

**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.

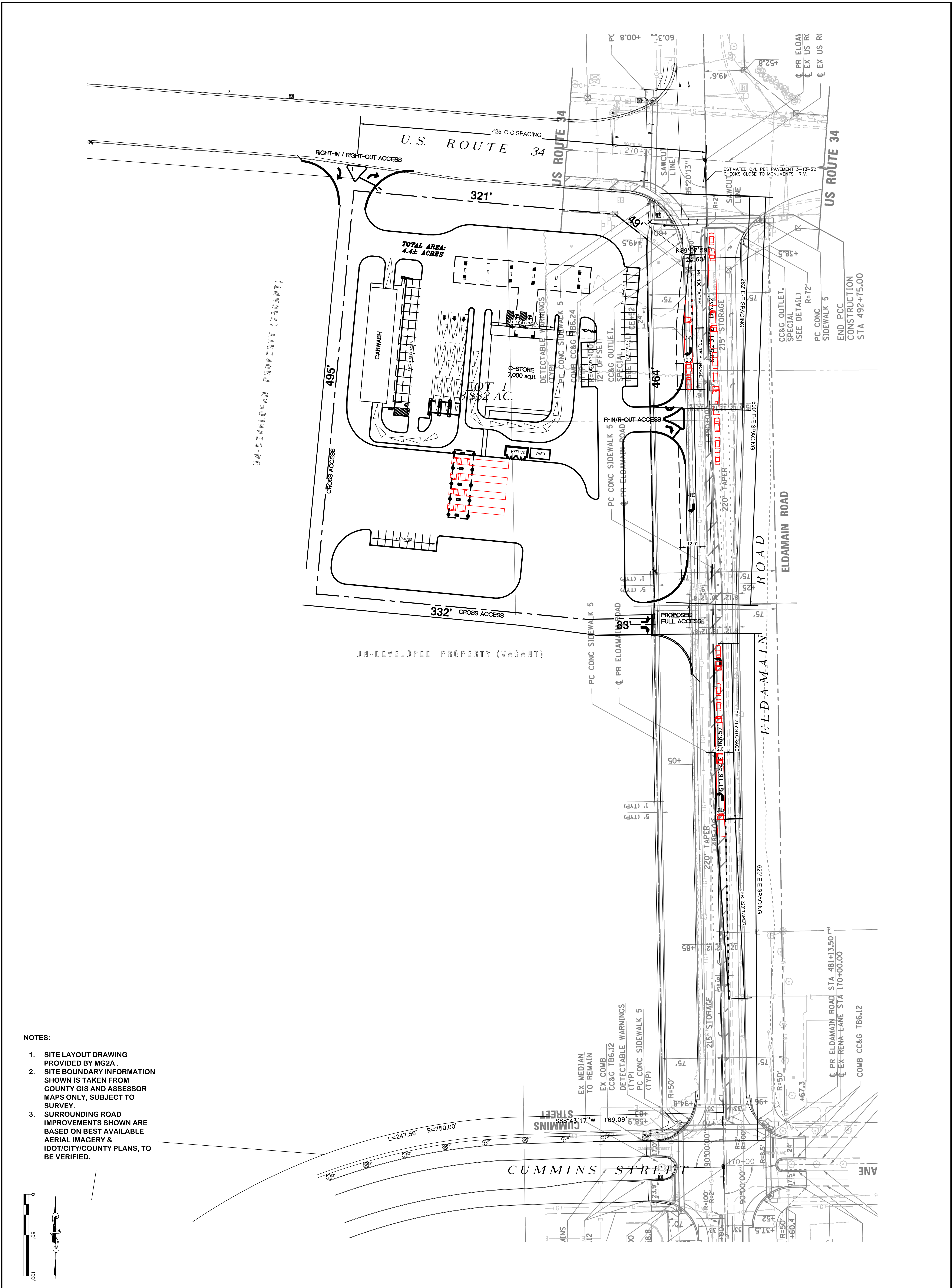


**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
MARCH 23, 2022**

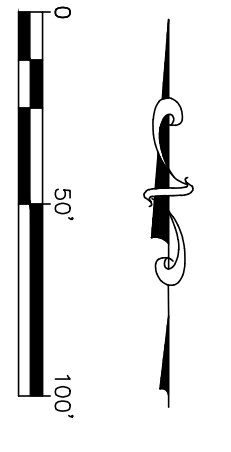
IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

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





- 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.



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

