

**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

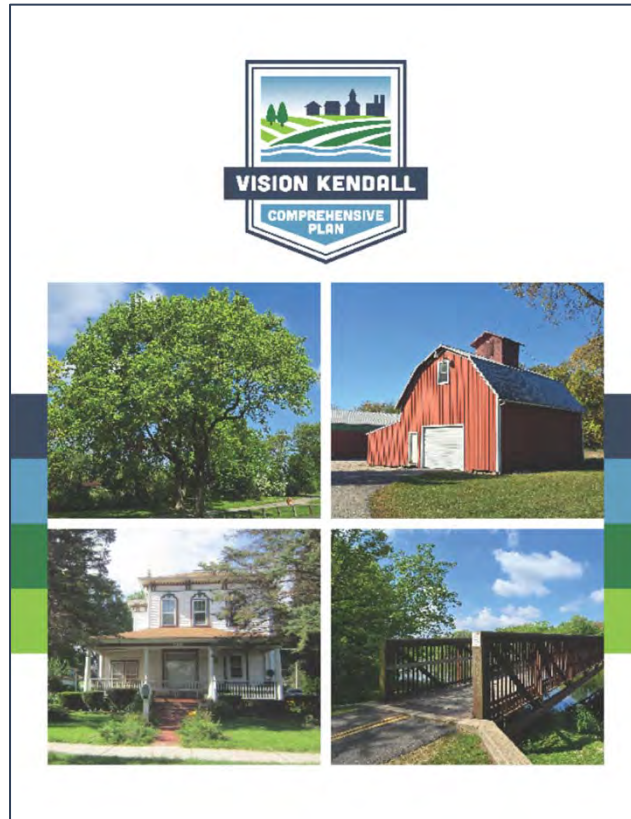
Outreach Events

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

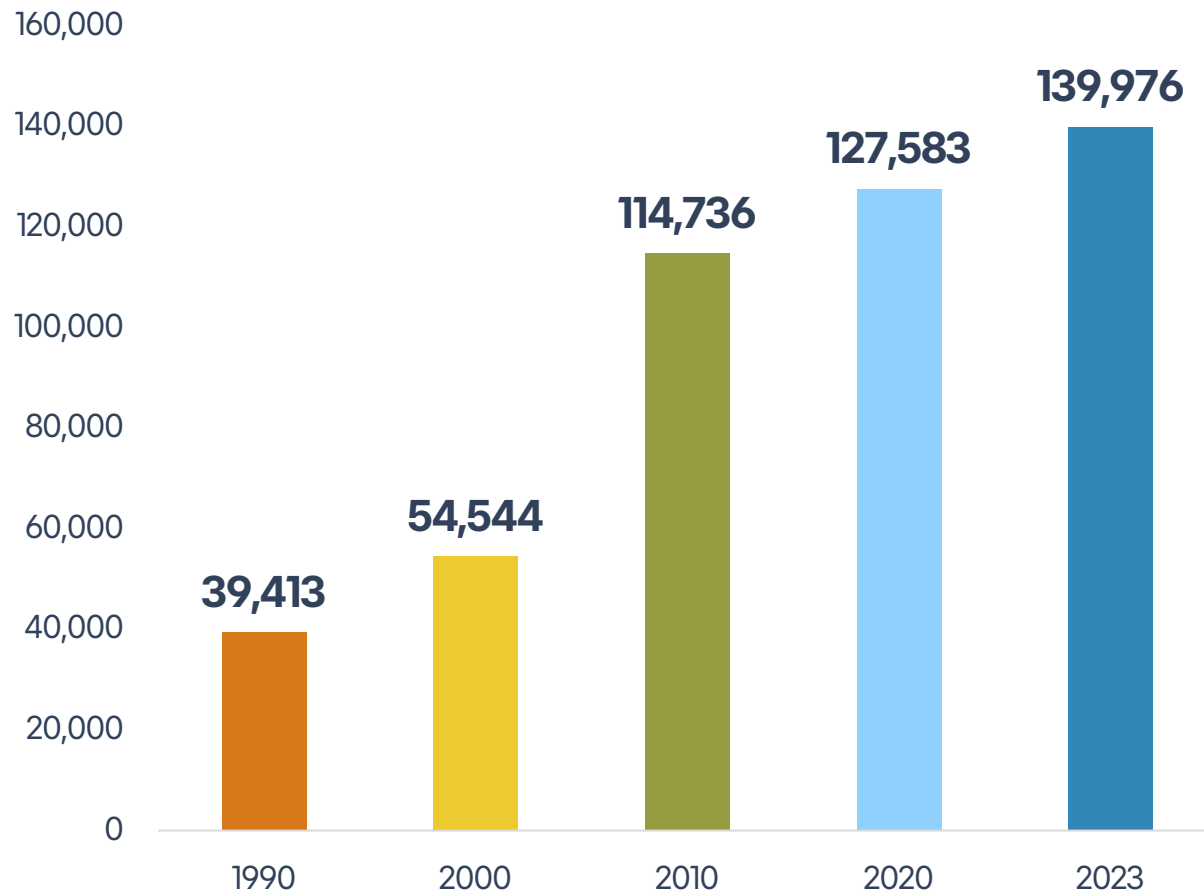
Educational Attainment

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

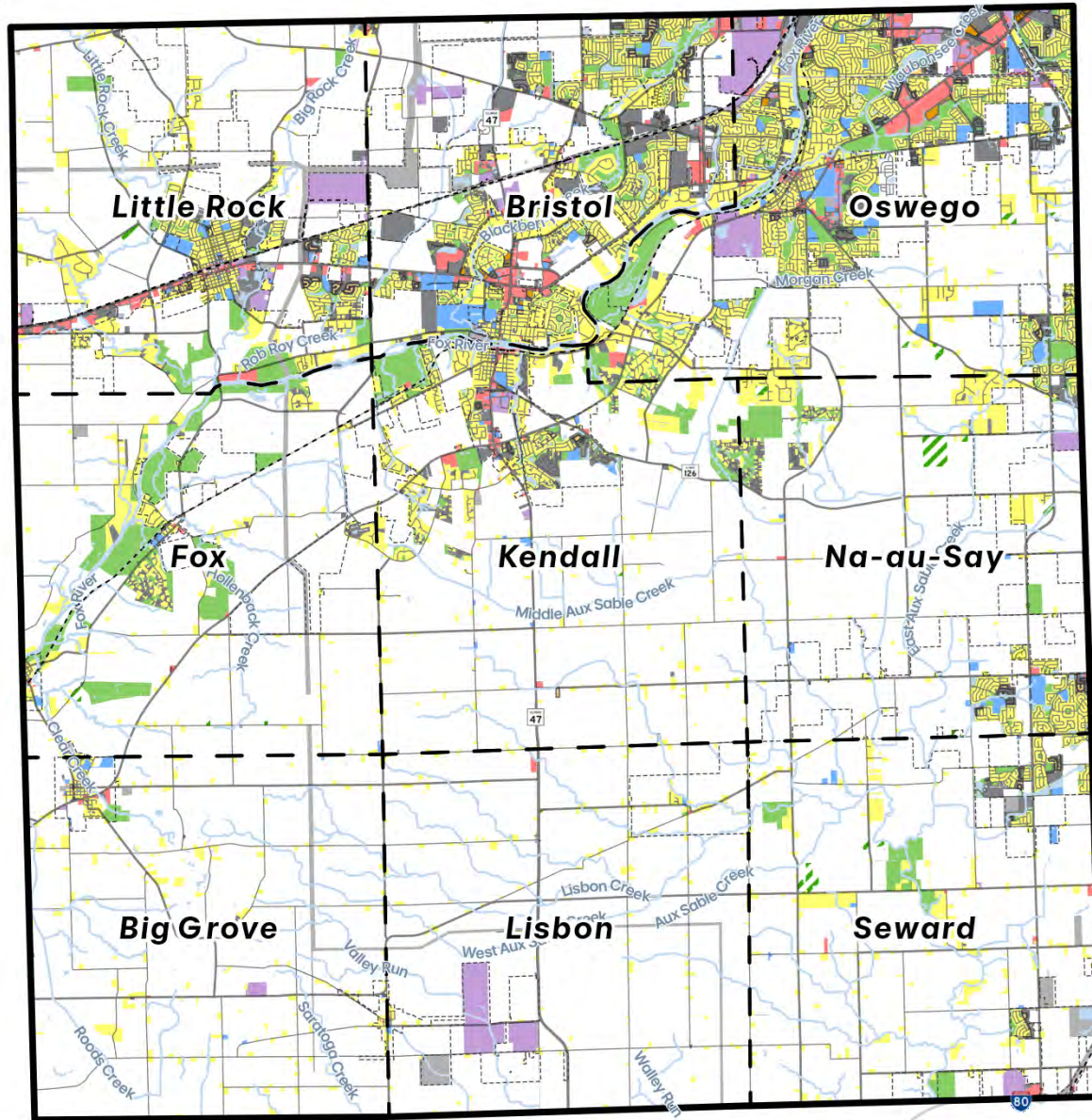
Wildlife Protection

Tree Coverage

Wetlands

Existing Land Use

Future Land Use

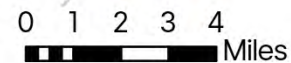


Existing Land Use

Legend

Existing Land Use

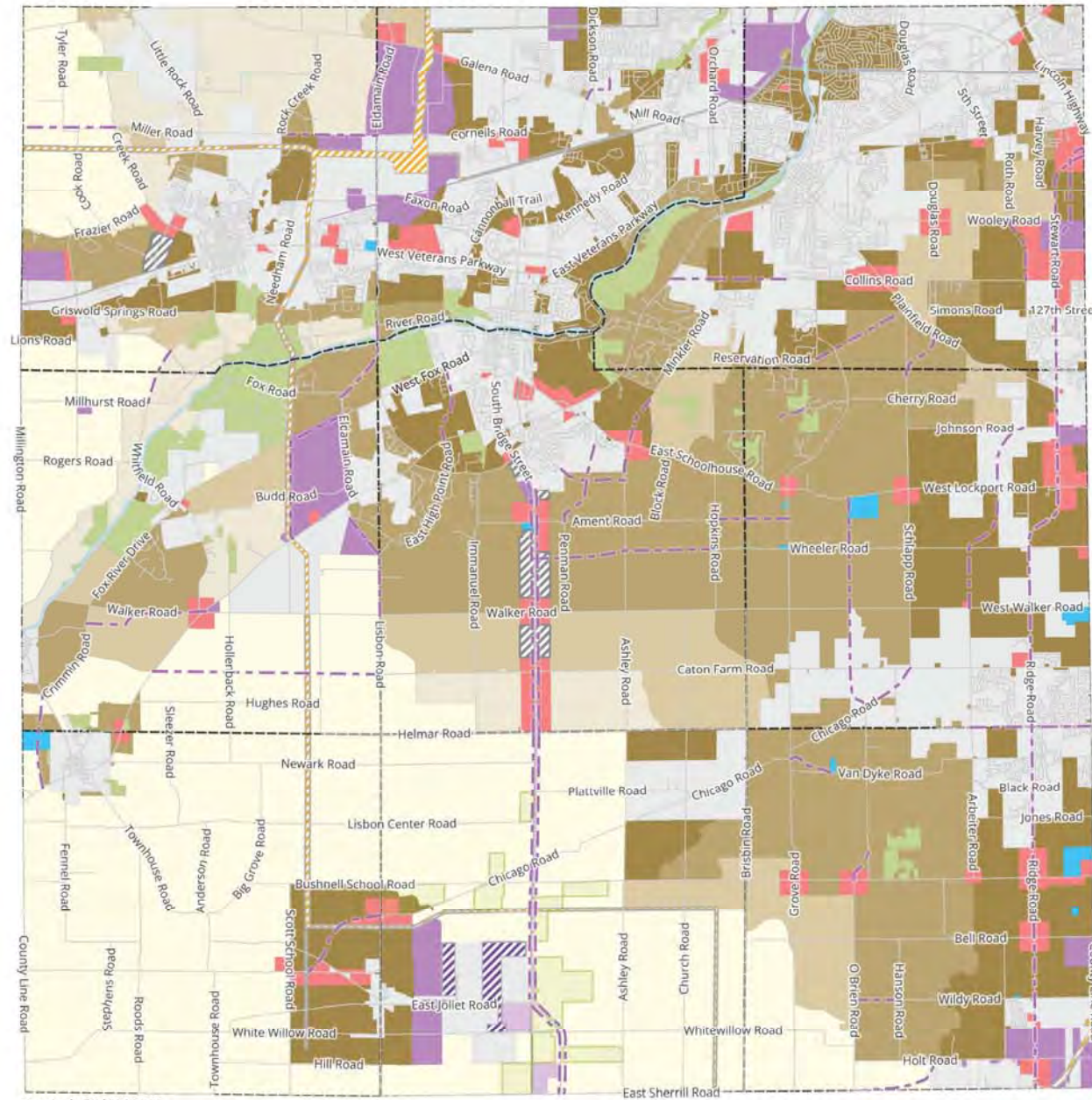
- Agricultural
- Agricultural Tourism
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial/Mining
- Utilities
- Open Space
- Vacant/Under Construction
- Water
- Roadways
- Railways
- Municipalities
- Townships
- Kendall County Boundary



Source: CMAP 2020

EXISTING

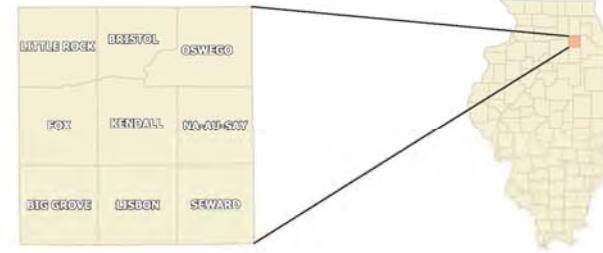
FUTURE LAND USE KENDALL COUNTY



Created: 04/18/2024

Land Resource Management Plan

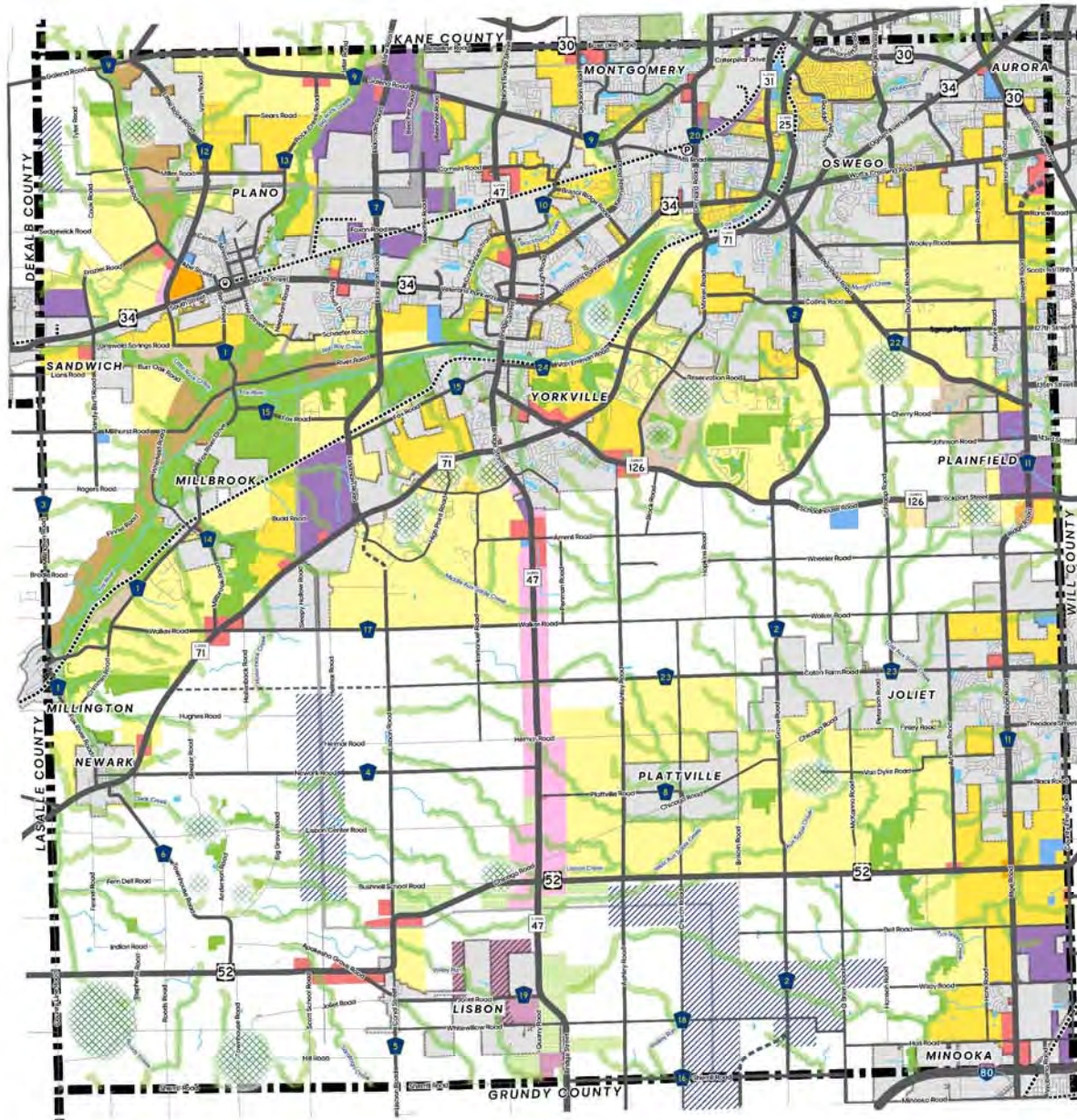
- Proposed Roadway Improvements
- Public / Institutional
- Open Space
- Townships
- Natural Resource Area
- LRMP Management Areas**
- Agriculture
- Urbanized Communities
- Mining
- Suburban Residential
- Mixed Use Business
- Rural Residential
- Potential Mining District
- Rural Estate Residential
- Transportation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



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 | |

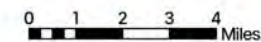
Boundary

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

Other

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

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2/25/2026

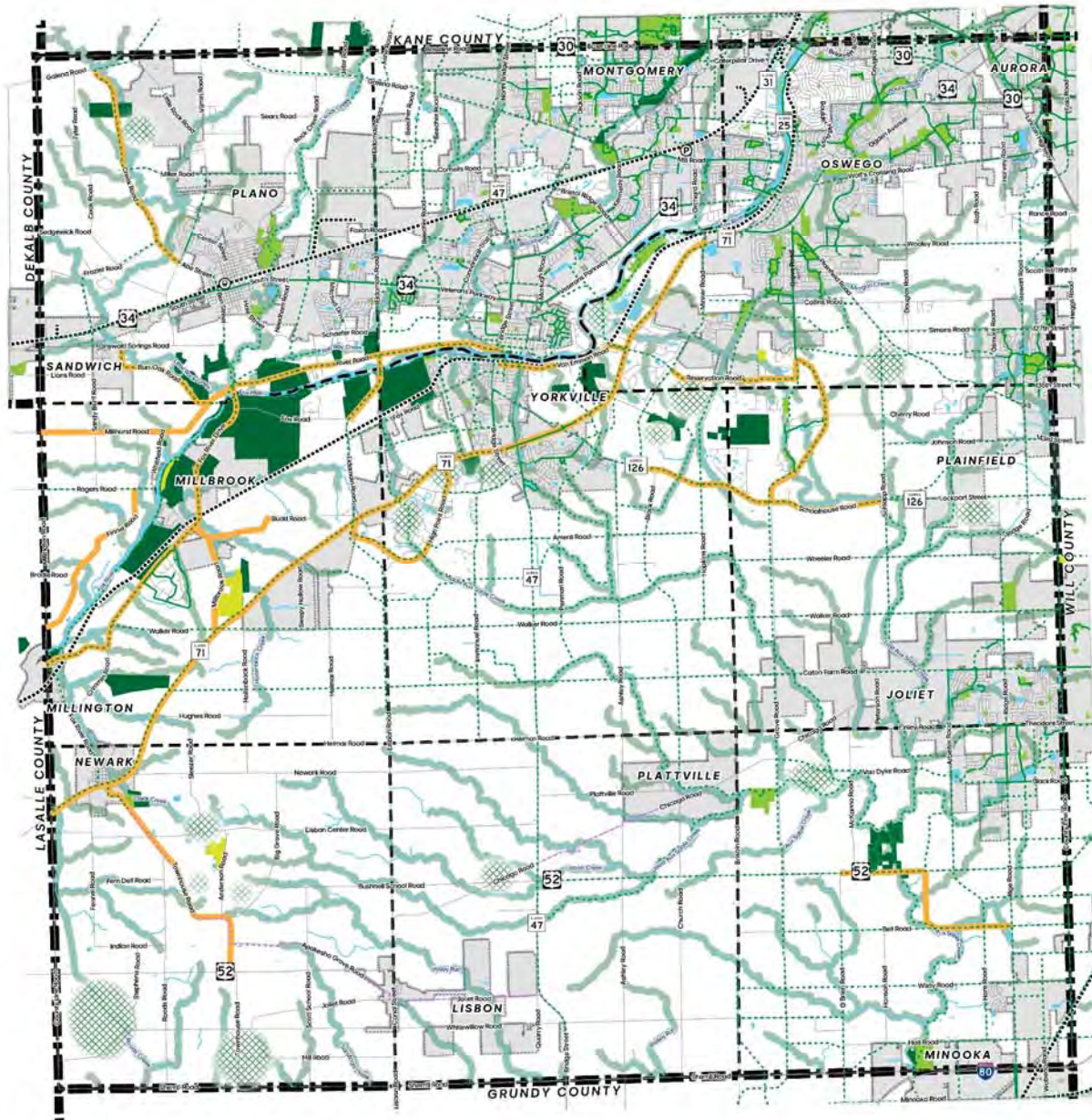


Future Land Use Comparison

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)

* 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

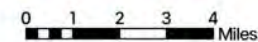
Boundary

- 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

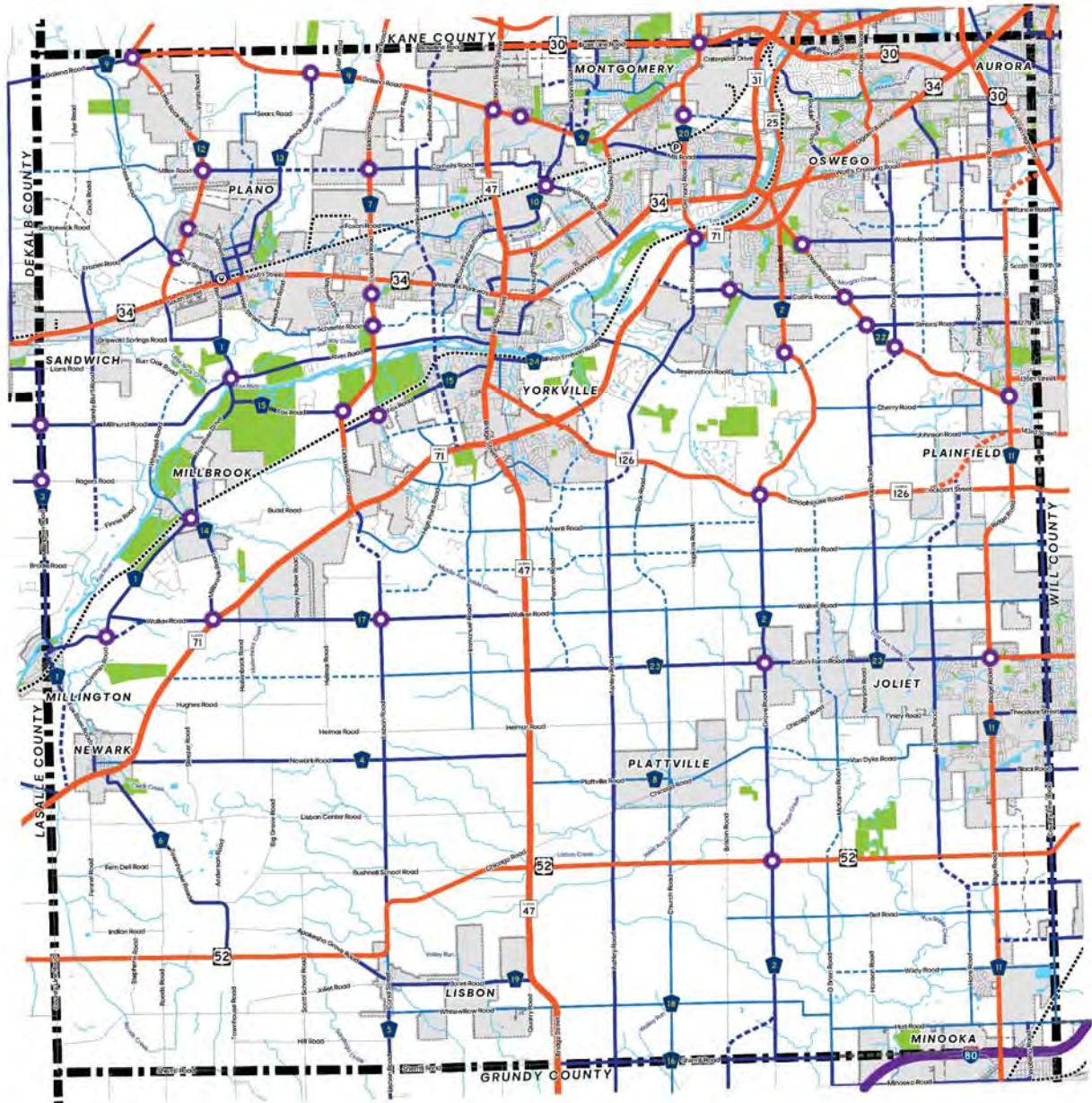
- Highway
- Arterial
- Major Collector
- Minor Collector
- Local
- Roadway Extension
- Intersection Improvement

Boundary

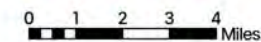
- County
- Municipal

Other

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

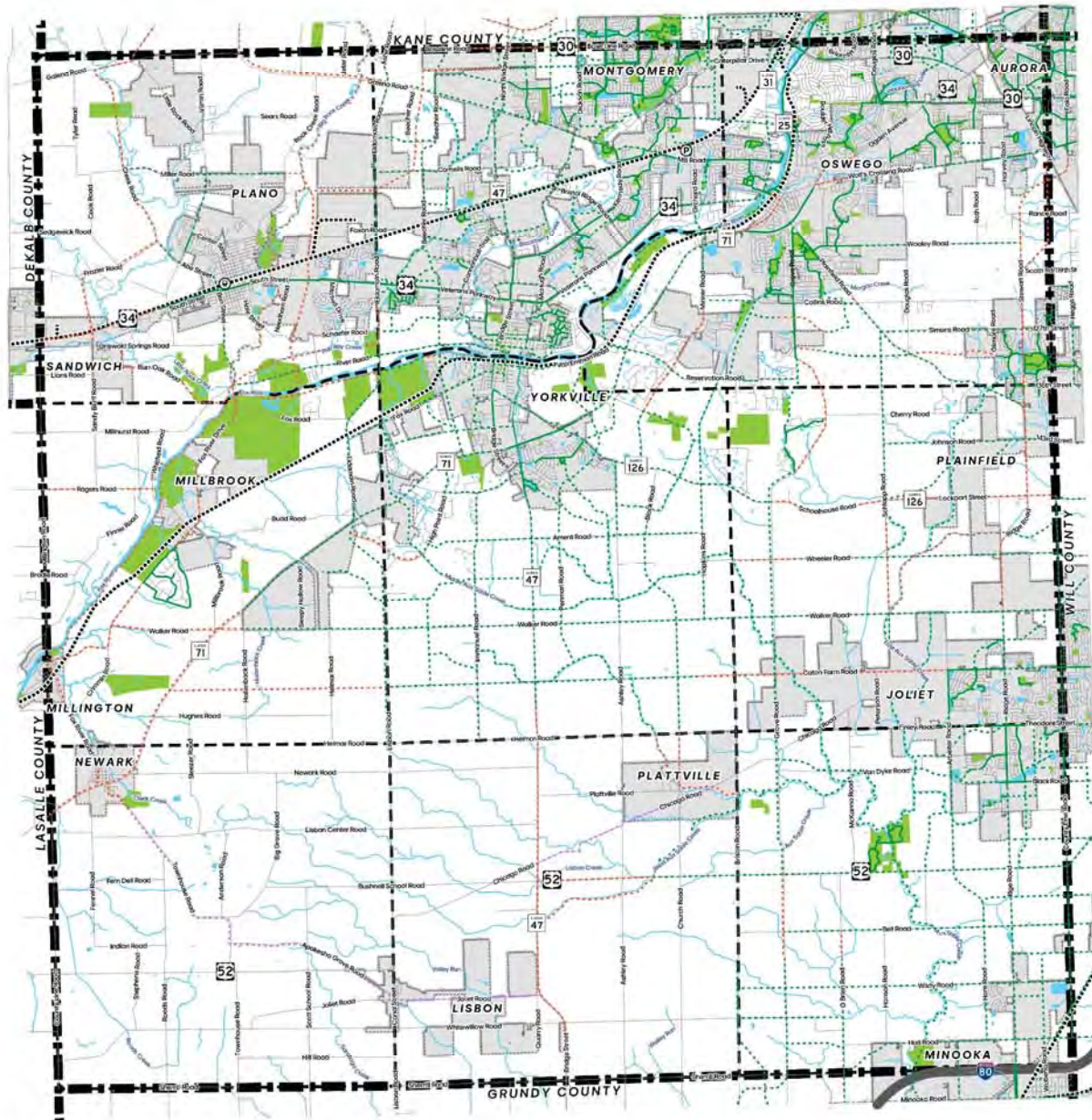


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Future Trail Plan

Pathway

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

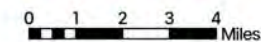
Boundary

- County
- Township
- Municipal

Other

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

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Energy & Water

Energy

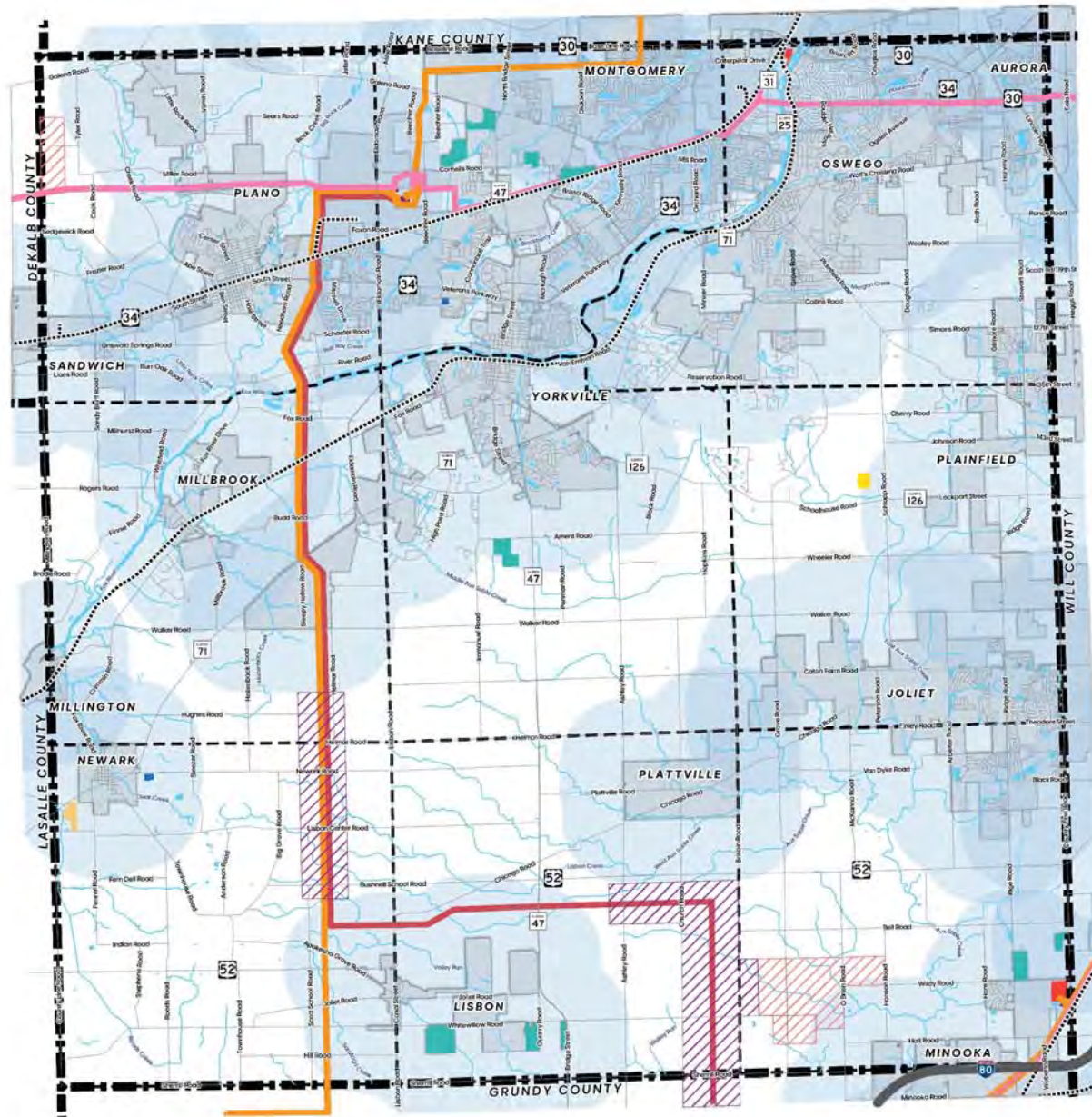
Water Supply

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

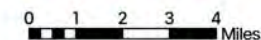
Boundary

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

Other

- Water
- Street
- Railroad

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Economic Prosperity

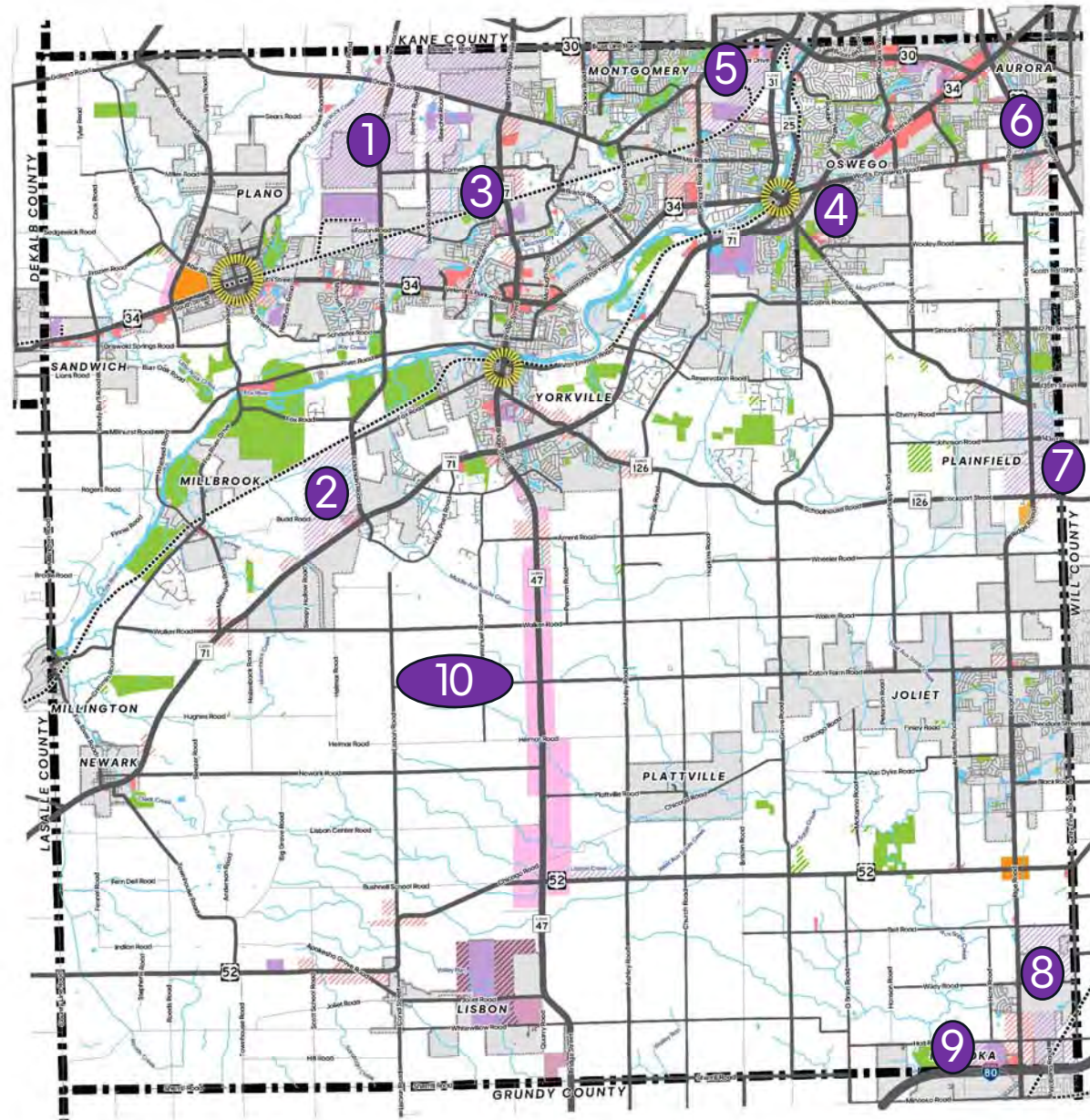
Industry

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

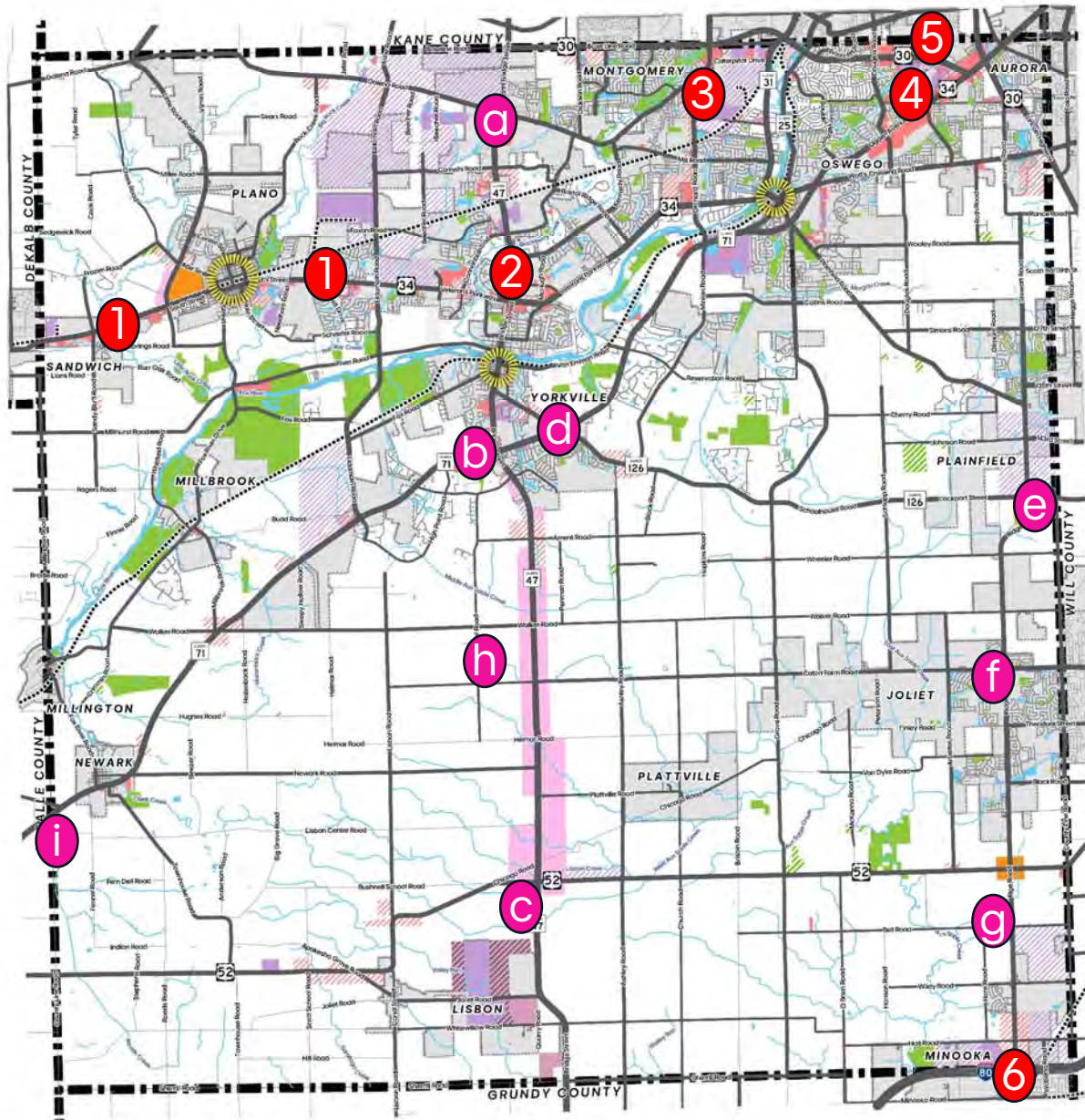


Major Regional Retail Opportunities

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

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- Collector
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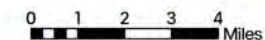
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- ⋯ Railroad

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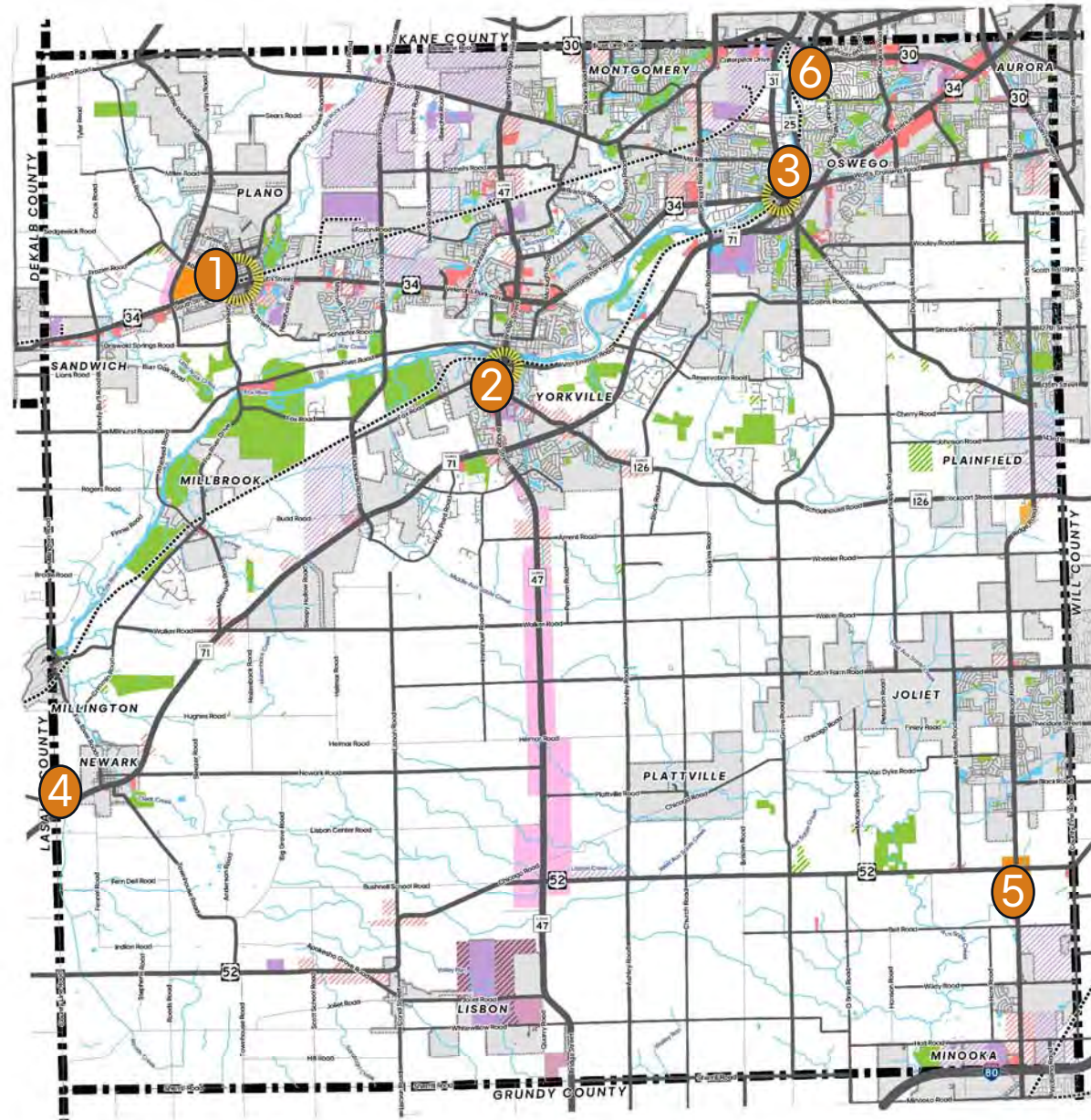


2/25/2026



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
 - Agricultural Tourism
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Future Land Use Category

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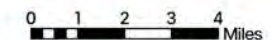
Boundary

- County
- Municipal

Other

- Water
- Park / Forest Preserve
- Railroad

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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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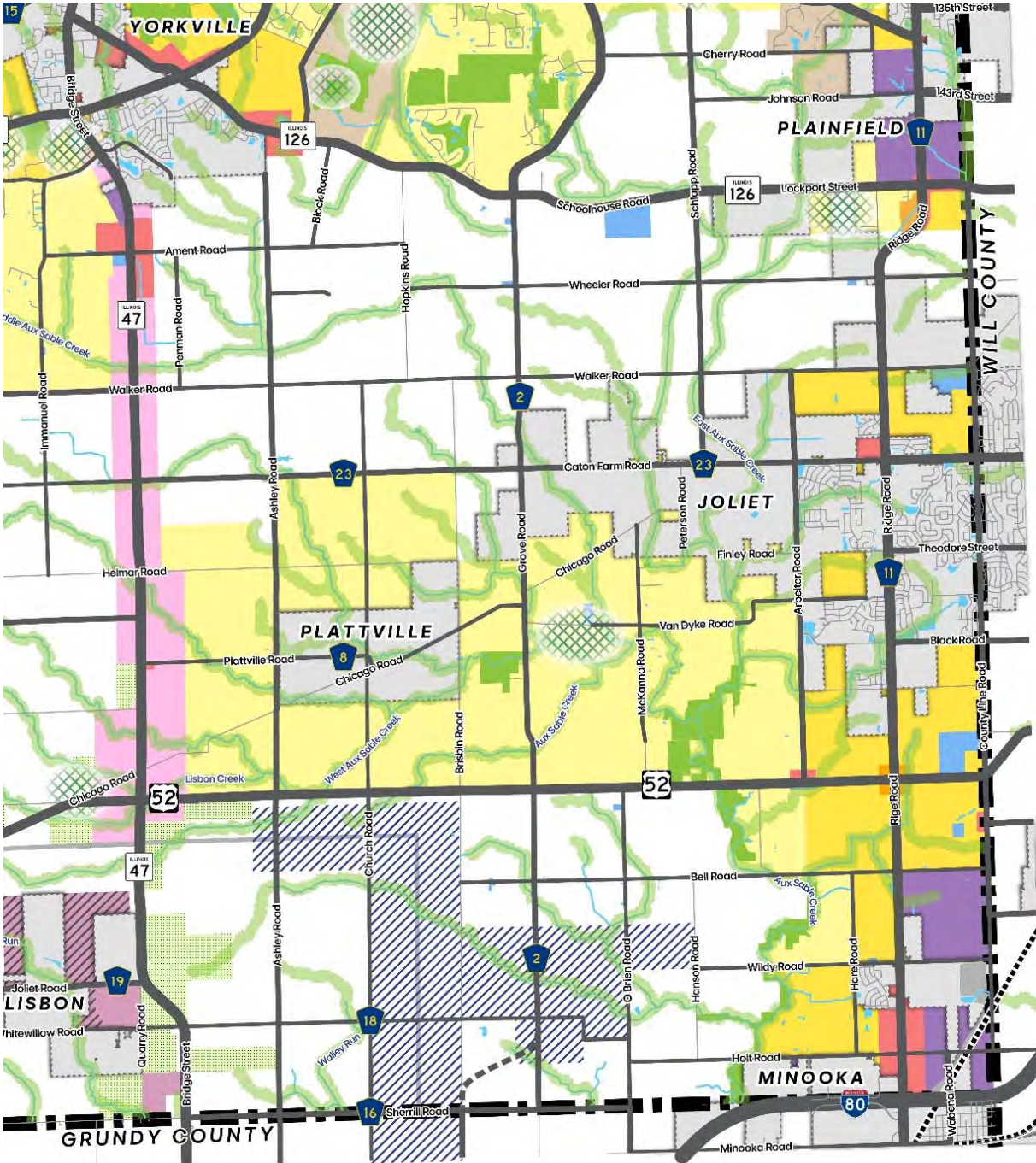
Visit www.VisionKendall.org for info.

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
- Collector
- County Roadway Extension
- Local

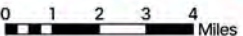
Boundary

- 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

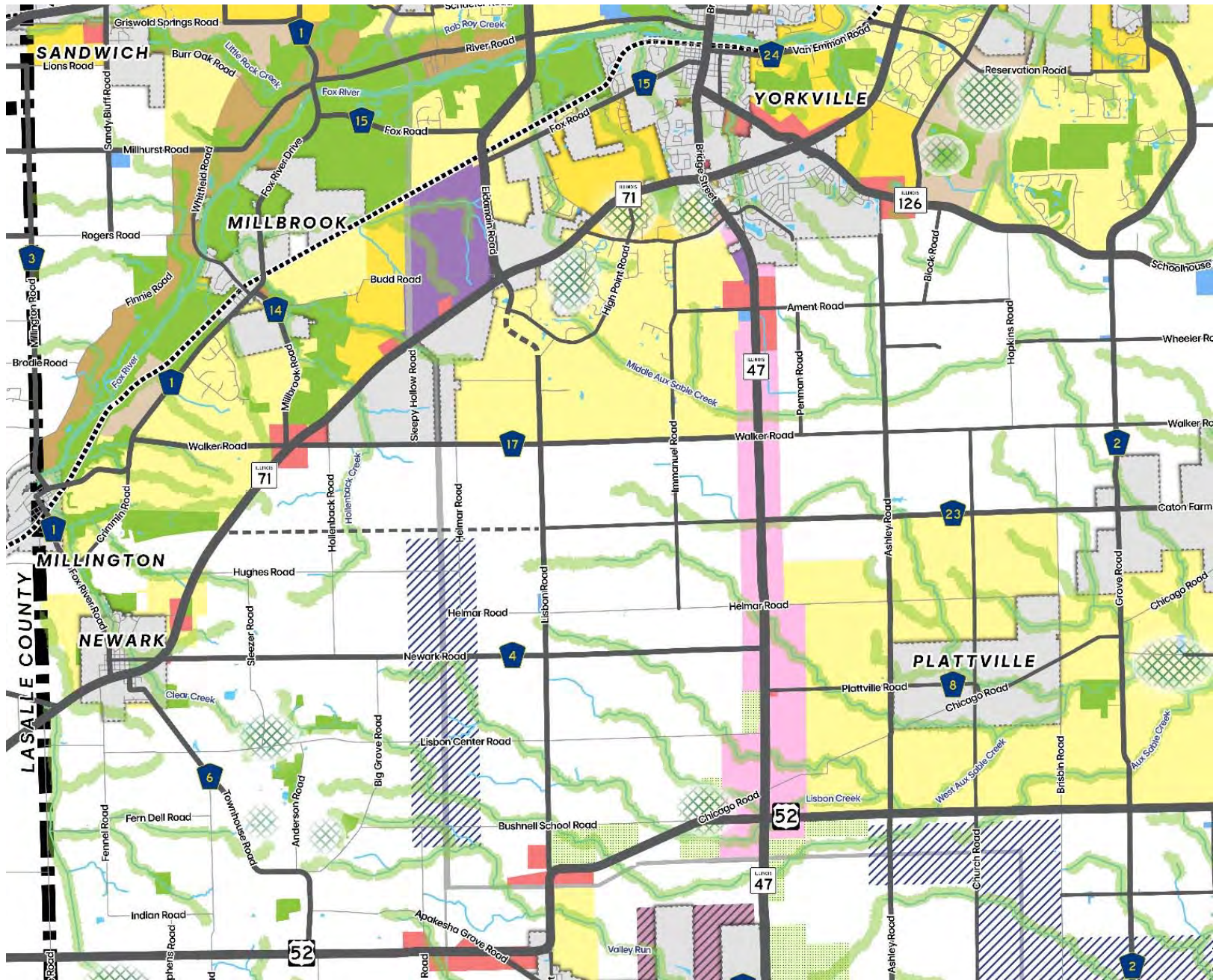
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| | Highway | | Collector |
| | Arterial | | Local |
| | County Roadway Extension | | |

Boundary

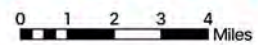
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|--|--------|--|-----------|
| | County | | Municipal |
|--|--------|--|-----------|

Other

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



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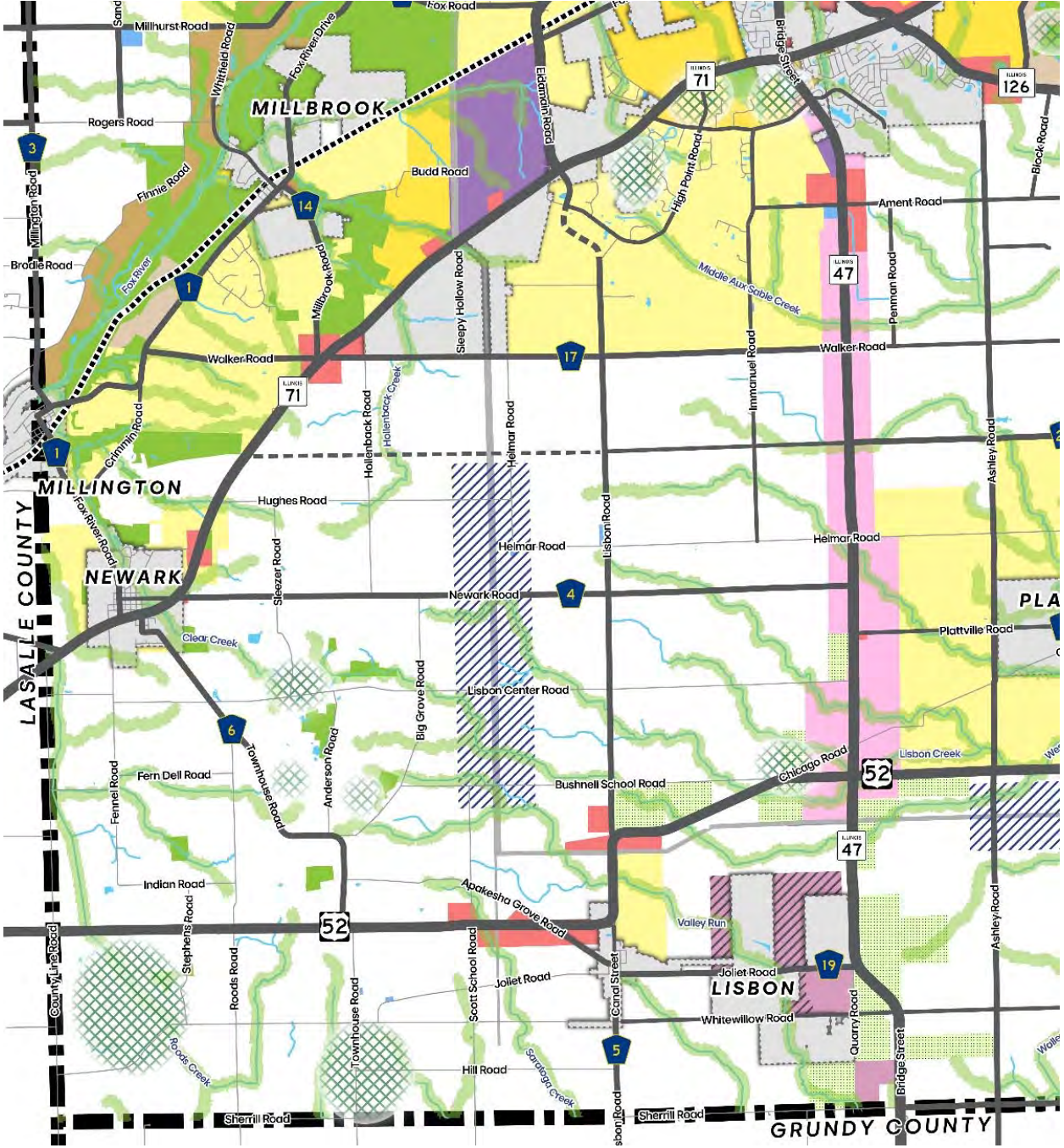


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Future Land Use Map



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
- County Roadway Extension
- Local

Boundary

- County
- Municipal

Other

- Water
- Railroad

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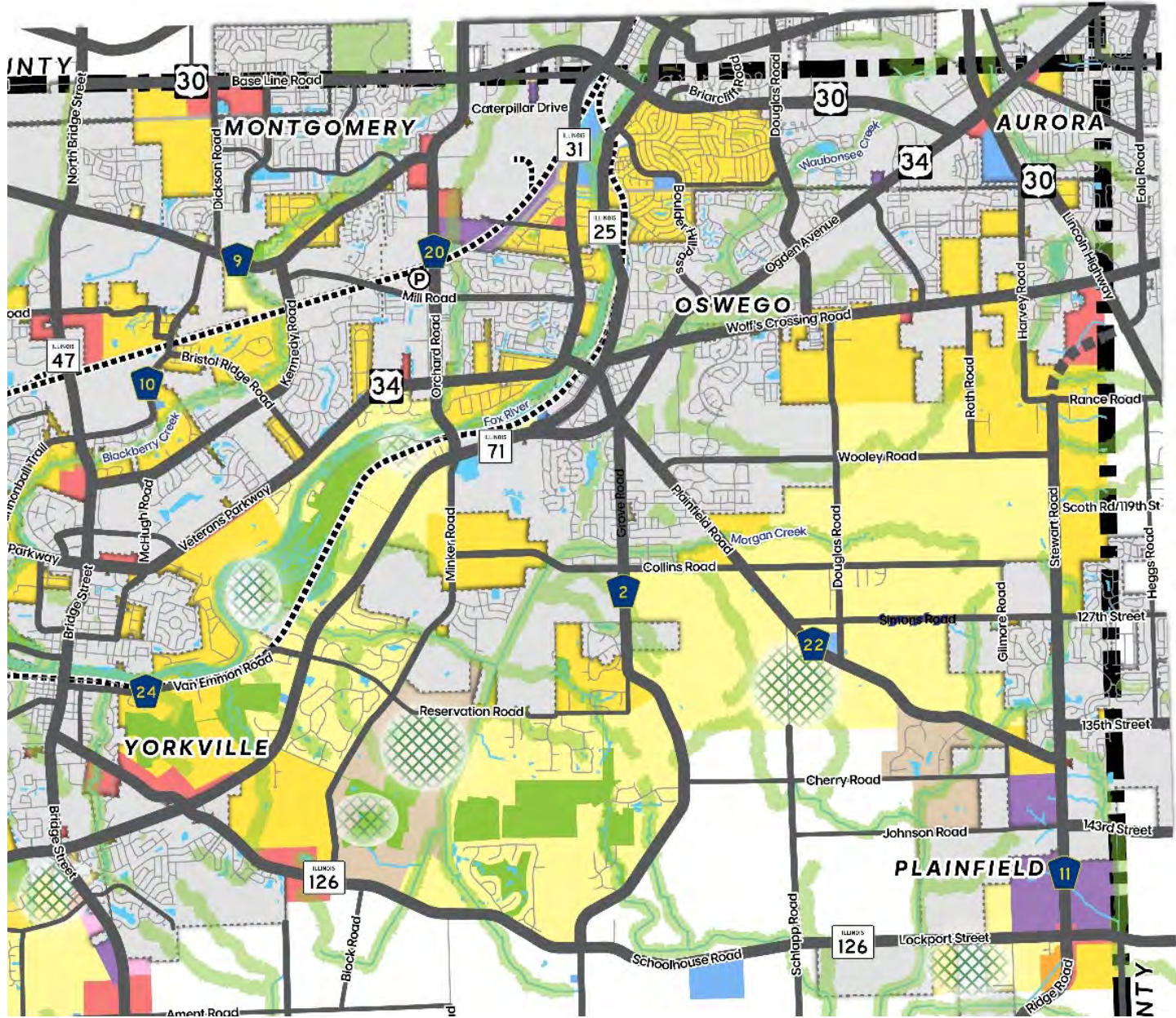


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Future Land Use Map

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Roadway

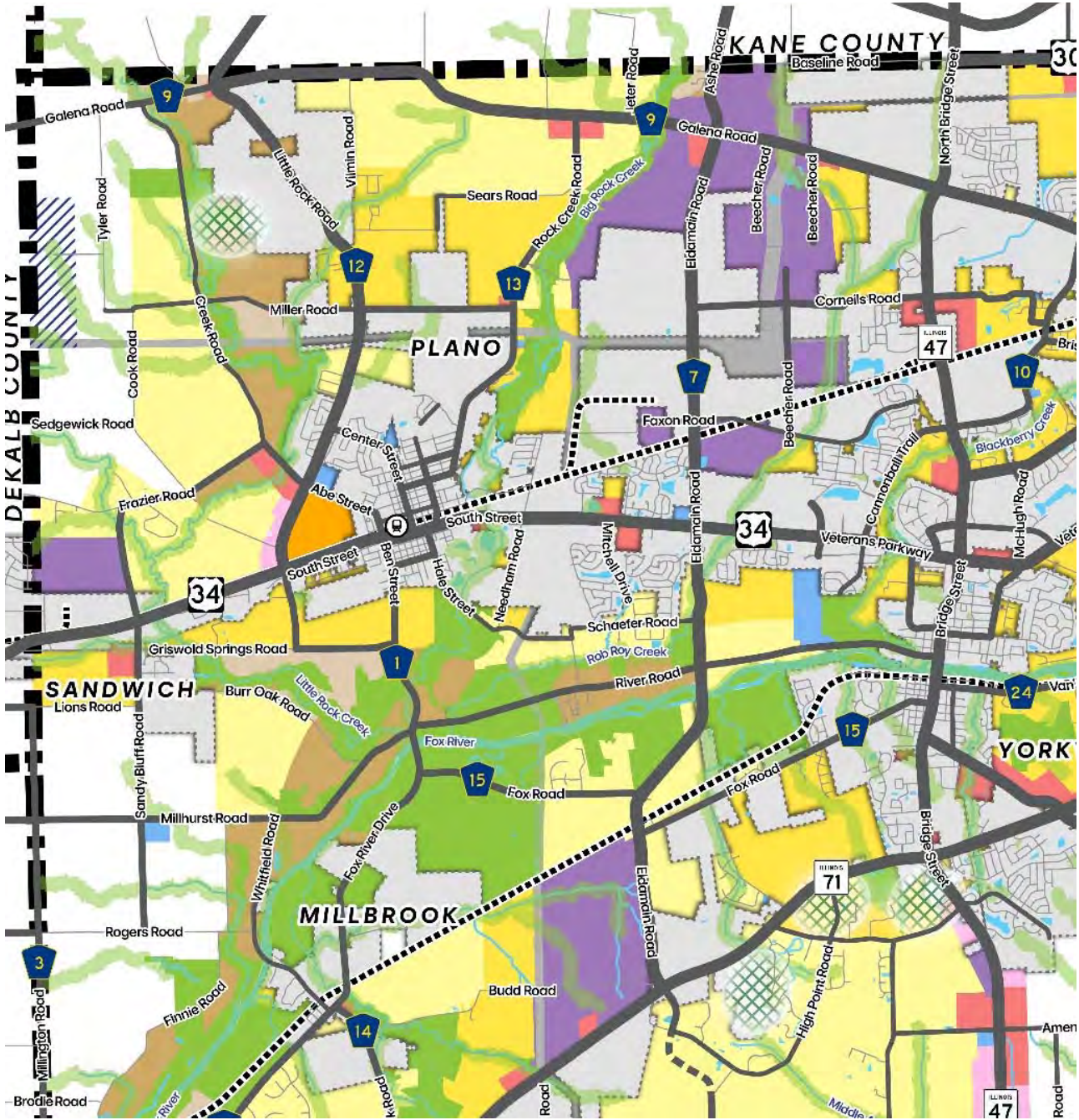
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- Arterial
- Collector
- Local
- County Roadway Extension

Boundary

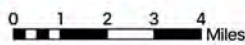
- County
- Municipal

Other

- Water
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