

**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 (5:10 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.

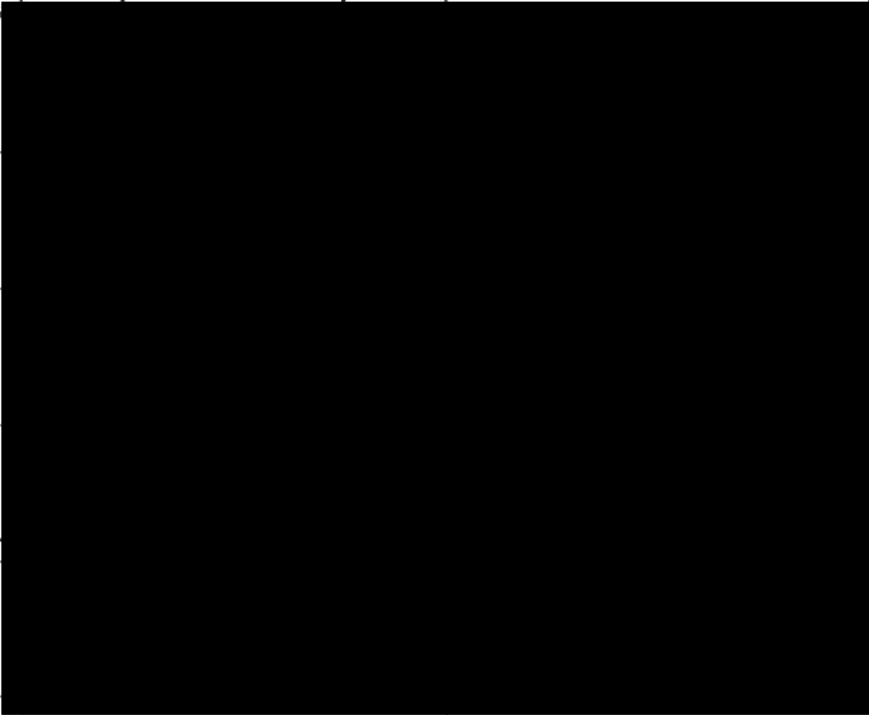
The meeting adjourned at 7:02 p.m.

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,