

**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