

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 February 28, 2024*

Chairman Larry Nelson called the meeting to order at 5:08 p.m.

Members Present: Bill Ashton, Scott Gengler, Randy Mohr, Larry Nelson, Matthew Prochaska, and Seth Wormley

Members Absent: Matt Kellogg, Alyse Olson, and Jeff Wehrli

Others Present: Matt Asselmeier, Wanda Rolf, Pete Fleming, Joan Soltwisch, and Tim O'Brien.

APPROVAL OF AGENDA

Mr. Ashton made a motion, seconded by Mr. Prochaska, 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 January 24, 2024. With a voice vote of six (6) ayes, the motion carried.

NEW/OLD BUSINESS

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

Mr. Asselmeier presented a proposed future land use map from Seward Township, the zoning map for Seward Township, and the future land use maps of Joliet, Shorewood, Minooka, and Plattville.

Mr. Asselmeier spoke about Seward Township and they are proposing an amendment to the Future Land Use Map that all the land west of both Arbeiter and Hare Roads will be reclassified as Agriculture with the exception of the commercial corridor at Grove and Route 52 which will remain commercial. The township building and forest preserves will be reclassified to public institutional as well as a church, except for the Commercial and Mixed Use Business already planned. The agriculture area was moving east.

Pete Fleming, Chairman of the Seward Township Planning Commission, thanked Mr. Asselmeier for attending their meeting. The proposed land use map works well for the township. It doesn't prohibit any municipality from coming in to annex. This proposal will be presented to the Seward Township Board at their next meeting. The idea was to modify the map to reflect A-1 Zoning throughout all of Seward Township. Joan Soltwisch brought maps to speak about the Aux Sable Creek Corridor and the drainage area.

Joan Soltwisch has been involved in the Aux Sable Creek Corridor for many years. Ms. Soltwisch was focused on preserving agriculture and the natural resource areas. Discussion occurred regarding the properties inside the Baker Woods Forest Preserve.

Chairman Nelson suggested that they sign agreements with property owners, who may not be annexed for quite some time. It would continue to be A-1 until another municipality wanted to annex it.

Mr. Fleming stated that the future land use map currently shows a good majority of residential zoning. They are looking to change much of residential to agricultural until the municipalities seek to change it. They are seeing a movement of people coming out to Seward Township because of their proximity to Chicago and Joliet.

Member Ashton suggested Mr. Fleming provide his proposal to the township's residents at a public hearing or meeting.

Attendees discussed the how the proposal will impact future developments.

Member Prochaska asked Mr. Asselmeier if GIS would be able to create a map incorporating the land future land use maps of the municipalities onto Seward Township. Mr. Asselmeier stated that this type of map would not be exact.

The Seward Township Board will review the proposal and Seward Township was encouraged to have public forum with Township residents prior to submitting a formal request to the County.

Mr. Asselmeier will send a thank you to Seward Township for coming to the meeting and look forward to the next meeting.

2. Discussion of Eldamain/Lisbon Road Alignment

Mr. Asselmeier presented an aerial of the proposed roadway improvements.

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. Attendees discussed having two (2) plans for the Eldamain/Lisbon Road Alignment presented to the County Board, one (1) proposal would be the Lisbon Road alignment and the other proposal would be through the fields.

Member Wormley left at this time 6:35 p.m.

Mr. Mohr made a motion, seconded by Mr. Gengler, to forward the Eldamain Road alignment through the field to the Kendall County Regional Planning Commission. With a voice vote of five (5) ayes, the motion carried.

This proposal will go on the April Kendall County Regional Planning Commission agenda.

3. Discussion of Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in Required Setbacks

Mr. Asselmeier presented the rules for placing obstructions and parking lots in required setbacks.

Chairman Nelson went over the Kendall County Zoning Ordinance pertaining to obstructions and parking lots in required setbacks and the reasons for having them setback at one hundred fifty feet (150') from the centerline. He stated the setbacks were created to preserve rural corridors.

Mr. Asselmeier stated that over the years the setback grew.

Member Ashton expressed concerns that larger setbacks on highly trafficked roads, like Route 52, were needed because of vehicles going off the road.

Attendees discussed different setbacks for state, county, and township roads

Chairman Nelson asked Mr. Asselmeier to put together a list of road categories and applicable setbacks.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be March 27, 2024. Mr. Mohr made a motion to adjourn the meeting, seconded by Mr. Prochaska. With a voice vote of five (5) ayes, the motion carried.

The meeting adjourned at 6:54 p.m.

Respectfully submitted,
Wanda A. Rolf
Administrative Assistant

Encs.



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
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)
Pete Fleming		
Joan Sdtwisch		
Tim O'Brien		