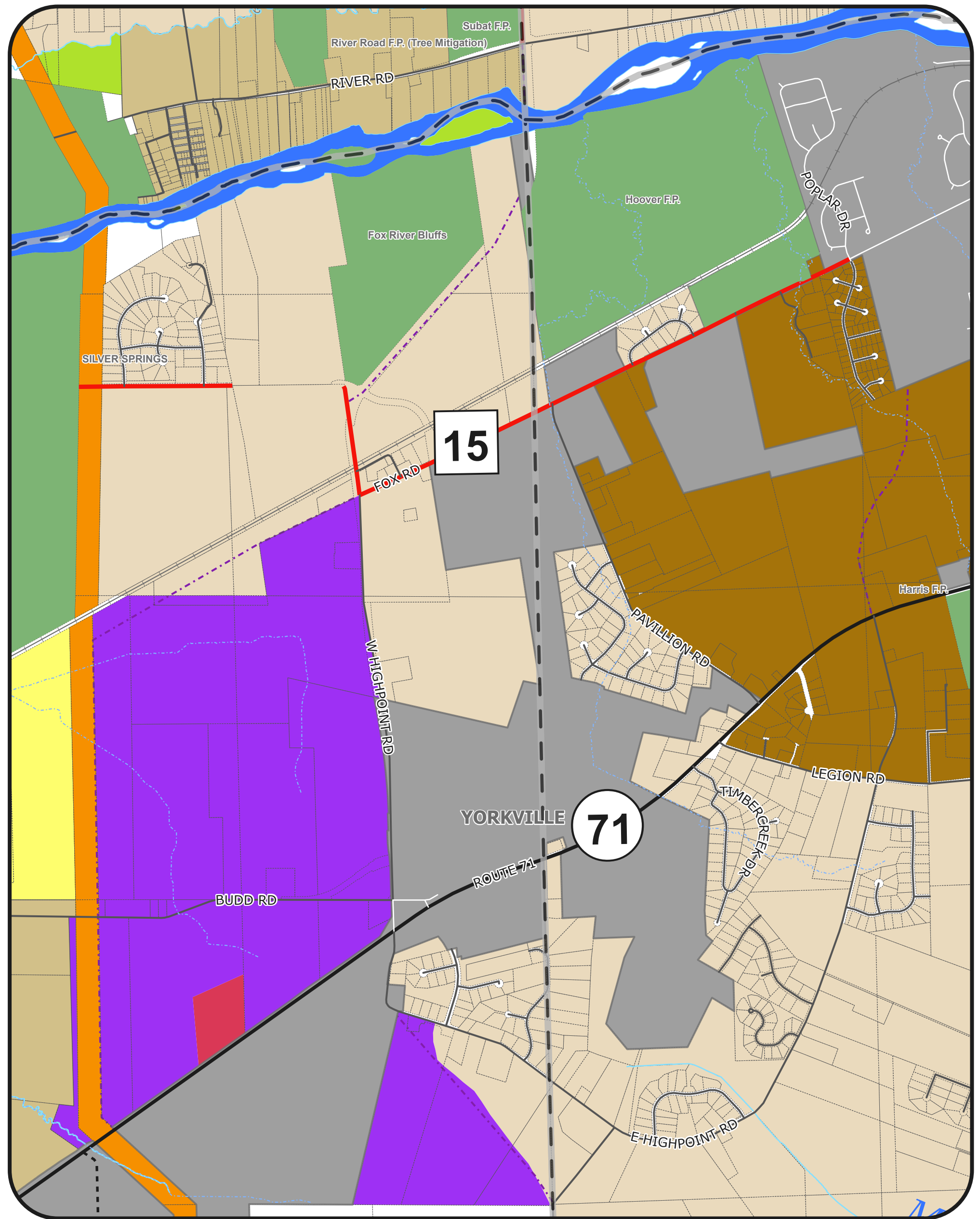
Soils Information
Pipeline Information



Project Overview Map Eldamain Road



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 RESIDENTIAL - MAX DENSITY
1.00 DU ACRES | | MIXED USE BUSINESS | MINING | PRESERVE / STATE PARKS |
| | | | POTENTIAL MINING DISTRICT | OPEN SPACE |
| | | | PUBLIC / INSTITUTIONAL | PROPOSED ROADWAY IMPROVEMENTS |



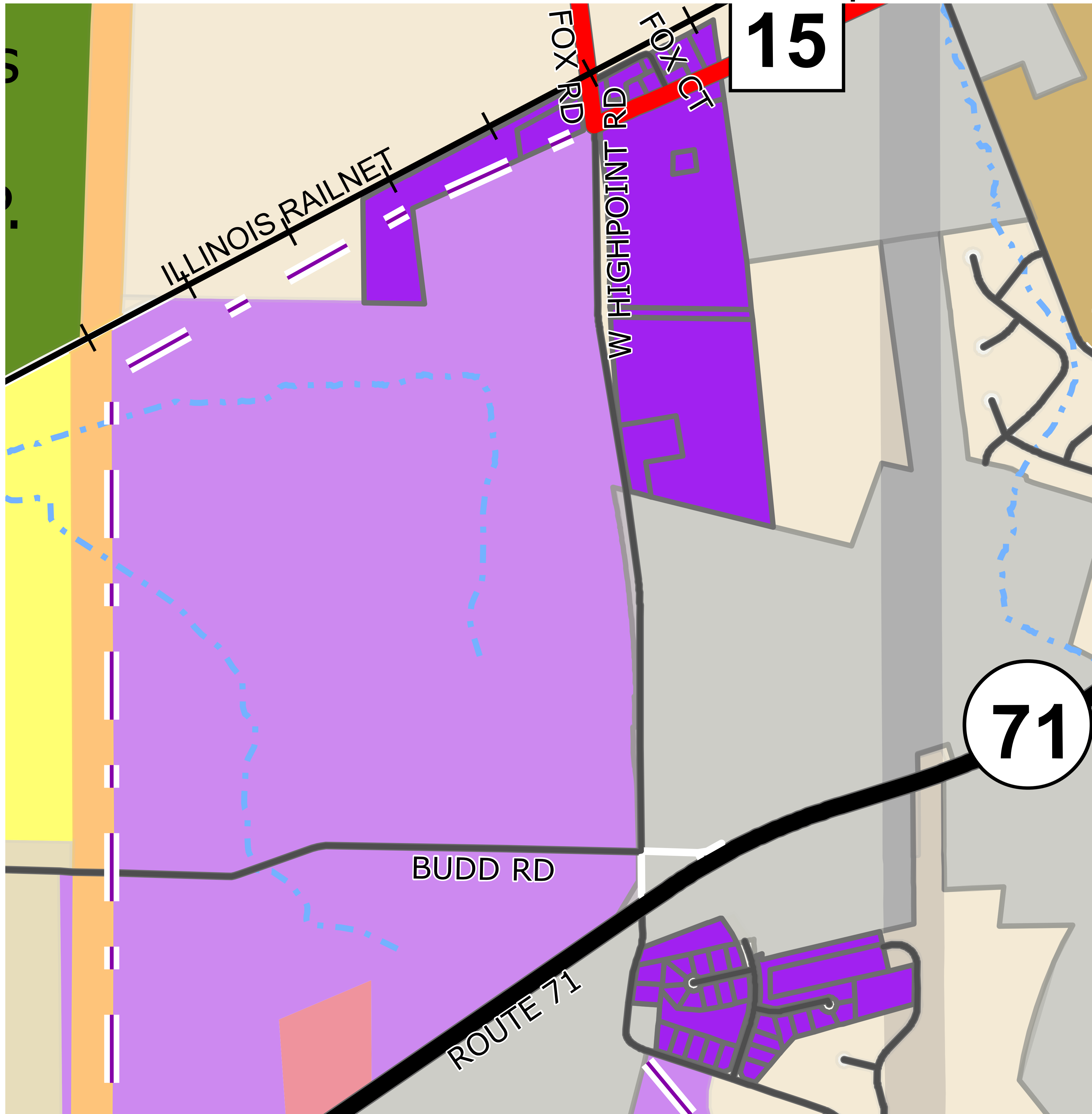
Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560
 630.553.4212

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

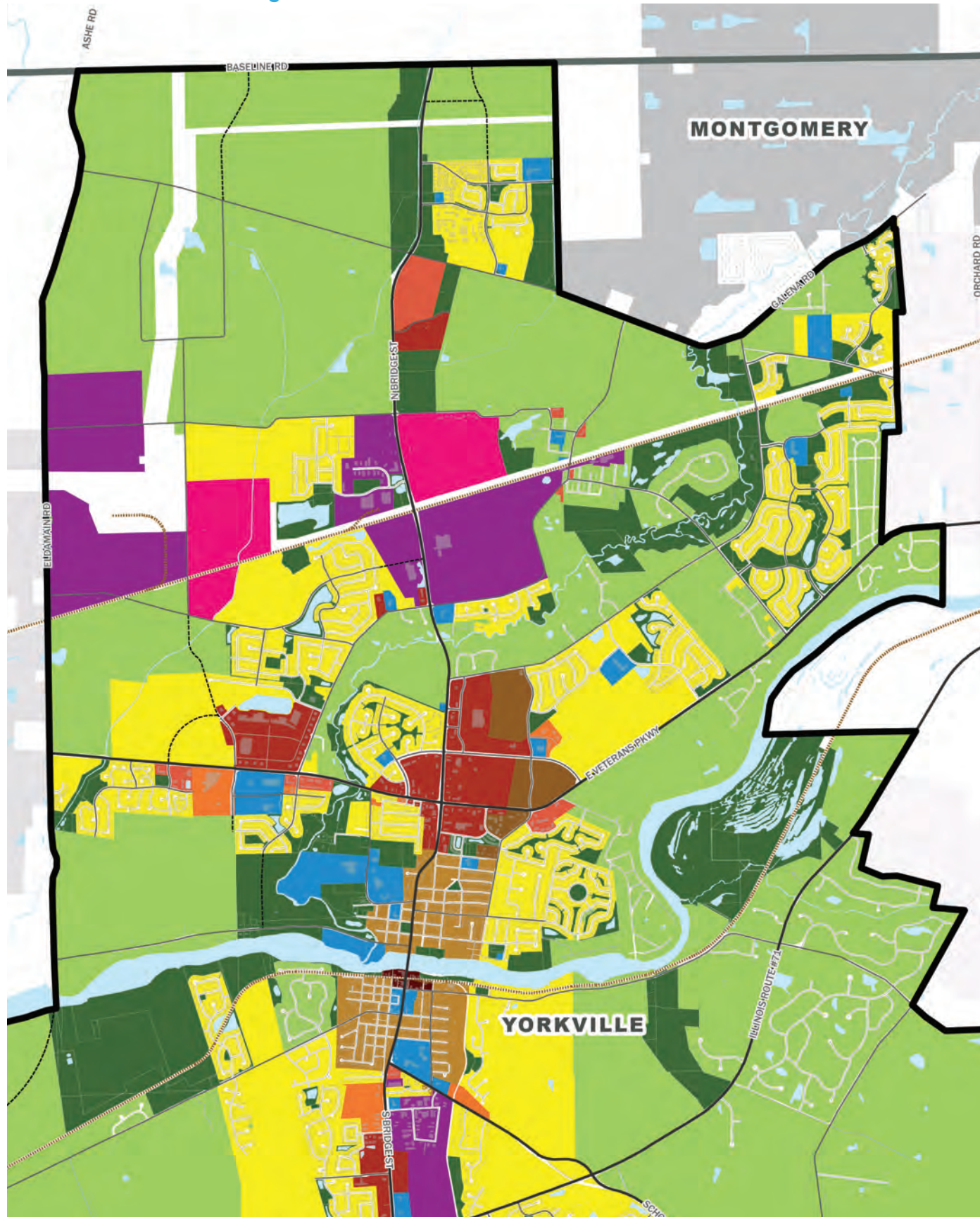
Future Land Use

- 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

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;

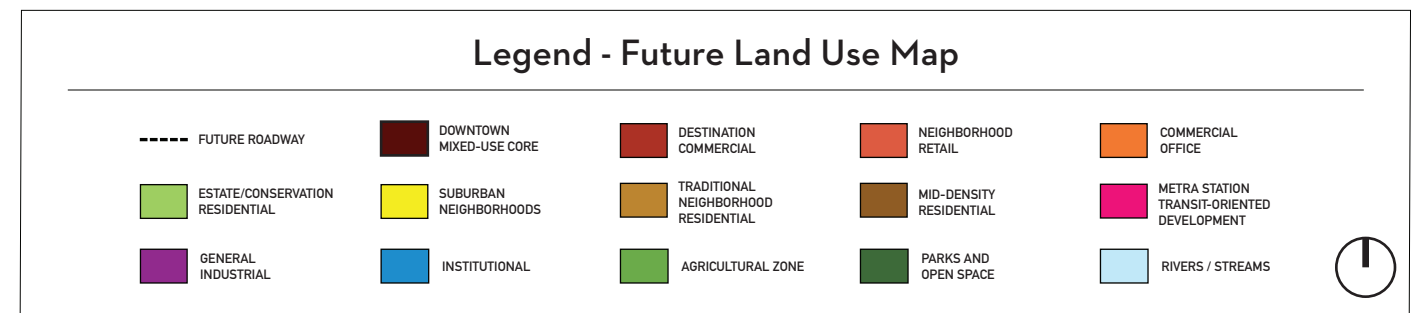


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River

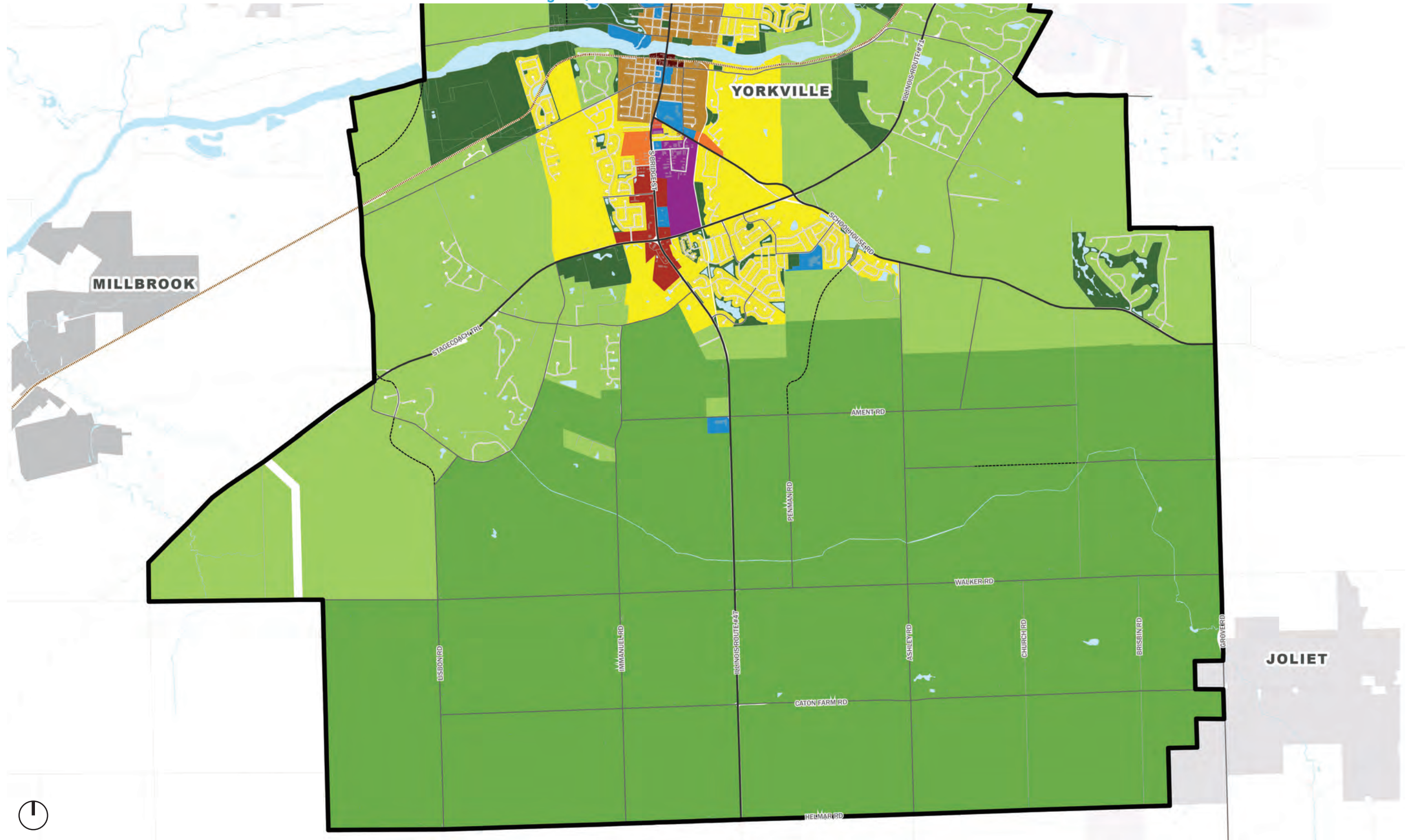
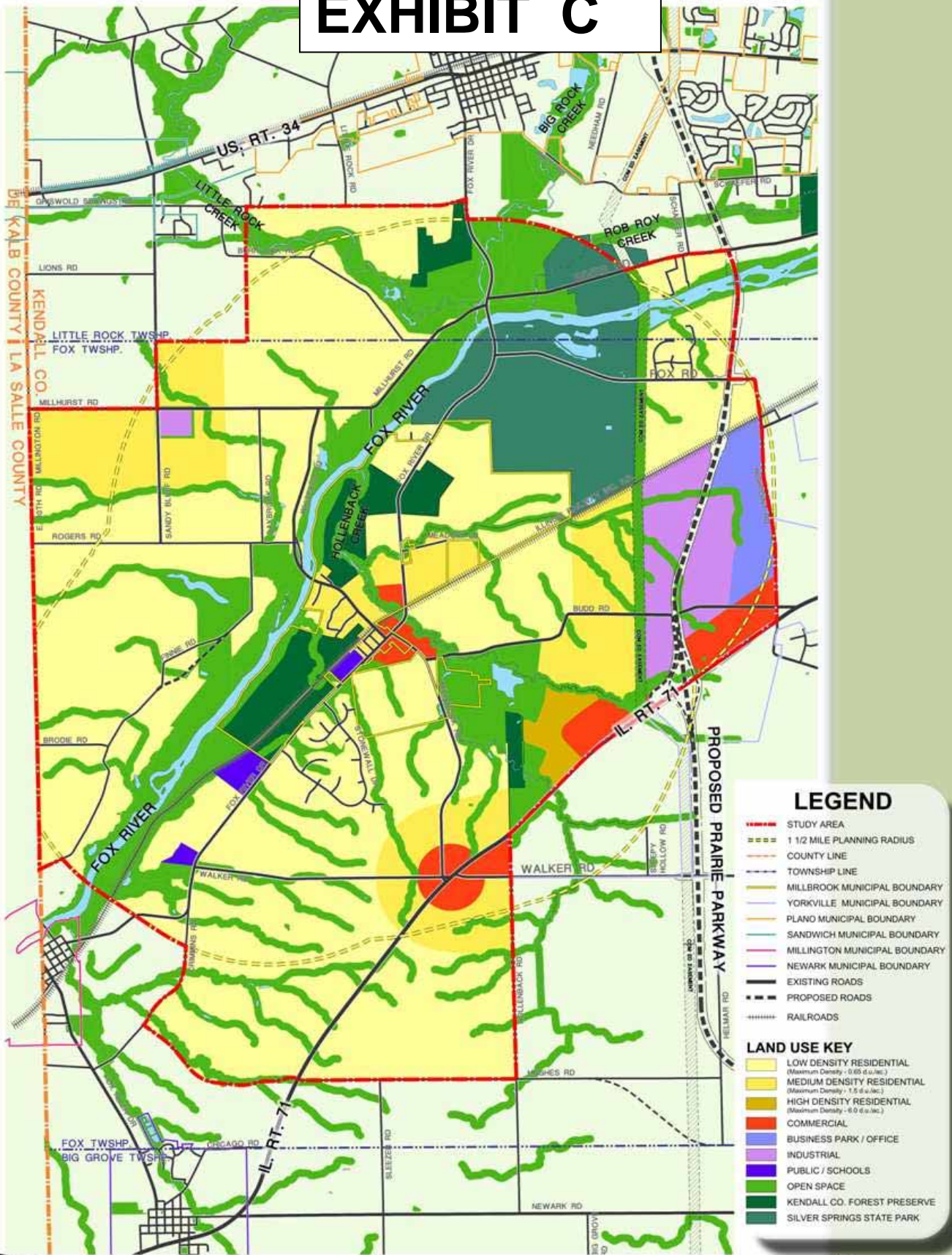


EXHIBIT C



FUTURE LAND USE PLAN - DRAFT

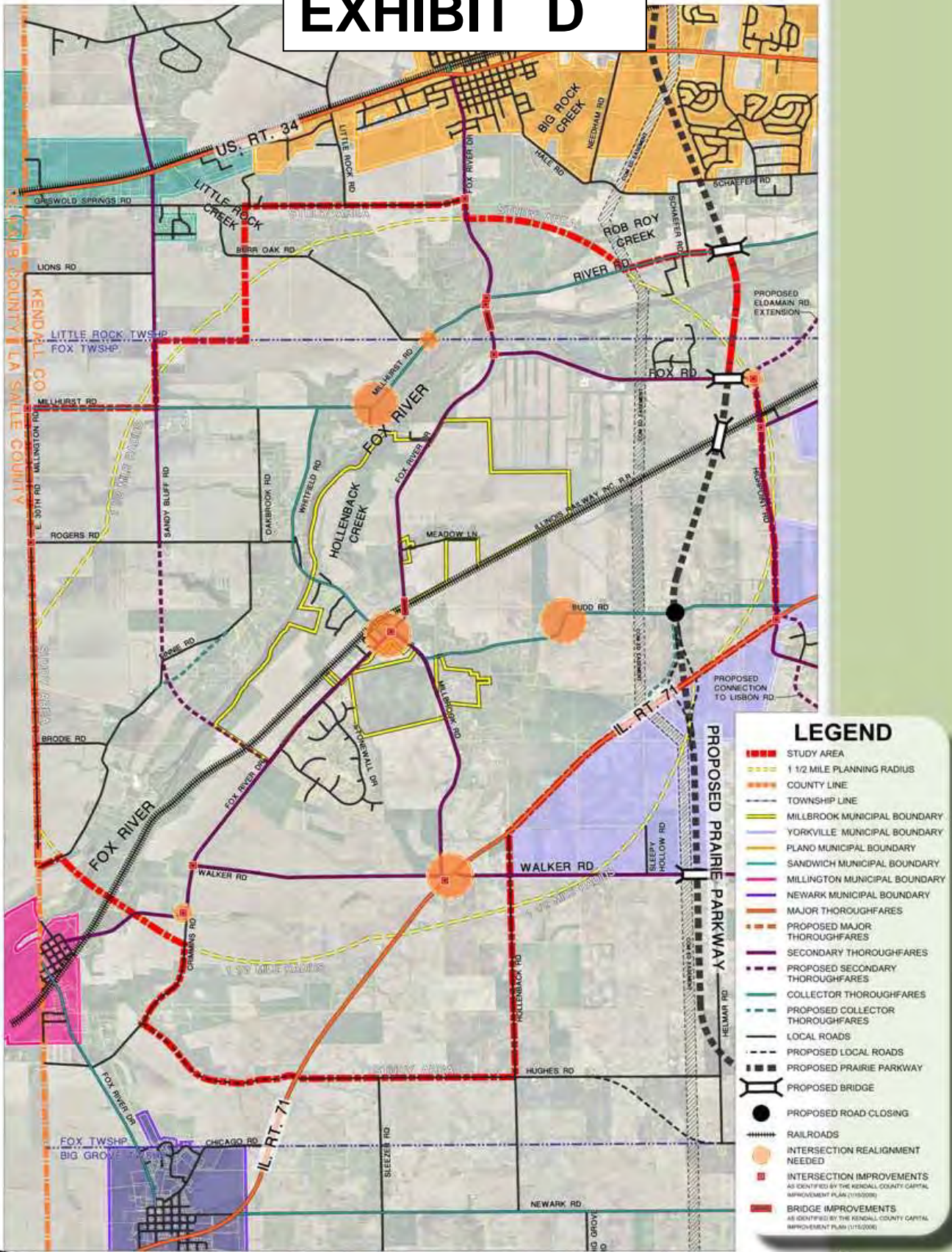
Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009



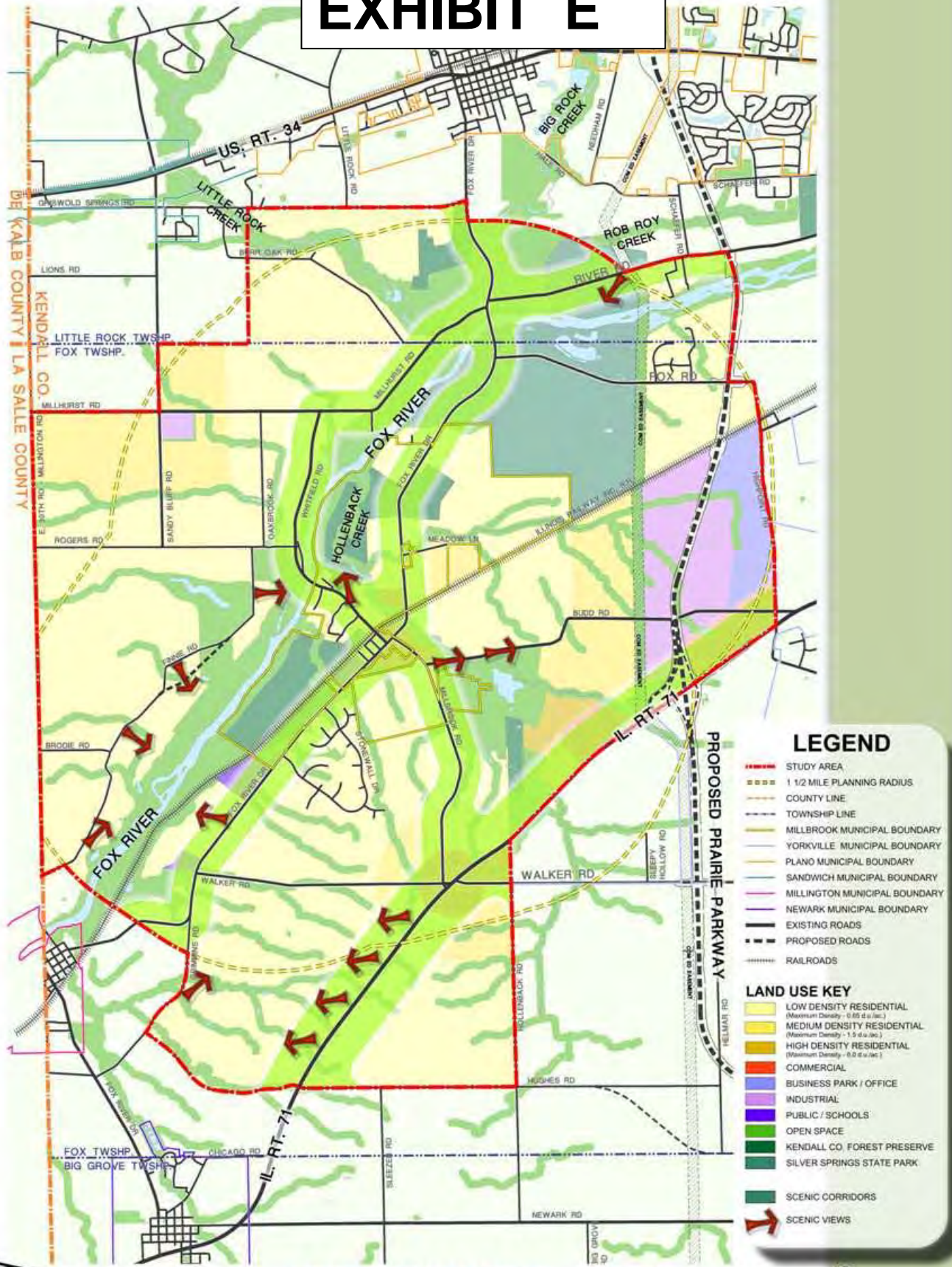
EXHIBIT D



TRANSPORTATION PLAN - DRAFT



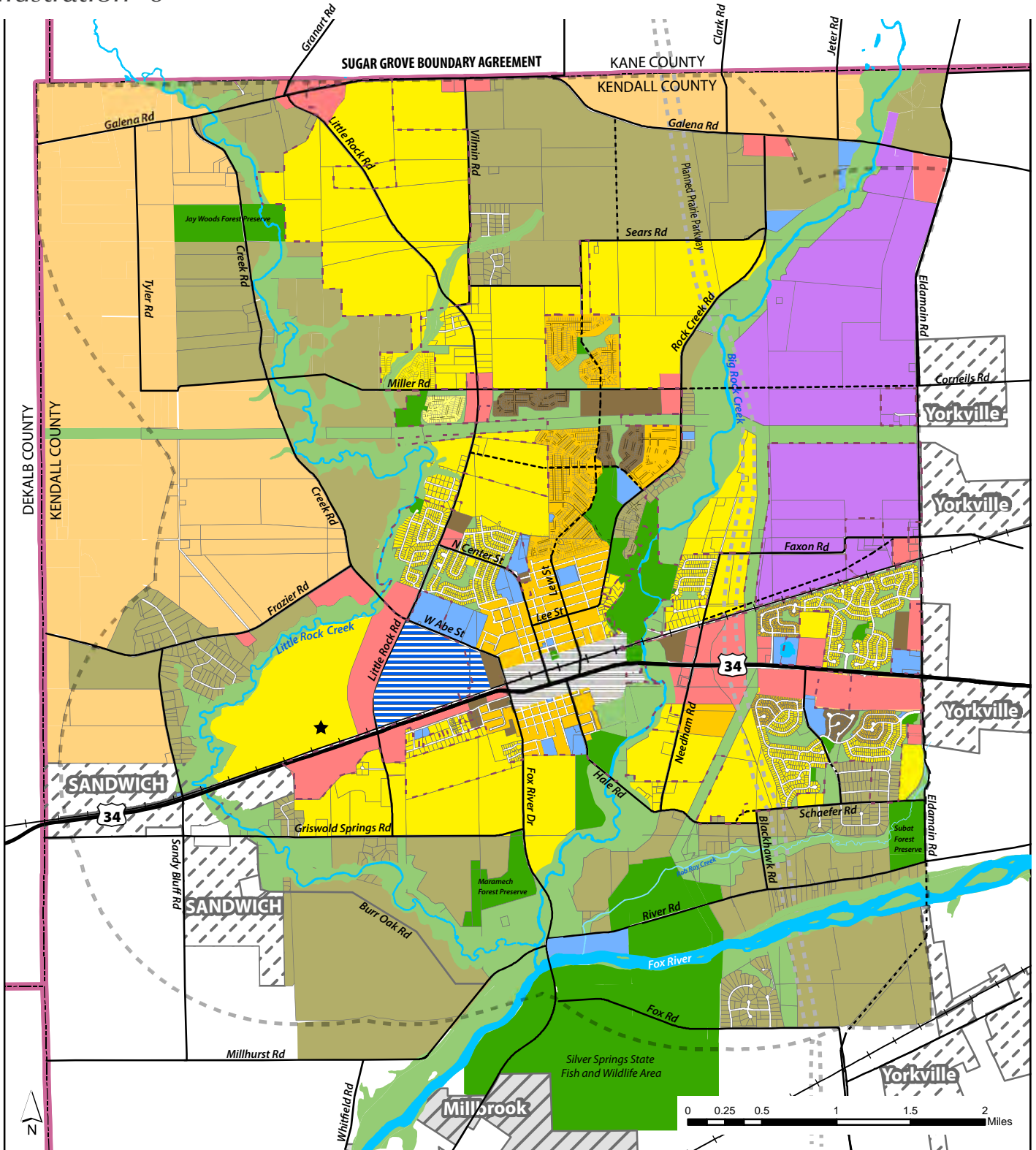
EXHIBIT E



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

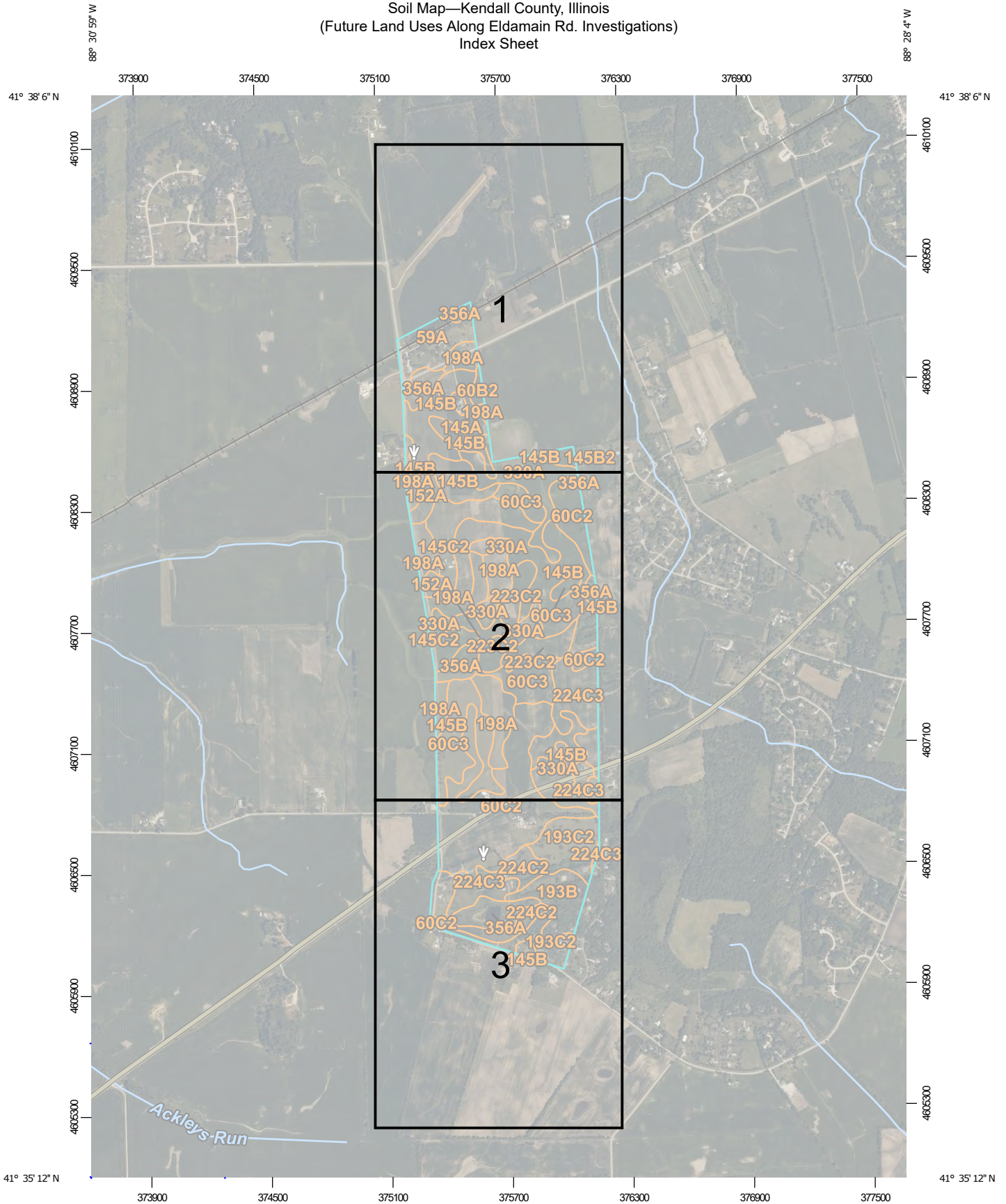
On March 24, 2021, Community Development staff attended a meeting upon request of the Kendall County Comprehensive Land Plan and Ordinance Committee to discuss future land use plans for the area south of the river along Highpoint Road. The Committee requested Yorkville staff to discuss the potential 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

Soil Map—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



Natural Resources
 Conservation Service

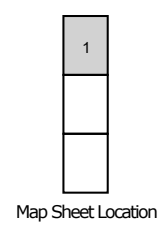
Web Soil Survey
 National Cooperative Soil Survey

8/26/2021
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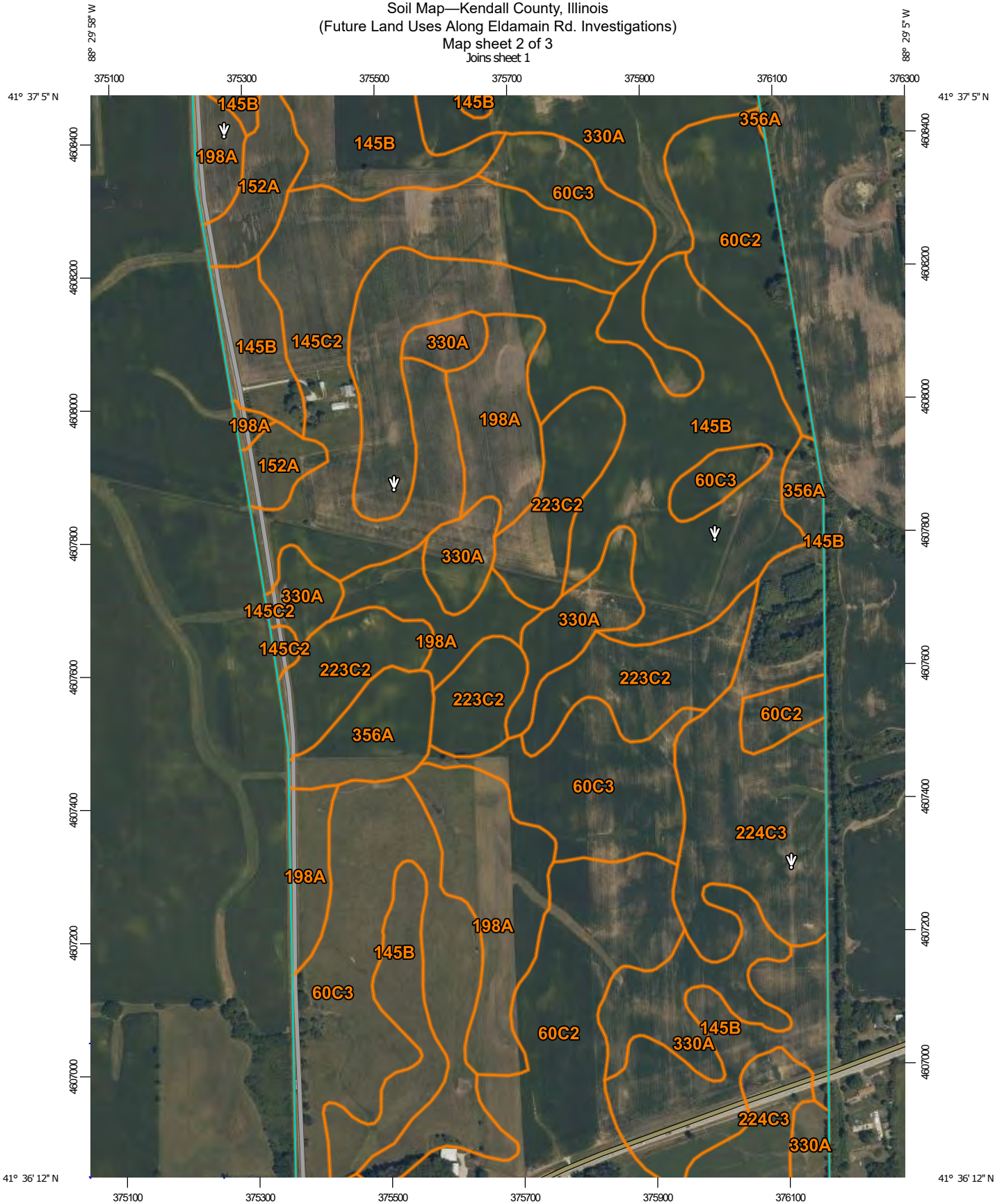
Soil Map—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 1 of 3



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



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.

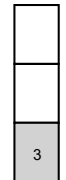
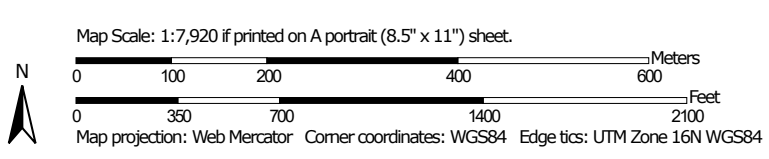
0 100 200 400 600 Meters

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.

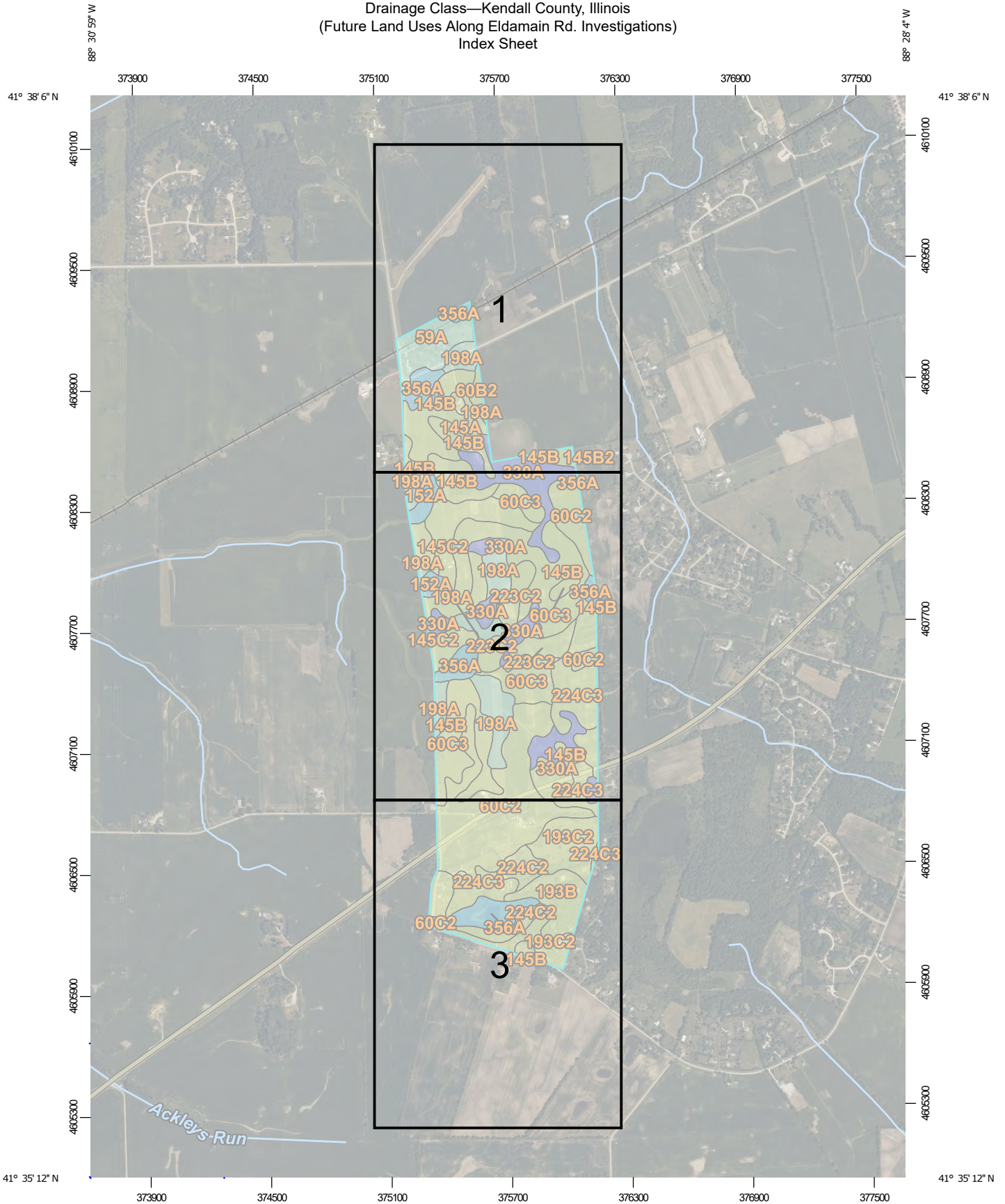
Date(s) aerial images were photographed: Aug 3, 2019—Aug 24, 2019

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.

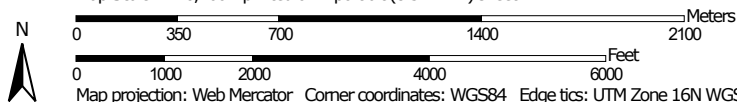
Map Unit Legend

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

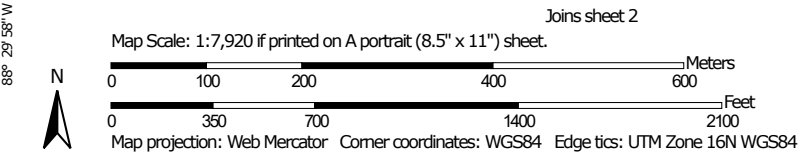


Natural Resources
 Conservation Service

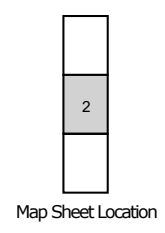
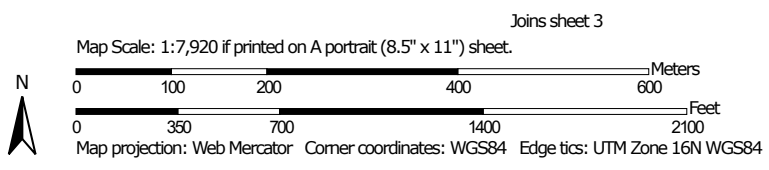
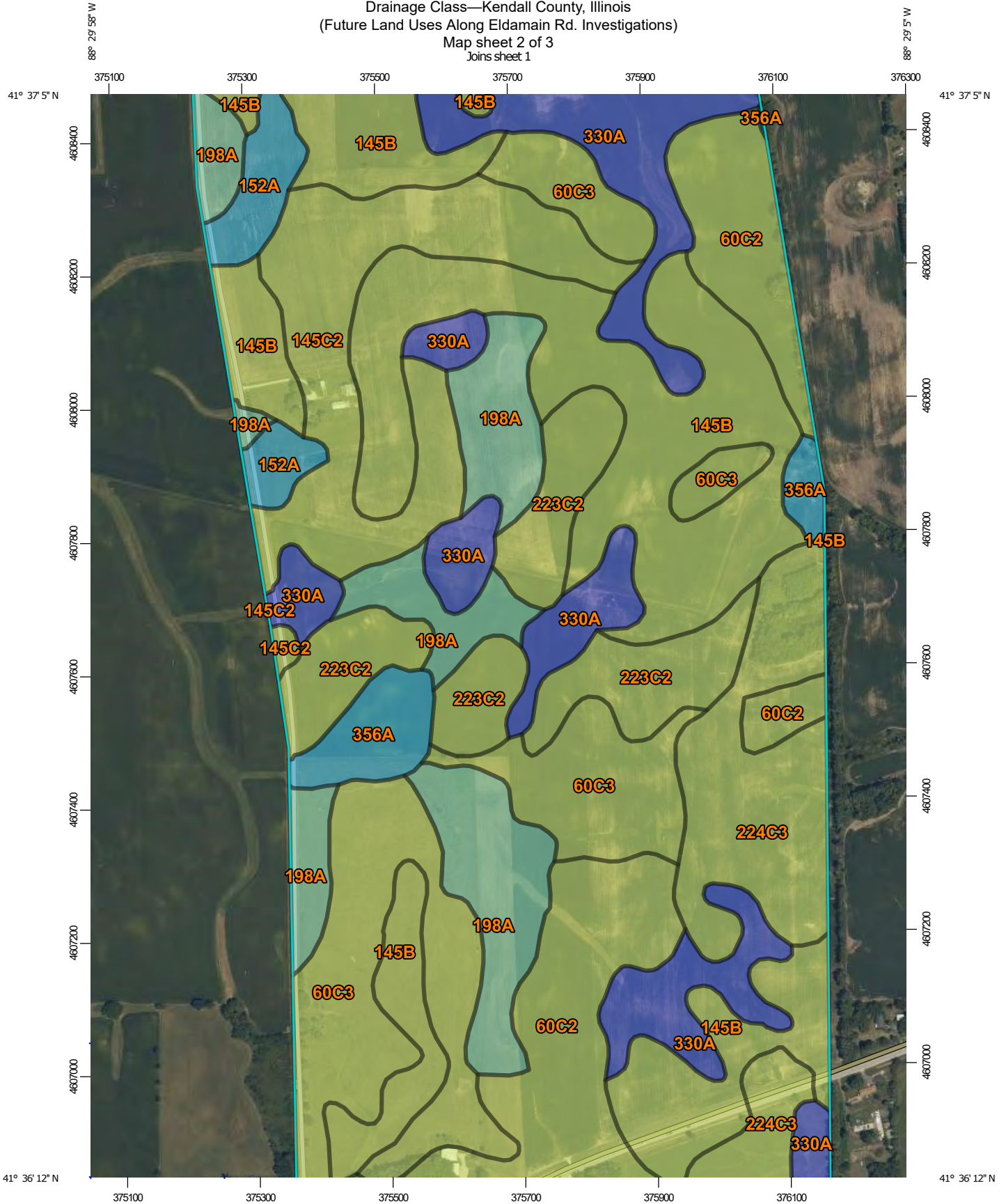
Web Soil Survey
 National Cooperative Soil Survey

8/26/2021
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Drainage Class—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 1 of 3



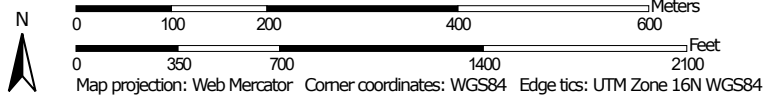
Drainage Class—Kendall County, Illinois
 (Future Land Uses Along Eldamain Rd. Investigations)
 Map sheet 2 of 3
 Joins sheet 1



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



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



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."

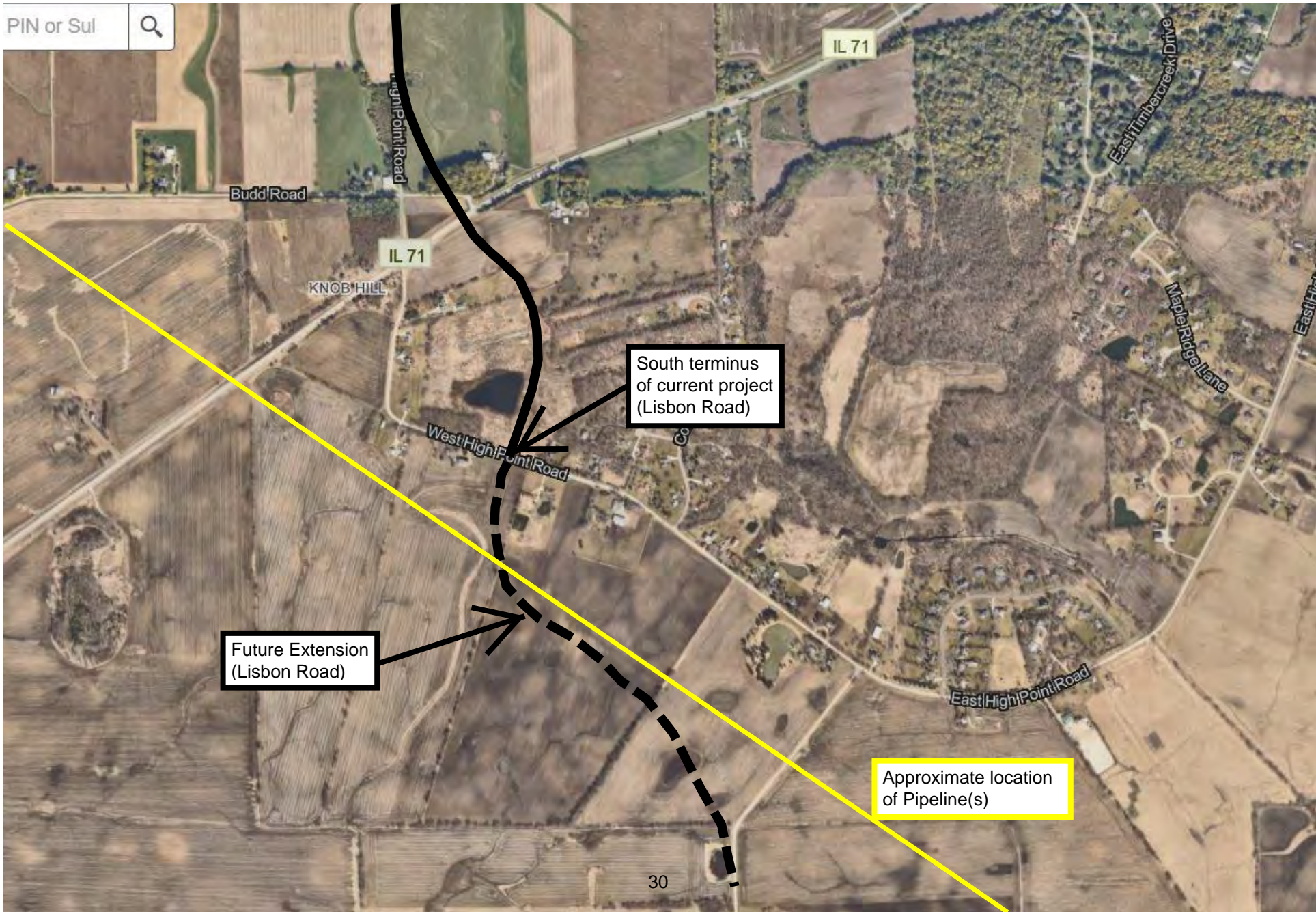
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PIN or Sul



South terminus
of current project
(Lisbon Road)

Future Extension
(Lisbon Road)

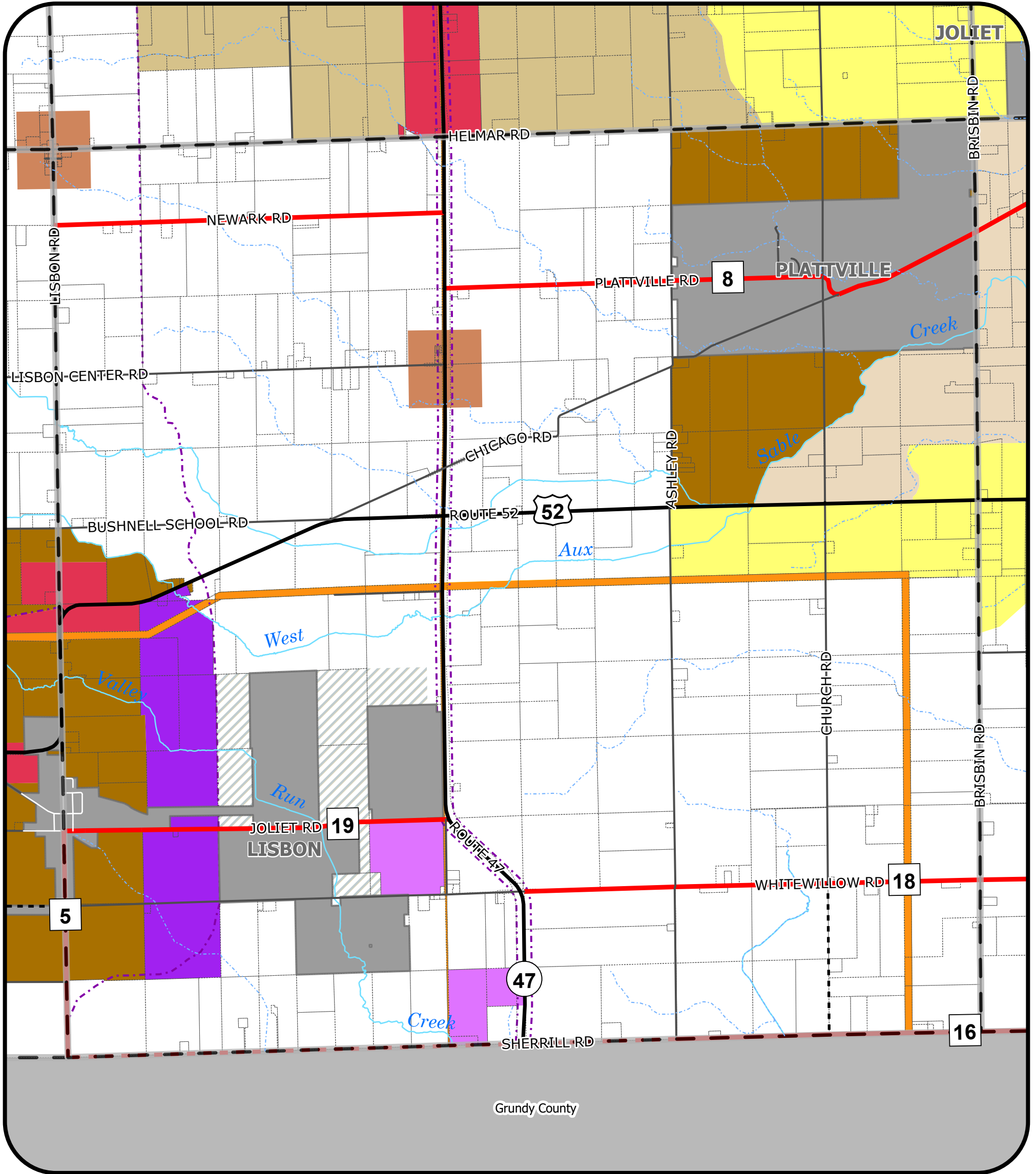
Approximate location
of Pipeline(s)

12:04 EXEMPTIONS

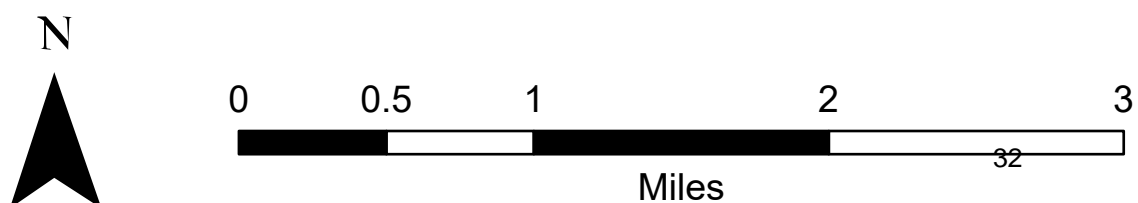
The following signs shall be exempted from all but the maintenance and public safety requirements of this Section. No permit is required for any sign designated as exempt below.

A. PUBLIC OR QUASI-PUBLIC INFORMATIONAL SIGNS. Any public notice, warning, directional, and other instructional or regulatory signs identifying or locating a town, hospital, community center, public building or historic place situated in Kendall County, Illinois, or other signs approved by a governmental entity, and also signs identifying or locating a school, college, YMCA, YWCA, church or similar place of worship, service club, soil conservation activity, 4-H Club, or similar public or quasi-public activity for religious, civic, educational or cultural purpose. Such signs shall not exceed an area of six (6) square feet each, nor a total of 24 square feet for all signs, shall not be illuminated, shall contain no advertising matter, and shall be set back not less than 5 feet from the fronting highway right-of-way (*Amended 9/15/20*).

Future Land Use Plan in Kendall County, IL



- | | | | |
|--------------------------|-------------------------|-------------------------|---------------------|
| LAND USE TYPE | RURAL ESTATE | MIXED USE | PROPOSED |
| URBAN AREAS - | RESEIDENTIAL MAX | BUSINESS | ROADWAY |
| INCORPORATED | DENSITY 0.45 DU | COMMONWEALTH | IMPROVEMENTS |
| SUBURBAN | ACRE | EDISON | HAMLETS |
| RESIDENTIAL - MAX | COUNTRYSIDE | MINING | TOWNSHIPS |
| DENSITY 1.00 DU | RESIDENTIAL MAX | POTENTIAL MINING | |
| ACRES | DENSITY 0.33 DU | DISTRICT | |
| RURAL RESIDENTIAL | ACRE | AGRICULTURE | |
| MAX DENSITY 0.65 | COMMERCIAL | | |
| DU ACRES | | | |



Kendall County GIS

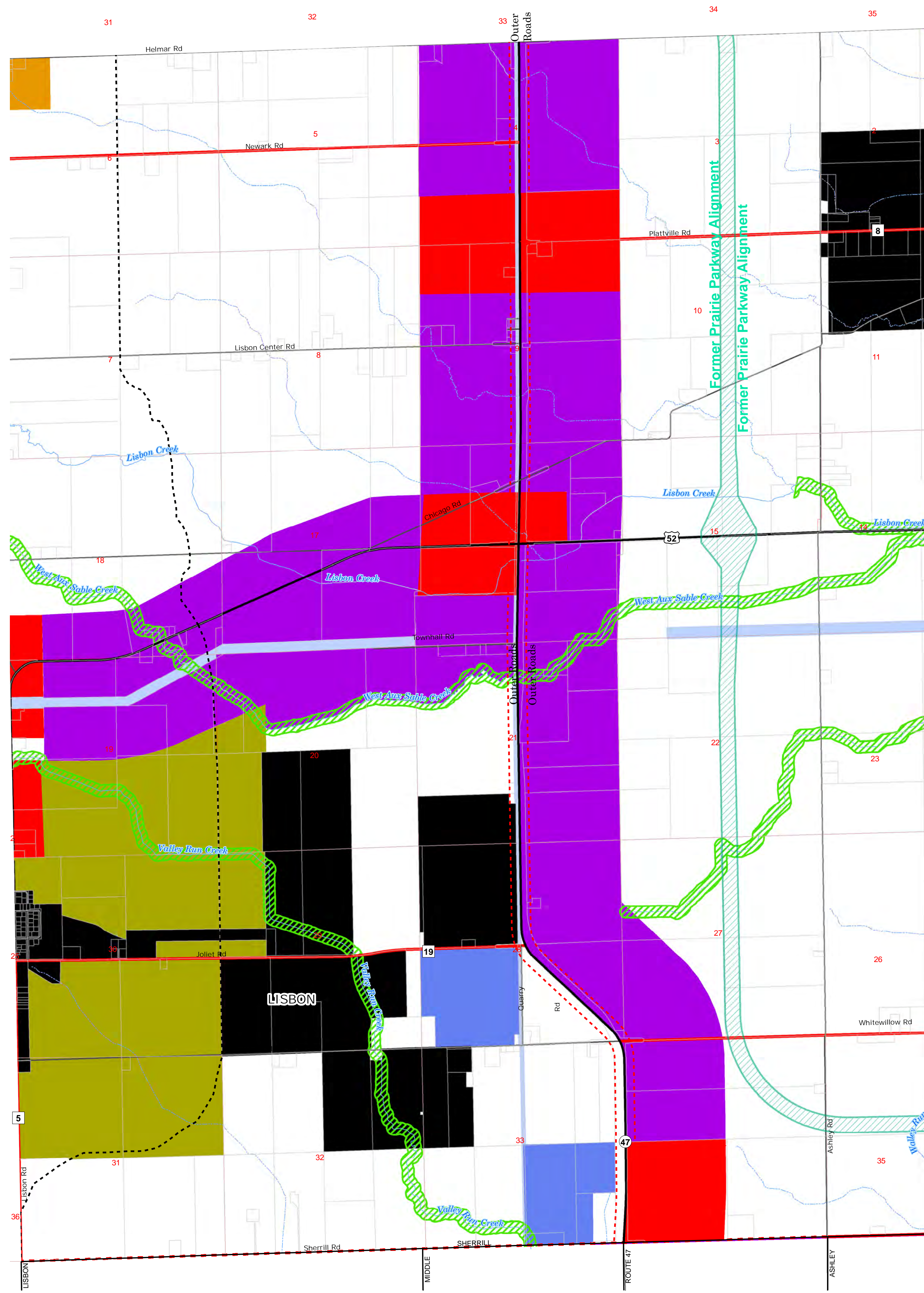
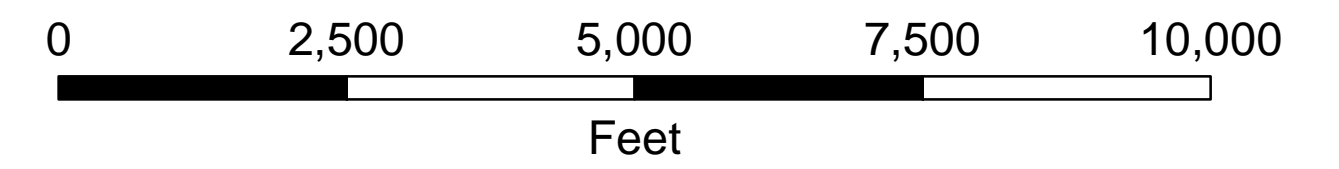
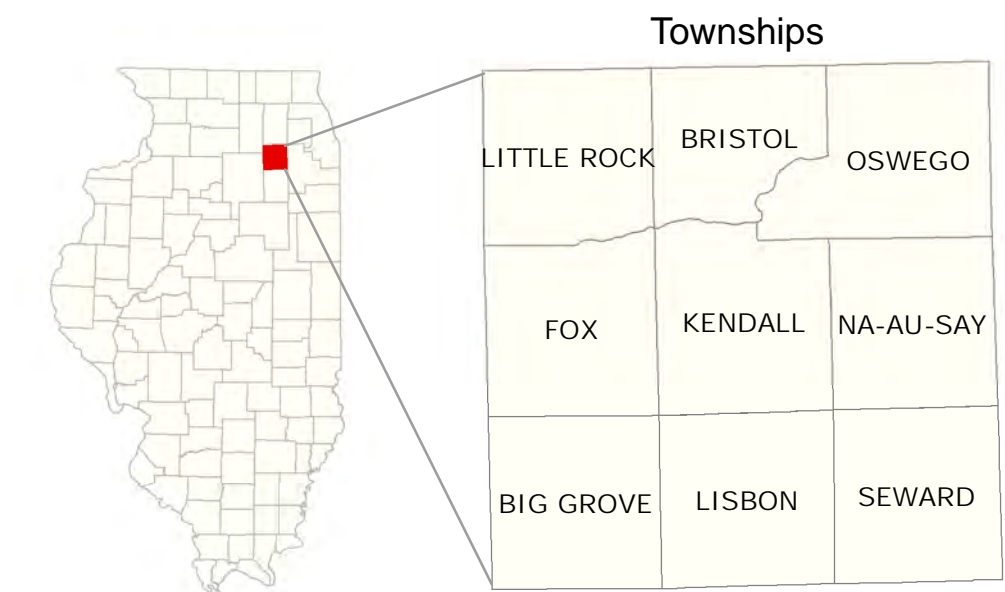
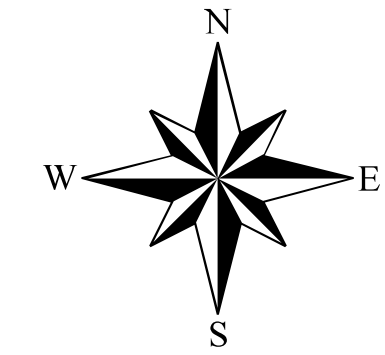
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Created: 10/20/2021

Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2019 -

<http://www.co.kendall.il.us>



Legend

- Outer Roads
- Proposed Roadways

Future LRMP

Abbreviation

- Urbanized Areas
- Mixed Use Business
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560-1498
 630.553.4030

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:

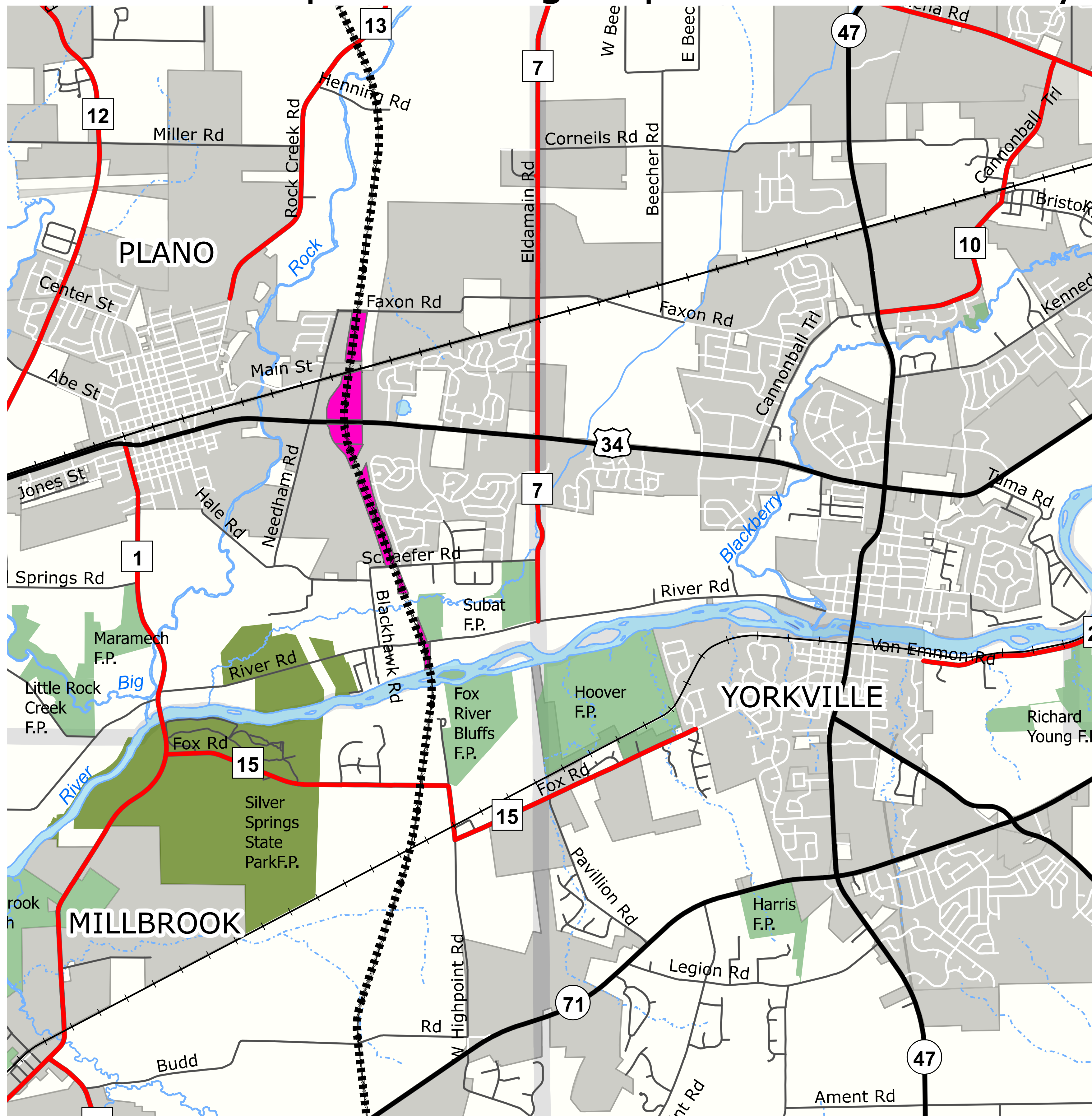
Could I get a map of properties that the State owns along the old Prairie Parkway?

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



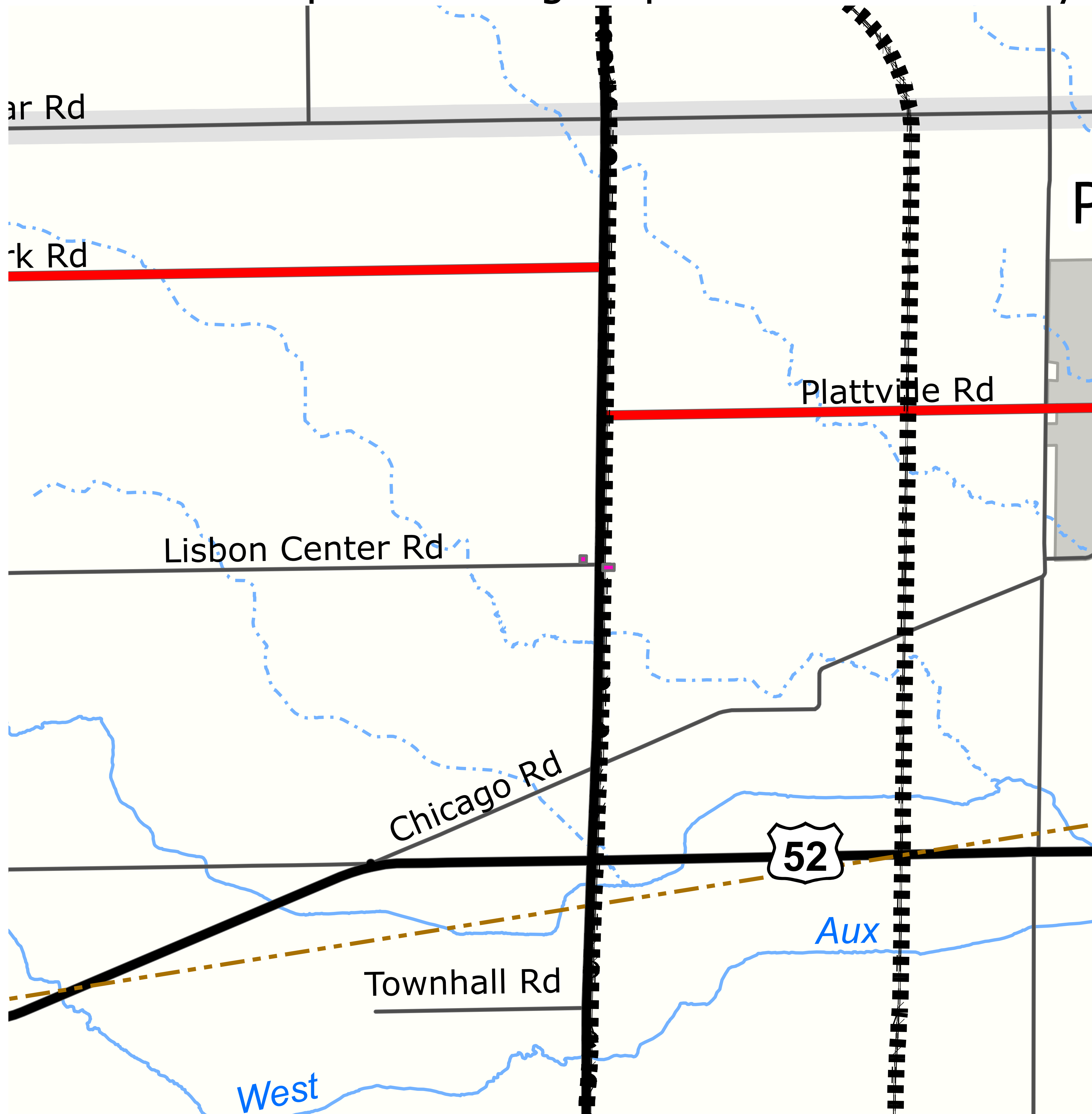
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 630.553.4212

State Owned Properties Along Proposed Prairie Parkway

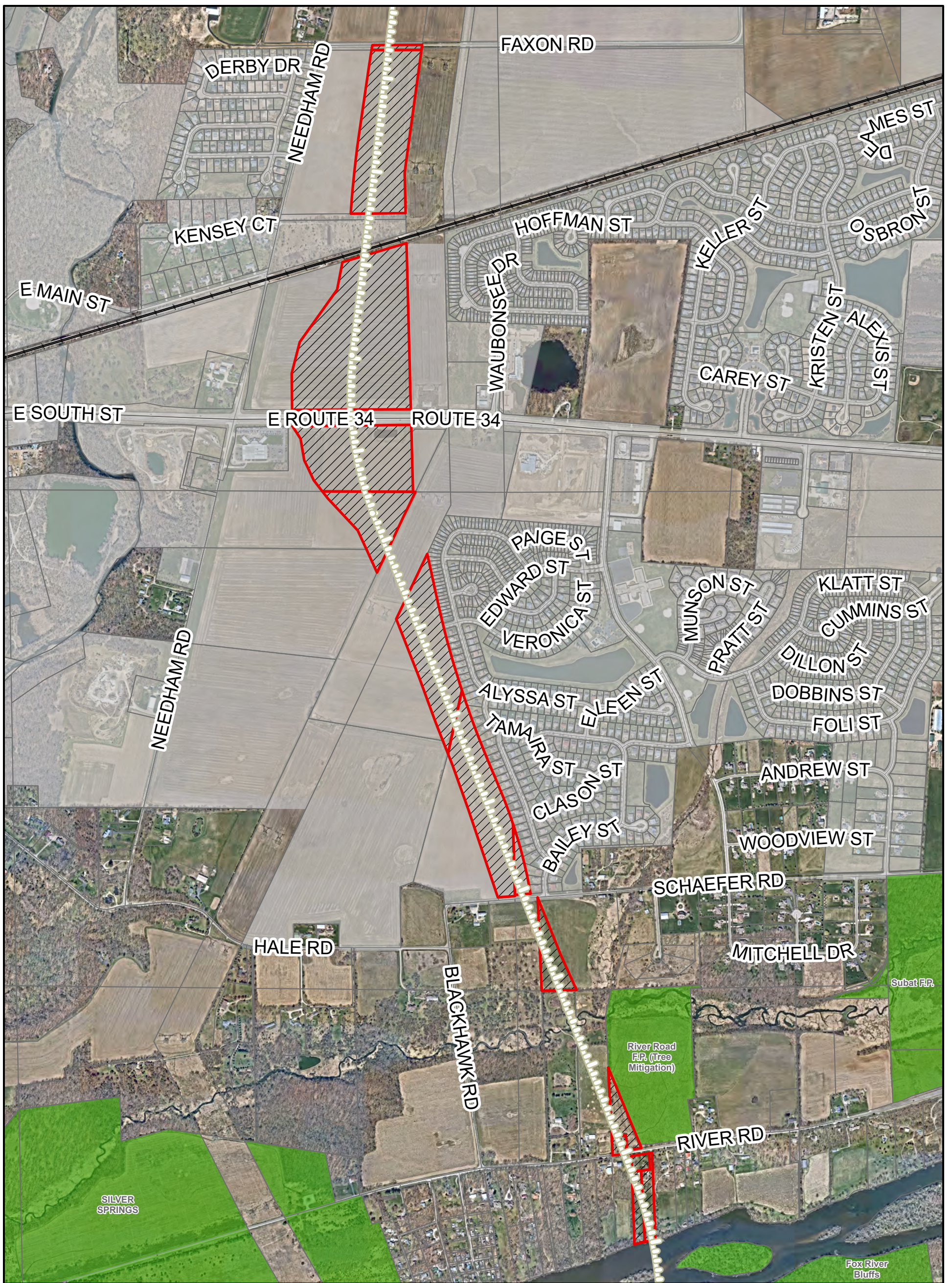
KENDALL COUNTY

Townships

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



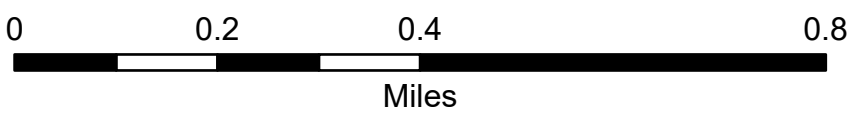
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 630.553.4212



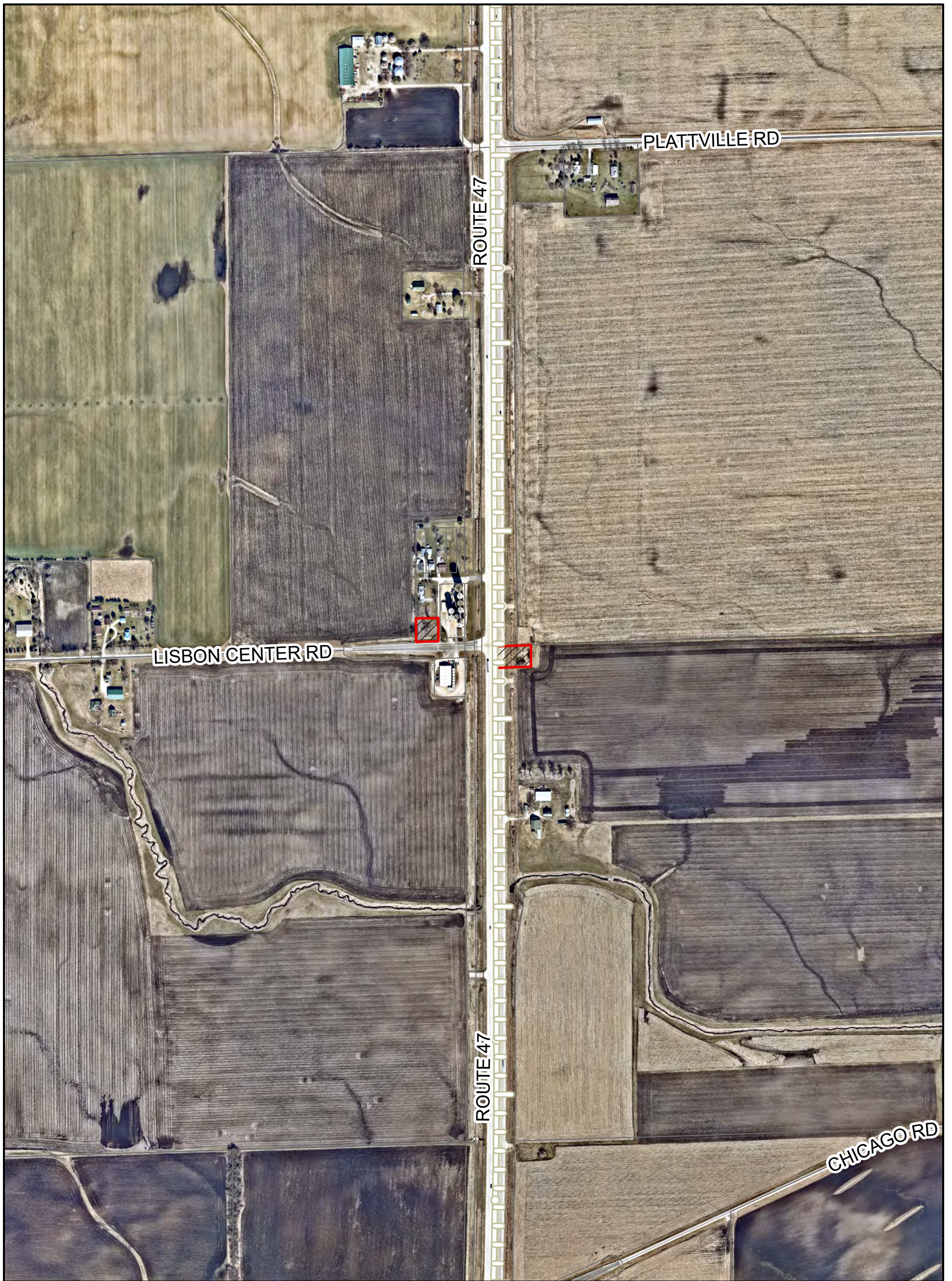
State-Owned Properties Along Proposed Prairie Parkway

Legend

- Forest Preserves
- Incorporated Areas
- Incorporated Areas
- State-Owned Parcels
- Proposed Prairie Parkway



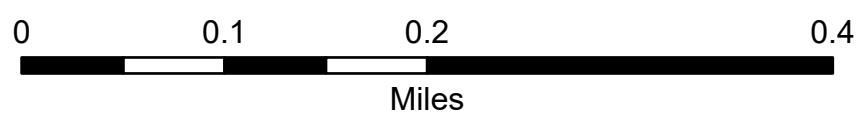
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 630.553.4212



State-Owned Properties Along Proposed Prairie Parkway

Legend

- Incorporated Areas
- Proposed Prairie Parkway
- State-Owned Parcels



Kendall County GIS
 111 West Fox Street - Room 308
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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:** 9/30/2021**Subject:** Similar and Compatible Uses as Special Uses in the A-1 Zoning District

From approximately 2000 until the summer of 2006, “similar and compatible uses to those allowed as permitted and conditional uses in the A-1 Zoning District” was included in the list of special uses in the A-1 District.

At the September 27, 2021, Kendall County Regional Planning Commission meeting, Dan Kramer suggested that the County consider returning this use to the list of special uses in the A-1 District.

As best as Staff can tell, the use was removed from the list of special uses as part of a larger text amendment to the Zoning Ordinance in response to the Chicago Heights v. Living Word Outreach Full Gospel Church case. This case ruled that special uses permits had to be approved if the use met the criteria listed in a zoning ordinance unless there was a demonstrated threat to the public health, safety, or welfare. At the same time as this use was removed, the Zoning Ordinance was amended to incorporate conditions and restrictions on several special uses in the A-1 District.

Because of the rules governing the issuance of special use permits found in State law and applicable court decisions, most notably People ex rel. Klaeren v. Village of Lisle, Staff is inclined to oppose returning similar and compatible uses as other uses permitted or conditioned in the A-1 District to list of special uses in the A-1 District for the following reasons:

1. Similar and compatible uses is not specifically defined which means the terms can be open to broad interpretation. The terms “similar” and “compatible” may change depending on the opinions of the Zoning Administrator, County Board Members, and judges tasked to review such cases.
2. There are no restrictions or conditions for these types of uses in the Zoning Ordinance and no clear reasons for denying such special use permits exist.
3. The County is exposing itself to litigation if a Petitioner is denied at the County Board without cause.
4. If new uses arise or if existing uses to need be refined in the Zoning Ordinance, a legislative procedure, the text amendment process, already exists for Petitioners seeking to use their properties for uses not presently allowed.

Staff cautions adding similar and compatible uses back to the list of uses in the A-1 District without clear definition and restrictions of the nature of these types of uses.

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

Thanks,

MHA