

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		
* Barbara Halsey		
Rachel Andersen		
Eric Andersen		
* JACOB BEEN		
JEFF HOEHN		

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

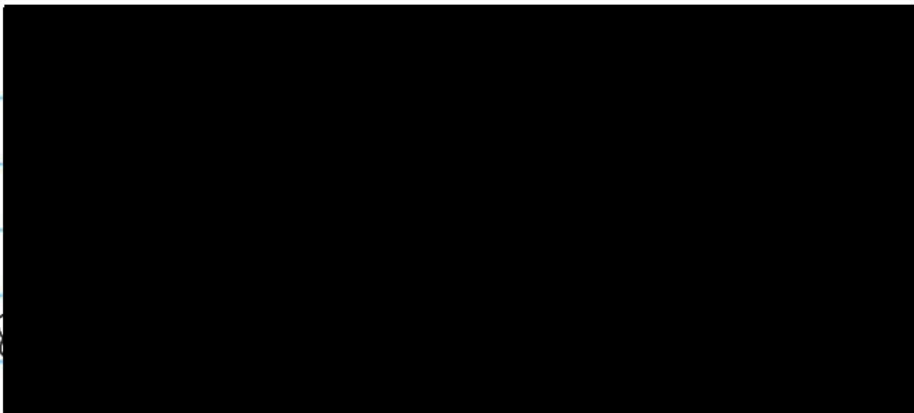
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NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Steve Harrah		
Todd Milling		
Michael Eccleston		
Don Lueke		
1-) Sam Byerly		
Steve Hankins		
Suzanne Wabrop		
Marjo Shingledacker		

Richard Spaula
Phil Corrington
Alissa Werner

JAMES W BELL
KARSEN



Matt Asselmeier

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

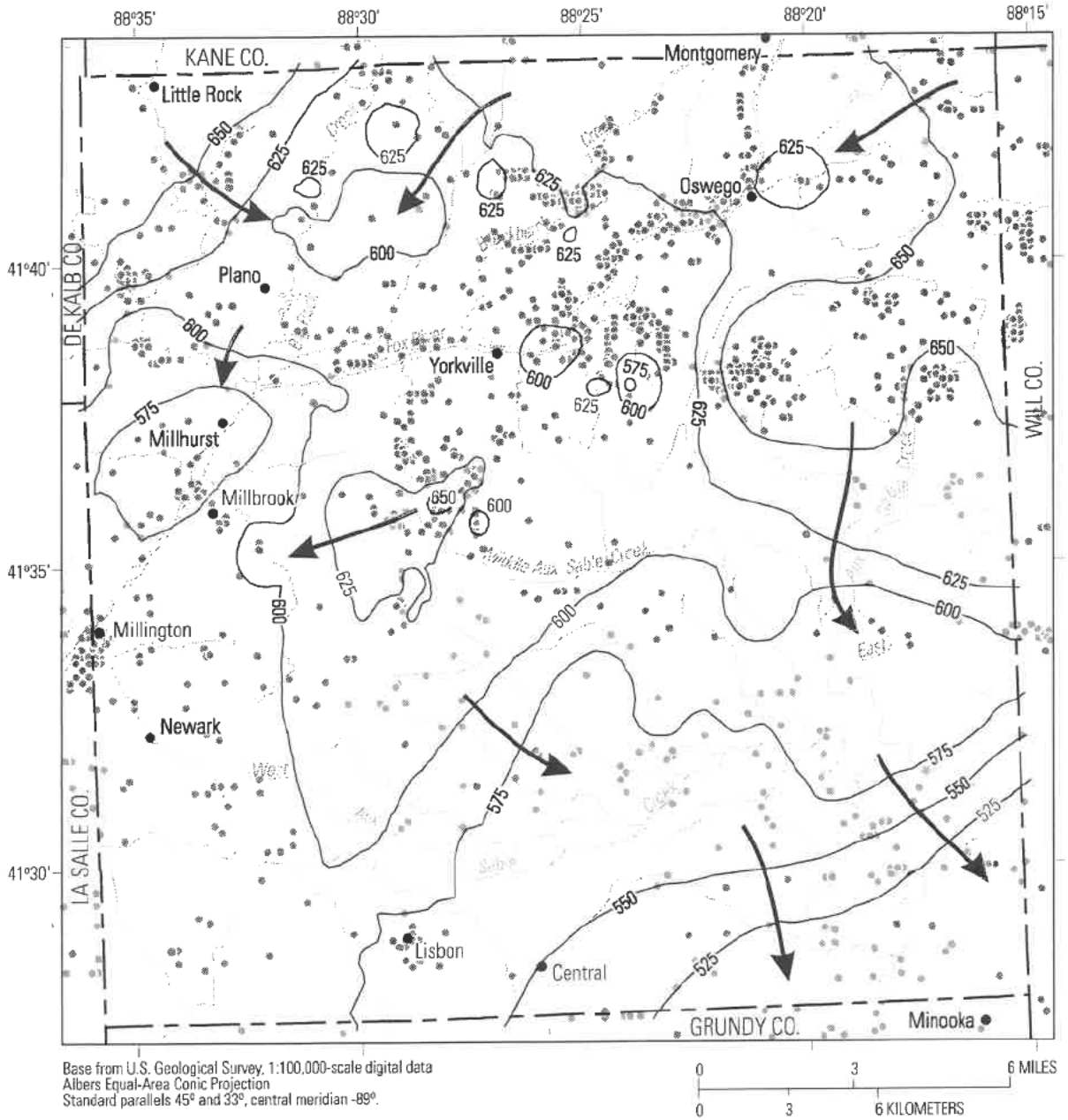
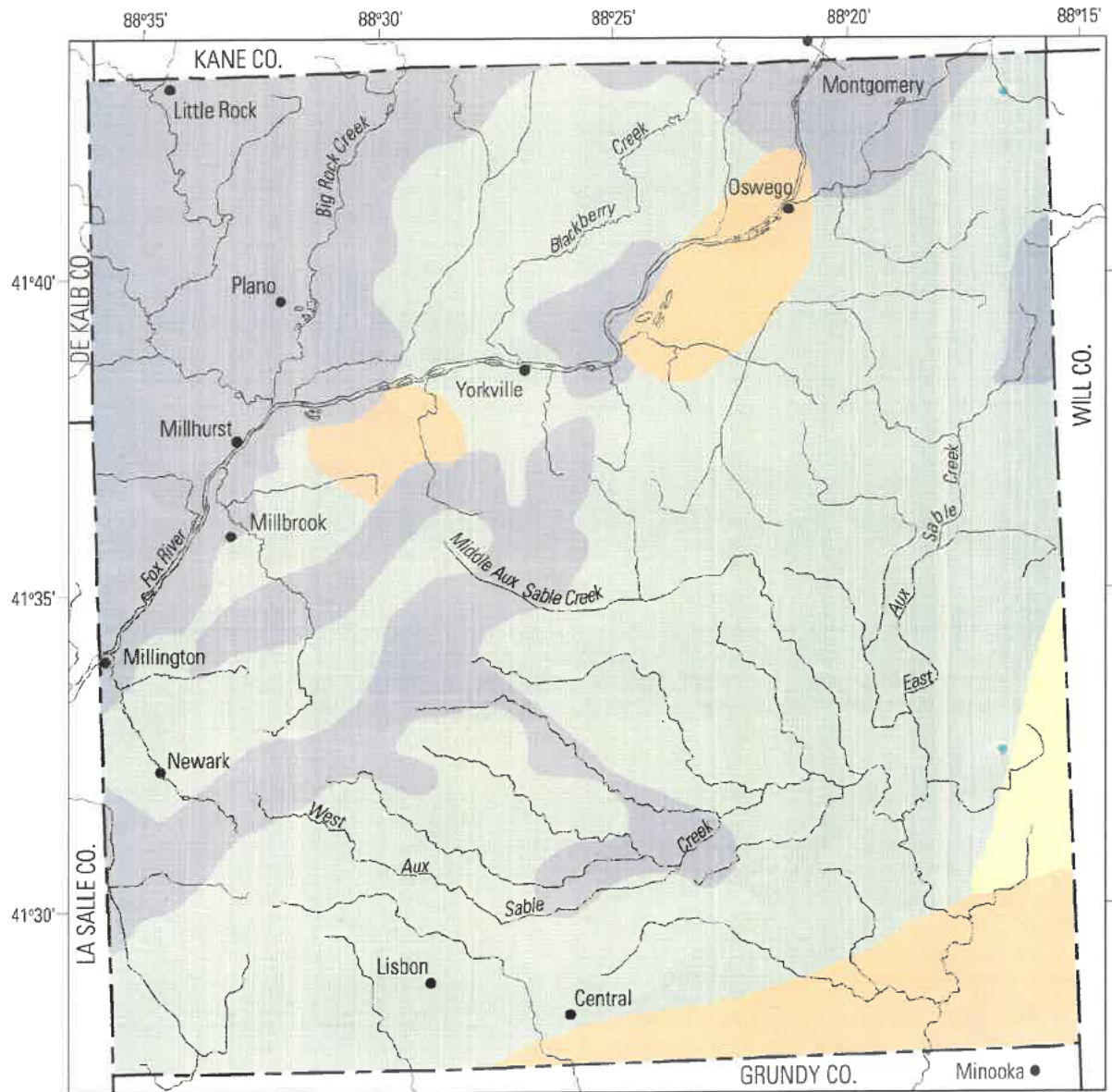


Figure 25. Approximate water-level altitude in wells open to glacial drift aquifers in Kendall County, Illinois, at the time of drilling (about 1980 through 2000).



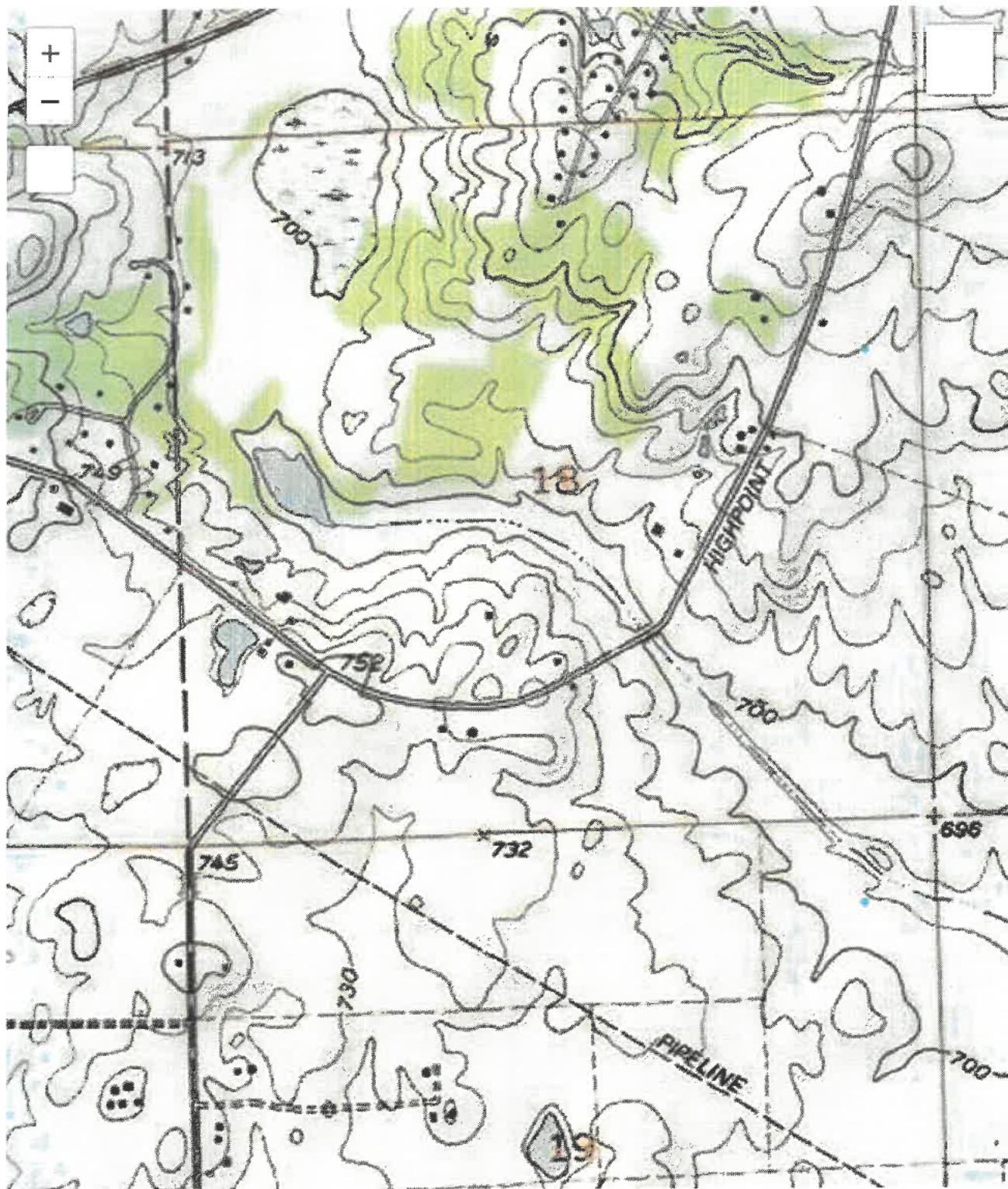
Base from U.S. Geological Survey, 1:100,000-scale digital data
 Albers Equal-Area Conic Projection
 Standard parallels 45° and 33°, central meridian -89°.



- 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