

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

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

Approved Meeting Minutes of June 4, 2025 – Vision Kendall Workshop

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.

KCRPC Roll Call

Members Present: Keith Landovitz (Chairman) and Ruben Rodriguez

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

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Scott Gengler (Arrived at 7:15 p.m.), Matt Kellogg, and Keith Landovitz,

Members Absent: Bill Ashton, Dave Hamman, Alyse Olson, Randy Mohr, Matthew Prochaska, Jeff Wehrli, and Seth Wormley

Attendees: Nancy Cinatle, Deanna Usrgias, Tom LeCuyer, Cathy Scalise, Doug Westphal, Steve Gengler, Stacy Skinner, Sara Mendez, David Hansen, Amy Westphal, Mike Homerding, Todd Milliron, Cherie Bond, Mike Bond, Matt Asselmeier, Mike Hoffman, and Yuchen Ding

A quorum was not present for either Committee.

Mike Hoffman from Teska Associates, Inc. explained what a comprehensive plan is, the steps in the planning process, the various committees and commissions involved in the process.

Yuchen Ding walked attendees through the website, <https://visionkendall.org/>. He explained the survey and interactive map. As documents are created, they will be placed on the website.

Attendees answered several questions about development and future vision of the County.

Discussion occurred regarding Yorkville's annexations out to the Eldamain/Lisbon Road area, plans along the Eldamain Road corridor, and realignment of Eldamain Road south of Route 71.

Mr. Hoffman discussed previous planning efforts in the County. He also discussed population

trends in Kendall County as they relate to historic growth rates and growth rates throughout the State. He discussed economic, racial, education, employment, and housing statistics. He also discussed wetlands, water supply, and farmland preservation issues. He asked attendees to spread the word regarding the website and future workshops.

Discussion occurred regarding strategies to publicize future meetings and the project in general.

The gathering adjourned at 7:50 p.m.

Respectfully Submitted by,
Matthew H. Asselmeier
Director

Enc.



6/4

SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
Keth Landoritz		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy C. Matl		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deanna Urigius		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom LeCuyer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matt Assempior		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matt Kellogg		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cathy Salise		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doug Westphal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steve Gengler		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tracey Sturme		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sara Mendez		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hansen		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ruben Rodriguez		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amy Westphal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Homody		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



SIGN-IN SHEET

visionkendall.org

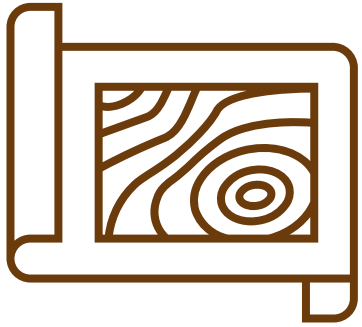
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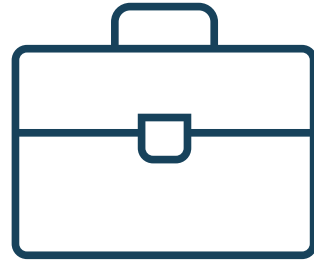
Workshop #2

Kendall Township – June 4, 2025

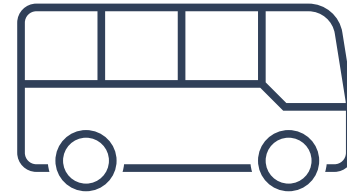
What is a Comprehensive Plan?



Land Use



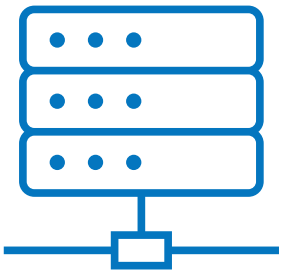
Economic
Development



Transportation



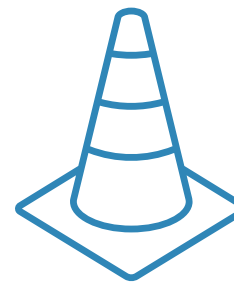
Community
Character



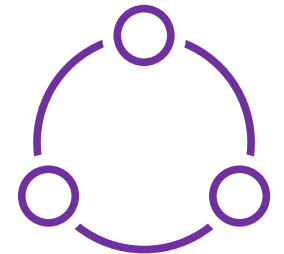
Community Facilities
& Services



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

Mar. 2026

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**
10. **Bill Ashton** (RPC, former chair)

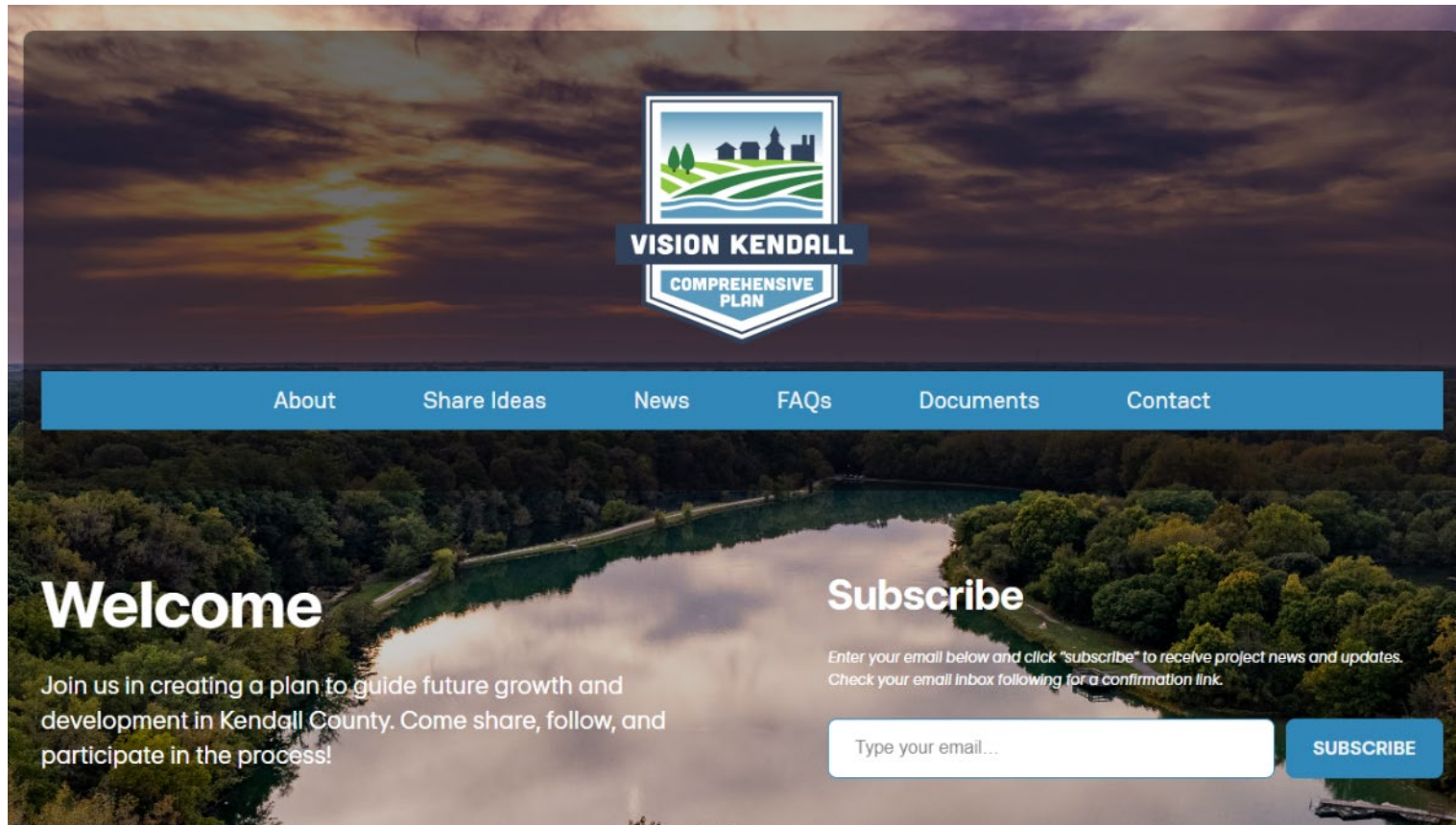
**Meets the 4th Wednesday of the
Month – check agenda at
<https://www.kendallcountyl.gov>**

Completed To-Date

- Developed Brand, Project Web Site and Survey
- Most interviews
- Draft Existing Conditions Analysis
- First of 4 Community Workshops

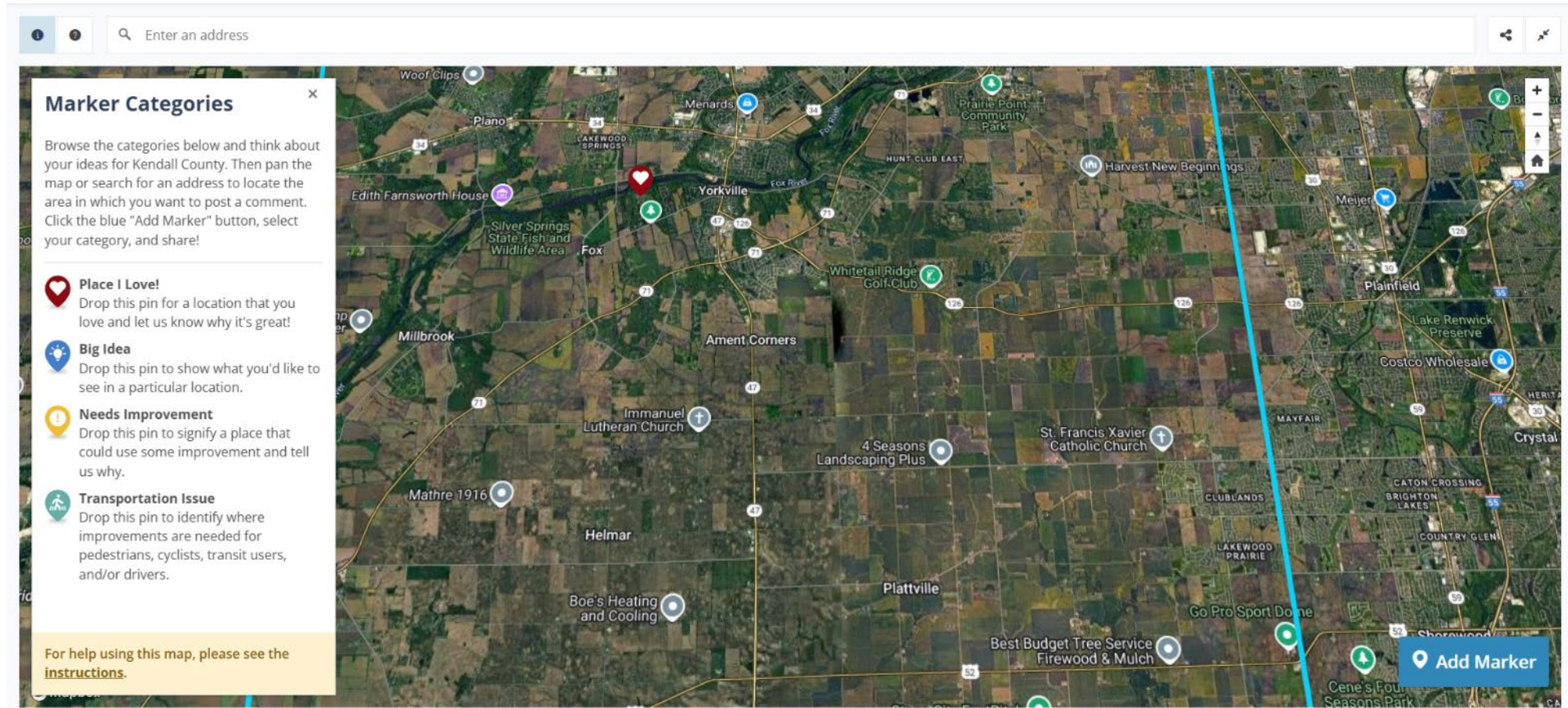


Project Website: visionkendall.org



- Serves as the project's virtual hub
- "Subscribe" feature allows followers to get email updates
- Interactive comment map allows people to share and view others' ideas

Interactive Comment Map



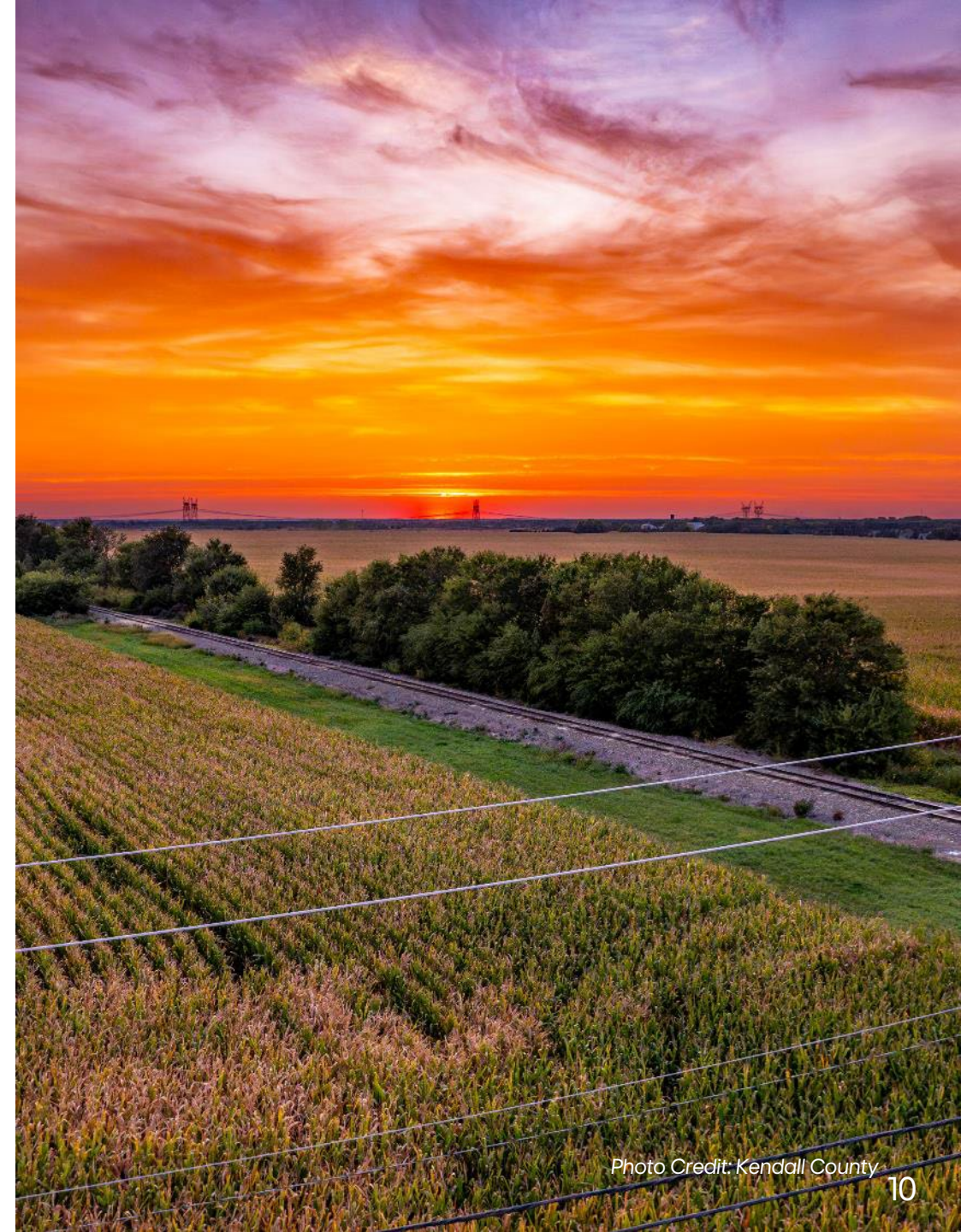
Let's Talk Kendall County

**Scan with
your phone:**



What is a Current Conditions Analysis?

- A Conditions Analysis is an assessment of the current social, economic, physical, and environmental conditions of a planning area.
- This analysis acts as a baseline of facts that will inform the goals, strategies, and recommendations outlined in the Comprehensive Plan.



Past Planning Efforts

Land Resource Management Plan

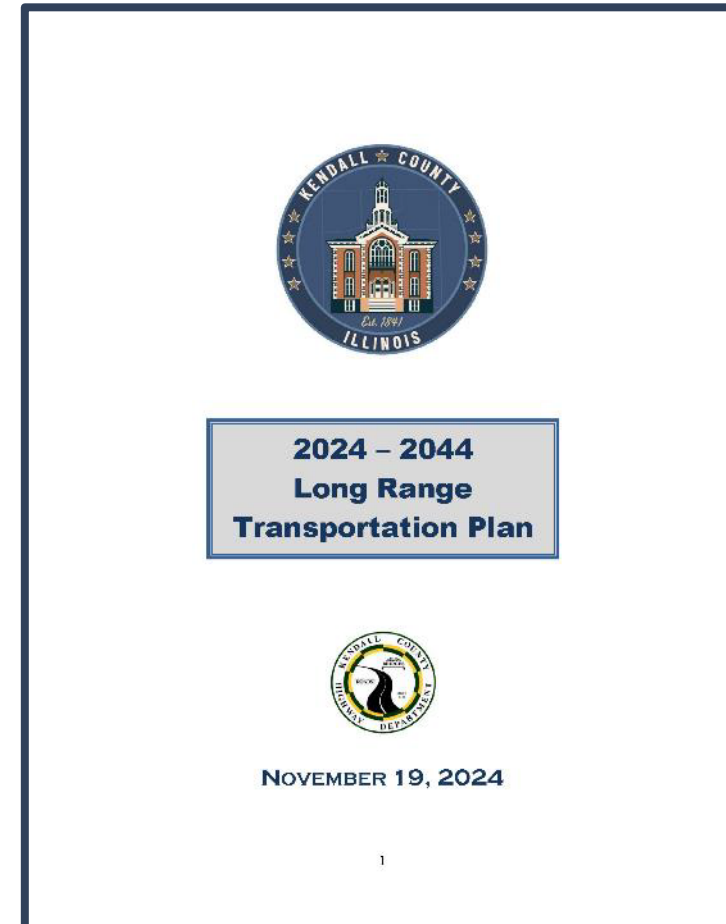
- Originally adopted in 1994, the Plan is designed to provide a guide for controlled growth while maintaining the areas rural character.
- Individual plans were developed for each of the nine townships in the County.
- Over the years, the plan has revised several times to reflect changing development patterns and to incorporate supplement plans including:
 - Fox River Corridor Plan
 - Wikaduke Corridor Plan
 - Water 2050 Northeastern Illinois Regional Water Supply/Demand Plan
 - Kendall County Trails and Greenways Plan



Past Planning Efforts

Long-Range Transportation Plan (2024-2044)

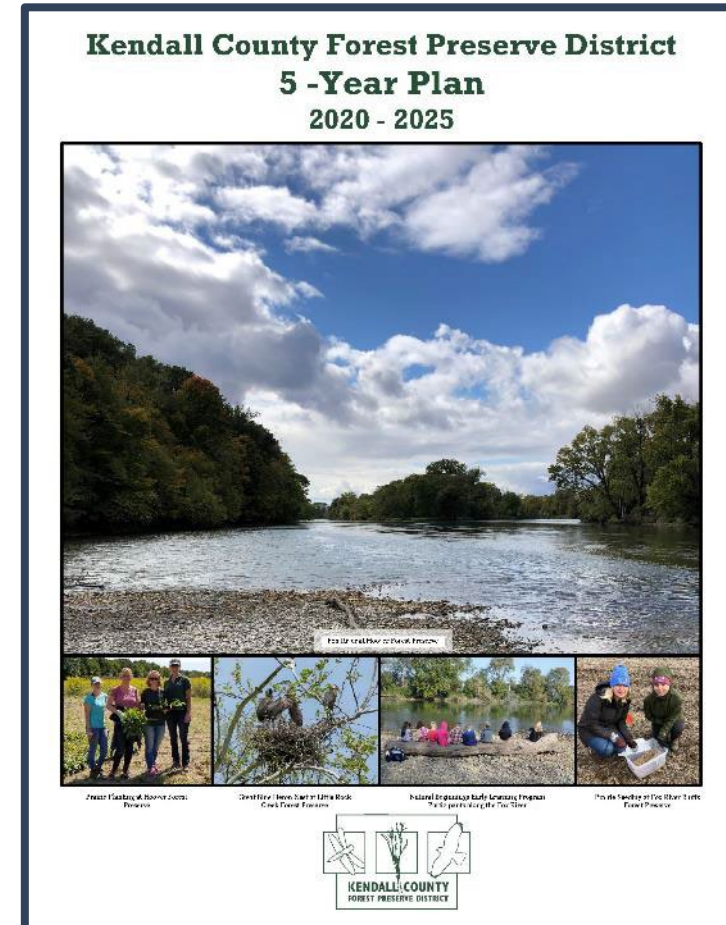
- Adopted in 2024 and focuses on road improvements and funding.
- Identifies specific highway and bridge projects and costs of improvements and maintenance for the County Highway System for the next 20 years.
- Analyzes the County's financial capability and capacity to support the identified projects.
- Suggests Public transit will play a limited role in the County's transportation network for the next 20 years.
- The 2008 recession and COVID pandemic made it challenging to identify traffic increase in corridors.



Past Planning Efforts








Forest Preserve District 5-Year Plan (2020-2025)

- The Plan was adopted in 2020 to determine primary areas for improvements for the Forest Foundation of Kendall County to support over the next five years.
- Sets visions, priorities, goals, strategies, and projects upon the District's staffing and financial capacities for the following core topics: Land Acquisitions, Conservation and Stewardship of Natural Resources, Preserve Improvements, Educational and Recreational Programs and Services, and Capital Infrastructure and Equipment.
- Provides each core topic with long-term goals and projects that are beyond the scope of the Plan.



Existing Transportation Map






Street Hierarchy

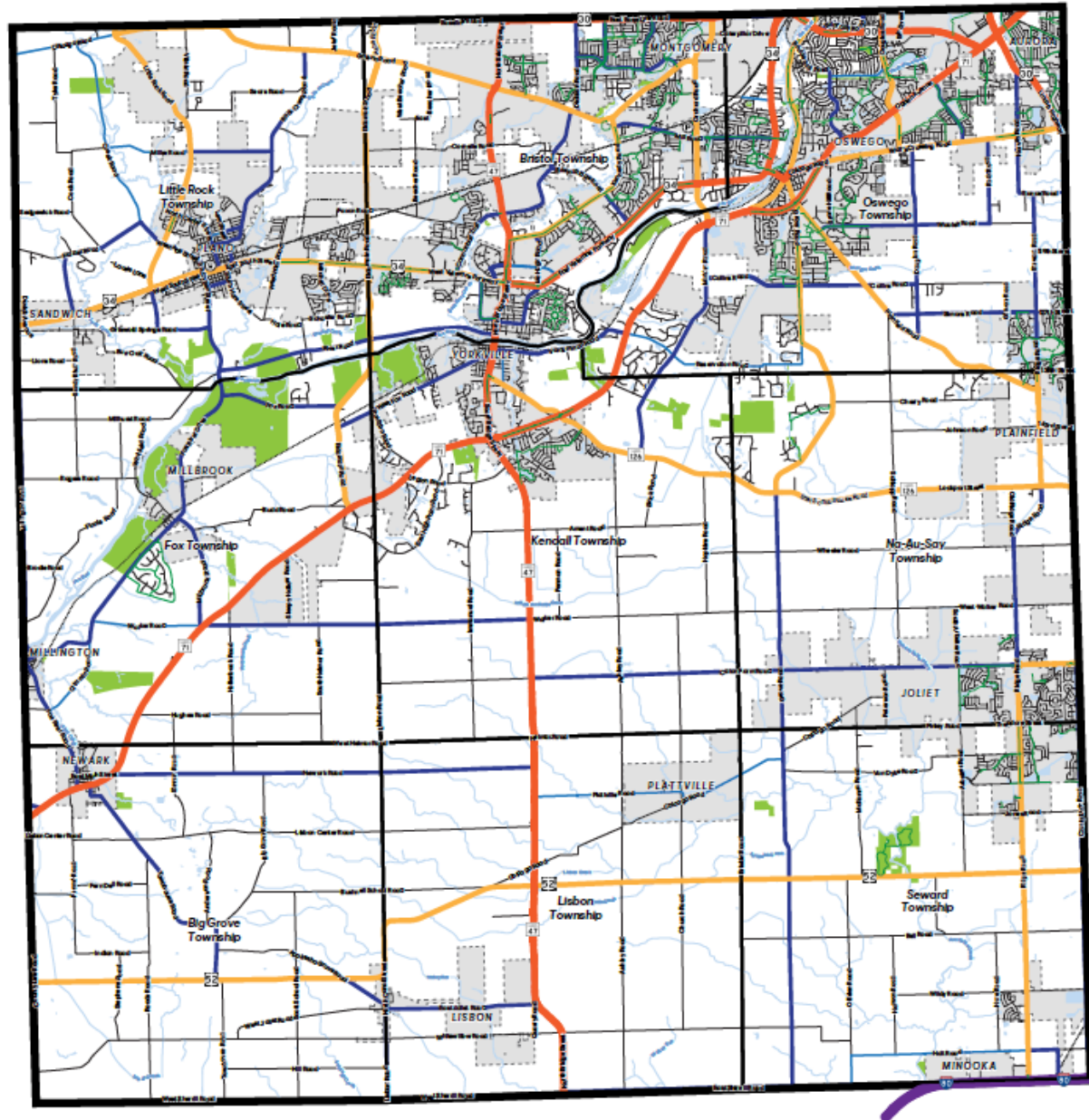
-  Highway
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local
-  Multi-use Paths

Boundaries

-  County
-  Township
-  Municipal

Other

-  Water
-  Open Space
-  Railroads
-  Railway Station
-  Park-n-Ride Facility



0 1 2 3 4 Miles



5/21/2025





Exsiting Land Use Map

Land Use Categories

- Single Family Residential (Detached)
- Single Family Residential (Attached)
- Multi-Family Residential
- Commercial
- Institutional
- Industrial
- Agricultural Agricultural Tourism
- Open Space
- Transportation/Utility
- Vacant/Under Construction

Streets

- Arterial
- Collector
- Local

Boundaries

- County
- Township
- Municipal

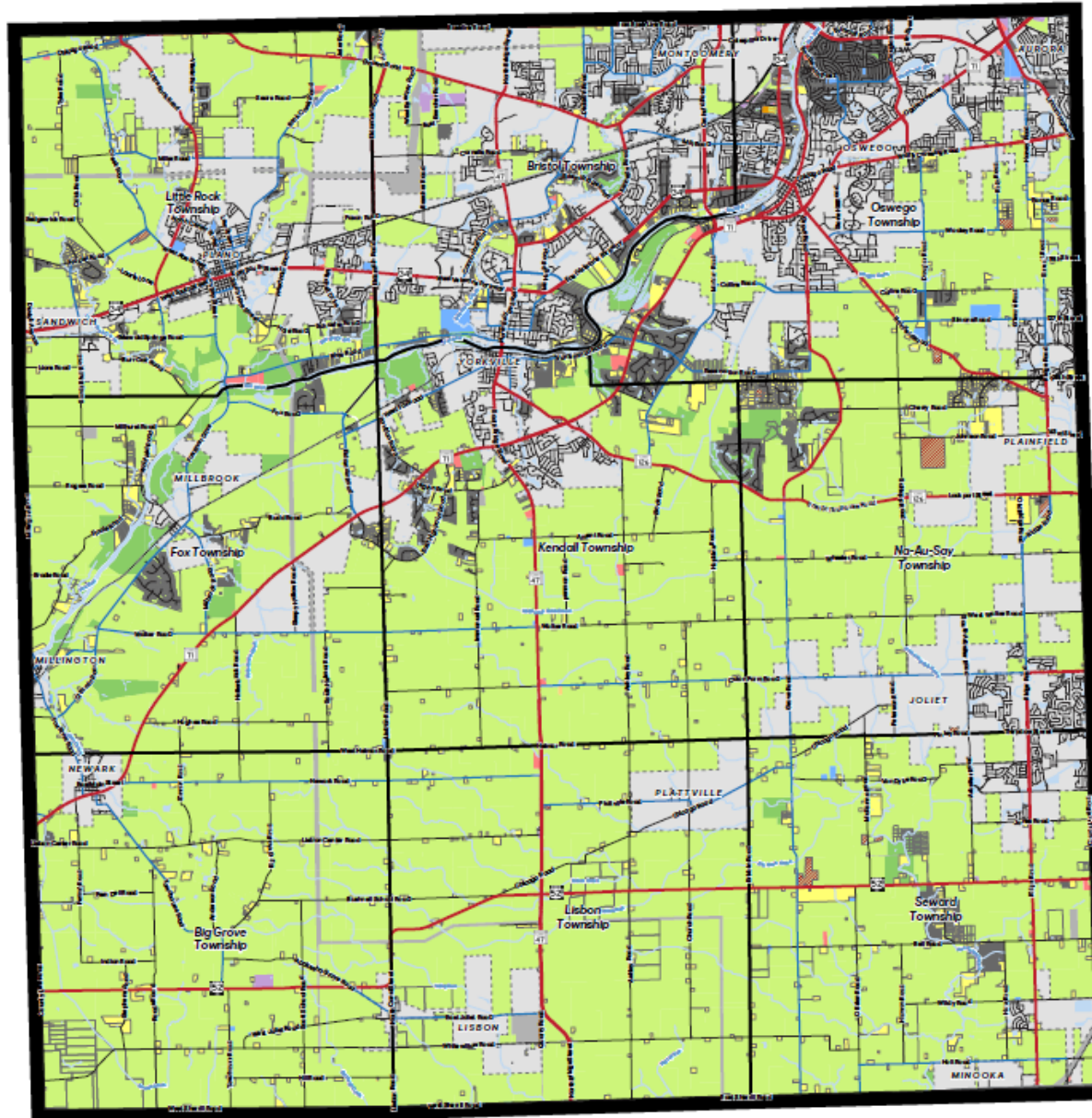
Other

- Water
- Railroads

0 1 2 3 4 Miles























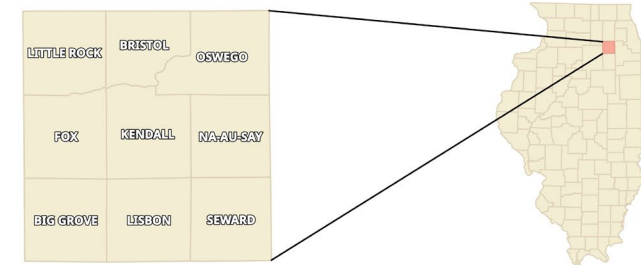
5/21/2025



FUTURE LAND USE KENDALL COUNTY

Land Resource Management Plan

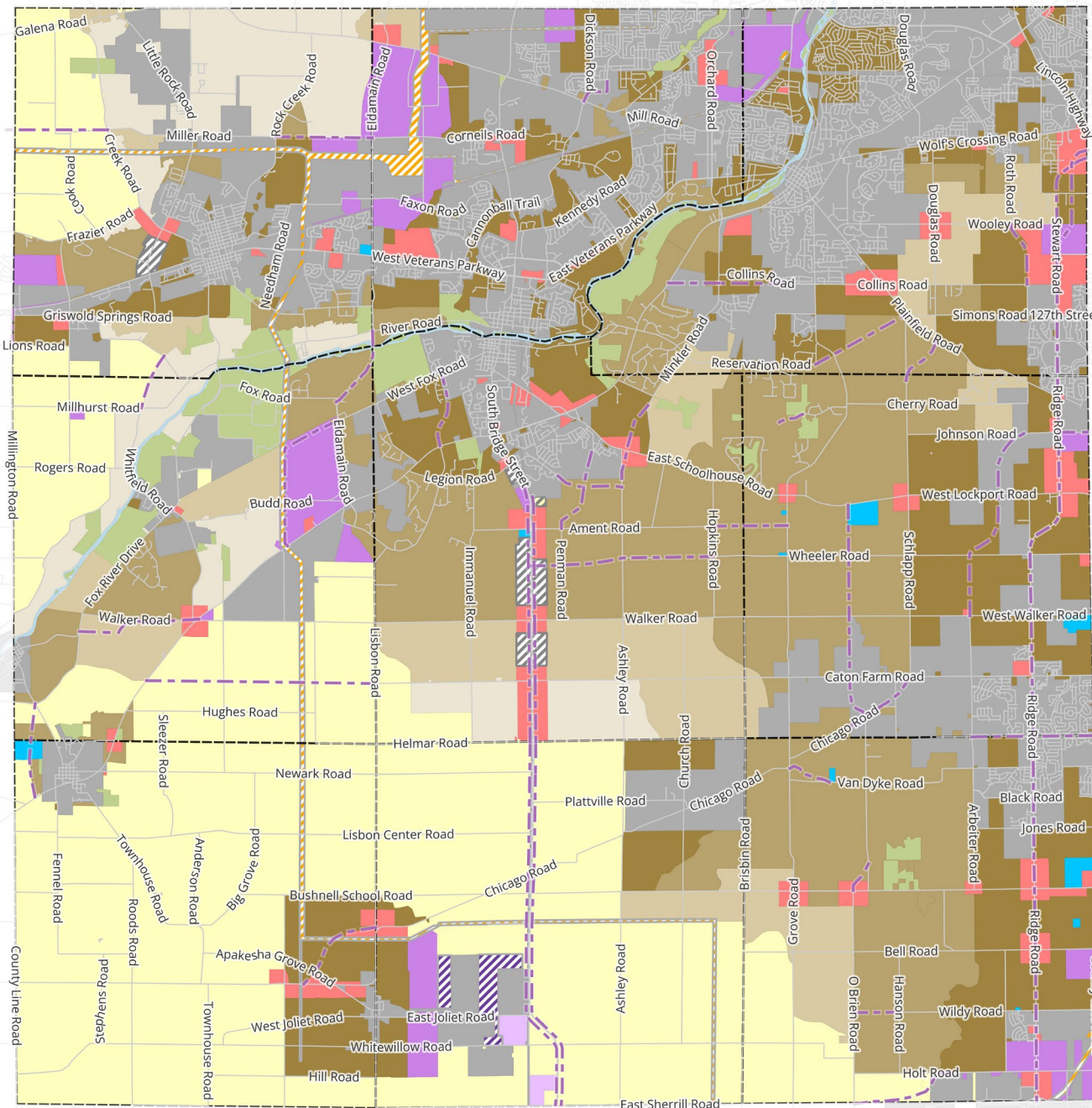
-  Proposed Roadway Improvements
-  Townships
- LRMP Management Areas**
 -  Urbanized Communities
 -  Suburban Residential
 -  Rural Residential
 -  Rural Estate Residential
 -  Countryside Residential
 -  Hamlet
 -  Rural Community
 -  Commercial
-  Public / Institutional
-  Open Space
-  Natural Resource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



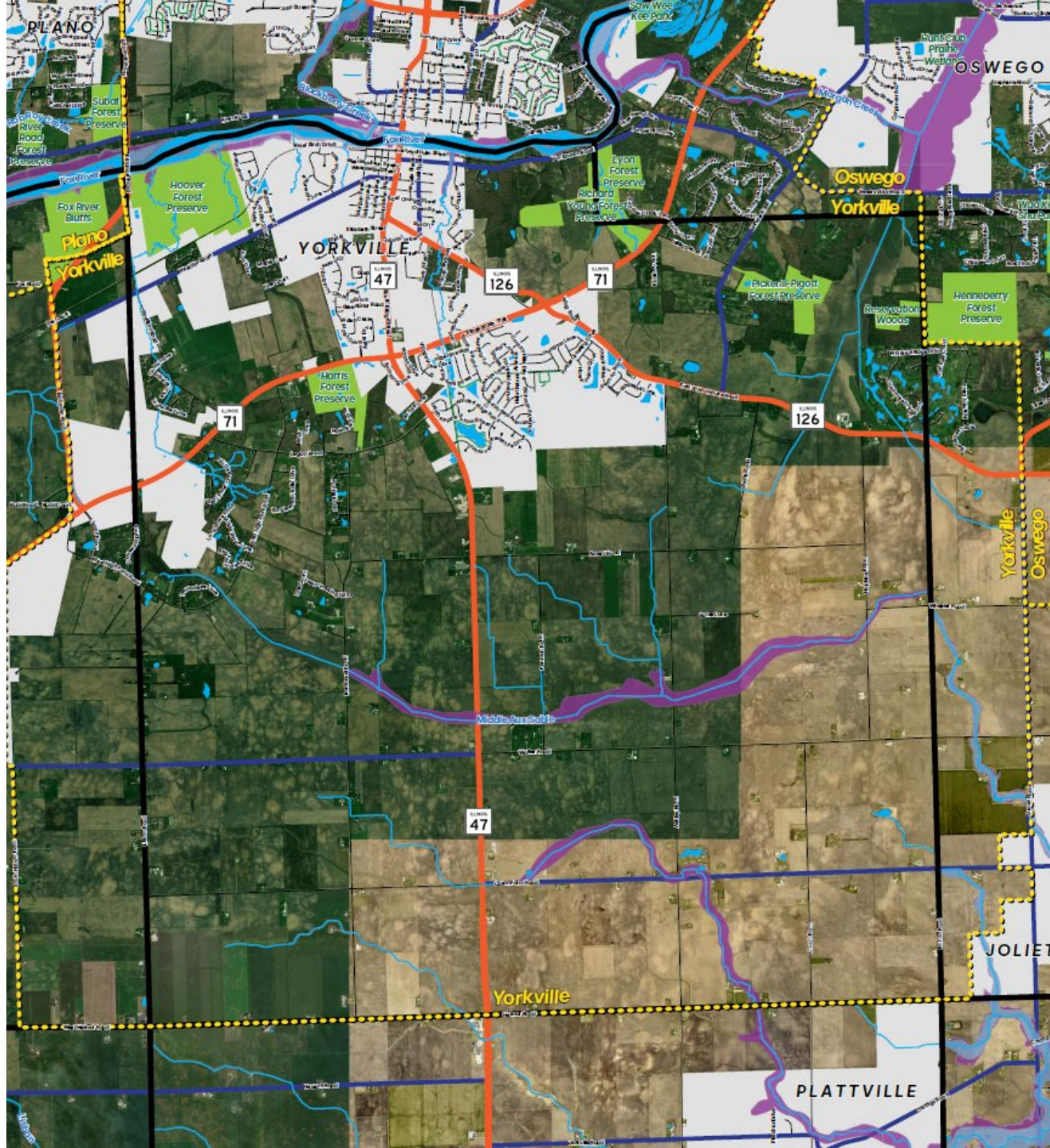
0 1 2 3 4 mi



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



Created: 05/27/2025



Kendall Township

Flood Hazard

- 100-Year Flood Plain
- Regulatory Floodway

Street Hierarchy

- Arterial
- Collector
- Local
- Multi-Use Paths

Boundaries

- Township
- Municipal
- Boundary Agreement

Other

- Water
- Forest Preserves/Parks

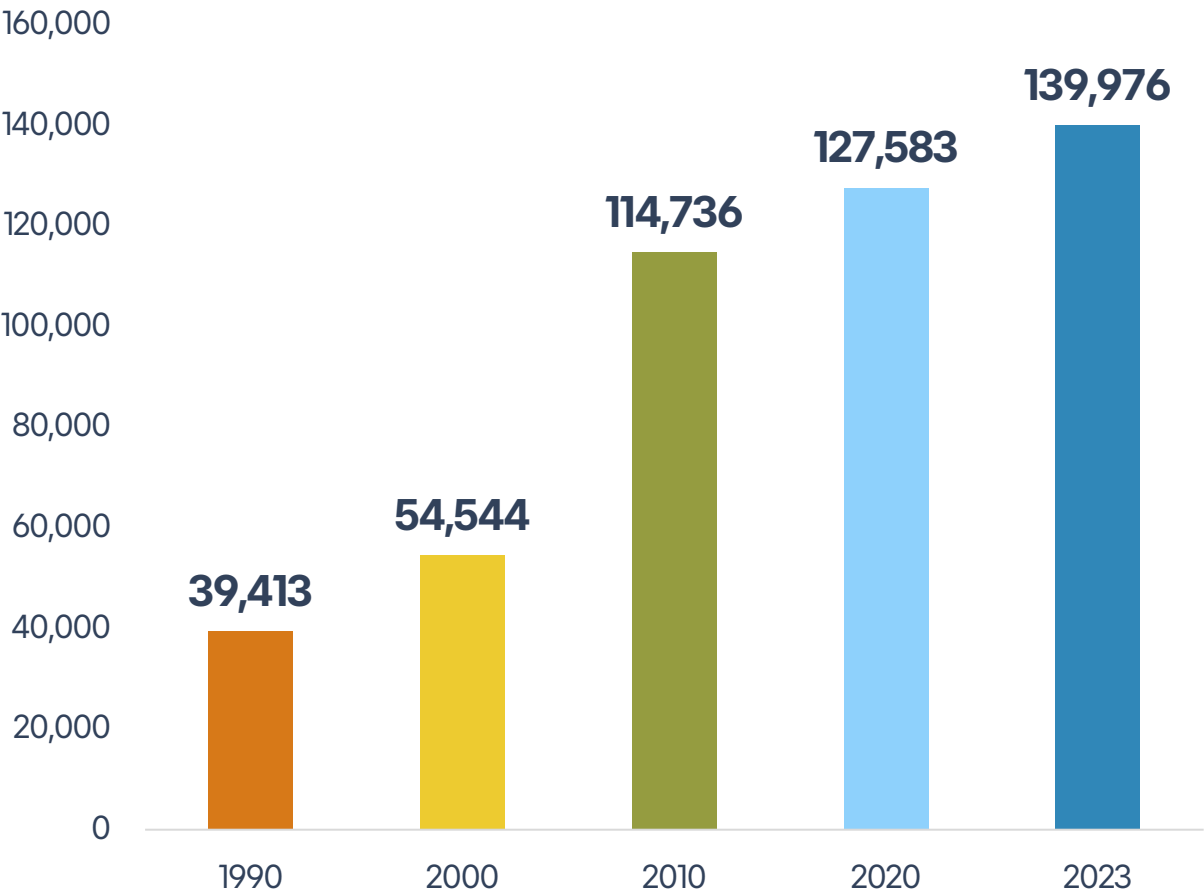
0 0.5 1 Miles



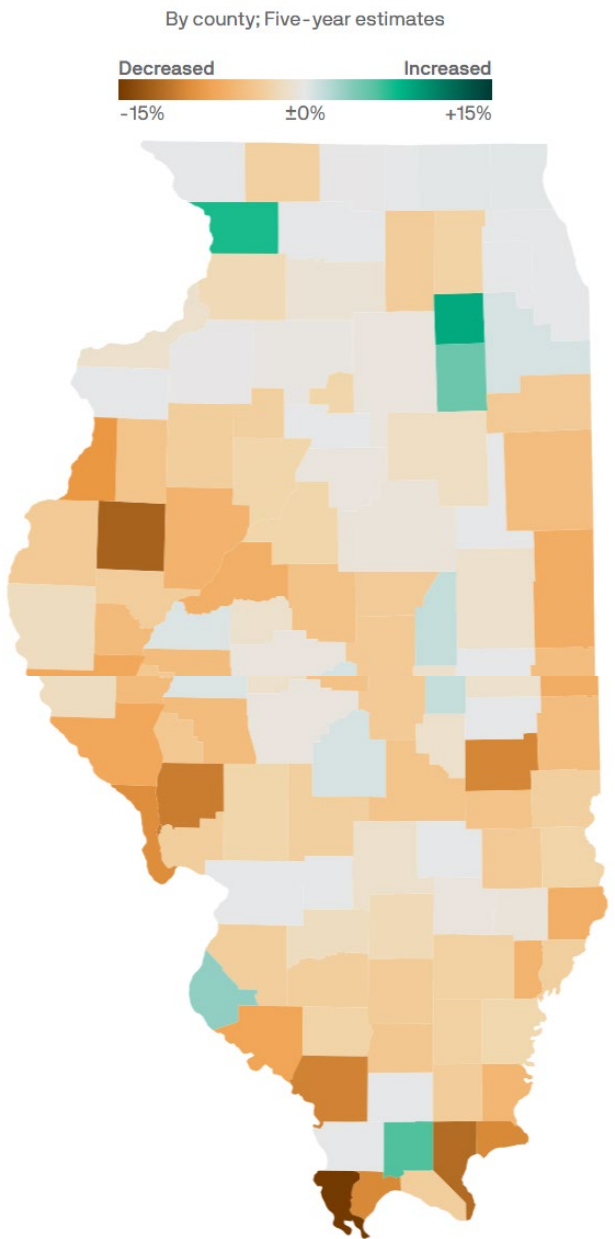
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County Population Trends (1990-2023)



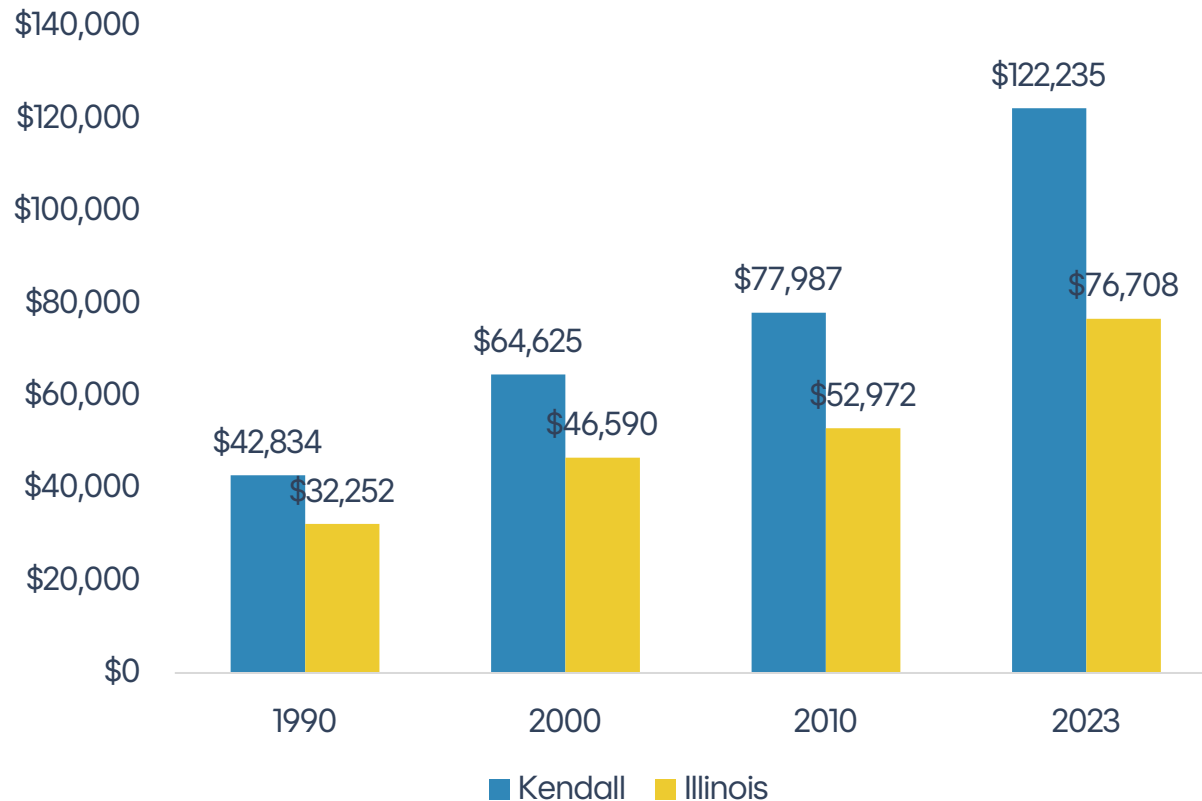
Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates



Data: [U.S. Census Bureau](#); Map: Axios Visuals

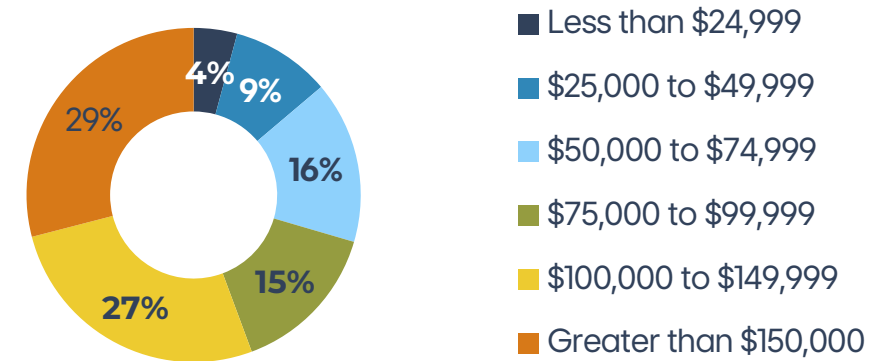
Income

Median Household Income (1990-2023)



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

Household Income Distribution (2023)



- Kendall County's MHI has been leading the State level over the past 30 years.
- About 44% or 19,662 households earn more than the County's median household income; and about 70% or 31,360 households' incomes exceed the State's median level.

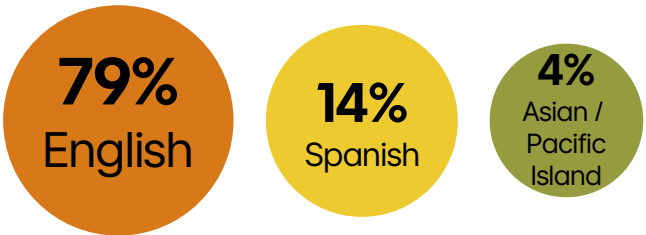
Race & Ethnicity

	Race (1990-2023)			
	1990	2000	2010	2023
White	95%	90%	74%	61%
Black	0%	1%	6%	8%
Asian	1%	1%	3%	4%
Other Races	0%	0%	0%	0%
Two or More Races	n/a	1%	1%	4%
Hispanic (Of Any Race)	4%	8%	16%	23%

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

- Most residents identify as White non-Hispanic, with over 20% decrease in this group since 2000 due to diversified demographics.
- Hispanic population has been increasing quickly, representing the second largest racial/ethnic groups in Kendall County.
- Other than English, Spanish and Asian languages are the other two popular languages spoken in Kendall County.

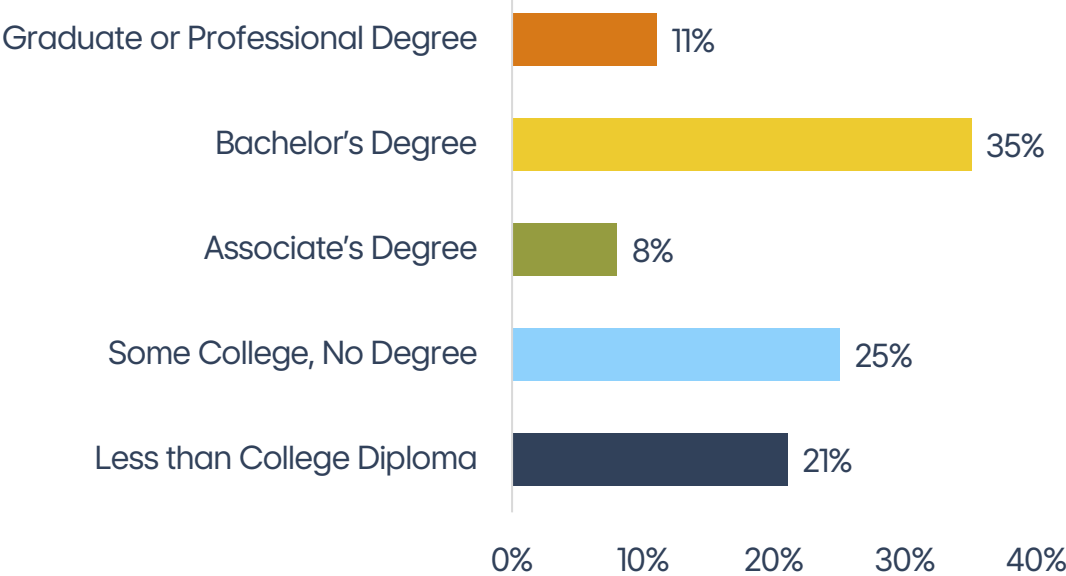
Language Spoken at Home (2023)



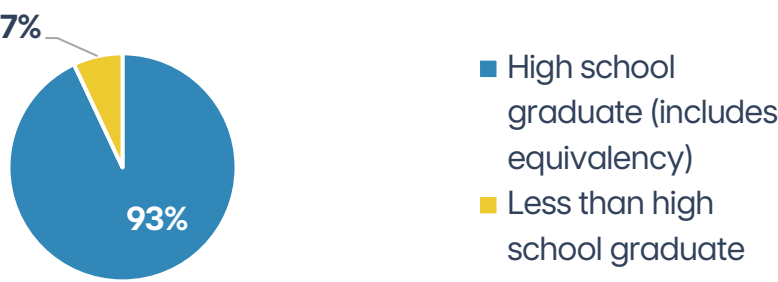
Source: 2023 American Community Survey 1-Year Estimates

Education

Educational Attainment (2023)



High School Graduation (2023)



Educational Attainment Comparison (2023)

	High School	Bachelor's	Graduate
Kendall	93%	35%	11%
Grundy	94%	22%	7%
Kane	88%	37%	13%
LaSalle	89%	18%	4%
Will	92%	34%	12%
Illinois	90%	36%	14%

- More than one-third of Kendall County residents have obtained a Bachelor's degree or higher.
- Kendall County residents generally match the education level of the State.

Source: 2023 American Community Survey 1-Year Estimates

Employment

Top Residence Locations

Aurora	9.5%
Oswego	7.8%
Yorkville	6.6%
Joliet	4.9%
Plano	4.3%

Top Employment Locations

Chicago	12.8%
Aurora	9.1%
Naperville	6.1%
Oswego	4.6%
Yorkville	3.2%

20,833

Live Elsewhere,
Work in Kendall County

9,265

Live & Work in
Kendall County

70,087

Live in Kendall County,
Work Elsewhere

Top Industry Sectors in Kendall County



Retail Trade

19%



Education

16%



Accommodation & Food Services

13%



Transportation & Warehousing

9%



Manufacturing

8%

Top Industry Sectors for Kendall Residents



Health Care

12%



Retail Trade

12%



Education

10%



Manufacturing

9%



Accommodation & Food Services

8%

Source: 2023 American Community Survey 1-Year Estimates, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

Housing Affordability

Housing is generally considered “affordable” when housing expenses **are less than 30%** of household income.

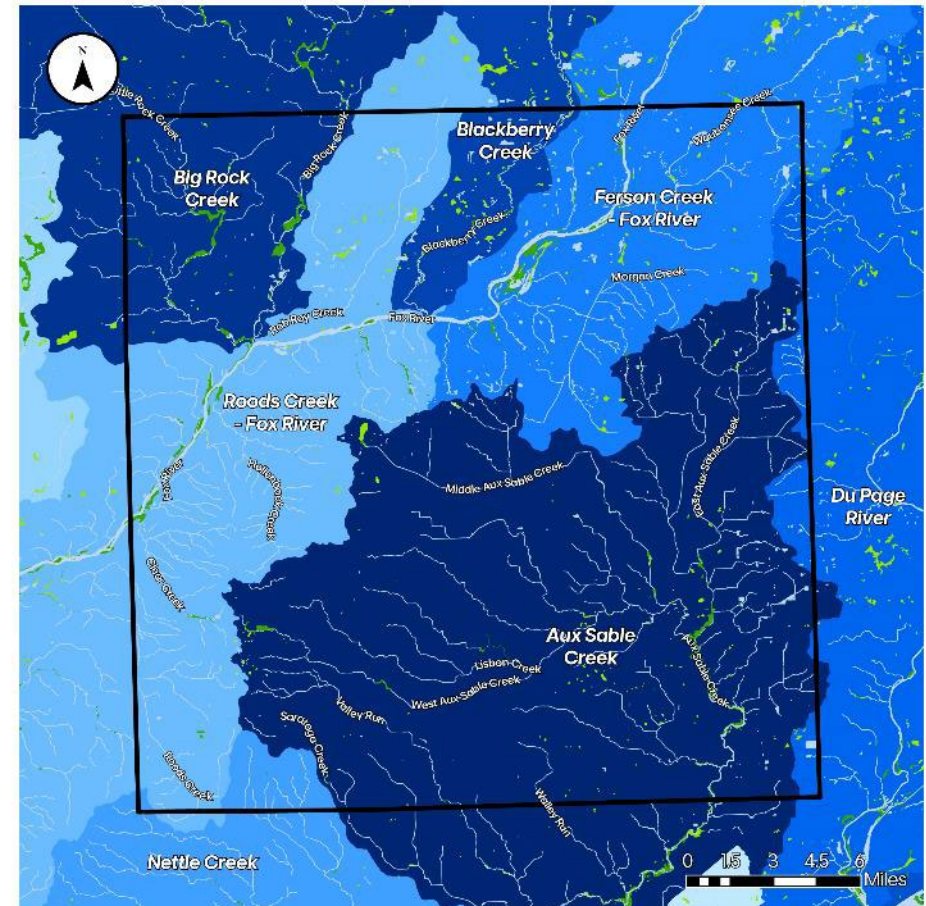
- 26% of homeowners in Kendall County are burdened by housing costs (paying more than one-third of their income towards housing), compared with 46% of renters.

	Homeowners	Renters
Median Household Income	\$119,427	\$72,955
Mortgage Status	67%	n/a
Median Home Value	\$326,700	n/a
Median Rent Cost	n/a	\$1,714
Median Monthly Housing Costs	\$1,919	\$1,714
Median Monthly Costs as a Percentage of Household Income	20%	30%
% Paying > 30% of income	26%	46%

2023 American Community Survey 1-Year Estimates

Wetlands

- Wetlands are areas that have three parameters: vegetation, soil, and water.
- Wetlands improve water quality, reduce flooding risk, provide habitat for wildlife, control shoreline erosion, and provide recreational resources.
- Kendall County is covered by seven watersheds that belongs to Fox River, Illinois River, and Des Plaines River Basins.
- The most common type of wetlands in Kendall County is Freshwater Forested/Shrub Wetlands, which can be found along waterways.
- Emergent wetlands are a transitional area between permanently wet and dry environments and are occupied by perennial plants. They can be found across the County sporadically.



Source: USGS 2023

Legend

É í Î ð% Æ %

- Aux Sable Creek
- Big Rock Creek
- Blackberry Creek
- Des Plaines River
- Du Page River

- Ferson Creek-Fox River
- Nettle Creek
- Roads Creek-Fox River
- Somonauk Creek
- Waupecan Creek-Illinois River

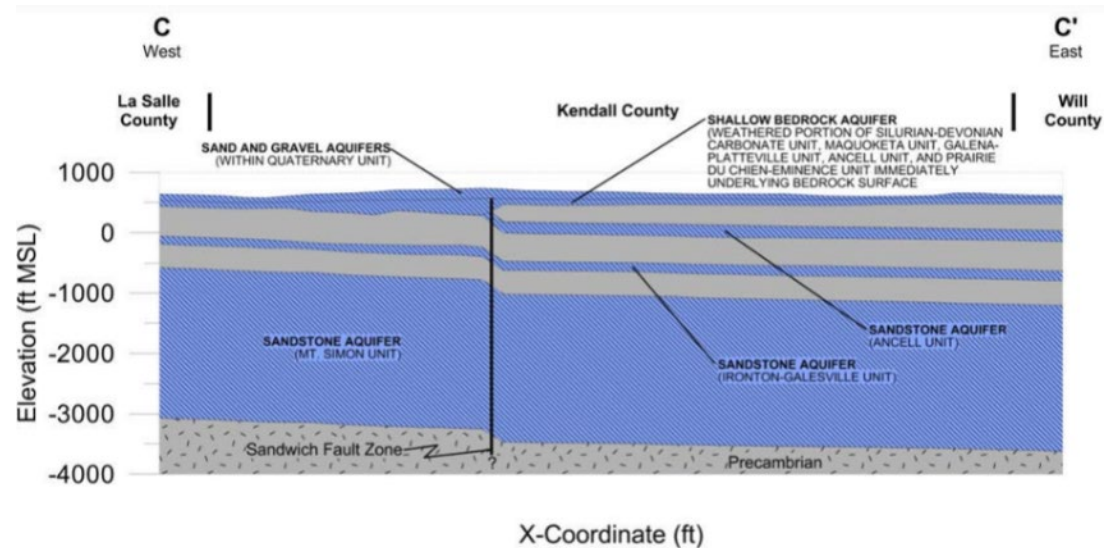
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- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Waterbodies
- Waterways
- Kendall County Boundary

Water Supply and Quality

- Kendall County uses groundwater to supply its communities.
- The groundwater resources in the County are divided into three units:
 - The sand and gravel aquifer in the northwestern corner of the county that is used by Plano
 - The shallow bedrock aquifers in the southwest and northeast corners of the county that are used by Newark and several smaller supplies
 - The deep sandstone aquifers that occur throughout the county (and the northeastern Illinois region) and account for 75 percent of the county's water use and serve Oswego, Yorkville, Montgomery, and Joliet.
- Groundwater quality in the shallow bedrock and the sand and gravel aquifers is generally very good except for minor impacts from road salt runoff and agricultural activities.
- Water quality was generally better in deeper wells underlying thick till deposits.

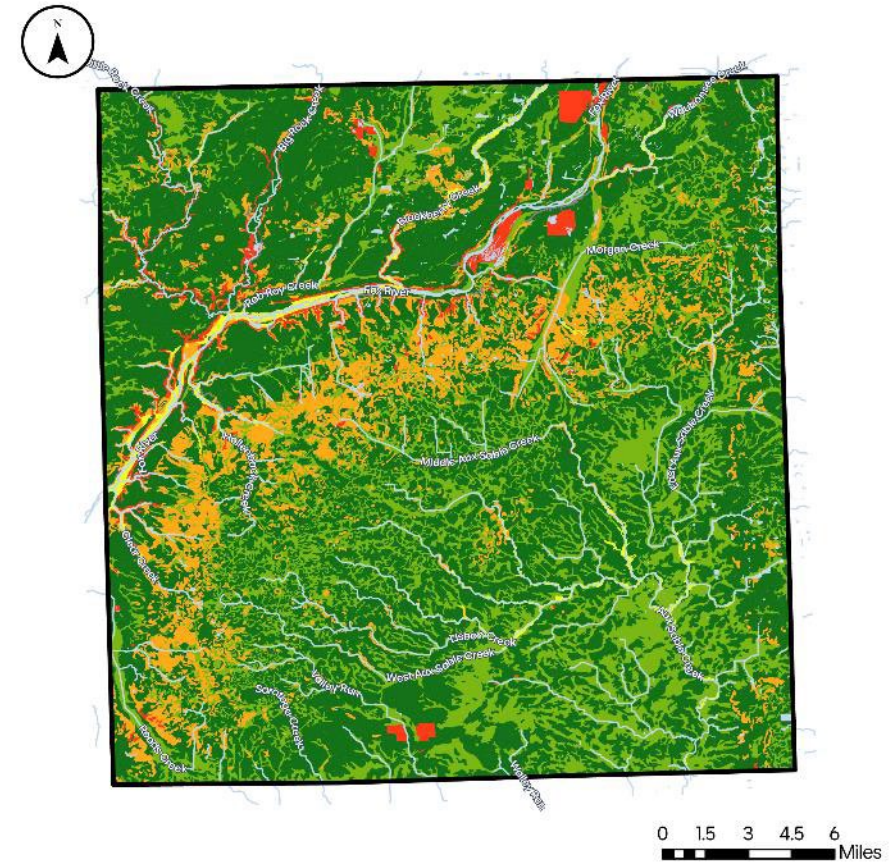
Aquifers in Kendall County



Source: Illinois State Water Survey 2013

Farmlands

- Most land is classified as Prime Farmland and some needs improvements in drainage and flood controls.
- Prime farmlands have the best combination of physical and chemical features for producing crops: adequate moisture, growing season, temperature, drainage, and soil quality.
- Statewide important farmlands are mostly allocated to south the Fox River and sporadically located in the east part of the County.
- Most non-prime farmlands are along the bluffs of the Fox River and its tributaries as well as on a mining site in the south



Source: USDA 2024

Legend

Legend symbols and descriptions:

■ All areas are prime farmland

■ Prime farmland if drained

■ Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

■ Farmland of statewide importance

■ Not prime farmland

■ Not applicable

■ Waterbodies

■ Waterways

■ Kendall County Boundary

Wildlife Habitats

- Reviewing threatened and endangered species helps assess habitat quality, ecosystem health, and compliance with conservation laws to guide responsible environmental management.
- Endangered species are at immediate risk of extinction. Threatened species are likely to become endangered in the near future if protective measures aren't taken.
- 15 species are listed as endangered, and 9 species are listed as threatened.
- The last observations of Spike (1958), White Bergamot (1973), Forked Aster (1983), Loggerhead Shrike (1985), Heart-leaved Plantain (1991), Monkeyface (1991) are before 2000.

Endangered



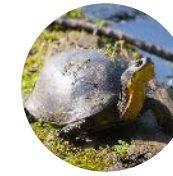
False Bugbane



Rusty Patched Bumble Bee



Showy Lady's Slipper



Blanding's Turtle



Spike



Butternut



Loggerhead Shrike



Yellow Monkey Flower



Greater Redhorse



Alder Buckthorn



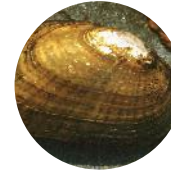
Bulrush



Rock Elm



American Brooklime



Rainbow



Heart-Leaved Plantain

Threatened



Forked Aster



Sedge



Mottled Sculpin



Beaked Spikerush



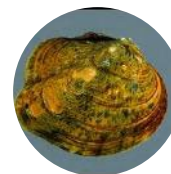
White Bergamot



River Redhorse



Osprey



Monkeyface



Slender Bog Arrow Grass

Source: Illinois Natural Heritage 2025

Kendall County is developing a plan for future growth in the unincorporated areas. Attend a workshop to voice your thoughts!

1

Workshop 1

When: May 27th, 6:30 - 8 pm

Where: Ellis House & Equestrian Center

Address: 13986 McKanna Road, Minooka

2

Workshop 2

When: June 4th, 6:30 - 8 pm

Where: Kendall Township Building

Address: 9925 IL 47, Yorkville

3

Workshop 3

When: June 17th, 6:30 - 8 pm

Where: Charles B. Phillips Public Library

Address: 6 N. Jackson Street, Newark

4

Workshop 4

When: July 14th, 6:30 - 8 pm

Where: Oswego Township Building

Address: 99 Boulder Hill Pass, Montgomery



*** Scan the QR code to share your ideas!**

www.visionkendall.org



Thank You

Learn more at visionkendall.org