



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**
504 South Main Street • County Boardroom • Yorkville, IL • 60560
AGENDA

Wednesday, February 25, 2026 – 5:30 p.m.

CALL TO ORDER

ROLL CALL OF COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE: Chair and Kendall County Regional Planning Commission Chairman (Keith Landovitz), Kendall County Zoning Board of Appeals Chairman (Randy Mohr), Kendall County Board Chairman (Matt Kellogg), Kendall County Soil and Water Conservation District Representative (Alyse Olson), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Seth Wormley), Immediate Kendall County Planning, Building and Zoning Committee Past Chairman or Designee (Scott Gengler), Jeff Wehrli, Matthew Prochaska, and Dave Hamman

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from January 28, 2026, Meeting (Pages 2-5)
Approval of Minutes from February 7, 2026, Meeting (Pages 6-50)

NEW/OLD BUSINESS

1. Review of Draft Vision Kendall Comprehensive Plan (Can Be Found at <https://visionkendall.org/>) (Pages 21-54)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
REGIONAL PLANNING COMMISSION**

***Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
5:30 p.m.***

Meeting Minutes of January 28, 2026

Chairman Keith Landovitz called the Comprehensive Land Plan and Ordinance Committee meeting to order at 5:34 p.m.

Members Present: Keith Landovitz, Dave Hamman, Matthew Prochaska, Jeff Wehrli, Scott Gengler, Matthew Prochaska, and Seth Wormley

Members Absent: Bill Ashton, Randy Mohr, and Alyse Olson

Others Present: Sarah Hughes, Matt Asselmeier, Wanda A. Rolf, and Mike Hoffman

APPROVAL OF AGENDA

Mr. Hamman made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of seven (7) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Hamman made a motion, seconded by Mr. Wehrli to approve the minutes of the December 10 2025, meeting. With a voice vote of seven (7) ayes, the motion carried.

NEW/OLD BUSINESS

1. Update on Comprehensive Plan Update Project and Preview of Public Presentation for Annual Meeting

Mike Hoffman, with Teska Associates, Inc. reported that his update to the comprehensive land plan is nearly complete. Mr. Hoffman and Mr. Asselmeier attended meetings with Millbrook and Plattville; both are in process of updating their comprehensive land plans. The Village of Millbrook approved most of the proposed suggestions made by the County. The Village of Plattville is open to economic development opportunities along Route 47. Solar farms and residential development were discussed at the Plattville meeting.

Mr. Landovitz asked if the boundary agreement between Joliet and Plattville was resolved. Mr. Hoffman stated that the matter has not been resolved. The City of Joliet would like to wait until its comprehensive plan is completed in about a year.

Mr. Hoffman stated that there have been workshops, open houses and public meetings for the comprehensive plan. A draft of the comprehensive plan is expected to be completed by the

time the Regional Planning Commission Annual Meeting on February 7, 2026.

Mr. Hoffman stated that a website was created and Teska has received substantial input from residents. There will be another round of open houses for residents to attend in February and March.

Some of the Key Vision Elements are to preserve rural character, have economic prosperity, promote economic growth, industrial development, roadway network, mobility and connectivity.

Commissioners discussed roadways and bridges.

Renewable energy areas were shown on maps.

Mr. Hoffman stated that much of mixed-use business classification is proposed to be reclassified as industrial.

Mr. Gengler asked if Route 126 and Ridge Road were going to have more businesses and less residential development. Mr. Hoffman stated that Plainfield was working on that transportation corridor. Mr. Hoffman stated that the northeast corner of the intersection is unincorporated and does not have a pre-annexation agreement.

Mr. Hoffman reported that the scenic routes were displayed on the Recreational Open Space Map.

Mr. Gengler asked if there were pedestrian bridges planned. Mr. Hoffman stated that he will note that the County is not proposing pedestrian bridges.

Mr. Hoffman stated that there are quite a few trails planned. Trails would provide connections to the Fox River. Trails were proposed along the scenic routes.

Mr. Gengler asked if snowmobile trails were being planned. Mr. Hoffman stated there were no snowmobile trails planned in Kendall County at this time.

Discussion occurred regarding economic development, focusing on opportunities for industry, retail, mixed use, and tourism.

In recognitions of the country's 250th anniversary, Mr. Hoffman added museums to the list.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier stated that the Annual Meeting will be posted as a special meeting of this committee. In Mid-February, the regular committee meetings will be held at the newly remodeled County Office Building at 504 S. Main Street, Yorkville.

CITIZENS TO BE HEARD/PUBLIC COMMENT

Sarah Hughes, resident of Newark, asked if she could get information on the road alignment of Walker Road near Crimmins Road. Mr. Hoffman stated that there was discussion about the

realignment to make the east-west traffic flow better. Ms. Hughes asked if she can receive updated information. Mr. Wormley stated that proposal will not be constructed soon.

ADJOURNMENT:

The next meeting will be February 7, 2026, as part of the Kendall County Regional Planning Commission Annual Meeting.

Mr. Prochaska made a motion, seconded by Mr. Wehrli to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Comprehensive Land Plan and Ordinance Committee meeting adjourned at 6:31 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

Enc.

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
JANUARY 28, 2026**

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>Sarah Hughes</i>		

**KENDALL COUNTY
PLANNING, BUILDING AND ZONING COMMITTEE
REGIONAL PLANNING COMMISSION
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois*

Unapproved Meeting Minutes of February 7, 2026 - Annual Meeting

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting to order at 9:03 a.m.

The Kendall County Planning, Building and Zoning Committee was called to order by Kendall County Regional Planning Commission Chairman Keith Landovitz on behalf of Chairman Wormley to order at 9:03 a.m.

KCRPC Roll Call

Members Present: Cathy Anzlec, Eric Bernacki (Vice-Chairman), Tom Casey, Keith Landovitz (Chairman), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Dave Hamman and Karin McCarthy-Lange

Planning, Building and Zoning Committee Roll Call

Members Present: Brian DeBolt (Arrived at 9:14 a.m.), Dan Koukol, Ruben Rodriguez (Vice-Chairman), and Seth Wormley (Chairman)

Members Absent: Elizabeth Flowers

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Scott Gengler, Matt Kellogg, Keith Landovitz, Randy Mohr, Jeff Wehrli, and Seth Wormley

Members Absent: Dave Hamman, Alyse Olson, and Matthew Prochaska

It was announced that Bill Ashton had resigned from the Comprehensive Land Plan and Ordinance Committee.

Staff Present: Matt Asselmeier, Director, Wanda A. Rolf, Administrative Assistant, Todd Volker, Economic Development Coordinator, Christina Burns, County Administrator, and Larry Simmons, Code Enforcement Officer

Members of the Audience: Mike Hoffman, Aaron Klima, Krysti Barksdale-Noble, Rachel Riemenschneider, Ellen Von Ohler, Mark Reynolds, and Jayne Bernhard

Welcoming Remarks

Kendall County Regional Planning Commission Chairman Landovitz welcomed and thanked everyone for attending the Annual Meeting and explained the purpose of the meeting. This meeting was for the County to share with partners in community development, land use, and governance and for them to share with the County major plans from this past year and the future years.

Approval of Agenda

Member Wilson made a motion, seconded by Member Casey, to approve the agenda of the Regional Planning Commission.

With a voice vote of eight (8) ayes, the motion carried.

Member Koukol made a motion, seconded by Member Rodriguez, to approve the agenda of the Planning, Building and Zoning Committee.

With a voice vote of three (3) ayes, the motion carried.

Member Gengler made a motion, seconded by Member Wehrli, to approve the agenda of the Comprehensive Land Plan and Ordinance Committee with an amendment to add the Pledge of Allegiance to the agenda.

With a voice vote of six (6) ayes, the motion carried.

The motion carried.

Pledge of Allegiance

Member Gengler led attendees in reciting the Pledge of Allegiance.

Review of Minutes from 2025 Annual Meeting

Member Wilson made a motion, seconded by Member Anzelc, to approve the minutes from the 2025 Annual Meeting for the Regional Planning Commission.

With a voice vote of eight (8) ayes, the motion carried.

Member Mohr made a motion, seconded by Member Wehrli, to approve the minutes from the 2025 Annual Meeting for the Comprehensive Land Plan and Ordinance Committee

With a voice vote of six (6) ayes, the motion carried.

Request for Plan Amendments

Presentation of Draft Comprehensive Plan

Mike Hoffman, Teska Associates, Inc., stated the draft plan is nearing completion. A series of

open houses is planned during February and March. The draft plan will be on the project website as well.

Mr. Hoffman explained the planning process that has occurred, to date. Mr. Hoffman stated that the project should be completed by May.

Mr. Hoffman discussed the community outreach that has occurred, including surveys, open houses, and having a space at National Night Out.

Mr. Hoffman provided a framework of the public, including land use and community character.

The proposed plan examined transportation systems, including bike trails, pedestrian trails, and water trails. Mr. Hoffman stated that there are quite a few trails planned. Trails would provide connections to the Fox River. Trails were proposed along the scenic routes. He noted that, if an entity has a connected regional network of trails, it would be easier to receive a grant from the State.

Member DeBolt arrived at this time (9:14 a.m.).

Renewable energy areas were shown on the maps. Minooka and Plano have mapped areas for renewable energy.

Mr. Hoffman explained the differences between a Land Resource Management Plan and a Comprehensive Plan. He noted the County was working on a strategic plan.

Mr. Hoffman discussed the demographics of County. He noted concerns related to housing affordability and the County's broadband project. He discussed the relationship between the County's plan and the plans of municipalities.

Mr. Hoffman discussed preservation of natural areas, open space, maintaining the County's rural character. He discussed the County's historic assets.

Mr. Hoffman discussed efforts to promote economic development. He discussed promoting tourism and diversifying the tax base.

Mr. Hoffman discussed the importance of effective communication and connectivity.

Mr. Hoffman noted how the County used the plans of the municipalities to prepare the County's plan. He said the proposal scales back the areas development, thus preserving agricultural areas. He noted the industrial areas along Ridge Road.

Mr. Hoffman discussed proposed recreational opportunity areas in the County.

Mr. Hoffman presented a table showing the various land use categories on the proposed Future

Land Use Map.

Mr. Hoffman discussed the transportation, energy, economic development (including industrial parks, downtowns, and tourism opportunities), and future land use maps.

Mr. Hoffman discussed the implementation plan, including partnerships and modifications to ordinances.

There will be five (5) open houses sessions throughout the County. Flyers will be distributed, upon request. The public hearing will likely occur in April with final adoption in May.

2025 Projects Summary & 2026 Future Project/Goals

Mr. Asselmeier reported the summary for 2025 and 2026 future projects and goals.

The highlights from 2025 were as follows:

26 Petitions filed in 2025; 37 Petitions filed in 2024; 35 Petitions filed in 2023; 27 Petitions filed in 2022; 51 Petitions Filed in 2021; 32 Petitions Filed in 2020; 46 Petitions Filed in 2019; 33 Petitions Filed in 2018; 33 Petitions Filed in 2017

40 New Housing Starts in 2025; 42 New Housing Starts in 2024; 31 New Housing Starts in 2023; 36 New Housing Starts in 2022; 32 New Housing Starts in 2021; 34 New Housing Starts in 2020; 20 New Housing Starts in 2019

323 Total Permits in 2025; 375 Total Permits in 2024; 357 Total Permits in 2023; 382 Total Permits in 2022; 354 Total Permits in 2021; 326 Total Permits in 2020; 257 Total Permits in 2019

Total Deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for FY2025 was \$253,492.06; FY2024 was \$304,439.28; FY2023 was \$211,003.50; Down from \$264,487 in FY2022 and from \$293,941 in FY2021

5 Violations Found Guilty by the Court (1 Illegal Occupancy, 1 Illegal Home Occupation, 1 Junk and Debris and 2 Trailer Parked in Residential Zone)-Largest Fine \$5,100 and Smallest Fine \$230

Started the Process of Updating the County's Comprehensive Plan

Started the Process of Updating the County's Stormwater/Floodplain Regulations to Comply with the State's Model Floodplain Ordinance and Other Applicable Regulations

Full-Time Code Enforcement Officer Hired

Proposed Text Amendments Related to Short-Term Rental Regulations Initiated

Text Amendments Related to Pipeline Setbacks, Increasing Weight Requirements on Certain Roads, Window Sign Regulation Enforcement, Adding Parks as Permitted Uses in All Residential Zoning Districts, and Reducing Setbacks for Parking in Front Yards Initiated in 2024 were Approved in 2025.

Text Amendments Reducing the Number of Documents Needed for Application Submittal for Site Plans and Subdivisions was Approved

The Zoning and Platting Advisory Committee (ZPAC) was Abolished

Renewed a Contract with WBK Engineering for Engineering Services

Renewed the Contract with the Plumbing Inspector

Renewed the Intergovernmental Agreement with Oswego Township for the TransUnion TLOxp Program

Continued Doing Annual NPDES Surveys to the Townships

Noxious Weed Related Documents and Notices Drafted and Approved by the County Board

Kendall County Historic Preservation Commission Held Special Meetings at Parkview Christian Academy, Plano Stone Church, Ellis House and Equestrian Center, and Immanuel Lutheran Church

Worked with Wiss, Janney, Elstner Associates, Inc. on Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships Funded by a Certified Local Government Grant

Continued to Update the Allocation and Available Lot Databases

DevNet Upgraded to Allow Multiple Zoning Designations on a Parcel

Implemented New Violation/Complaint Tracking System

Completed ISO Evaluation

Continued Historic Preservation Commission Awards

Transferred Economic Development to the Administration Department

Worked with the Administration Department on the County's Strategic Plan

Relocated Offices from Fox/Main Street to John Street

Planning Director Re-Elected President of Illinois Association of County Zoning Officials

Planning Director Appointed to the Task Force on Interjurisdictional Industrial Zoning Impacts in 2024; No Meetings in 2025

Planning Director Served on the Illinois State Association of County's Wind and Solar Facilities Task Force

Department's Intern Created Ordinance Index Table

Department's Intern Researched Special Use Permits that Required Rights-of-Way Dedications; Department Followed Up on the Status of these Dedications

The goals for 2026 were:

- Finish Updating the Land Resource Management Plan
- Work with the Village of Millbrook and Plattville on Updating their Comprehensive Plans
- Update the Stormwater Management Pollution Prevention Plan
- Update Adopted Building Code Series
- Adopt a Property Maintenance Code
- Prepare Zoning, Building, and Fee Schedule Amendments to Comply with Public Act 104-0458 (Formerly SB 0025) Related to Commercial Wind, Solar, and Energy Storage Regulations
- Work with the Human Resources Department to Develop Onboarding and Training Procedures and Programs for the Regional Planning Commission, Zoning Board of Appeals, and Planning, Building and Zoning Committee

Review the Calculations in the Kendall County Land Cash Ordinance

Continue to Meet with Townships Regarding Their Role in the Development Approval Process

Recruit an Intern to Research Compliance with Variances and Home Occupations

Continue to Monitor Changes to Zoning Related Regulations at the State Level

Continue to Work with GIS to Ensure Correct Zoning Information for Each Parcel

Continue to Work with GIS to Connect Parcels to the Applicable Special Use and Map Amendment Ordinances

Continue to Work to Ensure Special Use Permits that Require Renewals and Reviews Are Examined in a Timely Manner

Ensure that Noxious Weed and NPDES Permit Documents Are Submitted to the State in a Timely Manner

Finish the Historic Structure Survey in Unincorporated Na-Au-Say and Seward Townships

Research the Feasibility of Conducting Historic Structure Surveys in Other Townships

Continue to Increase the Visibility and Activities of the Historic Preservation Commission Through Collaboration with Other Historic Preservation Organizations and Events (i.e. America 250)

Make Progress on Building Permit Dashboard Project

Provide a Public Education Event with the Building Code Official

Relocate Offices from John Street to Main Street

Work with Kendall County EMA to Pursue Disaster Related Grants and Other Funding

Continue Working with the Northwest Water Planning Alliance

Participate with Implementation of CMAP's 'On To 2050 Plan' for the Chicago Region

Continue Reviewing and Addressing Potential Changes to the Zoning Ordinance and Departmental Operations for Increased Efficiency, Including, But Not Limited To, Incorporate AI and New Equipment, When Appropriate.

Zoning Petitions for 2025 were as follows:

New Special Use Permits – 7; 1 Withdrawn (2024: 4)

Major Special Use Amendments – 0 (2024: 4)

Minor Special Use Amendments – 1 (2024: 3)

Special Use Permit Revocations – 5 (2024: 0)

Special Use Renewal – 0 (2024: 0)

Variances Not Part of Special Use Permit – 1; (2024: 1 (Denied))

Administrative Variances – 2 (2024: 2)

Stormwater Ordinance Variances – 0 (2024: 1)

Conditional Use Permits – 1 (2024: 1)

Temporary Use Permit – 0 (2024: 0)

Site Plan Review – 1 (2024: 4)

Plat of Vacation – 1 (2024: 2)

Preliminary and Final Plats – 0 (2024: 0)

Amendment initiations were as follows:

Text Amendments – 3 (2024: 6)

Land Use Plan Amendments – 0 (2024: 2 (1 Was Denied))

Map Amendments – 3; 1 Denied (2024: 6)

Stormwater Ordinance Related Amendments – 1 (2024: 0)

There were no properties designated as historic landmarks and no text amendments proposed to the Historic Preservation Ordinance.

There was zero “Other” proposals in 2025.

There were 26 total Petitions, compared to 37 in 2024.

Meetings were as follows:

ZPAC – 4 (2024: 9)

RPC – 10 Including Annual Meeting (2024: 11)

ZBA – 9 (2024: 10)

HPC – 10 (2024: 9)

Stormwater Management Oversight Committee – 1 (2024: 2)

Comprehensive Land Plan and Ordinance Committee – 5 (2024: 5)

PBZ – 11 (2024: 11)

Of the 30 ordinances approved by the County Board in 2025, 18 were Planning, Building and Zoning related. Of the 41 ordinances approved by the County Board in 2024, 17 were Planning, Building and Zoning related, not including the codification ordinance. Of the 38 ordinances approved by the County Board in 2023, 21 were Planning, Building and Zoning related. Of the 32 ordinances approved by the County Board in 2022, 18 were Planning, Building and Zoning

related. Of the 35 ordinances approved by the County Board in 2021, 19 were Planning, Building and Zoning related. Of the 26 ordinances approved by the County Board in 2020, 13 were Planning, Building and Zoning related. Of the 39 ordinances approved by the County Board in 2019, 22 were Planning, Building and Zoning related.

The Department investigated 0 complaints of noxious weeds in 2025. The Department investigated 1 noxious weed violation in 2023, which was closed for lack of evidence in 2024. The Department investigated 0 additional noxious weed violations in 2024 compared to 0 noxious weed violation investigations in 2022, 2021, 2020, and 2019.

Construction activity was as follows:

Single-Family Dwelling Units – 40 (42 approved in 2024)

New Homes by Township 2025 (2024)

Kendall Township – 8 (10)	Bristol Township – 4 (1)	Na-Au-Say Township – 10 (14)
Fox Township – 7 (7)	Little Rock Township – 3 (2)	Oswego Township – 4 (3)
Lisbon Township – 0 (1)	Seward Township – 3 (4)	Big Grove – 1 (0)

New Homes by Select Subdivisions (Approximate Number of Vacant/Total Lots)

Whitetail Ridge – 10 (101/239)	Timber Ridge – 1 (5/44)	Fields of Farm Colony – 3 (9/160)
Deer Ridge – 1 (1/10)	Rosehill – 2 (10/57)	Southfield Estates – 1 (1/36)
Estates of Millbrook – 4 (60/175)	Tanglewood Trails – 1 (22/39)	Ravine Woods – 1 (9/18)
Woods of Silver Springs – 1 (8/56)	Henneberry Woods – 1 (64/106)	
Minnetonka Springs – 1 (1/5)	Morgans – 1 (18/23)	Other (Not in Subdivision): 12

Total Available Single-Family Lots in Subdivisions – 890

Estimated A-1 Available Single-Family Housing Allocations – 609

Average New Single Family Home Permits Since 2000 – 48

Average New Single Family Home Permits Since 2010 – 24

Average New Single Family Home Permits Since 2020 – 35

Available Lots in RPD Subdivisions (Total Platted Lots)

Deere Crossing – 14 (18)	Whitetail Ridge – 101 (239)	Brighton Oaks – 8 (19)
Equestrian Estates – 9 (17)	Grove Estates – 37 (48)	Henneberry Woods – 64 (106)
Rosehill – 10 (57)	Schaefer Glen – 6 (6)	Tanglewood Trails – 22 (39)
Highpoint Meadows – 24 (24)	Matlock – 10 (10)	Ravine Woods – 8 (18)
Total Platted RPD Lots – 601	Total Available RPD Lots – 313	Total Developed RPD Lots - 288

The inspection report was as follows:

Site Visit	180 (2024: 183)
Footing	90 (2024: 106)
Backfill	27 (2024: 30)
Wall	32 (2024: 31)
Slab	63 (2024: 39)
Electric Service	33 (2024: 19)
Frame/Wire	82 (2024: 91)
Insulation	37 (2024: 33)
Final	203 (2024: 193)
Red Tag	0 (2024: 0)
Hearing Signs	27 (2024: 42)
Meetings in Field	84 (2024: 110)
Violation Investigations	834 (2024: 186)
NPDES	0 (2024: 0)
Yorkville Back for County	25 (2024: 28)
Zoning Issues	0 (2024: 9)

Total Field Visits and Investigations: 1717 (2024: 1100)

Total Permit Reviewed and Issued: 331; 8 Void (2024: 360; 17 Void)

Contracted Plumbing Inspections: 139 (2024: 114)

Inspections for Yorkville per IGA: 0 (2024: 0)

The Code Official's goals for 2026 were as follows:

1. Adoption of Property Maintenance Code
2. Adoption of 2024 Building Code Series
3. Building Permit Dashboard Progress
4. Provide Public Educational Event

Ellen Von Ohlen, Trustee of the Conservation Foundation, spoke about protecting the land and watersheds. She provided a history of the Conservation Foundation's work in Kendall County. The Conservation Foundation has worked for thirty (30) years to protect the fragile land. She noted that many volunteers and workers with the Conservation Foundation also live in Kendall County. Reviewing the land use plan, the landscape and history of Kendall County are two (2) key items. She discussed the importance of maintaining the Fox River, including conducting litter cleanups annually. She also discussed the importance of the Aux Sable Creek which is a natural asset and must be preserved.

Mark Reynolds, Deputy Chief with Plainfield Fire Protection District, provided a summary of the District's accomplishments including the purchasing of land for a future Fire Station Number 5. They have acquired property for Fire Station Number 6. He discussed the installation of

informational kiosks. They approved a zero (0) square footage fire suppression ordinance. He discussed working with Plainfield School District for locating a Fire Station Number 7. He discussed purchasing a new ambulance and working with the Kendall County Sheriff's Office on a triage training event. They had over six thousand (6,000) calls in 2025. Member Wehrli asked if commercial and industrial businesses on well and septic would be required to have sprinkler systems. Mr. Reynolds stated yes, they will require sprinkler systems. Member Wilson mentioned that it can become cost prohibitive for businesses to install sprinklers. Mr. Reynolds stated that he is aware that it can be costly. Member Rodriguez asked what challenges did the Fire District have in hiring paramedics. Mr. Reynolds stated it can be tough to recruit paramedics; they may have to test more frequently.

Aaron Klima, Village Administrator of Shorewood, stated the Village of Shorewood continues to grow. A solar farm on Bell Road has been approved. Shorewood has recommended denial of some solar projects due to the locations of the various proposals. Mr. Klima discussed a data center project in Seward Township that did not materialize due to State noise regulations. He noted that Shorewood has one thousand (1000) acres of industrial land. Mr. Klima stated that three (3) housing projects have been approved and one thousand (1000) homes permitted. Two (2) rental residential projects adjacent to the village hall, and the other one (1 is an extensive single-family development. Mr. Klima discussed sewer and water extensions west of the railroad tracks. He discussed the Grand Prairie Water Commission, with Lake Michigan Water arriving in 2030; this timeline could change. There will be water and sewer west of the railroad tracks at Route 52 and at Seil Road. There is water at Black Road, but not sewer. Member Bernacki asked how many homes will be built at Saddlebrook Drive. Mr. Klima answered there will be about two hundred fifty (250) single family homes with the ability to develop the adjoining properties. Mr. Klima discussed the improvements of Route 52 and County Line Road, including lighting at the intersection. Mr. Klima discussed the multi-modal project in Channahon and how that project and related roadwork will impact traffic.

Jayne Bernhard, Director of Planning for the City of Joliet, discussed three (3) subdivisions that are under construction. There is one (1) pending residential development in Kendall County. 580 Caton Farm Road is going through the annexation process; this is a commercial development. There ninety-eight (98) single family home permits and fifty-two (52) multi-family permits in the Kendall County portion of Joliet. The City is in the process of updating their Comprehensive Plan; the City is approximately halfway through the project. They are doing a community workshop in February to update the community on what information they have received thus far and four (4) distinct areas of the City, including the Ridge Road corridor. She also discussed other planning projects in the Will County portion of Joliet. Member Wilson asked about the attempts to remain portions of downtown Joliet from the floodplain. Ms. Bernhard explained the project has been delayed to 2027 or 2028. A dike will be built along the

River which will allow a portion of downtown Joliet to be removed from the floodplain. By removing the area from the floodplain, property owners would not have to pay flood insurance or elevate items above the base flood elevation; this should encourage development in downtown Joliet. Discussion occurred regarding which entity would pay for the dike.

Krysti Barksdale-Noble, Director of Community Development for the United City of Yorkville, stated that Yorkville issued two hundred seventy-six (276) new single-family home permits in 2025. Yorkville's population was probably over twenty-five thousand (25,000) and the City was doing a special census. A total of one thousand four hundred permits were issued by Yorkville in 2025; the total construction value was One Hundred Sixty-Six Million Dollars (\$166 Million). Yorkville had sixteen (16) planning and zoning petitions in 2025. She discussed the Costco Development, Project Cardinal, Project Steel, Heartland Meadows West Subdivision, Fox Haven Subdivision, the South Side Receiving Station, and amendments to Yorkville's Unified Development Ordinance pertaining to fences and data centers. The updates to the data center regulations also included a fee schedule analysis. She said data centers were starting to have smaller footprints. She discussed the annexation of two (2) properties along River Road for the Yorkville School District; a school district property along Game Farm Road will also be annexed. She discussed the updated boundary agreements between Yorkville and Oswego and Yorkville and Montgomery. She said Yorkville likely will start updating their Comprehensive Plan in 2027. She noted the Yorkville Economic Development Activity Viewer, their agreement with Kendall County for GIS services, and Yorkville's work with Clariti for permitting software. Ms. Barksdale-Noble discussed new hires in the Community Development Department, including Planner I Thian Dim. Member Mohr asked if Yorkville sewer services could be extended to Ament Road. Ms. Barksdale-Noble responded that sewer services could be extended to that area, but the solar project on Ament Road was too far from Yorkville's current municipal boundary to consider annexation. Member Mohr asked about the impact of battery storage facilities on fire services, particularly in the area of training. Ms. Barksdale-Noble said the Bristol Kendall Fire District was involved in the drafting of the regulations and development agreements related to these types of developments. Mr. Asselmeier said that State law requires training for fire district personnel to be paid by the applicant. Discussion occurred regarding the water needs of data centers.

Rachel Riemenschneider, Assistant Development Services Director for the Village of Oswego, stated over 500 new residences were constructed in Oswego and over 2300 permits were issued in 2025. She stated 2 new businesses were added in downtown. She discussed new businesses along Route 34 and Orchard Road. She said at least 2 new businesses were planned for downtown in 2026 and 2 new buildings on Orchard Road. She discussed the cricket stadium and the golf dome. She noted that the Village has a development map on its website. She provided an update on new residential developments. She said the Village is working on its

Comprehensive Plan; they are in the visioning phase. The Village is also working on a bike and pedestrian plan. The new public works facility is planned to be complete in 2027. They hope to start construction on the Lake Michigan water project in 2026 with the goal of having Lake Michigan water in 2028. The Village also approved a new boundary agreement with Yorkville.

Matt Kellogg, Chairman of the Kendall County Board, thanked everyone for attending the meeting. He discussed the Planning, Building and Zoning Committee's work on solar projects, updating the Comprehensive Plan, and updating the County's short-term rental regulations. He discussed the activities of the Human Resources Department, including the retention of employees. He highlighted the Employee of the Year Program. He discussed the activities of the Economic Development Committee, including the Made in Kendall Program. He discussed the activities of the Finance Committee. He also discussed the activities of the Facilities Committee and the work to renovate 111 W. Fox/504 S. Main. He discussed the improvements to the Animal Control Building; he discussed the housing of chickens, cats, and other animals. He discussed the buildout of the courthouse and the addition of new judges. He discussed the Public Safety Center remodel and the work to the Coroner's Office. He noted the increase in technology in the Sheriff's Office and other County Departments.

Brian DeBolt, Chairman of the Kendall County Forest Preserve District, discussed the opening of the facilities at the Subat Forest Preserve. He discussed the trail connections between Subat, Hoover, and Fox River Bluffs Forest Preserves. He discussed accessing other forest preserves. He discussed finding alternative means of financing projects in the forest preserves without taxation. Member Wilson asked if the trails in and around the Subat Forest Preserve will be horse friendly. The responses was yes.

Old Business

None

New Business

None

Other Business

None

Public Comment

Member Wilson requested clarification how and when an analysis of field tiles will preclude the development of parcels.

Member Wilson would like to the Planning Commission to develop rules for addressing the Commission. She favored that presentations by Petitioners or Petitioners' representatives should be exempt from time limits and that time spent responding to questions posed by

Commissioners also be exempt from time limits. She would like to see the time limit exemptions adopted by other committees of the County Board.

Member Wilson favored a training for Commissioners and County Board Members for the LaSalle and Sinclair Factors. Mr. Asselmeier stated the Staff is working on a training program and the LaSalle and Sinclair Factors will be a part of that training.

Member Wilson discussed the lack of standards and definitions for forestry. Chairman Kellogg said that the definition of forestry was a State matter. Chairman Landovitz suggested that, during Mike Hoffman's review of County regulations, Mr. Hoffman offer suggested amendments to bring the regulations into compliance with State law.

Member Wilson asked about the timeline for updating the Stormwater Management Plan originated. Mr. Asselmeier stated the proposal to update the Plan will go to the County Board in February. There will be opportunities for the public to submit comments related to the Plan.

Member Wilson suggested reviewing the County's violation complaint procedures. She noted the issues with truck parking on McKanna Road. Mr. Asselmeier said the Department is evaluating how complaints are addressed. Member Wilson discussed noise complaint enforcement. Mr. Asselmeier said the burden is on the County to prove someone violated a law and residents are not always willing to testify. Discussion occurred regarding the role of the Planning Commission, not necessarily the legal enforcement of the regulations.

Chairman Landovitz thanked everyone for attending the meeting. He also thanked all of the residents and business in Kendall County.

Adjournment for Planning, Building and Zoning Committee

Member Koukol made a motion, seconded by Member Rodriguez, to adjourn the Kendall County Planning, Building and Zoning Committee. By voice vote of four (4) ayes, the motion carried. The Kendall County Planning, Building and Zoning Committee adjourned at 11:23 a.m.

Adjournment of Comprehensive Land Plan and Ordinance Committee

Member Kellogg made a motion, seconded by Member Mohr, to adjourn the Comprehensive Land Plan and Ordinance Committee. By voice vote of six (6) ayes, the motion carried. The Comprehensive Land Plan and Ordinance Committee adjourned at 11:23 a.m.

Adjournment for Kendall County Regional Planning Commission

Member Bernacki made a motion, seconded by Member Anzelc, to adjourn the Kendall County Regional Planning Commission. By a voice vote of eight (8) ayes, the motion carried. The Kendall County Regional Planning Commission adjourned at 11:24 a.m.

Respectfully Submitted by,
Wanda A. Rolf
Administrative Assistant

Encs.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION ANNUAL MEETING
ATTENDANCE SIGN IN SHEET**

February 7, 2026 - 9:00 A.M.

NAME	ADDRESS (Optional)	EMAIL ADDRESS (Optional)
Aaron Klima	ONE TOWNE CENTER SHOREWOOD, IL	aklima@ shorewoodil.gov
Ellen Von Ohlen		
Mark Reynolds		
Jayne Bernhard		jbernhard@johit.ga
Kay Chi Neuber	corp	kneuber@yomullic.us
Rachel Riemenschneider		riemenschneider@oswegoil.org



Draft Comprehensive Plan

Kendall County Annual Meeting, Feb. 7th, 2026

Kendall County Land Resource Management Plan Update

Project Website – Staff Coordination – Focus Groups – Workshops – Open Houses – Public Hearing

Steering Committee – Regional Plan Commission – PBZ Committee – County Board

Evaluation & Vision

- County Assessment
- Policy Formation

Specific Elements

- Future Land Use
- Transportation
- Sustainability

Strategies and Support

- Implementation
- Review and Approval

Feb. 2025

April. 2026

Community Input So Far....

3,371

Website Views

84

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

6

Outreach Events

150

People Attended

As of 1/27/2026

Plan Outline

1. Introduction and Process

2. Existing Conditions and Trends

3. Vision

4. Character and Land Use

5. Mobility & Connectivity

6. Energy and Water

7. Economic Prosperity

8. Implementation

Introduction and Process



Purpose and Use of the Plan



Regional and Local Context



Public Engagement Process



Past Planning Efforts

Land Resources Management Plan (1994-early 2026)

Contained extensive goals and objectives for both planning and management.

Contains separate chapters by Township or group of Townships, developed over a series of years.

Contains extensive policies designed to implement the plan.

Comprehensive Plan (2026 +)

Consolidates key goals and objectives in a more concise county vision.

Contains one overall plan for the County and created over about 18 months.

Leaves policy decisions to the County Board and their Strategic Planning efforts.



Existing Conditions and Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

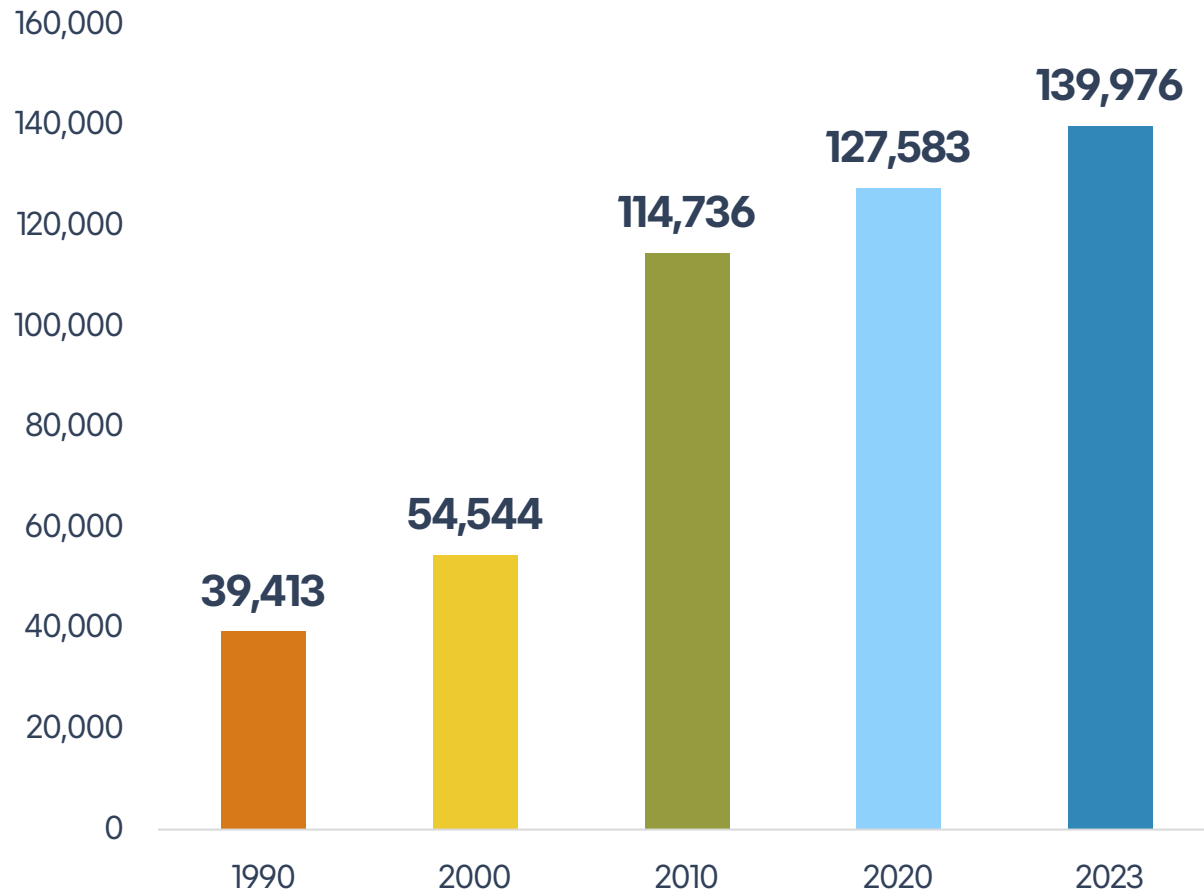
Educational Attainment

Employment and Commuting

Housing

Internet Access

County Population Trends (1990-2023)



Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- **Fastest growing County in Illinois**
- **Growing rapidly (+85,432 people or 157%) since the 2000s**
- **Population at 143,171 in 2024**

Municipal	113,525	81%
Unincorporated	26,451	19%
Total	139,976	

Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation

Promote Economic Development

- More local, good paying jobs
- Enhance and Diversify the Tax Base
- Promote Tourism, including Agritourism

Communications/Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections



Character and Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

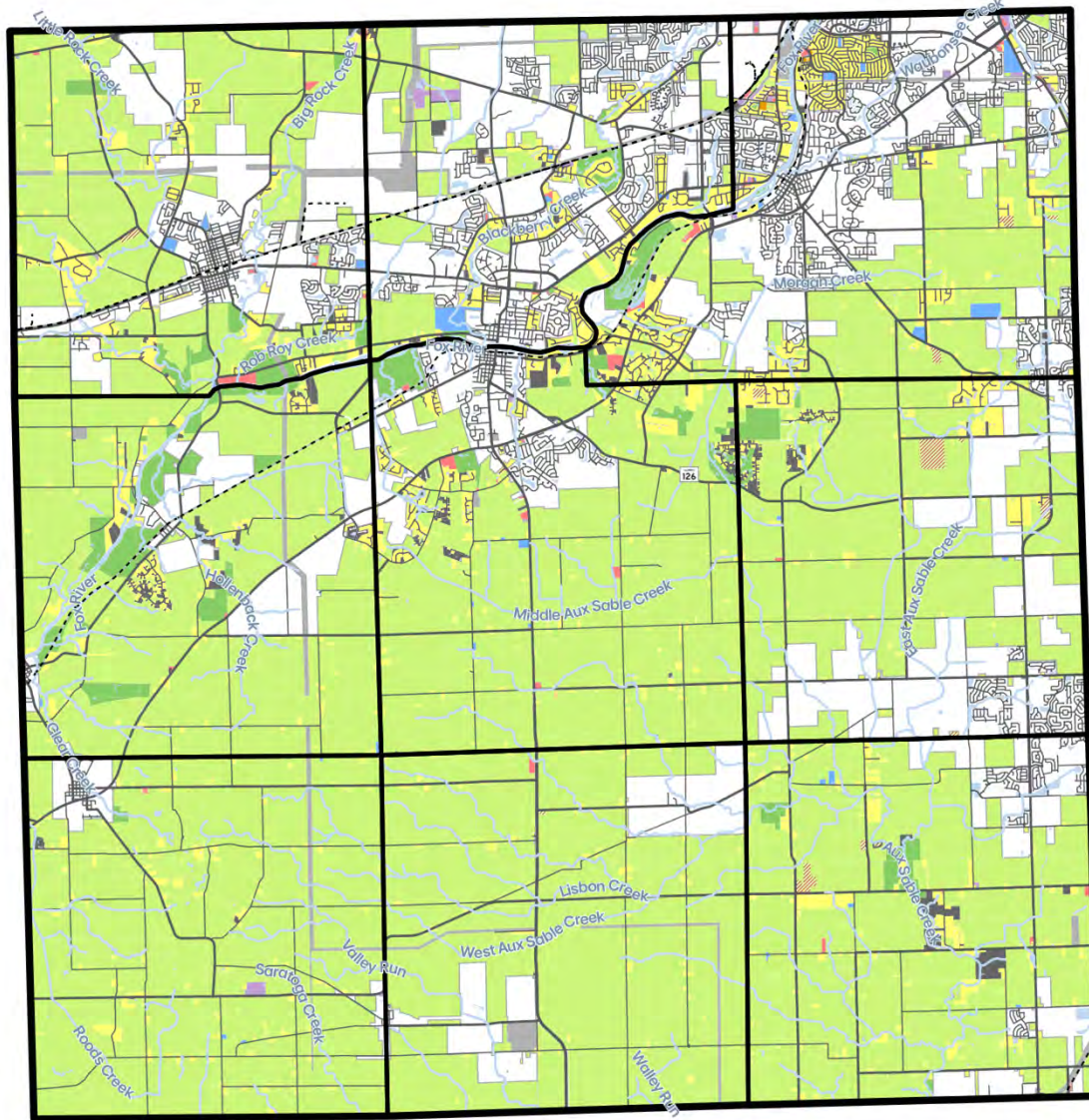
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use


Future Land Use



Legend

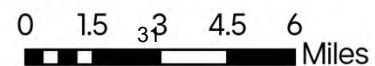
Existing Land Use

-  Agricultural
-  Agricultural Tourism
-  Single-Family Detached
-  Single-Family Attached
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Utilities
-  Open Space
-  Vacant/Under Construction

-  Water
-  Roadways
-  Railroads
-  County
-  Townships
-  Municipalities

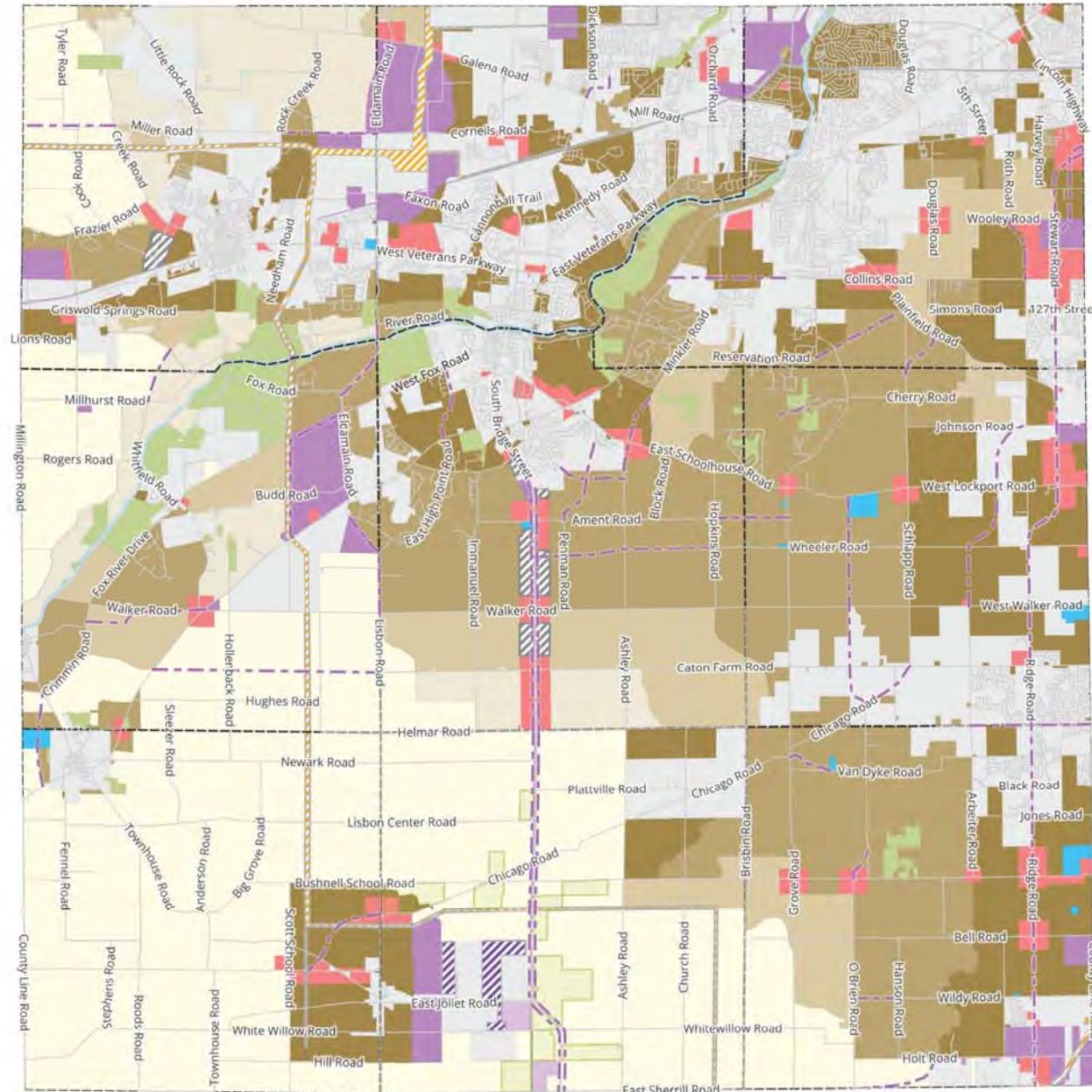
Existing Land Use

Source: CMAP 2020



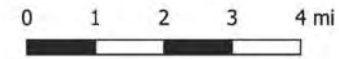
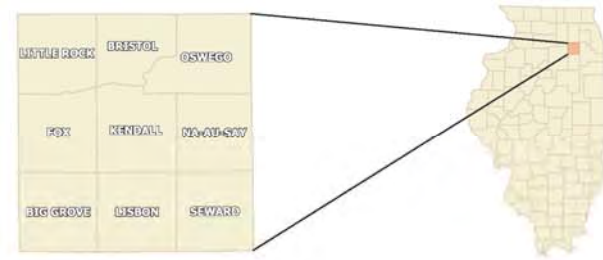
EXISTING

FUTURE LAND USE KENDALL COUNTY



Land Resource Management Plan

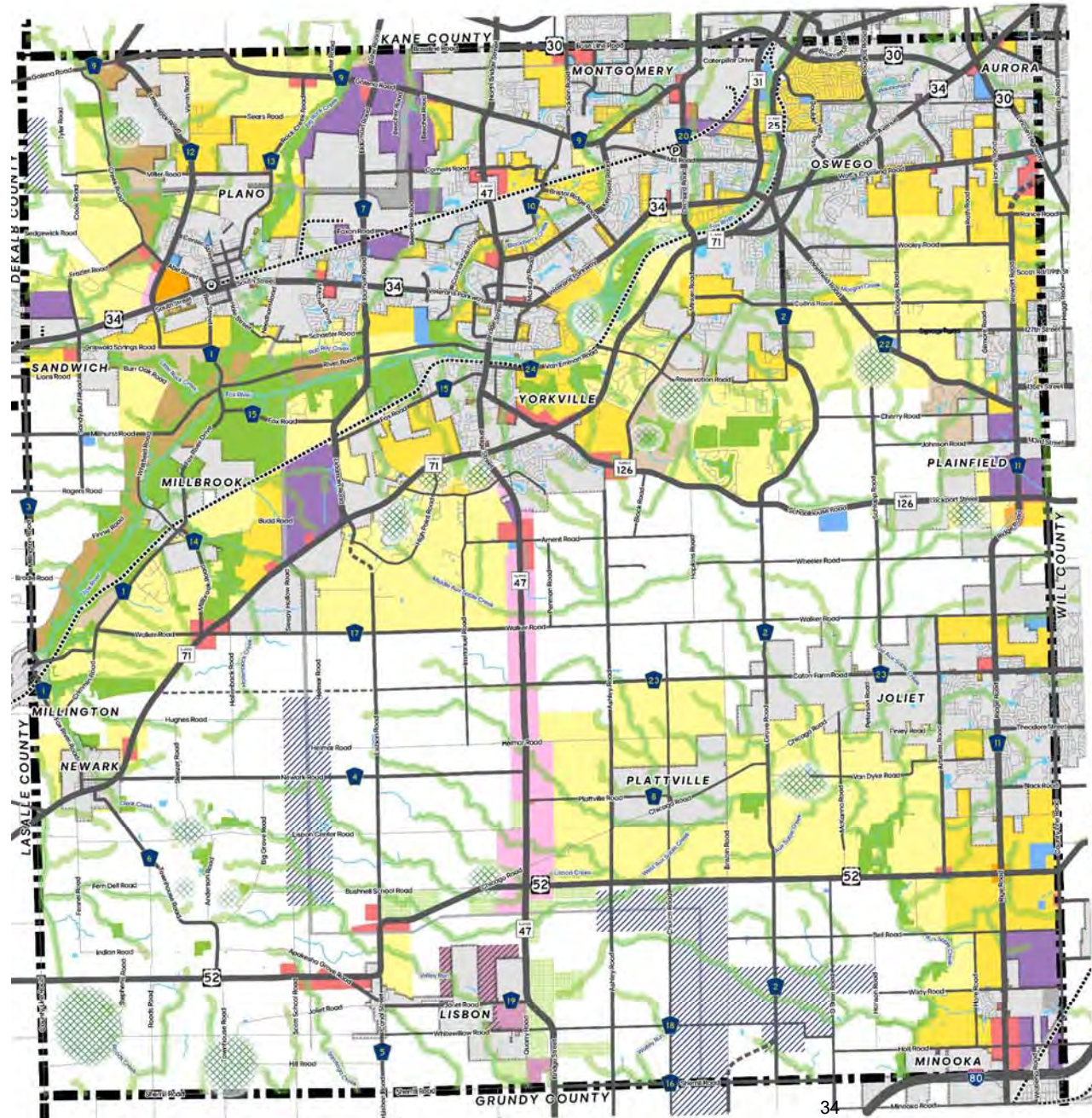
- Proposed Roadway Improvements
- Public / Institutional
- Open Space
- Townships
- Natural Resource Area
- LRMP Management Areas**
- Urbanized Communities
- Agriculture
- Suburban Residential
- Mining
- Rural Residential
- Mixed Use Business
- Rural Estate Residential
- Potential Mining District
- Countryside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



Kendall County GIS
111 W Fox St
Yorkville, IL 60560
630.553.4212



Future Land Use Map



Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
- Mixed Use Business
- Stream Corridor
- Transportation Corridor
- Industrial
- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

- Highway
- Arterial
- Collector
- County Roadway Extension
- Local

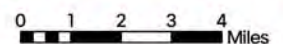
Boundary

- County
- Municipal

Other

- Water
- Railroad

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1/29/2026



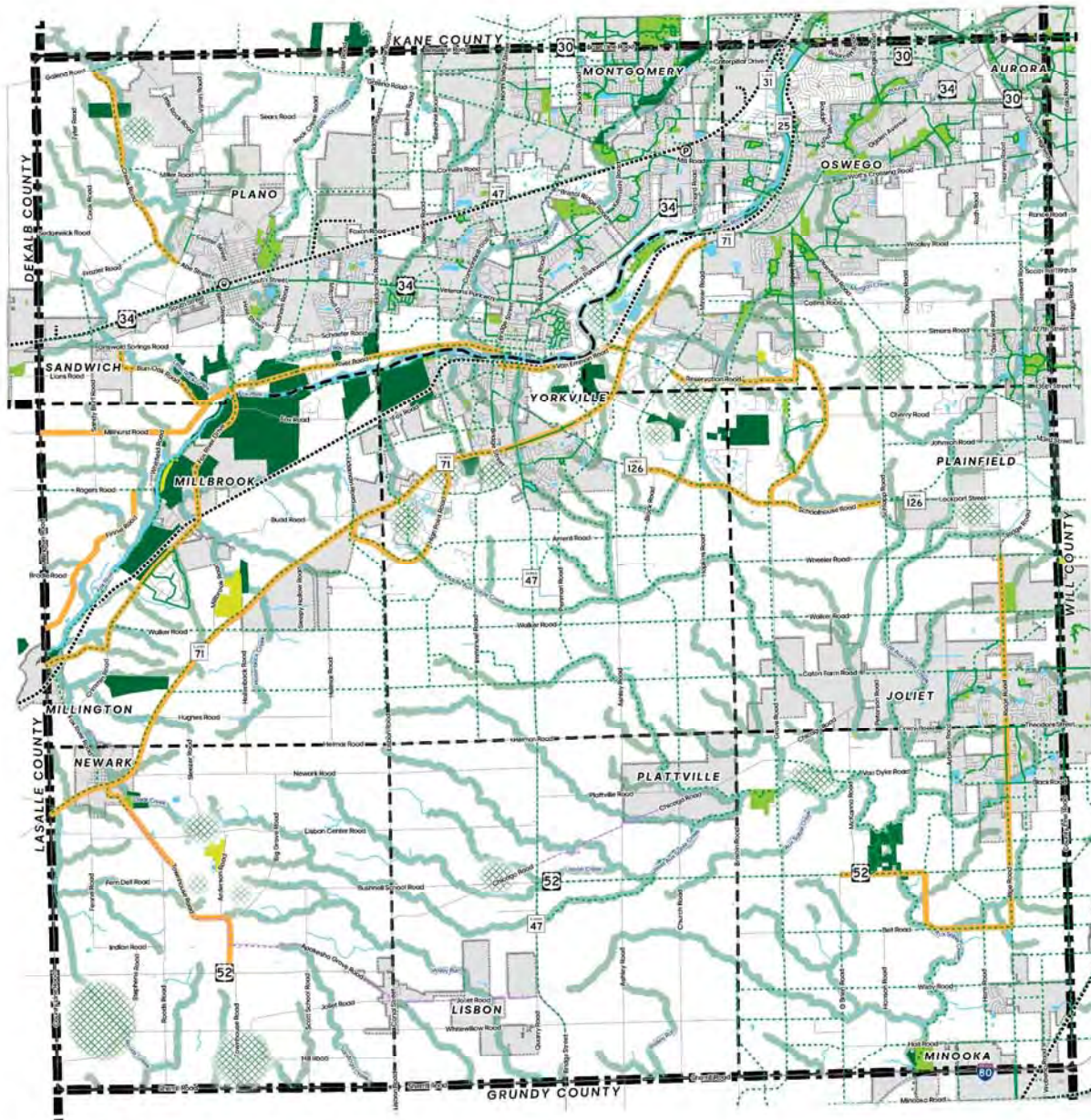
Future Land Use Comparison

Land Use Category	2026		2024	
	Acres	Percent	Acres	Percent
Agricultural Conservation (Overlay)	3,315.0		3,198.5	
Agriculture	132,317.8	36.1%	92,270.6	25.1%
Countryside Residential	4,116.6	1.1%	17,822.7	4.8%
Rural Estate Residential	3,915.5	1.1%	23,467.3	6.4%
Rural Residential	62,826.5	17.1%	66,863.8	18.2%
Suburban Residential	31,926.1	8.7%	45,862.4	12.5%
Municipality	89,057.5	24.3%	84,115.3	22.9%
Commercial	5,182.5	1.4%	10,328.4	2.8%
Mixed Use Business *	645.8	0.2%	10,385.3	2.8%
Transportation Corridor	4,698.2	1.3%	1,175.9	0.3%
Industrial	8,823.4	2.4%		
Mining	469.9	0.1%	469.9	0.1%
Potential Mining District	835.6	0.2%	835.6	0.2%
Public / Institutional	1,648.1	0.4%	888.4	0.2%
Open Space	16,926.9	4.6%	8,712.4	2.4%
Utility Right of Way	3,902.0	1.1%	3,902.0	1.1%

Table 4.13 Comparison of Future Land Use Inventory of Kendall County (2026 vs 2024)

35

* Mixed Use Business now excludes industrial, which is classified separately



Recreational Open Space Opportunity Map

Open Space Type

- Forest Preserve / State Park
- Public Park
- Conservation Easement / Reserve
- Stream Corridor
- Additional Open Space Opportunity

Pathway and Route

- Existing Multi-Use Path
- Multi-Use Path Extension
- Bike Route Extension
- Scenic Route

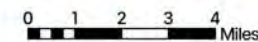
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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1/29/2026



Mobility & Connectivity

Roadway Network

Truck Transportation

Rail Transportation

Air Transportation

Bus and Demand-Response Transit

Trails and Active Transportation



Future Roadway Plan

Roadway Functional Class

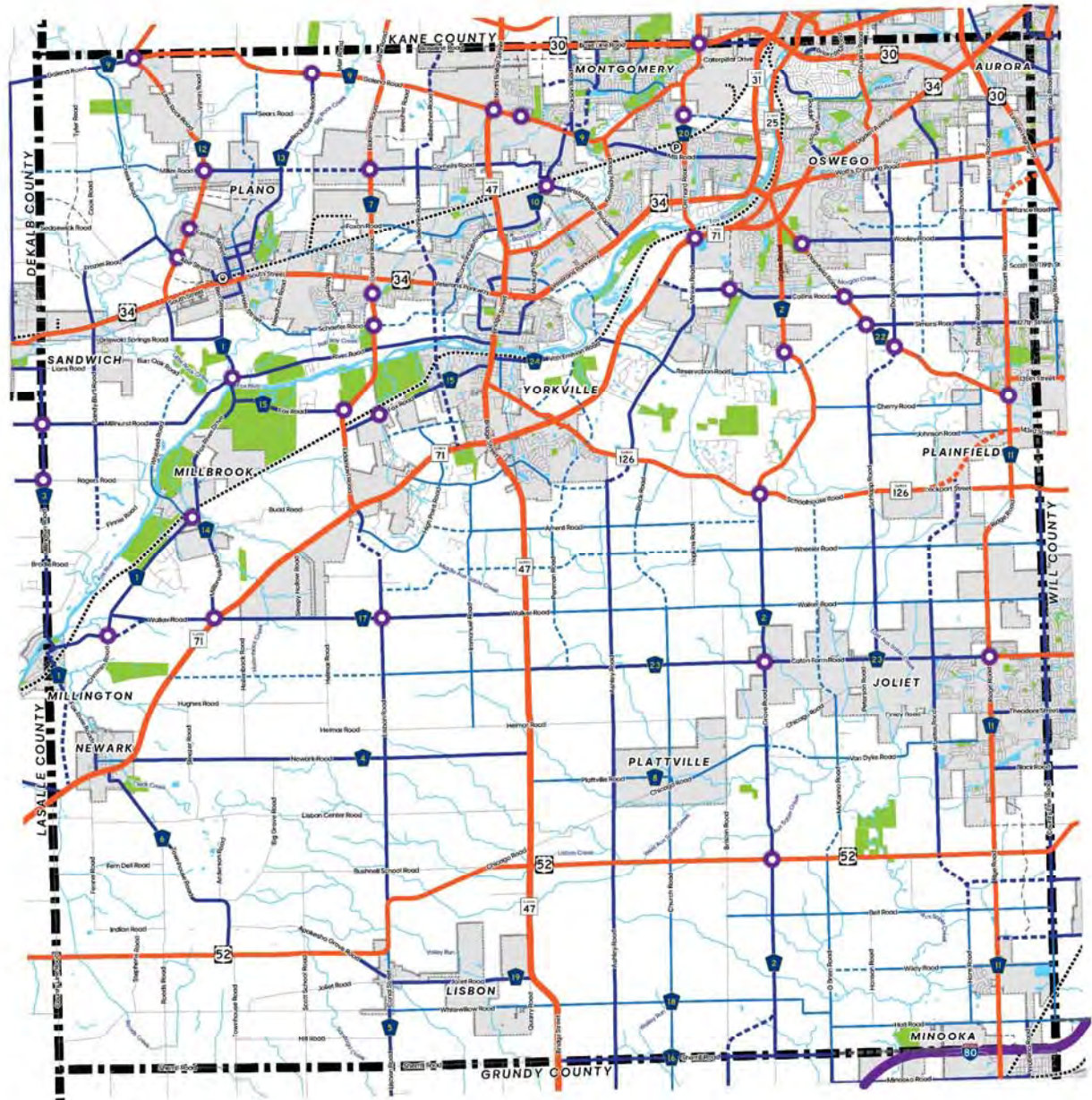
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

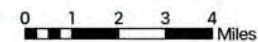
- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Railway Station
- Park-n-Ride Facility

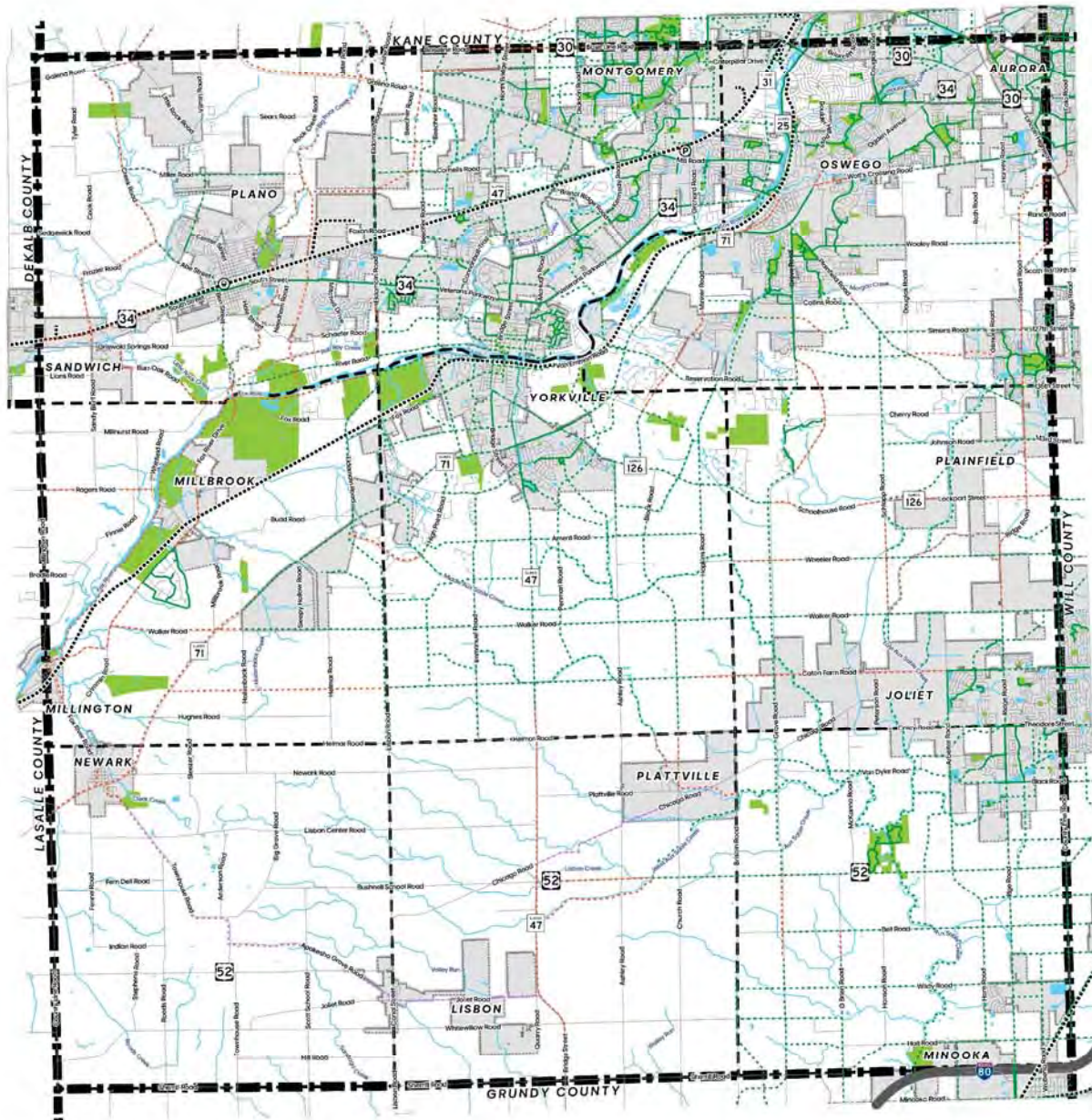


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Future Trail Plan

Pathway

- Existing Multi-Use Path
- Multi-Use Path Extension (County Plan)
- Multi-Use Path Extension (Municipal Plan)
- Bike Route Extension (County Plan)

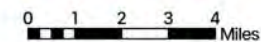
Boundary

- County
- Township
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad
- Street
- Railway Station
- Park-n-Ride Facility

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1/20/2026



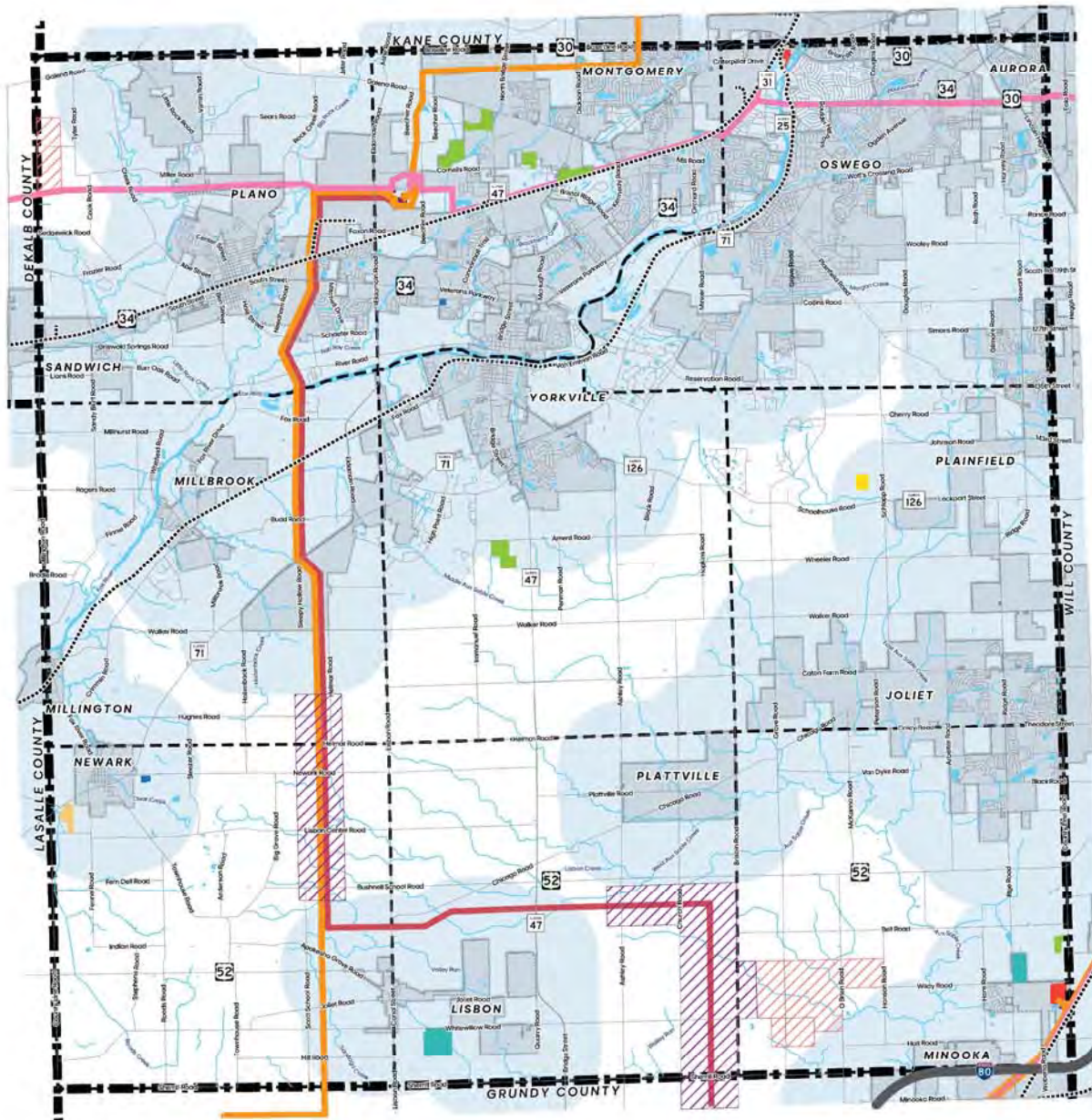
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



Alternative Energy Opportunity Map

Solar Farm Development

- Completed
- Under Construction
- Proposed
- Opportunity (Municipal)
- Opportunity (County)
- Approved

Electric Transmission Infrastructure

- Power Plant
- Substation
- 138 Kilovolts Transmission Line
- 345 Kilovolts Transmission Line
- 765 Kilovolts Transmission Line

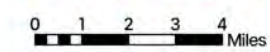
Boundary

- County
- Township
- Municipal
- 1.5-Mile Planning Area

Other

- Water
- Street
- Railroad

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1/20/2026



Economic Prosperity

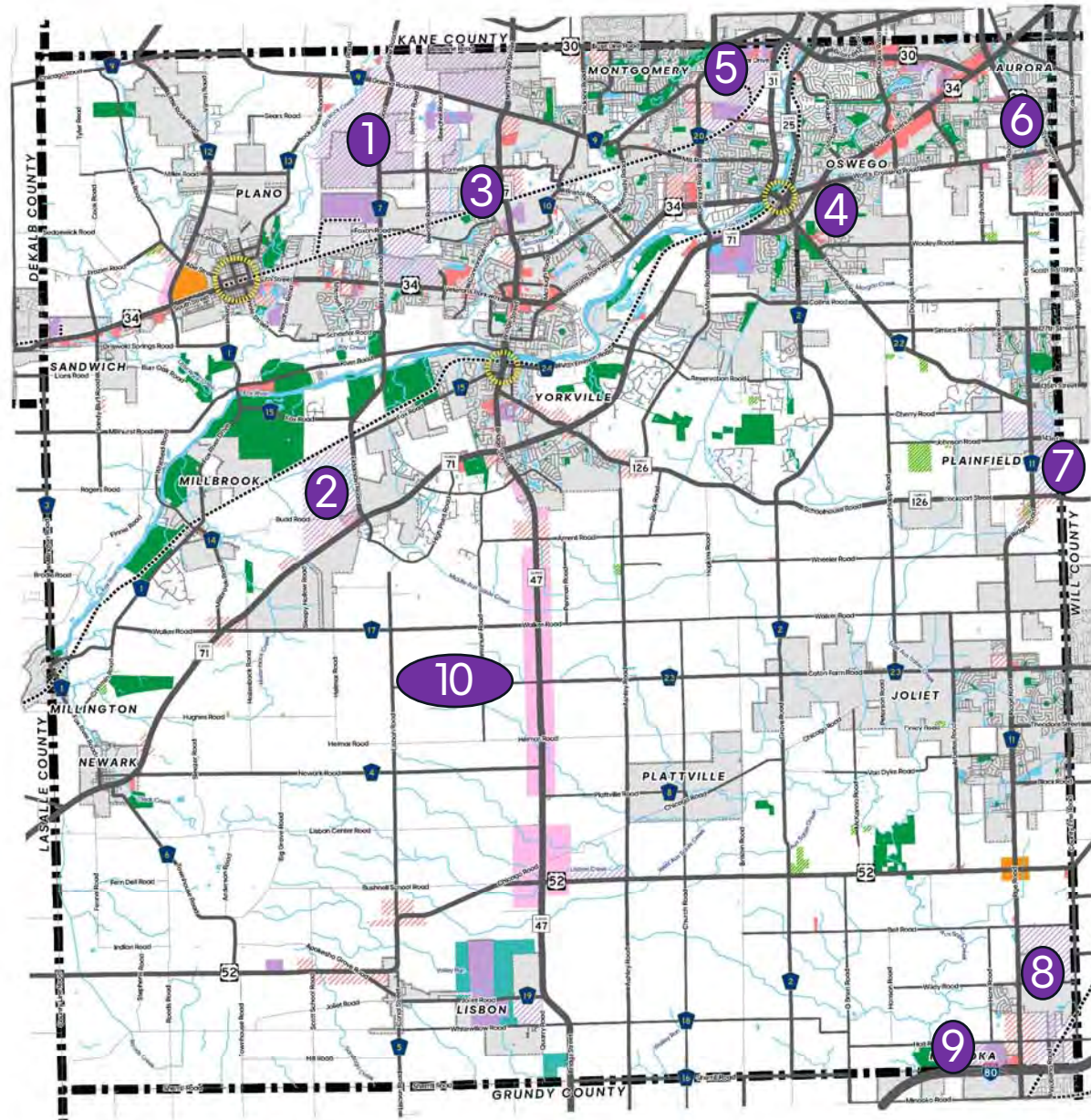
Industry

Goods & Services

Tourism

Industrial Opportunity Areas

1. Eldamain Corridor
2. Route 71 and Eldamain
3. Route 47 & BN (Wrigley, Yorkville Business Center)
4. Stonehill Drive Corridor
5. The Grid and Environs
6. Route 30 & Treasure Drive
7. Ridge Road North/Plainfield
8. Ridge Road South/Minooka
9. I-80 Corridor
10. Central Route 47 Transportation Corridor



Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- AgriTourism
- Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Collector
- Arterial
- Local

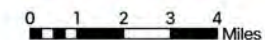
Boundary

- County
- Municipal

Other

- Water
- Open Space
- - - - - Railroad

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11/21/2025

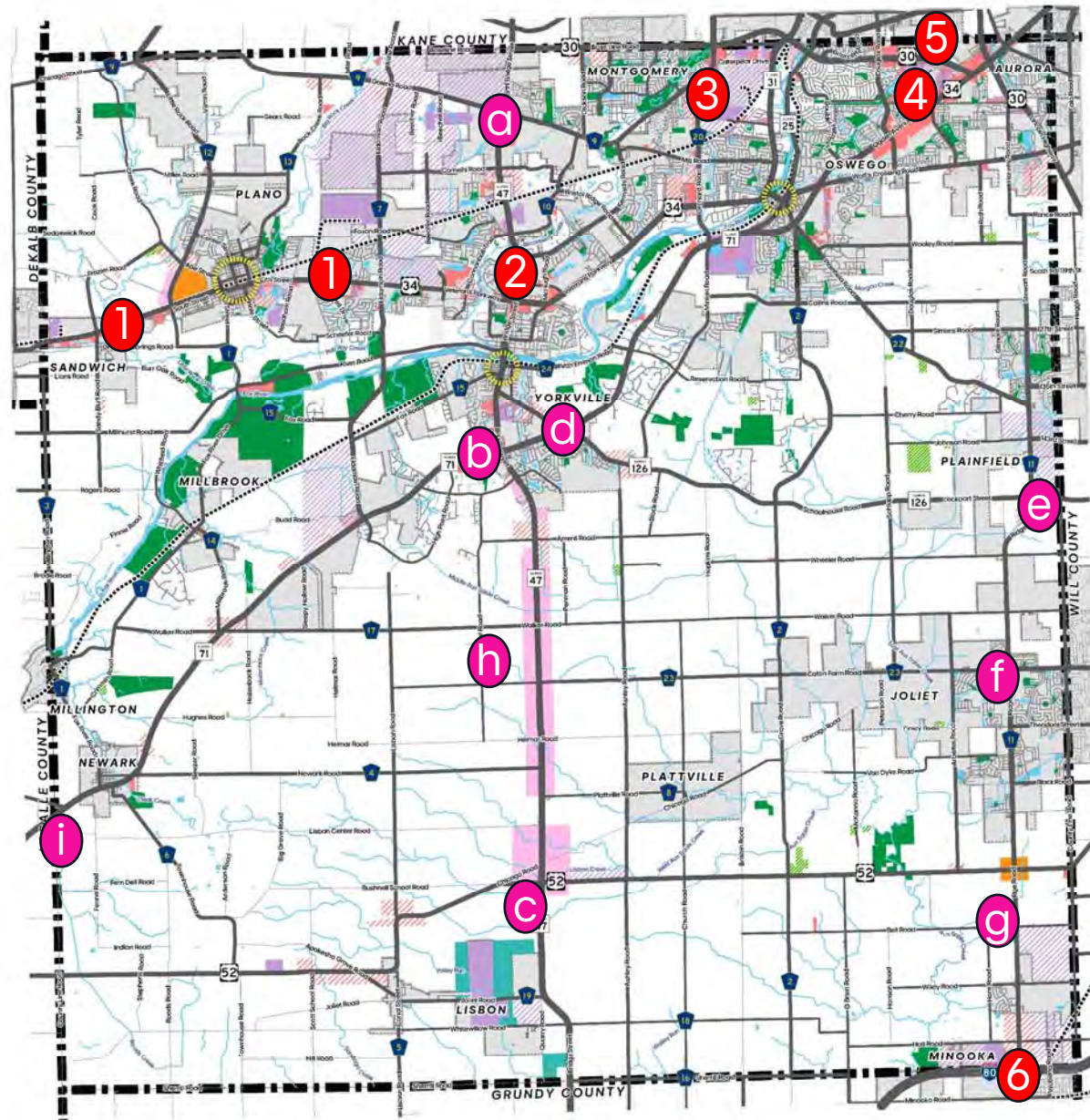


Major Regional Retail Opportunities

1. Route 34 West
2. Route 47 and Route 34
3. Orchard Road
4. Route 34 East
5. Route 30
6. Ridge & I-80

Minor Regional Retail Opportunities

- a. Route 47 and Galena
- b. Route 47 and Route 71
- c. Route 47 and Route 52
- d. Route 126 and Route 71
- e. Route 126 and Ridge
- f. Ridge and Caton Farm
- g. Ridge and 52
- h. Route 47 South/Central at Key Intersections
- i. Newark



Economic Development Opportunity Map

Existing Land Use Category

- Commercial
 - Industrial
 - Mining
 - AgriTourism
 - Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

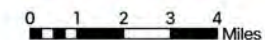
Boundary

- County
- Municipal

Other

- Water
- Open Space
- Railroad

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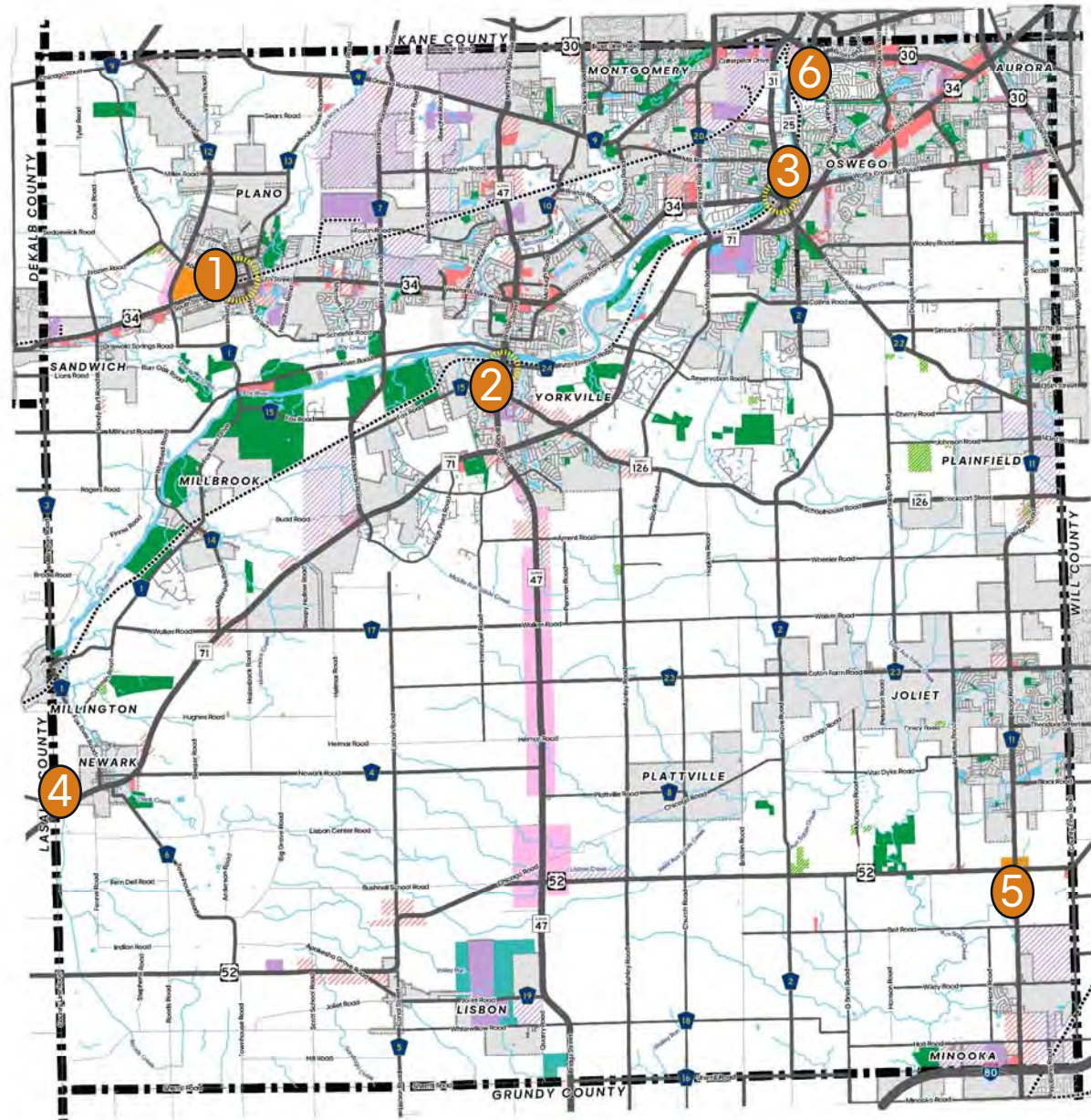


11/21/2025



Downtown/ Mixed Use Opportunities

1. Plano
2. Yorkville
3. Oswego
4. Newark
5. Ridge and 52
6. Boulder Hill Market



Economic Development Opportunity Map

Existing Land Use Category

- Commercial
- Industrial
- Mining
- AgriTourism
- Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Collector
- Arterial
- Local

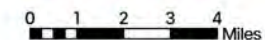
Boundary

- County
- Municipal

Other

- Water
- Open Space
- - - - - Railroad

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11/21/2025



Tourism Opportunities

Agritourism and Attractions

1. Woody's Orchard
2. Keller Farms
3. Heap's Giant Pumpkin Farm
4. Gilted Edge Winery
5. Aranmore Farm + Polo Club

Banquet Facilities

1. Meadowhawk Lodge
2. Pickerell House
3. Ellis House
4. Kendall County Fair Grounds (The Venue)
5. Ashley Farm (9111 Ashley Rd., Yorkville)
6. Heartland Farm (5438 S. Schlapp Rd. Oswego)
7. Venue 5126 (5126 Stephens Rd. Oswego)
8. The Gaylord House
9. The Homestead (611 E. Main St., Plano)
10. Northfork Farm (1998 Johnson Rd., Oswego)
11. Whitetail Ridge Golf Club
12. Brighter Daze Farm (10978 Crimmins Rd., Newark)
13. Mathre 1916 (13889 Hughes Rd., Newark)

Indoor Entertainment Venues

1. Altitude Trampoline Park, Oswego
2. White Tail Ridge Golf Dome, Oswego
3. Sport Zone, Montgomery
4. GoPro Sports Dome

Recreational Amenities

1. The Fox River
2. Marge Cline Whitewater Course
3. Silver Springs State Fish & Wildlife Area
4. Forest Preserves
 1. Jay Woods
 2. Maramech
 3. Little Rock Creek
 4. Subat
 5. Fox River Bluffs
 6. Hoover
 7. Harris
 8. Richard Young
 9. Lyons
 10. Pickerell
 11. Reservation Woods
 12. Henneberry
 13. Millbrook North
 14. Millbrook South
 15. Shuh Suba Gah
 16. Millington
 17. Newark
 18. Ellis Equestrian Center
 19. Baker Woods
 20. Blackberry Creek
5. Fox River Trail
6. Fox Paintball (10389 Fox Dr., Newark)
7. Paint Pursuit Games (2940 Van Dyke Rd., Minooka)

8. Whitetail Ridge Golf Course
9. Blackberry Oaks Golf Course
10. Fox Bend Golf Course
11. Cedardell Golf Club
12. Raging Waves
13. Fox Valley YMCA (Plano)
14. Fox Valley YMCA East

Lodging Facilities

1. Hampton (Yorkville)
2. Holiday Inn Express (Yorkville)
3. Super 8 (Yorkville)
4. Opal Banquets and Hotel (577 E. Kendall Drive)
5. The Montcler (Sandwich)
6. Americalnn (Oswego)
7. Best Western (Oswego)
8. The Homestead 1854, Plano

Museums

1. Little White School Museum
2. Chapel on the Green
3. Plano Historical Society Museum
4. Edith Farnsworth House
5. Ferndell
6. Kendall County Historical Society at Lyon Farm

Implementation

Strategies

Coordination & Partnerships

Tools (Ordinances, Grants,
Legislation, etc.)

What's Next?

- Public Preview at Annual Meeting – Feb. 7th
- Steering Committee Meeting – Feb. 25th
- **5 Open House Workshops** – Feb., March
- Steering Committee Recommendation – March 25th
- Public Hearing – April 22nd?

Southeast

- Feb. 26th
- Ellis House Forest Preserve

Central

- Mr. 5th
- Kendall Township Building

Southwest

- Mr. 11th
- Newark Library

Northeast

- Mr. 12th
- Oswego Township Building

Northwest

- Mr. 18th
- Plano Library



VISION KENDALL

**COMPREHENSIVE
PLAN**

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Visit www.VisionKendall.org for info.

Welcome

Subscribe

Local Regulations

The County regulates land use and development through a variety of codes and regulations including:

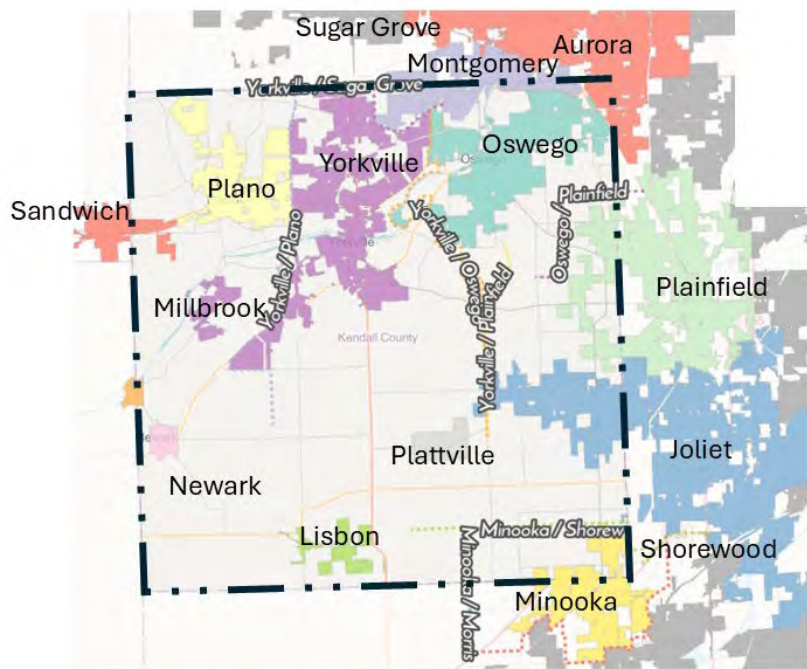
- Zoning Ordinance
- Subdivision Ordinance
- Building Codes
- Health Department Regulations (as it relates to land use, primarily septic requirements, and food safety standards for businesses).
- Stormwater Management Ordinance

Municipalities regulate land use and development within their municipal boundaries. They can also extend that ability beyond their boundaries through the application of what is commonly referred to as a “Chatham Annexation.” This references a court case between the Village of Chatham and Sangamon County. In that case, the Village of Chatham has entered an annexation agreement with a property owner beyond and not contiguous with their current municipal boundary. Sangamon County argued that since the property was not currently contiguous with the Village, the County’s zoning and building regulations should apply until such time as the property becomes contiguous. The Courts sided with the Village, and since that time (2005) municipalities in Illinois have annexed property to apply their zoning,

subdivision, and building regulations on property within their 1 ½ mile planning jurisdiction if they have entered into an annexation agreement with the property owner. In Kendall County,

Shorewood and Lisbon have both applied this approach to controlling development of solar farms within their planning jurisdiction.

This ability to control the use of land outside municipal



Existing Municipal Boundary Agreements

boundaries heightens the need for boundary agreements between municipalities. Boundary agreements help address which municipality may ultimately annex a property. This is particularly important when municipal 1 ½ mile planning jurisdictions overlap.

Many communities in Kendall County already have boundary agreements in place, some of which have been recently updated (such agreements typically last for 20 years). Where such agreements do not exist, property owners can attempt to create competition between communities to see who offers them the ‘best deal.’ For consistent planning for infrastructure expansion and wise land use, boundary agreements are recommended. While development of boundary agreements are the prevue of individual municipalities, they are also helpful for the County when property is proposed for rezoning and municipal planning areas would otherwise overlap. While the County is not a party to these agreements, the County’s GIS and information from the County Planning and Zoniing Department may be helpful in determining appropriate boundaries.

The following additional boundary agreements are recommended to help facilitate wise land use planning in Kendall County.

Municipality	Suggested Boundary Agreement(s)
Plano	Sandwich
Millbrook	Plano, Yorkville, Sandwich, Millington, and Newark
Lisbon	Morris, Plattville, Minooka, Newark
Plattville	Joliet

County Zoning Ordinance

The County has actively updated the zoning ordinance for consistency with State Statutes and to address modern development practices. As a result, no major changes are needed to implement the Comprehensive Plan. However, there are a number of areas where some additional updates and enhancements will assist with implementation of the Comprehensive Plan’s vision. These include:

- **Forestry** – This term is not clearly defined either in state statutes or in the County’s zoning code. There are several locations in the county which are processing lumber on their property either for mulch or firewood and claiming to be a forestry operation and thus exempt from zoning regulations. Neighbors have expressed concerns given

the appearance and noise from the operations. The States Attorney has suggested that the state needs to better define the term and the County cannot do it proactively. The County should work with the Department of Natural Resources (DNR) to define what constitutes a forestry operation. The Illinois Forestry Development Act should be helpful in this regard. Clearly a property that grows trees for timber would be considered forestry, and the act clearly defines forest products as timber used for lumber for building, furniture, or paper. However, it also excludes producers of firewood or Christmas trees from the definition of timber. Producers of mulch could be considered a landscape business and treated as a permitted or special use accordingly (if not exempt as a forestry business). A new definition, or modification of an existing definition, would be helpful to address businesses focused on firewood once clarity is provided by the DNR.

- **Accessory Dwelling Units (ADUs)** – Affordable housing is a challenge both in Kendall County and throughout the United States. The cost of new construction, particularly on the larger lots required for development under County zoning authority, impacts affordability. The County currently has provisions for guest houses and ECHO housing for the elderly or disabled. It is recommended that the County explore options to allow ADUs on larger lots (R1-R3) and RPD-1 – RPD-3.
- **Land Resources Management Plan (LRMP)** – This Comprehensive Plan is replacing the existing Land Resources Management Plan. All references to the LRMP should be replaced with the term “Comprehensive Plan.” However, as the definition of a LRMP in state statute suggests that it serves as the County’s Comprehensive Plan, the text change is already implied and does not have to be done immediately upon adoption of this plan.
- **Auto Parking** – There has been a national trend to reexamine parking requirements in zoning regulations, and such a review is recommended for Kendall County. The goal is to better match normal parking demand while reducing overall paved areas which reduces stormwater runoff, reduces construction and maintenance costs, and potentially increases land values by allowing a larger building footprint. For example, the county currently requires 5 parking spaces per 1,000 square feet for retail use. Modern codes have reduced this requirement to 3 or 4 spaces per 1,000 square feet. Some codes even place a maximum on the number of spaces allowed.
- **Truck Parking** – The code currently allows truck and trailer parking and storage as a permitted use in the M1 and M2 zoning districts. Such parking is essential for the operation of many businesses and is appropriate as an appropriate accessory use to support the operations of the adjacent business structure. However, increased trucking demand in recent years has led to installation of large truck and trailer parking areas that are a principal use. These locations generate little in the way of

property tax revenue while adding potential impact on local roads. Some recent codes have been modified to create some proportionality to truck/trailer storage areas such as 1 space per 2,500 square feet of building. When allowed truck parking as a principal use is often handled as a conditional or special use.

- **Solar/Battery Storage** – Recent legislative changes have clarified and regulated battery storage related to solar facilities. The County should update zoning regulations to address this issue. The recently passed legislation also has provisions for fees which should also be considered in any update to the zoning regulations.
- **Feather Signs** – These very popular types of temporary signs are often used to promote special events or a newly opened business. The sign section of the code should be reviewed for possible addition of this type of temporary sign.
- **Small Nuclear Power Generation** – The State of Illinois recently modified legislation to allow development of small nuclear power generation facilities. The zoning code should be reviewed to address this issue if desired.
- **Use Table** – The table should be reviewed to ensure consistency with recent updates to the zoning code. For example, Truck Parking Areas, which are permitted use in M1 and M2, does not appear in the table but does appear in the use list. Consideration should be given to removed truck parking under the “Production, Processing, Cleaning, Testing, or Repair category and listing Truck Parking Areas separately in the table as a conditional or special use in the M1 and M2 districts.
- **Scenic Routes** – The County should consider modifications to the zoning ordinance to increase setbacks from scenic routes mapped within the Comprehensive Plan. This could be added to the supplementation regulations to apply to all zoning districts. A typical front or rear setback in many zoning districts is 50’. Along scenic routes, increasing the setback from the right-of-way to a minimum of 100’ or more should be considered to help maintain rural character.

Other County Regulations

The County’s building codes and health department regulations have been kept current over the years, and no major changes are suggested at this time. However, they should be periodically reviewed and updated as appropriate based on evolving technology and best practices.

The County is in the process of updated stormwater regulations based on some changes to the State’s model flood plain regulations and to keep the regulations current with best practices. That approval is anticipated in June of 2026.

No major changes have been identified for the County's subdivision regulations. However, if amendments are made to the zoning ordinance to increase setback along scenic routes, it may be appropriate to consider placing a landscape easement within this required setback to emphasize the importance of preserving views and character of these areas.