



KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
110 West Madison Street • Court Room • Yorkville, IL • 60560
AGENDA

Wednesday, April 23, 2025 – 5:00 p.m.

CALL TO ORDER

ROLL CALL: 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 26, 2025, Meeting (Pages 2-18)

NEW/OLD BUSINESS

1. Land Resource Management Plan Update
 - a. Draft Website and Branding Updates (Pages 19-22)
 - b. Promotion Strategy
 - c. Scheduling Dates, Times, and Locations for Public Meetings
 - d. Draft Survey Questions (Pages 23-24)
 - e. Information Gathering Update
 - f. Next Steps
2. Open Meetings Act Test Reminder

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, May 28, 2025

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

Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
5:00 p.m.

Meeting Minutes of February 26, 2025

Chairman Keith Landovitz called the meeting to order at 5:00 p.m.

Members Present: Dave Hamman (arrived 5:02 p.m.), Keith Landovitz, Alyse Olson, Matthew Prochaska, Jeff Wehrli, and Seth Wormley

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

Others Present: Matt Asselmeier, Wanda Rolf, Bill Ashton, Christina Burns, Mike Hoffman, and Yuchen Ding

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to approve the minutes of the July 24, 2024 meeting. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

Mr. Hamman arrived at this time (5:02 p.m.)

1. Land Resource Management Plan Update
 - a. Introductions – Committee and Teska Team
 - b. Review of Overall Comprehensive Planning Approach and Timeline
 - c. Let's Talk Kendall County – What's Great and What Do We Need to Work On? (Interactive Discussion Using Smart Phone Polling to Collect Responses)
 - d. Who Should We Talk To? (For Interviews and Focus Groups)
 - e. Next Steps

Chairman Landovitz introduced Mr. Mike Hoffman and asked him to start his presentation

Mike Hoffman, with Teska Associates, Inc., stated that they have been working with Kendall County since the early 1990's.

Mr. Hoffman stated that the residents of Kendall County would be involved in the creation of the land resource management plan. The County Staff and Staff from Teska will be out speaking

to the residents and getting their input.

Mr. Hoffman stated that the original idea for the Land Resource Management Plan was to merge a strategic plan with a traditional plan and to have the overall vision that the County wants, and specific strategies to carry forward.

Mr. Hoffman introduced Yuchen Ding, Senior Associate at Teska. Michael Blue, will also work on this project.

Mr. Hoffman asked the attendees to introduce themselves and talk about what they loved and what they need to work on in Kendall County.

Chairman Landovitz stated that he loves the balance of rural and suburban life in Kendall County. He stated members of the community have different visions for what the County should look like. There are many economic development plans going on in Kendall County and hopes to come to a consensus.

Mr. Prochaska stated that Kendall County is a close-knit community. He would like it to stay rural.

Mr. Ashton stated he would like Kendall County to continue to be rural.

Mr. Wehrli said when he moved to Kendall County it had wide-open spaces. Over the years, there has been much growth in the County.

Mr. Wormley had similar feelings as the other members. It is multigenerational with several old farm families. He feels people come to Kendall County because it is welcoming. Projects keep coming to Kendall County. Mr. Wormley spoke about preserving the culture in the County.

Ms. Olson spoke about how she enjoyed working with the residents in Kendall County. She stated it is a close-knit community and has worked with many people. She would like to protect the natural resources and the farmland.

Mr. Hamman stated that Kendall County is a very desirable place to live. He mentioned Kendall County is the fastest growing county in Illinois.

Mr. Asselmeier likes the balance between the rural and urban life. The proximity to great resources and that we can go into the city and on opposite end go further into the rural areas. Mr. Asselmeier stated that it is important to balance the growth as it happens.

Mr. Hoffman mentioned that the Committee serves as a representative for the larger community. Teska assists with the engagement process. Key topics include expanding the tax base, sharing perspectives and insight, transportation, preserving the character of the County, maintaining the natural areas of the County, and facilitating services like housing and infrastructure. Mr. Hoffman stated some townships like to do their own development; it is a partnership between the County and townships.

Mr. Hoffman also stated that he wanted to talk to developers and conduct direct outreach,

focus groups, workshops, open houses, and public hearings.

The first phase of the planning process is evaluation, vision, and County assessment. Mr. Hoffman will examine future land uses, particularly the Route 47 corridor and the Eldamain Road corridor.

Chairman Landovitz asked about solar and renewable energy, which was being developed rapidly. Chairman Landovitz stated he did not want to see the infrastructure become too stressed with all of the ongoing projects. He would like to see sustainability and not a culture of dependency on the federal and state governments. Mr. Hoffman replied that he understands Chairman Landovitz's concerns and agreed that there has to be a balance.

Mr. Hoffman spoke about the website that is being developed to help shape the community's future. There will be interactive things people can do to participate and provide feedback.

Mr. Ashton spoke about some areas of the County not really knowing what a comprehensive land plan is. Mr. Hoffman stated that he would be here to help educate them. Mr. Asselmeier stated that six (6) out of nine (9) townships have a plan commission.

Mr. Hoffman asked the attendees what is their favorite Kendall County event. Some of the responses were the Kendall County Fair and PrairieFest.

Mr. Hoffman asked what words describe Kendall County. The responses were quiet, fastest growing county in Illinois, scenic, spacious, close knit and farming community.

Mr. Hoffman asked the attendees what characteristics they would like to see in fifteen (15) years. Responses were a thriving economy, preserving farmland, and timeless.

Mr. Hoffman asked what some of the opportunities in Kendal County are. Responses were smart growth, enough water, infrastructure, and broadband.

Mr. Ashton stated that the southern part of Kendall County is pumping enormous amounts of water because of the quarries. Mr. Hamman mentioned data centers and they will be using large amounts of water. Several communities plan to have Lake Michigan water in the next five (5) years.

Mr. Hoffman asked what some of the challenges are for Kendall County. Some of the answers were water supply, balance of rural and urban development, and preserve natural resources.

Mr. Hoffman asked why solar panels were not installed on large warehouses. It was mentioned that roofs would not hold solar panels.

Mr. Hoffman stated he wanted to get ideas on what to call the plan. Some of the names were Plan Kendall, Kendall 2040, Forward Kendall, or Together Plan Kendall.

Mr. Hoffman asked whom he should talk to regarding this project. Suggestions included municipalities, townships, developers, real estate brokers, the Farm Bureau, farmers, and the

Highway Department.

Teska would create a website and an initial survey, hold bi-weekly Staff consultant meetings, download GIS Information and tour the County.

Member Wehrli asked if the Historic Preservation Commission has a seat at the table. Mr. Hoffman said it was not up to him and said should it be part of the planning process. Member Wehrli discussed regulating scenic routes. Chairman Landovitz stated that he does not want to lose touch with the history of the county. Mr. Asselmeier stated there is a historic layer on the GIS system.

Chairman Landovitz asked what other demographic profile can be provided that Kendall County could examine. Mr. Hoffman stated he would look into that and get back to him.

2. Open Meetings Act Test Reminder

Mr. Asselmeier reminded attendees to complete their Open Meetings Act Test.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be March 26, 2025, if there were agenda items.

Member Hamman made a motion to adjourn the meeting, seconded by Member Wehrli. With a voice vote of six (6) ayes, the motion carried.

The Comprehensive Land Plan and Ordinance Committee Meeting adjourned at 6:13 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

Enc.



Comprehensive Land Plan Committee Kick-Off

February 26th, 2025

Agenda

- Introductions
- Review of Comprehensive Planning Approach & Timeline
- Let's Talk Kendall County
- Who Should We Talk To?
- Next Steps

The Planning Team

Residents/ County Board

County Staff

Matt Asselmeier
Christina Burns
ZPAC

Teska Team

Mike Hoffman
Michael Blue
Yuchen Ding

Comp. Plan Committee

Planning, Building and Zoning Committee

Regional Planning Com.

Zoning Board of Appeals

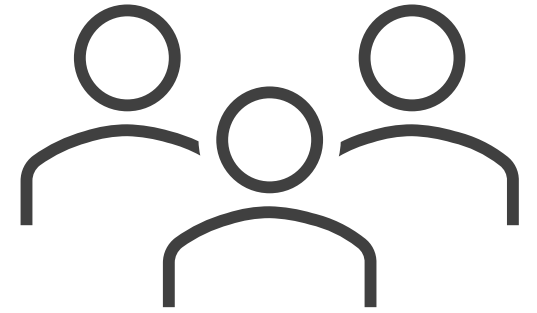
Comprehensive Land Plan & Ordinance Committee

1. **Keith Landovitz** (Committee and RPC Chair)
2. **Matt Kellogg** (County Board Chair)
3. **Seth Wormley** (County Board, PBZ Chair)
4. **Scott Gengler** (County Board, Past PBZ Chair)
5. **Randy Mohr** (ZBA Chair)
6. **Alyse Olson** (Soil and Water Conservation District)
7. **Jeff Wehrli**
8. **Matthew Prochaska**
9. **Dave Hamman**

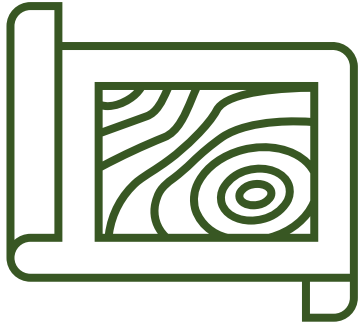
**What is one thing you love
about Kendall County?**

Role of the Steering Committee

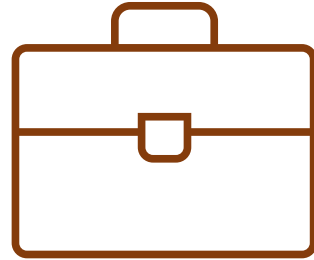
- Serve as representatives of the larger community
- Assist with the engagement process
- Provide content feedback of the plan
- Share perspectives, insight, and context



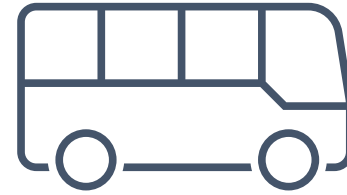
What is in a Comprehensive Plan?



Land Use



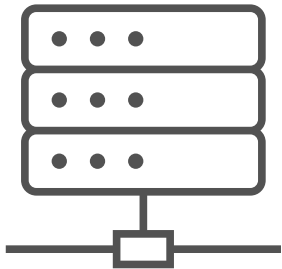
Economic Development



Transportation



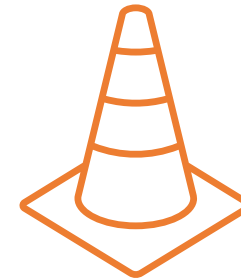
Community Character



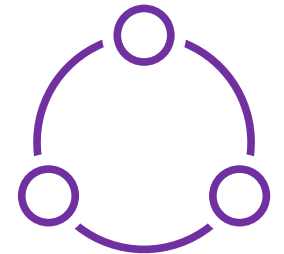
Community Facilities
& Services



Housing



Infrastructure



Implementation

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

March 2026

Project Branding and Website



[Home](#) [About](#) [Share Ideas](#) [FAQs](#) [Documents](#) [Contact](#)

Help shape our community's future.

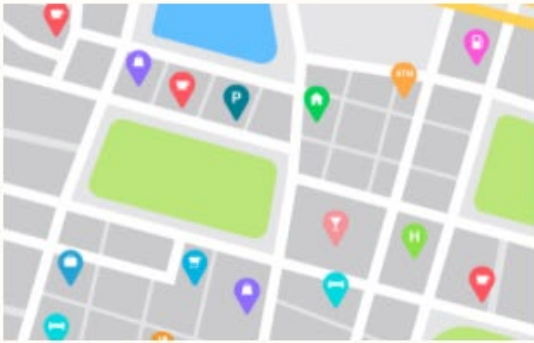
Lake in the Hills is updating its comprehensive plan and wants your input. What is your vision for our community? Don't miss out on your chance to shape growth and development in the coming years!

Enter your email to receive project news and updates. Check your email following for a confirmation link.

Subscribe

Interactive Activities

Ways to Participate



[Comment Map](#)



[Share Ideas](#)



[Learn More](#)

Questions

Let's Talk Kendall County

Scan This With Your Phone:



Who should we talk to?

- ZPAC
- Municipal staffs
- Townships?
- Developers?
- Real Estate Brokers?
- Farming Community?
- Special Interest Groups?
- Other?

Next Steps

- Create Project Website & Initial Survey
- By-weekly staff/consultant coordination meetings
- Download GIS information
- Tour County
- Conduct interviews/focus groups



**A Shared Vision for Kendall County
Starts With You.**

www.visionkendall.org

What Do You Love About Kendall County?

What's Your Vision for Its Future?

Kendall County is developing its Comprehensive Plan, a long-range vision for future decision making. We want everyone in the County to be involved in planning for the coming years! Don't miss having your voice be heard. Visit the project website and subscribe to follow the plan's progress, share your ideas, and learn about upcoming events.



LEARN * SHARE * SUBSCRIBE

www.visionkendall.org



**A Shared Vision for Kendall County
Starts With You.**

www.visionkendall.org

What Do You Love About Kendall County?

What's Your Vision for Its Future?

Kendall County is developing its Comprehensive Plan. Come join our events to voice your thoughts! Everyone is welcome!

Community Workshop 1

Date

Place

Community Workshop 2

Date

Place

Community Workshop 3

Date

Place

Community Workshop 4

Date

Place



LEARN * SHARE * SUBSCRIBE

www.visionkendall.org

Kendall Comp. Plan – Quick Poll Questions

1. Why did you move to, or why do you still live in Kendall County? (check all that apply)
 - a. Family ties
 - b. Rural environment
 - c. Proximity to work
 - d. Proximity to parks and forest preserves
 - e. Affordability
 - f. Other (please specify)
2. Please rank the following list regarding your interest in changes in Kendall County? (top should be the most desired)
 - a. More good paying jobs
 - b. More housing options
 - c. Preserving additional open space
 - d. New shopping and dining options
 - e. New entertainment options
 - f. None – the County is perfect as it is
 - g. Other (specify)
3. What are your biggest concerns for the future of Kendall County? (please rank from biggest concern to least concern)
 - a. Loss of agricultural/rural character
 - b. Truck traffic
 - c. Growing too fast
 - d. Slow progress on new economic development/jobs
 - e. Rising property taxes
 - f. Unplanned growth
 - g. Limited public transportation
 - h. Other (specify)
4. What is one thing you would like the County to prioritize in planning for future growth and development? (open ended)
5. What should the County focus preservation efforts on? Pick your top priority)
 - a. Natural areas like the Fox River and other waterways

- b. Farmland
 - c. Historical structures
 - d. Other (please specify)
6. Which Township do you live in:
- a. Little Rock
 - b. Bristol
 - c. Oswego
 - d. Na-Au-Say
 - e. Kendall
 - f. Fox
 - g. Big Grove
 - h. Lisbon
 - i. Seward
 - j. Not sure
7. How long have you lived in Kendall County?
- a. Less than 5 years
 - b. 5 to 10 years
 - c. More than 10 years