



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

Wednesday, October 26, 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 September 28, 2022 Meeting (Pages 2-7)

NEW/OLD BUSINESS

1. Discussion of Future Land Uses Along the Eldamain/Lisbon Road Corridor Between the Fox River and Walker Road (Pages 8-13)
2. Update from Seward Township Regarding Updating the Seward Township Plan (Pages 14-19)
3. Discussion of Future Land Uses Along Route 47 in Kendall and Lisbon Townships (Pages 20-29)
4. Discussion of Solar Panel Zoning Regulations (Pages 30-36)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, December 14, 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 September 28, 2022***

Chairman Larry Nelson called the meeting to order at 5:03 p.m.

Members Present: Bill Ashton (Arrived at 5:10 p.m.), Scott Gengler, Randy Mohr, Larry Nelson, Matthew Prochaska, and Jeff Wehrli

Member Absent: Scott Gryder and Alyse Olson

Others Present: Matt Asselmeier, Nicole Diaz, Steve Hawkinson, Steve Karasch, Lawrence Subat, Phil Corrington, and Scott Friestad

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Prochaska, to approve the minutes of the April 27, 2022, meeting with a correction to the typo under Other Business/Announcements. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

1. Approval of Fiscal Year 2022-2023 Meeting Calendar

Mr. Mohr made a motion, seconded by Mr. Prochaska, to approve the meeting calendar. With a voice vote of five (5) ayes, the motion carried.

2. Discussion of Future Land Uses Along the Eldamain/Lisbon Road Corridor Between the Fox River and Walker Road

Mr. Asselmeier presented an email from the United City of Yorkville supporting the change to the Future Land Use Map for properties on the west side of Highpoint (Eldamain Road) at Fox Road.

Emails between Chairman Nelson and Fran Klaas were also presented.

Chairman Nelson felt that Mr. Klaas should re-examine the alignment because of the proximity of houses to the existing centerline of Lisbon Road.

Discussion occurred regarding the cost of a Phase I study and the expiration of Phase I studies.

Mr. Ashton arrived at this time (6:10 p.m.).

A resident requested that Chairman Nelson reiterate the width of the road. The response was the right-of-way will be wide enough for four (4) lanes and a turn lane, but the construction might only be two (2) lanes originally.

Discussion occurred regarding the alignment of Lisbon Road around Helmar, including discussing the former Helmar bypass. The road should be placed west of Helmar.

Chairman Nelson explained the process for amending the County's highway plans. Attendees were encouraged to attend the Highway Committee meeting.

Chairman Nelson requested that the Phase I engineering for the project be emailed.

Steve Hawkinson questioned the costs for the County to purchase properties. Several owners have made improvements to their properties. He asked how to change Mr. Klaas' mind. He requested that County redo the Phase I engineering.

Chairman Nelson and Mr. Wehrli explained the history of planning roads between Route 34 and Route 71.

A resident complained of issues and the intersection of Lisbon and Highpoint Road. Kids are hot rodding at the intersection. He questioned where the light industrial uses will go.

Discussion occurred regarding improvements to Route 71 south of Yorkville and truck routes in the area.

Mr. Gengler explained the process for updating the County's Land Resource Management Plan. He also encouraged attendees to discuss the matter with County Board members. Chairman Nelson invited attendees to the Kendall County Regional Planning Commission's annual meeting in February 2023.

Mr. Ashton explained the importance of the Eldamain Road bridge for emergency services.

Discussion occurred about the planning behind the WIKADUKE Trail and Orchard Road.

The consensus of the Committee was to bring the matter to the Highway Committee in October; the next Highway Committee meeting is October 11, 2022, at 3:30 p.m., at the Highway Department Building.

A resident asked about the possibility of a wedding venue near Highpoint and Lisbon Roads. Mr. Asselmeier explained that someone was looking at placing a venue further down Highpoint Road, but that property did not meet the zoning criteria without variances to be at that location.

3. Discussion of the Chicago Urbanized Area

Mr. Asselmeier presented emails from the Chicago Metropolitan Agency for Planning on the subject. He explained that the Census Bureau sets the boundaries for urbanized areas based on where people travel to for work.

4. Update from Seward Township Regarding Updating the Seward Township Comprehensive Plan

Mr. Asselmeier read an email from Seward Township saying they would have an update at the October Comprehensive Land Plan and Ordinance Committee meeting.

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

Mr. Asselmeier stated the proposal was reviewed at the County Economic Development Committee; the matter was referred to the October Kendall County Committee of the Whole meeting. Mr. Asselmeier provided a map prepared by Scott Friestad of a potential agricultural conservation zone in Lisbon Township.

Mr. Prochaska noted that the creation of an agricultural conservation zone on the highlighted properties would make development and investment of infrastructure cost prohibitive. He felt the placement of agricultural conservation zones would be bad for economic development.

There are no agricultural conservation zones in the County presently.

Scott Friestad said the properties were owned by his family and they would pursue an agricultural conservation area if the County pursued changing the future land uses on Route 47 in Lisbon Township.

Mr. Ashton explained why he did not favor agricultural conservation area because they were not good for the County as a whole. Chairman Nelson requested an application for an agricultural conservation area; the land use plan reacts to an application for an agricultural conservation area.

Chairman Nelson favored updating the future land use map along Route 47 in Lisbon Township prior to Teska preparing an update because of the investments in Morris.

It was noted that Morris' plan calls for the area near the Kendall County line to be residential.

Discussion occurred regarding quarrying throughout the County.

Discussion occurred regarding the Village of Lisbon's future land use map.

Discussion occurred regarding the value of land in an agricultural conservation zone regarding collateral for loans.

Chairman Nelson agreed to work with the landowners if they want to create agricultural conservation zones.

Discussion occurred about the impact on property taxes of commercial investment.

6. Update on the Proposal from Teska Associates to Update to the Kendall Land Resource Management Plan in Its Entirety

Mr. Asselmeier presented a price quote and scope of work from Teska Associates, Inc. The quote was One Hundred Fifty Thousand, Three Hundred Fifteen Dollars (\$150,315) spread over three (3) years.

Mr. Asselmeier reported the proposal is included in the proposed capital project list for the next fiscal year. He also explained the process if the County Board approves the project.

Discussion occurred about Mike Hoffman doing a plan for the County and a plan for Seward Township separately and potential conflicts if he gave different recommendations to the County and Seward Township. Mr. Asselmeier will contact Mr. Hoffman regarding this issue.

The consensus of the Committee was to update the eastern three (3) townships' plans first.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

Discussion occurred about the solar project north of Plano, including stormwater. A resident asked where Kendall County stands regarding solar projects. A smaller project occurred three (3) years ago that was never built outside Newark. The resident was advised to review Sections 3:02 and 4:18 regarding the County's solar panel regulations. The resident was advised to review the regulations and bring suggested changes to the County's solar panel regulations at the annual meeting in February. Chairman Nelson suggested having third category besides solar fields and solar gardens.

ADJOURNMENT:

The next meeting will be October 26, 2022. Mr. Prochaska made a motion to adjourn the meeting, seconded by Mr. Gengler. With a voice vote of six (6) ayes, the motion carried.

The meeting adjourned at 7:02 p.m.

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

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**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
SEPTEMBER 28, 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)
Nicole Diaz		
Steve Hankins		
Steve Heratch		
Lawrence Subat		
Phil Corrington		

Matt Asselmeier

From: Peter Fleming [REDACTED]
Sent: Tuesday, September 27, 2022 10:39 PM
To: Tim O'Brien; Matt Asselmeier
Cc: Scott Gengler; Scott Koeppel; Larry Nelson [REDACTED];
Larry.nelson [REDACTED]
Subject: [External]Re: September 28th Comprehensive Land Plan Meeting

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,

We will not be attending the meeting on the 28th but do plan on attending in October at the next Comprehensive Land Plan meeting. We will stay in touch.

Thank you,
Pete Fleming

On Friday, September 23, 2022 at 04:14:48 PM CDT, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Pete and Tim:

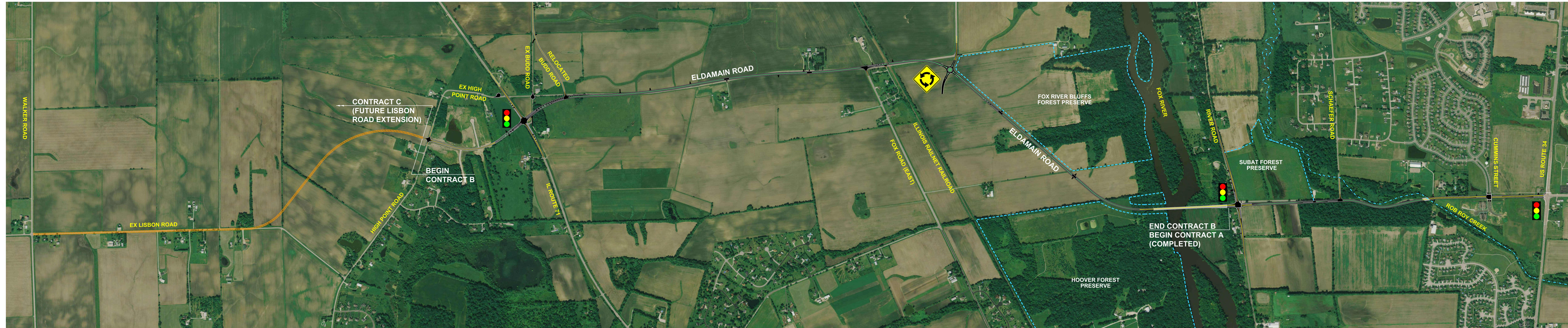
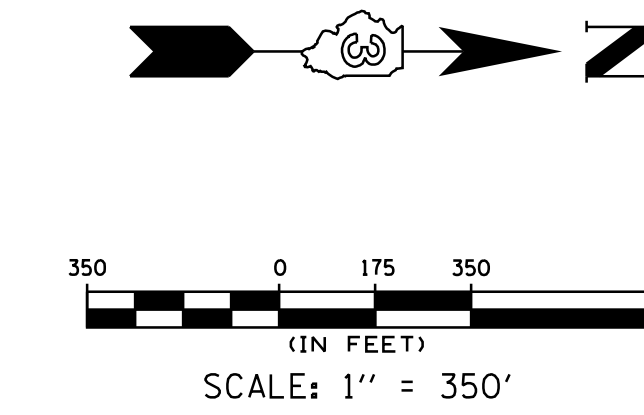
Would someone from Seward Township be available to attend the September 28th Comprehensive Land Plan meeting at 5:00 p.m. in the County Boardroom to provide an update on Seward Township's planning efforts? If you have an updated plan narrative and/or future land use map, could you send that information to me?

Thanks,



Project Overview Map

Eldamain Road

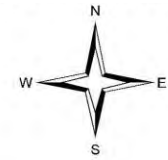


HIGHWAY MAP

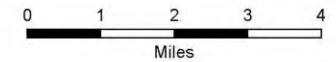
KENDALL COUNTY

PROPOSED CAPITAL IMPROVEMENTS

2021 - 2041



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



Legend

- | | | | |
|--|------------------------|--|------------|
| | ADJACENT COUNTY | | AURORA |
| | COUNTY | | JOLIET |
| | INTERSTATE | | LISBON |
| | STATE | | MILLBROOK |
| | FEDERAL | | MILLINGTON |
| | BITUMINIOUS | | 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

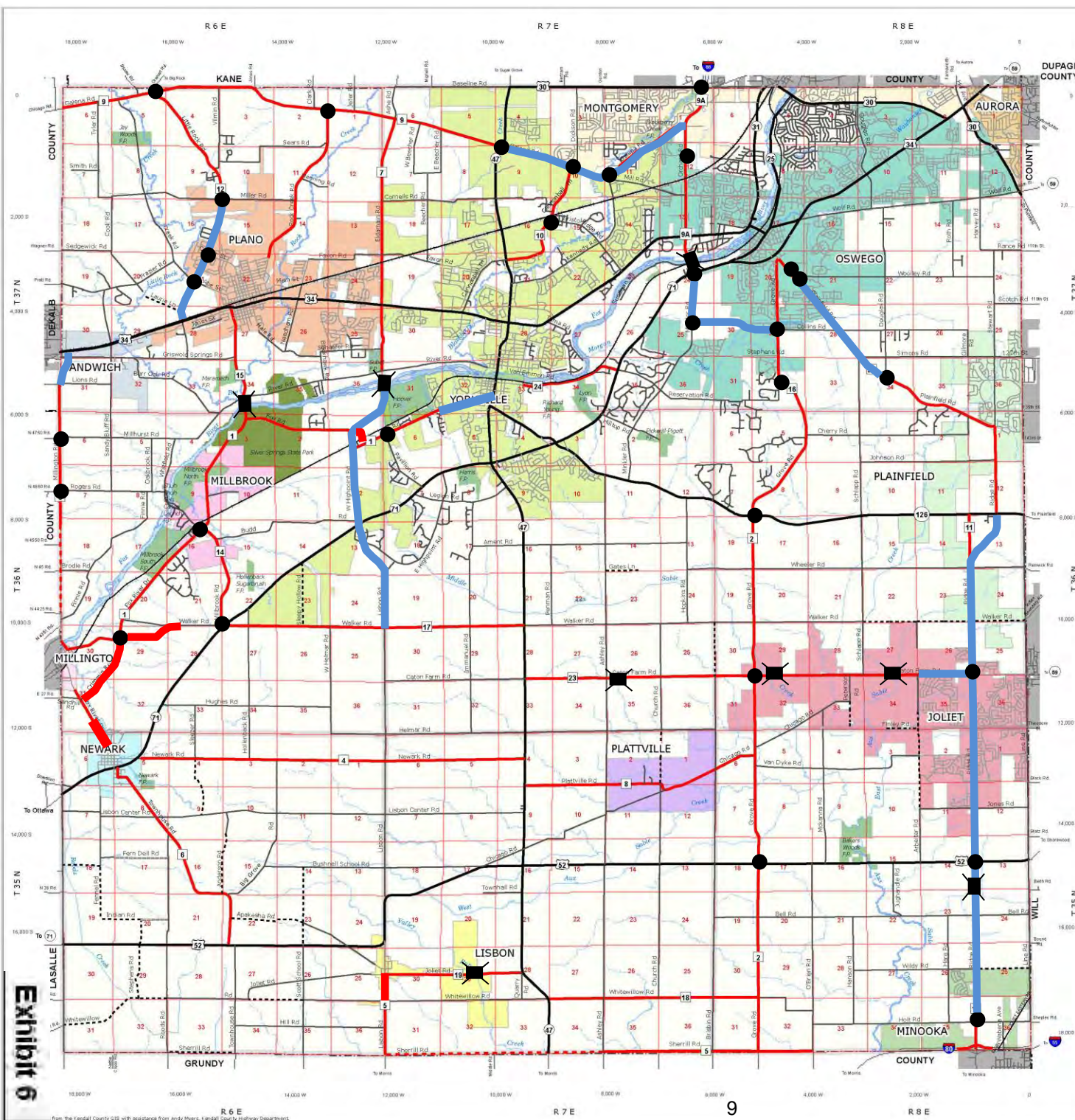


Exhibit 6

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

HIGHWAY COMMITTEE MINUTES

DATE: October 11, 2022
LOCATION: Kendall County Highway Department
MEMBERS PRESENT: Matt Kellogg, Brian DeBolt, & Scott Gengler
STAFF PRESENT: Michele Riley, John Burscheid and Francis Klaas
ALSO PRESENT: PJ Fitzpatrick, Ryan Sikes, Kelly Farley, Larry Nelson, Todd Milliron, Steve Hawkinson, Dawn Mulligan, Jenny Rohr, Marcella Rohr, Steve Karasch, Lindy Karasch, Phil Corrington, Suzanne Waldrop

The committee meeting convened at 3:31 P.M. with roll call of committee members. Gryder and Cesich absent. Quorum established.

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

Motion Kellogg; second DeBolt, to approve the Highway Committee meeting minutes from September 13, 2022. Motion approved unanimously.

Klaas presented a proposal from the Village of Oswego to install an electronic billboard on the west side of Orchard Road, and within the Orchard Road right-of-way, north of Mill Road. The electronic sign proposed is 60 square feet and 20' tall to the bottom of the sign, and would provide information for Venue 1012. Klaas had suggested that the sign be mounted on Village property immediately adjacent to the Orchard Road right-of-way, and raised to 25' if there were sight concerns. He was not aware of any other similar sign in the county. Kellogg asked about some trees that could perhaps be in the line of sight of the sign some day in the future. He also indicated that he thought the sign might be a distraction to drivers coming from the north. After further discussion, the committee members took no action to allow the sign in county right-of-way. They were not opposed to the sign being installed on the Village's property.

Motion Kellogg; second DeBolt to recommend approval of a Memorandum of Understanding between Kendall County, Illinois and the Morgan Creek Drainage District. Klaas described the Collins Road Extension project, which includes a double box culvert at the Morgan Creek. Kendall County had sent the Drainage District a notice in 2018 regarding the project; but had not received any feedback from the District. The District is now requiring coordination with the County to allow for the box culvert, along with other miscellaneous improvements near the creek. The Kendall County State's Attorney has prepared this MOU, which details each party's responsibilities. There is also a small application fee of \$2,000. Upon approval by both parties, the District plans to take the MOU before the court for final approval. Letting is scheduled for winter of 2023. Upon consideration, the motion was unanimously approved.

Klaas described some of the history of the alignment of Eldamain Road from Walker Road to U.S. Route 34, including the southerly logical termini at Walker Road. The County spent nearly 8 years and \$2 million on the Phase I Engineering. He noted that funding for Contract C – the section of roadway between Walker Road and W. Highpoint Road – is not in the County's 5-Year Plan or 20-Year Plan. His recommendation was for the County to do nothing at this point

so that no additional County funds would need to be spent on alignments or studies, knowing that construction isn't funded for this part of the roadway anyway.

DeBolt asked whether this alignment would eventually go through Helmar and Lisbon, and thought that this would be a tight fit. Gengler noted that when the Eldamain study was done, the Prairie Parkway was still active. Now that PP is no longer viable, it could change some of the thoughts for Eldamain alignment. Kellogg thought that Eldamain alignment would be effected greatly by what Grundy County does. It would be difficult to determine a new alignment without input from them and IDOT. Klaas stated that there has always been an effort to deemphasize the importance of the corridor south of Route 71. The main emphasis has always been to connect Route 71 to Route 34 with a bridge across the Fox River. This section has a wider footprint, a raised median, and heavier traffic. South of Route 71, it's just a 2-lane road, not unlike the current Lisbon Road. DeBolt asked why the alignment didn't go straight south from W. Highpoint Road and T into Walker Road. Klaas said that it is for connectivity. Going straight south from W. Highpoint would go through much prime farmland, and then the road would just dead end into Walker. He noted that much of the Eldamain Road alignment utilized existing road rights-of-way in an effort to minimize impacts to ag land. Kellogg stated that we still just don't know what alignment would be the best because of uncertainty further south in Kendall County and in Grundy County. Gengler thought, when considering long term impacts, that there just wouldn't be much room in the area by Helmar and Lisbon for a 4-lane road. Klaas thought it would be making a huge assumption to think that Lisbon Road would someday be a 4-lane road in the area of Helmar or Lisbon. Kellogg asked if there was a weight limit on Highpoint or Lisbon Road. Klaas stated there was a 12-ton load limit on Lisbon Road. With that in mind, Kellogg didn't think that truck traffic would be able to use the road as some sort of short cut. Gengler asked what the process would be to actually build the Contract C part of Lisbon Road. Klaas said that it would be entirely up to the County Board to budget the funds for construction. The Board would have the ability to put the project in the 5-year or 20-year plans; and that would likely go through the Highway Committee.

Steve Karasch heard there was some development that was planned near Walker and Lisbon and was concerned about development in the area. He also reported there was a lot of cars driving down Highpoint and doing burnouts at the intersection. He also reported seeing a Menards truck cutting through. He just didn't understand why Lisbon Road would get rebuilt on the proposed alignment.

Suzanne Waldrop moved out to Highpoint Road just 1 year ago. She was very concerned about horses and livestock in the area being negatively impacted by the proposed roadway. She also had done some studying on how much roadways costs. She thinks the roadway will wear out before it gets used, unless there was some planned light industrial development in the area... which she is against. She claimed this area is the headwaters for 5 different county's water sources.

Jenny Rohr believed the traffic numbers have increased significantly in the area of Lisbon Road, and wondered where that information could be obtained.

Todd Milliron stated that the County's long range plan for Lisbon and Fox Townships shows Lisbon Road as a Class 3 truck route. He was also concerned about the recharge area for the aquifer near Cotswold Fen. He stated that the County voted to put an industrial park near Silver Springs State Park. He said that just because the road has been put in doesn't mean the land use

has to be changed south of the Fox River. He thought the County should defer and wait until Yorkville and County get on the same page to determine land use in this area, but commercial and industrial should be concentrated north of the River where property is already zoned.

Phil Corrington stated that if the road went straight south from W. Highpoint Road, it would be a lot less road to build.

Dawn Mulligan stated that all the houses along Lisbon Road were all in place in 2008 when the Phase I was underway, and perhaps only 1 house has been built since then. So even when the original alignment was being planned, it was going to impact all those same people. And it would be a real problem in Helmar.

Steve Hawkinson identified that he lives near the middle of Lisbon Road. He believes that the Highway Committee has an entirely different tone about the Lisbon Road alignment than the Comp Land Plan Committee. He has reviewed the Phase I study and had lots of questions about the proposed improvements on Lisbon. He was also concerned about how City of Yorkville has reclassified all the land around the Route 71 & Eldamain Road intersection.

Larry Nelson stated that he had the first meeting about this matter back in January of 2022. He compared the drawing of the Orchard Road alignment with Eldamain's alignment. He said that we need to plan for the future. He argued that Menard's trucks and other truck traffic should go down Eldamain Road to Lisbon Road to Walker Road, and back to Route 47. He provided an exhibit that showed the alignment going straight south from W. Highpoint Road and teeing into Walker Road, and suggested that this alignment should go into the County's Land Plan.

DeBolt stated that we're not here to tear up people's front yards and build a road next to their front porch. He thought it was a lot simpler to go straight south through the farm fields. Kellogg thought that this centerline might get changed before it is built. He compared the change in the WIKADUKE centerline in Oswego to what might happen with Lisbon Road.

Motion Kellogg; second DeBolt to recommend a resolution approving conveyance of 1.194 acres of excess land (Parcel 003XS) to DJJ Farming LLC, an Illinois Limited Liability Company, as part of the Collins Road Extension. Klaas explained that a parcel of the Quarry Ledge Farm was isolated from the rest of their property when the Collins Road right-of-way was laid out. The County acquired this parcel but has no use for it as road right-of-way. DJJ Farming is interested in getting this property as it provides for great frontage for them along Collins Road. DJJ Farming is giving over 6 acres of new right-of-way to the County, valued at over \$133,000. The value of the conveyance parcel is just \$25,000. So Klaas thought this was a very good deal for the County. The State's Attorney Office is currently preparing this resolution for County Board action. The committee unanimously approved sending this resolution to the County Board for consideration.

Motion DeBolt; second Kellogg to forward Highway Department bills for the month of October in the amount of \$26,426.70 to the Finance Committee for approval. By roll call vote, motion approved unanimously.

Motion DeBolt; second Kellogg, to adjourn the meeting at 4:36 P.M. Motion carried unanimously.

Respectfully submitted,

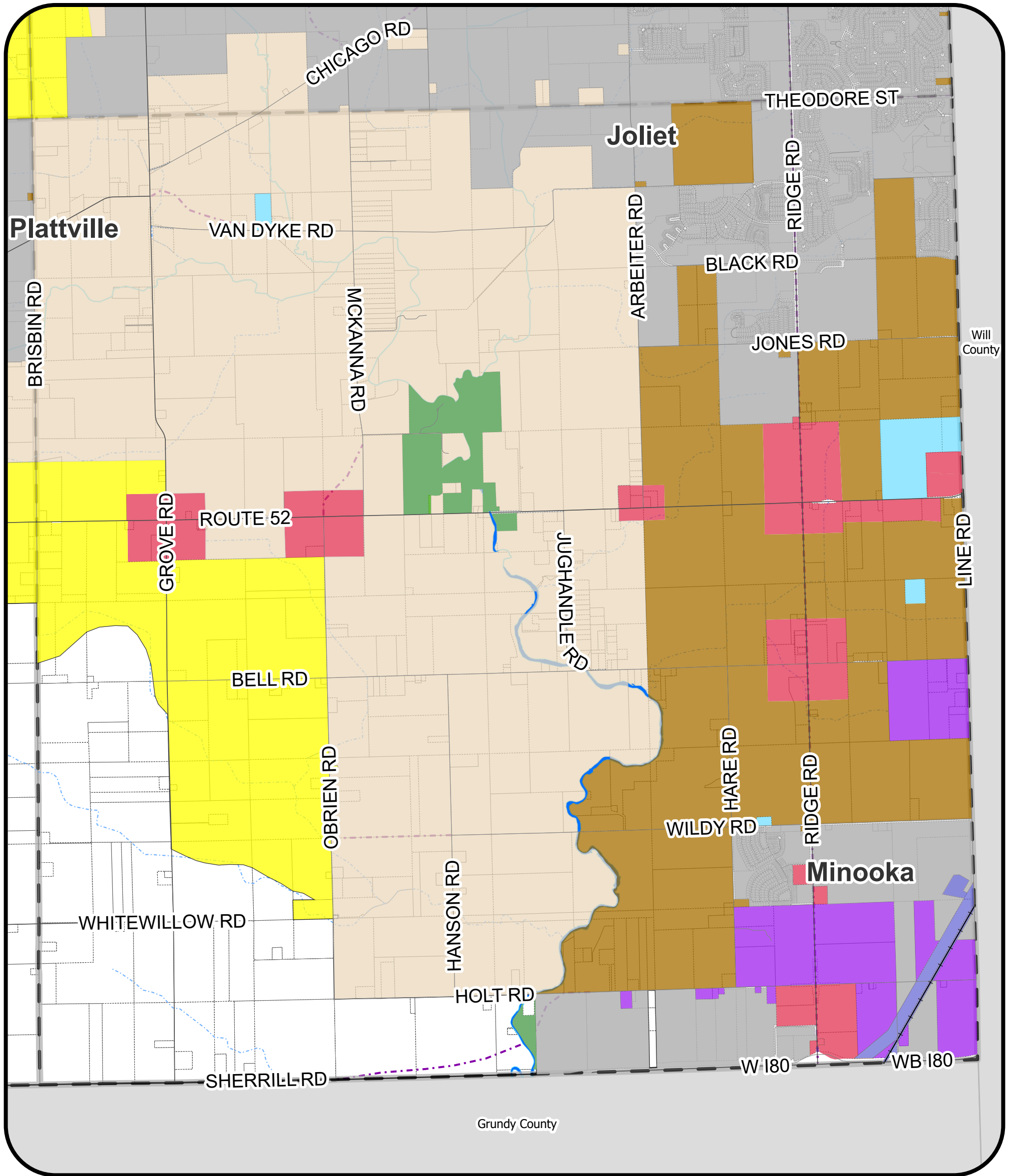


Francis C. Klaas, P.E.
Kendall County Engineer

Action Items

1. Memorandum of Understanding between Kendall County, Illinois and the Morgan Creek Drainage District
2. Resolution approving conveyance of 1.194 acres of excess land (Parcel 003XS) to DJJ Farming LLC, an Illinois Limited Liability Company, as part of the Collins Road Extension

Future Land Use Plan



--- PROPOSED ROADWAY IMPROVEMENTS

--- TOWNSHIPS

SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES

RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES

RURAL ESTATE RESIDENTIAL MAX DENSITY 0.45 DU ACRE

COMMERCIAL

MIXED USE BUSINESS

COMMONWEALTH EDISON

PUBLIC/INSTITUTIONAL

AGRICULTURE

FOREST PRESERVES

URBAN AREAS - INCORPORATED

UNKNOWN

INACTIVE

N

0 0.5 1 2

Miles



Kendall County GIS

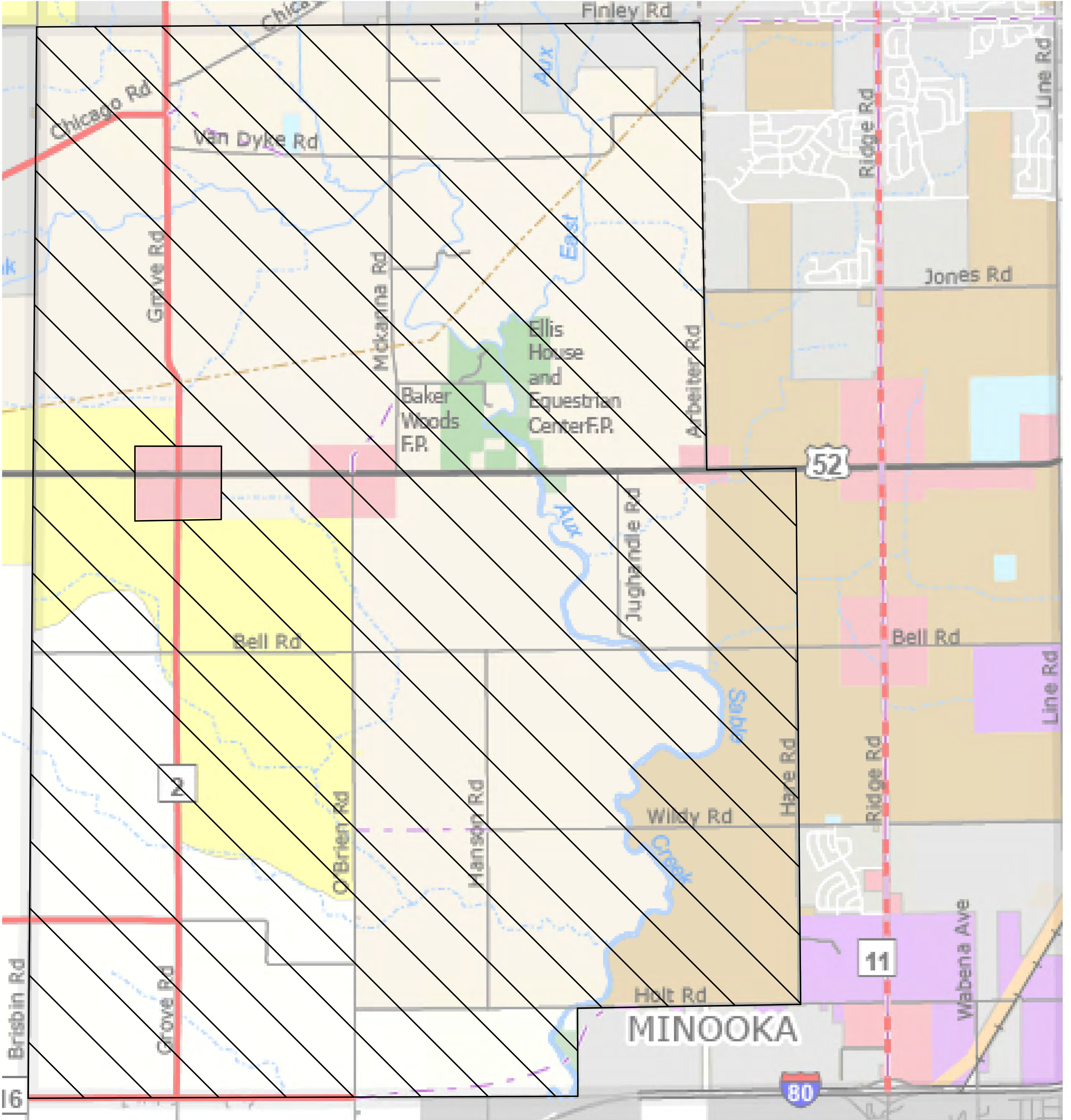
111 West Fox Street - Room 308

Yorkville, Illinois 60560

630.553.4212

Created: 2/9/2022

SEWARD TOWNSHIP - KENDALL COUNTY COMPREHENSIVE LAND USE PLAN



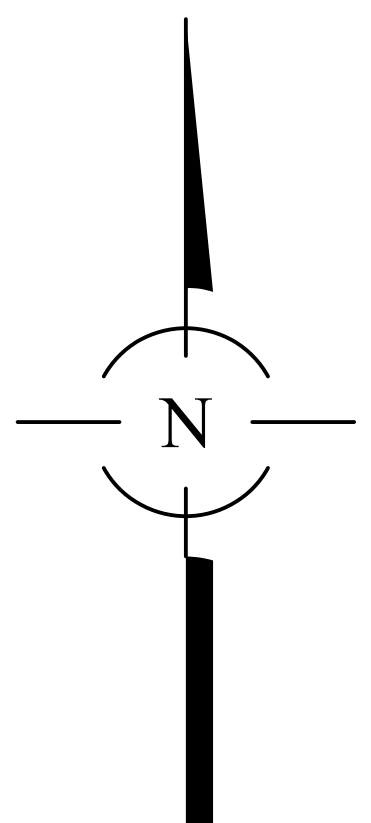
Road Type

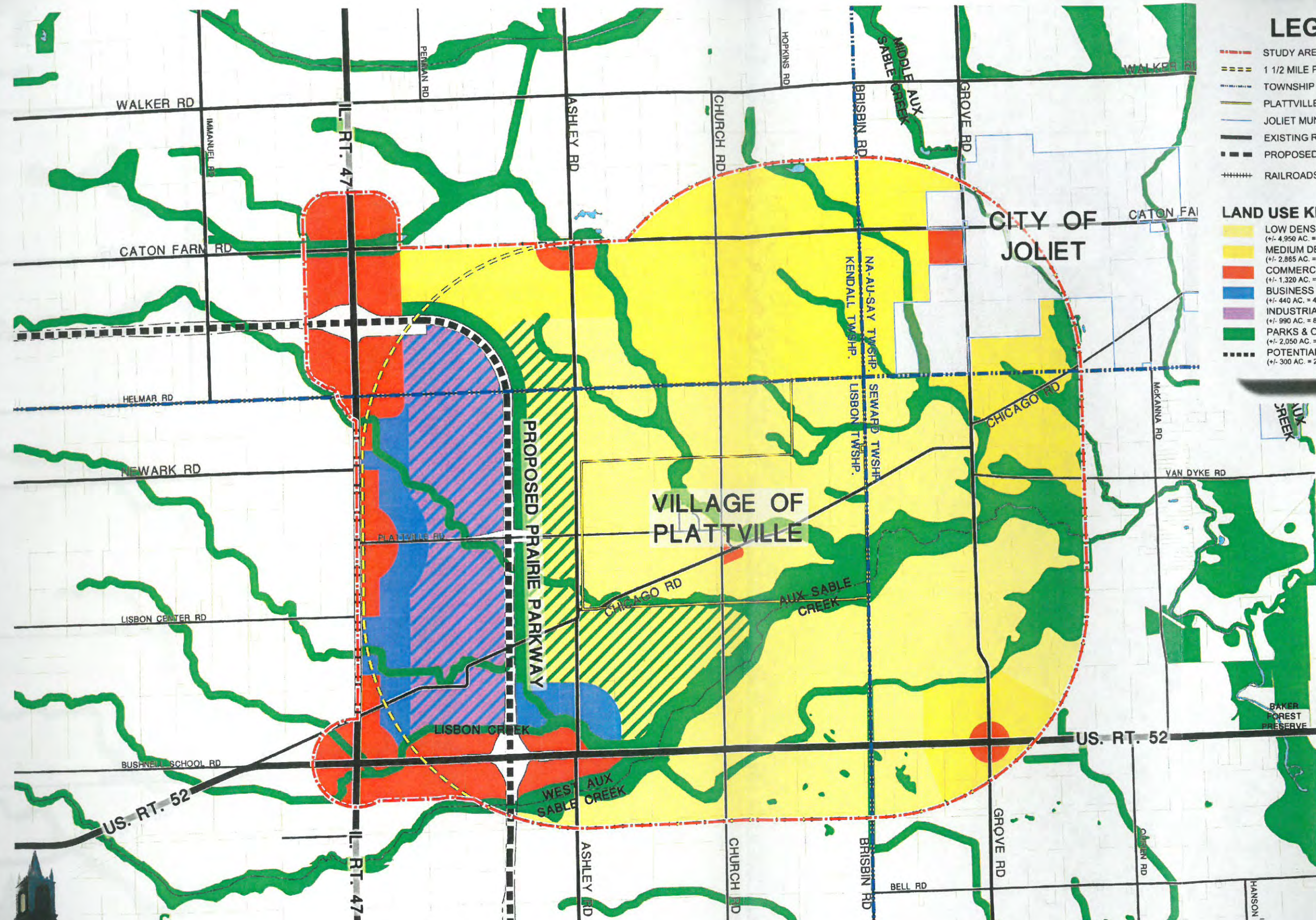
- Adjacent County
- County
- Interstate
- State & Federal
- Bituminous
- - - Gravel
- - - - Dirt
- Local
- Rail Roads
- Intermittent Hydrology
- Parcels
- Hamlets
- Incorporated Areas
- Political Townships

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

/ / / / Proposed Agricultural Land Use





LEGEND

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

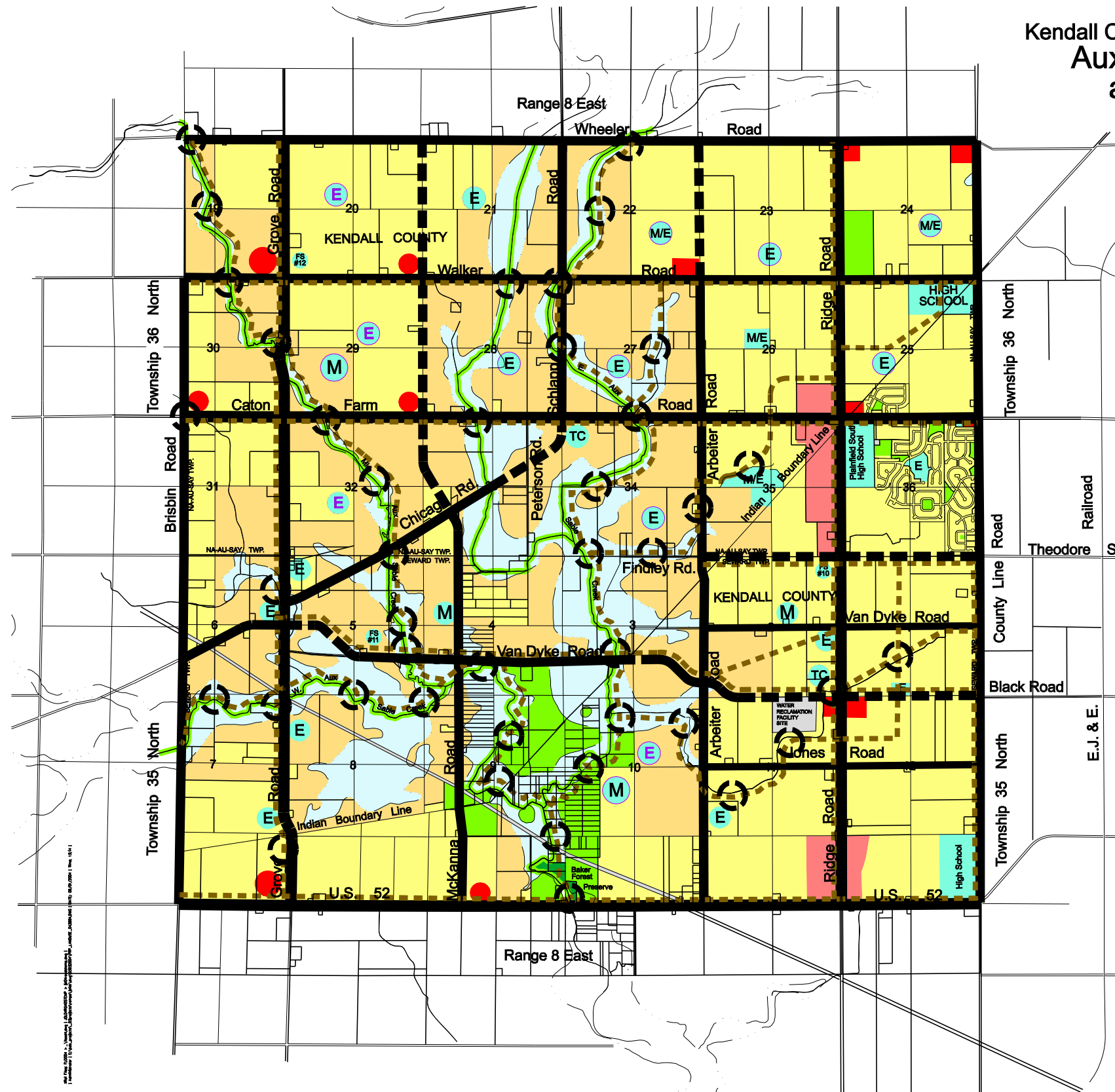
LAND USE KEY

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

FUTURE LAND USE PLAN - DRAFT

NORTH
Scale: 1" = 1,320'

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



Legend

Residential

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

Commercial

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

Municipal/Institutional (Schools Fire Stations & Municipal Facilities)

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

Public Open Space

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



Joseph H. Abel & Associates
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Elyon, Illinois 60137
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Fax (630) 790-1116

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234 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (800) 233-0627 - Fax (800) 232-1629

ENCAP, Inc.
200 West Ave. #2
Geneva, IL 60134
(630) 790-1116



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





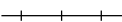
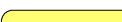












EXHIBIT 5-1

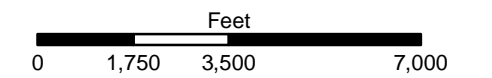
Village of Shorewood

Comprehensive Plan

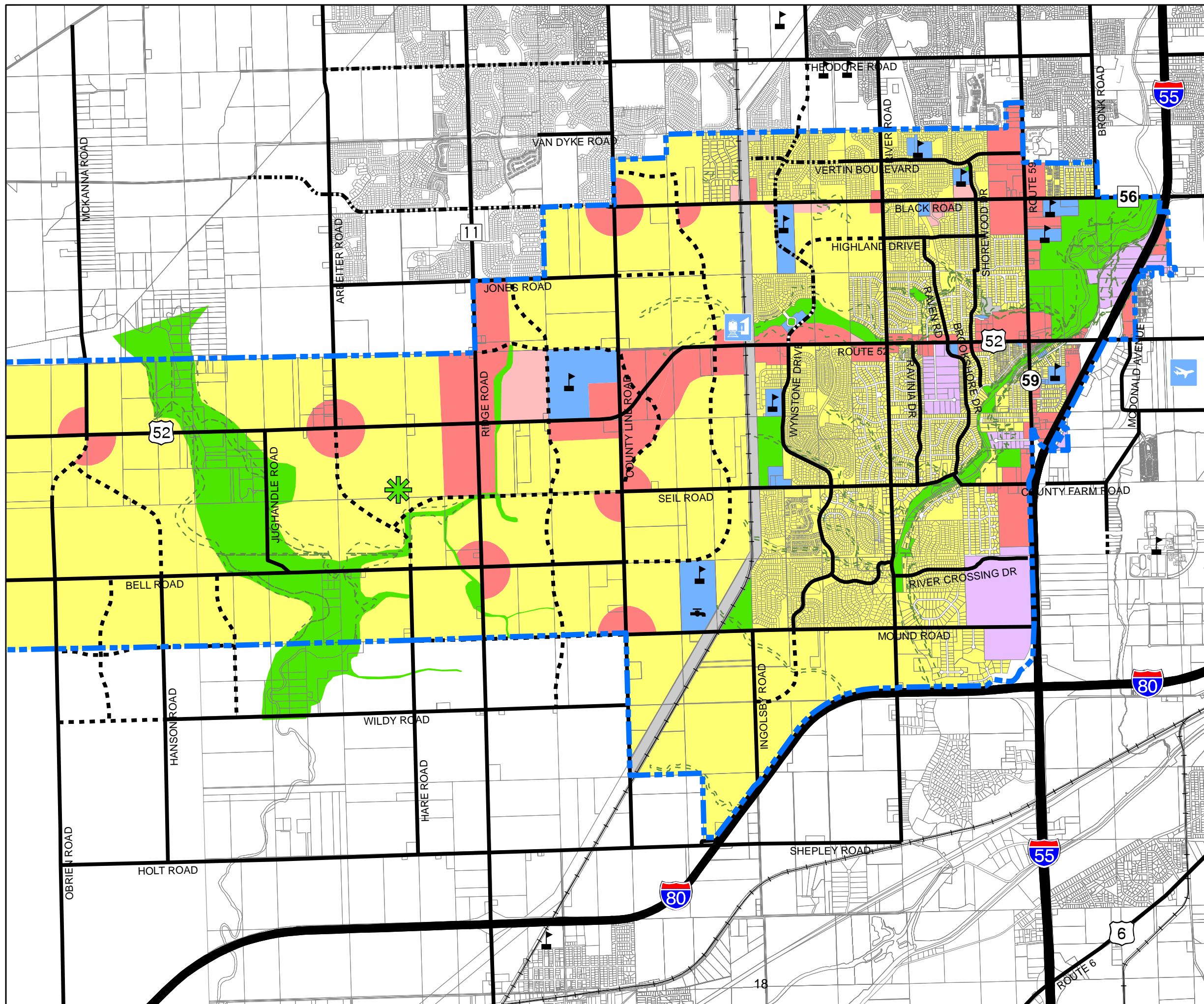
ILLUSTRATION 5 Proposed Land Use Plan

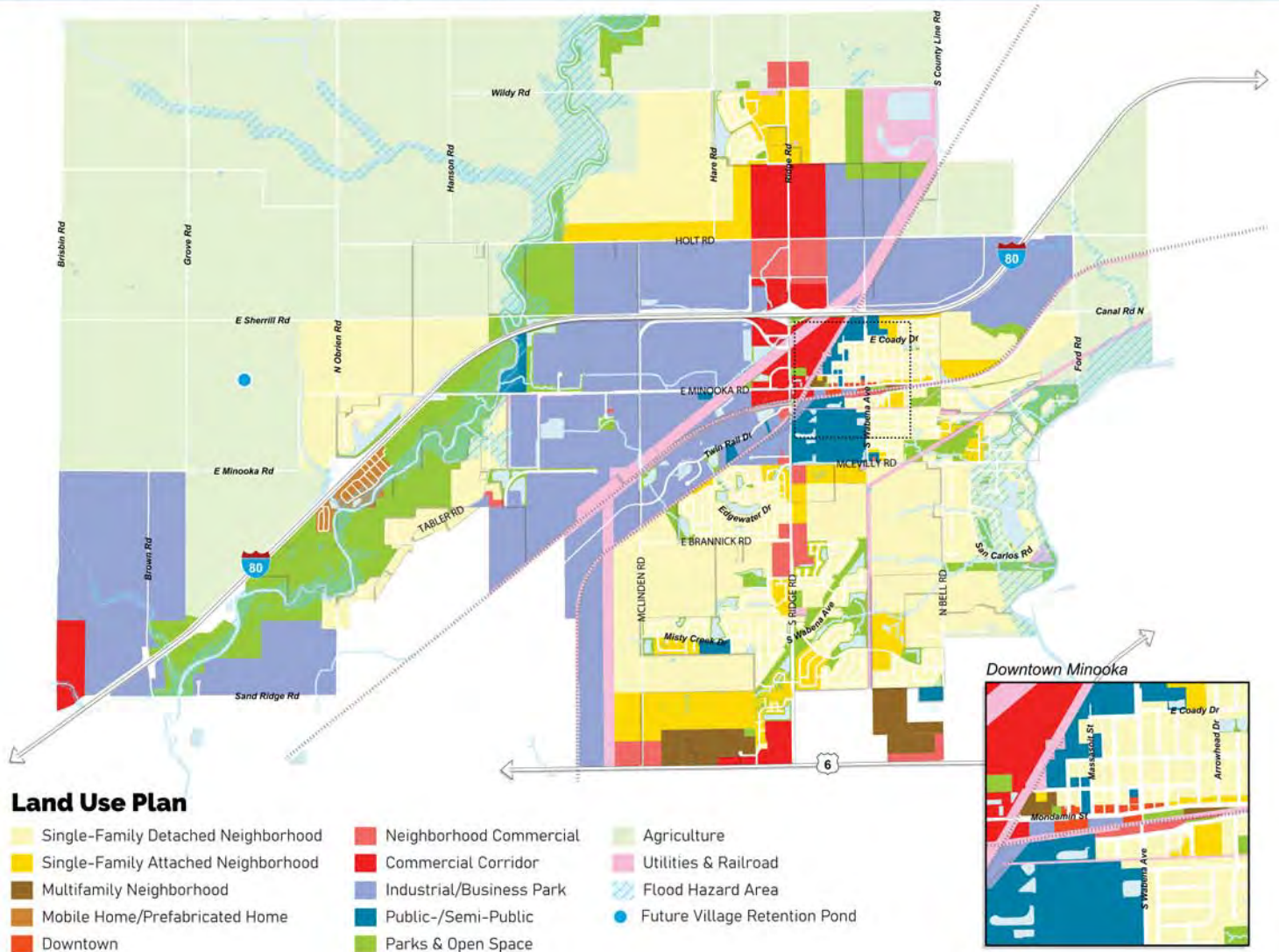
Legend

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



FEBRUARY 2007







Matt Asselmeier

From: Scott Friestad [REDACTED]
Sent: Wednesday, October 19, 2022 4:04 PM
To: larry.nelson@ [REDACTED]
Cc: Matt Asselmeier; Scott Koeppel; Scott Gengler; Larry Nelson
Subject: Re: [External]Re: September 28th Comprehensive Land Plan Meeting

We have talked about the Ag Conservation Area but have not got to the point of filing for that. We are in the middle of harvest right now so I am thinking we will be coming to the county hopefully in November sometime. Since our last meeting I have talked to representatives from the State Farm Bureau office to get more information. I know there will be meetings involved in this process so we thought the best time to frame to apply was right after harvest. Thanks for your patience and willingness to work with us on this.

Scott

On Wed, Oct 19, 2022 at 3:31 PM <larry.nelson@ [REDACTED]> wrote:

Scott, when I talked with one of the land owners down there--- they said they were looking to have, I believe they called it an ag conservation area registered with the state. I asked him to send us a map of what lands they would be putting into the ag area. and a copy of the application they were filing to start the process. Said I would bring it to the committee and thought we would all be respectful of anything they filed to officially take it into an ag conservation area. (But that I'm only one vote)

To date I have not received anything and I do not believe that Matt has either.

Larry



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Comprehensive Land Plan and Ordinance Committee

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

Date: 1/19/2022

Subject: Potential Future Land Use Map Changes Along Route 47 in Kendall and Lisbon Townships

At the October 2021 Kendall County Economic Development Committee meeting, the Committee started a discussion about updating the Future Land Use Map along Route 47 in Kendall and Lisbon Townships. At their November meeting, the Committee voted to forward the discussion to the Committee of the Whole.

Attached is an email from the City of Morris' engineers noting the locations of municipal water and sewer services. As noted in the email, sanitary sewers have been extended to Airport Road while water service has been extended to Minooka Road.

The City of Morris' Future Land Use Map, the Village of Plattville's Future Land Use Map, the Village of Lisbon's Future Land Use Map, the current Future Land Use Map for Lisbon Township, and the final proposed Future Land Use Map for Lisbon Township from 2019 are also attached.

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

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

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

Thanks,

MHA

Encs.: November 15 Email from Ryan Hansen
City of Morris Future Land Use Map
Village of Plattville Future Land Use Map
Village of Lisbon Future Land Use Map
Lisbon Township Future Land Use Map
Proposed Lisbon Township Future Land Use Map from 2019

Matt Asselmeier

From: Ryan Hansen <ryanhansen@chamlin.com>
Sent: Monday, November 15, 2021 9:10 AM
To: Matt Asselmeier
Cc: Chris Brown
Subject: [External]RE: Morris Questions

Matt, the water main currently extends to Minooka Road as shown on the below image. The sanitary sewer line has been recently extended to Airport Road to service the Proctor and Gamble facility. The City's master plan for sewer and water has utilities being extended up to the Kendall/Grundy County Line. It has been discussed that if the right user were to want to locate in Kendall County and it made financial sense to extend services then the City would not be averse to doing so.

I have copied Mayor Brown on this email also to keep him in the loop.

Please let me know if you need anything.

Thanks

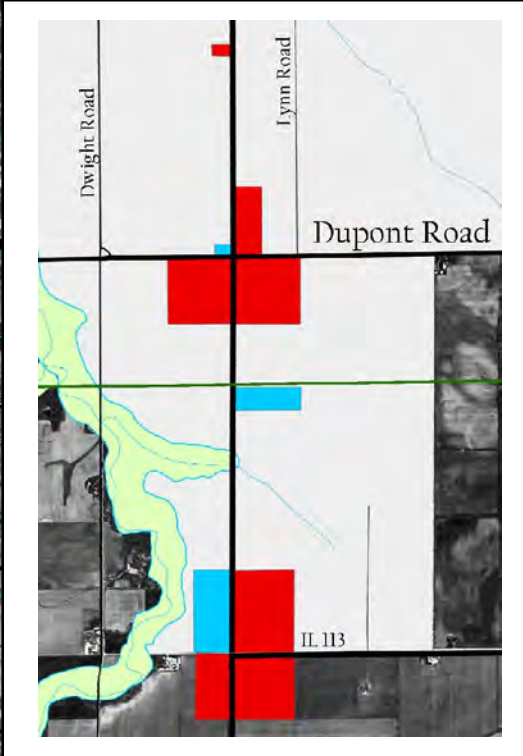
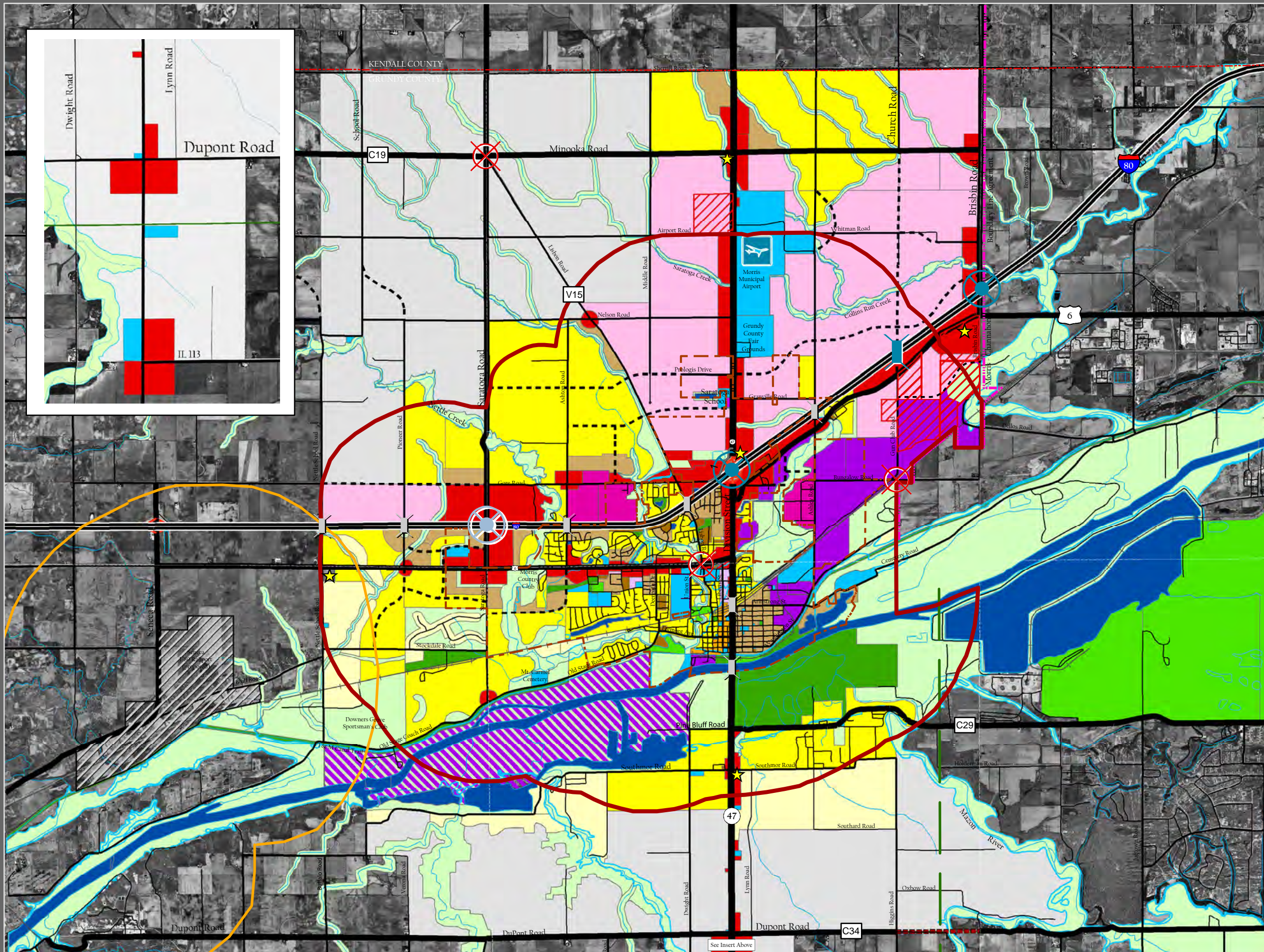
Ryan



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

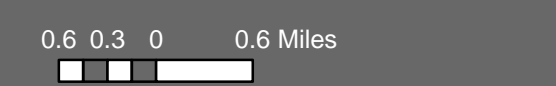
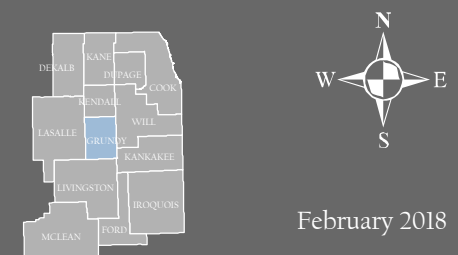
City of Morris

Future Land Use Map



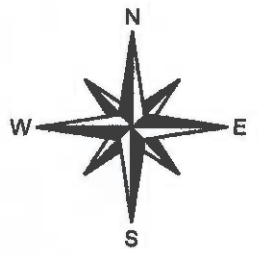
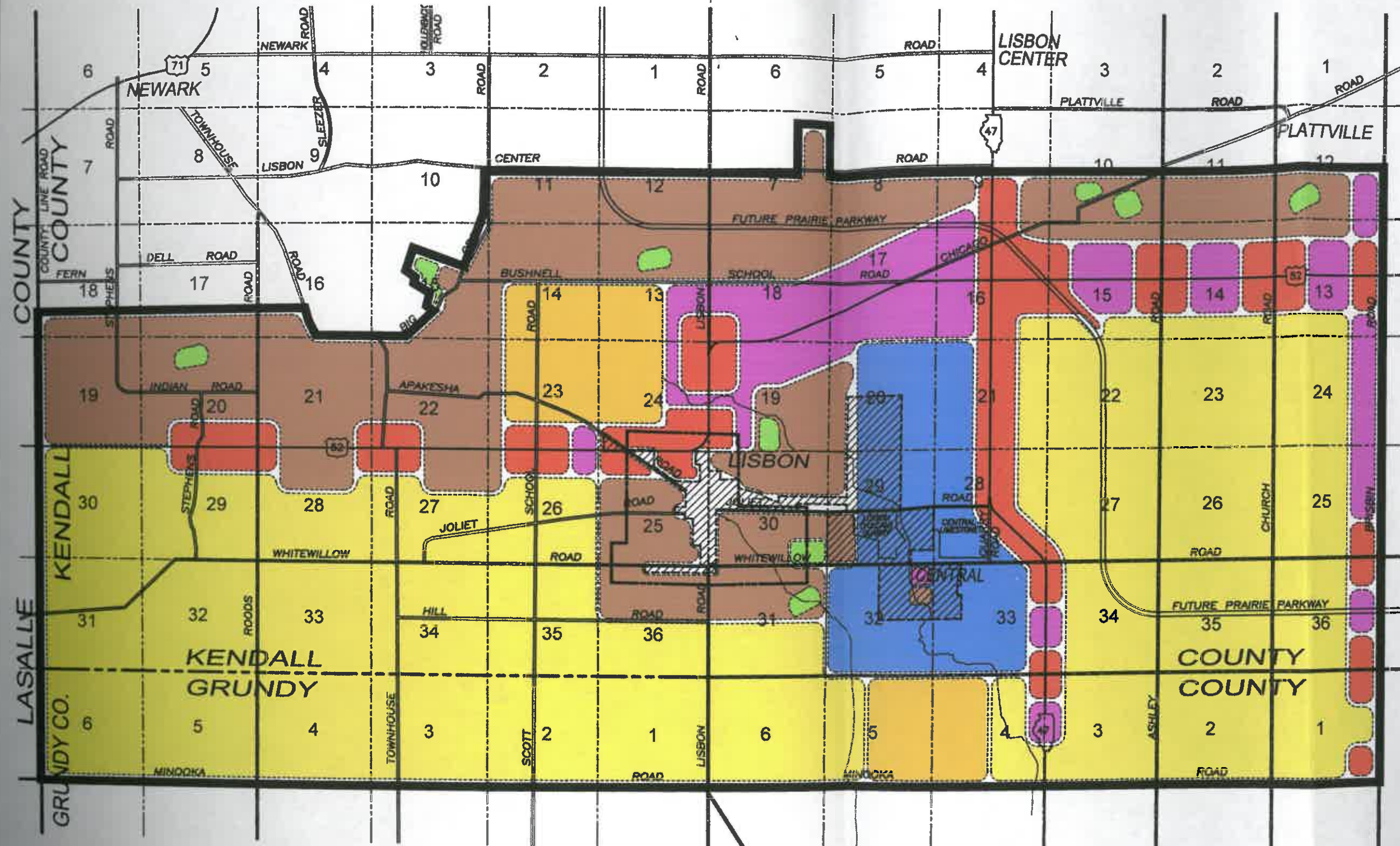
Legend

- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- Interchange
- New Arterial
- New Collector
- Railroad
- Open Space (Private)
- Existing Floodplain
- Open Space (Public)
- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Downtown
- Business Park
- Business Transition
- Industrial
- Industrial/Private Open Space
- Limited Industrial
- Morris (Incorporated Area)
- Pre-Annexation Areas
- Seneca I-80 Railport (proposed)



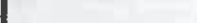









Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey

RANGE 6 EAST RANGE 7 EAST



LEGEND

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAR	DATE: 8/14/07
CHECKED BY: GRC	

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

CHAMLIN ASSOCIATES
PERU MORRIS ILLINOIS

COMPREHENSIVE PLANNING MAP
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

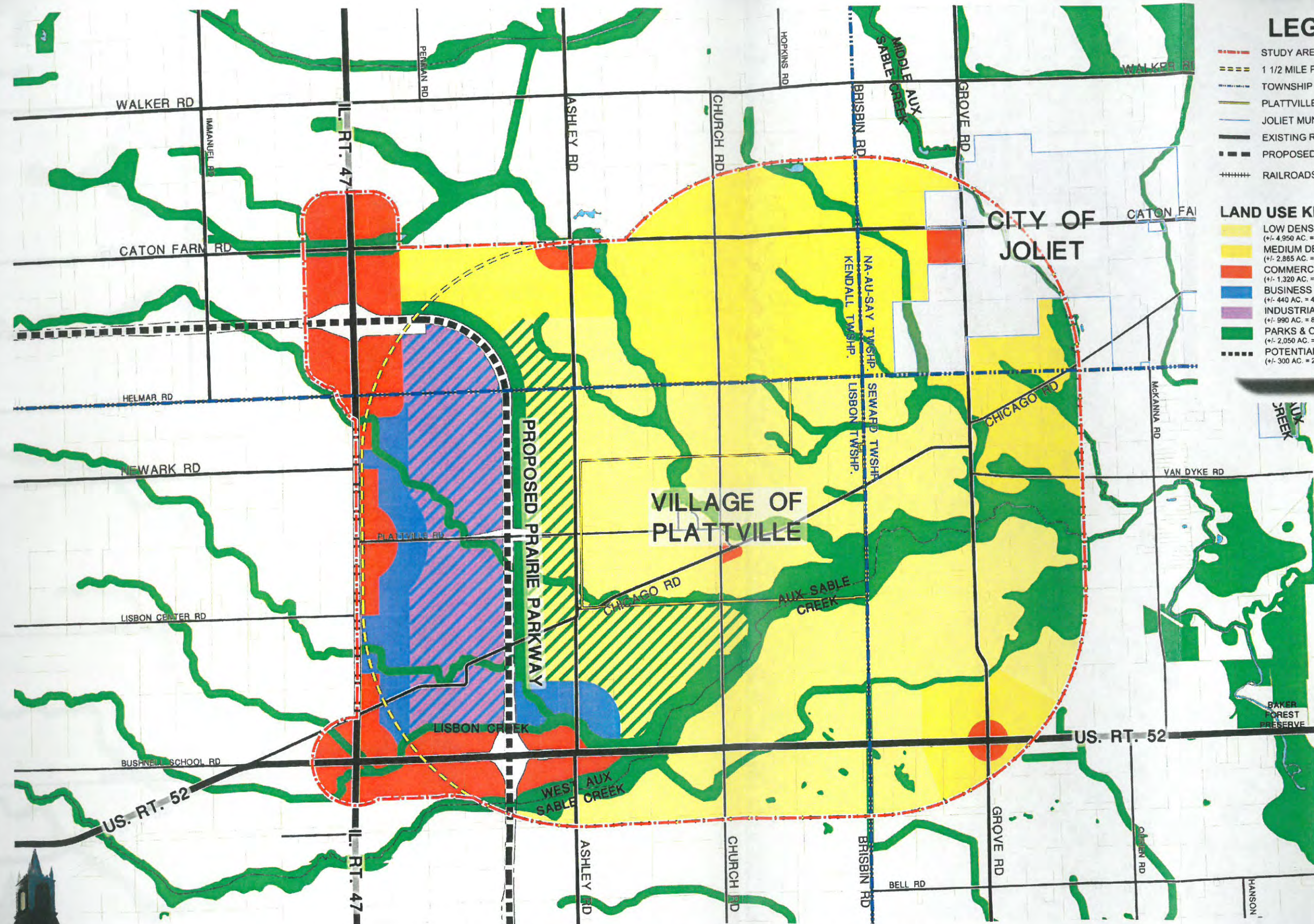
SCALE: 1 = 1700	SHEET
FILE NO.:	OF

LEGEND

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

LAND USE KEY

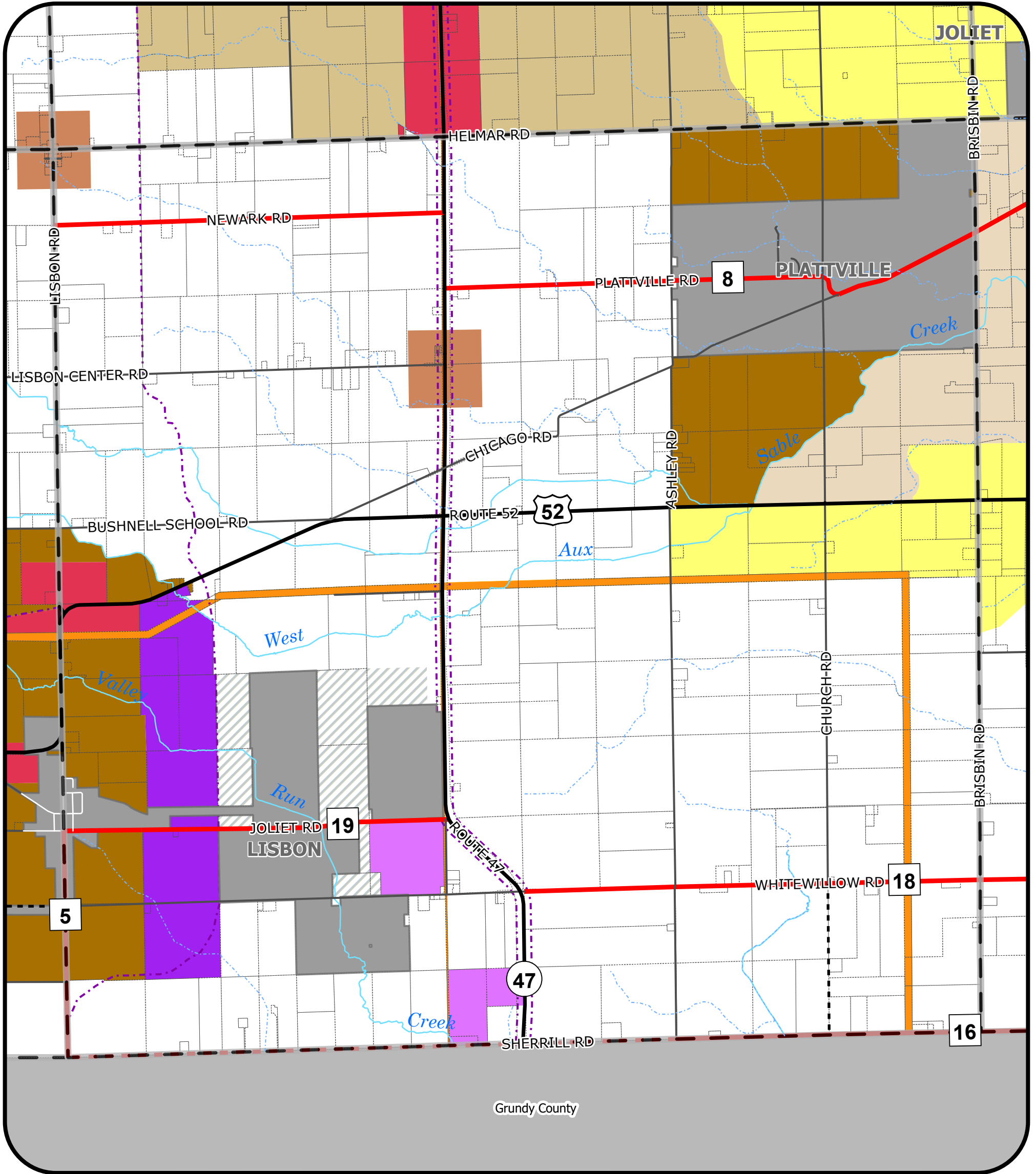
- LOW DENSITY RESIDENTIAL
(+/- 4,950 AC. = 38% OF STUDY AREA)
- MEDIUM DENSITY RESIDENTIAL
(+/- 2,885 AC. = 22% OF STUDY AREA)
- COMMERCIAL
(+/- 1,320 AC. = 10% OF STUDY AREA)
- BUSINESS PARK/OFFICE
(+/- 440 AC. = 4% OF STUDY AREA)
- INDUSTRIAL
(+/- 990 AC. = 8% OF STUDY AREA)
- PARKS & OPEN SPACE
(+/-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



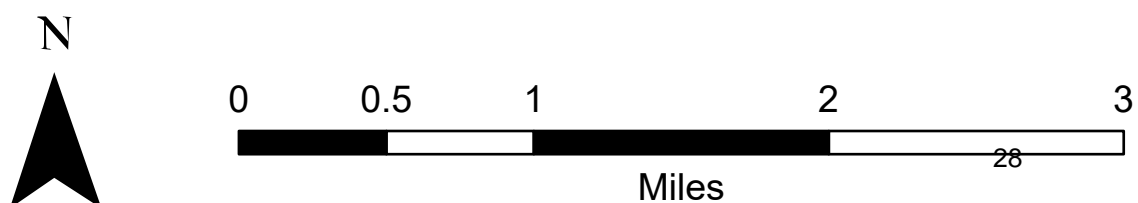
FUTURE LAND USE PLAN - DRAFT

NORTH
Scale: 1" = 1,320'

Future Land Use Plan in Kendall County, IL



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



Kendall County GIS

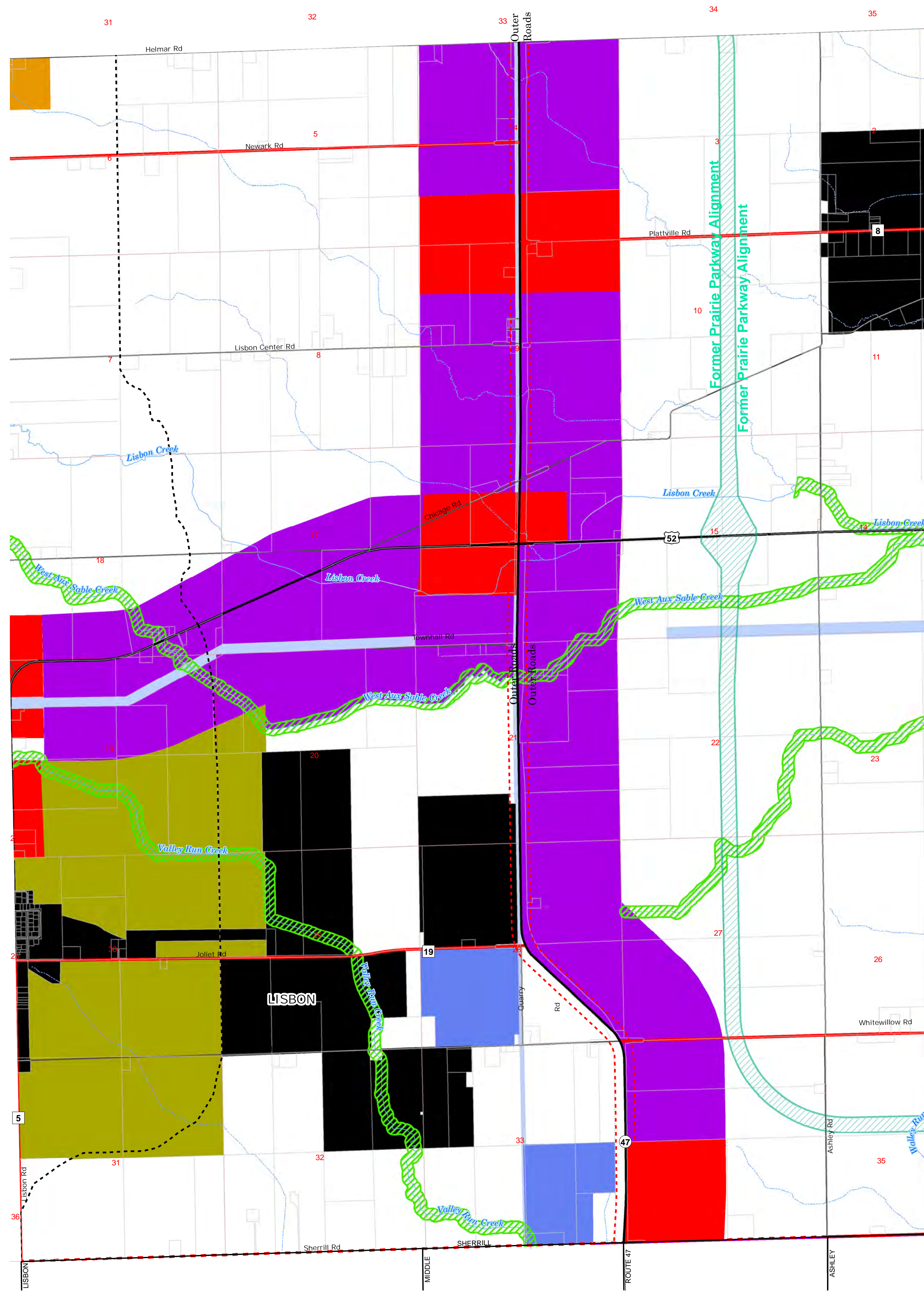
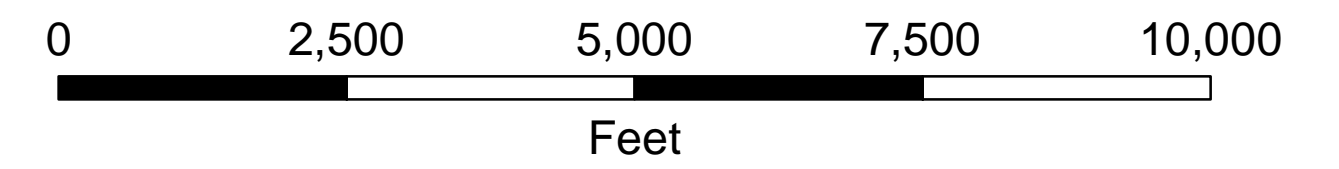
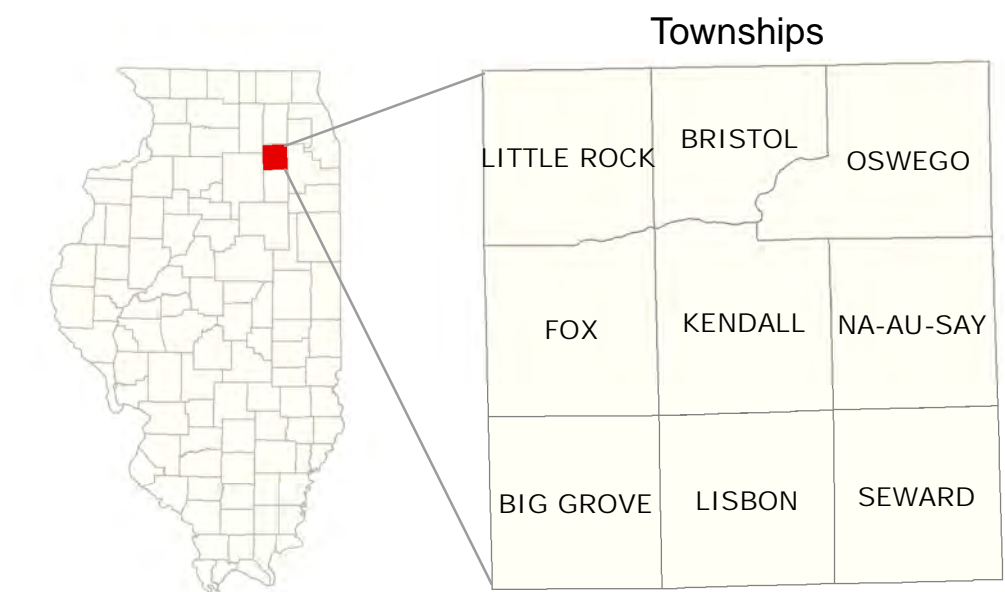
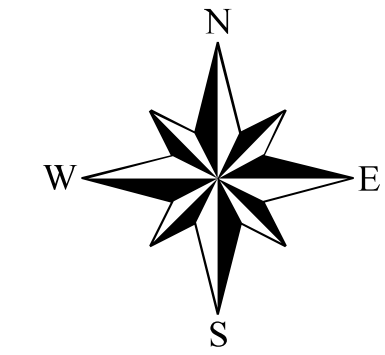
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

Created: 10/20/2021

Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2019 -

<http://www.co.kendall.il.us>



Legend

- Outer Roads
- Proposed Roadways

Future LRMP

Abbreviation

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



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

Section 3:02 Definitions

ACTIVE SOLAR ENERGY SYSTEM. A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means. (Amended 11/20/18)

BUILDING-INTEGRATED SOLAR ENERGY SYSTEMS. An active solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings. (Amended 11/20/18)

GRID-INTERIE SOLAR ENERGY SYSTEM. A photovoltaic solar energy system that is connected to an electric circuit served by an electric utility company. (Amended 11/20/18)

GROUND MOUNT SOLAR ENERGY SYSTEM. A solar energy system mounted on a rack or pole that rests on or is attached to the ground. (Amended 11/20/18)

OFF-GRID SOLAR ENERGY SYSTEM. A photovoltaic solar energy system in which the circuits energized by the solar energy system are not electrically connected in any way to electric circuits that are served by an electric utility company. (Amended 11/20/18)

PASSIVE SOLAR ENERGY SYSTEM. A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger. (Amended 11/20/18)

PHOTOVOLTAIC SYSTEM. An active solar energy system that converts solar energy directly into electricity. (Amended 11/20/18)

ROOF MOUNT SOLAR ENERGY SYSTEM. A solar energy system that is mounted on a rack that is fastened onto a building roof. (Amended 11/20/18)

SOLAR ACCESS. Unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system. (Amended 11/20/18)

SOLAR COLLECTOR. An assembly, structure, and the associated equipment and housing, designed for gathering, concentrating, or absorbing direct and indirect solar energy for which the primary purpose is to convert or transform solar radiant energy into thermal, mechanical, chemical or electrical energy. (Amended 11/20/18)

SOLAR ENERGY. Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector. (Amended 11/20/18)

SOLAR ENERGY EASEMENT. An easement that limits the height or location, or both, of permissible development on the burdened land in terms of a structure or vegetation, or both, for the purpose of providing access for the benefited land to wind or sunlight passing over the burdened land. (Amended 11/20/18)

SOLAR ENERGY SYSTEM (SES). All components required to become a complete assembly or structure that will convert solar energy into electricity for use. (Amended 11/20/2018)

SOLAR ENERGY SYSTEM ADDITION. A private solar energy system which is structurally attached to a building or structure on the zoning lot on which said system is located. Said system shall be considered part of the building and shall comply with all provisions of this ordinance pertaining thereto. (Amended 11/20/18)

SOLAR ENERGY SYSTEM, PRIVATE. A collection of one (1) or more solar collectors designed for use by the occupant(s) of the zoning lot on which said system is located; excess power generation is limited to net metering or similar technology with regulations set by the local power utility, community, county, and state. Private solar energy system equipment shall conform to applicable industry standards, and applicants for building permits for private solar energy systems shall submit certificates from equipment manufacturers that the equipment is manufactured in compliance with industry standards. (Amended 11/20/18)

SOLAR FARM. A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located. (Amended 11/20/18)

SOLAR GARDEN. A commercial solar-electric (photovoltaic) array, of no more than 20 acres in size, that provides retail electric power (or a financial proxy for retail power) to multiple households or businesses located off-site from the location of the solar energy system. (Amended 11/20/18)

SOLAR HEAT EXCHANGER. A component of a solar energy device that is used to transfer heat from one substance to another, either liquid or gas. (Amended 11/20/18)

SOLAR HOT AIR SYSTEM. An active solar energy system (also referred to as Solar Air Heat or Solar Furnace) that includes a solar collector to provide direct supplemental space heating by heating and re-circulating conditioned building air. (Amended 11/20/18)

SOLAR HOT WATER SYSTEM. A system (also referred to as Solar Thermal) that includes a solar collector and a heat exchanger that heats or preheats water for building heating systems or other hot water needs, including residential domestic hot water and hot water for commercial processes. (Amended 11/20/18)

SOLAR MOUNTING DEVICES. Racking, frames, or other devices that allow the mounting of a solar collector onto a roof surface or the ground. (Amended 11/20/18)

SOLAR STORAGE UNIT. A component of a solar energy device that is used to store solar generated electricity or heat for later use. (Amended 11/20/18)

Section 4:05-Solar panels are listed as an accessory use.

Section 4:18 SOLAR PANELS (Amended 11/20/18)

A. Roof Mounted for On-Site Energy Consumption. Solar panels located on the roof of an existing structure shall be permitted in all districts. Roof mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted. Roof mounted solar energy

systems shall not exceed the maximum allowed height in any zoning district. Roof mounted or building integrated private solar energy systems for residential or business use shall be considered an accessory use in all zoning districts where there is a principal structure and shall meet the regulations of the Kendall County Zoning Ordinance. Roof mounted solar panels used as accessory to agricultural uses and which the energy generated from the solar panels is consumed on-site shall be exempt from building permits. The use of roof mounted solar panels for on-site energy consumption shall comply will all applicable federal, state, and local laws and the rules of the local electrical utility.

B. Freestanding for On-Site Energy Consumption. Solar panels located on the ground or attached to a framework located on the ground shall be classified as accessory structures in all zoning districts provided that the system is no larger than necessary to provide one hundred twenty percent (120%) of the electrical and/or thermal requirements of the structure to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems. Freestanding solar panels shall be permitted if they comply with the standards listed in the Kendall County Zoning Ordinance. Ground or pole mounted solar energy systems shall not exceed the maximum height, when oriented at maximum tilt, for the zoning district in which it is located. Freestanding solar panels used as accessory to agricultural uses and which the energy generated from the solar panels is consumed on-site shall be exempt from building permits. The use of freestanding solar panels for on-site energy consumption shall comply will all applicable federal, state, and local laws and the rules of the local electrical utility.

C. Solar Gardens. Solar gardens shall be allowed in all zoning districts and shall require a special use permit whether accessory or principal use of the property subject to the following requirements:

1. Unless otherwise noted in the Kendall County Zoning Ordinance, solar gardens must comply with all required standards for structures in the district in which the system is located.
2. Rooftop community systems are permitted in all zoning districts where buildings are permitted.
3. Ground-mount community solar energy gardens must be less than or equal to twenty (20) acres in total size. Ground-mount solar developments covering more than twenty (20) acres shall be considered solar farms.
4. Solar gardens are subject to Kendall County's Stormwater Management Ordinance and NPDES permit requirements.
5. An interconnection agreement must be completed with the electric utility in whose service territory the system is located.
6. Ground-mount systems must comply with all required standards for structures in the district in which the system is located. All solar gardens shall also be in compliance with all applicable local, state and federal regulatory codes, including the National Electric Code, as amended. Also, Health Department requirements for wells and septic systems must be met.

D. Solar Farms. Ground-mount solar energy systems that are the primary use on the lot, designed for providing energy to off-site uses or export to the wholesale market are permitted under the following standards:

1. Unless otherwise noted in the Kendall County Zoning Ordinance, solar farms must comply with all required standards for structures in the district in which the system is located.

2. Solar farms are subject to Kendall County's Stormwater Management Ordinance and NPDES permit requirements.

3. Top soils shall not be removed during development, unless part of a remediation effort. Soils shall be planted to and maintained in perennial vegetation to prevent erosion, manage run off and build soil. A plan must be approved by the Kendall County Soil and Water Conservation District and paid for by the developer. Applicable noxious weed ordinances shall be followed. Due to potential County liability under the Illinois Endangered Species Protection Act (520 ILCS 10/11(b)), it is required that any crops or vegetation planted be in compliance with all federal and state laws protecting endangered species. This will also include pollinators such as bees. A report showing demonstration of plan compliance shall be submitted annually and paid for by the developer.

4. A qualified engineer shall certify that the foundation and design of the solar panels racking and support is within accepted professional standards, given local soil and climate conditions.

5. All solar farms shall be in compliance with all applicable local, state and federal regulatory codes and the National Electric Code, as amended.

6. Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by Kendall County in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines or distance makes undergrounding infeasible, at the discretion of the Kendall County Planning, Building and Zoning Department. In addition, the Illinois Department of Agriculture (IDOA) has established standards and policies in the Agricultural Impact Mitigation Agreements (AIMA) regarding the construction or burial of electric transmission lines which should be agreed to and adhered to between the landowner and the developer.

7. A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, farm tile, electric equipment, fencing, and screening materials and all other characteristics requested by Kendall County. The site plan should also show all zoning districts and overlay districts.

E. Setback Requirements. Unless otherwise stated in the Kendall County Zoning Ordinance, the setback requirements for all solar energy systems shall meet the structure minimum setback requirements when the solar energy system is oriented at any and all positions. No solar energy system shall be located in any front yard of any residentially zoned or used property.

F. Design Standards. Active solar energy systems shall be designed to conform to the County's Land Resource Management Plan and to blend into the architecture of the building or may be required to be screened from the routine view from public rights-of-way other than alleys. Screening may be required to the extent it does not affect the operation of the system. The color of the solar collector is not required to be consistent with other roofing materials.

1. Building integrated photovoltaic solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system

is integrated meets all required setback, land use or performance standards for the district in which the building is located.

2. Solar energy systems using roof mounting devices or ground-mount solar energy systems shall not be restricted if the system is not visible from the closest edge of any public right-of-way or immediately adjacent to a residential structure.

3. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties. Measures to minimize glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

4. Damaged field drain tile shall be repaired or rerouted on a timetable approved by the Kendall County Planning, Building and Zoning Department.

G. Coverage. Roof or building mounted solar energy systems, excluding building-integrated systems, shall allow for adequate roof access for firefighting purposes to the south-facing or flat roof upon which the panels are mounted. Ground-mount private solar energy systems shall be exempt from impervious surface calculations if the soil under the collector is not compacted and maintained in vegetation. Foundations, gravel, or compacted soils are considered impervious.

H. Plan Approval Required. All solar energy systems shall require administrative plan approval by the Kendall County Building Official via the review of the application for a building permit.

1. Plan applications for solar energy systems shall be accompanied by horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building or on the property for a ground-mount system including the property lines.

2. For all roof-mounted systems other than a flat roof, the elevation must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.

3. For flat roof applications, a drawing shall be submitted showing the distance to the roof edge and any parapets on the building shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.

4. Applications that meet the design requirements of the Kendall County Zoning Ordinance and do not require an administrative variance shall be granted administrative approval by the Zoning Administrator and not require Planning, Building and Zoning Committee review. Plan approval does not indicate compliance with Building or Electrical Codes.

I. Approved Solar Components. Electric solar energy system components must have a UL listing approved equivalent and solar hot water systems must have an SRCC rating.

J. Compliance with Building Code. All active solar energy systems shall meet approval of County building officials; solar thermal systems shall comply with HVAC-related requirements of the Illinois State Energy Code. All County adopted building codes will apply and take precedence where applicable.

K. Utility Notification. All grid-intertie solar energy systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.

L. Building Permit Requirements and Fees. All solar energy systems will be required to have a Kendall County Building Permit before any work can be started. A written plan and a plat/drawing for the proposed solar energy system shall be provided with the Building Permit Application. The plat/drawing must show the location of the system on the building or on the property, (for a ground-mount system show arrangement of panels), with all property lines and set back footages indicated. Fees for processing the applications for building permits shall be established by the County Board. Any solar energy system that construction has started before a Building Permit has been applied and paid for will be charged double the permit fee. The above fees do not apply to solar energy systems used to generate energy for on-site consumption of energy for agricultural purposes (Amended 9/15/20).

M. Liability Insurance and Indemnification.

1. For Solar Farms and Solar Gardens, commencing with the issuance of building permits, the Applicant, Owner, or Operator shall maintain a current general liability policy covering bodily injury and property damage with limits of at least Three Million Dollars (\$3 Million) per occurrence and Five Million Dollars (\$5 Million) in the aggregate. Such insurance may be provided pursuant to a plan of selfinsurance, by a party with a net worth of Twenty Million Dollars (\$20 Million) or more. The County shall be named as an individual insured on the policy to the extent the county is entitled to indemnification.

2. Any SES(s), applicant, owner, or operator, whether individual or commercial, shall defend, indemnify, and hold harmless the County and its officials, employees, and agents (collectively and individually, the "Indemnified Parties") from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney's fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as "liability") arising out of applicant, owner, or operators selection, construction, operation, and removal of the SES(s) and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County's other indemnification rights available under the law.

N. Decommissioning Plan.

1. Upon the request of the Kendall County Planning, Building and Zoning Department, an owner of a solar energy system must provide documentation, within thirty (30) days, that the solar energy system is still in use. If the solar energy system is not in use, the owner of the system shall have 180 days, after notification from the Kendall County Planning, Building and Zoning Department, to remove the solar energy system from the property.

2. A decommissioning plan shall be required at the time of applying for all solar farms and solar gardens to ensure that the facilities are properly removed after their useful life.

3. Decommission of solar panels must occur in the event they are not in use for ninety (90) consecutive days.

4. The owner or operator will have six (6) months to complete the decommissioning plan after operation of a solar farm or solar garden ceases.

5. The decommissioning plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site.

6. The Kendall County Board shall require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure the proper decommissioning. The posting of a bond may be required prior to the issuance of a building permit for the facility.

7. In the event that the State of Illinois enacts a law with regards to the decommissioning of a solar farm, the strictest requirements shall prevail.

O. Other Requirements.

1. Upon request from the Kendall County Planning, Building and Zoning Department, the owner or operator of a solar farm or a solar garden must submit, within fourteen (14) calendar days, a current operation and maintenance report to the Department.

2. In all undeveloped areas, the solar energy developer will be required to complete a consultation with both the Illinois Historic Preservation Agency (IHPA) and the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. The cost of this consultation shall be at the developer's expense. The final certificate from EcoCat shall be provided to the Kendall County Planning, Building and Zoning Department before a permit or special use permit will be issued.

3. No fencing is required; however, if installed on the property the fencing shall have a maximum height of eight (8) feet. The fence shall contain appropriate warning signage that is posted such that is clearly visible on the site.

4. Any lighting for solar farms or solar gardens shall be installed for security and safety purposes only. Except for lighting that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.

5. Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

6. Electric solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).

7. Solar energy systems must be in compliance with all State of Illinois Plumbing and Energy Codes.

8. For solar energy systems located within five hundred feet (500') of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.

Solar Gardens are special uses in all zoning districts.

Solar Farms are special uses in the A-1 District.