



---

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

---

**Wednesday, February 23, 2022 – 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 December 8, 2021 Meeting (Pages 2-7)

**NEW/OLD BUSINESS**

1. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71 (Pages 8-18)
2. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships (Pages 19-26)
3. Discussion of Seward Township Comprehensive Plan (Pages 27-33)
4. Discussion of Retail/Wholesale of Pottery, Art, or Home Décor Products Not Produced on the Premises Regulations (Pages 34-35)
5. Discussion of Amendments to the Text of the Kendall County Land Resource Management Plan Pertaining to Census Information

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

**ADJOURNMENT** Next regularly scheduled meeting on Wednesday, March 23, 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 December 8, 2021*

Chairman Larry Nelson called the meeting to order at 5:02 p.m.

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

**Member Absent:** Scott Gryder, Alyse Olson, and Randy Mohr

**Others Present:** Matt Asselmeier, Phil Corrington, Jeff Spang, Todd Milliron, Roger Blomgren, Mark McKibbon, and Steve Karasch

**APPROVAL OF AGENDA**

Mr. Gengler made a motion, seconded by Mr. Wehrli, to approve the agenda. With a voice vote of five (5) ayes, the motion carried.

**APPROVAL OF MINUTES**

Mr. Ashton made a motion, seconded by Mr. Gengler, to approve the minutes of the October 27, 2021, meeting. With a voice vote of five (5) 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 noted that the proposed map was not received favorably at the October 27<sup>th</sup> meeting. He requested comments from Committee members.

Mr. Wehrli said that Mixed Use Business should not be placed among the residences, but he favored getting businesses in the area. He favored controlled growth.

Mr. Asselmeier noted that most people previously spoke of removing the Mixed Use Business proposal from Fox Station and the residential subdivision south of Route 71. The areas in question for Mixed Use Business were on Eldamain Road between Fox Road and Route 71 on the east side of the road and immediately south of the railroad tracks on the west side of Fox Road/Eldamain Road.

Chairman Nelson explained the reasons why businesses might locate to the corridor, specifically referencing the railroad tracks.

Mr. Wehrli asked if the relocation of Fox Road into Eldamain Road was a given. The relocation was not shown on proposal and nobody was aware of the relocation. The money was probably approved for this relocation.

There has been no correspondence from the railroad.

There was no zoning information available for properties inside Yorkville.

Todd Milliron provided a history of zonings inside Yorkville in the corridor.

Discussion occurred regarding the possibility of the land in area being annexed to Yorkville.

Mr. Wehrli expressed concerns regarding increased truck traffic on Highpoint; leaving the area residential would require changing the plan first and then doing a rezoning.

Chairman Nelson advocated keeping the proposed change to Mixed Use Business for the land along the railroad tracks for potential non-residential uses.

The consensus of the Committee was to remove the proposed Mixed Use Business in the residential subdivision south of Route 71 and Fox Station.

The impacted parcels south of the railroad tracks for changing would be 04-02-400-002, 04-02-400-003, and 04-01-301-005. The owners of these parcels have not comments on the proposal, to date. No other properties would be proposed for changing.

Phil Corrington asked that the property at 6837 W. Highpoint be removed from the existing Mixed Use Business. No proposal exists to shrink or remove the existing the Mixed Use Business currently in the Land Resource Management Plan.

Jeff Spang asked if Eldamain Road would be a limited access road. Chairman Nelson responded yes according to the County's definition of limited access. Mr. Spang asked how prospective businesses would access Eldamain Road if it had limited access. Chairman Nelson responded that existing accesses would be grandfathered. New cuts would require approval with the County's access ordinance; the specific distance for access points could be answered by the Highway Department. Mr. Asselmeier said Mixed Use Business equates to B-6, M-1, and M-2 and does not include mining.

Discussion occurred Millbrook possibly annexing land in the area for business/manufacturing purposes. Millbrook was exploring a boundary agreement with Yorkville and Plano.

Todd Milliron said the Mixed Use Business area was planned because of the Prairie Parkway and that roadway will not materialize. Chairman Nelson said the Prairie Parkway planned to have exits at Route 71 and Route 34. The plan always thought that Eldamain Road would be improved to serve the area as a commercial road.

Mr. Milliron expressed concerns regarding runoff and access to utilities; he wondered if the County was going to provide these services. Chairman Nelson noted that Comed has plans to

upgrade in the area and he noted the County has a countywide stormwater ordinance and plan. Mr. Wehrli provided a history of the development of the County's stormwater ordinance; the stormwater ordinance were similar between the County and various municipalities. Mr. Milliron had concerns about the County setting up an industrial park in the area when other land is available. Mr. Milliron requested that no changes be made to the County's plan in this area.

Roger Blomgren agreed with Mr. Milliron. He saw no economic benefit to rezoning the area for manufacturing. There were other areas of the County already planned and zoned for manufacturing and there is no market for manufacturing in this area. Mr. Wehrli noted the area around Morris and DeKalb. Mr. Blomgren noted those areas are for distribution. He also noted the difference between Kendall and DeKalb Counties; no TIF incentives are available in this area of Kendall County. Property taxes will increase and property values will be negatively impacted. Mr. Blomgren noted Yorkville's memo that was in the packet; it was unknown if Yorkville has plans to annex the area where his home was located. Discussion occurred regarding the terminal point of Highpoint and Lisbon Road. He did not want any additional manufacturing in the area.

Mark McKibbin requested additional time on the mailing of notices. He requested that the east side of Eldamain Road remain Residential. The west side of the Eldamain Road has been Mixed Use Business for over ten (10) years.

Chairman Nelson explained the map making process. He noted the funds the County received related to the Eldamain Road bridge. The municipal boundary agreements were discussed. The surrounding zoning would be impacted if a non-residential developer moved into the area.

The new proposed map would only be would be 04-02-400-002, 04-02-400-003, and 04-01-301-005 and only south of the railroad tracks. Mr. Asselmeier will contact the impacted property owners and invite them to the January committee meeting.

Mr. Wehrli reiterated his concerns regarding truck traffic on Highpoint Road south of Route 71. Discussion occurred regarding weight restrictions in the area and enforcement of weight restrictions.

Steve Karasch discussed truck traffic on Highpoint Road. He recommended no truck signs. He was advised to call the Sheriff to report violations and to request a weight restrictions sign. He requested that the area stay agricultural and residential. Discussion occurred regarding weight restriction violations.

Mr. Asselmeier will send a letter to Fran Klaas requesting no truck and weight restriction signs on Highpoint Road south of Route 71.

Mr. Asselmeier will have the map updated to focus only on the areas proposed for change in classification.

Todd Milliron asked about the Mixed Use Business south of Highpoint Road. This area was already planned to be Mixed Use Business; no change was proposed to this area at this time.



## 2. Discussion of Sign Regulations

Mr. Asselmeier provided the sign regulations for unincorporated Kendall County focusing on the exemption for public and quasi-public signs. He noted the regulations only apply in the unincorporated areas.

The issue centers on having welcoming signs at the entrances to the County.

The County controlled County owned rights-of-way, but not the zoning inside a municipality. The State controlled the rights-of-way that it owns.

Discussion occurred regarding similar public and quasi-public signs; those similar signs have to meeting dimension requirements contained in the Zoning Ordinance.

Chairman Nelson provided a background for the reason wanting to have welcome signs for branding purposes. He would like similar signs at the heavily trafficked entrances to the County.

A picture of the Plainfield's sign was provided. The picture was discussed.

Chairman Nelson liked "Welcome to the Kendall County Community".

Discussion occurred regarding public message signs like "Kendall County has Zoning".

The seal was selected by the County Board Chairman and reviewed by the Committee of the Whole.

The existing green sign state erected sign could be removed.

Mr. Prochaska provided a history regarding the placement of the County highway signs.

The consensus of the Committee was to have Mr. Asselmeier send a letter or email to Dan Koukol regarding the placement of signs. The email or letter should include the Plainfield sign example and should carbon copy Scott Gryder and Scott Koeppel.

## 3. Discussion of Future Land Uses 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 in January 2022.

The email from the City of Morris' engineers noting the locations of municipal water and sewer services was provided. 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 were also provided.

Mr. Asselmeier explained the amendment process.

Some of the residents in Lisbon Township were aware that the project was getting revisited.

Chairman Nelson noted that the Mayor of Plattville favored commercial uses at Route 47 and Plattville Road.

Discussion occurred regarding new commercial developments in Morris, Minooka, and DeKalb.

The consensus of the Committee was to wait to see the action the Committee of the Whole takes; the Committee saw no reason to waste people's time, if the County Board was against the proposal.

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

Mr. Asselmeier presented maps of the properties owned by the Illinois Department of Transportation.

The Committee had hoped a corridor could exist for trails, but a corridor did not appear to exist.

The State has not determined what will happen to those properties.

The consensus of the Committee was to take no actions.

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

Mr. Asselmeier summarized the issue.

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

The consensus of the Committee was not to make any changes at this time for concerns that any use would have to be approved.

**OTHER BUSINESS/ANNOUNCEMENTS**

Discussion occurred about a township asking the County to review the Land Resource Management Plan for that township. The consensus of the Committee was to wait for a request from a township board.

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**ADJOURNMENT:**

The next meeting will be January 26, 2022. Mr. Ashton made a motion to adjourn the meeting, seconded by Mr. Gengler. With a voice vote of five (5) ayes, the motion carried.

The meeting adjourned at 6:54 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 Planning, Building and Zoning Committee

**From:** Matthew H. Asselmeier, AICP, CFM Senior Planner

**Date:** 1/19/2022

**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.

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. A copy of the existing Future Land Use Map is 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.

Following meetings with impacted property owners in October and December 2021, the Committee decided to limit changes to three (3) properties along the railroad tracks west of Fox Road. Letters to impacted property owners were mailed in mid-December 2021. A copy of the updated map is attached.

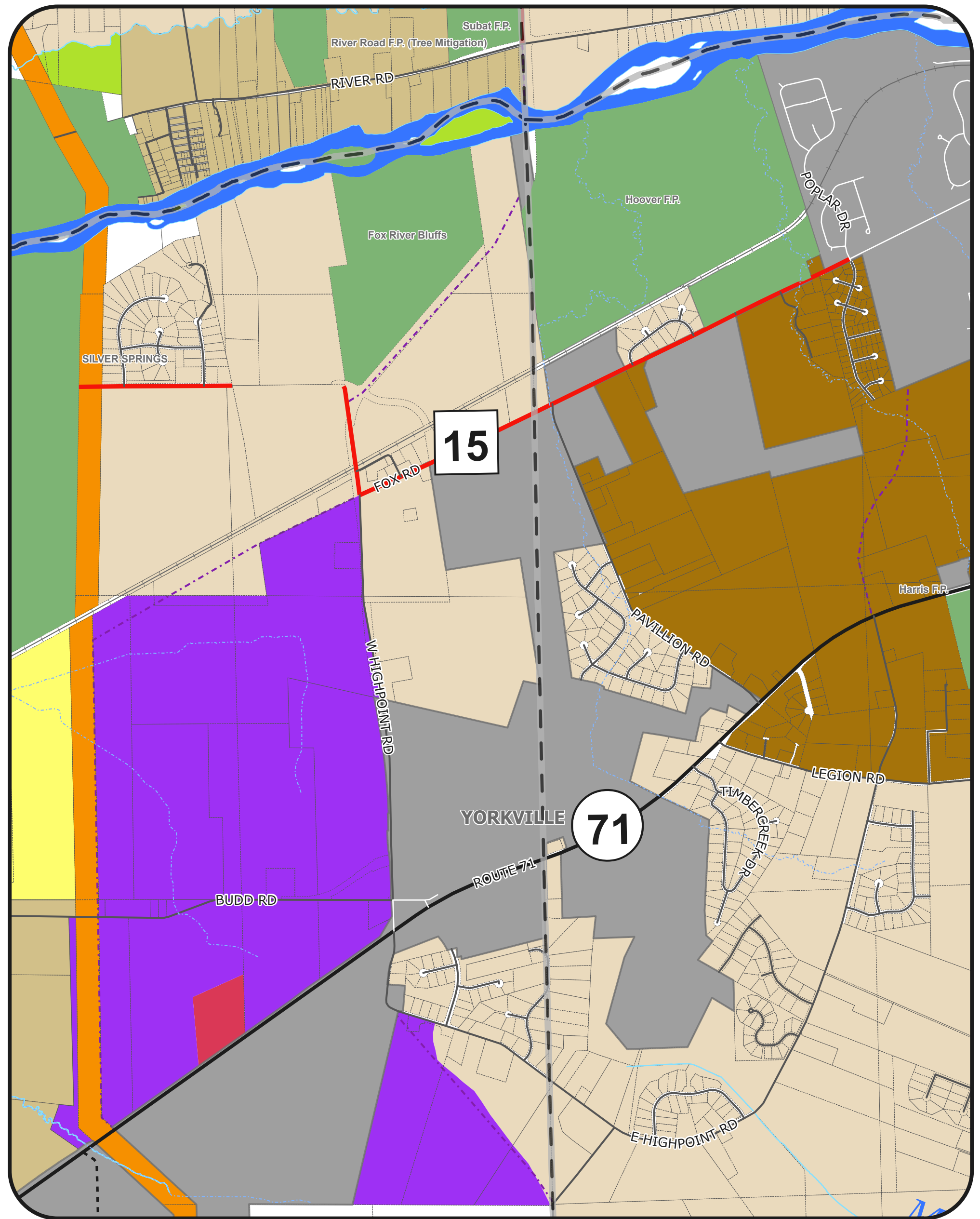
If you have any questions regarding this memo, please let me know.

Thanks,

MHA

Encs.: Kendall County 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  
Draft Future Land Use Map Post December 8, 2021 Meeting

# Future Land Use Plan in Kendall County, IL



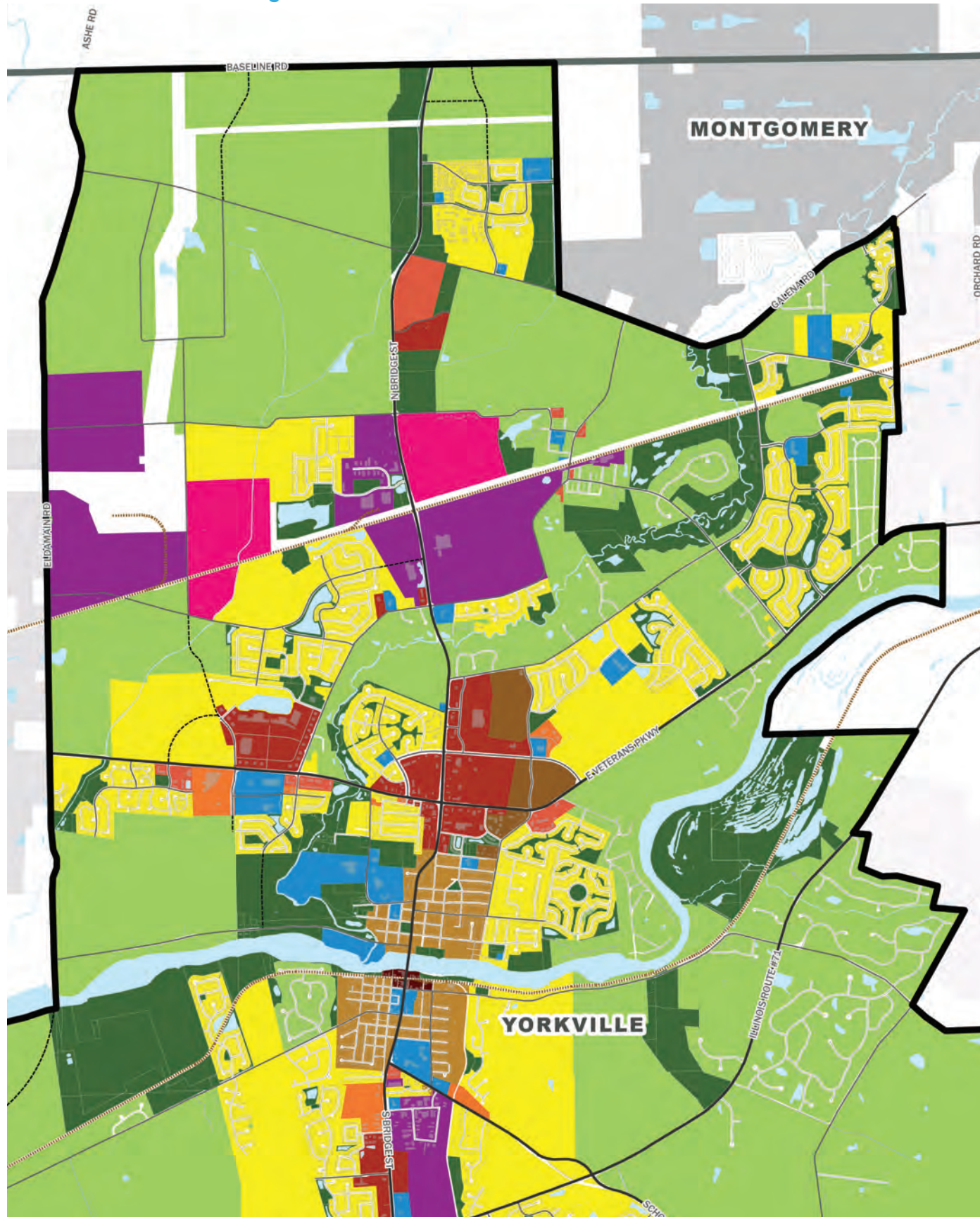
TOWNSHIPS	RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES	COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE	COMMONWEALTH EDISON	AGRICULTURE
URBAN AREAS - INCORPORATED	RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE	COMMERCIAL	TRANSPORTATION CORRIDORS	FOREST PRESERVE / STATE PARKS
SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES		MIXED USE BUSINESS	MINING	OPEN SPACE
			POTENTIAL MINING DISTRICT	PROPOSED ROADWAY IMPROVEMENTS
			PUBLIC / INSTITUTIONAL	



**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;

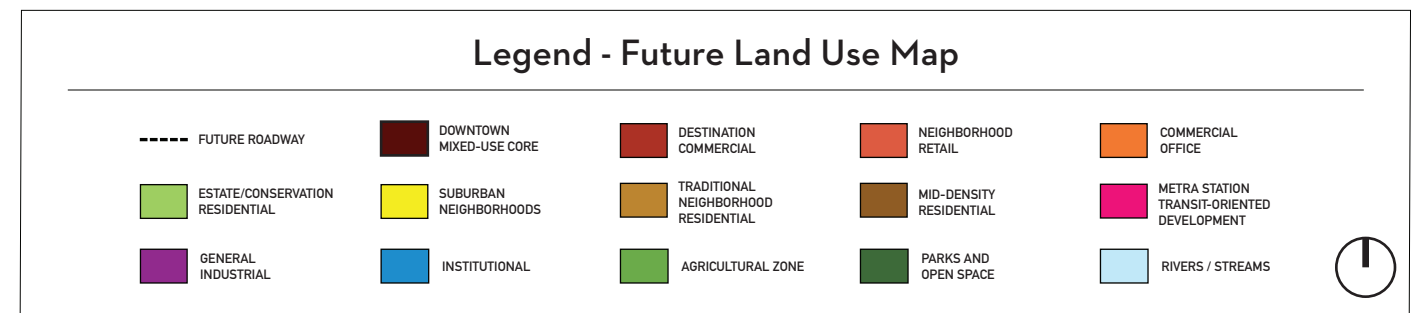
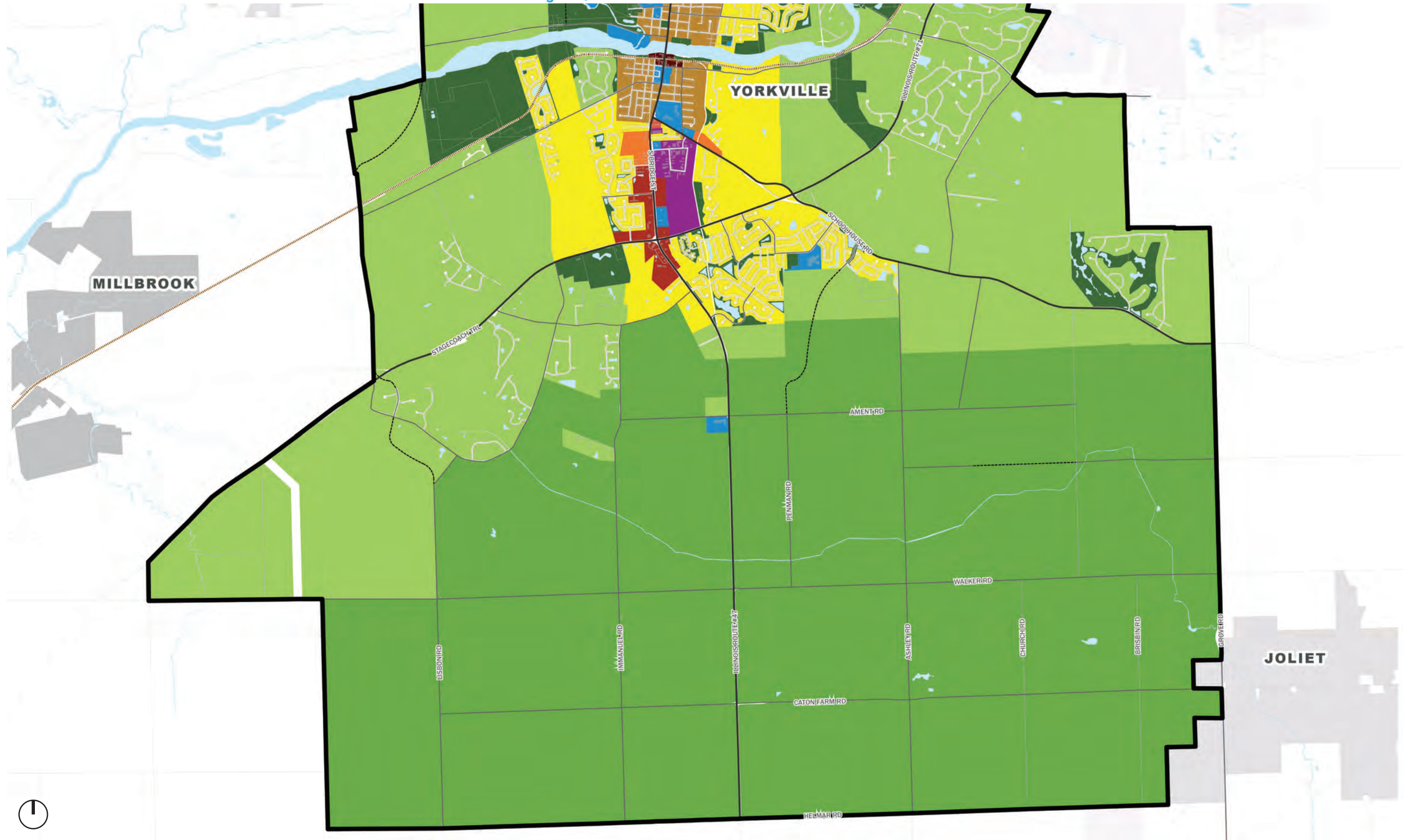


Figure 4.1 - Future Land Uses North of the Fox River

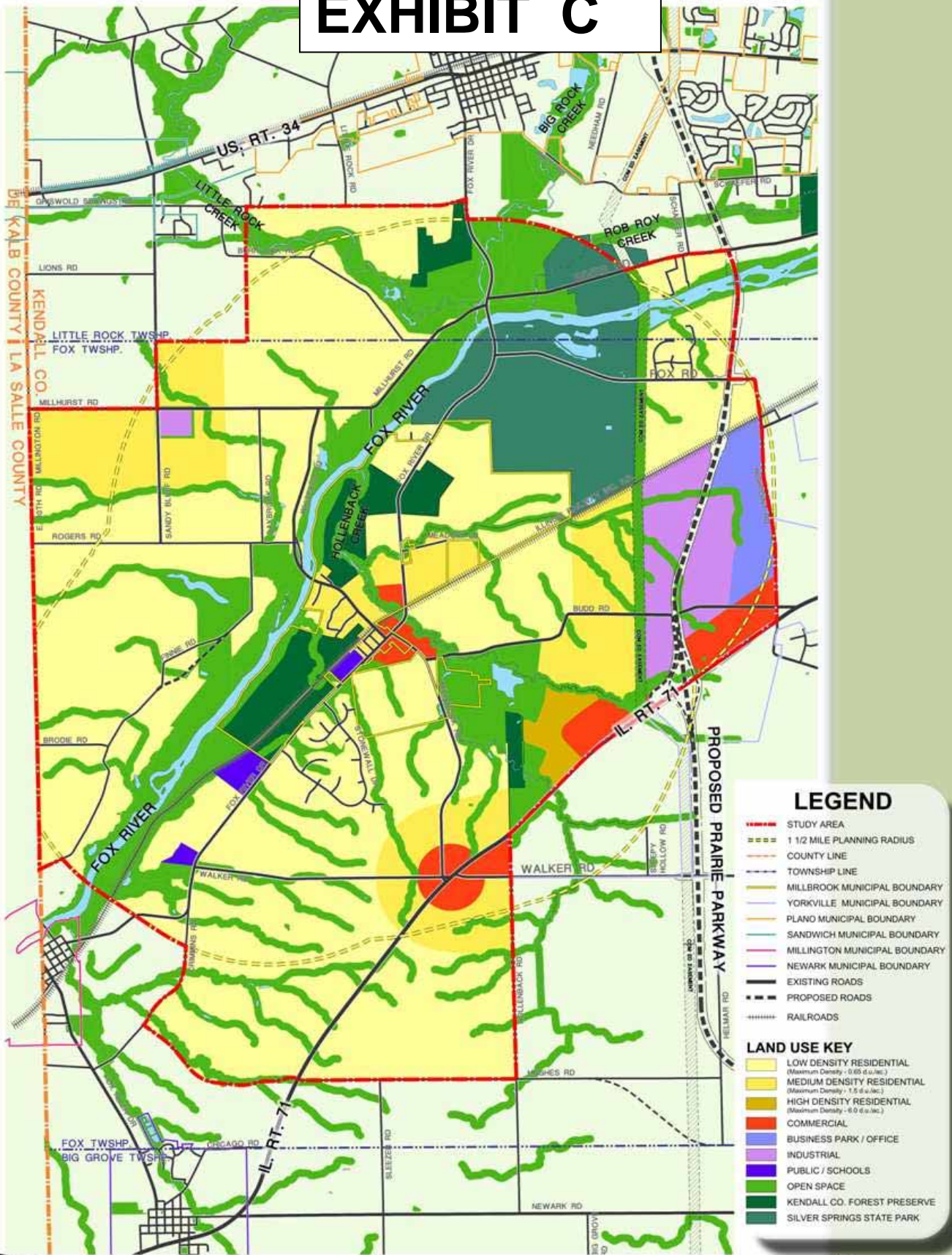


Figure 4.2: Future Land Uses South of the Fox River





# EXHIBIT C



## FUTURE LAND USE PLAN - DRAFT

Millbrook Comprehensive Plan | Village of Millbrook

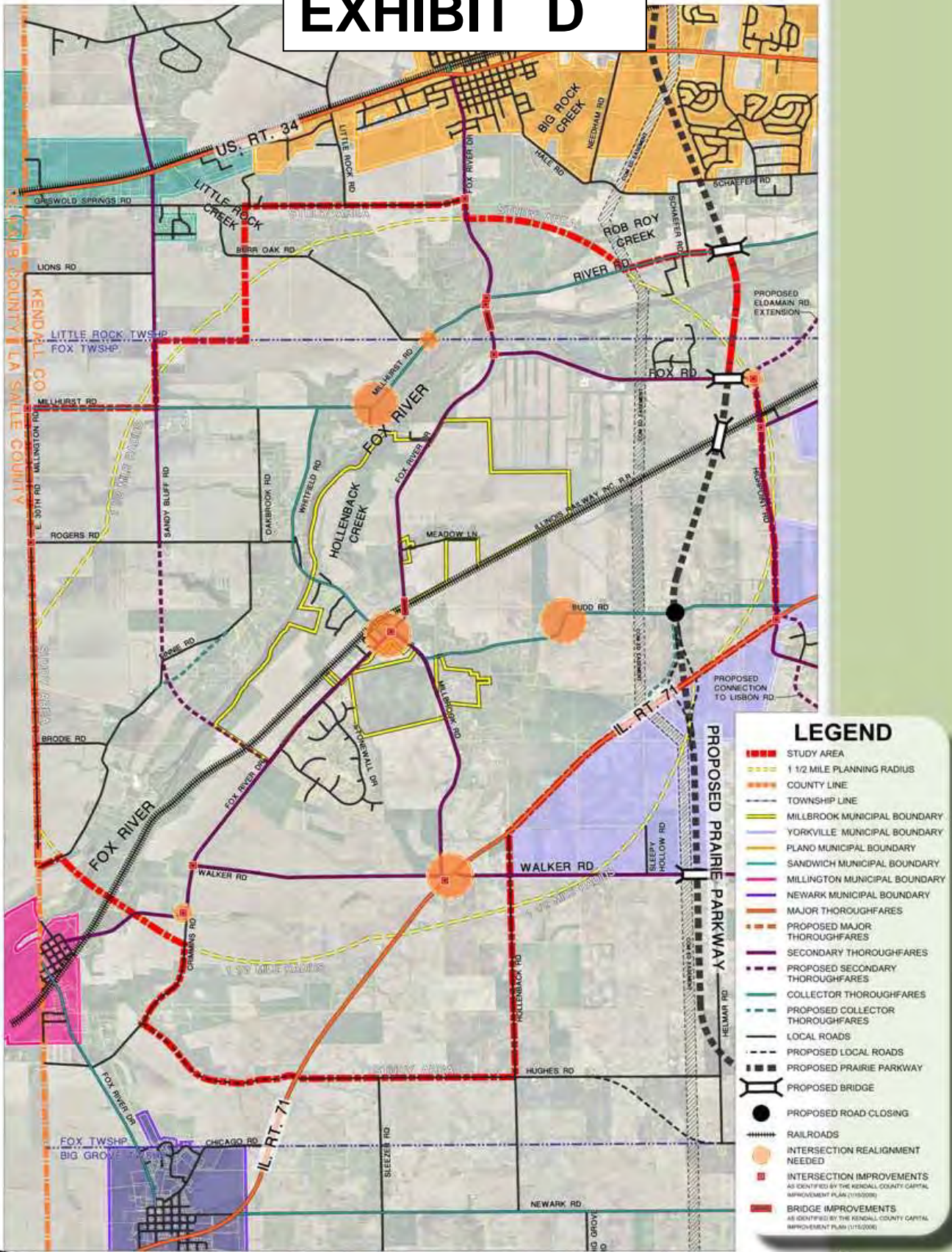


Date: May 16, 2009





# EXHIBIT D

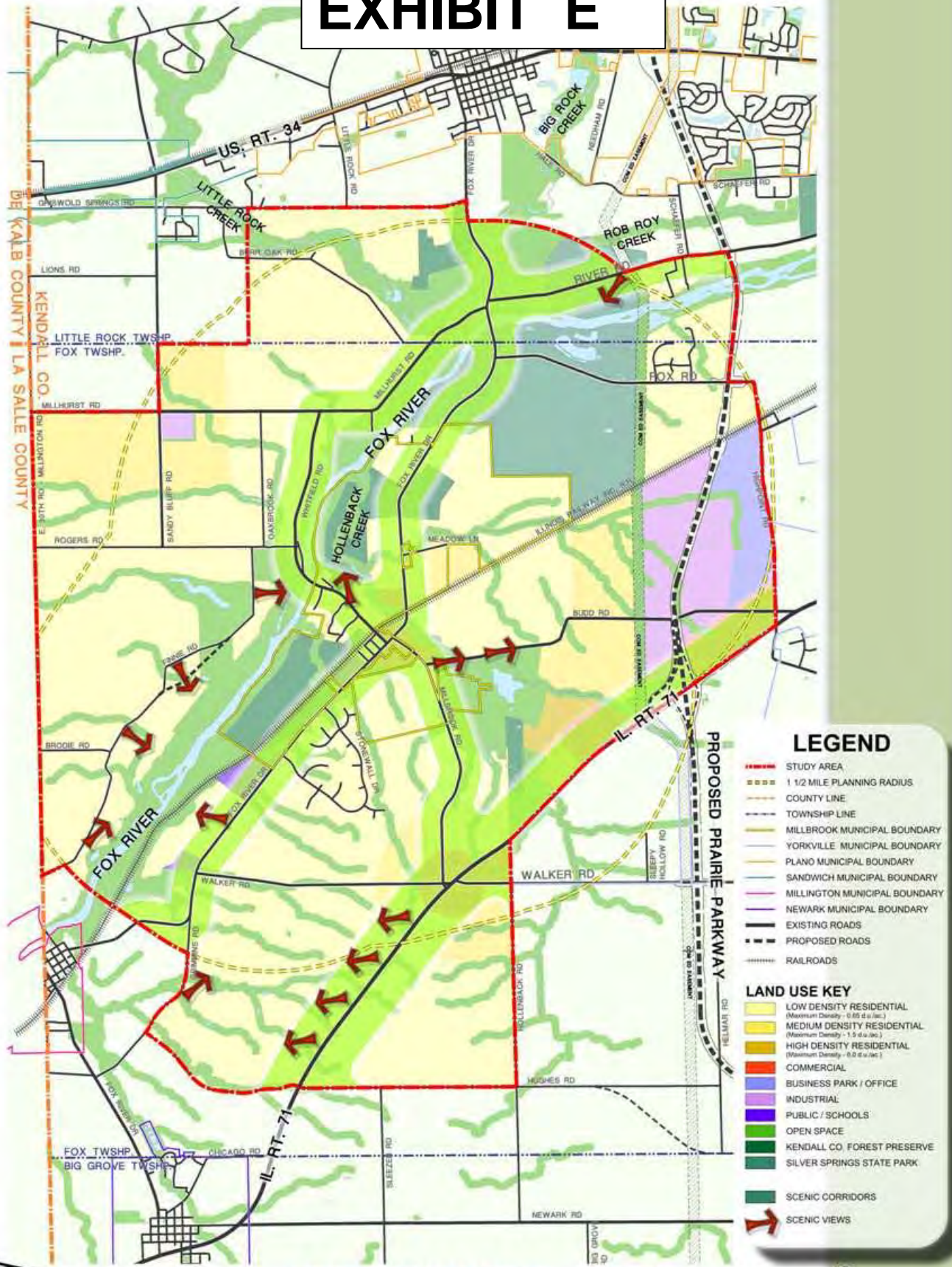


## TRANSPORTATION PLAN - DRAFT





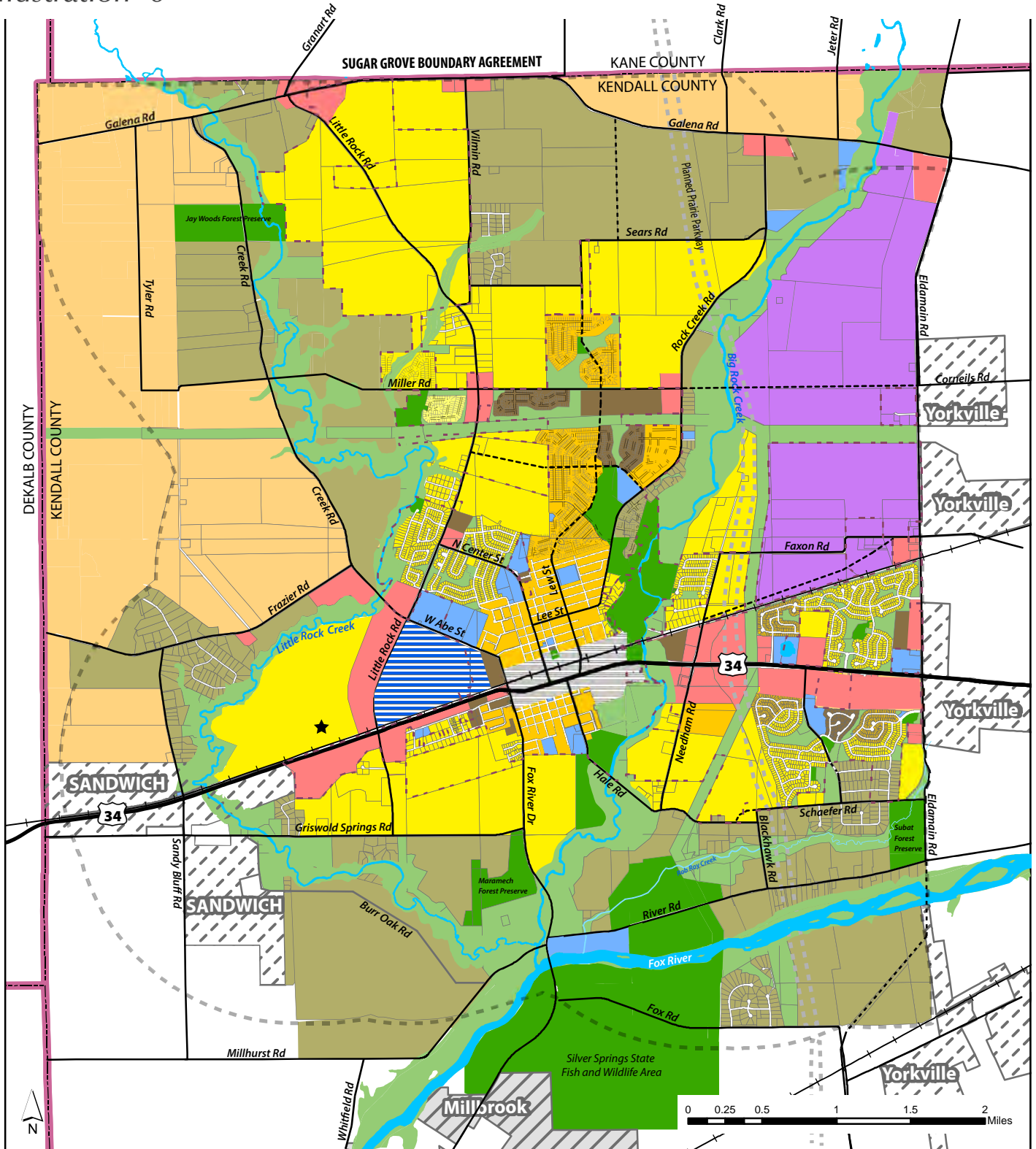
# EXHIBIT E



## SCENIC CORRIDORS - DRAFT

NORTH  
Scale: 1" = 1,320'

Illustration 6



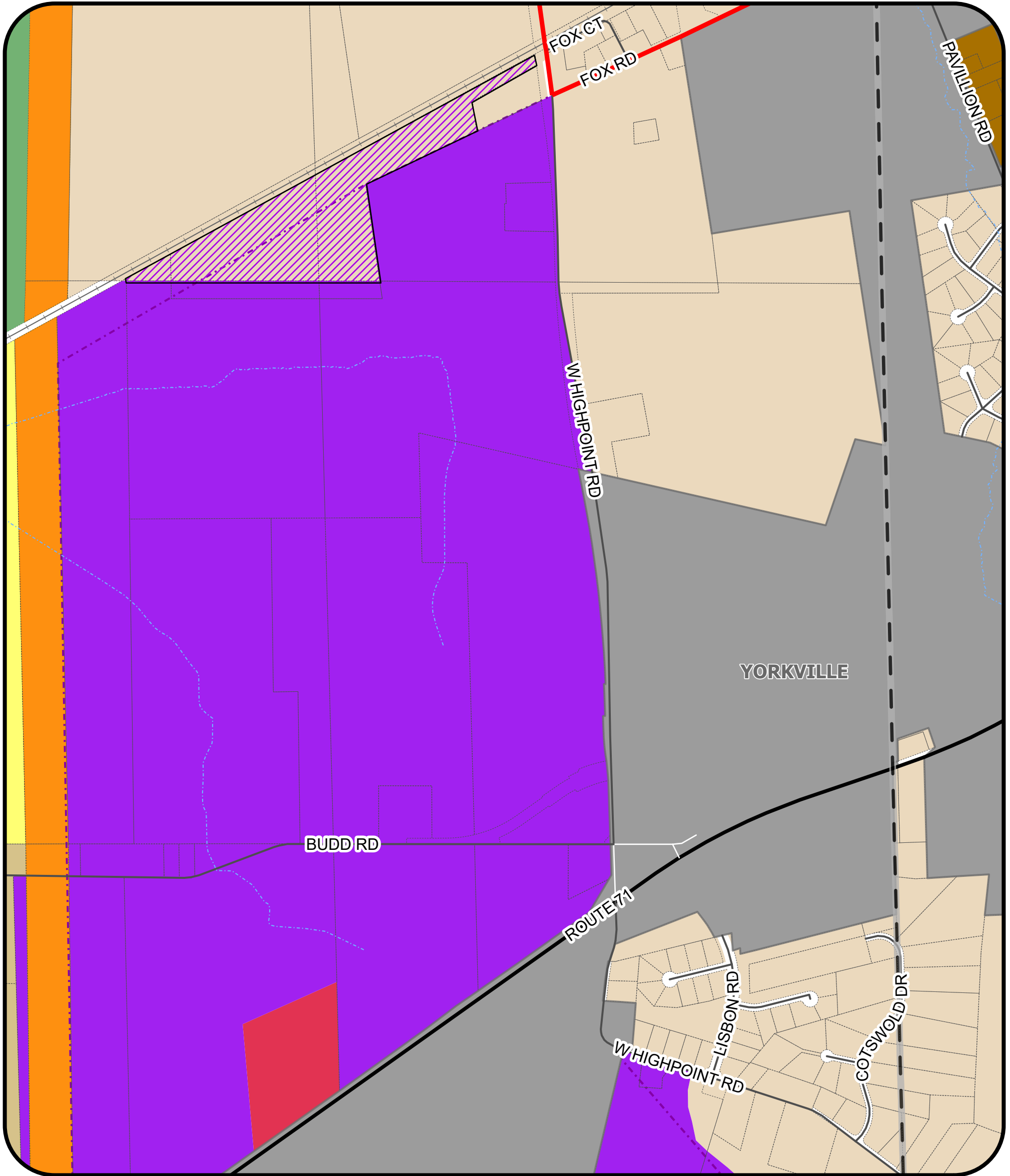
### Future Land Use



- 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



# Proposed Future Land Use Plan



**LAND USE TYPE**

URBAN AREAS - INCORPORATED

SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES

RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES

RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE

COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE

COMMERCIAL

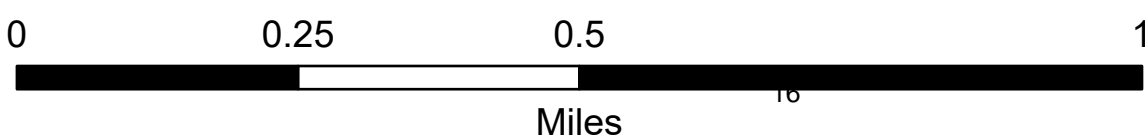
MIXED USE BUSINESS

COMMONWEALTH EDISON

PROPOSED ROADWAY IMPROVEMENTS

TOWNSHIPS

PROPOSED MIXED USE BUSINESS



**Kendall County GIS**

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

Created: 12/27/2021

## Matt Asselmeier

---

**From:** Fran Klaas  
**Sent:** Friday, December 17, 2021 9:24 AM  
**To:** Matt Asselmeier  
**Cc:** Scott Koepfel; Scott Gengler  
**Subject:** RE: No Truck/Weight Restriction Sign Request for Highpoint Road

Have spoken with both the Fox Township and Kendall Township Highway Commissioners. They are going to implement a 12-ton weight limit on W. Highpoint Road between Lisbon Road (Eldamain) and Lisbon Road (existing Lisbon). Lisbon Road will also be posted to 12-ton permanent weight limit between Walker Road and W. Highpoint Road.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 [fklaas@co.kendall.il.us](mailto:fklaas@co.kendall.il.us)

---

**From:** Matt Asselmeier  
**Sent:** Thursday, December 16, 2021 7:49 AM  
**To:** Fran Klaas <[FKlaas@co.kendall.il.us](mailto:FKlaas@co.kendall.il.us)>  
**Cc:** Scott Koepfel <[skoepfel@co.kendall.il.us](mailto:skoepfel@co.kendall.il.us)>; Scott Gengler <[sgengler@co.kendall.il.us](mailto:sgengler@co.kendall.il.us)>  
**Subject:** RE: No Truck/Weight Restriction Sign Request for Highpoint Road

Thanks and please let me know what they decide.

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

---

**From:** Fran Klaas  
**Sent:** Thursday, December 16, 2021 7:30 AM  
**To:** Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)>  
**Cc:** Scott Koepfel <[skoepfel@co.kendall.il.us](mailto:skoepfel@co.kendall.il.us)>; Scott Gengler <[sgengler@co.kendall.il.us](mailto:sgengler@co.kendall.il.us)>  
**Subject:** RE: No Truck/Weight Restriction Sign Request for Highpoint Road

I don't think this would be a problem; but frankly, it's not the Committee's jurisdiction. W. Highpoint Road is a Fox Township Highway. It is the Road District's and Highway Commissioner's jurisdiction. I'll contact him to confirm.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 [fklaas@co.kendall.il.us](mailto:fklaas@co.kendall.il.us)

---

**From:** Matt Asselmeier  
**Sent:** Wednesday, December 15, 2021 3:33 PM  
**To:** Fran Klaas <[FKlaas@co.kendall.il.us](mailto:FKlaas@co.kendall.il.us)>  
**Cc:** Scott Koepfel <[skoepfel@co.kendall.il.us](mailto:skoepfel@co.kendall.il.us)>; Scott Gengler <[sgengler@co.kendall.il.us](mailto:sgengler@co.kendall.il.us)>  
**Subject:** No Truck/Weight Restriction Sign Request for Highpoint Road

Fran:

At their meeting on December 8<sup>th</sup>, the Comprehensive Land Plan and Ordinance Committee requested that I email you a request to see if it were possible to erect no truck signs and/or weight restriction signs on W. Highpoint Road south of Route 71 where Eldamain Road terminates.

Please let me know if placing these signs is possible.

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



---

**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:** 1/19/2022

**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.

At their meeting on January 10, 2022, the Kendall County Planning, Building and Zoning Committee, by a vote of five (5) in favor and zero (0) in opposition, voted to forward the proposal to the Committee of the Whole with a positive recommendation.

At their meeting on January 13, 2022, the Committee of the Whole voted to forward the proposal to the Comprehensive Land Plan and Ordinance Committee.

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



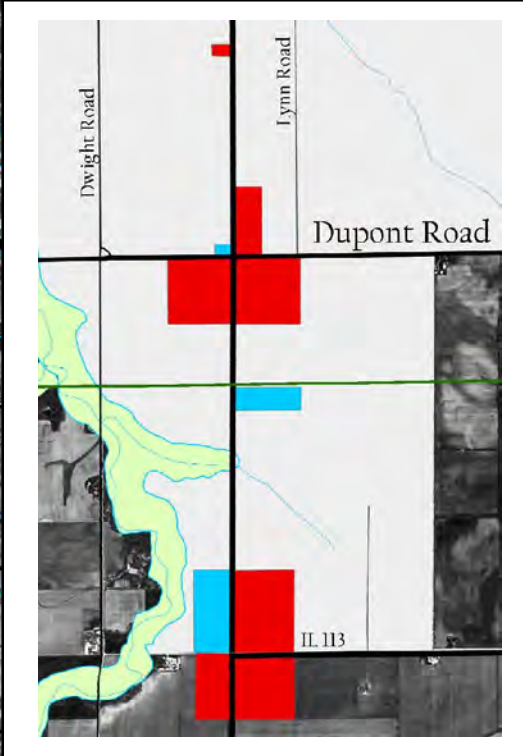
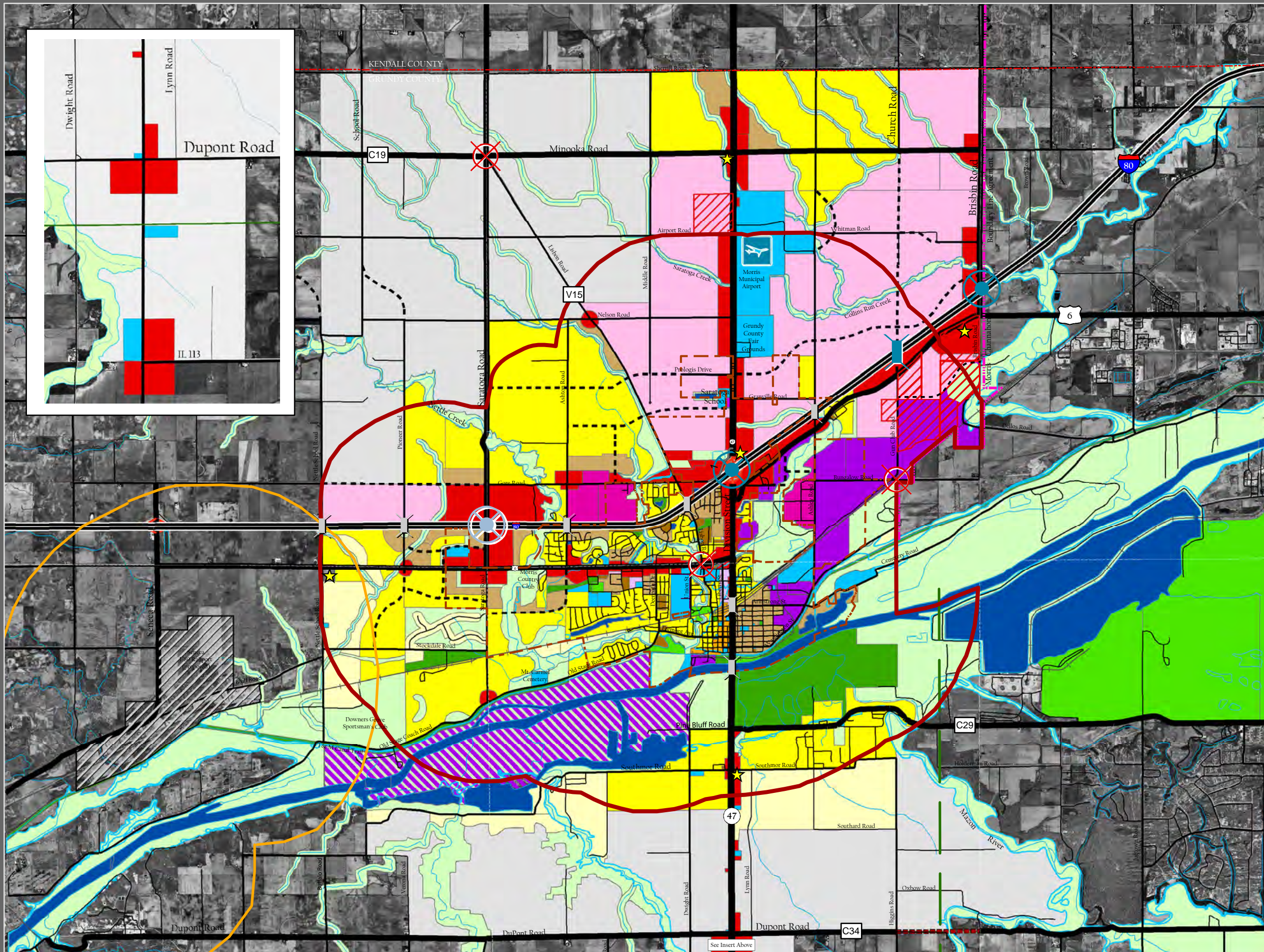


**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Wednesday, November 10, 2021 11:52 AM



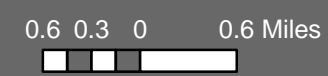
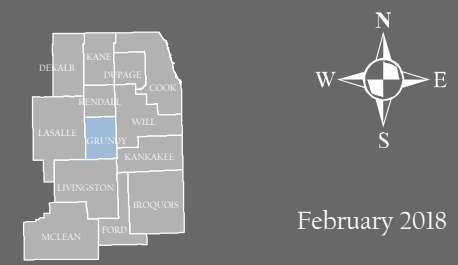
# City of Morris

## Future Land Use Map



**Legend**

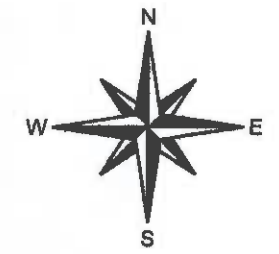
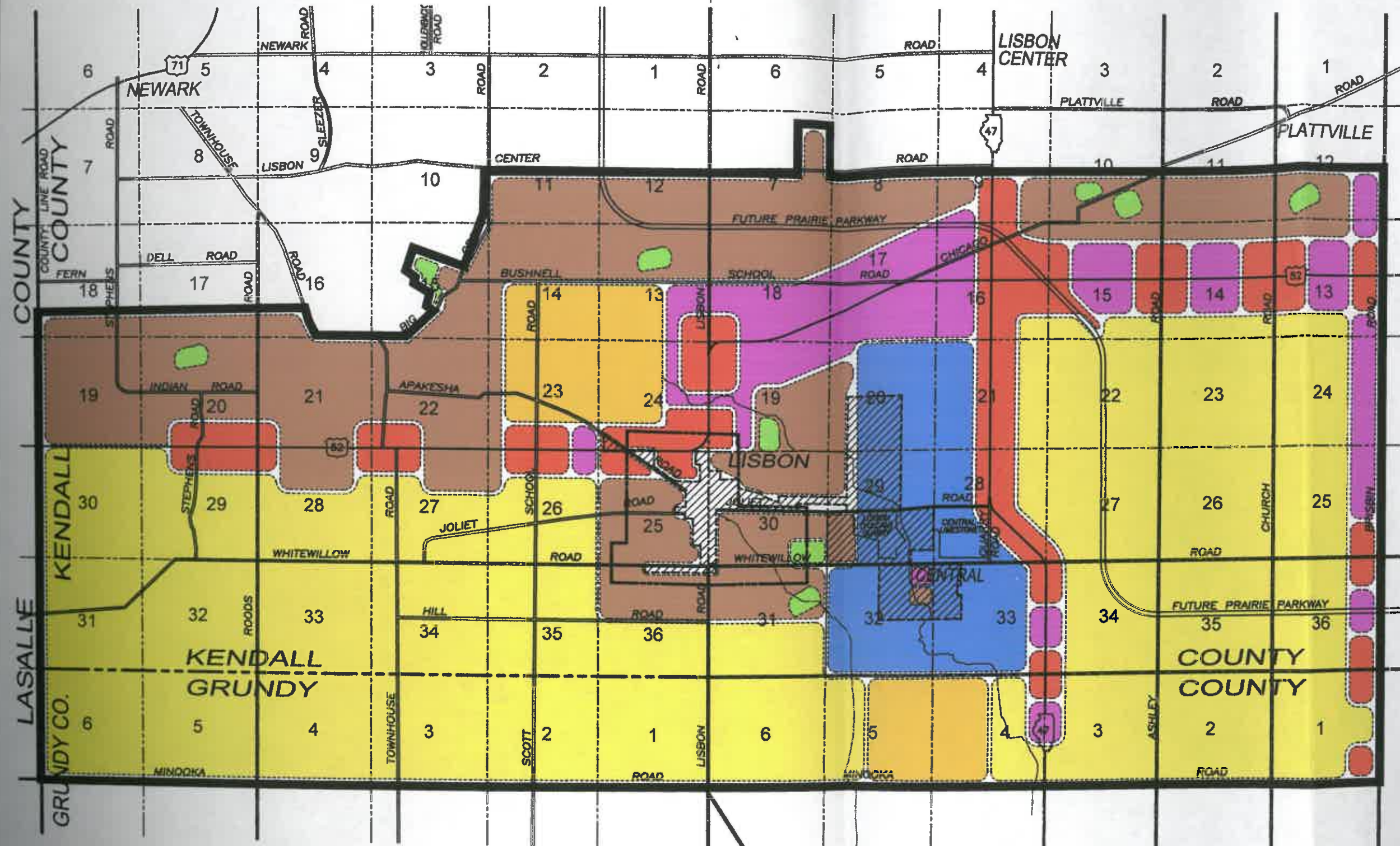
- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- 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)





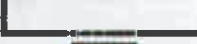







Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey



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: MAB	DATE: 8/14/07
CHECKED BY: GRC	DATE: 8/14/07

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

**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

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

PLANNING AREAS

SCALE: 1 = 1700	SHEET
FILE NO.:	OF

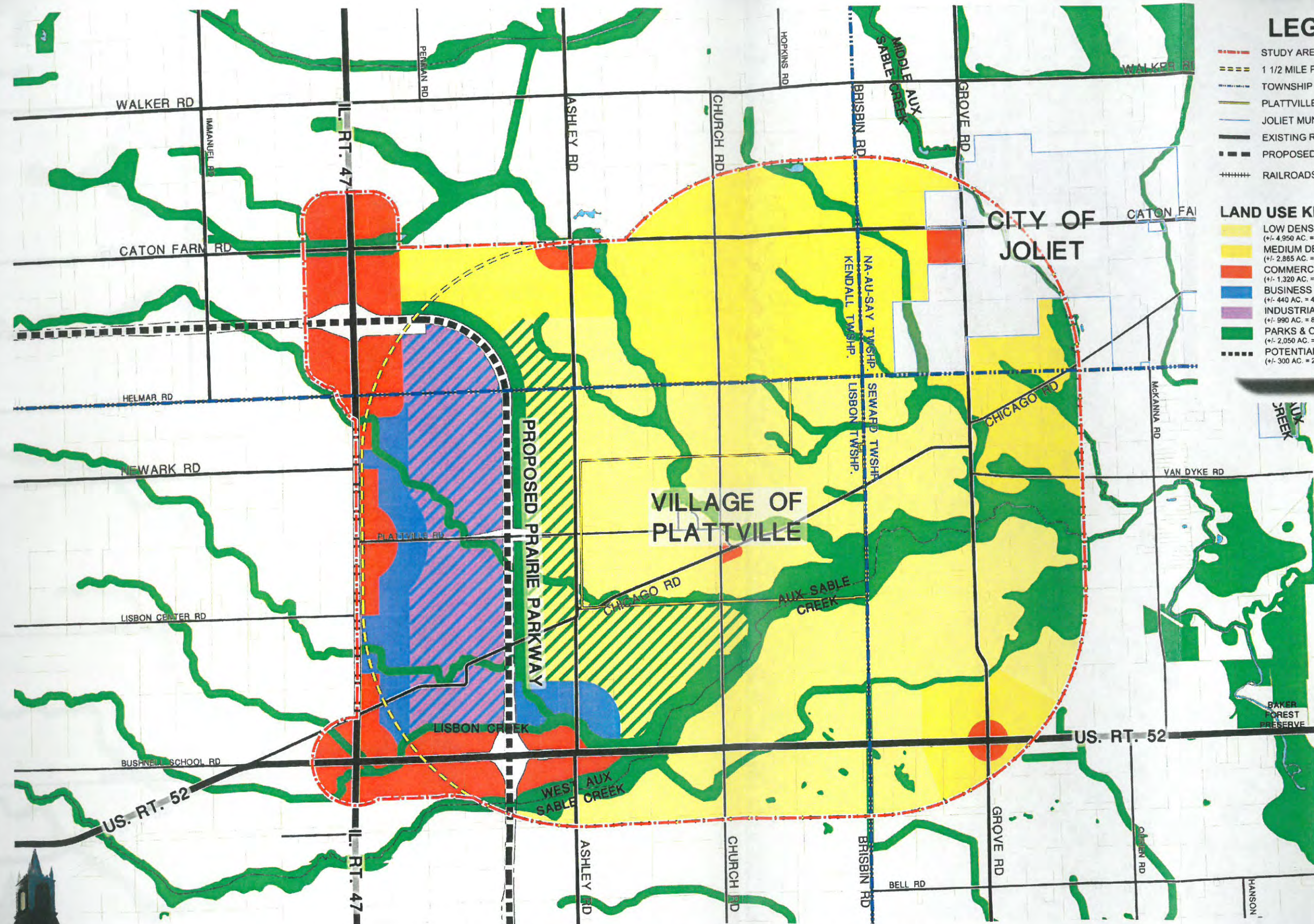


# LEGEND

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

## LAND USE KEY

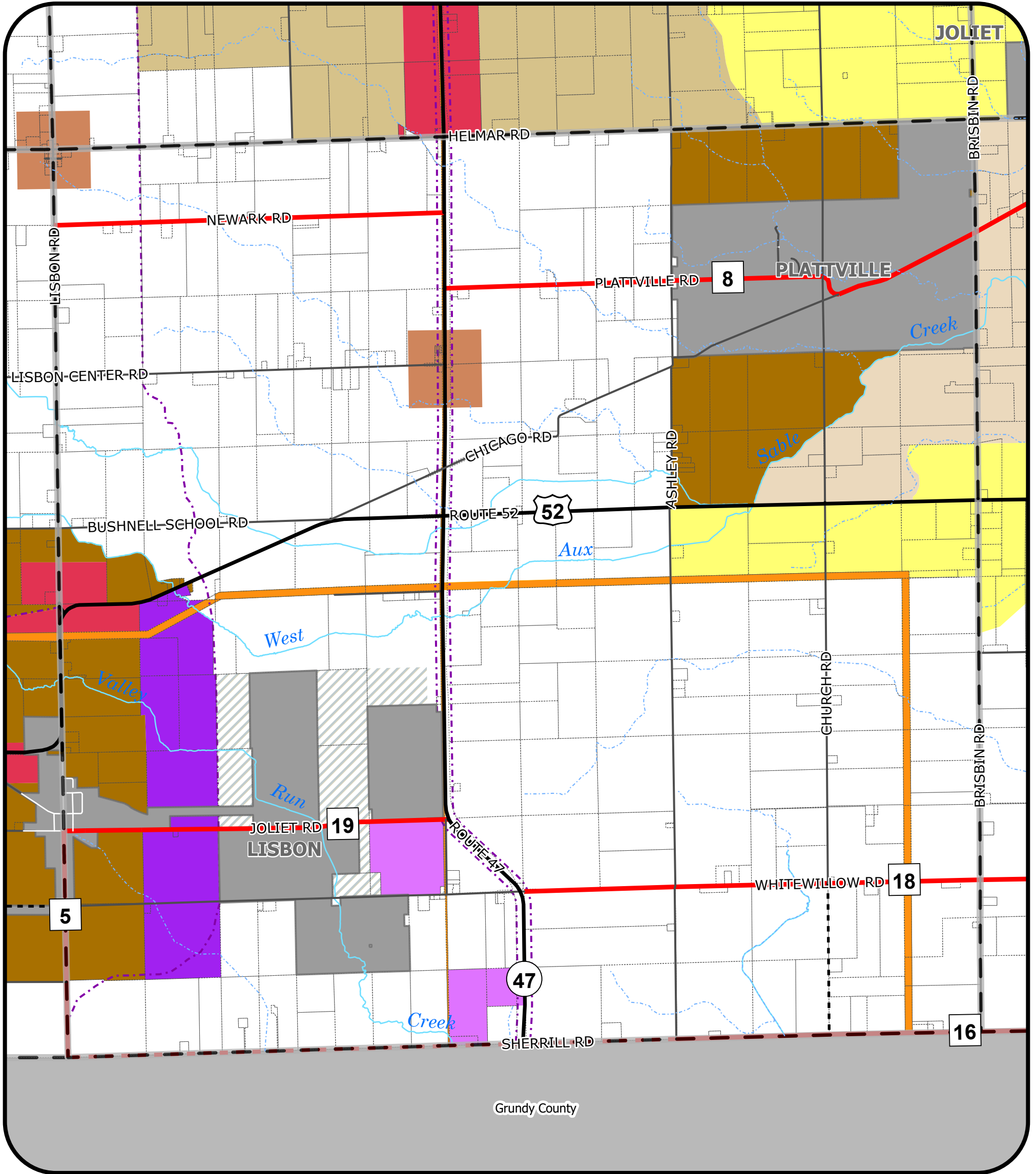
- LOW DENSITY RESIDENTIAL  
(+/- 4,950 AC. = 38% OF STUDY AREA)
- MEDIUM DENSITY RESIDENTIAL  
(+/- 2,885 AC. = 22% OF STUDY AREA)
- COMMERCIAL  
(+/- 1,320 AC. = 10% OF STUDY AREA)
- BUSINESS PARK/OFFICE  
(+/- 440 AC. = 4% OF STUDY AREA)
- INDUSTRIAL  
(+/- 990 AC. = 8% OF STUDY AREA)
- PARKS & OPEN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



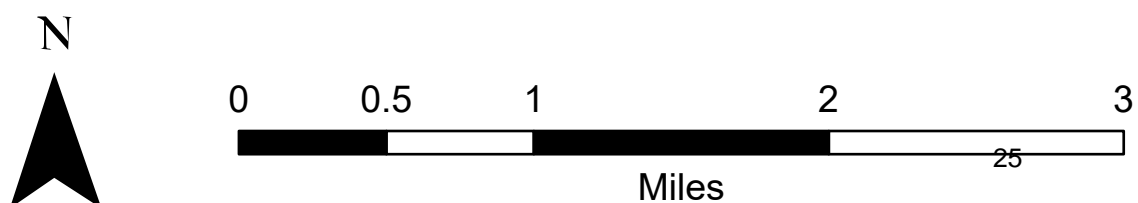
## FUTURE LAND USE PLAN - DRAFT



# Future Land Use Plan in Kendall County, IL



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



**Kendall County GIS**

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

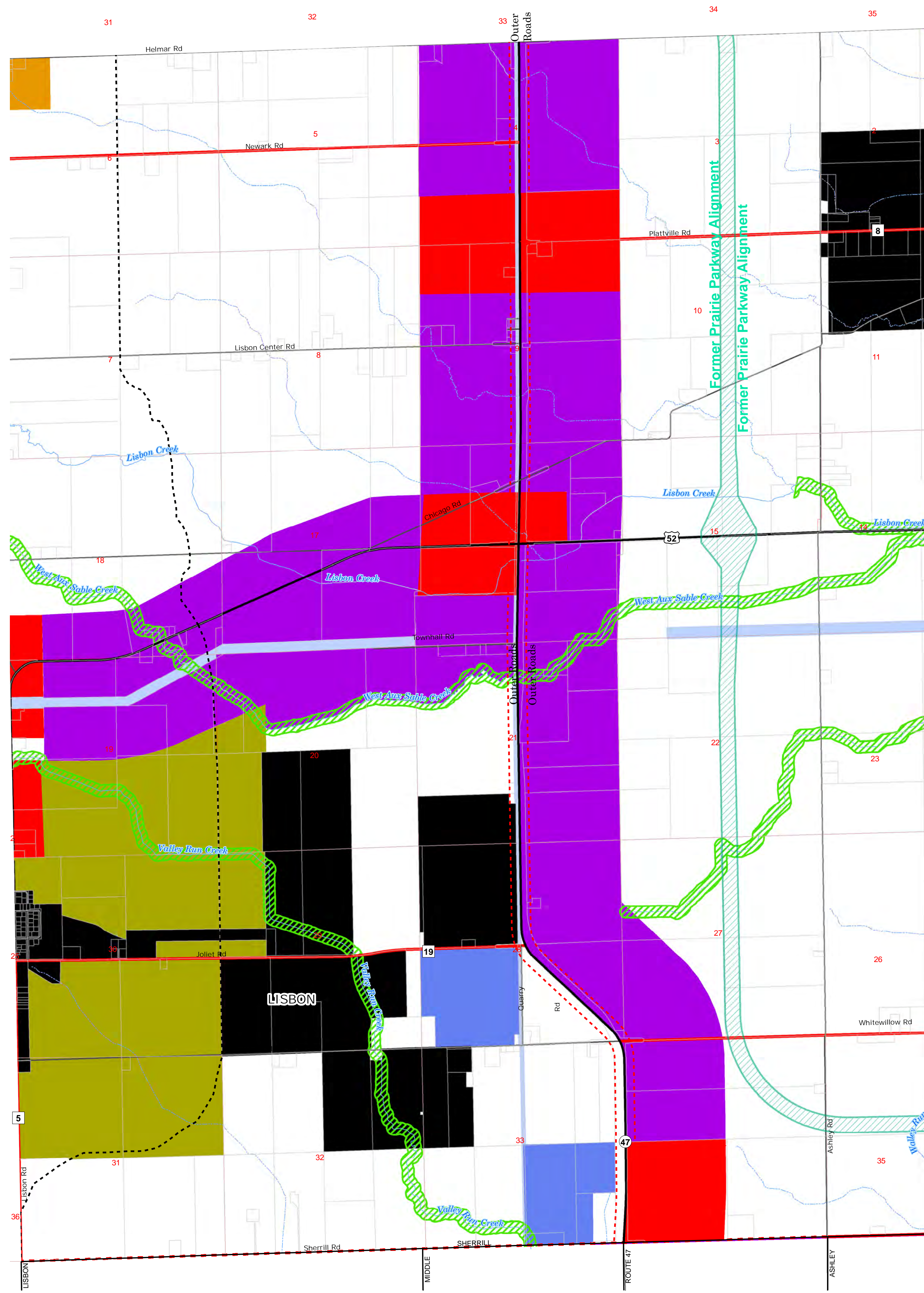
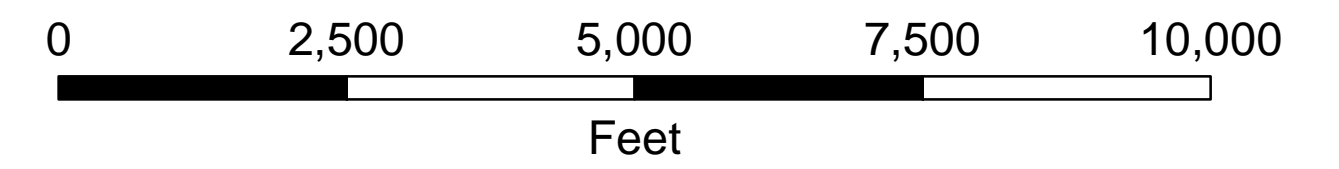
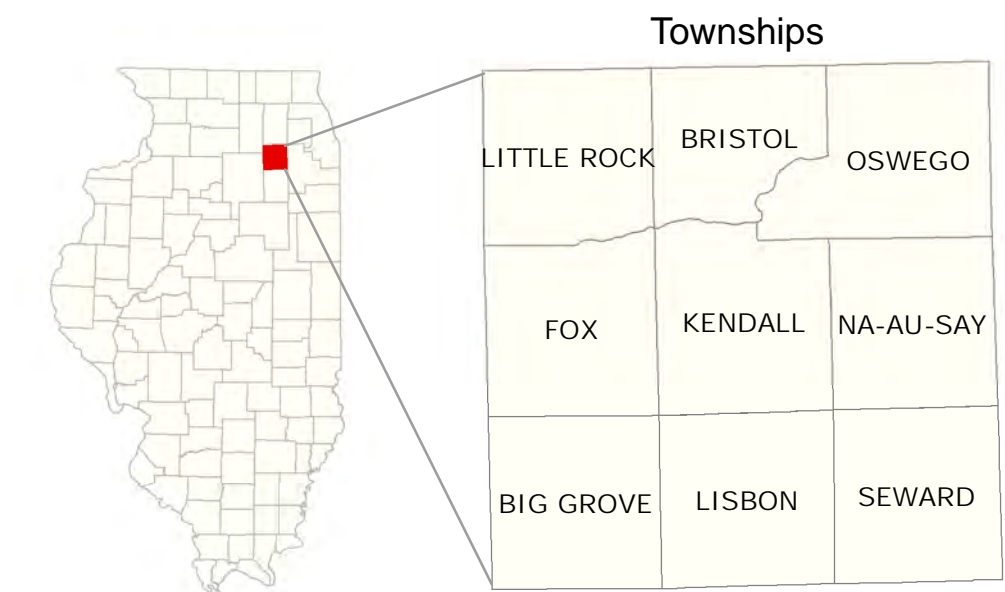
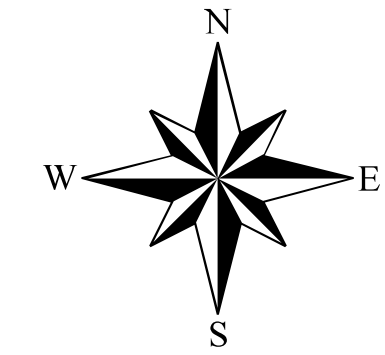
Created: 10/20/2021



# 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

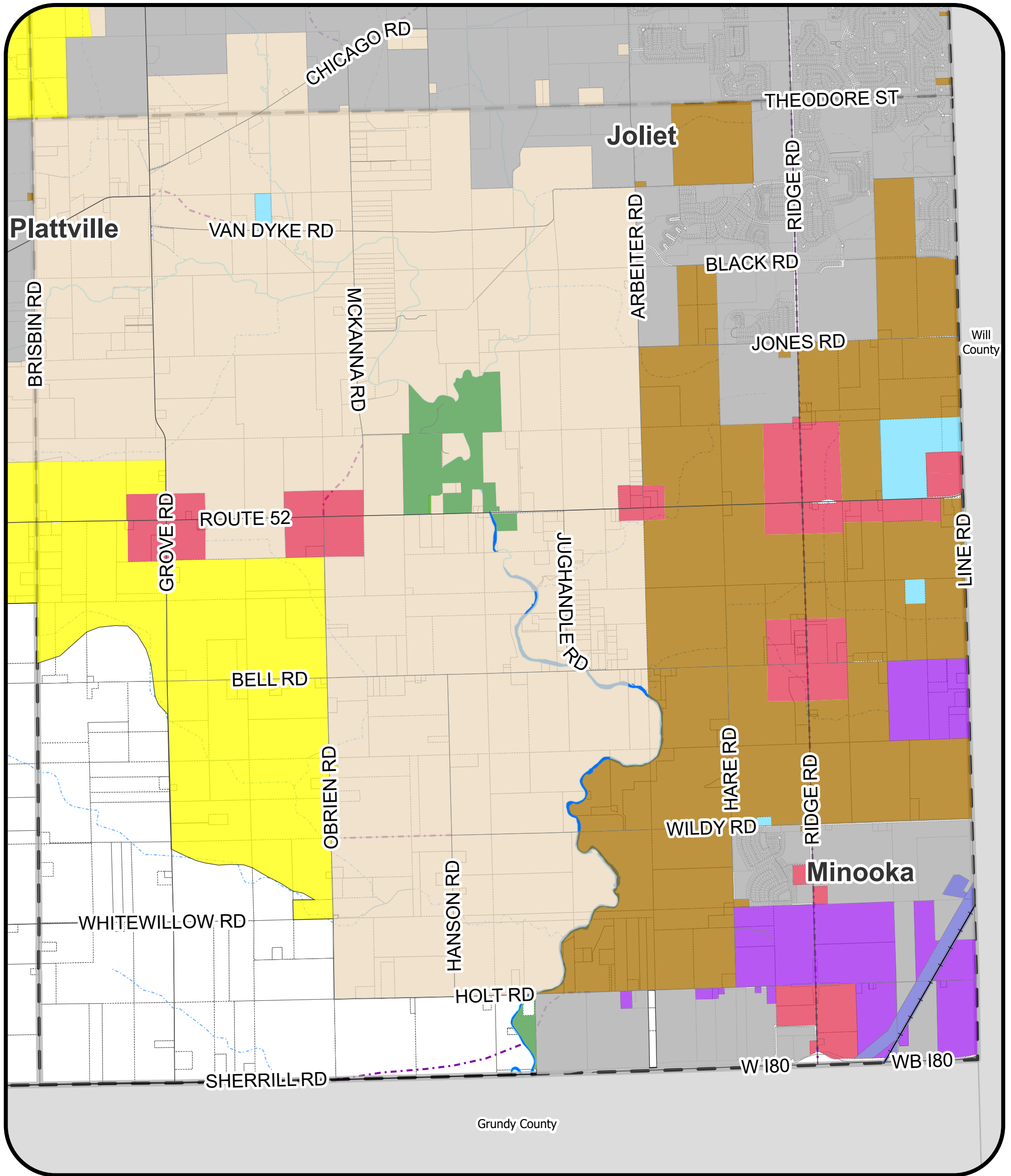
- Urbanized Areas
- Mixed Use Business
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



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



# Future Land Use Plan



--- PROPOSED ROADWAY IMPROVEMENTS

TOWNSHIPS

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

COMMERCIAL

MIXED USE BUSINESS

COMMONWEALTH EDISON

PUBLIC/INSTITUTIONAL

AGRICULTURE

FOREST PRESERVES

URBAN AREAS - INCORPORATED

UNKNOWN

INACTIVE

N

0 0.5 1 2

Miles



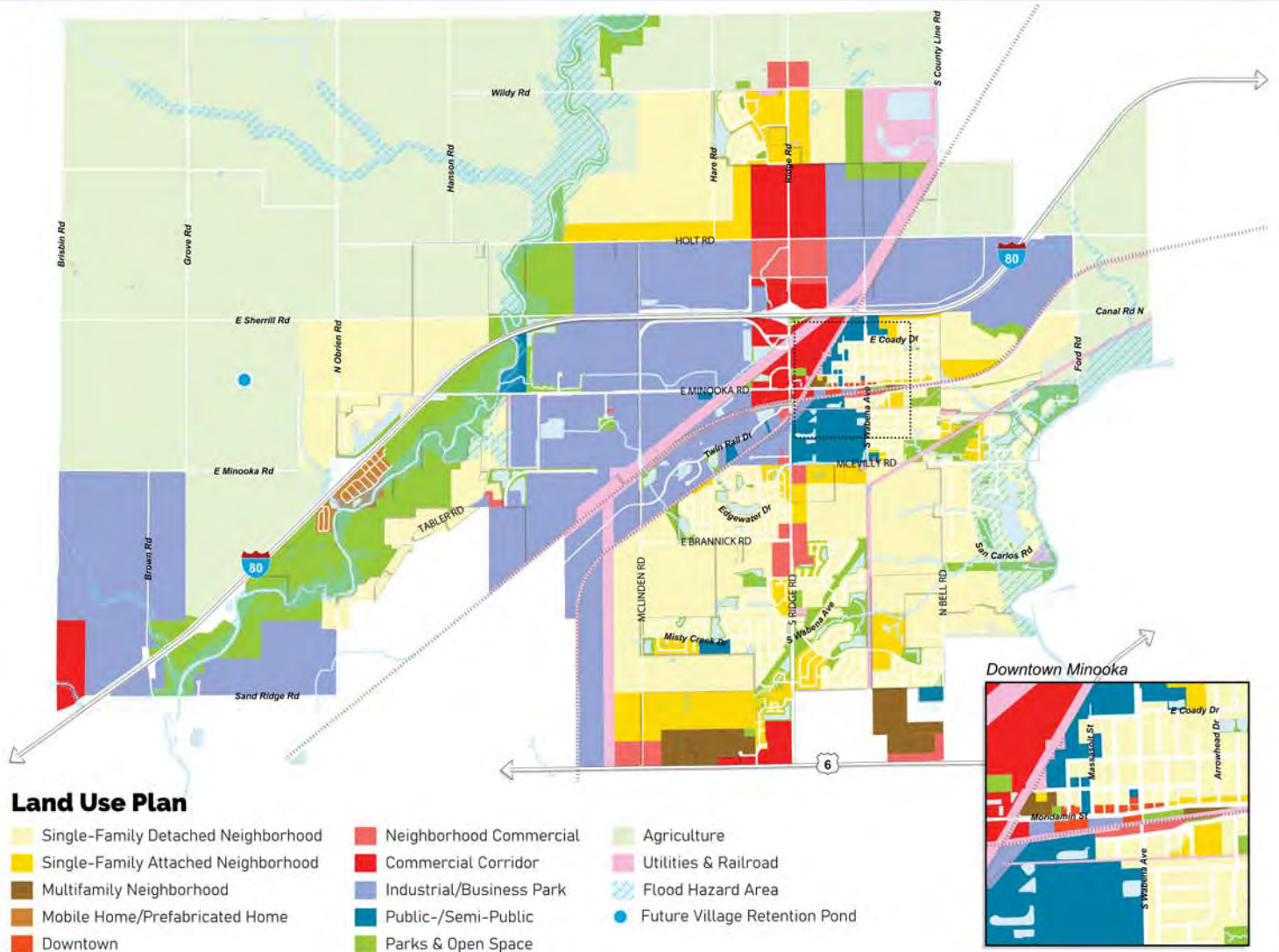
**Kendall County GIS**

111 West Fox Street - Room 308

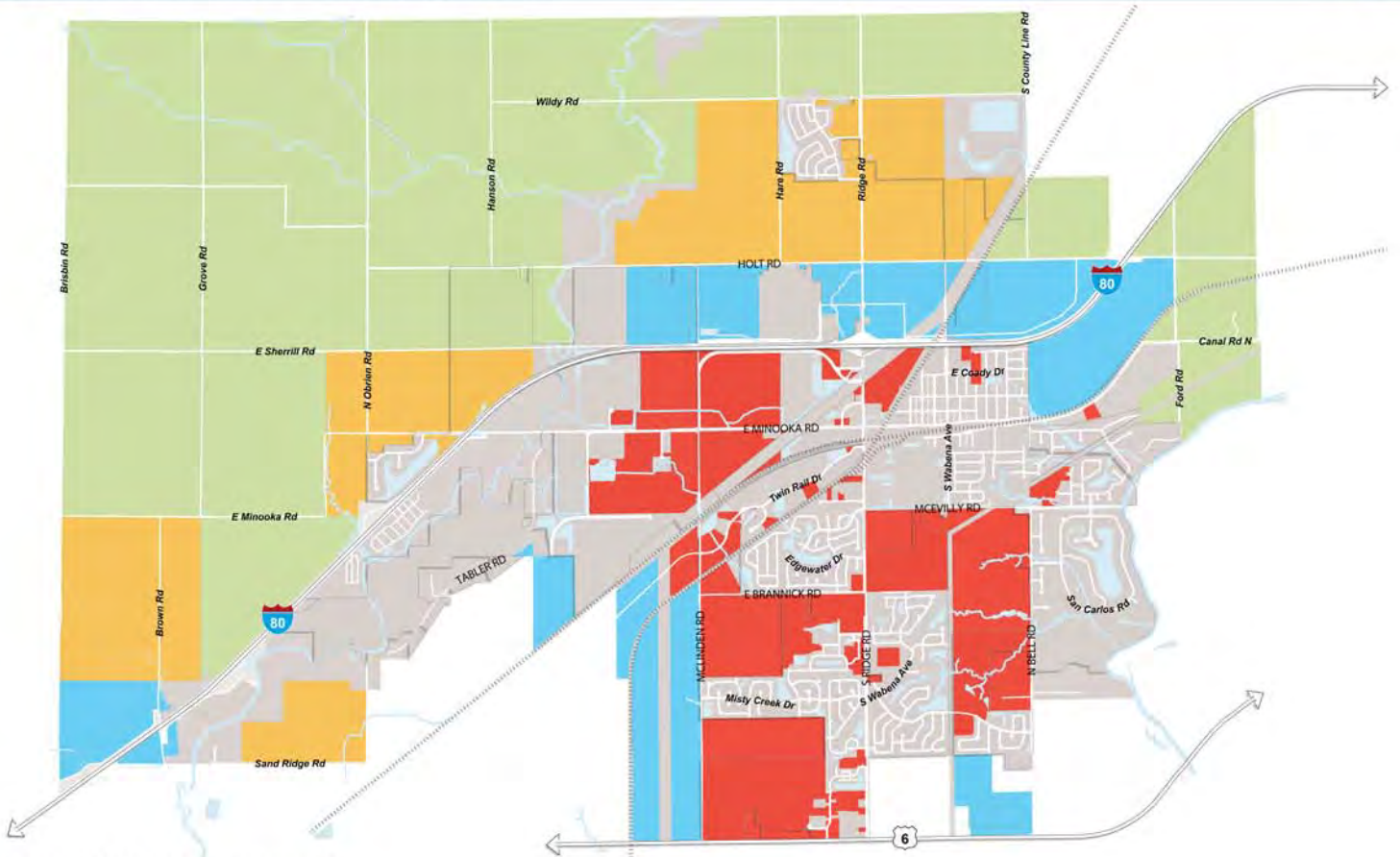
Yorkville, Illinois 60560

630.553.4212

Created: 2/9/2022

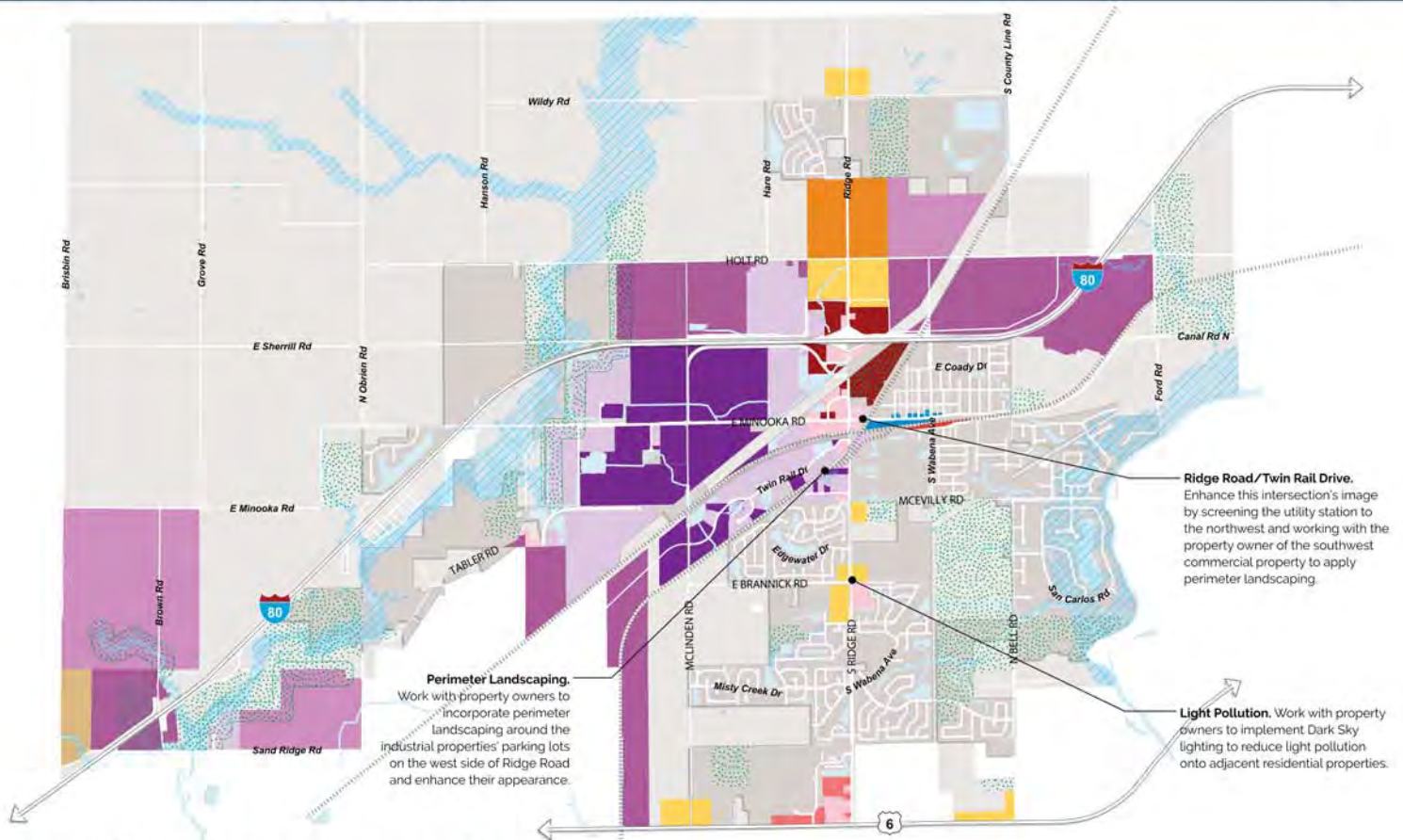






**Growth Area Framework**

- Infill Growth Area
- Agricultural Preservation Area
- Secondary Growth Area
- Existing Development
- Long Term Growth Area



**Economic Development Framework**

- I-80 Gateway Commercial Corridor
- Ridge Road and US Route 6 Commercial Corridor
- Holt Road Commercial Corridor
- Brisbin Road Commercial Corridor
- Neighborhood Commercial Clusters
- Wepella Neighborhood Commercial
- Downtown Enhancements
- Established Commercial
- Priority Infill Industrial Growth Area
- Secondary Infill Industrial Growth Area
- Long Term Infill Industrial Growth Area
- Established Industrial
- Flood Hazard Area
- Conservation Design





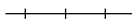
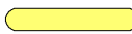
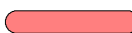
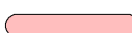












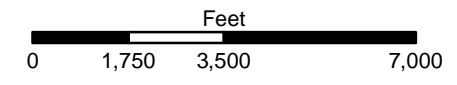
# Village of Shorewood

## Comprehensive Plan

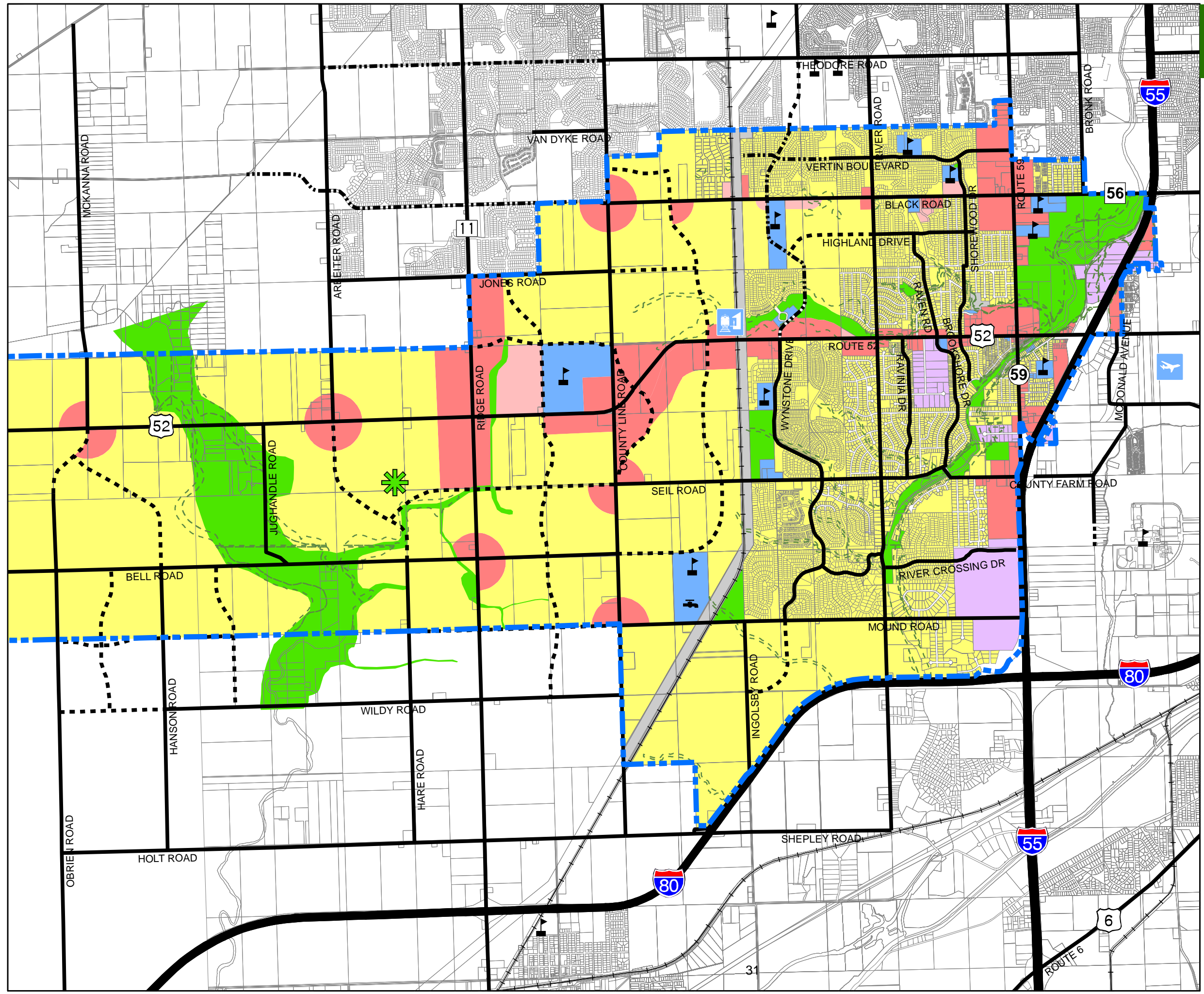
### ILLUSTRATION 5 Proposed Land Use Plan

#### Legend

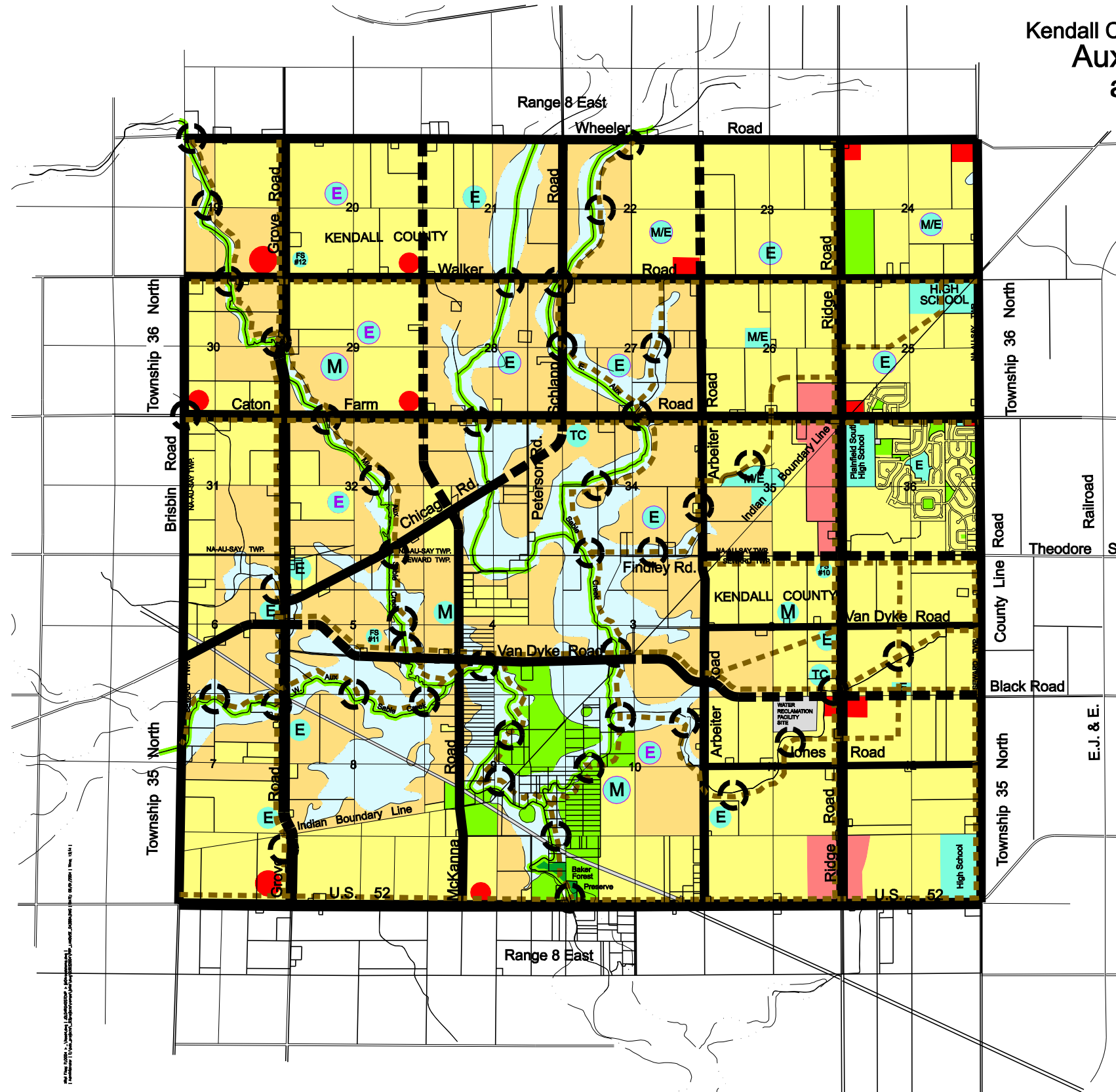
-  Planning Boundary
- Transportation**
-  Existing Road
-  Future Road
-  Planned Road
-  Railroad
- Proposed Land Use**
-  Residential
-  Commercial
-  Commercial/Office/Institutional
-  Business Park
-  Government/Institutional
-  Open Space/Parks
-  Utility
-  Floodplain
-  Community Park
-  School
-  Proposed Wastewater Treatment Facility
-  Airport
-  Proposed Metra Station



FEBRUARY 2007



# City of Joliet Kendall County Sub Area Comprehensive Plan Aux Sable Design Corridor and Future Land Use



## Legend

### Residential

- Residential - 2.5 Dwelling Units/Acre if Single Family  
3.0 Dwelling Units/Acre if Mixed Use  
PUD Components are limited to no more than 20% of the total Dwelling Units
- Residential - Aux Sable Design Corridor  
Same Densities as Above, See Section 8 for Design Amenities.

### Commercial

- Local Commercial
- General Location of Commercial Centers
- Community Commercial

### Municipal/Institutional (Schools Fire Stations & Municipal Facilities)

- As Labeled
- TC Town Center
- M/E Elementary / Middle Schools
- # Fire Stations
- Utilities

### Public Open Space

- Kendall County Forest Preserve
- Parks
- Aux Sable Creek Protection Corridor
- Aux Sable Creek
- Flood Plain
- Multi-Use Trail
- Pathway Bridge crossing
- Major Arterial Roads
- Major Arterial Roads (Future)\*
- Arterial Roads
- Arterial Roads (Future)\*
- Collector Roads



Joseph H. Abel & Associates  
200 Forest Avenue  
Elyon, Illinois 60137  
(630) 858-5085  
Fax (630) 790-1116

**REMPE-SHARPE**  
CONSULTING ENGINEERS  
234 WEST STATE STREET - GENEVA, ILLINOIS 60134  
Telephone (800) 233-0627 - Fax (800) 232-1629

**ENCAP, Inc.**  
200 West State Street  
Geneva, Illinois 60134  
Telephone (800) 233-0627 - Fax (800) 232-1629



LAND PLANNING  
234 WEST STATE STREET  
GENEVA, ILLINOIS 60134  
TELEPHONE (800) 233-0627  
FACSIMILE (800) 232-1629

EXHIBIT 5-1

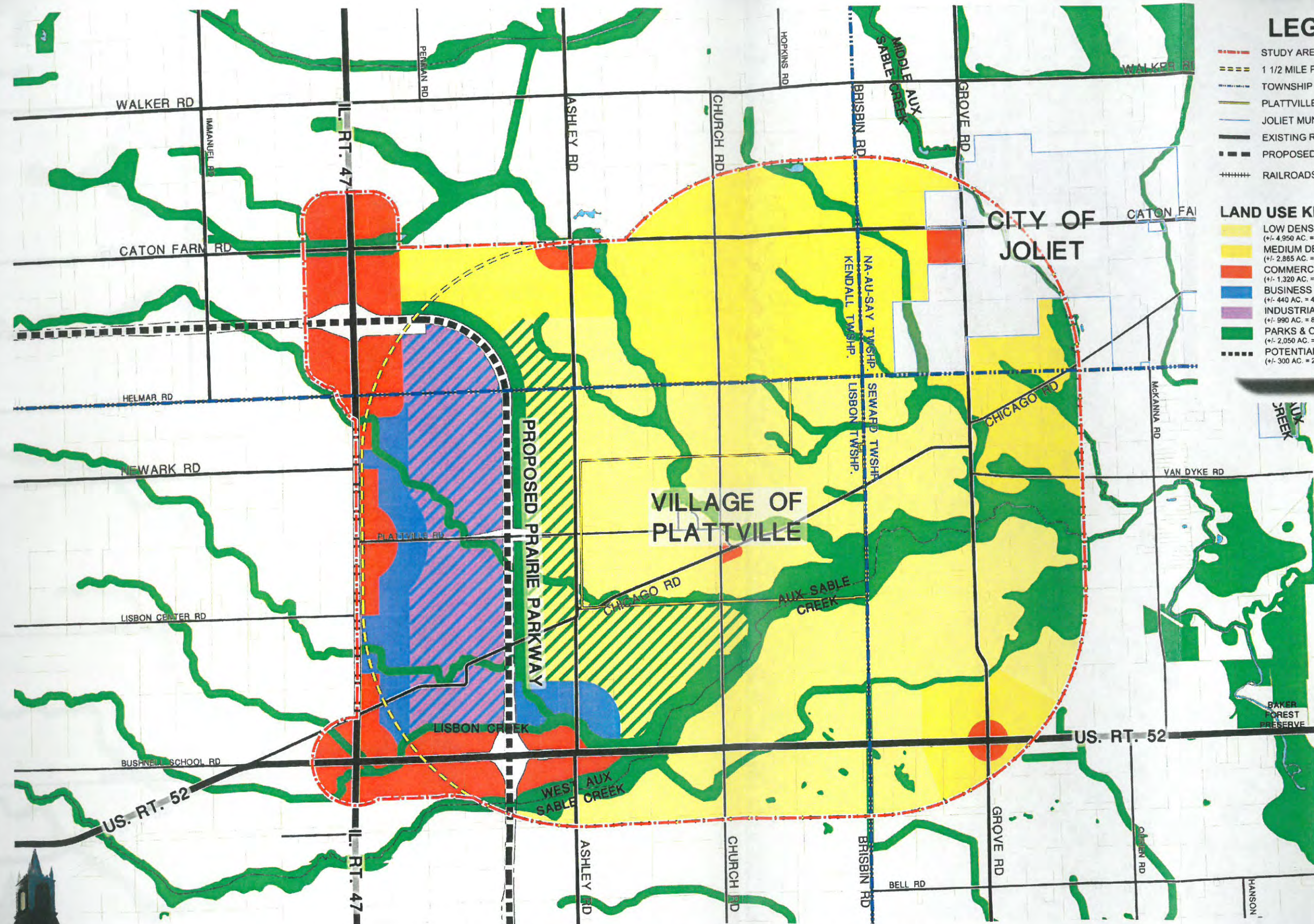


# LEGEND

- 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



Sale of Pottery, Art and Home Décor Not Produced on the Premises Regulations  
A-1 Special Use

Retail or wholesales sale of pottery, art, or home décor products, alone or together with the operation of a tea room, sit-down food sale area for food sales on-premises incidental to the operation of the primary retail sales use provided that the subject parcel is not less than **3.0 acres** in size, has hard-surfaced road frontage onto an arterial or major collector roadway as depicted on the Kendall County LRMP; and is located in an area not designated on the LRMP as dedicated for agricultural uses.

- a. The following purpose is served (*Amended 9/15/20*):
  - i. To encourage the preservation of existing farmhouses, barns and related structures and the pastoral setting and viewscapes they provide.
  - ii. To allow for the establishment of low intensity retail or wholesale uses within existing structures that will serve as transitional uses between agricultural areas and advancing suburban development.
  - iii. To prevent spot zoning of parcels for commercial uses and the expansion of commercial strips along the County's arterial roadways.
- b. All special use permit applications for a retail or wholesale use must meet the following requirements (*Amended 9/15/20*):
  - i. Unless otherwise approved by the County Board, the retail or wholesale use shall be conducted within one or more buildings or structures on a qualifying zoning lot unless the applicant can demonstrate to the County's satisfaction that conversion of an existing structure is not feasible due to structural or other similar limitations.
  - ii. If any proposed additions or new structure are to be built on the property, (a) the architectural design of those structures must be reflective of the existing architecture on the site; (b) the additional square footage may not exceed fifty (50) percent of the combined square footage of the existing structures on the parcel; and (c) placement of any new structures or additions to existing buildings shall be done in a manner that does not detract from the maintenance of the existing viewscape of the locality.
  - iii. There shall be no outside display of goods or outside storage of equipment, materials, or motor vehicles utilized in conducting the retail or wholesale use.
  - iv. The retail or wholesale use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the A-1 zoning district.
  - v. Limited demolition of an existing farmhouse, barn, or accessory structure may be permitted upon the submission of a site plan and architectural drawings for review and approval by the county

as part of any such special use request for retail or wholesale uses provided that such demolition shall not exceed 15% of the combined square footage of all existing structures on the premises. The combined square footage of existing structures shall be defined as the sum total of the square footage of all existing structures situated on a qualifying zoning parcel at the time of submission and approval of the first application for such a special use on said qualifying parcel.

- vi. Submission of a site plan and drawings indicating the location of existing structures and any proposed or existing additions thereto shall be supplied to demonstrate how the special use will serve to preserve or enhance the architecture of the existing structures and agricultural character of the property. Such plans and drawings shall include details regarding facilities for traffic movement, parking and loading; the design and appearance of all sides of any existing or future buildings to be maintained on the premises including any areas of demolition or expansion and the size thereof; details of any proposed landscaping or buffering as are necessary or appropriate to maintain the agricultural character of the premises and to fit harmoniously with the character, use and zoning of adjoining surrounding properties and to avoid any appreciable adverse effect upon such properties.
- vii. No sign, other than one identification sign as permitted in [Section 12:00](#) of this ordinance shall be allowed.
- viii. Off-street parking shall be provided in accordance with the provisions of [Section 11:00](#) of this ordinance. *(Amended 9/18/07)*