



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

Wednesday, April 27, 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 March 23, 2022 Meeting (Pages 2-10)

NEW/OLD BUSINESS

1. Update from Seward Township Regarding Updating the Seward Township Comprehensive Plan
2. Discussion of Updating the Land Resource Management Plan in Its Entirety (Pages 11-14)
3. Discussion of Amendments to the Text of the Kendall County Land Resource Management Plan Pertaining to Census Information (Page 15)
4. Discussion of Lisbon Road Extension Between Highpoint Road and Walker Road (Pages 16-18)
5. Update Regarding the 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

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, May 25, 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 March 23, 2022***

Chairman Larry Nelson called the meeting to order at 5:04 p.m.

Members Present: Scott Gengler, Scott Gryder (Arrived at 5:17 p.m.), Larry Nelson, Alyse Olson, Matthew Prochaska, Ruben Rodriguez (for Bill Ashton), and Jeff Wehrli

Member Absent: Randy Mohr

Others Present: Matt Asselmeier, Phil Corrington, Linda Corrington, Cole Helfrich, Lyman Tieman, Brian Hertz, Mike Rennels, and Brian DeBolt

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Rodriguez, to approve the minutes of the February 23, 2022, meeting. With a voice vote of six (6) ayes, the motion carried.

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

Mike Rennels, Mayor of Plano, thanked the Committee for the invitation and introduced the developer.

Cole Helfrich, Developer, provided a history of the project. He discussed the site plan and the access plans on Eldamain Road and Route 34. The site was compared to the existing Walmart site on the west side of Plano. The subject site was approximately four (4) acres.

Lyman Tieman, General Counsel for Gas N Wash, provided a history and description of the company. He discussed the need for full access from Eldamain Road. They would like to start construction as quickly as the City of Plano allows; they would like to be operational by Thanksgiving 2022.

Scott Gryder arrived at the time (5:17 p.m.).

Brian Hertz, Civil Engineer, explained the site plan. He discussed the importance of the having access in the middle of the site along Eldamain Road.

Mr. Gryder explained the review undertaken by other committees. He noted that Kendall County Highway Engineer Fran Klaas felt that the southern access point was too close to Cummins Street.

Committee members reviewed the preliminary plan for the larger development.

Mr. Rennels discussed the Intergovernmental Agreement between the City of Plano and Kendall County regarding access and related correspondence. He talked about the importance of developing the site in relation to Plano's economic development strategy. He requested the Committee's help on this project. He also discussed the site plan for the Gas N Wash in Plainfield. He also discussed the entrance of the Plano Walmart on Little Rock Road.

Discussion occurred regarding full access from Route 34. Discussion also occurred about turn lanes.

The property was annexed into Plano in the early 2000s.

Discussion also occurred regarding right-of-way dedications at the property and previous locations of access points.

Discussion occurred about adding additional lanes to Eldamain Road.

Mr. Gengler noted that the City of Plano had accepted the Rock Creek Road right-of-way within Plano.

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to recommend approval of the Gas N Wash development with access in the center. With a voice vote of seven (7) ayes, the motion carried.

The proposal goes to the Committee of the Whole on April 14, 2022.

2. Discussion of Mixed Use Business Area on the South Side of Highpoint Road Between Route Route 71 and Lisbon Road

Mr. Asselmeier summarized the issue.

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 was provided.

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 was provided.

Based on the information provided by Yorkville, Staff did not favor reclassifying the entire area presently classified as Mixed Use Business to a residential classification. Staff recommended 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.

Discussion occurred about the location of the road connecting Highpoint (Eldamain) and Lisbon Roads in relation to boundary of the Mixed Use Business area. Discussion occurred about improvements to Walker Road. No engineering has occurred for these road expansions.

Linda Corrington expressed concerns about increased truck traffic along Highpoint. She favored keeping businesses north of the Fox River.

The plans for Fox and Kendall Townships was approved in 2005 or 2006.

Phil Corrington discussed the topography and swamp near Lisbon Road.

Discussion occurred about getting infrastructure, particularly water, to that area.

Mr. Gengler made motion, seconded by Mr. Prochaska, to leave the map unchanged. The consensus of the Committee was to leave the map unchanged.

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

Mr. Asselmeier reported that he and Mr. Gengler had not met to discuss the map in this area.

Mr. Asselmeier said some of the property owners in the area were exploring creating agricultural conservation zones. Efforts to have a meeting with the impacted property owners will be delayed until planting is completed. Staff hopes to have a meeting in late May or June.

Mr. Asselmeier also said discussions have occurred with one (1) quarry regarding their future plans.

Mr. Gryder provided a report on his meeting with the Village of Lisbon's Board. The Village of Lisbon favored having more Mixed Use Business along Route 47. He reported on their bonding situation. He discussed new commercial investments in Grundy County. He discussed possible annexations by the Village of Lisbon towards Route 47.

Discussion occurred regarding forcing new development into the Village of Lisbon.

Chairman Nelson requested a resolution of support for changes to the County's Future Land Use Map from the Village of Lisbon's Board.

Discussion occurred regarding Morris' infrastructure investments in northern Grundy County and a boundary agreement between Morris and the Village of Lisbon.

Discussion occurred classifying the land at the intersection of Route 47 and Plattville Road be classified as commercial for growth opportunities for Plattville.

Discussion occurred regarding establishing agricultural conservation zones.

The consensus of the Committee was for Mr. Asselmeier and Mr. Gengler to use the final version of the proposed changes to the Future Land Use Map from 2019 as the starting point of discussions with impacted property owners.

4. Discussion of Amending Section 6:06.B of the Kendall County Zoning Ordinance Pertaining to Lighting at Telecommunication Facilities

Chairman Nelson discussed the proposal. He said that towers with white strobes at night were obnoxious and he discussed the issue regarding the tower lighting at Legion and Immanuel Roads. He explained why the lights should be red unless the FAA required white light.

Discussion occurred about shielding the light. There is no glare on the ground.

Mr. Wehrli made a motion, seconded by Mr. Gryder, to forward the proposal to the Kendall County Regional Planning Commission. With a voice vote of seven (7) ayes, the motion carried.

The proposal will go to the Kendall County Regional Planning Commission on April 27, 2022.

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

Mr. Asselmeier presented the census information. He noted that the Census Bureau released a revised median person per household for the County. The consensus of the Committee was to use the median person per household at the County level instead of doing a median person per household at the township or municipal level.

Mr. Asselmeier also said that, for the previous Land Resource Management Plan, 2.0 density units per acre was used for population projections for the municipalities. This figure produces a lower population estimate than is projected from some municipalities, particularly Oswego and Yorkville. The population projections were based on current land uses stated on the Future Land Use Map. Mr. Asselmeier will do a density unit per acre calculation for some of the larger municipalities and adjust population projections.

Mr. Asselmeier noted that several townships were grouped for population projections. Also, some of the townships experienced population declines.

Mr. Asselmeier was also waiting on some income information from the State related to the affordable housing.

Mr. Asselmeier said that he only examined population. Other data points, like school enrollment and traffic counts were, not examined.

Discussion occurred about the Chicago Urbanized Area.

6. Discussion of Updating the Land Resource Management Plan in Its Entirety

Mr. Asselmeier explained Teska was contacted about doing an update. The quoted price was approximately One Hundred Fifty Thousand Dollars (\$150,000) over three (3) years. The scope of work would have work occur in three (3) townships each year.

There would be at least one (1) meeting in each township.

The consensus of the Committee was to pursue updating the entire Land Resource Management Plan.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier announced that the Village of Oswego Planning and Zoning Commission will be holding a public hearing on April 7, 2022, to consider the annexation of Hide-A-Way Lakes.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be April 27, 2022. Mr. Prochaska made a motion to adjourn the meeting, seconded by Mr. Gengler. With a voice vote of seven (7) ayes, the motion carried.

The meeting adjourned at 6:53 p.m.

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

Encs.



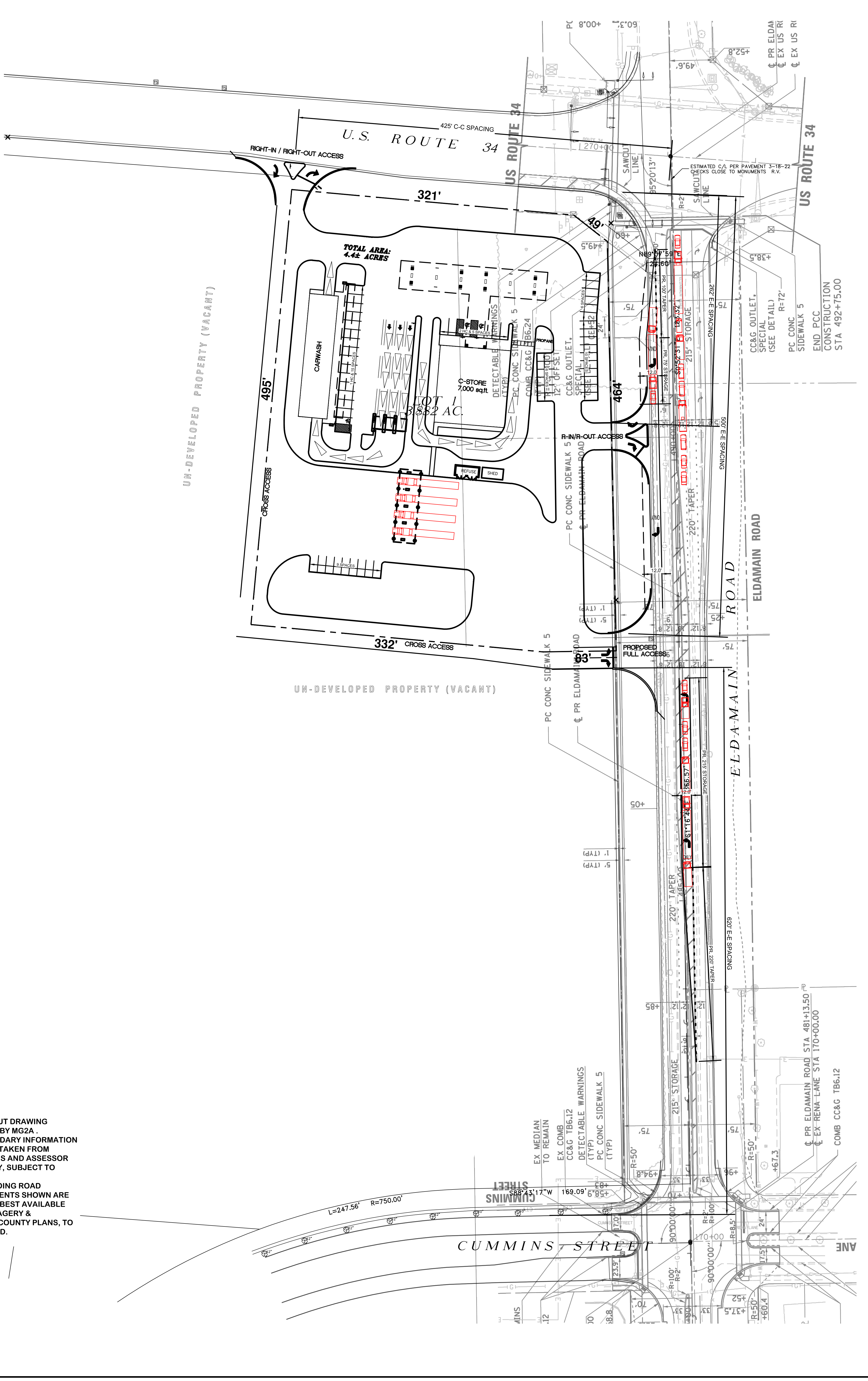
**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
MARCH 23, 2022**

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

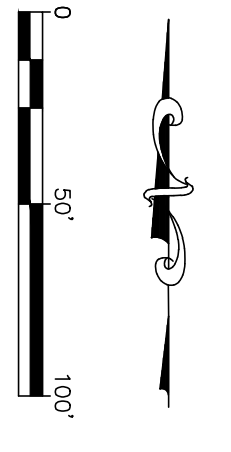
NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
PHIL CORRINGTON	[REDACTED]	[REDACTED]
Cole Hefrich	Knoche Assoc 24 N Bennett, Geneva	nehfrich@ CRK-eng.com
LYMAN TIERMAN	12417 Tangle Ln McKenzie, IL	lctierman@yahoo.com
BRIAN HERTZ	25620 S. GOVERNOR RD MANTONVILLE IL 60442	bhertz@mgzn.com
MIKE RENNELS	PLANO, IL	MRENNELS@CITYOFPANOIL.ORG



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- NOTES:**
1. SITE LAYOUT DRAWING PROVIDED BY MG2A.
 2. SITE BOUNDARY INFORMATION SHOWN IS TAKEN FROM COUNTY GIS AND ASSESSOR MAPS ONLY, SUBJECT TO SURVEY.
 3. SURROUNDING ROAD IMPROVEMENTS SHOWN ARE BASED ON BEST AVAILABLE AERIAL IMAGERY & IDOT/CITY/COUNTY PLANS, TO BE VERIFIED.



JOB NO. 20-037

SHEET NO. 1 OF 1

GAS N WASH
PLANO, ILLINOIS

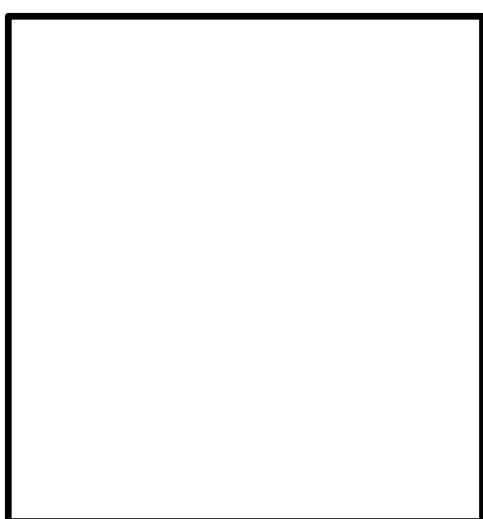
PRELIMINARY SITE PLAN

DESIGN: BPH

DRAWING: NIB

CHECKED: BPH

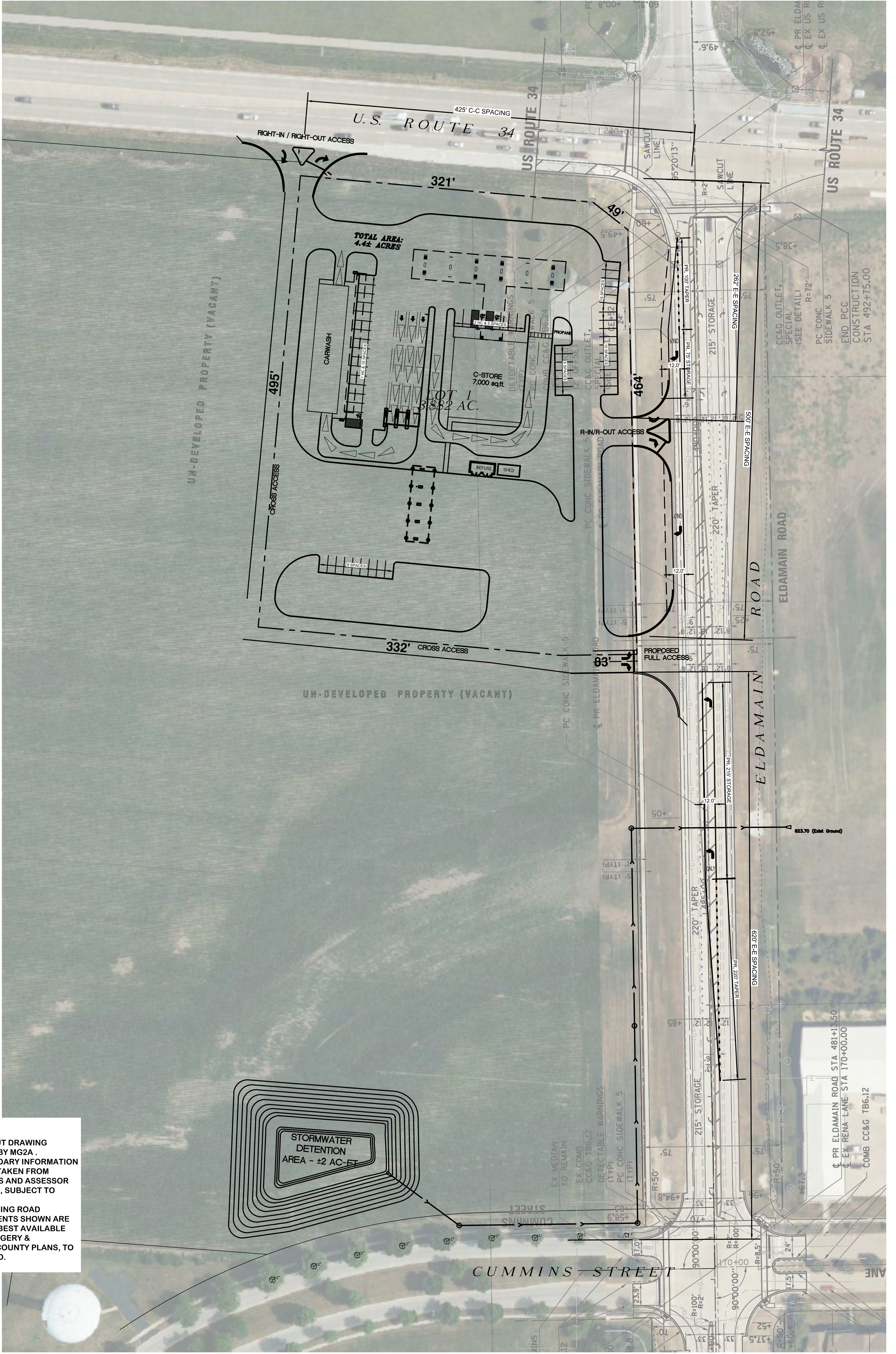
APPROVED: BPH



CIVIL ENGINEERING SURVEYING

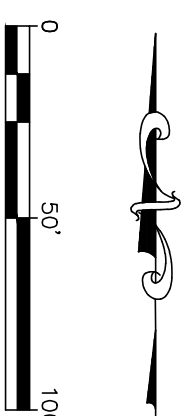
M GINGERICH GERAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
2/24/22	BPH	ISSUE FOR REVIEW
3/7/22	BPH	PER COUNTY HWY REVIEW
3/11/22	BPH	PER CTY HWY COMM REVIEW



NOTES:

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GAS N WASH
PLANO, ILLINOIS

PRELIMINARY SITE PLAN

DESIGN: ###
DRAWING: ###
CHECKED: ###
APPROVED: ###



**CIVIL ENGINEERING
SURVEYING**

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PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
2/4/22	BPH	ISSUE FOR REVIEW
3/7/22	BPH	PER COUNTY HWY REVIEW
3/11/22	BPH	PER CTY HWY COMM REVIEW
####	####	####
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JOB NO. 20-037

SHEET NO.
1 OF 1



March 21, 2022

Matt Asselmeier, Senior Planner
Kendall County
111 West Fox Street
Yorkville, IL 60560-1498

RE: Scope and Budget for LRMP Update – 3 Townships per Year

Dear Matt:

Good talking with you last week about updating the Kendall County Land Resource Management Plan (LRMP). The following scope, budget and timeline should be helpful in planning for this major update. In the scope below I have made some assumptions, all of which will obviously impact the final cost. Assumptions include:

- Working from the existing plan rather than starting from scratch. This includes the County providing Teska with updated GIS files where available.
- Creating a project web site to assist in gaining community input throughout the County. The web site would host surveys, provide contact information, contain draft materials, and generally provide an opportunity for the public to participate throughout the planning effort.
- Dividing the County up into 3 sections for detailed planning efforts, each with 3 townships. We could do this either in an east/west or north/south fashion. In the past we focused more on north/south groupings, but I would like to consider more of an east/middle/west grouping (Oswego, Na-Au-Say, Seward as the east group and so on). This would relate to the County's primary business corridors, with Ridge to the east, Route 47 in the middle, and Eldamain to the west. *We have assumed that we would do 3 townships per year, and conduct the overall LRMP update over 3 years.*
- Consolidating demographics and trends. Rather than as they are now in each subarea (3 township section), have one section on demographics up-front that can be used throughout the plan. It is our understanding that County staff has already begun this process, and it is not included in our scope.
- Utilizing a committee to work through the details of the plan – this could be the old Ad Hoc committee, or some other group formed to guide the planning effort. The full Regional Planning Commission (RPC) should also be heavily involved throughout the effort, but I think a smaller working group will be helpful in keeping things on track while allowing the RPC to handle their normal case load.

- Efforts to keep the County Board, through the Planning, Building and Zoning Committee, updated throughout the process

Project Scope

1. Kick-off Meeting

This meeting with the Regional Planning Commission will review the existing LRMP structure, overall project timeline and approach, and existing county-wide conditions (development trends, demographics, etc.).

2. Community Engagement

This task will focus on obtaining input from County residents and businesses through creation of an interactive web site, surveys, and development of materials for in-person meetings. It will also involve the use of social media (Facebook, Twitter, etc.) to maximize input from all areas of the County. Regarding budget, this task line only includes creation of the initial project web site. All other engagement efforts are included within the township clusters and overall plan adoption (Tasks 4-7 below)

3. Review and Update Countywide Policy Framework, Goals & Objectives, Policies

Sections 1 through 5 of the Existing LRMP focus on countywide policies, goals, and objectives. This task will review those existing plan components, working closely with both the Steering Committee and the RPC to refine, focus and clarify the Counties overall vision for future growth and development.

4. Township Cluster 1 Plan

This effort will develop a detailed Future Land Use and Transportation plan for 3 of the Counties Townships following this approach:

- Where We Are – A closer look at existing development patterns, trends, and existing plans with the 3 townships.
- Vision – Development of an overall vision for future development. This vision will largely be driven by a workshop held in one of the three clustered townships and refined through work with the Steering Committee.
- Plan – Development of a detailed future land use and transportation plan for the three townships. This plan will be reviewed at a workshop held within one of the subarea townships and refined with the Steering Committee and RPC.
- Engagement – This will include an interactive project web site, with distinct tabs for each cluster, on-line surveys and polls, and on-line mapping tool, one workshop in each township, and steering committee (Ad-Hoc), RPC, PBZ, and County Board meetings as noted in the timeline.

5. Township Cluster 2 Plan

Same processes as in Task 4 above, for the middle three townships.

6. Township Cluster 3 Plan

Same processes as in Task 4 above, for the three remaining townships.

7. Overall Plan Refinement and Adoption

This task will involve pulling all the pieces of the plan together into a complete LRMP, including an executive summary and a section on implementation. This task will also take the draft plan through a process of review, public hearing, revision, and ultimately approval by the County Board.

Timeline and Budget

We have assumed completing one set of 3 townships per year, plus some initial work on the overall plan in year 1 and work to wrap it into a complete plan with summary in year 3. The table below provides a cost summary per year, with an overall cost of \$150,315. As I am sure you will notice, this total is about \$25,000 less than our earlier estimate. This assumes that County staff will assist with demographics, some GIS work like existing land use, and coordinate meeting locations. We have also assumed less time to review the overall LRMP goals and objectives and inclusion of a reduced contingency into each task. The timeline, and draft budget, are included in the attached spreadsheet.

	Year 1	Year 2	Year 3	Total
Tasks 1-4	\$ 53,665			
Task 5		\$ 40,025		
Task 6-7			\$ 56,625	
Total				\$ 150,315

There are obviously a lot of variables and options available to update the LRMP, and I would be happy to discuss these in more detail with you. Hopefully, this information will be helpful in budgeting and planning for the effort. Feel free to give me a call or shoot me an e-mail anytime.

Sincerely,



Mike Hoffman, AICP, PLA
Vice President

KENDALL COUNTY LRMP UPDATE TIMELINE

MONTH

TASK	1	2	3	4	5	6	7	8	9	10	11	12	32	33	34	35	36
1. Kick-off Meeting with RPC - Review LRMP structure, updated Countywide demographics		RPC															
2. Engagement (web site, survey, meeting materials)																	
3. Review and Update Countywide Policy Framework, Goals & Objectives, Policies					RPC	PBZ											
4. Township Cluster 1 Plan				RPC		RPC				Public Hearing	County Board						
5. Township Cluster 2 Plan									Repeat Cluster 1 approach for Cluster 2 in Year 2								
6. Township Cluster 3 Plan									Repeat Cluster 1 approach for Cluster 3 in Year 3								
7. Overall Plan Refinement and Adoption														RPC	Public Hearing	PBZ	County Board

Notes: Each Township cluster would contain 3 townships - either divided east/west or north/south



Matt Asselmeier

From: Tony Manno <amanno@cmap.illinois.gov>
Sent: Monday, April 11, 2022 1:33 PM
To: Matt Asselmeier
Subject: RE: [External]RE: Population Projection Question

Hi Matt –

OK, I finally got some clarification (a few of our data team were out on vacation the past couple of weeks). I was incorrect: the forecast was published in October 2018, concurrent with the release of ON TO 2050, and hasn't been revised to reflect 2020 Census results. The Plan Update forecast coming out this October will incorporate the 2020 Census.

Thanks!

Tony Manno (he/him) | *Principal Planner* | *Planning*
Chicago Metropolitan Agency for Planning (CMAP)
433 W. Van Buren St. Suite 450 | Chicago, IL 60607
o (312) 386 8606 | c (708) 363 0494
e tmanno@cmap.illinois.gov | w cmap.illinois.gov
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From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Tuesday, March 29, 2022 9:49 AM
To: Tony Manno <amanno@cmap.illinois.gov>
Subject: RE: [External]RE: Population Projection Question

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Tony Manno [<mailto:amanno@cmap.illinois.gov>]
Sent: Tuesday, March 29, 2022 8:48 AM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Subject: RE: [External]RE: Population Projection Question

Hi Matt –

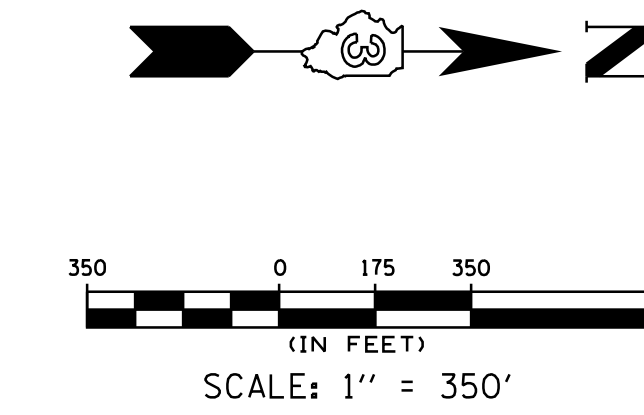
I thought they just updated the data, but I will check again for you. I want to make sure you have the most recent data available.

Tony Manno | *Principal Planner* | *Planning*
Chicago Metropolitan Agency for Planning (CMAP)



Project Overview Map

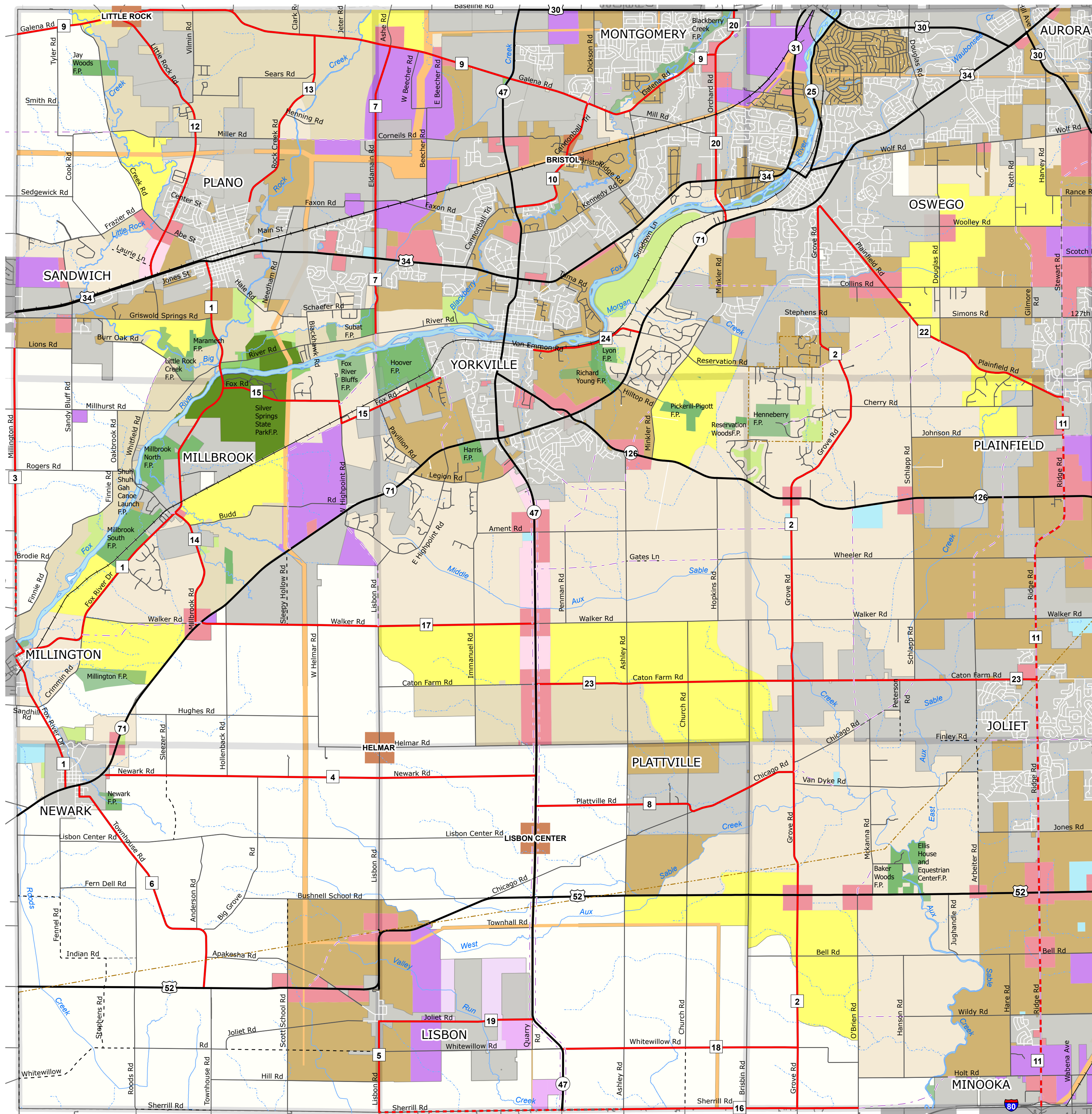
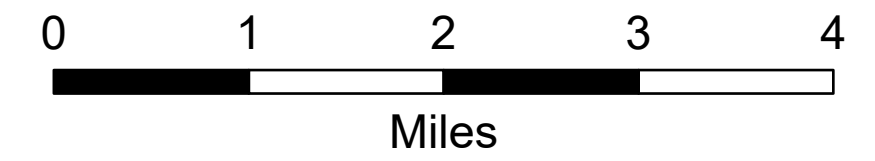
Eldamain Road



FUTURE LAND USE PLAN KENDALL COUNTY

Townships

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



Road Type

- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- Gravel
- Dirt
- Local
- Rail Roads
- Intermittent Hydrology
- Parcels
- Hamlets
- Incorporated Areas
- Political Townships

Future Land Use

- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Mixed Use Business
- Commonwealth Edison
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Forest Preserves
- Open Space
- Proposed Roadway Improvements

More info about the LRMP can be found at: <https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp>



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

Map last updated: 4/6/2021

HIGHWAY MAP

KENDALL COUNTY

PROPOSED CAPITAL IMPROVEMENTS

2021 - 2041



Legend

- | | | | |
|--|------------------------|--|------------|
| | ADJACENT COUNTY | | AURORA |
| | COUNTY | | JOLIET |
| | INTERSTATE | | LISBON |
| | STATE | | MILLBROOK |
| | FEDERAL | | MILLINGTON |
| | BITUMINOUS | | MINOOKA |
| | GRAVEL | | MONTGOMERY |
| | DIRT | | NEWARK |
| | LOCAL | | OSWEGO |
| | RAILROAD | | PLAINFIELD |
| | SECTIONS | | PLANO |
| | POLITICAL TOWNSHIPS | | PLATTVILLE |
| | COUNTY FOREST PRESERVE | | SANDWICH |
| | STATE PARK | | YORKVILLE |
-
- Intersection Improvement
 - Bridge Replacement or Rehab
 - Significant Roadway Improvement
 - Roadway Capacity Improvement

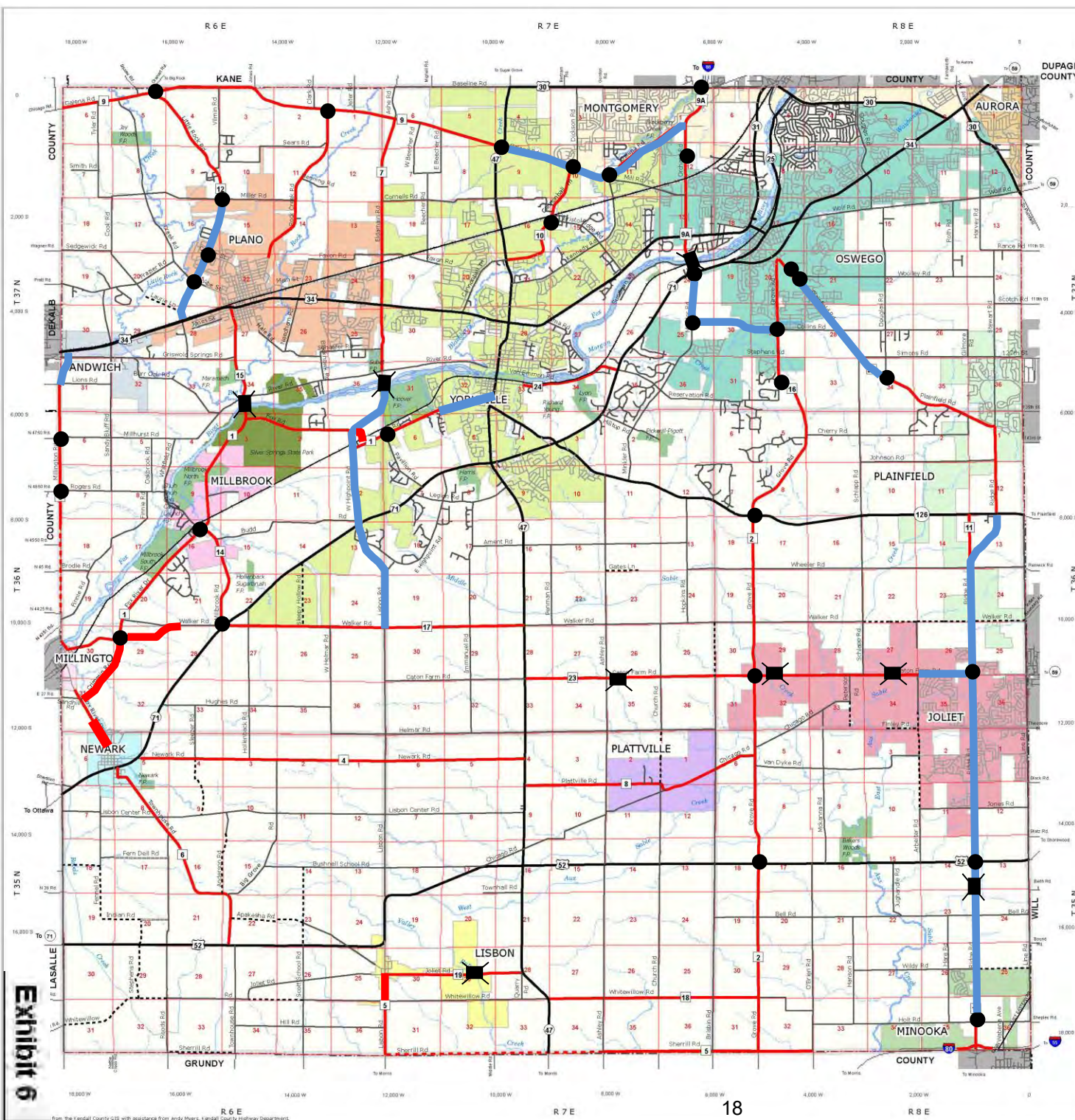


Exhibit 6

From the Kendall County GIS with assistance from Andy Myers, Kendall County Highway Department.