

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. Werli 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

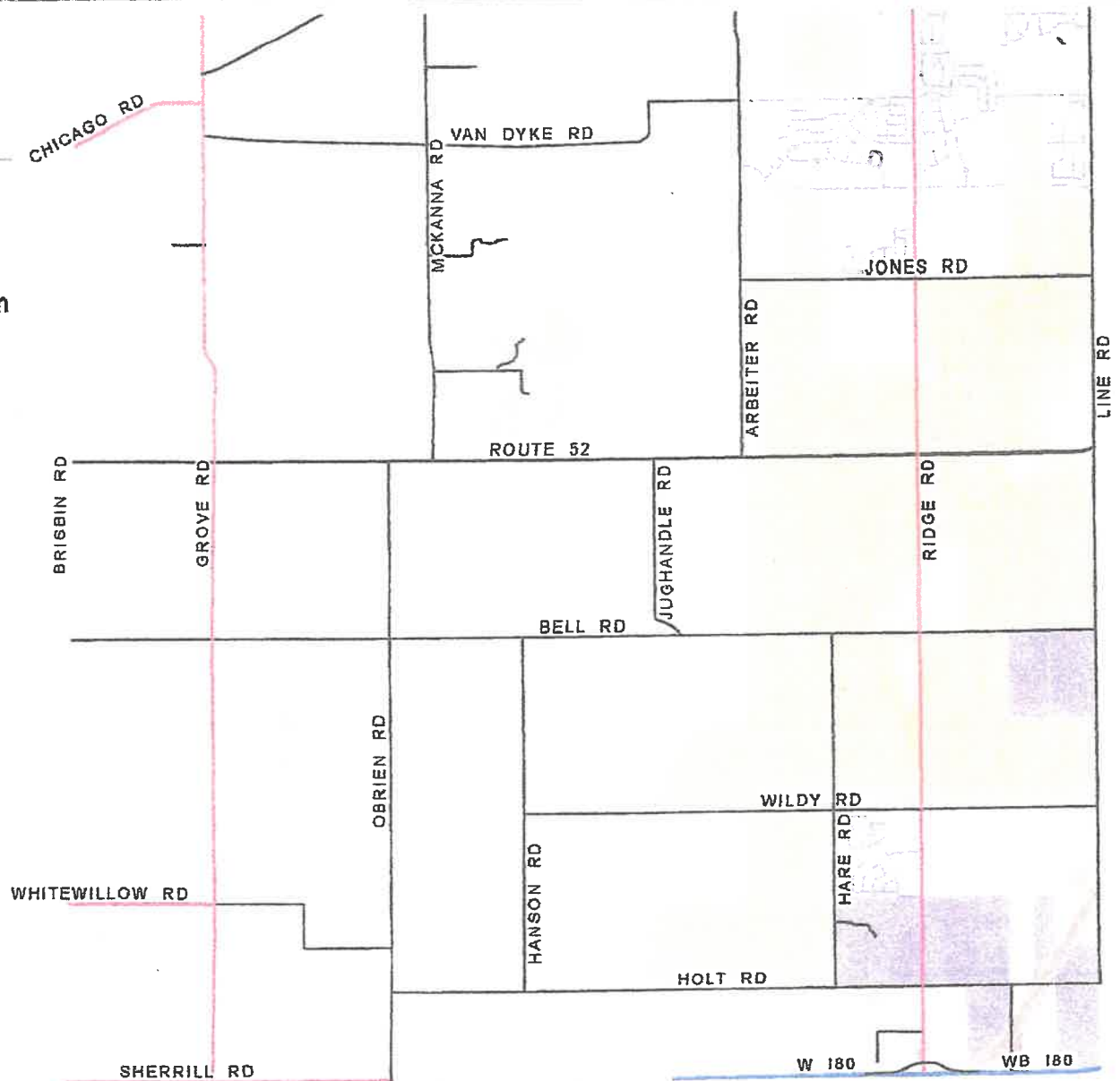
DEVELOPMENT OF

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. Proactively prepare for industrial expansion in Minooka's future growth areas. 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	Explore public-private partnerships and cost-share incentives to help off-set the cost on the Village's end for future infrastructure improvements/expansions.
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	Explore public-private partnerships and cost-share incentives to help off-set the cost on the Village's end for future infrastructure improvements/expansions.
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....



1900



AUXSABLE

CREEK



1950'S

1970'S

"Planning the future by preserving the present and learning from the past."



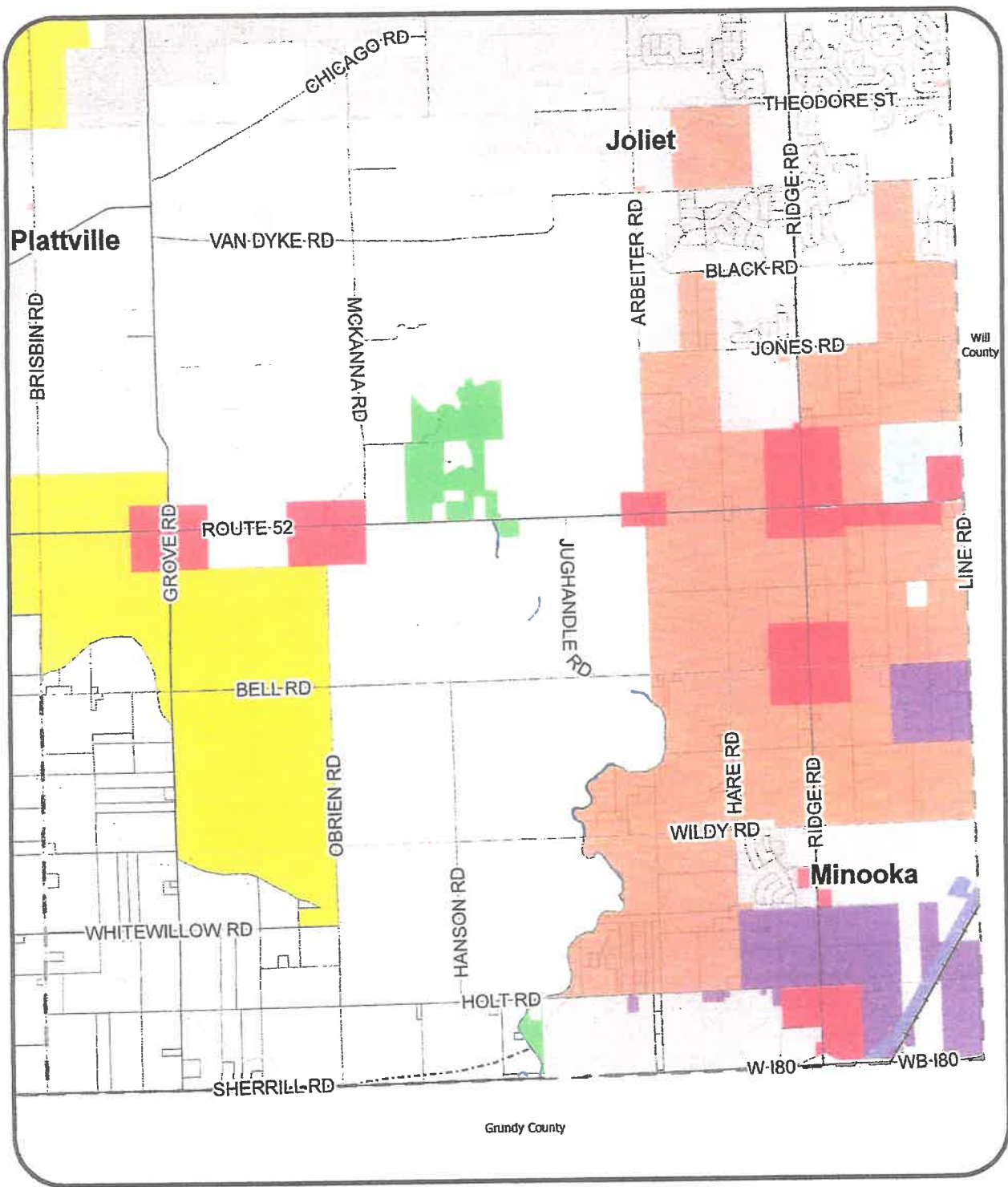
1900



2022

**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

