



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

Wednesday, March 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 February 25, 2026, Regular Meeting (Pages 2-39)

Approval of Minutes from February 26, 2026, Gathering (Pages 40-80)

Approval of Minutes from March 5, 2026, Gathering (Pages 81-140)

Approval of Minutes from March 11, 2026, Gathering (Pages 141-182)

Approval of Minutes from March 12, 2026, Gathering (Pages 183-223)

Approval of Minutes from March 18, 2026, Gathering (Pages 224-264)

NEW/OLD BUSINESS

1. Review of Draft Vision Kendall Comprehensive Plan (Can Be Found at <https://visionkendall.org/>)
 - a. Review of Open House Workshops and Recommended Draft Plan Changes (Pages 265-273)
 - b. Approval of a Recommendation of the 2026 Kendall County Comprehensive Plan with Noted Changes and Subject to Any Additional Revisions Recommended by the Kendall County Regional Plan Commission, the Kendall County Zoning Board of Appeals, Kendall County Planning, Building and Zoning Committee, and the County Board

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 Office Building
County Boardroom
504 S. Main Street, Yorkville, Illinois
5:30 p.m.*

Meeting Minutes of February 25, 2026

Chairman Keith Landovitz called the Comprehensive Land Plan and Ordinance Committee meeting to order at 5:36 p.m.

Members Present: Keith Landovitz, Dave Hamman, Alyce Olson, Jeff Wehrli, and Seth Wormley

Members Absent: Randy Mohr, Matt Kellogg, Scott Gengler, Matthew Prochaska

Others Present: Matt Asselmeier, Wanda A. Rolf, and Mike Hoffman and Yuchen Ding

APPROVAL OF AGENDA

Member Hamman made a motion, seconded by Member Wehrli, to approve the agenda as presented. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wehrli made a motion, seconded by Member Hamman to approve the minutes of the January 28 2026, meeting and February 7, 2026 meeting. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

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

Mike Hoffman, with Teska Associates, Inc. reported that an updated draft of the comprehensive plan has been prepared. Mr. Hoffman stated that the purpose of the open house sessions was to collect feedback from the residents. Mr. Hoffman will gather the information from meetings as well as the open house sessions, revise the document, and create a version that will be available for a public hearing.

Mr. Hoffman stated that the revisions included updated municipal boundaries. The Village of Lisbon has annexed several parcels for solar farms that have since been incorporated into the plan.

Boundary agreements have been updated. Mr. Hoffman feels a boundary agreement between Plano and Sandwich is desirable.

Mr. Hoffman stated that mining and recreational opportunities areas have been added to the land use category.

Member Wehrli stated that the Sanitary District on Ridge Road in Plainfield was not portrayed on the map. Mr. Hoffman stated he would add it to the map.

Mr. Hoffman highlighted a goal that states, expand the forest preserve system to keep pace with the population growth striving for a system with thirty (30) acres of regional open space per one thousand (1,000) people, which includes forest preserves and state parks. Mr. Hoffman said this standard would maintain consistency with other areas.

Member Hamman asked how much acreage of forest preserves per community. Mr. Hoffman stated it is driven by population. Generally, it is thirty (30) acres per one thousand (1000) people.

The history of Kendall County is mentioned in the Comprehensive Land Plan as well as Kendall County having great farmland and great rural character. The Comprehensive Land Plan mentions interesting places to visit and historical resources.

In the past, Ridge Road was a scenic route, but is currently becoming more commercial and industrial. A portion of Eldamain Road near the Fox River was designated as a scenic road because of the new bridge; there is beautiful scenery going over the bridge. Sections of Millbrook Road and Budd Road will be designated scenic as well.

Mr. Hoffman discussed updating the zoning text in certain areas.

Mr. Hoffman spoke about economic development opportunities on Route 126. Mr. Hoffman noted there are quite a few scenic areas on Route 126. There are beautiful homes and a very nice golf course along Route 126. More industrial businesses are being added to Ridge Road.

Chairman Landovitz made a point about the transportation perspective on Route 126. If someone gets behind a semi-truck on Route 126, it can cause frustration. Member Wehrli stated that CN Intermodal traffic will be on Route 126. Mr. Hoffman stated he hoped the trucks proceed to the Interstates rather than take Route 126.

Mobility and connectivity are important to the residents. The residents enjoy the bike and trail paths. Mr. Hoffman noted that Kendall County will not build all the trails shown on the trails map. The map shows mobility and connectivity of trails to the Fox River and municipalities.

Member Wehrli asked how much right of way was needed for a bike trail. Mr. Asselmeier stated that most of the right of way dedications are also used for road improvement. Mr. Asselmeier stated dedications vary from one (1) township to another. Some have fifty (50') feet and others have forty (40') feet right of way dedications. Mr. Hoffman stated there should be at least an additional fifteen (15') to twenty (20') feet. A bike/walking is ten (10') wide and there must be extra space allowed for safety and fall zones.

Mr. Hoffman spoke about energy, water, and solar. He stated that ideally the place for a solar farm would be away from a municipality's growth area and in proximity to transmission lines. Battery storage is being integrated into the plan as something new.

Economic prosperity is something of importance to the County. Industrial growth has some great opportunities particularly in the Eldamain Corridor. Mr. Hoffman highlighted industrial areas on several maps.

Mr. Hoffman spoke about the importance of partnerships with municipalities, fire protection districts, and other government agencies for the implementation of the vision in this comprehensive land plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

Yuchen Ding stated that when residents sign the sheet at the open houses, Mr. Ding inputs the information so he will be able to send notifications and reminders to the residents.

Chairman Landovitz asked if there was a way for residents to submit comments. Residents can leave comments on the website. Chairman Landovitz has some concerns regarding traffic implications, storage of containers, overnight parking for semi drivers, and public safety. Traffic control can have an indication of preferred routes and designations. Mr. Hoffman is keeping a list of changes. The list will be edited and will be used to create an updated proposal.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier mentioned the Open Meetings Act Training deadline.

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT:

Member Hamman made a motion, seconded by Member Wehrli to adjourn. With a voice vote of five (5) ayes, the motion carried.

The Comprehensive Land Plan and Ordinance Committee meeting adjourned at 6:19 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

Enc.



Draft Comprehensive Plan

Comprehensive Plan Committee – Feb. 25, 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

May 2026

Community Input So Far....

3,751

Website Views

88

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

6

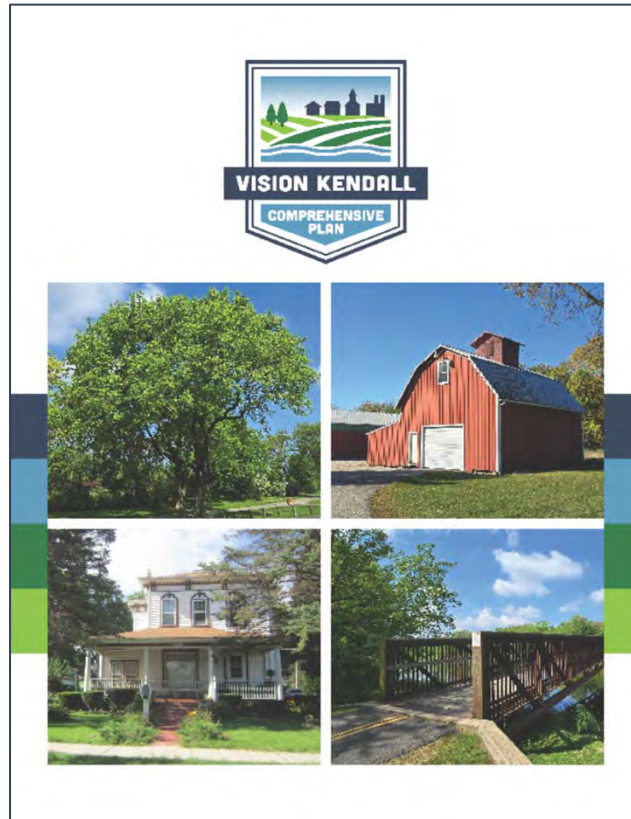
Outreach Events

150

People Attended

As of 2/25/2026

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

What Have Been Revised Since Draft 1

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors

Introduction & 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 & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

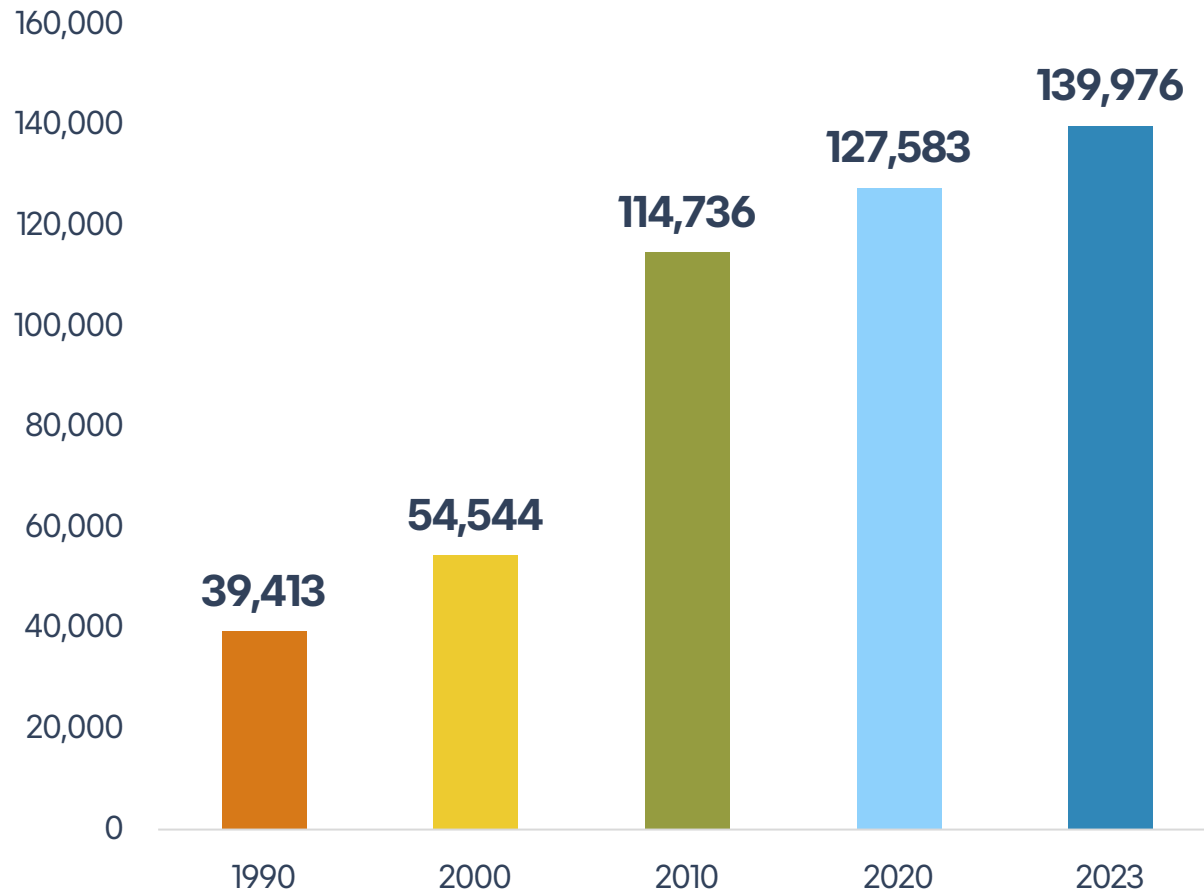
Educational Attainment

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 & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

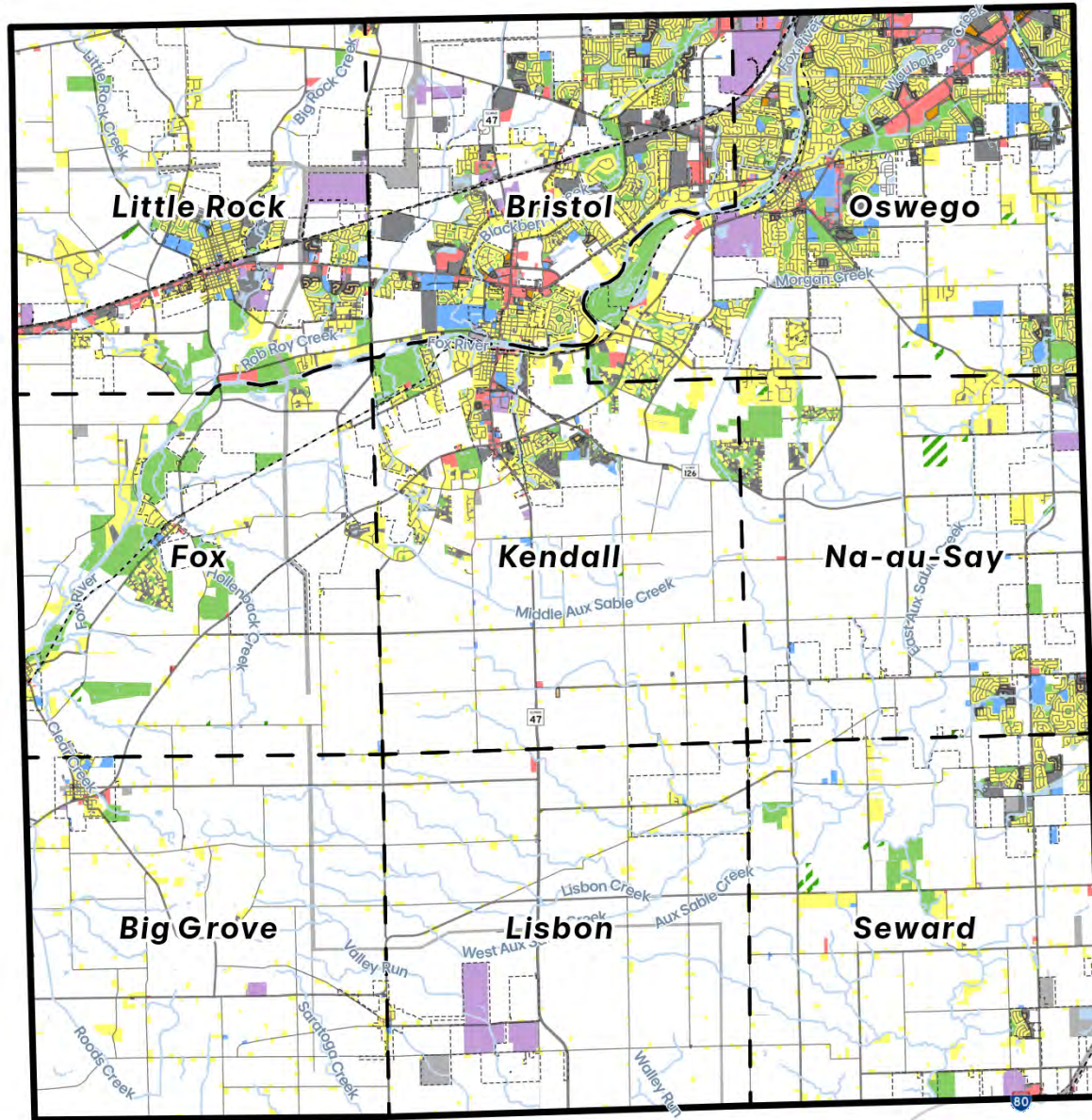
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

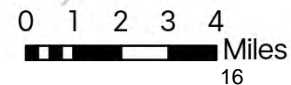


Existing Land Use

Legend

Existing Land Use

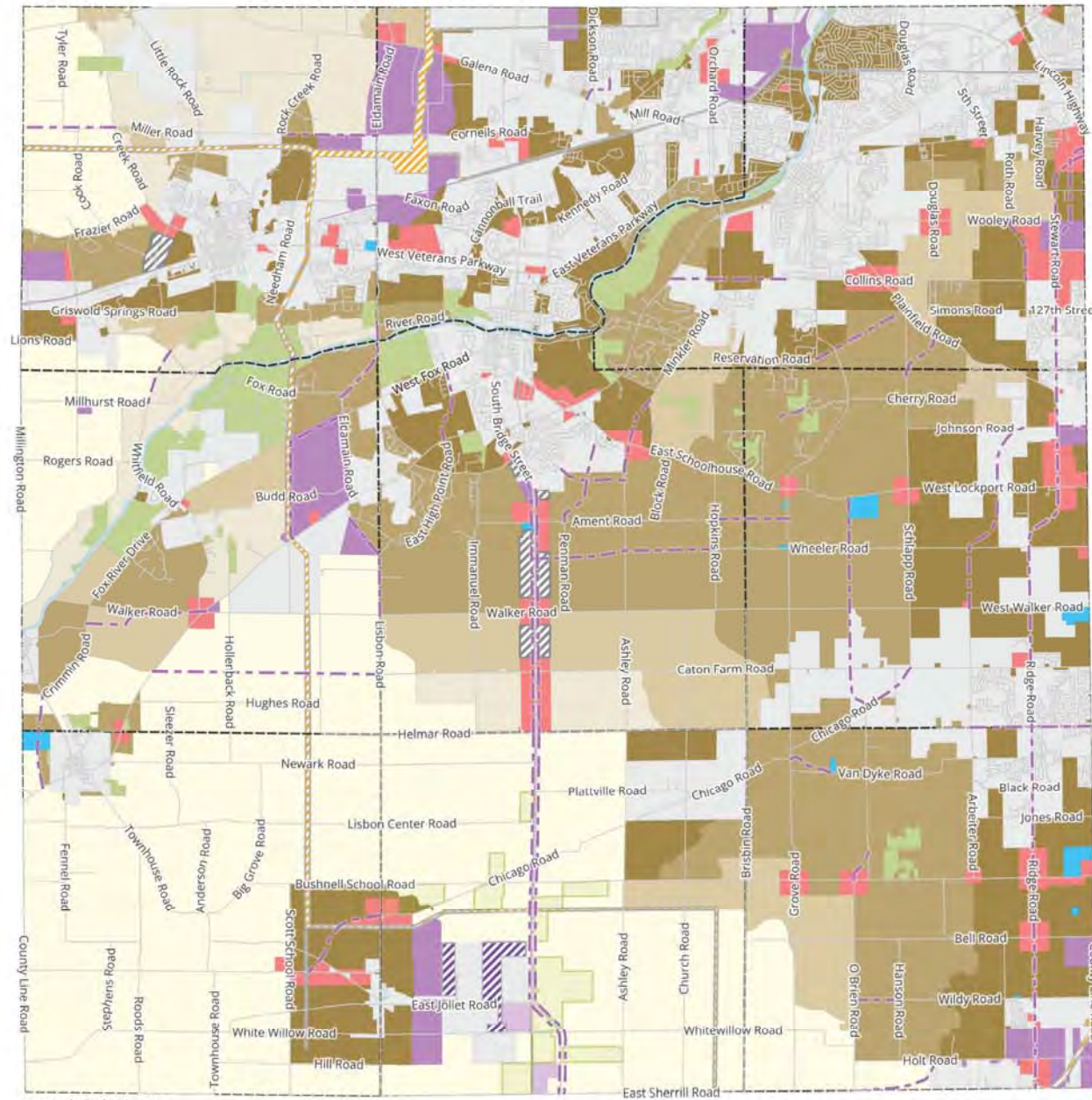
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



Source: CMAP 2020

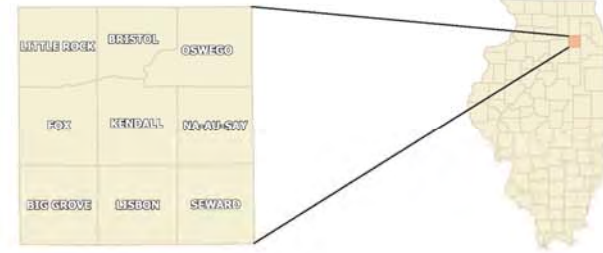
EXISTING

FUTURE LAND USE KENDALL COUNTY



Land Resource Management Plan

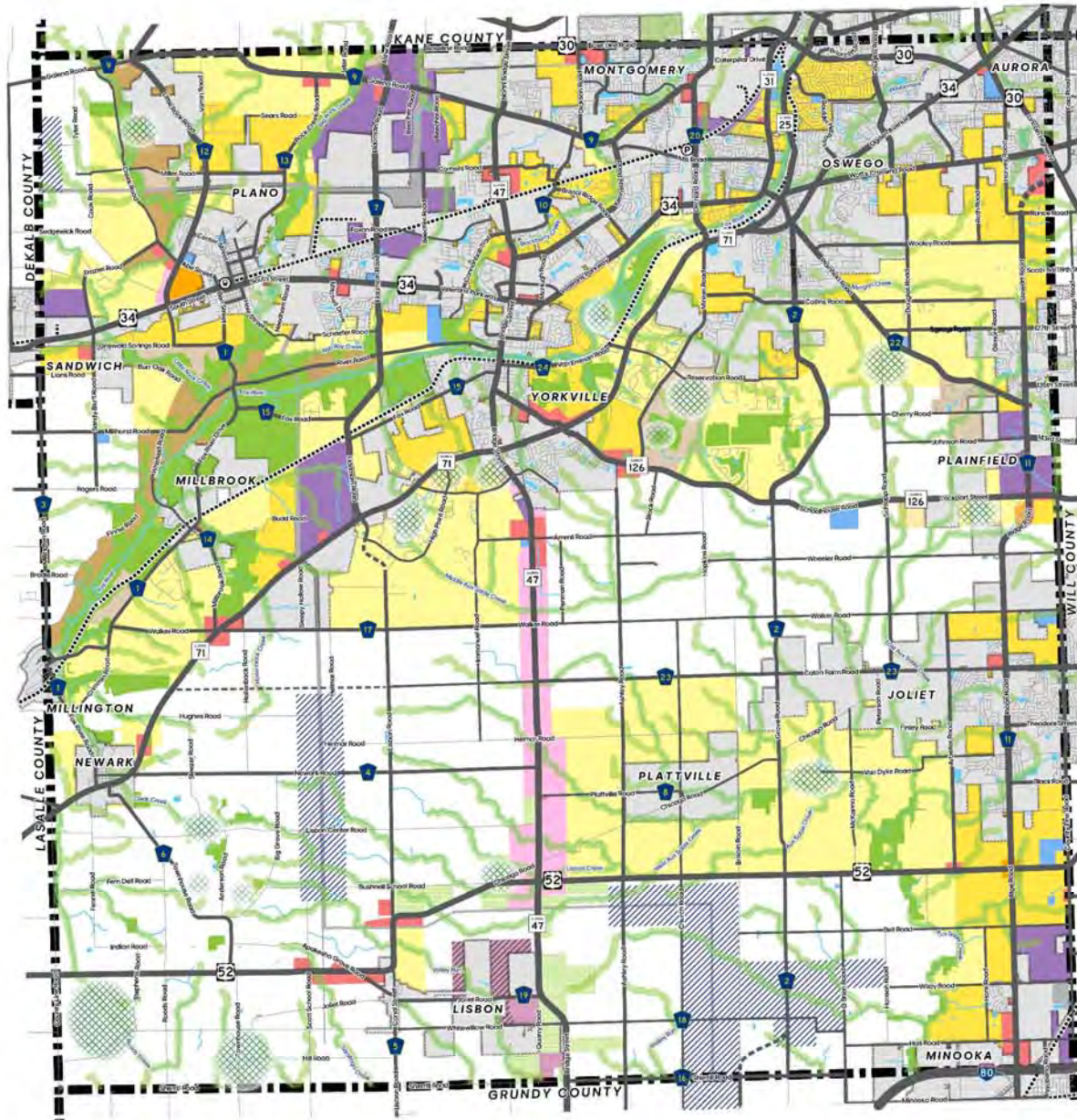
- Proposed Roadway Improvements
- Public / Institutional
- Open Space
- Townships
- Natural Resource Area
- LRMP Management Areas**
- Urbanized Communities
- Agriculture
- Suburban Residential
- Mining
- Rural Residential
- Mixed Use Business
- Rural Estate Residential
- Potential Mining District
- Countryside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

Roadway

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

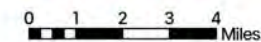
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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2/25/2026



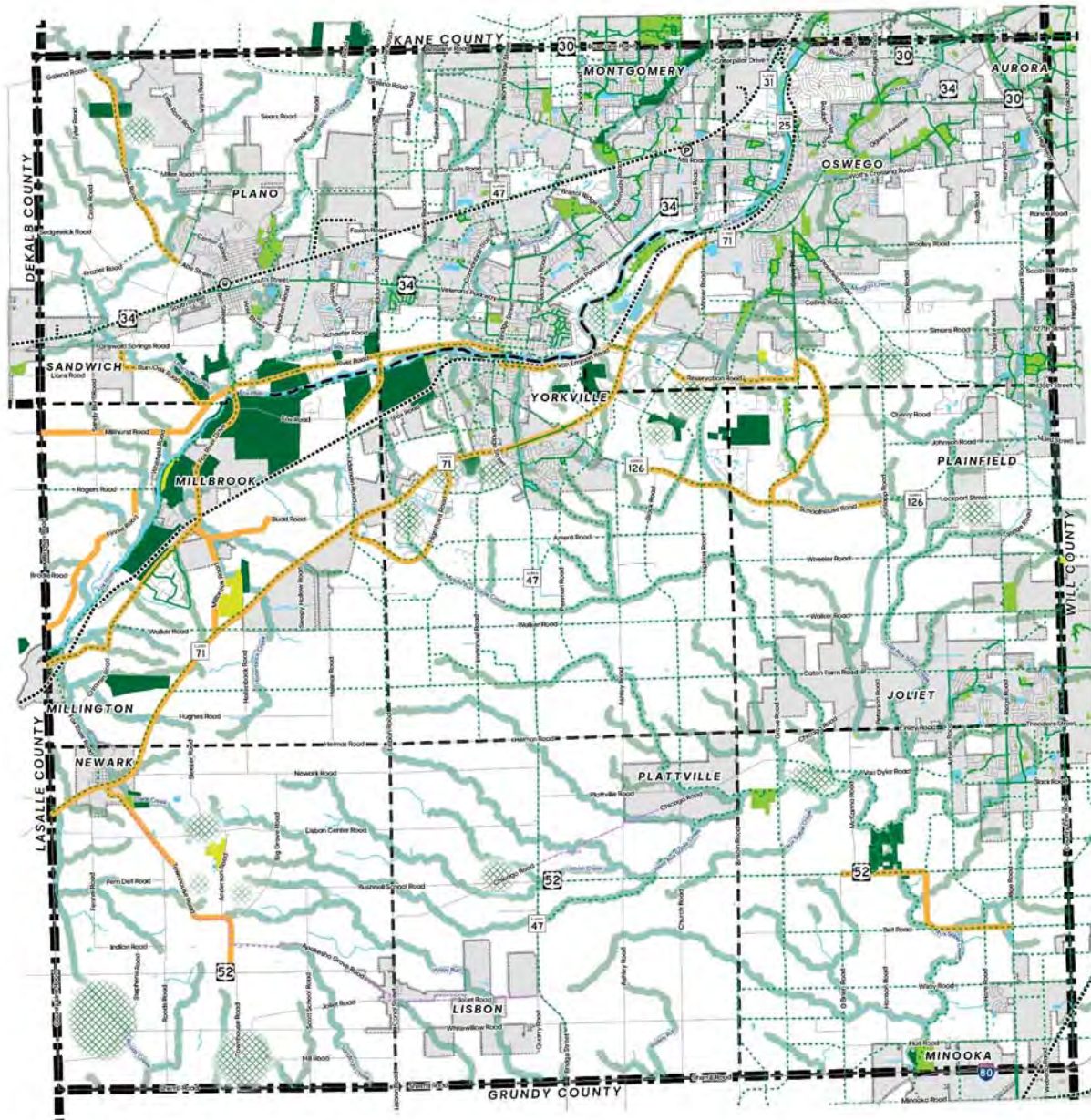
Future Land Use Comparison

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)

20

* 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

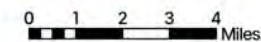
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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2/25/2026



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

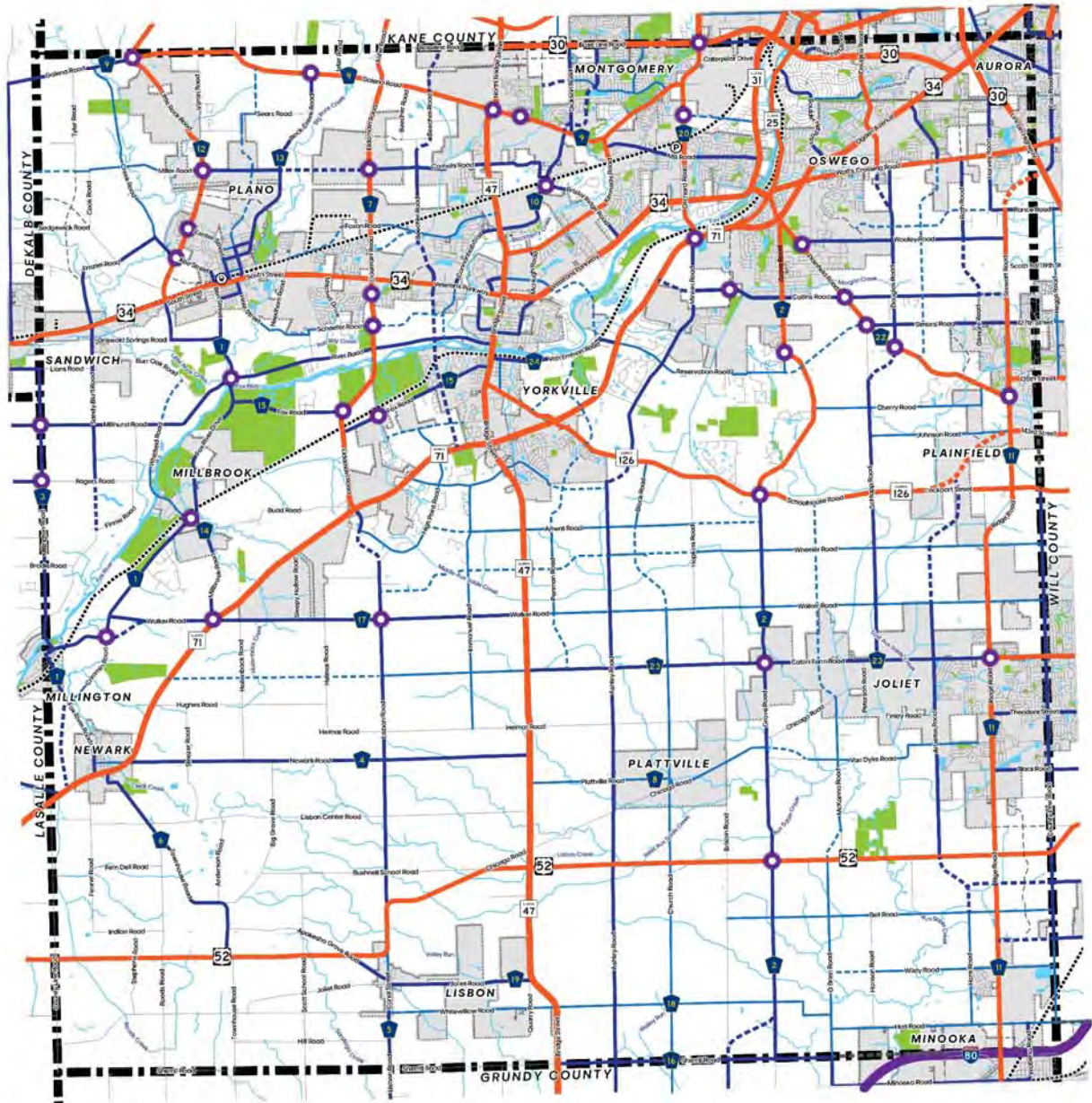
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

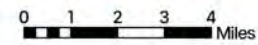
- County
- Municipal

Other

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

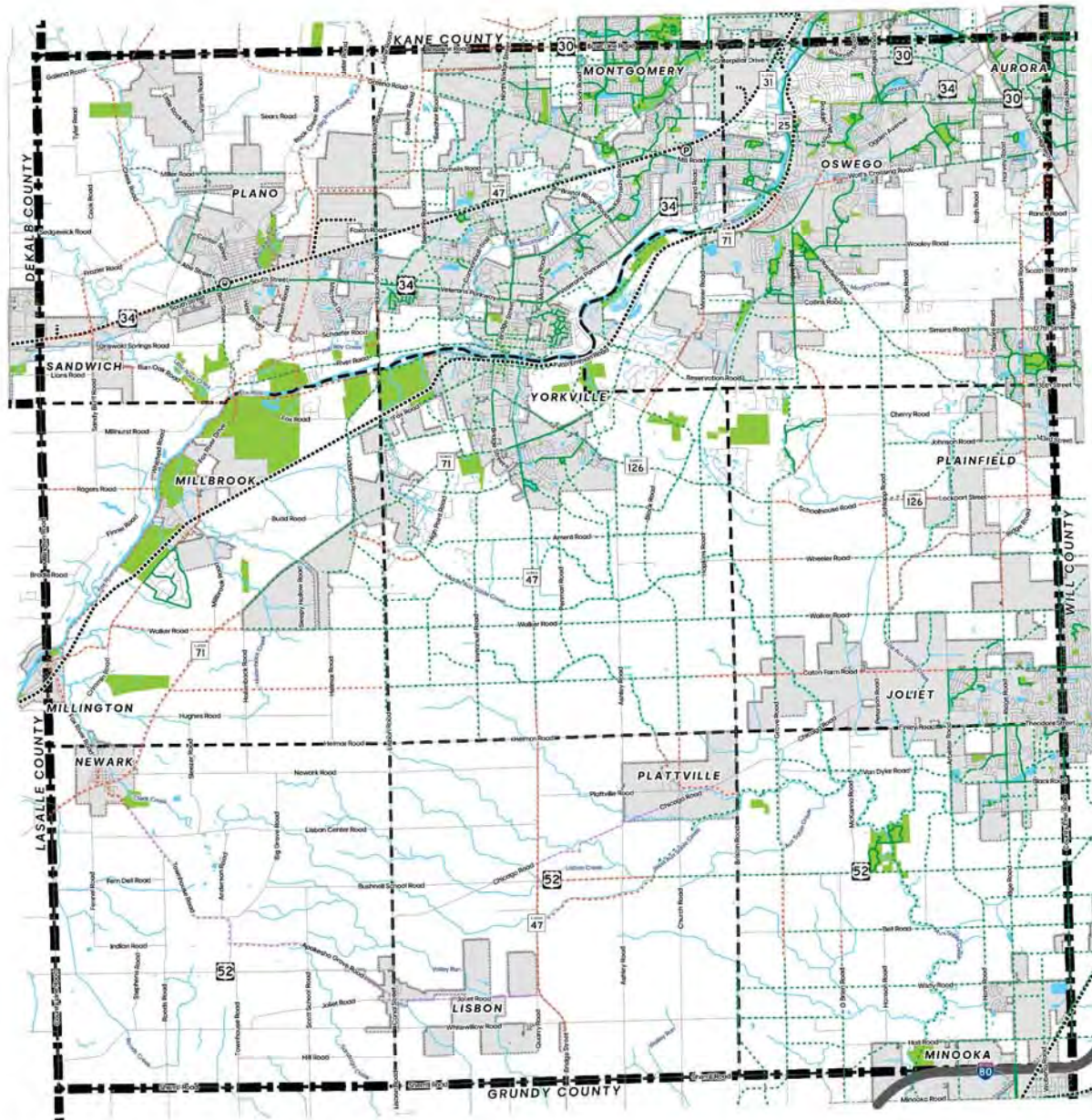


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Future Trail Plan

Pathway

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

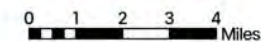
Boundary

- County
- Township
- Municipal

Other

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

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2/25/2026



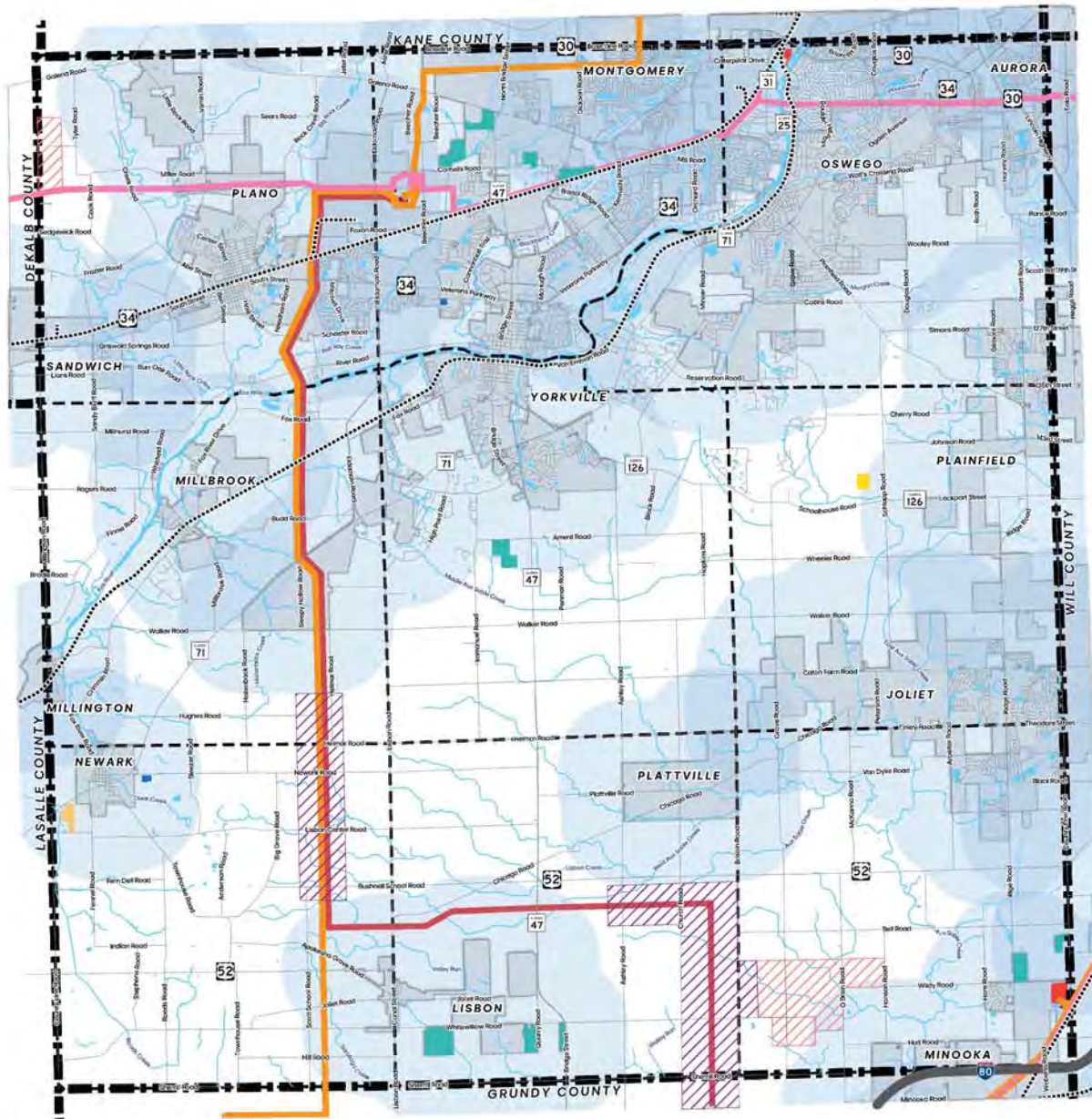
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



Alternative Energy Opportunity Map

Solar Farm Development

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

Electric Transmission Infrastructure

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

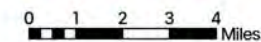
Boundary

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

Other

- Water
- Street
- Railroad

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2/25/2026



Economic Prosperity

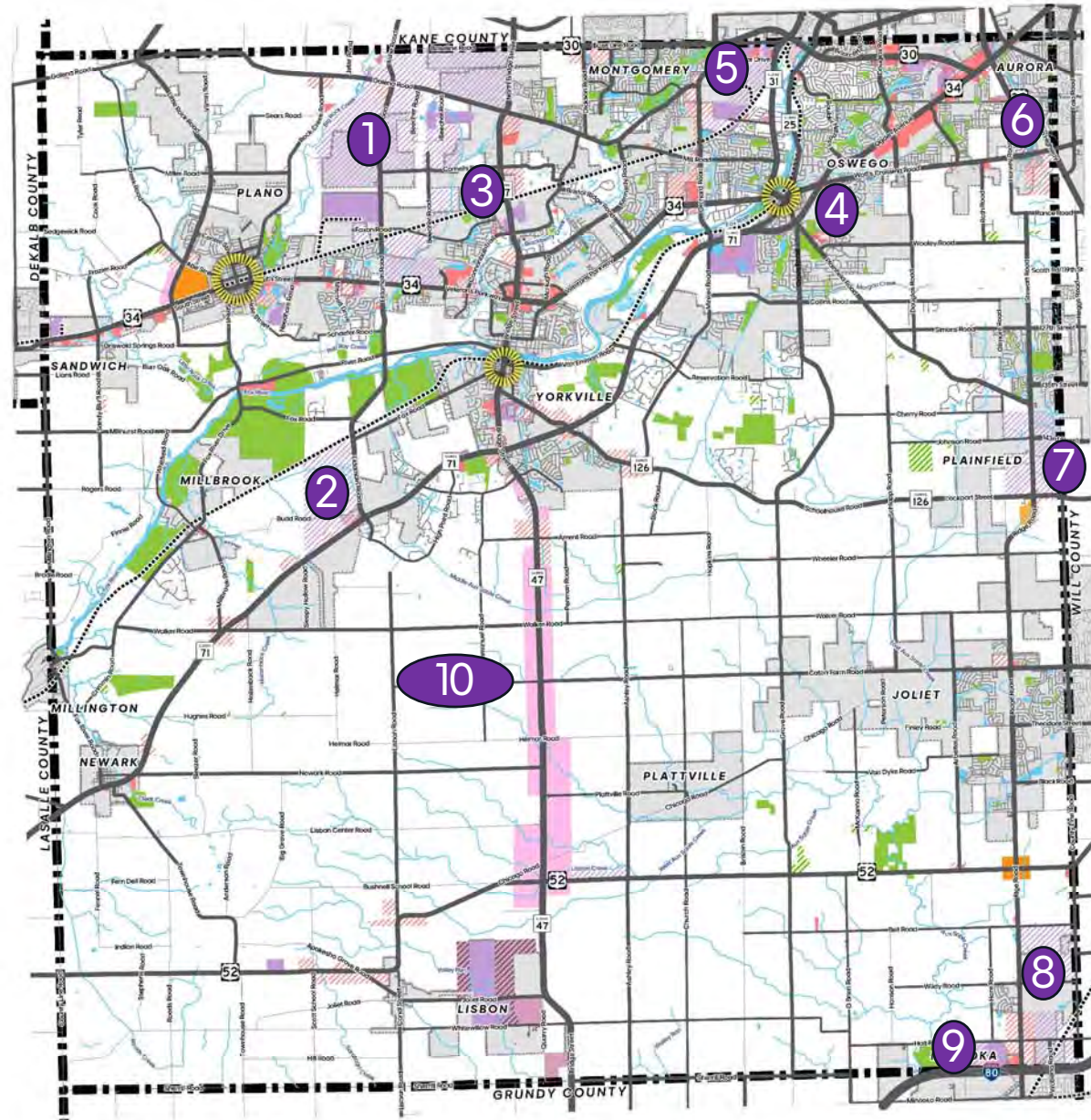
Industry

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
 - Agricultural Tourism
 - Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

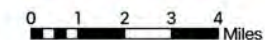
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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2/25/2026

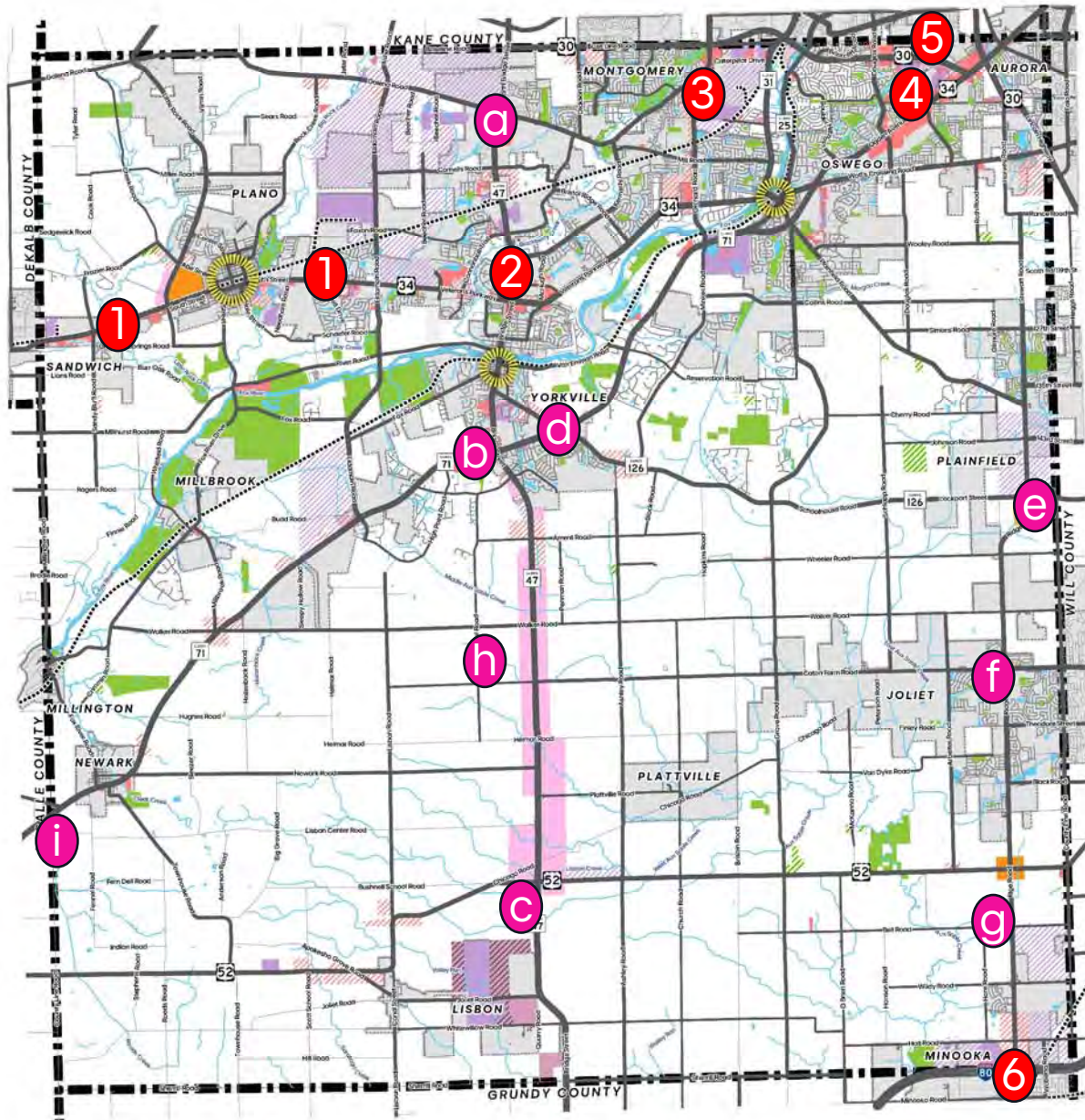


Major Regional Retail Opportunities

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
 - ▨ Agricultural Tourism
 - ☀ Downtown Area
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Future Land Use Category

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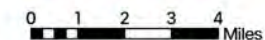
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- ⋯ Railroad

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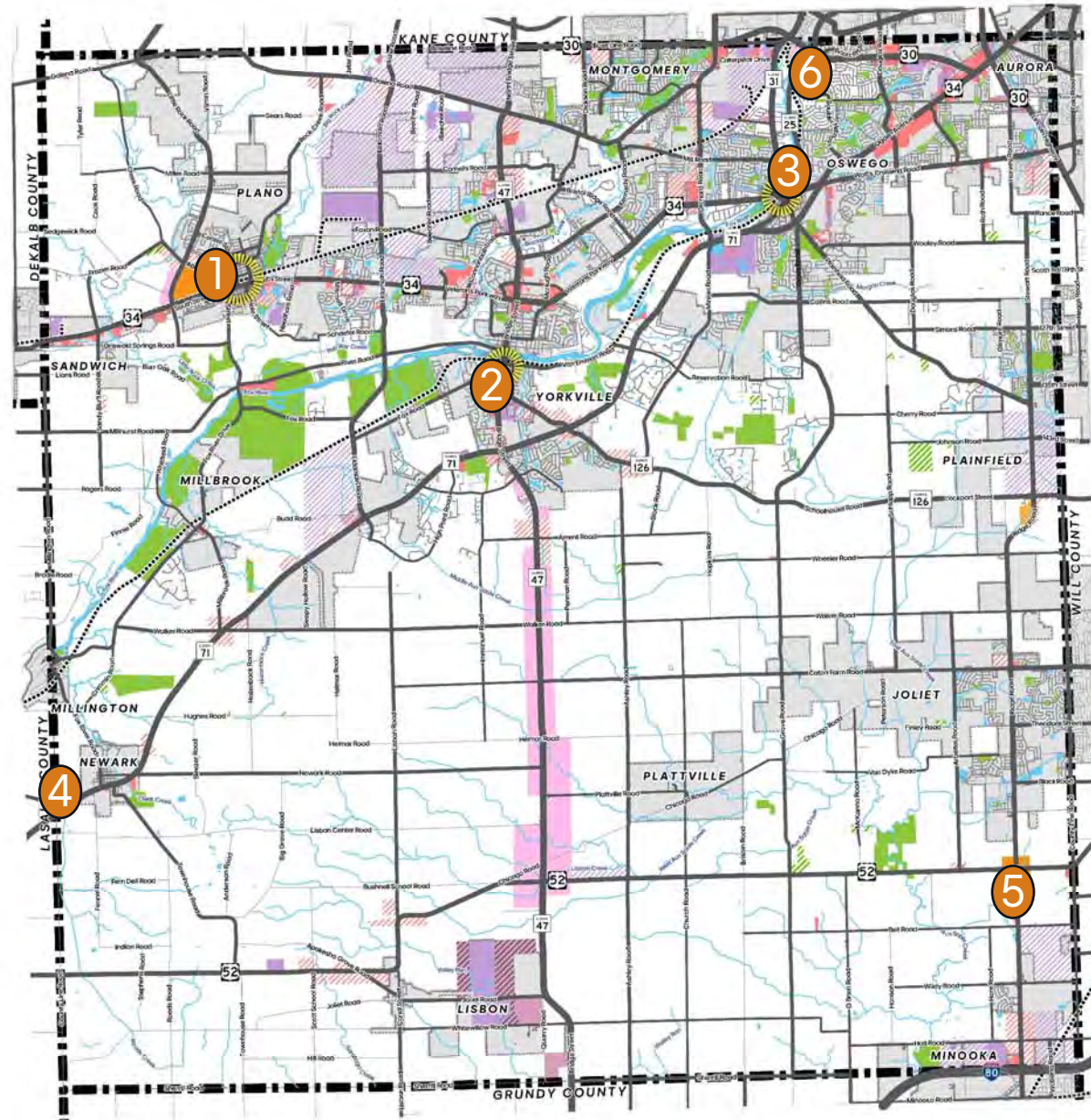


2/25/2026



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
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Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

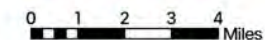
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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2/25/2026



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. 7
- Steering Committee Meeting – Feb. 25
- **5 Open House Workshops** – Feb. & March
- Steering Committee Recommendation – March 25
- Public Hearing – April 22?

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library



VISION KENDALL

**COMPREHENSIVE
PLAN**

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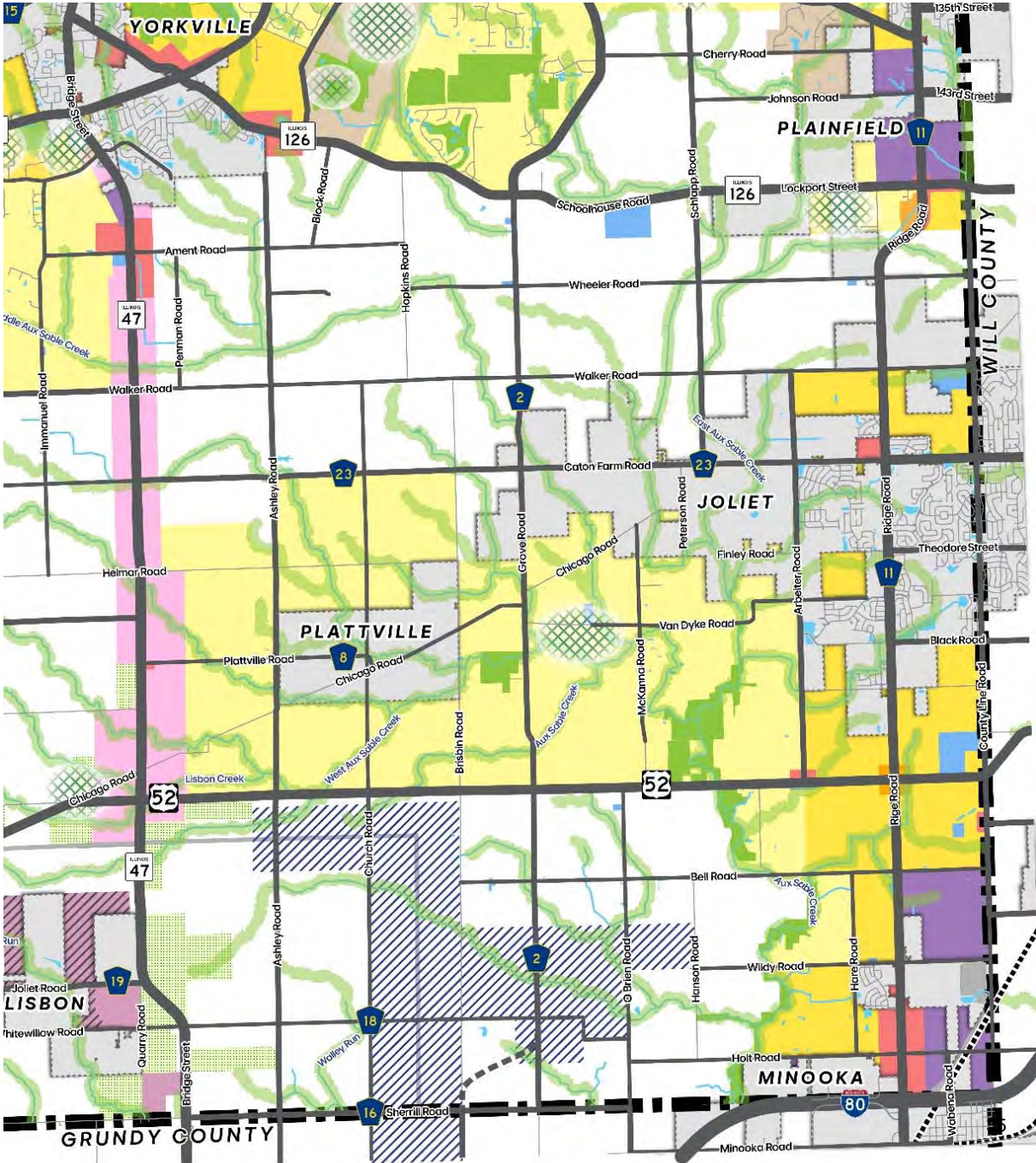
Visit www.VisionKendall.org for info.

Welcome

Subscribe



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
- County Roadway Extension
- Collector
- Local

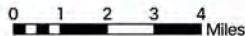
Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT



2/25/2026





Future Land Use Map

Land Use Category

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

Roadway

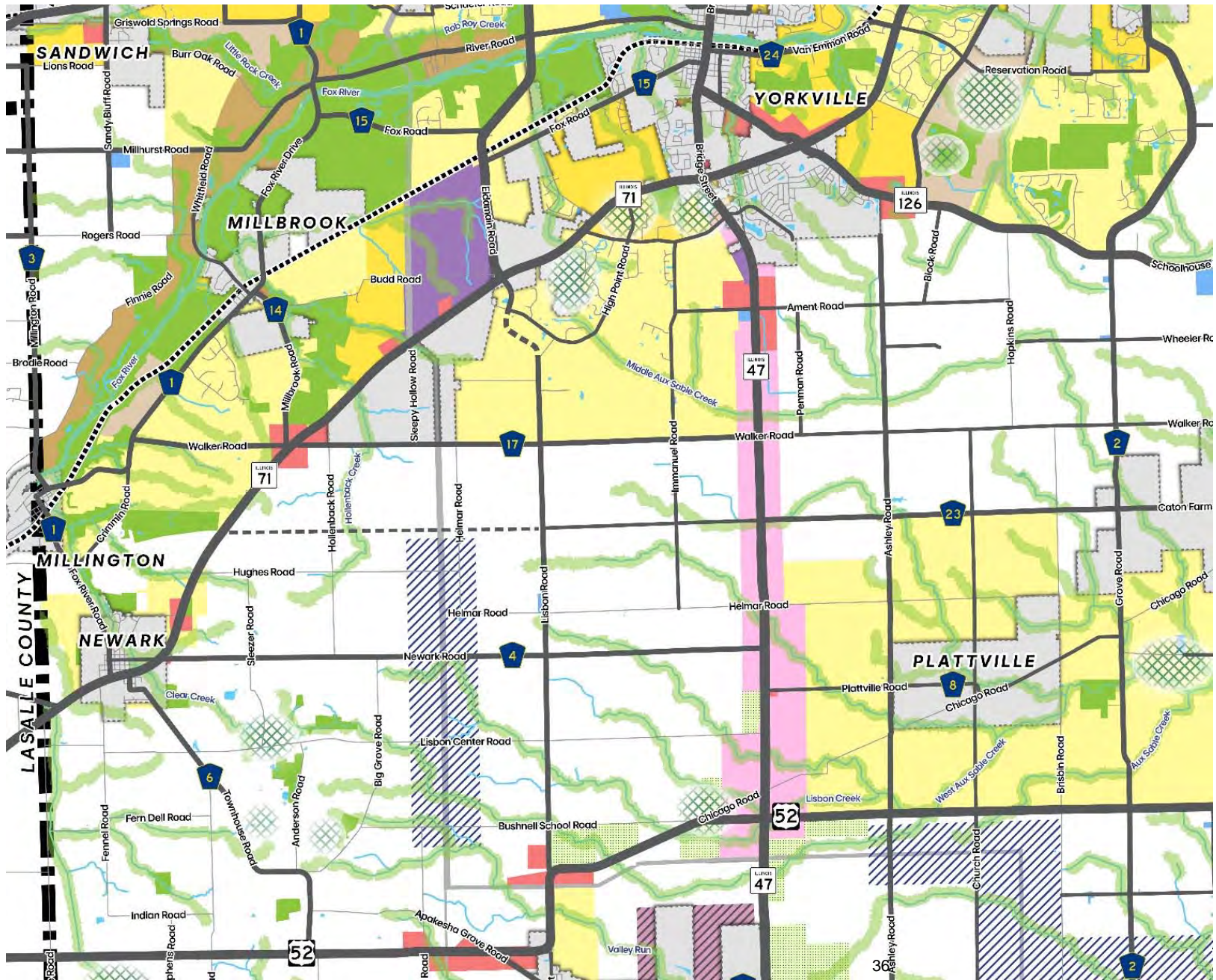
- | | | | |
|--|--------------------------|--|-----------|
| | Highway | | Collector |
| | Arterial | | Local |
| | County Roadway Extension | | |

Boundary

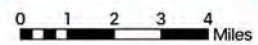
- | | | | |
|--|--------|--|-----------|
| | County | | Municipal |
|--|--------|--|-----------|

Other

- | | | | |
|--|-------|--|----------|
| | Water | | Railroad |
|--|-------|--|----------|



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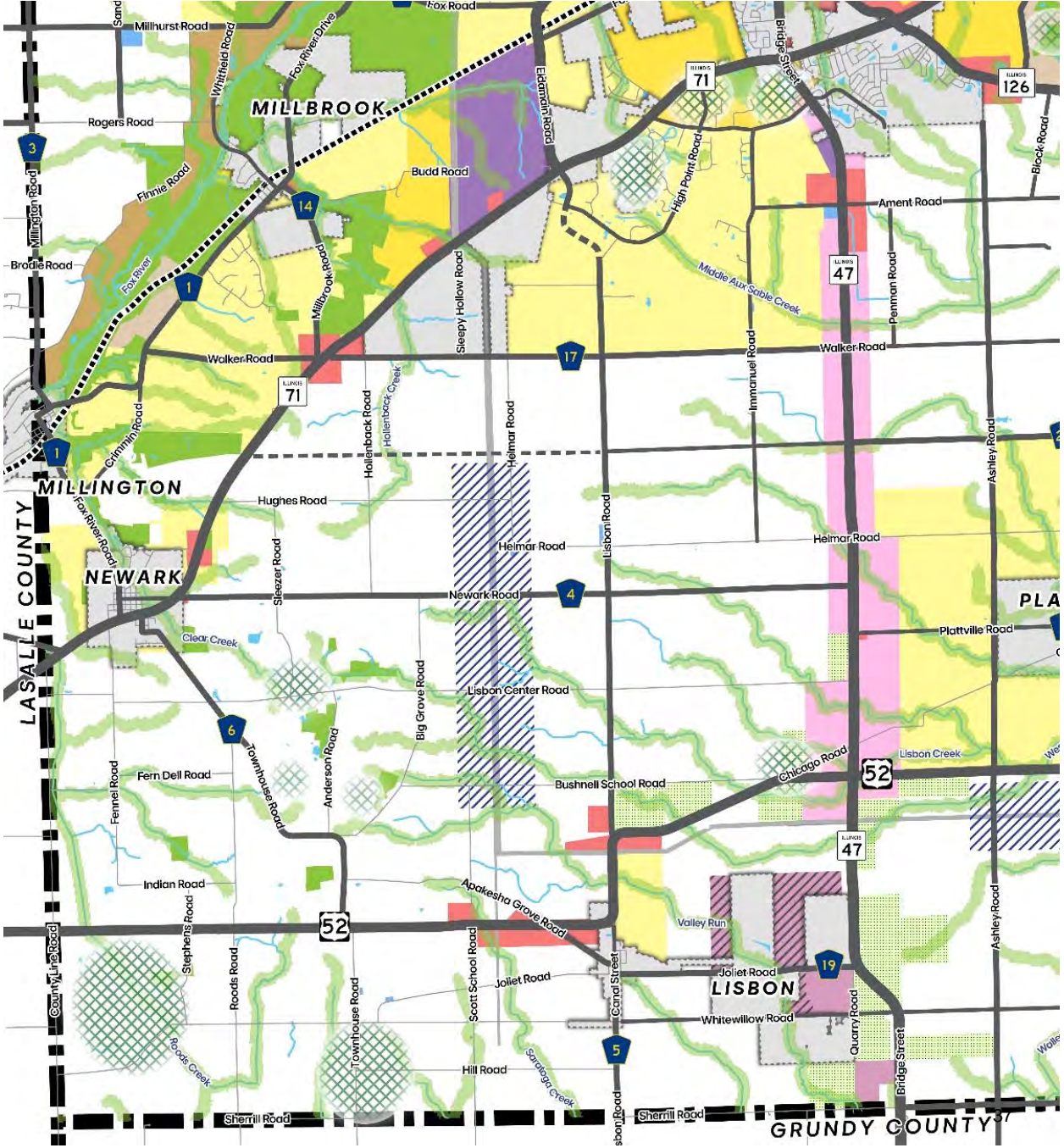


2/25/2026





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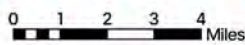
Boundary

- County
- Municipal

Other

- Water
- Railroad

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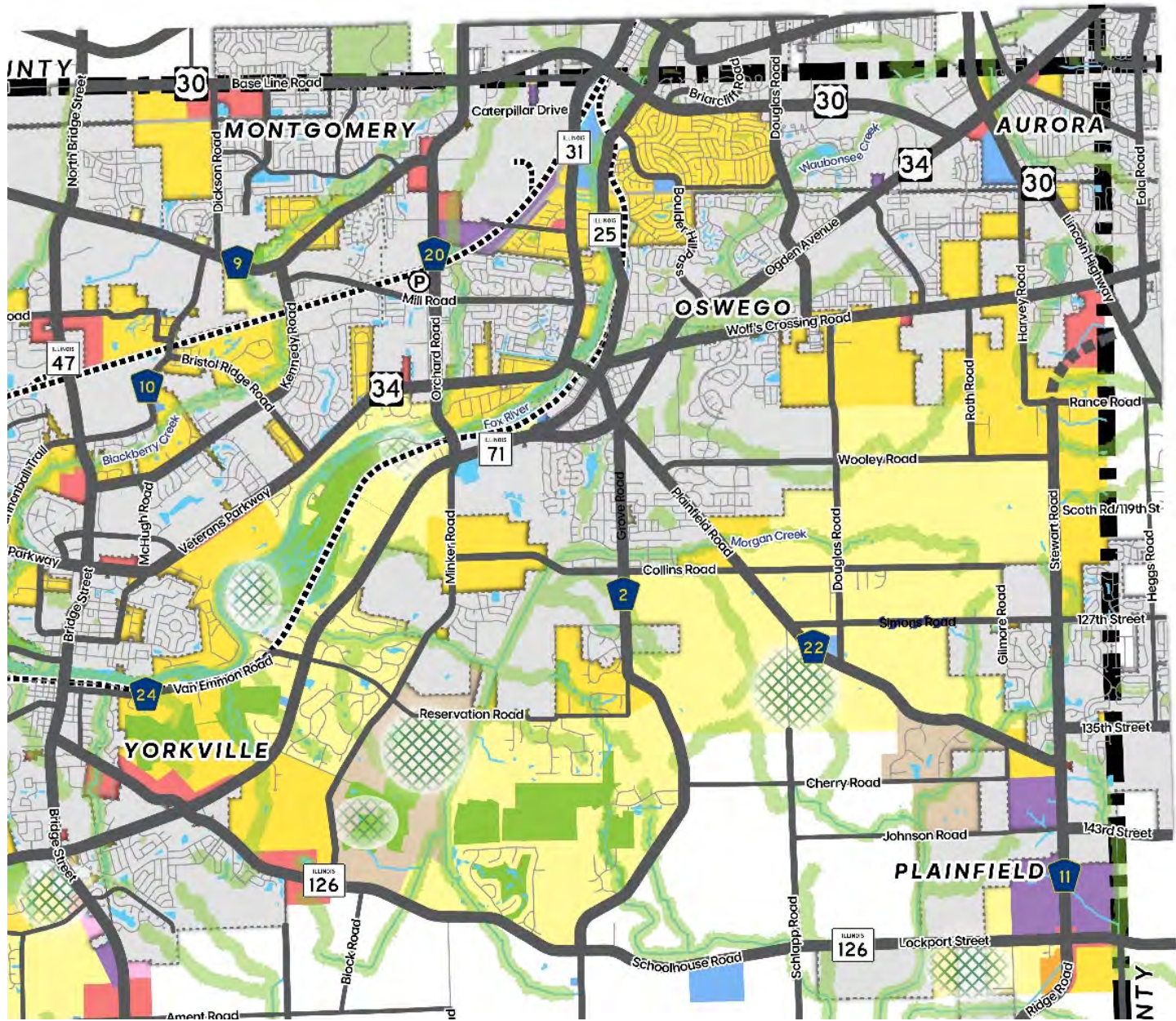


2/25/2026





Future Land Use Map



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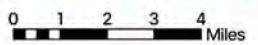
Boundary

- County
- Municipal

Other

- Water
- Railroad

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2/25/2026





Future Land Use Map

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- | | |
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Roadway

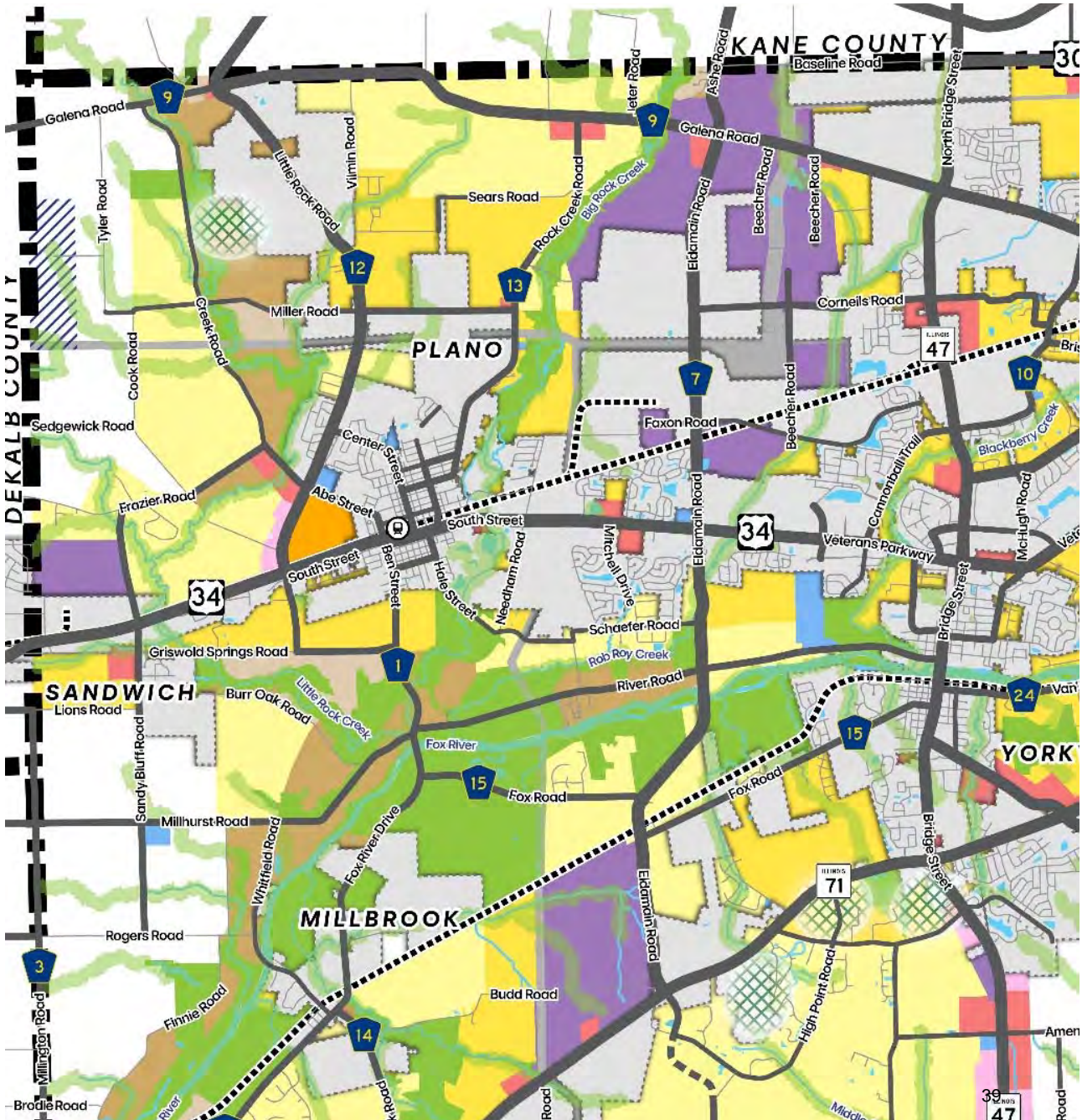
- | | |
|--------------------------|-----------|
| Highway | Collector |
| Arterial | Local |
| County Roadway Extension | |

Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|



DRAFT



2/25/2026



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

*Ellis House and Equestrian Center
13986 McKanna Road
Minooka, Illinois 60447*

Unapproved Meeting Minutes of February 26, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:32 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz, Randy Mohr, and Jeff Wehrli

Members Absent: Seth Wormley, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, and Matthew Prochaska

KCRPC Roll Call

Members Present: Cathy Anzelc, Tom Casey, and Keith Landovitz (Chairman)

Members Absent: Eric Bernacki (Vice-Chairman), Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Suzanne Casey, Kerri Horton, Ron Miller, Fran Miller, Carla Taylor, Tom Anzelc, Joan Soltwisch, Ashley Allen, Rob Eaton, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

Mr. Asselmeier announced that Claire Wilson resigned from the Kendall County Regional Planning Commission earlier in the week.

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He

discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the planning efforts of Plattville and Joliet. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes. He discussed proposed road improvements and realignments. He discussed various crossings of the Fox River in Yorkville. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects. He discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

A resident requested paper copies of the plan for the townships and Village of Plattville.

Kerri Horton discussed the open space shown on the future land use map on Van Dyke Road. He asked how many acres that open space would be. Mr. Hoffman discussed the Protect Kendall Now Plan and the open space areas shown on the proposed future land use map were copied from that previous plan. The open space areas are not specifically identified in size or connected to individual parcels.

Jeff Wehrli noted that the overwhelming majority of residents of Kendall County live in a comparably small portion of the County. He noted the importance of preserving the rural character of the County. Mr. Hoffman discussed the WIKADUKE Trail and the partnerships that led to the creation of the WIKADUKE Trail Plan; for the most part, municipalities have been following that plan.

Suzanne Casey asked what happened to the Prairie Parkway. She questioned having large amounts of traffic on Grove Road when a large amount of money was invested in Route 47, which is undercapacity. Mr. Hoffman favored having Route 47 as the major truck route. He discussed having Eldamain Road go south to Walker Road. Trucks would then use Route 47. Discussion occurred regarding the amount of traffic on Grove Road, both semis and non-semis. Discussion occurred regarding the proposed new alignment connect Brisbin and Grove Roads; Ms. Casey requested that the this connection be removed.

Joan Soltwisch discussed preserving open space and having conservation design development. She discussed the importance of the Preserve Kendall Now Plan.

Jeff Wehrli encouraged attendees to discuss the plan with their neighbors. Yuchen Ding discussed Teska's efforts to spread the through social media.

Attendees reviewed the various maps on display boards.

The gathering of the Kendall County Regional Planning Commission and the Comprehensive Land Plan and Ordinance Committee ended at 7:22 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

2/25

10



SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
Tom & Suzanne Casey	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
KERRI HORTON	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ron MILLER	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fran MILLER	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DARVA TAYLOR	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
→ Tom ANZEK	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cathleen Anzek	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Keith Landovitz	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RANDY MOHR	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joan Soltwisch	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JEFF WEARLY	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ashley Allen	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rob Eaton	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Draft Comprehensive Plan

Open House Workshop – Ellis House – Feb. 26, 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

May 2026

Community Input So Far....

3,778

Website Views

88

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

7

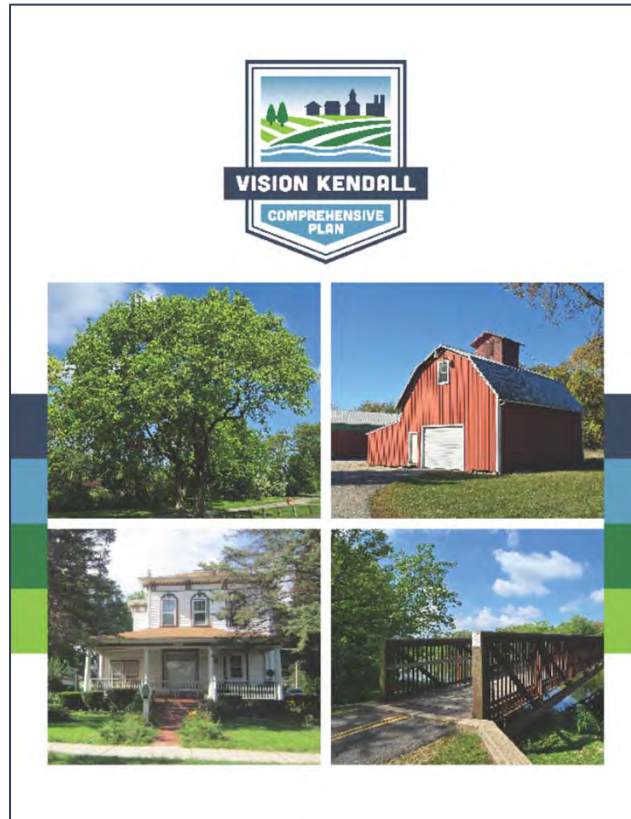
Outreach Events

150+

People Attended

As of 2/26/2026

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 & 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 & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

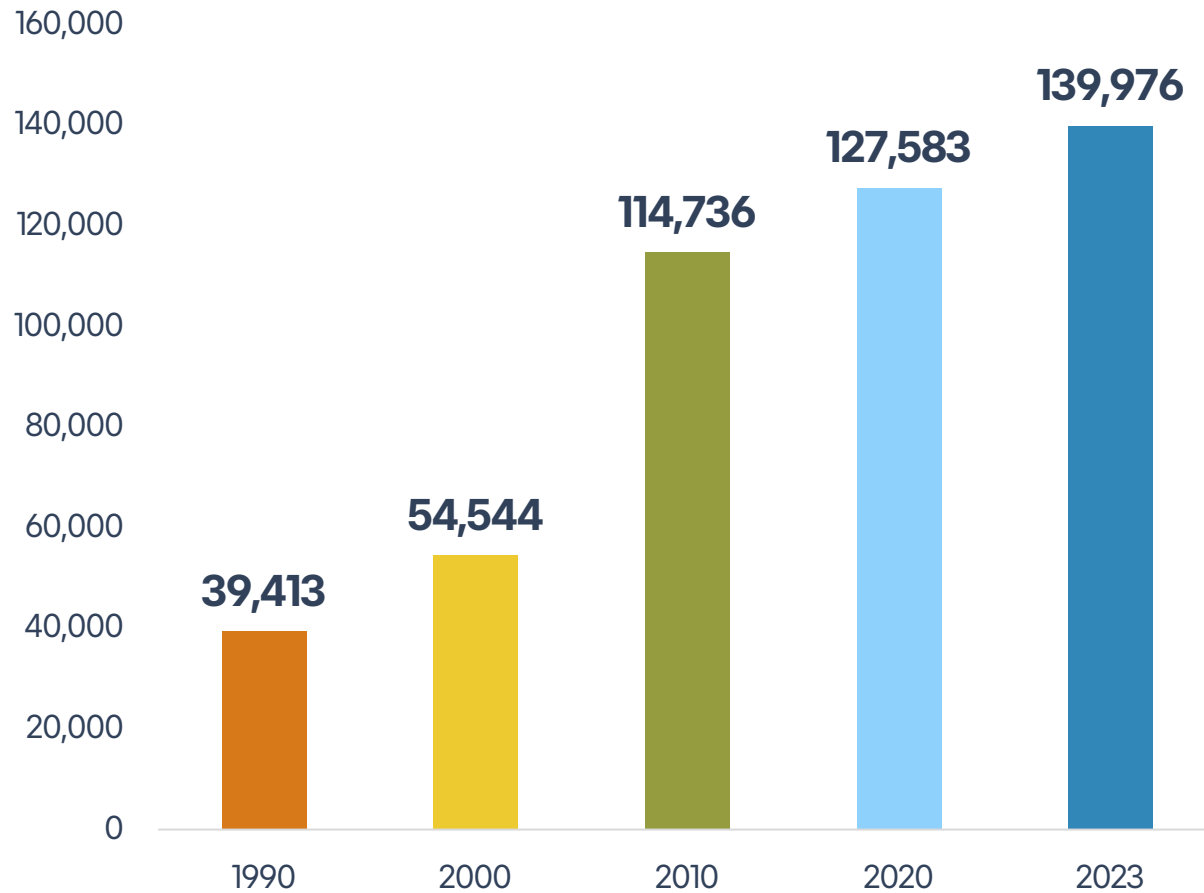
Educational Attainment

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 & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

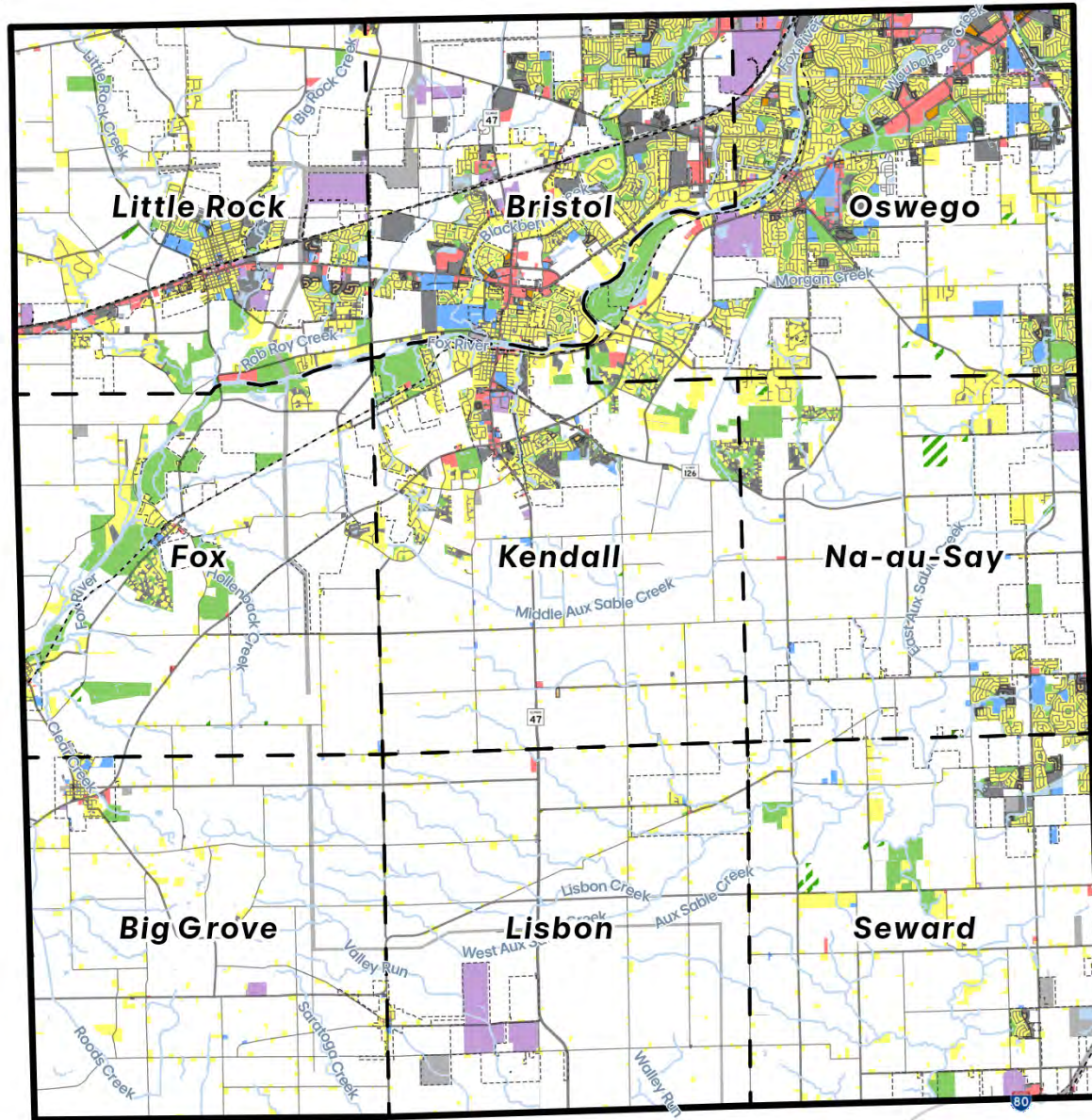
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

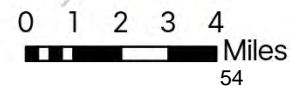


Existing Land Use

Legend

Existing Land Use

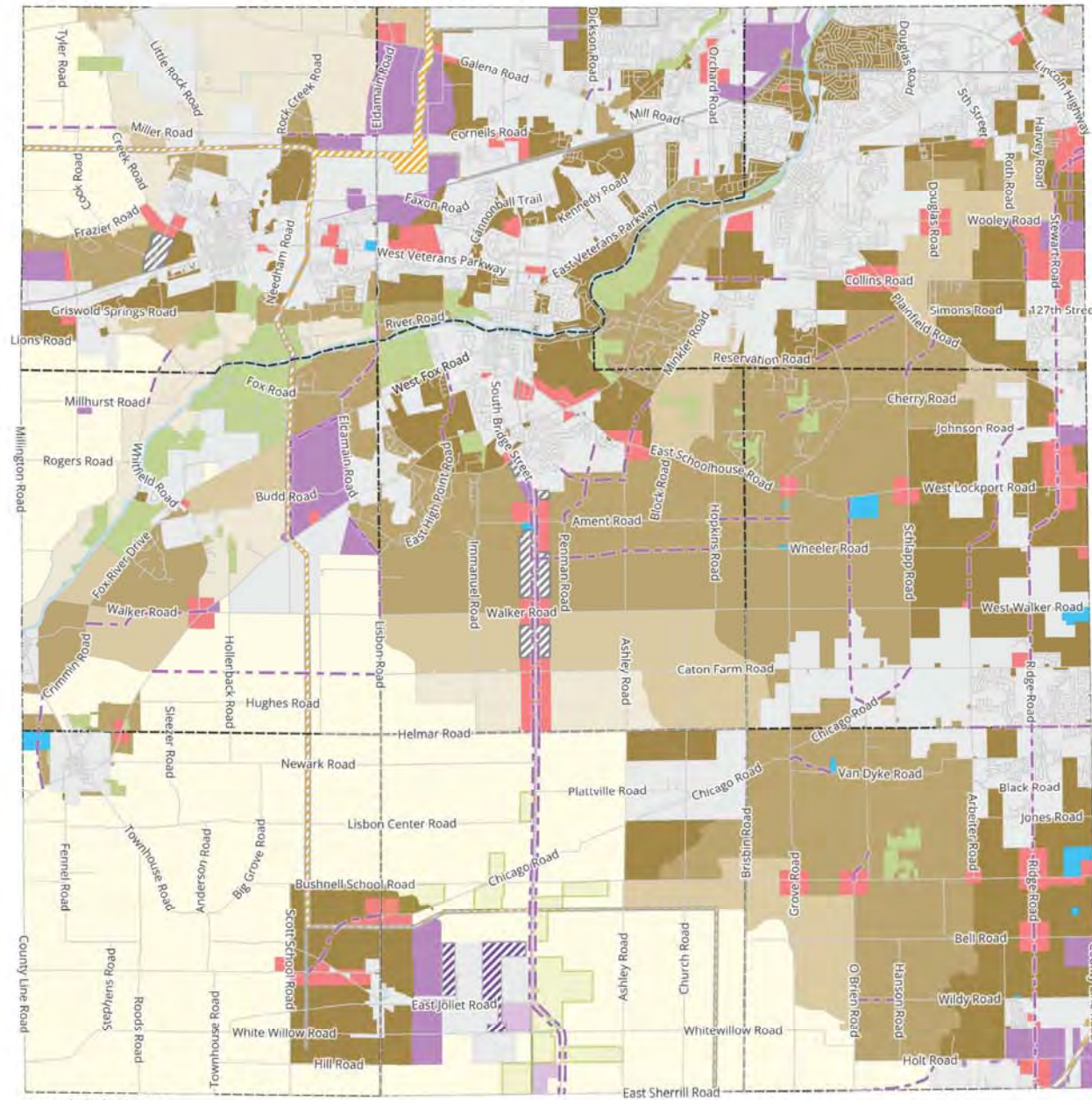
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



Source: CMAP 2020

EXISTING

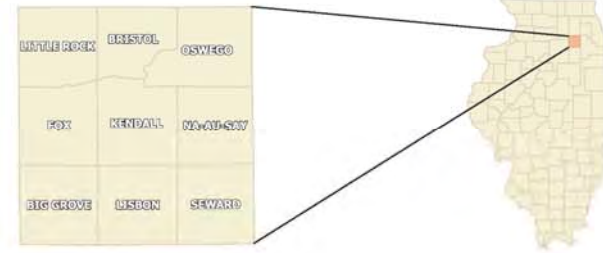
FUTURE LAND USE KENDALL COUNTY



Created: 04/18/2024

Land Resource Management Plan

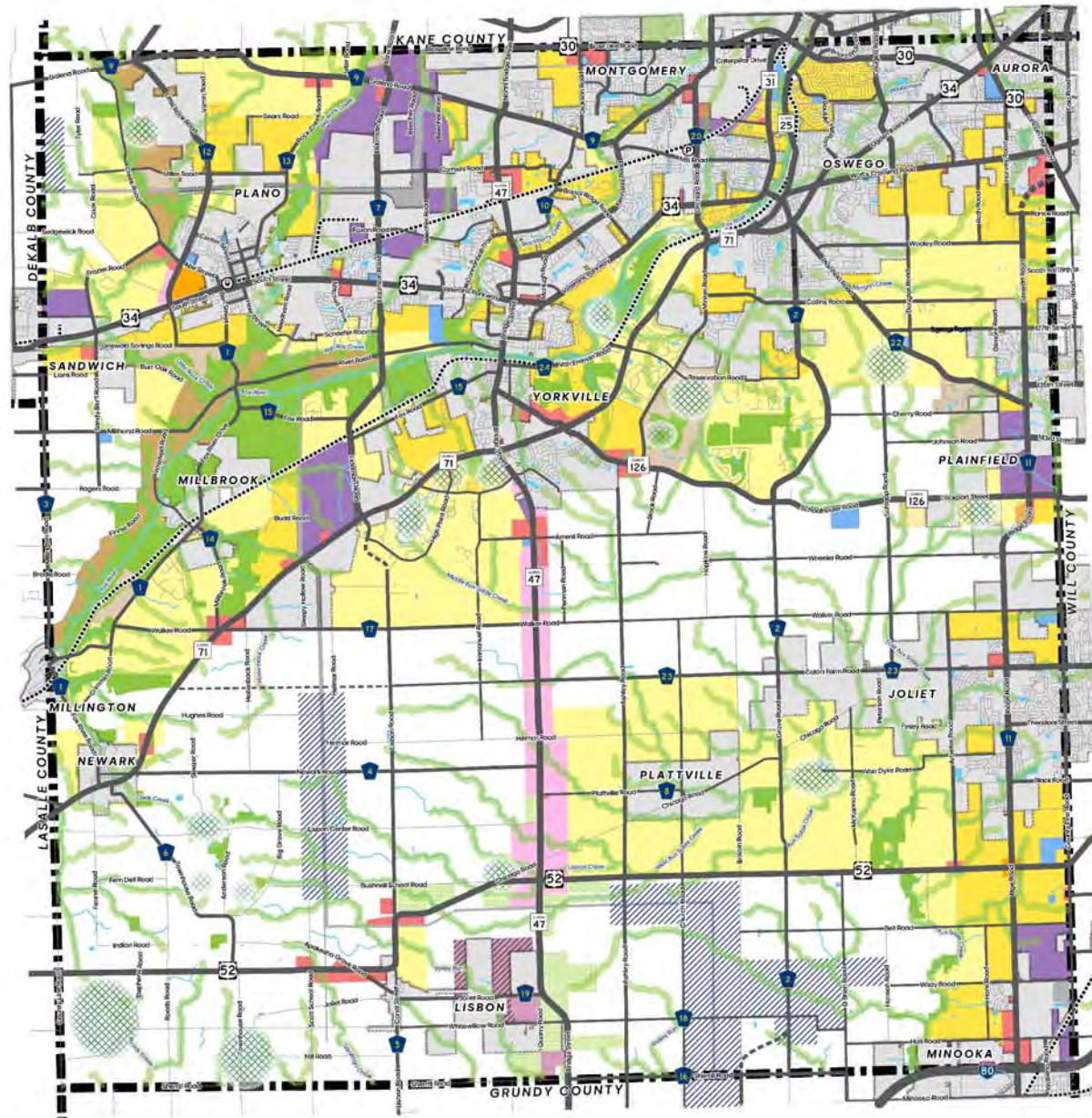
- Proposed Roadway Improvements
- Public / Institutional
- Townships
- Open Space
- LRMP Management Areas**
- Urbanized Communities
- Natural Resource Area
- Suburban Residential
- Agriculture
- Rural Residential
- Mining
- Rural Estate Residential
- Potential Mining District
- Hamlet
- Transportation 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 | Transportation Corridor |
| Agricultural Conservation | Industrial |
| Countryside Residential | Mining |
| Rural Estate Residential | Potential Mining District |
| Rural Residential | Public Institutional |
| Suburban Residential | Electric Transmission |
| Commercial | Renewable Energy |
| Mixed Use Business | Open Space |
| Stream Corridor | Additional Open Space Opportunity |

Roadway

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

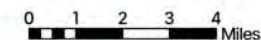
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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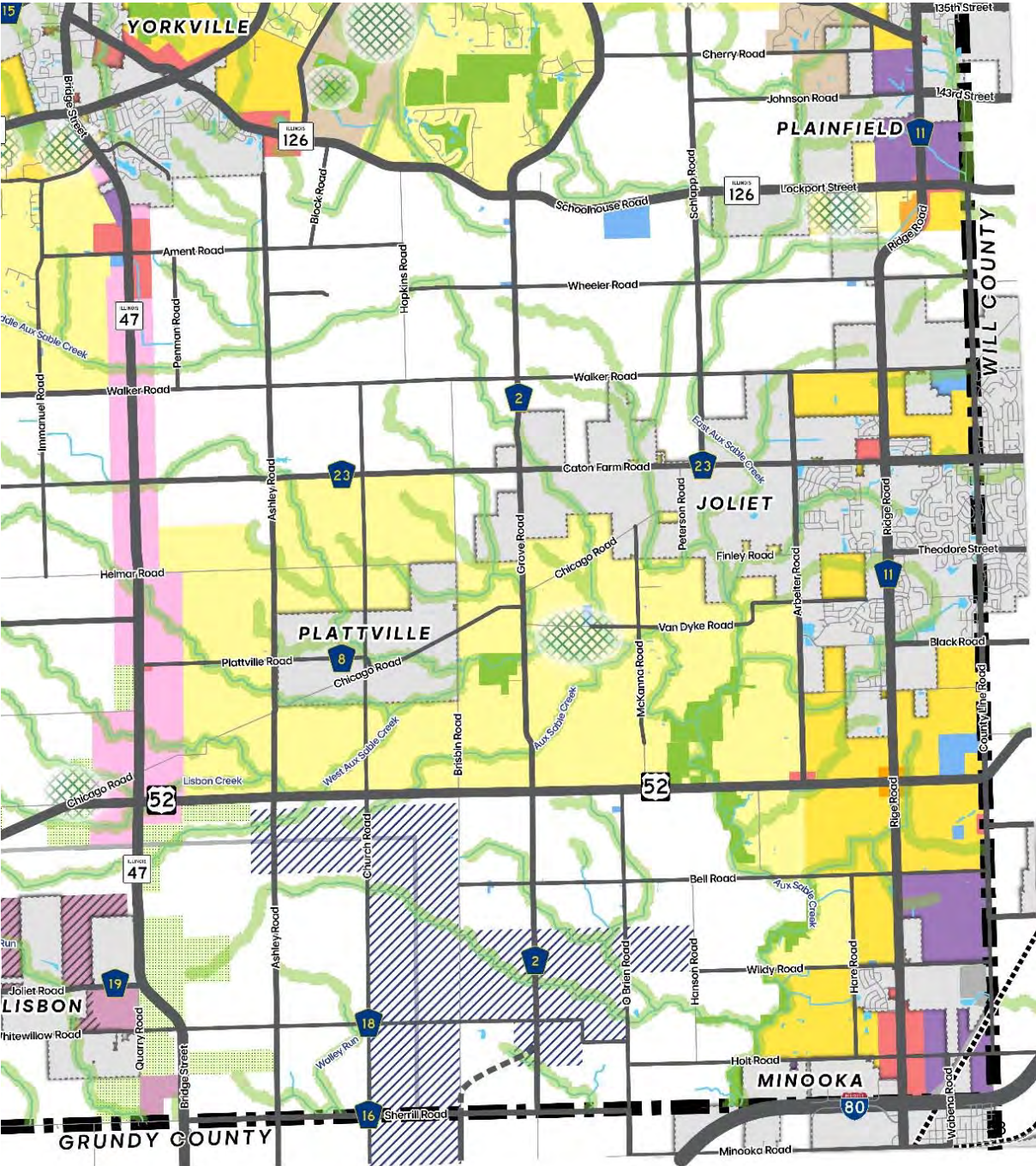


2/25/2026





Future Land Use Map



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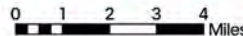
Boundary

- County
- Municipal

Other

- Water
- Railroad

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2/25/2026



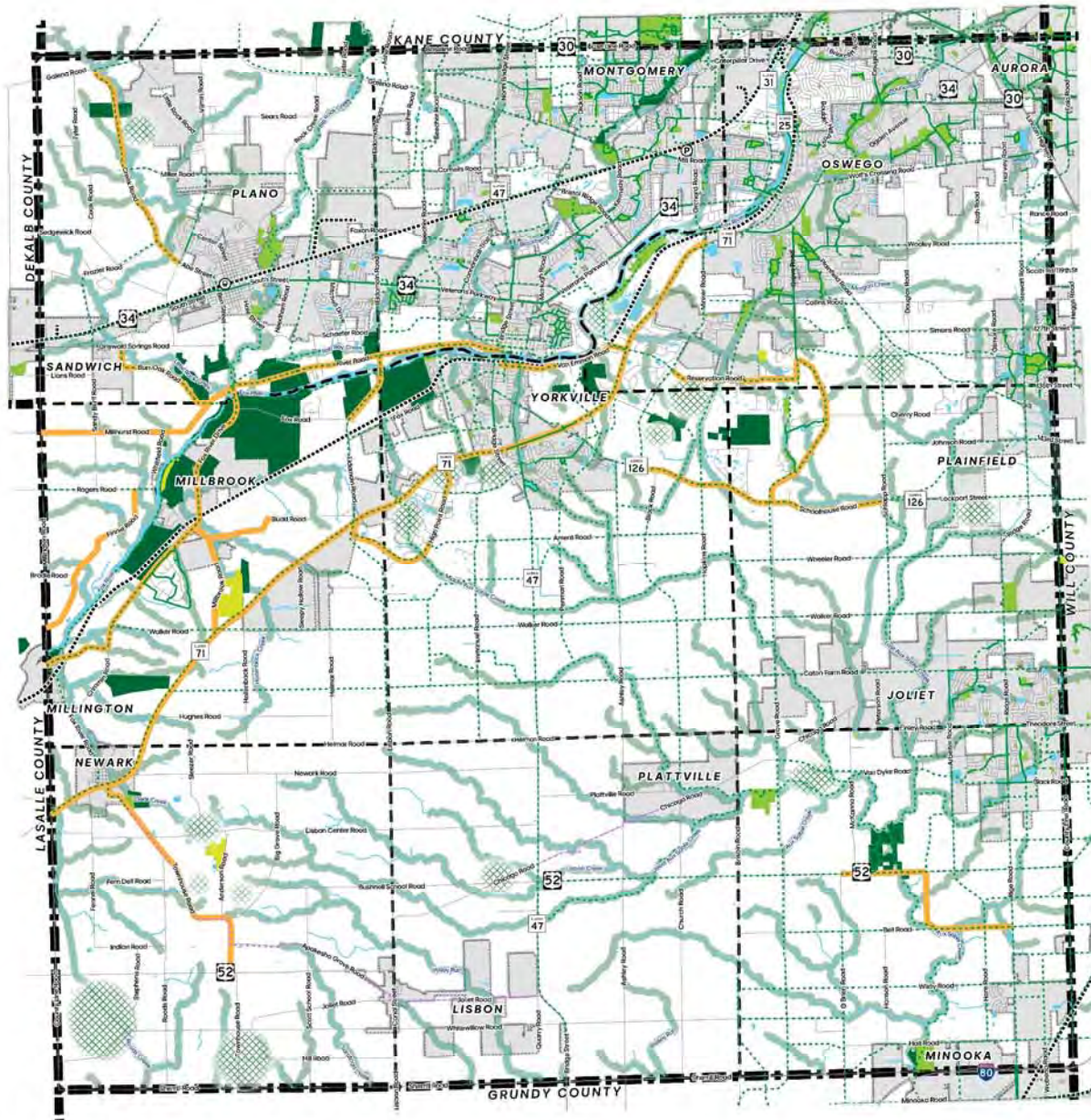
Future Land Use Comparison

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)

59

* 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

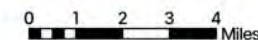
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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2/25/2026



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

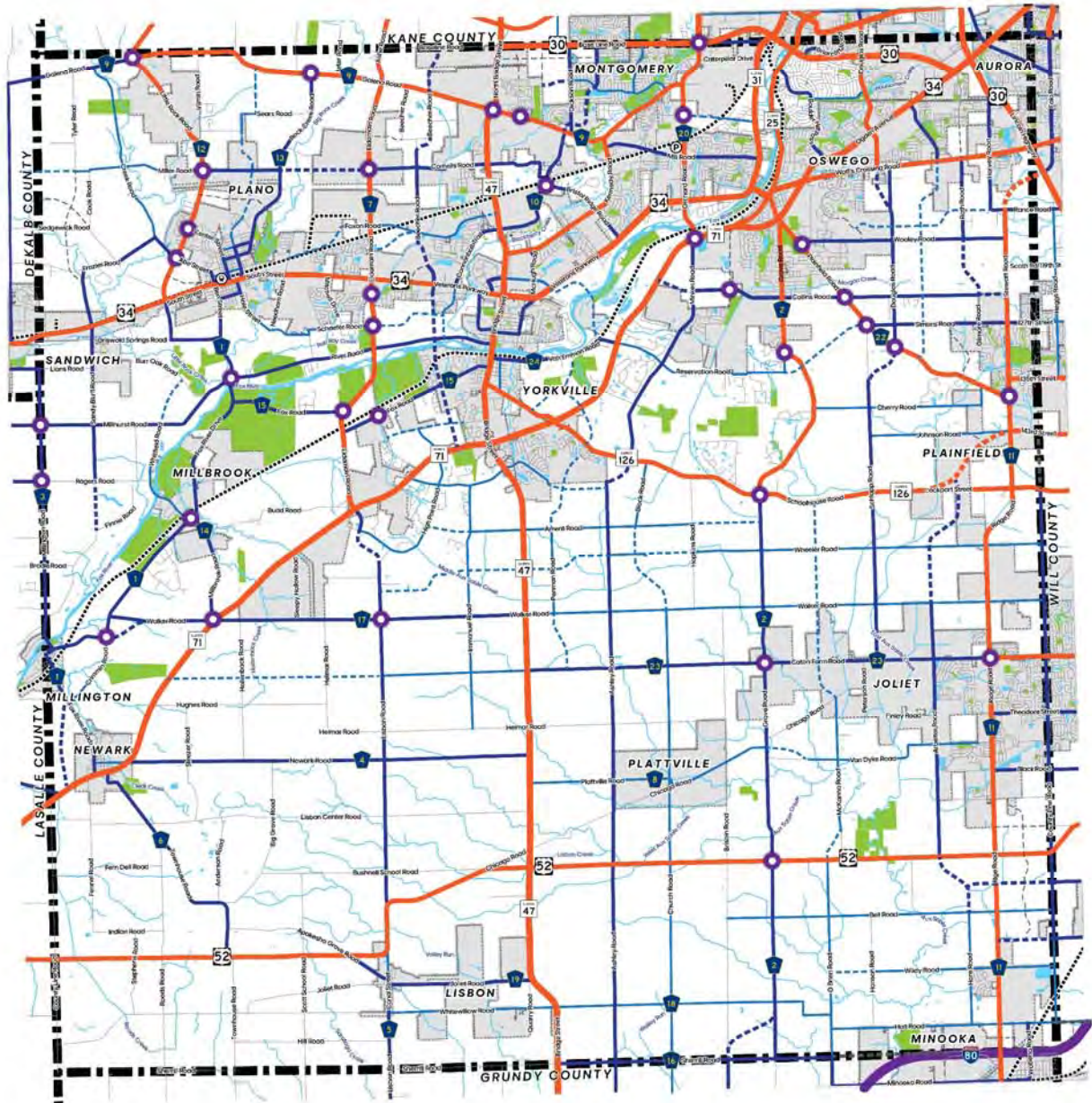
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

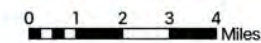
- County
- Municipal

Other

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

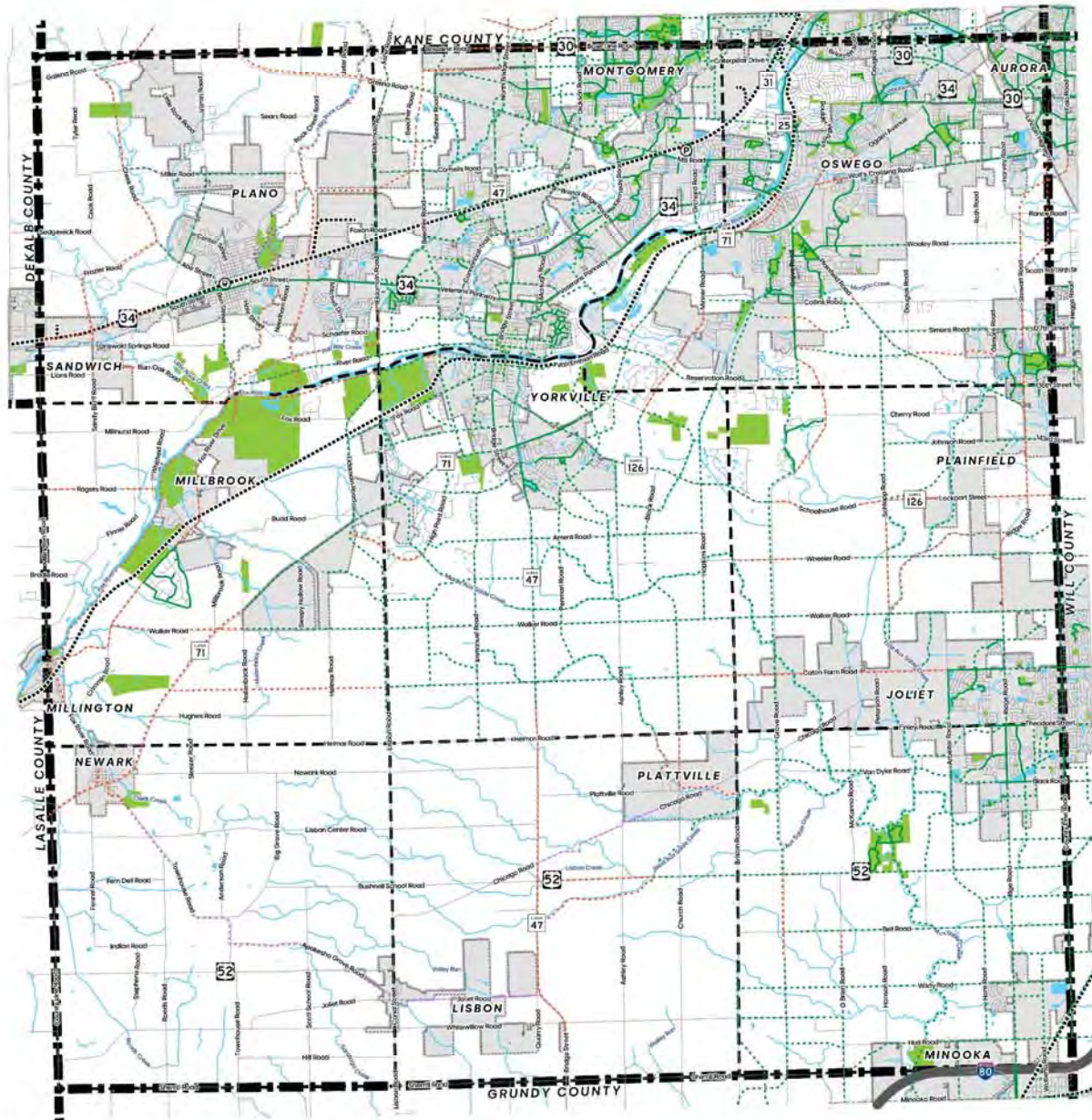


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2/25/2026





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)

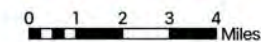
Boundary

- County
- Township
- Municipal

Other

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

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2/25/2026



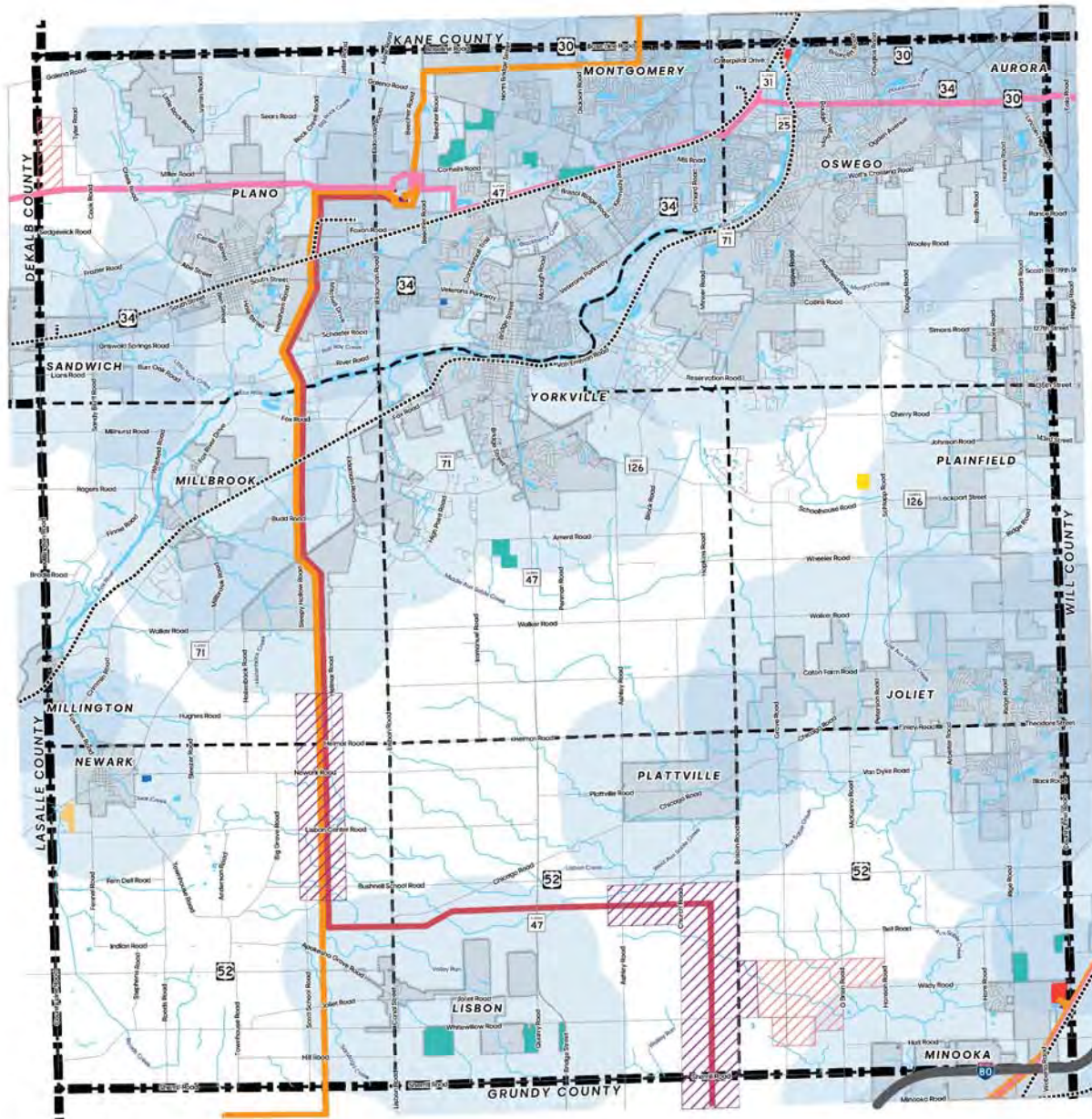
Energy & Water

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

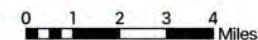
Boundary

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

Other

- Water
- Street
- Railroad

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2/25/2026



Economic Prosperity

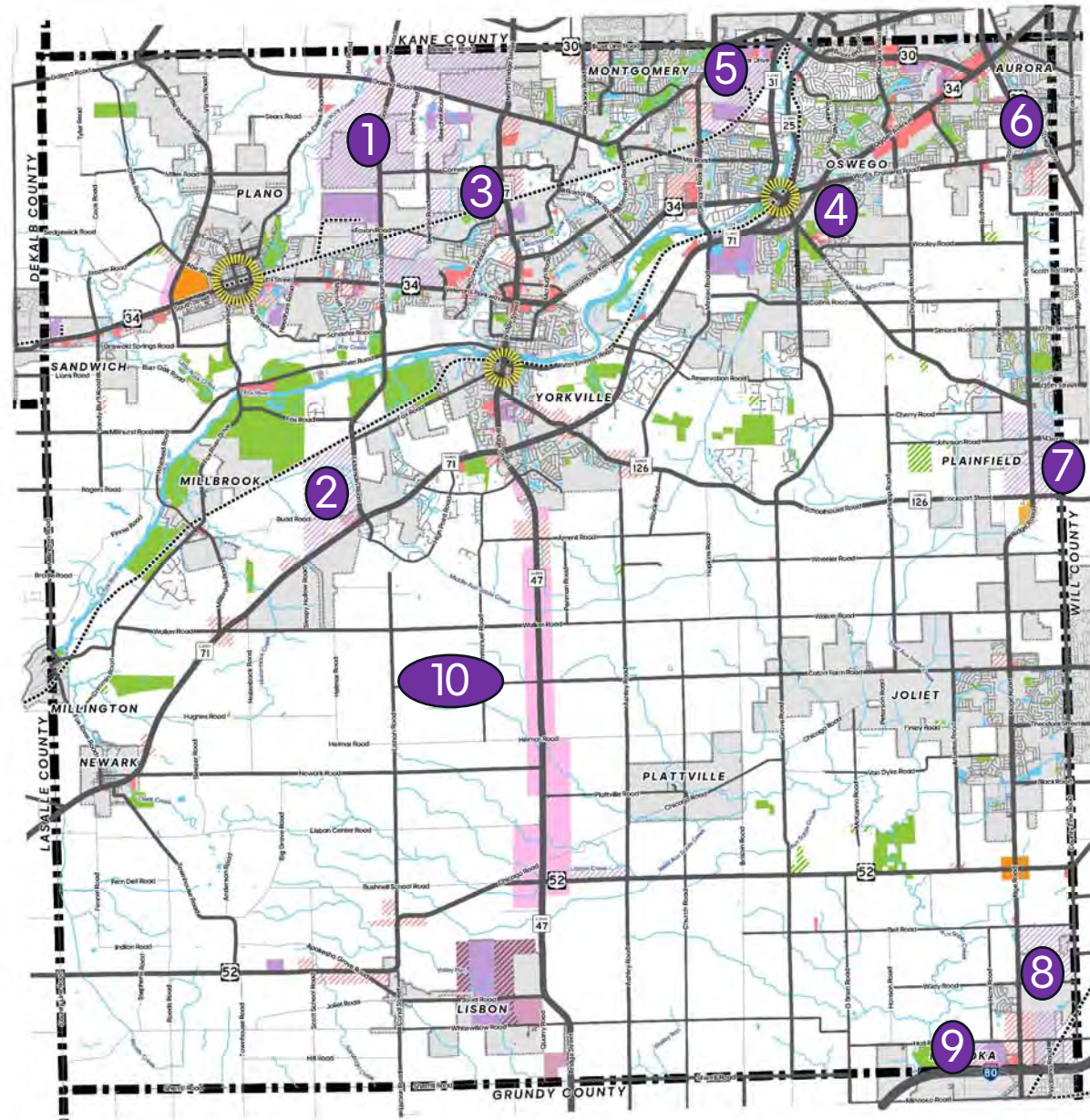
Industry

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
- Agricultural Tourism
- Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

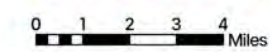
Boundary

- County
- Municipal

Other

- Water
- Railroad
- Park / Forest Preserve

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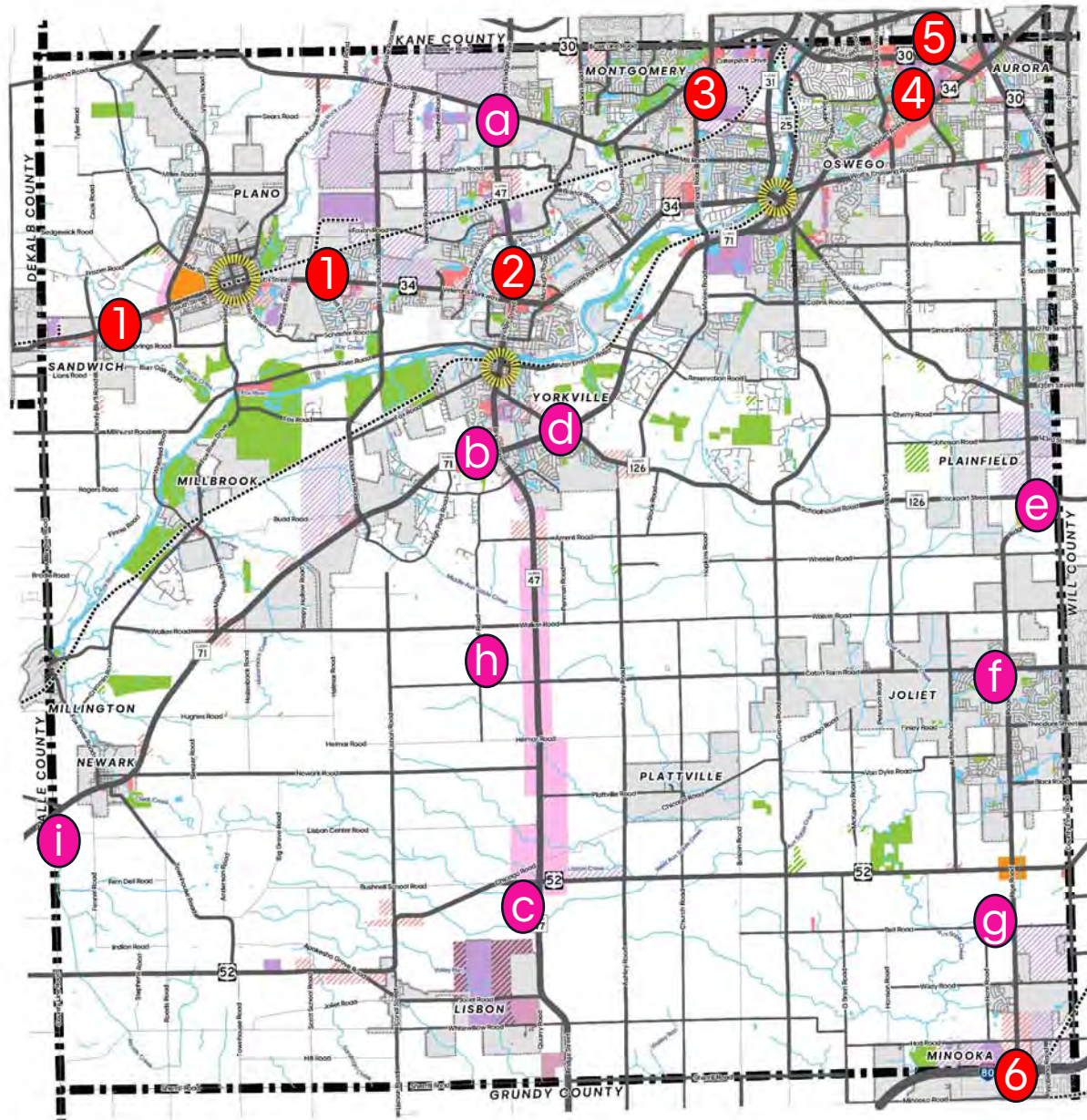


Major Regional Retail Opportunities

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
 - ▨ Agricultural Tourism
 - ☀ Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

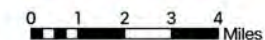
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- ⋯ Railroad

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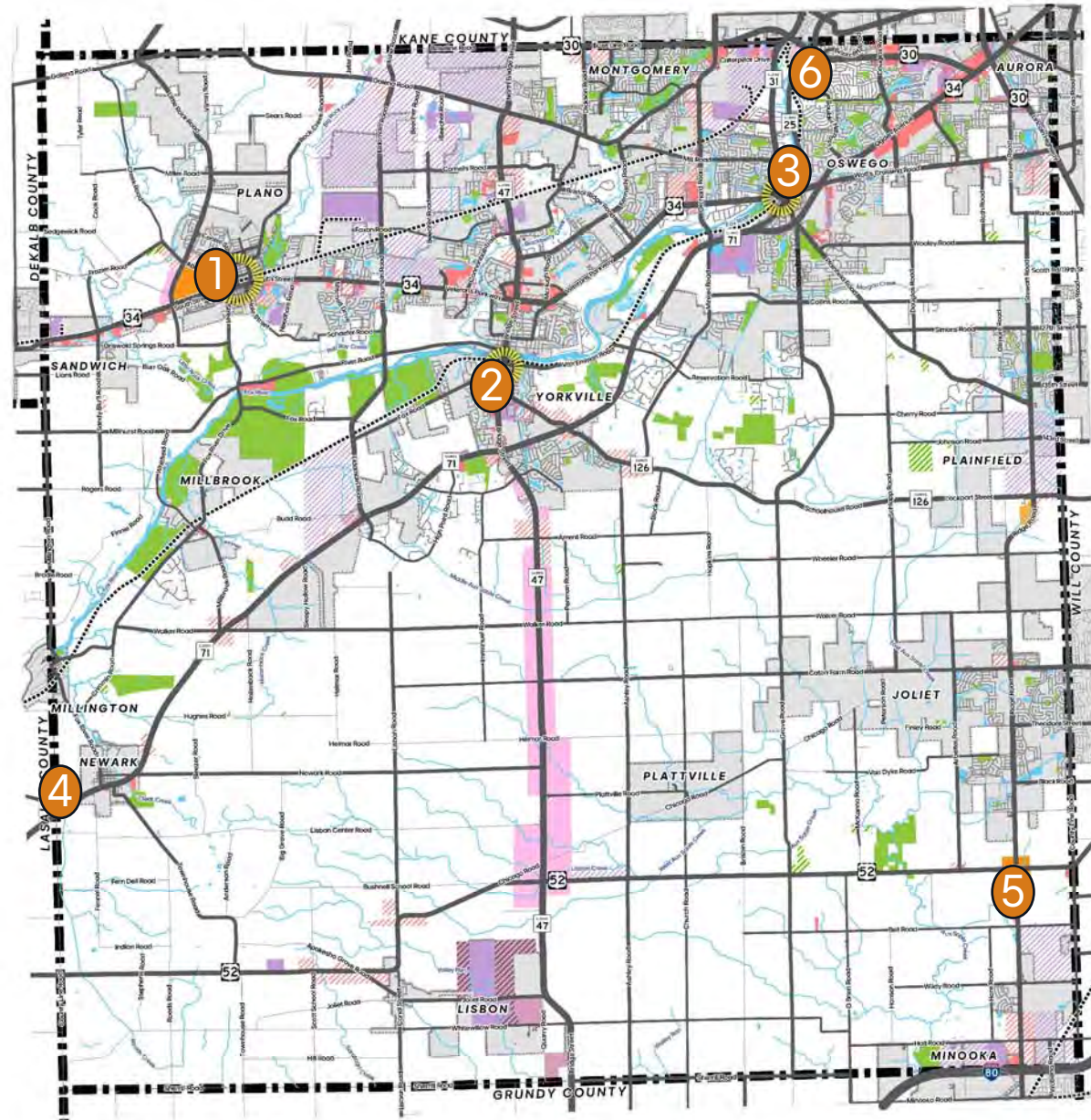


2/25/2026



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
 - Agricultural Tourism
 - 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
- Park / Forest Preserve
- Railroad

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0 1 2 3 4 Miles



2/25/2026



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

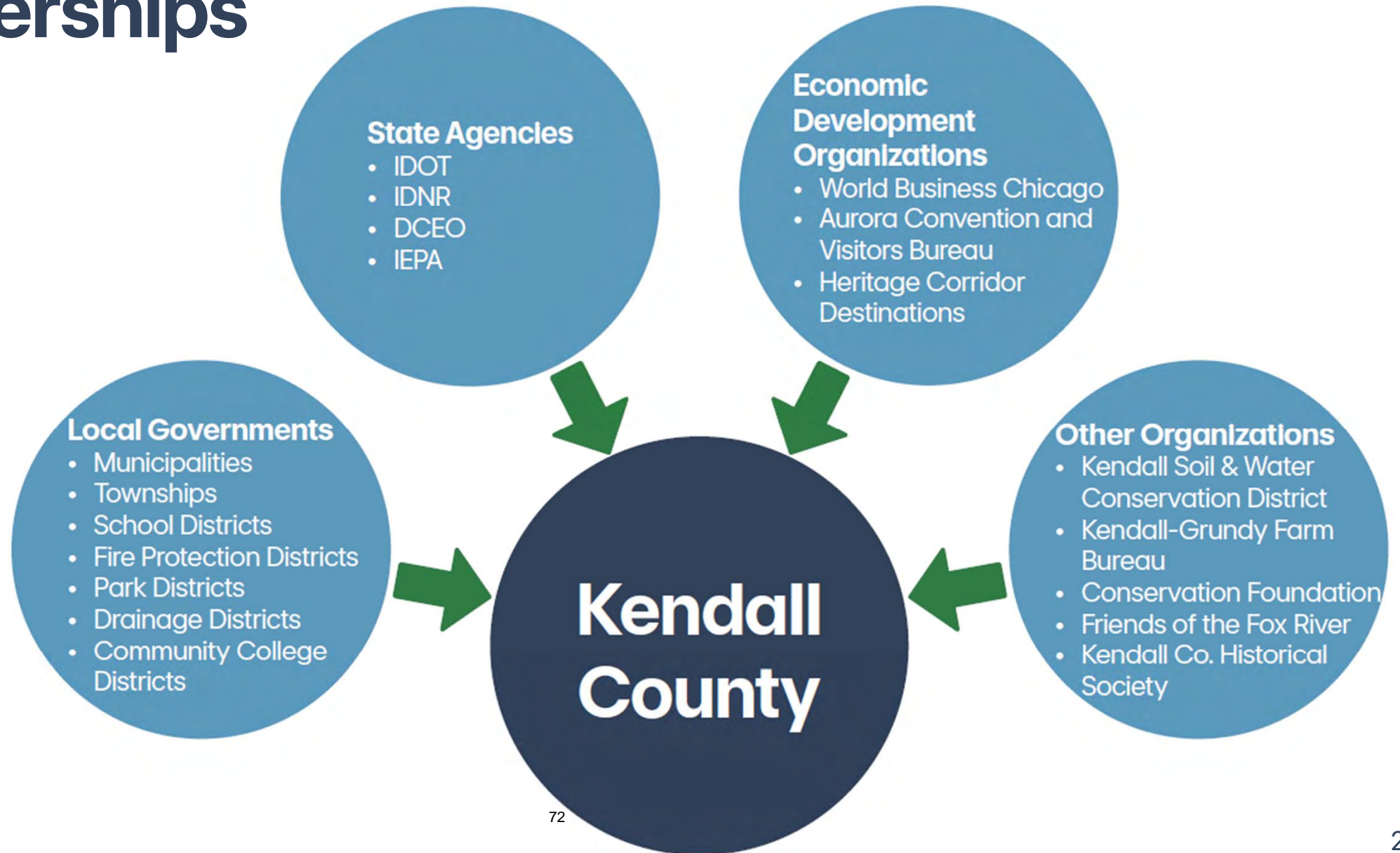
Implementation

Strategies

Coordination & Partnerships

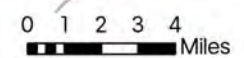
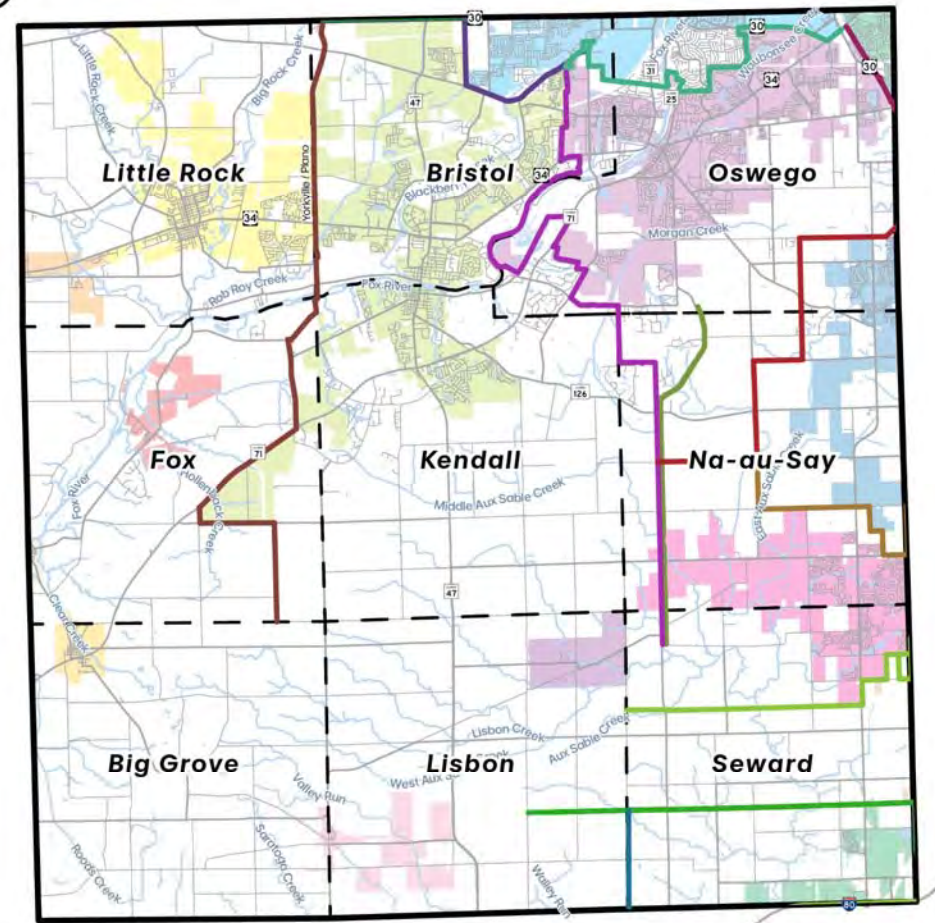
Tools (Ordinances, Grants,
Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



Legend

Municipalities	<ul style="list-style-type: none"> Newark Aurora Joliet Lisbon Millbrook Millington Minooka Montgomery Oswego Plainfield Plano Plattville Sandwich Shorewood Yorkville 	Boundary Agreements <ul style="list-style-type: none"> Joliet/Plainfield Joliet/Shorewood Minooka/Morris Minooka/Shorewood Oswego/Aurora Oswego/Montgomery Oswego/Plainfield Yorkville/Montgomery Yorkville/Oswego Yorkville/Plainfield Yorkville/Plano 	<ul style="list-style-type: none"> Water Roadways Townships Kendall County Boundary
-----------------------	--	--	--

What's Next?

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

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library

What Have Been Revised Since Draft 1

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors



VISION KENDALL

**COMPREHENSIVE
PLAN**

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[Contact](#)

Visit www.VisionKendall.org for info.

Welcome

Subscribe



Future Land Use Map

Land Use Category

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

Roadway

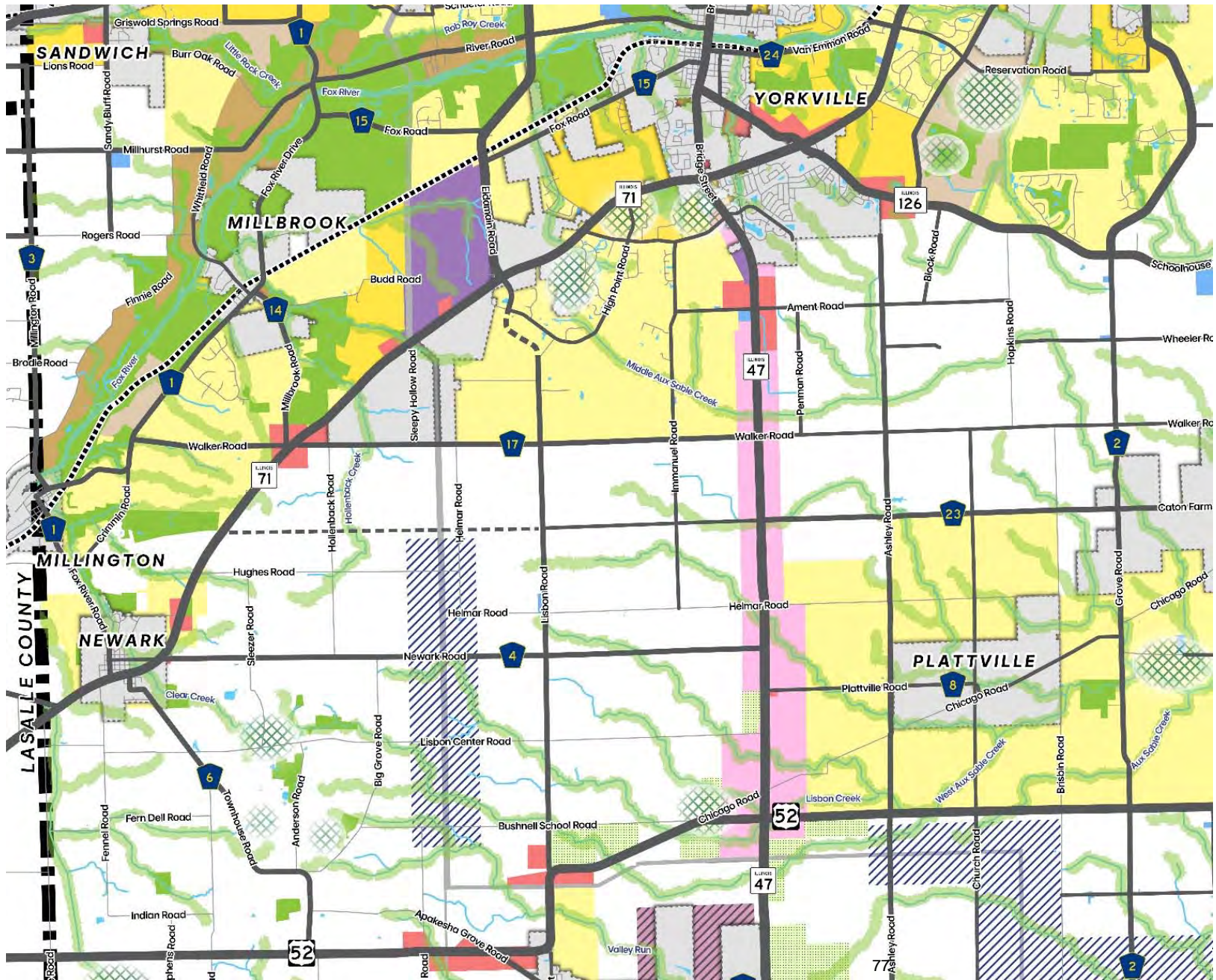
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|--|--------------------------|--|-----------|
| | Highway | | Collector |
| | Arterial | | Local |
| | County Roadway Extension | | |

Boundary

- | | | | |
|--|--------|--|-----------|
| | County | | Municipal |
|--|--------|--|-----------|

Other

- | | | | |
|--|-------|--|----------|
| | Water | | Railroad |
|--|-------|--|----------|



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Future Land Use Map

Land Use Category

- | | |
|---------------------------|-----------------------------------|
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| Agricultural Conservation | Industrial |
| Countryside Residential | Mining |
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Roadway

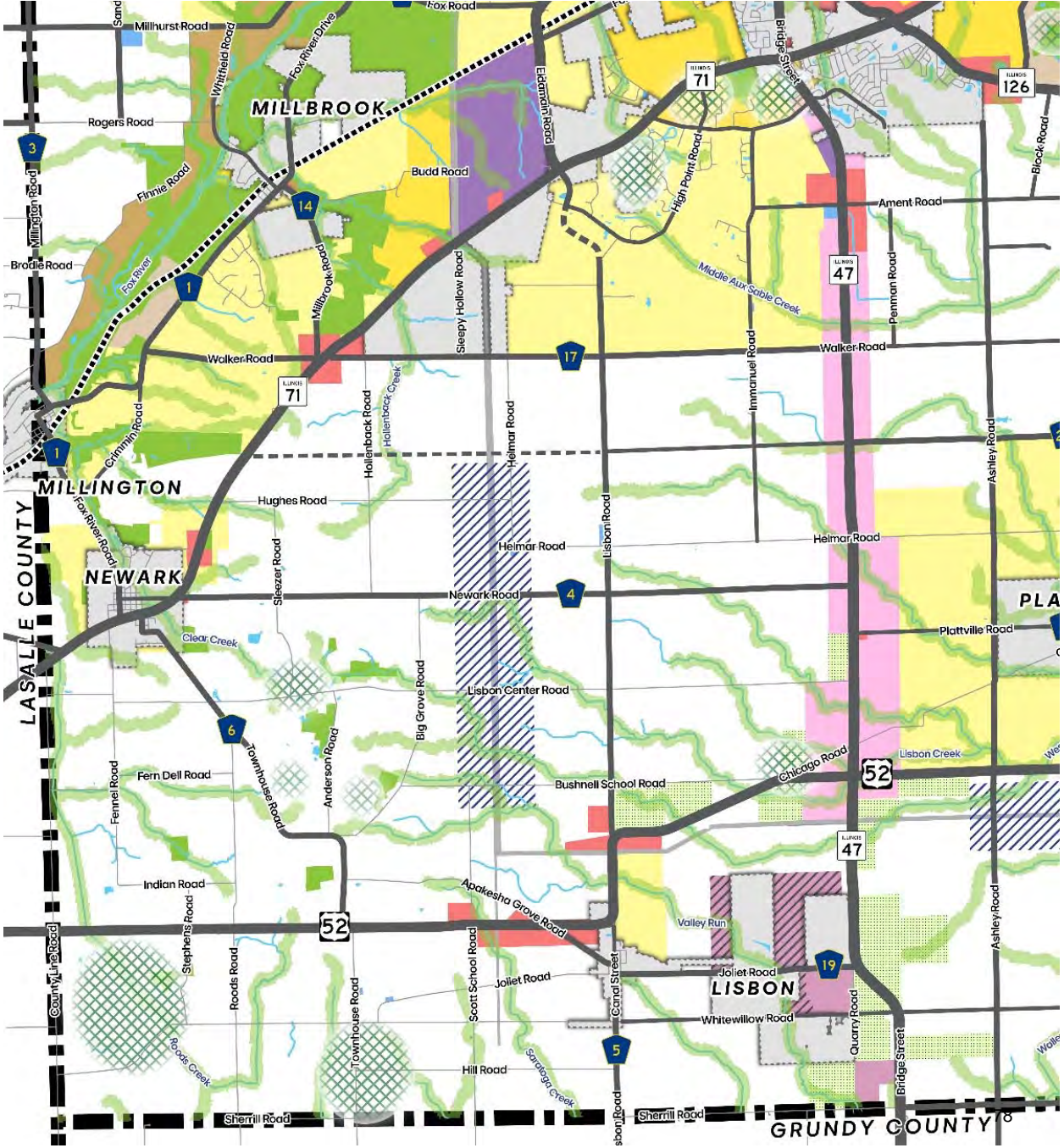
- | | |
|--------------------------|-----------|
| Highway | Collector |
| Arterial | Local |
| County Roadway Extension | |

Boundary

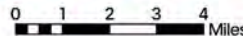
- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|



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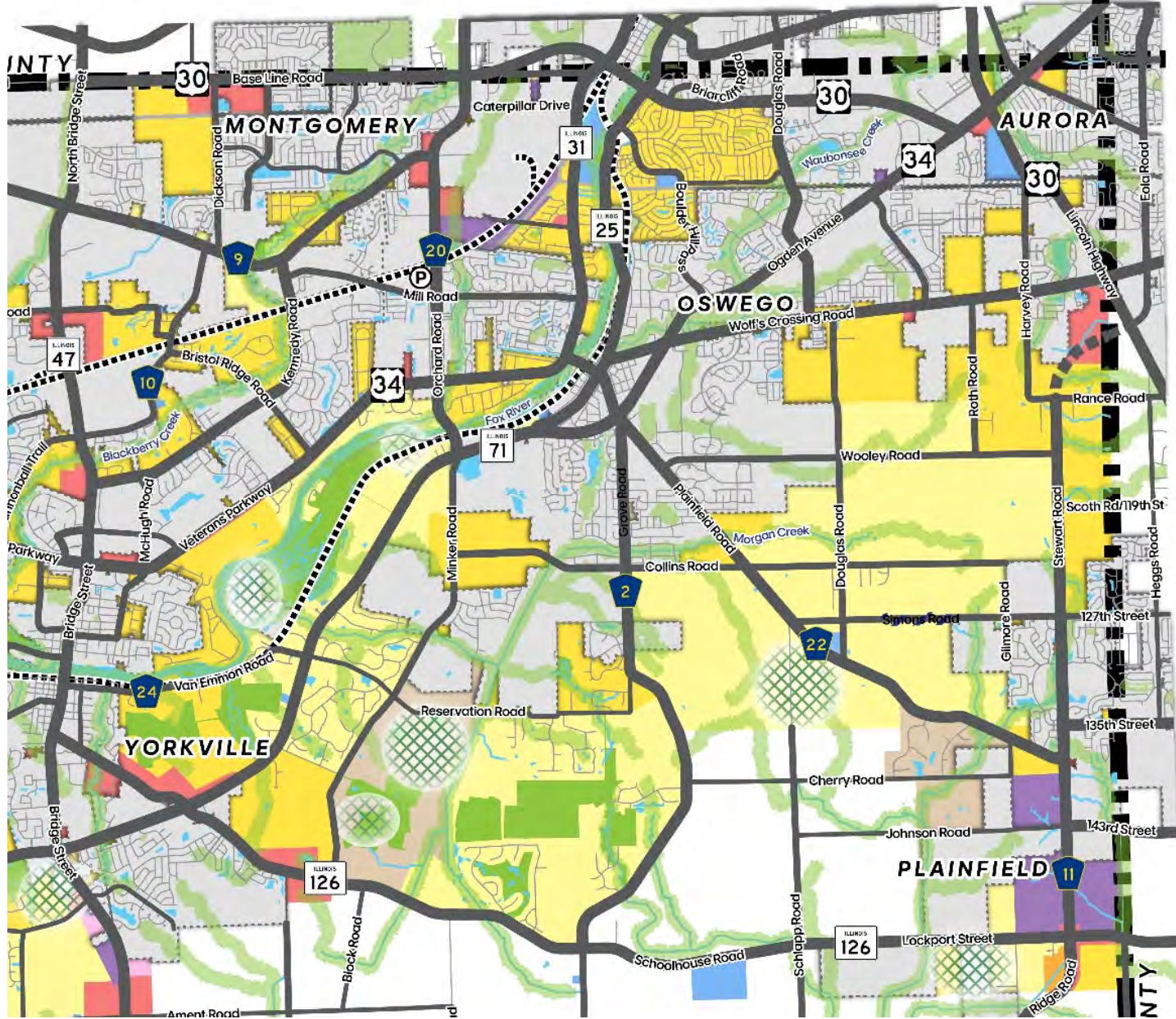


2/25/2026





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
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Roadway

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- Collector
- Local

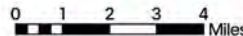
Boundary

- County
- Municipal

Other

- Water
- Railroad

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2/25/2026



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
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Roadway

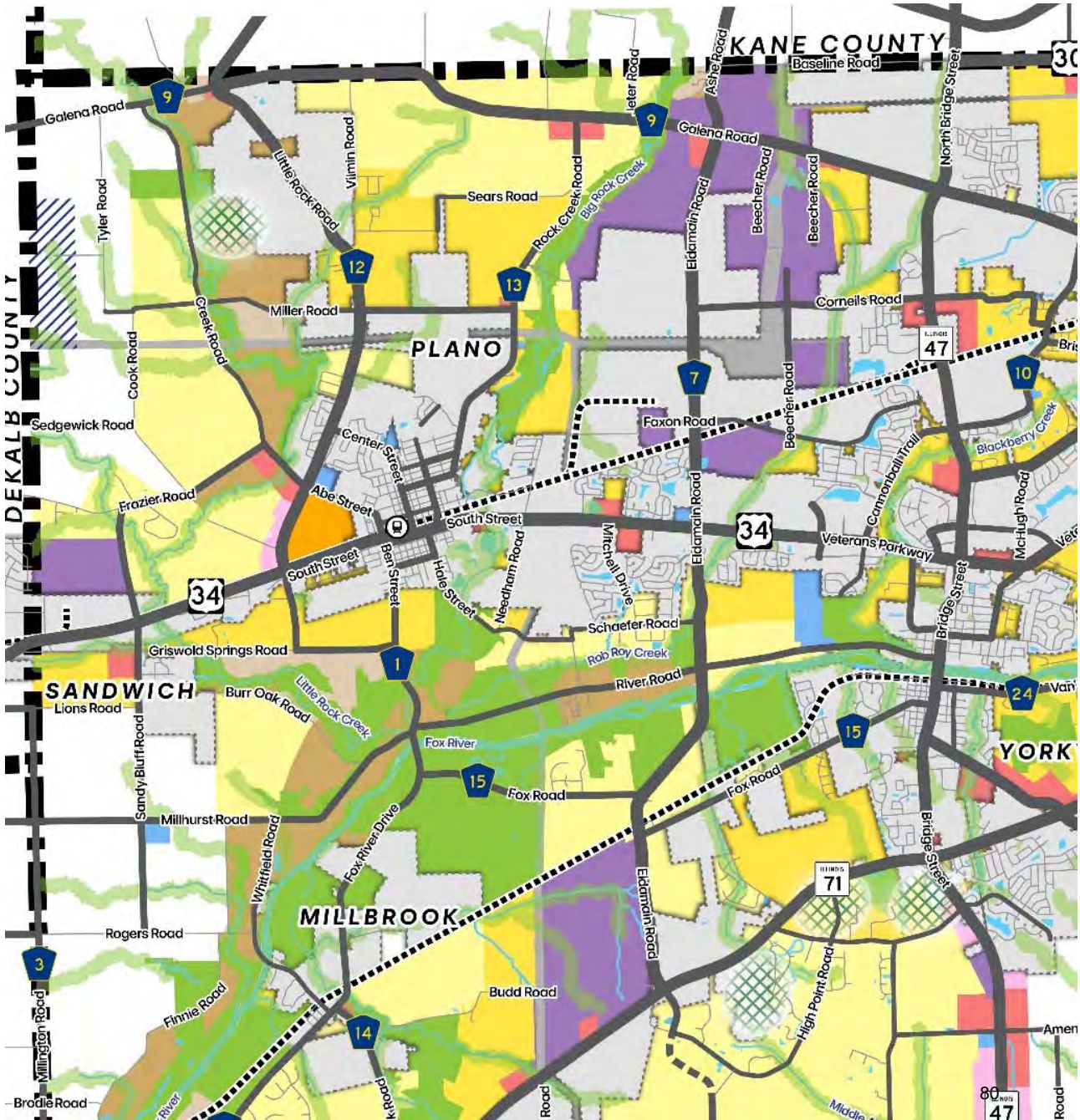
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

- County
- Municipal

Other

- Water
- Railroad



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2/25/2026

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

*Kendall Township Building
9925 Route 47
Yorkville, Illinois 60560*

Unapproved Meeting Minutes of March 5, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:30 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz

Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, and Matthew Prochaska, Jeff Wehrli, and Seth Wormley

KCRPC Roll Call

Members Present: Cathy Anzelc, Eric Bernacki (Vice-Chairman) and Keith Landovitz (Chairman)

Members Absent: Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Bil Ashton, Darlene Ashton, Tom Anzelc, Steve Gengler, Cathy Scalise, Steve Grebner, David Hansen, Sara Mendez, Thian Dim, Ben Moe, James Sanders, Amy Westphal, Doug Westphal, Harvey Cinatl, Gene Wilberg, Sheri Pellegrini, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the

residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the differences between the proposal and the Village of Lisbon's plan. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding from Teska Associates discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

Steve Grebner asked about growth south of Yorkville. He discussed the need for a pumping station for sanitary sewer, if Yorkville annexed the area. Mr. Hoffman said the proposed residential developments shown on the proposal would accommodate wells and septic systems and utilize conservation design principles.

Doug Westphal discussed plans for a sewer plant on Penman Road. Mr. Hoffman said that Yorkville was working on updating their comprehensive plan.

A resident asked about water usage by data centers and similar uses. Mr. Hoffman did not believe that data centers would develop in the unincorporated area because of the need for water and/or electricity. Mr. Westphal discussed the need for water reserves as backup for Lake Michigan water.

Mr. Hoffman discussed the applicability of the plan on future rezoning requests.

A resident asked about a renewal energy proposal using high productivity farmland. He favored putting these facilities on buildings and not farmland. Mr. Hoffman agreed that he favored solar panels on the roofs of warehouses.

Chairman Landovitz thanked everyone for attending and Kendall Township for hosting.

Mr. Grebner asked about the broadband loop. Mr. Hoffman discussed the importance of high quality internet for economic development and residential development purposes. Chairman Landovitz discussed how broadband works; there will be two (2) rings for the project. Ring 1 will serve the northeast portion of the County while Ring 3 will serve the more rural southwest portion of the County.

Sheri Pellegrini's letter will be included in the record.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:22 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.



SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

Bill Ashrou

Barbara DeBlasi

Catherine M. Drake

Tom Anusie

Steve Engler

Patricia Sealise

Shane Gehman

DAVID WADSWORTH

SARA MENDOZA

Thom Dim

BEN MOE

JAMES SANDERS

Amy Westphal

Doug Westphal

Mary Ann Cinnante

Gene Wierzbicki

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS





Draft Comprehensive Plan

Open House Workshop – Kendall Township – March 5, 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

May 2026

Community Input So Far....

3,952

Website Views

98

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

8

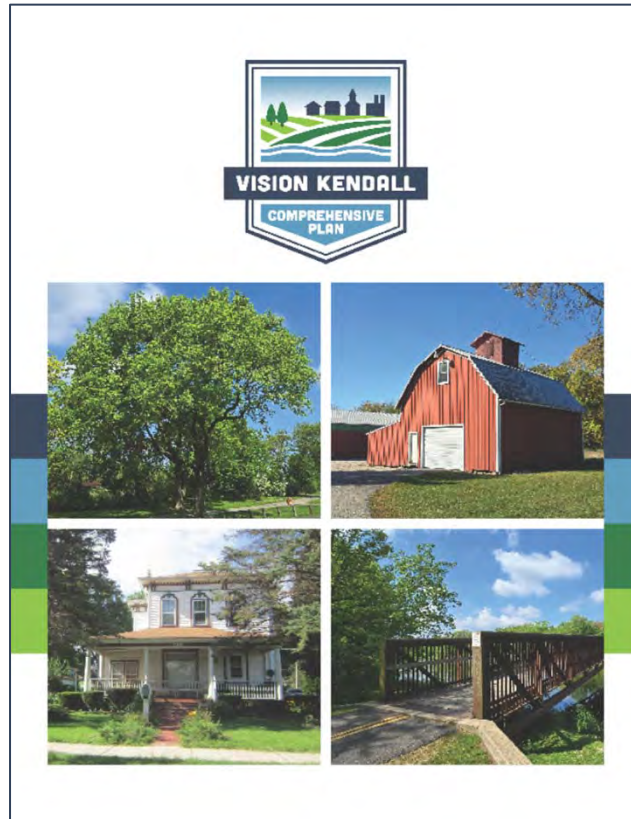
Outreach Events

165+

People Attended

As of 3/5/2026

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 & 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 & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

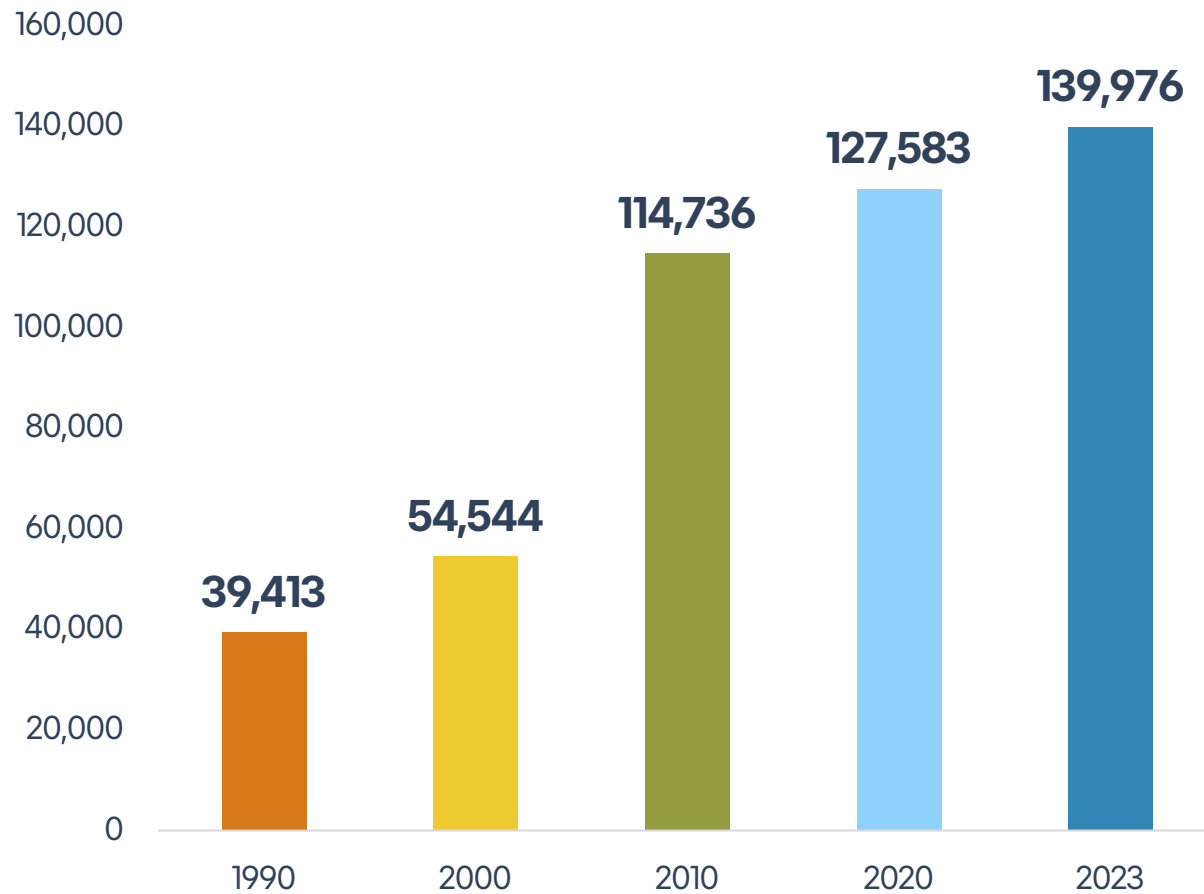
Educational Attainment

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 & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

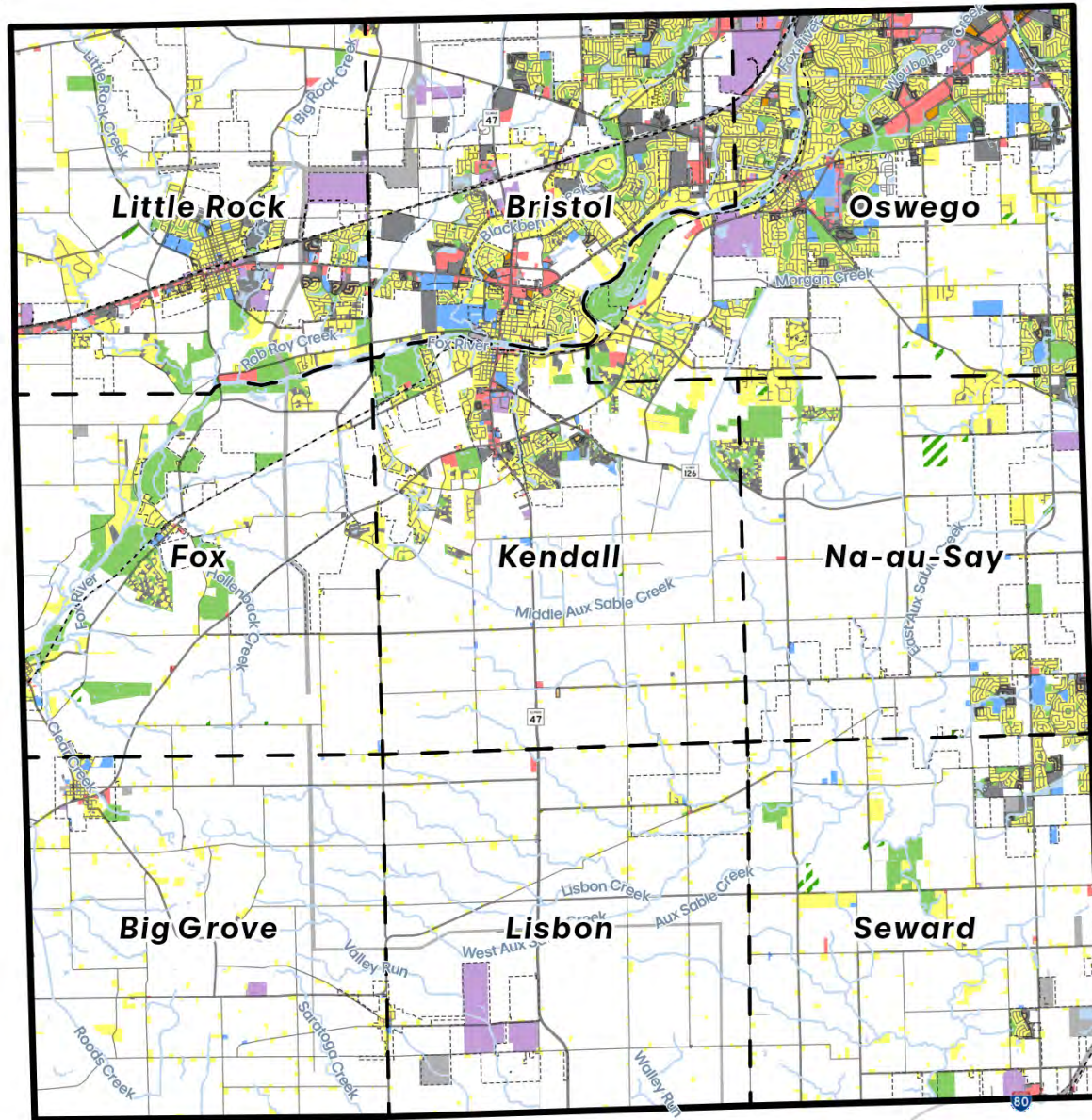
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

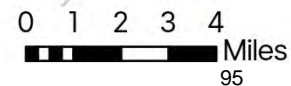


Existing Land Use

Legend

Existing Land Use

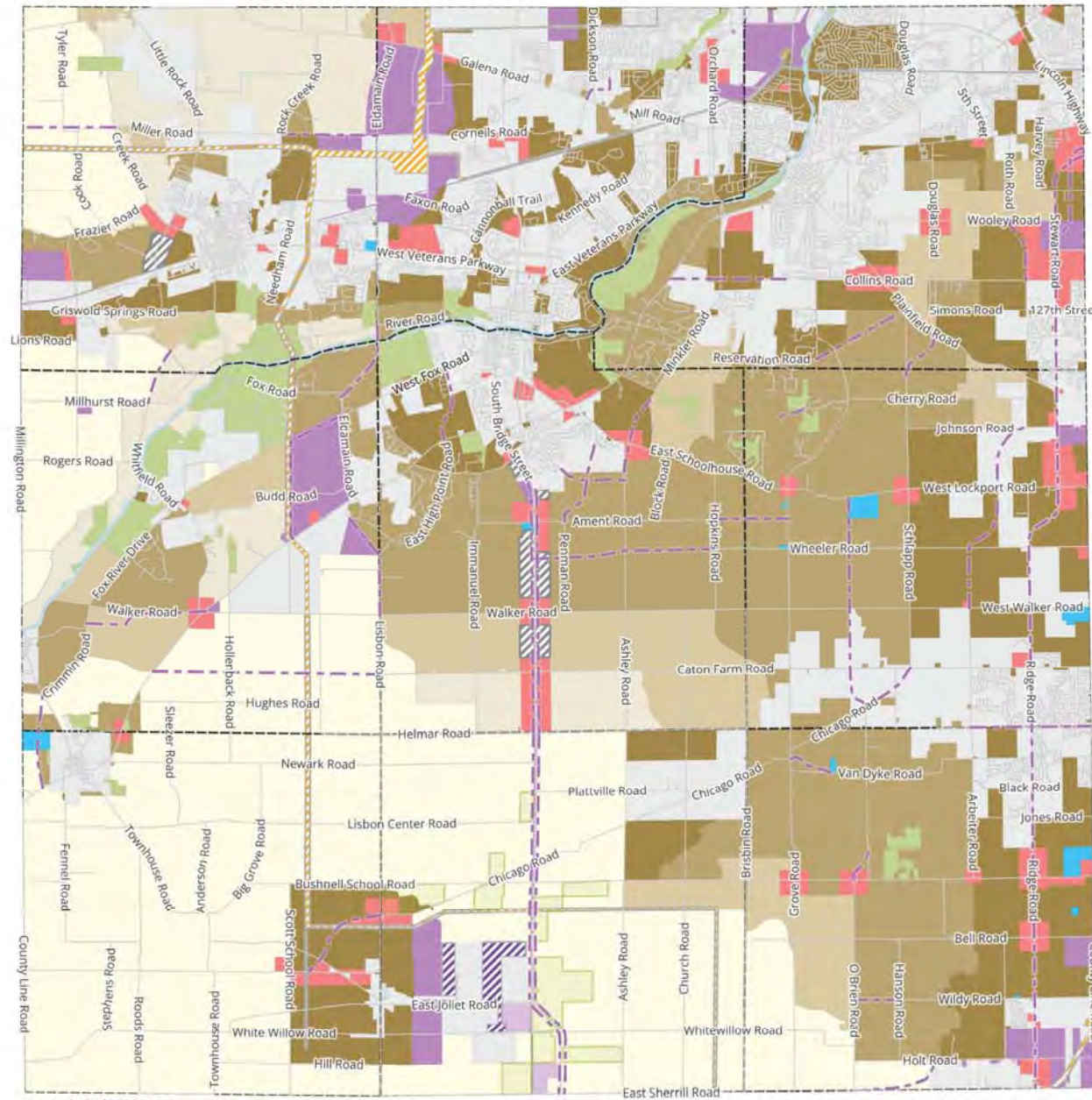
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



Source: CMAP 2020

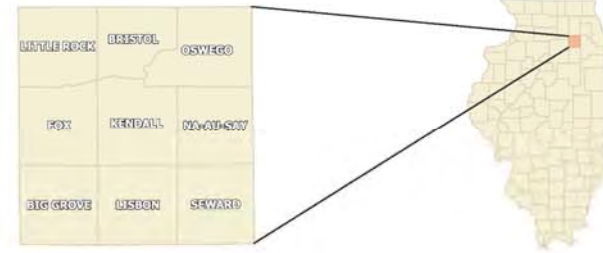
EXISTING

FUTURE LAND USE KENDALL COUNTY



Land Resource Management Plan

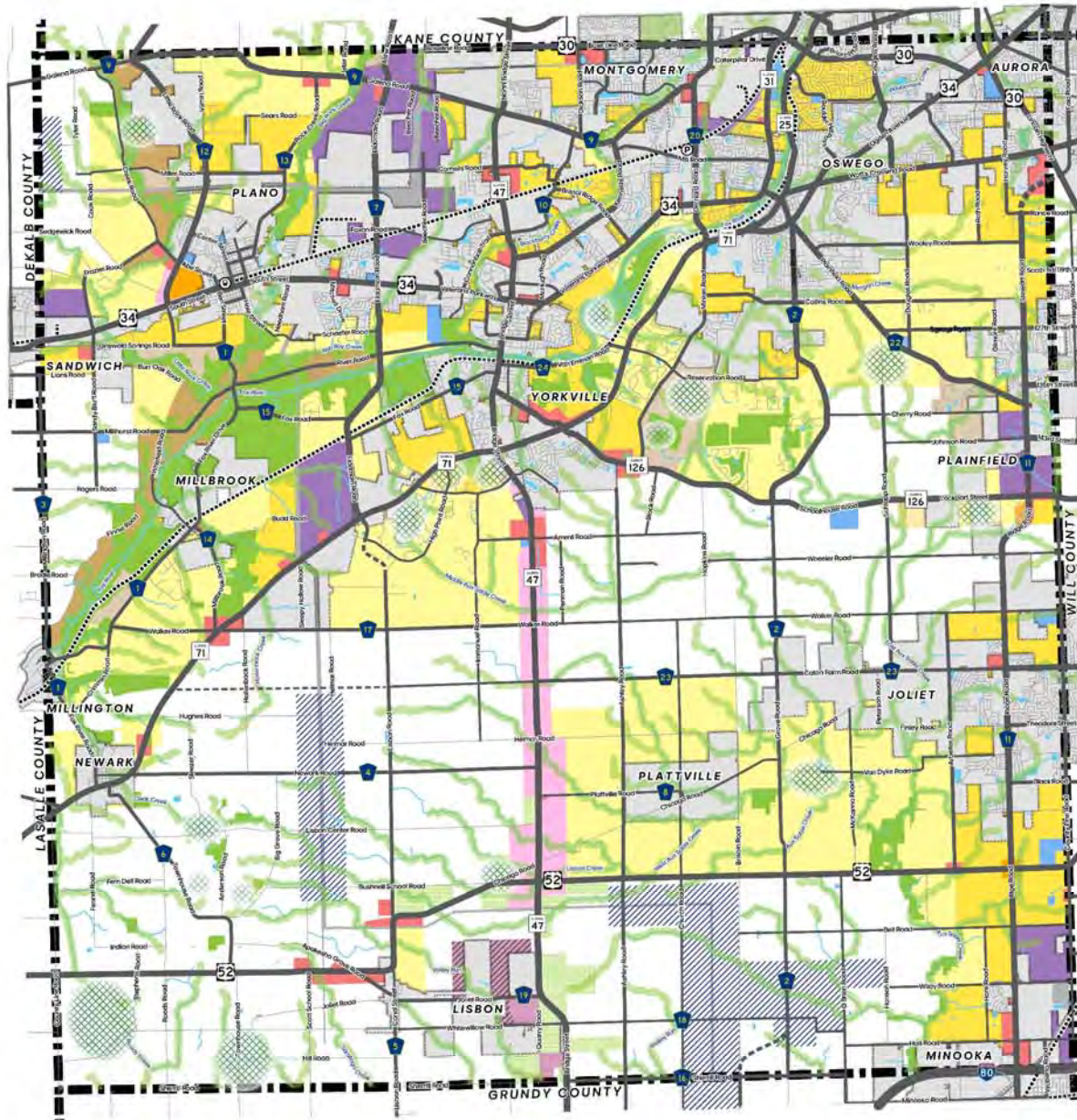
- Proposed Roadway Improvements
- ▭ Townships
- LRMP Management Areas
- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture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



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



Future Land Use Map



Land Use Category

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

Roadway

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

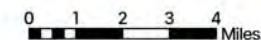
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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2/25/2026





Future Land Use Map

Land Use Category

- | | | | |
|--|---------------------------|--|-----------------------------------|
| | Agricultural | | Transportation Corridor |
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Roadway

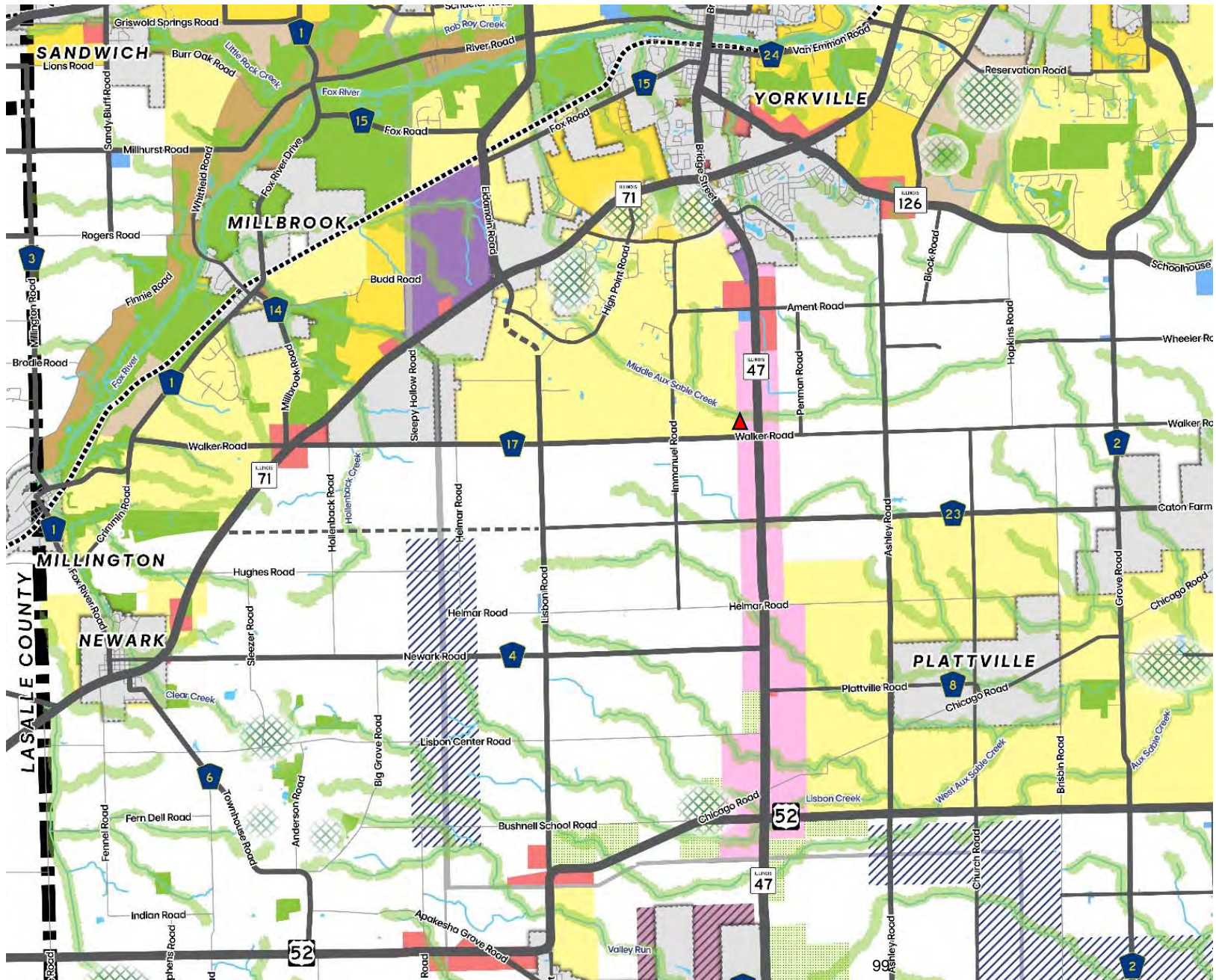
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Boundary

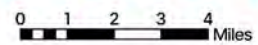
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| | County | | Municipal |
|--|--------|--|-----------|

Other

- | | | | |
|--|-------|--|----------|
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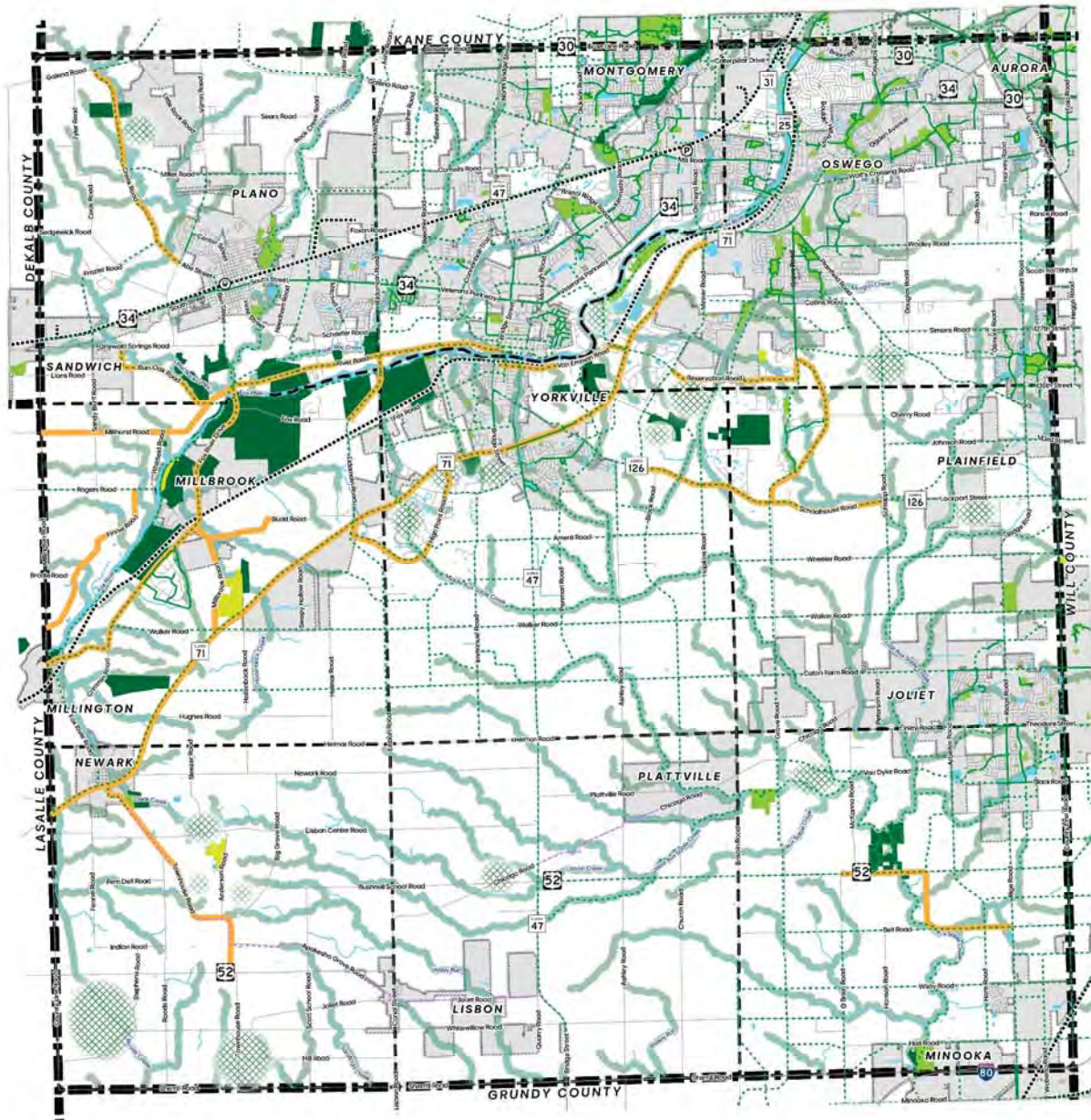
Future Land Use Comparison

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)

100

* 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

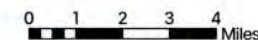
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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2/25/2026



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

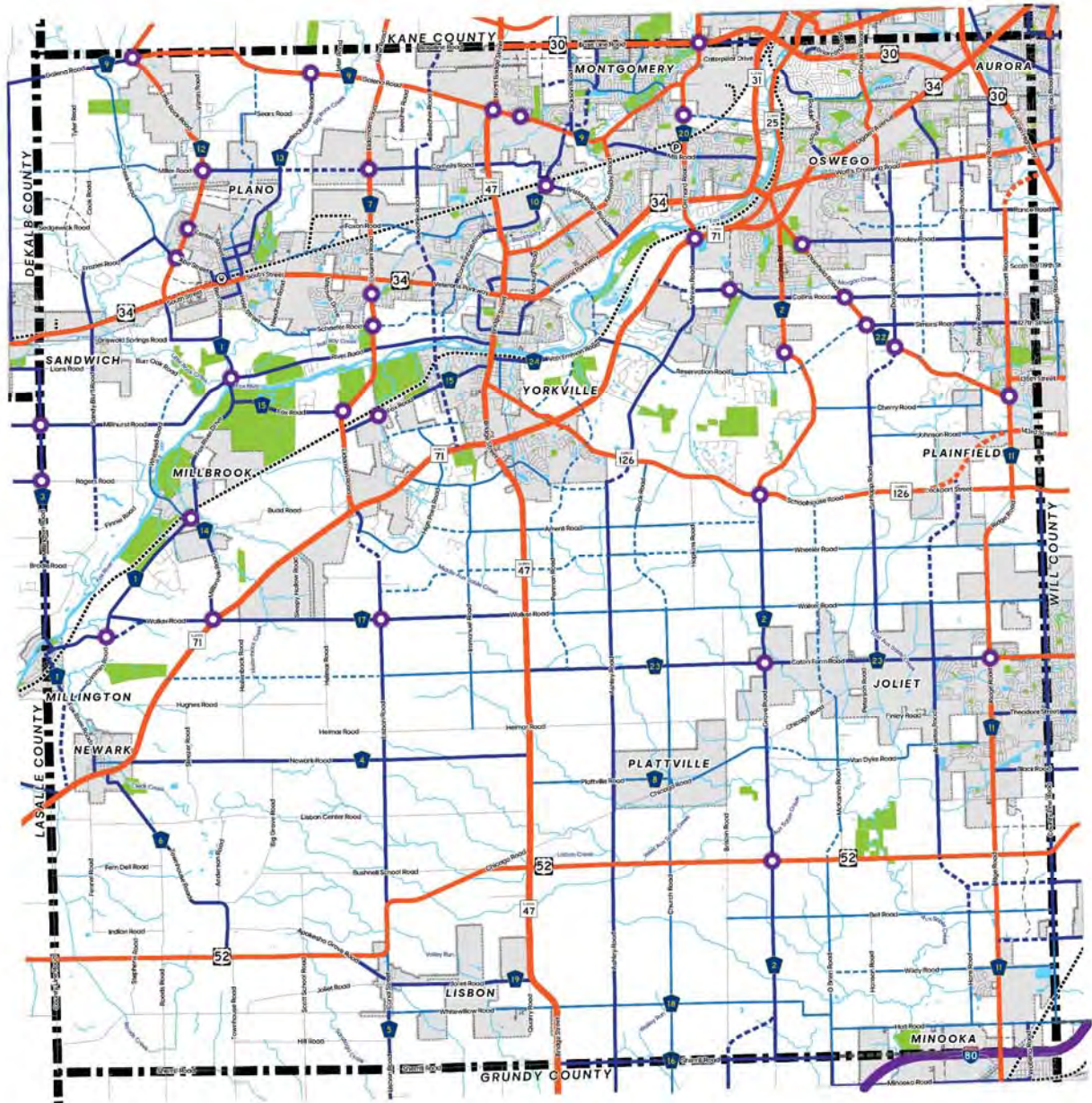
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

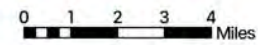
- County
- Municipal

Other

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

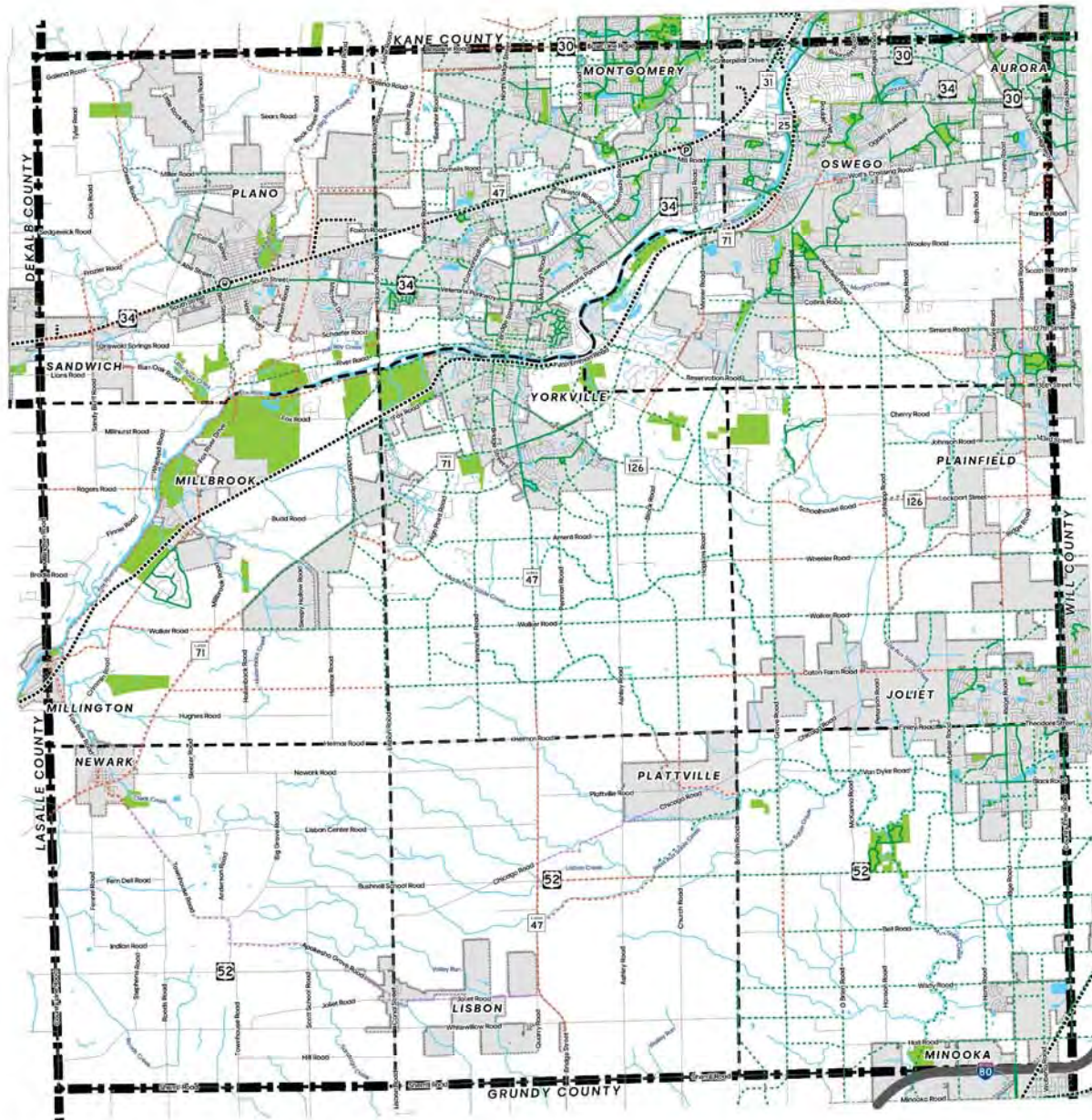


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2/25/2026





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)

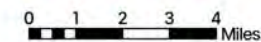
Boundary

- County
- Township
- Municipal

Other

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

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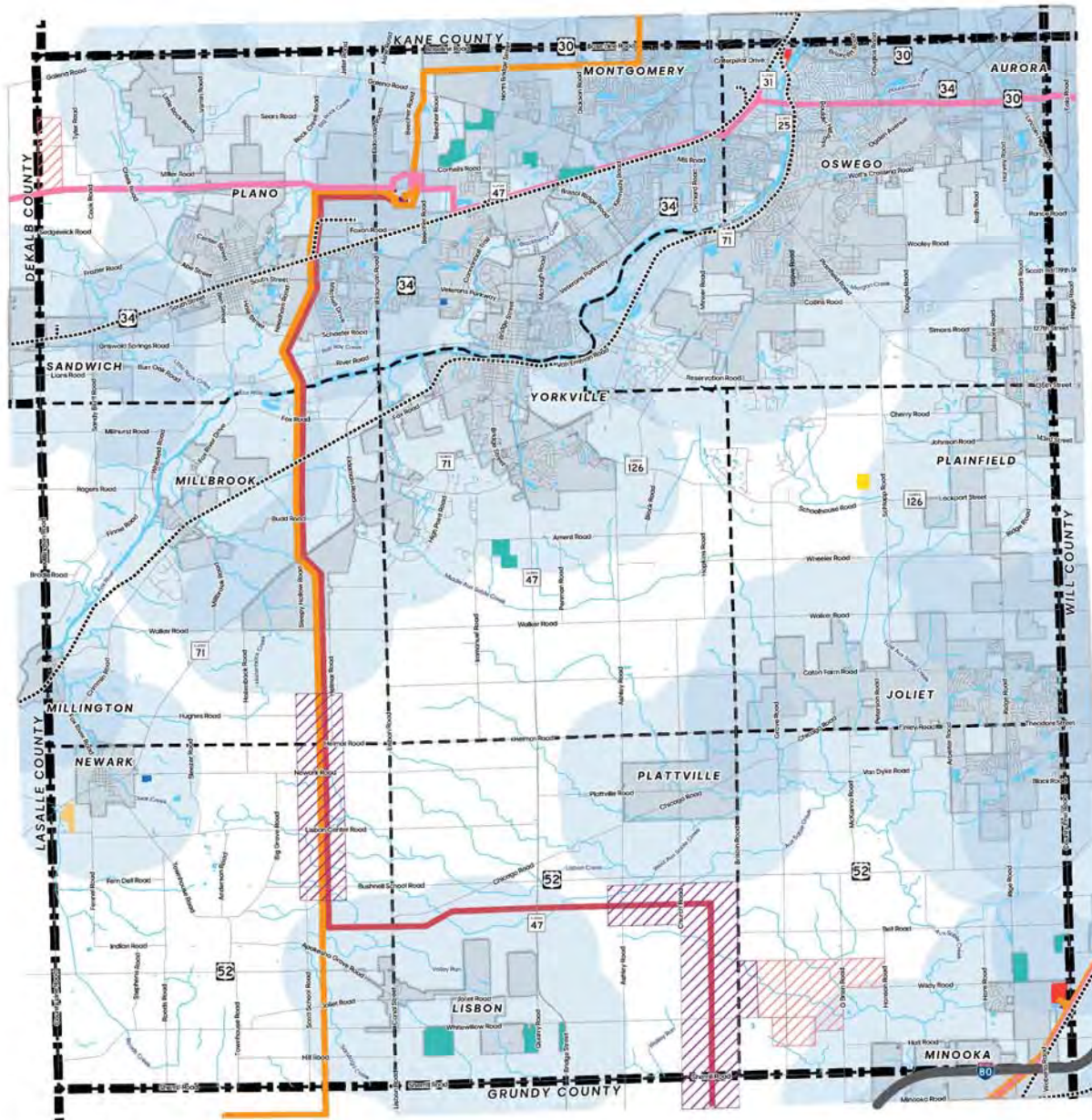
Energy & Water

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

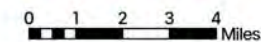
Boundary

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

Other

- Water
- Street
- Railroad

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Economic Prosperity

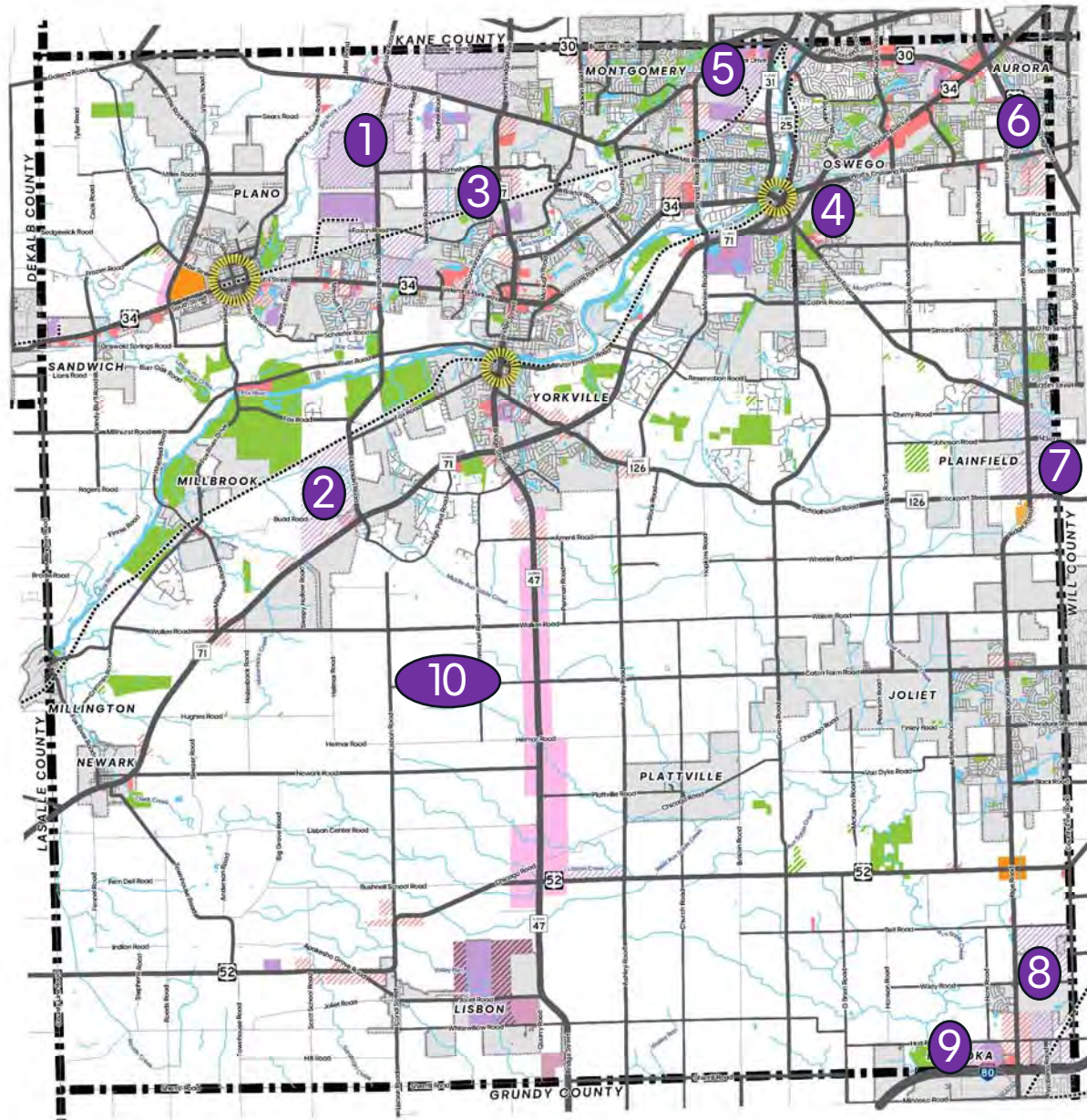
Industry

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
 - Agricultural Tourism
 - ☀ Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

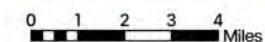
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- - - - Railroad

DRAFT



2/25/2026

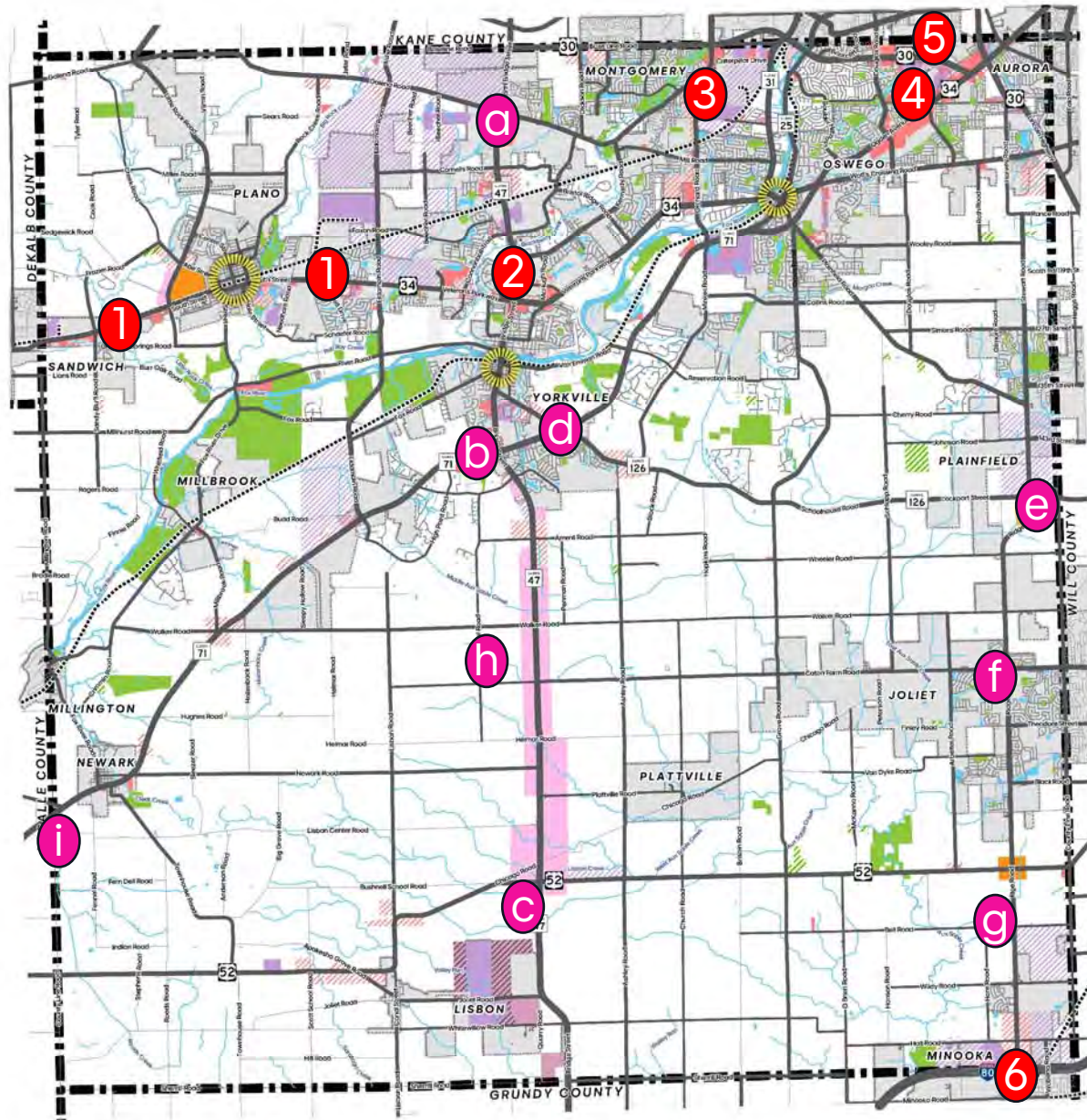


Major Regional Retail Opportunities

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
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

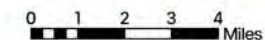
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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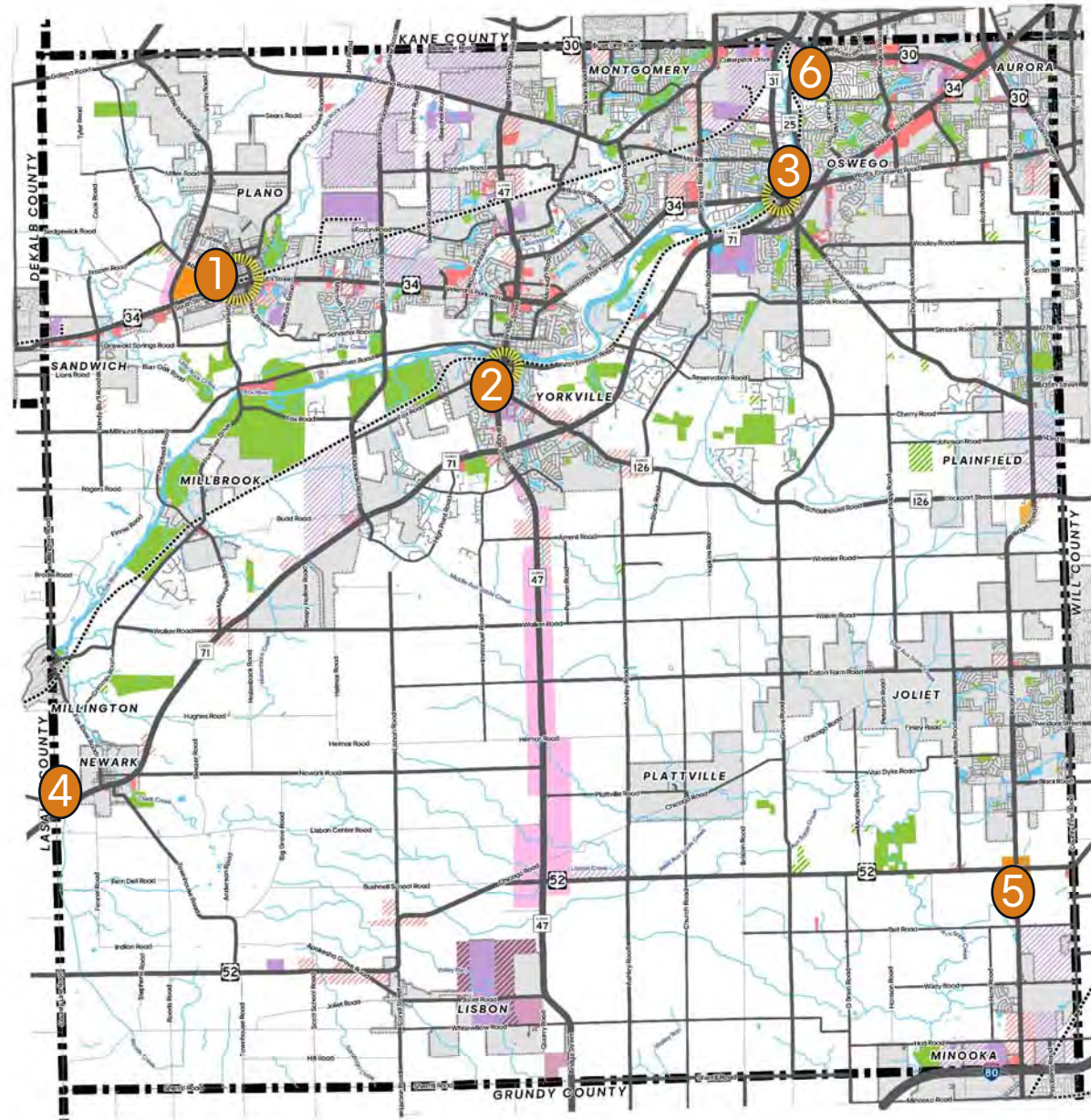


2/25/2026



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
 - Agricultural Tourism
 - 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
- Park / Forest Preserve
- Railroad

DRAFT

0 1 2 3 4 Miles



2/25/2026



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

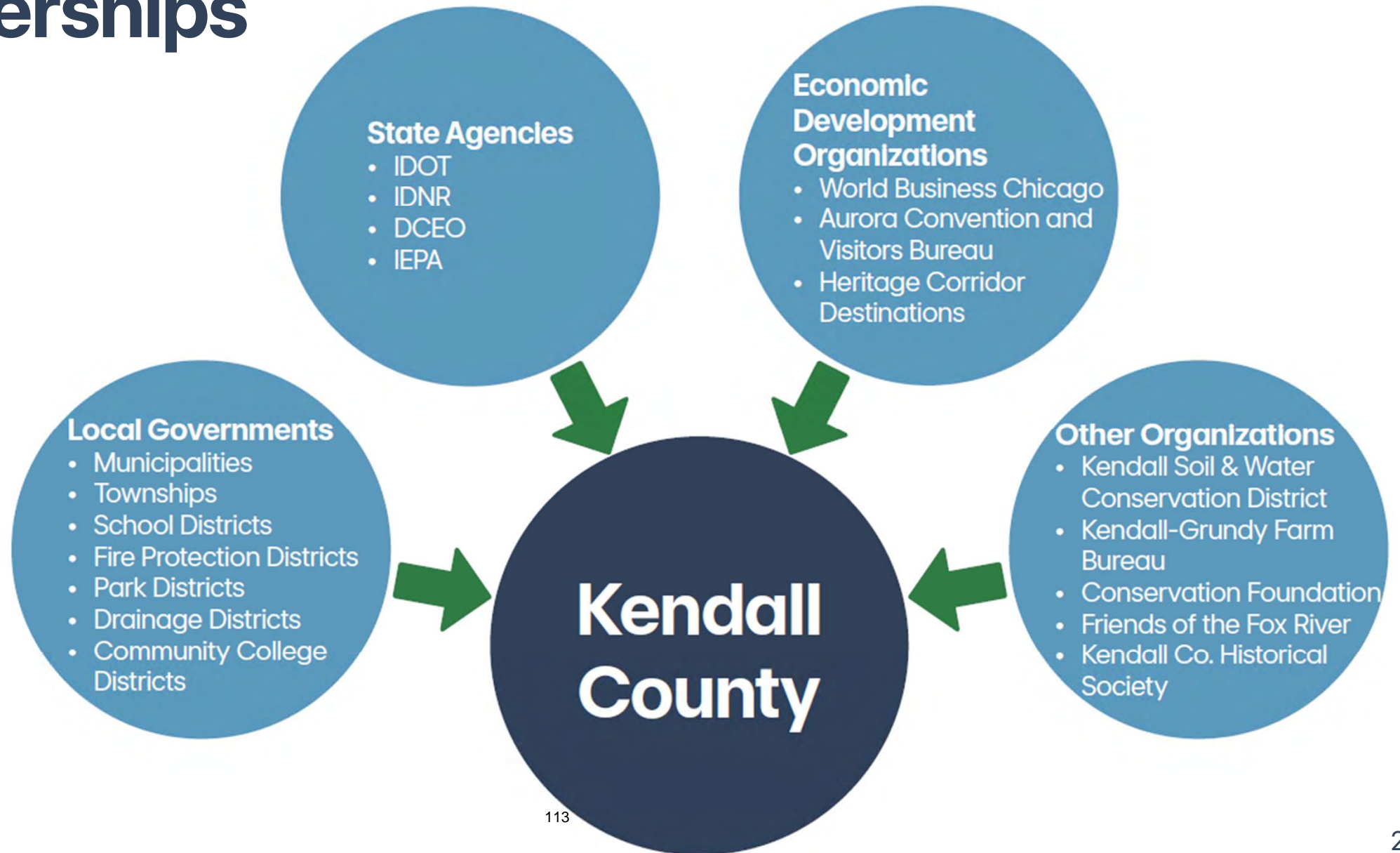
Implementation

Strategies

Coordination & Partnerships

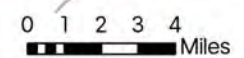
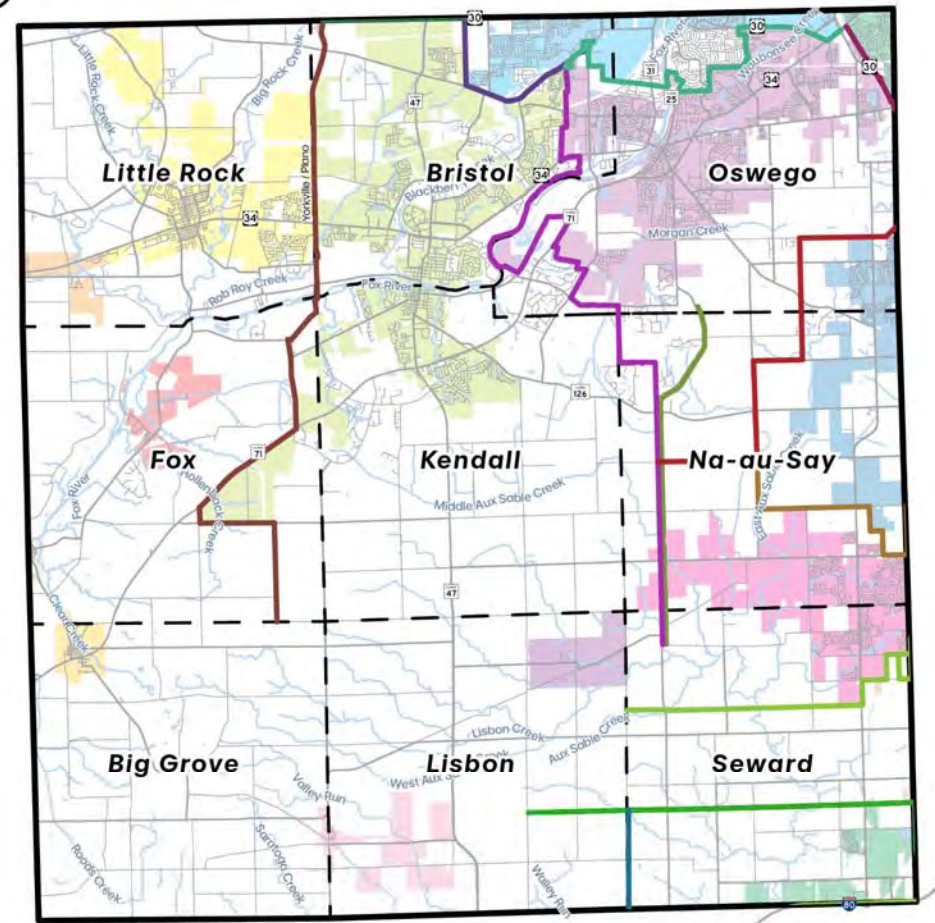
Tools (Ordinances, Grants,
Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



Legend

Municipalities	<ul style="list-style-type: none"> Newark Aurora Joliet Lisbon Millbrook Millington Minooka Montgomery Oswego Plainfield Plano Plattville Sandwich Shorewood Yorkville 	Boundary Agreements <ul style="list-style-type: none"> Joliet/Plainfield Joliet/Shorewood Minooka/Morris Minooka/Shorewood Oswego/Aurora Oswego/Montgomery Oswego/Plainfield Yorkville/Montgomery Yorkville/Oswego Yorkville/Plainfield Yorkville/Plano 	<ul style="list-style-type: none"> Water Roadways Townships Kendall County Boundary
-----------------------	---	---	--

What's Next?

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

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library

What Have Been Revised Since Draft 1

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors



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**COMPREHENSIVE
PLAN**

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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

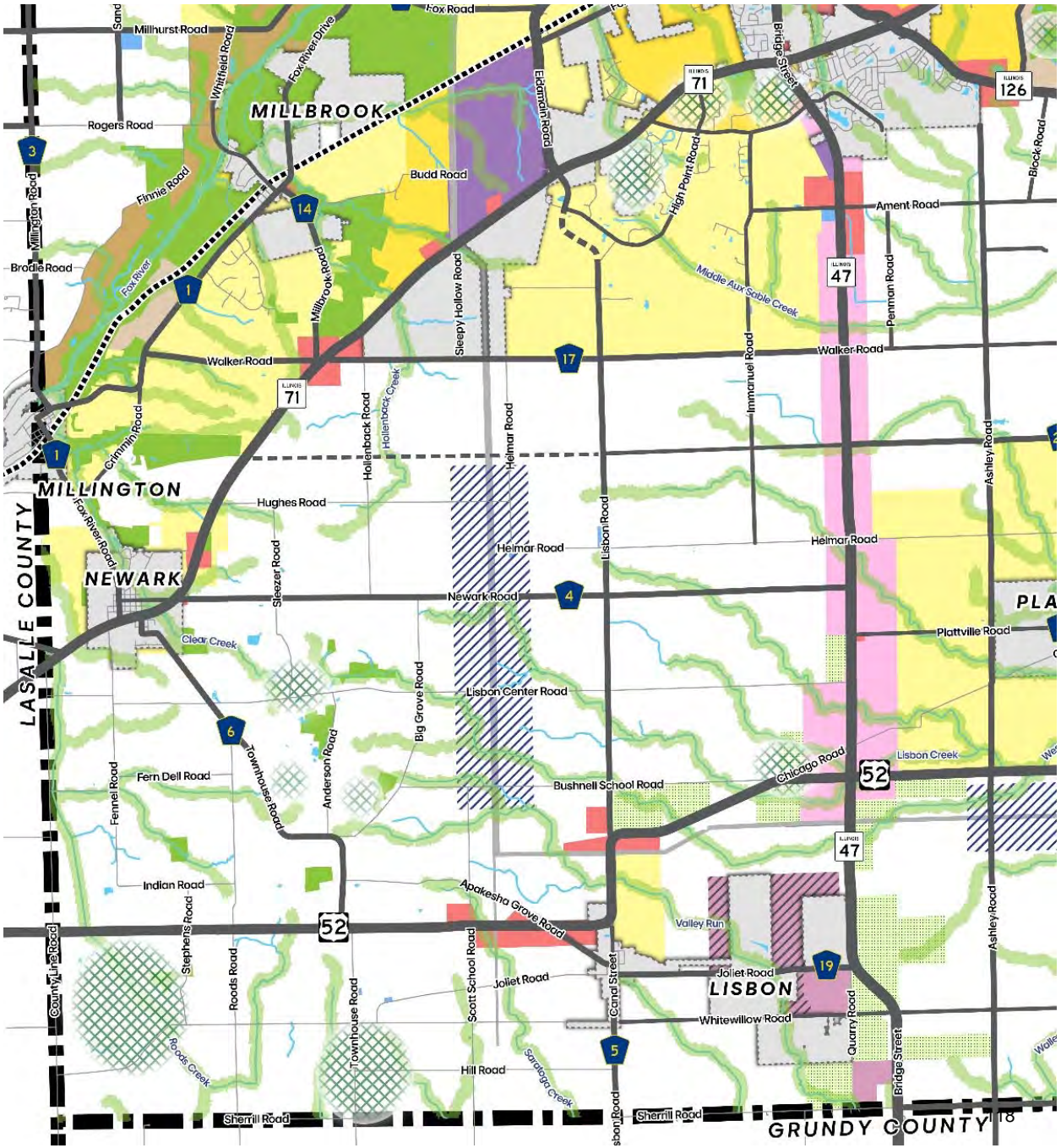
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

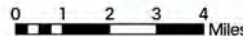
- County
- Municipal

Other

- Water
- Railroad



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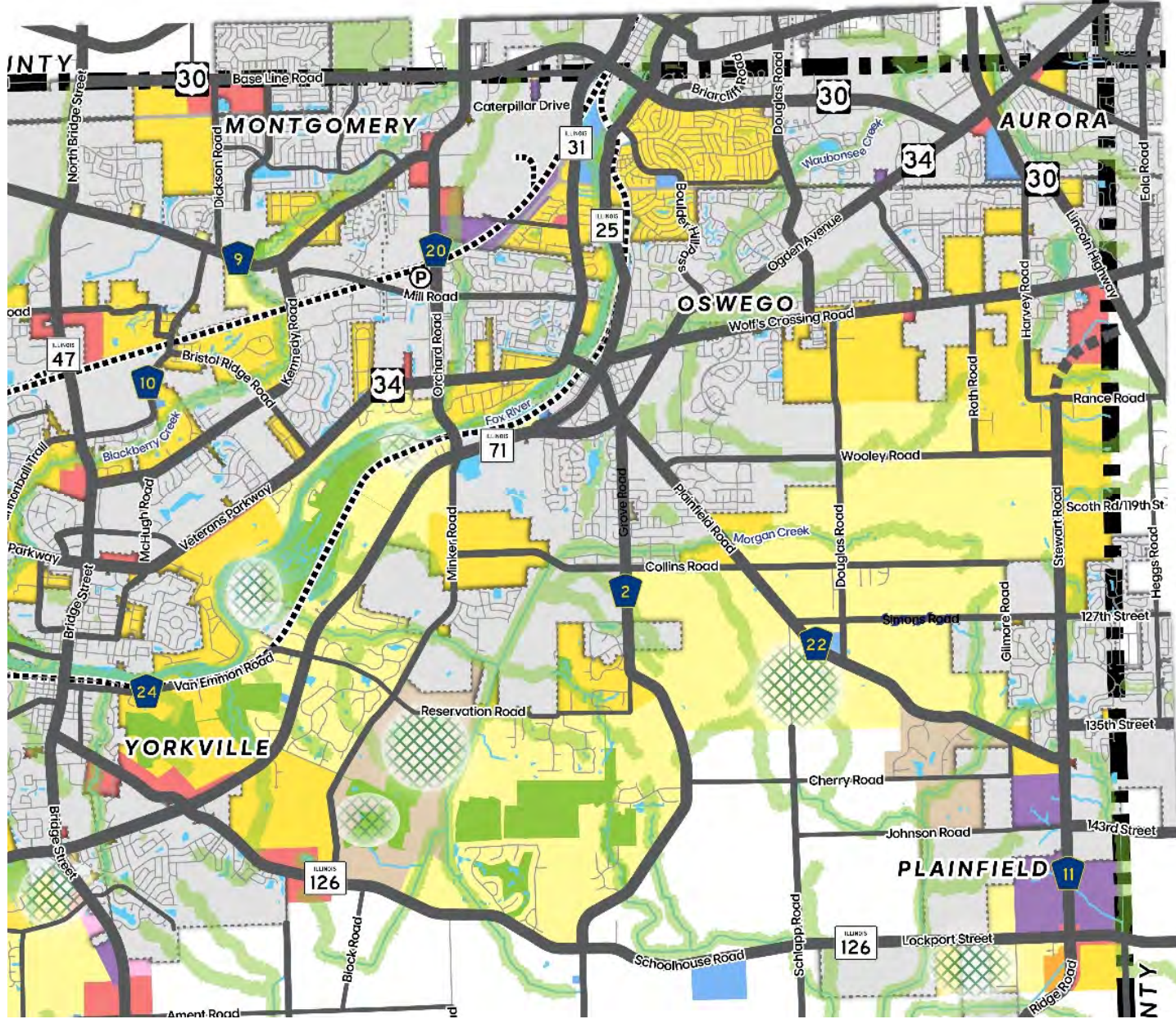


2/25/2026





Future Land Use Map



Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
- Rural Estate Residential
- Rural Residential
- Suburban Residential
- Commercial
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- Stream Corridor
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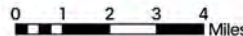
Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
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- Stream Corridor
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- Potential Mining District
- Public Institutional
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Roadway

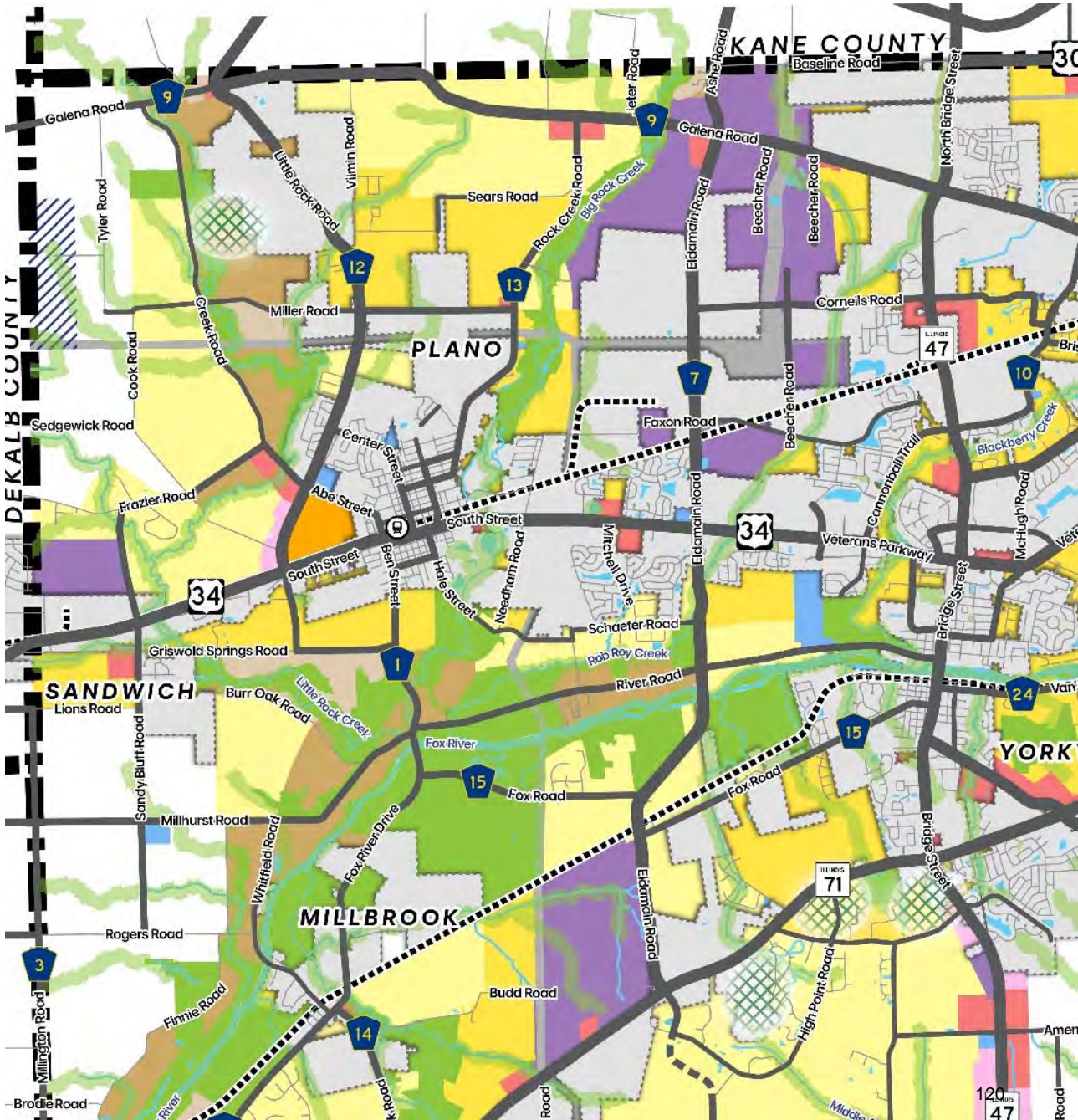
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

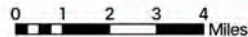
- County
- Municipal

Other

- Water
- Railroad



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2/25/2026





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
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- Mining
- Potential Mining District
- Public Institutional
- Electric Transmission
- Renewable Energy
- Open Space
- Additional Open Space Opportunity

Roadway

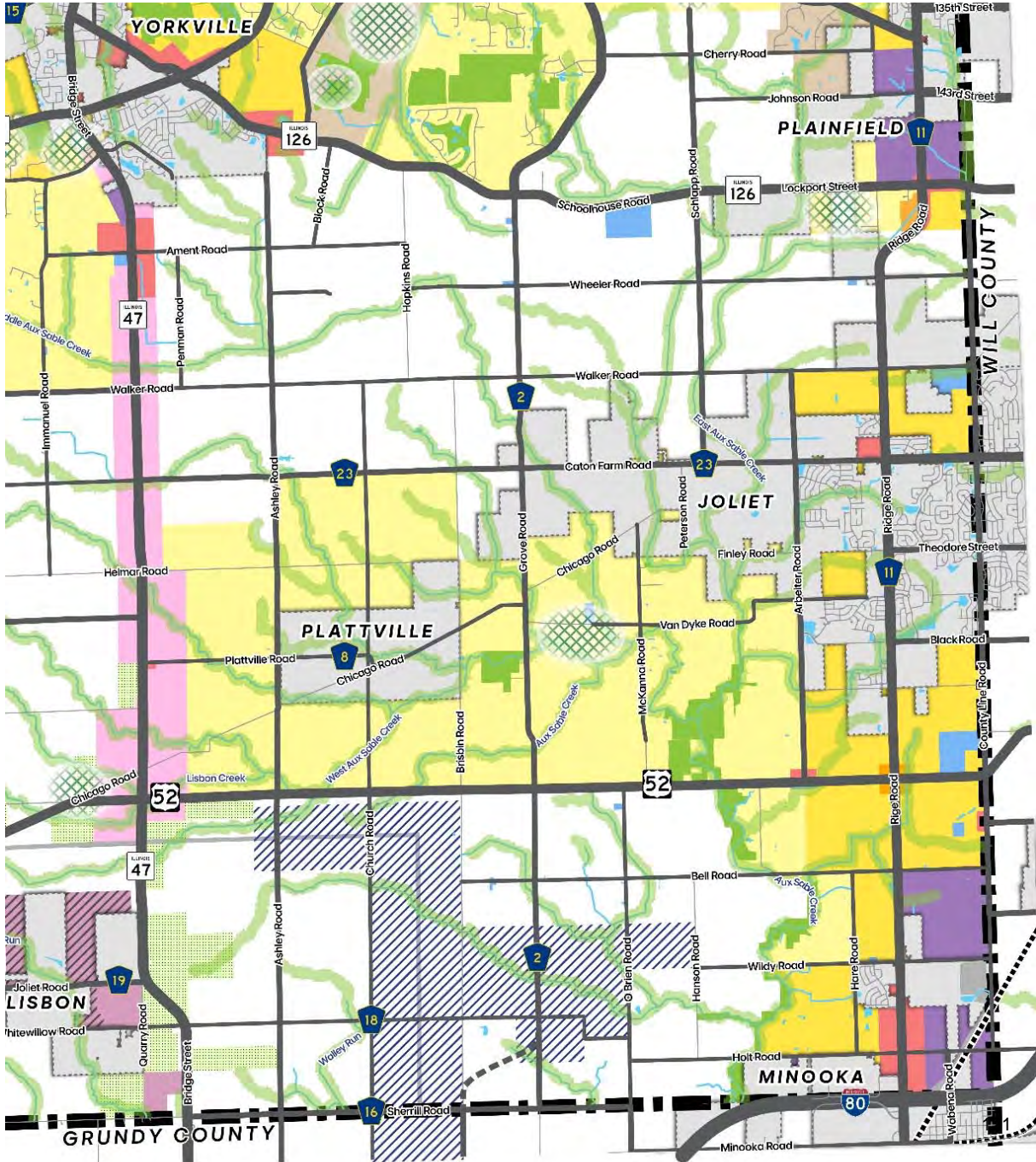
- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

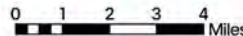
- County
- Municipal

Other

- Water
- Railroad



DRAFT



2/25/2026

Matt Asselmeier

From: Sheri A. Pellegrini, Esq. <saplawoffice@mac.com>
Sent: Monday, March 2, 2026 9:39 AM
To: Matt Asselmeier; Michael Hoffman
Subject: [External]Written Request for Revision of Draft Comprehensive Plan

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attachments available until Apr 1, 2026

Good morning. Please see the attached, written request for revision of the Draft Comprehensive Plan. Also attached are copies of the related Kendall County Board Resolution, Declaration, and Ecological Assessment.

I currently intend to comment at the March 5, 2026 meeting of the Comprehensive Land Plan and Ordinance Committee and Regional Planning Commission. Please advise whether the attached will be distributed in advance, or whether I should bring copies for everyone.

Thank you,
Sheri Pellegrini

Sheri A. Pellegrini, Esq.
Law Office of Sheri Pellegrini
6700B Reservation Road
Yorkville, Illinois 60560
(630) 841-4556 phone
(877) 636-3091 fax
SAPLawOffice@mac.com

This message contains CONFIDENTIAL INFORMATION intended only for the use of the named addressee. If you have received this message in error, please notify this office by return email. Thank you.

Nothing herein should be interpreted as binding any client of the Law Office of Sheri Pellegrini, unless and until memorialized in a separate, written agreement signed by my client.

Click to Download

2026.03.02 Sheri Pellegrini Esq to Mike Hoffman Teska VP.pdf
34.3 MB

Click to Download

Aug 8 1996 Ecological Assessment.pdf
1.6 MB

LAW OFFICE OF SHERI PELLEGRINI
6700B RESERVATION ROAD
YORKVILLE, ILLINOIS 60560
SAPLawOffice@mac.com
(630) 841-4556

March 2, 2026

Mr. Michael E. Hoffman
Teska Associates, Inc.
627 Grove Street
Evanston, Illinois 60201

Re: Kendall County Comprehensive Plan - Additional Open Space Opportunity
PINs: 05-01-100-012, -013, -014 and 02-36-300-008, -009

Dear Mr. Hoffman,

Pursuant to Kendall County Board Resolution #97-18, Additional Open Space Opportunity overlays on the above properties, which were added to the February 11, 2026 version of the Draft Plan, should be removed and returned to Rural Estate Residential. Please make this correction before the March 12, 2026 meeting.

I am the litigation attorney who met with you at the Comprehensive Land Plan meeting on February 25, 2025. I gave you a copy of Board Resolution #97-18 (attached) and reminded you that Kendall County decided that the previous Natural Resource Area overlay on the properties should be removed.

Open Space Opportunity is merely a rebranded Natural Resource Area. In 1997, Natural Resource Areas were "wetlands . . . surface water, woodland coverage of 5 acres or more, prairie, savannas, and scenic areas . . . environmental corridors or greenways . . . that link open space areas." (LRMP March 1994). In 2026, Natural Resource Areas are replaced with Open Spaces, which are "conservation areas, non-public open space in a natural state, trails or greenways, and waterbodies." (Draft Plan, Feb. 11, 2026).

For litigation purposes, assigning Open Space Opportunity to these particular properties may constitute intentional conduct by Teska Associates (i.e., subject to punitive damages) by virtue of the fact that you and Mr. Lee Brown personally and materially participated in the 1997 hearings that resulted in Kendall County Board Resolution #97-18. I hope that this is merely an oversight which will be resolved promptly and without Court intervention.

Map excerpts are attached to assist you in identifying the properties from which to remove the Open Space overlays and any other such designations. I appreciate your kind attention to this matter.

Sincerely,


Sheri A. Pellegrini

cc: Mr. Matt Asselmeier
Director, PBZ

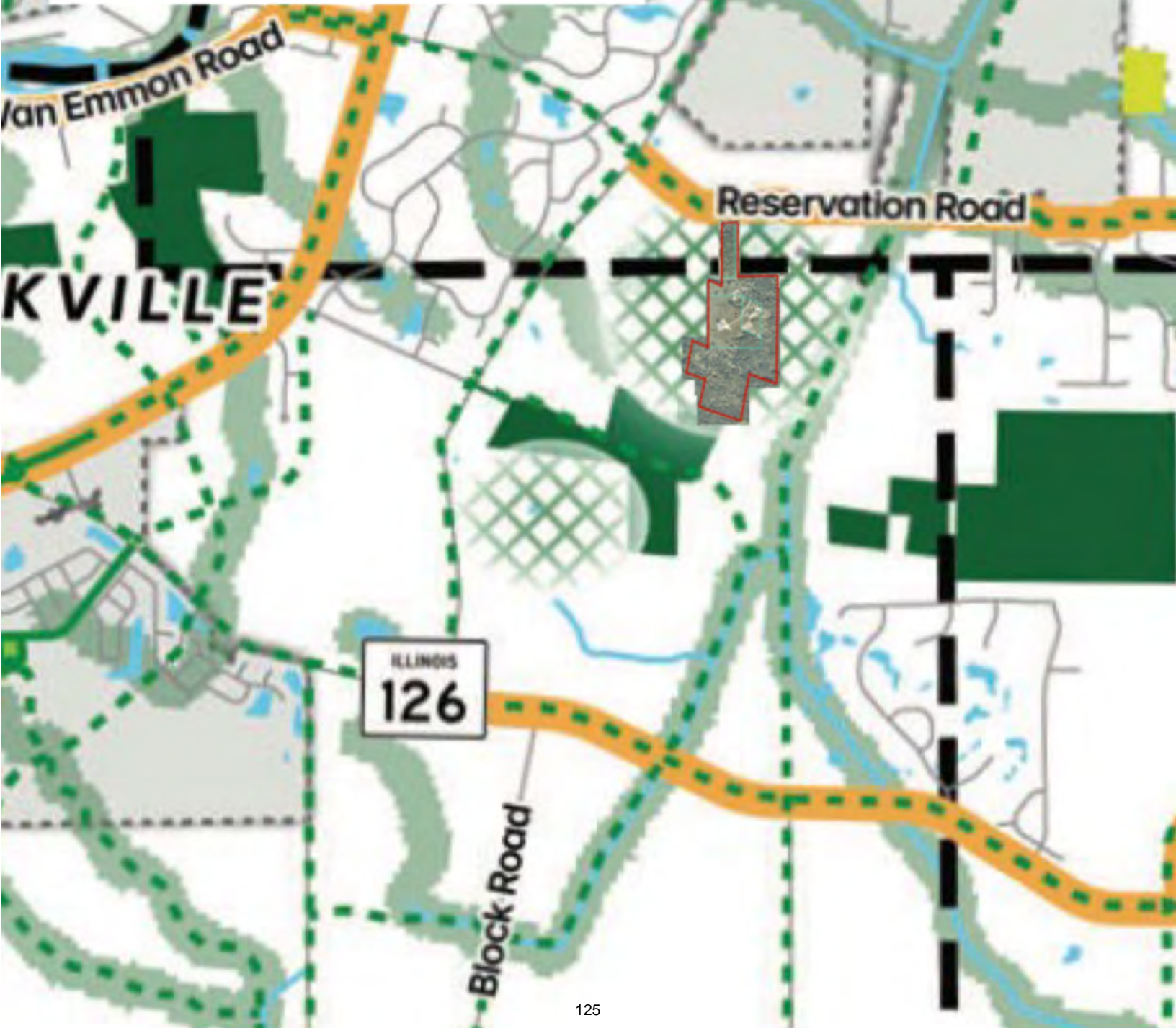


Future Land Use Map





Recreational Open Space Opportunity Map



RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.

Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the "natural resource area" designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.

[Redacted Signature]

Chairman, County Board of Kendall County, Illinois

ATTEST:

[Redacted Signature]

County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 20 00

[Redacted Signature]

County Clerk

THE S/E GROUP

Professional Engineers & Scientists

August 22, 1996

Law Offices of Sheri Pellegrini
2015 Maplewood Circle
Suite 200
Naperville, Illinois 60563

Attention: Sheri Pellegrini, Attorney At Law

Subject: Preliminary Ecological Assessment
64-Acre Property
Kendall Township, Kendall County, Illinois

Dear Mrs. Pellegrini:

You have retained The S/E Group to evaluate the March 1994, *Kendall County Land Resource Management Plan* (LRMP) in relation to the 64-acre property owned by your parents, Stan and Launa Jorgensen, and to conduct an ecological assessment of the site. We have reviewed and evaluated LRMP and its *Kendall County Resource Management Concept Plan* exhibit and December 1992, *Kendall County Environmental Factors* exhibit. On June 11, 1996, we visited the site and performed an ecological assessment of the entire 64-acre property.

The purpose of the evaluation was to evaluate the accuracy of the LRMP, which appears to have designated the northwest portion of the property as a "Natural Resource Area". The definition of a "Natural Resource Area," given on page 37 in the LRMP, is "lands with such a unique environmental characteristics that they deserve to determine the land use. These characteristics include wetlands, floodplains, prime aquifer recharge areas, surface water, woodland coverage of 5 acres or more, prairie, savannas, and scenic areas".

SUMMARY

Based on the ecological assessment of the vegetation of the 64-acre subject property, it is our conclusion that the property has no natural area significance that would warrant preservation nor similar designation for long-term natural area planning purposes. This conclusion is based on the floristic quality data generated from the Gerould S. Wilhelm and Linda A. Masters method to evaluate vegetative quality of an area. In addition, the designated "Natural Resource Area" is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property as a "Natural Resource Area" appears to be erroneous.

PRELIMINARY ECOLOGICAL ASSESSMENT

The subject property is located approximately 1 mile north of Illinois State Route 126 on the east side of Minkler Road in Kendall Township, Kendall County, Illinois (NW Section 1, Township 36N, Range 7E). The property is approximately 64 acres in size and consists primarily of sugar maple

woods, hawthorn dominated woods, and early successional species typical of old field vegetation. One small, low quality, isolated wetland is located in the northern portion of the property, as well as several vertically cut stream channels in the southern portion. The subject property is surrounded by an oak-hickory woodland on the east, south, and west sides, and agricultural land on the north.

Exhibit I, a 1" = 200', April, 1994, aerial photograph showing the subject property, is enclosed with this correspondence. As shown on this exhibit, the subject property has been divided into four areas (Area 1, 2, 3, and 4). The basis of these divisions was mainly on the vegetative composition of each particular area.

A floristic inventory of each area was conducted during the field visit and was analyzed with the August 1994 version of the Floristic Quality Assessment (FQA) system to evaluate the vegetative quality of each area quantitatively. The FQA is a widely used technique for quantifiable assessment of the vegetation in a defined area, and has been developed by former staff of the Morton Arboretum, Gerould S. Wilhelm and Linda A. Masters. Using the FQA, the presence of each plant species is noted, and a list is generated through a computer program that leads to calculations of various floristic quality data. The floristic quality data for an area indicate its quality as a natural area.

One indicator of the degree of disturbance and vegetative quality at an area is the calculated Native Floristic Quality Index (Native FQI). Areas registering Native FQI values less than 20 have no significance from a natural area perspective. Areas with Native FQI values higher than 35 possess sufficient conservatism and richness to be of profound importance from a regional perspective. Areas registering in the 50's and higher are extremely rare and are of paramount importance.

Provided below is a detailed description of the plant communities located in each of the four designated areas of the property.

Area 1

This area refers to the far northeastern corner and the east-central portion of the property, which comprises approximately 25% of the subject property, and consists of sugar maple (*Acer saccharum*) woods. Historically, these two areas, designated as "Area 1", were most likely similar in vegetative structure as the adjacent oak-hickory dominated woodland to the south and east of the property. Through historical clearing of woody vegetation in these two areas, as well as fire suppression, sugar maple has slowly replaced a once oak-hickory dominated woodland.

In addition, two deeply cut channels indicated as intermittent waterways in the *Soil Survey of Kendall County, Illinois*, are located in the east-central portion of this area.

The following list contains plant species evident in Area 1 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	95.3%	ADVENTIVE	4.7%
61 NATIVE SPECIES	12 Tree	18.8%	0 Tree	0.0%
64 Total Species	2 Shrub	3.1%	1 Shrub	1.6%
3.67 NATIVE MEAN C	2 W-Vine	3.1%	0 W-Vine	0.0%

3.50	W/Adventives	1	H-Vine	1.6%	0	H-Vine	0.0%
28.68	NATIVE FQI	33	P-Forb	51.6%	1	P-Forb	1.6%
28.00	W/Adventives	1	B-Forb	1.6%	1	B-Forb	1.6%
1.1	NATIVE MEAN W	5	A-Forb	7.8%	0	A-Forb	0.0%
1.1	W/Adventives	1	P-Grass	1.6%	0	P-Grass	0.0%
AVG:	FACULTATIVE (-)	0	A-Grass	0.0%	0	A-Grass	0.0%
		4	P-Sedge	6.3%	0	P-Sedge	0.0%
		0	A-Sedge	0.0%	0	A-Sedge	0.0%
		0	Cryptogam	0.0%			

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ACBSAU	3 Acer saccharum	3	FACU Nt TREE	SUGAR MAPLE
AGRGRY	2 Agrimonia gryposepala	2	FACU+ Nt P-FORB	TALL AGRIMONY
ALITRI	4 Alisma triviale	-5	OBL Nt P-FORB	WATER PLANTAIN
ALLPBT	* ALLIARIA PETIOLATA	0	FAC Ad B-FORB	GARLIC MUSTARD
ALLCER	7 Allium cernuum	1	[FAC-] Nt P-FORB	NODDING WILD ONION
ARIDRA	7 Arisaema dracontium	-3	FACW Nt P-FORB	GREEN DRAGON
ARITRI	4 Arisaema triphyllum	-2	FACW- Nt P-FORB	JACK-IN-THE-PULPIT
ASTSAD	2 Aster sagittifolius drummondii	3	[FACU] Nt P-FORB	DRUMMOND'S ASTER
ASTSIS	3 Aster simplex	-5	OBL Nt P-FORB	PANICLED ASTER
CXPENS	5 Carex pensylvanica	5	UPL Nt P-SEDGE	COMMON OAK SEDGE
CXROSE	4 Carex rosea	5	UPL Nt P-SEDGE	CURLY-STYLED WOOD SEDGE
CXSPEA	5 Carex sp. A	-3	[FACW] Nt P-SEDGE	CAREX SPECIES A
CXSPBB	5 Carex sp. B	-3	[FACW] Nt P-SEDGE	CAREX SPECIES B
CAROVY	5 Carya ovata	3	FACU Nt TREE	SHAGBARK HICKORY
CBLOCC	3 Celtis occidentalis	1	FAC- Nt TREE	HACKBERRY
CIRLUC	1 Circaea lutetiana canadensis	3	FACU Nt P-FORB	ENCHANTER'S NIGHTSHADE
CLAVIR	2 Claytonia virginica	3	FACU Nt P-FORB	SPRING BEAUTY
DENLAC	5 Dentaria laciniata	3	FACU Nt P-FORB	TOOTHWORT
ELLNYC	2 ELLISIA NYCTELEA	-1	FAC+ Nt A-FORB	AUNT LUCY
ERIANB	0 Erigeron annuus	1	FAC- Nt B-FORB	ANNUAL FLEABANE
BRYALB	5 Brythronium albidum	5	UPL Nt P-FORB	WHITE TROUT LILY
EUPRUG	4 Eupatorium rugosum	5	UPL Nt P-FORB	WHITE SNAKEROOT
FLOPRO	8 Floerkea proserpinacoides	-1	FAC+ Nt A-FORB	FALSE MERMAID
FRAPBS	1 Fraxinus pennsylvanica subintegerrima	0	FAC Nt TREE	GREEN ASH
GALAPA	1 Galium aparine	3	FACU Nt A-FORB	ANNUAL BEDSTRAW
GALMOL	* GALIUM MOLLUGO	5	UPL Ad P-FORB	WHITE BEDSTRAW
GERMAC	4 Geranium maculatum	5	[UPL] Nt P-FORB	WILD GERANIUM
GEUCAN	1 Geum canadense	0	FAC Nt P-FORB	WOOD AVENS
GBULAT	2 Geum laciniatum trichocarpum	-3	FACW Nt P-FORB	ROUGH AVENS
GLYSTR	4 Glyceria striata	-3	[FACW] Nt P-GRASS	FOWL MANNA GRASS
HYDVIR	5 Hydrophyllum virginianum	0	[FAC] Nt P-FORB	VIRGINIA WATERLEAF
IMPCAP	3 Impatiens capensis	-3	FACW Nt A-FORB	ORANGE JEWELWEED
JUGNIG	5 Juglans nigra	3	FACU Nt TREE	BLACK WALNUT
MBRVIR	5 Mertensia virginica	-3	FACW Nt P-FORB	VIRGINIA BLUEBELLS
OSTVIR	5 Ostrya virginiana	4	FACU- Nt TREE	HOP HORNBEAM
OXAEUR	0 Oxalis europaea	3	FACU Nt P-FORB	TALL WOOD SORREL
PARQUI	2 Parthenocissus quinquefolia	1	FAC- Nt W-VINE	VIRGINIA CREEPER
PHLDIV	5 Phlox divaricata	3	FACU Nt P-FORB	WOODLAND PHLOX
POLCAL	3 Polygonatum canaliculatum	3	FACU Nt P-FORB	SMOOTH SOLOMON'S SEAL
POLGVI	2 Polygonum virginianum	0	FAC Nt P-FORB	WOODLAND KNOTWEED
POPDEL	2 Populus deltoides	-1	FAC+ Nt TREE	EASTERN COTTONWOOD
POTSIS	4 Potentilla simplex	4	FACU- Nt P-FORB	COMMON CINQUEFOIL
PREALB	5 Prenanthes alba	3	FACU Nt P-FORB	LION'S FOOT
PRUSER	1 Prunus serotina	3	FACU Nt TREE	WILD BLACK CHERRY
QUEALB	5 Quercus alba	0	FAC Nt TREE	WHITE OAK
QUERUB	7 Quercus rubra	3	FACU Nt TREE	RED OAK
RANABO	0 Ranunculus abortivus	-2	FACW- Nt A-FORB	SMALL-FLOWERED BUTTERCUP
RANSEP	5 Ranunculus septentrionalis	-4	FACW+ Nt P-FORB	SWAMP BUTTERCUP
RHURAD	2 Rhus radicans	-1	FAC+ Nt W-VINE	POISON IVY
RIBAME	7 Ribes americanum	-3	FACW Nt SHRUB	WILD BLACK CURRANT
ROSMUL	* ROSA MULTIFLORA	3	FACU Ad SHRUB	MULTIFLORA ROSE
RUBOCC	2 Rubus occidentalis	5	UPL Nt SHRUB	BLACK RASPBERRY
SANCAD	6 Sanguinaria canadensis	4	FACU- Nt P-FORB	BLOODROOT
SANGRE	2 Sanicula gregaria	-1	FAC+ Nt P-FORB	CLUSTERED BLACK SNAKEROOT
SENPAU	6 Senecio pauperulus	-1	FAC+ Nt P-FORB	BALSAM RAGWORT
SMIRAC	3 Smilacina racemosa	3	FACU Nt P-FORB	FALSE SOLOMON'S SEAL
SMIECI	5 Smilax ecirrhata	5	UPL Nt P-FORB	UPRIGHT CARRION FLOWER

SMILAS	5 Smilax lasioneura	5 [UPL]	Nt H-VINE	COMMON CARRION FLOWER
SOLULM	5 Solidago ulmifolia	5 UPL	Nt P-FORB	BLM-LEAVED GOLDENROD
TILAME	5 Tilia americana	3 FACU	Nt TREE	AMERICAN LINDEN
TRIREC	5 Trillium recurvatum	4 FACU-	Nt P-FORB	RED TRILLIUM
ULMAME	3 Ulmus americana	-2 FACW-	Nt TREE	AMERICAN ELM
URTPRO	2 Urtica procera	-1 FAC+	Nt P-FORB	TALL NETTLE
VIOSOR	3 Viola sororia	1 FAC-	Nt P-FORB	COMMON BLUE VIOLET

As indicated by the above list, the sugar maple woods contained a diverse groundcover of native herbaceous vegetation, with a very low component of adventive shrubs. This rich groundcover layer contained several conservative plants, such as green dragon (*Arisaema dracontium*), wild leek (*Allium tricoccum*), and false mermaid (*Floerkea proserpinacoides*), which indicate that the area historically has been subject to minimal disturbance following clearing. Based on the calculated Native FQI value of 28.68, this area is of marginal natural area significance at best, since a value of 35 indicates an area that possess sufficient conservatism and richness to be of profound importance from a regional perspective.

Area 2

This area comprised most of the northwestern portion of the property and consisted of early successional species typical of old field vegetation. The most abundant species in this area were non-native and included Hungarian brome (*Bromus inermis*), yarrow (*Achillea millefolium*), Kentucky blue grass (*Poa pratensis*), wild carrot (*Daucus carota*), and red clover (*Trifolium pratense*).

The following list contains plant species evident in Area 2 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	48.5%	ADVENTIVE	51.5%
16 NATIVE SPECIES	5 Tree	15.2%	0 Tree	0.0%
33 Total Species	1 Shrub	3.0%	3 Shrub	9.1%
1.88 NATIVE MEAN C	2 W-Vine	6.1%	0 W-Vine	0.0%
0.91 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
7.50 NATIVE FQI	6 P-Forb	18.2%	7 P-Forb	21.2%
5.22 W/Adventives	0 B-Forb	0.0%	3 B-Forb	9.1%
0.8 NATIVE MEAN W	0 A-Forb	0.0%	0 A-Forb	0.0%
2.0 W/Adventives	0 P-Grass	0.0%	4 P-Grass	12.1%
AVG: FACULTATIVE (-)	0 A-Grass	0.0%	0 A-Grass	0.0%
	2 P-Sedge	6.1%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ACENEG	0 Acer negundo	-2 FACW-	Nt TREE	BOX ELDER
ACHMIL	* ACHILLEA MILLEFOLIUM	3 FACU	Ad P-FORB	YARROW
ASTPIL	0 Aster pilosus	2 FACU+	Nt P-FORB	HAIRY ASTER
BROINE	* BROMUS INERMIS	5 UPL	Ad P-GRASS	HUNGARIAN BROME
CKBLAN	1 Carex blanda	0 FAC	Nt P-SEDGE	COMMON WOOD SEDGE
CHRLEP	* CHRYSANTHEMUM LEUCANTHEMUM PINNATIFIDUM	5 UPL	Ad P-FORB	OX-EYE DAISY
CIRARV	* CIRSIIUM ARVENSE	5 UPL	Ad P-FORB	FIELD THISTLE
CORRAC	1 Cornus racemosa	-2 FACW-	Nt SHRUB	GRAY DOGWOOD
CRACRU	2 Crataegus crus-galli	0 FAC	Nt TREE	COCKSPUR HAWTHORN
CRAMOL	2 Crataegus mollis	4 FACU-	Nt TREE	DOWNY HAWTHORN
CYPESC	0 Cyperus esculentus	-1 [FAC+]	Nt P-SEDGE	FIELD NUT SEDGE
DACGLO	* DACTYLIS GLOMERATA	3 FACU	Ad P-GRASS	ORCHARD GRASS
DAUCAR	* DAUCUS CAROTA	5 UPL	Ad B-FORB	QUEEN ANNE'S LACE
FRAVIR	1 Fragaria virginiana	1 FAC-	Nt P-FORB	WILD STRAWBERRY
JUNTEN	0 Juncus tenuis	2 [FACU+]	Nt P-FORB	PATH RUSH

LONTAT	* LONICERA TATARICA	5 [UPL]	Ad SHRUB	TARTARIAN HONEYSUCKLE
MALIOE	3 Malus ioensis	5 UPL	Nt TREE	IOWA CRAB
MELLOF	* MELILOTUS OFFICINALIS	3 FACU	Ad B-FORB	YELLOW SWBET CLOVER
PHLPRA	* PHLEUM PRATENSE	3 FACU	Ad P-GRASS	TIMOTHY
PLAMAJ	* PLANTAGO MAJOR	-1 FAC+	Ad P-FORB	COMMON PLANTAIN
POAPRA	* POA PRATENSIS	1 FAC-	Ad P-GRASS	KENTUCKY BLUE GRASS
POTSIS	4 Potentilla simplex	4 FACU-	Nt P-FORB	COMMON CINQUEFOIL
QUEALB	5 Quercus alba	0 FAC	Nt TREE	WHITE OAK
RHURAD	2 Rhus radicans	-1 FAC+	Nt W-VINE	POISON IVY
ROSMUL	* ROSA MULTIFLORA	3 FACU	Ad SHRUB	MULTIFLORA ROSE
RUDHIR	1 Rudbeckia hirta	3 FACU	Nt P-FORB	BLACK-EYED SUSAN
RUMCRI	* RUMEX CRISPUS	-1 FAC+	Ad P-FORB	CURLY DOCK
SEMPAU	6 Senecio pauperculus	-1 FAC+	Nt P-FORB	BALSAM RAGWORT
TAROFF	* TARAXACUM OFFICINALE	3 FACU	Ad P-FORB	COMMON DANDELION
TRAPRA	* TRAGOPOGON PRATENSIS	5 UPL	Ad B-FORB	COMMON GOAT'S BEARD
TRIPRA	* TRIFOLIUM PRATENSE	5 UPL	Ad P-FORB	RED CLOVER
VIBOPU	* VIBURNUM OPULUS	3 [FACU]	Ad SHRUB	HIGHBUSH CRANBERRY
VITRIP	2 Vitis riparia	-2 FACW-	Nt W-VINE	RIVERBANK GRAPE

Greater than half of the flora were alien species, which readily establish in agricultural areas following recent ground disturbance. As indicated by the Native FQI value of 7.50, this area has no natural area significance.

Area 3

This area refers to the entire southern section of the property and a small portion in the east. As with Area 1, this area likely contained similar vegetation as the adjacent oak-hickory woodland. However, the native flora in this area has been severely degraded, mainly by long-term grazing.

The vegetative coverage in this area primarily consisted of hawthorn (*Crataegus* spp.), multiflora rose (*Rosa multiflora*), and garlic mustard (*Alliaria petiolata*), all of which are ubiquitous species commonly found in over-grazed areas. These species have replaced most of the native understory in the area, which has greatly reduced the area's functional value.

Additionally, this area contained two deeply cut channels indicated as intermittent waterways in the *Soil Survey of Kendall County, Illinois*.

The following list contains plant species evident in Area 3 during the June 11, 1996, inspection.

FLORISTIC QUALITY DATA	NATIVE	66.7%	ADVENTIVE	33.3%
22 NATIVE SPECIES	12 Tree	36.4%	0 Tree	0.0%
33 Total Species	3 Shrub	9.1%	2 Shrub	6.1%
2.77 NATIVE MEAN C	2 W-Vine	6.1%	0 W-Vine	0.0%
1.85 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
13.01 NATIVE FQI	2 P-Forb	6.1%	4 P-Forb	12.1%
10.62 W/Adventives	0 B-Forb	0.0%	2 B-Forb	6.1%
2.0 NATIVE MEAN W	1 A-Forb	3.0%	1 A-Forb	3.0%
2.6 W/Adventives	1 P-Grass	3.0%	2 P-Grass	6.1%
AVG: FAC. UPLAND (+)	0 A-Grass	0.0%	0 A-Grass	0.0%
	1 P-Sedge	3.0%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ACBSAU	3 Acer saccharum	3 FACU	Nt TREE	SUGAR MAPLE
ACHMIL	* ACHILLEA MILLEFOLIUM	3 FACU	Ad P-FORB	YARROW

ALLPET	* ALLIARIA PETIOLATA	0	FAC	Ad	B-FORB	GARLIC MUSTARD
ARCMIN	* ARCTIUM MINUS	5	UPL	Ad	B-FORB	COMMON BURDOCK
BRANIG	* BRASSICA NIGRA	5	UPL	Ad	A-FORB	BLACK MUSTARD
BROINE	* BROMUS INERMIS	5	UPL	Ad	P-GRASS	HUNGARIAN BROME
CKMOLE	2 Carex molesta	-1	FAC+	Nt	P-SEDGE	FIELD OVAL SEDGE
CAROV	5 Carya ovata	3	FACU	Nt	TREE	SHAGBARK HICKORY
CELOCC	3 Celtis occidentalis	1	FAC-	Nt	TREE	HACKBERRY
CIRLUC	1 Circaea lutetiana canadensis	3	FACU	Nt	P-FORB	ENCHANTER'S NIGHTSHADE
CRACRU	2 Crataegus crus-galli	0	FAC	Nt	TREE	COCKSPUR HAWTHORN
CRAMOL	2 Crataegus mollis	4	FACU-	Nt	TREE	DOWNY HAWTHORN
ELYCAN	4 Elymus canadensis	1	FAC-	Nt	P-GRASS	CANADA WILD RYE
FRAPES	1 Fraxinus pennsylvanica subintegerrima	0	FAC	Nt	TREE	GREEN ASH
GALAPA	1 Galium aparine	3	FACU	Nt	A-FORB	ANNUAL BEDSTRAW
GALMOL	* GALIUM MOLLUGO	5	UPL	Ad	P-FORB	WHITE BEDSTRAW
HYPPER	* HYPERICUM PERFORATUM	5	UPL	Ad	P-FORB	COMMON ST. JOHN'S WORT
JUGNIG	5 Juglans nigra	3	FACU	Nt	TREE	BLACK WALNUT
LONMAA	* LONICERA MAACKII	5	UPL	Ad	SHRUB	AMUR HONEYSUCKLE
ORNUMB	* ORNITHOGALUM UMBELLATUM	5	UPL	Ad	P-FORB	STAR OF BETHLEHEM
PARQUI	2 Parthenocissus quinquefolia	1	FAC-	Nt	W-VINE	VIRGINIA CREEPER
POAPRA	* POA PRATENSIS	1	FAC-	Ad	P-GRASS	KENTUCKY BLUE GRASS
POPDEL	2 Populus deltoides	-1	FAC+	Nt	TREE	EASTERN COTTONWOOD
PRUSER	1 Prunus serotina	3	FACU	Nt	TREE	WILD BLACK CHERRY
QUEALB	5 Quercus alba	0	FAC	Nt	TREE	WHITE OAK
QUERUB	7 Quercus rubra	3	FACU	Nt	TREE	RED OAK
RHUGLA	1 Rhus glabra	5	UPL	Nt	SHRUB	SMOOTH SUMAC
RHURAD	2 Rhus radicans	-1	FAC+	Nt	W-VINE	POISON IVY
RIBMIS	5 Ribes missouriense	5	UPL	Nt	SHRUB	WILD GOOSEBERRY
ROSMUL	* ROSA MULTIFLORA	3	FACU	Ad	SHRUB	MULTIFLORA ROSE
RUBOCC	2 Rubus occidentalis	5	UPL	Nt	SHRUB	BLACK RASPBERRY
SOLALT	1 Solidago altissima	3	FACU	Nt	P-FORB	TALL GOLDENROD
ULMRUB	4 Ulmus rubra	0	FAC	Nt	TREE	SLIPPERY ELM

Essentially, this area has no natural area significance, as indicated by the Native FQI value of 13.01.

Area 4

This area is a small (approximately 0.6 acre), isolated wetland located in the northern portion of the property. At the time of the field inspection, vegetative coverage in the wetland was approximately 40% and inundation ranged from 3 to 5 inches. Approximately 50% of the vegetative cover in the wetland consisted of reed canary grass (*Phalaris arundinacea*), an adventive grass species.

The following list contains plant species evident in Area 4 during the June 11, 1996, inspection

FLORISTIC QUALITY DATA	NATIVE	66.7%	ADVENTIVE	33.3%
12 NATIVE SPECIES	0 Tree	0.0%	0 Tree	0.0%
18 Total Species	0 Shrub	0.0%	0 Shrub	0.0%
2.25 NATIVE MEAN C	0 W-Vine	0.0%	0 W-Vine	0.0%
1.50 W/Adventives	0 H-Vine	0.0%	0 H-Vine	0.0%
7.79 NATIVE FQI	2 P-Forb	11.1%	2 P-Forb	11.1%
6.36 W/Adventives	0 B-Forb	0.0%	0 B-Forb	0.0%
-2.3 NATIVE MEAN W	7 A-Forb	38.9%	1 A-Forb	5.6%
-1.8 W/Adventives	0 P-Grass	0.0%	3 P-Grass	16.7%
AVG: FAC. WETLAND (-)	0 A-Grass	0.0%	0 A-Grass	0.0%
	3 P-Sedge	16.7%	0 P-Sedge	0.0%
	0 A-Sedge	0.0%	0 A-Sedge	0.0%
	0 Cryptogam	0.0%		

ACRONYM	C SCIENTIFIC NAME	W WETNESS	PHYSIOG.	COMMON NAME
ALISUB	4 Alisma subcordatum	-5	OBL Nt P-FORB	COMMON WATER PLANTAIN
CKBLAN	1 Carex blanda	0	FAC Nt P-SEDGE	COMMON WOOD SEDGE
ELEACI	2 Eleocharis acicularis	-5	OBL Nt P-SEDGE	NEEDLE SPIKE RUSH

GALAPA	1 Galium aparine	3 FACU	Nt A-FORB	ANNUAL BEDSTRAW
HORJUB	* HORDEUM JUBATUM	-1 FAC+	Ad P-GRASS	SQUIRREL-TAIL GRASS
PENSED	5 Penthorum sedoides	-5 OBL	Nt P-FORB	DITCH STONECROP
PHAAHU	* PHALARIS ARUNDINACEA	-4 FACW+	Ad P-GRASS	REED CANARY GRASS
PLAMAJ	* PLANTAGO MAJOR	-1 FAC+	Ad P-FORB	COMMON PLANTAIN
POAPRA	* POA PRATENSIS	1 FAC-	Ad P-GRASS	KENTUCKY BLUE GRASS
POLPEN	0 Polygonum pensylvanicum	-4 FACW+	Nt A-FORB	PINKWEED
POLPER	* POLYGONUM PERSCICARIA	1 [FAC-]	Ad A-FORB	LADY'S THUMB
POTNOR	0 Potentilla norvegica	0 FAC	Nt A-FORB	NORWAY CINQUEFOIL
RANABO	0 Ranunculus abortivus	-2 FACW-	Nt A-FORB	SMALL-FLOWERED BUTTERCUP
RANSCE	6 Ranunculus sceleratus	-5 OBL	Nt A-FORB	CURSED BUTTERCUP
RORPAH	4 Ripipia palustris hispida	-5 OBL	Nt A-FORB	ROUGH MARSH CRESS
RUMCRI	* RUMEX CRISPUS	-1 FAC+	Ad P-FORB	CURLY DOCK
SCIFLU	4 Scirpus fluviatilis	-5 OBL	Nt P-SEDGE	RIVER BULRUSH
VERPBE	0 Veronica peregrina	5 UPL	Nt A-FORB	PURSLANE SPBBDWELL

As indicated by the Native FQI value of 7.79, this area has no natural area significance. Additionally, due to it's small size and isolation, this low quality area provides minimal wetland function.

Based on the information gathered during the site investigation, no unique environmental features, nor area of natural area significance, are located on the subject property. Approximately 75% of the subject property (Areas 2 and 3) has been severely altered mainly by farming practices, grazing, and clearing. These areas poorly represent the natural landscape of the Chicago region prior to European settlement. Although the ground layer in the sugar maple woods (Area 1) contained a diverse cohort of conservative plants, the presettlement oak-hickory canopy has been removed. From a natural areas perspective, Areas 2, 3, and 4 are of no significance and Area 1 is of marginal natural area significance at best.

Area 4 and the intermittent stream channels may qualify as "waters of the United States" subject to Corps of Engineers jurisdiction. Proposed alterations to these areas, given their minimal functional value and surface area of less than 1.0 acre, would qualify for an existing Corps of Engineers nationwide permit.

EXHIBIT EVALUATION

The December, 1992, *Kendall County Environmental Factors* exhibit shows that the subject property consists of woodlands, non-productive farmland and a small area with steep slopes. This exhibit, when compared to the 1" = 200', April 1994 aerial photograph (Exhibit I), and based on the ecological assessment, appears to accurately reflect current site conditions. The enclosed Exhibit II shows the approximate location of the mapped woodlands to the property boundary. Also shown on Exhibit II is the approximate location of the designated Natural Resource Area in relation to the mapped woodlands and the property boundary. The designated Natural Resource Area does not correspond to any of the mapped areas shown on the *Environmental Factors* exhibit, nor to any of the Areas evaluated as part of the ecological assessment described above.

CONCLUSION

It is our conclusion that the subject property has no unique environmental features nor natural area significance that would warrant preservation or similar designation for long-term natural area planning

purposes. In addition, the designated Natural Resource Area is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property may have been erroneous.

Please feel free to call if you have any questions.

Respectfully,



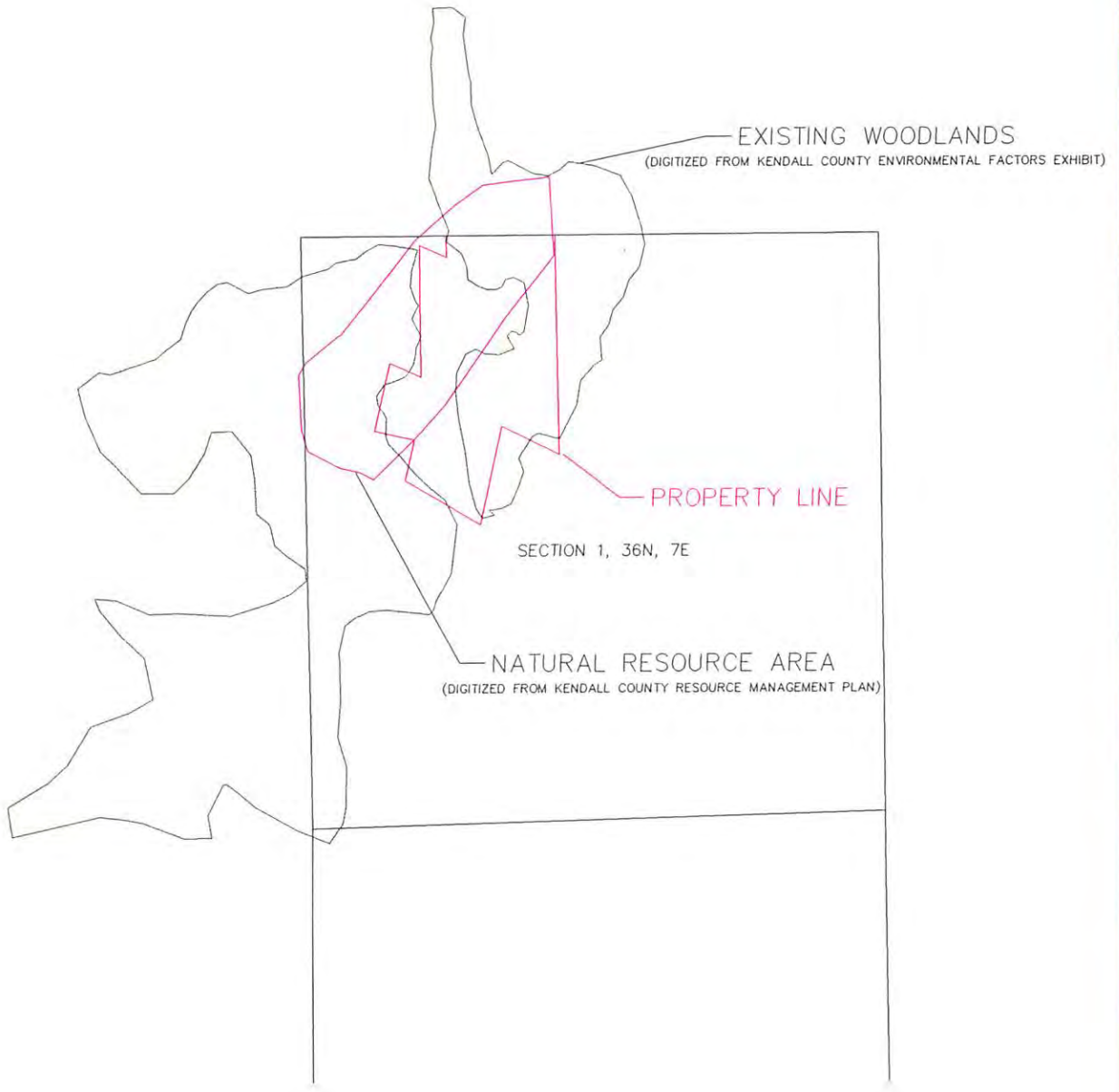
George R. Milner
Senior Environmental Scientist



Thomas E. Slowinski
Vice President

Enclosure

N:\PUBLIC\CLIENT\601-700\646001\WETLAND\LETTERS\SITEEVAL.LET



THE S/E GROUP Environmental Science, Civil & Water Resources Engineering 2000 York Road Suite 112 Oak Brook, Illinois 60521	TITLE: NATURAL RESOURCE OVERLAY	PROJECT: 64-ACRE PROPERTY, KENDALL CO.			
	CLIENT: LAW OFFICES OF SHERI PELLEGRINI 2015 MAPLEWOOD CIRCLE, SUITE 200	PROJECT NO: 646.001	SCALE: 1"=1000'	SHEET NO: 1	OF: 1
		FILE NAME:	DATE:	EXHIBIT:	

DECLARATION OF
SHERI A. PELLEGRINI, ESQ.

RE: PIN NO. 05-01-100-009

This is a full and complete
copy of original document filed in
my office on March 3, 2000
Dated at Yorkville IL this 3rd day of
March 2000



County Recorder

W. Pellegrini

**DECLARATION OF SHERI A. PELLEGRINI, ESQ.
REGARDING PIN NO. 05-01-100-009**

I, Sheri A. Pellegrini, declare as follows:

1. I am an attorney licensed to practice law in the State of Illinois. I am one of the attorneys for Stan and Launa Jorgensen who reside in Kendall County, Illinois.
2. Stan and Launa Jorgensen are the owners of, and reside at, property commonly known as 6700A Reservation Road, Yorkville, Illinois, PIN No. 05-01-100-009, consisting of approximately 64 acres and improvements thereon, and legally described as follows:

Lots 11, 14, 15, 16, 18, 19, 20, 21, 28 and 30 of the Northwest quarter of Section 1, Township 36 North, Range 7 East of the Third Principal Meridian, according to the plat of said section recorded in Plat Book 3, page 58 (except the Easterly 5.97 acres of said Lot 11 as conveyed to Robert L. Burchell and Lorena D. Burchell, by Quit Claim Deed recorded January 26, 1938 in book 90 of Deeds, page 148); in the Township of Kendall, Kendall County, Illinois and the Westerly 40.0 feet of Lot 16, of Morgan's Subdivision of part of the South half of Section 36, Township 37 North, Range 7 East of the Third Principal Meridian, in the Township of Oswego, Kendall County, Illinois

(hereinafter, the "Jorgensen Property").

3. On or about February 26, 1997, on behalf of Stan and Launa Jorgensen, I petitioned the Kendall County Regional Planning Commission for removal of the "Natural Resource Area" designation from the Jorgensen property, as depicted on the map in the Kendall County Land Resource Management Plan, (the "Jorgensen Petition").
4. In support of the Jorgensen Petition, I submitted an ecological study performed by The S/E Group, Inc., in which The S/E Group concluded:

The Jorgensen Property "has no unique environmental features nor natural area significance that would warrant preservation or similar designation for long-term natural area planning purposes. . . In addition, the designated Natural Resource Area is not consistent with the *Environmental Factors* exhibit nor current site conditions. Accordingly, the designation of a portion of the subject property as a 'Natural Resource Area' appears to be erroneous."
5. On April 23, 1997, the Kendall County Planning, Building and Zoning Director and representatives of the Kendall County Regional Planning Commission and Teska Associates visited and inspected all areas of the Jorgensen Property.
6. The Illinois Department of Natural Resources and Teska Associates also performed independent reviews and concluded that there are no threatened or endangered species on the Jorgensen Property and that there are no natural areas on the State of Illinois inventory relating to the Jorgensen Property.
7. On May 28, 1997, the Kendall County Regional Planning Commission held a public hearing, at which various testimony was heard regarding the Jorgensen Petition. At that hearing, a representative of the Kendall County Natural Area Guardians testified that he had walked on and inspected the Jorgensen Property, and that there was no basis to warrant preservation for natural area planning. He further testified that the Jorgensen Property was not included in the Kendall County Natural Area Guardians' list of properties desirable for preservation.
8. In addition, on May 28, 1997, Thomas Slowinski of The S/E Group, Inc., testified as to the methodology, nature, scope, and conclusion of the study performed by The S/E Group. Mr. Slowinski testified that the Jorgensen Property has no unique environmental features nor natural area significance that would warrant preservation or designation as a Natural Resource Area.
9. On May 28, 1996, after discussion and consideration of all the testimony, the Kendall County Regional Planning Commission voted to recommend removal of the "Natural Resource Area" designation from the entire Jorgensen Property.

10. On June 9, 1997, after discussion and consideration of the Jorgensen Petition, the evidence, and the recommendation of the Kendall County Regional Planning Commission, the Kendall County Planning, Building, and Zoning Committee voted to recommend removal of the "Natural Resource Area" designation from the entire Jorgensen Property.
11. On June 17, 1997, after discussion and consideration of the Jorgensen Petition, the evidence, and the recommendations of the Kendall County Regional Planning Commission and the Kendall County Planning, Building, and Zoning Committee, the County Board of Kendall County voted to authorize removal of the "Natural Resource Area" designation from the entire Jorgensen Property and passed Resolution No. 97-18 authorizing amendment of the Kendall County Land Resource Management Plan as petitioned.
12. A complete and accurate, certified copy of the County Board of Kendall County's Resolution No. 97-18 is attached hereto as Declaration Exhibit A.

I declare under penalty of perjury that the foregoing statements are true.

Date:

March 1, 2000

[REDACTED]
Sheri A. Pellegrini



Return Recorded Original to:

Sheri A. Pellegrini, Esq.
LAW OFFICES OF SHERI PELLEGRINI
41W075 Oak Hills Court
Elburn, Illinois 60119
(630) 513-8286 phone
(630) 513-8262 fax

DECLARATION OF SHERI A. PELLEGRINI, ESQ.
REGARDING PIN NO. 05-01-100-009
PAGE 3

RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.

Whereas, Stan and Launa Jorgensen did petition the Kendall County Regional Planning Commission to remove the "natural resource area" designation, as depicted on the Land Resource Management Plan map, from their 64 acre parcel of property located approximately 1 mile north of Illinois State Route 126 on the east of Minkler Road in Kendall Township, (NW Section 1, Township 36N, Range 7E) having the common address of 6700A Reservation Road, Yorkville, Illinois.

Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

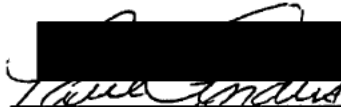
Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.



Chairman, County Board of Kendall County, Illinois

ATTEST:


County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 2000


County Clerk

RESOLUTION #97 -18

In the matter of an amendment of designation to the Kendall County Land Resource Management Plan.


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Whereas, an ecological study was done by the S/E Group which concluded that the property has no natural resource area that would warrant preservation at this time or for any long-term natural area planning purposes.

Whereas, further independent reviews were done by the Illinois Department of Natural Resources and by Mike Hoffman from Teska and Associates which revealed that there were no threatened or endangered species on the site and no natural areas on the State of Illinois inventory.

Whereas, the Kendall County Regional Planning Commission held a public hearing on May 28, 1997 and after hearing all testimony did vote to remove the "natural resource area" from the entire 64 acres of the Jorgensen property.

Therefore, on this 17th day of June, 1997, the County Board of Kendall County, Illinois does pass this resolution to authorize the amendment to the Kendall County Land Resource Management Plan as petitioned.


Chairman, County Board of
Kendall County, Illinois

ATTEST: 
County Clerk

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, Paul Anderson, Clerk in and for the County and State aforesaid, and legal Custodian of the records, files and seal of said County do hereby certify this is a full and complete copy of the original document filed in my office on June 17, 1997.

Dated at Yorkville, Illinois, this 3rd day of March 2000


County Clerk

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

*Charles B. Phillips Public Library
6 N. Jackson Street
Newark, Illinois 60541*

Unapproved Meeting Minutes of March 11, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:31 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz

Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, Jeff Wehrli, Matthew Prochaska, and Seth Wormley

KCRPC Roll Call

Members Present: Keith Landovitz (Chairman)

Members Absent: Cathy Anzelc, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Parke Davis, Judith Davis, Neil Kristianson, Sarah Feller, Janet Blue, Marilyn Thompson, Bernie Moe, Cliff Fox, Lynette Heiden, Kyle Mino, Jessica Mino, Scott Friestad, Ken Verde, Karen Verde, Dan Stanford, John Augustine, Christopher Sharp, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman, from Teska Associates, discussed the format of the open house. He acknowledged there was a conflicting meeting with the Village of Newark. He asked if anyone who had to leave early had any questions regarding the plan.

Marilyn Thompson asked, once the plan is adopted, if an area has a special designation, what is the process to obtaining a change. Mr. Hoffman responded the County Board vary from the Plan, but that action is not good policy; the County Board would be advised to amend the Plan before approving developments contrary to the plan. If a solar project was proposed in the renewable energy area, that development should be approved, if the County Board wants to follow the plan.

Mr. Hoffman presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He discussed the differences between the proposal and the Village of Lisbon's plan. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding, from Teska Associates, discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. He discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including additional open houses, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

A resident asked about the mining areas on the future land use map. Mr. Hoffman said there were two (2) categories on the map, Mining and Potential Mining. Mr. Hoffman said those areas were unchanged from the current future land use map and the draft future land use map. Mr. Hoffman wanted to limit the locations of mining while still allowing potential expansion of mining to occur, if the market demanded it.

A resident asked about the expansion of passenger rail service to Kendall County. Mr. Hoffman said the proposal discusses passenger rail service. Mr. Hoffman noted the studies that previously occurred and the need for funding to expand passenger rail service. Mr. Hoffman discussed a passenger rail line between Joliet and Peoria. The proposal does not recommend

for or against passenger rail service in the County.

A resident asked about the future land use map becoming the zoning map for the County. Mr. Hoffman responded the plan is a guide for development and properties are not automatically rezoned. If someone proposes a development contrary to the future land map, the County would likely deny that request. However, if someone proposes a development in agreement with the future land use map, the County would likely approve the proposal.

A resident asked about the mechanisms to enforce the plan upon future boards. Mr. Hoffman noted the plan was advisory. However, if the County Board departed from the recommendations in the plan, then the County Board would have a hard time using the plan to stop development they did not want. The courts would be primary mechanism for enforcing the plan. Mr. Hoffman discussed a campground case in Grundy County that the courts approved because the County's plan called for the area to be recreational.

Attendees reviewed the maps.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:09 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

3/11



SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
PARKE DAVIS	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judith Davis	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neil Kristianson	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jennine Kristianson	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Fellerer	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JANET BLUE	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marilynn Thompson	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bernie More	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clara Fox	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Landovitz	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lynette Heiden	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kyle Mino	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jessica Mino	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Friestad	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karen Verda	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3/11



SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
Dan Stanford	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Augustine	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christopher Sharp	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Draft Comprehensive Plan

Open House Workshop – Charles B. Phillips – March 11, 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

May 2026

Community Input So Far....

4,133

Website Views

102

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

9

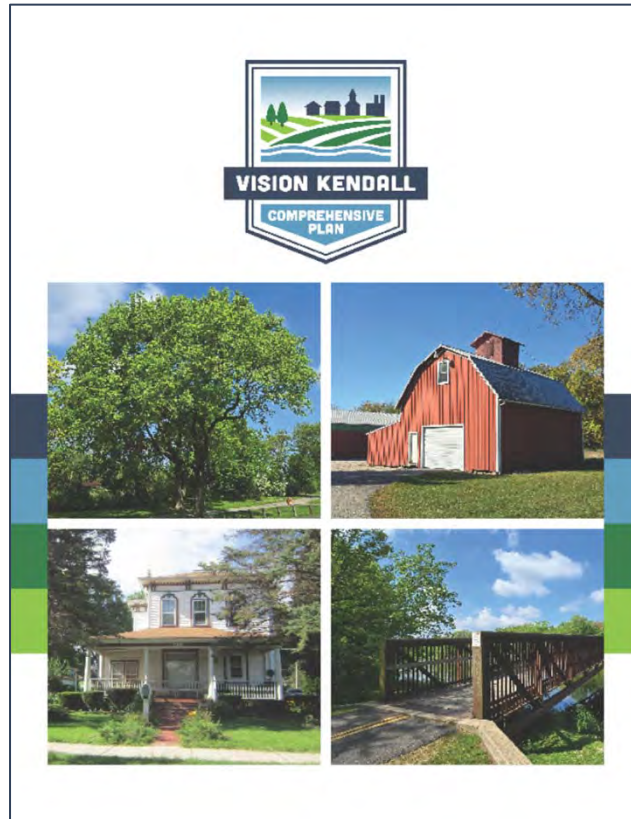
Outreach Events

185+

People Attended

As of 3/11/2026

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 & 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 & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

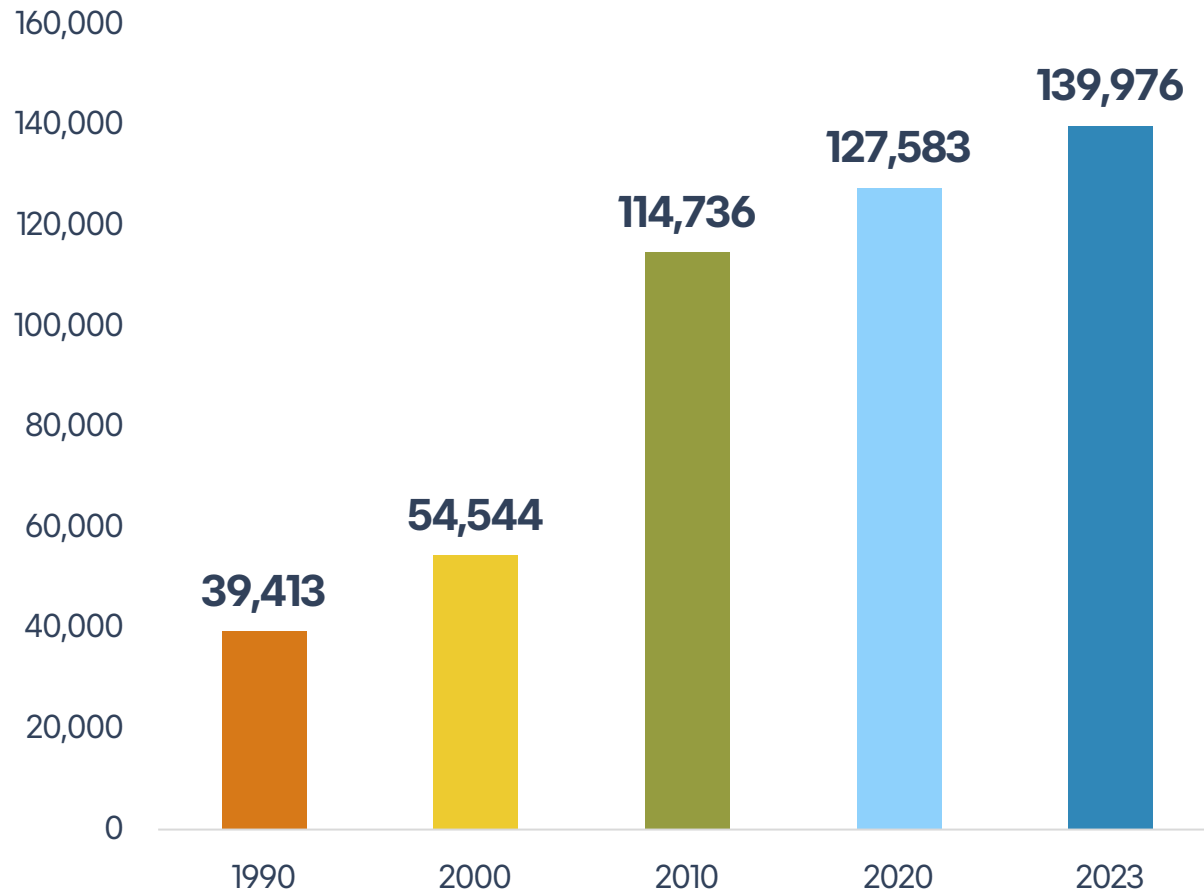
Educational Attainment

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 & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

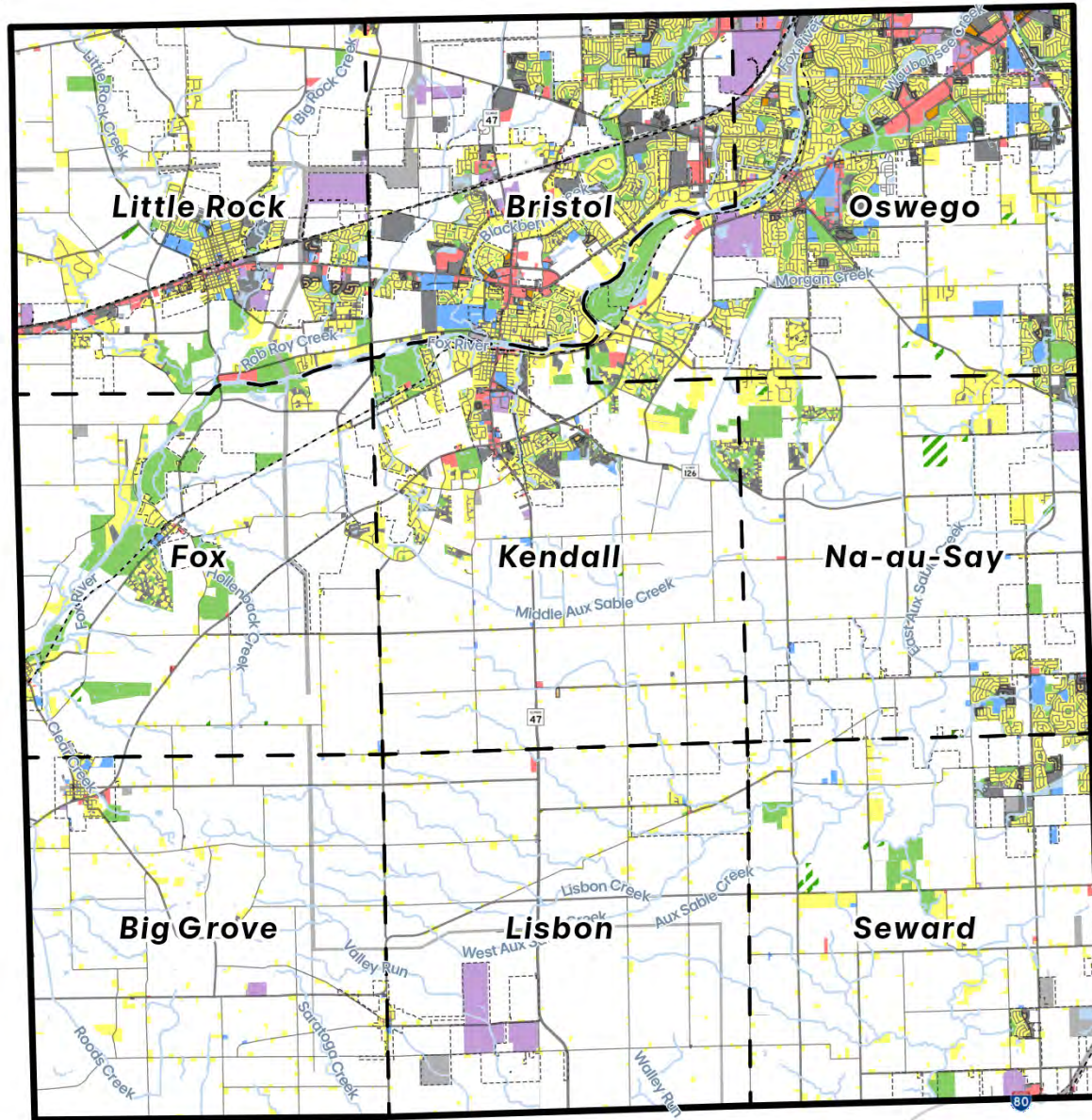
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

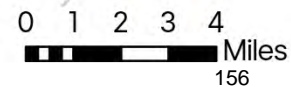


Existing Land Use

Legend

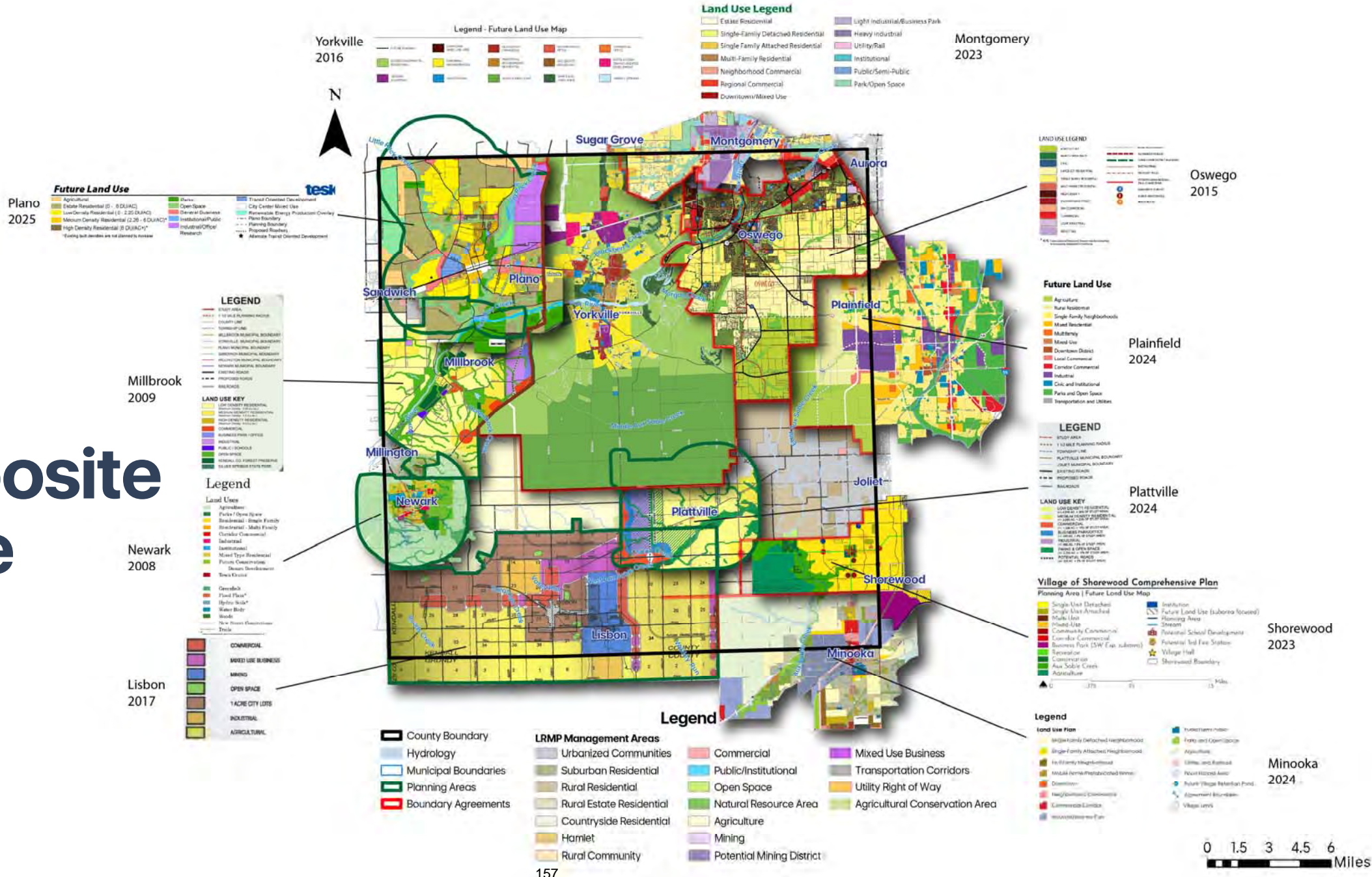
Existing Land Use

- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



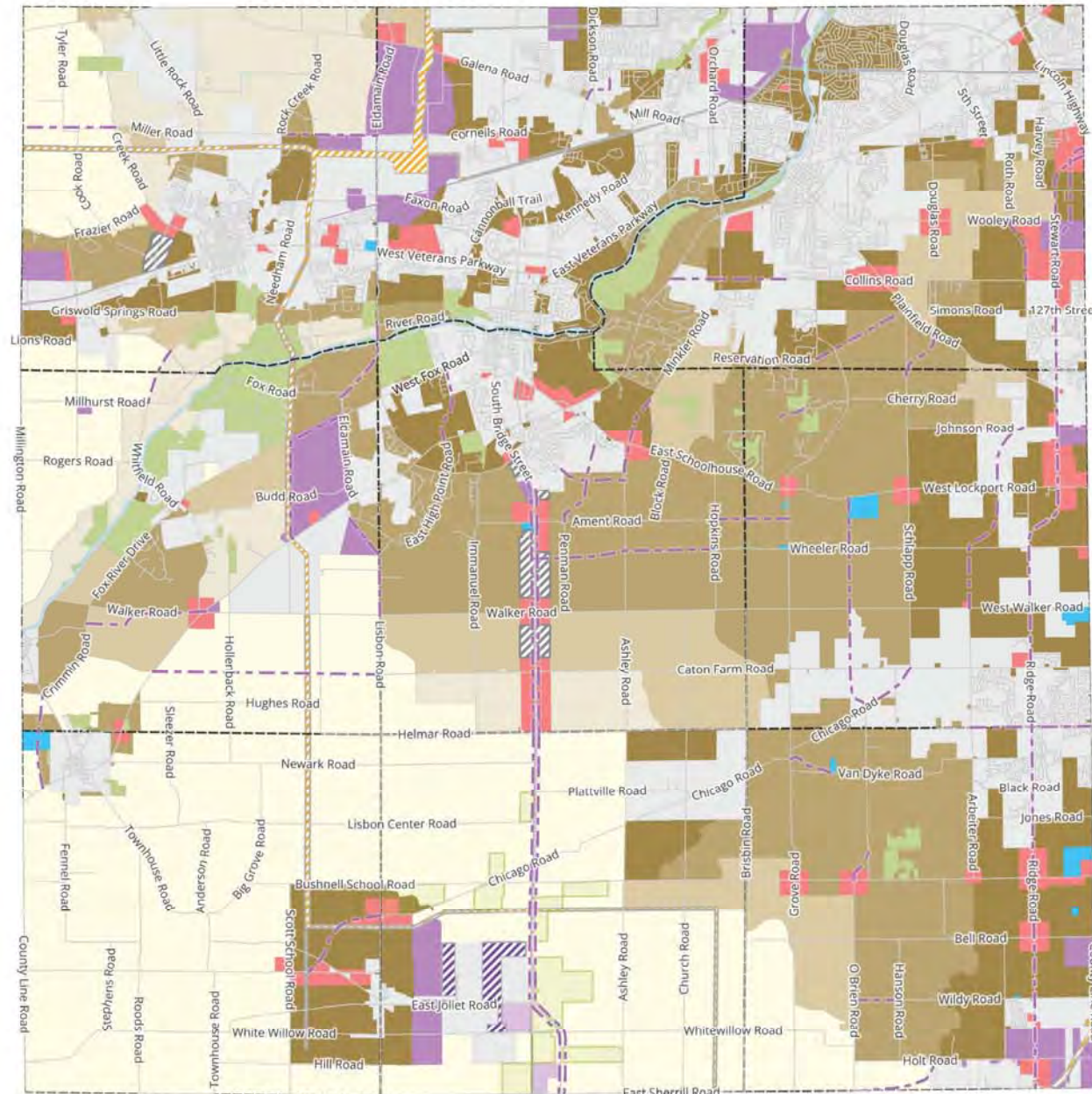
Source: CMAP 2020

Composite Future Land Use Map



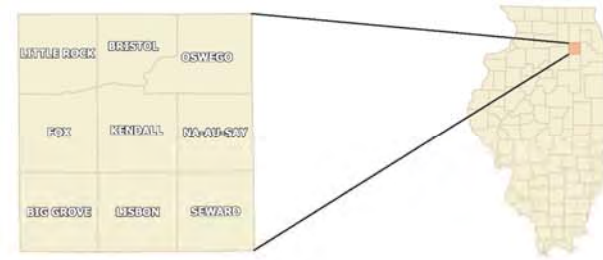
EXISTING

FUTURE LAND USE KENDALL COUNTY



Land Resource Management Plan

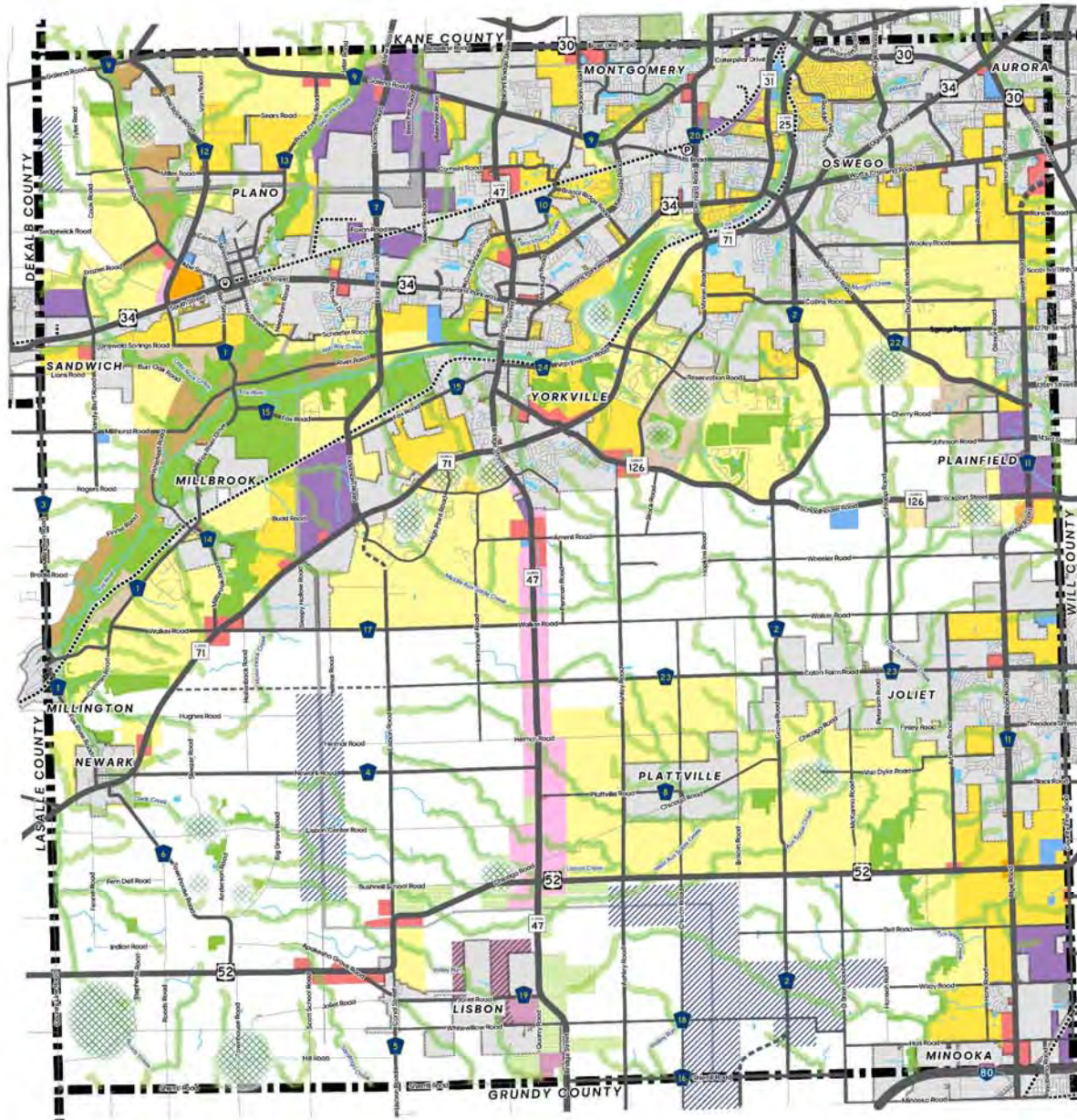
- Proposed Roadway Improvements
- Townships
- LRMP Management Areas**
- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture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



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



Future Land Use Map



Land Use Category

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

Roadway

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

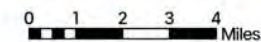
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

DRAFT



2/25/2026





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

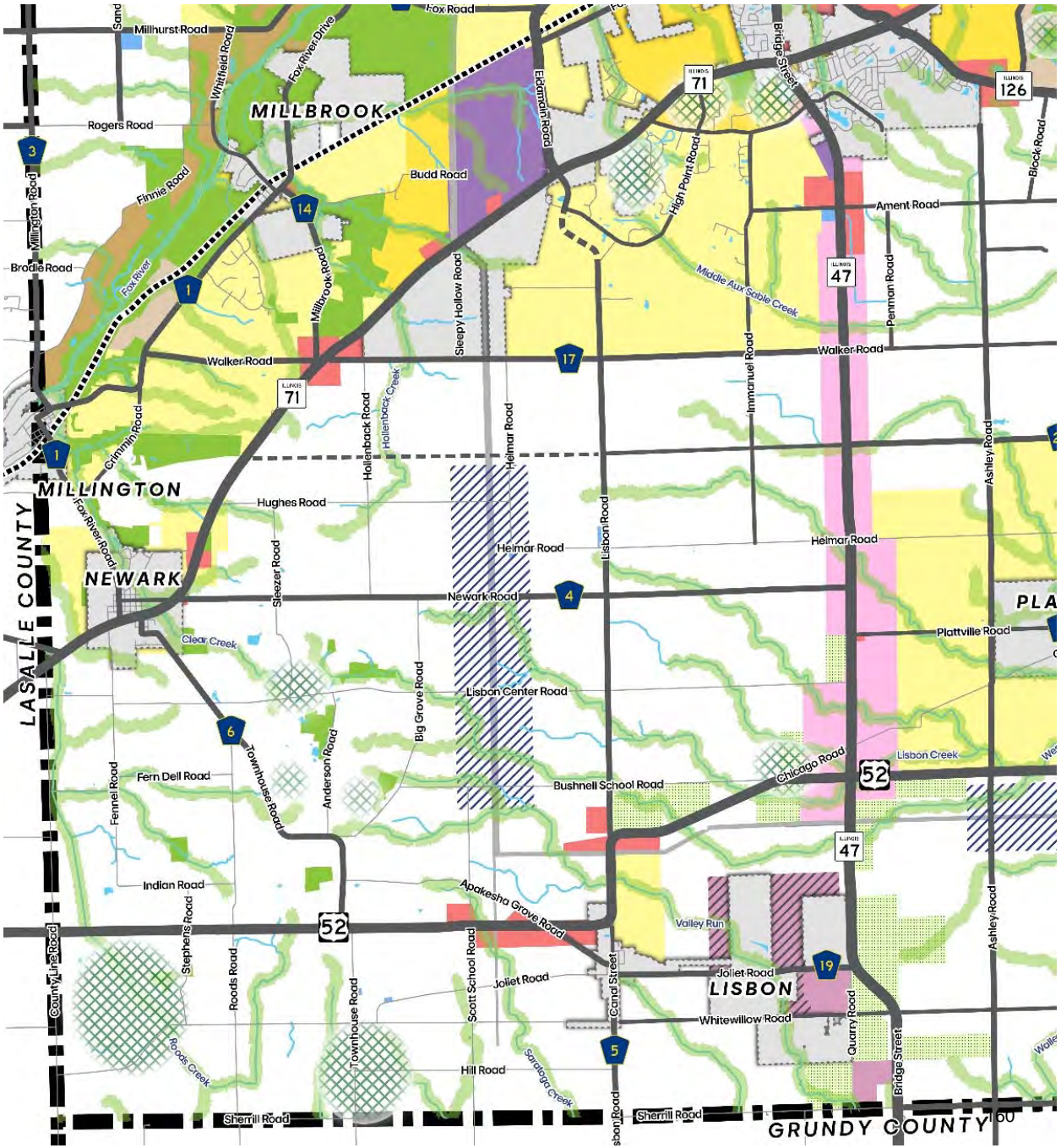
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

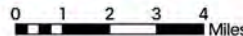
- County
- Municipal

Other

- Water
- Railroad



DRAFT



2/25/2026



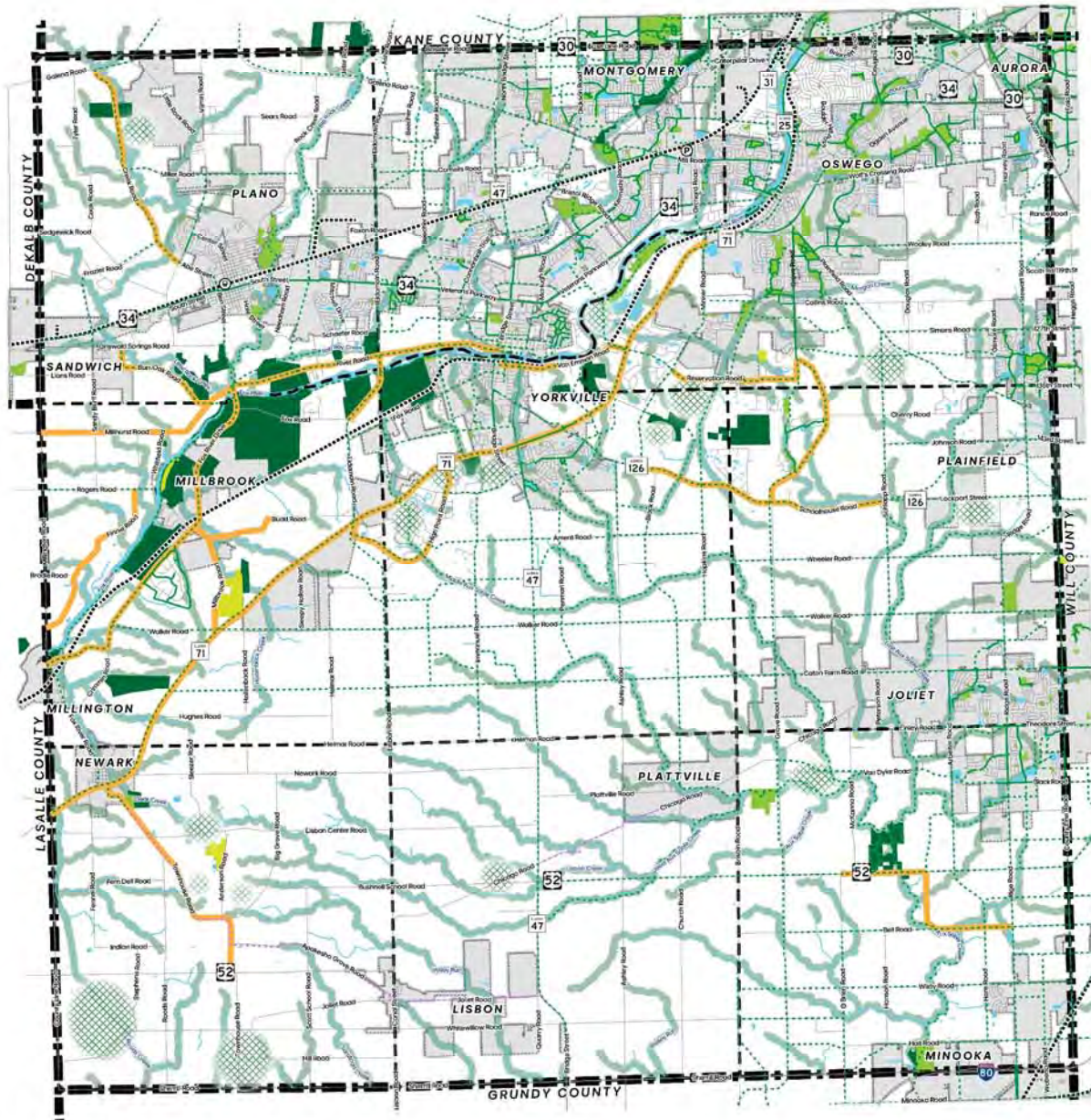
Future Land Use Comparison

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)

161

* 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

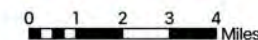
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

DRAFT



2/25/2026



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

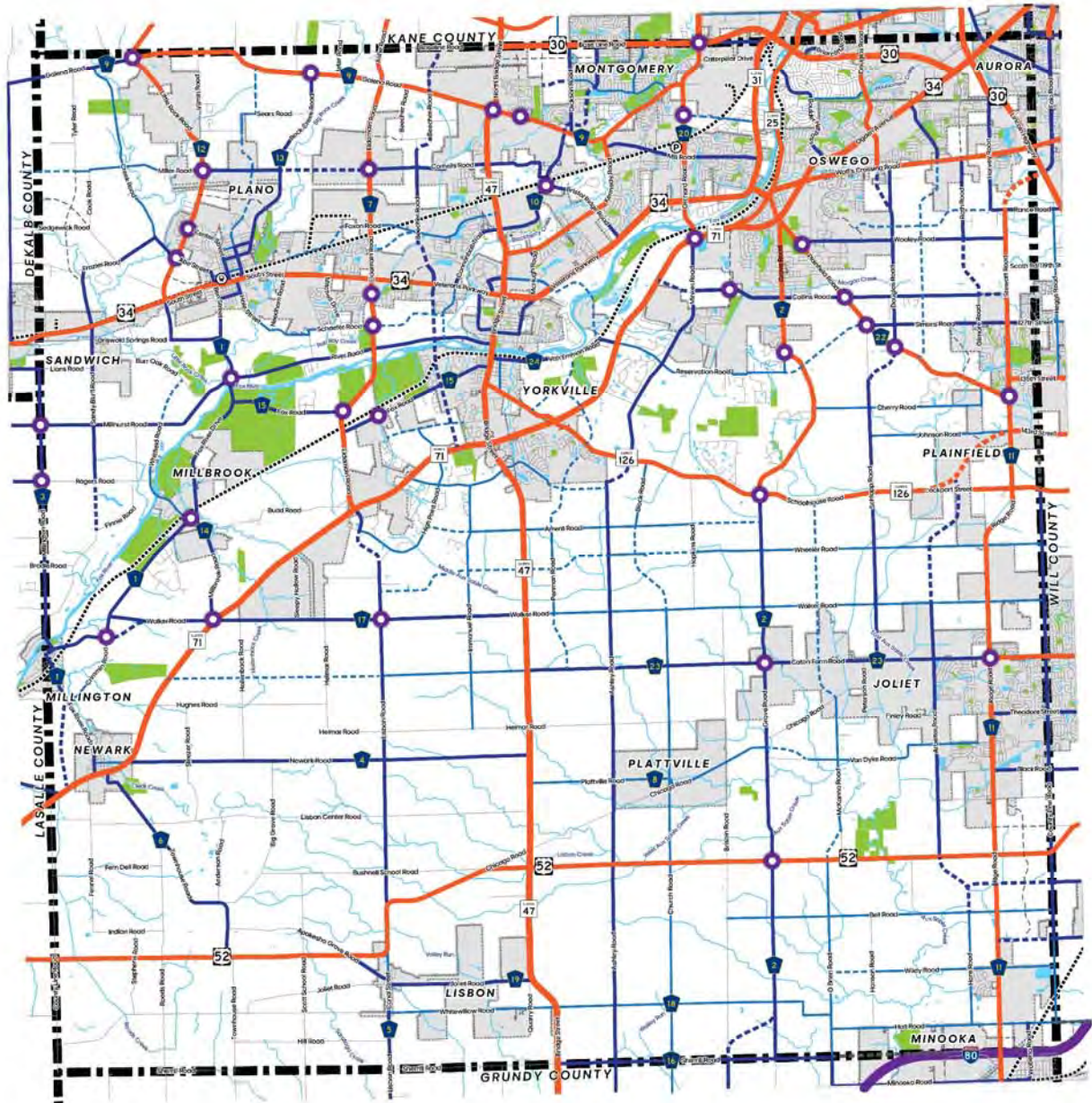
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

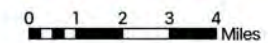
- County
- Municipal

Other

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

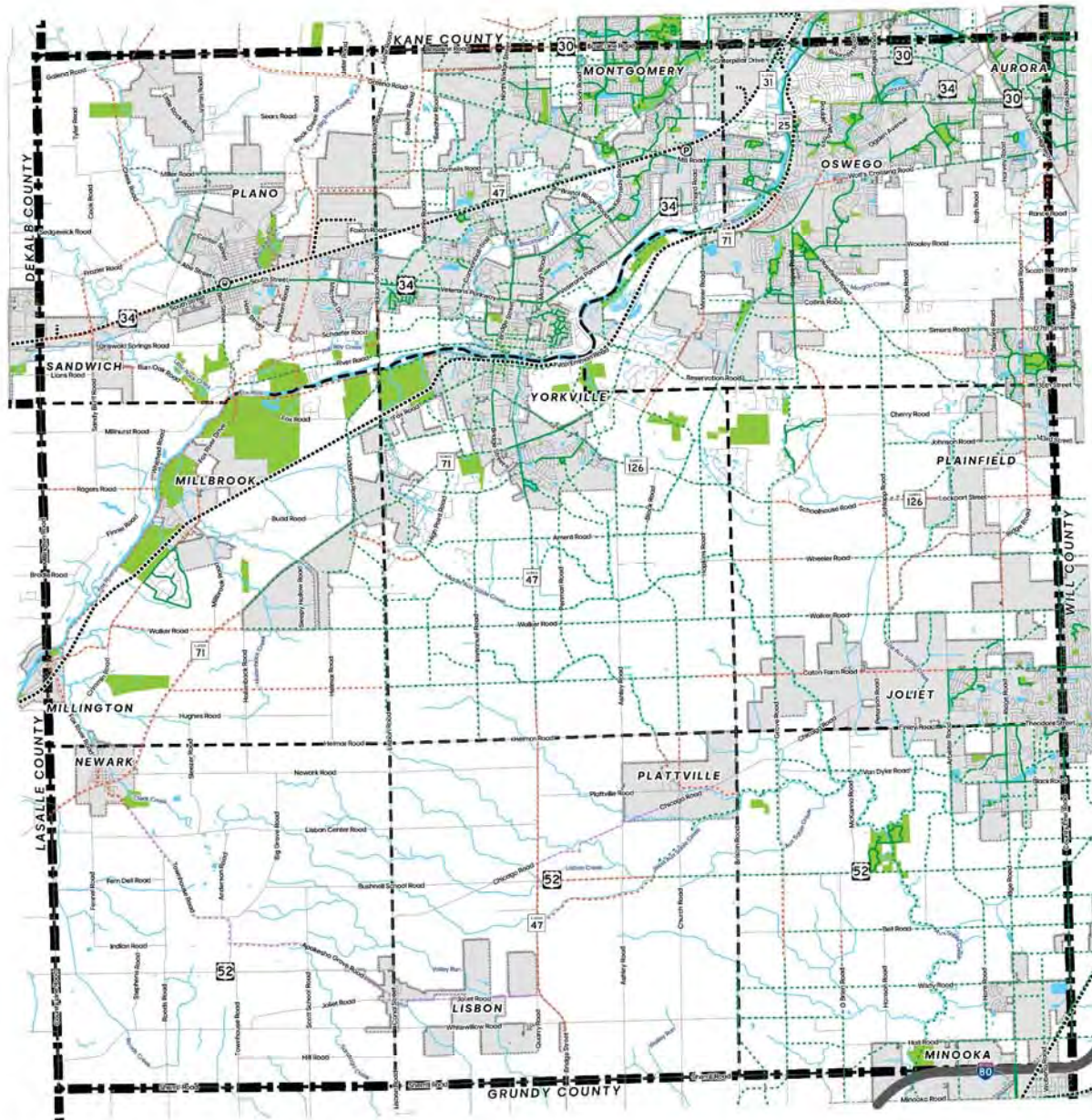


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Future Trail Plan

Pathway

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

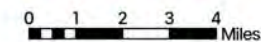
Boundary

- County
- Township
- Municipal

Other

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

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2/25/2026



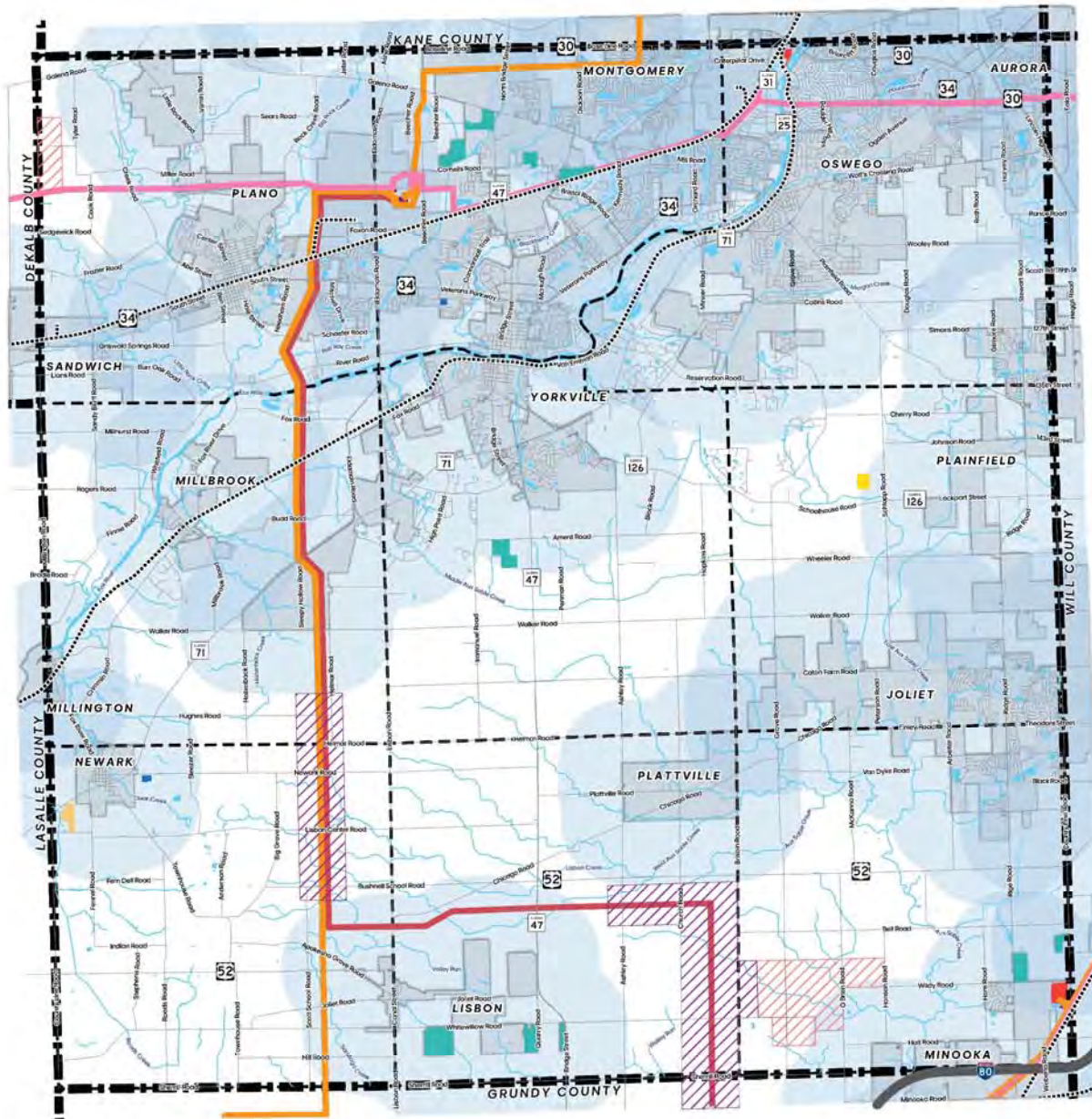
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



Alternative Energy Opportunity Map

Solar Farm Development

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

Electric Transmission Infrastructure

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

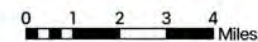
Boundary

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

Other

- Water
- Street
- Railroad

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Economic Prosperity

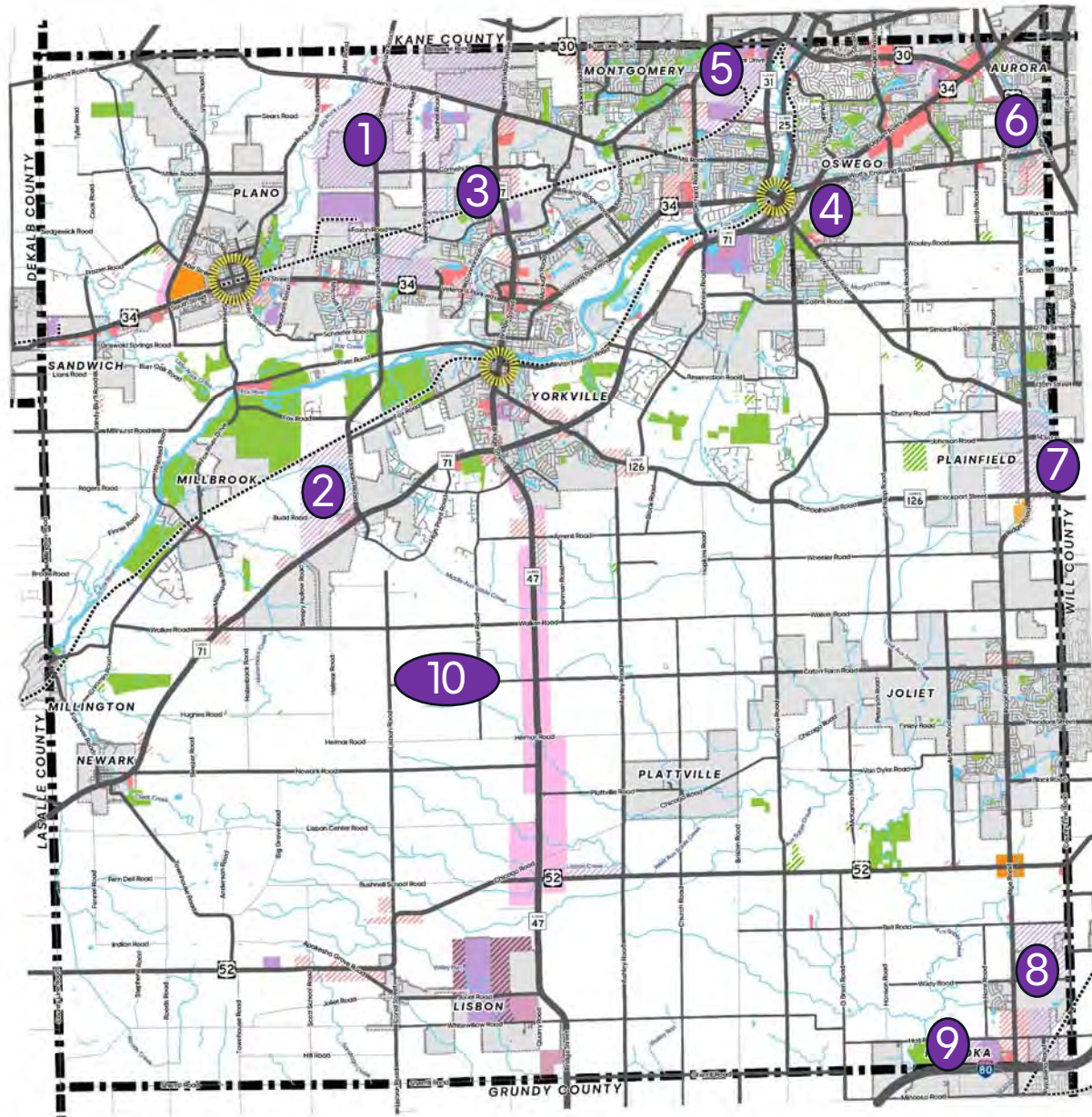
Industry

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
 - Agricultural Tourism
 - 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
- Park / Forest Preserve
- Railroad

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0 1 2 3 4 Miles



2/25/2026

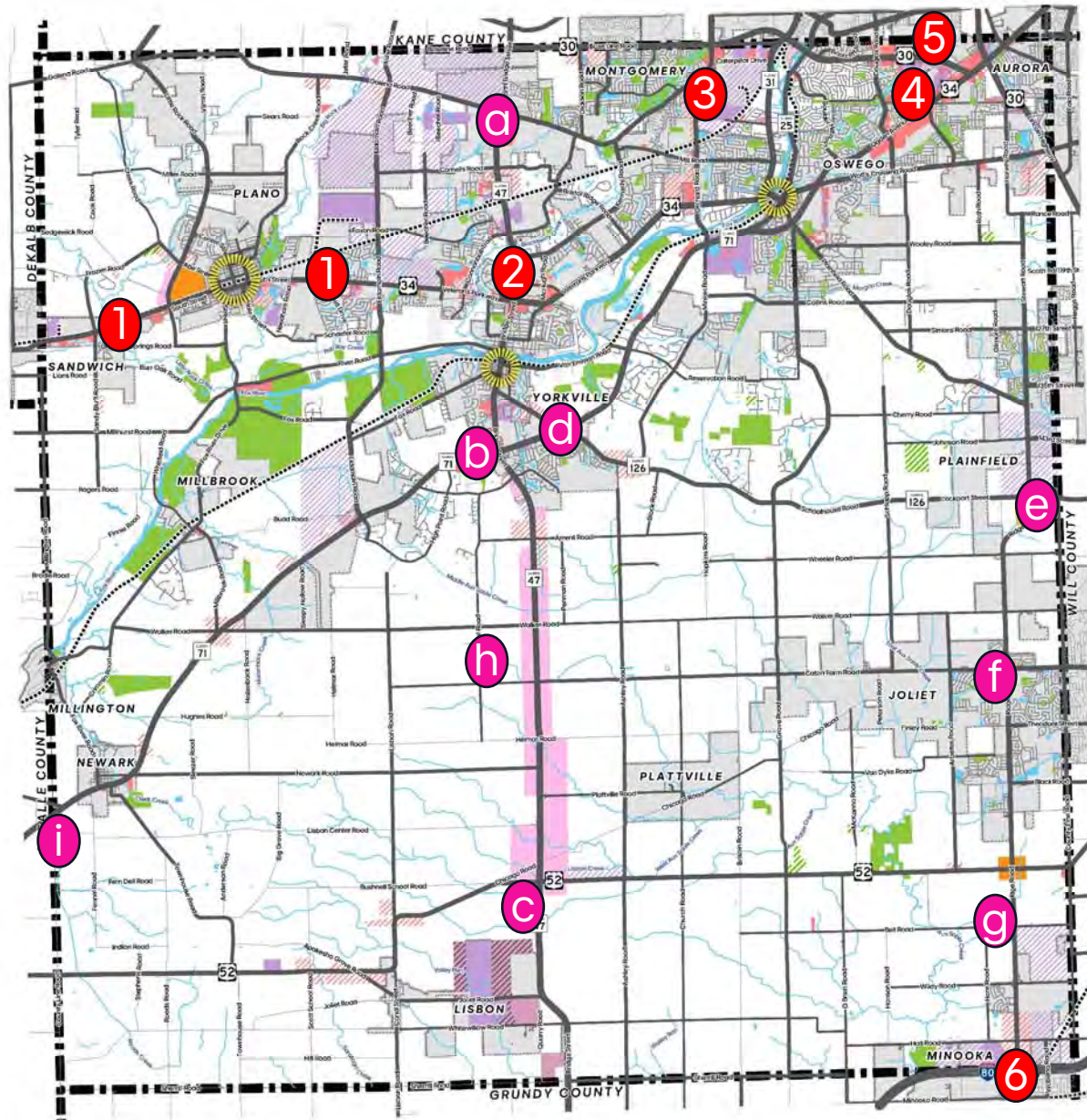


Major Regional Retail Opportunities

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
 - ▨ Agricultural Tourism
 - ☀ Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

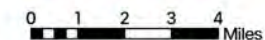
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- ⋯ Railroad

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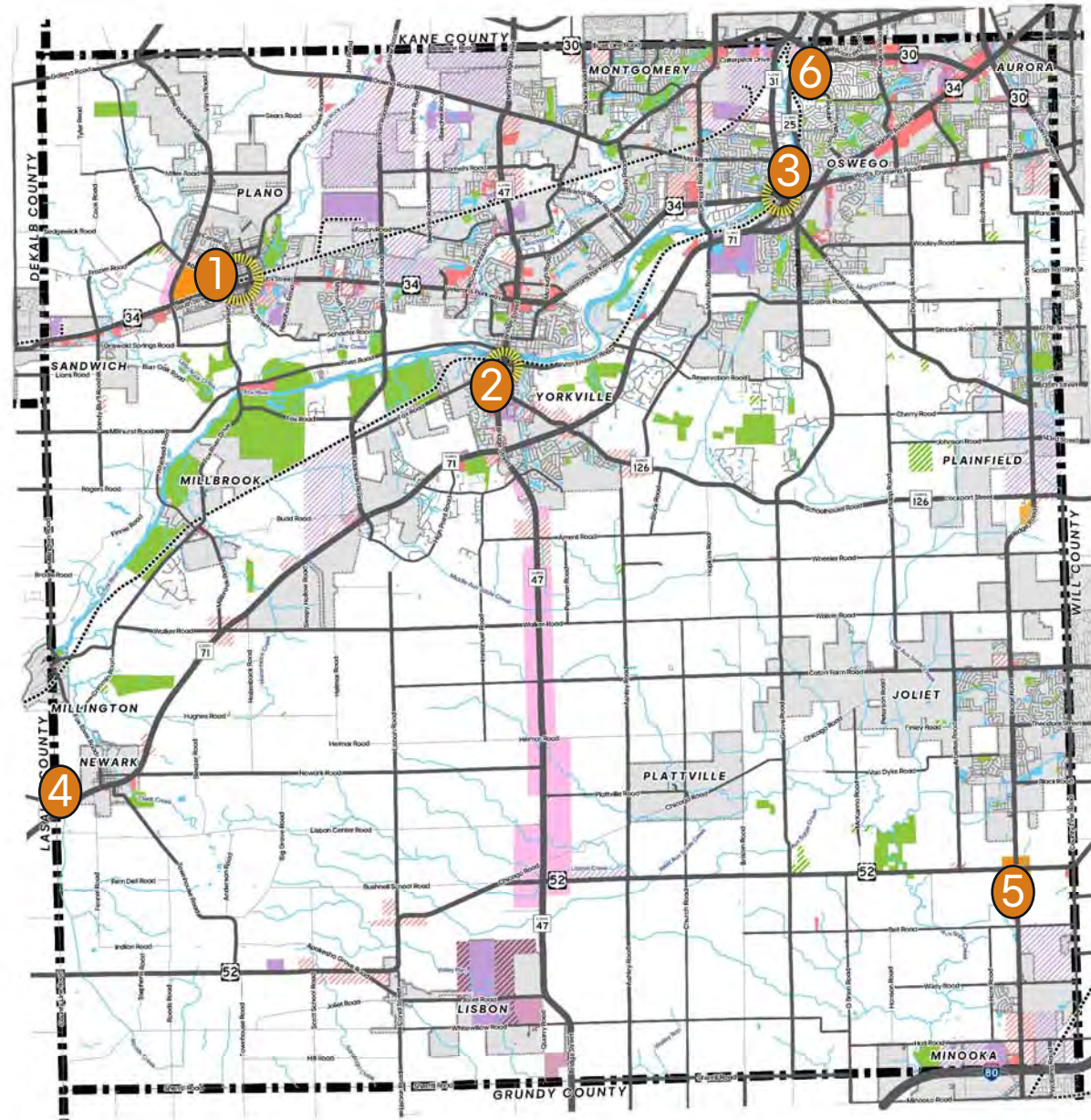


2/25/2026



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
 - Agricultural Tourism
 - 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
- Park / Forest Preserve
- Railroad

DRAFT

0 1 2 3 4 Miles



2/25/2026



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

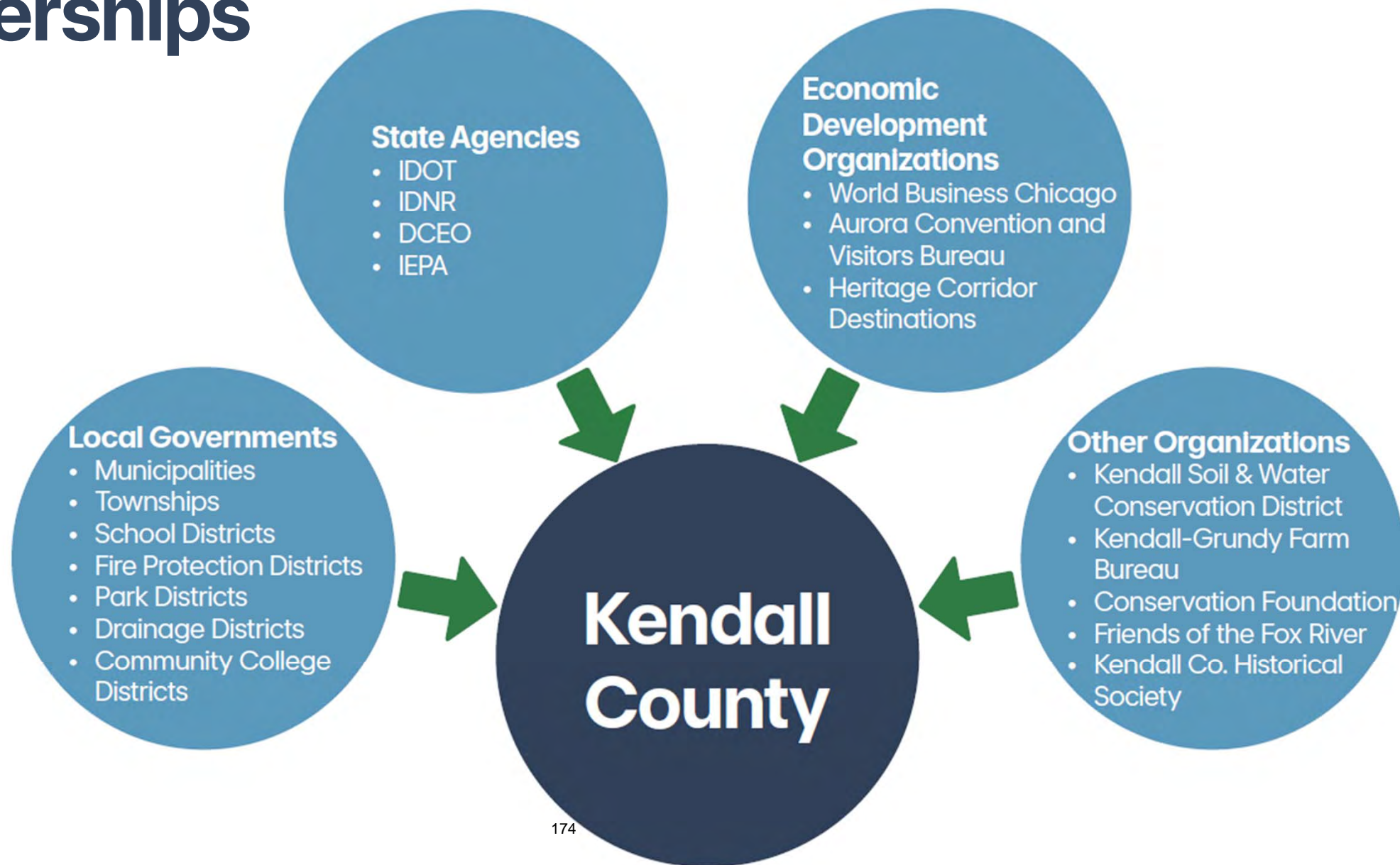
Implementation

Strategies

Coordination & Partnerships

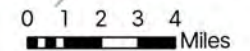
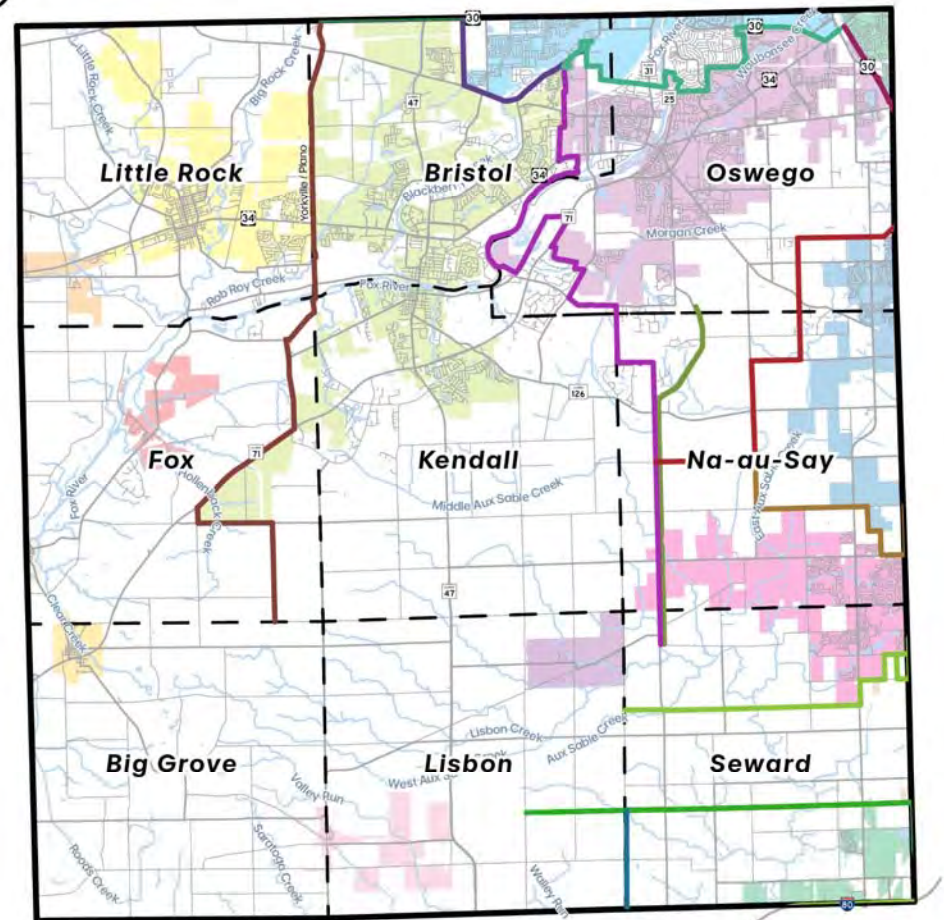
Tools (Ordinances, Grants,
Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



Legend

Municipalities

- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Shorewood
- Yorkville

Boundary Agreements

- Joliet/Plainfield
- Joliet/Shorewood
- Minooka/Morris
- Minooka/Shorewood
- Oswego/Aurora
- Oswego/Montgomery
- Oswego/Plainfield

- Yorkville/Montgomery
- Yorkville/Oswego
- Yorkville/Plainfield
- Yorkville/Plano
- Water
- Roadways
- Townships
- Kendall County Boundary

What's Next?

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

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library

Revisions so far:

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors
- Removed open space opportunities near Reservation and Minkler
- Reduced renewable energy overlay near O'Brien Road



VISION KENDALL

**COMPREHENSIVE
PLAN**

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[FAQs](#)

[Documents](#)

[Contact](#)

Visit www.VisionKendall.org for info.

Welcome

Subscribe



Future Land Use Map

Land Use Category

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

Roadway

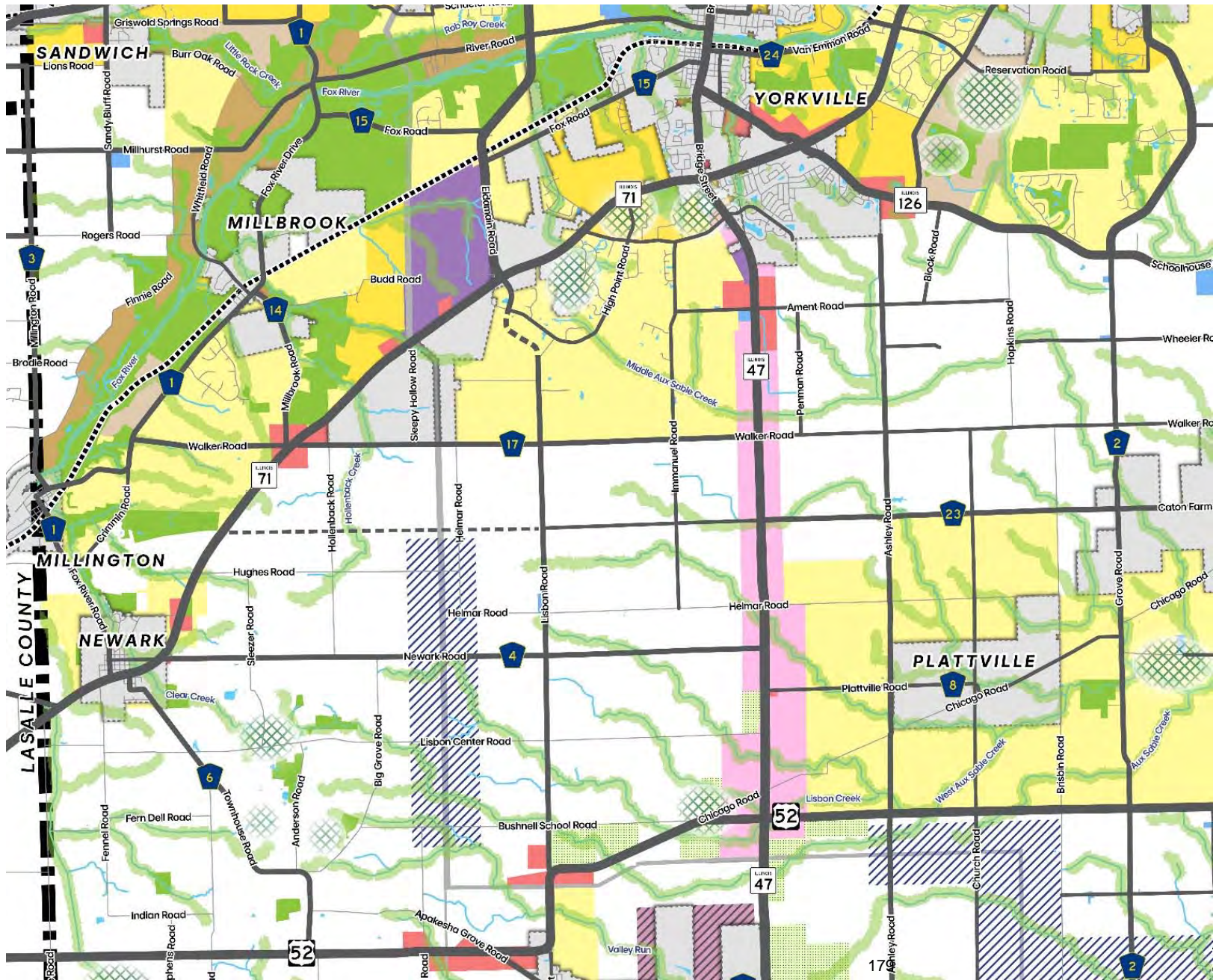
- | | | | |
|--|--------------------------|--|-----------|
| | Highway | | Collector |
| | Arterial | | Local |
| | County Roadway Extension | | |

Boundary

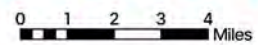
- | | | | |
|--|--------|--|-----------|
| | County | | Municipal |
|--|--------|--|-----------|

Other

- | | | | |
|--|-------|--|----------|
| | Water | | Railroad |
|--|-------|--|----------|



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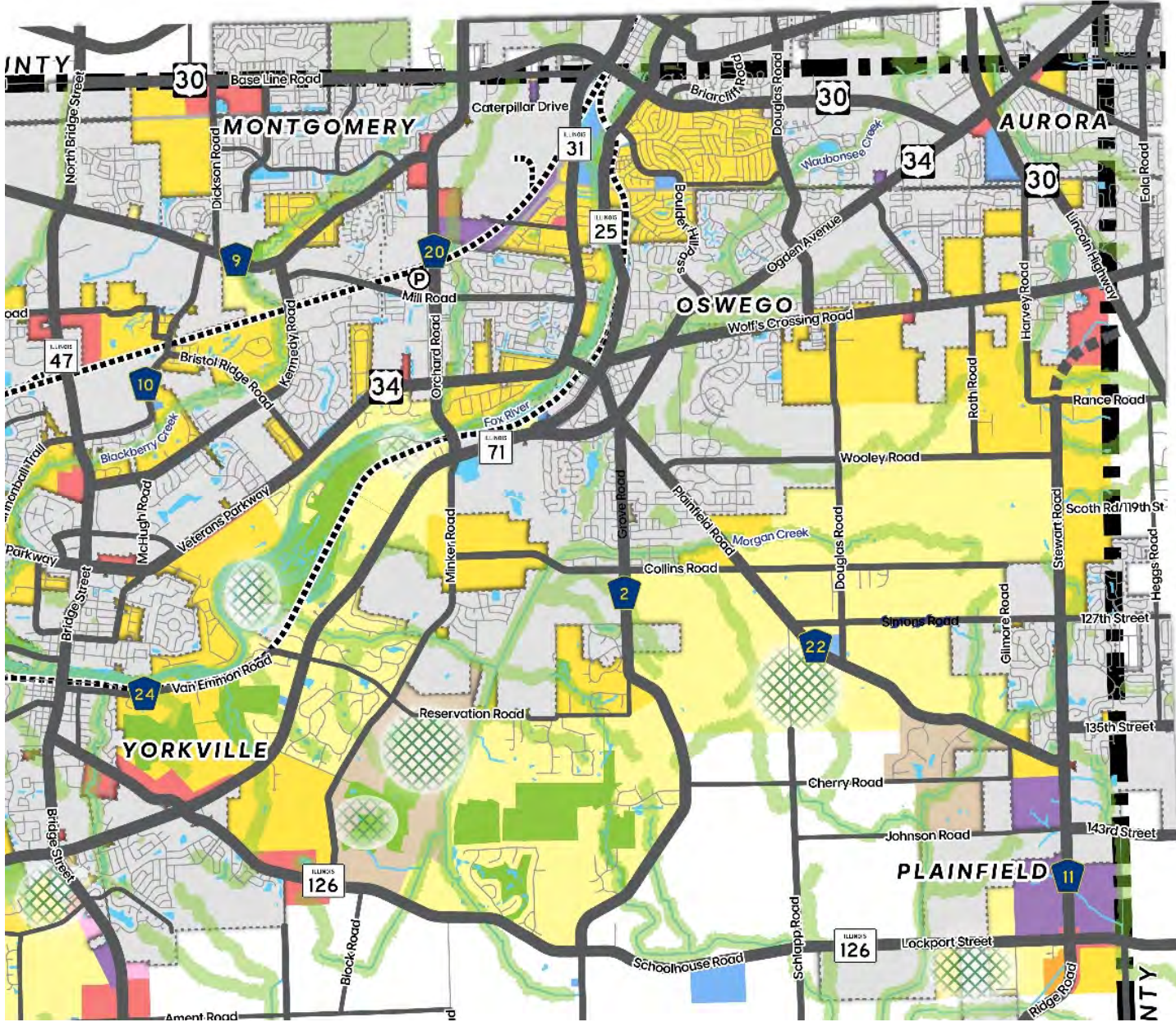


2/25/2026





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
- County Roadway Extension
- Collector
- Local

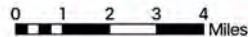
Boundary

- County
- Municipal

Other

- Water
- Railroad

DRAFT



2/25/2026





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

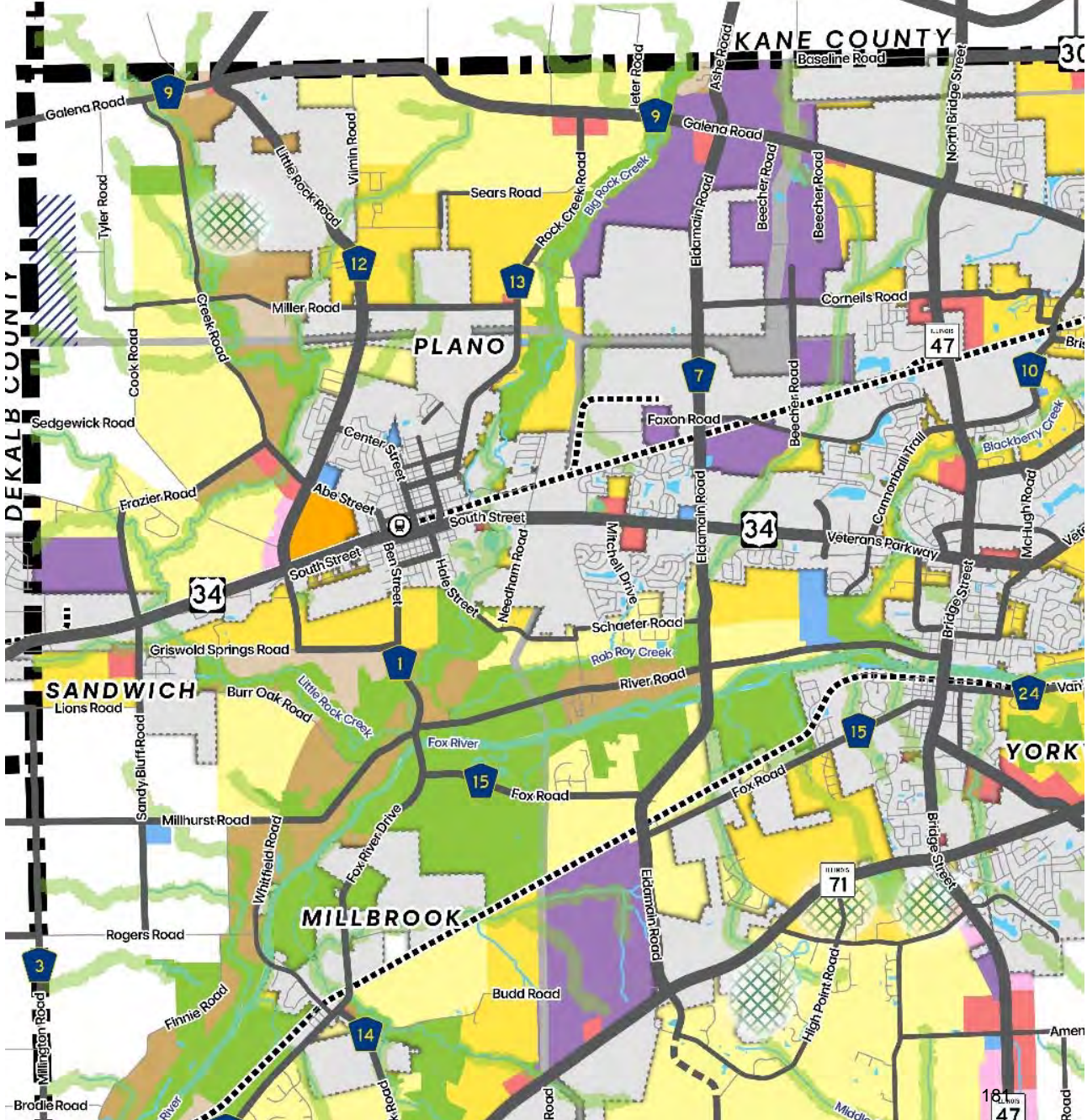
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

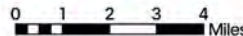
- County
- Municipal

Other

- Water
- Railroad



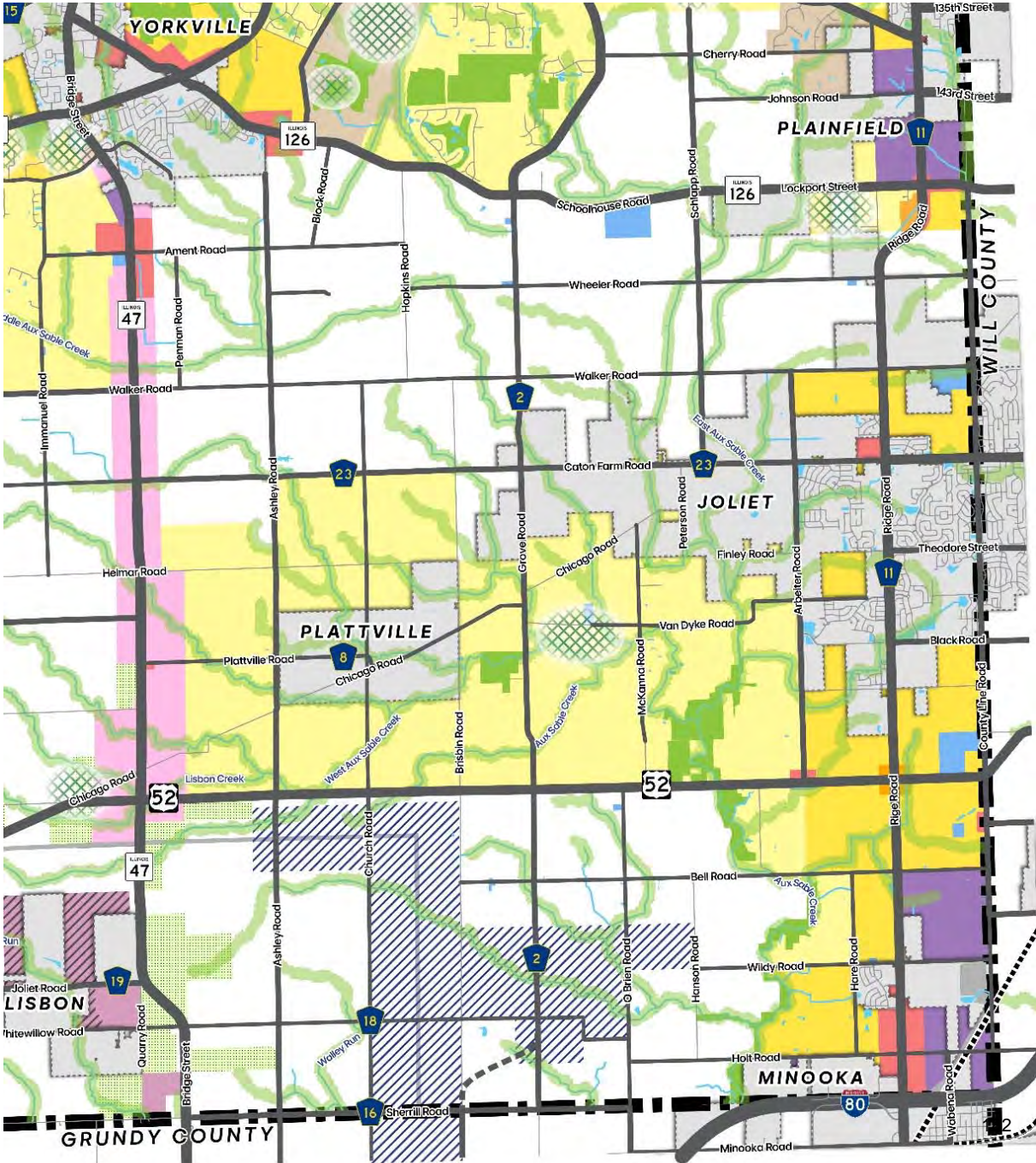
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2/25/2026



Future Land Use Map



Land Use Category

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

Roadway

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

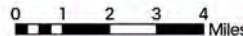
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

DRAFT



2/25/2026



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

*Oswego Township Building
99 Boulder Hill Pass
Montgomery, Illinois 60538*

Unapproved Meeting Minutes of March 12, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:34 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz

Members Absent: Randy Mohr, Jeff Wehrli, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, Matthew Prochaska, and Seth Wormley

KCRPC Roll Call

Members Present: Keith Landovitz (Chairman) and Karin McCarthy-Lange (Secretary) (Arrived at 6:54 p.m.)

Members Absent: Cathy Anzelc, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Rob DeLong, Jack McCarthy, Alyssa Theodor, Mary Theodor, Josh Flanders, Sam Kilgore, Rod Zenner, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman, from Teska Associates, presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was

agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding, from Teska Associates, discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding.

Karin McCarthy-Lange arrived at this time (6:54 p.m.)

Mr. Ding discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including an additional open house, a public hearing, and final action by the County Board. He provided information regarding how to submit comments on the plan.

A resident asked how long the plan would be valid. Mr. Hoffman responded approximately twenty (20) years. A resident asked about population projections. Mr. Hoffman would research population projections. Mr. Asselmeier said the County would continue to have the Regional Planning Commission Annual Meeting make amendments as necessary throughout the lifespan of the plan.

A resident was encouraged about the plans for open space. He encouraged increased funding for the Forest Preserve District. He encouraged the Forest Preserve District to purchase or otherwise gain control of high quality land, before it was developed. Mr. Hoffman discussed funding strategies for the Forest Preserve District, including conservation easements. Member McCarthy-Lange did not favor additional taxes to fund the Forest Preserve District; she favored alternative funding mechanisms. Discussion occurred regarding INAI sites. Mr. Asselmeier discussed the EcoCat Tool which is used during rezoning and special use permit requests.

Attendees reviewed the maps.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:14 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

3/12



SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS

Jack McCarthy

Keith Landovitz

Alyssa Theodor

Mary Theodor

Josh Flinders

Jan Kelson

Karin McCasky-Lange

Red Zennor



Draft Comprehensive Plan

Open House Workshop – Oswego Township – March 12, 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

May 2026

Community Input So Far....

4,204

Website Views

113

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

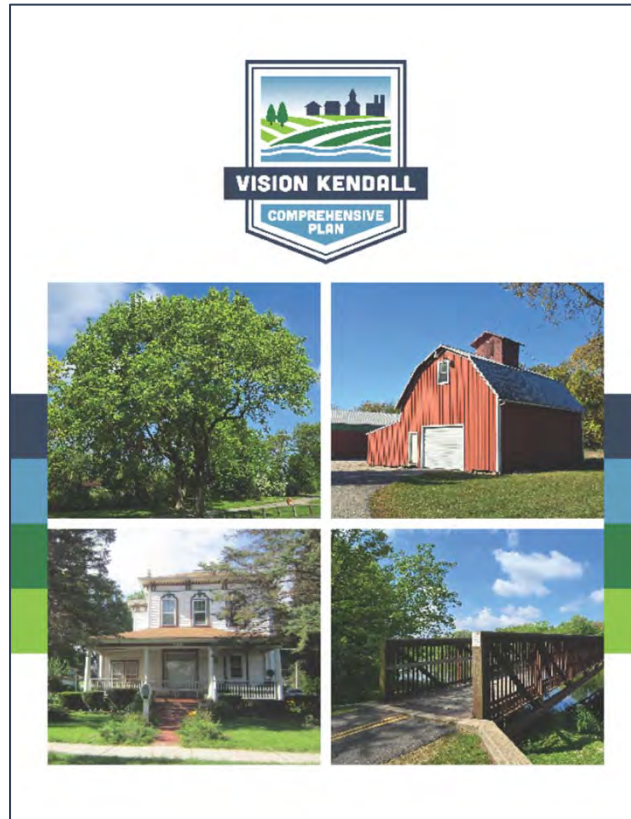
10

Outreach Events

205+

People Attended

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 & 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 & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

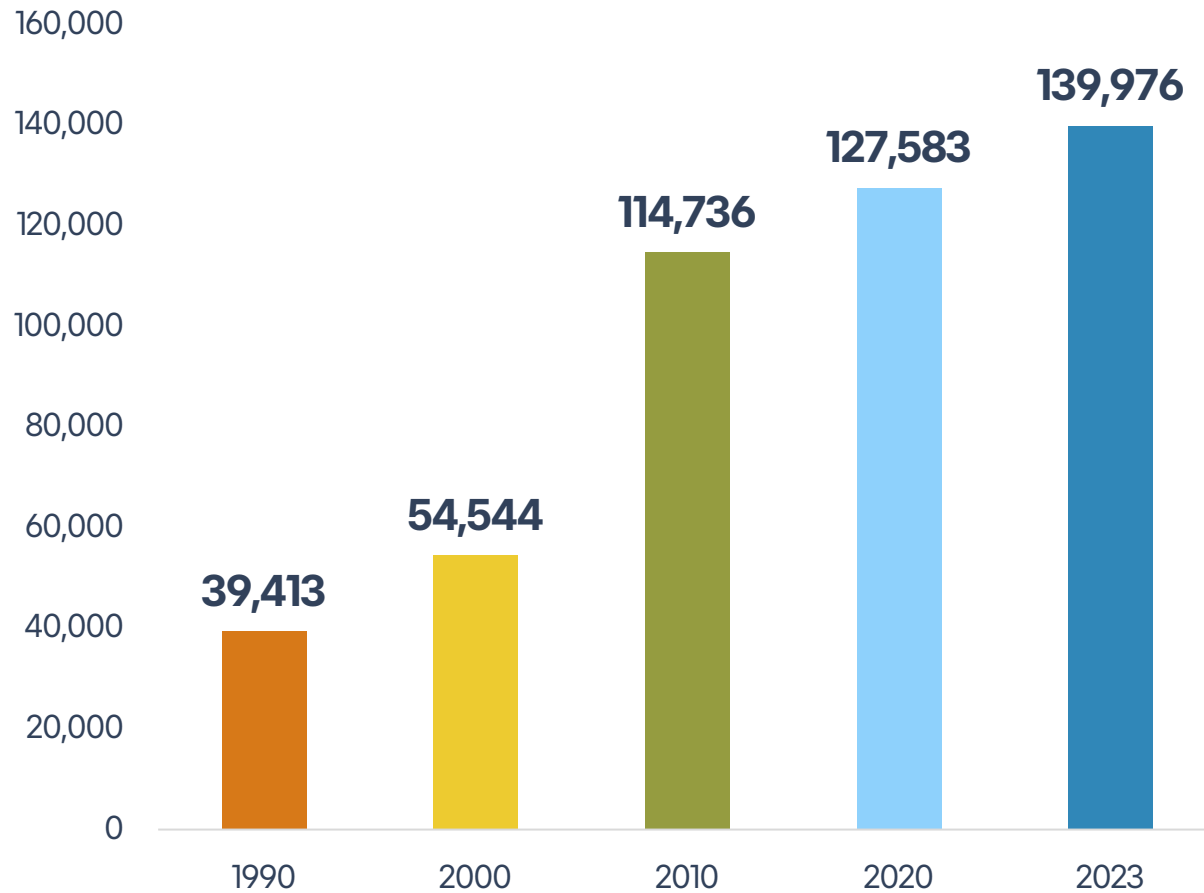
Educational Attainment

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 & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

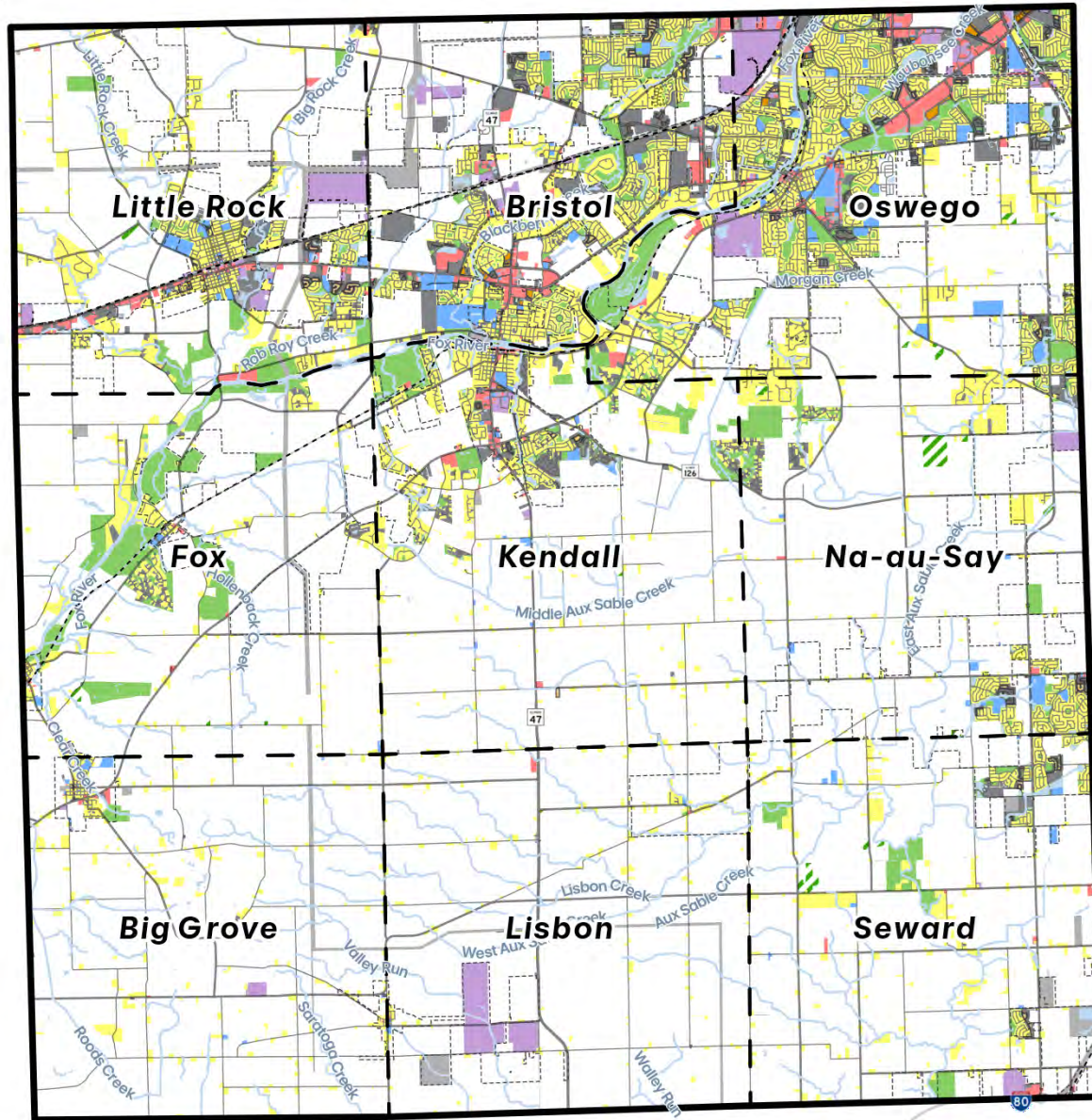
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

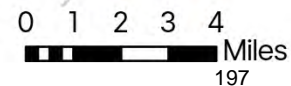


Existing Land Use

Legend

Existing Land Use

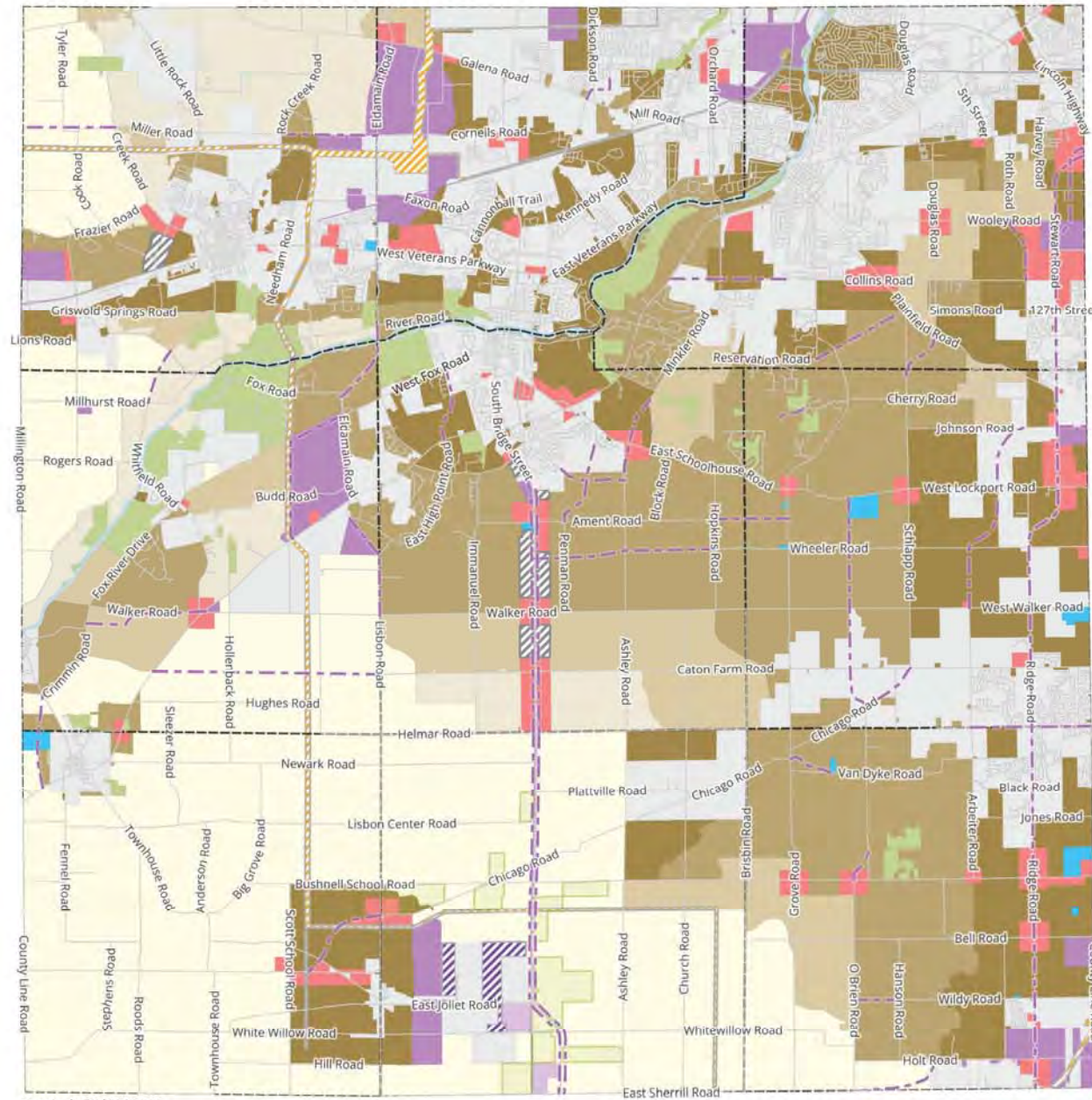
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



Source: CMAP 2020

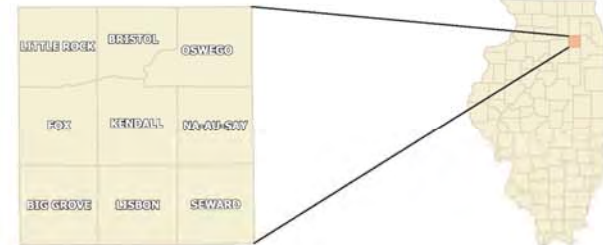
EXISTING

FUTURE LAND USE KENDALL COUNTY



Land Resource Management Plan

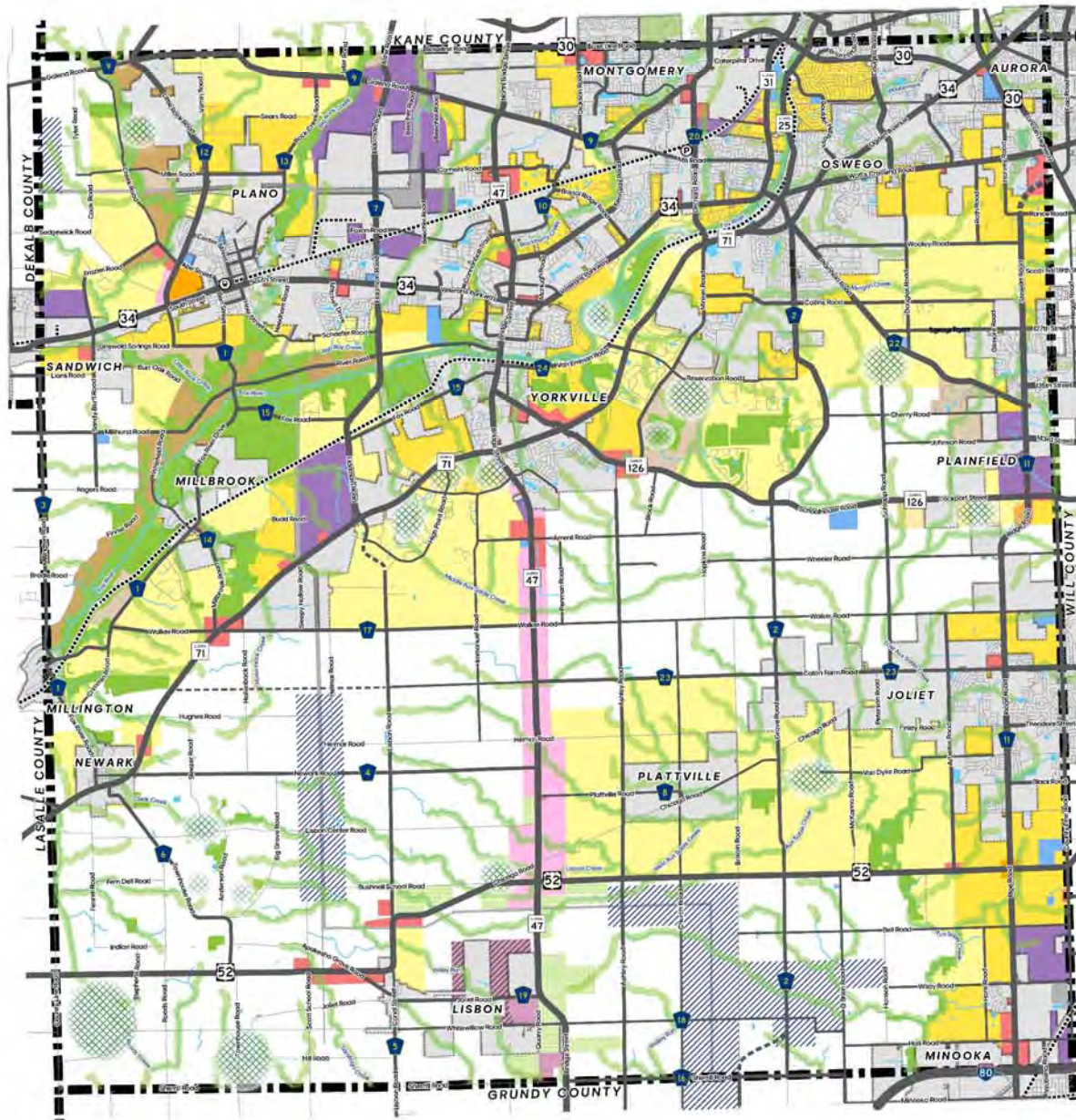
- Proposed Roadway Improvements
- Townships
- LRMP Management Areas
- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture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



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



Future Land Use Map



Land Use Category

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

Roadway

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

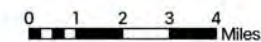
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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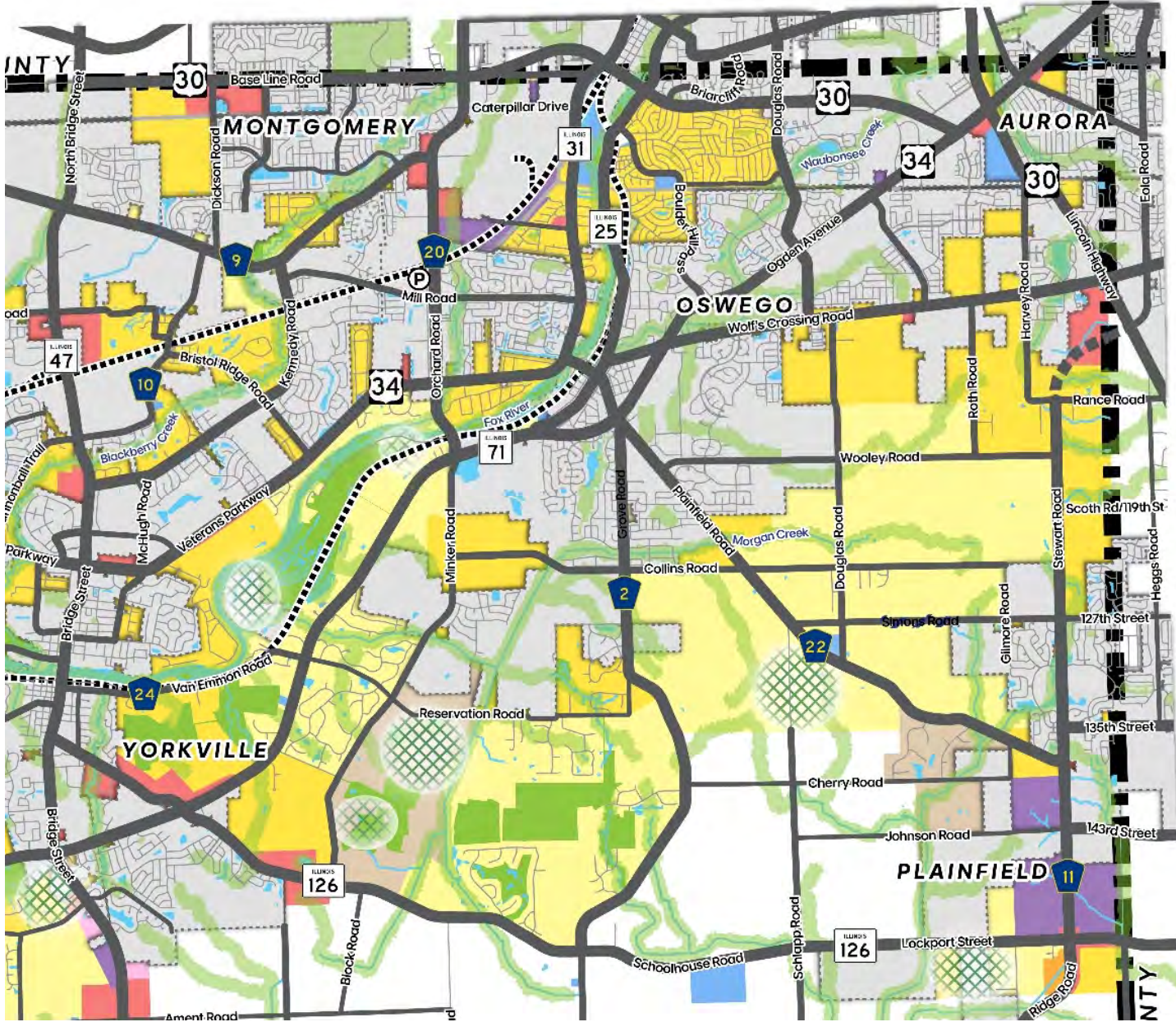


2/25/2026





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
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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2/25/2026

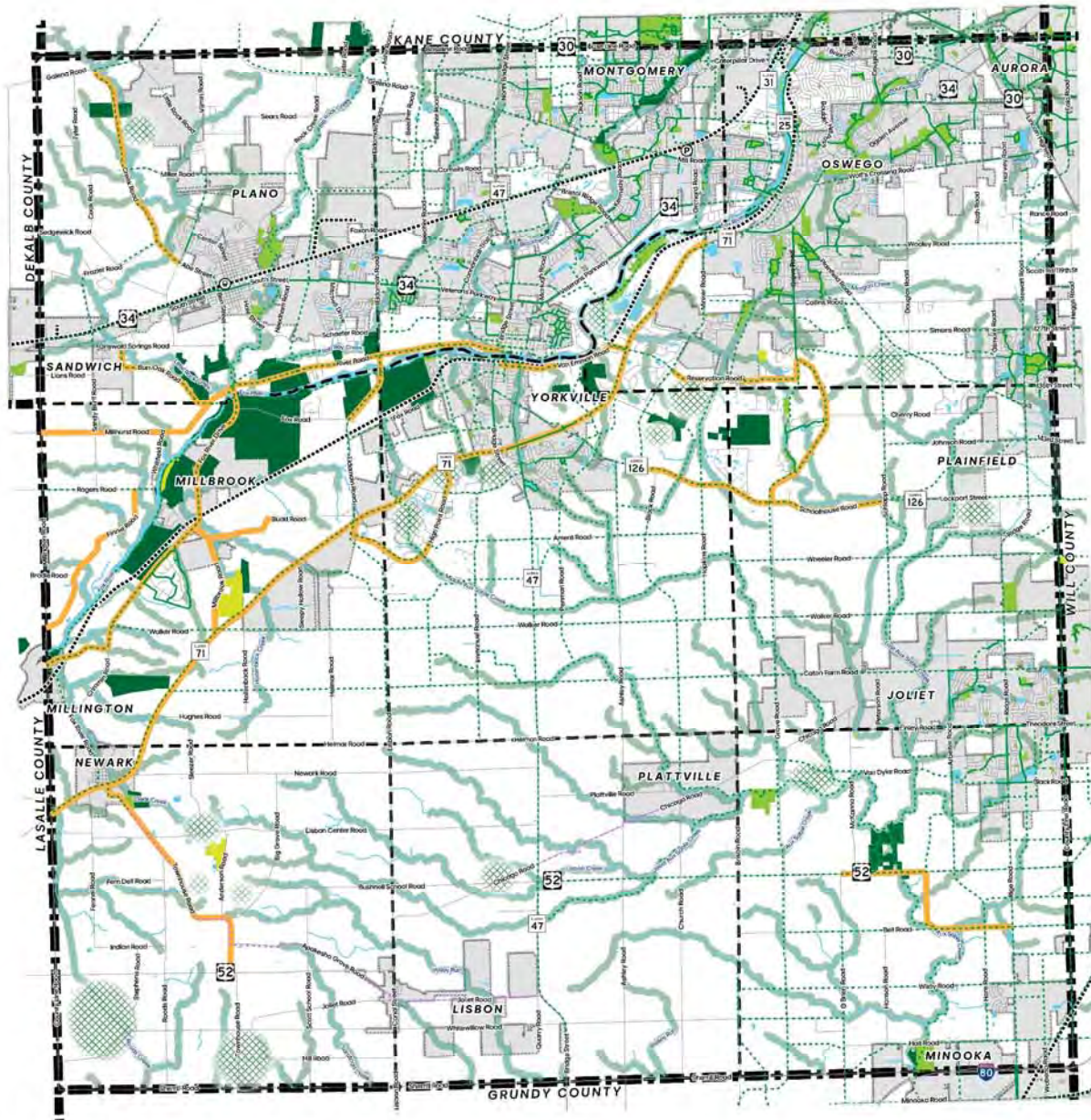
Future Land Use Comparison

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)

202

* 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

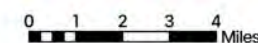
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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Mobility & Connectivity

Roadway Network

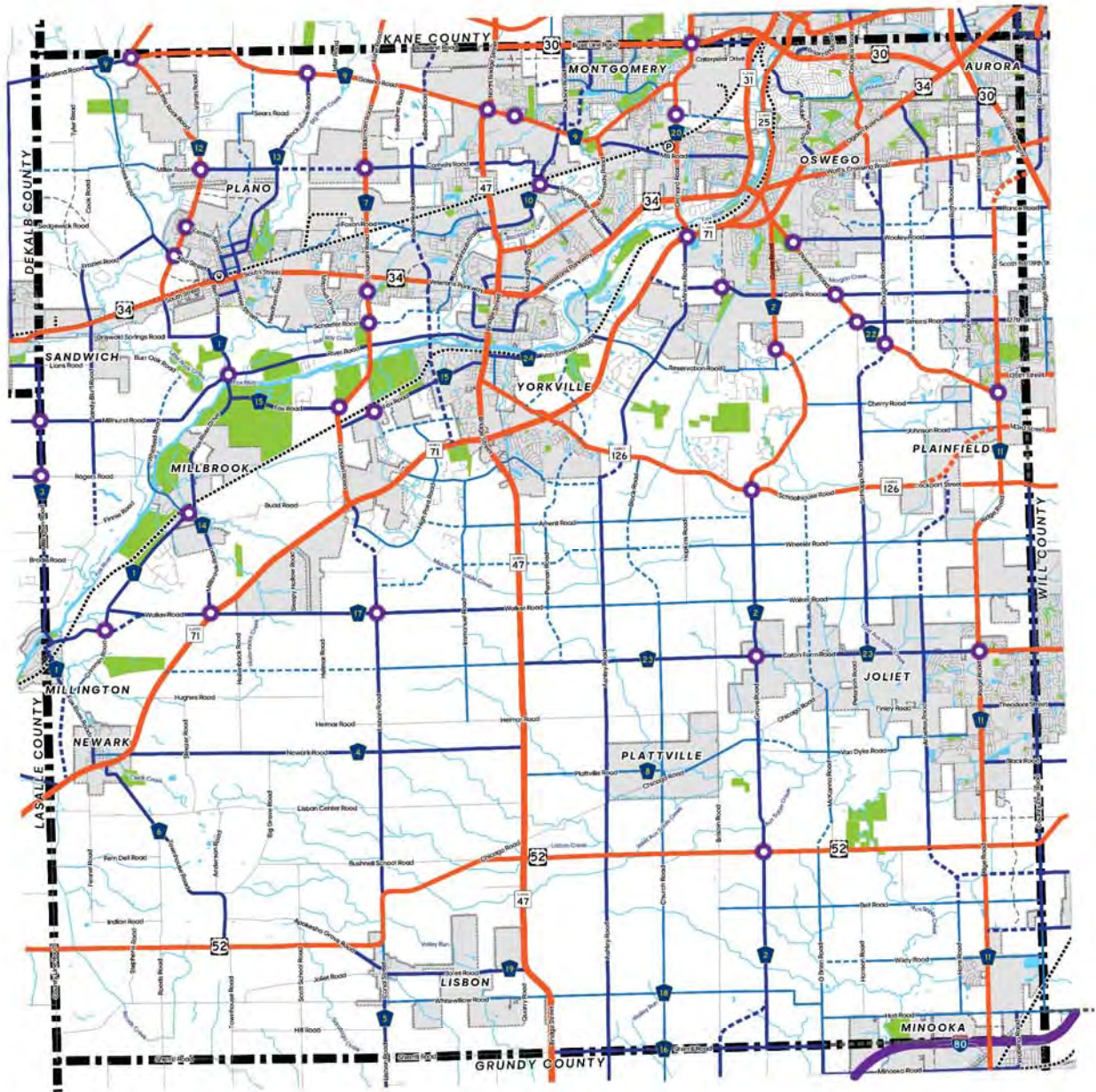
Truck Transportation

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

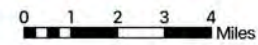
Boundary

- County
- Municipal

Other

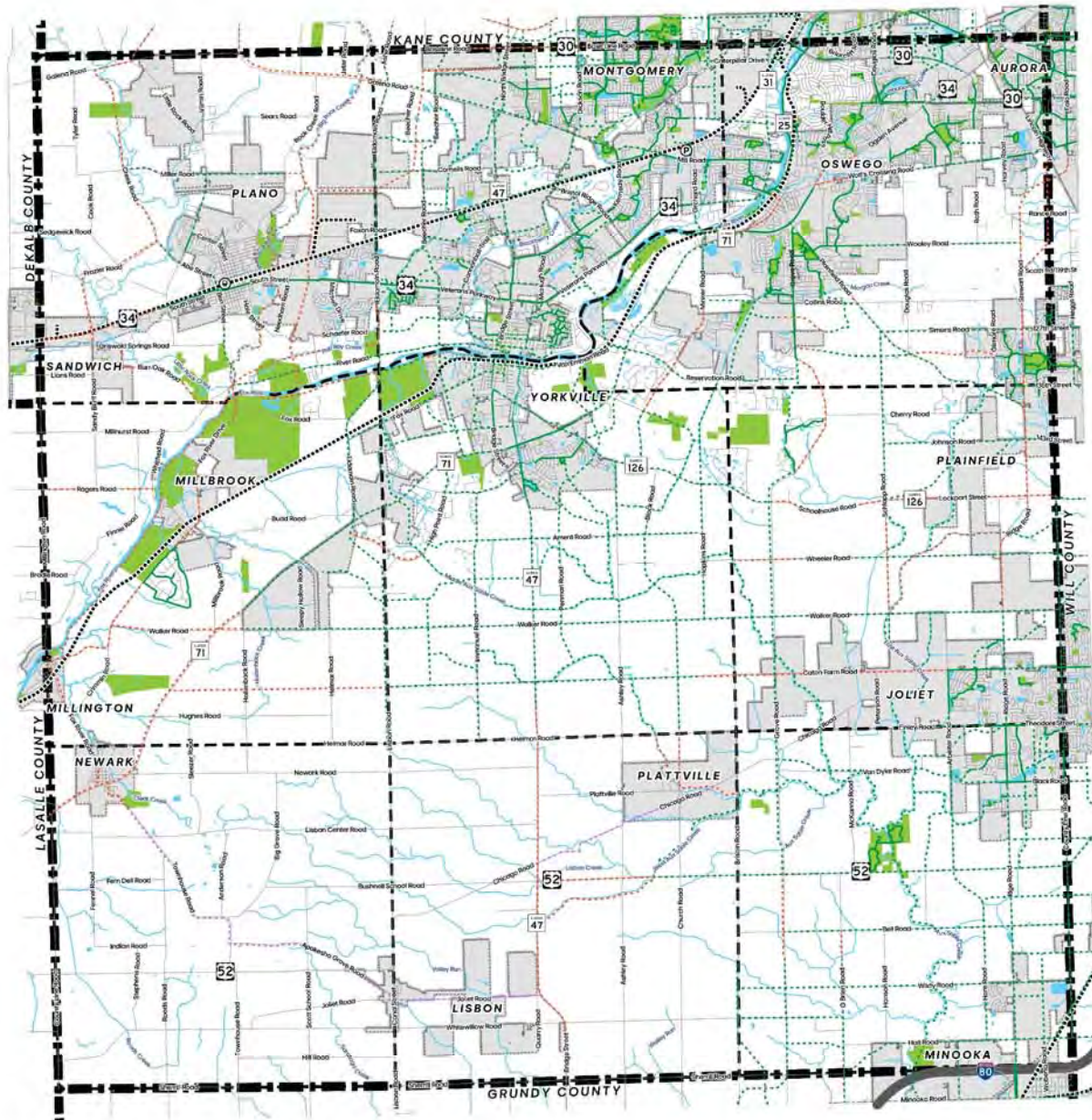
- Water
- Park / Forest Preserve
- Railroad
- R Railway Station
- P Park-n-Ride Facility

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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)

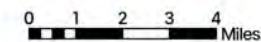
Boundary

- County
- Township
- Municipal

Other

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

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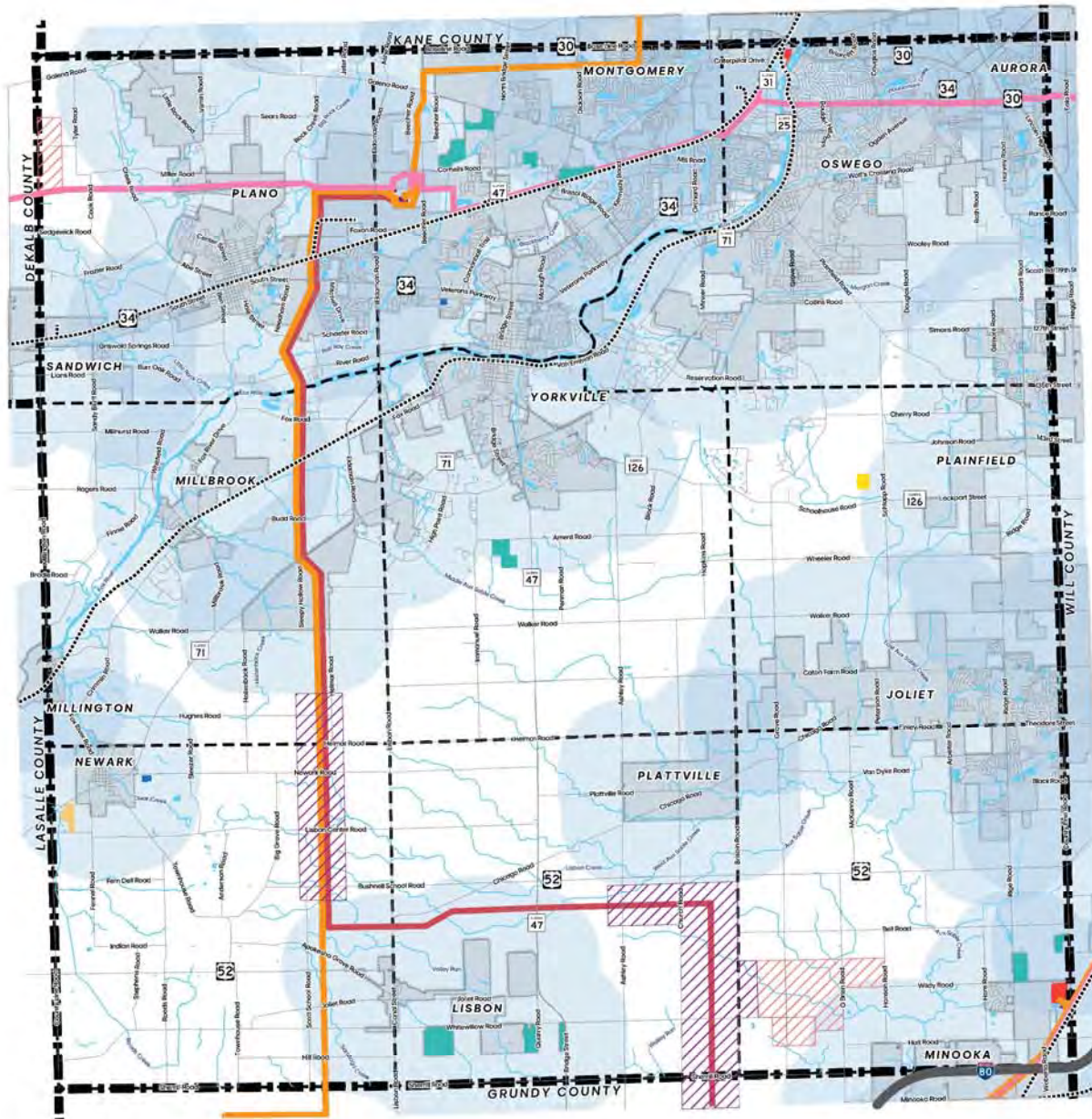
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



Alternative Energy Opportunity Map

Solar Farm Development

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

Electric Transmission Infrastructure

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

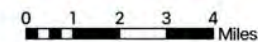
Boundary

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

Other

- Water
- Street
- Railroad

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Economic Prosperity

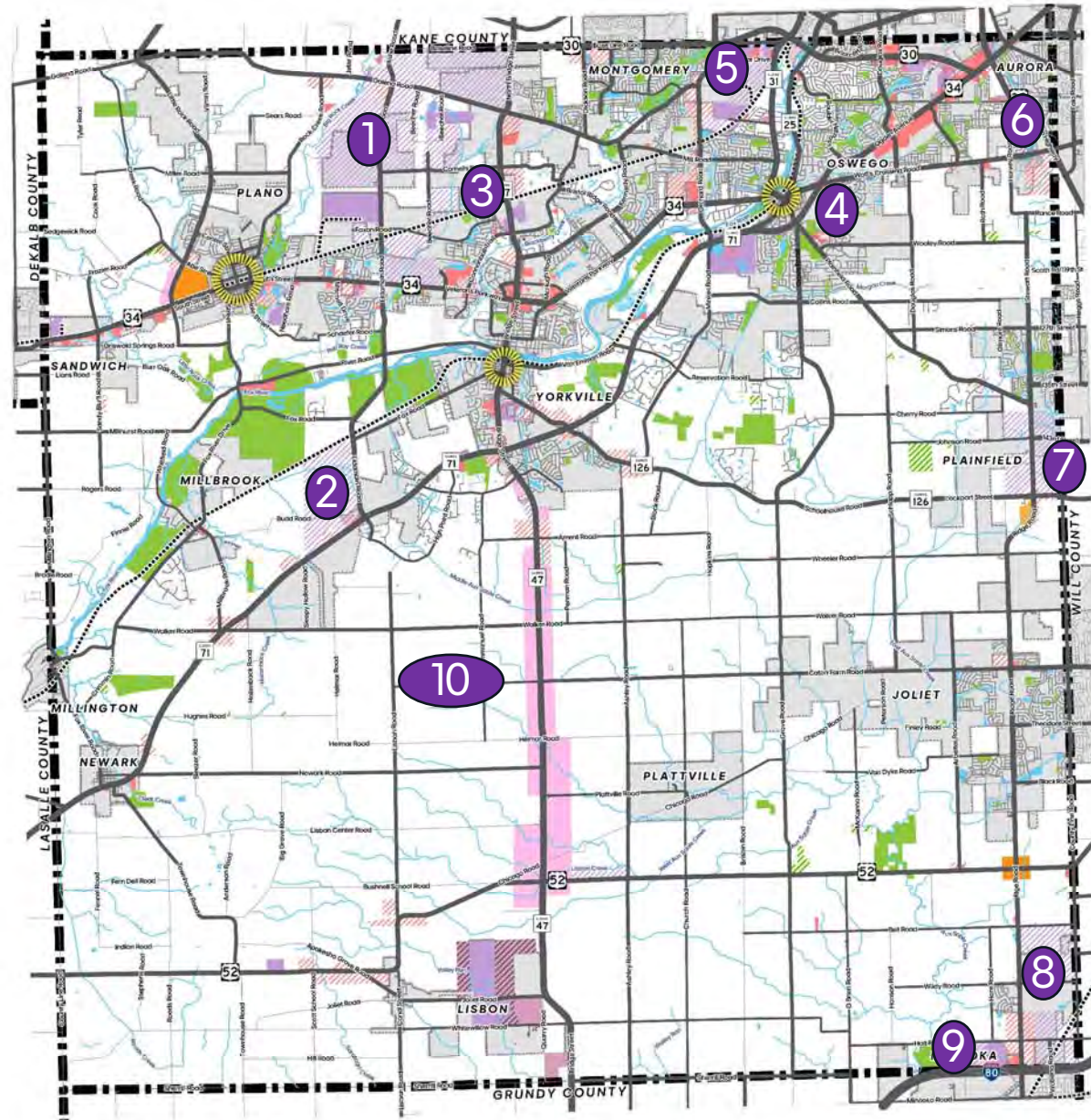
Industry

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
- Agricultural Tourism
- Downtown Area

Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Collector
- Arterial
- Local

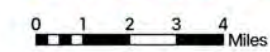
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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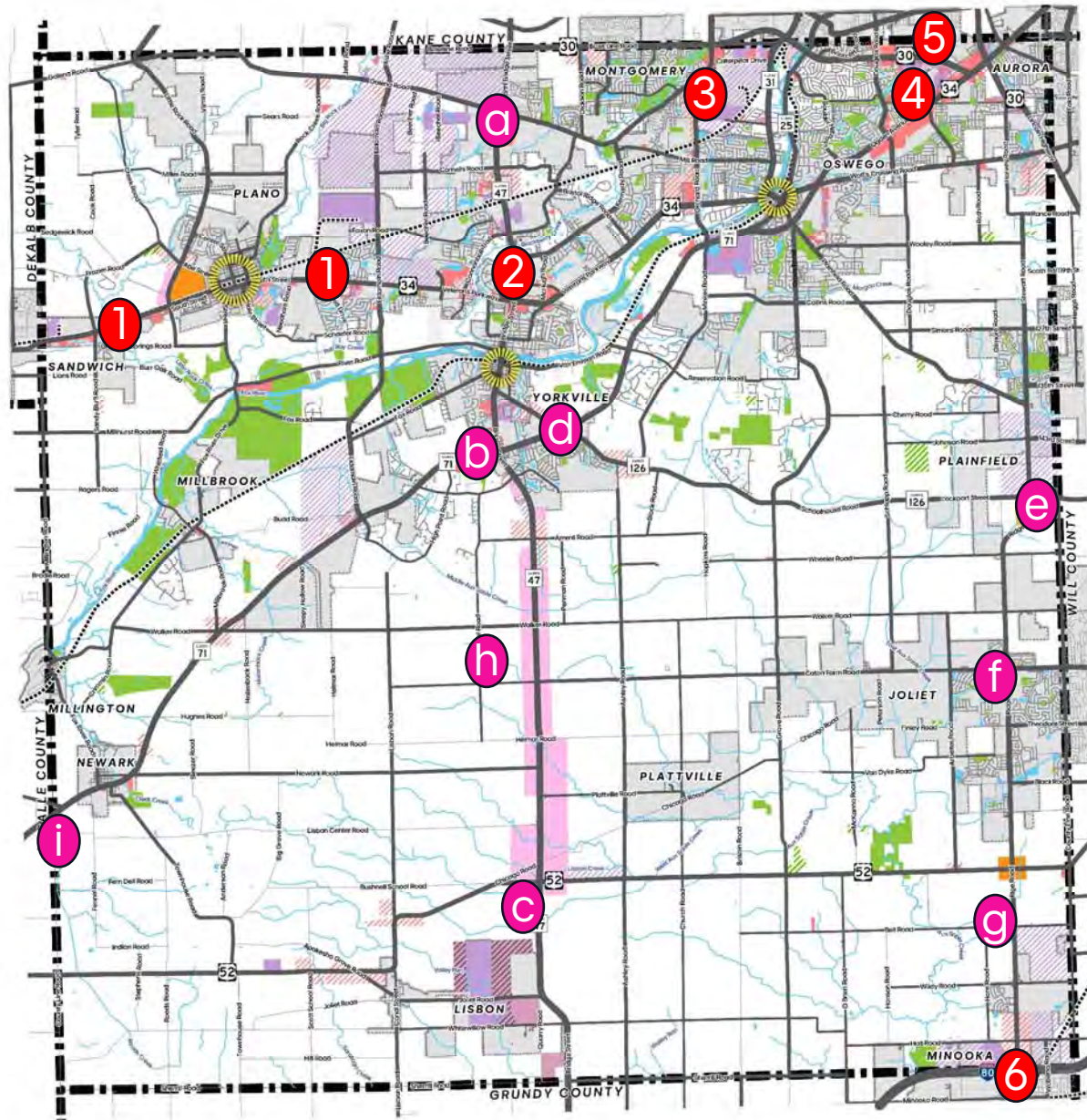


Major Regional Retail Opportunities

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
 - ▨ Agricultural Tourism
 - ☀ 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
- Park / Forest Preserve
- ⋯ Railroad

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0 1 2 3 4 Miles

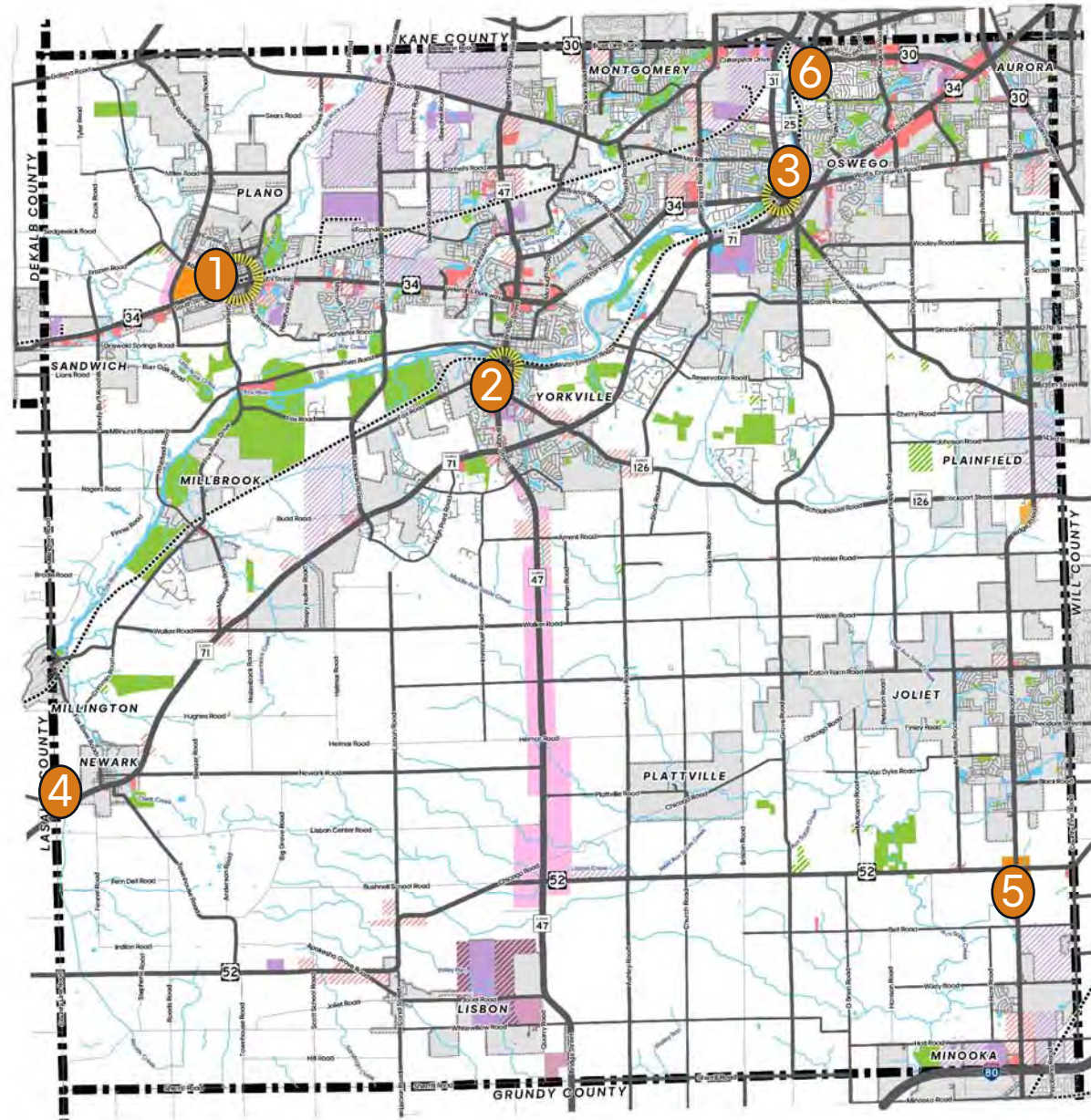


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Downtown/ Mixed Use Opportunities

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
 - Agricultural Tourism
 - Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

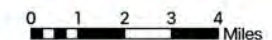
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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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

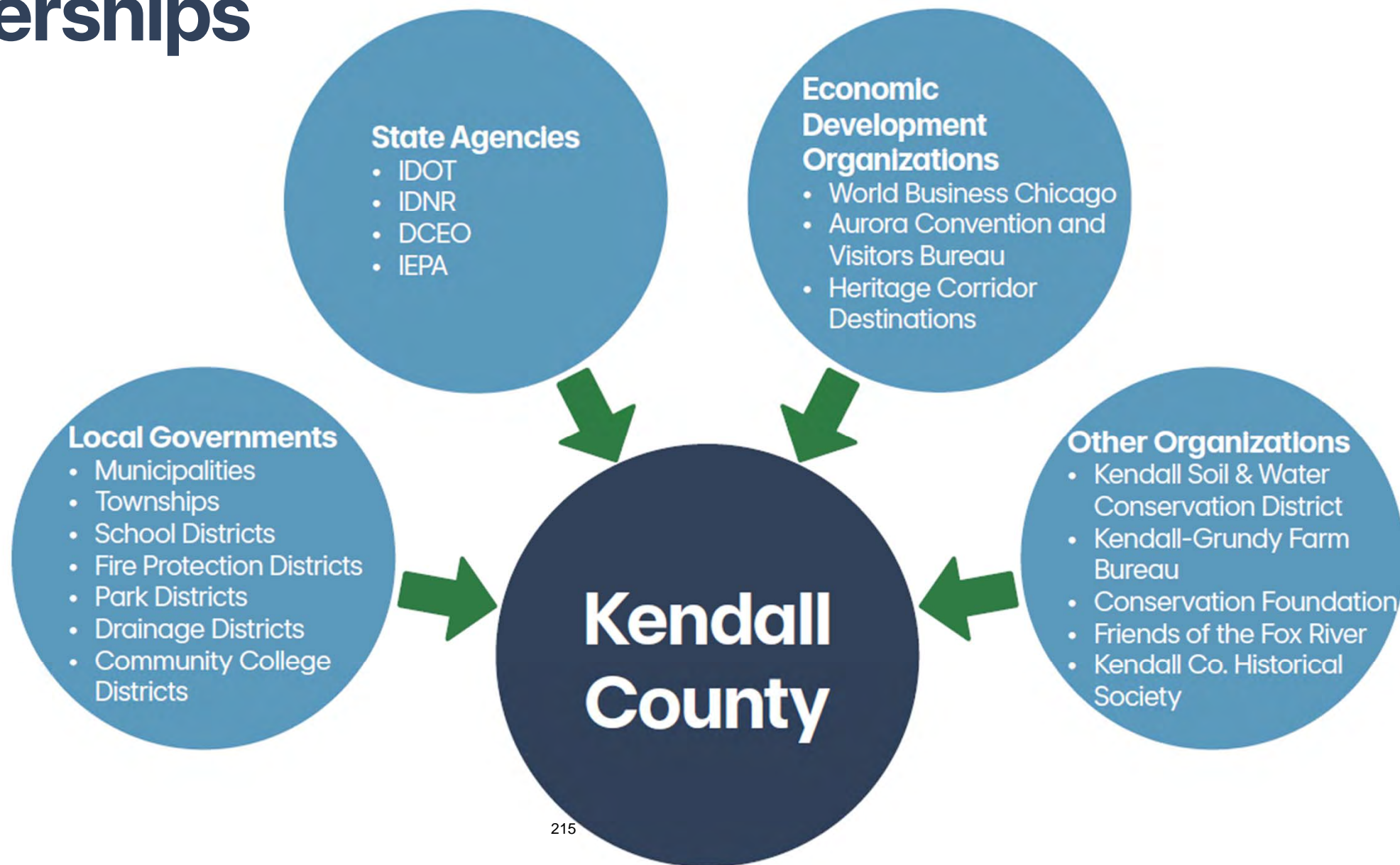
Implementation

Strategies

Coordination & Partnerships

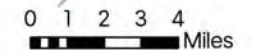
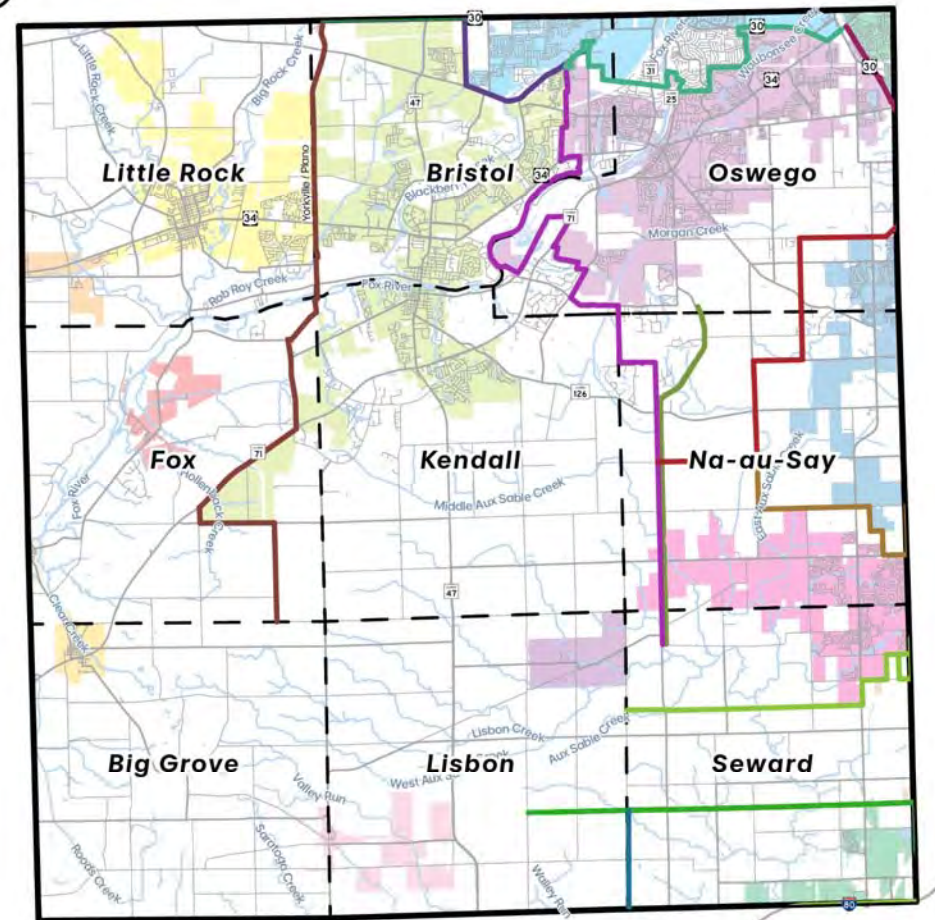
Tools (Ordinances, Grants,
Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



Legend

Municipalities

- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Shorewood
- Yorkville

Boundary Agreements

- Joliet/Plainfield
- Joliet/Shorewood
- Minooka/Morris
- Minooka/Shorewood
- Oswego/Aurora
- Oswego/Montgomery
- Oswego/Plainfield

- Yorkville/Montgomery
- Yorkville/Oswego
- Yorkville/Plainfield
- Yorkville/Plano
- Water
- Roadways
- Townships
- Kendall County Boundary

What's Next?

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

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library

Revisions so far:

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors
- Removed open space opportunities near Reservation and Minkler
- Reduced renewable energy overlay near O'Brien Road



VISION KENDALL

**COMPREHENSIVE
PLAN**

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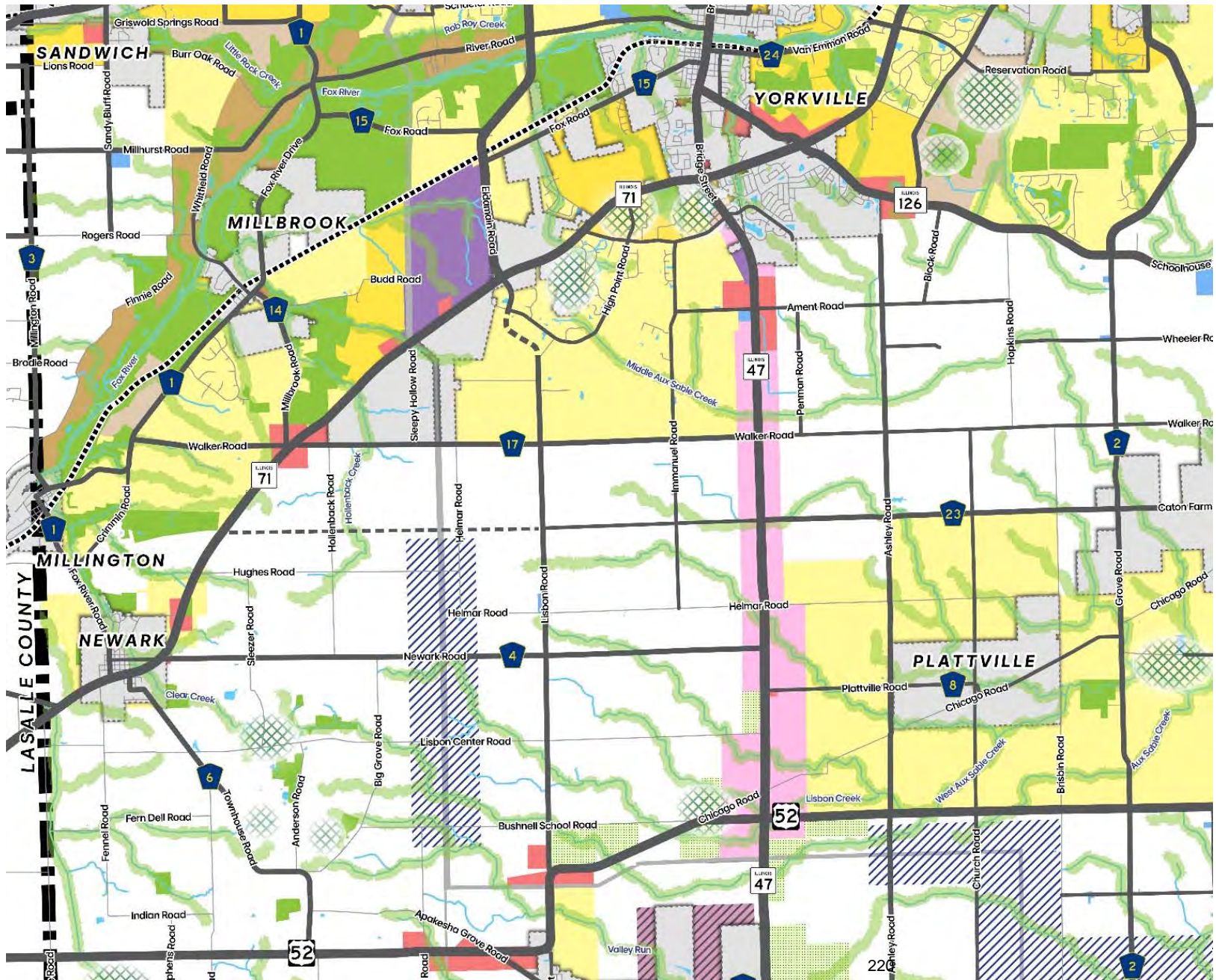
Visit www.VisionKendall.org for info.

Welcome

Subscribe



Future Land Use Map



Land Use Category

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

Roadway

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

Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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Future Land Use Map

Land Use Category

- Agricultural
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Roadway

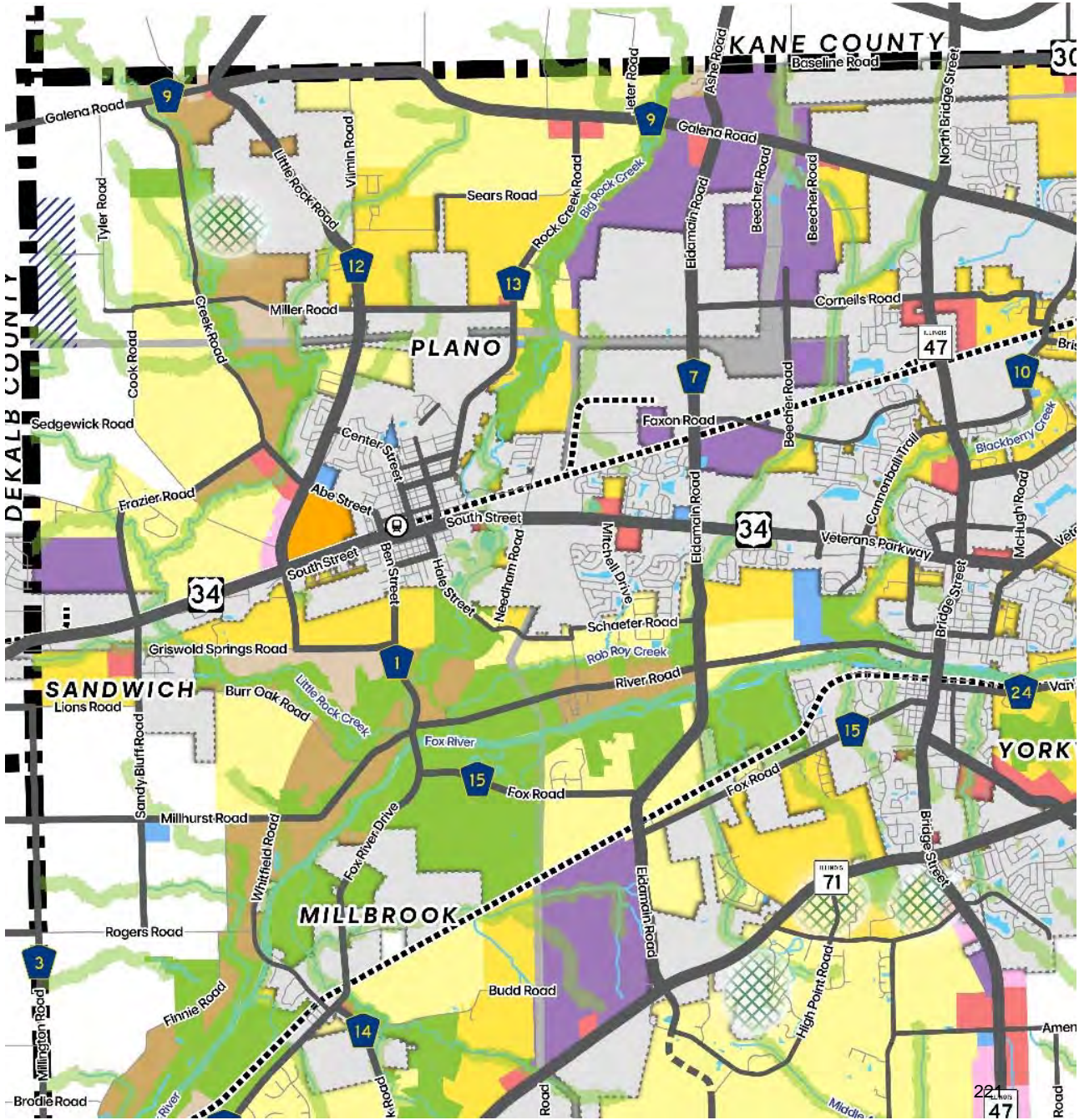
- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad



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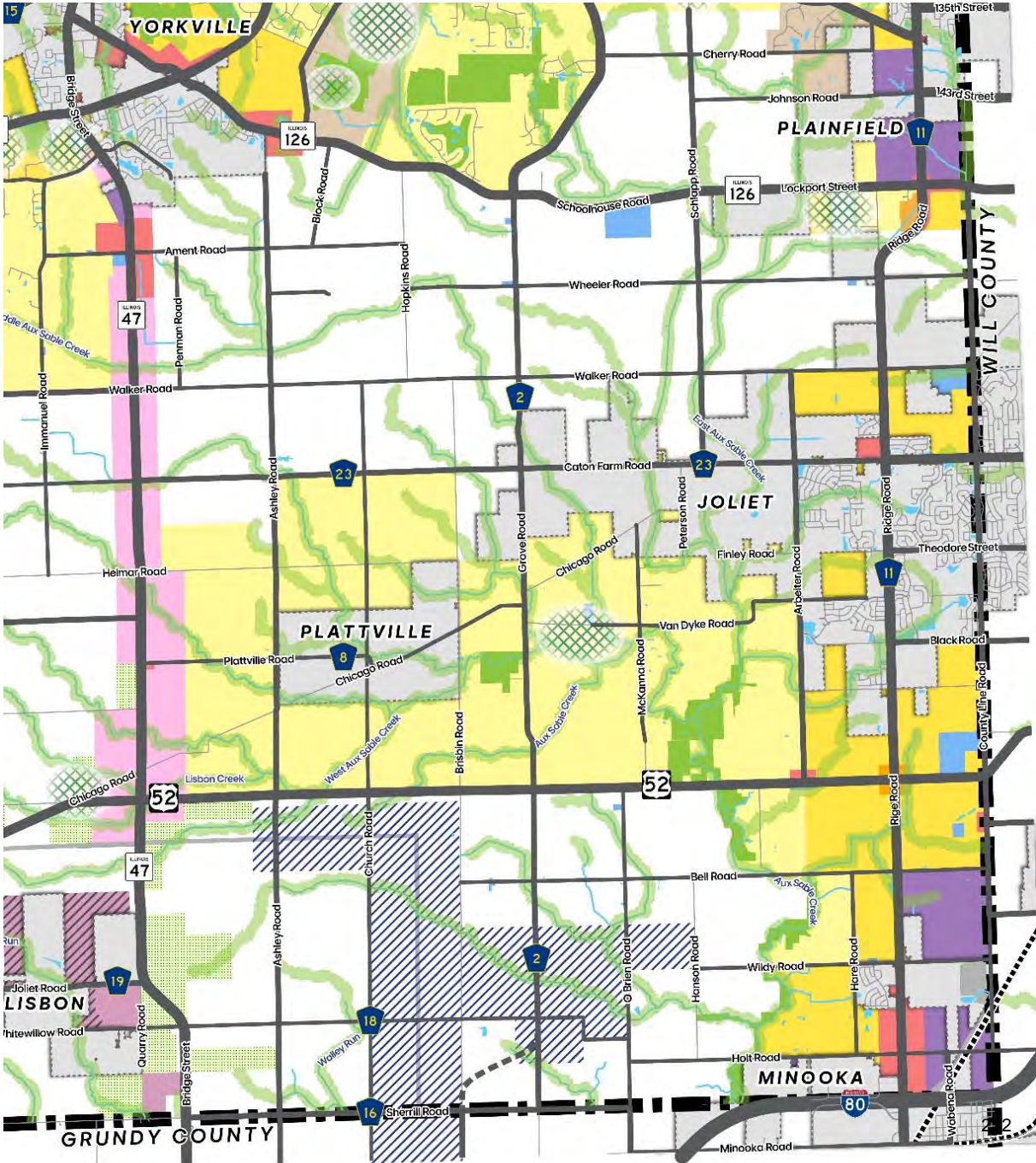


2/25/2026





Future Land Use Map



Land Use Category

- Agricultural
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- Open Space
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Roadway

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- Collector
- Local
- County Roadway Extension

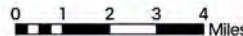
Boundary

- County
- Municipal

Other

- Water
- Railroad

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2/25/2026





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
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- Commercial
- Mixed Use Business
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Roadway

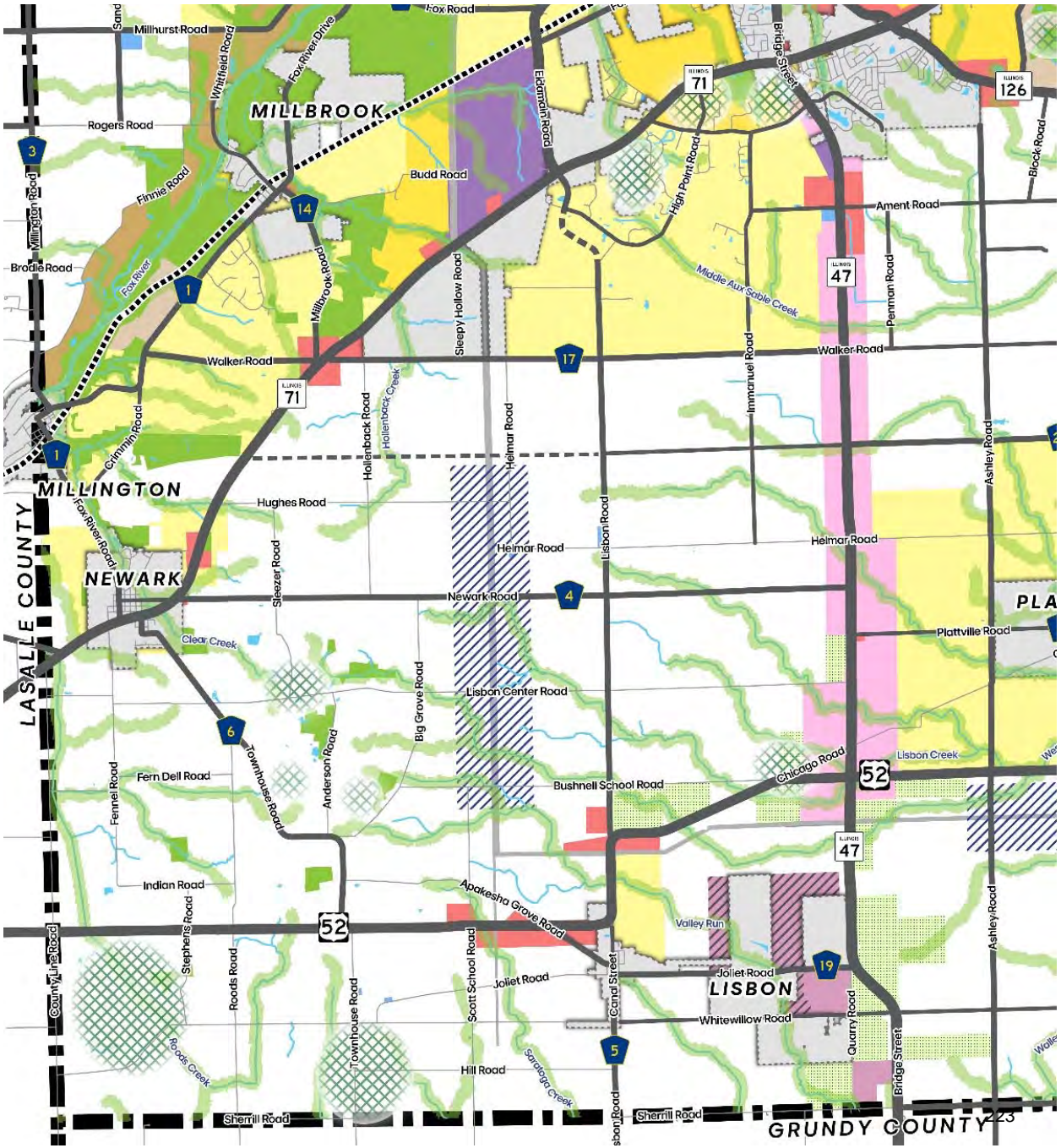
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

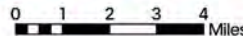
- County
- Municipal

Other

- Water
- Railroad



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2/25/2026

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

*Plano Community Library
15 West North Street
Plano, Illinois 60545*

Unapproved Meeting Minutes of March 18, 2026

Call to Order: Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee Chairman Keith Landovitz called the meeting of the Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee to order at 6:02 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz and Jeff Wehrli

Members Absent: Randy Mohr, Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, Matthew Prochaska, and Seth Wormley

KCRPC Roll Call

Members Present: Cathy Anzelc, Keith Landovitz (Chairman), and Philip Resendiz

Members Absent: Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Seth Wormley

Attendees: Sheri Pellegrini, Patrick Helmers, Brook McDonald, Ed Pfaff, Deanna Bazan, Craig Pottinger, Kitty Moore, Tom Anzelc, Brian Friel, Donna Para Friel, Brian Boran, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman, from Teska Associates, presented the draft Vision Kendall Comprehensive Plan. He discussed the history of the project, to date. He also discussed the next steps in updating the proposal and the adoption process. At the earliest, the proposal could be adopted in May. He provided information on community input, including website visits, surveys, interviews, and open houses. The proposed plan is divided into chapters on the planning process, existing conditions and trends, vision, character and land use, mobility and connectivity, energy and water, economic prosperity, and implementation. He discussed the differences between the Land Resource Management Plan and the proposed Comprehensive Plan. He discussed the growth rate of the County and efforts to preserve the rural character of the County. He noted that eighty-one percent (81%) of the County's population lives inside a municipality. He discussed the importance of partnership and communication between the County, the residents, and various units of local government. He noted that a majority of the County was

agricultural. He provided a composite map showing the future land use plans of all of the municipalities, the current County future land use map, and the draft future land use map. He discussed commercial and industrial areas, open space opportunities, and renewable energy areas. He discussed the Protect Kendall Now Plan prepared by the Conservation Foundation. He discussed removing two (2) areas from the Conservation Overlay area, based on comments that the County received. He discussed the change of the definition of Mixed Use Business from the Land Resource Management to the proposal. He presented a table of land uses by classification. He discussed the scenic routes and the recommendation to have larger setbacks along the scenic routes.

Yuchen Ding, from Teska Associates, discussed proposed road improvements and realignments and other transportation amenities. He discussed the proposed trail plan and the importance of having the trails on a map for grant funding. Mr. Ding discussed preferred locations for renewable energy projects.

Mr. Hoffman discussed corridors for economic development and tourism opportunities. He discussed the importance of partnerships and cooperative planning when implementing the plan. He stressed the importance of the County encouraging boundary agreements. He discussed the next steps, including a public hearing and final action by the County Board. He provided information regarding how to submit comments on the plan.

Brook McDonald asked if the County's agricultural conservation easement program still existed. The response was that agricultural conservation areas, as defined by Illinois law. County Staff will research if the agricultural conservation easement program still existed. Mr. McDonald suggested increasing publicity of the program.

Tom Anzelc, Lisbon Township Supervisor, discussed the differences between the Village of Plattville's proposed plan and the County's proposed plan. He stated the County's proposal calls for a renewable energy area south of Route 52 and Plattville's proposal calls for the area to be agricultural. Mr. Anzelc also noted that Plattville's proposal called for renewable energy facilities at the southwest corner of Ashley and Caton Farm Roads. Mr. Anzelc asked who makes the final decision when plans conflict. Mr. Hoffman said that Plattville makes the final decision on matters inside the Village and the County makes the final decision on matters in the unincorporated area. Discussion occurred regarding the Village of Lisbon's plans. Discussion also occurred regarding Plano's plans. Mr. Hoffman discussed the conversations between the County and Villages of Millbrook and Village of Plattville. Mr. Asselmeier discussed the adoption process for Plattville's proposal. Mr. Asselmeier discussed the impact of conflicts between county and municipal plans; a property owner might decide to annex a property because their vision of the property corresponds more closely with the municipality. Discussion occurred regarding a boundary agreement between Joliet and Plattville. Mr. Asselmeier discussed the number of available platted residential lots in the unincorporated area. Mr. Asselmeier discussed annexations and the ability of municipalities to formally object to rezoning requests.

A resident asked about land evaluation in rezoning request. It was noted that Kendall County has good productive farmland around most of the County.

Jeff Wehrli noted that most of the population lives in a municipality, but most of the County is still country.

A resident asked if the proposal was in line with Kane County's plans. Mr. Hoffman discussed development patterns in Kane and Kendall Counties. Discussion occurred regarding preserving land.

A resident requested a population project be placed in the proposal.

Attendees reviewed the maps.

The Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Planning Commission gathering ended at 7:03 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Encs.

9/18



SIGN-IN SHEET

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NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
STARRI PELLEGRINI	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATRICK HELMERS	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brook McDonald	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Pfaff	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deanna Bazan	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Pottinger	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phil Resendiz	[REDACTED]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Landovitz & Hitty Moore	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JEFF WASHRIE	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cathleen Anzick	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomas Anzick	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRIAN FRIEL	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downna Para Friel	[REDACTED]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Bazan	[REDACTED]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Draft Comprehensive Plan

Open House Workshop – Plano Community Library – March 18, 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

May 2026

Community Input So Far....

4,430

Website Views

117

E-Newsletter Subscribers

185

Survey Submissions

51

Comment Map Ideas

11

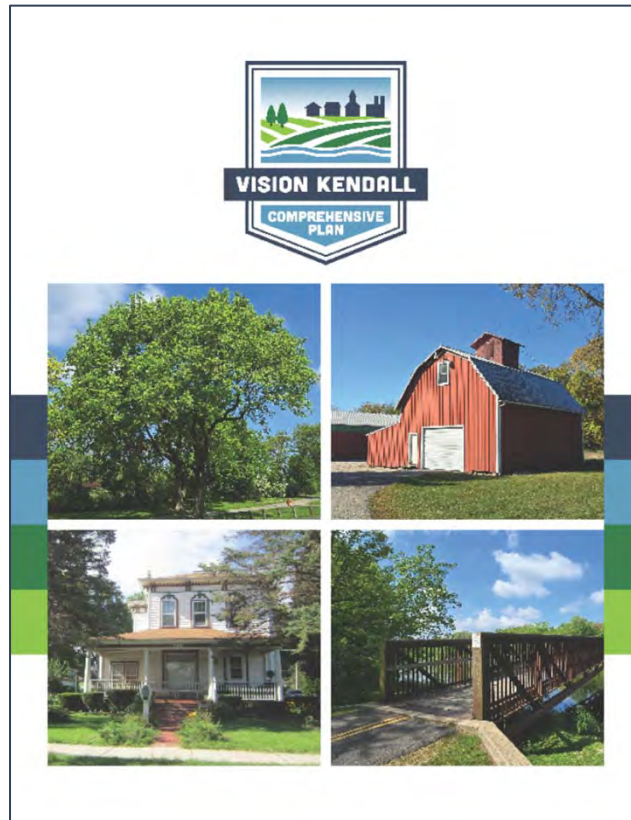
Outreach Events

215+

People Attended

As of 3/18/2026

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 & 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 & Trends

Population Growth

Age Characteristics

Households

Income and Employment

Race and Ethnicity

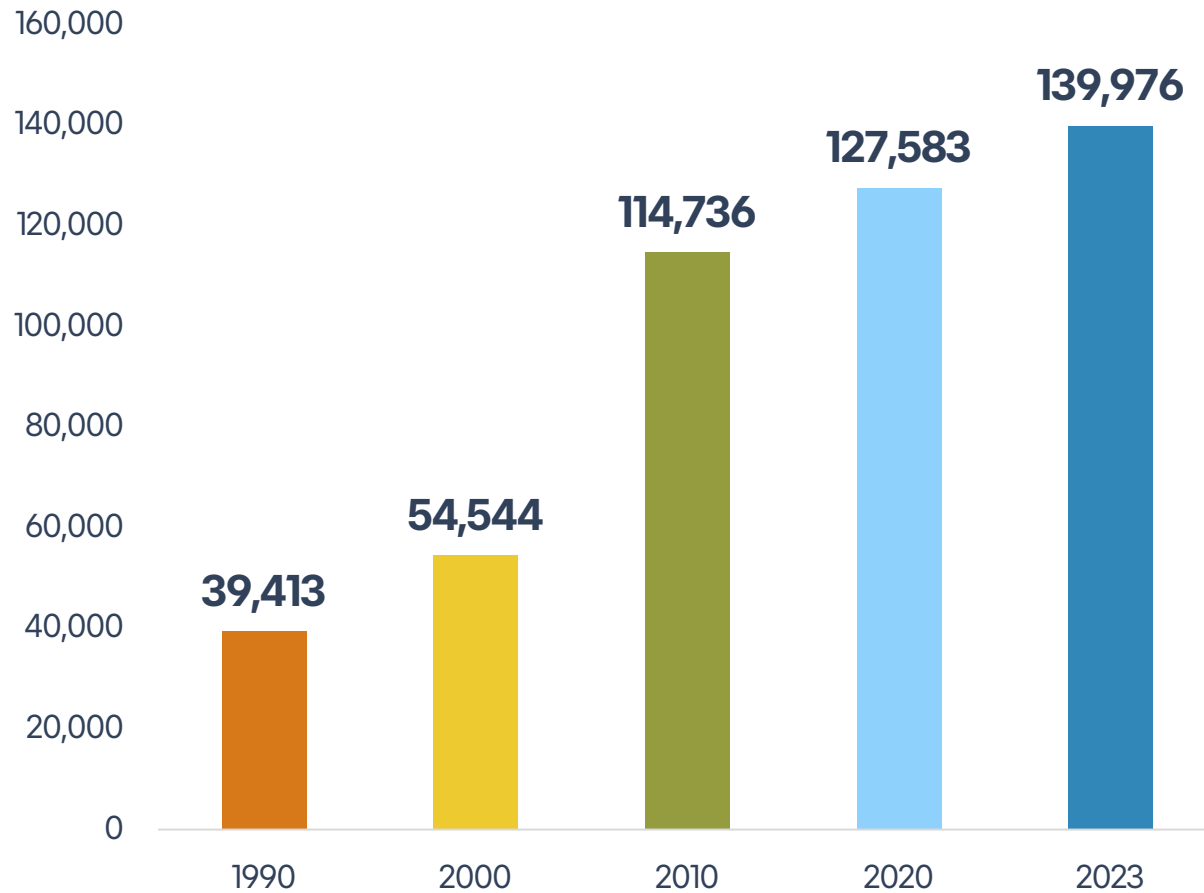
Educational Attainment

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 & Land Use

Agricultural Heritage and Historic Resources

Nature Preserves and Parks

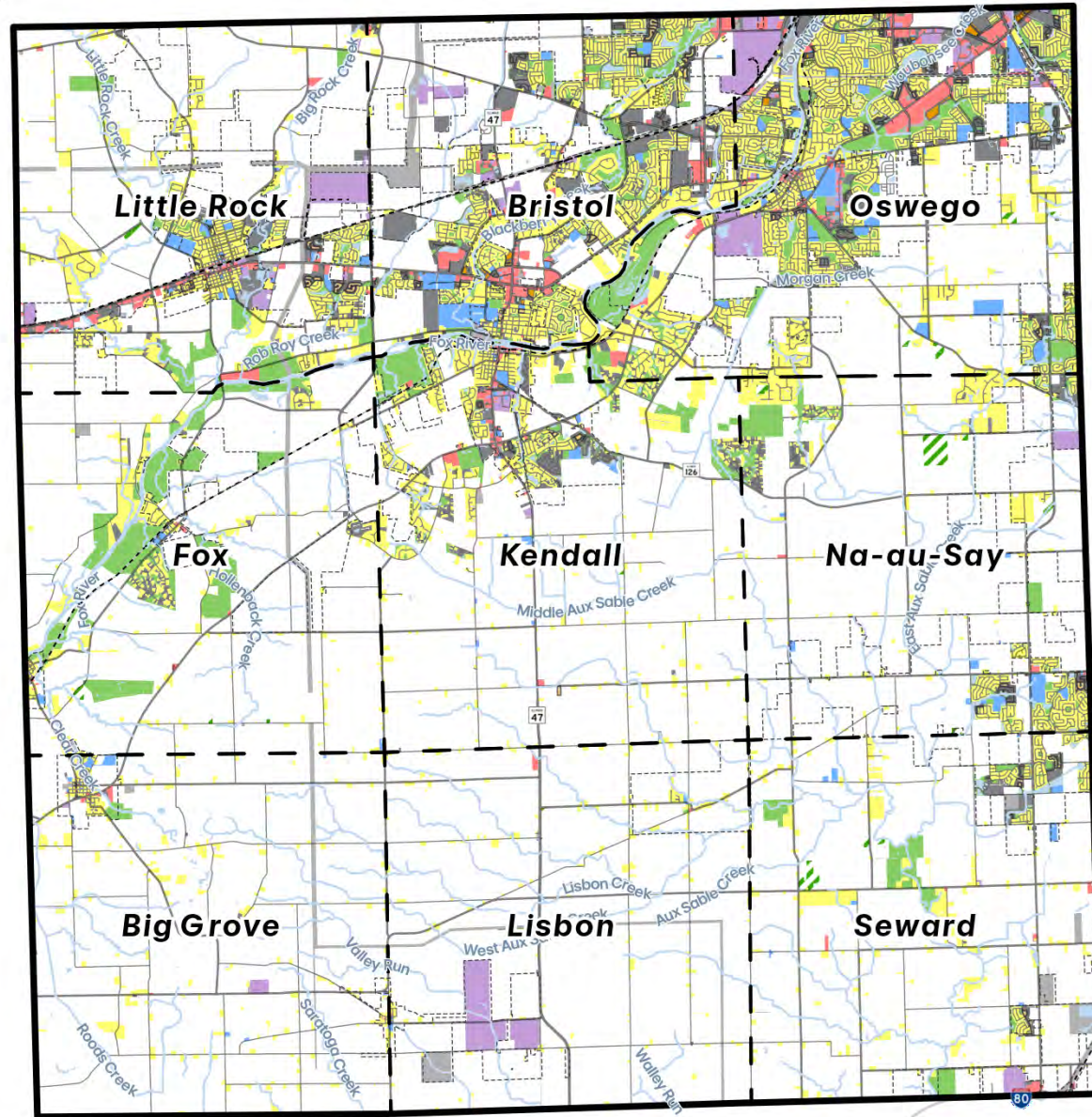
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

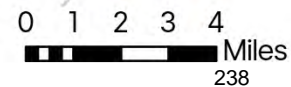


Existing Land Use

Legend

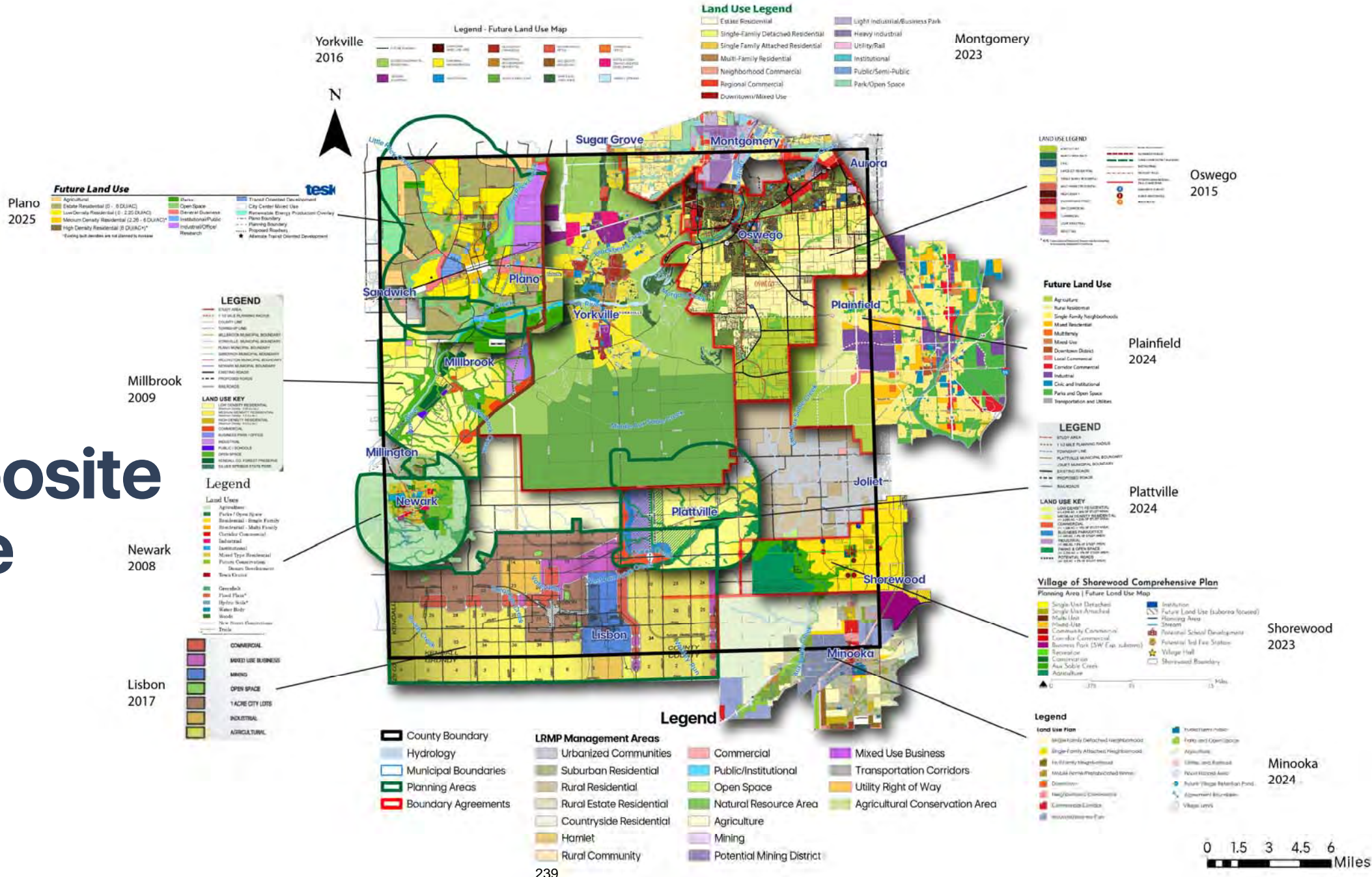
Existing Land Use

- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



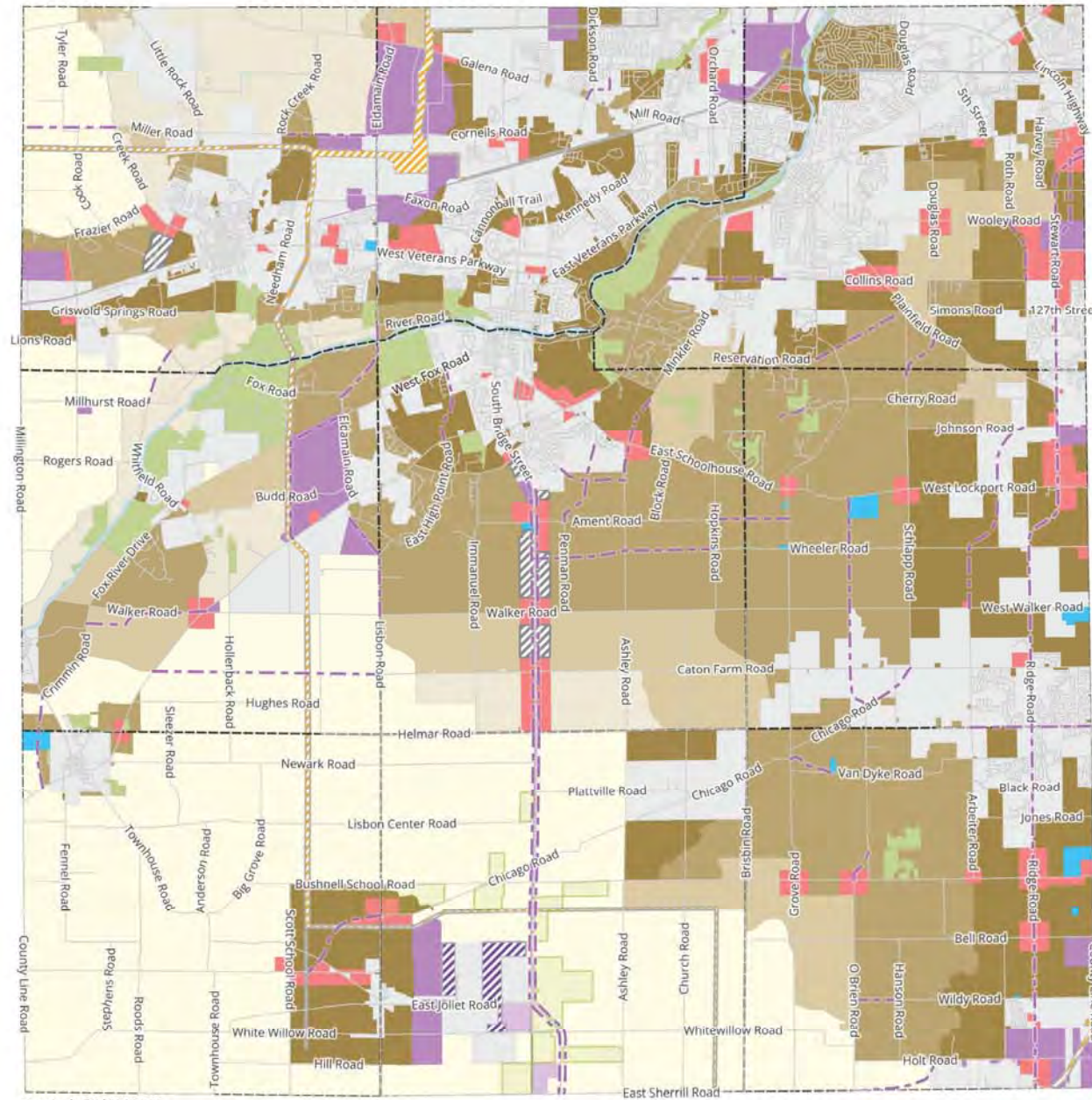
Source: CMAP 2020

Composite Future Land Use Map



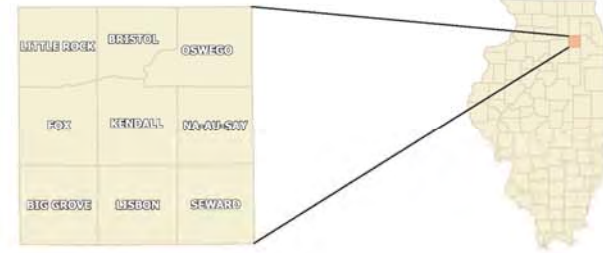
EXISTING

FUTURE LAND USE KENDALL COUNTY



Land Resource Management Plan

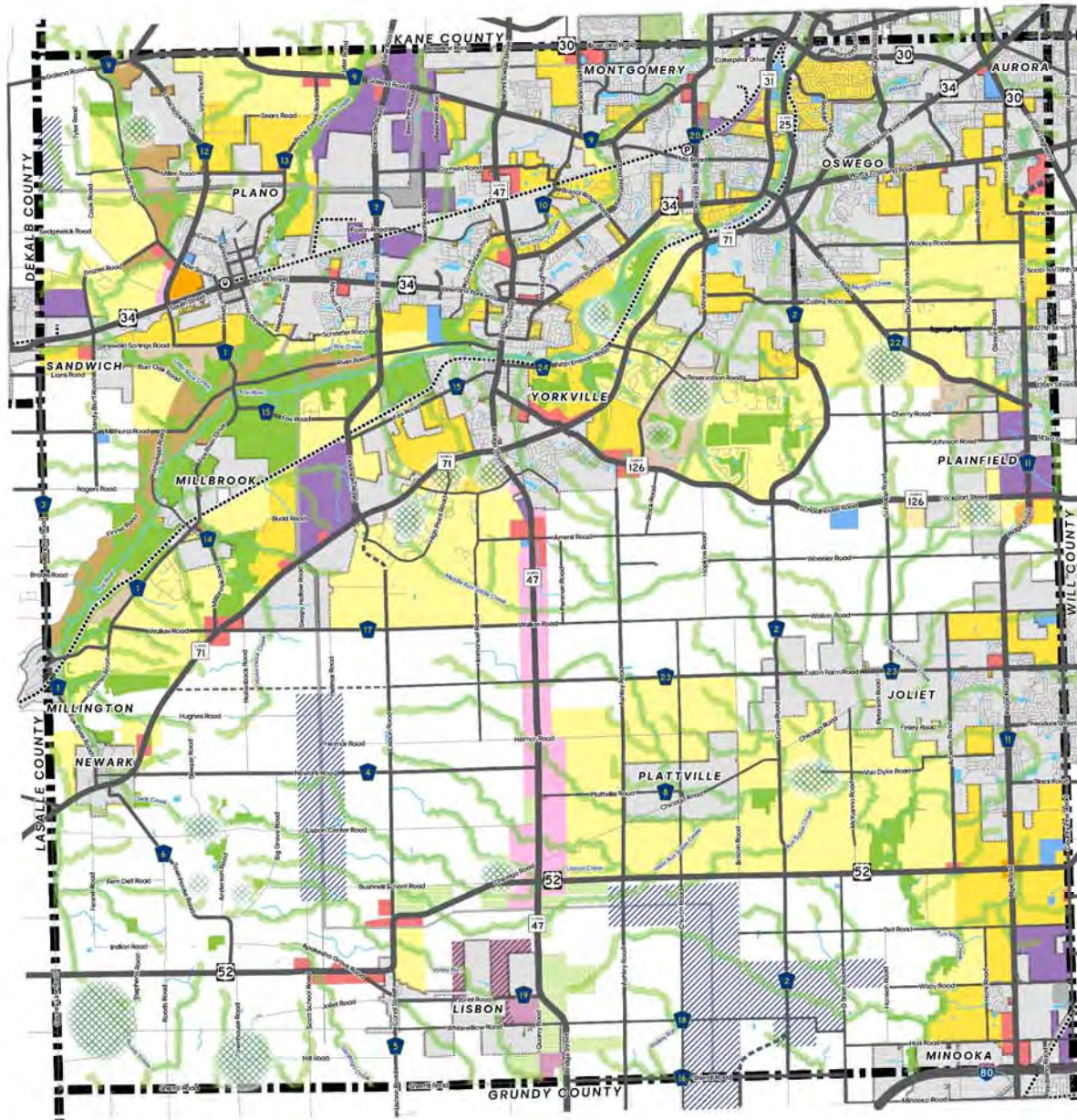
- Proposed Roadway Improvements
- Public / Institutional
- Open Space
- Townships
- Natural Resource Area
- LRMP Management Areas**
- Urbanized Communities
- Agriculture
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial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



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



Future Land Use Map



Land Use Category

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

Roadway

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

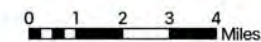
Boundary

- | | |
|--------|-----------|
| County | Municipal |
|--------|-----------|

Other

- | | |
|-------|----------|
| Water | Railroad |
|-------|----------|

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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

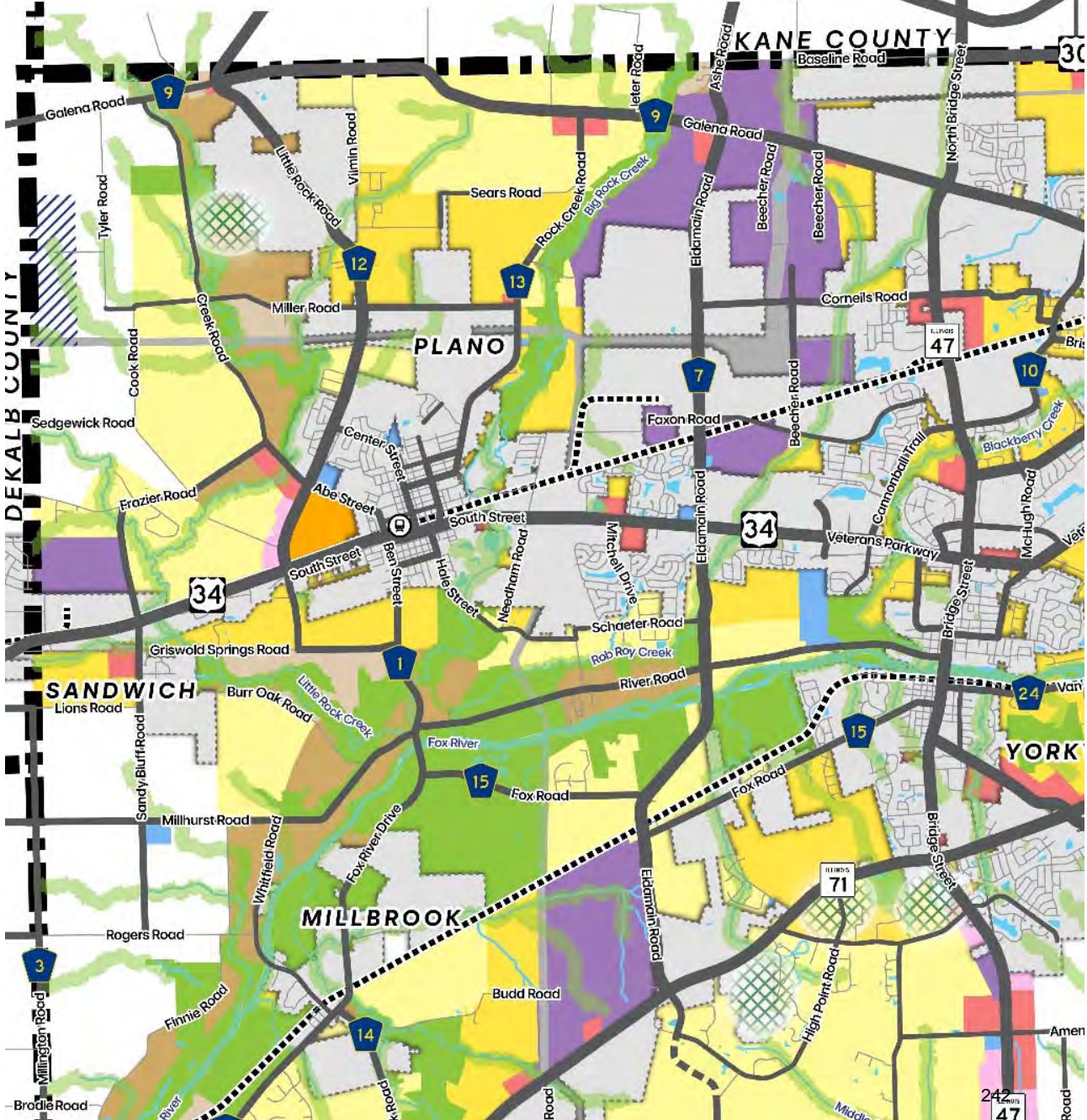
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

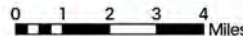
- County
- Municipal

Other

- Water
- Railroad



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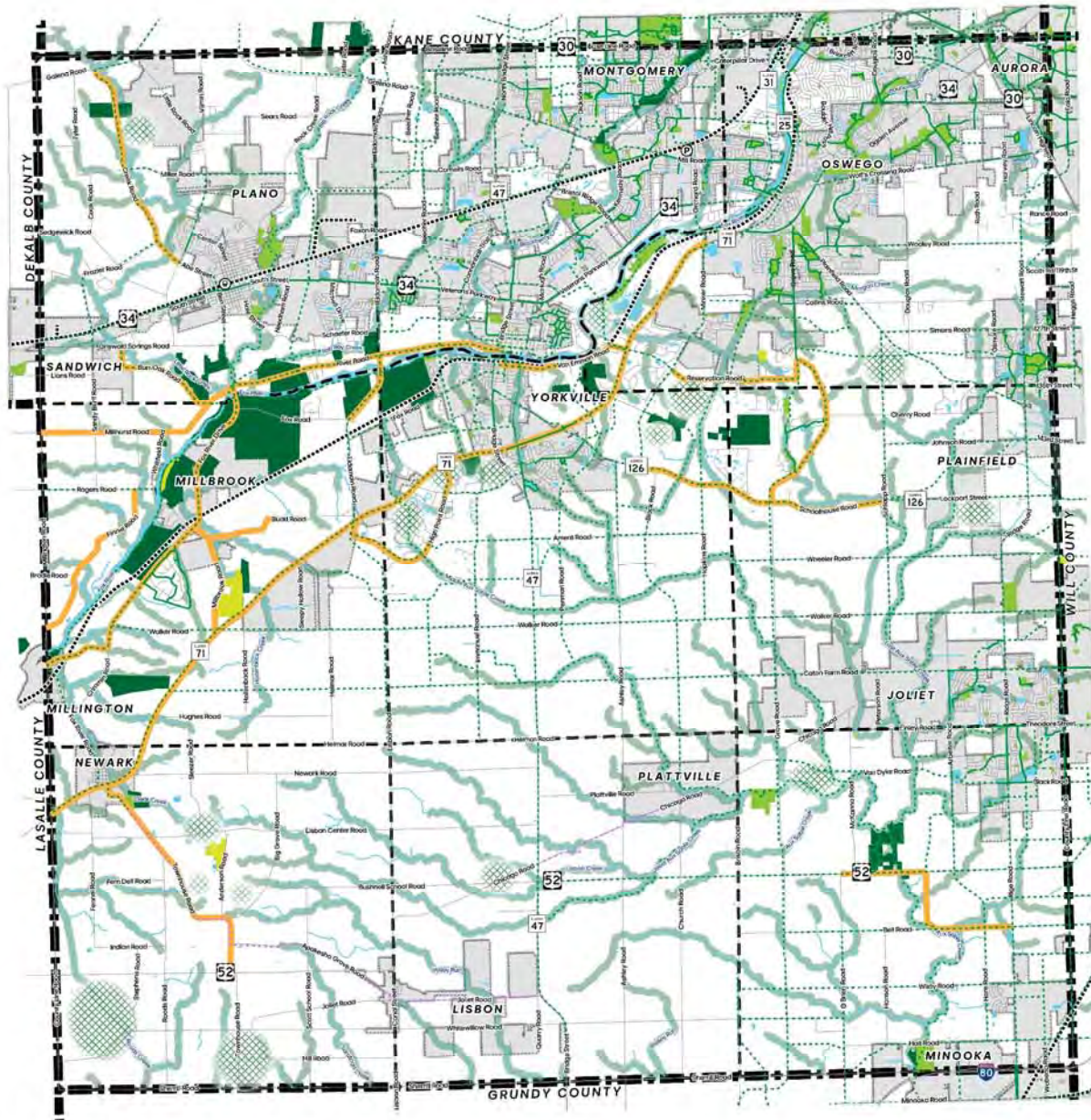
Future Land Use Comparison

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)

243

* 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

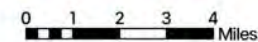
Boundary

- County
- Township
- Municipal

Other

- Water
- Street
- Railroad

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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

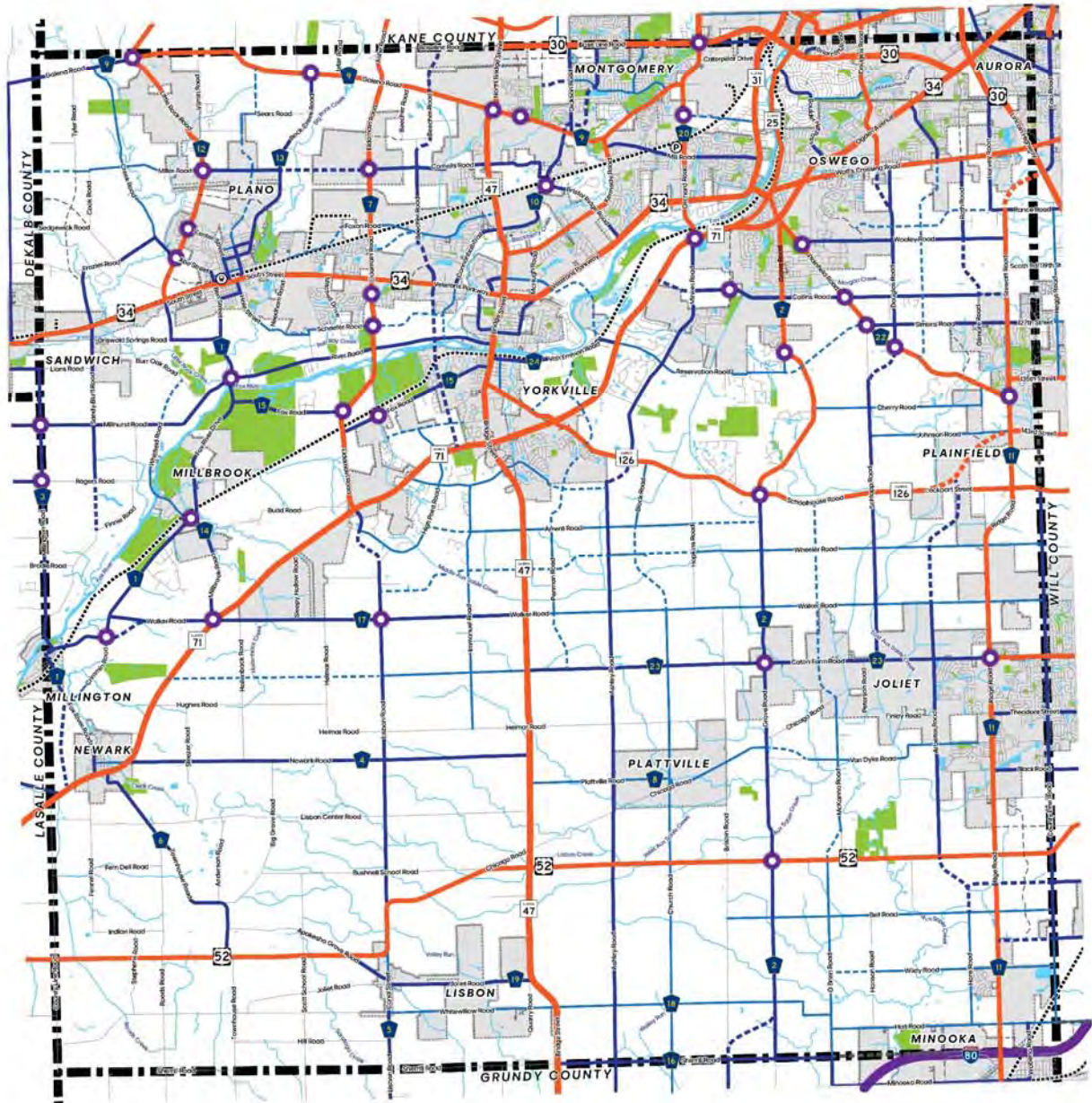
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

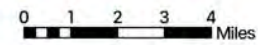
- County
- Municipal

Other

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

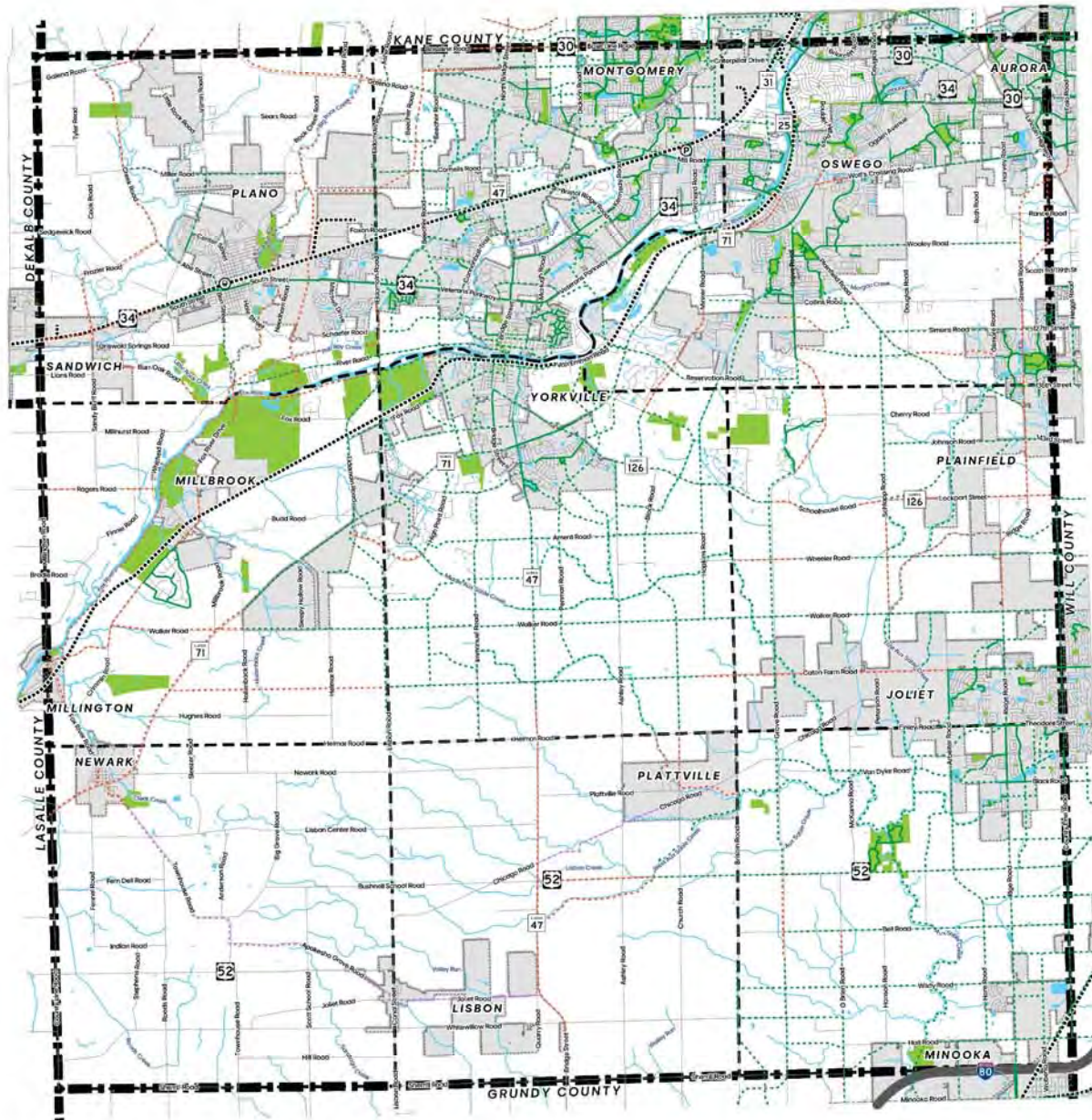


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Future Trail Plan

Pathway

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

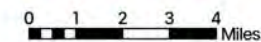
Boundary

- County
- Township
- Municipal

Other

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

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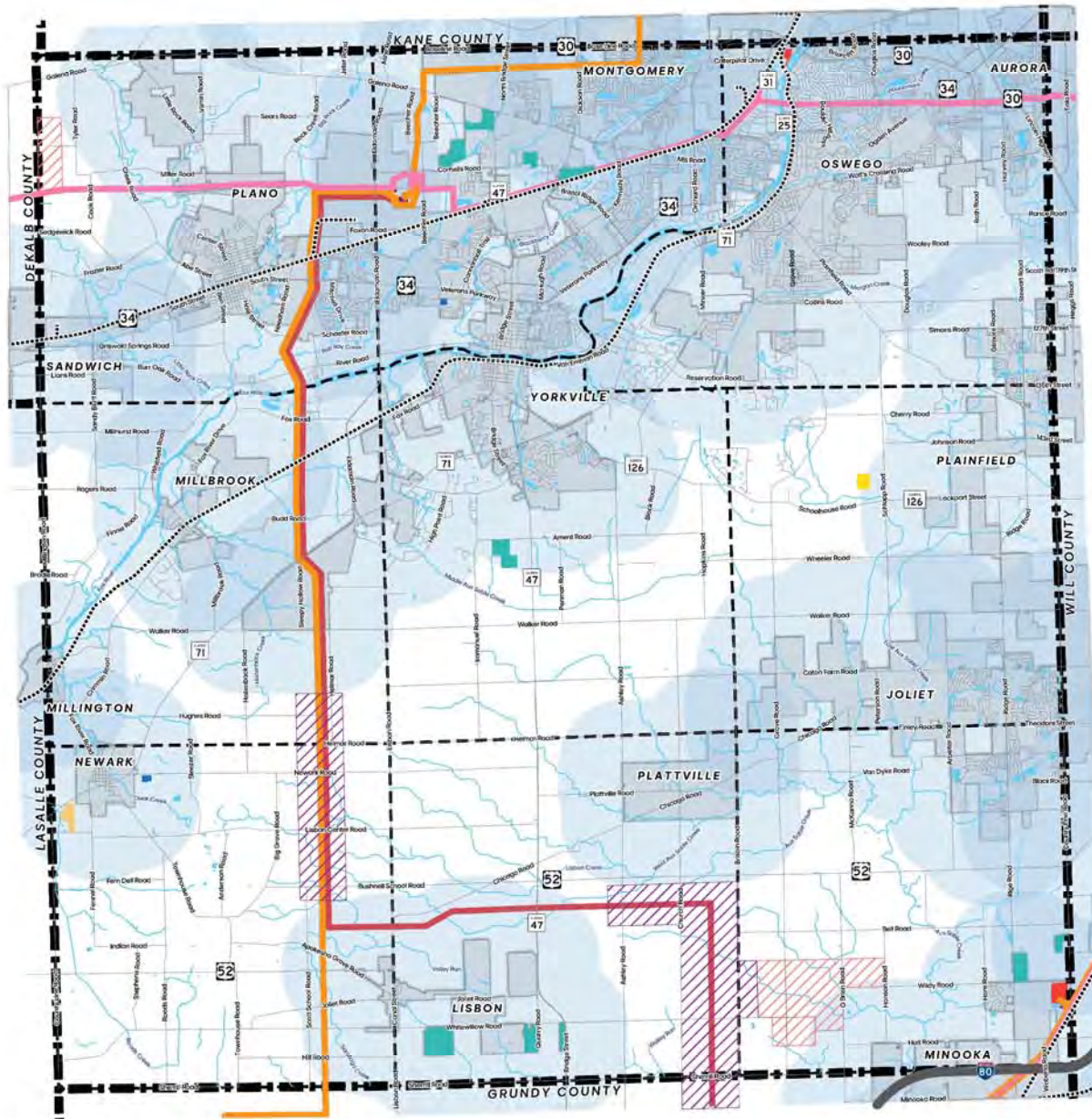
Energy & Water

Energy

Water Supply

Wastewater Treatment

Stormwater Management



Alternative Energy Opportunity Map

Solar Farm Development

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

Electric Transmission Infrastructure

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

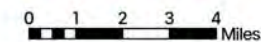
Boundary

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

Other

- Water
- Street
- Railroad

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Economic Prosperity

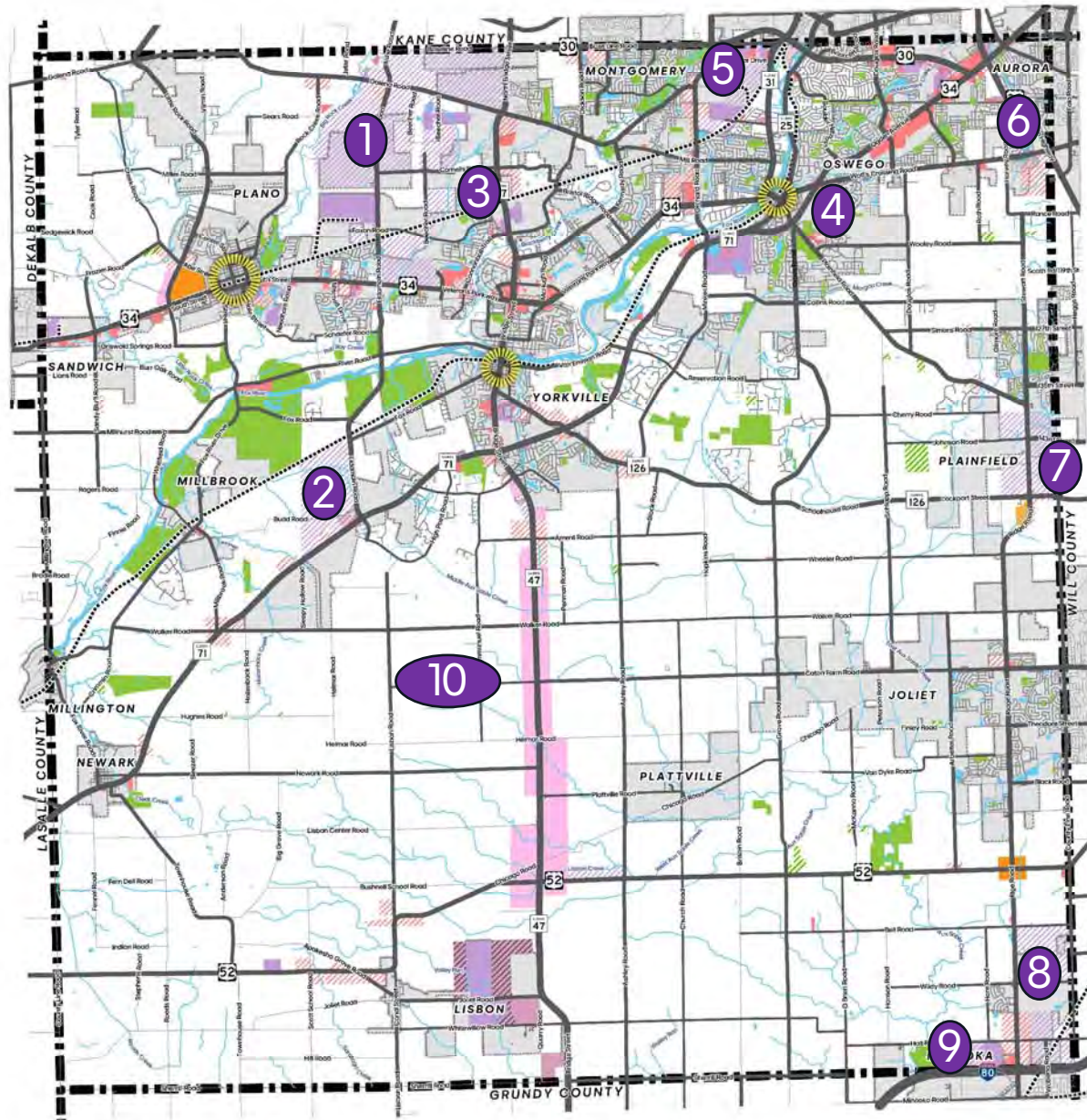
Industry

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
 - Agricultural Tourism
 - ☀ 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
- Park / Forest Preserve
- - - Railroad

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0 1 2 3 4 Miles



2/25/2026

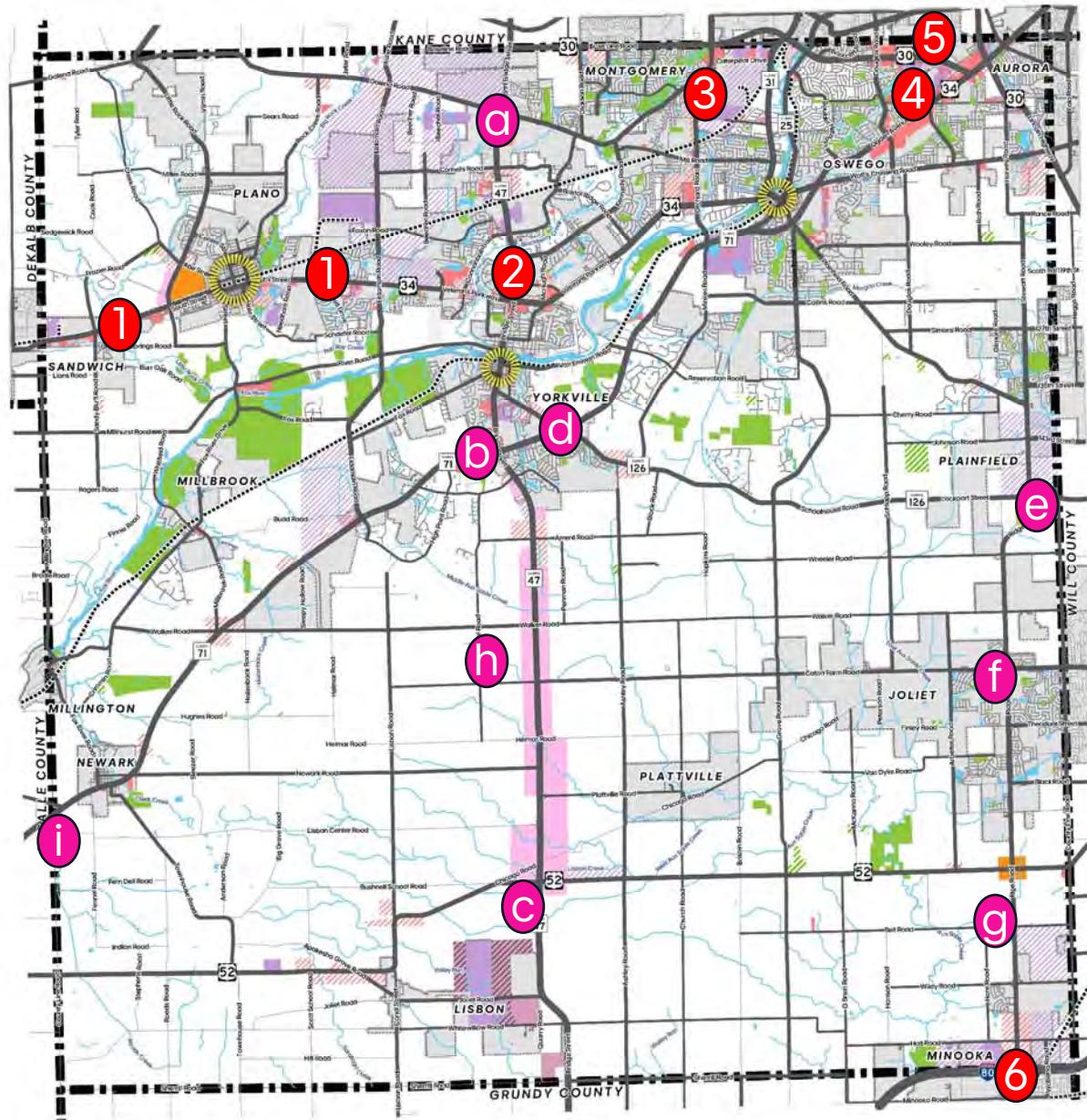


Major Regional Retail Opportunities

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
 - Agricultural Tourism
 - Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

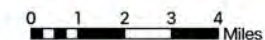
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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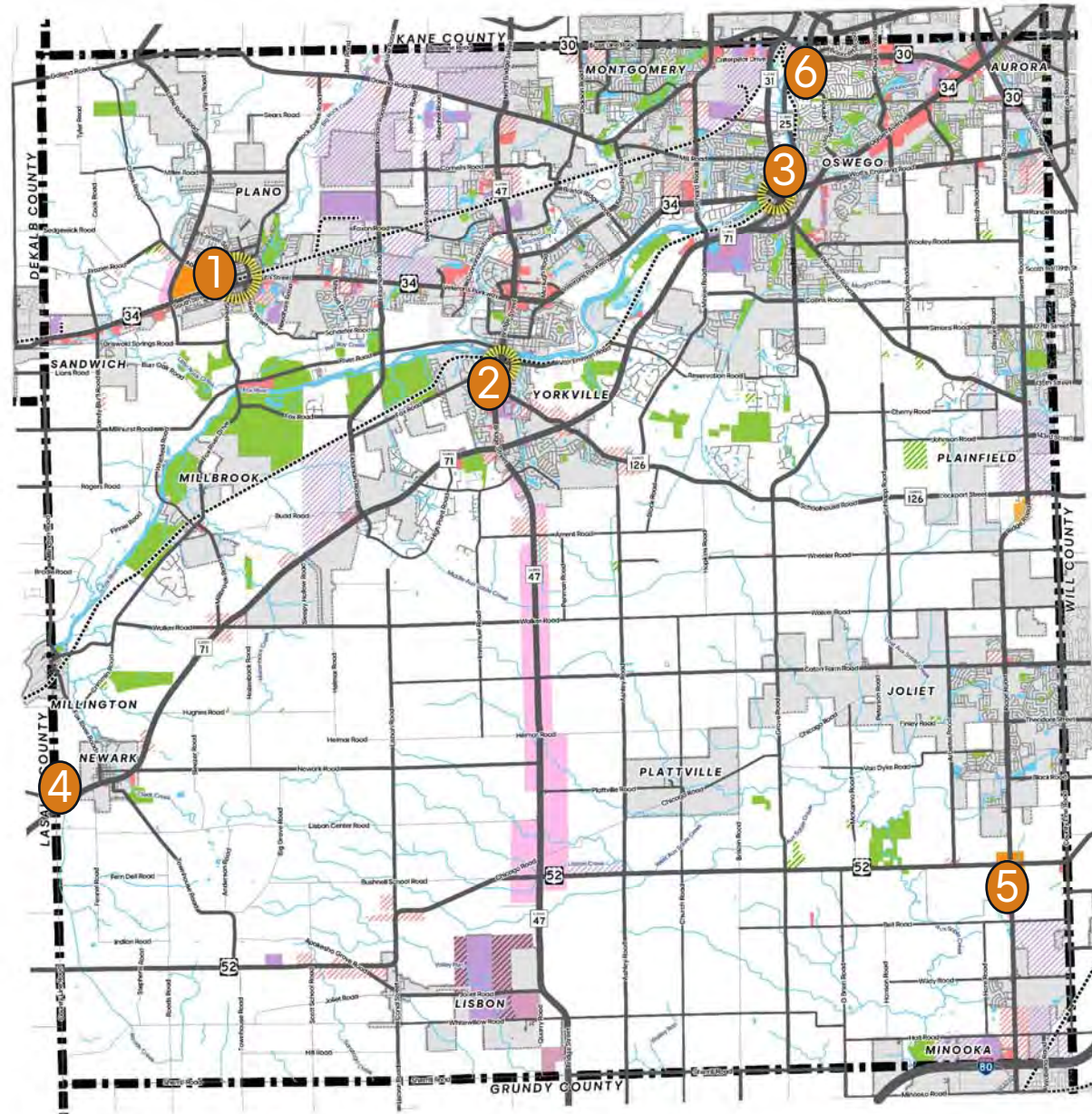


2/25/2026



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
 - Agricultural Tourism
 - Downtown Area
- Matching Hatch Patterns Represent Planned or Under Construction

Future Land Use Category

- Mixed Use Business
- Transportation Corridor

Roadway

- Highway
- Arterial
- Collector
- Local

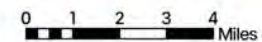
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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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

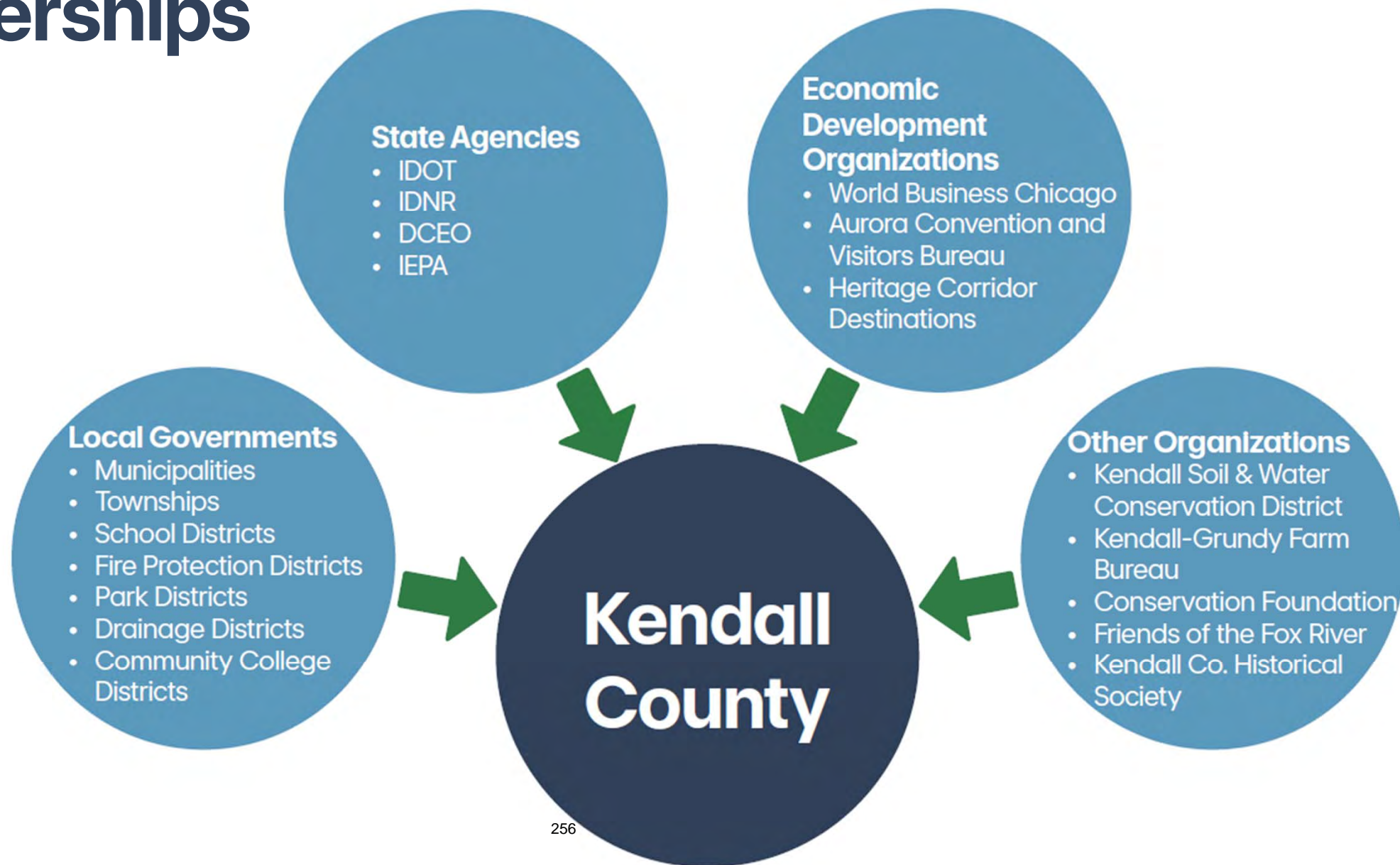
Implementation

Strategies

Coordination & Partnerships

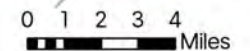
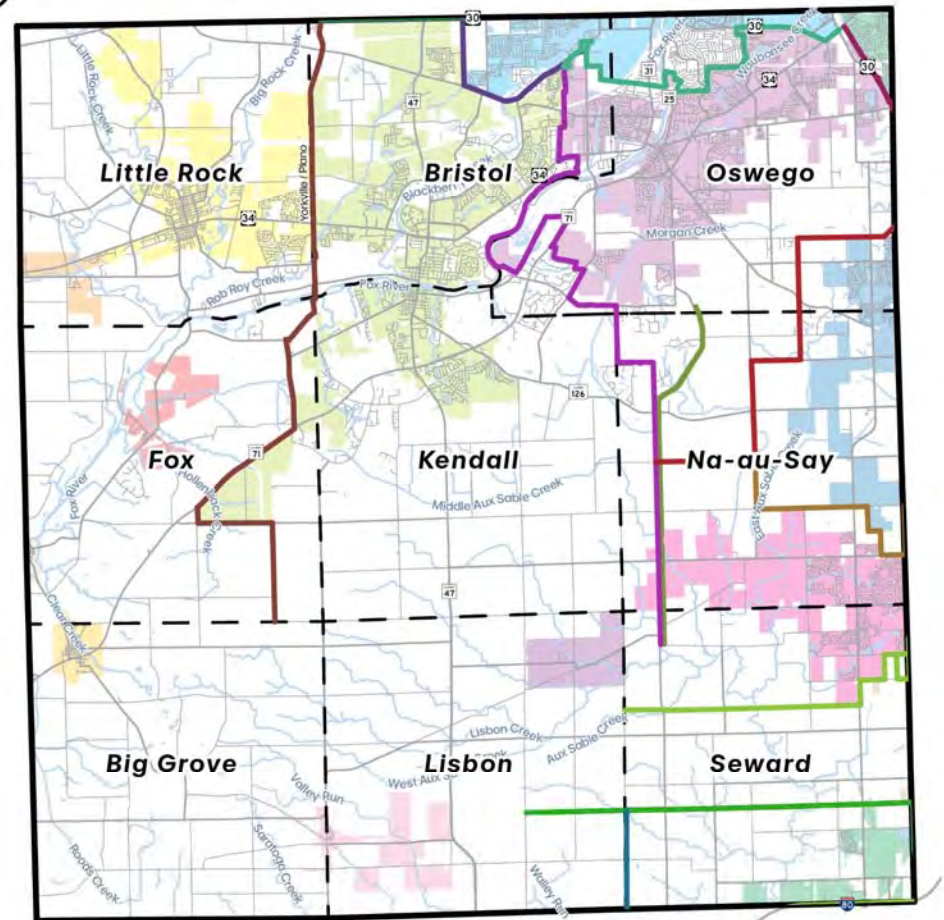
Tools (Ordinances, Grants,
Legislation, etc.)

Partnerships



Cooperative Planning

- Townships
- Municipal Planning Areas
- Boundary Agreements



Legend

Municipalities

- Aurora
- Joliet
- Lisbon
- Millbrook
- Millington
- Minooka
- Montgomery
- Newark
- Oswego
- Plainfield
- Plano
- Plattville
- Sandwich
- Shorewood
- Yorkville

Boundary Agreements

- Joliet/Plainfield
- Joliet/Shorewood
- Minooka/Morris
- Minooka/Shorewood
- Oswego/Aurora
- Oswego/Montgomery
- Oswego/Plainfield

- Yorkville/Montgomery
- Yorkville/Oswego
- Yorkville/Plainfield
- Yorkville/Plano
- Water
- Roadways
- Townships
- Kendall County Boundary

What's Next?

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

Southeast

- Feb. 26
- Ellis House Forest Preserve

Central

- Mar. 5
- Kendall Township Building

Southwest

- Mar. 11
- Newark Library

Northeast

- Mar. 12
- Oswego Township Building

Northwest

- Mar. 18
- Plano Library

Revisions so far:

- Applied updated municipal boundaries and boundary agreements to all maps
- Updated the list of scenic routes and reflected those changes on the Recreational Open Space Opportunity Map
- Added additional Future Land Use definitions
- Included Fabulous Fox! Water Trail in the Mobility and Connectivity chapter
- Added information on local regulations to the Implementation chapter
- Created a municipal boundary agreement map
- Corrected information and cleaned up typographical errors
- Removed open space opportunities near Reservation and Minkler
- Reduced renewable energy overlay near O'Brien Road



VISION KENDALL

**COMPREHENSIVE
PLAN**

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[FAQs](#)

[Documents](#)

[Contact](#)

Visit www.VisionKendall.org for info.

Welcome

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Future Land Use Map

Land Use Category

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

Roadway

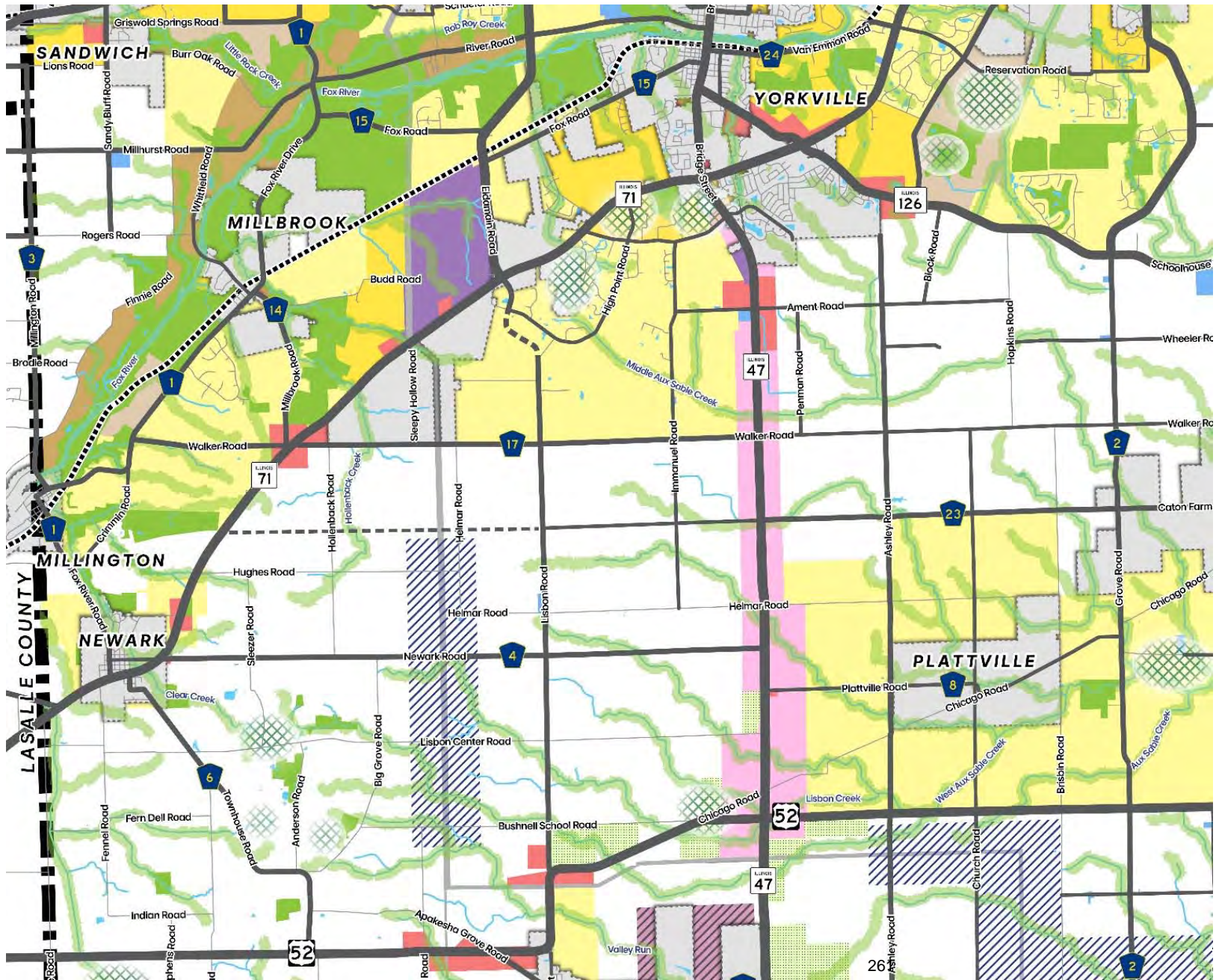
- | | | | |
|--|--------------------------|--|-----------|
| | Highway | | Collector |
| | Arterial | | Local |
| | County Roadway Extension | | |

Boundary

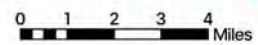
- | | | | |
|--|--------|--|-----------|
| | County | | Municipal |
|--|--------|--|-----------|

Other

- | | | | |
|--|-------|--|----------|
| | Water | | Railroad |
|--|-------|--|----------|



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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

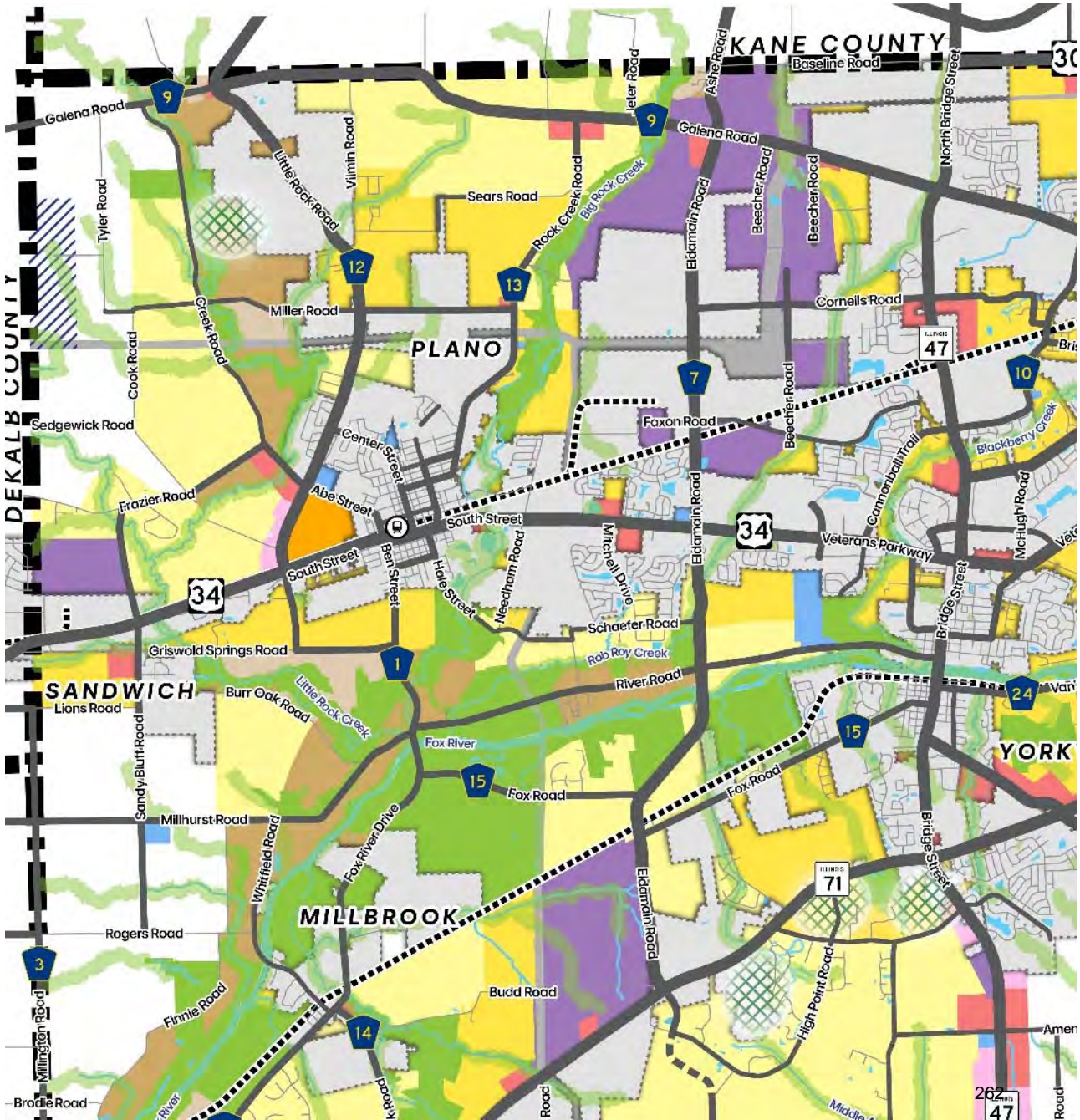
- Highway
- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

- County
- Municipal

Other

- Water
- Railroad



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2/25/2026





Future Land Use Map

Land Use Category

- Agricultural
- Agricultural Conservation
- Countryside Residential
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- Open Space
- Additional Open Space Opportunity

Roadway

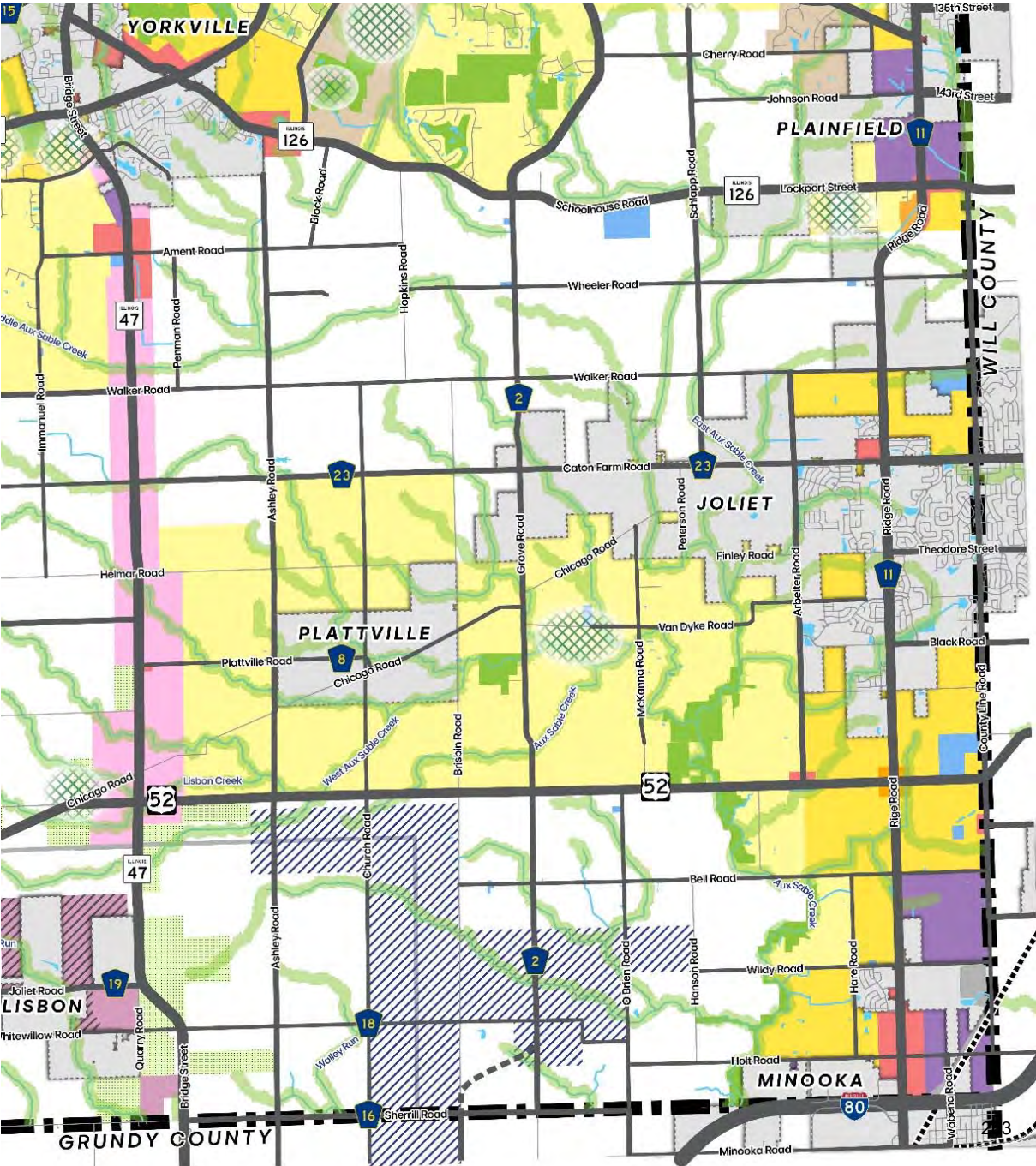
- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

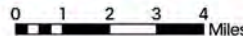
- County
- Municipal

Other

- Water
- Railroad



DRAFT



2/25/2026





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

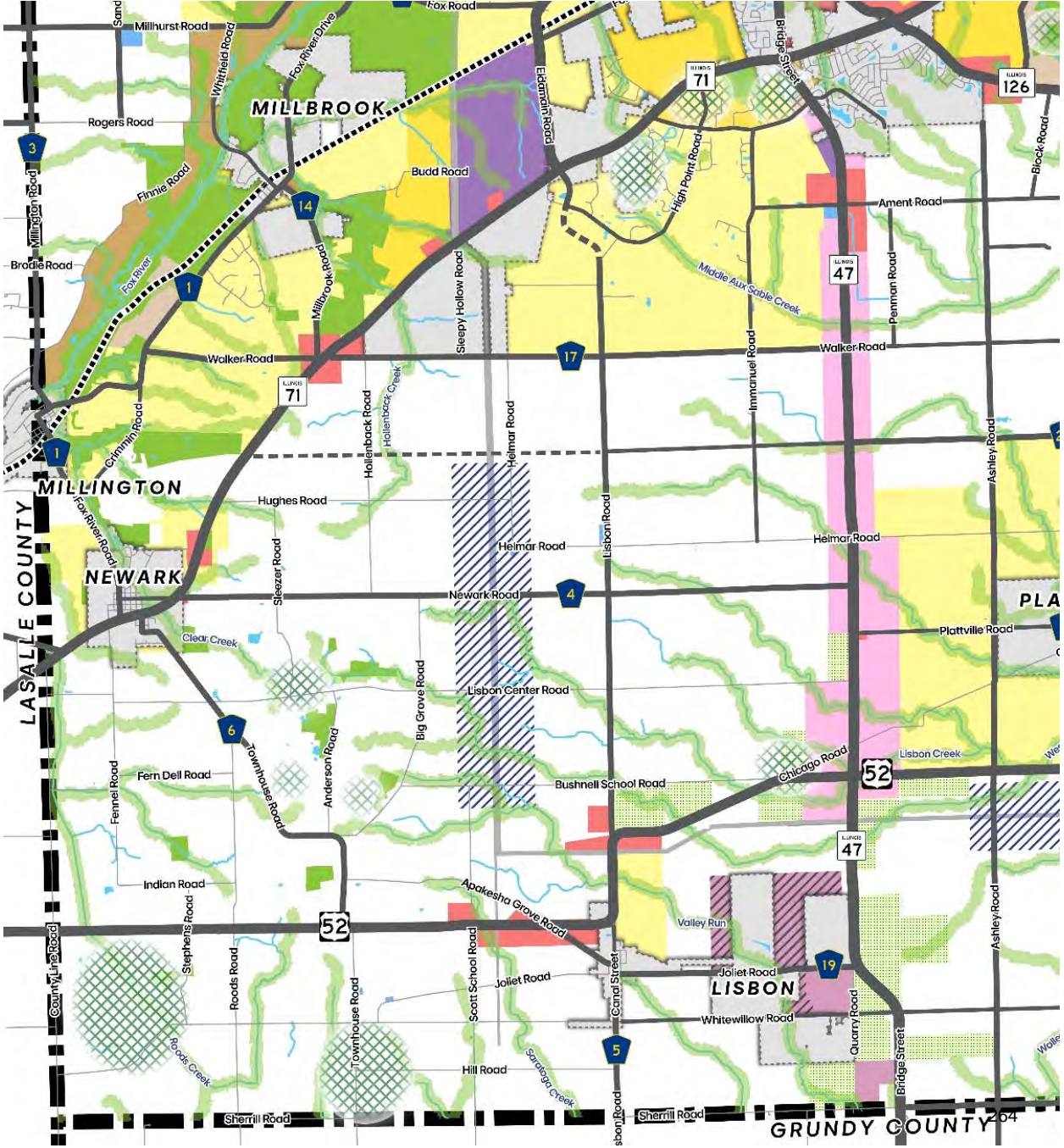
- Highway
- Arterial
- County Roadway Extension
- Collector
- Local

Boundary

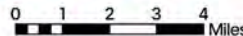
- County
- Municipal

Other

- Water
- Railroad



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2/25/2026





Italics – Consultant response to comment

Red text– Proposed new text to be added to the document

Open House Feedback

March 19, 2026

Comments – Recommended by Teska for Inclusion

- How long will the plan be valid? – *The plan was designed with a 20-year time frame in mind, and a note to that regard can be added to the purpose and use section on page 2.*
- On page 29, the third bullet point under Goal 1.1, could this be interpreted that the County should not amend the Future Land Use Map to reclassify properties from Agricultural to something else? – *That is the intent, will add this sentence for clarity “If the County Board determines that it is appropriate to rezone agricultural property, the Future Land Use Plan should also be amended.”*
- -Have you done any population projections? – *No, but we can and will add that.*
- Under the Conservation Foundation on page 57, please mention we have preserved 1,378 acres total in Kendall protecting 23 sites, many of which are now Forest preserves? Also, add “The” before Conservation Foundation as it is a part of the official title of the organization. - *yes, I will add these details.*
- Under the Conservation Foundation on page 57 - Can you mention that the Lower Fox River is one of only 33 Conservation Opportunity Areas in the state designated by the IDNR as a high priority conservation area? We have “adopted” this COA, which also includes the LaSalle County portion of the watershed, as one of our top TCF priorities. – **yes, will add this information.**
- On page 66 in the figure, it says protected open space is 4.5%. On page 70 at the top, it says 10%. -*The 4.5% is correct and will change the text on page 70 accordingly.*
- The County Board, when John Church was Chairman, passed an ordinance (05-48 titled The Agricultural Conservation Easement and Farmland Protection Program) promoting the placement of agricultural easements on property. This offers tax benefits to the landowner and preserves agricultural use from future development. Kane County has a similar program, but in their case they have dedicated funds to

purchase the easements providing an additional financial benefit to the property owner for creating the easement. Is that policy still in place? – *Staff researched this topic and found:*

- *The Ordinance was adopted in 2005, and amended in 2008 to reflect the terms of the County Board representatives to correspond with the terms of office for the County Board Members. The Ordinance:*
 - *Creates a Land Trust Commission, responsible for administering the ordinance;*
 - *Authorizes the County Board to acquire conservation easements thru purchase or donation;*
 - *Permits the County to work with a nonprofit to operate and manage the program*
- *There are no agendas or minutes in the PBZ Department files and the Commission is not listed on the Department's FOIA posting in 2010. As such, there is also no record of any agricultural conservation easements ever being created by the County.*
- *In the November 2023 edition of the draft County Code, Ordinance 2005-48 is listed, but it is lined out with note reading "Delete as Obsolete".*
- *When the County Board approved the County Code, Ordinance 2005-48 would have been revoked because it was known to exist and was deleted. The revocation may have been inadvertent, but Ordinance 2005-48 and Ordinance 2008-43 were repealed.*

Since this is a possible tool to promote agricultural conservation that could be restored, we will note the potential to re-instate this ordinance under Goal 1.3 on page 125.

- *Will the future land use map become the zoning map for the County? – No, the current zoning will remain in place. However, the Future Land Use Plan will be used to guide future zoning decisions if a change is requested by a property owner. Text clarifying this will be added to the Future Land Use section around page 70.*
- *Based on the land use definitions on pages 71-73, the Future Land Use Map does not call for any properties to be rezoned to M-2 or M-3. Is that a correct statement? – that was not the intent, changing the definition of Industrial to include potential M-2 zoning, and adding a potential mining district to clarify that M-3 would be appropriate in that area.*
- *Is there any mention of incorporating conservation design principles in the Residential and other types of development scenarios? - They county has long support this approach, and the RPD regulations were created for that purpose. Will add some text to highlight this design approach in the definition of the Planned Residential land use categories.*
- *Page 74 - -Under "Character and Land Use, Please give an explanation of the numbers. – These were GIS area calculations based on the existing and proposed future land use plans. We can add a note explaining this in the document.*

- -Page 80, Rt 34 between Eldamain and 47 not a truck route? – *It is designated as a Class II Truck Route by the State, and the map shows this. What we didn't show was the segment of 34 east of 47 as a truck route, which is per IDOT, so we will add that to the map.*
- Page 87-88 – Trails and Active Transportation
 - Crossing busy state routes like Route 47 or 71 is dangerous. Consider safety improvements (this was particularly noted in Newark with people crossing to go to the school or to Dollar General, and on trail crossings proposed on Route 47) -*Agree this is an issue, and will add some text to page 88 talking about the important of safe crossings (either grade separated or at signalized intersections).*
 - Oswego has planned bridge connections to islands within the Fox River. These should be shown on the trail plan. – *Agreed and can add as requested.*
- Page 93 – great to promote rooftop solar, should also consider adding parking lot solar coverage – *agree and can mention in text, and will add a photo to emphasize use of roof top solar.*
- Page 96, Does the map of sanitary districts reflect current boundaries or proposed? It is important to know their future plans. We should include Joliet's Ridge Rd. Sanitary plant? – *What is shown is their current jurisdictional boundaries based on the GIS maps we have been able to locate. If they have plans for extension beyond these limits that information is not publicly available. If we show the Joliet sanitary plant, we should probably show plants for Plano and the other sanitary districts – and we can and will do that.*
- What is the process to change the plan? – *we will add a short discussion in the strategies section around page 120 to discuss keeping the plan updated as conditions change. This includes continuing to host an Annual Meeting to review the plan and make amendments as-needed. We will also recommend a more in-depth review every 10 years. We will also note that if the County Board determines a project is appropriate but inconsistent with the plan, the plan should also be modified concurrently with the project's zoning approval.*
- Page 123 under Conservation Foundation – *should be Dickson Murst Farm (not Dirkson)*
- Funding for the Forest Preserve District should be increased to allow for additional open space acquisition. Other residents expressed concerns regarding high taxes in the county and the potential for an additional sales tax to fund the Forest Preserves. – *We will modify the text on page 125 under resources for Goal 1.3 to note exploring a broader range of funding options beyond sales tax, including user fees.*

- On page 128, Goal 3.1, should we add HOAs as partners? - *Yes, it will add.*
- **Future Land Use Plan Changes**
 - Scale back industrial north of Galena along Ashe – *Area at northeast corner is shown on Yorkville’s Plan as residential so will change FLU to rural estate. Industrial west of Ash is consistent with Plano’s Comprehensive Plan.*
 - Scale back the renewable energy overlay east of Grove Road given significant riparian stream corridors and tree cover in this area – *While these areas are shown for potential renewable energy by Minooka, we concur with the suggestion and have removed the overlay in this area.*
 - Remove the Additional Open Space Opportunity overlay on the area south of Reservation Road and east of Minkler Road – the County previously amended the LRMP based on evidence provided by Sheri Pellegrini documenting an ecological study by S/E Group showing that most trees in this area are non-native and/or poor quality. – *While the study only covered a portion of the area proposed for additional open space opportunity, we concur and have removed the overlay and removed from the Recreational Open Space map. The areas not covered by the study are all in single-family lots, and while air photography shows heavy tree cover homeowners are likely to maintain the trees as they add value to their property.*
- Page 133, Local Regulations, should also recommend addressing stacked storage containers – *agree, will add a recommendation – Will County has good provisions that could be reviewed and modified to address Kendall County’s needs.*
- **Recreational Open Opportunity Map**
 - Reservation Woods is the highest quality natural area in the State. A must protect. – *We were not aware it ranked that high on the state list, but agree it is a wonderful area, and one of the reasons why we show a scenic route along Route 126 to the south. The Forest Preserve District has acquired several properties in the area – and ideally would acquire more as they became available and funding was in place. While we have removed the additional open space opportunities in this area due to a resident request, we support the idea of interconnection of these areas. We propose adding a future trail connecting the existing Forest Preserve properties from Van Emmons Road to Grove Road.*
 - Advise not including golf courses in open space – *We generally did not show them as open space on the open space map as suggested. However, we did show the White Tail Ridge golf course as open space on the Future Land Use Plan. Since the course was an integral part of the overall Planned Development, we are comfortable leaving as shown.*

- We should push hard to buy land along the Fox River to connect existing Forst Preserves to provide the trail system residents want. – *Agree, and the plan does show a proposed continuous trail along the Fox River, but it is a little hard to read. We will boost the width of the proposed trail, so it is easier to read. The open space land use category on the future land use map does show a corridor along the Fox River generally consistent with flood plain and wooded areas.*

Editorial Changes to be Included in Revised Draft

(These items were not specifically noted by residents, but have been identified by Teska as appropriate for inclusion in the plan)

- All maps
 - Adjust municipal boundaries of Lisbon and Yorkville per recent annexations.
 - Updated date prepared.
- Update cover with new date and title “Public Hearing Draft.”
- Acknowledgements
 - Add note that Bill Ashton resigned from the committee.
 - Add note that Claire Wilson resigned from the RPC.
 - Add Todd Volker to list of County Staff
- Table of Contents – adjust page numbers as appropriate.
- Page 29 and Page 125 – Goal 1.3 – clarify the goal is 30 acres of regional open space per **1,000 residents**.
- Page 58 – Existing Open Space and Trails – Make existing trails bolder so they are easier to read. Where trails follow a proposed roadway, if the roadway is realigned the trail will also be realigned (like Caton Farm Road or the potential minor collector on the southeast side of Yorkville near Van Emmon).
- Page 61 – Tree Canopy Map – shift location of north arrow and scale to enlarge map.
- Page 65 – List of Scenic Routes
 - Add Eldamain Road between River Road and Fox Road
 - Add Budd Road between Millbrook Road and the ComEd Transmission Line
 - Add Millbrook Road between Fox River Drive and Walker Road
 - Delete Ridge Road
- Page 67 – Existing Land Use – shift location of north arrow and scale to enlarge map.
- Pages 72-73 – Future Land Use categories
 - Transportation Corridor – clarify that A1-SU is also an appropriate zoning category.
 - Industrial – delete the sentence that says M-2 not allowed.

- Add definitions for Preserved Open Space, Riparian Corridor, Additional Open Space Opportunity, Potential Mining District
- Page 80 – Existing Transportation Network – shift location of north arrow and scale to enlarge map.
- Page 96 - - shift location of north arrow and scale to enlarge map.
- Page 99 - - shift location of north arrow and scale to enlarge map, make township lines white so you can read them in darker colored areas.
- Page 101 - - shift location of north arrow and scale to enlarge map.
- Pages 107-110 – add a tone on the air photos showing key industrial opportunities to clarify which areas in the photo are included.
- Page 111 - - shift location of north arrow and scale to enlarge map.
- Page 114 - - shift location of north arrow and scale to enlarge map.
- Page 133 – added text on local regulations (previously provided to the committee)

Resident Comments – For Discussion and Recommendation by Committee

- **Future Roadway Plan**
 - Why does the plan show an extension of Beecher Road crossing the Fox River west of 47 and east of Eldamain ? Why does the plan show an additional river crossing on the east side of Yorkville connecting to Reservation Road? (these concerns were raised by several participants, who were generally opposed to the extensions based on environmental and economic impacts)– *These extensions were both shown on Yorkville’s plan, and their staff requested we show them on our plan. However, given the recent annexation into Yorkville, the cost of extending a road across the river, and the limited regional benefit of these roads – **Should we remove these river crossings?***
 - Should the western extension of Caton Farm Road west of Lisbon Road swing south and tie into Hughes Road rather than extending all the way to Route 71? - *This seems like a logical suggestion, reducing the cost of future roadway improvements. However, it would add additional traffic to Hughes Road. **Should we make this change to the extension of Caton Farm Road west?***
 - There is already a lot of truck traffic on Grove Road, yet seemingly little on Route 47. Connecting Grove with Brisbin Road will only increase truck use of Grove Road, and this connection should not be made. – *The County has*

*planned for this connection for some time, and we discussed options at a Steering Committee meeting. We understand the concern, but have not made any changes giving prior conversations. **Does the committee still support the Grove/Brisbin connection as proposed?***

- Why is there a proposed minor collector roadway between Van Emmon and Route 126 along the Lyons Forest Preserve? This is an important wildlife corridor. – *This was taken from the Yorkville Plan. You generally want a minor collector every mile or so in an urbanized area, and without this new roadway it would remain over two miles without a north-south connecting route between Route 47 and Reservation Road. However, we appreciate the concern and would not anticipate a lot of dense development in this area.*

Should we remove this proposed minor collector?

- A resident asked about the proposed broadband loop. Page 25 generally discusses the proposed Fox Fiber plan – ***should we include a map showing the proposed routing?***
- What happens if there are conflicts between the County’s plan and the plans for Plattville or Millbrook? – *Since these communities rely on county zoning regulations and the RPC to hold hearings, general consistency between the plans is desirable. Both communities are in the process of updating their plans, and County staff and consultants have meet with the Mayors of both communities to improve consistency between the plans and they are in general alignment. Once area noted by a resident is the renewable energy overlay, which is shown on the County’s plan south of 52 and on the draft Plattville Plan at the southwest corner of Caton Farm and Ashley Roads. County staff and consultants will reach out to Plattville prior to the meeting on September 25th to discuss this concern. Based on that conversation, **should any additional changes to the County’s Future Land Use Plan near Plattville be made?***

Resident Comments – No Changes Proposed

- The plan should address Data Centers, particularly the human health and environment. – *Given demands for water, any proposed data center would likely be within a municipality and outside the zoning authority of the County. We could note this under the economic development chapter, but it seemed obvious to us, and we did not propose any change.*
- Not in favor of the Eldamain extension. This is not an ideal place for industrial or expanded truck traffic. It is a hazard to agricultural equipment traveling and

residential/rural quality of life. – *We have discussed this with the committee. This plan has been in place for many years, and will aid the north/south flow of traffic and direct it to Walker Road and over to Route 47. As such, we have left as proposed.*

- Page 47 Hoover Forest Preserve is listed as 400 acres? – *Yes, per the county GIS, so no change needed.*
- -Pg.42 , Evelyn site 1650 BC? – *Based on the information we have found (internet search), yes, no change needed.*
- A resident asked about the expansion of passenger rail service to Kendall County. – *The plan addresses this on pages 81 and 82, noting the engineering studies being conducted and the potential alternatives being considered.*
- The speed limit on Fox River Drive goes up to 55 mph right before the entrance to Millbrook South Forest Preserve increases the chance of accidents. – *point well taken, but the Comprehensive Plan does not get to the detail of roadway speed limits.*
- **Economic Development Opportunity Map**
 - As with connecting to Lake Michigan water, I don't see mention of water conservation measures or supporting groundwater replenishing/infiltration in plan. – *Correct, currently not discussed – and sends the County does not really operate any public water systems, not sure it is critical to add to this already long document. While we agree water conservation and recharge is important, conservation is more of a municipal issue and recharge is promoted by the extensive agricultural areas shown on the plan.*
 - Is air and noise pollution accounted for in this map? – *Not really, proposed industrial areas are generally compact and away from major subdivisions. Addressing air and noise pollution is typically done at the development review stage – not the comprehensive plan stage. No change proposed.*
 - I would prefer if residential transitioned to mixed use before industrial. Move industrial away from existing homes. – *We feel most proposed industrial is away from existing homes. We agree that residential transition to mixed use is appropriate, but most of that will occur with municipalities and is not shown on the counties plan.*

- **Recreational Open Space Opportunity Map**
 - How many acres is the open space shown along Van Dyke Road? – *The open space opportunity shown on the map is just a bubble, showing the general area. There is no defined acreage.*
- **Future Land Use Plan**
 - What future growth is planned south of Yorkville? Given topography, a pumping station would be needed for sanitary sewer if the area was to be annexed and developed. – *Yorkville's Comprehensive show's limited growth south of town, and the proposed County Plan shows only potential commercial development along Route 47 and potential rural residential development west of Route 47 – all of which would be on well and septic.*