



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

Wednesday, March 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 February 23, 2022 Meeting (Pages 2-15)

NEW/OLD BUSINESS

1. Discussion of Eldamain Road Access for the Property Located at the Southwest Corner of the Intersection of Route 34 and Eldamain Road and Identified by Parcel Identification Numbers 01-24-400-041, 01-25-200-019, and 01-25-200-020 in the City of Plano (Pages 16-28)
2. Discussion of Mixed Use Business Area on the South Side of Highpoint Road Between Route 71 and Lisbon Road (Pages 29-31)
3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships
4. Discussion of Amending Section 6:06.B of the Kendall County Zoning Ordinance Pertaining to Lighting at Telecommunications Carrier Facilities (Page 32)
5. Discussion of Amendments to the Text of the Kendall County Land Resource Management Plan Pertaining to Census Information (Pages 33-86)
6. Discussion of Updating the Land Resource Management Plan in Its Entirety

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, April 27, 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 February 23, 2022*

Chairman Larry Nelson called the meeting to order at 5:10 p.m.

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

Member Absent: Bill Ashton, Scott Gryder, and Randy Mohr

Others Present: Matt Asselmeier, Scott Koeppel, Suzanne Casey, Joan Soltwisch, Jim Martin, Tom Fleming, Todd Milliron, Natalie Engel, Aaron Klima, and Phil Corrington

APPROVAL OF AGENDA

Mr. Wehrli made a motion, seconded by Mr. Gengler, to approve the agenda with an amendment moving the discussion of the Seward Township Plan to the first item under New/Old Business. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Gengler made a motion, seconded by Mr. Prochaska, to approve the minutes of the December 8, 2021, meeting. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

1. Discussion of Seward Township Comprehensive Plan

Mr. Asselmeier provided copies of the existing Future Land Use Maps of Seward Township, Village of Minooka, Village of Shorewood, Village of Plattville, and City of Joliet.

Suzanne Casey, Seward Township Planning Commission Secretary, presented information on Seward Township planning process. She provided a history of the Commission's activities and the process they plan to use. She also stated a Facebook page had been created for the project.

Joan Soltwisch, Seward Township Planning Commission Member, discussed the Commission's work related to area floodplains and waterways. She noted the Commission intended to work with stakeholders including the Conservation Foundation and Chicago Metropolitan Agency for Planning.

Natalie Engel, Director of Community Development for the Village of Shorewood, explained Shorewood's planning process. She expressed a desire to work with Seward Township and Kendall County on updating the various plans.

Discussion occurred regarding the timeline Seward Township proposed. Discussion also occurred regarding Seward Township's proposed moratorium. Because the Seward Township Planning Commission, as a group of volunteers was doing the work, the Township did not want to overwhelm the Commission with work during the update process.

Todd Milliron questioned if an applicant for rezoning would need to resubmit their application if the moratorium became effective.

The consensus of the Comprehensive Land Plan and Ordinance Committee was to let Seward Township work on updating their plan and to invite the Seward Township Planning Commission to a meeting in three (3) months or so to provide an update on the Commission's work.

Chairman Nelson also encourage Seward Township to work with the County's Planning, Building and Zoning and GIS Departments on the project.

2. Discussion of Future Land Uses Along the Eldamain Road Corridor Between the Fox River and Route 71

Mr. Asselmeier provided an update on the proposal.

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 was provided.

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 were provided.

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 and mid-February 2022. A copy of the updated map was provided.

It was noted that the owners of the three (3) properties in question had not expressed opposition to the proposed change because the change did not matter if they did not sell their properties.

Phil Corrington requested that the existing Mixed Use Business area west of Eldamain/Highpoint Roads be removed. He believed such uses should be located north of the Fox River.

Todd Milliron requested the existing Mixed Use Business area south of Route 71 and Highpoint Road be removed. The subject parcels were PINs: 04-13-401-005, 04-13-426-004, and 04-13-476-001. Mr. Asselmeier will reach out to Yorkville regarding amending the Land Resource Management Plan regarding these properties.

Mr. Wherli made a motion, seconded by Mr Gengler, to forward the proposal to reclassify PINs 04-02-400-002, 04-02-400-003, and 04-01-301-005 (south of the railroad tracks only) from Rural Residential to Mixed Use Business to the Kendall County Regional Planning Commission. With a voice vote of five (5) ayes, the motion carried.

3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships

Mr. Asselmeier provided background on the issue.

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.

An 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 provided.

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.

Discussion occurred regarding new commercial and industrial investments in Morris.

Discussion also occurred regarding agricultural conservation areas and the nearby quarries.

Mr. Prochaska asked about the County Board's previous vote on the proposal in 2019. Concerns were expressed regarding how much change to the classification of the area the County Board would support.

Discussion also occurred regarding whether or not the property owners in the area would support a change.

The consensus of the Committee was to have Mr. Gengler and Mr. Asselmeier work together to create a draft map and bring that draft map back to the Committee.

4. Discussion of Retail/Wholesale of Pottery, Art, or Home Décor Products Not Produced on the Premises Regulation

Mr. Asselmeier presented the existing regulations. It was noted that the two (2) special use permits granted for this use in 2021 had more than five (5) acres and only one (1) point of ingress/egress.

The consensus of the Committee was that each special use permit of this type of use should be evaluated on a case-by-case basis and no change to the Zoning Ordinance should be proposed at this time.

5. Discussion of Amendments to the Text of the Kendall County Land Resource Management Plan Pertaining to Census Information

Mr. Asselmeier said that he has the 2020 Census numbers, but was waiting on to see what happened with Seward Township's plan before doing a carrying capacity calculation. Based on the information provided by Seward Township earlier in the evening, Mr. Asselmeier said that he could update the Land Resource Management Plan with 2020 Census number and do a population projection. The projection would be adjusted if Seward Township changed its Future Land Use Map.

The proposal will be brought back to a future meeting.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be March 23, 2022. Mr. Gengler made a motion to adjourn the meeting, seconded by Mr. Wehrli. With a voice vote of five (5) ayes, the motion carried.

The meeting adjourned at 6:46 p.m.

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

SEWARD TOWNSHIP

CURRENT STATUS

And

DEFINITION OF PROCESS

IN THE

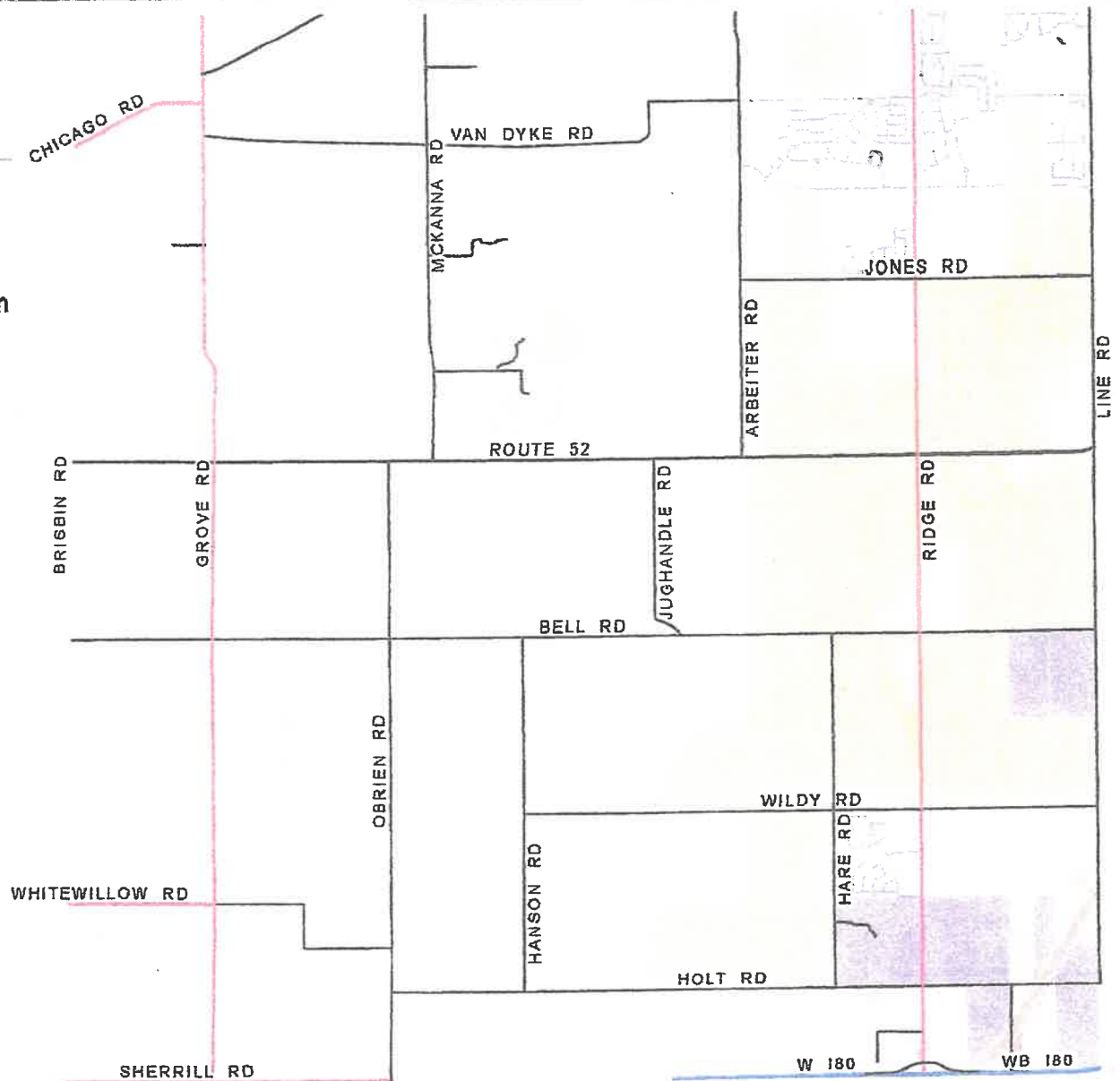
DEVELOPMENT OF

A COMPREHENSIVE PLAN

FOR THE FUTURE

Future Land Use

- Agriculture
- Commercial
- Commonwealth Edison
- Countryside Res
- Forest Preserve
- Mining
- Mixed Use Business
- Open Space
- Potential Mining
- Public/Institutional
- Rural Estate Res
- Rural Residential
- Suburban Residential
- Trans Corridors
- Unknown
- Urban Areas



February 20, 2022

TIMELINE FOR RESEARCH AND DEVELOPMENT
OF THE SEWARD TOWNSHIP
LAND REVIEW
COMPREHENSIVE PLAN RECOMMENDATIONS

2022

Land Review Meetings to Date:

February 9, 2022

February 16, 2022

February 23, 2022 (rescheduled to attend County Meeting)

Current Process:

- Individual committee members are researching and attending other village meetings to collect data, while also collecting data within the township.
- A Facebook page specific to the Plan Commission work has been created for Seward Township Plan Commission updates, including invitations for input.
- Meetings are routinely posted several days prior to meetings at the Township Hall, inviting the public to participate. These invitations will be more vigorously extended as a plan has developed.
- Intended timeline for completion of a Draft Township Land Review, with comprehensive plan recommendations is August, 2022.

Timelines:

The Seward Township Plan Commission is a volunteer committee, with the intention to review all relevant data that is available, by May, 2022. At that time, the data that applies to the production of a Comprehensive Plan for the Township is planned to have been received. The work that will follow will involve the organization of the data and the production of a final plan, which may include additional research that is revealed as the summary is completed. The committee believes that they will begin the assembly and research of any additional needed data, and plan to complete their “DRAFT” Comprehensive Plan recommendations for Board consideration no later than August, 2022. Should any additional research or writing be needed, those dates could change.

Seward Township/Kendall County Draft Vision and Mission

1/12/2022

Prior to initiating a review of the data, The Plan Commission drafted a vision and mission statement as follows:

VISION STATEMENT: (Draft)

Our vision is for a well-balanced community in the Township, that is reflective of the most desired use of the land.

MISSION STATEMENT: (Draft)

Our mission is to design a township map for Seward Township, (through the Land Resource Management Plan Process), that provides a balanced community of family, businesses and daily living, while respecting the land and the history of the land.

***PLEASE NOTE:** The Seward Township vision and mission statements will be revised and/or enhanced as the planning process proceeds. Details will be included as they are identified. The above statements are working drafts developed in January and confirmed at our first meeting.

Seward Plan Commission Members

Jessica Nelsen, Chair

Suzanne Casey, Secretary

Jill Prodehl

Joan Soltwisch

SEWARD TOWNSHIP LAND RESOURCE PLAN OF REVIEW 2022 (currently unfolding)

The Committee is currently involved in the following work.

- **Reviewing the most recent Land Resource Management Plan for Seward Township from 2005, the Township is including an analysis of similar categories for drawing conclusions on future land use categories.(Municipalities, Agricultural, Planned Rural Estate Residential, and Planned Rural Residential, (.45 and .65 dwelling units per gross buildable acres).**
- **Reviewing the recently completed and adopted Village of Minooka Comprehensive Plan. (Oct, 2021).**
- **Monitoring the currently initiated Shorewood Comprehensive Plan Process, (attended their visioning session in February, 2022).**
- **Gathering data and analyzing similar factors as both Villages have done.**
- **Completing a detailed review of the current status of what exists in Seward Township. (on-site visits, reviews, and data analysis on what has been observed.) This includes residential, commercial, and recreational facilities, as well as future major road plans that cross the Township.**
- **Completing onsite and narrative reviews of the AuxSable Creek Watershed, and other drainage issues related to the Township.**
- **Reviewing Planned Rural Estate Residential, (.45 dwelling units per gross buildable acre) and Planned Rural Residential,(not to exceed .65 dwelling units per gross buildable acre.)**
- **Reviewing Suburban Residential (1.0 dwelling units per gross buildable acres).**
- **Reviewing Commercial, Mixed Use, Public/Institutional and Public Recreation/Parks.**
- **Identifying and defining Open Space.**
- **Conservation Design, (protecting open space), will be recommended.**

SUMMARY STATEMENT

LAND USE REVIEW

SEWARD TOWNSHIP

2022

The following data was collected via three methods: Direct visual inspection by driving the Township, study of photographs taken of properties, as well as study of Google maps to confirm observations. It is believed that the collected data is 95% correct, allowing for any recording errors.

Following are some summary statements regarding the collected data.

- **Most Densely Populated roads in the Township:**
Density is strongest for residences on McKanna and Jughandle Roads. This is a separate density from the PUD's that exist in the Eastern half of the township, particularly along the Ridge Road corridor.
- **Least Densely Populated areas of the Township:**
Density is significantly less in the Southwest portion of the following roads in the Township. (Bell, Hansen, O'Brien, Whitewillow and Sherrill Roads.)
- **Concentration of Agricultural Land:**
The approximate 20,097.7 acres of agricultural or agricultural farmstead is located throughout the Township, and can be viewed as open space, and/or between or behind housing/farm houses.
- **Areas of Concern to watch in the future: (for density, annexation, further housing expansion)**
County Line Road
Ridge Road
McKanna Road
Jughandle Road
- **Kendall Power Plant**
The Power Plant, just as any other business/property in the Township might be, has been annexed into neighboring Minooka.
- **Pre-annexation agreements with Shorewood**
Pre-annexation agreements are already in place for the Storage Units and Gro-Pro Sports Dome at County Line Road, as well as the Grace Bible Church on Jones Road.
- **Watershed**
The Watershed comprises .14 square miles or .40% water.
- **Size**
The township has a total area of 35.11 square miles, of which 34.97 square miles is land and 0.14 square miles is water.

TOP 10 PRIORITIES

The following table identifies the Village's top 10 priorities for implementation from the Minooka Comprehensive Plan. These priorities were selected due to their high levels of impact with near term timeframes. Each have been matched with related Key Recommendations of the Plan for reference.

#	Top 10 Priorities	Chapter	Related Goals and Key Recommendations	Key Recommendation
1	Prioritize infill development to develop pockets of undeveloped areas inside Minooka.	Housing and Neighborhoods	1.2 1.4	Support infill opportunities with context-sensitive higher density residential development. Prioritize future residential development in targeted growth areas near existing infrastructure.
2	Increase utility capacity north of I-80.	Economic Development	2.1 2.2	Prioritize infill development of industrial and other employment-generating uses where land has been platted and prepared with infrastructure. Proactively plan for the Village's water infrastructure in coordination with regional partners and existing plans and studies to accommodate current residents and facilitate new growth.
3	Widen Ridge Road south to Route 6.	Community Facilities and Infrastructure	2.4 2.5	In coordination with existing plans and studies, evaluate the Village's sanitary infrastructure to meet current and future demands. Explore public-private partnerships and cost-share incentives to help off-set the cost on the Village's end for future infrastructure improvements/expansions.
4	Continue open space preservation and park land acquisition throughout the Village.	Transportation and Mobility	1.1	As new roadways are constructed and the existing network is expanded to support future growth, ensure proper functional classification, design, and traffic control. Promote the use of conservation design and low impact development strategies to protect the Village's natural areas, provide a variety of recreational amenities for all ages.
5	Annex unincorporated land surrounding the Brisbane Road Interchange to encourage development in the far west growth area.	Housing and Neighborhoods	1.5 1.1 1.2 1.4 1.5 1.6 1.3	Ensure new residential growth areas have access to park facilities. Improve long-term funding for the management of parks including considering the establishment of a local park tax levy or partnering with the Chamannah Park District. Promote the preservation of natural areas including the tree canopy during the site design and approval process. Integrate these features as amenities for residents or employees. Protect the Village's water resources by enforcing sustainable development controls and working with regional partners to improve water quality. Reinforce existing commercial areas along Ridge Road to increase local commercial businesses. As Minooka's As new roadways are constructed and the existing network is expanded to support future growth, ensure proper functional classification, design, and traffic control.
6		Parks, Agriculture, and Natural Areas	1.1 1.2 1.4 1.5 1.6 1.3	Explore public-private partnerships and cost-share incentives to help off-set the cost on the Village's end for future infrastructure improvements/expansions. As new roadways are constructed and the existing network is expanded to support future growth, ensure proper functional classification, design, and traffic control. Promote the use of conservation design and low impact development strategies to protect the Village's natural areas, provide a variety of recreational amenities for all ages. Ensure new residential growth areas have access to park facilities. Improve long-term funding for the management of parks including considering the establishment of a local park tax levy or partnering with the Chamannah Park District. Promote the preservation of natural areas including the tree canopy during the site design and approval process. Integrate these features as amenities for residents or employees. Protect the Village's water resources by enforcing sustainable development controls and working with regional partners to improve water quality. Reinforce existing commercial areas along Ridge Road to increase local commercial businesses. As Minooka's
7		Economic Development	2.2	As new roadways are constructed and the existing network is expanded to support future growth, ensure proper functional classification, design, and traffic control.
8		Transportation and Mobility	1.1	Explore public-private partnerships and cost-share incentives to help off-set the cost on the Village's end for future infrastructure improvements/expansions.
9		Community Facilities and Infrastructure	2.3	As new roadways are constructed and the existing network is expanded to support future growth, ensure proper functional classification, design, and traffic control.
10				Explore public-private partnerships and cost-share incentives to help off-set the cost on the Village's end for future infrastructure improvements/expansions.

#	Top 10 Priorities	Chapter	Related Goals and Key Recommendations	Key Recommendation
6	Purchase land for the new waste water treatment plant west and build the hatch plant.	Community Facilities and Infrastructure	1.4	In coordination with existing plans and studies, evaluate the Village's sanitary infrastructure to meet current and future demands.
7	Provide a spectrum of affordable housing for current and future residents	Housing and Neighborhoods	1.3	Foster greater housing diversity in new residential development.
8	Identify future municipal water source.	Community Facilities and Infrastructure	1.2	Proactively plan for the Village's water infrastructure in coordination with regional partners and existing plans and studies to accommodate current residents and facilitate new growth.
9	Continue to expand Minooka's trail system to support alternative modes of transportation (e.g., DuPage River Walk).	Parks, Agriculture, and Natural Areas	1.3	Invest in the expansion of Minooka's trail network to ensure the park system is highly connected and accessible for all residents.
		Transportation and Mobility	2.2	Expand and connect the trail network throughout the Village.
			2.3	Establish development ordinances that further non-motorized modes of transportation.
10	Protect the 100 foot buffer along the Aux Sable Creek to create the Aux Sable Creek Greenway.	Parks, Agriculture, and Natural Areas	1.5	Promote the preservation of natural areas including the tree canopy during the site design and approval process to integrate these features as amenities for residents or employees.

THE PAST, THE PRESENT AND THE FUTURE....



**AUXSABLE
CREEK**



“Planning the future by preserving the present and learning from the past.”

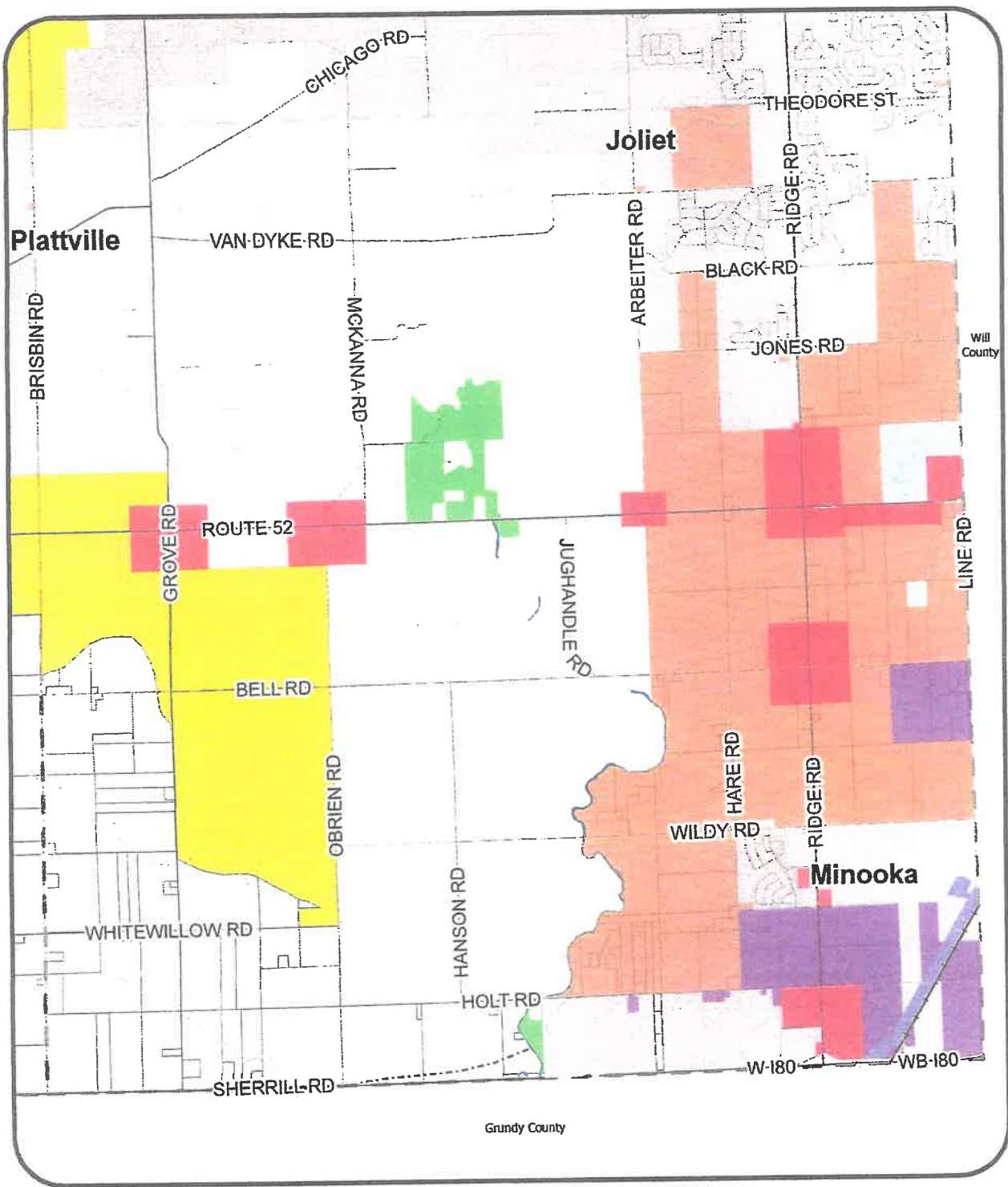


1900



**THE PEOPLE AND
THE BUILDINGS CHANGE,
BUT THE LAND REMAINS...**

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



INTERGOVERNMENTAL AGREEMENT

Between

KENDALL COUNTY AND CITY OF PLANO

WHEREAS, City of Plano, hereafter referred to as "City", has entered into an agreement with Kendall County, hereafter referred to as "County", to transfer jurisdiction of Eldamain Road to the County from U.S. Route 34 to a point 0.36 mile south of Corneils Road, and;

WHEREAS, the City desires to ensure that Eldamain Road will continue to attract new commercial and industrial users and provide said users adequate access and other transportation-related efficiencies, and;

WHEREAS, the County, in a related matter, desires to transfer jurisdiction of Rock Creek Road to the City in an effort to divest itself of roadways that do not have regional significance.

THEREFORE, KENDALL COUNTY AND CITY OF PLANO MUTUALLY AGREE, that said parties will adhere to the following recitals in administration of the construction, maintenance and permitting activities on that section of Eldamain Road identified above, and including new sections of Eldamain Road that will become incorporated into Plano in the future:


1. The County shall "grandfather" all existing non-agricultural entrances and allow them to remain in perpetuity.
2. The County shall allow one full-access to the west side of Eldamain Road at a point approximately ¼ mile north of U.S. Route 34.
3. The County shall allow one full-access to the west side of Eldamain Road for the Lakewood Subdivision, at a point immediately south of BNRR and at a location mutually agreed upon between the City and County.
4. The County shall allow one full-access to the west side of Eldamain Road between BNRR and the Menard's entrance for a bulk fuel storage facility.
5. The County shall allow one full-access to the west side of Eldamain Road, approximately 1200' south of U.S. Route 34 for the Lakewood Subdivision.
6. The County shall allow one full-access to the west side of Eldamain Road, south of U.S. Route 34, between the Lakewood Subdivision entrance and U.S. Route 34.
7. The County, in its administration of the Kendall County Highway Access Regulation Ordinance, will classify Eldamain Road between River Road and Galena Road as an Access 2 Highway, allowing full-access points no closer than every 1/3 mile. Nothing will prevent the County from seeking a greater access spacing if both parties agree that the greater spacing will still adequately serve industrial or residential developments in the future.

SUPPLEMENT #4


8. The County agrees to maintain Eldamain Road as an 80,000# truck route at those locations so designated on the date of the signing of this instrument.
9. The County will cooperate with BNRR, or other railroads, to maintain the Eldamain Road railroad crossing in a manner that is safe for the traveling public and in conformance with applicable State Law, under the administrative authority of the Illinois Commerce Commission.
10. In the spirit of intergovernmental cooperation, the County will work with the City of Plano to foster economic development along the Eldamain Road Corridor, insofar as administration of roadway issues can achieve this end.
11. The City will require new development to reserve and dedicate to the County not less than 75' of right-of-way for Eldamain Road; measured from the centerline of road to the right-of-way line, and providing a total right-of-way width of 150'.
12. Considering the mutual benefits derived from an efficient transportation facility, the City, in negotiating any new annexation agreements, will pursue funding from the developers for improvements to Eldamain Road. These funds will be made available to the County to improve the road so that it will be functional in both capacity and structure.

KENDALL COUNTY AND CITY OF PLANO FURTHER AGREE, that the City of Plano will accept a jurisdictional transfer of Kendall County's Rock Creek Road within the corporate limits of Plano not more than 5 years from the date of the signing of this instrument.

FOR THE COUNTY

NAME John Church
 TITLE County Board Chairman
 SIGNATURE 

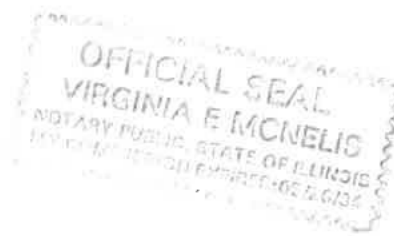
FOR THE CITY

NAME William R. Roberts
 TITLE Mayor
 SIGNATURE 

Subscribed and sworn to before me this 20th day of April, 2004



Notary Public



Mike Rennels

From: Fran Klaas <FKlaas@co.kendall.il.us>
Sent: Thursday, August 19, 2021 12:40 PM
To: Mike Rennels
Cc: Scott R. Gryder; kmcenery@gasnwash.net; bhertz@mg2a.com; Scott Koeppl
Subject: RE: [External]RE: Access to Eldamain Road

Follow Up Flag: Follow up
Flag Status: Flagged

In regard to your comment that development of the site is neither practical or possible without full access between Route 34 and Cummins, I believe the site could easily be developed with full access at Cummins and a single right in – right out along the west side of Eldamain.

I think a meeting would be a good idea, as I am not going to approve full access without direction from the Kendall County Board.

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

From: Mike Rennels [mailto:MRennels@cityofplanoil.org]
Sent: Thursday, August 19, 2021 11:43 AM
To: Fran Klaas <FKlaas@co.kendall.il.us>
Cc: Scott R. Gryder <sgryder@co.kendall.il.us>; kmcenery@gasnwash.net; bhertz@mg2a.com
Subject: [External]RE: Access to Eldamain Road

Fran,

After reviewing the IGA between the County and the City of Plano, the County's Highway Access Regulation Ordinance and having spoken to the Developer I wish to stand behind the IGA and the permitted full-access on the west side of Eldamain Road between Route 34 and Cummins Street. As noted, the IGA specifically allows for this particular access in recital #6.

I also note that the only change to Access 2 Classification (as is Eldamain) spacing requirements, whether signalized or not, between the date of the IGA and now is a 100' increase in Right In/Right Out minimum spacing. All other requirements in place at the time of the IGA remain the same and were, I believe, taken into consideration in the drafting and approval of the IGA.

The IGA also states in #10 that "In the spirit of intergovernmental cooperation, the County will work with the City of Plano to foster economic development along the Eldamain Road Corridor, insofar as administration of roadway issues can achieve this end".

It is clear that without the full access to the site off of Eldamain the current proposed development and, in fact, any future commercial development of the property is neither practical or possible as north-bound traffic on Eldamain would have no reasonable option to access the site.

I am happy to discuss this matter further with you at your convenience. Thank you.

Mike Rennels
Mayor, City of Plano, Illinois
17 E. Main Street Plano, IL 60545
(630) 552-8275 x3005
(630) 746-9657 (cell)
mrennels@cityofplanoil.org

From: Fran Klaas [<mailto:FKlaas@co.kendall.il.us>]
Sent: Monday, August 9, 2021 1:47 PM
To: Mike Rennels <MRennels@cityofplanoil.org>
Cc: Scott R. Gryder <sgryder@co.kendall.il.us>
Subject: Access to Eldamain Road

Mike,

About 17 years ago, when jurisdiction of Eldamain Road was transferred to Kendall County, the County and City of Plano had agreed to certain access points along Eldamain Road; one of them being on the west side of Eldamain Road between Route 34 and Cummins Street. This agreement predated the millions of dollars of improvements we have made to the roadway since 2004.

I want to renege on the agreement. Cummins Street is about ¼ mile south of Route 34. The County's access ordinance requires 1/3-mile spacing for full access intersections; so Cummins Street already violates the County's access ordinance. The proposed full access being proposed by the Shops at Spring Commons (Gas & Wash) is only about 750' south of Route 34 and about 500' north of Cummins Street. This is way too close spacing for this type of facility. I am fine with a right in / right out between Route 34 and Cummins; but the full access should be at Cummins, and nowhere in between.

Much has changed in the time the County and the City agreed to exchange jurisdiction for access. I don't believe the terms of that old agreement are applicable today. Granting full access at the requested location will have negative traffic impacts, not the least of which is safety of the traveling public. I believe I have the backing of the County Board to eliminate full access in this area between Route 34 and Cummins Street.

I am happy to discuss this matter further with you. Please let me know as soon as you can where Plano stands on the access issue. Thank you.

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

Mike Rennels

From: Fran Klaas <FKlaas@co.kendall.il.us>
Sent: Monday, February 28, 2022 11:52 AM
To: Brian Hertz
Cc: lenmcenery@aol.com; lctieman@yahoo.com; Jeff Sobotka; Mike Rennels; 'Barry Reggi'; Alex Kugar; Scott R. Gryder
Subject: RE: [External]Gas N Wash, SWC of US 34 & Eldamain Rd, Plano - Kendall Co Hwy Dept Submittal | MG2A #20-037

Follow Up Flag: Follow up
Flag Status: Flagged

I have reviewed the preliminary engineering site plan and submit the following comments.

The proposed access to Eldamain Road is denied for the following reasons:

1. The proposed right in / right out (RIRO) is located too close to U. S. Route 34. Per article 4.2.1 of the Kendall County Highway Access Regulation Ordinance, spacing for accesses is measured from the nearest edge of pavement to the nearest edge of pavement. The ordinance requires a minimum 300' corner clearance for RIRO access points. The proposed access is something less than 300' from Route 34. A RIRO access point would be acceptable if moved slightly south from the currently-proposed location. I would suggest moving it to a point between the Gas N Wash and the Commercial Outlot.
2. The proposed full access does not meet the spacing requirement of the access ordinance. Eldamain Road is classified as an Access 2 roadway, requiring 1/3-mile spacing for public streets and ¼-mile spacing for private accesses. The proposed spacing for the full access, between Cummins Street and U.S. Route 34, is significantly less than that required by the ordinance; and is not appropriate or acceptable.
3. The proposed northbound left turn lane for the full access does not appear to meet the required minimum storage lengths for left turn lanes, and also appears to infringe on the southbound left return taper for Rena Lane. This is a direct result of the fact that the full access is too close to Cummins Street / Rena Lane.

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

From: Brian Hertz [mailto:bhertz@mg2a.com]
Sent: Friday, February 25, 2022 3:44 PM
To: Fran Klaas <FKlaas@co.kendall.il.us>
Cc: lenmcenery@aol.com; lctieman@yahoo.com; Jeff Sobotka <JSobotka@cityofplanoil.org>; Mike Rennels <MRennels@cityofplanoil.org>; 'Barry Reggi' <barryreggi@gmail.com>; Alex Kugar <akugar@gaswash.net>
Subject: [External]Gas N Wash, SWC of US 34 & Eldamain Rd, Plano - Kendall Co Hwy Dept Submittal | MG2A #20-037

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Klaas –

Please find attached the correspondence related to a proposed Gas N Wash fuel center to be located at the above noted location. We are sending out a hard copy submittal in the regular mail also.

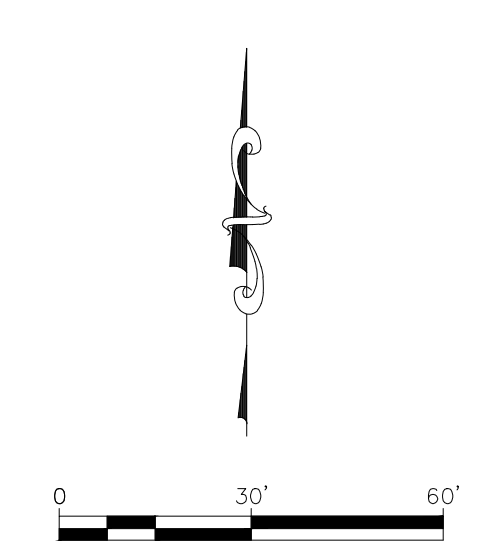
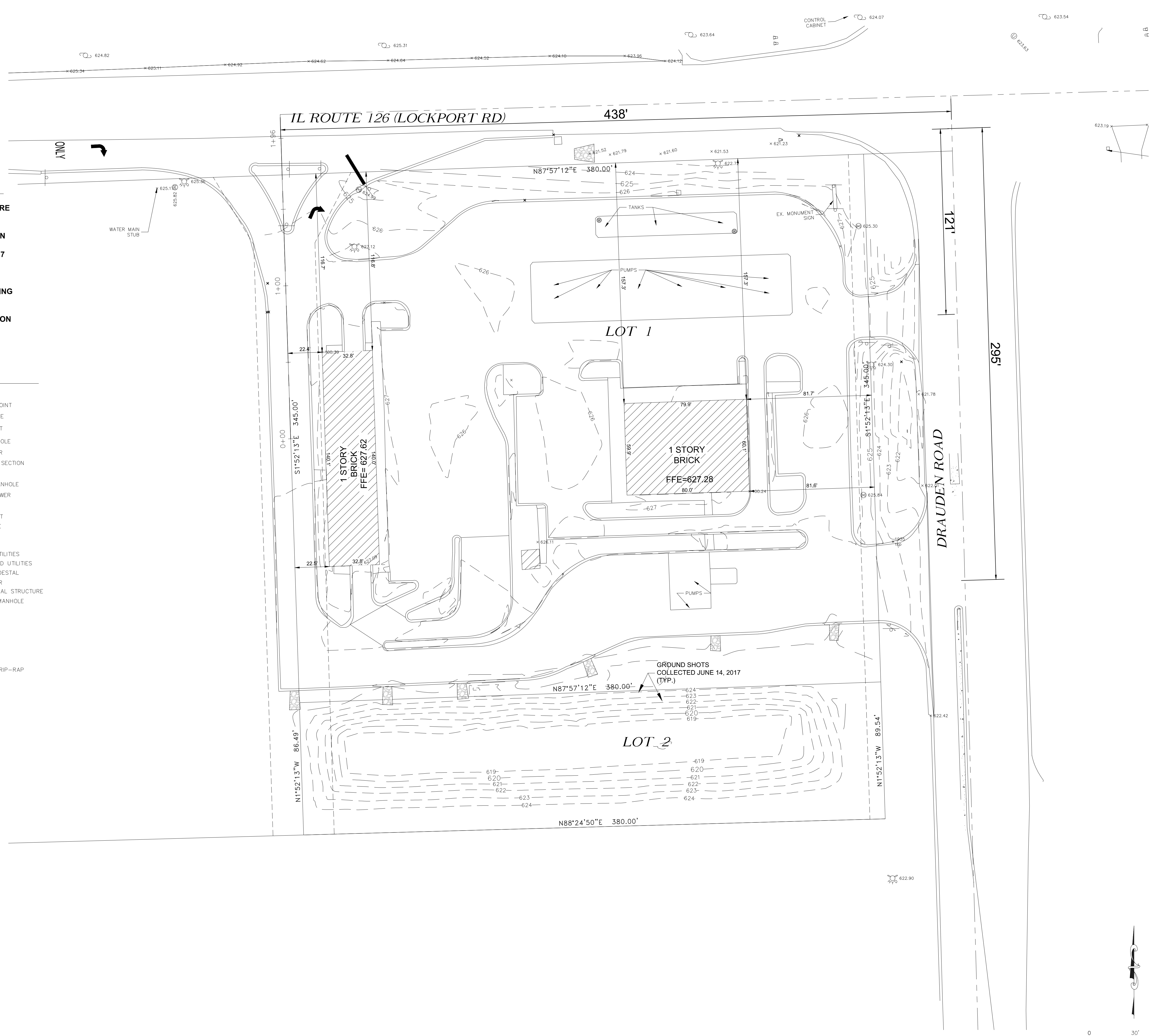
Feel free to let me know if you have any questions or need anything else.

NOTES:

- UNDERGROUND UTILITIES AND SERVICES ARE SHOWN BASED ON ABOVE GROUND EVIDENCE. SERVICES SHOWN TO BUILDINGS ARE APPROXIMATE BASED ON PLAN LOCATIONS.
- FIELD WORK COMPLETED JANUARY 4-5, 2017 UNLESS NOTED OTHERWISE
- FIELD WORK COMPLETED JUNE 14, 2017 ON DETENTION AREA FOLLOWING RE-GRADING TO CLEAN UP SEDIMENT COLLECTION
- FIELD WORK COMPLETED AUGUST 11, 2017 ON IL ROUTE 126 ENTRANCE FOLLOWING COMPLETION

LEGEND

EXISTING	AS-BUILT	
		ELEVATION POINT
		CONTOUR LINE
		PIPE CULVERT
		STORM MANHOLE
		STORM SEWER
		FLARED END SECTION
		CURB INLET
		SANITARY MANHOLE
		SANITARY SEWER
		WATER MAIN
		FIRE HYDRANT
		WATER VALVE
		LIGHT POLE
		POWER POLE
		OVERHEAD UTILITIES
		UNDERGROUND UTILITIES
		ELECTRIC PEDESTAL
		TRANSFORMER
		TRAFFIC SIGNAL STRUCTURE
		TELEPHONE MANHOLE
		SIGN
		ASPHALT
		CONCRETE
		AGGREGATE/RIP-RAP



PLAN EDITION	DATE	DESCRIPTION
BY		
01/06/17	BPH	ISSUE TO WLAGE
06/15/17	BPH	RE-GRADED DETENTION
08/21/17	BPH	ADDED RTE 126 ENTRANCE
03/18/22	BPH	DRIVEWAY EXHIBIT

M. GINGERICH, GERAUX & ASSOCIATES
 ENGINEERING * PLANNING * SURVEYING
 MANHATTAN OFFICE
 Manhattan Office
 25620 S. Gougar Rd
 Bradley, Illinois 60442
 PH. 815-939-9810
 FX. 815-939-9810
 www.mgga.com

DESIGN: _____
DRAWING: MIB
CHECKED: BPH
APPROVED: BPH

PROFESSIONAL DESIGN FIRM #184.005003

LENNY'S GAS & WASH
 LOTS 1 & 2 of BENSON RESUBDIVISION
 PLAINFIELD, ILLINOIS
 DRIVEWAY ACCESS EXHIBIT

SHEET NO. 1 OF 1

JOB NO. 16-537

HIGHWAY COMMITTEE MINUTES

DATE: March 8, 2022
LOCATION: Kendall County Highway Department
MEMBERS PRESENT: Scott Gryder, Amy Cesich, Matt Kellogg, Brian DeBolt & Scott Gengler
STAFF PRESENT: Michele Riley, John Burscheid, and Francis Klaas
ALSO PRESENT: PJ Fitzpatrick, Kelly Farley, Tony Simmons, Lyman Tieman, Brian Hertz, Cole Helfrich, Marcia Owens, Mike Rennels, Kevin McEnery, and Len McEnery

The committee meeting convened at 3:30 P.M. with roll call of committee members. All present. Quorum established.

Motion DeBolt; second Cesich, to approve the agenda as presented. Motion approved unanimously.

Motion Gengler; second DeBolt, to approve the Highway Committee meeting minutes from February 8, 2022. Motion approved unanimously.

Chairman Gryder introduced Tony Simmons from HR Green. Mr. Simmons made a presentation on the Collins Road Extension project. Pre-final plans should be submitted to the County by the end of this month. The project begins south of Route 71, where the pavement has a flush median and 8' paved shoulders. There will be a roundabout at Minkler & Collins, where the project then goes east. This segment will have a raised green median, a single lane in each direction, and 8' paved shoulders. The roadway will then cross the Morgan Creek with a double box culvert. Provisions have been made for extension of bike paths going westerly from Grove Road. There will be storm water detention near the Creek. The committee discussed the naturalization of the detention areas, as well as maintenance responsibilities. Klaas suggested this should be a point of discussion with the Village of Oswego during the negotiation of an IGA. Another roundabout will be constructed at Collins & Grove. All storm water coming from the south along Grove Road will be routed westerly along the south side of Collins Road and towards Morgan Creek. Westbound left turn lane and eastbound right turn lane will be provided for the future Deerpath Hills Subdivision. Gryder asked if there were any unforeseen issues that has arisen during the design. Simmons indicated that there really weren't any major issues that had come up on the project. Klaas noted that the during the last quarterly update for the project, the proposed March 2023 letting had been moved up to January 2023. This would allow contractors to begin construction first thing in the spring.

Committee discussed access to Eldamain Road south of Route 34. Klaas indicated that there was a proposal to construct a commercial enterprise in the southwest quadrant of the intersection; and that proposal included a full access and right in – right out (RIRO) access to the west side of Eldamain. He stated that there was about 1200' of frontage between Route 34 and Cummins. The County's access ordinance would prohibit a full access to this property, due to lack of enough frontage; but would allow for a RIRO. Klaas has denied the proposal based on the County's ordinance, and stated that he does not have the authority to grant the proposed accesses. DeBolt asked if the ordinance could be changed, and Klaas indicated that the

ordinance does provide for the County Board to vary the requirements if they choose. Klaas indicated that the Board has varied the ordinance any number of times; but most of those variances have been for relatively small changes in spacing of access points. This proposal, on the other hand, is for a very significant change to the ordinance; going from a required spacing of either 1/3 mile or 1/4 mile down to just 500' for the full access.

Gryder asked if it would help to remove the RIRO. Klaas thought that the RIRO didn't really matter as much as the full access. When traffic numbers increase substantially on Eldamain Road – which they are expected to do – it will be difficult for customers exiting the commercial property to get out onto Eldamain Road. Then the future Board will be getting calls from constituents to put a traffic signal at this location; and having a traffic signal just 500' from another traffic signal on Route 34 would be a bad idea. Gryder discussed some other properties around the County, where they put in initial access points, and then reconstructed them later as traffic increased. He didn't think the changes on this particular property would need to be made for 20 years. Kellogg expressed his concern about the size of vehicles on Eldamain, and how it would be difficult for these vehicles to slow down for cars entering and exiting the site. He was also concerned about the property on the east side of Eldamain. Those owners will also likely want a full access to Eldamain if this access is approved. He also expressed his concern about the overall site plan for the entire southwest quadrant, and whether the access into this property would be a public street or private access. The developer indicated that access would be private and there would be no more access to Eldamain, other than what is being shown on the current plan.

Guest introduced themselves. Representatives from City of Plano, the property owner, the owner's engineer, and Gas N Wash were all present and are listed above. Mayor Rennels indicated that he had met with economic development. He stressed how important this development was to the City of Plano, and so access to the development was crucial. He provided a copy of the IGA between Kendall County and City of Plano from 2004 which states that full access would be allowed to the west side of Eldamain Road between Route 34 and Cummins Street. He believes the IGA is still binding. Kellogg pointed out that current boards can't be encumbered by previous boards. He also believes that the entire area has changed significantly since the original IGA was approved 18 years ago.

Committee members and the developer's engineer discussed specific geometrics of access elements, as well as some of the grade changes in the roadway. Cesich said she wanted to hear from Fran about the proposed access. Klaas asked if there was full access proposed on Route 34, and whether IDOT would allow it. Helfrich indicated that full access was contemplated near the northwest corner of the site; but wasn't sure about the current status. He discussed some of the history of this site over the past 18 years; and how things have changed significantly during the ups and downs in the economy. Now they have an opportunity to again develop the site, and they want the County to honor the original IGA.

DeBolt asked if the site plan was approved, how soon would Gas N Wash be built. Len McEnergy, owner of Gas N Wash, indicated that they are ready to go, and could have the project completed before the end of the year. He was also very interested in the full access because it maximizes the number of customers. He pointed to some of the other Gas N Wash locations recently constructed in nearby communities. He claimed that there were no traffic problems anywhere with his facilities. He suggested that when traffic numbers increase, you could simply put a median on Eldamain Road to prohibit full access. Kellogg asked if he would be willing to

agree to that stipulation about a median, and suggested 20,000 might be the correct number. DeBolt thought this would be many years down the road and a future board could decide what to do at that time. Gryder thought some type of sunset on the full access might be appropriate, when traffic numbers got to a certain point.

Cesich pointed out that Klaas had indicated the proposed northbound left turn lane did not meet IDOT standards. Klaas stated that the developer's engineer had moved the full access further north; and so the northbound left turn lane now appeared to meet IDOT standards. However, by moving it further north, it would then make a southbound left turn lane (for the east side of Eldamain) non-compliant. Klaas thought that, due to the limited amount of distance between Route 34 and Cummins, it would be difficult to meet all IDOT standards for necessary turn lanes for any full access to Eldamain. Gryder asked about the east side of Eldamain and possible future development. Klaas thought that any proposed development would bring in a considerable amount of fill to make it buildable; and would construct detention along the south side of the property, discharging to the Rob Roy Creek.

Cesich wondered if the developer based their decision to develop the southwest quadrant solely on the fact that the IGA offered full access to this site; and if the engineers had looked at the current conditions. Helfrich indicated that this site had sat for so long, and had multiple previous proposals for which the timing just didn't work out. The developer now believes the Gas N Wash is a good fit for the site. Helfrich showed the committee some previous plans from 15 years ago. He pointed out that access to Cummins Street was not and is not contemplated. Hertz indicated that there were limited access points to the Lakewood Subdivision; but people who live in the subdivision wouldn't have access to the development from Cummins because it's a boulevard.

DeBolt stated that he has been in several Gas N Wash's. They're clean and sharp, and have good eye appeal. They're going to produce a lot of tax dollars to the City of Plano. There is very little new growth to commercial buildings in Plano. He believes that Kendall County and City of Plano need that corner developed. Whatever it takes to get that done should be done. Kellogg interjected that as long as it was safe. Gengler asked how the full access intersection would work with all the turn lanes. Helfrich indicated that the roadway could be reconstructed at a future date, if necessary. Cesich asked Klaas what could be done to make him comfortable with the access to the site. Klaas indicated that he is not comfortable with any full access to the site, and he wasn't inclined to change his opinion. He stated that if the County Board chooses to allow a variance for full access, then he suggested the full access be placed near the midpoint between Route 34 and Cummins, so that both northbound and southbound left turn lanes would have the best chance of operating correctly. However, he also stated that there had been a lot of discussion about future installation of raised medians, and future reconfiguration of the roadway and turning lanes; which appears to indicate that the proposed access is flawed in the first place. He stated that just because you want something, doesn't justify poor policy. That was his position. Gryder stated that from a planning point of view, he really doesn't want all the traffic going in and out of Cummins Street, because that is more of a residential neighborhood. Klaas also pointed out that there were other conditions of the 2004 IGA that haven't been followed; specifically, the transfer of a part of Rock Creek Road from the County to the City. The County has spent over \$500,000 maintaining this roadway since 2009, when it was supposed to be transferred to the City. Mayor Rennels pointed out that the IGA calls for cooperation between the two parties. Cesich confirmed that we all want cooperation, and especially safety with this proposed development. Kellogg was very concerned about the number of people that we would

be pushing through one access point. He thought it would be fine for just the Gas N Wash; but he was more concerned about the bigger picture, when the entire site is developed. He didn't want to be short sighted.

DeBolt pointed out that there were multiple developments around the County where compromises were reached to facilitate commercial developments. He thought the developers have a good plan. He thought additional access on Route 34 would help the situation. He agreed that putting the full access right in the middle between Route 34 and Cummins was a good idea. He went on to say that the pandemic has really hurt Plano, and they are barely getting by. The sales taxes from this development would really help them out.

Motion Kellogg; second DeBolt to forward the matter to the Committee of the Whole in April. Kellogg suggested that if there were alternates to the proposed design, the developer should bring the best option to C.O.W. He also indicated that there should be coordination with the City of Yorkville to make sure there wouldn't be conflicts with their proposed developments. Motion carried unanimously.

Motion Kellogg; second DeBolt to recommend approval of an agreement between State of Illinois, Department of Transportation and Kendall County pertaining to the reconstruction of Illinois Route 71 between Ill. Rte. 126 and Orchard Road. Klaas described IDOT's proposed improvement to Route 71 and the proposed reconstruction of the traffic signal at Van Emmon Road. Kendall County will be required to pay approximately \$32,000 for construction and engineering of the new traffic signal and lighting. Motion approved unanimously.

Motion DeBolt; second Kellogg to recommend approval of a resolution for the appropriation of funds for replacement of traffic signal and roadway light at Van Emmon Road; in conjunction with the reconstruction of IL Route 71. Motion approved unanimously.

Motion Cesich; second Gengler to recommend approval of an intergovernmental agreement between Kendall County, Illinois, and the City of Yorkville, Illinois, relating to the reconstruction and maintenance of Fox Road from Fox Lawn Subdivision, east to Illinois Rte. 47. DeBolt asked if there was plans to bring sidewalk back into town from Fox Glen Subdivision to White Oak Subdivision. Klaas stated that it is not part of the current plan because there is not enough right-of-way. He thought that when the area developed, it would absolutely be a part of the development plans. He also indicated that City of Yorkville might have a trail plan to connect these subdivisions. Klaas added that the City of Yorkville will be paying 50% of the cost of the project over a period of 2 years. Motion approved unanimously.

Motion Cesich; second Gengler to recommend approval of an intergovernmental agreement between Kendall County, Illinois and the Village of Montgomery, Illinois relating to the construction and maintenance of an extension of Cannonball Trail at its intersection with Galena Road. Klaas explained the project, its geometrics, and the proposed sharing of engineering and construction costs. The north leg will turn into Montgomery's future Gordon Road. Motion approved unanimously.

Motion Cesich; second Gengler to recommend approval of a resolution appropriating funds for the payment of the county engineer's salary. Proposed raise is 2%. Motion approved unanimously.

Motion DeBolt; second Cesich to forward Highway Department bills for the month of March in the amount of \$195,284.45 to the Finance Committee for approval. By roll call vote, motion approved unanimously.

Klaas provided an update on the Eldamain Bridge construction. He stated that all the structural steel was in, and they are forming the deck. He thought the first concrete deck pour would be in April or May. He also indicated that construction of the bridge should be done by the end of calendar year 2022, and open to traffic. Committee discussed the possible naming of the bridge.

Motion Cesich; second Gengler, to adjourn the meeting at 4:40 P.M. Motion carried unanimously.

Respectfully submitted,



Francis C. Klaas, P.E.
Kendall County Engineer

Action Items

1. Agreement between State of Illinois, Department of Transportation and Kendall County pertaining to the reconstruction of Illinois Route 71 between Ill. Rte. 126 and Orchard Road
2. Resolution for the appropriation of funds for replacement of traffic signal and roadway light at Van Emmon Road; in conjunction with the reconstruction of IL Route 71
3. Intergovernmental agreement between Kendall County, Illinois, and the City of Yorkville, Illinois, relating to the reconstruction and maintenance of Fox Road from Fox Lawn Subdivision, east to Illinois Rte. 47
4. Intergovernmental agreement between Kendall County, Illinois and the Village of Montgomery, Illinois relating to the construction and maintenance of an extension of Cannonball Trail at its intersection with Galena Road
5. Resolution appropriating funds for the payment of the county engineer's salary



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:** 3/16/2022**Subject:** Mixed Use Business Area on the South Side of Highpoint Road

At the February 23, 2022, Comprehensive Land Plan and Ordinance Committee meeting, discussion occurred about changing the three parcels classified as Mixed Use Business on the south side of Highpoint Road between Route 71 and Lisbon Road. A map of the area is attached.

On February 25, 2022, the United City of Yorkville sent an email indicating that the zoning of the properties in the area includes some non-residential classifications. Yorkville also noted that they (Yorkville) will be looking to update their plan in the coming years. The email is attached.

Based on the information provided by Yorkville, Staff does not favor reclassifying the entire area presently classified as Mixed Use Business to a residential classification. Staff recommends discussing possibly shrinking the Mixed Use Business area or changing a portion of the Mixed Use Business area to commercial. Staff would also favor leaving the map unchanged until further review of the land uses in the area occurs.

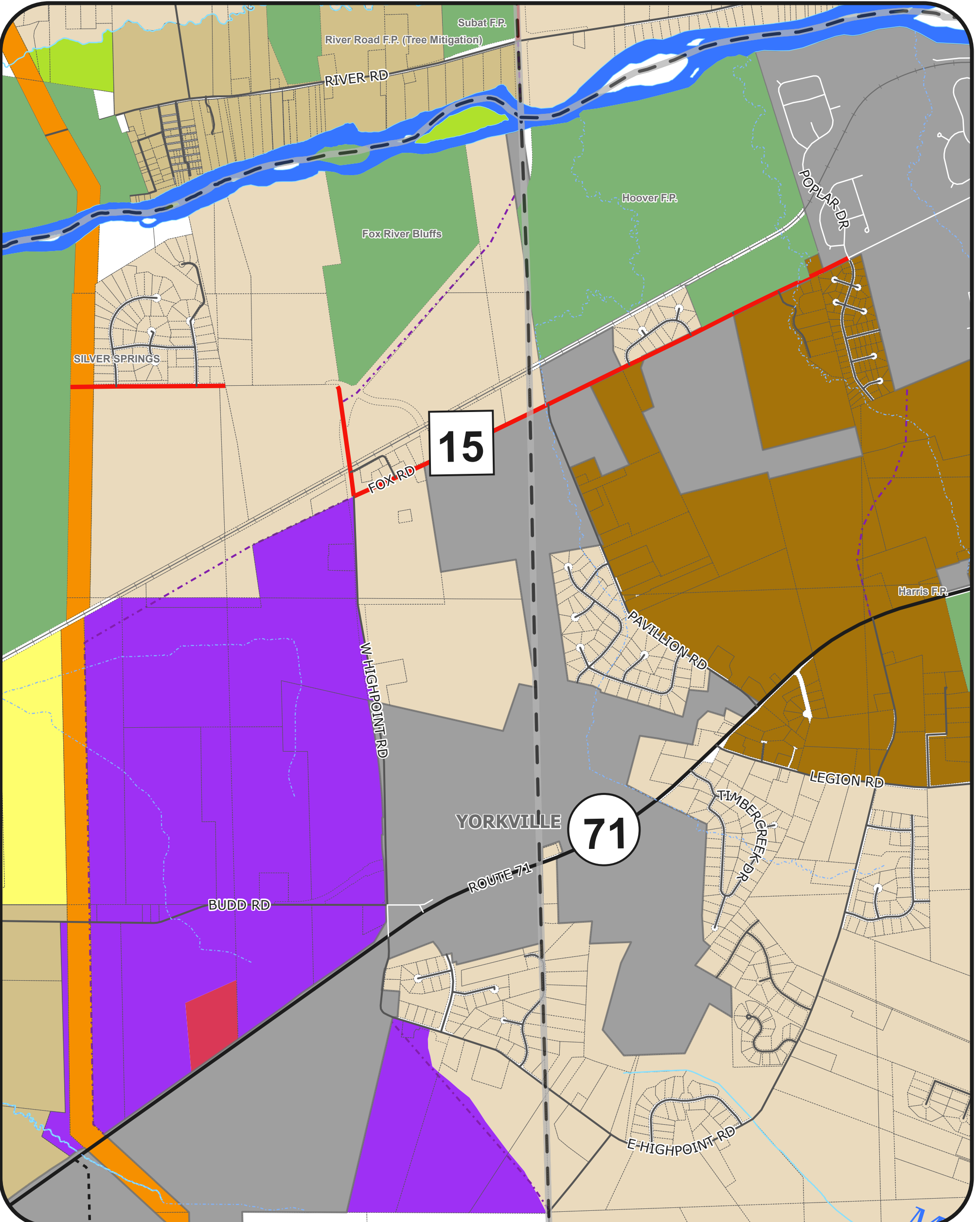
If you have any questions regarding this memo, please let me know.

Thanks,

MHA

Encs.: Map
February 25, 2022 Yorkville Email

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

From: [Krysti Barksdale-Noble](#)
To: [Matt Asselmeier](#); [Jason Engberg](#)
Cc: [Scott Koeppel](#); [Scott Gengler](#); [Bart Olson](#)
Subject: [External]RE: Future Land Use Map on Highpoint South of Route 71
Date: Friday, February 25, 2022 7:00:38 PM

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,

The properties in this area already incorporated in Yorkville have the following zoning and future land use designation:

PIN#	LOCATION	CURRENT ZONING DISTRICT	FUTURE LAND USE DESIGNATION
04-13-300-003	WEST	M-1 LIMITED MANUFACTURING	ESTATE/CONSERVATION RESIDENTIAL
04-13-100-005	WEST	B-3 GENERAL BUSINESS	ESTATE/CONSERVATION RESIDENTIAL
04-13-201-009	NORTH	PLANNED UNIT DEVELOPMENT (A-1 AGRICULTURE, B-3 GENERAL BUSINESS)	ESTATE/CONSERVATION RESIDENTIAL
04-13-201-005 04-13-201-006	NORTH	R-2 SINGLE-FAMILY TRADITIONAL RESIDENCE	ESTATE/CONSERVATION RESIDENTIAL

Currently, the City does not have any plans for industrial land uses in this area as the nearest public utilities connection is approximately 1.85 miles to the east near the developments at the intersection of IL 71 and Rte. 47. However, we are approaching the horizon our current Comp Plan (2026) and will be looking to update it in the next few years, so these land use designations might change.

Thanks for updating me on the proposed changes to you regional plan(I see the subsequent email with revised parcel numbers). We will keep that in mind for future reference.

Best Regards,

Krysti J. Barksdale-Noble, AICP
 Community Development Director
 United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois 60560
 Direct: (630) 553-8573
 Fax: (630) 553-3436
 Cell: (630) 742-7808



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MEMORANDUM

To: Kendall County Comprehensive Land Plan and Ordinance Committee

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

Date: 3/16/2022

Subject: Communication Tower Lighting Requirements

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner agreed to fix the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

“Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, **which shall be conventional red lighting at night and maybe white strobe during the day (unless required by the FAA or FCC to be white strobe at night)** all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility.”

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

Thanks,

MHA



DEPARTMENT OF PLANNING, BUILDING & ZONING

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Yorkville, IL • 60560

(630) 553-4141

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MEMORANDUM

To: Kendall County Comprehensive Land Plan and Ordinance Committee

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

Date: 3/17/2022

Subject: Population Memo

Staff prepared an update to the text of the Land Resource Management Plan to reflect 2020 Census information. The population figures and redlined text are attached.

When reviewing the data, there are few items to consider:

1. The Census Bureau has not released all of the information from the 2020 Census, particularly household size and household income.
2. For calculating the carrying capacity of the unincorporated area of each township, Staff used the du/acre figures on the Future Land Use Map as it existed on the date of this memo. If properties were reclassified to different uses, this figure would change.
3. For calculating the carrying capacity of the incorporated area of each township, Staff used a 2.0 du/acre figure. This figure was similar to the figure used when the Land Resource Management Plan was originally drafted.
4. For calculating the carrying capacity, the household size was 2.93 (total population/existing housing units). Staff used a County-wide figure instead of multiple figures for each township and municipality.
5. For calculating population projections based on population change, in the existing Land Resource Management Plan, the northern three (3) townships were grouped, Fox and Kendall Township were grouped, and Lisbon and Seward Townships were grouped. These grouping were maintained in this proposal.
6. For calculating population projections in Big Grove Township, a 6% change was used because that was the figure used in the existing Land Resource Management Plan.
7. Staff examined the latest figures from the Illinois Housing Development Authority regarding affordable housing. These figures were from 2018. Per those figures, Plainfield was the only community in Kendall County classified as non-exempt under the Illinois Affordable Housing Planning and Appeal Act. Because the Census Bureau has not released updated housing income information, Staff was unable to determine the affordable housing information for the unincorporated area.
8. Staff would like to point out that only population and certain acreage figures were updated as part of this project. Other figures (i.e. school enrollment, traffic counts, etc.) were not updated.
9. In regional plans, CMAP previously projected the 2040 population of Kendall County to be 228,530 and the 2050 population to be 260,868. These figures did not include 2020 Census information.

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

Thanks,

MHA

Encs.: Population Table
Redlined Text

Township	Population		Change in Population 2010-2020		Growth Rate	Projected Population Change	2030	2040	Carrying Capacity Projection
	2010	2020	Net	Percent	Growth Rate				
Big Grove	1,647	1,622	-25	-1.5%	-0.15%	6.0%	1,719	1,822	11,605
Bristol	26,230	32,030	5,800	22.1%	2.02%	12.9%	36,162	40,827	70,794
Fox	1,675	1,681	6	0.4%	0.04%	8.5%	1,824	1,979	29,463
Kendall	7,739	8,532	793	10.2%	0.98%	8.5%	9,257	10,044	49,933
Lisbon	899	771	-128	-14.2%	-1.52%	38.7%	1,069	1,483	22,360
Little Rock	13,076	14,036	960	7.3%	0.71%	12.9%	15,847	17,891	53,820
Na-Au-Say	8,145	10,771	2,626	32.2%	2.83%	32.2%	14,239	18,824	72,819
Oswego	50,870	55,771	4,901	9.6%	0.92%	12.9%	62,965	71,088	87,766
Seward	4,455	6,655	2,200	49.4%	4.10%	38.70%	9,230	12,803	46,315
Kendall County	114,736	131,869	17,133	14.9%	1.40%	15.5%-16%	152,314	176,761	444,875
Aurora	197,899	180,542	-17,357	-8.8%	-0.91%				
Boulder Hill CDP	8,108	8,394	286	3.5%	0.35%				
Joliet	147,459	150,362	2,903	2.0%	0.20%				
Lisbon	285	271	-14	-4.9%	-0.50%				
Millbrook	335	277	-58	-17.3%	-1.88%				
Millington	665	617	-48	-7.2%	-0.75%				
Minooka	10,924	12,758	1,834	16.8%	1.56%				
Montgomery	18,438	20,262	1,824	9.9%	0.95%				
Newark	992	973	-19	-1.9%	-0.19%				
Oswego	30,355	34,585	4,230	13.9%	1.31%				
Plainfield	39,581	44,762	5,181	13.1%	1.24%				
Plano	10,856	11,847	991	9.1%	0.88%				
Plattville	242	220	-22	-9.1%	-0.95%				
Sandwich	7,421	7,221	-200	-2.7%	-0.27%				
Shorewood	15,615	18,186	2,571	16.5%	1.54%				
Sugar Grove	8,997	9,278	281	3.1%	0.31%				
Yorkville	16,921	21,533	4,612	27.3%	2.44%				

Kendall County Land Resource Management Plan

2021-2022

Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560
phone: (630) 553-4141
fax: (630) 553-4179
web: www.co.kendall.il.us



APPENDIX

- A. Transportation Plan
- B. Environmental Factors
- C. East Route 126 Corridor Plan Summary
- D. Resolution 2021-19

REVISION NOTES:

1. LRMP first adopted in March 1994.
2. The Resource Management Concept Plan was amended in 1997 to remove a natural resource overlay near the southeast corner of Minkler Road and Reservation Road.
3. Section Ten of the LRMP Summaries by Township was updated in 1998 to include a more detailed plan for Na-Au-Say and Seward Townships.
4. The Transportation Goals and Objectives and Transportation Plan were updated in 1999.
5. The LRMP was updated to enhance implementation of new planned development regulations, reflect municipal annexations and new plans, and provide additional opportunities for economic development in April 2001.
6. Section Eight of the LRMP Summaries by Township was updated in 2002 to include a more detailed plan for Big Grove Township. Reference to multi-use trails was also updated.
7. Section Six of the LRMP Summaries by Township was updated in 2003 to include a more detailed plan for the Northern Three Townships.

Land Resource Management Plan

8. Section Ten of the LRMP Summaries by Township was updated in 2003 to reflect current growth and development trends in Na-Au-Say Township, particularly along the East Route 126 Corridor. The Future Land Use Plan for Na-Au-Say Township was revised in 2005.
9. Section Seven of the LRMP Summaries by Township was updated in 2004-05 to include a more detailed plan for Fox and Kendall Townships.
10. Section Nine of the LRMP Summaries by Township was updated in 2005 to include a more detailed plan for Lisbon and Seward Townships. [Note: The LRMP Summary for Seward Township was moved from Section Ten.]
11. Updated Chapters One thru Five in April, 2011
12. Updated Transportation Plan, Municipal Boundaries, and Future Land Use Map in 2021 (Resolution 2021-19)
13. **Updated Population Information and Population Projections following 2020 Census**

RELATED DOCUMENTS:

The WIKADUKE Trail Land Use and Access Management Study and Fox River Corridor Plan are available as separate documents.

TOWNSHIP SUMMARY

SECTION SIX

NORTHERN THREE TOWNSHIPS
(Little Rock, Bristol & Oswego Townships)

Population Trends

INCORPORATED AREAS

Of the Northern Three Townships, Oswego Township has the largest population (~~28,417~~ 55,771 residents, as reported in the ~~2000~~ 2020 U.S. Census) as well as the highest amount of incorporated land coverage (~~28.9%~~ 42.5%) as a percentage of total land area. Bristol Township is the second most populous township with a population of ~~7,677~~ 32,030 residents (~~2000~~ 2020 U.S. Census) and an incorporated land coverage of ~~23.8%~~ 57.0%. Little Rock Township is third with a population of ~~7,662~~ 14,036 residents (~~2000~~ 2020 U.S. Census) and an incorporated land coverage of ~~14.5%~~ 28.3%. ~~Little Rock Township has virtually half the amount of incorporated land as Oswego Township, which demonstrates the wide range of urbanization among the Northern Three Townships.~~ Little Rock Township has approximately 6,777 acres of incorporated land compared to approximately 10,745 acres of incorporated land in Oswego Township, which demonstrates the wide range of urbanization among the Northern Three Townships.

The composition of each township's incorporated land is broken down as follows:

- **Little Rock Township's incorporated areas** include part of the eastern edge of the City of Sandwich and the entire City of Plano.
- **Bristol Township's incorporated areas** include the northern part of the United City of Yorkville, the southwest part of the Village of Montgomery, and a small part of the western edge of the Village of Oswego.
- **Oswego Township's incorporated areas** include the south-east part of the Village of Montgomery, most of the Village of Oswego (excluding a small part of its western edge), a small part of the southwest corner of the City of Aurora, and a small part of the western edge of the Village of Plainfield. The Boulder Hill Subdivision is also part of Oswego Township but is unincorporated.

RURAL CHARACTER OF THE NORTHERN THREE TOWNSHIPS

POPULATION TRENDS WITHIN KENDALL COUNTY

Although each township is characterized by the municipalities that comprise its incorporated areas, the three townships all currently retain a rural character to some extent. Little Rock Township is the most rural township of the three, which is clearly evident by the low population levels. ~~and the land used for agriculture (76.1%).~~ Bristol Township and Oswego Township also have their own distinct rural characters, ~~but less land is used for agriculture (64.9% and 60.2%, respectively).~~

All three townships have experienced population growth and development over the past several years, but Bristol ~~and Oswego~~ Townships have experienced ~~significantly~~ more growth ~~as a percentage~~ than ~~Oswego and~~ Little Rock Township, which is evident by a comparison

of their percent changes in population and growth rates from ~~1990-2000~~ **2010-2020**. Figure 1 summarizes these population trends for the Northern Three Townships as well as the other six townships in Kendall County.

Figure 1
Population Trends of All Townships
in Kendall County

Township	Population		Change in Population, 1990-2000		Growth Rate
	1990	2000	Net	Percent	1990-2000
Big Grove	1,438	1,526	88	6.1%	0.60%
Bristol	5,619	7,677	2,058	36.6%	3.17%
Fox	1,140	1,257	117	10.3%	0.98%
Kendall	3,399	4,636	1,237	36.4%	3.15%
Libon	786	851	65	8.3%	0.80%
Little Rock	7,083	7,662	579	8.2%	0.79%
Na-Au-Say	1,006	1,672	666	66.2%	5.21%
Oswego	18,095	23,417	10,322	57.0%	4.62%
Seward	847	846	-1	-0.1%	-0.01%
Kendall County	39,413	54,544	15,131	38.4%	3.30%

Source: U.S. Census Bureau

Among all nine townships in Kendall County, **Na-Au-Say-Seward** Township had the highest percent change in population and growth rate from **1990-2000 2010-2020**. However, **Oswego Bristol** Township had the **second third** highest values for each category with a **57.0% 22.1% percent** change in population and a **4.62% 2.02%** growth rate. These values were the highest among the Northern Three Townships. **Bristol Oswego** Township was next with a **36.6% 9.6% percent** change in population and a **3.17% 0.92%** growth rate. Little Rock Township experienced the least amount of growth among the three townships with a **8.2% 7.3% percent** increase in population and a **0.79% 0.71%** growth rate.

**POPULATION TRENDS IN THE
NORTHERN THREE TOWNSHIPS &
ITS NEIGHBORING COMMUNITIES**

Comparing the population trends of the Northern Three Townships with the population trends of local and neighboring communities is a way to determine whether the townships are growing at faster, slower, or similar rates as local or surrounding communities. Figure 2 shows the population trends of the three townships as well as local and neighboring communities. Summaries of the comparisons of each township with the communities follow on the next page.

Figure 2
Population Trends of Local &
Neighboring Communities

SITUATION AUDIT

	Population		1990-2000		Growth Rate
	1990	2000	Net	Percent	1990-2000
Northern Townships**					
Little Rock Twp.	7,083	7,662	579	8.2%	0.79%
Bristol Twp.	5,619	7,677	2,058	36.6%	3.17%
Oswego Twp.	18,095	28,417	10,322	57.0%	4.62%
Local & Neighboring Communities					
Aurora	100,279	142,990	42,711	42.6%	3.61%
Batavia	17,587	23,866	6,279	35.7%	3.10%
Boulder Hill (subdivision)	8,894	8,169	-725	-8.2%	-0.85%
Joliet	78,585	106,221	27,636	35.2%	3.06%
Lisbon	225	248	23	10.2%	0.98%
Millington	500	458	-42	-8.4%	-0.87%
Minooka	2,605	3,971	1,366	52.4%	4.31%
Montgomery	4,614	5,471	857	18.6%	1.72%
Newark	840	887	47	5.6%	0.55%
Oswego	4,224	13,326	9,102	215.5%	12.18%
Plainfield	5,254	13,038	7,784	148.2%	9.51%
Plano	5,137	5,633	496	9.7%	0.93%
Sandwich	5,633	6,509	876	15.6%	1.46%
Sugar Grove	2,123	3,909	1,786	84.1%	6.29%
Yorkville	4,055	5,189	2,134	52.6%	4.32%

Source: U.S. Census Bureau

* The population counts for the three townships include residents living within both incorporated and unincorporated areas.

Little Rock Township

In comparison to the other two northern townships in Kendall County, Little Rock Township experienced the smallest net and percentage changes in population (~~579~~ 960 new residents and ~~8.2%~~, 7.3% respectively) as well as the smallest growth rate (~~0.79%~~) (0.71%) over the ~~1990-2000~~ 2010-2020 time period. ~~In addition, these same population trends for Little Rock Township were the smallest when compared to neighboring communities within and outside of Kendall County. Only Lisbon, Millington, and Newark had smaller population growth rates. Even though Sandwich and Plano both had the highest population counts of all municipalities in Kendall County's northern townships in 1990, The population increase in Plano (991 new residents) accounted for the increase in population in the township as a whole. Both the Sandwich and the unincorporated area of the township lost population (-200 and -26 respectively).~~ Little Rock Township experienced the smallest population growth as the other two townships and their municipalities grew much more dramatically.

Bristol Township

The population growth rate for Bristol Township (~~3.17%~~) (2.02%) was the second highest growth rate for any township in Kendall County, ~~is comparable to the growth rate for the City of Joliet (3.06%).~~ In fact, the population of Bristol Township was ~~over one third (36.6%)~~ 22.1% greater in ~~2000~~ 2020 than in ~~1990~~ 2010. Bristol Township's significant population growth is attributed to the growth of Yorkville. Yorkville's population grew over ~~50%~~ 27% between ~~1990~~ 2010 and ~~2000~~ 2020. ~~Montgomery's growth was limited to Oswego Township (and Kane County) from 1990-2000, but the village has experienced more recent growth in Bristol Township.~~

Oswego Township

The population growth rate for Oswego Township was (~~4.62%~~) 0.92% ~~is greater than the growth rates for all neighboring communities except the Villages of Plainfield (9.51%) and Sugar Grove (6.29%). However, both Plainfield and Sugar Grove had lower net changes in population than Oswego Township.~~ The Village of Oswego experienced the highest percent change in population (~~215.5%~~) (13.9%) and population growth rate (~~12.18%~~) (1.31%) in comparison to all neighboring communities (~~in and out of Kendall County).~~ in Oswego Township.

~~Although~~ Oswego had the ~~third~~ second highest net change in population (~~9,102~~ 4901 new residents) among all ~~townships neighboring communities (right behind the Cities of Aurora and Joliet), that figure is the highest of all communities located only~~ in Kendall County. It should be noted that the Boulder Hill Subdivision ~~lost~~ gained 725 286 residents from ~~1990-2000~~ 2010-2020, which is an ~~8.2% decrease~~ 3.5% increase (and a ~~0.85%~~ 0.35% negative "growth" growth rate). ~~Despite the loss of residents in Boulder Hill, the substantial~~

~~population growth in the Village of Oswego and Oswego Township as a whole more than offset this loss.~~

RESIDENTIAL BUILDING PERMITS

The population growth of the Northern Three Townships may also be assessed by determining the number of building permits issued over a certain period of time. In particular, annual counts for building permits for residential units reveal the number of new homes that are constructed. Figure 3 summarizes the number of residential building permits issued between ~~1996-2001~~ **2016-2021** for the three townships as well as local ~~and neighboring~~ communities. The permit counts for the three townships account for the permits issued for residences located within County jurisdiction but not within municipalities. The residential building permit counts for the local and surrounding communities are kept separate from those issued by Kendall County.

Figure 3
Residential Building Permits
(1996-2001)

Community	Building Permits for Residential Homes						
	1996	1997	1998	1999	2000	2001	Total
Northern Townships							
Little Rock Twp.	10	5	8	3	15	17	58
Bristol Twp.	18	12	13	18	11	15	87
Oswego Twp.	26	20	16	18	31	32	143
Neighboring Communities							
Aurora	858	908	1,183	1,284	1,030	1,156	6,419
Batavia	152	187	167	227	215	185	1,033
Joliet	1,081	1,157	1,482	1,704	1,522	1,893	8,839
Lisbon	1	1	0	0	2	0	4
Minooka	27	33	30	47	44	45	226
Montgomery	66	19	36	17	20	524	682
Newark	6	2	5	4	5	7	29
Oswego	257	308	391	401	513	439	2,309
Plainfield	287	229	528	772	602	627	3,045
Plano	19	8	7	5	10	11	60
Sandwich	39	25	42	46	38	36	226
Sugar Grove	76	46	42	82	140	304	690
Yorkville	98	54	50	82	127	198	604

Source:
U.S. Census Bureau & Kendall County
Planning, Building & Zoning Dept.

Comparing the number of residential building permit counts listed in Figure 3 provides insight into the amount of residential growth occurring within unincorporated areas (i.e. County jurisdiction within the Northern Three Townships) compared to incorporated areas (i.e. local and neighboring communities).

CONTINUING GROWTH AND DEVELOPMENT IN THE NORTHERN THREE TOWNSHIPS

The Northern Three Townships continue to grow and experience a significant amount of development. Residential developments are currently under construction within and around all township municipalities.

In addition to new residential developments, local municipalities are also introducing new commercial developments. ~~For example, Oswego has introduced new commercial developments, particularly along Route 34, including a Dominick's grocery store, a Home Depot, and a Chili's restaurant.~~ As the municipalities continue to grow, the new residential developments warrant the addition of more commercial uses that provide sufficient goods and services to the growing population.

POPULATION CAPACITY ANALYSIS

The population capacity analysis determines the anticipated population that the future residential land uses will produce based on the full build-out of the residential densities outlined in the future land use categories section (Note: The land area for suburban residential uses located within incorporated areas were calculated using a density of 2.0 du/ac). The figure to the right shows that the Future Land Use Plan for the Northern Three

Population Capacity Analysis

2000 Population	
Municipal	25,031
County	18,725
Total	43,756

Population Growth	
Municipal	62,381
County	62,303
Total	124,684

Total	168,440
-------	---------

Townships will produce ~~124,684~~ 212,380 residents, which will almost quadruple double the 2000 2020 population to a grand total of 168,440 residents. In other words, the townships could accommodate 200% growth in population based on the residential densities and land use areas depicted on the Future Land Use map. The figure shows ~~62,303~~ 49,948 new residents in the County; however, it is important to note that most future residential developments in the County will be annexed and controlled by the municipalities.

POPULATION PROJECTIONS

From ~~1990 to 2000~~, 2010-2020 the total population of the Northern Three Townships grew from ~~30,797~~ 90,176 residents to ~~43,756~~ 101,837 residents, which is a ~~42%~~ 12.9% increase over the ten year time period. Using the same ~~42%~~ 12.9% population growth increase, the total population of the Northern Three Townships would increase to ~~62,134~~ 114,974 residents by ~~2010~~ 2030 and ~~88,230~~ 129,806 residents by ~~2020~~ 2040. The ~~168,440~~ 212,380 residents projected from the population capacity analysis above is significantly higher than the anticipated populations at the ~~2010~~ 2030 and ~~2020~~ 2040 benchmarks growing at a steady ~~42%~~ 12.9% rate. The County and municipalities should accommodate residential growth by first providing development within incorporated areas (i.e. infill development) and areas located as close to municipalities as possible (i.e. avoid spot developments that are located too far from municipal services or too secluded). Once these areas are developed, the County and municipalities may develop areas located further away in County jurisdiction as long as water and

sewer services are provided (either by municipal services or individual wells and septic tanks).

Areas that are planned for residential development (based on the Future Land Use Plan) but do not develop due to a sufficient amount of housing opportunities (i.e. housing demands are satisfactorily met) should remain

Population Projections

	Expected Population
2000 Population	43,756
Population (at full build out) *	168,440
2010 Population **	62,134
2020 Population ***	88,230

* Based on population densities

** The 42% growth rate is the same as the population growth rate of the Northern Three Townships from 1990 to 2000.

undeveloped and be used for agricultural purposes if possible.

Figure 1

Township	Population		Change in Population 2010-2020		Growth Rate
	2010	2020 Net	Net	Percent	Growth Rate
Big Grove	1,647	1,622	-25	-1.5%	-0.15%
Bristol	26,230	32,030	5,800	22.1%	2.02%
Fox	1,675	1,681	6	0.4%	0.04%
Kendall	7,739	8,532	793	10.2%	0.98%
Lisbon	899	771	-128	-14.2%	-1.52%
Little Rock	13,076	14,036	960	7.3%	0.71%
Na-Au-Say	8,145	10,771	2,626	32.2%	2.83%
Oswego	50,870	55,771	4,901	9.6%	0.92%
Seward	4,455	6,655	2,200	49.4%	4.10%
Kendall County	114,736	131,869	17,133	14.9%	1.40%

Source: U.S. Census Bureau

Figure 2

	Population 2010	Population 2020	Net	2010-2020 Percent	Growth Rate 2010-2020
Northern Townships					
Little Rock	13,076	14,036	960	7.3%	0.71%
Bristol	26,230	32,030	5,800	22.1%	2.02%
Oswego	50,870	55,771	4,901	9.6%	0.92%
Local and Neighboring Communities					
Aurora	197,899	180,542	-17,357	-8.8%	-0.91%
Boulder Hill CDP	8,108	8,394	286	3.5%	0.35%
Joliet	147,459	150,362	2,903	2.0%	0.20%
Lisbon	285	271	-14	-4.9%	-0.50%
Millbrook	335	277	-58	-17.3%	-1.88%
Millington	665	617	-48	-7.2%	-0.75%
Minooka	10,924	12,758	1,834	16.8%	1.56%
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Newark	992	973	-19	-1.9%	-0.19%
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Plainfield	39,581	44,762	5,181	13.1%	1.24%
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Plattville	242	220	-22	-9.1%	-0.95%
Sandwich	7,421	7,221	-200	-2.7%	-0.27%
Shorewood	15,615	18,186	2,571	16.5%	1.54%
Sugar Grove	8,997	9,278	281	3.1%	0.31%
Yorkville	16,921	21,533	4,612	27.3%	2.44%

Source: U.S. Census Bureau

Figure 3
 Building Permits for Residential Homes (Kendall County Only)

	2016	2017	2018	2019	2020	2021 Total	
Northern Townships							
Little Rock	2	1	4	0	2	0	9
Bristol	1	0	0	4	0	1	6
Oswego	3	3	2	5	4	2	19
Local and Neighboring Communities							
Aurora	15	48	3	4	0	25	95
Joliet	147	107	96	84	50	41	525
Lisbon	0	0	0	0	1	0	1
Millbrook	0	0	0	0	0	0	0
Millington	0	0	0	0	0	0	0
Minooka	0	0	0	0	0	0	0
Montgomery	4	2	13	62	91	58	230
Newark	N/A	0	0	0	0	0	0
Oswego	52	37	159	84	108	132	572
Plainfield	24	38	40	31	45	30	208
Plano	2	4	36	59	73	89	263
Plattville	0	1	0	0	0	0	1
Sandwich	1	2	1	2	0	0	6
Yorkville	152	166	260	178	317	409	1482

Sources: Kendall County and Respective Municipalities

Population Capacity Analysis

2020 Population

Municipal	92,291
County	9,546
Total	101,837

Population Growth

Municipal	162,432
County	49,948
Total	212,380

Population Projections

2020 Population	101,837
Population at Full Build Out*	212,380
2030 Population**	114,974
2040 Population**	129,806

***Based on Population Densities and Household Size**

**** Using a 12.9% Growth Rate**

TOWNSHIP SUMMARY

SECTION SEVEN

FOX & KENDALL TOWNSHIPS

Population Trends

Fox and Kendall Townships are fairly similar in terms of their predominantly rural character. However, the two townships differ in terms of their respective population size and growth since the ~~1990~~ **2010** U.S. Census. In particular, the ~~2000-2020~~ Census indicates that the population of Kendall Township (~~4,636~~ **8,532** residents) is over ~~3½~~ **5** times the size of the population of Fox Township (~~1,257~~ **1,681** residents). This disparity factor is up from population figures from the ~~1990~~ **2010** Census, where the population of Kendall Township (~~3,399~~ **7,739** residents) was about ~~3 4 ½~~ times the size of the population of Fox Township (~~1,140~~ **1,675** residents). ~~Furthermore, based on population estimates calculated by the Census using births, deaths, and migration, the disparity between the populations of the two townships continued to increase to a factor of over 4 in 2003. Although the two townships are both experiencing population growth, these trends demonstrate that~~ Kendall Township is experiencing more growth than Fox Township. In fact, Kendall Township has had a markedly higher growth rate than Fox Township since ~~1990~~ **2010** and ~~Fox Township's growth rate was almost flat.~~

Population Trends within Incorporated Areas

Although a majority of Fox and Kendall Townships is unincorporated and comprised of agricultural land, a small portion of each township is covered by incorporated areas. The Community of Millbrook, ~~and~~ the eastern portion of the Village of ~~Millbrook~~ **Millington**, the northern portion of the Village of Newark, and the southwest portion of the United City of Yorkville collectively cover about ~~2.3%~~ **12.5%** of the total land area in Fox Township. The southern portion of the United City of Yorkville covers about ~~8.8%~~ **11.2%** of the total land area in Kendall Township. ~~Millbrook's population has remained fairly steady at 288 residents since 1990. Though larger than Millbrook, Millington's population decreased from 500 residents in 1990 to 458 residents in 2000. Millbrook experienced the largest percentage decline of any municipality in Kendall County at 17.3%. Millington also had a population decline of 7.2%. Conversely, Yorkville's population has experienced substantial growth increasing from 4,055~~ **16,921** residents in ~~1990~~ **2010** to ~~nearly 12,000~~ **21,533** residents in ~~2006~~ **2020**, ~~as identified by a Special Census.~~

Population Trends within Kendall County

~~In general, the populations and growth of Fox and Kendall Township are fairly moderate compared to the other nine townships in Kendall County. In other words,~~ Fox and Kendall Townships are neither the fastest nor the slowest growing townships in the County. Based on the ~~2000~~ **2020** Census, Fox and Kendall Townships have the 7th and ~~4~~ **5th** highest populations, respectively, among the other nine townships, ~~the same positions they held after the 2010 Census. Fox Township formerly had the 6th highest population in 1990 before being surpassed by Na Au Say Township in 2000 and falling to the 7th highest ranking. Kendall Township has maintained the 4th highest population ranking since 1990.~~ In terms of percent change in population from ~~1990-2000~~ **2010-2020**, Kendall and Fox Townships have the 4th and ~~5~~ **7th** highest percent changes, respectively.

Population Trends within the Local Region

Relative to other neighboring communities throughout the local region, Kendall Township has experienced moderate population growth while Fox Township has experienced relatively low population growth. Neither township has grown as much as the area's high-growth communities like the **United City of Yorkville** or the Villages of Oswego or Plainfield ~~or Minooka~~. In particular, Fox Township's population change of ~~10.3%~~ **0.4%** from ~~1990-2000~~ **2010-2020**, ~~which is~~

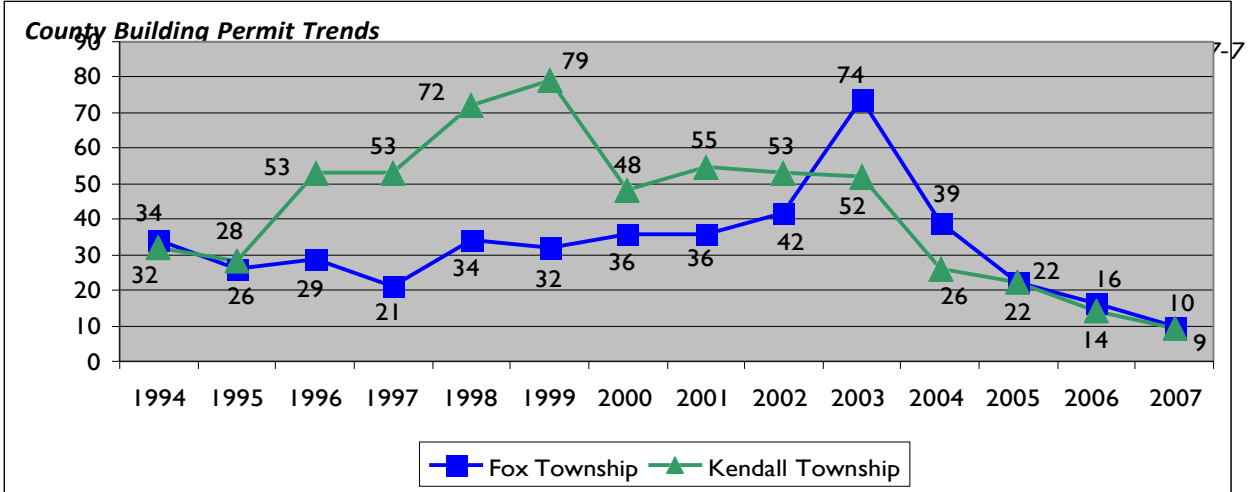
~~comparable to the percent changes for the City of Plano (9.6%) and~~

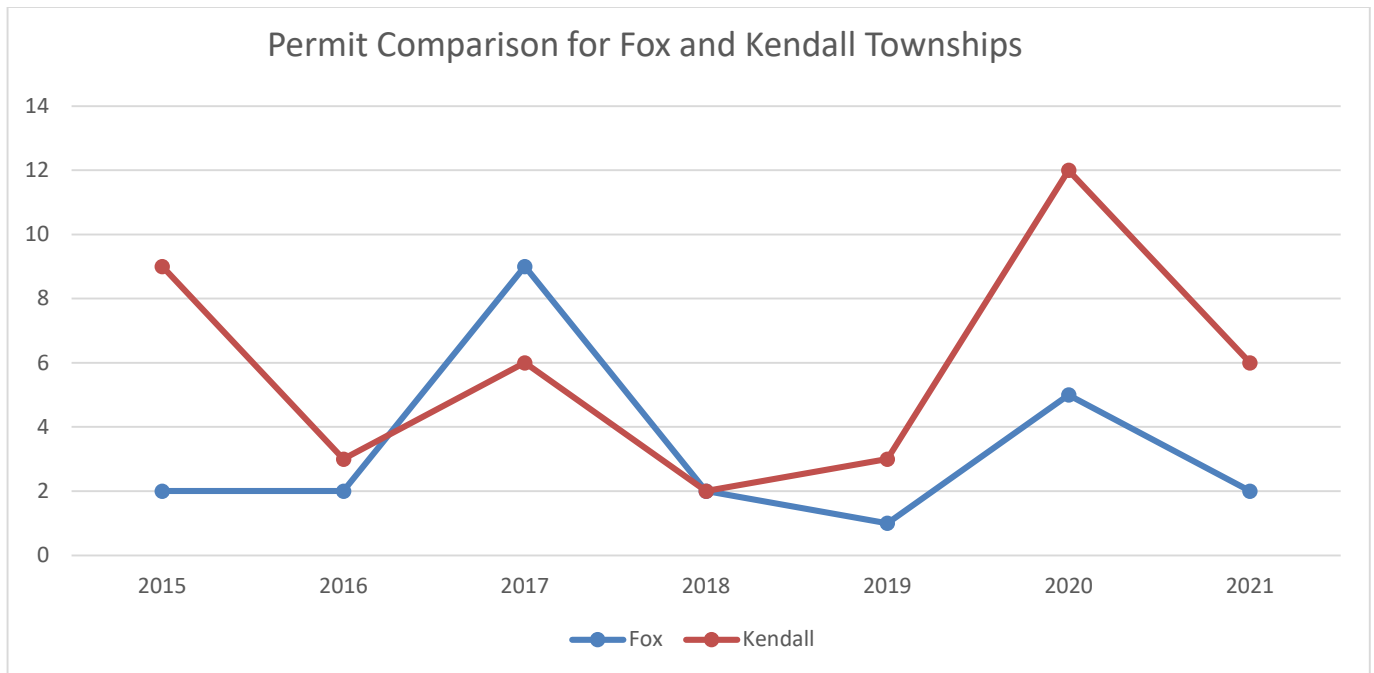
~~Village of Lisbon (10.2%) and markedly greater than the percent change for the Village of Newark (5.6%), Community of Millbrook (0%), Boulder Hill Subdivision (8.2%), and the Village of Millington (-8.4%).~~ On the other hand, the ~~36.4%~~ 10.2% population change for Kendall Township is comparable to the percent changes for the City of Plano (9.1%). ~~City of Joliet (35.2%) and the City of Aurora (42.6%) and significantly greater than the Village of Montgomery (18.6%), City of Sandwich (15.6%), Plano, Lisbon, Newark, Millbrook, Boulder Hill, and Millington.~~

Residential Building Permits

Population growth may also be assessed by evaluating the number of residential building permits issued over a certain period of time. In particular, annual counts for building permits for residential units reveal the number of new homes that are constructed. The graphic below illustrates the number of residential building permits issued between ~~1994-2007~~ 2015-2021 for unincorporated areas in Fox and Kendall Townships. The permit counts account for the permits issued for residences located within County jurisdiction but not within incorporated areas. ~~Fox Township issued considerably less residential building permits than Kendall Township from 1994 until 1999 when the permit count for Fox Township began to gradually increase as the permit count for Kendall Township began to decrease. The permit count for Fox Township skyrocketed from 42 in 2002 to 74 in 2003 before decreasing again to 39 in 2004. The construction of subdivisions like the Estate of Millbrook, the Woods of Silver Springs, and the Settlement at Silver Springs have contributed to the large increase in residential building permits in Fox Township in that period of time. Permit counts in Kendall Township decreased dramatically from 79 in 1999 to 48 in 2000 before increasing slightly to 55 in 2001 and then beginning a gradual decrease since then. Although Kendall Township has been experiencing a gradual decrease in County building permits, new residential developments are either under construction (e.g. Brighton Oaks, White Tail, Highpoint Meadows, Rose Hill, Tanglewood, and Deere Crossing) or being planned, particularly around Yorkville. It is important to note that Yorkville has a large lot inventory including approximately 15,000 pending building permits. Although these pending building permits will not count towards the County's permit count for unincorporated areas, Yorkville's large lot inventory will have an impact on how all parts of Kendall Township, both incorporated and unincorporated, develop.~~ During this time, 23 total permits were issued in Fox Township compared to 41 in Kendall Township.

Building Permits





Affordable Housing

The Affordable Housing Planning and Appeal Act (Public Act 93-595), which went into effect on January 1, 2004, is intended to encourage Illinois municipalities and counties to provide a sufficient amount of affordable housing into their communities. Under the Act, all municipalities and counties that do not provide sufficient affordable housing are required to adopt an affordable housing plan. In addition, affordable housing developers may appeal the denial of applications of development projects as well as infeasible conditions placed on tentative approvals of developments from local governments with insufficient affordable housing. A State Housing Appeals Board would hear and respond to these cases. The Illinois Housing Development Authority (IHDA) is required by the Act to determine and publish a list of municipalities and counties that are exempt and non-exempt from the requirements of the Act. Based on formulas, factors, and definitions stated in the Act, municipalities and counties with less than 10% affordable housing are required to incorporate more affordable housing into their communities.

The Act states that a community must meet one of the two criteria set by IHDA to determine whether the community is exempt under the Act. A community is exempt if it either (a) has over 10% of all housing units affordable, or (b) has a population of less than 1,000 residents. Based on these criteria, all four communities in Fox and Kendall Townships are exempt under the Act:

- Yorkville’s population in ~~2000~~ 2020 was ~~6,189~~ 21,533 residents, which does not meet the population criterion; however, Yorkville merits exemption since it meets the 10% affordability criterion since ~~32.6%~~ 28.9% of its total housing units are devoted to affordable housing.
- Millington, ~~and~~ Newark, ~~and~~ Millbrook ~~both~~ merit exemption since they ~~both~~ meet the 10% affordability criterion (~~64.4%~~ 37.7% affordability, ~~and~~ 45.2% 58.7%, ~~and~~ 37.1% affordability,

respectively) and the population criterion ~~(458 residents and 887 residents in 2000, respectively)~~ (617 residents, 973 residents, and 277 residents in 2020 respectively).

**Affordable Housing Units, 2000
Exemption Test for Affordable Housing Act**

Community	2000 Population	Total Affordable Housing Units	Total Housing Units	Percentage of Affordable Housing Units	Exemption	Affordable Sales Price	Affordable Monthly Rent
Communities within Fox & Kendall Townships							
Community of Millbrook [±]	287	n/a	n/a	n/a	Exempt	n/a	n/a
Village of Millington	458	94	146	64.4%	Exempt	\$116,444	\$705
Village of Newark	887	142	314	45.2%	Exempt	\$123,720	\$775
City of Yorkville	6,189	748	2,296	32.6%	Exempt	\$123,720	\$775
Balance of Counties (Chicago Metro Area)							
Kendall County	24,891	2,759	8,483	32.5%	Exempt	\$123,720	\$775
DeKalb County	16,521	2,110	5,851	36.1%	Exempt	\$123,720	\$775
DuPage County	104,075	6,528	37,994	17.2%	Exempt	\$122,381	\$775
Grundy County	12,075	1,946	4,250	45.8%	Exempt	\$123,720	\$775
Kane County	65,428	3,982	21,152	18.8%	Exempt	\$123,720	\$775
LaSalle County	31,445	4,847	11,202	43.3%	Exempt	\$104,825	\$605
Will County	128,448	13,035	43,536	29.9%	Exempt	\$123,720	\$775

Notes

- [±] Source: Report on Affordable Housing Planning and Appeal Act, July 2004.
- [±] Millbrook originally not considered in IHDA's research.
- [±] County data only considers population and housing data pertaining to unincorporated areas.

**Affordable Housing Units, 2020
Exemption Test for Affordable Housing Act**

Community	2020 Population	Total Affordable Housing Units	Total Housing Units	Percentage of Affordable Housing Units	Exemption	Affordable Sales Price	Affordable Monthly Rent
Communities within Fox & Kendall Townships							
Village of Millbrook	277	50	134	37.1%	Exempt		
Village of Millington	617	93	246	37.7%	Exempt		
Village of Newark	973	224	382	58.7%	Exempt		
City of Yorkville	21,533	1654	5727	28.9%	Exempt		
Balance of County							
Kendall County	24,138				Exempt		

Notes

- [±] Source: Report on Affordable Housing Planning and Appeal Act, 2018 Report.
- [±] County data only considers population and housing data pertaining to unincorporated areas.

- ~~Despite being an incorporated community, Millbrook was not considered in IHDA’s research; however, we are still able to determine if Millbrook is exempt under the Act based on the population criterion. Since Millbrook was not counted as a separate municipality in the 2000 Census, housing and income data are unavailable to determine whether or not Millbrook meets the 10% affordability criterion. On the other hand, Millbrook meets the population criterion (287 residents in 2000) and thus is exempt under the Act.~~

~~In addition to the housing units located within incorporated areas, it is important to evaluate the housing units located within unincorporated areas, which make up the “balance” of the county. The balance of Kendall County devotes about 32.5% of its total housing units to affordable housing. Although this percentage can not be reduced further at the township level, the 32.5% figure is a good indicator that Kendall County on the whole provides a sufficient amount of affordable housing to its citizens living in unincorporated areas. The balances of other neighboring counties such as DeKalb and Will Counties have comparable affordable housing percentages. Kane and DuPage Counties have considerably lower affordable housing percentages. Not surprisingly, the counties located on the outermost fringe of the Chicago metropolitan area (Grundy and LaSalle Counties) have considerably higher affordable housing percentages. Relative to all counties within or on the fringe of the Chicago metropolitan area, Kendall County’s affordable housing percentage is about average.~~

Existing Land Use

An existing land use survey was conducted on August 3, 2004, to assess current development patterns and record other existing conditions in Fox and Kendall Townships. In particular, existing land uses, notable environmental features, and other local characteristics were identified within the two townships, which also included the incorporated areas of Millbrook, Millington, and Newark in Fox Township and Yorkville in Kendall Township. The existing land use survey was supplemented by interpretations of aerial photographs. The existing land use data collected from the two identification methods are indicated on the Existing Land Use Map. The figure below summarizes the acreage and composition of existing land uses in the Fox and Kendall Townships.

Existing Land Use Areas

Land Use	Fox Township		Kendall Township		Combined	
	acres	percent	acres	percent	acres	percent
Single Family Residential	365.1	1.6%	933.1	3.7%	1,298.3	2.7%
Farmstead	580.9	2.5%	769.7	3.1%	1,350.5	2.8%
Commercial	30.7	0.1%	40.5	0.2%	71.2	0.1%
Industrial	0.0	0.0%	4.5	0.0%	4.5	0.0%
Public/Institutional	2.1	0.0%	23.7	0.1%	25.8	0.1%
Public Recreation/Parks	1,053.8	4.5%	560.8	2.2%	1,614.6	3.3%
Private Recreation	204.2	0.9%	0.0	0.0%	204.2	0.4%
ComEd Utility ROW	254.0	1.1%	0.0	0.0%	254.0	0.5%
Municipalities	531.9	2.3%	2,201.9	8.8%	2,733.8	5.6%
Agricultural	20,439.5	87.1%	20,611.6	82.0%	41,051.1	84.5%
TOTAL	23,462.2	100.0%	25,145.8	100.0%	48,608.0	100.0%

Population Capacity Analysis

A population capacity analysis determines the potential population growth that the future residential land uses will generate based on the full build-out of the future land use plan. However, with a County plan it can be assumed that in the case that a piece of land is near a municipality, it may well develop at a higher density if the land is annexed. In this case, the United City of Yorkville has recently developed a plan for all of Kendall Township as well as parts of Oswego, Na-Au-Say and Fox Townships. This plan shows a wide variety of residential housing types and densities ranging from estate residential development in the ~~1.25~~ **1** to ~~1.75~~ **6** dwelling units per gross acre range to up to ~~8~~ **15** dwelling units per acre in ~~limited existing urban suburban residential~~ neighborhoods. ~~Yorkville's current plan could produce a future population of between 56,000 and 82,000 residents within Fox and Kendall Townships if fully developed. Yorkville is currently working on a plan update which could alter these estimates. Combined with additional residential development generating approximately 4,000 residents indicated on the County's plan within Fox Township, the two plans together could produce an ultimate population of between 60,000 and 86,000 people. In contrast, if~~ If all development were to occur according to the County plan for unincorporated areas, the ultimate population of the two townships would be approximately ~~half these amounts, in the range of 30,000 to 43,000~~ **79,396**.

Population Projections

Population growth trends and existing development patterns are key indicators in determining how much the total population of Fox and Kendall Townships will grow in the future, particularly in reference to the Future Land Use & Transportation Plan presented in this LRMP. Population projections are a useful tool to County, municipal, and other governmental officials as well as local school, park, and forest preserve districts in that these estimates provide a basis for determining the appropriate allocation of land, funds, and other resources to establish new schools, parks, and recreation areas as well as expand forest preserve areas and municipal service areas for water, sewer, and fire protection.

From ~~1990 to 2000~~ **2010 to 2020**, the total population of Fox and Kendall Townships grew by ~~29.8%~~ **8.5%**, increasing from ~~4,539~~ **9,414** residents in ~~1990~~ **2010** to ~~5,893~~ **10,213** residents in ~~2000~~ **2020**. ~~Based on 2003 Census population estimates¹, the total population of the two townships increased by another 15.3% since 2000, indicating the moderate growth pattern in the two townships. Yorkville in particular experienced substantial growth and development between 2000 and 2006. A Special Census commissioned in 2003 verified Yorkville's rapid growth², showing that the City's population grew from 6,189 residents in 2000 to 8,789 residents in 2003 (a 42% increase in about 3-1/2 years). Later in 2006, another Special Census substantiated additional growth with Yorkville's population reaching nearly 12,000 residents.~~

Another indicator pointing to Yorkville's substantial growth and development is the considerable number of single family residential building permits the City has issued since ~~2000~~ **2016**, starting with ~~127~~ **152** permits that year and increasing ~~each year~~ to ~~809~~ **409** permits in ~~2006~~ **2021**. While this part of the County is

¹ The U.S. Census bases its population projections on birth, death, and migration statistics.

² It is important to keep in mind that only the southern section of Yorkville is located in Kendall Township. The

Fox & Kendall Townships Land Resource Management Plan
northern section is located in Bristol Township.

still generally viewed as a high growth area, ~~Yorkville issued only 413 single family residential building permits in 2007; furthermore, the issuance of County residential building permits has also slowed down as illustrated on the graph on page 7-7.~~

Based on full build-out of the residential densities depicted on the Future Land Use & Transportation Plan, the total population of Fox and Kendall Townships could ultimately grow to ~~53,005~~ **79,396** residents. This population estimate is not a projection – this population level is not anticipated within the 15-20 year timeframe of this plan. The table below provides current and projected population figures for Fox and Kendall Townships. In addition to showing the full-build out population projection, the table also shows population projections based on two different population growth rates:

(1) The ~~29.8%~~ **8.5% growth population change** rate is the moderate rate at which Fox and Kendall Townships grew from ~~1990-2000~~ **2010-2020**; and

(2) The ~~116.7%~~ **27.3% growth population change** rate is the **rapid** growth rate at which the United City of Yorkville grew from ~~1990-2003~~ **2010-2020**. ~~This rate of growth is not anticipated to continue, but is provided as a high-side value.~~

	Expected Population (based on 29.8% 8.5% Growth-Rate Population Change Rate)*	Potential Population (based on 116.7% 27.3%-Growth-Rate Population Change Rate)**
2000 2020 Population	5,893 10,213	5,893 10,213
2010 2030 Population	7,649 11,081	12,770 13,001
2020 2040 Population	9,929 12,023	27,673 16,550
2030 2050 Population	12,887 13,045	59,967 21,069
Population (based on full build out)***	53,005 79,395	53,005 79,395

* Based on ~~29.8%~~ **8.5% growth-rate population change** as experienced by the Fox and Kendall Townships from ~~1990-2000~~ **2010-2020**.

** Based on ~~116.7%~~ **27.3% growth-rate population change** as experienced by Yorkville from ~~1990-2003~~ **2010-2020**.

*** Based on population densities as depicted on the Future Land Use ~~Map & Transportation Plan~~ **with a household size of 2.93 Map**.

Using the same ~~29.8%~~ **8.5% growth population change** rate, the total population of the two townships is anticipated to grow to ~~7,649~~ **11,081** residents by ~~2010~~ **2030**, ~~9,929~~ **11,081** residents by ~~2020~~ **2040**, and ~~12,887~~ **13,045** residents by ~~2030~~ **2050**. At the ~~116.7%~~ **27.3%** growth rate, the two townships would increase to ~~12,770~~ **13,001** residents in ~~2010~~ **2030**, ~~27,673~~ **16,650** residents in ~~2020~~ **2040**, and ~~59,967~~ **21,069** residents by ~~2030~~ **2050**. The population projections at the townships' moderate ~~29.8%~~ **8.5%** growth rate are substantially lower than the full build-out projection; ~~however, the population projections at Yorkville's substantially higher 116.7% growth rate places the townships' estimated population growth fairly close to being on target by the year 2030.~~ It is highly unlikely that the two townships will maintain either of these exact same growth rates; however, the

population projections based on these growth rates provide a broad range of population estimates to help County and municipal officials prepare for varying growth and development scenarios in Fox and Kendall Townships.

TOWNSHIP SUMMARY

SECTION EIGHT

BIG GROVE TOWNSHIP

Population Trends & Projections

Over 96% of Big Grove Township is unincorporated land. The small portion of the township that is incorporated is part of the Village of Newark in the northwest or the Village of Lisbon in the southeast. The rural character of the township is clearly evident by the low population levels and the vast majority of land occupied by agricultural uses. Figure 3² summarizes the changes in population between **1990 2010** and **2000 2020** for Big Grove Township and the other eight townships in Kendall County. Figure 4³ summarizes the changes in population between **1990 2010** and **2000 2020** for Big Grove Township and eight neighboring communities in Kendall and Will Counties.

Figure 3
Population Trends of Neighboring Townships in Kendall County

Township	Population		Change in Population, 1990-2000		Growth Rate 1990-2000
	1990	2000	Net	Percent	
Big Grove	1,438	1,526	88	6.1%	0.60%
Bristol	5,619	7,677	2,058	36.6%	3.17%
Fox	1,140	1,257	117	10.3%	0.98%
Kendall	3,399	4,636	1,237	36.4%	3.15%
Lisbon	786	851	65	8.3%	0.80%
Little Rock	7,083	7,662	579	8.2%	0.79%
Na-Au-Say	1,006	1,672	666	66.2%	5.21%
Oswego	18,095	28,417	10,322	57.0%	4.62%
Seward	847	846	-1	-0.1%	-0.01%
Kendall County	39,413	54,544	15,131	38.4%	3.30%

Figure 4
Population Trends of Neighboring Communities

Community	Population		Change in Population, 1990-2000		Growth Rate 1990-2000
	1990	2000	Net	Percent	
Big Grove Twp.	1,438	1,526	88	6.1%	0.60%
Minooka	2,605	3,971	1,366	52.4%	4.31%
Montgomery	4,614	5,471	857	18.6%	1.72%
Oswego	4,224	13,326	9,102	215.5%	12.18%
Plainfield	5,254	13,038	7,784	148.2%	9.51%
Plano	5,137	5,633	496	9.7%	0.93%
Sandwich	5,633	6,509	876	15.6%	1.46%
Shorewood	6,300	7,686	1,386	22.0%	2.01%
Yorkville	4,055	6,189	2,134	52.6%	4.32%

Population trends within Kendall County:

Aside from **Seward Lisbon** Township which **also** decreased in population between **1990 2010** and **2000 2020**, Big Grove Township had ~~the second smallest net change in population (88 new residents) but had the smallest percentage change in population (6.1%) and smallest growth rate (0.60%).~~ had second smallest net gain in population (loss of 25 residents) and the second smallest growth rate at -0.15%. These trends are not

too surprising in light of the overwhelming rural character of Big Grove Township. Over the **1990-2000 2010-2020** time period, Big Grove Township remained as the **fourth second** smallest township in Kendall County.

~~Population trends in neighboring communities: In comparison to neighboring communities around Kendall and Will Counties, Big Grove Township experienced the smallest net and percentage changes in population (88 new residents and 6.1%, respectively) as well as the smallest growth rate (0.60%) over the 1990-2000 time period. Given the rural character of the township, its 2000 population (1,526 residents) was less than half the population of the second smallest community (Minooka at 3,971 residents).~~

Land Resource Management Plan - Big Grove Township

²Source: U.S. Census Bureau: ~~Profiles of Demographic Characteristics, Illinois 2000 and Population Estimates for Minor Civil Divisions.~~

³Source: U.S. Census Bureau: ~~Profiles of Demographic Characteristics, Illinois 2000 and Population Estimates for Places.~~

It is important to note that Figures 3 and 4 are based on an overall county and regional perspective in which the rural townships (Big Grove, Lisbon, and Seward Townships) in southern Kendall County are compared with the moderately populous northern townships (Little Rock, Bristol, and Oswego Townships) and communities in northern Kendall County and Will County. Communities such as Yorkville, Oswego, and Plano in northern Kendall County are clearly more developed and populous than the southern section of the county, so relatively high population growth is expected in the former. ~~However, the southern townships are not expected to experience large increases in population.~~

~~**Building permits for single-family homes:** Despite its rural character, the population growth of Big Grove Township can be assessed by determining the number of building permits issued over a certain period of time. In particular, annual counts for building permits for single-family homes reveal the number of new homes that are constructed. **Figure 5⁴ summarizes the number of building permits for single-family homes issued since 1996 for Big Grove Township⁵ and ten neighboring communities. Although portions of the Villages of Newark and Lisbon are part of Big Grove Township, their building permit counts are kept separate from the building permit counts issued by Kendall County.⁶**~~

Figure 5
Building Permits for Single Family Homes Since 1996

Community	2000 Population	Single Family Home Building Permits						
		1996	1997	1998	1999	2000	2001	Total
Big Grove Twp.	1,526	3	2	1	6	8	1	21
Lisbon	248	1	1	0	0	2	0	4
Minooka	3,971	27	33	30	47	44	32	213
Montgomery	5,471	66	19	36	17	20	376	534
Newark	887	6	2	5	4	5	5	27
Oswego	13,326	257	308	391	401	513	314	2,184
Plainfield	13,038	287	229	528	772	602	470	2,888
Plano	5,633	19	8	7	5	10	6	55
Sandwich	6,509	39	25	42	46	38	30	220
Shorewood	7,686	78	107	99	93	101	43	521
Yorkville	6,189	93	54	50	82	127	116	522

~~Since November 1996, twenty one single family home building permits have been issued in Big Grove Township. Of those 21 permits issued, 8 were issued in 2000, which was the highest annual total between 1996 and 2000. However, only 1 permit has been issued all of this year. Since 2016, eight new home permits have been issued in Big Grove Township.~~ In comparison to moderately populated neighboring communities such as Montgomery and Plainfield, Big Grove Township has seen relatively

~~⁴Building permit figures for 2001 include the number of permits issued through October 2001. The number of permits for Big Grove Township is based on figures collected up to October 26, 2001. Sources: U.S. Census Bureau: Building Permits; Kendall County Department of Planning, Building, and Zoning: Single Family Home Permits in Big Grove Township.~~

~~⁵In Figure 5, the 2000 population for Big Grove Township includes Newark and Lisbon residents who reside within the township boundaries. However, building permit counts for Newark and Lisbon are kept separate from the permit counts for the parts of the township located outside the municipal boundaries of the two villages.~~

~~⁶Based on building permit counts provided by the Kendall County Department of Planning, Building, and Zoning, all 21 single family home permits issued since November 1, 1996, were issued to properties outside~~

Land Resource Management Plan - Big Grove Township
~~the Newark and Lisbon municipal boundaries.~~

little issuance of building permits for single-family homes. This discrepancy can be partly attributed to the rural character of the township. However, when Big Grove Township is compared with other rural places such as **Newark Seward** and Lisbon **townships**, the township has been issued a **moderate similar** amount of building permits over the past **five seven** years. In fact, unincorporated Big Grove Township has experienced over **5 8** times as many permits as incorporated Lisbon and **only 6 less 8 more** permits as the Village of Newark.

Utilities/Infrastructure

In addition to the transportation network, the township's utilities infrastructure is composed of the electricity service and the water and sewer systems. A communication tower is also located within the township. The tower is situated northeast of the intersection of Stephen Road and Highway 52 in the western portion of the township.

Electricity service: Electrical power lines provided by Ameren, ComEd, and REA run in a north-south direction along the eastern edge of the township. A minor extension of power lines, which is located at the center of the township, runs eastward into neighboring Lisbon Township. Future development should be cognizant of the location of the power lines.

Water system: The Newark Village Water Department is the primary supplier of water. Based on figures compiled in May 2000⁷, the storage and treatment capacities of water for the department are 60,000 gallons/day and 30,000 gallons/day, respectively. Average daily water demand is 90,000 gallons/day. Currently, the water department does not have any excess capacity. An infiltration study may help improve the capacity of the water system by finding and fixing water leakages within the system. Expansion of the water system would require the construction of a new water tower.

Sewer system: The Newark Sanitary Plant is the primary handler of local sanitation. The plant currently handles a sewage load of 105,000 gallons/day, which comprises a bulk of the plant's treatment capacity of 110,000 gallons/day. The unutilized capacity of 5,000 gallons/day qualifies as excess capacity. Expansion of the sewer system would require a study of the types and sizes of new developments. In lieu of the overall sewer system, septic systems serve smaller lots in Lisbon.

⁷Figures based on a community profile of Newark compiled in May 2000 by the Illinois Department of Commerce and Community Affairs.

Land Use/Population Projections

Figure 6 5 summarizes the Future Land Use Plan and the resulting population projections⁸ under the presumption that all land designated for residential use is developed. ~~To calculate the~~ The population projections ~~at the~~ was selected ~~at 60%~~ **12.3% population growth over a 20 year period or 6% growth over a 10 year period. scenario, an average of 2.85 persons per household was assumed based on 2000 U.S. Census statistics for Big Grove Township.** Big Grove Township is comprised of approximately ~~22,123~~ **23,150** acres of land⁹. The County envisions limited opportunities for any new residential development within its zoning authority. One particular opportunity is potential development of a section of land located northwest of the Village of Lisbon and bounded by Apakesha Grove Road and Route 52. New residential developments located within the respective planning areas of Newark and Lisbon will likely be annexed into those municipalities.

The bottom portion of Figure 6 5 summarizes the projected holding capacities of the township. Holding capacity measures the population that land is able to support if all land that *can be* developed for residential uses *is* developed as such. The County's holding capacity of ~~2,687~~ **23,150** acres can accommodate ~~7,654~~ **6,980** residents ~~based on the du/acres stated on the Future Land Use Map classifications.~~ In addition, Newark and Lisbon have ~~794~~ **789** acres of land available, which can support approximately ~~6,784~~ **4,625** residents ~~based on 2 du/acre and a household size of 2.93 persons.~~ The entire township has the potential hold capacity of ~~14,438~~ **11,605** residents, provided that the Future Land Use Plan develops as depicted on the map.

Figure 6 Future Land Use Areas/Population Estimates Big Grove Township			
Land Use Category	Acres	Percent of Total	Estimated Population
Agriculture	18,649.4	81.4%	197
Planned Rural Residential	200.8	0.9%	372
Suburban Residential/Contiguous Growth Area	2,485.8	10.8%	7,085
Commercial	179.9	0.8%	-
Public/Institutional	65.0	0.3%	-
Public Open Space	183.1	0.8%	-
Private Open Space	114.6	0.5%	-
Municipalities (Newark & Lisbon)	793.4	3.5%	-
Utility Right Of Way	244.1	1.1%	-
TOTAL, County Zoning Control	22,916.1	100.0%	-
TOTAL Projected Holding Capacity			
County Zoning Control	2,686.6	-	7,654
Municipal Control (Newark & Lisbon)	793.4	-	6,784
TOTAL Capacity (Big Grove Township)	3,480.0	-	14,438

⁸Based on ~~60%~~ **12.3%** population growth in the next 20 years.

Land Resource Management Plan - Big Grove Township

⁹Not including land within Newark and Lisbon.

Figure 6 Future Land Use Areas/Population Estimates Big Grove Township			
Land Use Category	Acres	Percent of Total	Estimated Population
Agriculture	18,814.69653	81.82%	
Rural Residential	123.8314618	0.54%	
Suburban Residential	2,301.7499772	10.01%	
Commercial	376.7634493	1.64%	
Public/Institutional	93.68157768	0.41%	
Forest Preserves	42.23651736	0.18%	
Open Space	10.07418222	0.04%	
Municipalities	770.5479694	3.35%	
Utility Right-Of-Way	230.1307383	1.00%	
Inactive	230.1287891	1.00%	
TOTAL	22,993.84099	100.00	
TOTAL Projected Holding Capacity			
County Zoning Control	23,150.138	-	6,980
Municipal Control (Newark & Lisbon)	789.319	-	4,625
TOTAL Capacity (Big Grove Township)	23,939.46	-	11,605

Residential densities varied as illustrated on the Future Land Use Plan and outlined in the previous section (land use categories). The Future Land Use Plan was developed to provide sufficient land area to accommodate the amount of population growth projected for the year ~~2022~~ 2040. Since the population projection is based on the type of growth experienced by larger neighboring communities, the amount of residential use depicted on the plan is most likely greater than the amount that would realistically be built.

TOWNSHIP SUMMARY

SECTION NINE

LISBON & SEWARD TOWNSHIPS

Population Trends

Collectively, Lisbon and Seward Townships have a predominantly rural character with small portions of **three four** municipalities and scattered residential, commercial, industrial, and agriculture-related uses located throughout the townships. ~~The two townships also have fairly similar population sizes and growth patterns.~~ The **2000 2020** Census indicates that Lisbon and Seward Townships had ~~almost identical populations of 851 771 residents and 846 6,655 residents, respectively.~~ **Despite their strikingly similar 2000 populations,** Lisbon Township experienced a **negative** population growth of ~~8.3% 14.2%~~ **from 1990-2000 2010-2020** while Seward Township experienced a population **decrease** of ~~0.1%-49.4%~~ **and was the fastest growing township by percentage of any township in Kendall County. More recently, though, the two townships had a reversal in population growth from 2000-2003 with the population of Seward Township growing to 952 residents (12.5% increase) and Lisbon Township growing to 909 residents (6.8% increase) [Note: 2003 population estimates based on births, deaths, and migration].** This trend is expected to continue with a potentially larger disparity in population growth due to new residential developments under

Population Trends of All Townships in Kendall County

Township	Population			Population Change 1990-2003	
	1990	2000	2003 *	Change	Percent
Na-Au-Say Township	1,006	1,672	4,032	3,026	300.8%
Oswego Township	18,095	28,417	34,976	16,881	93.3%
Bristol Township	5,619	7,677	9,585	3,966	70.6%
Kendall Township	3,399	4,636	5,479	2,080	61.2%
Lisbon Township	786	851	909	123	15.6%
Fox Township	1,140	1,257	1,313	173	15.2%
Big Grove Township	1,438	1,526	1,634	196	13.6%
Seward Township	847	846	952	105	12.4%
Little Rock Township	7,083	7,662	7,685	602	8.5%
Kendall County	39,413	54,544	66,565	27,152	68.9%

Population Trends of Local & Neighboring Communities in Kendall County

Community	Population			Population Change 1990-2003	
	1990	2000	2003 *	Change	Percent
Communities within Lisbon Township					
Lisbon	225	248	247	23	10.2%
Communities within Seward Township					
Joliet	78,585	106,221	123,570	27,636	35.2%
Minooka	2,605	3,971	4,706	1,366	52.4%
Local & Neighboring Communities in Kendall County					
Aurora	100,279	142,990	162,184	42,711	42.6%
Boulder Hill (subdivision)	8,894	8,169	-	-725	-8.2%
Millbrook	287	287	288	0	0.0%
Millington	500	458	458	-42	-8.4%
Montgomery	4,614	5,471	8,699	857	18.6%
Newark	840	887	938	47	5.6%
Oswego	4,224	13,326	18,521	9,102	215.5%
Plainfield	5,254	13,038	20,162	7,784	148.2%
Plano	5,137	5,633	5,576	496	9.7%
Sandwich	5,633	6,509	6,820	876	15.6%
Yorkville	4,055	6,189	8,116	2,134	52.6%

* Note: 2003 Population Estimates start with the 2000 Population and estimate populations for each subsequent year using data for births, deaths, and migration.

Source: U.S Census Bureau.

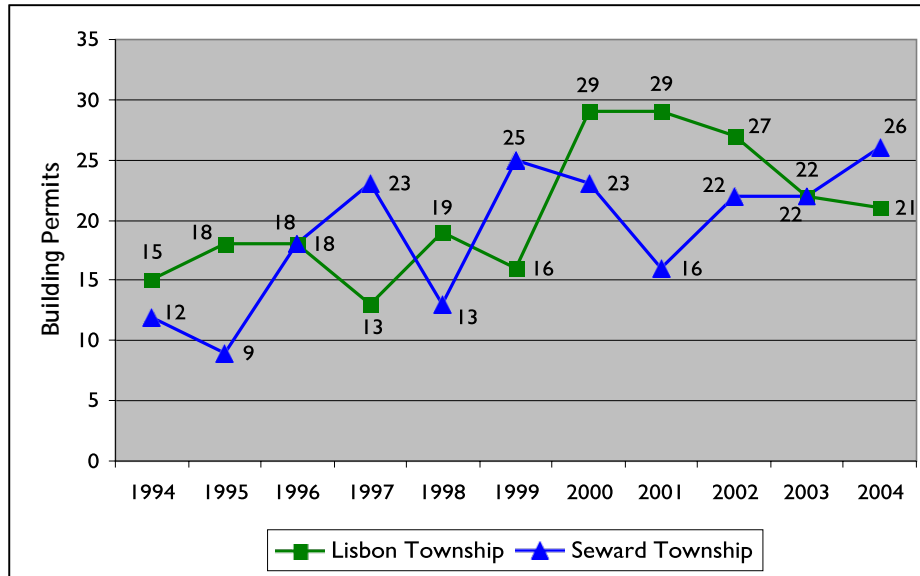
construction or planned within Joliet and Minooka **and possible annexations by Shorewood** in Seward Township. The table above illustrates the population trends for Lisbon and Seward Townships and the surrounding area.

Building Permits

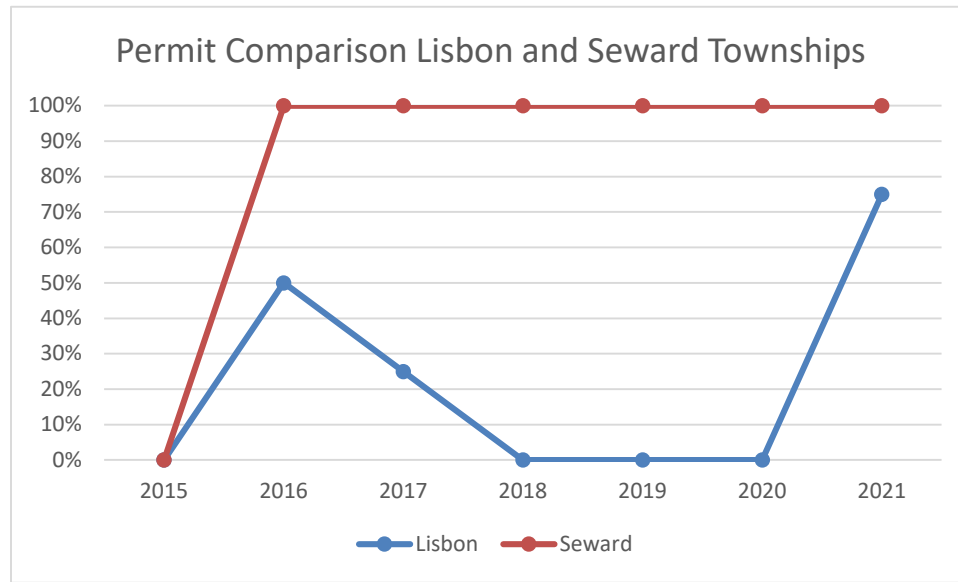
Evaluating trends in the number of building permits issued by the County is another way to assess population growth. The graphic on the next page illustrates the number of building permits issued between ~~1994-2004 2016-2021~~ for Lisbon and Seward Townships. The permit counts account for the building permits issued for properties located within County jurisdiction but not within incorporated areas. **The**

~~building permits issued within Lisbon Township increased steadily from 1994 to 2001 with a steady decrease in the last few years. On the other hand, the number of building permits issued within Seward Township has been fairly sporadic with a low of 9 permits in 1995 and a high of 26 in 2004. Almost twice as many new residential permits (9) were issued in Seward Township compared to Lisbon Township (5). Seward Township has also experienced new commercial development with storage facilities and a new athletic facility on County Line Road.~~ It is important to note that a few new residential developments (e.g. Lakewood Prairie, Sable Ridge, etc.) are under construction within Joliet and Minooka in eastern Seward Township. These developments will have an impact on how Seward and Lisbon Townships develop.

County Building Permits, 1994-2004



Source: Kendall County



Source: Kendall County

Affordable Housing

The Affordable Housing Planning and Appeal Act (Public Act 93-595), which went into effect on January 1, 2004, is intended to encourage Illinois municipalities and counties to provide a sufficient amount of affordable housing in their communities. Under the Act, all municipalities and counties that do not provide sufficient affordable housing are required to adopt an affordable housing plan. Based on formulas, factors, and definitions stated in the Act, municipalities and counties with less than 10% affordable housing are

Lisbon & Seward Townships

required to incorporate more affordable housing into their communities. The City of Joliet, Village of Lisbon, and Village of Minooka each have a segment of its incorporated land within the boundaries of Lisbon and Seward Townships. All ~~three~~ **four** incorporated communities adhere to the 10% minimum requirement and are thus exempt under the Act. In particular, the percentage of total housing units devoted to affordable housing for Joliet, Lisbon, ~~and~~ Minooka, ~~and~~ **Plattville** is ~~63.9%, 62.2%, and 23.0%~~, **67.8%, 62.1%, 51.2%, and 41.4%**, respectively.

In addition to the housing units located within incorporated areas, it is important to evaluate the housing units located within unincorporated areas, which make up the “balance” of the county. The balance of Kendall County devotes about 32.5% of its total housing units to affordable housing. Although this percentage cannot be reduced further at the township level, the 32.5% figure is a good indicator that Kendall County on the whole provides a sufficient amount of affordable housing to its citizens living in unincorporated areas. The balance of neighboring Will County has a comparable affordable housing percentage of 29.9%. The balance of Grundy County neighboring to the south has a higher affordable housing percentage of 45.8%. Kane and DuPage Counties both have affordable housing percentages lower than 20%. Not surprisingly, the counties located on the outermost fringe of the Chicago metropolitan area (Grundy and LaSalle Counties) have considerably higher affordable housing percentages. Relative to all counties within or on the fringe of the Chicago metropolitan area, Kendall County’s affordable housing percentage is about average.

Future Land Use Areas

The following table lists the land areas of the future land uses in Lisbon and Seward Townships.

Future Land Use Areas

Land Use	Lisbon Twp		Seward Twp		Combined	
	Area (acres)	Percent of Total	Area (acres)	Percent of Total	Area (acres)	Percent of Total
Planned Rural Estate-Residential	561.8	2.4%	1,602.8	7.1%	2,164.6	4.7%
Planned Rural Residential	547.4	2.3%	6,244.9	27.7%	6,792.3	14.8%
Suburban Residential	2,597.5	11.1%	4,229.4	18.8%	6,826.9	14.9%
Commercial	132.2	0.6%	467.1	2.1%	599.3	1.3%
Mixed Use Business	726.2	3.1%	931.5	4.1%	1,657.7	3.6%
Mining	307.6	1.3%	0.0	0.0%	307.6	0.7%
Public/Institutional	8.3	0.0%	121.4	0.5%	129.7	0.3%
Public Recreation/Park	2.9	0.0%	57.9	0.3%	60.8	0.1%
Open Space	2,360.0	10.1%	5,482.0	24.3%	7,842.0	17.1%
ComEd Right-Of-Way	312.3	1.3%	154.8	0.7%	467.1	1.0%
Municipality	101.7	0.4%	1,957.0	8.7%	2,058.7	4.5%
Agricultural	15,721.3	67.2%	1,307.6	5.8%	17,028.9	37.1%
TOTAL	23,379.2	100.0%	22,556.4	100.0%	45,935.6	100.0%

	Lisbon Twp		SEWARD Twp		Total Sum of Acres	Total % of Total
Landuse Type	Sum of Acres	% of Total	Sum of Acres	% of Total		
Agriculture	15717.07967	66.55%	2680.821138	12.04%	18397.90081	40.10%
Commercial	119.3743436	0.51%	907.0444581	4.07%	1026.418802	2.24%
Commonwealth Edison	298.5652395	1.26%	68.18681412	0.31%	366.7520536	0.80%
Countryside Residential	0.000443472	0.00%		0.00%	0.000443472	0.00%
Forest Preserves		0.00%	226.4221949	1.02%	226.4221949	0.49%
Inactive	301.7102603	1.28%	83.39702121	0.37%	385.1072815	0.84%
Mining	267.5823323	1.13%		0.00%	267.5823323	0.58%
Mixed Use Business	745.2124917	3.16%	704.2650806	3.16%	1449.477572	3.16%
Potential Mining District	662.5222777	2.81%		0.00%	662.5222777	1.44%
Public/Institutional		0.00%	151.3861693	0.68%	151.3861693	0.33%
Rural Estate Residential	713.7980035	3.02%	1818.943876	8.17%	2532.74188	5.52%
Rural Residential	564.7199663	2.39%	8828.42439	39.66%	9393.144356	20.47%

Lisbon & Seward Townships

Suburban Residential	1884.137946	7.98%	4118.827718	18.50%	6002.965664	13.08%
Unknown		0.00%	3.150483683	0.01%	3.150483683	0.01%
Incorporated	2343.835442	9.92%	2670.994227	12.00%	5014.829669	10.93%
Grand Total	23618.53842	100.00%	22261.86357	100.00%	45880.40199	100.00%

Population Projections

Population growth trends and existing development patterns are key indicators in determining how much the total population of Lisbon and Seward Townships will grow in the future, particularly in

Population Projections

	Population
2000 2020 Population	1,697 7,426
2010 2030 Population *	2,294 10,299
2020 2040 Population *	3,102 14,286
Population (full build-out) **	52,489 68,675

Notes

* Based on a ~~35.2% 38.7%~~ growth population change rate, which is the same growth rate experienced by the City of Joliet from 1990-2000

** Based on County population densities except for the Suburban Residential area along the WIKADUKE Trail, which will likely be annexed into Joliet or Minooka and use the more appropriate 2.00 du/ac density for incorporated areas as shown on the Future Land Use Map and 2.0 du/acre for land inside municipalities

reference to the Future Land Use & Transportation Plan presented in this LRMP. Population estimates provide a basis for determining the appropriate allocation of land, funds, and other resources to establish new schools, parks, and recreation areas as well as expand forest preserve areas and municipal service areas for water, sewer, and fire protection.

Based on full build-out of the residential densities depicted on the Future Land Use & Transportation Plan, the total population of Lisbon and Seward Townships is anticipated to grow to ~~52,489 68,675~~ residents, a dramatic ~~2993% 824.8%~~ increase from the ~~2000 2020~~ population of ~~1,697 7,426~~ residents. It is important to note that full build-out of the areas designated for Suburban Residential are calculated using a 2.00 du/ac ~~density near Joliet and Minooka (along WIKADUKE Trail) and 1.00 du/ac in all other areas. The higher 2.00 du/ac density is used for areas near municipalities like Joliet and Minooka since these areas will most likely be annexed prior to development.~~ for incorporated land and the du/ac classifications presently shown on the Kendall County Future Land Use Map for unincorporated land.

Although the Future Land Use & Transportation Plan is a long-range plan with full-build out estimated at 15-20 years, the ~~52,489~~ **68,675** population projection is a very generous estimate, even for a 15-20 year build- out time frame. It is also important to note that this population projection would be even greater if substantial land is annexed into local municipalities and developed at higher densities than the modest ~~1.00~~ du/ac maximum ~~density permitted within Kendall County jurisdiction shown on the Future Land Use Map.~~

Population projections can also be viewed from a growth rate perspective. From 1990-2000, Lisbon and Seward Townships experienced a ~~3.9%~~ **3.3%** growth rate. In that same time period, the City of Joliet, which is primarily located within Will County but progressively growing westward into Kendall County, experienced a ~~35.2%~~ **0.20%** growth rate. ~~Based on current and expected growth and development trends, Lisbon and Seward Townships will likely experience a growth rate greater than 35.2%. The percent change in population for Lisbon and Seward Townships combined between 2010 and 2020 was 38.7%.~~

Future Schools

As the population of the two townships grows, local school and park districts will need to provide sufficient facilities to accommodate a growing population of school-aged children and an overall need for additional parks and recreational opportunities. Based on the full-build out population projection, the table shown below lists the total land acreages needed to accommodate the anticipated student population growth at the elementary, junior high, and high school levels. At full build-out, the Future Land Use & Transportation Plan will generate 6,295 elementary school students, 3,539 junior high school students, and 4,276 high school students. These projections are fairly generous estimates since they are based on full build-out of the Future Land Use & Transportation Plan. Moderate population growth and development will yield lower student populations; however, the need for additional land for schools will likely remain the same regardless of the degree of growth and development. Existing schools will accommodate the anticipated student population growth as much as possible; however, new schools will need to be built as existing facilities reach full capacity. Communities and local school districts will determine the type, size, and location of new schools.

Student & School Acreage Projections
Based on Full Build-Out of Future Land Use & Transportation Plan

Residential Land Use Classification	Total Land Acreage	Residential Density (du/ac)	Total Dwelling Units	Total Elementary School Students	Total Junior High School Students	Total High School Students
Planned Rural Estate Residential	2,165	0.45	974	516	290	351
Planned Rural Residential	6,792	0.60	4,075	2,160	1,214	1,467
Suburban Residential	6,827	1.00	6,827	3,618	2,034	2,458
TOTAL	15,784	-	11,876	6,295	3,539	4,276

Notes
Estimates for school age population based upon Illinois School Consulting Service/Associated Municipal Consultants, Inc. 1996 data

TOWNSHIP SUMMARY

SECTION TEN

NA-AU-SAY TOWNSHIP

Existing Land Use

To evaluate current development patterns, an existing land use survey was completed in February 1998. This survey included land use mapping based on review of aerial photography, field verification of this information, and calculation of acreage for the various land uses identified in the survey. A separate existing land use exhibit was prepared and is available in the Kendall County Planning, Building, and Zoning Department. Much of this existing land use information is also summarized on the enclosed Planning Issue Map. Table 1 also provides a summary of existing land use acreage as originally surveyed in 1998.

This information indicates that about 95.2% of the land in Na-Au-Say Township was used for agricultural purposes in 1998. Of the remaining 5%, about 4.6% is used for residential land uses. All other land uses are split between institutional uses and open space.

Population Trends

Until the mid-1990s, all of Na-Au-Say Township was unincorporated. Even today, only a small area of Na-Au-Say Township is incorporated into the City of Joliet **and Village of Plainfield.**

~~Given this rural character, local population levels are fairly low.~~ Table 2 below shows population growth for Na-Au-Say Township from ~~1990-2000~~ **2010-2020.**

Table 1
1998 Existing Land Use

	Area (acres)	Percent
Residential		
Single, duplex and townhouse units	545	1.95%
Farmhouse	538	2.36%
	1,083	4.6%
Commercial & services	0	0.0%
	0	0.0%
Institutional	11	0.001%
	11	0.1%
Industrial	0	0.0%
	0	0.0%
Communication & utilities	0	0.0%
	0	0.0%
Open space	23	0.001%
	23	0.1%
Agricultural land	21,990	95.2%
	21,990	95.2%
Total	23,107	100.0%

Table 2
Population Trends, 1990-2000

	1990-2010 Population	2000-2020 Population	Population Change 1990-2000- 2010-2020	Growth Rate 1990- 2000- 2010- 2020
Na-Au-Say Twp	1,006 8,145	1,672 10,771	666 2,626	5.21% 2.83%

Future Land Use Areas

The following table summarizes the future land use areas for Na-Au-Say Township. The Future Land Use Plan for Na-Au-Say Township is designed to provide sufficient area to accommodate appropriate growth and development until the year **2020-2040**. As noted previously, the amount of residential uses illustrated on the plans is actually more than would be required based solely on projected population growth.

Land-Use Category	Na-Au-Say Township	
	<i>Acre</i> s	<i>Percent</i>
Planned Rural Estate Residential	1,223.4	5.6%
Planned Rural Residential	8,641.1	39.7%
Suburban Residential	5,621.4	25.9%
Regional Commercial	332.3	1.5%
Neighborhood Commercial	376.5	1.7%
Mixed-Use Business	0.0	0.0%
Public/Institutional	106.6	0.5%
Parks & Forest/Nature Preserve	111.1	0.6%
Open Space	2,843.0	13.1%
Agricultural	357.5	1.6%
Municipalities	2,128.6	9.8%
TOTAL	21,741.5	100.0%

Land Use Category	Na-Au-Say Township	
	Acres	Percent
Planned Rural Estate Residential	626.36	2.91%
Planned Rural Residential	8,583.14	39.87%
Suburban Residential	4,862.02	22.58%
Commercial	686.71	3.19%
Mixed Use Business	0.0	0.0%
Public/Institutional	212.01	0.98%
Open Space	203.65	0.95%
Agricultural	0.0	0.0%
Municipalities	6,355.69	29.52%
TOTAL	21,529.57	100.0%

Population Projections

Population growth trends and existing development patterns are key indicators in determining how much the total population of Na-Au-Say Township will grow in the future, particularly in reference to the Future Land Use Plan presented in this LRMP. Population estimates provide a basis for determining the appropriate allocation of land, funds, and other resources to establish new schools, parks, and recreation areas as well as expand forest preserves and service areas for water, sewer, and fire protection.

Based on full build-out of the residential densities depicted on the Future Land Use Plan, the total population of Na-Au-Say Township is anticipated to grow to ~~33,716~~ **72,819** residents, a dramatic ~~1917%~~ **576%** increase from the ~~2000~~ **2020** population of ~~1,672~~ **10,771** residents. It is important to note that this full build-out estimate is based on a density ~~of 1.00 du/ac for Suburban Residential uses; however, the estimate would be even higher given the fact that Suburban Residential uses near municipalities (i.e. Oswego, Plainfield, and Joliet) would be built at densities at or higher than 2.00 du/ac since these areas would most likely be annexed prior to development.~~ of 0.45, 0.65, and 1.00 du/acre for properties in the unincorporated area as based on the existing Future Land Use Map, 2.0 du/acre for properties inside a municipality, and a median household size of 2.93 persons. Although the Future Land Use Plan is a long-range plan with full-build out estimated at 15-20 years, the ~~33,716~~ **72,819** population projection is a very generous estimate, even for a 15-20 year buildout time frame.

Population projections can also be viewed from a population growth perspective. From ~~1990-2000~~ **2010-2020**, the population of Na-Au-Say Township grew ~~66.2%~~ **32.2%** from ~~1,006~~ **8,145** residents in ~~1990~~ **2010** to ~~1,672~~ **10,771** in ~~2000~~ **2020**. Using the same ~~66.2%~~ **32.2%** population growth rate, the township's total population is anticipated to grow to ~~2,779~~ **14,239** residents by ~~2010~~ **2030** and ~~4,619~~ **18,824** residents by ~~2020~~ **2040**. These population projections are substantially lower than the full build-out projection of ~~33,716~~ **72,819** residents. It is highly unlikely that Na-Au-Say Township will maintain this exact same population growth rate; however, the population projections based on this growth rate provide a broad range of population estimates to help County and municipal officials prepare for varying growth and development scenarios in Na-Au-Say

Township.

Regardless of which population projection is the most accurate, the County and municipalities should accommodate residential growth by first providing development within incorporated areas (i.e. infill development) and areas located as close to municipalities as possible (i.e. avoid spot developments that are secluded or located too far from municipal services). Once these areas are developed, the County and municipalities may develop areas located further away in County jurisdiction as long as water and sewer services are provided (either by municipal services or individual wells and septic tanks).