

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 April 24, 2024

Chairman Larry Nelson called the meeting to order at 5:10 p.m.

Members Present: Bill Ashton, Larry Nelson, Alyse Olson, Matthew Prochaska, Jeff Wehrli, and Seth Wormley (Arrived at 5:45 P.M.)

Members Absent: Scott Gengler, Matt Kellogg, and Randy Mohr

Others Present: Matt Asselmeier, Wanda Rolf, and Pete Fleming

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Wehrli to approve the agenda. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Ashton, to approve the minutes of the February 28, 2024. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

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

Mr. Asselmeier presented the proposed zoning maps of Seward Township. Mr. Asselmeier stated that the land that is not in classified as Agricultural, which is for A-1 zoning, can request to be changed to A-1 zoning.

Pete Fleming, Chairman of the Seward Township Planning Commission, spoke about the number of meetings the township had, including a public hearing on the modification of the Seward Township map to reflect A-1 Zoning throughout the western part of the Township. The public meeting was held on April 18, 2024. Mr. Fleming stated that there were approximately thirty (30) people in attendance. The new classification to Agricultural in Seward Township had positive feedback. Seward Township would like to move forward with the reclassification.

Mr. Nelson would like to see floodplain along Aux Sable Creek labeled on the map. The Conservation Foundation and property floodplain overlay is intended to prevent hazards due to flooding, and maintain, enhance, and protect the natural environment associated with waterways.

The lands owned by the Conservation Foundation and other Forest Preserve Property would also be identified on the map.

There will be a hearing on May 22, 2024. The notice will be printed in the Kendall County Record regarding the change to the Future Land Use Map and Seward Township will pay the costs related to notification.

Mr. Wehrli made a motion, seconded by Mr. Ashton, to forward the proposal.

The votes were as follows:

Ayes (5): Ashton, Nelson, Olson, Prochaska, and Wehrli

Nays (0): None

Absent (4): Gengler, Kellogg, Mohr, and Wormley

Abstain (0): None

2. Discussion of Eldamain/Lisbon Road Alignment

Without objection, this item was moved to the end of the meeting.

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.

Discussion occurred regarding scenic routes.

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

Mr. Asselmeier will be preparing a draft proposal which would allow parking in a portion of the front yard setbacks, specifically fifty feet (50') in the A-1 and thirty feet (30') in the Business Districts as measured from the right-of-way or pavement location, except for properties located along scenic routes as defined in the Land Resource Management Plan.

This matter will be discussed again at the May Comprehensive Land Plan and Ordinance Committee meeting.

(Seth Wormley arrived at 5:45 p.m.)

2. Discussion of Eldamain/Lisbon Road Alignment

The Future Land Use Map currently proposes to curve Eldamain Road southeast to connect to Lisbon Road in Fox Township. Lisbon Road would also be widened. The Comprehensive Land Plan and Ordinance Committee was concerned regarding the impact of widening Lisbon Road on existing homes and unincorporated Helmar. Accordingly, they proposed extending Eldamain Road due south from its current end point.

Mr. Wormley stated that the Eldamain/Lisbon Road Alignment will not move forward at this time due to funding. The Committee reviewed an old future land use map that showed the Helmar bypass.

Discussion occurred about placing an alternative route on the map in addition to the route presently shown on the map.

The Committee agreed to table this discussion until the next Annual Meeting in February 2025.

OTHER BUSINESS/ANNOUNCEMENTS

Discussion occurred regarding the Microsoft Project in Plano. Microsoft has purchased five hundred (500) acres in Plano to be used as a data farm.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be May 22, 2024. Mr. Ashton made a motion to adjourn the meeting, seconded by Mr. Wormley. With a voice vote of six (6) ayes, the motion carried.

The Comprehensive Land Plan and Ordinance Committee Meeting was adjourned at 6:23 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

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**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
APRIL 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)
Pete Fleming		