

SECTION FIVE

LAND RESOURCE AND  
MANAGEMENT AREA  
POLICIES

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### LAND RESOURCE AND MANAGEMENT AREA POLICIES

#### A. INTRODUCTION AND DEFINITIONS

The goals and objectives that form the foundation for the policy framework are by nature general and common to a large part of the County. The goals and objectives give the LRMP direction and establish the character and nature of activities and conditions that should exist within the County. Policy

statements posed here must be more precisely aimed at where these activities and conditions should take place within the County.

These policies are structured around a more explicit definition of the management areas, and an application of those management areas to a location or locations in Kendall County. The management areas serve to fuse the planning of physical characteristics within the area with the institutional characteristics including the responsibilities of governments, developers, and the public.

Under the description of each management area are policy statements that guide the LRMP and will guide the actions of the County Board and its committees. A distinguishing feature of this LRMP is its essential design that allows it to grow and be refined in a continuing planning process. As such, the following policy statements are limited to focus on principal issues.

Fifteen management areas are identified in this LRMP. Twelve exclusive management areas cover the urbanized communities, suburban residential areas, rural communities, rural residential areas, rural estate areas, countryside residential areas, rural settlements, commercial, mixed use business, public/institutional, open space, and agriculture. Three additional management areas may overlay any of the exclusive management areas. These overlay areas include transportation corridors, potential mining district, and natural resource areas.

## EXCLUSIVE MANAGEMENT AREAS

### Urbanized Communities:

An urbanized community is served by central utilities, and development has or will occur at urban or suburban densities. Urbanized communities generally contain a wide range of land uses including residential, commercial and industrial. Municipal services such as police protection, libraries, and health services are also provided. The primary responsibility for achieving plan objectives within urbanized communities remains with the municipality. Existing urbanized communities include Aurora, Joliet, Minooka, Montgomery, Newark, Oswego, Plainfield, Plano, Sandwich and Yorkville.



**Conventional Suburban Residential Design**

**Suburban Residential.** *(Not to exceed 1.0 dwelling units per gross buildable acre if developed under County zoning authority.)* The Suburban Residential land use category promotes a residential character of low to medium density residences. This land use is consistent with the County's RPD-3 zoning district, permitting a base density of 0.86 du/ac and a maximum density of 1.0 du/ac. Higher municipal densities are appropriate on lots where adequate public sewer and water systems exist or can be made available (via community septic and well systems). Creative planned developments may also be appropriate under County zoning authority at a much lower density. While anticipated to contain primarily single family detached housing, some attached housing units may be considered, particularly within

*Land Resource Management Plan*



**Conservation Design Suburban Density**

a planned development. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Suburban Residential uses are typically located around incorporated areas since these areas have the highest likelihood of being annexed into the municipality.

**Rural Residential.** *(Not to exceed .65 dwelling units per gross buildable acre.)* The Planned Rural Residential land use category promotes large-lot, low-density detached single-family residential development. This land use category is generally consistent with the County’s RPD-2 zoning district, permitting a base density of 0.45 du/ac. Planned

development and clustering are strongly encouraged within this category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should be within the guidelines established in this plan. An additional density bonus allowing up to 0.65 du/ac may be granted for particularly creative development plans providing



additional public amenities. If this bonus up to 0.65 du/ac is achieved, an additional density bonus allowing up to 0.85 du/ac may be granted in the case of a proposed RPD development that (a) utilizes both community septic and community water services, (b) is all or partially located within 100 ft of the Aux Sable Creek (including tributaries of the main creek), and (c) is located in Lisbon Township, Seward Township, or Na-Au-Say Township.

The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas. Public water should be provided where practical.

**Rural Estate Residential.** *(Not to exceed .45 dwelling units per gross buildable acre.)* The Planned Rural Estate Residential land use category promotes low-density detached single family residential development. This land use category is generally consistent with the County’s RPD-1 zoning district, permitting a base density of 0.33 du/ac and a maximum density



of 0.45 du/ac. Planned development and clustering are strongly encouraged within this land use category to preserve the natural features of the land such as topography and vegetation. Lot size may be varied with a planned development, but the overall density should be within the guidelines established in this plan. The district provides a semi-rural or countryside setting, retaining a greater amount of open space. Compatible governmental, educational, religious, and recreation uses also may be permitted in these areas.

**Countryside Residential.**

*(Not to exceed .33 dwelling units per gross buildable acre.)* The countryside Residential land use category promotes large lot and/or low density detached single family residential development in an area that primarily maintains an agricultural/rural environment. This land use category is generally consistent with the County’s R-1 zoning district which requires a minimum 3-acre lot size.



The district provides a rural or countryside setting, retaining a large amount of agricultural land or open space.

**Hamlet:**

Hamlets have developed naturally over time or may be the result of planned development. Generally, they are small unincorporated communities of 2,000 residents or less, having a central commercial district that provides support services to residents and the farms that comprise the surrounding rural landscape. Rural settlements enhance the rural character of the County by grouping necessary support services, employment and housing within the rural landscape without supplanting the agriculture uses they serve. The LRMP focuses on the support and enhancement of rural settlements, rather than the redevelopment or conversion of the settlements to more intense



urbanized communities. Existing rural settlements include Bristol, Helmar, Little Rock and Lisbon Center.

**Rural Community:**

Rural Communities are incorporated municipalities that are generally developed at low densities and do not have a public water or sewer system. They are generally similar in character to a Hamlet, but as an incorporated municipality they have their own governing body. Rural Communities include Lisbon and the more recently incorporated Villages of Millbrook, Millington and Plattville.



**Agriculture:**

Natural environmental conditions and economic conditions favor clustering of farm activities without urban intrusion for successful agriculture. The LRMP designates agriculture based on factors that suggest that agriculture has a reasonable chance for economic and environmental success. The LRMP focuses on assuring adequate opportunities for development of housing and employment in other management areas, and on managing the development pressure placed on agriculture lands.



**Commercial.** The Commercial land use category provides for office and retail establishments that offer goods and services in easily accessible locations. Commercial uses are mainly located along major transportation routes such as Route 47, Route 52 and the WIKADUKE Trail.



**Mixed Use Business.** The Mixed Use Business land use category provides for employment opportunities for County residents while providing a balanced tax base. This land use category is consistent with the County’s Office and Research Park District as well as the County’s three manufacturing districts. Buildings and land in this category should be properly landscaped and developed in an orderly manner that conveys a well-maintained environment. Due to their high trip generation rates, these uses are generally planned in easily accessible locations, such as the Mixed Use Business uses located along County Line Road and near the I-80 interchange at WIKADUKE Trail/Ridge Road.

**Transportation Corridors:**

These are concentrations of land uses that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways which carry high volumes of traffic. County economic development efforts can focus on preparing the areas adjoining high-capacity transportation routes for development. The LRMP identifies four potential transportation corridors. Additional transportation corridors may be appropriate in the future if a north-south freeway is located within the County.



**Mining.**

The Mining land use category applies to existing, active mining quarries. These quarries are located just west of Route 47 between Joliet Road and Sherrill Road. Although the quarries are largely kept out of view by tall man-made hills, the existence of the quarries is fairly apparent by the volume of truck traffic in the area, particularly as the trucks enter and exit off of Route 47 via Quarry Road. Mining uses typically fall under the M-3 Manufacturing District (Earth Material Extraction, Processing and Site Reclamation).





**Public/Institutional.** The Public/Institutional land use category applies to those lands where existing or proposed federal, state, or local governmental activities are conducted. Public and private educational and other non-profit organization facilities are also categorized as public/institutional uses. The Public/Institutional uses shown on the Future Land Use & Transportation Plan represent primarily existing churches, cemeteries, public utility facilities, and schools. Where future sites have been acquired by a School District, these properties have also been mapped as public/institutional use on the Future Land Use Plan. Additional Public/Institutional uses will certainly be established to accommodate future population growth, but they are not all shown on the map due to the complexity of projecting the size and locations of these future uses.



**Open Space.**

The Open Space land use category identifies both public and private natural and recreational areas. Existing County Forest Preserves account for the majority of areas illustrated as open space. Other open space areas illustrated on the Future Land Use Plan include larger Park District owned properties and private campgrounds.



**OVERLAY AREAS**

**Natural Resource Areas:**

This term refers to land with such a unique feature that the feature itself deserves to determine the land use.



These features include wetlands, floodplains, prime aquifer recharge areas, surface water, significant forest cover, scenic areas, etc. The long term economic and physical health of the County and its residents depends on the preservation of these environmental resources. The LRMP proposes the use of both public acquisition of development rights and strong regulation to preserve these areas.

**Potential Mining District:**

The County has established a Mining District Overlay (denoted by the hatched areas on the map), which creates a special use district within which other mining quarries could be established to take advantage of Kendall County's rich stock of natural resources. The County continues to work with its mining consultant to identify the most viable location(s) for a Mining District, keeping in mind the availability of natural resources, impacts on the



environment, access to key transportation routes, and proximity to incompatible land uses. Any specific mining application will be closely reviewed to ensure that it meets environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses. Road impacts will also be closely evaluated to minimize impact on local transportation systems.

The proposed Mining District illustrated on the Future Land Use Plan was based on review of soil borings in the area and testimony regarding the presence of quality stone with limited cover. The Illinois Department of Natural Resources recently contracted with the Illinois Geological Survey to study and map subsurface geology throughout the State. The survey is anticipated to provide a wealth of data that will provide insight on the type, quality, and location of natural resources. Survey results would also provide insight into the potential designation of a Mining District or a set of multiple dispersed quarries. The County plans to monitor the progress of the survey and accordingly plan for a Mining District as data becomes available over the next few years. The Potential Mining District has been pulled back from Route 47 to preserve opportunities for future commercial development.

## B. URBANIZED COMMUNITIES

Urbanized communities can be characterized by the extent and level of services offered to residents, and by the variety of supporting non-residential activities. Municipal and public services often include the following: police, fire and emergency medical services, municipal street maintenance, sweeping and snow plowing, local parks and recreation activities, municipal operated or licensed waste collection, and local library and cultural services. Non-residential activities include extensive and varied retail uses, commercial and business services, industry, institutions, schools, churches and other places of assembly.

Existing urbanized communities include Aurora, Joliet, Minooka, Montgomery, Newark, Oswego, Plainfield, Plano, Sandwich and Yorkville. To accommodate varying needs, a full range of housing types should be provided, allowing a free choice to those families or individuals who will find that living in Kendall County best fulfills their personal needs. Development within urbanized communities is regulated by each individual municipality.

The LRMP is based on the following *Planning Policies* for Urbanized Communities:

1. Incorporate land uses as shown in municipal comprehensive plans within the boundaries of existing municipalities in this LRMP.
2. Encourage a compact development pattern that clusters neighborhoods, villages, and towns, rather than a pattern that scatters isolated buildings and subdivisions.
3. Encourage the single family character of urbanized areas in the County while permitting the inclusion of limited townhome, apartment, and other multi-family development.
4. Build on the pattern of established urbanized communities, rather than creating new urbanized places isolated from existing development.
5. Encourage the planned growth of urban communities, including the expansion of municipal boundaries through annexation of lands only as shown on adopted municipal

plans.

6. Maximize the use of non-automotive modes of transportation, including walking, the use of bicycles, and mass transit.
7. Encourage concentrations of employment located in areas within the county providing good access to transportation and public safety services.
8. Establish specific area plans for employment zones emphasizing coordinated transportation system planning integrated with land use planning. One such zone should be in the I-80 Corridor in southeastern Kendall County near and within the Village of Minooka.
9. Encourage commercial development within the County; major intersections may lend themselves to commercial use. Appropriate transportation improvements such as limited curb cuts, turn lanes, and access roads must be considered to provide for movement of traffic.
10. Use open water areas for public open space and storm water management or as the buffer surrounding residential or office uses which benefit from attractive views of the water.
11. Encourage the preservation and enhancement of historic and cultural sites and structures within urbanized communities.

The LRMP is based on the following *Management Policies* for Urbanized Communities:

- a. The County acknowledges that the primary responsibility for achieving plan objectives within urbanized communities remains with the municipalities. The County further acknowledges that it shares responsibility with the municipalities and townships for achieving the plan objectives within the one and one-half (1½) mile area of shared jurisdiction.

- b. The County will act to coordinate the municipal planning and development practices and to resolve conflicts between communities toward the benefit of the County as a whole and toward its adopted planning and management goals and objectives.
- c. The County will encourage the revitalization and redevelopment of urbanized communities.
- d. The County will encourage municipalities to adopt land use regulations that allow a full range of housing types while maintaining the single family character of residential areas of the County.
- e. The County will encourage each municipality to adopt land use controls that support the central business district in each community.
- f. The County supports the establishment of employment concentrations within the County through land use regulation and planning. These concentrations should support transit options that allow people to use public transit and carpooling to and from the work place.
- g. The County will encourage municipalities in the adoption of urban design standards that guide public and private development toward a compatible community image, including guidelines for improvements within public rights-of-ways, open spaces, and private buildings.
- h. The County will consider the net savings of energy in fuel, road building materials and electricity, and impacts on air quality when reviewing and choosing among transportation alternatives.

### **C. SUBURBAN RESIDENTIAL**

*Suburban Residential Areas* surround existing urbanized communities, providing opportunities for growth in a suburban or countryside setting, generally within close proximity of existing community boundaries. Development within contiguous growth areas is served by central sewer and water systems, except within planned developments which provide independent septic or other appropriate systems. Contiguous growth areas rely on urbanized communities for the provision of essential services, and these services are limited in comparison to the urbanized communities. Police, fire and Emergency medical services are provided, but with slower response times than in urbanized communities.

Decisions on land use and zoning within suburban residential areas will follow the recommendation of adjacent municipalities. If municipal planning areas overlap, the County will review development proposals with all affected communities

The LRMP is based on the following *Planning Policies* for Suburban Residential:

1. Continue to preserve open space and protect natural resources before, during and after development of land uses within the contiguous growth area.
2. Encourage preservation of woodlands, conservation areas, and open spaces close to developed areas to protect the natural environment and so that the effects of urbanization and the loss of the open character of the area can be minimized.
3. Limit residential development to a maximum net density of one dwelling unit per acre in unincorporated contiguous growth areas unless a public or community sanitary sewer system is provided.
4. Develop housing surrounding existing municipalities served by public sewer and water, in a sequence that follows an orderly pattern of annexation, zoning, subdivision and the extension of public facilities. Where properties are contiguous to existing urban development, similar urban densities may be extended into the contiguous growth areas.

5. Encourage the location of public schools, parks and libraries in locations that are central to existing and recently developed areas so that automobile driving and the need for school bus facilities can be minimized.
6. Develop those areas adjoining future commuter rail stations along the Burlington Northern Santa Fe Railroad for residential, service and employment clusters in locations identified in the commuter service extension study, primarily in Montgomery, Oswego, Yorkville, and Plano.
7. Continue to develop and refine a multi-use trail system which links major residential areas to employment centers and public facilities and recreation areas.

The LRMP is based on the following *Management Policies* for Suburban Residential Areas:

- a. The County and each municipality should require residential developers to dedicate publicly accessible open space usable in part for active and passive recreation at the rate that maintains at least 10 acres of active park/recreation land per 1,000 residents. Where a park district has been established, County and municipalities should review development proposals with the park district for potential open space dedication.
- b. The County should consider and encourage municipalities to adopt land use regulations that include standards for landscaping, impervious surface areas and maximum lot coverage with the intent of protecting human and wildlife habitat from the effects of development.
- c. The County should consider and encourage municipalities to adopt codes for building development and enforcement to assure new construction is safe, sound, and sanitary. Such codes should be reviewed annually by staff to incorporate advances in building materials and construction techniques.
- d. The County's land use practices will encourage planned development. Higher density

attached and multi-family residential developments are most appropriate within municipalities where additional services are available.

- e. County site plan review procedures shall be maintained and enhanced to uses permitted and conditionally permitted, dimensional regulation, building setback and bulk, scale, density, intensity, landscaping, parking, required public facilities, open space characteristics, site engineering, aesthetics and off-site impacts.
- f. The County will promote subdivision and building orientation standards that encourage energy efficiency, including the placement of buildings with regard to solar gain, heat loss and natural convective circulation, and the use of deciduous trees for summer shade and winter sun.
- g. The County shall continue to promote the use of clustered development or planned unit development 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.
- h. The County and municipalities will work together to establish boundary agreements and other mutual planning actions that discourage the premature, competitive or inappropriate annexation of land.
- i. The County will strongly discourage the annexation of land not governed by adopted municipal plans unless the proposal is consistent with the County's Future Land Use Plan.
- j. The County Highway Department will require the installation and maintenance of traffic control devices and adopt roadway standards for County roads to reduce automotive emissions due to congestion and discontinuous traffic flow. Such devices include synchronized traffic signal systems and intelligent controllers. Roadways and intersections should be designed to maintain a minimum service standard equivalent to



the Institute of Transportation Engineers' "Level of Service D" in urbanizing areas.

#### **D. RURAL RESIDENTIAL AREAS**

*Rural Residential Areas* are designed to provide a transition between more intense development within municipalities and more rural or agricultural parts of the county. Residential uses, with a maximum density of .65 dwelling units per acre, are desirable within planned developments which provide ample common open space and blend into the surrounding countryside.

The LRMP is based on the following *Planning Policies* for Rural Residential Areas:

1. Provide opportunities for low density, well planned residential development in rural areas.
2. Preserve open space and protect natural resources before, during and after development of land uses within the Rural Residential area.
3. Limit development within areas not served by central water supply systems to densities that do not pose a threat to ground water capacity.

The LRMP is based on the following *Management Policies* for Rural Residential Areas:

- a. The County will adopt land use regulations that discourage the removal of a substantial percentage of the significant trees (as defined in the Subdivision Ordinance) from any development site within unincorporated Kendall County.
- b. The County shall continue to prepare adequate codes for building development and enforcement to assure new construction is safe, sound, and sanitary. Such codes should be reviewed annually by staff to incorporate advances in building materials and construction techniques. Such revisions and updates should be done with input from

local fire departments and districts.

- c. Planned development review procedures shall address dimensional regulation, building setback and bulk, scale, density, intensity, landscaping, parking, open space characteristics, site engineering, aesthetics, and off-site impacts and buffering.
- d. The County will continue to promote the use of clustered development or planned unit development procedures that allow the construction of dwellings in an arrangement that encourages the permanent protection of open space.

## **E. RURAL ESTATE and COUNTRYSIDE RESIDENTIAL AREAS**

*Rural Estate Areas* are designated based on physical, environmental and geographic conditions that suggest a variety of low intensity land uses. Estate residential uses, with a maximum density of .45 dwelling units per acre, are desirable in these areas due to the proximity to natural resources such as streams and woodlands. Such development should be accomplished through the planned development process to encourage clustering and conservation design. Limited business use may also be appropriate for small offices or agriculture service enterprises. By providing opportunities for these uses in defined areas, development associated with future expansion of the Chicago metropolitan area can be contained, while preserving agricultural activities. Agricultural uses will continue to be a major use in Rural Estate areas.

*Countryside Residential Areas* are similar to rural estate areas, except that they are typically farther from urban development and more appropriate for a lower density (maximum .33 dwelling units per acre). They may be developed as a Planned Development using conservation design techniques, or as more conventional large estate lots.

The LRMP is based on the following *Planning Policies* for Rural Estate and Countryside Areas:

1. Provide opportunities for low density, well planned residential development in rural

areas.

2. Preserve open space and protect natural resources before, during and after development of land uses within the Rural Estate area.
3. Limit development within areas not served by central water supply.

The LRMP is based on the following *Management Policies* for Rural Estate and Countryside Areas:

- a. The County will adopt land use regulations that discourage the removal of a substantial percentage of the significant trees (as defined in the Subdivision Ordinance) from any development site within unincorporated Kendall County.
- b. The County shall prepare adequate codes for building development and enforcement to assure new construction is safe, sound, and sanitary. Such codes should be reviewed annually by staff to incorporate advances in building materials and construction techniques.
- c. Site plan review procedures shall continue to be used to address dimensional regulation, building setback and bulk, scale, density, intensity, landscaping, parking, open space characteristics, site engineering, aesthetics, and off-site impacts and buffering.
- d. The County will promote the use of clustered development or planned unit development procedures that allow the construction of dwellings in an arrangement that encourages the permanent protection of open space.

## **F. COMMERCIAL AREAS**

*Commercial Areas* are compact areas of land-uses that provide opportunities for shopping, dining, and

economic development within the County. These areas generally require accessibility to a large section of the County and are located along one or more high-capacity transportation routes.

The LRMP is based on the following *Planning Policies* for Commercial Areas:

1. Develop concentrations of commercial use at strategic locations along arterial roadways, typically at major intersections (see Future Land Use Plan for specific locations
2. Concentrate non-agricultural employment within these commercial/industrial areas, and within proximity to support services.

The LRMP is based on the following *Management Policies* for Commercial Areas:

- a. The County will encourage the Kendall County Economic Development Commission to attract employers to areas near population concentrations, and within reasonable distance to mass transportation routes, so that Kendall County residents have the opportunity to reduce long energy-absorbing commuting.
- b. The County will make the benefits of its economic development incentives available to firms within commercial/industrial areas located and built according to the County Plan.

## **G. MIXED USE BUSINESS**

Mixed Use Business areas are designed to provide for concentrations of employment within Kendall County. The type of business within these areas may be varied, and will often be developed within planned business parks. The desire for additional employment opportunities within Kendall County was highlighted in the 2010 LRMP survey.

The LRMP is based on the following *Planning Policies* for Mixed Use Business Areas:

1. Develop a County-wide economic development strategy which identifies the who, what, where, and how to expand and develop new businesses to provide employment opportunities for County residents.
2. Locate future Mixed Use Business areas along major regional arterial routes and near rail facilities for enhanced access for both employers and employees.
3. Foster cooperative planning efforts focused on specific economic development opportunities within major transportation corridors.
4. The County will promote and encourage the development of structured business parks, such as Kendall Point. Planned business parks should be designed to protect employment areas from incompatibility and land use conflicts both internally and externally.

The LRMP is based on the following *Management Policies* for Mixed Use Business Areas:

- a. Work closely with municipal and regional economic development organizations to promote opportunities for job growth within Kendall County.
- b. Enhance the County's web site to better promote economic development and available resources to assist businesses in expanding or relocating to Kendall County.

## **H. TRANSPORTATION CORRIDORS**

*Transportation Corridors* are finger-like concentrations of land-uses that require accessibility to a large section of the metropolitan area, organized along one or more high-capacity transportation routes. Transportation corridors are areas within which the County may encourage economic development, outside municipal boundaries.

The LRMP is based on the following *Planning Policies* for Transportation Corridors:

1. Develop principal highway corridors as transportation corridors.
2. Employment and commercial activities requiring exceptional access to metropolitan markets can be accommodated in these transportation corridors. Some suburban density residential uses may also be anticipated within these corridors.
3. Concentrate non-agricultural employment within the transportation corridors, and within proximity to support services.
4. Encourage the development of manufacturing, assembly, and processing activities with minimal off-site impacts including noise, odor, glare, vibration, truck and automotive traffic generation, and hours of operation.

The LRMP is based on the following *Management Policies* for Transportation Corridors:

- a. The County and effected municipalities will prepare specific area plans and adopt land use controls for the transportation corridor areas that enhance the opportunity for economic development.
- b. The County will promote and encourage the development of structured business parks, such as Kendall Point. Such parks should be located primarily within municipalities. Planned business parks should be designed to protect employment areas from incompatibility and land use conflicts both internally and externally.
- c. The County will encourage the provision of adequate public facilities and infrastructure for all land within designated transportation corridors.
- d. The County will encourage the Kendall County Economic Development Committee to attract employers to areas near population concentrations, and within reasonable

distance to mass transportation routes, so that Kendall County residents have the opportunity to reduce long energy-absorbing commuting.

- e. The County will make the benefits of its economic development incentives available to firms within the transportation corridor located and built according to the County Plan.

## **I. MINING and POTENTIAL MINING DISTRICT**

Kendall County is blessed with significant mineral resources (primarily limestone) and has been home to several mining operations. These minerals provide important materials to support road building and other construction activity within the County.

The LRMP is based on the following *Planning Policies* for Mining and Potential Mining Areas:

1. Work closely with the Illinois Geological Survey to identify key mineral resources within Kendall County.
2. Reserve sufficient area for mining to meet current and future needs of development within Kendall County.
3. Minimize development that would conflict with mining activities within existing or identified potential mining areas.
4. Locate mining areas in proximity to arterial roadways for convenient and safe transportation of mining materials.

The LRMP is based on the following *Management Policies* for Mining and Potential Mining Areas

1. Encourage the sensitive and appropriate reuse of reclaimed mining areas.

2. Ensure that all mining activities are closely monitored to minimize impact on roadways, nearby homes, and water resources.
3. Carefully review applications for compliance with guidelines within this LRMP and within the County's zoning regulations.

## **J. PUBLIC/INSTITUTIONAL**

Community facilities such as schools and churches play a key role in the daily life of area residents. Such facilities often play an important role in attracting new residents to an area. They also serve as key landmarks within the area. Key County facilities include the courthouse, administrative office building, and highway department facilities. However, most public uses that might be developed in Kendall County are planned and operated by other governmental entities such as school districts or fire protection districts.

The LRMP is based on the following *Planning and Management Policies* for Public/Institutional Areas.

1. Work closely with other governmental units in Kendall County to provide facilities to meet growing demand for services such as schools, fire protection, and roadway maintenance.
2. Promote regional cooperation to offer shared resources and facilities where advantageous, such as 911 services.

## **K. RURAL SETTLEMENTS**

Rural settlements may be divided into two categories: Hamlets of 500 or fewer residents, consisting of predominantly residential uses, and Rural Communities of up to 2,000 residents, which have residential, retail and business service uses, limited police and emergency services, and often a central open space. Incorporated rural communities include Millbrook, Millington, Lisbon, and Plattville. Bristol, Helmar, Little Rock and Lisbon Center are unincorporated hamlets. Some limited expansion of existing



rural settlements is permitted.

Rural settlements enhance the rural character of the County by grouping necessary support services, employment and housing within the rural landscape without supplanting the agriculture uses they serve.

The LRMP is based on the following *Planning Policies* for Rural Settlements:

1. Incorporate land uses as shown in plans adopted by municipalities or townships for rural settlements.
2. Support and maintain housing and support services within rural communities.
3. Promote the establishment or expansion of public facilities that discourages the loss of rural character through indiscriminate expansion of the rural settlement.
4. Define the physical and practical limit of rural settlements based on the capacity of facilities and the historic function of the community.
5. Preserve and enhance places of cultural or historic significance in preservation districts or sites, whether within municipal boundaries or in unincorporated lands.

The LRMP is based on the following *Management Policies* for Rural Settlements:

- a. The County will discourage the annexation of land not anticipated in adopted municipal comprehensive plans.
- b. The County and municipalities must maintain a compatible road function and road character within the rural settlements. Roadway design and improvements within and along the rights-of-way must help to establish the rural character of the area.
- c. The County will continue to work with IDOT and private developers to provide a well

planned circulation system that reduces the exposure of rural settlements to through traffic.

- d. The County and rural communities may enter into intergovernmental agreements, with the County providing planning, building, and zoning support to the rural community with appropriate reimbursement.

## **L. AGRICULTURE**

*Agriculture* is designated based on potential productivity, and the feasibility of being protected from intrusion by urbanization. Agriculture has not been designated for those areas having high natural productivity that lie in the path of reasonable and anticipated urban growth. Agriculture and rural residential uses are predominant within these areas. County services and facilities are provided to assure that agriculture may remain a viable and important economic activity in the County.

The LRMP is based on the following *Planning Policies for Agriculture*:

1. Maintain portions of Little Rock, Fox, Kendall, Big Grove, Lisbon and Seward Townships as agriculture. Such areas will include highly productive farmlands not planned for urbanization or contiguous growth.
2. Promote the adoption of Agricultural Preservation Areas (as permitted by state law), of 350 or more acres of mostly contiguous agricultural land, if requested by property owners.
3. The County will permit clusters of non-farm homes in farming areas where physical and environmental conditions exist as defined in the A-1 Special Use Zoning regulations.
4. Preserve natural resources, including woodlands, open water, wetlands, prairie, savanna, and other features in their natural condition.

5. Preserve and enhance places of cultural or historic significance to the rural landscape.

The LRMP is based on the following *Management Policies* for Agriculture:

- a. The Regional Planning Commission will work with the Soil and Water Conservation District to use the Kendall County Land Evaluation and Site Assessment (LESA) system as one guide in the evaluation of proposed non-agricultural uses.
- b. The County will require that a statement be placed on plats for new home subdivisions near existing agricultural activities that notifies prospective residents that late night/early morning operations, spraying, dust, noise, odors and agricultural runoff may occur.
- c. The County may require a greenbelt buffer, composed of trees and shrubs, between the property line and the proposed non-farm home or other non-farm use.
- d. The County will work with property owners to establish land use controls that preserve and enhance the agricultural industry.
- e. The County will adopt land use regulations and land use transitions designed to reduce potential conflicts arising from the proximity of agriculture to established urbanized areas and other incompatible land uses.
- f. The County will assist in the preservation of the agricultural economy in Kendall County through the Farmland Preservation Committee.
- g. The Soil Conservation Service will inform farmers and construction contractors and municipal officials of proper management techniques to reduce soil erosion, including strip cropping, minimum tillage, small sediment control structures, hedge rows and ground cover.
- h. The County will promote adherence to standards that prevent erosion, sedimentation

and adverse visual impact resulting from modification of rivers, lakes, and streams.

## M. NATURAL RESOURCE and OPEN SPACE AREAS

*Natural Resource Areas* are lands with such unique environmental characteristics that they deserve to determine land use. These characteristics include wetlands, floodplains, prime aquifer recharge areas, surface water, woodland coverage of 5 acres or more, prairies, savannas, and scenic areas. Often, these natural areas form environmental corridors or greenways. Greenways are corridors of open land that link open space areas. They provide wildlife with migration routes and habitats. Some greenways may also contain trails for recreational use. These areas would remain in open space or agriculture.

*Open Space Areas* often contain areas of permanently preserved natural resources within a Forest Preserve or State Recreational Area.

The LRMP is based on the following *Planning Policies* for Natural Resource and Open Space Areas:

1. Identify and preserve all areas with natural resources or other unique characteristics including wetlands, floodplains, prime aquifer recharge areas, surface water, woodland coverage of 5 acres or more, prairies, savannas, and scenic areas.
2. Permit only those recreational activities that pose no threat of destroying sensitive natural environments and do not create a nuisance to surrounding uses.
3. Link open spaces and natural resource areas of significance to increase the usefulness and accessibility of individual open spaces. Open space linkage should be provided to greenway systems in surrounding counties.



4. Use utility rights-of-way and abandoned railroad corridors as part of the open space trail system.
5. Develop a regional greenway along the Fox River through implementation and potential expansion of the Fox River Corridor Plan.
6. Follow guidelines established in the Fox River Corridor Plan for both preservation and development within the Fox River Corridor west of Yorkville.

The LRMP is based on the following *Management Policies* for Natural Resource and Open Space Areas:

- a. The County will adopt open water, wetland and floodplain protection ordinances that prevent the degradation of water quality and habitat. Such ordinances should discourage the channelization of streams, should preserve natural vegetative buffers near open water and wetlands, and should establish reasonable building and site improvement setbacks from streams and open water.
- b. The County will adopt land use regulations, including zoning, subdivision, floodplain, storm water, wetland, and building codes that carefully regulate development with particular reference to safeguarding environmentally sensitive areas.
- c. The County will pay particular attention to protection of critical and sensitive areas and ground water resources in its review and adoption of regulations concerning land application for wastewater disposal, and in establishing solid waste facility siting criteria.
- d. The County and municipalities shall work together to develop a County-wide Storm Water Management Plan and accompanying regulations. The County Storm water committee should require the maintenance, enhancement or replacement of each such system as a condition of approval of any subdivision or development.

e. The County will participate in groundwater protection planning efforts of local and regional agencies, including the Northwest Water Planning Area.

f. The Building and Zoning Department will take action to require all illegal and uncontrolled dumping to be removed and placed in an appropriate waste management facility.

g. Follow guidelines established in the Kendall County Forest Preserve District Master Plan for future acquisition and development of open space areas.

h. The County will continue to encourage the Forest Preserve District to take an active role in conserving wetlands, prairies, and other sensitive lands through acquisition of land or development rights, and through land management practices.



## **N. COUNTY-WIDE POLICIES**

Some policies governing both the planning and management of growth and change within the County are not specific to certain management areas listed above. Rather than repeating policies with County-wide application in each of the management areas, the following policies are grouped together.

The LRMP is based on the following *Planning Policies* for the entire County:

1. Ensure that the demand for residential development may be accommodated within urbanized communities, contiguous growth areas, rural settlements, and transportation corridors to eliminate pressure for agricultural land conversion to residential use.
2. Support the construction of dwelling units that meet the needs of all economic segments of the market in appropriate locations within urbanized communities and

contiguous growth areas by providing for a range of densities and building types.

3. Encourage dispersal of affordable housing within the urbanized communities and contiguous growth areas throughout the County instead of concentrating lower cost or subsidized housing in a few geographic areas.
4. The County will adopt land use regulations and land use transitions designed to reduce potential conflicts arising from the proximity of agriculture to established urbanized areas and other incompatible land uses.
5. Permit new waste water treatment facilities and solid waste facilities only in locations that minimize land use conflicts with existing and planned uses within their vicinity.
6. Encourage commercial enterprise development within existing central business districts. Discourage unplanned commercial activity outside existing municipalities.
7. Encourage the growth of the tourism industry by reinforcing the viability of the County's historic, open space, and recreation resources, especially along the Fox River and within state and county parks and forest preserves.
8. Encourage preservation of Kendall County history for public education and enjoyment.
9. Discourage non-essential changes to scenic and historic roads that traverse scenic or historic areas.
10. Promote a system of rational arterial connections between adjacent counties.

The LRMP is based on the following *Management Policies* for the entire County:

- a. The County will continue to cooperate and exchange data and views with surrounding County Agencies and CMAP regarding inter-County and region-wide issues.

- b. The County will act to mediate problems and disputes between municipalities and between municipalities and townships regarding boundaries, service areas, and land use.
- c. The County should not adopt any rezoning, subdivisions, variations, special use permits, site plans, utility extensions or similar requests that are not in compliance with the LRMP.
- d. The County will review and adopt only those management activities or programs that are adequately staffed and funded.
- e. Encourage municipal and private water utilities to diversify water sources to available lake, river, reservoir, shallow and deep aquifer supplies so as not to create a dangerous dependence nor excessive load on any one source.
- f. The County will encourage municipal and private water utilities to plan and implement groundwater recharge programs that balance water extraction and replacement.
- g. The County and municipalities will encourage water conservation measures through building code requirements, and limits to lawn sprinkling and other non-critical uses.
- h. The County will adopt and will encourage municipalities to adopt land use regulations that minimize airborne and water borne erosion on construction sites, mining areas, agriculture lands and undeveloped lands.
- i. The County will establish & require strict adherence to standards that prevent erosion, sedimentation & adverse visual impact resulting from modification of river, lake & stream shorelines.



- j. The Building and Zoning Department will prepare and the County will adopt land use controls and discourage the placement of structures or the filling or grading of land that may restrict the flow of storm water within the floodway or reduces the storage capacity of floodplains within the County. The County will seek to have municipalities adopt similar restrictions.
- k. The County and municipalities will convene a stormwater management committee that shall prepare a countywide stormwater management ordinance that identifies existing stormwater facilities and conditions, identifies potential changes to the stormwater system capacity due to development and natural trends, and propose solutions for relief of existing and future stormwater problems.
- l. The County will restrict access to County roads where necessary for safety, requiring the use of shared access where practical.
- m. The County will encourage municipalities to require each development that uses public water treatment and transmission capacity to pay for its fair share of capital costs to construct such facilities through connection charges.
- n. The County will maintain a current waste management plan that ensures adequate and safe capacity to meet the needs of County residents, businesses and industry.
- o. The County has established an historic preservation commission to protect and enhance historic buildings and sites within incorporated and unincorporated sections of the County. The commission has established and will maintain a registry of buildings, sites, districts and places on the National Register of Historic places, and those properties that may be of local historic significance but not yet on the Register. The Commission will work closely with state and municipal agencies to promote and coordinate historic preservation in Kendall County.
- p. The County's Historic Preservation Commission will research the historic significance of

each property proposed for its local historic registry. Once approved, it may install permanent historic notes in an appropriate and visible location. The County will work with school districts, the Kendall County Historical Society and recreation agencies to encourage an increase in the historic literacy of Kendall County.

- q. The County and municipalities must pay special attention to the siting and development of new uses in proximity to historical or cultural sites to increase the attractiveness of that area for recreation and tourism.
- r. The County will require commercial, industrial and mineral extraction uses to meet environmental performance standards appropriate to Kendall County and the specific location, including the buffering of such uses from adjacent residential, institutional, or public uses.
- s. The County will support municipalities in their applications or communication with other agencies or governments in pursuit of County goals.
- t. The GIS/Mapping Division shall be encouraged to maintain a geographic information data base for the entire County that will provide a central, reliable and coordinated source of information accessible by municipalities, townships, and County agencies.
- u. The County Forest Preserve District and/or local municipalities should acquire land of particular attractiveness for recreation and open space uses in advance of development pressure.

# HISTORICAL MAP OF KENDALL COUNTY ILLINOIS

