



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 Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM, Planning Director

Date: 3/6/2024

Subject: Potential Changes to the Future Land Use Map Along Route 47 in Kendall Township

Due to market conditions, the Kendall County Comprehensive Land Plan and Ordinance Committee considered proposing changes to the Future Land Use Map for properties located south of Yorkville on both sides of Route 47 in Kendall Township.

In particular, the Committee explored the idea of changing the classification of the following properties between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business:

05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, 05-16-200-014

The properties connected with 8115 Route 47 were not included in the proposal because the owner and contract purchaser of the property were already going through the reclassification process. The County Board approved the reclassification of these properties on February 20, 2024.

An aerial showing the subject properties of the original proposal is attached. The subject properties were colored gray in the aerial.

In addition to changing the Future Land Use Map, a table in the Land Resource Management Plan would be updated to reflect the reclassifications.

At their meeting on January 24, 2024, the Comprehensive Land Plan and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission.

At their meeting on January 24, 2024, the Kendall County Regional Planning Commission voted to initiate the amendment to the Future Land Use Map and text of the Land Resource Management Plan.

Notice of hearing will be sent to property owners on January 29, 2024.

Petition information was sent to Kendall Township and the United City of Yorkville on January 26, 2024. The Yorkville City Council met on February 13, 2024, and expressed no concerns regarding the proposal. An email to that effect is attached. The Kendall Township Supervisor submitted an email on February 26, 2024, expressing no objections. This email was provided.

The Kendall County ZPAC reviewed the proposal at their meeting on February 6, 2024. Discussion occurred regarding the definitions of Transportation Corridor and Mixed Use Business. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition, with one (1) member absent. The minutes of the meeting are attached.

The Kendall County Regional Planning Commission held a public hearing on this proposal on February 28, 2024. Gerald Johnson, Property Owner, testified at the hearing and requested that the properties on the east side of Route 47 be removed from the proposal and remain classified as Transportation Corridor. He noted that businesses were presently located on the west side of Route 47 and he did not want to change

the residential use of his property. It was noted that the properties on the east side of Route 47 were proposed for reclassification consistency purposes. The Kendall County Regional Planning Commission recommended approval of the proposal with an amendment by removing the properties located on the east side of Route 47 from the proposed reclassification by a vote of nine (9) in favor and zero (0) in opposition, with one (1) member absent. The minutes of the hearing are attached.

If the proposal is approved as recommended by the Kendall County Regional Planning Commission, the parcels on the west side of Route 47 (PINs: 05-09-300-015, 05-09-376-002, and 05-16-100-006) would be reclassified to Mixed Use Business and the parcels on the east side of Route 47 (PINs: 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-200-008, 05-16-200-013, and 05-16-200-014) would remain classified as Transportation Corridor.

The Kendall County Zoning Board of Appeals reviewed the proposal at their meeting on March 4, 2024. Discussion occurred regarding the implications of excluding the properties on the east side of Route 47 from the proposal and the reason why the property owner on the east side of Route 47 wanted their properties removed from the proposal. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the deletion of the properties on the east side of Route 47 from the proposal by a vote of six (6) in favor and zero (0) in opposition, with one (1) member absent. The minutes of the meeting are attached.

Yorkville's Future Land Use Map was included for reference.

The draft resolution is attached.

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

Thanks,

MHA

Encs.: Aerial Showing Subject Properties of Original Proposal
Table from Land Resource Management Plan and Other Related Text Changes
United City of Yorkville Future Land Use Map
February 6, 2024, ZPAC Meeting Minutes (This Petition Only)
February 13, 2024, Email from Yorkville
February 26, 2024, Email from Kendall Township
February 28, 2024, RPC Hearing Minutes (This Petition Only)
March 4, 2024, ZBA Meeting Minutes (This Petition Only)
Draft Resolution



- 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

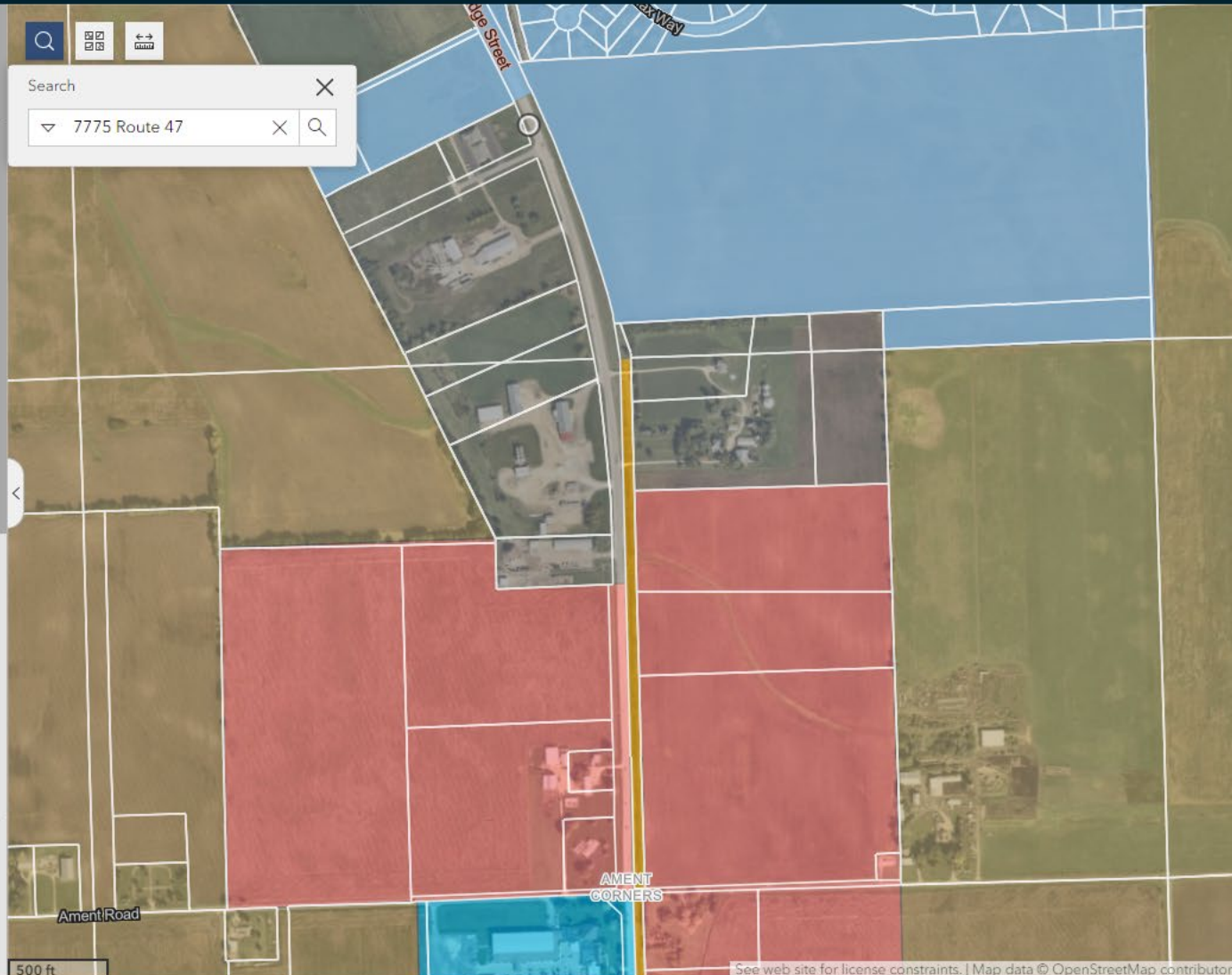
Incorporated Areas

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

Land Use

Kendall County LRMP

- Urbanized Communities



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%
TOTAL	23,462.2	100.0%	25,145.8	100.0%	48,608.0	100.0%

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 (Updated March 19, 2024 by Resolution 2024-XX)

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	2,325.6	10.0%	1,861.2	7.4%	4,186.8	8.7%
Planned Rural Estate Res	1,909.0	8.2%	5,032.2	20.1%	6,941.2	14.4%
Planned Rural Residential	3,377.1	14.6%	9,392.9	37.5%	12,770.1	26.5%
Suburban Residential	17.6	0.1%	2,157.8	8.6%	2,175.4	4.5%
Commercial	193.5	0.8%	1136.8	4.5%	1330.3	2.8%
Transportation Corridor	0.0	0.0%	497.4	2.0%	497.4	1.0%
Mixed Use Business	1,170.1	5.1%	73.8	0.3%	1,243.9	2.6%
Public/Institutional	0.0	0.0%	18.4	0.1%	18.4	0.0%
Public Recreation/Parks	0	0.0%	0	0.0%	0	0.0%
Private Recreation	228.7	1.0%	0.0	0.0%	228.7	0.5%
Open Space	1,887.0	8.1%	700.6	2.8%	2,587.5	5.4%
ComEd Utility ROW	306.8	1.3%	36.73	0.1%	343.5	0.7%
Municipalities	2,713.8	11.7%	3,275.4	13.1%	5,989.2	12.4%
Agricultural	9,257.4	40.0%	849.8	3.4%	10,107.3	21.0%
TOTAL	23,157.81	100.0%	25,033.15	100.0%	48,190.96	100.0%

Kendall County Land Resource Management Plan

2021 2024

Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560
phone: (630) 553-4141
fax: (630) 553-4179
web: www.co.kendall.il.us
www.kendallcountyil.gov



ACKNOWLEDGMENTS

PLANNING, BUILDING AND ZONING COMMITTEE

~~Scott Gengler~~ Seth Wormley – Chair

~~Judy Gilmore~~ Ruben Rodriguez – Vice Chair

Elizabeth Flowers

Dan Koukol

~~Rebyn Vickers~~

Brooke Shanley

REGIONAL PLANNING COMMISSION & COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

PLAN COMMISSION

Bill Ashton – Commission Chair

Ruben Rodriguez – Vice Chair

Larry Nelson – Secretary

~~Roger Bledsee~~

Eric Bernacki

Tom Casey

Dave Hamman

Karin McCarthy-Lange

Bob Stewart

Claire Wilson

Seth Wormley

COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

Larry Nelson – Committee Chairman

Bill Ashton – Plan Commission Chairman

Randy Mohr – Zoning Board of Appeals Chairman

Land Resource Management Plan

~~Scott Gryder~~ Matt Kellogg – County Board Chairman

Seth Wormley – Planning Building, and Zoning Committee Chairman

Scott Gengler – Immediate Past Planning, Building and Zoning Committee Chairman

Jeff Wehrli – Historic Preservation Commission Chairman

Alyse Olson – Soil and Water Conservation District Representative

Matthew Prochaska

~~SENIOR PLANNER~~ DIRECTOR OF PLANNING, BUILDING AND ZONING AND ZONING ADMINISTRATOR

Matthew H. Asselmeier, AICP, CFM

APPENDIX

- A. Transportation Plan
- B. Environmental Factors
- C. East Route 126 Corridor Plan Summary
- D. Resolution 2021-19

REVISION NOTES:

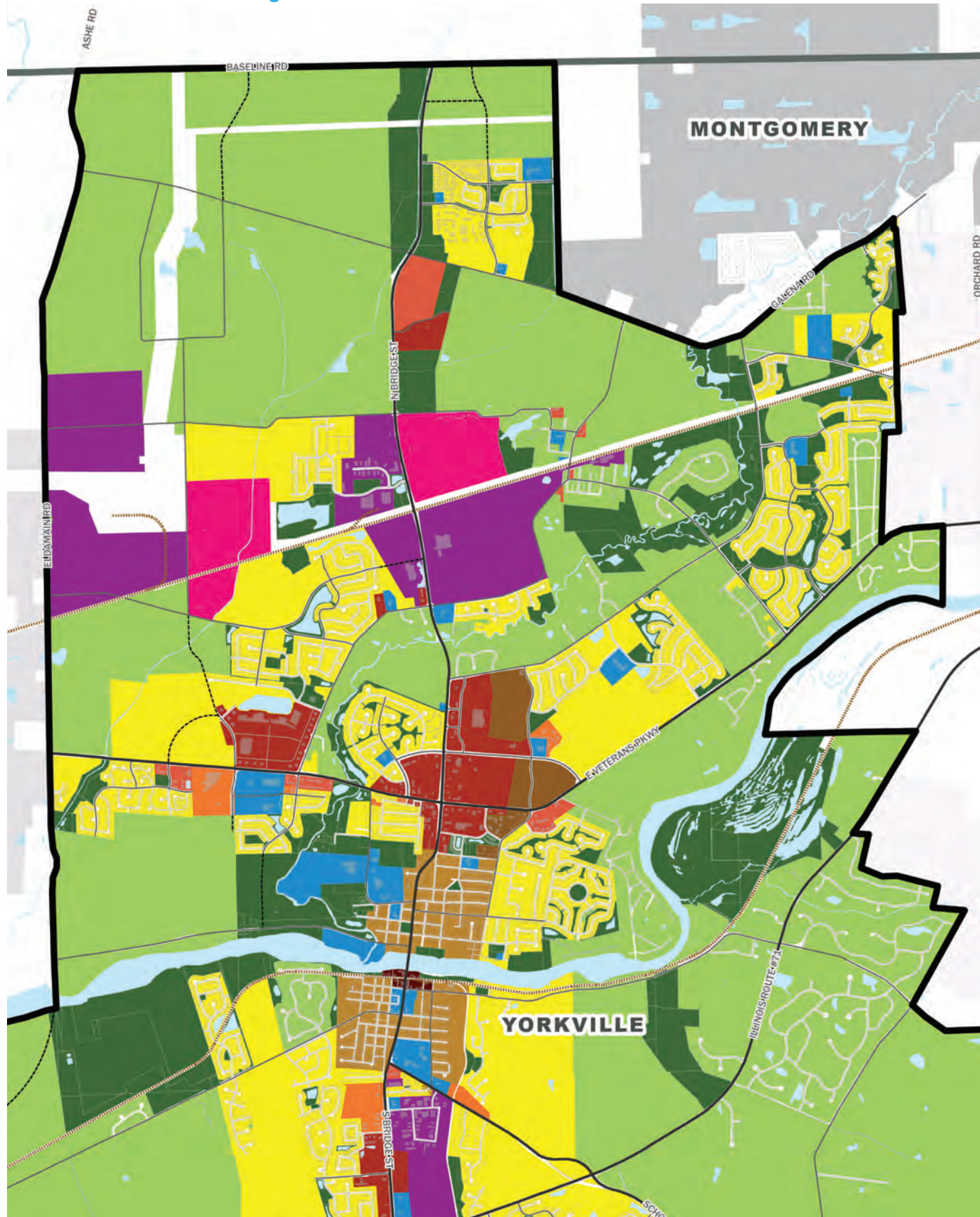
1. LRMP first adopted in March 1994.
2. The Resource Management Concept Plan was amended in 1997 to remove a natural resource overlay near the southeast corner of Minkler Road and Reservation Road.
3. Section Ten of the LRMP Summaries by Township was updated in 1998 to include a more detailed plan for Na-Au-Say and Seward Townships.
4. The Transportation Goals and Objectives and Transportation Plan were updated in 1999.
5. The LRMP was updated to enhance implementation of new planned development regulations, reflect municipal annexations and new plans, and provide additional opportunities for economic development in April 2001.
6. Section Eight of the LRMP Summaries by Township was updated in 2002 to include a more detailed plan for Big Grove Township. Reference to multi-use trails was also updated.
7. Section Six of the LRMP Summaries by Township was updated in 2003 to include a more detailed plan for the Northern Three Townships.

8. Section Ten of the LRMP Summaries by Township was updated in 2003 to reflect current growth and development trends in Na-Au-Say Township, particularly along the East Route 126 Corridor. The Future Land Use Plan for Na-Au-Say Township was revised in 2005.
9. Section Seven of the LRMP Summaries by Township was updated in 2004-05 to include a more detailed plan for Fox and Kendall Townships.
10. Section Nine of the LRMP Summaries by Township was updated in 2005 to include a more detailed plan for Lisbon and Seward Townships. [Note: The LRMP Summary for Seward Township was moved from Section Ten.]
11. Updated Chapters One thru Five in April, 2011
12. Updated Transportation Plan, Municipal Boundaries, and Future Land Use Map in 2021 (Resolution 2021-19)
13. **Reclassified Properties South of Yorkville Along Route 47 From Mixed Use Transportation Corridor to Mixed Use Business (Resolutions 2024-XX and 2024-XX)**

RELATED DOCUMENTS:

The WIKADUKE Trail Land Use and Access Management Study and Fox River Corridor Plan are available as separate documents.

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

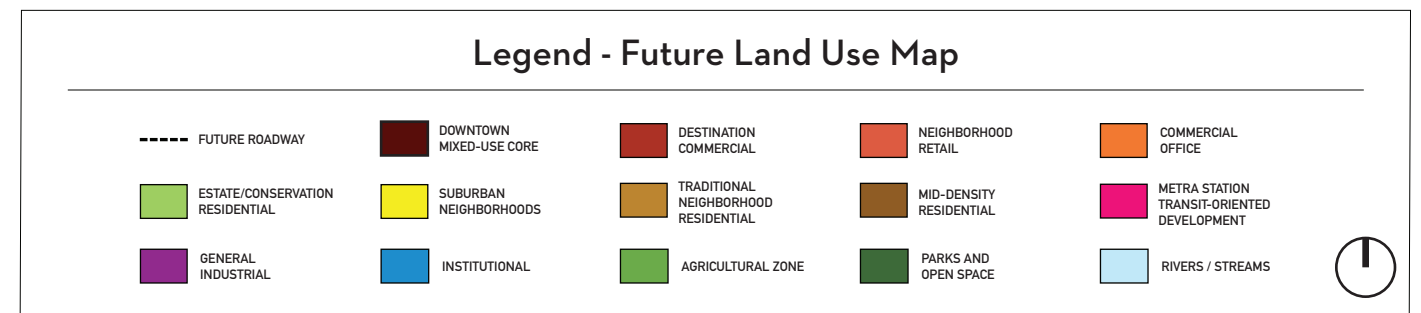
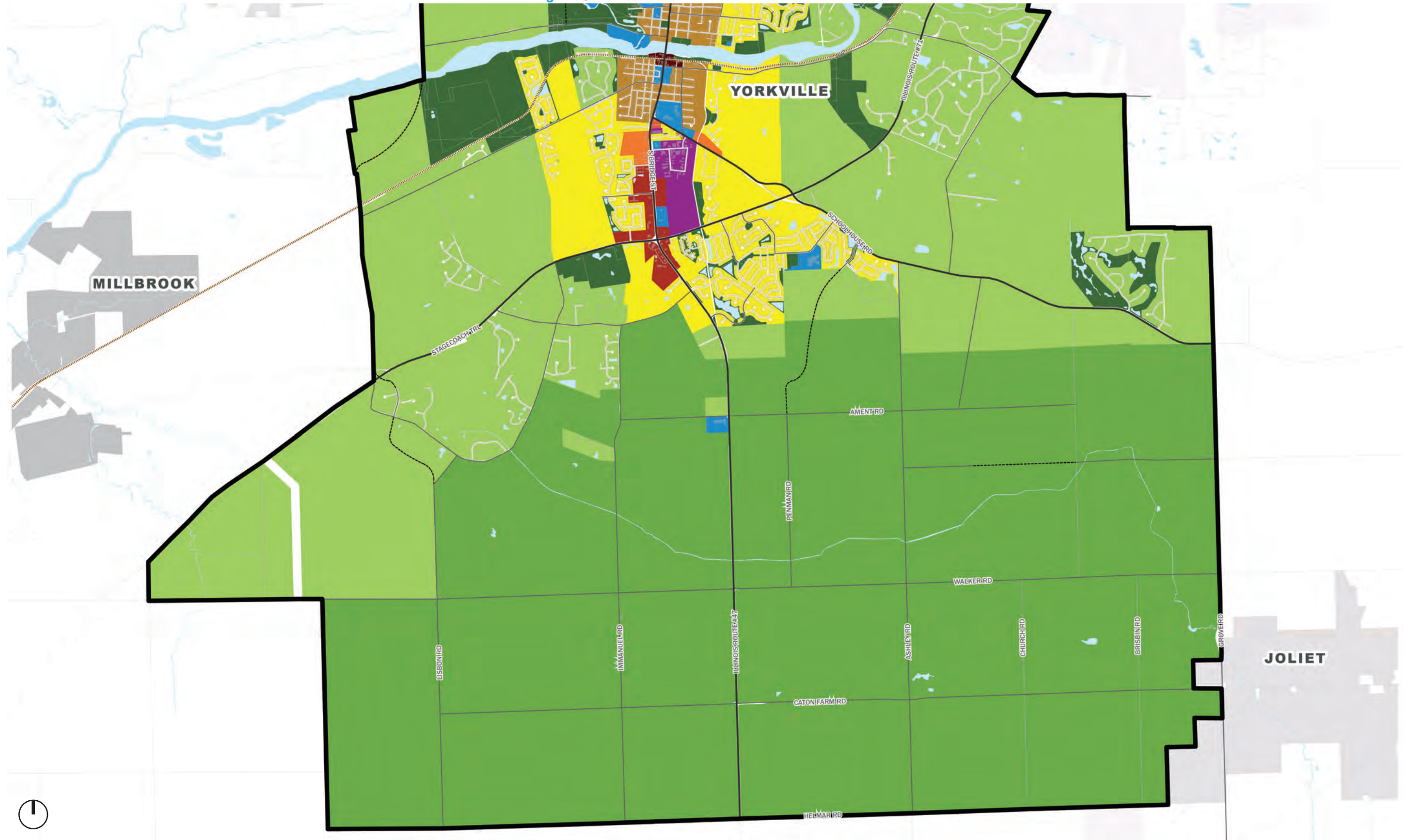


Figure 4.1 - Future Land Uses North of the Fox River

Figure 4.2: Future Land Uses South of the Fox River



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
February 6, 2024 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
David Guritz – Forest Preserve (Arrived at 9:08 a.m.)
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Mike Cook, Tim O'Brien, Steve Gengler, and Isabelle Bohanek

PETITIONS

Petition 24-03 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Due to market conditions, the Kendall County Comprehensive Land Plan and Ordinance Committee is considering proposing changes to the Future Land Use Map for properties located south of Yorkville on both sides of Route 47 in Kendall Township.

In particular, the Committee was exploring the idea of changing the classification of the following properties between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business:

05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008,
05-16-200-013, and 05-16-200-014

The properties connected with 8115 Route 47 were not included in the proposal because the owner and contract purchaser of the property were already going through the reclassification process.

An aerial showing the subject properties was provided. The subject properties were colored gray in the aerial.

In addition to changing the Future Land Use Map, a table in the Land Resource Management Plan would be updated to reflect the reclassifications.

At their meeting on January 24, 2024, the Comprehensive Land Plan and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission.

At their meeting on January 24, 2024, the Kendall County Regional Planning Commission voted to initiate the amendment to the Future Land Use Map and text of the Land Resource Management Plan.

Notice of hearing was sent to property owners on January 29, 2024.

Petition information was sent to Kendall Township and the United City of Yorkville on January 26, 2024.

Yorkville's Future Land Use Map was provided.

Mr. Klaas asked about the definition of Transportation Corridor. Mr. Asselmeier said that Transportation Corridor was for retail related zoning districts. Mixed Use Business allows for manufacturing related zoning districts.

Chairman Wormley explained that the County has been slow in updating the Land Resource Management Plan due to the timing of municipalities updating their plans and the costs and time to update the Land Resource Management Plan. He would like to address certain areas at one (1) time.

Mr. Asselmeier noted that the table in the Land Resource Management Plan listing the percentage of the various land uses in Kendall Township would be updated and the list of revisions to the Plan would get updated to reflect this proposal.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the proposed changes to the Land Resource Management Plan.

The votes were follows:

Ayes (9): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (1): Chismark

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on February 28, 2024.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of nine (9) ayes, the motion carried.

The ZPAC, at 9:28 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

Enc.

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Tuesday, February 13, 2024 7:17 PM
To: Matt Asselmeier
Subject: RE: [External]RE: Kendall County Petition 24-03

Matt,

There were no issues expressed by the City Council at their meeting tonight.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)

Community Development Director

United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

☎(630) 553-8573

📠(630) 742-7808

🌐 www.yorkville.il.us

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, February 5, 2024 2:44 PM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: RE: [External]RE: Kendall County Petition 24-03

Thanks,

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

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Monday, February 5, 2024 2:43 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: [External]RE: Kendall County Petition 24-03

Matt,

Thanks for the compliment. Really appreciated. As far as the proposed changes, staff has no objections. I believe it will go out this week and if there are any concerns by the council members, it will be discussed at the February 13th City Council meeting.

Matt Asselmeier

From: Steve Gengler <sgengler@kendalltwp.com>
Sent: Monday, February 26, 2024 7:36 AM
To: Matt Asselmeier
Subject: Re: [External]Re: Kendall County Petition 24-03

Hi Matt,

We have no objections to this proposal.
We are disappointed in the Grainco FS property.
The petitioner's told us at our meeting that there would only occasionally be equipment stored outside.
Today the lot is almost completely full.

Thanks for your work,

Steve Gengler

Kendall Township Supervisor

Sent from my T-Mobile 5G Device
[Get Outlook for Android](#)

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, February 22, 2024 9:48:51 AM
To: Steve Gengler <sgengler@kendalltwp.com>
Subject: RE: [External]Re: Kendall County Petition 24-03

Steve:

Did Kendall Township have an opinion regarding this proposal?

Thanks,

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

From: Steve Gengler <sgengler@kendalltwp.com>
Sent: Tuesday, February 6, 2024 8:30 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]Re: Kendall County Petition 24-03

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.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of February 28, 2024 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Tom Casey

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Administrative Assistant

Others Present: Dan Kramer, Tyler Arbeen, Gerald Johnson, Mike Cook, and Deb Chow

PUBLIC HEARING

Petition 24-03 Kendall County Regional Planning Commission

The Kendall County Regional Planning Commission started their review of Petition 24-03 at 7:03 p.m.

Mr. Asselmeier summarized the request.

Due to market conditions, the Kendall County Comprehensive Land Plan and Ordinance Committee is considering proposing changes to the Future Land Use Map for properties located south of Yorkville on both sides of Route 47 in Kendall Township.

In particular, the Committee was exploring the idea of changing the classification of the following properties between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business:

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The properties connected with 8115 Route 47 were not included in the proposal because the owner and contract purchaser of the property already went through the reclassification process.

An aerial showing the subject properties was provided. The subject properties were colored gray in the aerial.

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Petition information was sent to Kendall Township and the United City of Yorkville on January 26, 2024. The Yorkville City Council met on February 13, 2024, and expressed no concerns regarding the proposal. An email to that effect was provided. Mr. Asselmeier read an email from Kendall Township stating they were not opposed to the proposal.

The Kendall County ZPAC reviewed the proposal at their meeting on February 6, 2024. Discussion occurred regarding the definitions of Transportation Corridor and Mixed Use Business. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition, with one (1) member absent. The minutes of the meeting were provided.

Yorkville's Future Land Use Map was also provided.

Chairman Ashton opened the public hearing at 7:04.

The parcels shown in red on the map were classified as Commercial.

Gerald Johnson, Property Owner, testified that he owned the land on the east side of Route 47. He was against the proposal; he did not believe his property should be included in the proposed reclassification area. He asked why the east of Route 47 was included because the businesses in the area were located on the west side of Route 47.

A question was asked regarding whether or not Mr. Johnson's property taxes would be impacted, if rezoned. Chairman Ashton responded that this proposal was not rezoning property, only changing the classification on the Future Land Use Map. Mr. Johnson stated, if approved, the proposal would allow him, as property owner, to rezone the property to light industrial. Mr. Johnson saw no reason to rezone the property. He intends to keep his property residential.

Member Wilson asked about the color classification on the map. Mr. Asselmeier responded that the parcels in gray were classified as Transportation Corridor, except for the former GrainCo properties which have already been reclassified as Mixed Use Business. The parcels in purple were annexed into Yorkville and the parcels in red were classified as Commercial. The parcels in green were classified as Residential.

Mr. Johnson was unaware that the properties south of his property were already classified as Commercial.

Member Wormley noted that, if the properties on the east side of Route 47 remained Transportation Corridor, there would be a "donut hole" of Transportation Corridor in area of non-Transportation Corridor classified land. The property was included for consistency purposes.

Member Wilson asked what Yorkville's called for in the subject area. Mr. Asselmeier responded the Yorkville planned the area to be Estate Residential and Agricultural. Any rezoning in the subject area would still be reviewed by Yorkville.

Member Nelson made a motion, seconded by Member Hamman, to recommend approval of the proposal with an amendment removing the parcels on the east side of Route 47 from the proposal.

Mr. Asselmeier noted that the narrative of the Land Resource Management Plan would be adjusted to reflect the final resolution adopted by the County Board.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Hamman, McCarthy-Lange, Rodriguez, Nelson, Stewart, Wilson, and Wormley

Nays (0): None
Absent (1): Casey
Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on March 4, 2024.

Member Bernacki made a motion, seconded by Member McCarthy-Lange to adjourn the public hearing. With a voice vote of nine (9) ayes, the motion carried.

Chairman Ashton closed the public hearing and the Kendall County Regional Planning Commission completed their review of Petition 24-03 at 7:12 p.m.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported there were no Petitions for the March meeting.

ADJOURNMENT

Member McCarthy-Lange made a motion, seconded by Member Hamman to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:45 p.m.



Respectfully submitted by,
Matthew H. Asselmeier, Director

Encs.

1. Memo on Petition 24-03 Dated February 22, 2024
2. Certificate of Publication and Certified Mail Receipts for Petition 24-03 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. February 26, 2024, Email from Steve Gengler

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
FEBRUARY 28, 2024**

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)
Don Kim	File 23-35, 11 	
Geofferson		
		
MIKE COOK	24-01 & 24-02 949 BELL RD	

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
March 4, 2024 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Jillian Prodehl

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Administrative Assistant

Others Present: Dan Kramer, Justin Plohr, Emily Hoffman, and Deb Chow

PETITIONS

The Zoning Board of Appeals started their review of Petition 24-03 at 7:47 p.m.

Petition **24 – 03 – Kendall County Regional Planning Commission**
Request: Amendments to the Future Land Use Map Contained in the Kendall County Land Resource Management Plan by Reclassifying the Following Parcels from Transportation Corridor to Mixed Use Business and Related Text Changes
PINs: 05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, and 05-16-200-014
Location: On Both Sides of Route 47 Between 7775 A/B Route 47 and 8175 Route 47, Excluding 8115 Route 47, Yorkville in Kendall Township
Purpose: Petitioner Wants to Reclassify the Properties in Order to Allow Them to Be Rezoned to Allow Manufacturing Uses at a Future Time

Mr. Asselmeier summarized the request.

Due to market conditions, the Kendall County Comprehensive Land Plan and Ordinance Committee considered proposing changes to the Future Land Use Map for properties located south of Yorkville on both sides of Route 47 in Kendall Township.

In particular, the Committee explored the idea of changing the classification of the following properties between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business:

05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, 05-16-200-014

The properties connected with 8115 Route 47 were not included in the proposal because the owner and contract purchaser of the property were already going through the reclassification process. The County Board approved the reclassification of these properties on February 20, 2024.

An aerial showing the subject properties of the original proposal is attached. The subject properties were colored gray in the aerial.

In addition to changing the Future Land Use Map, a table in the Land Resource Management Plan would be updated to reflect the reclassifications.

At their meeting on January 24, 2024, the Comprehensive Land Plan and Ordinance Committee voted to forward the proposal to the Kendall County Regional Planning Commission.

At their meeting on January 24, 2024, the Kendall County Regional Planning Commission voted to initiate the amendment to the Future Land Use Map and text of the Land Resource Management Plan.

Notice of hearing will be sent to property owners on January 29, 2024.

Petition information was sent to Kendall Township and the United City of Yorkville on January 26, 2024. The Yorkville City Council met on February 13, 2024, and expressed no concerns regarding the proposal. An email to that effect was provided. The Kendall Township Supervisor submitted an email on February 26, 2024, expressing no objections. This email was provided.

The Kendall County ZPAC reviewed the proposal at their meeting on February 6, 2024. Discussion occurred regarding the definitions of Transportation Corridor and Mixed Use Business. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition, with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on February 28, 2024. Gerald Johnson, Property Owner, testified at the hearing and requested that the properties on the east side of Route 47 be removed from the proposal and remain classified as Transportation Corridor. He noted that businesses were presently located on the west side of Route 47 and he did not want to change the residential use of his property. It was noted that the properties on the east side of Route 47 were proposed for reclassification consistency purposes. The Kendall County Regional Planning Commission recommended approval of the proposal with an amendment by removing the properties located on the east side of Route 47 from the proposed reclassification by a vote of nine (9) in favor and zero (0) in opposition, with one (1) member absent. The minutes of the hearing were provided.

If the proposal is approved as recommended by the Kendall County Regional Planning Commission, the parcels on the west side of Route 47 (PINs: 05-09-300-015, 05-09-376-002, and 05-16-100-006) would be reclassified to Mixed Use Business and the parcels on the east side of Route 47 (PINs: 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-200-008, 05-16-200-013, and 05-16-200-014) would remain classified as Transportation Corridor.

Yorkville's Future Land Use Map was provided for reference.

Member Cherry asked what would happen to the properties on the east side of Route 47, if they were removed from the proposal. Mr. Asselmeier responded the properties would remain classified as Transportation Corridor. The use of the properties would remain agricultural/farmstead; the property owner could request to rezone the properties to B-3 Highway Commercial Business, but not M-1 Limited Manufacturing District. The east side of Route 47 is presently zoned A-1.

Chairman Mohr asked why the property owners did not want the reclassification to Mixed Use Business. Mr. Asselmeier responded that the property owner wanted to retain the residential uses of the properties and that the property owner was unaware that the properties to the south had already been classified as Commercial.

Member Thompson made a motion, seconded by Member Cherry, to recommend approval of the proposal with the amendment that the properties on the east side of Route 47 not be reclassified.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Prodehl

The motion passed.

The proposals will go to the Planning, Building and Zoning Committee on March 11, 2024.

The Zoning Board of Appeals completed their review of Petition 24-03 at 7:51 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported there were no Petitions for the April 1st hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Cherry, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:01 p.m.

The next regularly scheduled meeting/hearing will be on April 29, 2024.

Respectfully submitted by,
Wanda A. Rolf
Administrative Assistant

Exhibits

1. Memo on Petition 24-03 Dated February 29, 2024

**KENDALL COUNTY
ZONING BOARD OF APPEALS
MARCH 4, 2024**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
<i>Don Kame</i>	[REDACTED]	[REDACTED]

RESOLUTION NUMBER 2024-_____

A RESOLUTION ADOPTING AN AMENDMENT TO THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN TO UPDATE THE FUTURE LAND USE PLAN BY RECLASSIFYING 7775 A/B ROUTE 47, 7789 ROUTE 47, 8030 ROUTE 47, 8090 ROUTE 47, AND 8175 ROUTE 47 (PINs: 05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, AND 05-16-200-014) IN KENDALL TOWNSHIP FROM TRANSPORTATION CORRIDOR TO MIXED USE BUSINESS AND RELATED TEXT AMENDMENTS TO THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN

WHEREAS, 50 ILCS 805/1, et seq. allows Counties to create and adopt Land Resource Management Plans; and

WHEREAS, 55 ILCS 5/5-14001 through 5-14008 specifies how a County may adopt and amend Official Plans; and

WHEREAS, Kendall County adopted a Land Resource Management Plan in March 1994; and

WHEREAS, the Kendall County Board has amended the Land Resource Management Plan on several occasions since its adoption in March 1994; and

WHEREAS, the Kendall County Land Resource Management Plan has adopted official Future Land Use Maps for each township and for the County as a whole; and

WHEREAS, the properties which are the subject of this Resolution has been, at all relevant times, and remain currently classified as Transportation Corridor on the Future Land Use Map and are located at 7775 A/B Route 47, 7789 Route 47, 8030 Route 47, 8090 Route 47, and 8175 Route 47, Yorkville (PINs: 05-09-300-015, 05-09-376-002, 05-09-400-006, 05-09-400-010, 05-09-400-011, 05-16-100-006, 05-16-200-008, 05-16-200-013, and 05-16-200-014) in Kendall Township and these properties shall hereinafter be referred to as “the subject properties”; and

WHEREAS, on or about November 15, 2023, the owner and contract purchaser of 8115 Route 47 submitted an application requesting that 8115 Route 47 be reclassified from Transportation Corridor to Mixed Use Business; and

WHEREAS, on February 20, 2024, by Resolution 2024-07, the Kendall County Board approved the reclassification of 8115 Route 47 from Transportation Corridor to Mixed Use Business; and

WHEREAS, the Kendall County Regional Planning Commission desires that the properties fronting Route 47 near 8115 Route 47 have the same classification on the Future Land Use Map for planning and economic development purposes; and

WHEREAS, on January 24, 2024, the Kendall County Regional Planning Commission, hereinafter be referred to as Petitioner, submitted an application reclassifying the subject properties from Transportation Corridor to Mixed Use Business on the Future Land Use Map contained in the Kendall County Land Resource Management Plan and related text changes to the Land Resource Management Plan; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on February 1,

2024, and certified return receipt mail to the owners of record of the subject properties on January 29, 2024, the Kendall County Regional Planning Commission conducted a public hearing on February 28, 2024, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested amendments and zero members of the public testified in favor of the request and one member of the public requested that the properties on the east side of Route 47 be removed from the proposal; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Regional Planning Commission has recommended approval of the proposed amendments with an amendment to the proposal removing the properties located on the east side of Route 47 from the proposal; and

WHEREAS, the Kendall County Zoning Board of Appeals met on March 4, 2023, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested amendments and zero members of the public testified in favor or in opposition to the request and one member of the public asked questions regarding the proposal; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the proposed amendments with the deletion recommended by the Kendall County Regional Planning Commission; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and meeting, and has forwarded to the Kendall County Board a recommendation of **approval** of the proposed amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee, the recommendation of the Kendall County Zoning Board of Appeals, the record of the public hearing conducted by the Kendall County Regional Planning Commission, the recommendation of the Kendall County Regional Planning Commission, and has determined that said proposed amendment to the Kendall County Land Resource Management Plan is necessary and in the best interests of Kendall County; and

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Recommendations of the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals attached hereto as Exhibits A and B respectively are hereby accepted.
2. The Kendall County Board hereby grants approval of Petitioner's petition for an amendment to the Future Land Use Map contained in the Kendall County Land Resource Management Plan by reclassifying the properties identified by Parcel Identification Numbers 05-09-300-015, 05-09-376-002, and 05-16-100-006 from Transportation Corridor to Mixed Use Business.
3. Any text or maps contained in the Kendall County Land Resource Management Plan in conflict with this resolution, including but not limited to the future land use table contained on page 7-38 and the list of revisions contained in Section 1 of the Land Resource Management Plan, are hereby amended to match the reclassification of the subject properties approved by this resolution.

IN WITNESS OF, this resolution has been enacted by a majority vote of the Kendall County Board and is effective this 20th day of March, 2024.

State of Illinois
County of Kendall

LRMP
Petition #24-03

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A

The Kendall County Regional Planning Commission held a public hearing on the Petition 24-03 on February 28, 2024. One (1) member of the public requested that the properties on the east side of Route 47 be removed from the proposal. On the same date, the Commission issued the following recommendation by a vote of nine (9) in favor and zero (0) in opposition. Commissioner Casey was absent.

RECOMMENDATION

Approval with an amendment by deleting the properties on the east side of Route 47 from the proposal.

Exhibit B

The Kendall County Zoning Board of Appeals held a public meeting on the Petition 24-03 on March 4, 2024. On the same date, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of six (6) in favor and zero (0) in opposition. Member Prodehl was absent.

RECOMMENDATION

Approval with an amendment by deleting the properties on the east side of Route 47 from the proposal.