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

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**Wednesday, December 8, 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 October 27, 2021 Meeting (Pages 2-13)

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 14-41)
2. Discussion of Sign Regulations (Pages 42-43)
3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships (Pages 44-51)
4. Discussion of Illinois Department of Transportation Owned Land Near the Former Prairie Parkway Right-of-Way (Page 52-57)
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 58)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, January 26, 2022

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 October 27, 2021*

Chairman Larry Nelson called the meeting to order at 5:06 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, Steve Karasch, Todd Milliron, Michael Eccelston, Don Lueke, Sam Byerly, Steve Hawkinson, Suzanne Waldrop, Marjo Shingledecker, Richard Spoula, Phil Corrington, Alissa Werner, James Bell, Lindy Karasch, Darrel Brown, Sharon White, Scott Goodwin, Barbara Halsey, Rachel Andersen, Eric Andersen, Jacob Been, Jeff Hoehn, Bill Ellis, Roger Blomgren, James Gorman, and Dan Koukol

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Mr. Gengler made a motion, seconded by Mr. Ashton, to approve the minutes of the September 22, 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

Chairman Nelson explained the work related to the planning and funding of the Eldamain Road bridge and road south of the Fox River. He also discussed the results of the 2020 Census with Kendall County as the fastest growing county in Illinois. He also explained the role of the Committee. No zoning would occur at the meeting; the discussion would focus on land uses. He also explained the importance of planning. He requested everyone's input.

Mr. Asselmeier explained the history of the planning project. 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. The Committee examined the Kendall County Future Land Use Map, the Yorkville Future Land Use Map, the Millbrook Future Land Use Map, and the Plano Future Land Use Map. The Committee reached out to the local municipalities, townships, County Economic Development Committee, and County Planning, Building and Zoning Committee for comments. He showed a map of the Eldamain Road alignment. The properties along Eldamain Road south of the railroad tracks are classified as Mixed Use Business west of the Road and Countryside Residential east of the Road. The undeveloped subdivision south of Route 71 is classified as Countryside Residential. The proposal calls for the reclassification of the residential areas to Mixed Use Business. Mixed Use Business would allow property owners to request that their properties be rezoned to office park, light industrial, and heavy industrial.

Chairman Nelson discussed the improvements to Galena Road and the truck route around Yorkville.

Mr. Wehrli noted that this was not the beginning of the process. He noted the infrastructure needed for an industrial park.

Chairman Nelson noted the importance of diversifying the tax base reducing the burden of residential property tax payers and keep sales tax dollars in Kendall County.

Sam Byerly, Fox Court, noted that Fox Court was a small unincorporated, residential area. He wanted to know the logic of having business in a residential area. He asked about the limitations for Mixed Use Business. Mr. Asselmeier responded office park, light industrial, and heavy industrial. Retail uses would be limited. Mr. Byerly requested that Fox Court be removed from the Mixed Use Business area because it is a small area and he wanted to keep the area residential.

Scott Goodwin, Cotswold Drive, identified current homes. He questioned the need for industrial uses in a small area. Mr. Ashton said that the intent was not to take over existing residential homes. Mr. Goodwin responded that position was not what the proposal says. There are five (5) current homes in the area around the undeveloped subdivision. Mr. Ashton wanted only open land to be reclassified. Chairman Nelson asked if they removed the existing homes from the proposal, would that address Mr. Goodwin's concerns. Mr. Goodwin objected to having industrial uses in his backyard and wanted residential in the neighborhood. It was noted that the platted subdivision had not been developed. Chairman Nelson explained the history of Eldamain Road in relation to the platting of the subdivision. Mr. Goodwin said that he was aware of the Eldamain Road project, but he was against industrial or other business lights shining on his property at night.

Darrel Brown, Highpoint View Subdivision, said the Future Land Use Map, at the time that the subdivision was approved, called for the area to be residential and agricultural. He noted that previous Planning Commissions reviewed this area and knew the area would be residential and agricultural when Eldamain Road was platted. He noted the elevation change at the subject property to downtown Yorkville and that anything constructed in the area will be seen from all around the area. Chairman Nelson suggest lowering the brightness of lights off of residential

properties. Mr. Brown expressed concerns that only properties subject to change were notified. There were almost fifty (50) notices that were mailed.

Roger Blomgren, as a taxpayer, noted the need for infrastructure, particularly water, in the area for industrial. Trying to attract manufacturing to Kendall County is a hurdle. He asked about a Tax Increment Financing (TIF) District. None of the land in the unincorporated is in a TIF. He requested the proposal to be ripped up and start over from the beginning.

Suzanne Waldrop recently purchased land in the area. She loves the area. As an environmentalist, she was against bringing in light industrial because of illegal dumping and pollution. She noted the endangered species in the area and the wetlands in the area. She discussed the aquifer in the area and impacts of pollution on the water table. She stated that light industrial costs municipalities. She was against the proposal in its entirety. Mr. Wehrli asked about the source of her information related to water. She gave the information to Mr. Asselmeier.

Steve Hawkinson lives on Lisbon Road. He did not receive notice of the meeting. He was unaware of how much land the County would take as part of the Eldamain Road project. He questioned the need of having a truck route west of Yorkville when Route 47 has been improved. He asked about the watershed plan. He questioned the need for warehouses. He asked the Committee not to make any changes. He questioned how infrastructure would reach the area. He questioned why Eldamain Road would go south of Route 71.

Chairman Nelson noted the city limits of Yorkville and explained that Yorkville handles zoning and regulations within their city limits. The County has no planning or zoning say for land within inside Yorkville.

Rachel Andersen questioned the need for the bypass around the Village of Lisbon and land uses around the Village of Lisbon. Discussion occurred around the authority of the municipalities to plan around municipalities. Chairman Nelson was unaware of any decisions related to Lisbon Road improvements. Mr. Ashton explained the various agencies that have jurisdiction over Lisbon Road. Mr. Ashton explained the history of using water from the quarries. Mr. Gengler said the Lisbon bypass probably would not occur for many decades.

Mr. Gengler favored removing the residences south of Route 71 from the Mixed Use Business area.

Todd Milliron stated that he did not receive notice of the meeting. He discussed the arterial road classifications in Kendall Township from the Land Resource Management Plan focusing on Lisbon/Eldamain Road. He was against changing the classification for Highpoint Meadows. He discussed annexations and zoning that Yorkville did in the area as part of the landfill project. The land inside Yorkville could be used for almost anything.

Mr. Gengler thanked everyone for attending and expressed his pride in District 1 and its residents. He provided his history of the area. He favored dropping the Mixed Use Business proposal on land south of Route 71. He discussed the history of development along Route 59. He emphasized the importance of making good decisions for future generations. Discussion

occurred about extending Eldamain Road to Lisbon Road. Mr. Gengler discussed diversifying the tax base of the County.

Todd Milliron discussed the importance of protecting the Aux Sable Creek. He discussed protecting the animals in the area. He discussed that placing industrial on the map will be a cancer that will spread to other areas; the residents want to be left alone.

Jacob Been asked the Committee to go back to the drawing board. Nobody in attendance was requesting the change. He would like to see the County design the area for residential use. He noted the forest preserves and parks in the area. He also favored less dense residential uses.

Barbara Halsey, Hawthorn Village Homeowners' Association, said that they did not receive notification of the meeting. She requested that the Committee reach out to residents near the proposal. She was unaware of the Eldamain Road project. She was against the proposal.

Don Lueke said that he moved to the area in 2019. He moved to the area to be near his grandchildren. He loved the character of the area and asked the Committee to not change the character of the area.

Steve Karasch asked why residents were not notified. The resident asked what good the proposal would do for the existing residents in the neighborhood. Mr. Wehrli explained the Committee is a sub-committee of the Regional Planning Commission, which is two (2) steps down from the County Board. Mr. Karasch expressed concerns about pollution and contamination of wells. He expressed concerns about heavy truck traffic on Highpoint Road. Discussion occurred about enforcing weight restrictions on Highpoint Road. He expressed concerns about declining property values. He moved out of Oswego to get away from traffic and for the peace and quiet. He requested that the Committee leave them alone. He was concerned about pedestrians getting hit by trucks. Discussion occurred regarding the radius of people to be notified of meetings. He requested that the proposal be dropped.

Mr. Prochaska stated that the County adopts a long-term transportation plan annually.

Mr. Gengler explained the process of updating the Land Resource Management Plan. An update would take at least six (6) meetings. He encouraged attendees to contact County Board members.

Chairman Nelson said the map would be revised based on the comments received at this meeting.

Katherine from Polo Club Drive loves the rural setting. She encouraged the County to consider this area as a forest preserve. She noted the increased traffic at Starved Rock. Mr. Gengler, as Vice President of the Kendall County Forest Preserve, noted that the Forest Preserve has purchased lots of land and the Forest Preserve District was struggling to maintain the land it currently owns. He encouraged attendees to vote for future referendums to maintain the Forest Preserves. Chairman Nelson noted the history of trail development in Kendall County.

Marjo Shingledecker likes to walk around the area with her dog. He expressed concerns about traffic on Highpoint without sidewalks. Chairman Nelson suggested talking to the Road Commissioners to rate their roads and the rules enforced.

A Highpoint Road resident asked about the Committee's next step. Chairman Nelson said the Committee would revise the map and have another meeting.

James Gorman asked about the zoning in the incorporated area. Chairman Nelson said the municipal zoning, railroad, and road classification were factors in the decisions that led to the proposal. No mining is planning in the area.

Mr. Ashton said that, in order for any rezoning to occur, the property owner has to request the change. Several residents expressed concerns about a snowball effect.

Mr. Wehrli thanked everyone for attending.

2. Discussion of Sign Regulations
3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships
4. Discussion of Illinois Department of Transportation Owned Land Near the Former Prairie Parkway Right-of-Way
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

Chairman Nelson made a motion, seconded by Mr. Prochaska, to lay over agenda items 2-5. 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 December 8, 2021. Chairman Nelson made a motion to adjourn the meeting, seconded by Mr. Gengler. With a voice vote of six (6) ayes, the motion carried.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.

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**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
OCTOBER 27, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
DARRE L BROWN		
SHARON WHITE		
2 Scott Goodwin		
<del>*</del> Barbara Halsey		
Rachel Andersen		
Eric Andersen		
* JACOB BEEN		
JEFF HOEHN		

Bill Ellis  
 Roger Blomgren  
 Don Lucke on other sheet (spoke)

**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
OCTOBER 27, 2021**

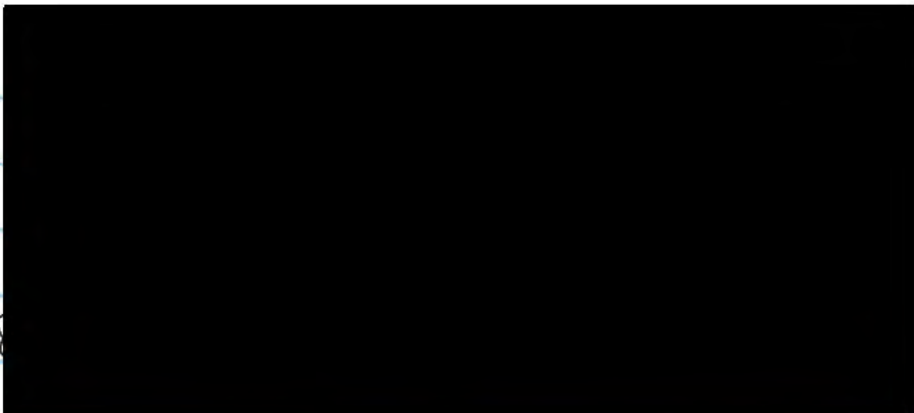
IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Steve Harrah		
Todd Milling		
Michael Eccleston		
Don Lueke		
1-) Sam Byerly		
Steve Hankins		
Suzanne Walbro P		
Marjo Shingledacker		



Richard Spaula  
Phil Corrington  
Alissa Werner

JAMES W BELL  
KARSEN



**Matt Asselmeier**

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**From:** Alyse Olson  
**Sent:** Tuesday, October 26, 2021 2:47 PM  
**To:** Matt Asselmeier; Bill Ashton; Jeff Wehri; Larry Nelson; Scott Gengler; Matthew G. Prochaska  
**Subject:** [External]Re: October 27 Comprehensive Land Plan and Ordinance Committee Meeting

Good afternoon,

I wanted to follow up with everyone who was at last month's meeting, and provide some info on Bill's question regarding the water well study that was completed in Kendall County. The Illinois State Water Survey completed *Groundwater Studies for Water Supply Planning In Kendall County, Illinois* in December 2013. This study involved measuring water levels in the County's aquifers, assessing groundwater quality, and determining the impacts of future growth on groundwater supply. To give a general idea of well depths in different parts of the county, pages 12 & 13 of the study (pgs. 19 & 20 in the PDF) show a table listing the active community wells in 2012 in different cities/towns in the county and the depths of those wells. If anyone is interested in reading more about the study, the document can be found on the County's website at the following address: <https://www.co.kendall.il.us/home/showpublisheddocument/721/637102865102030000>

The Illinois State Geological Survey also has an interactive map that displays locations of drilled wells in Illinois and information about those wells, but when I went to use the map there was a message saying that services were temporarily down and they were working on it. If anyone would like to try out the map themselves, they can use this link (<https://isgs.illinois.edu/ilwater>), and then click on the brown button to launch the map. Maybe I'll try again tomorrow before our meeting.

If anyone has any questions, I'll do my best to answer.

Thanks,

Alyse Olson

Resource Conservationist



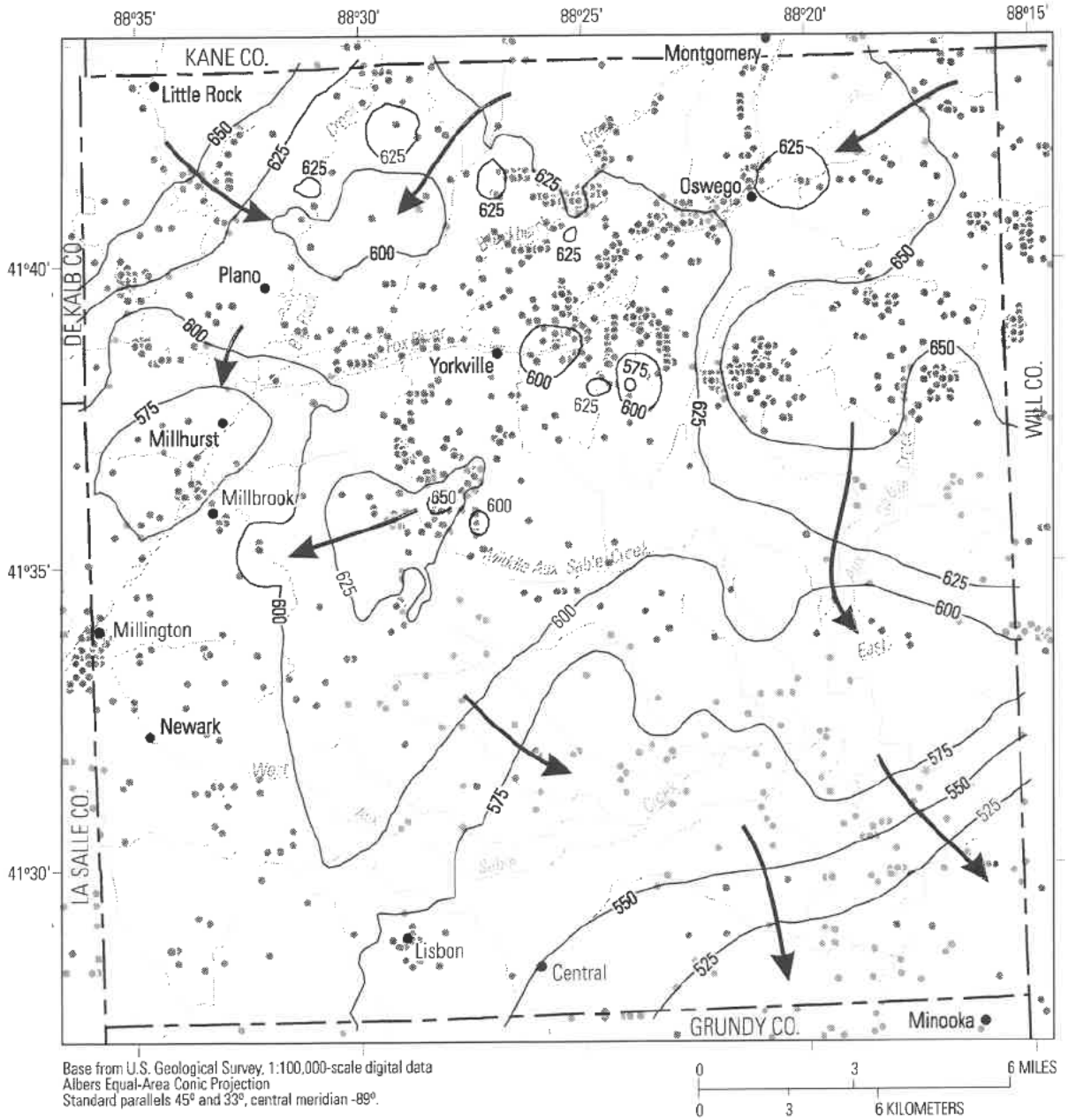
**Kendall County Soil & Water**

**Conservation District**

7775A Route 47

Yorkville, IL 60560

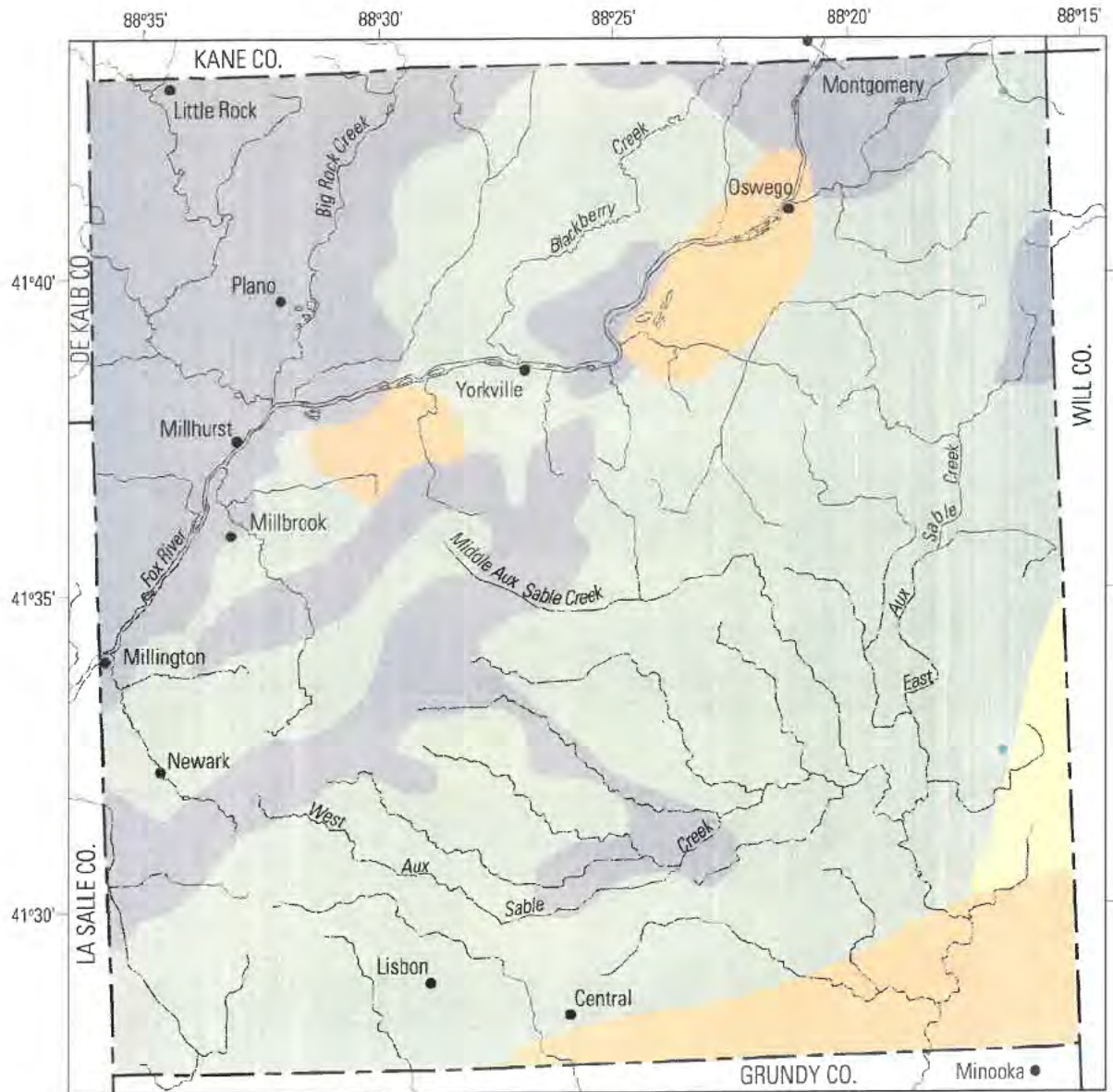
Office: (630)553-5821 x3



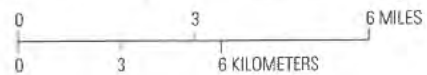
**EXPLANATION**

- 600— ALTITUDE AT WHICH WATER WOULD HAVE STOOD IN TIGHTLY CASED WELLS.  
 Contour interval 50 feet. Datum is NGVD 29.
- ➔ APPROXIMATE DIRECTION OF GROUND-WATER FLOW
- WELL

**Figure 25.** Approximate water-level altitude in wells open to glacial drift aquifers in Kendall County, Illinois, at the time of drilling (about 1980 through 2000).



Base from U.S. Geological Survey, 1:100,000-scale digital data  
 Albers Equal-Area Conic Projection  
 Standard parallels 45° and 33°, central meridian -89°.

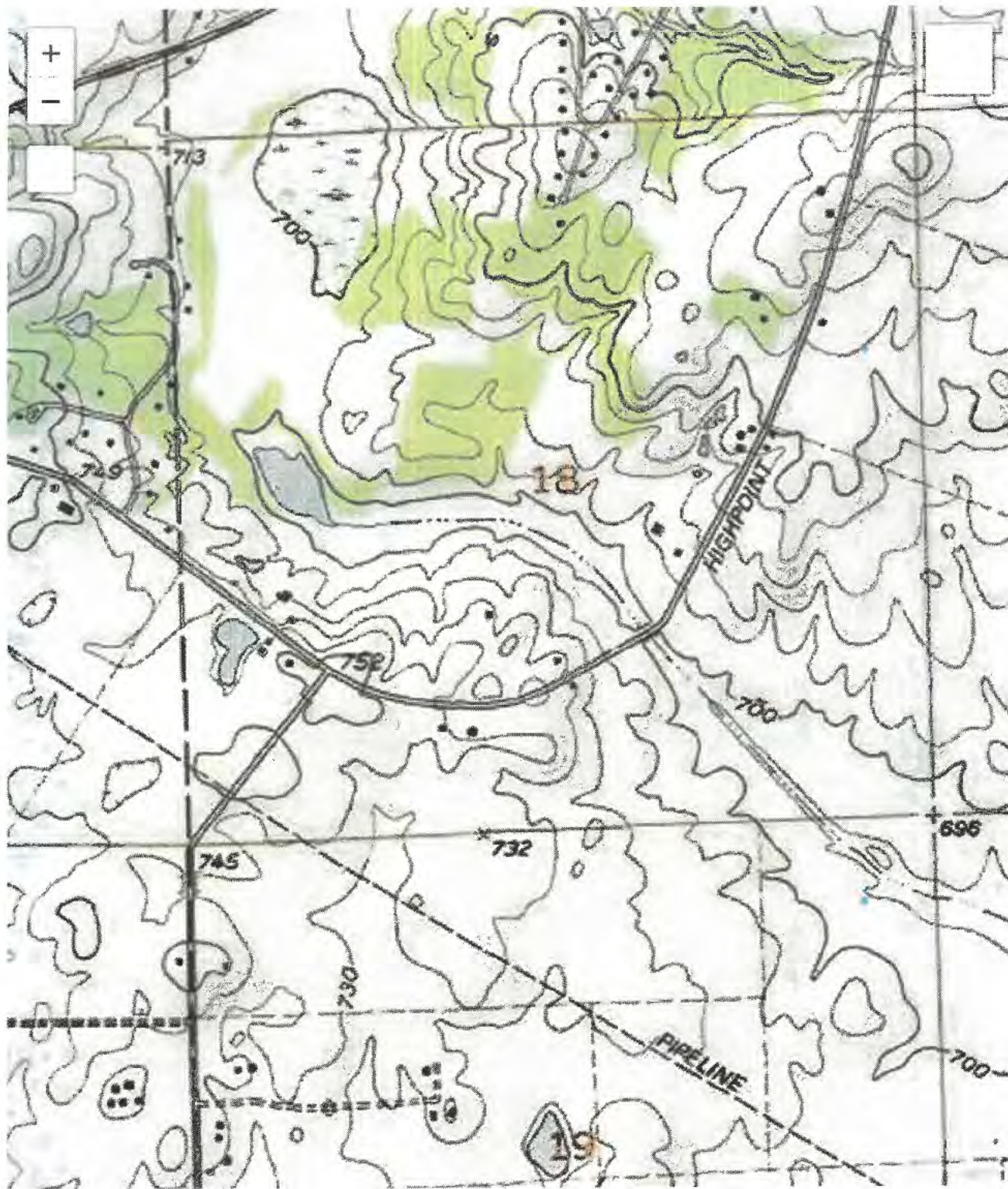



**EXPLANATION**

- AREAS WHERE SAND AND GRAVEL AQUIFERS ARE UNLIKELY; MUNICIPAL AND INDUSTRIAL WATER SUPPLIES USUALLY ARE DEVELOPED FROM OTHER SOURCES
- AREAS UNDERLAIN BY SAND AND GRAVEL AQUIFERS AT LEAST 15 FEET THICK, WHERE YIELDS OF 100 GALLONS PER MINUTE OR MORE ARE POSSIBLE
- AREAS POSSIBLY UNDERLAIN BY SAND AND GRAVEL AQUIFERS, WHERE SMALL INDUSTRIAL AND MUNICIPAL WELL DEVELOPMENT MAY BE POSSIBLE, WITH YIELDS OF:
  - 20 gallons per minute or more
  - 100 gallons per minute or more

**Figure 24.** Well yields of glacial drift aquifers in Kendall County, Illinois (modified from Schicht and others, 1976).

# Middle Aux Sable Creek Topo Map in Kendall County Illinois



 [Print this map](#)

Map provided by TopoZone.com



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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**

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**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,

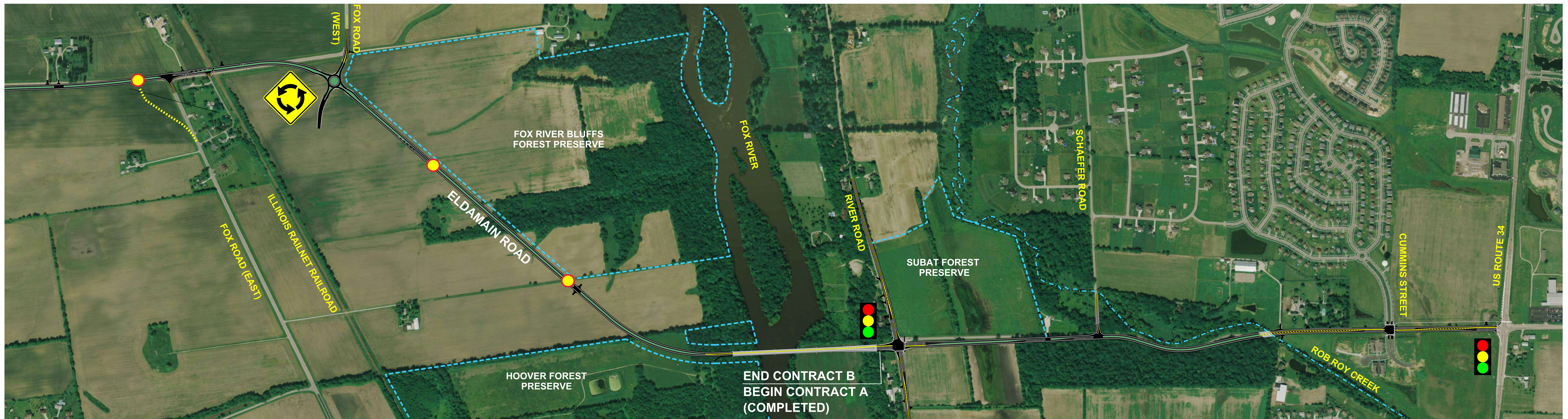
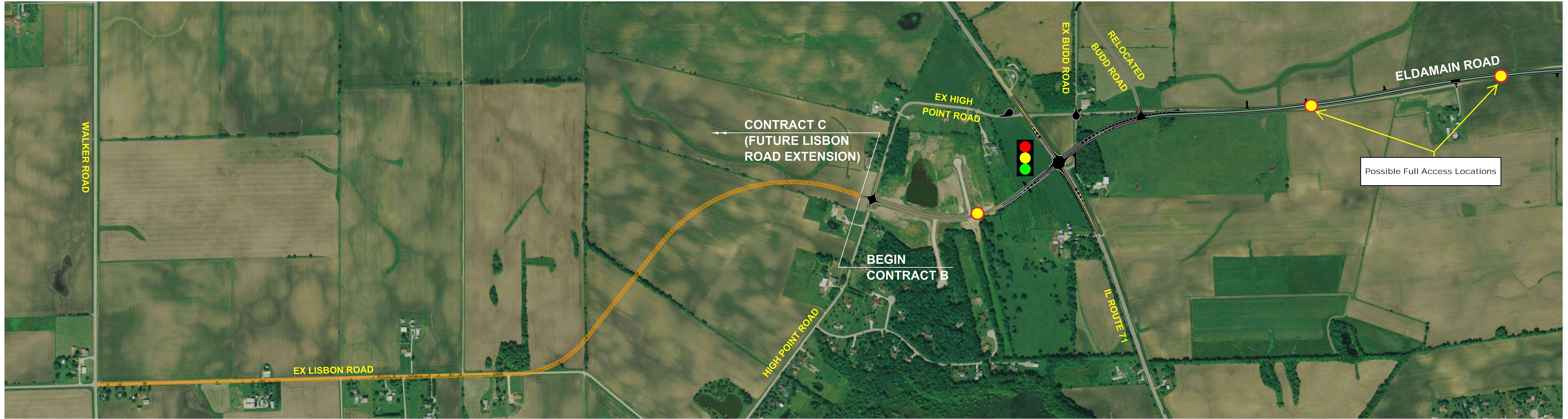
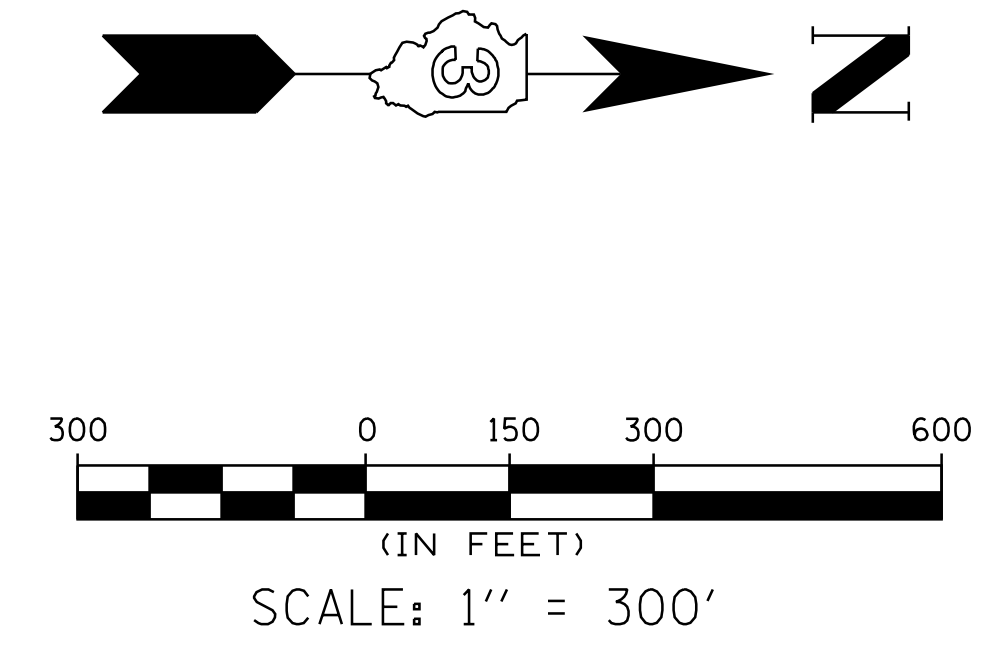
MHA

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

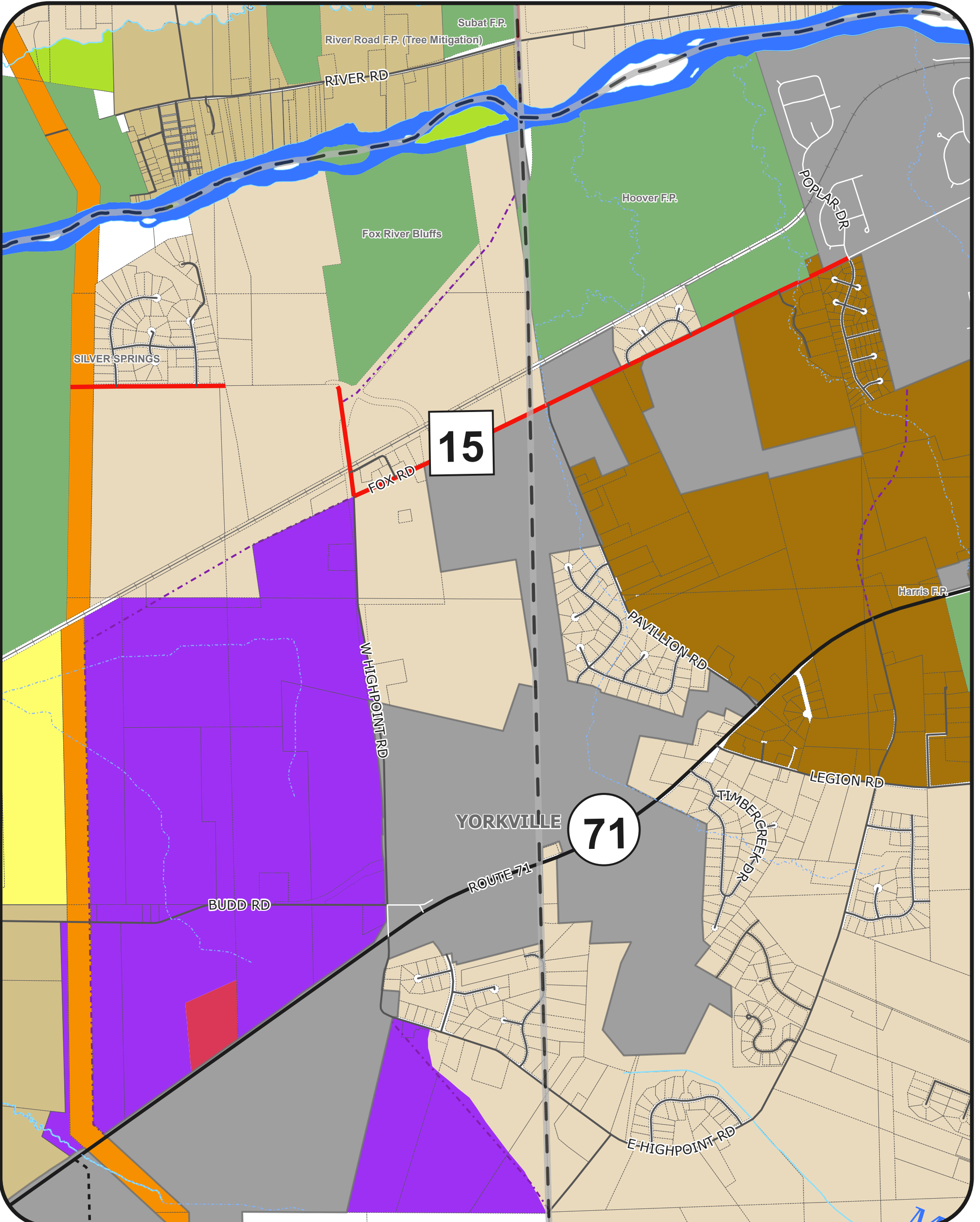


# Project Overview Map Eldamain Road





# 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



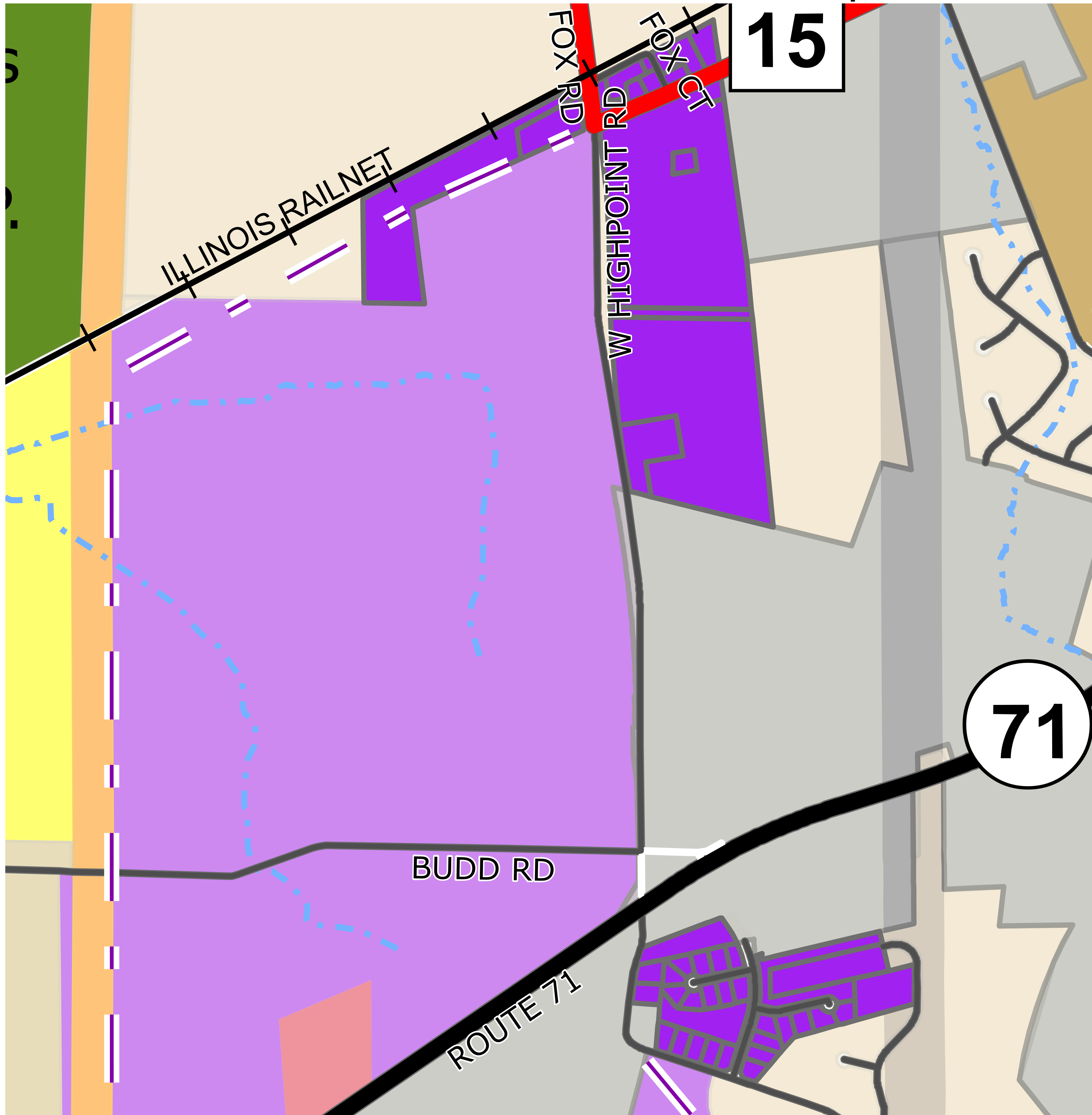
**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560  
 630.553.4212

# 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

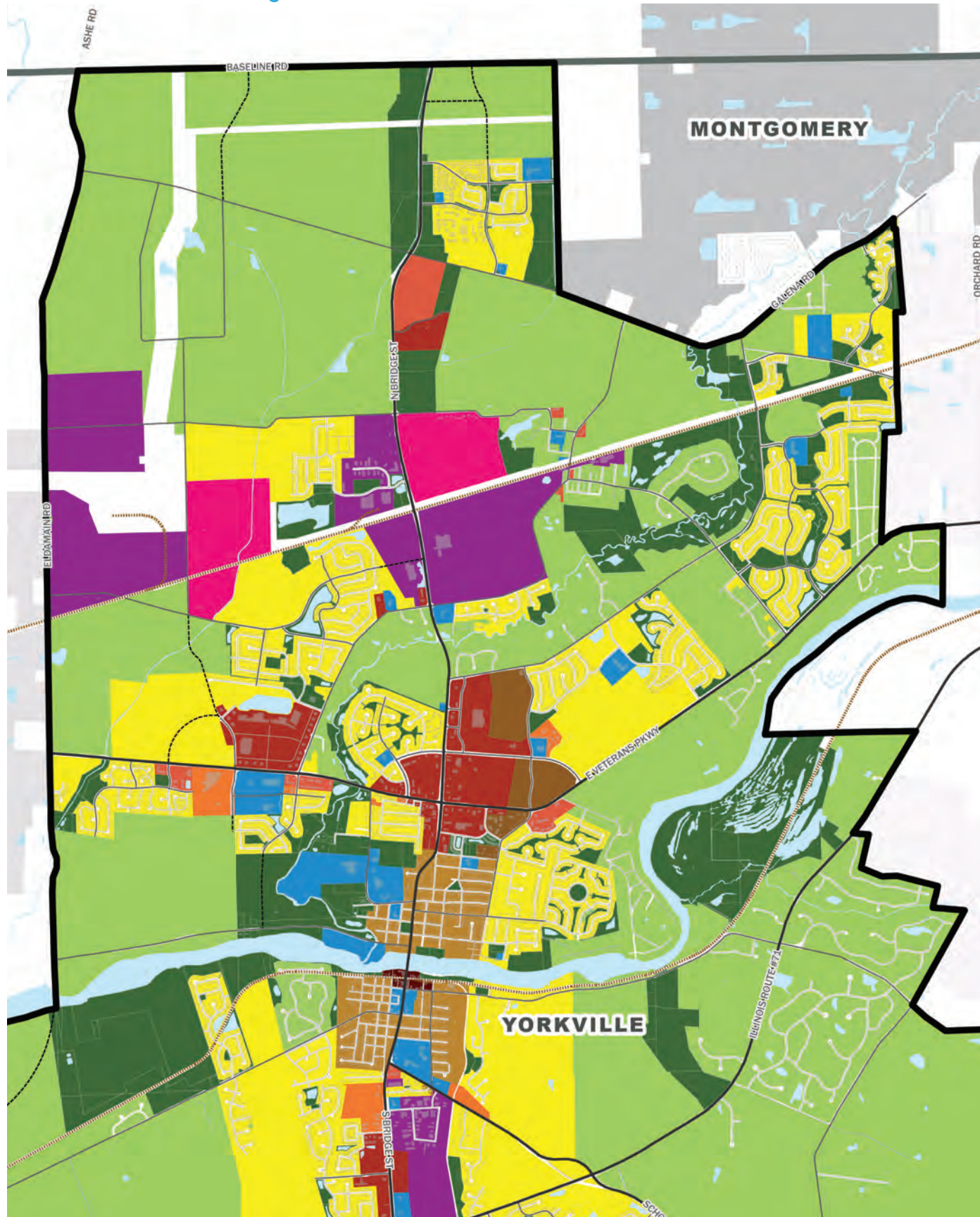
### Future Land Use

- 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;

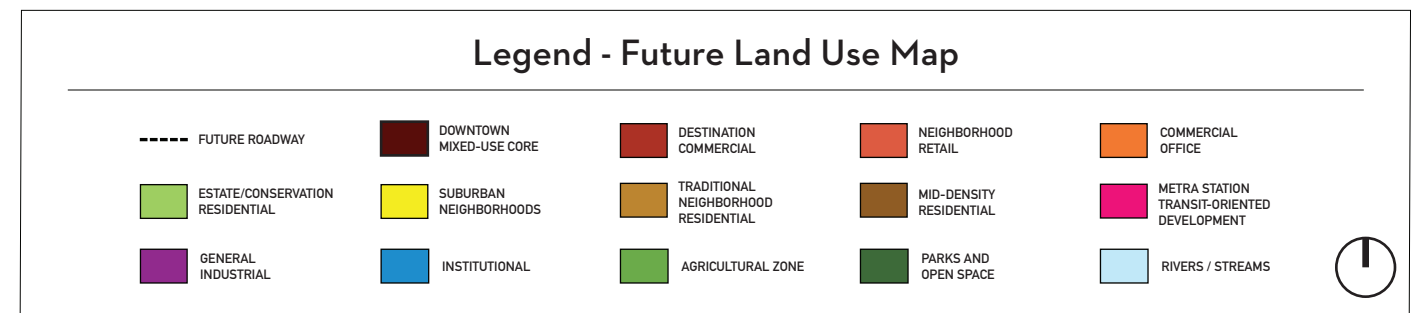
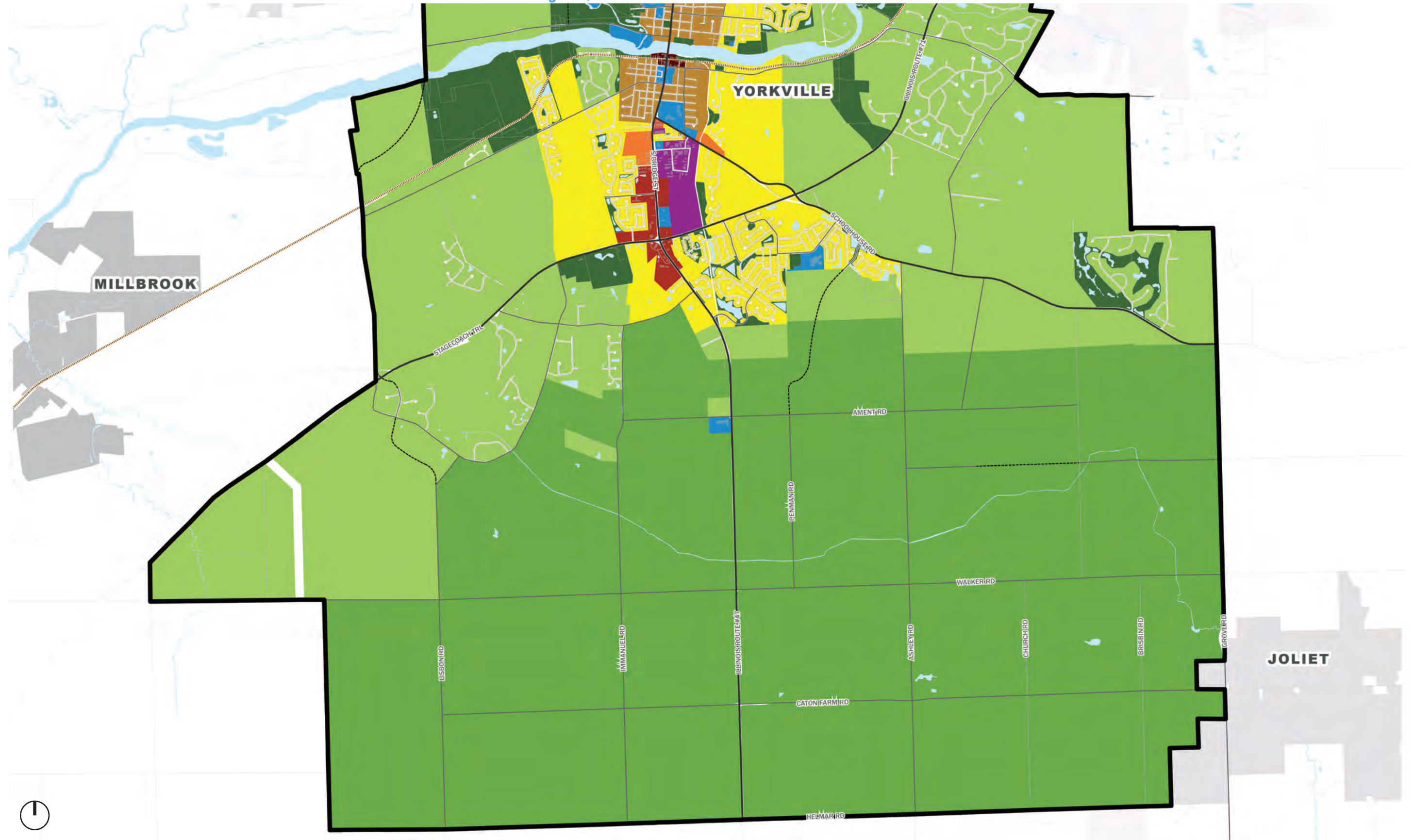
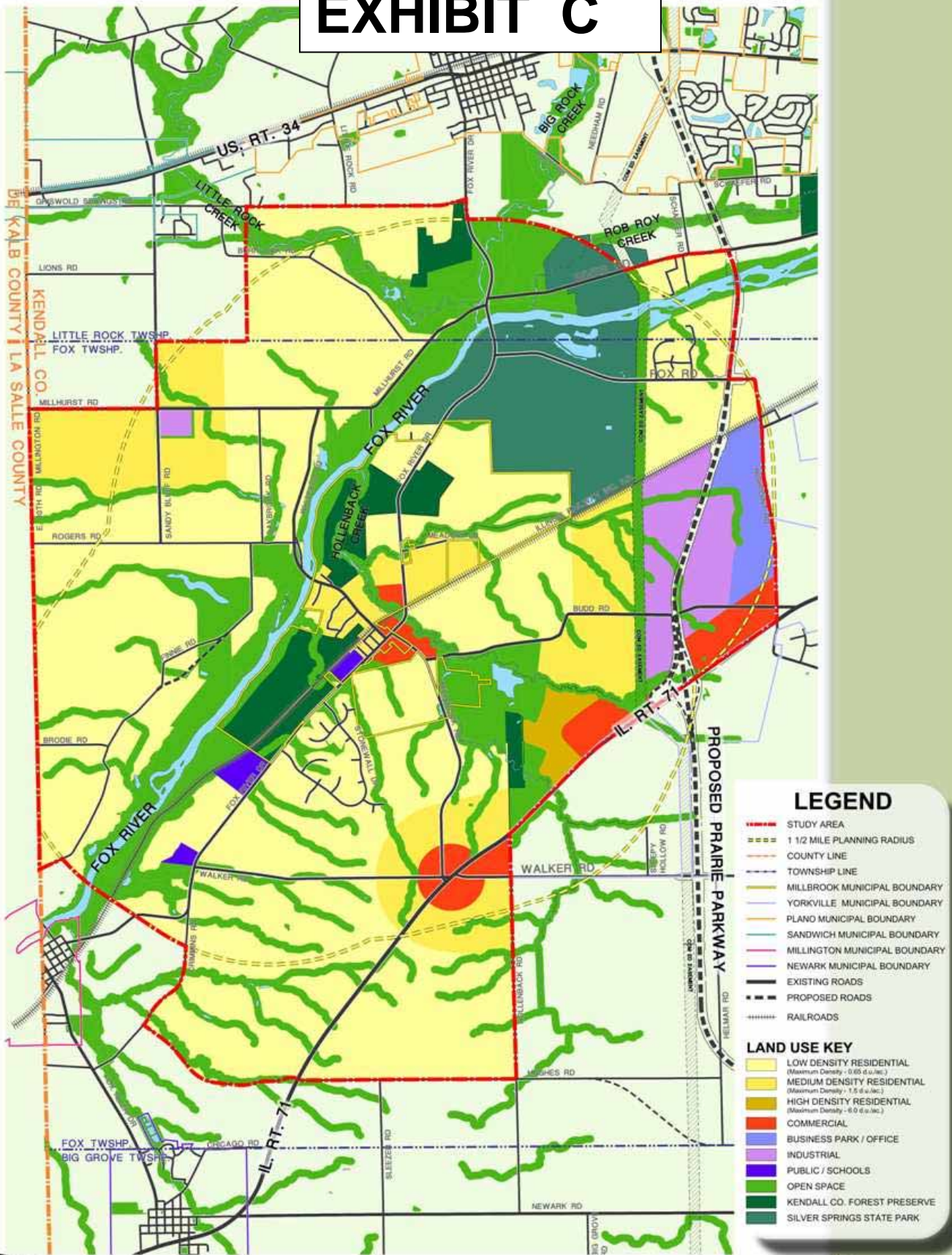


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River



# EXHIBIT C



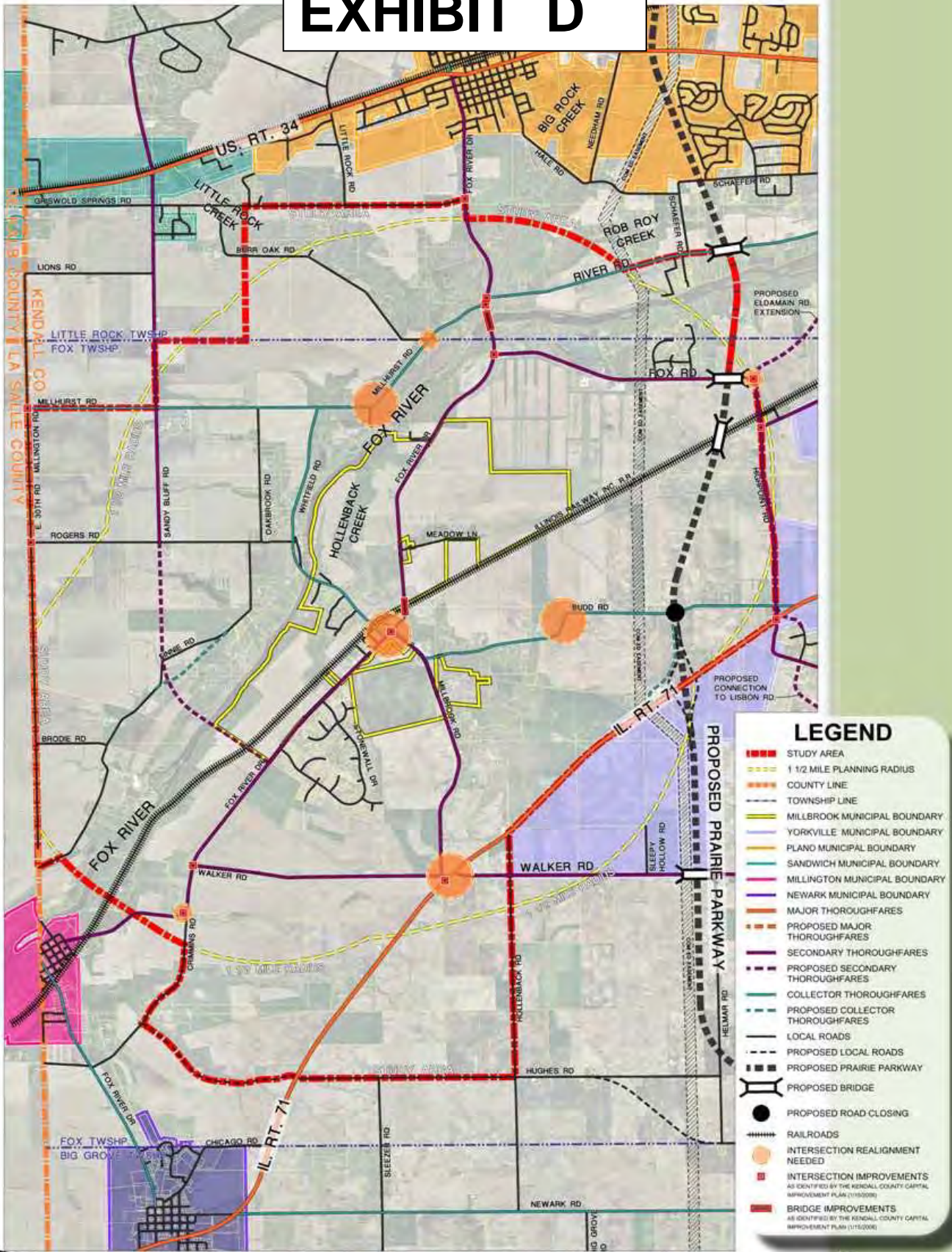
## FUTURE LAND USE PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: May 16, 2009

# EXHIBIT D



## TRANSPORTATION PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook



Date: March 18, 2009



# EXHIBIT E



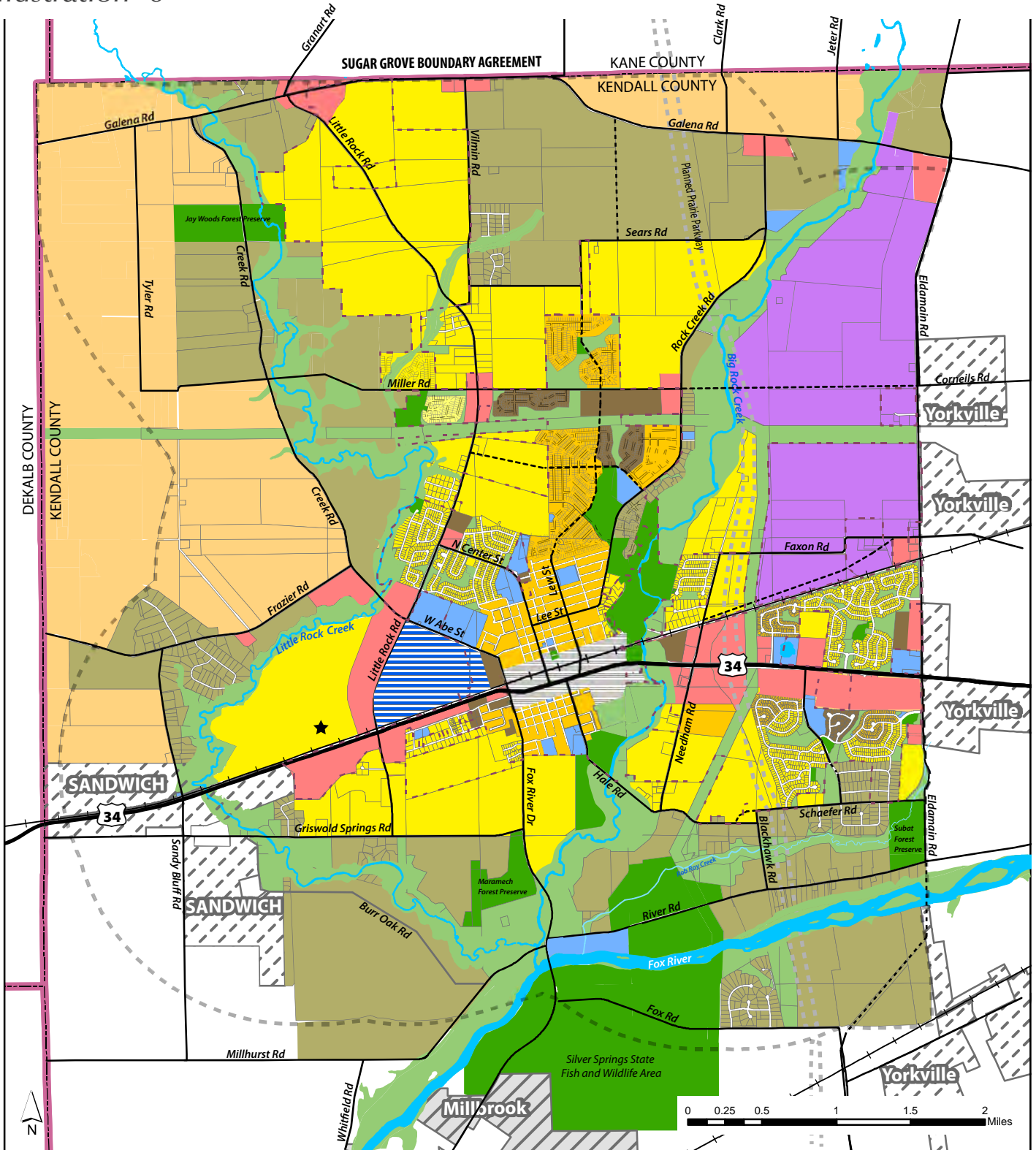
## LEGEND

- - - STUDY AREA
  - - - 1 1/2 MILE PLANNING RADIUS
  - - - COUNTY LINE
  - - - TOWNSHIP LINE
  - - - MILLBROOK MUNICIPAL BOUNDARY
  - - - YORKVILLE MUNICIPAL BOUNDARY
  - - - PLANO MUNICIPAL BOUNDARY
  - - - SANDWICH MUNICIPAL BOUNDARY
  - - - MILLINGTON MUNICIPAL BOUNDARY
  - - - NEWARK MUNICIPAL BOUNDARY
  - EXISTING ROADS
  - - - PROPOSED ROADS
  - - - - - RAILROADS
- 
- ### LAND USE KEY
- LOW DENSITY RESIDENTIAL  
(Maximum Density - 0.65 d.u./ac.)
  - MEDIUM DENSITY RESIDENTIAL  
(Maximum Density - 1.5 d.u./ac.)
  - HIGH DENSITY RESIDENTIAL  
(Maximum Density - 6.0 d.u./ac.)
  - COMMERCIAL
  - BUSINESS PARK / OFFICE
  - INDUSTRIAL
  - PUBLIC / SCHOOLS
  - OPEN SPACE
  - KENDALL CO. FOREST PRESERVE
  - SILVER SPRINGS STATE PARK
- 
- - - SCENIC CORRIDORS
  - ➔ SCENIC VIEWS

## SCENIC CORRIDORS - DRAFT



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



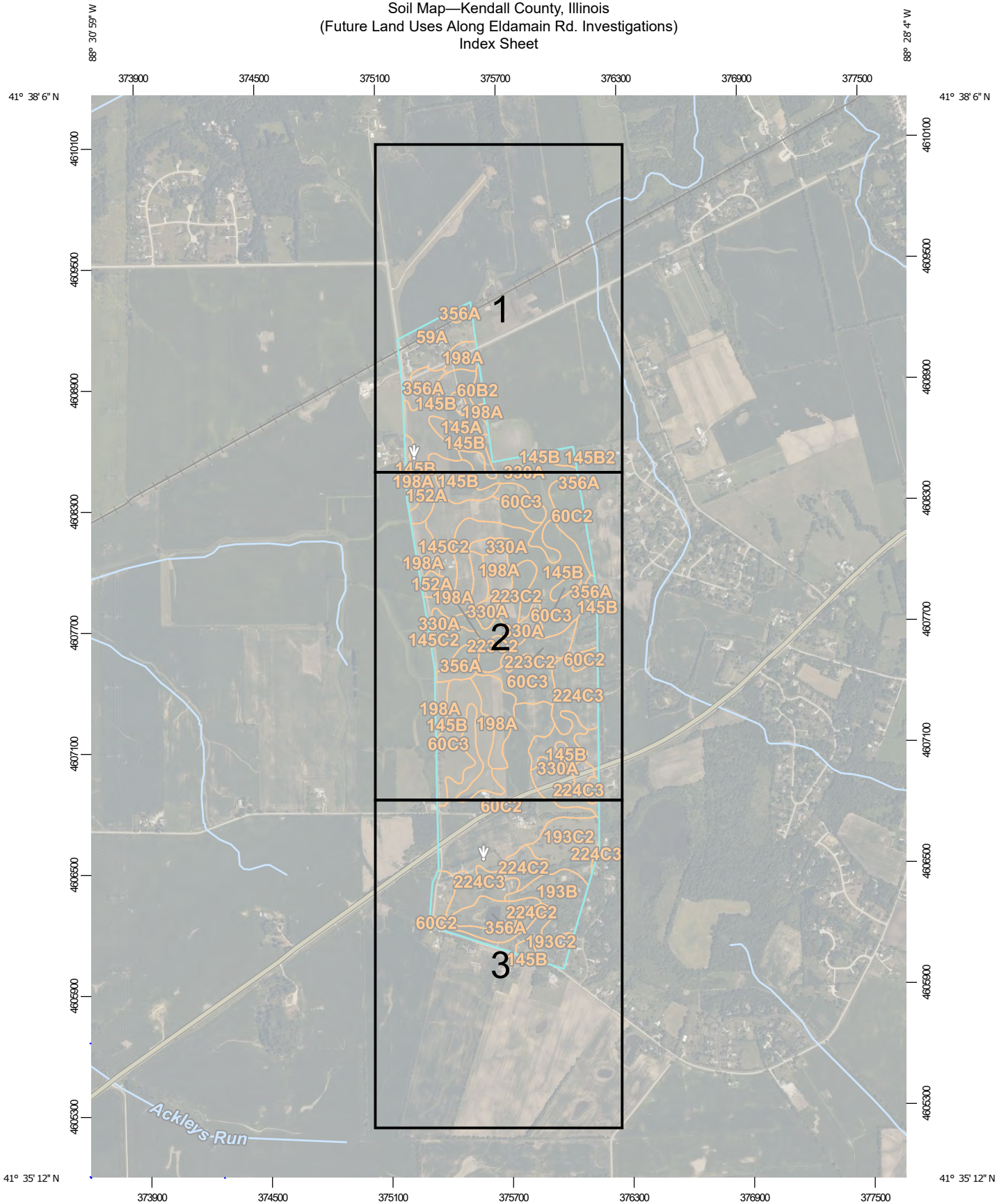
To: Matt Asselmeier, Kendall County Senior Planner  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: June 11, 2021  
Subject: Comprehensive Plan – Future Land Use Review

## **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



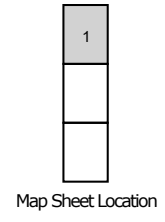
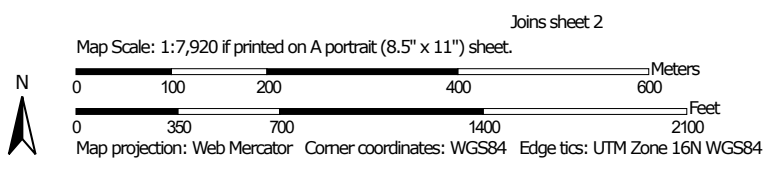
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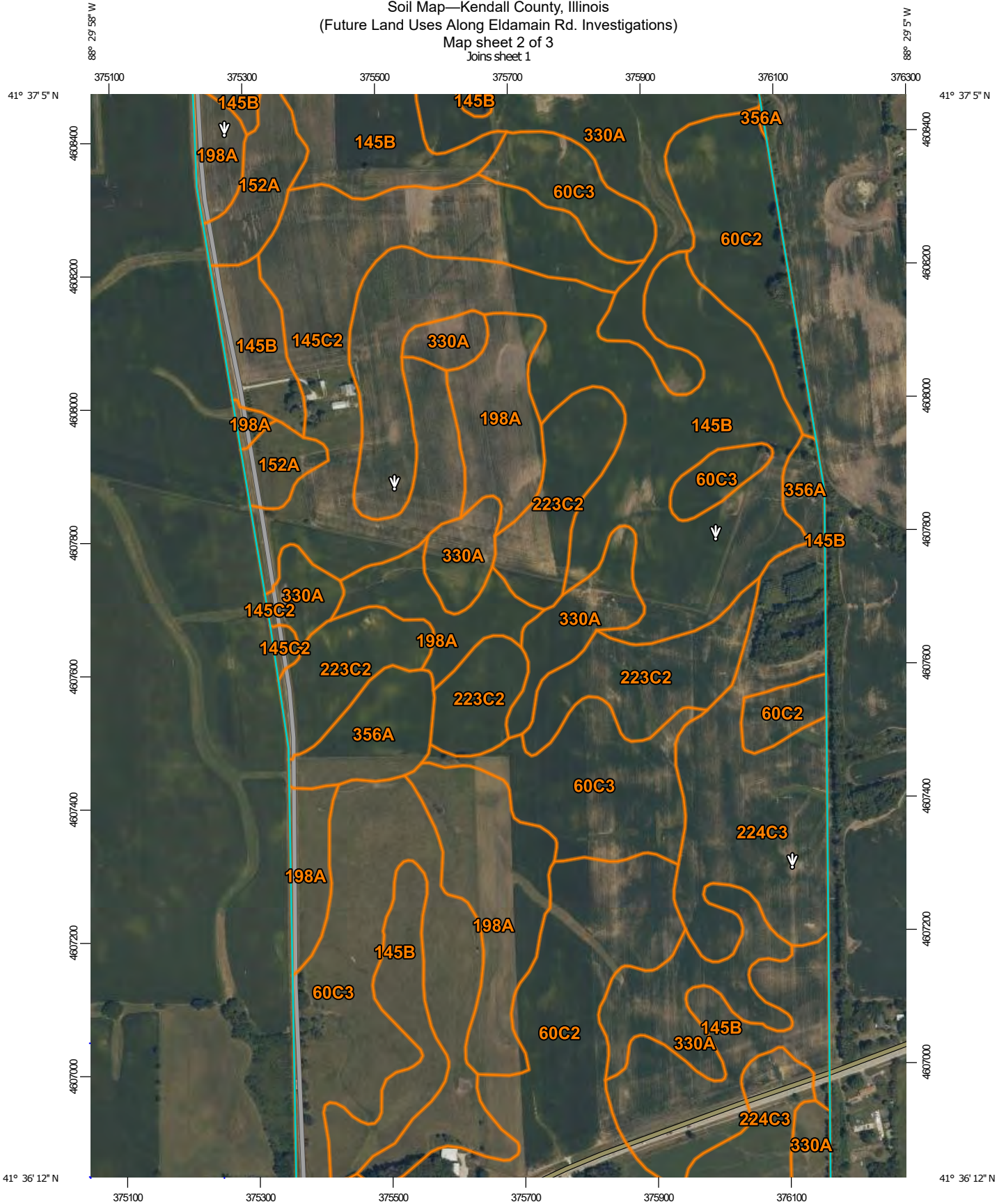
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



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



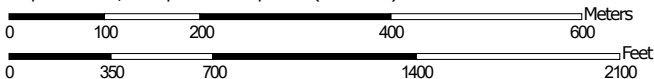
Soil Map—Kendall County, Illinois  
 (Future Land Uses Along Eldamain Rd. Investigations)  
 Map sheet 2 of 3  
 Joins sheet 1



88° 29' 58" W

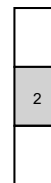


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Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Joins sheet 3



Map Sheet Location

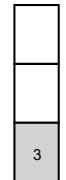
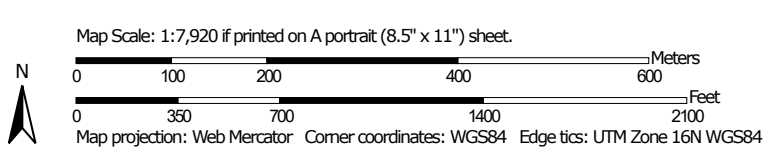
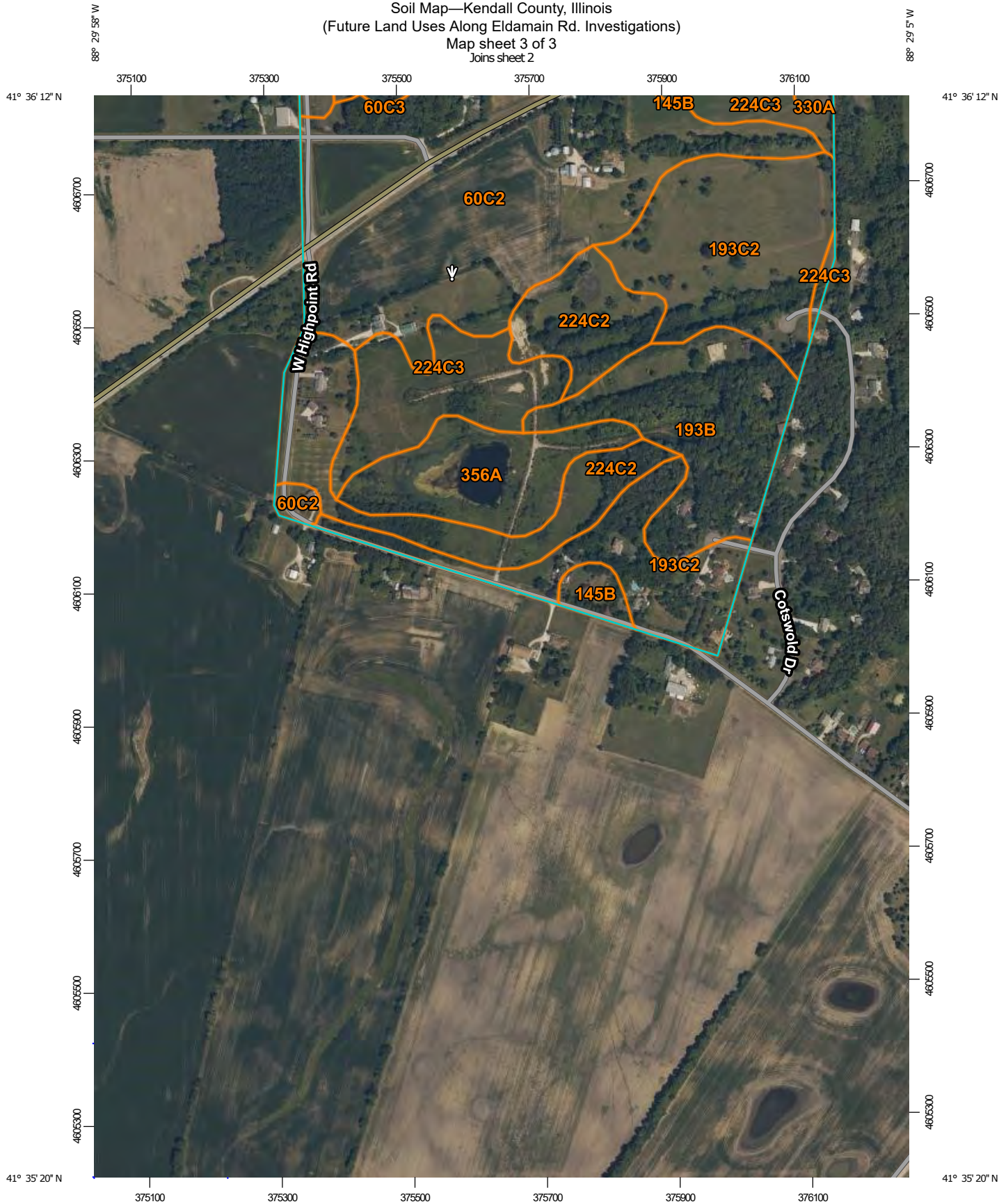


Natural Resources  
 Conservation Service

Web Soil Survey  
 National Cooperative Soil Survey


8/26/2021  
 Page 3 of 6

Soil Map—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 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.

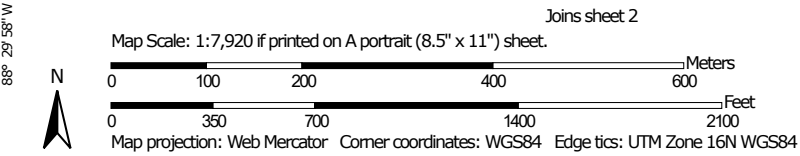
## Map Unit Legend

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%
<b>Totals for Area of Interest</b>		<b>562.9</b>	<b>100.0%</b>

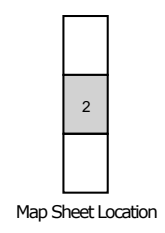
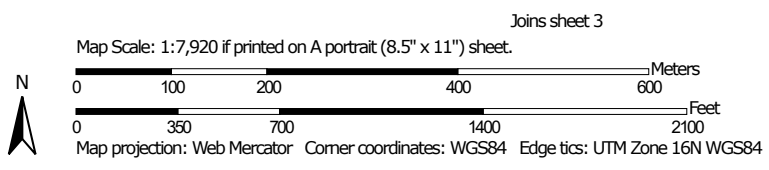
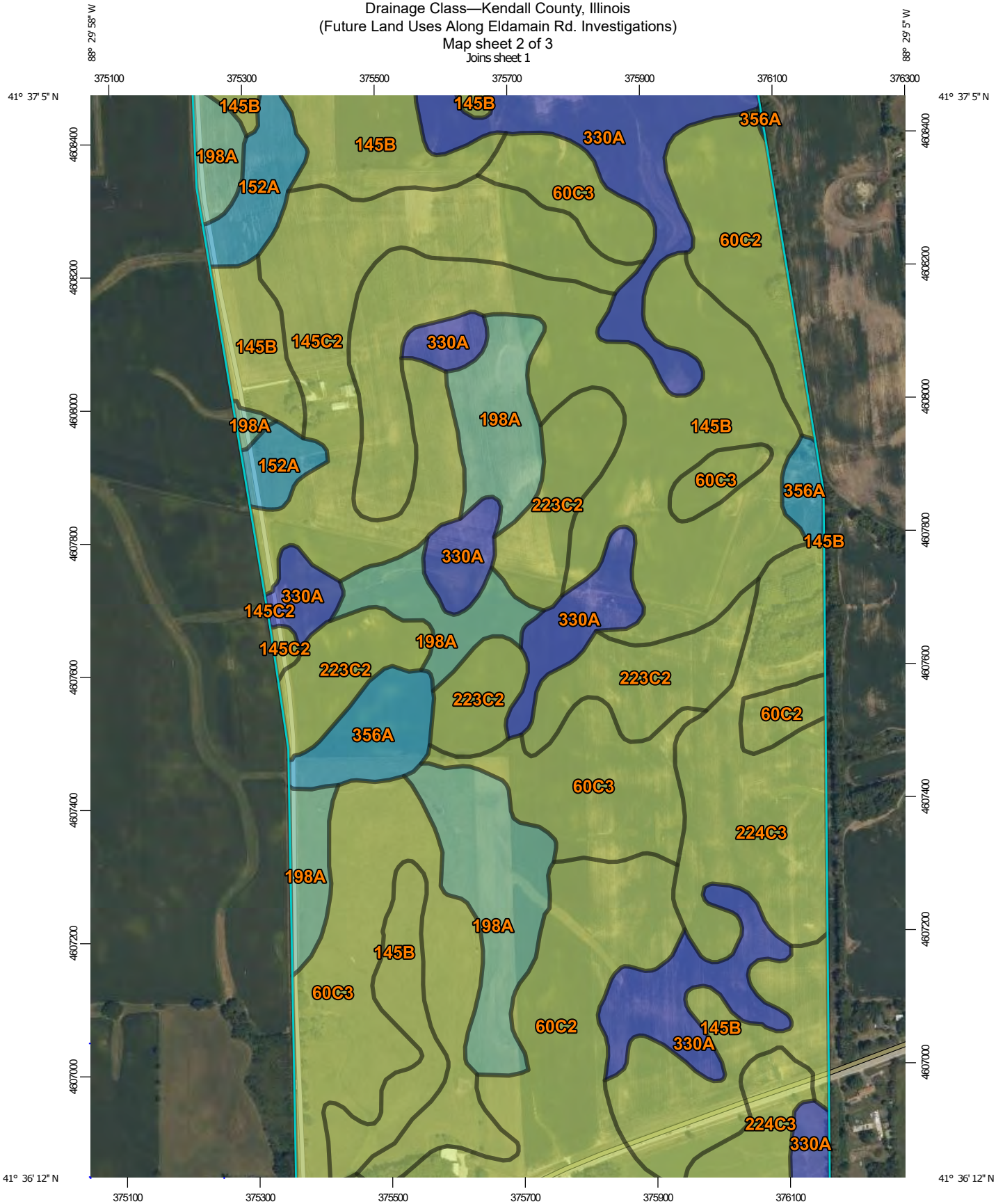




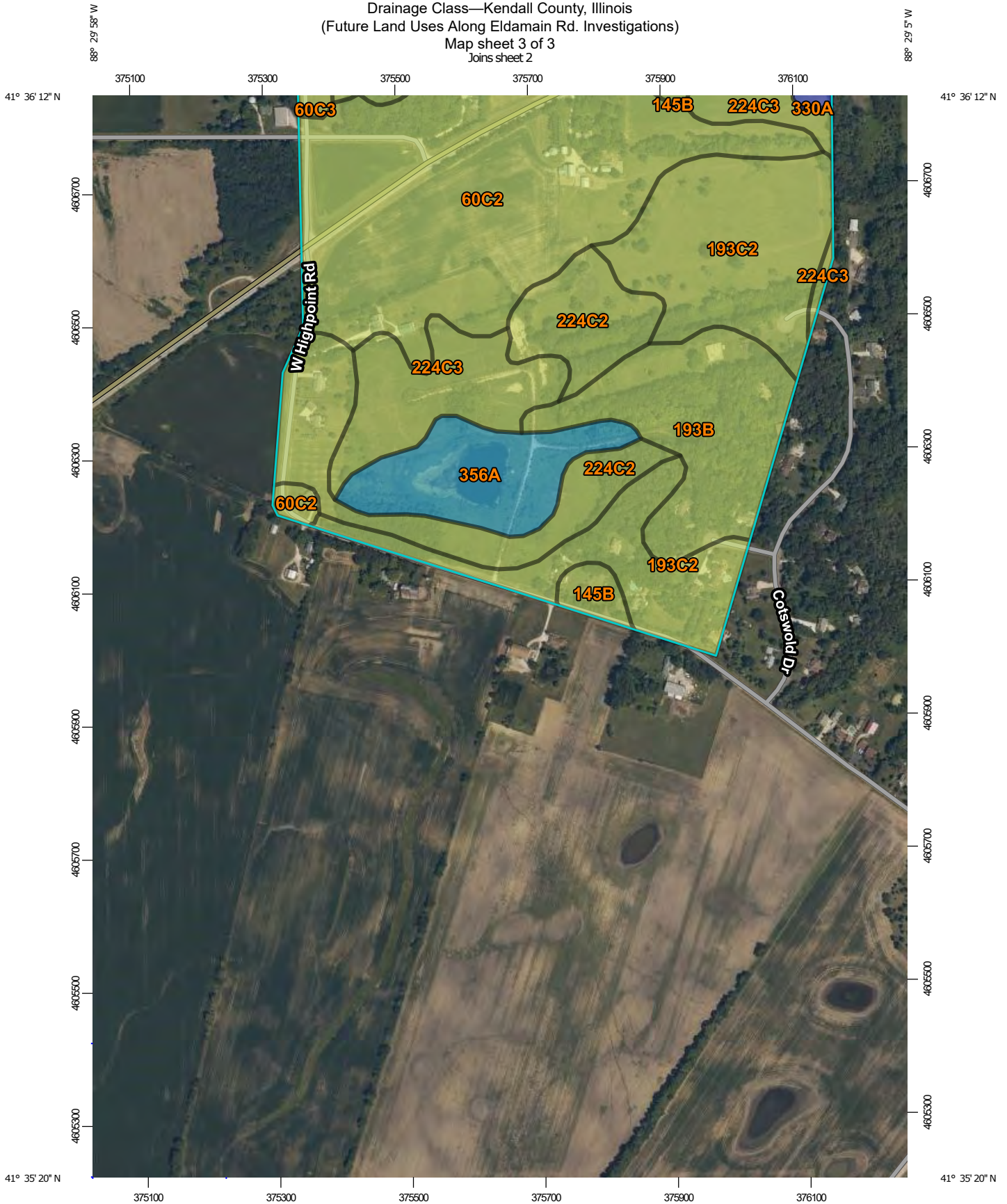
Drainage Class—Kendall County, Illinois  
 (Future Land Uses Along Eldamain Rd. Investigations)  
 Map sheet 1 of 3



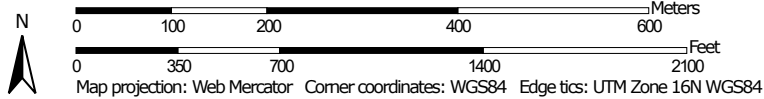
Drainage Class—Kendall County, Illinois  
 (Future Land Uses Along Eldamain Rd. Investigations)  
 Map sheet 2 of 3  
 Joins sheet 1



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

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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%
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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%
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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%
<b>Totals for Area of Interest</b>			<b>562.9</b>	<b>100.0%</b>

## 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."

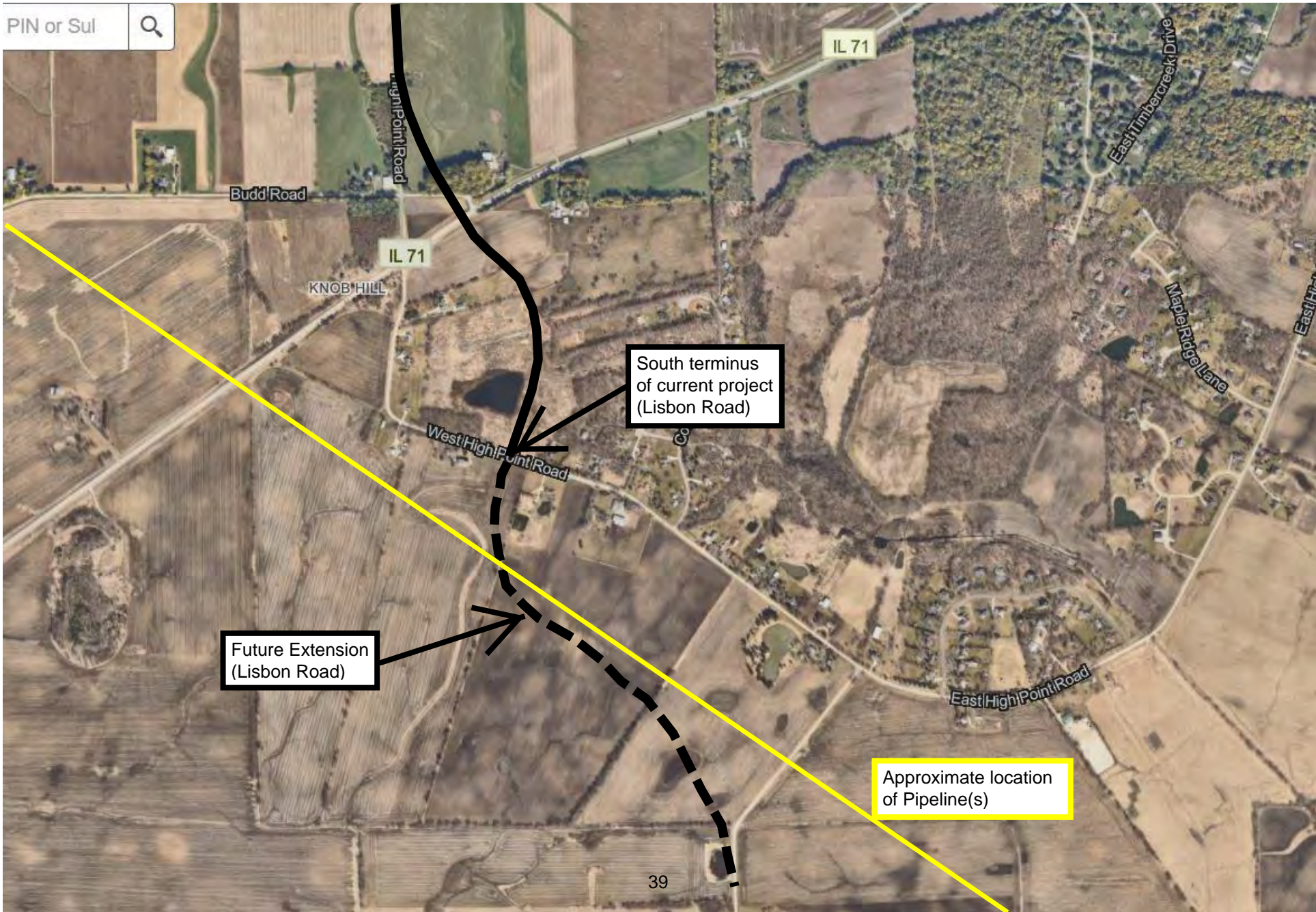
## Rating Options

*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)

## Matt Asselmeier

---

**From:** Brandon Beerup [REDACTED]  
**Sent:** Thursday, October 28, 2021 2:20 PM  
**To:** Matt Asselmeier  
**Subject:** [External]Concerning the 10/27 Fox Zoning Meeting

Mr. Asselmeier,

We briefly spoke on the phone a couple weeks ago concerning re-zoning parts of Fox Township for business purposes, but as you rather curtly requested, I shall put my thoughts into writing. I did not have the pleasure to attend last night's meeting, but I am heartened to hear all residents from many parts were against the re-zoning proposals. I wish to add to their thoughts:

First, I am offended you and your committee even considered making such a proposal to change our land. Clearly you do not live out here and have no pulse on the desires of local residents, given there is such a strong opposition to your proposals. I do not know where you are from, or how you arrived at this powerful position, but we *who live here* have zero interest in having added noise, light, or air pollution to our rural township, nor do we want more garbage or roadkill, nor the further destruction and fragmentation of wildlife habitats, or burying more of the world's most fertile farmland underneath concrete. We are on the very borderland of industrial, endless suburbs, and the infinite agricultural heartland. We intend to make our stand here and keep our homeland rural. These cancerous inroads of commerce, developers, and government must stop. If we wanted a city-like atmosphere, we would have moved to a city - where I suppose you are from.

Concerning Highpoint Meadows, my friend's grandfather said that land is where his ancestors used horse-drawn plows to cultivate the land. As a child, I still remember it as a rolling field of grain. Since the housing boom-and-bust fifteen years ago, I watched that land go from a proposed subdivision into being reclaimed by nature. It is a beautiful testament to the restorative power of God. Neighbors have come together to make that erstwhile parcel an informal forest preserve, using mowers to create paths through the regenerated prairie, with young cottonwood trees springing up all around. Have you ever taken a walk there? If so, how can you wish for its destruction? I have been there in all seasons, walked the pond when frozen, seen hundreds of geese take rest on their flights each evening, and prayed on top of those rolling hills. Now you wish to turn it into another generic place of commerce, or something else inferior to natural beauty.

I have lived here my whole life. I have seen enough of this county growing nonstop. The Eldamain bridge and Highpoint expansion makes us sick enough, now you cannot let that be and want even more growth? Stop. Do you have any sense of history or continuity or sacredness, or is everything a fungible unit of "growth" and "profit?" You have a "plan" for the year 2050, but you do not have a plan for what this county will look like in 1,000 years. Future generations will appreciate giant, old-growth trees we let take root in forest preserves, but they will not appreciate more rootless urban decay funded by debt.

I have an idea instead, **turn that land over to the stewardship of the Kendall County Forest Preserve.** Humans have enough area to live and work. Nobody cries for joy when a new strip mall is built, but they do shed tears in sorrow when you turn a once-beautiful place into yet another gray void. You will be appreciated if you actually save nature. For its destruction in an already overdeveloped and settled country, you will be doing a crime against man, beast, and God Himself.

Regards,



**BRANDON BEERUP**  
mobile/ [REDACTED]

**CHRIST IS KING.**

Sent with ProtonMail Secure Email.

## 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*).

*Welcome*



VILLAGE OF  
**PLAINFIELD**

*Visit Our Historic Downtown*

**Mike Collins, Mayor**



---

**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:** 11/22/2021

**Subject:** Potential Future Land Use Map Changes Along Route 47 in Kendall and Lisbon Townships

At the October 2021 Kendall County Economic Development Committee meeting, the Committee started a discussion about updating the Future Land Use Map along Route 47 in Kendall and Lisbon Townships. At their November meeting, the Committee voted to forward the discussion to the Committee of the Whole.

Attached is an email from the City of Morris' engineers noting the locations of municipal water and sewer services. As noted in the email, sanitary sewers have been extended to Airport Road while water service has been extended to Minooka Road.

The City of Morris' Future Land Use Map, the Village of Plattville's Future Land Use Map, the Village of Lisbon's Future Land Use Map, the current Future Land Use Map for Lisbon Township, and the final proposed Future Land Use Map for Lisbon Township from 2019 are also attached.

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

Thanks,

MHA

Encs.: November 15 Email from Ryan Hansen  
City of Morris Future Land Use Map  
Village of Plattville Future Land Use Map  
Village of Lisbon Future Land Use Map  
Lisbon Township Future Land Use Map  
Proposed Lisbon Township Future Land Use Map from 2019

## Matt Asselmeier

---

**From:** Ryan Hansen <ryanhansen@chamlin.com>  
**Sent:** Monday, November 15, 2021 9:10 AM  
**To:** Matt Asselmeier  
**Cc:** Chris Brown  
**Subject:** [External]RE: Morris Questions

Matt, the water main currently extends to Minooka Road as shown on the below image. The sanitary sewer line has been recently extended to Airport Road to service the Proctor and Gamble facility. The City's master plan for sewer and water has utilities being extended up to the Kendall/Grundy County Line. It has been discussed that if the right user were to want to locate in Kendall County and it made financial sense to extend services then the City would not be averse to doing so.

I have copied Mayor Brown on this email also to keep him in the loop.

Please let me know if you need anything.

Thanks

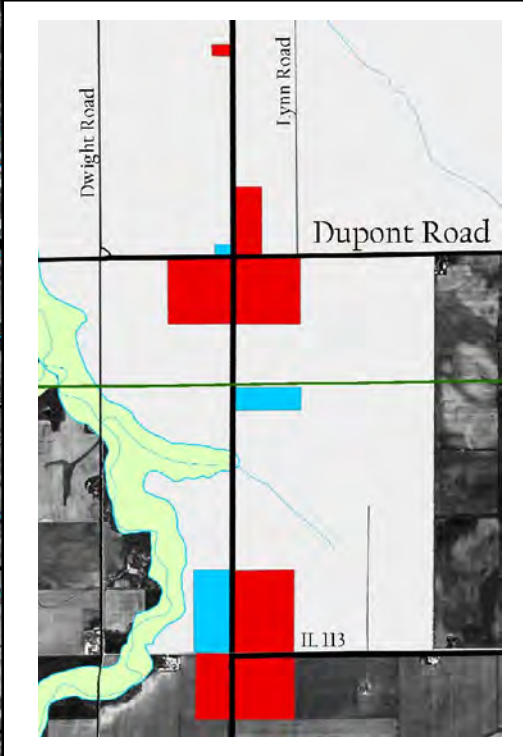
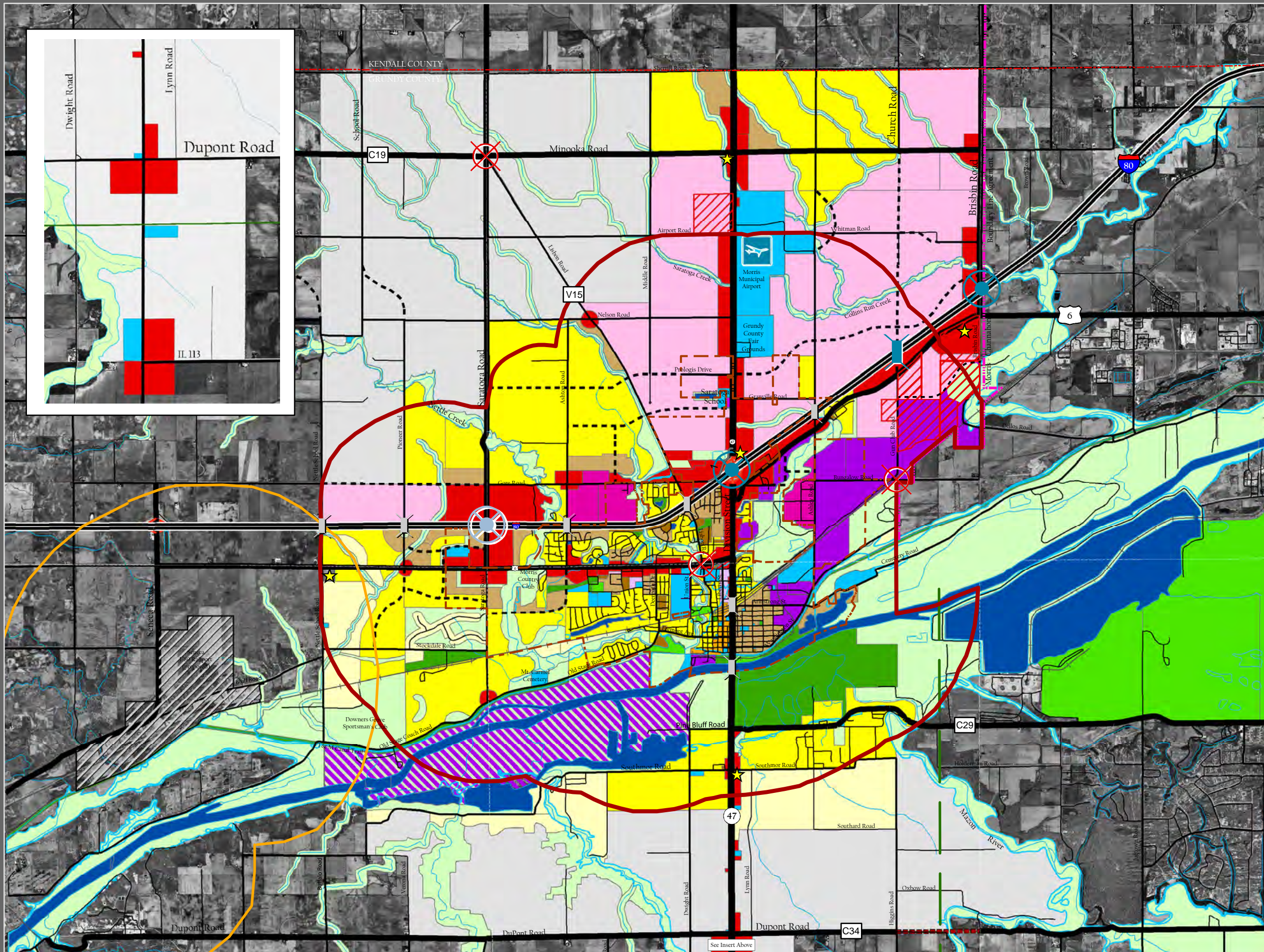
Ryan



**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Wednesday, November 10, 2021 11:52 AM

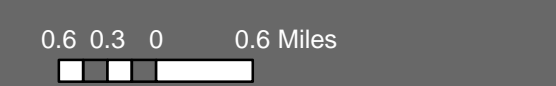
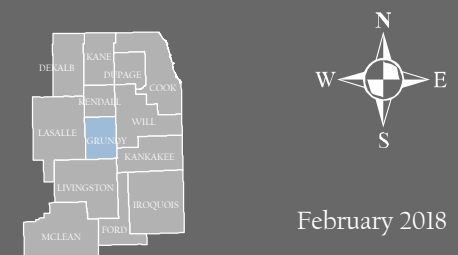
# City of Morris

## Future Land Use Map



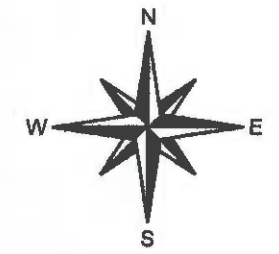
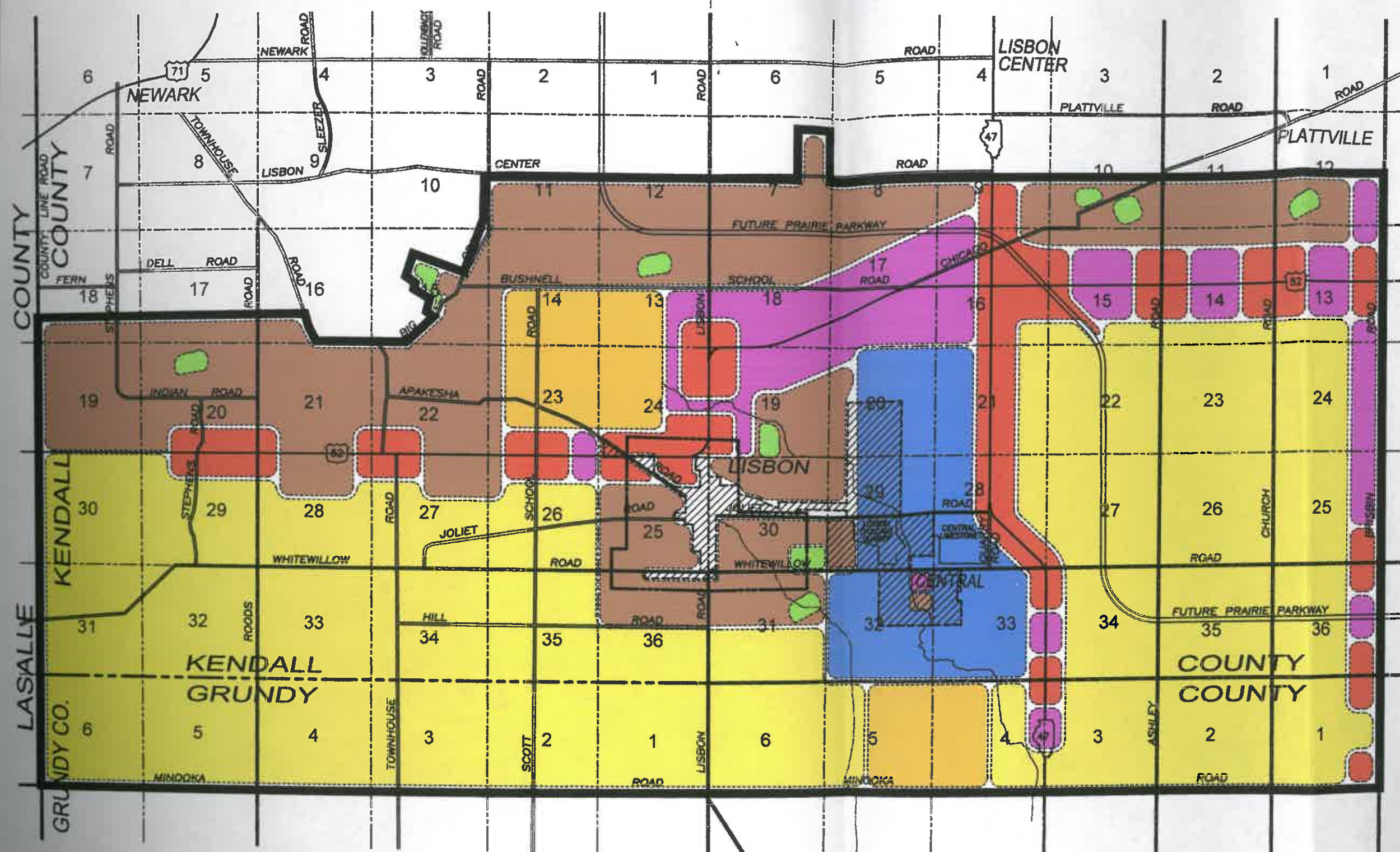
**Legend**

- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- Interchange
- New Arterial
- New Collector
- Railroad
- Open Space (Private)
- Existing Floodplain
- Open Space (Public)
- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Downtown
- Business Park
- Business Transition
- Industrial
- Industrial/Private Open Space
- Limited Industrial
- Morris (Incorporated Area)
- Pre-Annexation Areas
- Seneca I-80 Railport (proposed)



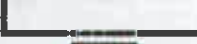









Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey

RANGE 6 EAST RANGE 7 EAST



**LEGEND**

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH  
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAR	DATE: 8/14/07
CHECKED BY: GRC	

REVISIONS	
DATE	BY
10/25/06	MM
11/13/06	MM
11/20/06	MM

**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

**COMPREHENSIVE PLANNING MAP**  
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700	SHEET
FILE NO.:	OF

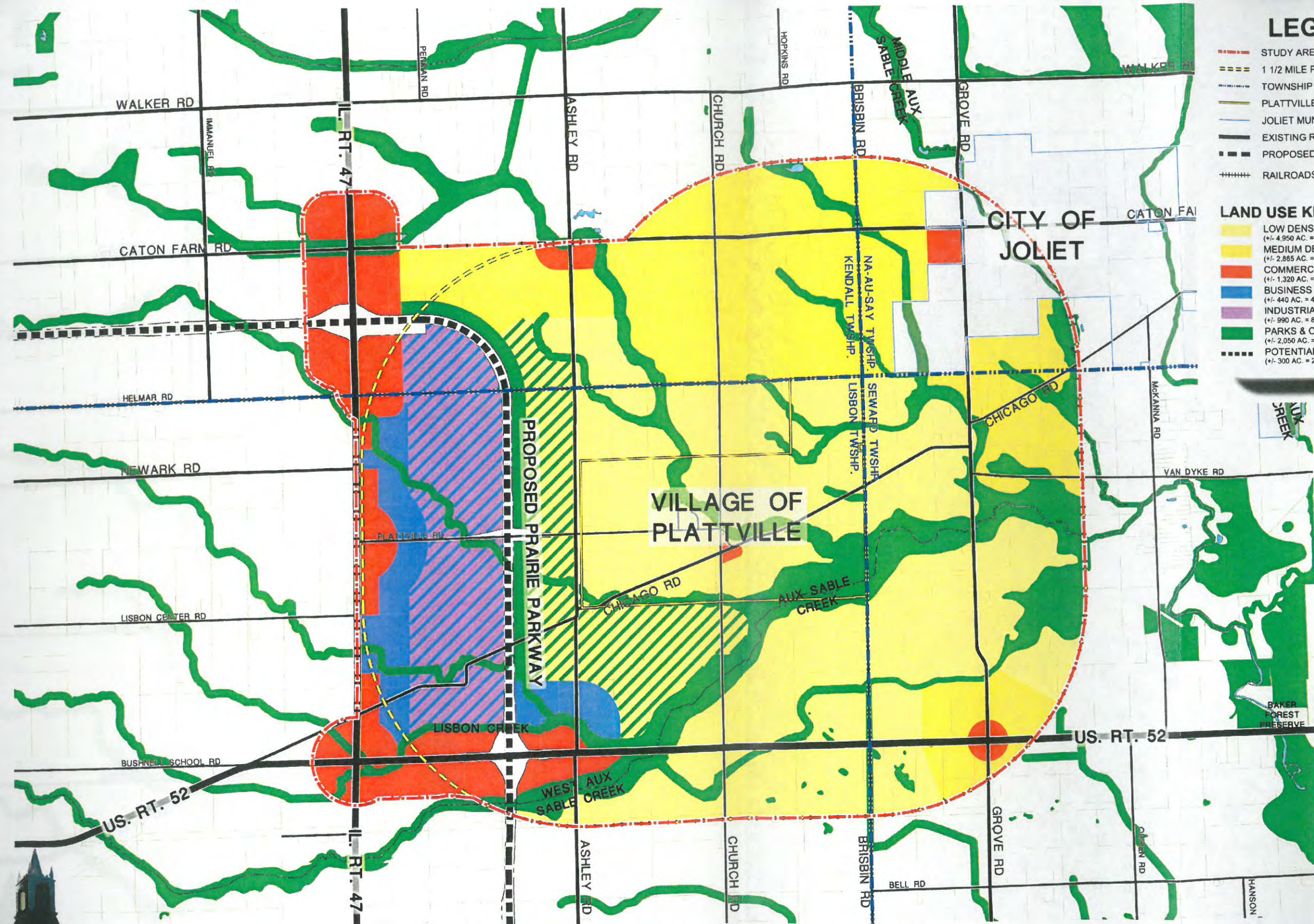


# LEGEND

- STUDY AREA
- 1 1/2 MILE PLANNING RADIUS
- TOWNSHIP LINE
- PLATTVILLE MUNICIPAL BOUNDARY
- JOLIET MUNICIPAL BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- RAILROADS

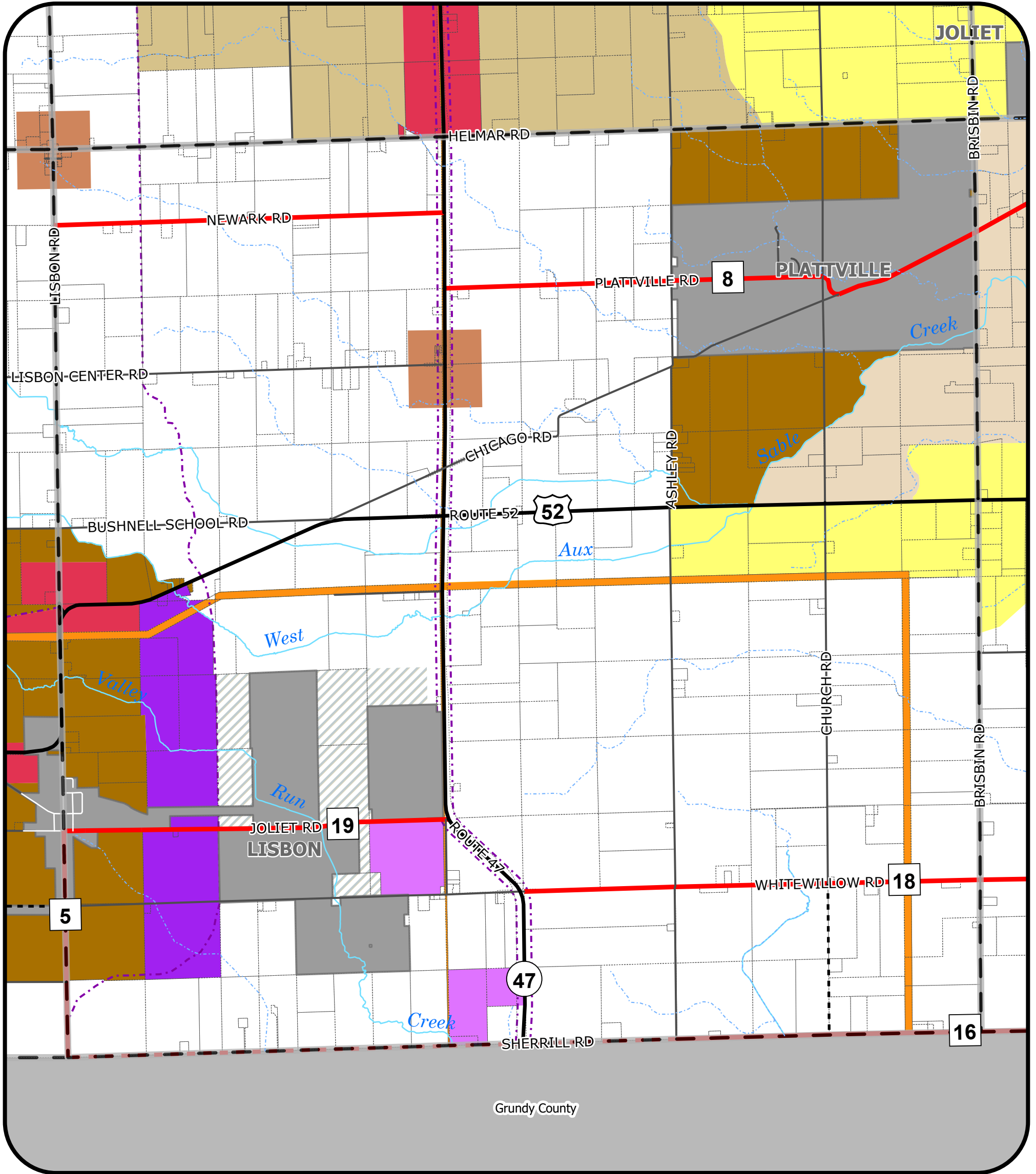
## LAND USE KEY

- LOW DENSITY RESIDENTIAL  
(+/- 4,950 AC. = 38% OF STUDY AREA)
- MEDIUM DENSITY RESIDENTIAL  
(+/- 2,885 AC. = 22% OF STUDY AREA)
- COMMERCIAL  
(+/- 1,320 AC. = 10% OF STUDY AREA)
- BUSINESS PARK/OFFICE  
(+/- 440 AC. = 4% OF STUDY AREA)
- INDUSTRIAL  
(+/- 990 AC. = 8% OF STUDY AREA)
- PARKS & OPEN SPACE  
(+/- 2,050 AC. = 16% OF STUDY AREA)
- POTENTIAL ROADS  
(+/- 300 AC. = 2% OF STUDY AREA)



## FUTURE LAND USE PLAN - DRAFT

# Future Land Use Plan in Kendall County, IL



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



**Kendall County GIS**

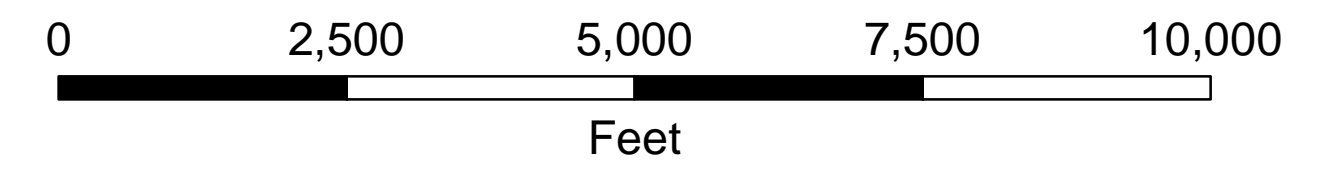
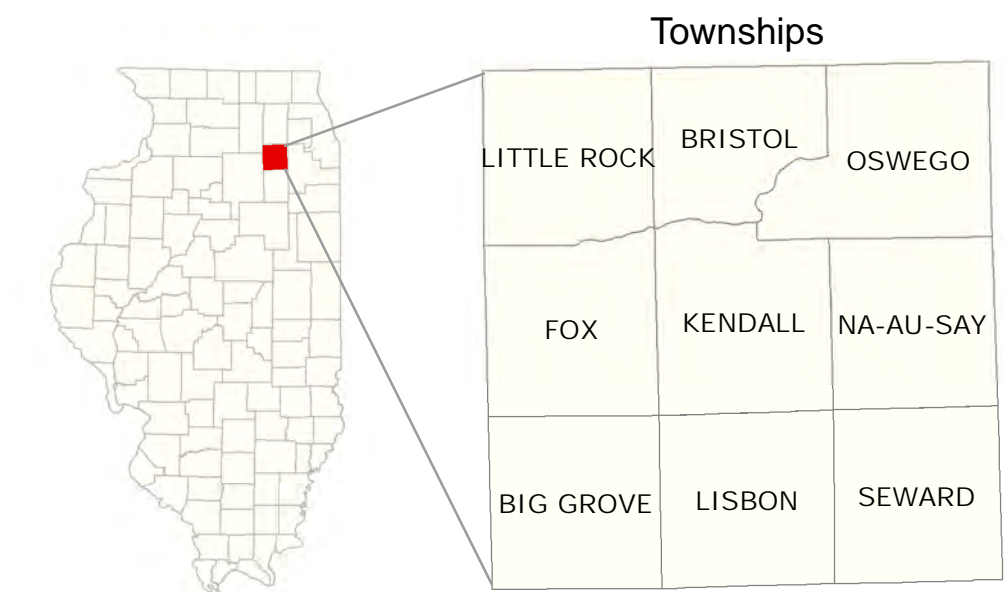
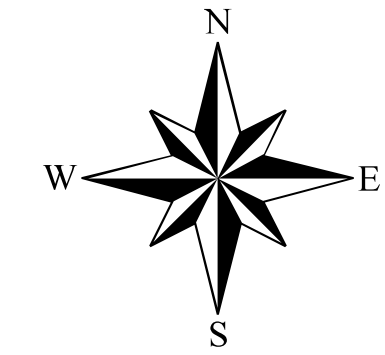
111 West Fox Street - Room 308  
Yorkville, Illinois 60560  
630.553.4212

Created: 10/20/2021

# Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2019 -

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



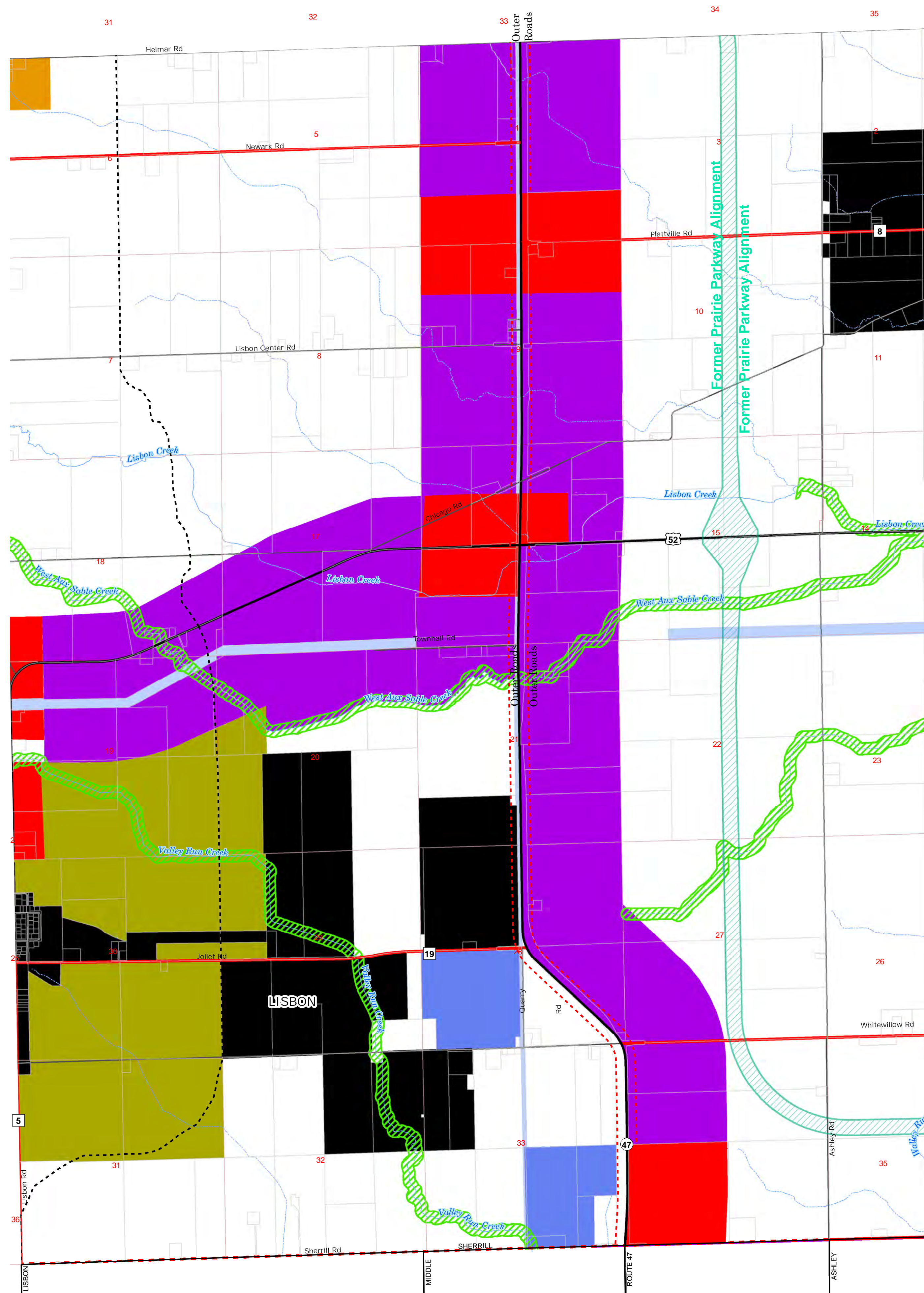
### Legend

- - - Outer Roads
- - - Proposed Roadways

### Future LRMP

#### Abbreviation

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



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 111 West Fox Street - Room 308  
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 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:

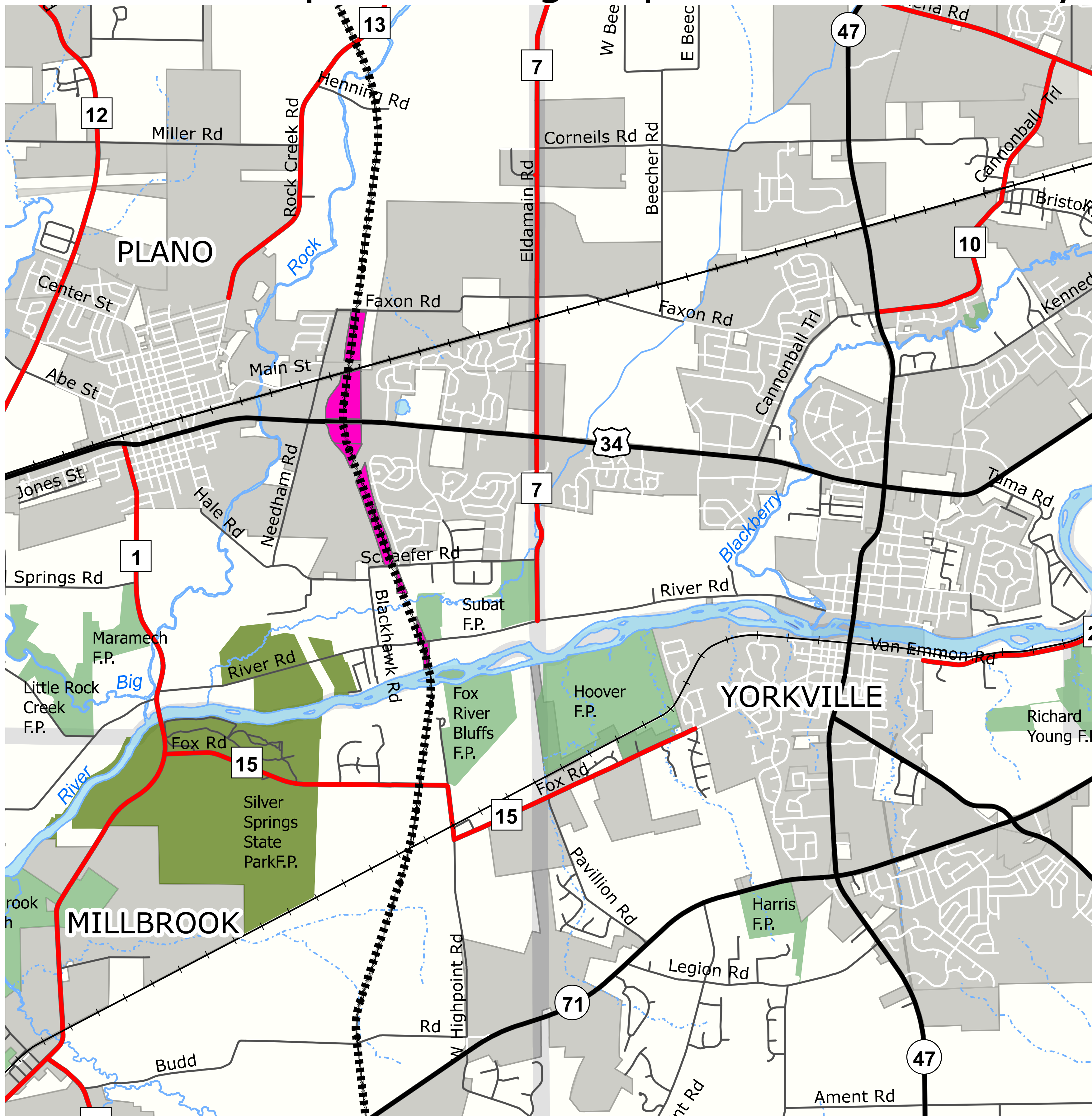
Could I get a map of properties that the State owns along the old Prairie Parkway?

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

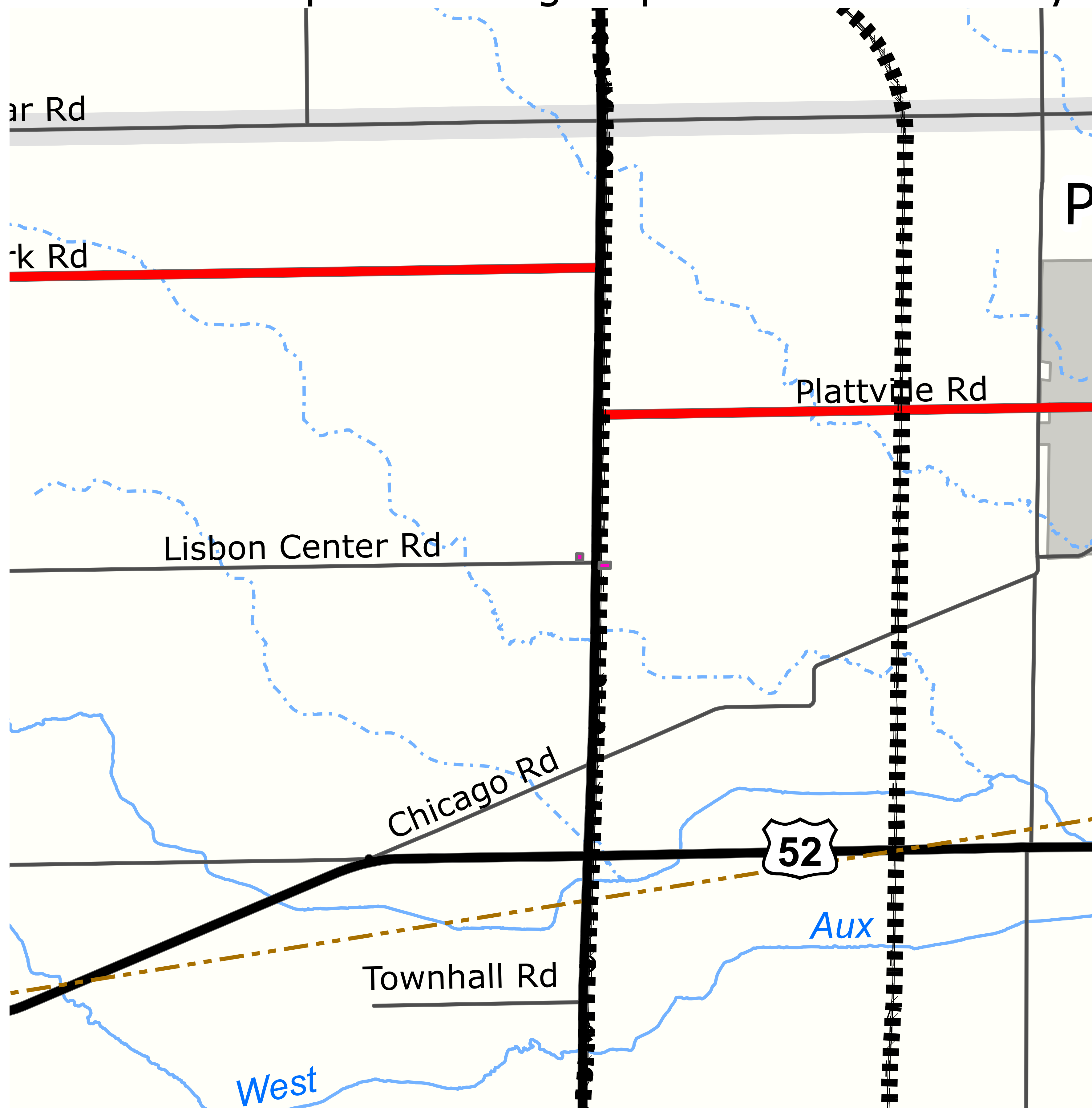
LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

- ..... 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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 Yorkville, Illinois 60560  
 630.553.4212

# State Owned Properties Along Proposed Prairie Parkway



## KENDALL COUNTY

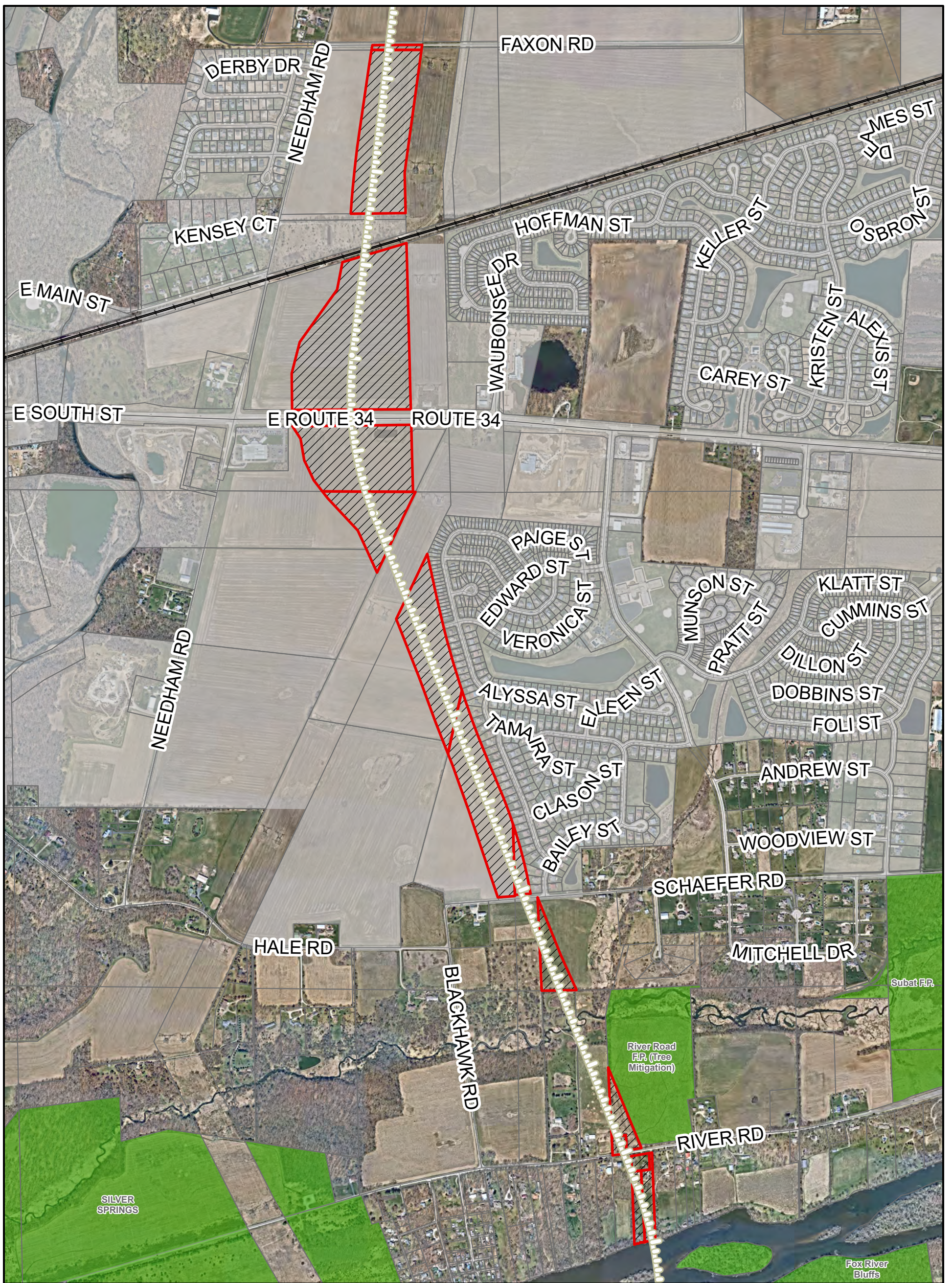
Townships

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

- ..... Prairie Parkway Proposed Centerline
- ▭ Parcels
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- display, FP\_NAME
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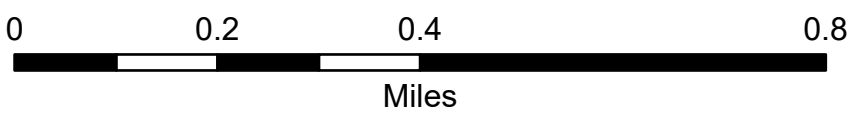
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 Yorkville, Illinois 60560  
 630.553.4212



## State-Owned Properties Along Proposed Prairie Parkway

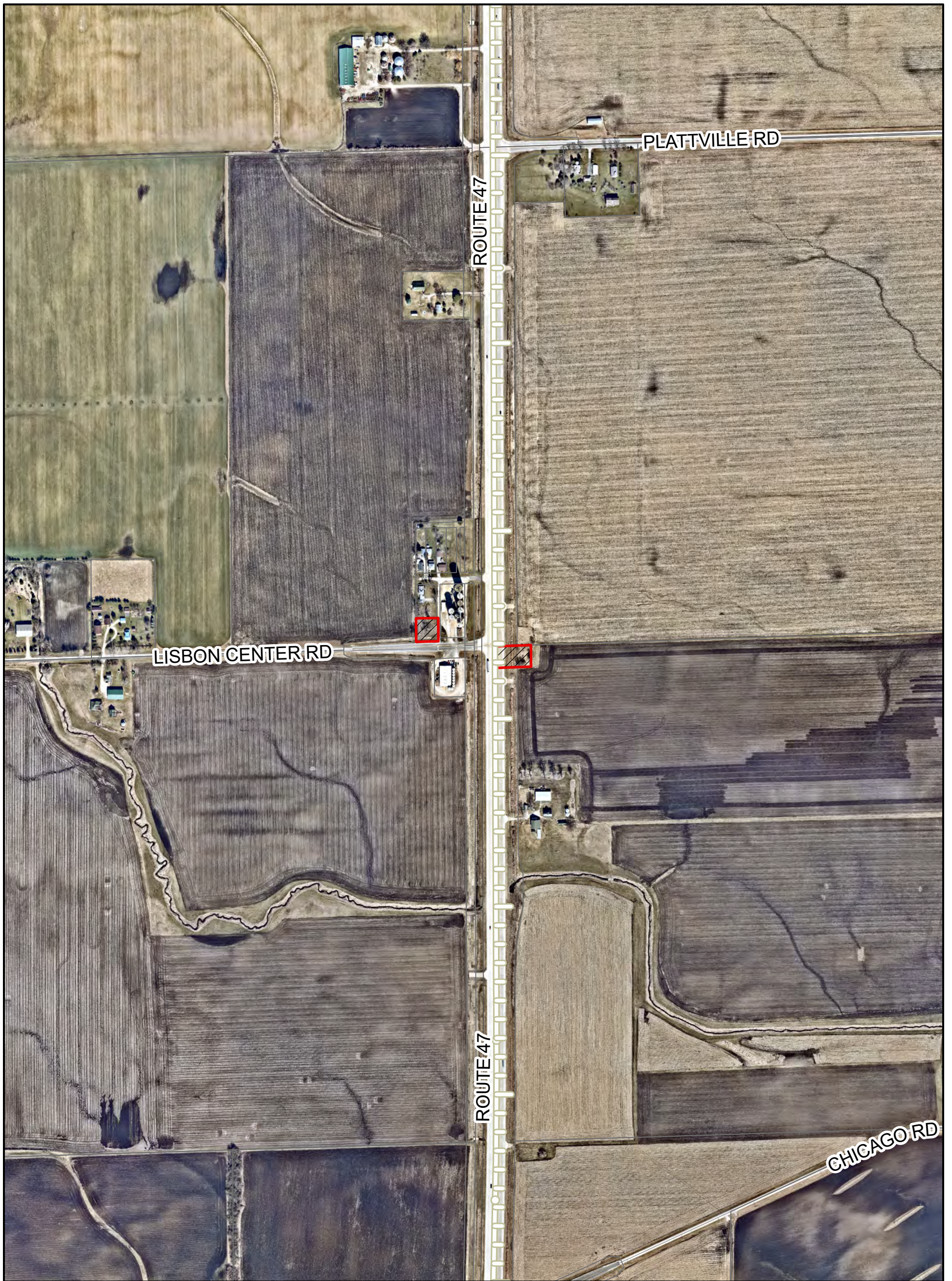
Legend

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



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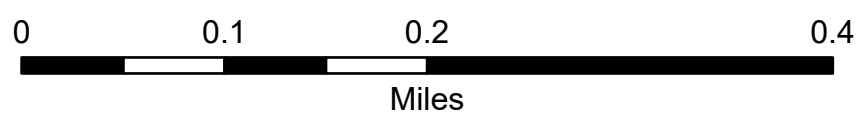




## State-Owned Properties Along Proposed Prairie Parkway

### Legend

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



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 Yorkville, Illinois 60560  
 630.553.4212



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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