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

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Wednesday, January 24, 2024 – 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 (Matt Kellogg), Kendall County Soil and Water Conservation District Representative (Alyse Olson), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Seth Wormley), Immediate Kendall County Planning, Building and Zoning Committee Past Chairman or Designee (Scott Gengler), Jeff Wehrli, and Matthew Prochaska

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from October 26, 2022, Meeting (Pages 2-9)

NEW/OLD BUSINESS

1. Discussion of Amending the Future Land Use Map Contained in the Land Resource Management Plan by Reclassifying Properties Between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business (Pages 10-11)
2. Update from Seward Township Regarding Updating the Seward Township Plan
3. Approval of Fiscal Year 2023/2024 Meeting Calendar (Page 12)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, February 28, 2024

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 October 26, 2022***

Chairman Larry Nelson called the meeting to order at 5:01 p.m.

**Members Present:** Bill Ashton, Scott Gengler, Randy Mohr (Arrived at 5:11 p.m.), Larry Nelson, Alyse Olson, Matthew Prochaska, and Jeff Wehrli

**Member Absent:** Scott Gryder

**Others Present:** Matt Asselmeier, Jenny Rohr, Phil Corrington, Linda Corrington, Alissa Werner, Pete Fleming, Ron Miller, Joan Soltwisch, Fran Miller, Anne Vickery, Jim Martin, Tim O'Brien, and Jillian Prodehl

**APPROVAL OF AGENDA**

Mr. Ashton made a motion, seconded by Mr. Wehrli, 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. Gengler, to approve the minutes of the September 28, 2022, meeting with a correction to the narrative of the minutes to reflect that Mr. Ashton arrived at 5:10 p.m. instead of 6:10 p.m. With a voice vote of six (6) ayes, the motion carried.

**NEW/OLD BUSINESS**

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

Mr. Asselmeier presented the alignment currently in the plan and the minutes of the October Highway Committee meeting. He noted that Chairman Nelson exchanged emails with Fran Klaas on the subject.

Mr. Gengler discussed what occurred at the October Highway Committee meeting. He felt the alignment could be changed in the future.

Discussion occurred regarding past, current, and future traffic counts in the area.

Chairman Nelson felt the alignment could be addressed when the County updates the plans for Fox and Kendall Townships. There was no timeframe to construct the road. Discussion occurred regarding the history of the Phase I study and alignment of the various roads originally planned for the area.

Mr. Mohr arrived at this time (5:11 p.m.).

Chairman Nelson explained the role of Teska in creating and updating the plan.

Jenny Rohr asked if she and her husband should continue to invest in their property, including installing a new well. Chairman Nelson said they should continue to invest in their property. The road widening would not likely occur in the next five to ten (5-10) years and he believed a new road would go through the field. Discussion occurred regarding the width of the right-of-way and compensation to property owners.

## 2. Update from Seward Township Regarding Updating the Seward Township Comprehensive Plan

Jillian Prodehl, Seward Township Planning Commission, introduced the project.

Pete Fleming and Joan Soltwisch, Seward Township Planning Commission, presented a draft future land use map for Seward Township. They felt that development trends were different today than in 2005. They favored conservation development instead of rezoning individual lots for the construction of single-family homes. They would like the Aux Sable Creek to generally be the boundary line between agricultural conservation areas and non-agricultural development. They provided a history of land planning in Seward Township and conservation design practices. Discussion occurred regarding the soil types around the Aux Sable related to drainage and septic systems.

Chairman Nelson requested electronic copies of the maps presented by Seward Township.

Chairman Nelson expressed concerns about the loss of value of the land if the land is classified as agricultural on the future land map. He requested clarification if the Township favored conservation design residential development or pure agricultural use. Mr. Fleming stated that most subdivisions will go inside municipalities. Chairman Nelson suggested having an additional category focused on conservation design in agricultural areas.

Mr. Wehrli noted that the philosophy of buying houses has changed and the costs of starter houses. He also noted the dates of the flood insurance maps.

Chairman Nelson discussed the Chatham annexation rules. Discussion occurred regarding the incentives for municipalities to annex land.

Discussion occurred regarding the forty (40) acre rule and the impact of reclassifying land as agricultural on the future land use map.

Discussion occurred regarding the stormwater ordinance. Mr. Asselmeier said that a municipality in more than one (1) county can choose which county's stormwater ordinance they follow.

The consensus of the Committee was that Seward Township should be the first township evaluated in the County's plan update. Mr. Asselmeier explained the process and timeline for updating the plan.

Jim Martin, Seward Township Trustee, said it was the Commission's intent to present a draft document and not a final document. He discussed the need to work together on updating the plan.

Mr. Asselmeier discussed the process of updating the plan. He noted that Joliet has started the process to update their plan.

Mr. Mohr requested that Seward Township provide important bullet points that would comprise a conservation development. The request was that Seward Township provide this information within the next three to four (3-4) months.

Mr. Ashton requested that the County make easels available for these meetings. Chairman Nelson encouraged people to send documents electronically for the record.

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

Mr. Asselmeier provided an email from Scott Friestad saying that research was ongoing regarding creating an agricultural conservation zone.

4. Discussion of Solar Panel Zoning Regulations

Mr. Asselmeier presented the County current solar panel zoning regulations. He explained the differences between accessory uses, solar gardens, and solar farms. To date, no special uses have been issued under the ordinance. The solar project previously approved was approved as a "public or private utility other" and no open applications for solar panel projects exist in the unincorporated area.

Chairman Nelson expressed concerns about large solar projects. He discussed the proposed solar project in and outside Plano. He would like regulations for larger solar projects.

Discussion occurred about the benefits to the County for having solar projects within the County.

Discussion occurred regarding bonding or funding for decommissioning.

Discussion occurred regarding the State removing a county's ability to create and enforce zoning regulations for solar panels.

Discussion occurred about applying the Stormwater Management Ordinance to solar projects if they do not meet the acreage disturbance requirements.

Discussion occurred regarding relating batteries and putting out fires if the batteries catch fire.

Chairman Nelson favored working with solar companies and negotiating good stormwater infrastructure and land planning with the solar companies.

Mr. Asselmeier said Kendall County copied DeKalb County's regulations. Other counties delineate over megawatt or project acreage size.

Mr. Asselmeier will gather other solar panel regulations.

Ms. Soltwisch discussed the solar panels in Dubuque, Iowa.

Discussion occurred regarding the costs for decommissioning wind mills.

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**ADJOURNMENT:**

The next meeting will be December 14, 2022. Mr. Prochaska made a motion to adjourn the meeting, seconded by Mr. Ashton. With a voice vote of seven (7) ayes, the motion carried.

The meeting adjourned at 6:47 p.m.

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

Encs.

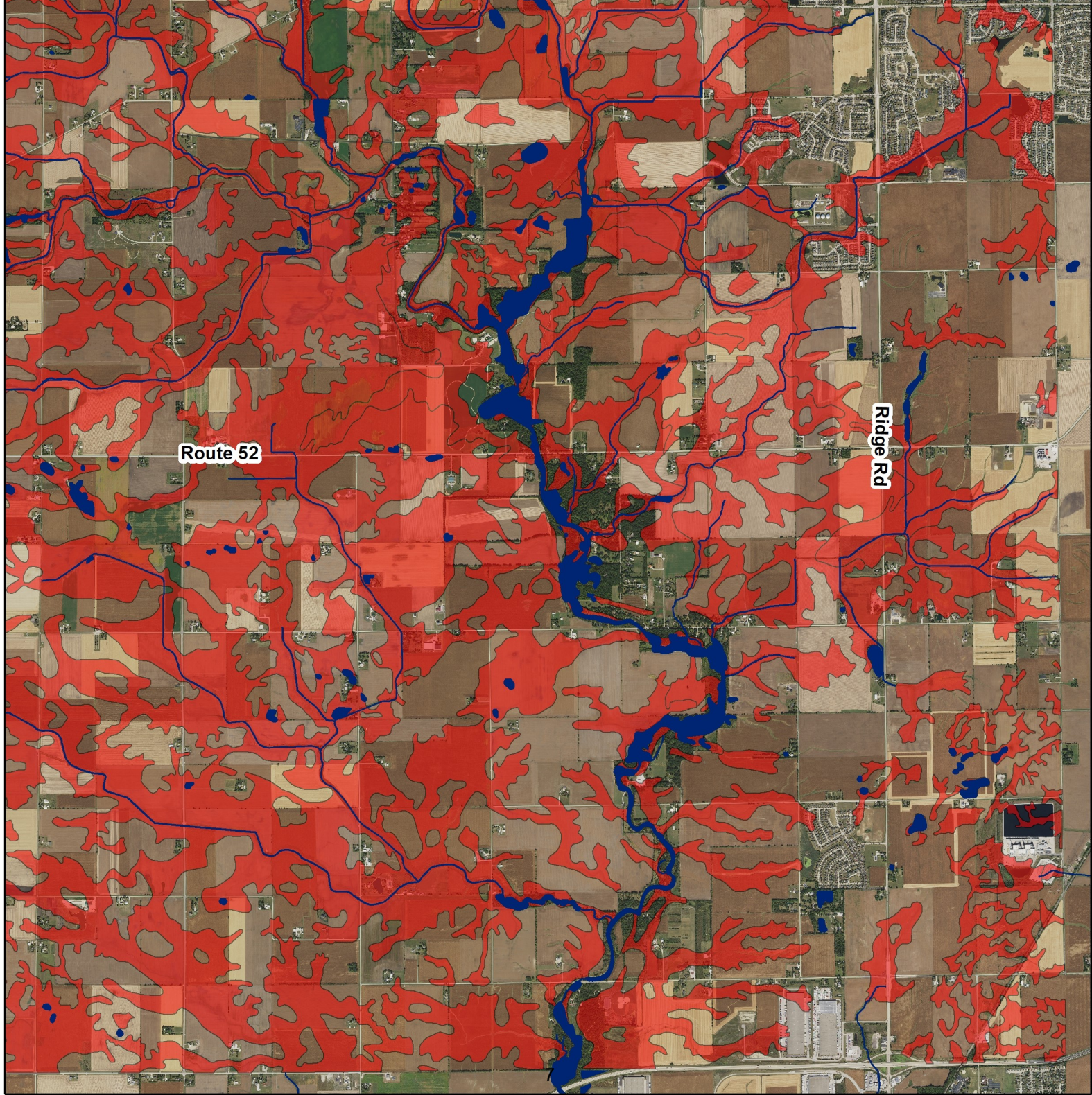


**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
OCTOBER 26, 2022**

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

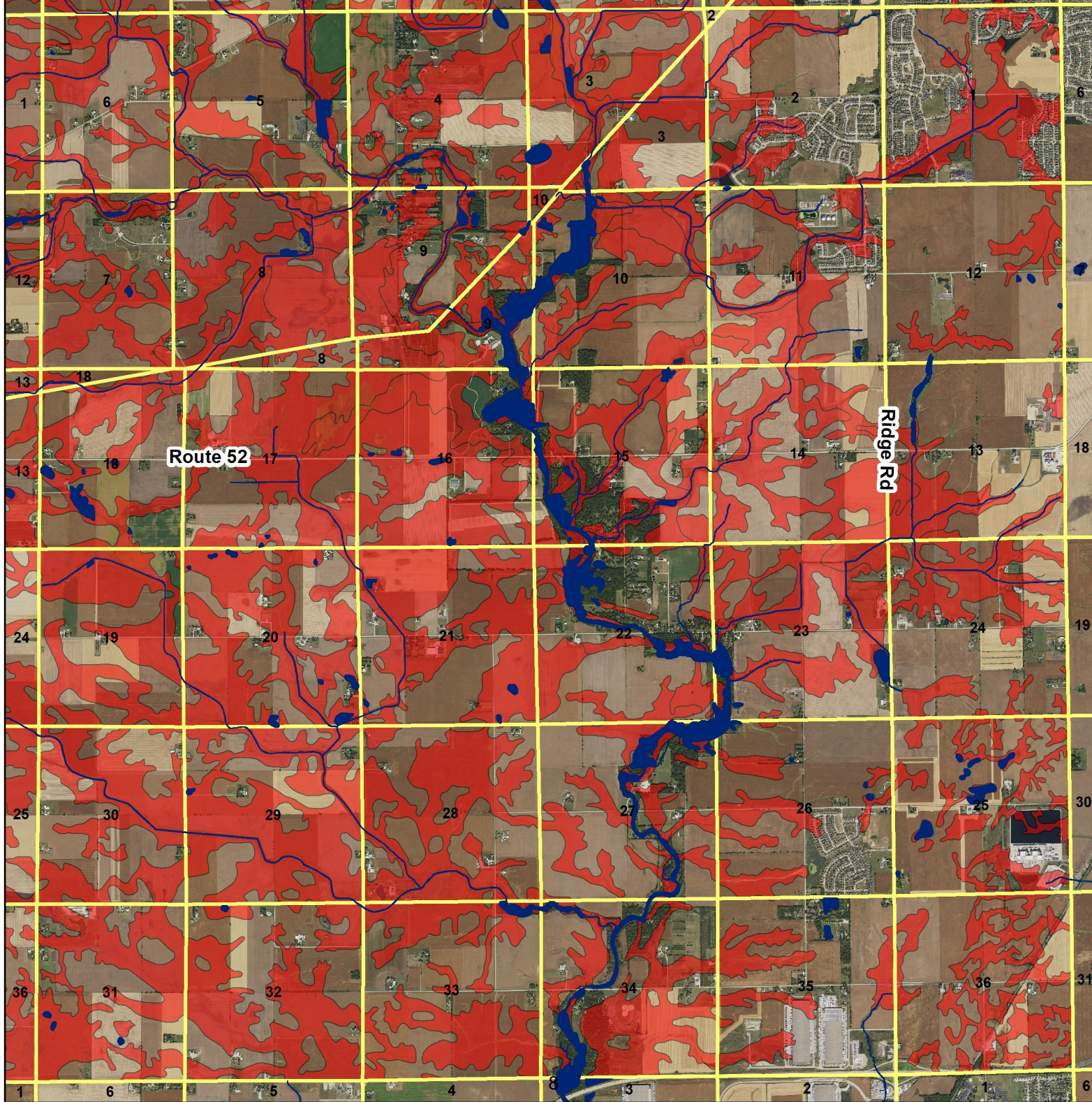
NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Phil & Linda Cornington		
Alissa Werner		
Pete Fleming		
Don Miller		
Joan Sattweck		
Fran MILLER		
Mike Veckuf		
Jim Martin		
Terri O'Brien		

JILLIAN PRODEH



Source: USDA NRCS Ortho Imagery

**Legend**



**Legend**

Source: USDA NRCS Ortho Imagery



# Aux Sable Creek Watershed

November 2, 2006

Dear Watershed neighbor,

The origin of the Aux Sable Creek Watershed Coalition (ACWC) dates to 1996. In July of that year there was severe flooding following a 14inch rain event. A grassroots committee was formed and they developed a comprehensive watershed plan that continues to be the guiding light of our organization today. Conservation Design, clean water, and healthy streams are an integral part of our flood prevention program. On September 13<sup>th</sup> we were again reminded, with local flooding in the area of the Aux Sable Creek, of the importance of stormwater Best Management Practices in the watershed.

Since 1996 the Watershed, located in Kendall and Grundy counties in Illinois, has experienced an exponential increase in development, mostly residential, from six municipalities and Kendall County. Our rural lifestyle and natural resources are threatened by the demands of urbanization. The ASCWC is not “anti-growth,” but rather we advocate “smart” and well planned growth.

The Aux Sable Creek Watershed Coalition is managed and financed entirely by its membership of approximately 80 dues-paying supporters. We currently monitor many of the proposed developments in the Aux Sable Creek watershed. We provide comment in support of conservation design and stormwater Best Management Practices to planning commissions, city councils and county boards. Our volunteers meet with developers to promote our mission. We have conducted regular monthly meetings featuring topics relating to the preservation of the watershed. Recent topics included:

- “The Impact of Growth and Development on Illinois’ Water Supply” (Metro Planning Council & Campaign for Sensible Growth)
- “Hydrologic Study Results and Flood Plain Remapping of the Aux Sable Creek Within the Joliet Planning Area” (City of Joliet)
- “Minooka’s Amended Comprehensive Plan” (Village of Minooka)
- “Protect Kendall Now!” (The Conservation Foundation)
- “Storm Water Protection Planning” (Sierra Club, Illinois Chapter, Prairie Rivers Network, & Kendall County Soil and Water Conservation District)

In order to face the challenges ahead, we need your help. It is time to renew annual dues. As a grassroots citizens group, we count on your membership to cover the costs of mailing, meetings, and materials to carry out our mission. Please use the enclosed application to become a member or renew your support. Thank you, in advance, for your support and investment in the future of the Aux Sable Creek Watershed.

We meet bi-monthly, at 7 P.M. on the 4<sup>th</sup> Thursday of the month, at the Seward Township Hall, Rt. 52 across from the Baker Forest Preserve. All meetings are open, you are welcome to attend. For more information, contact Joan (815-467-2059).



- Parcels
- Kendall County Zoning
- Labeled Addresses
- Other Boundaries and Properties
  - Subdivisions
  - Lots
  - Condo Developments
  - Condo Buildings
  - Incorporated Areas
  - Boundary Agreements
  - PLSS
- Historic Features & Cemeteries
- Land Use
  - Current Land Use
  - Kendall County LRMP

**Parcels**

**Other Boundaries and Properties**

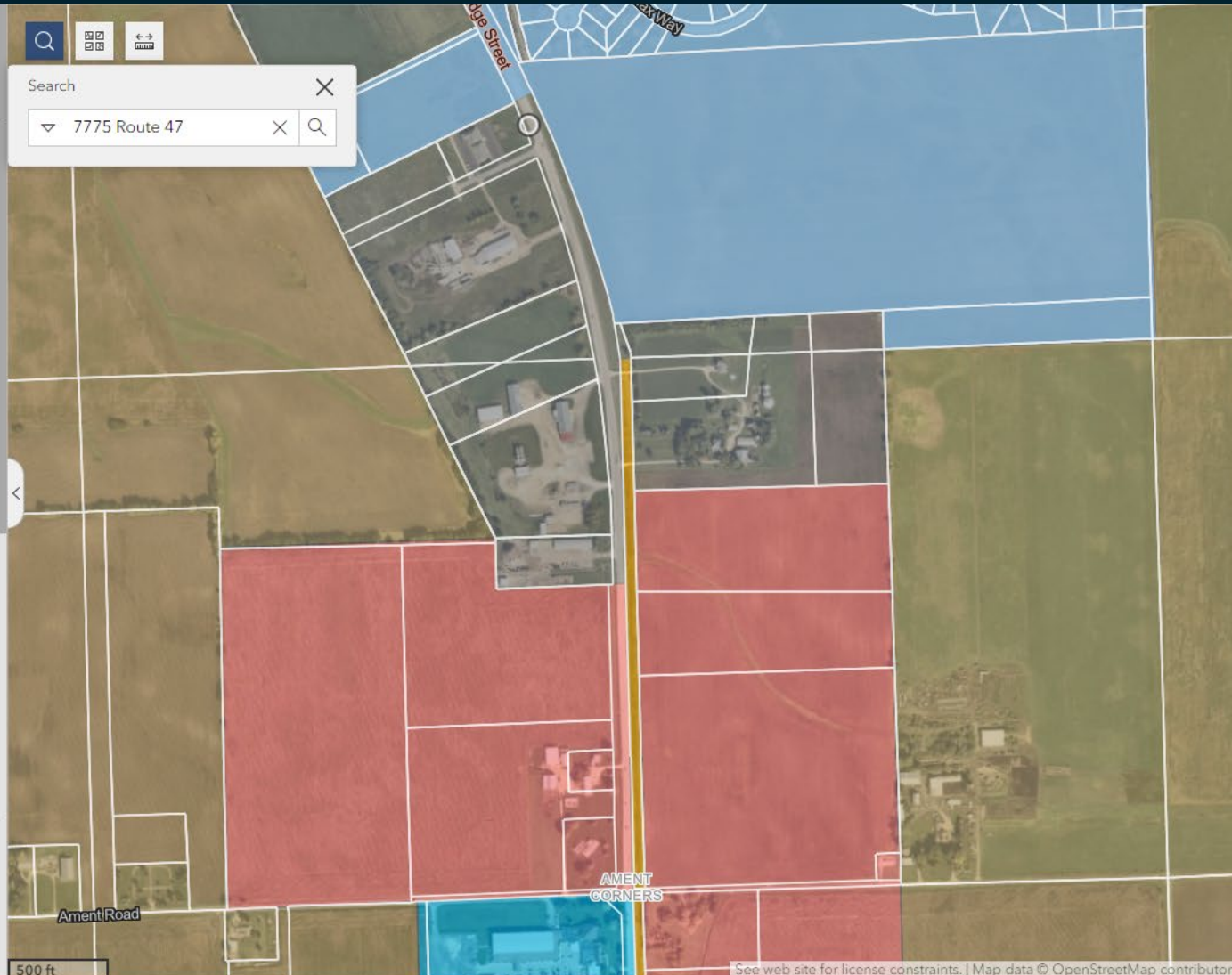
**Incorporated Areas**

- PLANO
- YORKVILLE
- LISBON
- SANDWICH
- AURORA
- JOLIET
- MILLBROOK
- MILLINGTON
- MINOOKA
- MONTGOMERY
- NEWARK
- OSWEGO
- PLAINFIELD
- PLATTVILLE
- SHOREWOOD

**Land Use**

**Kendall County LRMP**

- Urbanized Communities



See web site for license constraints. | Map data © OpenStreetMap contributors,

encouraged to protect these valuable open space assets. Open space boundaries depicted on the Future Land Use & Transportation Plan are only conceptual. Appropriate open space boundaries for a particular parcel shall be determined based on specific site analysis at the time of development.

**Conservation Design**

According to the Land Resource and Management Area Policies of the Kendall County LRMP, the County “shall promote the use of clustered development or residential planned development (RPD) procedures that allow the construction of dwellings in an arrangement that encourages the permanent protection of open space within the immediate area of those dwellings”. The use of clustered development or RPD procedures to protect open space is commonly referred to as “conservation design”. Relative to the Future Land Use & Transportation Plan map, the areas designated as Countryside Residential, Planned Rural Estate Residential, and Planned Rural Residential areas shall provide opportunities for conservation design wherever possible. Conservation design is also encouraged in areas designated as Suburban Residential and within municipalities.

**Future Land Use Areas**

The following table lists the land areas of the future land uses in Fox and Kendall Townships.

Land Use	Fox Township		Kendall Township		Combined	
	acres	percent	acres	percent	acres	percent
Countryside Residential	2,282.5	9.7%	1,584.4	6.3%	3,866.9	8.0%
Planned Rural Estate Res	1,703.0	7.3%	5,295.7	21.1%	6,998.7	14.4%
Planned Rural Residential	3,336.5	14.2%	9,143.9	36.4%	12,480.4	25.7%
Suburban Residential	29.9	0.1%	2,349.9	9.3%	2,379.8	4.9%
Commercial	104.4	0.4%	464.1	1.8%	568.5	1.2%
Transportation Corridor	0.0	0.0%	405.3	1.6%	405.3	0.8%
Mixed Use Business	1,298.0	5.5%	0.0	0.0%	1,298.0	2.7%
Public/Institutional	2.1	0.0%	24.7	0.1%	26.8	0.1%
Public Recreation/Parks	2,118.9	9.0%	166.3	0.7%	2,285.2	4.7%
Private Recreation	228.7	1.0%	0.0	0.0%	228.7	0.5%
Open Space	1,625.3	6.9%	1,902.3	7.6%	3,527.6	7.3%
ComEd Utility ROW	254.0	1.1%	0.0	0.0%	254.0	0.5%
Municipalities	2,156.8	9.2%	3,246.0	12.9%	5,402.8	11.1%
Agricultural	8,322.1	35.5%	563.2	2.2%	8,885.3	18.3%
<b>TOTAL</b>	<b>23,462.2</b>	<b>100.0%</b>	<b>25,145.8</b>	<b>100.0%</b>	<b>48,608.0</b>	<b>100.0%</b>

**Listing of Comprehensive Land Plan and  
Ordinance Committee Dates for 2024**

**5:00PM (4<sup>th</sup> Wednesday of the  
Month Unless Otherwise Noted)**

December 13, 2023 (Second Wednesday 5:00 pm)

January 24, 2024

February 28, 2024

March 27, 2024

April 24, 2024

May 22, 2024

June 26, 2024

July 24, 2024

August 28, 2024

September 25, 2024

October 23, 2024

November 2024-No Meeting

December 11, 2024 (Second Wednesday 5:00 pm)