

# 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 Kendall 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.

Member Wehrli noted the importance of having the Forest Preserve District recognized and involved in the process. He noted that DuPage County is about the same size geographically as Kendall County and DuPage County has ten (10) times the acreage in their forest preserves compared with Kendall County.

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

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# Comprehensive Land Plan Committee Kick-Off

February 26<sup>th</sup>, 2025

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# Agenda

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

# The Planning Team

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## 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

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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**

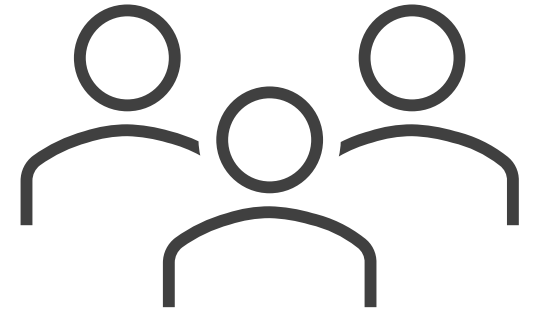
**What is one thing you love  
about Kendall County?**



# Role of the Steering Committee

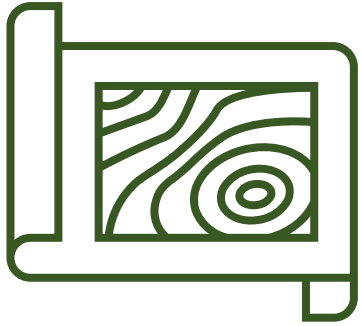
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- Serve as representatives of the larger community
- Assist with the engagement process
- Provide content feedback of the plan
- Share perspectives, insight, and context

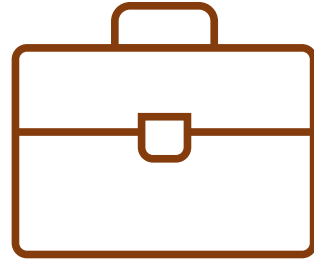


# What is in a Comprehensive Plan?

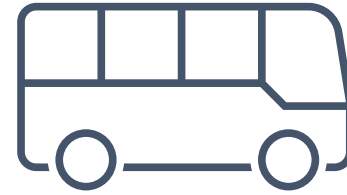
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Land Use



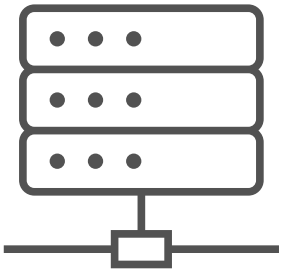
Economic Development



Transportation



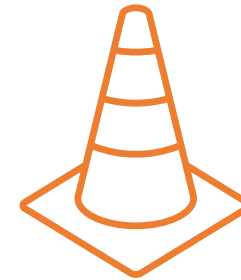
Community Character



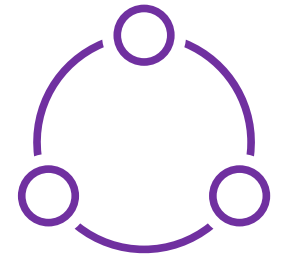
Community Facilities  
& Services



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!

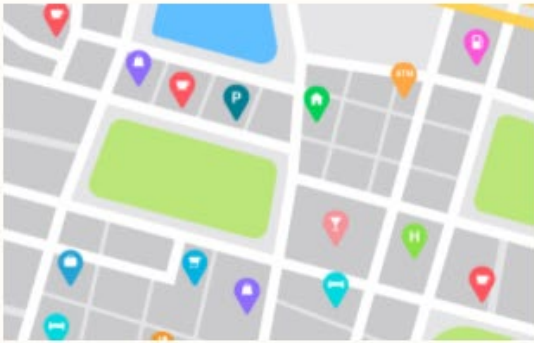
*Enter your email to receive project news and updates. Check your email following for a confirmation link.*

Subscribe

# Interactive Activities

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## Ways to Participate



[Comment Map](#)



[Share Ideas](#)



[Learn More](#)

# Questions

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# Let's Talk Kendall County

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**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