



## Kendall County Agenda Briefing

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**Meeting Type:** Planning, Building and Zoning  
**Meeting Date:** 10/7/2024  
**Subject:** Approval of Petition 24-14, New Future Land Use Map for Seward Township  
**Prepared by:** Matthew H. Asselmeier, AICP, CFM  
**Department:** Planning, Building and Zoning

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### **Action Requested:**

Approval of Petition 24-14, A Request from Tim O'Brien on Behalf of Seward Township for an Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes

### **Previous Board/Committee Review:**

ZPAC-Approval (9-0-1) on May 7, 2024

Kendall County Regional Planning Commission-Approval with Seward Township Meeting Minutes added to the Record (6-1-3) on May 22, 2024

Kendall County Zoning Board of Appeals-Forward to the County Board (7-0) on May 28, 2024

### **Fiscal impact:**

N/A

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### **Background and Discussion:**

The Petitioner would like to update the Future Land Use Map for Seward Township.

At their meeting in June, the Planning, Building and Zoning Committee gave Seward Township an extension to revise their plans. As of October 4, 2024, an updated proposal has not been provided to the County.

### **Staff Recommendation:**

Approval

### **Attachments:**

Memo Dated October 4, 2024



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

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**To:** Kendall County Planning, Building and Zoning Committee

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

**Date:** 10/4/2024

**Subject:** New Proposed Future Land Use Map for Seward Township

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed the attached new Future Land Use Map. The existing Future Land Use Map is also attached.

The proposed changes are as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans is attached.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. 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 May 22, 2024. Other than the Petitioner, no other person testified in favor or in objection to the proposal. One (1) person asked what a comprehensive plan was and another person requested clarification regarding the land use classifications along Route 52 between County Line and Ridge Roads. Seward Township explained

the public's involvement in the proposal, to date. Discussion occurred regarding the removal of the Commercial area near the intersection of Route 52, O'Brien, and McKanna Roads and the retention of the Commercial area at the intersection of Grove Road and Route 52; the area was retained for traffic and trail reasons. Discussion occurred regarding the impact of property owners to ask for map amendments, if the proposal was approved. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor, one (1) in opposition, and three (3) absent. The minutes of the hearing are attached.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on May 28, 2024. Discussion occurred regarding residential development in unincorporated Seward Township; the Chairman of the Seward Township Planning Commission felt that large lot subdivisions were unlikely to occur. Information was provided on previous public meetings Seward Township held on the proposal. Discussion occurred regarding the procedure that would occur if someone wanted to rezone their property, but lacked forty (40) acres. The Kendall County Zoning Board of Appeals voted to forward the proposal to the County Board by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the meeting are attached.

At their meeting on June 10, 2024, the Planning, Building and Zoning Committee gave Seward Township an extension to submit a revised proposal. As of the date of this memo, no revised proposal has been received.

The revise draft resolution is attached.

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

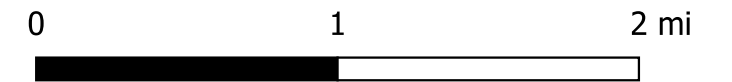
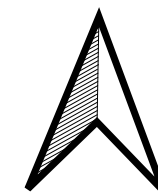
Thanks,

MHA

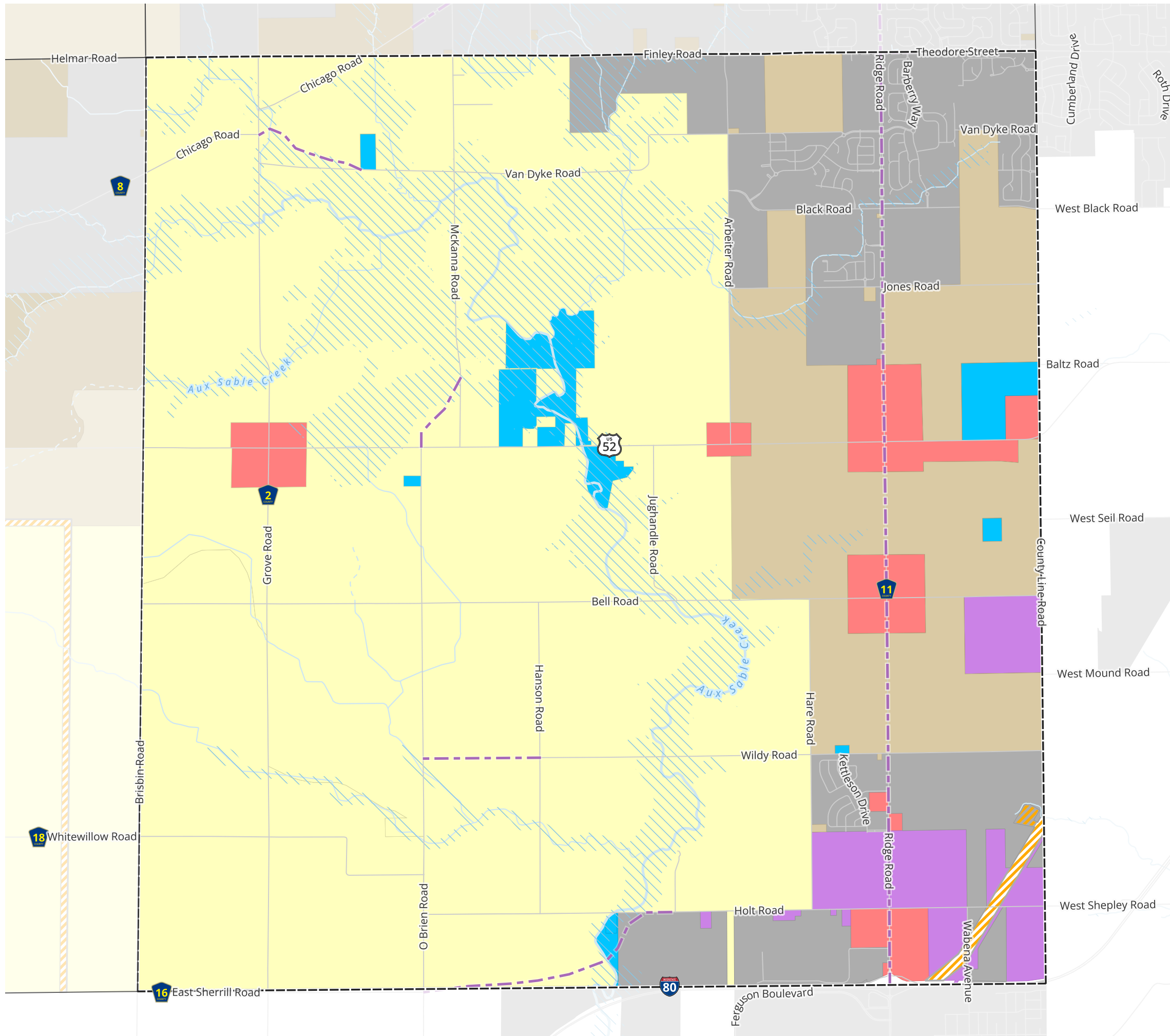
Encs.: Proposed Future Land Use Map  
Existing Future Land Use  
Composite Future Land Use Map  
May 7, 2024, ZPAC Meeting Minutes (This Petition Only)  
May 22, 2024, Kendall County Regional Planning Commission Hearing Minutes (This Petition Only)  
May 28, 2024, Kendall County Zoning Board of Appeals Meeting Minutes (This Petition Only)  
Draft Resolution (Revised 10/4/2024)

# Seward Township

## Future Land Use Drafts / Proposals



- - Proposed Roadway Improvements
- /// Floodplain
- LRMP Management Areas
  - Urbanized Communities
  - Suburban Residential
  - Rural Residential
  - Rural Estate Residential
  - Countryside Residential
  - Hamlet
  - Rural Community
  - Commercial
  - Public / Institutional
  - Open Space
  - Natural Resource Area
  - Agriculture
  - Mining
  - Potential Mining District
  - Mixed Use Business
  - Transportation Corridors
  - Utility Right of Way
  - Agricultural Conservation Area





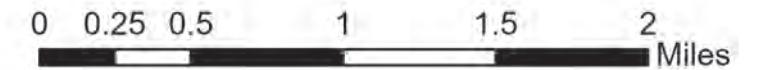
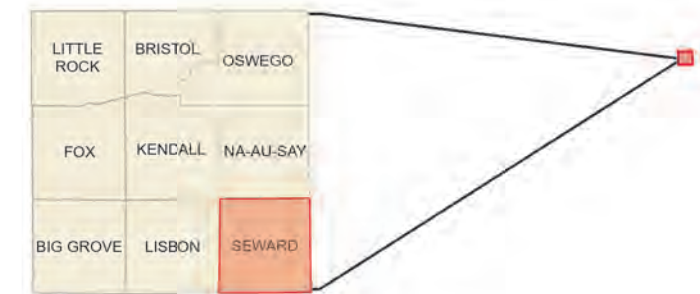
# FUTURE LANDUSE SEWARD TOWNSHIP 2023

## Legend

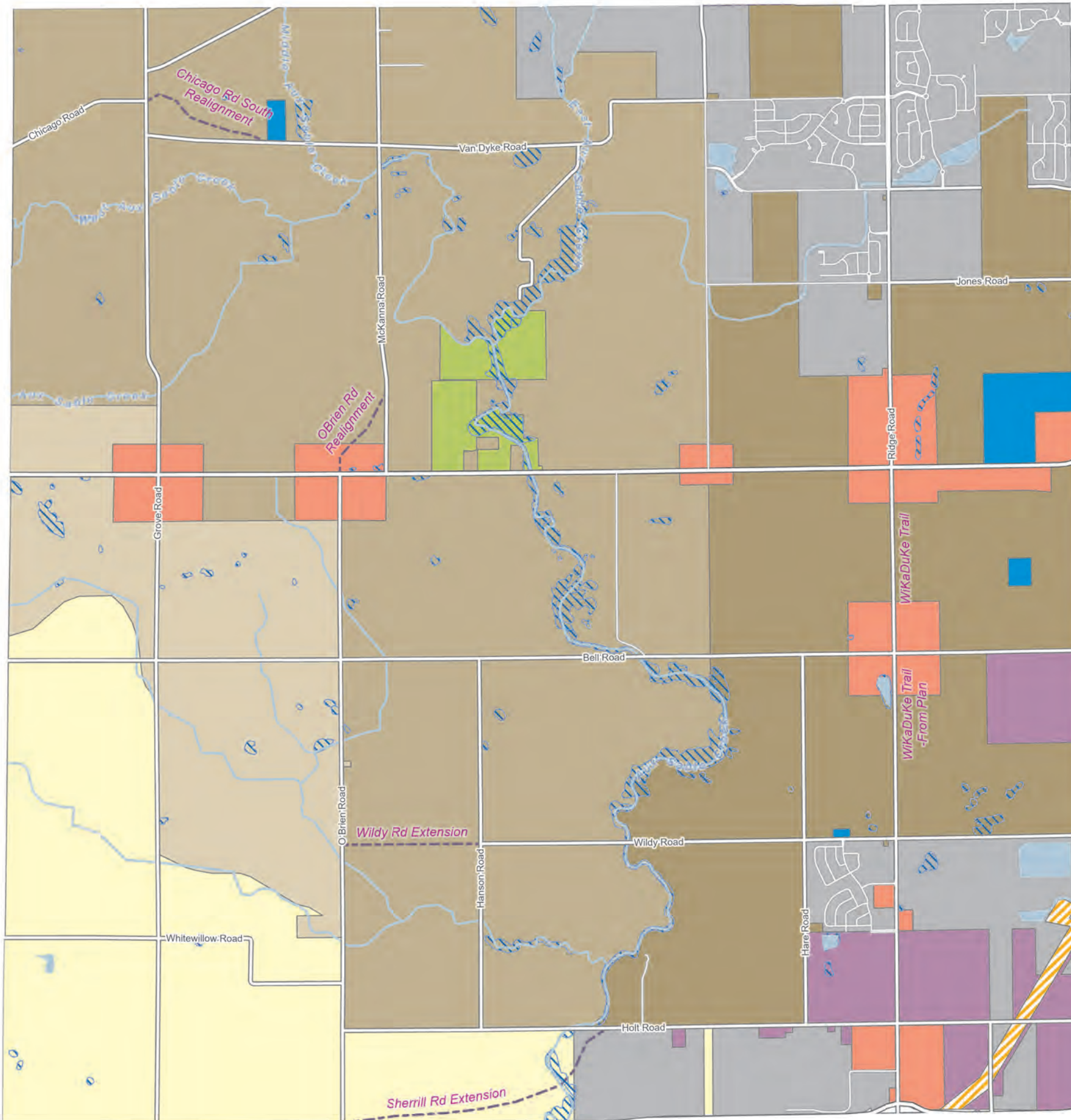
-  Wetlands
-  Floodplains
-  Proposed Roadway Improvements

## Land Resource Management Plan Management Areas

- |   |   |  |
|---|---|--|
|  Utility Right of Way  |  Rural Residential               |  Mixed Use Business     |
|  Urbanized Communities |  Rural Estate Residential        |  Public / Institutional |
|  Suburban Residential  |  Commercial                      |  Open Space             |
|   |  Agricultural Conservation Areas |  Agriculture            |

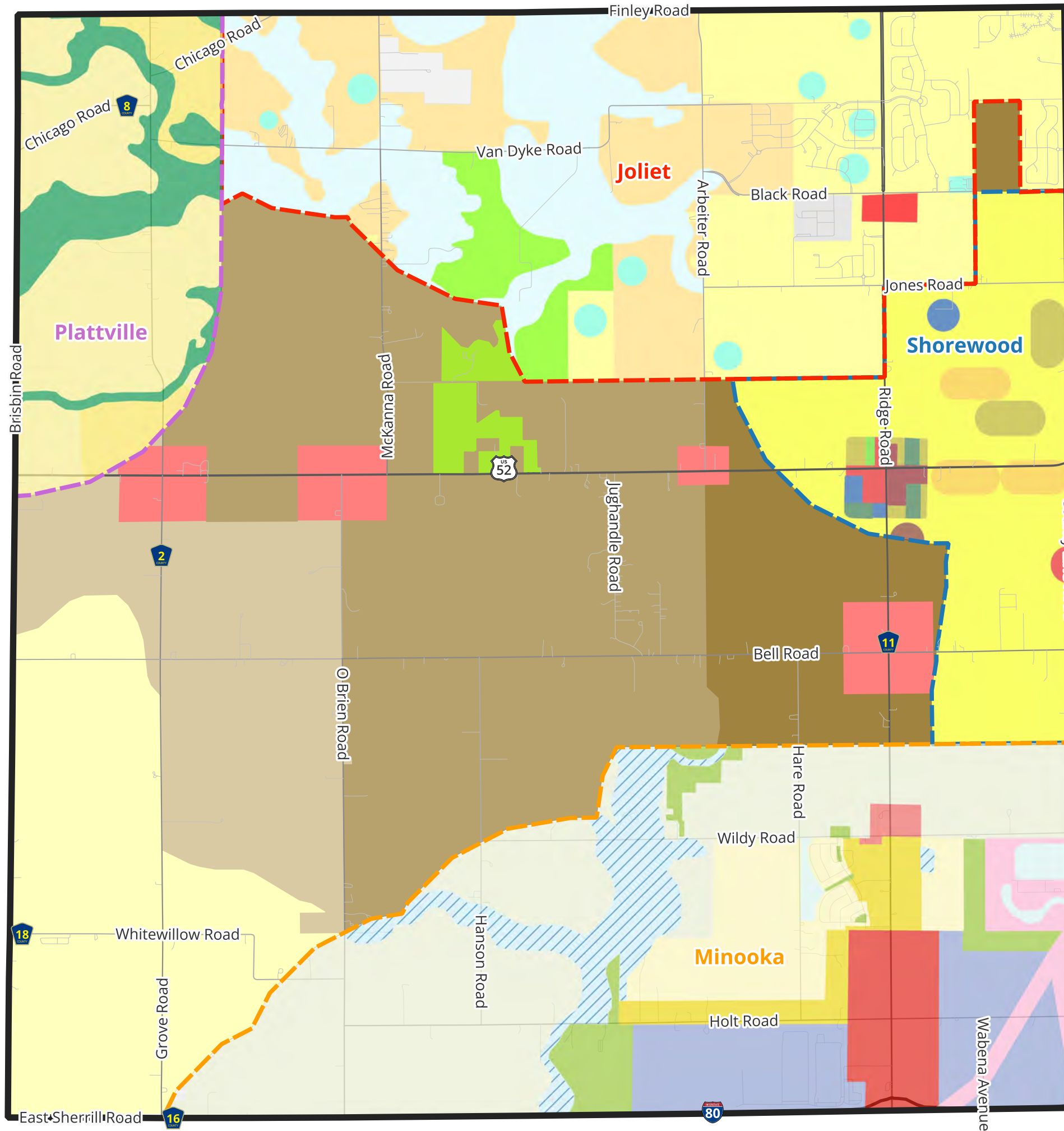


Kendall County  
 Planning, Building & Zoning Department  
 111 Fox Street  
 Yorkville, Illinois 60560





# Seward Township Future Land Use Plan



Seward Township Boundary

## Kendall County

- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Commercial
- Open Space
- Agriculture

## City of Joliet

- Residential - Various Density Conditions
- Residential - Aux Sable Design Corridor
- Local Commercial
- Community Commercial
- Municipal / Institutional
- Utilities
- Parks
- Flood Plain
- Planning Area

## Village of Plattville

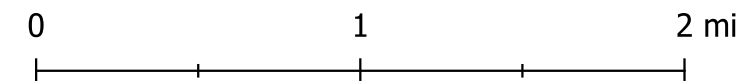
- Low Density Residential
- Medium Density Residential
- Parks & Open Space
- Planning Area

## Village of Minooka

- Single Family - Detached
- Single Family - Attached
- Agriculture
- Industrial
- Utilities
- Commerical Corridor
- Community Commercial
- Flood Area
- Parks
- Water Bodies
- Planning Area

## Village of Shorewood

- Single Unit - Detached
- Single Unit - Attached
- Multi-Unit
- Corridor Commercial
- Community Commercial
- Institution
- Mixed Use
- Conservation
- Recreation
- Planning Area



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
May 7, 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 9:02 a.m.)  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Alyse Olson – Soil and Water Conservation District (Arrived at 9:02 a.m.)  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

Audience:

Tim O'Brien, Pete Fleming, Michael Korst, Jim Filotto, Ryan Solum, Bruce Miller, Alex Schuster, and Gloria Foxman

**PETITIONS**

**Petition 24-14 Tim O'Brien on Behalf of Seward Township**

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed the attached new Future Land Use Map. The existing Future Land Use Map is also attached.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.
3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans is attached.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>.

Mr. Asselmeier noted that he would add a disclaimer to text of the Seward Township portion of the Land Resource Management Plan noting that if conflicts arise between the text and the Future Land Use Map, the Future Land Use Map would take precedence.

Mr. Guritz stated that he attended the public meeting in Seward Township and felt that it was well attended and most people in attendance were in favor of the proposal. The addition of the floodplain gives the map a different perspective.

Mr. Guritz made a motion, seconded by Mr. Rybski, to recommend approval of the request.

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 May 22, 2024.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

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

The ZPAC, at 9:54 a.m., adjourned.

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

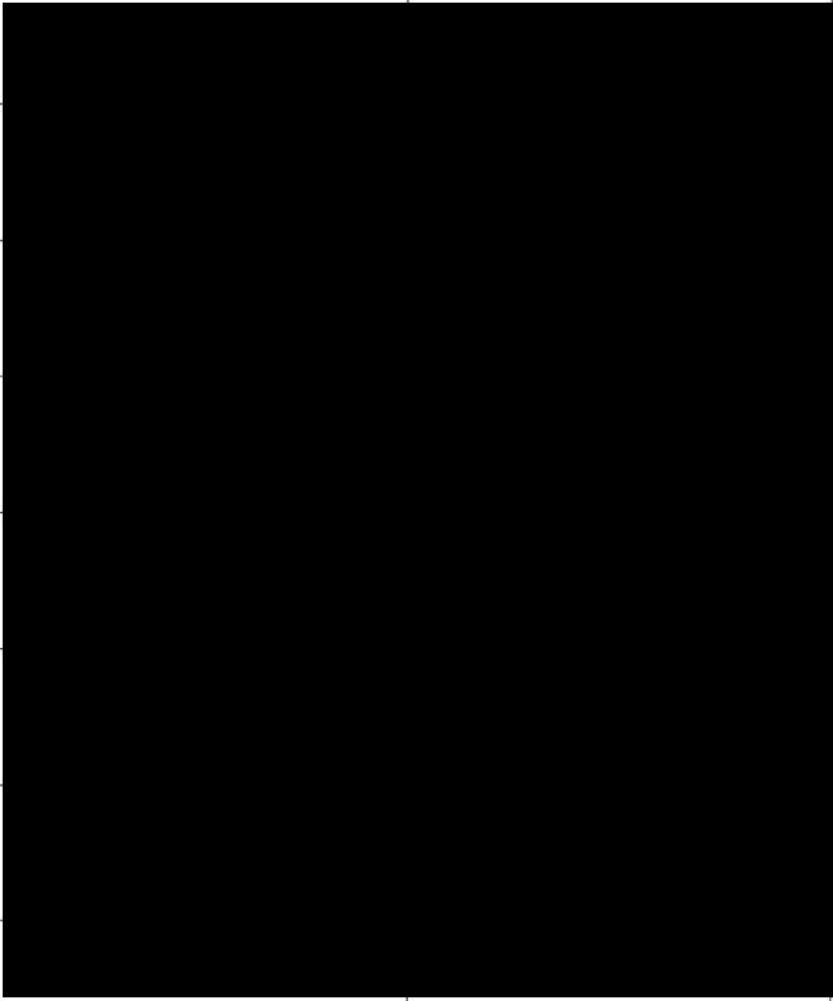
Enc.



/

**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
MAY 7, 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>Jim O'Brien</i>		
<i>Pete Fleming</i>		
<i>Michael Korst</i>		
<i>Jim Filotto</i>		
<i>Ryan Solum</i>		
<i>BRUCE MILLER</i>		
<i>ALEX Schuster</i>		

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unapproved - Meeting Minutes of May 22, 2024 - 7:00 p.m.**

Chairman Bill Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Members Present:** Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman (Arrived at 7:08 p.m.), Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley (Arrived at 7:40 p.m.)

**Members Absent:** Karin McCarthy-Lange and Bob Stewart

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

**Others Present:** Tim O'Brien, Dave Koehler, Joan Soltwisch, Marcia Rousonelo, Ray Jackinowski, Kyle Barry, Erin Bowen, Katherine Carlson, Tom Huddleston, Paul Yearsley, Joy Lieser, Greg Henderson, Carrie Kennedy, Andrew Daylor, Kristine Henderson, Michael Korst, Bruce Miller, and Gloria Foxman

The Kendall County Regional started their review of Petition 24-14 at 7:02 p.m.

**PUBLIC HEARING**

**Petition 24-14 Tim O'Brien on Behalf of Seward Township**

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed a new Future Land Use Map, which was provided. The existing Future Land Use Map was provided.

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3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended. Mr. Asselmeier said a disclaimer would added to the text of Seward Township portion of the Land Resource Management to note that the map would take precedent over the text, in the event of conflict.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans were provided.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>. No comments were received.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. 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.

Member Nelson asked if any notice would be given regarding the date when the map would become effective. Mr. Asselmeier responded that no specific notice would be given. The map would automatically become effective upon approval by the County Board.

Member Wilson stated that, as a representative of Seward Township, she felt Seward Township proposed the change to the site plan in awful manner with unclear notice and little information provided prior to the meeting. She had no objection to expanding the building. Chairman Ashton said that matter will be discussed later in the meeting.

Member Hamman arrived at this time (7:08 p.m.).

Chairman Ashton opened the public hearing at 7:08 p.m.

Joan Soltwisch, Seward Township Planning Commission, said that twenty-two (22) people completed the evaluation form and sixteen (16) people attended the Seward Township public meeting. She said the Seward Township Supervisor and two (2) Seward Township Trustees attendees. She said that David Guritz from the Kendall County Forest Preserve, Dan Lobbes from the Conservation Foundation, Mike Hoffman from Teska Associates, Dan Duffy and Ryan Anderson from the Village of Minooka, and Natalie Engel from the Village of Shorewood. Five (5) maps were explored. The following maps were presented the Aux Sable Creek Watershed Map, the Zoning Map, the Hydric Soil Map, and the proposed Future Land Use Map. All comments were positive. The parties agreed to continue to work together on future development. The minutes of the Seward Township meetings were submitted for the record.

Marcia Rousonelo asked what the Comprehensive Plan was. Chairman Ashton responded that it was land use plan for the Township for forward looking development.

Member Nelson noted that, if the plan is adopted, that people wanting the build in the agricultural designated areas, the County would not entertain rezoning requests in those areas. The Land Resource Management Plan would need to be changed and the rezoning request would have to be submitted, if someone wanted to rezone their property in that area.

Member Bernacki asked about the impact of switching residential lands to the agricultural classification. Mr. Asselmeier presented the current Future Land Use Map for Seward Township. The impacted properties would not be able to rezone their properties unless the Land Resource Management Plan was amended. Presently, a property could ask to rezone those properties, if the map allowed.

Member Bernacki asked if it be easier for landscaping businesses to open if a property was zoned agricultural. Mr. Asselmeier said that businesses allowed in the agricultural district would have to secure applicable permits. If a property needed to be rezoned to A-1 to open a business, that process could occur, if the map was approved.

Ray Jackinowski asked about the locations of County Line Road and Route 52 on the map. He was shown those locations.

Discussion occurred regarding the impact of Chatham annexations.

Ray Jackinowski asked about rezoning for a storage facility along Route 52 near County Line Road. Mr. Asselmeier said that area was already shown as commercial on the Future Land Use Map.

Member Bernacki asked why the commercial area was removed from the O'Brien-McKanna-Route 52 interchange. Ms. Soltwisch said that the change was made to protect the Aux Sable watershed. It was unknown if the landowner(s) knew about the proposed reclassification. No timetable was known regarding the road realignment of O'Brien and McKanna Roads. The water engineering study for the realignment area was conducted by the USDA. Further studies will occur when the road alignment is examined. Discussion occurred regarding flooding in the area.

Member Wilson asked why the commercial remained at the Grove Road intersection. Ms. Soltwisch said it remained in the plan because of traffic and trail considerations.

Member Nelson made motion, seconded by Member Hamman to close the public hearing.

With a voice vote of seven (7) ayes, the motion carried.

Chairman Ashton closed the public hearing at 7:31 p.m.

Member Nelson made a motion, seconded by Member Bernacki, to recommend approval of the proposal provided that all the maps and minutes of the various Seward Township meetings be included in the record.

Member Bernacki asked why Seward Township shaded the floodplain areas instead of having different coloring distinctions like Joliet's map had. The reason for the shading was to reduce clutter on the map and make it easier to read.

The vision of Seward Township has changed over the years.

Member Casey asked how much land was required to build a house on Suburban Residential and Rural Residential land. Mr. Asselmeier said that R-1 required approximately two point nine-nine (2.99) acres unless



it is part of a planned development. Member Casey asked how much land was required to build a house on Agricultural Land. Mr. Asselmeier said that A-1 required forty (40) acres.

The votes were as follows:

Ayes (6): Ashton, Bernacki, Casey, Hamman, Nelson, and Rodriguez

Nays (1): Wilson

Absent (3): McCarthy-Lange, Stewart, and Wormley

Abstain (0): None

The proposal goes to the Kendall County Zoning Board of Appeals on May 28, 2024.

The Kendall County Regional Planning Commission concluded their review of Petition 24-14 at 7:37 p.m.

#### **CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

#### **OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier reported that Petition 24-10 and 24-11 will be on the agenda for the June meeting.

#### **ADJOURNMENT**


Member Wilson made a motion, seconded by Member Nelson, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:59 p.m.

Respectfully submitted by,  
Wanda A. Rolf, Administrative Assistant

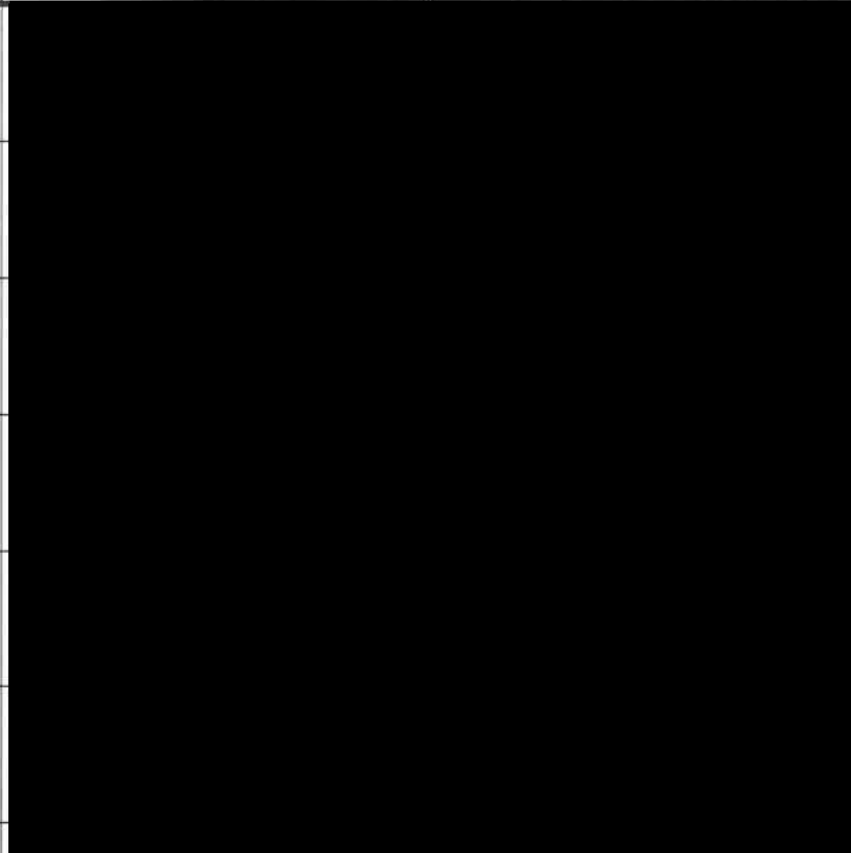
**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MAY 22, 2024**

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

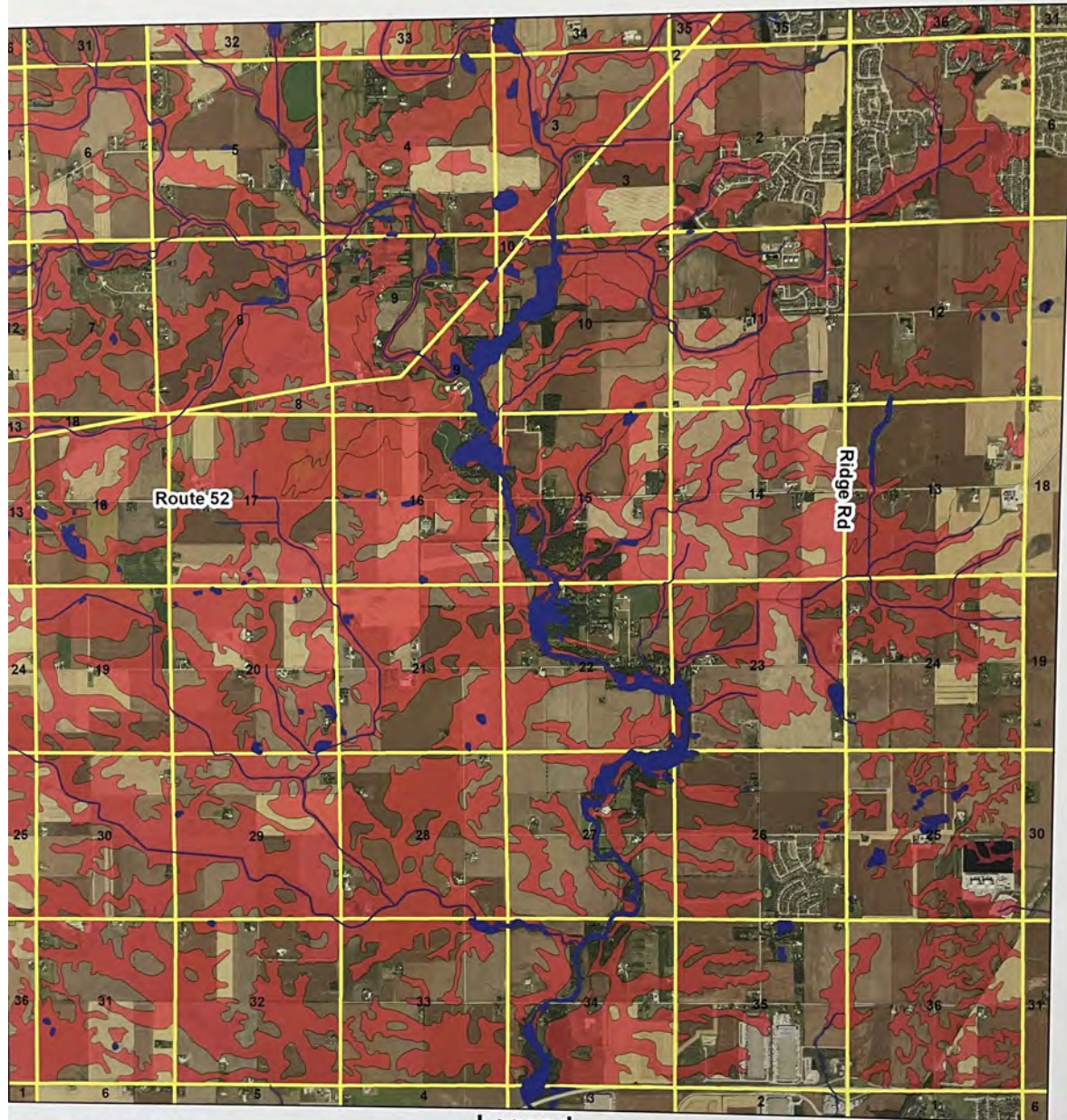
NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Tim O'Brien		
DAVE Koehler		
BELVE MILLER		
Joan Seltman		
marcia Rousonolo		
Ray Johnson 514 RT 52		
Kyle Barry		
Gloria Foxman		

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MAY 22, 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)
Erin Bowen		
Katherine Carlson		
TOM HUDDLESTON		
Paul Yearley		
Dave Koehler		
Jay Lieser		

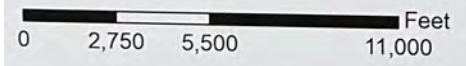
# Seward Township Hydric Soils & Wetlands/Waterways



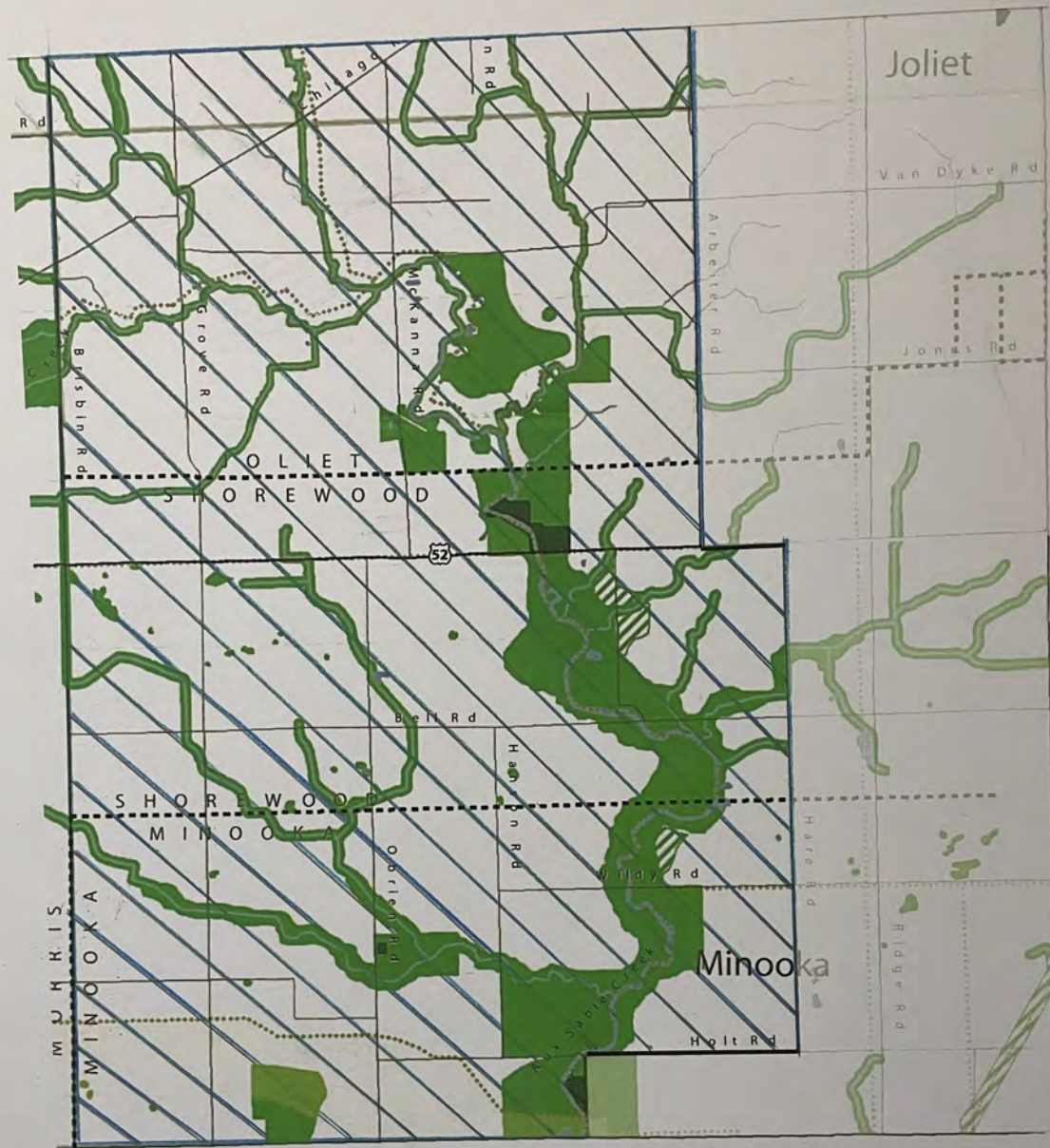
Source: USDA NRCS Ortho Imagery

### Legend

-  NWI Wetlands Upper IL Watershed
-  NWI Wetlands Des Plaines Watershed
-  Section Lines
-  Hydric Soil







Excerpted from "The Natural Treasures of Kendall County"



# SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING FEBRUARY 05, 2024

**Call to Order:** Time 6:32 P.M.

**Location:** Seward Township Building  
1479 O'Brien Road  
Minooka, Illinois, 60447

**Pledge of Allegiance** was lead by Mr. Fleming

**Roll Call:** Called by Ms. Soltwisch

Present at meeting: Peter Fleming, Jessica Nelson, Joan Soltwisch

Absent at the meeting: Ron Miller, excused.

Guests: Debrae Chow, Mike Cook, Garrett Cook

**Approval of the January 16th Minutes:** Ms. Nelson moved, Ms. Soltwisch seconded.  
**Motion Carried.**

**Public Comment:**

**New Business:**

1. Presentation by Cook Engineering Group on re-zoning property along the East side of Ridge Road, North of Bell Road, adjacent to the Rusty Ridge Vet Clinic, from A-1 to B-3. Ms. Chow and Mr. Cook discussed that they wanted to be re-zoned by Kendall County, and thought that the properties plan would be an asset to the township. Ms. Nelson moved to approve the plan, as presented. Ms. Soltwisch seconded. **Motion Carried.** Mr. Cook and Ms. Chow asked that our committee recommend an approval of their plan to the Seward Township Board.

2. Our committee was made aware that several solar farm sitings were in progress in Seward Township. We were told that these farms would not be zoned through the Kendall County Zoning Board. The companies involved were originally asked to come to our resource Planning Committee with their plans. Instead they will be approved, for siting, by the municipalities of Joliet. Minooka and Shorewood. Ms. Soltwisch noted that at the Kendall County Planning, Building & Zoning Annual meeting, on February 3<sup>rd</sup>. 2024, the Mayor of Shorewood spoke and stated that their zoning board denied the siting of the solar farm on Seil Road. The board thought that the plan did not fit their land use, for Best Management.

3. Ms. Soltwisch, and Mr. Fleming will attend the next Kendall County Regional Planning Commission, to discuss our Seward Township zoning map change. We have been asked to meet with them on February 28<sup>th</sup>, 5:00 P.M. Our Seward Township supervisor, Tim O'Brien will be asked to attend with us.

We will also announce, to the Regional Planning Commission, that our township will host a Panel Discussion, to cover topics of land preservation, along the Aux Sable Creek, and open space map zoning changes. We will ask representatives from Shorewood and Minooka, as well as representatives

from the Kendall Forest Preserve, Teska and Associates, and The Conservation Foundation. The panel will take place at the Seward Township. There will be no cost to the township.

Mr. Fleming called for a motion to approve our amended Seward Township zoning map. Ms. Nelson moved and Ms. Soltwisch seconded. **Motion carried.**

**Old Business:** There is no old business at this time.

**Other Business/Announcements:** There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, March 11, 2024, at 6:30 P.M.

**Adjournment:** Mr. Fleming called for an adjournment of the meeting Ms. Nelson moved and Ms. Soltwisch seconded. **Motion carried.** Meeting adjourned at 7:21 P.M.

Minutes submitted by Joan Kathryn Soltwisch

# SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING MARCH 25, 2024

**Call to Order:** Time 6:32 P.M.

**Location:** Seward Township Building  
14719 O'Brien Road  
Minooka, Illinois, 60447

**Pledge of Allegiance** was lead by Mr. Fleming

**Roll Call:** Called by Ms. Soltwisch

Present at meeting: Peter Fleming, Jessica Nelson, Joan Soltwisch Ron Miller

**Approval of the February 5th 2024 Minutes:** Ms. Nelson moved, Ron Miller seconded.  
**Motion Carried.**

**Public Comment:** There was no public comment at this time.

## **New Business:**

Ms. Soltwisch, and Mr. Fleming, and Seward Township Supervisor, Tim O'Brien, attended the Kendall County Regional Plan Commission, February 28<sup>th</sup> 2024. We were asked to go back to the Township to discuss our Zoning Map change, and bring back an evaluation so that the County could get a feel for resident support, of our Proposed Map.

Our township will host a Panel Discussion, and invite the residents of Seward to engage in conversation over topics of land preservation, along the Aux Sable Creek, and open space map zoning changes, with representatives from Shorewood and Minooka, as well as representatives from the Kendall Forest Preserve, Teska and Associates, and The Conservation Foundation. The panel will take place at the Seward Township, on April 18<sup>th</sup>, at 5:00 P.M., at the Seward Township Hall, 14719 O'Brien Road, Minooka IL. There will not be a cost to the township. Ms. Soltwisch will make arrangements to post the meeting in the Kendall County Record. We will ask Mr. Scott Cryder, Road Commissioner to furnish water. Mr. Fleming will bring a vegetable tray and Ms. Nelson decaf coffee. Ms. Soltwisch will bring a fruit and vegetable tray. Ms. Miller will also bring cookies and vegetable trays. Mr. Fleming will bring copies of the current zoning map, as well as updated proposed map. We will make 30 handouts with evaluation choices.

**Old Business:** There is no old business at this time.

**Other Business/Announcements:** There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, May 14, 2024, at 6:30 P.M.



**Adjournment:** Mr. Fleming called for an adjournment of the meeting Ms. Nelson moved and Mr. Miller seconded. **Motion carried.** Meeting adjourned at 7:21 P.M.

Minutes submitted by Joan Kathryn Soltwisch

SEWARD TOWNSHIP PLANING COMMITTEE MEETING PROGRAM EVALUATION APRIL 18TH 2024

1. Did your knowledge of our township map proposed change increase, as a result of this program.  
(Y/N) 22 persons replied yes to this questions, out of 22 attending.  
Did your knowledge level increase as to the relationship with the township and Kendall County's role in zoning change, as a result of this discussion?  
(Y/N) 3 persons said no to this question, 19 out of twenty two attending said yes.  
If so what was your knowledge, before, on a scale from 1 to 5? How about after? Knowledge level before? 1 2 3 4 5 Knowledge level after 1 2 3 4 5  
2,7,3,5 persons answered respectively to knowledge level before. 0,1,2,6,6, persons answered respectively to knowledge after the meeting. The result was that overall knowledge increased.
2. Annexation agreements were discussed. Was that discussion helpful for you?  
All but three answered a firm yes, to this question. One said, not applicable, one said not really.
3. The need to keep open space and farm ground protection go hand in hand, in our area. Do you feel that this is important? Was this discussion helpful?  
(Y/N) All present said yes, to this answer.
4. The Aux Sable Watershed is a protected class A stream. There is a "Protect Kendall Now" map depicting the buffer of protection. Do you feel that this is important? (Y/N) All said yes to this question.
5. Would you like to stay informed on the planing of our area?  
All voted a positive **YES**, to stay informed on the planing of our area.

Twenty two people signed the e-mail and contact sheet. There were a few more in attendance, as the family questioning dividing property, for their grown children did not all sign, just the parents, Irma and Loya Quezada.

The guests present that were from Seward Township totaled 16 persons. One person was, the Seward Township Supervisor, and two were Seward Township Trustees. \* They were all in favor.

The guests present that were asked to weigh in on behalf of the map change totaled five. They were David Guritz, Kendall Forest Preserve. Dan Lobbes, The Conservation Foundation. Mike Hoffman, senior urban planner, Teska and Assoc. Dan Duffy, Manager, The Village of Minooka, Ryan Anderson, Public Works, The Village of Minooka. Natalie Engel, Community Development, The Village Of Shorewood.

A total of five maps were explored. One showing a vision of changing zoning areas slated for residential back to agriculture, with discussion of the one and 40 rule. One map showed the Aux Sable Watershed with buffered areas, commonly called, The Protect Kendall Now map. One map showed the current map showing currently zoned areas, and one map showed the hydric soils, in degrees in Seward Township, most notably in the tributaries, and close to the Aux Sable Creek.

It was a very informative meeting. The five professionals that engaged with the residents of Seward Township all thought positively that the map change reflected their comprehensive plans, with good urban planning and that vision would be productive in saving farm ground, a good fit for future development, forest preserves, and good planning for working forward together. It was generally agreed to continue this dialog and work together, in the future.

Sincerely, Peter Fleming, Jessica Nelson, Ron Miller, Joan Soltwisch, Seward Township Planing Board.

\* One trustee was absent from Seward Township Board, as she was stuck in a two hour traffic jam on I 80, but had planned to attend. One trustee was absent due to farming in Central Illinois.

# SEWARD TOWNSHIP LAND RESOURCE PLANNING COMMITTEE; MONTHLY MEETING MAY 14, 2024

**Call to Order:** Time 6:45 P.M.

**Location:** Seward Township Building  
14719 O'Brien Road  
Minooka, Illinois, 60447

**Pledge of Allegiance** was lead by Mr. Fleming

**Roll Call:** Called by Ms. Soltwisch  
Present at meeting: Peter Fleming, Joan Soltwisch, Ron Miller

Absent approved: Jessica Nelson

**Approval of the March 25, 2024 Minutes:** Mr. Miller moved, Ms. Soltwisch seconded.  
**Motion Carried.**

**Public Comment:** There was no public comment at this time.

## **New Business:**

1. Proposed Commercial Roofing Business to be located on Route 52 (East of Ridge Road, and West of County Line Road.) Plans were sent to members to review. Project had been approved, by the Kendall County Zoning, Planning Board of Appeals. Mr. Fleming called for a motion to approve the project, upon recommended light design and landscape ordinance plan submission. Mr. Miller moved and Ms. Soltwisch seconded. **Motion carried**

## **Old Business:**

1. The Panel discussion held April 18<sup>th</sup> to consider comments and make recommendations regarding the amendments, to the future land use map and in the Kendall County Land Resource Management Plan, by adopting a new Future Land Use Map was a success. The evaluations from the special meeting were positive. The guests that were present, from Seward Township totaled 16 persons. One person was the Seward Township Supervisor and two trustees were present. Guests present, that were asked to comment on behalf of the proposed map update were, David Guritz, Kendall County Forest Preserve, Dan Lobbes, The Conservation Foundation, Mike Hoffman, Senior Planner, Teska and Associates, Dan Duffy, Manager, Village of Minooka, Ryan Anderson, Village of Minooka Public Works, and Natalie Engel, Community Development, the Village of Shorewood. All were in favor of the changes, and thought that the proposed map change was a good fit for future best management and future land use. It fit well with the areas comprehensive planes. It was generally agreed to continue this dialog and work together, in the future.

2. Public notice was sent to Seward Township, from the Kendall County Regional Plan Commission to hold hearing on May 22<sup>nd</sup>, 2024, at 7:00 P.M., to consider comments and make recommendations regarding Petition # 24-14, a request from Seward Township for Amendments to the Future Land Use Map and related text changes from the Seward Township Land Resource Management Plan. The Kendall County zoning Board of Appeals will hold theri meeting on May 28, 2024 at 7:00 P.M. to

consider the same Amendments that our Seward Township requests. Both meetings will be held at the Kendall County Office Building, Rooms 209 and 210, at 111 Fox Street, Yorkville, IL.

**Other Business/Announcements:** There was no further business or announcements at this time.

The next monthly meeting of the Seward Township Land Resource Planning Committee will be Monday, June 3, 2024, at 6:30 P.M.

**Adjournment:** Mr. Fleming called for an adjournment of the meeting Mr. Miller moved and Ms. Soltwisch seconded. **Motion carried.** Meeting adjourned at 7:05 P.M.

Minutes submitted by Joan Kathryn Soltwisch

**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  
May 28, 2024 – 7:00 p.m.

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

**ROLL CALL:**

Members Present: Scott Cherry (Arrived at 7:02 p.m.) Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, and Dick Thompson, and Dick Whitfield

Members Absent: None

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

Others Present: Tim O'Brien, Joan Soltwisch, Ron Miller, Pete Fleming, Bruce Miller, Rao Addepalli, and Gloria Foxman

**PETITIONS:**

The Zoning Board of Appeals started their review of Petition 24-14 at 7:14 p.m.

**Petition            24 – 14 – Tim O'Brien on Behalf of Seward Township**

**Request:**            Amendment to the Future Land Use Map Contained in the Land Resource Management Plan by Adopting a New Future Land Use Map for Seward Township and Related Text Changes

**Location:**         Seward Township

**Purpose:**            Petitioner Wants to Adopt a New Future Land Use Map for Seward Township

Mr. Asselmeier summarized the request.

In an effort to preserve the agricultural character of the Township and protect the Aux Sable Creek Watershed, Seward Township has proposed a new Future Land Use Map. The existing Future Land Use Map was also provided.

The proposed changes were as follows:

1. All of the land west Arbeiter and Hare Roads will be reclassified to Agricultural. The Commercial area at the intersection of Route 52 and Grove Road will be retained and the Commercial area at the intersection of Arbeiter Road and Route 52 will also be retained.
2. The Seward Township Building on O'Brien Road, the church on Van Dyke Road, and lands owned by the Kendall County Forest Preserve District and Conservation Foundation west of Arbeiter and Hare Roads will be classified as Public/Institutional.



3. The residentially planned areas east of Arbeiter and Hare Roads will be reclassified to Rural Estate Residential.
4. The floodplain of the Aux Sable Creek was added to the map.
5. Text contained in the Land Resource Management Plan in conflict the above changes will be amended.

The Seward Township Planning Commission approved this proposal at their meeting on February 5, 2024. The Seward Township Board approved this proposal at their meeting on March 12, 2024. Seward Township held a community forum on the proposal on April 18, 2024. The Kendall County Comprehensive Land Plan and Ordinance Committee also reviewed the proposal at their meetings in February and April 2024.

A composite future land use map of the County and the municipalities' comprehensive plans was provided.

This proposal was sent to Plattville, Minooka, Shorewood, and Joliet on April 30, 2024. This proposal was sent to the Bristol-Kendall, Lisbon-Seward, Minooka, Troy, and Joliet Fire Departments on April 30<sup>th</sup>. To date, no comments have been received.

ZPAC reviewed this proposal at their meeting on May 7, 2024. Mr. Guritz said that he attended the forum in Seward Township and felt that the meeting was well attended and attendees seemed in favor of the proposal. 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 May 22, 2024. Other than the Petitioner, no other person testified in favor or in objection to the proposal. One (1) person asked what a comprehensive plan was and another person requested clarification regarding the land use classifications along Route 52 between County Line and Ridge Roads. Seward Township explained the public's involvement in the proposal, to date. Discussion occurred regarding the removal of the Commercial area near the intersection of Route 52, O'Brien, and McKanna Roads and the retention of the Commercial area at the intersection of Grove Road and Route 52; the area was retained for traffic and trail reasons. Discussion occurred regarding the impact of property owners to ask for map amendments, if the proposal was approved. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (6) in favor, one (1) in opposition, and three (3) absent. The minutes of the hearing were provided.

Pete Fleming, Chairman of The Seward Township Planning Commission, stated that the Township has been working on this map for years. It has been a long but good process.

Chairman Mohr asked Mr. Fleming if he saw the 1994 Seward Township Plan. Mr. Fleming said he did not see the 1994 plan. Chairman Mohr stated that the 1994 plan was very similar to the current proposed plan. The 1994 plan allowed municipalities to expand without pushback. Landowners would have to annex into Joliet, Plainfield, or Minooka in order to develop their properties. Mr. Fleming stated that county style subdivisions with large lots were not being establishing due to costs. Chairman Mohr agreed and asked Mr. Asselmeier how many building permits were issued in Seward Township in the last three (3) years. Mr. Asselmeier stated that in 2023 there were three (3) homes built and in 2022 four (4) homes built in Seward Township. Member Prodehl asked if those homes were following the rule of (1) house per forty (40) acres. Mr. Asselmeier replied there was some rezoning on Brisbin Road and O' Brien Road.

Member Cherry asked Mr. Fleming if there was any pushback from residents regarding the proposal. Mr. Fleming stated there was none. The Township had meetings, open forums, and public hearings to make the residents aware of the proposal.

Joan Soltwisch noted the many people from the nearby municipalities that attended meetings regarding this proposal. She felt this proposal was a good fit for the Township. They want to preserve farmland.

Mr. Fleming spoke about the floodplains and lands owned by the Conservation Foundation. Chairman Mohr asked if there was a way to set apart the floodplains so that no one builds on it. Mr. Asselmeier stated that there are rules in place for building in a floodplain. The homes would have to be elevated or prove they were not in a floodplain.

Member Prodehl asked, if once this map was approved and a request comes in to the County to rezone, how will it be addressed. Mr. Asselmeier stated that it if the request was inconsistent with the plan, Staff would recommend denial of the request.

Member Prodehl made a motion, seconded by Member LeCuyer, to forward the proposal to the Planning, Building and Zoning Committee.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield  
Nays (0): None  
Abstain (0): None  
Absent (0): None

The proposal will go to the Planning, Building and Zoning Committee on June 10, 2024.

The Zoning Board of Appeals completed their review of Petition 24-14 at 7:45 p.m.

### **PUBLIC COMMENTS**

Gloria Foxman, on behalf of Petition 24-13 James C. Marshall on Behalf of TurningPointEnergy, LLC Through TPE IL KE240 (Tenant) and Frank J. Santoro (Owner), asked if they could continue the hearing one (1) additional month to July 29, 2024, instead of July 1, 2024. Member LeCuyer made a motion, seconded by Member Whitfield, to rescind the previous motion to continue Petition 24-13 to July 1, 2024. With a voice vote of seven (7) ayes, the motion carried. Member LeCuyer made a motion, seconded by Member Whitfield, to continue the hearing on Petition 24-13 to July 29, 2024. With a voice vote of seven (7) ayes, the motion carried.

### **ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:55 p.m.

The next regularly scheduled meeting/hearing will be on July 1, 2024.

Respectfully submitted by,  
Wanda A. Rolf  
Administrative Assistant

#### Exhibits

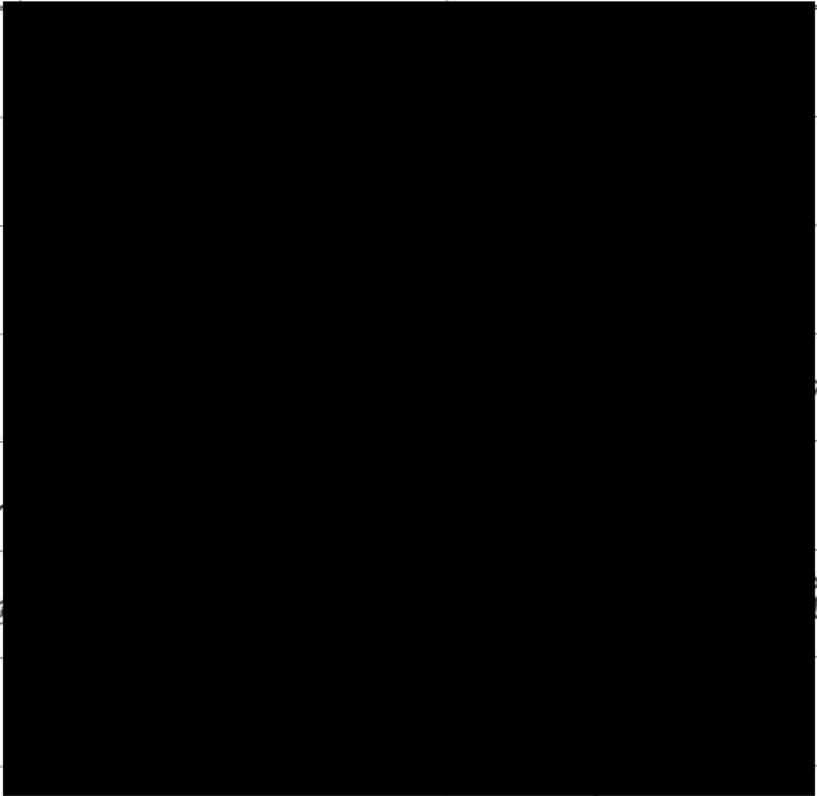

1. Memo on Petition 24-14 Dated May 23, 2024

①

**KENDALL COUNTY  
ZONING BOARD OF APPEALS**

**MAY 28, 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>Jim O'Brien</i>		
RAO ADDEPALLI		
<i>Ron Miller</i>		
<i>Pete Fleming</i>		
FRUE MILLER		
<i>Jean Seltman</i>		
Gloria Foxman		

**RESOLUTION NUMBER 2024-\_\_\_\_\_**

**A RESOLUTION ADOPTING AN AMENDMENT TO THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN TO UPDATE THE FUTURE LAND USE PLAN BY UPDATING THE SEWARD TOWNSHIP FUTURE LAND USE MAP 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, on April 23, 2024, Seward Township, as represented by Tim O'Brien, hereinafter be referred to as "Petitioner", submitted an application repealing and replacing the Future Land Use Map for Seward Township 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 May 2, 2024, the Kendall County Regional Planning Commission conducted a public hearing on May 22, 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, zero members of the public testified in opposition to the request, one member of the public asked a general question regarding the request, and one member of the public made general comments regarding the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Regional Planning Commission has recommended approval of the proposed amendment; and

WHEREAS, the Kendall County Zoning Board of Appeals met on May 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 or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended forwarding the proposed amendments to the County Board; 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/denial/neutral** of the proposed amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and

State of Illinois  
County of Kendall

LRMP  
Petition #24-14

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 repealing and replacing the Future Land Use Map of Seward Township with the Map attached hereto as Exhibit C.
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 9-30 and the list of revisions contained in Section 1 of the Land Resource Management Plan, are hereby amended to match the Map attached hereto as Exhibit C.

IN WITNESS OF, this resolution has been enacted by a majority vote of the Kendall County Board and is effective this 15<sup>th</sup> day of October, 2024.

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 24-14 on May 22, 2024. On the same date, the Commission issued the following recommendation by a vote of six (6) in favor and one (1) in opposition. Commissioners Mc-Carthy-Lange, Stewart, and Wormley were absent.

### **RECOMMENDATION**

Approval with the addition of Seward Township's maps and minutes included in the record.

## Exhibit B

The Kendall County Zoning Board of Appeals held a public meeting on the Petition 24-14 on May 28, 2024. On the same date, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of seven (7) in favor and zero (0) in opposition.

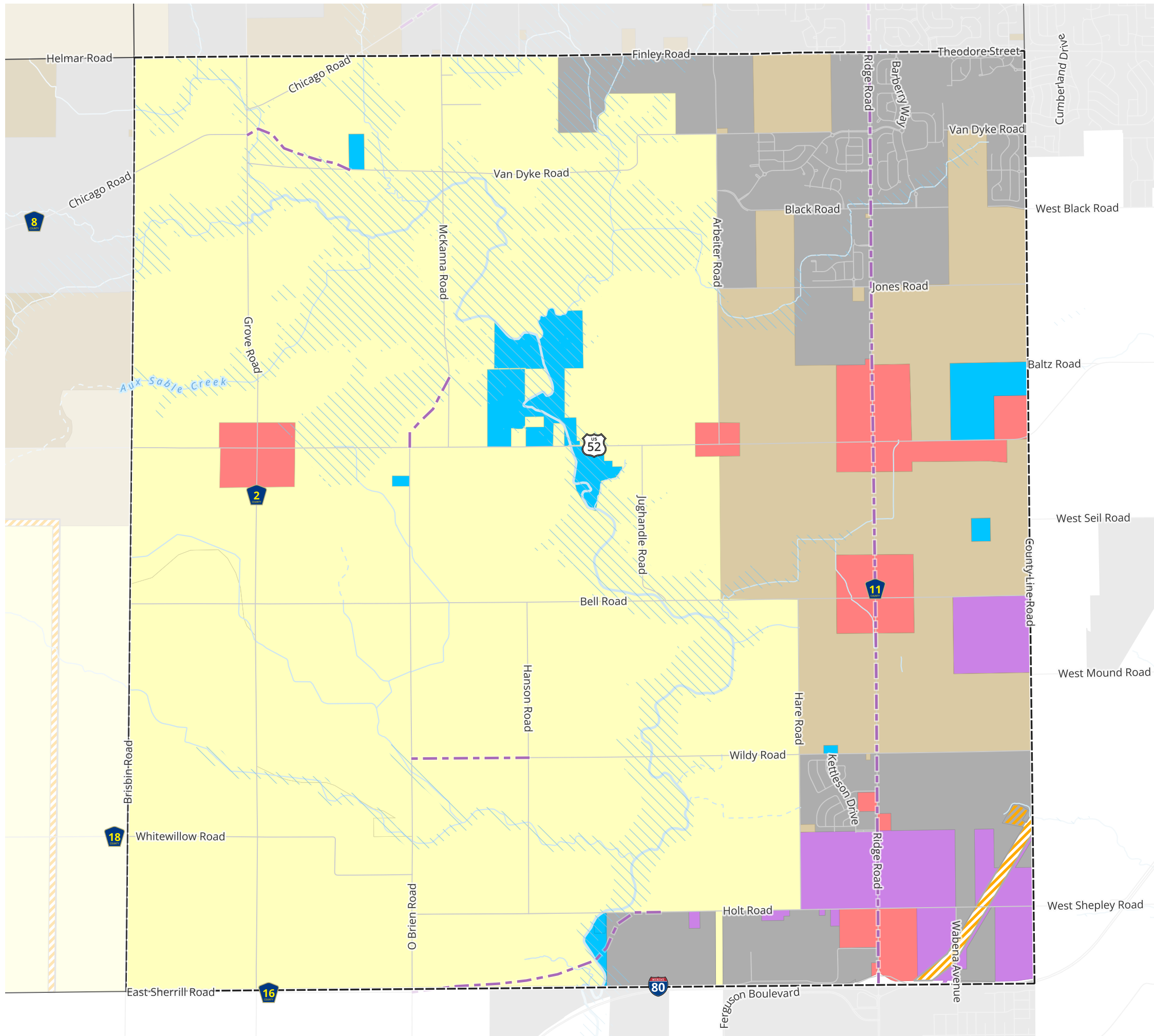
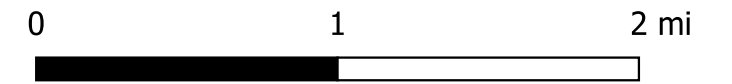
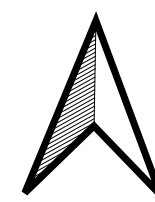
### **RECOMMENDATION**

Forward the proposal to the County Board.

# Exhibit C

## Seward Township

### Future Land Use Drafts / Proposals



- Proposed Roadway Improvements
- Floodplain
- LRMP Management Areas**
- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Potential Mining District
- Mixed Use Business
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area