

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 January 24, 2024*

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

Members Present: Bill Ashton, Randy Mohr, Larry Nelson, Matthew Prochaska, and Jeff Wehrli, Alyse Olson (Arrived at 5:06 p.m.), Seth Wormley (Arrived at 5:15 p.m.)

Members Absent: Scott Gengler and Matt Kellogg.

Others Present: Matt Asselmeier, Wanda Rolf, Pete Fleming, Steven Graves, and Ron Miller.

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Mohr, 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 October 26, 2022. With a voice vote of five (5) ayes, the motion carried.

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. Mr. Asselmeier discussed a request from AB Schwartz who is leasing The GrainCo property and their request to change the classification to Mixed Use Business and rezone property to M-1. This request will be going to the PBZ Committee and County Board in February.

Ms. Olson arrived at this time (5:06 p.m.).

Steven Graves is a property owner in the area, and asked if the nearby USDA building is zoned as B-3. Mr. Asselmeier responded that was correct; they are zoned as B-3, but the future land use map has it classified as Transportation Corridor.

Attendees discussed the possibility of more businesses building in the area and the need for sewer and water. Discussion occurred regarding who would install the sewer and water as Route 47 becomes a four (4) lane highway in that area.

Mr. Wormley arrived at this time (5:15 p.m.).

Mr. Ashton made a motion, seconded by Mr. Prochaska, to recommend approval of the proposal and forward it to the Planning Commission.

The votes were as follows:

Ayes (7): Ashton, Mohr, Nelson, Olson, Prochaska, Wehrli, and Wormley

Nays (0): None

Absent (2): Gengler and Kellogg

Abstain (0): None

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

Pete Fleming, Chairman of the Seward Township Planning Commission, discussed the County's Future Land Use Plan for Seward Township. The original proposal called for doing three (3) townships in one (1) phase and do the entire County over the course of three (3) years. The plan was removed from the budget proposals in the previous years and Seward Township decided not to do a plan on their own. There was no plan to bring a township plan to the County for approval. Chairman Nelson asked Seward Township to prepare a draft of what the plan will look like. Mr. Fleming stated they already have a map for reference of what they were planning. Mr. Fleming will bring it to the next meeting in February. Mr. Mohr would like to bring Joan Soltwisch back to discuss her ideas to protect the Aux Sable Creek Watershed.

3. Approval of Fiscal Year 2023/2024 Meeting Calendar

Mr. Prochaska made a motion, seconded by Mr. Mohr, to approve the calendar as presented. With a voice vote of seven (7) ayes, the motion carried.

Chairman Nelson spoke about the extension of Eldamain Road from Lisbon Road. The Committee discussed the options of going through Helmar, which would be very close to residents' homes. The other option would be to build through the fields. Chairman Nelson requested that Mr. Asselmeier obtain a map showing Eldamain Road extended in a straight line south from where it currently ends to Newark Road. This will be explored further at the February meeting.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be February 28, 2024. Mr. Mohr made a motion to adjourn the meeting, seconded by Mr. Prochaska. With a voice vote of seven (7) ayes, the motion carried.

The meeting adjourned at 5:57 p.m.

Respectfully submitted,

Wanda A. Rolf
Administrative Assistant

Encs.



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
JANUARY 24, 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)
<i>Pete Fleming</i>		
<i>Steven Graves</i>		
<i>Kar Mill</i>		