

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 April 23, 2025

Chairman Keith Landovitz called the meeting to order at 5:03 p.m.

Members Present: Keith Landovitz, Scott Gengler, Matt Kellogg, Alyse Olson, Matthew Prochaska, and Jeff Wehrli

Members Absent: Dave Hamman, Randy Mohr, and Seth Wormley

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

APPROVAL OF AGENDA

Mr. Gengler made a motion, seconded by Mr. Wehrli, to approve the agenda as presented. With a voice vote of six (6) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Prochaska, to approve the minutes of the February 26, 2025, meeting with an amendment to note the importance of having the Forest Preserve District recognized and involved in the process. Mr. Wehrli 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. With a voice vote of six (6) ayes, the motion carried.

NEW/OLD BUSINESS

1. Land Resource Management Plan Update
 - a. Draft Website and Branding Updates
 - b. Promotion Strategy
 - c. Scheduling Dates, Times, and Locations for Public Meetings
 - d. Draft Survey Questions
 - e. Information Gathering Update
 - f. Next Steps

Mike Hoffman, with Teska Associates, Inc., provided two (2) versions of an informational card for promotional purposes. The card included the draft website for the project, www.visionkendall.org. Viewers of the website will learn the status of the project and where the project is going. Viewers can receive email updates and use interactive maps to share information.

Yuchen Ding, with Teska Associates, Inc. opened the website and presented the timeframe for the project, events, and public hearings. The web pages described what the comprehensive land plan is currently. There was a contact page for residents to share their ideas. Regarding the interactive map, some of the categories are places of interest, ideas, improvements, transportation work, and a place for general comments.

Mr. Prochaska asked if the comments are monitored. Mr. Ding stated that they are monitored.

Mr. Kellogg asked when would the website be live. Mr. Ding stated it is currently live, but not promoted.

Mr. Ding stated there is an online poll.

News posts from newspapers and radio will be placed on the website.

Mr. Prochaska mentioned adding the website and project information to jury summons or tax bills to make residents aware the comprehensive land plan update.

Chairman Landovitz stated that links should be put on the County's website informing people of the update. He also mentioned tracking the number of hits that the website receives.

Mr. Ding stated there were municipal interviews. Key questions were what active projects are in progress, commercial developments, single-family homes, assisted living facilities, restaurants, gas stations, parks, playgrounds, data centers, and solar farms. Expansion projects include high-speed internet and infrastructure improvements.

Mr. Ding stated there is a portal on the website where someone can type their name and leave a message that would be answered as soon as possible.

Mr. Ding explained that Kendall County strives to maintain communication, conservation, and balance between farming and natural resources and commercial and housing developments.

Some challenges include increased traffic and housing options. Opportunities include expanding industrial options, and expanding pedestrian and bicycling trails.

Mr. Hoffman stated that he met with members of the Zoning and Platting Advisory Committee as well as some of the commercial brokers. Some of the challenges were school capacity in Yorkville and dissatisfaction with property taxes.

Mr. Hoffman stated that Kendall County has wonderful natural resources and these should be preserved. Many residents feel Kendall County is developing too quickly.

Mr. Hoffman stated that one of the challenges in Kendall County is attracting jobs that will allow people to live and work in Kendall County. Property values are high. People have to drive long distances to get to work. Mr. Hoffman stated that, at some point, Lake Michigan water would be brought into the County at a larger scale.

Mr. Wehrli asked about whether or not some of the industrial parks would be in the municipalities or the County. Mr. Hoffman stated that answer would depend on where water and sewer was needed. Mr. Asselmeier stated that much of the unincorporated area will have well and septic only and that fact will determine what type of businesses will be brought into Kendall County and what types will go into the municipalities.

Mr. Hoffman stated he would be reaching out to the Farm Bureau, the townships, and the fire districts in the coming weeks.

The Committee discussed traffic in their townships and how congested it gets as well as the time it starts, in some areas it's as early as 3:00 a.m. Mr. Hoffman stated that Kendall County has made progress in keeping the traffic flow at a moderate degree; however, traffic continues to increase.

Mr. Wehrli asked if the rail lines have been contacted. Mr. Hoffman stated that they have not contacted rail lines, but it was a great idea.

Mr. Gengler asked if a question could be added to the survey regarding public support of passenger rail lines.

Mr. Hoffman spoke about promoting the update. A card would be created that can be distributed to coffee shops, restaurants, county buildings, and other places around town. One (1) side will be for the website www.visionkendall.org and the other side will be to learn about the project and the status of the update.

The Committee discussed where and when the public input meetings would be held. Mr. Hoffman suggested having a meeting in the north, south, east, and west parts of the County. The best times to start would be between 6:00 p.m. and 6:30 p.m.

Mr. Kellogg suggested distributing the cards to local chambers of commerce.

The Committee discussed the possibility of redeveloping previously used areas such as the former Caterpillar Plant in Joliet.

Mr. Hoffman stated that Kendall County has a much more diverse population than it ever has in the past.

Mr. Ding discussed the market analysis in Chicagoland.

Mr. Hoffman discussed utilities and infrastructure.

Mr. Ashton spoke about the quarries that are dumping tons of water per day; this water could be supplemental to Lake Michigan water.

The Committee reviewed draft survey questions. The questions were:

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

Mr. Asselmeier suggested adding a question regarding whether or not the respondent lived in a municipality for cross-tabulation purposes. The Committee had no other changes to the survey.

2. Open Meetings Act Test Reminder

Mr. Asselmeier reminded attendees to complete their Open Meetings Act Test by May 2, 2025.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be May 28, 2025, if there were agenda items.

Member Prochaska 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 6:24 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

Enc.



Progress Update

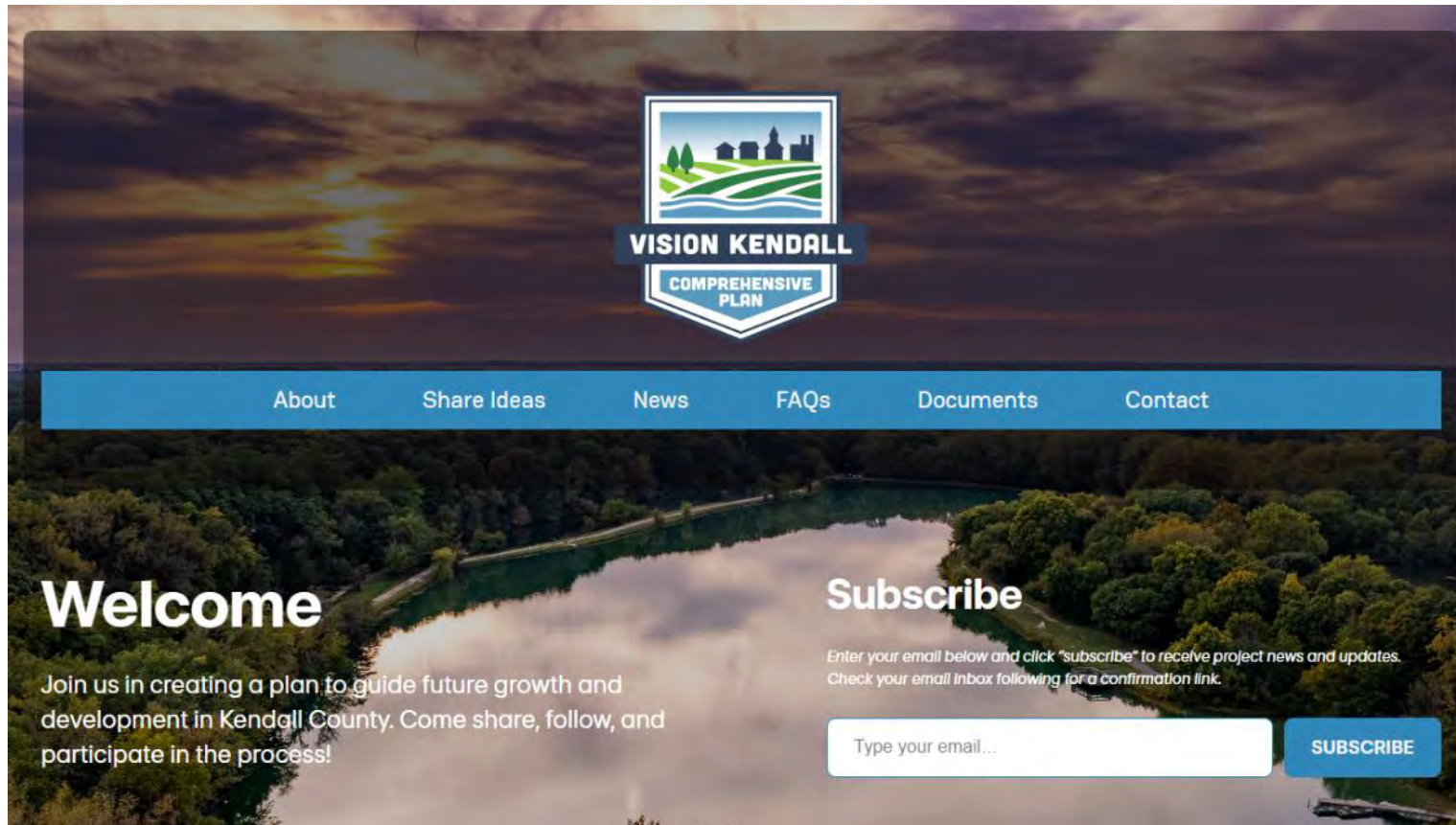
Comprehensive Plan Committee - April 23, 2025

Completed To-Date

- Developed initial brand
- Developed draft website
- Developed initial survey questions
- Developed draft promo materials
- Completed interviews with municipalities, brokers, most ZPAC members, School Supt.
- Begun Existing Conditions Analysis

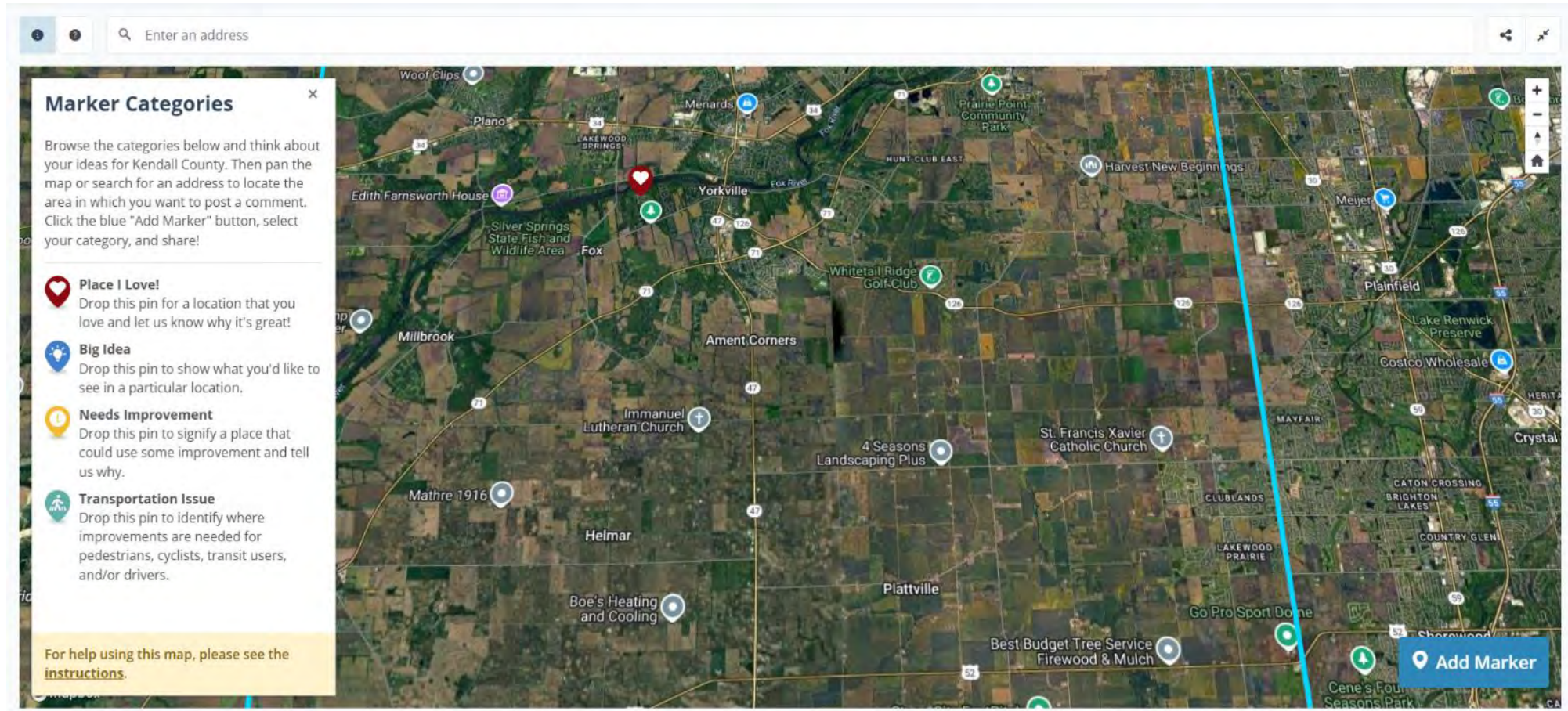


Project Website: visionkendall.org



- 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



Online Poll

- An online poll will be available to the public as early as next week to seek the public's preliminary preferences and ideas on some key issues and topics.
- Spreading the words and promoting our poll are critical to receive as many responses as possible:
 - Project website news
 - News posts on the County website
 - Social media posts
 - Post cards
 - Water billing statements
 - Posters
 - E-newsletters
 - Municipal assistance

Municipal Interviews

■ What active projects are going on within Kendall County?

- Residential subdivisions, single-family, multi-family, townhomes, rental housing (duplexes), assisted living facilities
- Commercial developments: restaurants, entertainment, gas stations, Costco,
- Industrial developments such as heavy manufacturing, warehouse
- Parks/playgrounds
- Solar farms
- Data centers
- Infrastructure improvements: Ridge Road widening

Municipal Interviews

■ What are ways the community can work with the County to promote shared objectives?

- Work on shared projects such as transportation and infrastructure improvements.
- Establish intergovernmental agreements for shared services (zoning, permitting, GIS, etc.)
- Expand high-speed internet access to underserved areas
- Engage landowners early in annexation discussions
- Coordinate boundary agreements and expansion plans among municipalities
- Offer incentives for logistics and industrial development
- Maintain open communication channels between municipalities and the County
- Align regulations between County and local departments for consistency
- Apply conservation design principles to protect open space
- Promote diverse housing options
- Involve the public and County Board members throughout the planning process

Municipal Interviews

■ What are planning challenges and opportunities in the next 10 years?

■ Challenges

- Ensure development meets quality standards, appropriate bulk, and includes public improvements
- Expand transportation capacity and access to support future growth
- Address declining demand for commercial uses since the Recession
- Secure sufficient funding to maintain aging infrastructure
- Enforce codes effectively in rural areas
- Reconcile on municipal boundary expansions between smaller and larger communities
- Balance development with farmland and open space preservation
- Identify and extend utility lines to serve remote properties
- Coordinate with railroads and utilities on easements
- Strengthen communication among government entities
- Prioritize infill development to minimize infrastructure costs
- Sustain quality public services and infrastructure despite rising costs

■ Opportunities

- Expand industrial development
- Revitalize downtown areas
- Extend pedestrian and bike trail networks
- Leverage growing visitor interest in Kendall communities
- Use the new Costco as a catalyst for further commercial growth
- Transition to Lake Michigan water supply
- Support expanding residential subdivisions
- Advocate for potential Metra extension and new stations
- Preserve open space and establish protective buffers
- Restart stalled developments from the Recession era
- Capitalize on abundant vacant land for new development
- Establish or renew boundary agreements with neighboring municipalities
- Diversify the tax revenue base

ZPAC and Broker Interviews

■ What are planning challenges and opportunities in the next 10 years?

■ Challenges

- School capacity issues in Yorkville
- Maintaining rural character
- Property taxes
- Preserving and protecting natural areas and water quality, particularly along the Fox River and tributaries and along the Aux Sable
- Funding challenges at the Forest Preserve District
- Current plan allows for too much residential – don't be afraid to show agriculture
- Attracting jobs that would allow people to live and work in the county
- Identifying and attracting businesses with low demand for water/sewer
- Cost to sprinkle buildings in some areas

■ Opportunities

- Potential legislation to allow funding of the Forest Preserve District through sales tax
- Expanded tourism
- Continued opportunities for shared services (GIS, planning and building, etc.)
- Industrial development in key corridors (47, Ridge, Eldamain southern portions of County along Brisbin and Sherrill.)
- Opportunity for small lot industrial park
- Partnerships – all governments working together towards shared vision

Outreach & Marketing



Front Side



Back Side Version 1



Back Side Version 2

Community Workshops

- **Where:** 4 planned – location suggestions?
 - Yorkville
 - Oswego Township?
 - Southwest/Newark?
 - Southeast/Plattville/Seward?
- **When:** Timing –
 - Late May – Late July
 - Late afternoon, evening, weekend?
- **Who:** Primarily consultant lead, but would be good to have a few committee members at each session.
- **What:**
 - Boards on-display of existing conditions and comment boards
 - Short presentation on purpose of plan, timeline, and background
 - Focus county-wide so you can go to any session, but provide some additional discussion on local issues
 - Interactive smartphone polling

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.
- This document is a work in progress, and current through April 23, 2025. It will be updated with additional materials.



Table of Contents

14	Section 1: Introduction
19	Section 2: Land Use
23	Section 3: Demographics
34	Section 4: Market Analysis
47	Section 5: Utilities & Infrastructure
53	Section 6: Natural Resources



1 INTRODUCTION

Location

MOBILITY



Well-connected through U.S. and state highways, offering efficient local and regional access for commuting and logistics businesses.

RAIL SERVICES



Served by multiple freight lines and an Amtrak line, with potential for future commuter rail expansion.

AIR TRAVEL

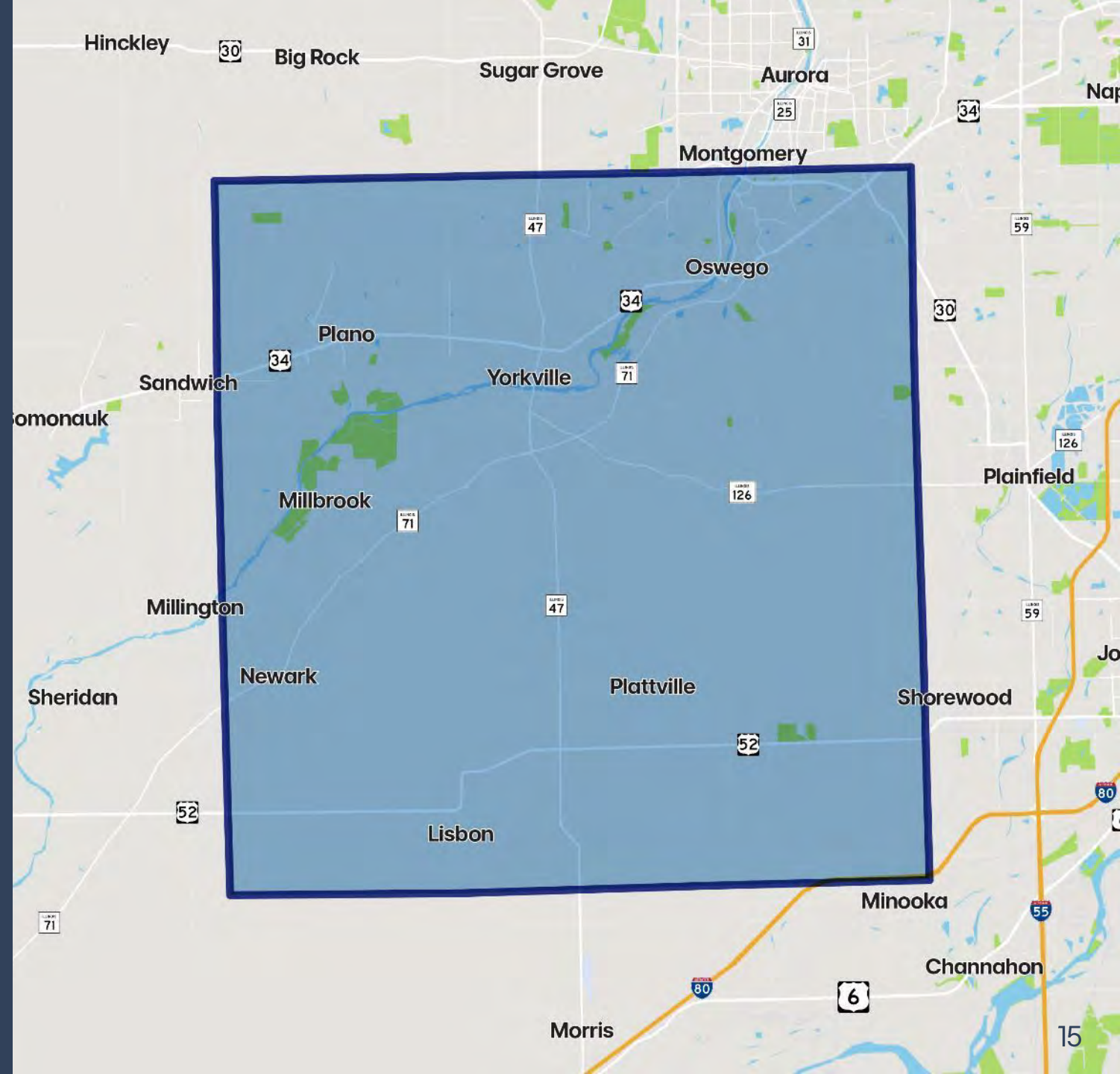


Within an hour's drive to O'Hare and Midway via major highways.

WORKFORCE



Located on the edge of Chicagoland — within 90 minutes to the Loop and surrounded by a mix of rural and suburban communities.



Past Planning Efforts

Land Resource Management Plan

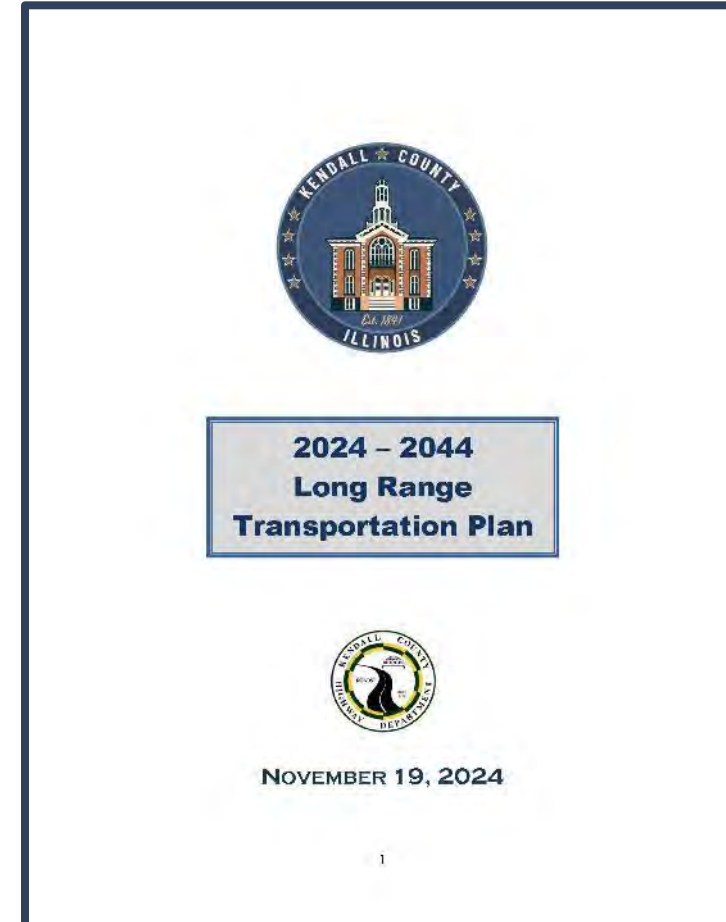
- Originally adopted in 1994, the Plan is designed to provide a guide for controlled growth while maintaining the areas rural character.
- Individual plans were developed for each of the nine townships in the County.
- Over the years, the plan has revised several times to reflect changing development 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)

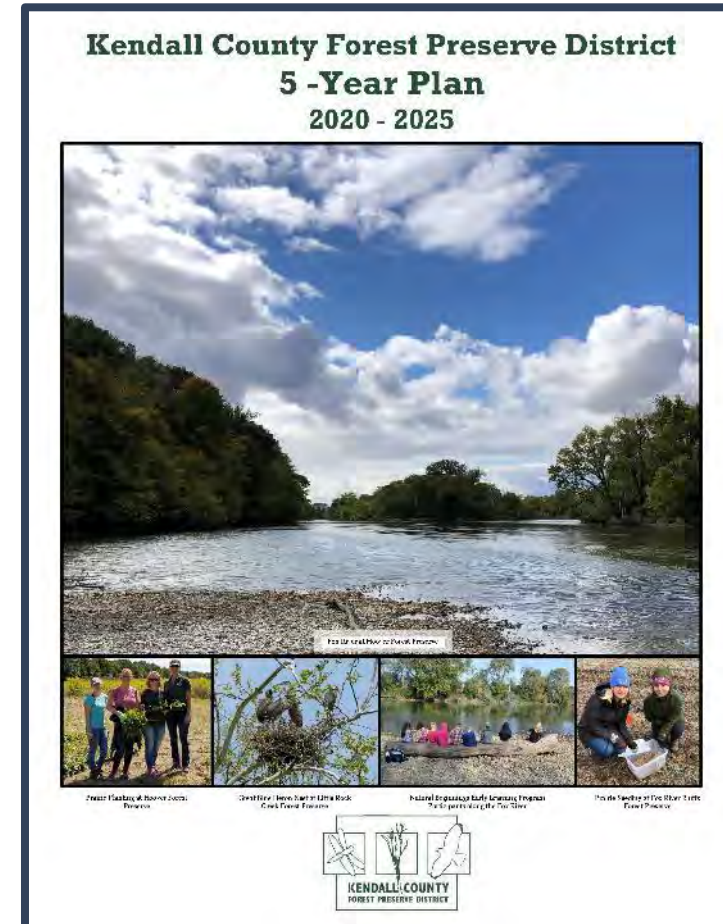
- Adopted in 2024 and focuses on road improvements and funding.
- Identifies specific highway and bridge projects and costs of improvements and maintenance for the County Highway System for the next 20 years.
- Analyzes the County's financial capability and capacity to support the identified projects.
- 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.



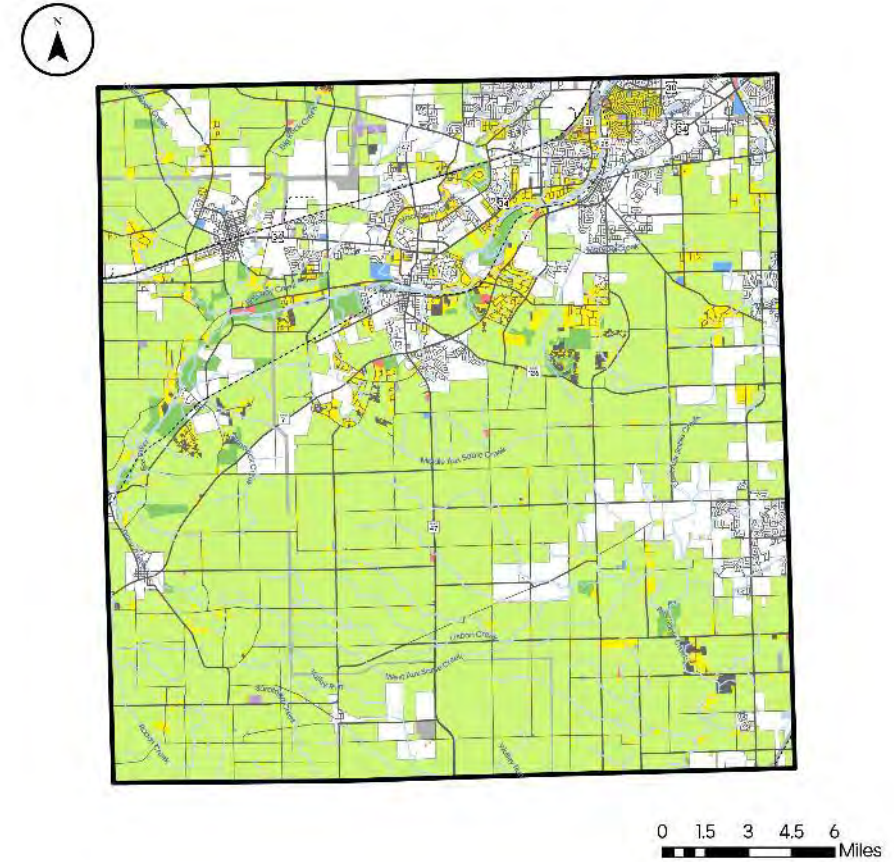


2 LAND USE

Existing Land Use

- Kendall County remains primarily agricultural.
- The more developed area is mostly concentrated along the Fox River Valley corridor with numerous municipalities, multiple transportation corridors and railroads running across the area.
- Ridge Road has also witnessed increase of development as more farmlands are being annexed into municipalities for industrial and residential developments.

* This is a continuously updated map based on the 2020 Land Use Inventory published by CMAP.

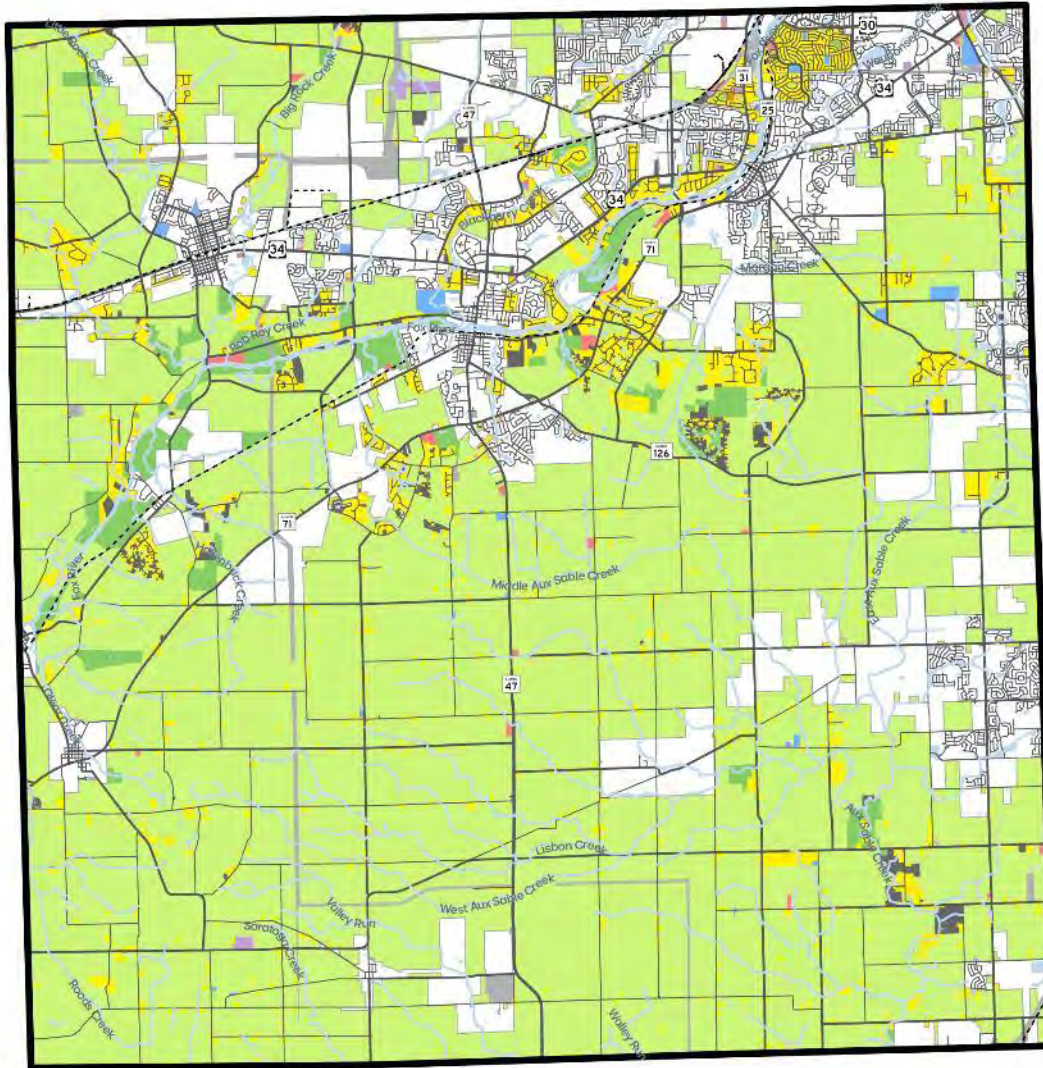


Source: CMAP 2020

Legend

Existing Land Use

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



Source: CMAP 2020

0 1.5 3 4.5 6
Miles

Legend

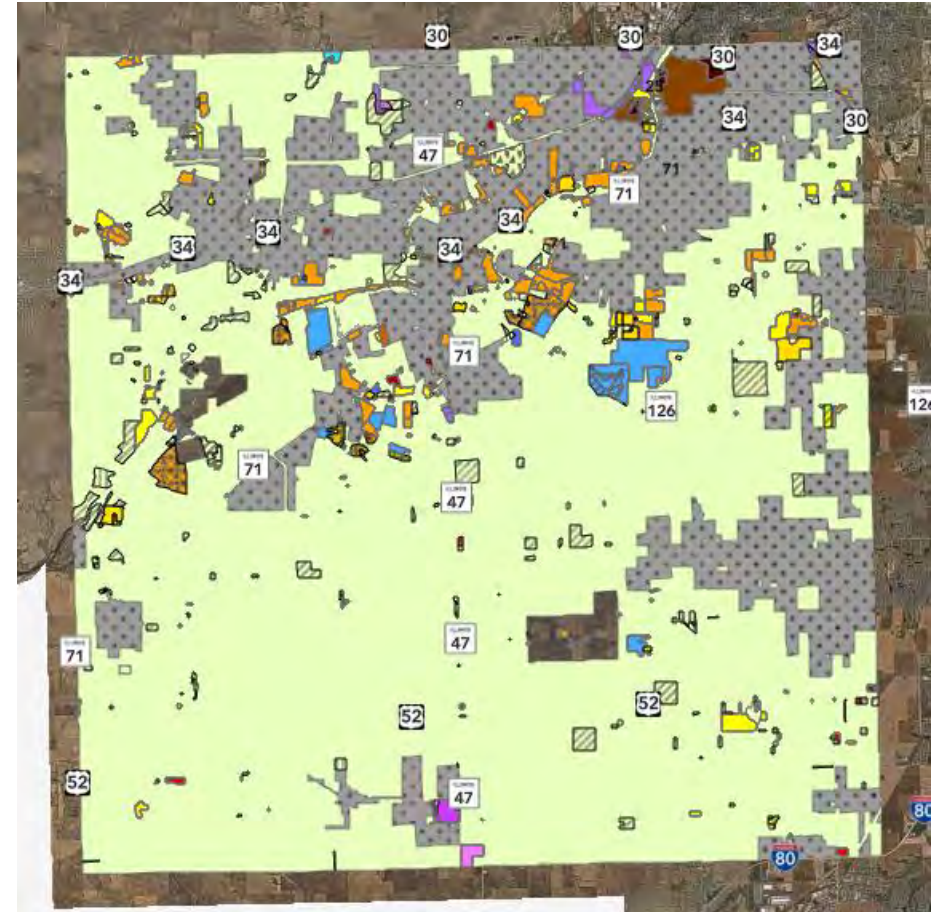
Existing Land Use

- Agricultural
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial
- Utilities
- Open Space
- Vacant/Under Construction

- Municipalities
- Water
- Roadways
- Railroads
- Kendall County Boundary

Current Zoning

- Zoning is the regulatory framework that determines land use, building size, and other features of development.
- Kendall County updates its zoning map to reflect newly annexed land and rezoned properties.
- The zoning map denotes 20 zoning districts including agricultural, residential, commercial, office, and industrial districts in various zoning requirements for each district.
- Zoning designations in Kendall County generally match existing land uses.





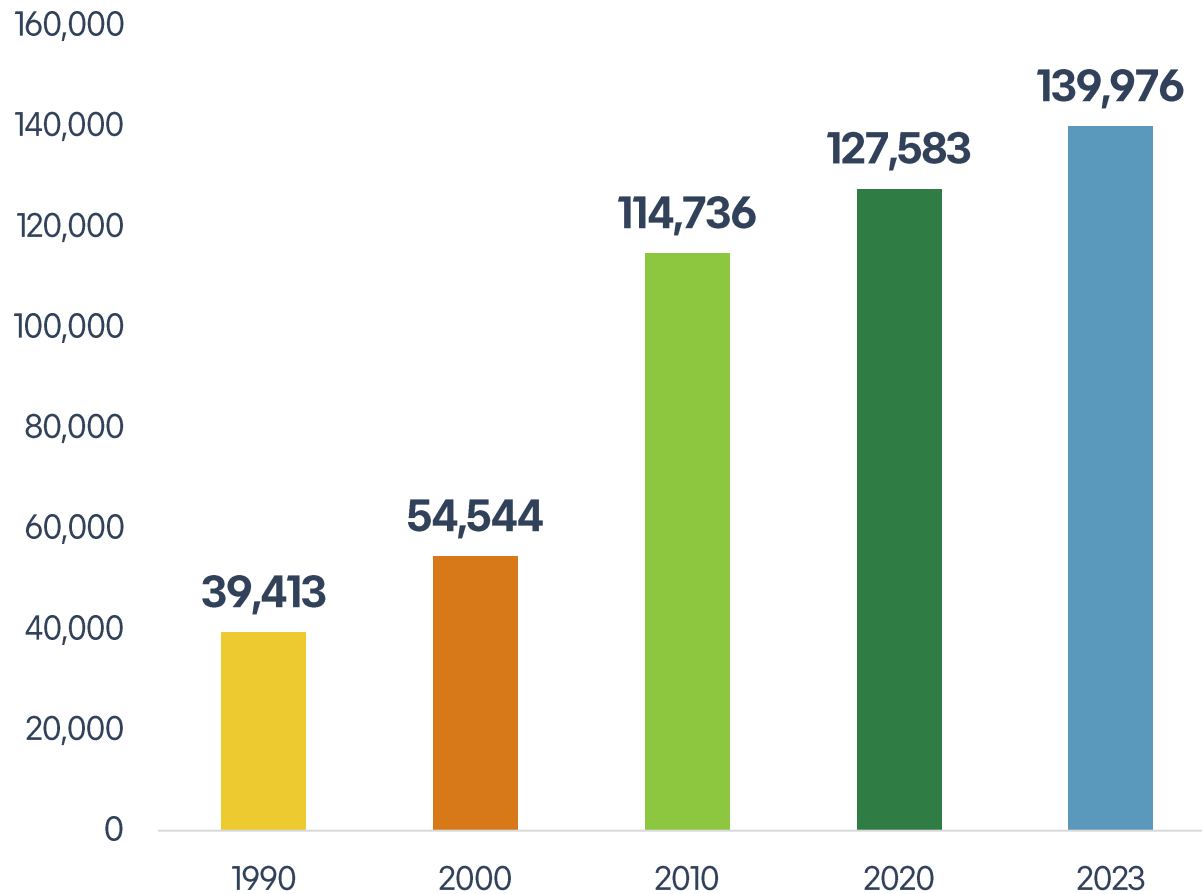
3 DEMOGRAPHICS

Comparative Demographics

	Kendall	DeKalb	Grundy*	Kane	LaSalle	Will
Total Population	139,976	100,288	52,920	514,982	108,309	700,728
Median Age	36.0	34.4	38.6	39.1	42.5	39.6
Total Households	44,934	40,202	20,518	185,921	44,319	246,145
Average Household Size	3.11	2.36	2.56	2.74	2.37	2.81
Median Household Income	\$111,349	\$67,697	\$93,060	\$97,633	\$72,737	\$103,482
Total Housing Units	47,157	41,856	21,324	191,886	49,866	255,998

Source: 2023 American Community Survey 1-Year Estimates
*2023 American Community Survey 5-Year Estimates

County Population Trends (1990-2023)

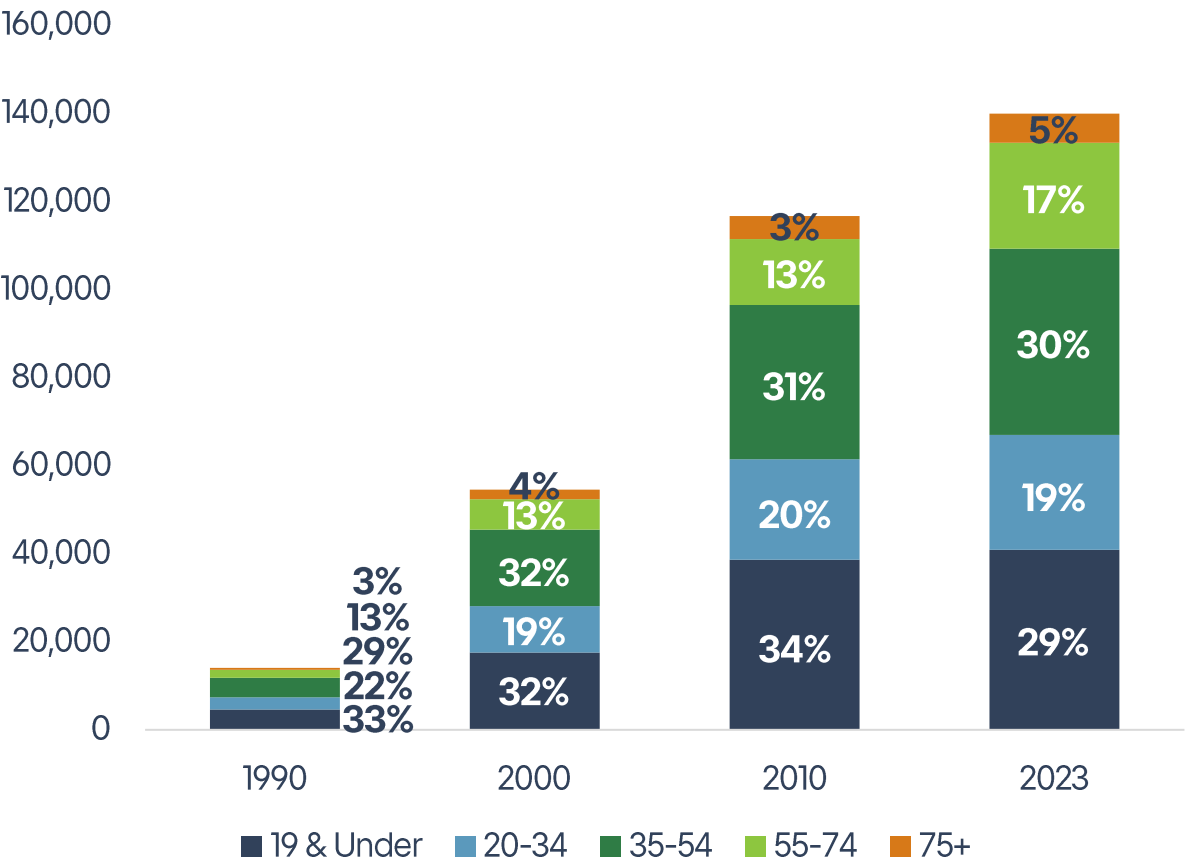


Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

- The County's population has grown rapidly **(+85,432 people or 157%)** since the 2000s with the construction of new housing units over time.

Age

Age Groups (1990-2023)



- All age groups maintain stable percents despite the rapid population growth since the 2000s.
- Senior age groups (55+) have increased rapidly to be one-fifth of the total population.
- Youth age group (19 and below) has decreased by 5% in 2023 showing signs of lower birth rates.
- Median age has increased moderately since 1990, but continues to stay lower than the State and national levels.

Median Age (1990-2023)

	1990	2000	2010	2023
Kendall	32.2	34.1	32.9	36.0
Illinois	32.8	34.7	36.6	39.0
USA	32.8	35.3	37.2	38.8

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

Household

44,934

Households
(2023)

3.1

Average Household
Size (2023)

61%

Childless Households or
Households without
Children Under 18 (2023)

50

Median Age of
Householder (2023)

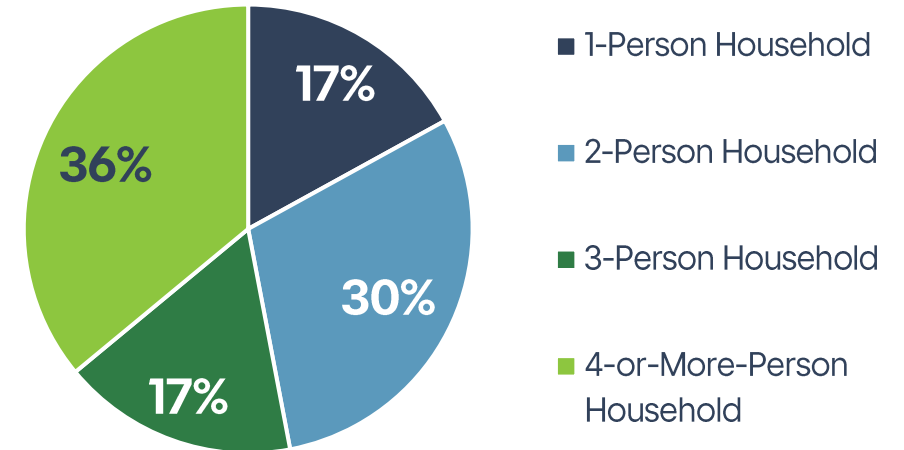
85%

Owner-Occupied
Household (2023)

57%

Married Family
Households (2023)

Household Size (2023)

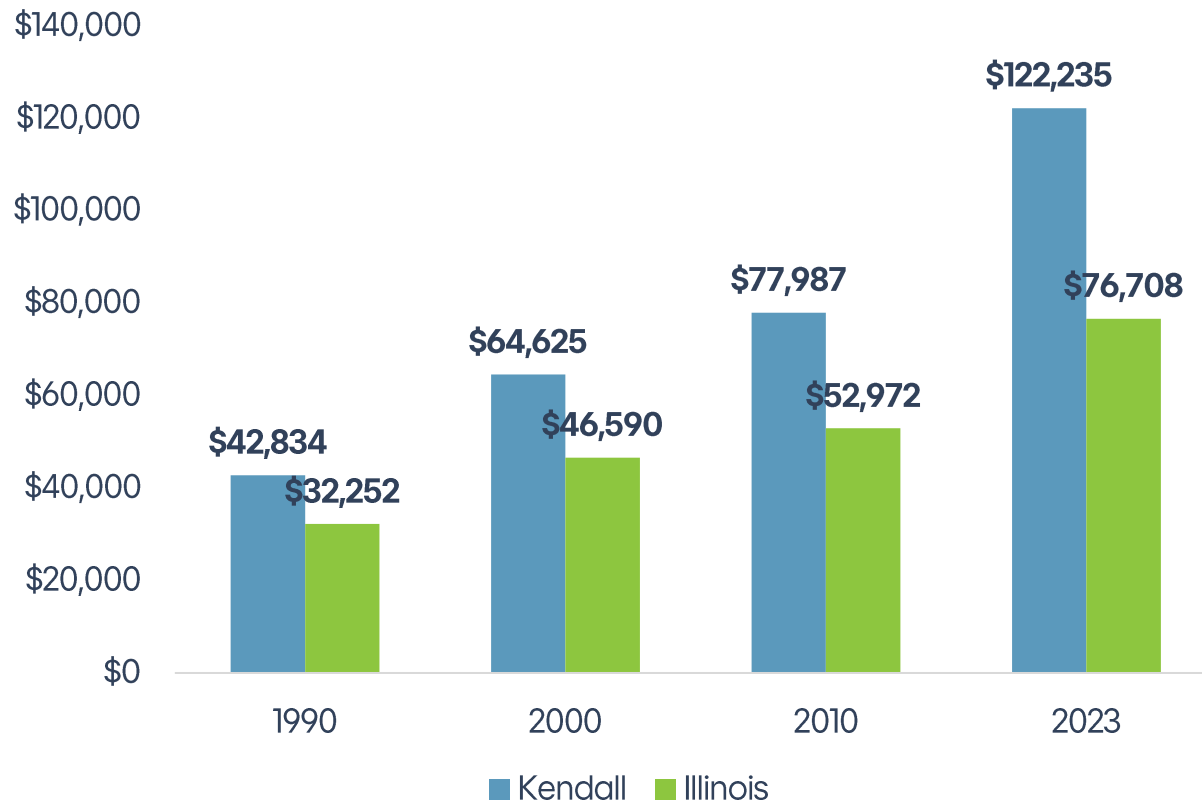


Source: 2023 American Community Survey 1-Year Estimates

- 83% of households in Kendall County are comprised of two members or more.
- 85% of homes are owner-occupied (vs. renter-occupied).
- Childless households are now the majority (61%), likely due to empty nesters or older adults moving to Kendall County without kids.
- Among householders living alone, 7.3% are 65 years and older.

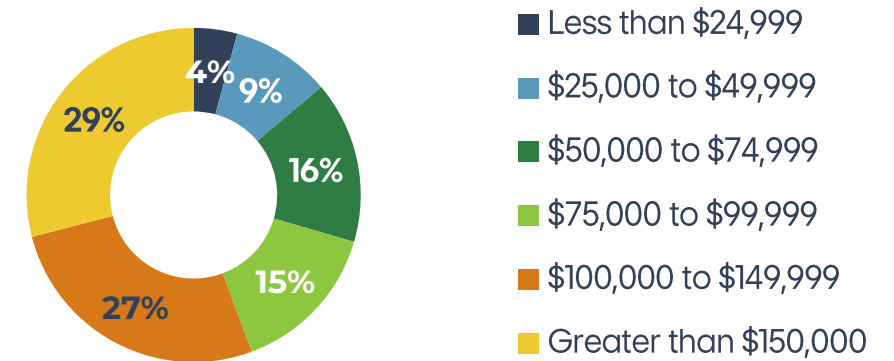
Income

Median Household Income (1990-2023)



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

Household Income Distribution (2023)



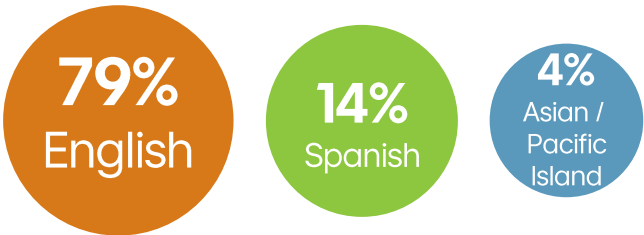
- Kendall County's MHI has been leading the State level over the past 30 years.
- About 44% or 19,662 households earn more than the County's median household income; and about 70% or 31,360 households' incomes exceed the State's median level.

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

Language Spoken at Home (2023)

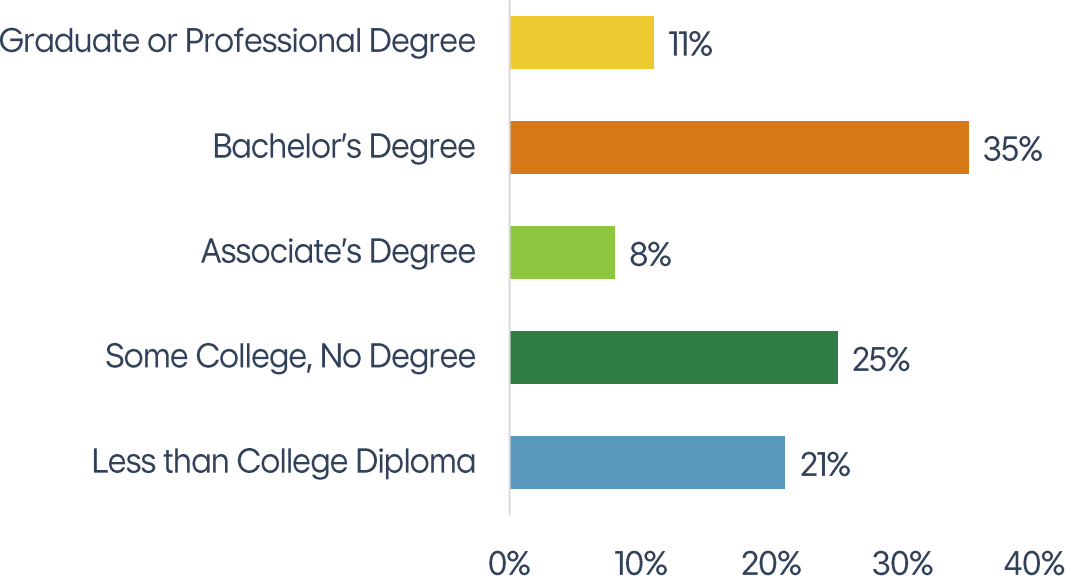


Source: 2023 American Community Survey 1-Year Estimates

- 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.

Education

Educational Attainment (2023)



High School Graduation (2023)



Source: 2023 American Community Survey 1-Year Estimates

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.

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



Top Industry Sectors for Kendall Residents

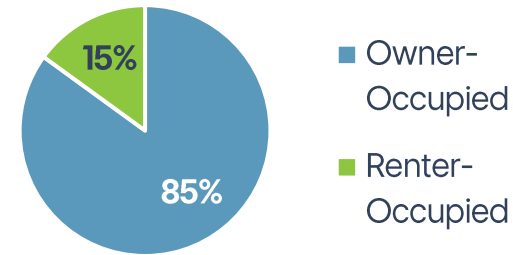


Source: 2023 American Community Survey 1-Year Estimates, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

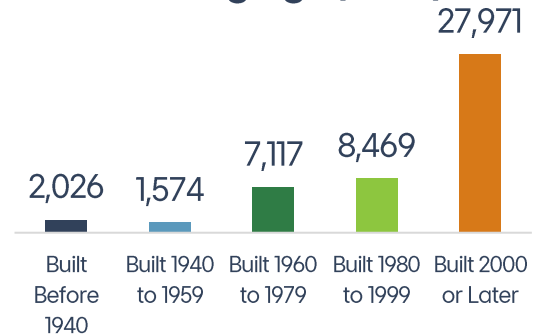
Housing

- 85% of housing units in Kendall County are occupied by owners, while 15% are rented.
- Detached single-family homes comprise 74% of the housing stock, with 26% multi-family units including attached single-family.
- 60% of homes were built after 2000.
- With an average household size of 3.1, 77% of homes have 3 bedrooms or more and the median number of bedrooms is 3, catering primarily to families.
- The median value of the homes within the County is \$326,700, comparable to some adjacent counties. The majority of homes are priced between \$100K and \$500K.
- Median gross rent is \$1,714, higher than the surrounding counties.

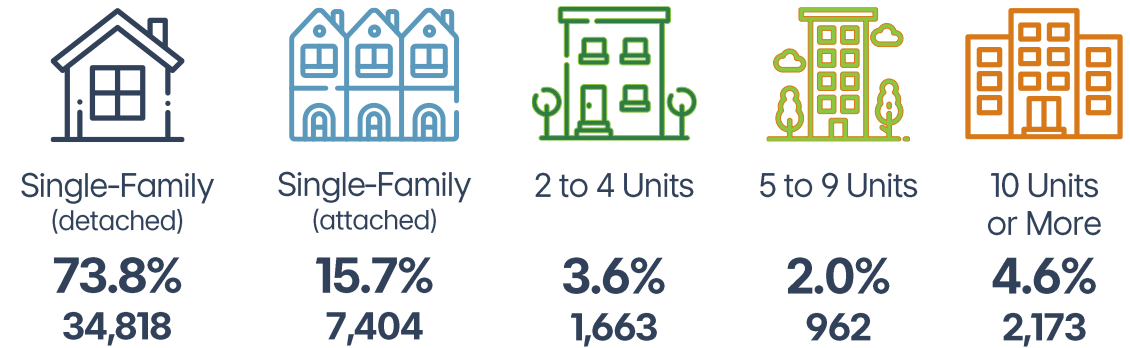
Housing Ownership (2023)



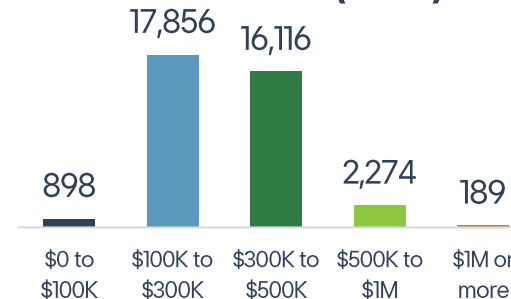
Housing Age (2023)



Housing Type (2023)



Home Values (2023)*



Median Gross Rents By Bedrooms (2023)



Source: 2023 American Community Survey 1-Year Estimates
 *2023 American Community Survey 5-Year Estimates

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%

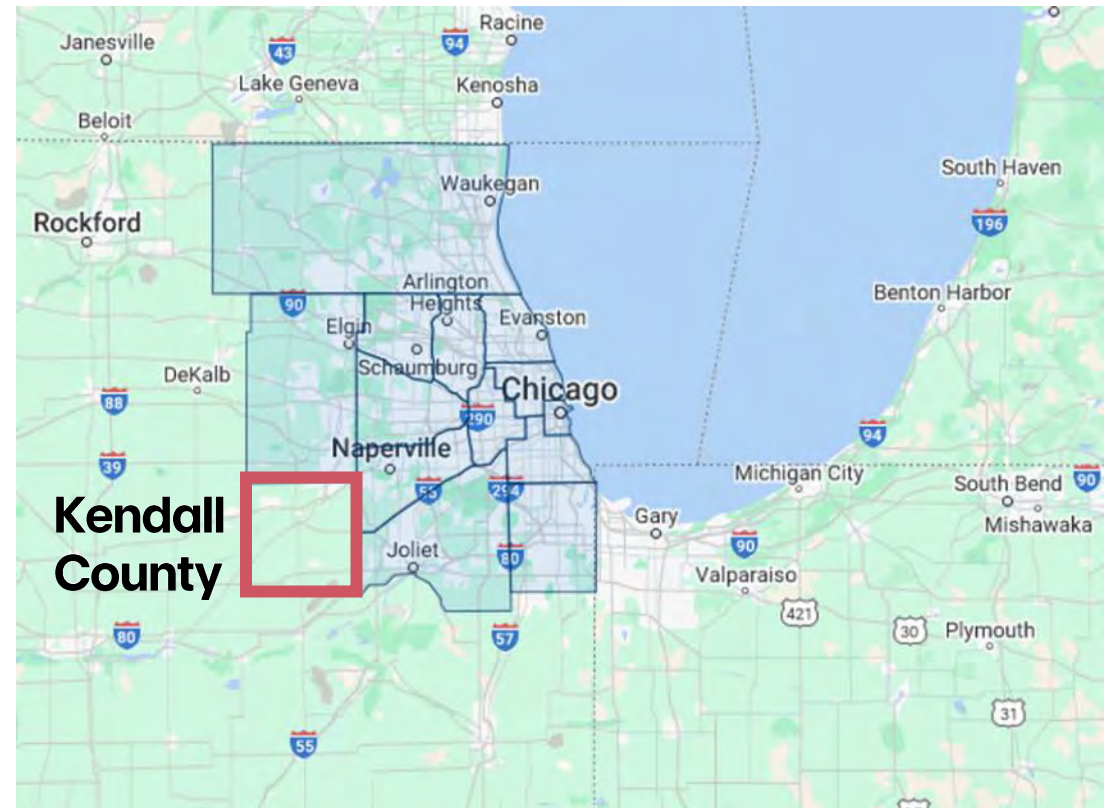
2023 American Community Survey 1-Year Estimates



4 MARKET ANALYSIS

Regional Retail Market

- Kendall County is principally located outside of the Chicago Regional Market for retail.



Regional Retail Market

- The regional market's asking and effective industrial rents have been slowly increasing over the past ten years.
- Retail vacancy has been fluctuating over the past 15 years. The Chicago regional market once outperformed the Midwestern one but has been struggling since 2015.
- As the retail market continues to be in lower demand, vacancy will continue remaining high (>12%) for the next five years.
- Over the next two years, developers are expected to deliver a total 748,000 SF in the regional market. This indicates persistent slow growth and such trend will continue by 2030.

Chicago Regional Market Asking Rent and Vacancy Trends

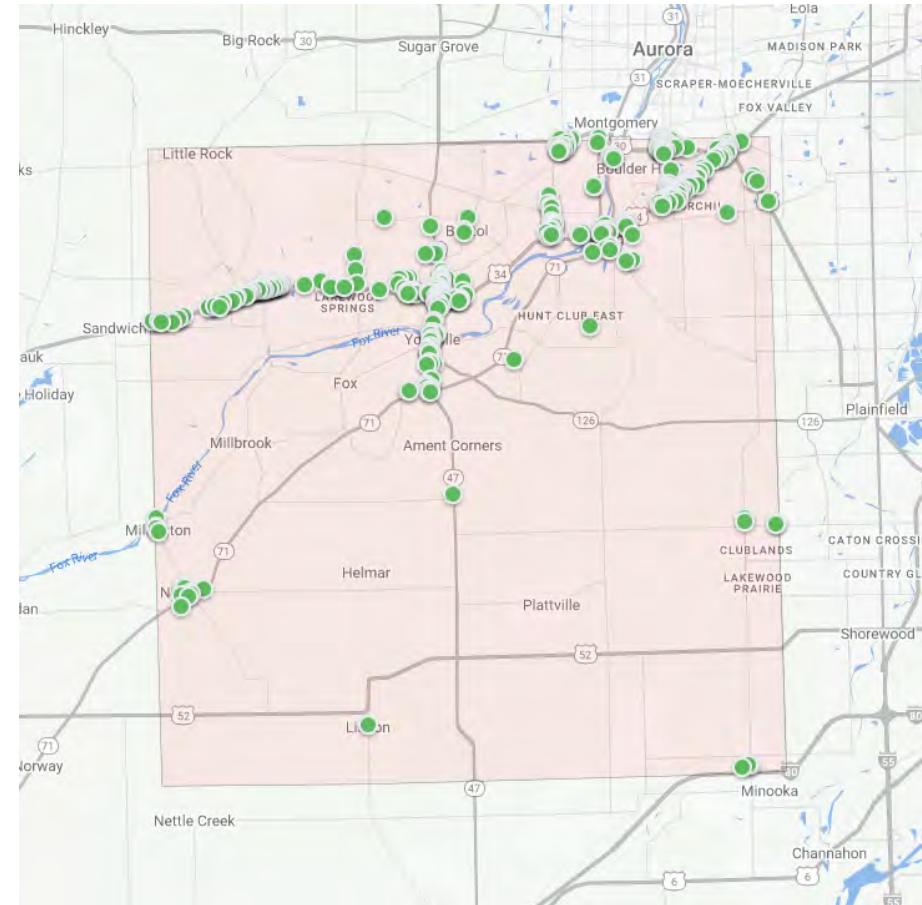


Source: Moody's Analytics, 2024

Retail in Kendall County

- Commercial properties in Kendall County are highly concentrated along the Fox River Valley area, benefited from major traffic corridors such as US Rt 34 and IL Rt 47 as well as the populated communities in the area.
- Currently, there are 477 commercial properties, totaling about 8.8 million SF of space.
- Freestanding retail stores and restaurants are the most common establishments, followed by strip malls and auto services.

* Because of the ongoing database project for the Chicago metro area, developed by Moody, the commercial inventory data may be incomplete.



Source: Moody's Analytics, 2024

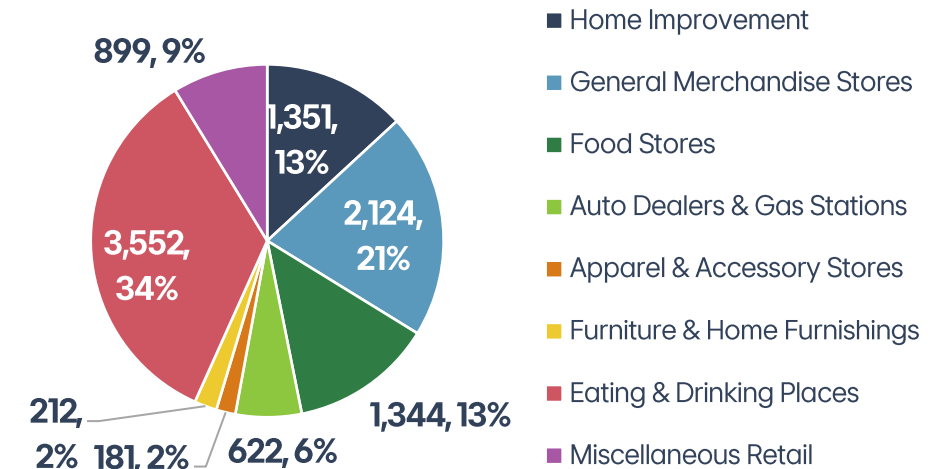
Retail Market in Kendall County

- The variety of retail businesses in Kendall County caters to both day-to-day needs and discretionary spending.
- Eating and Drinking Places is the largest retail category with 225 businesses, equal to 38% of the retail businesses. It also employs the greatest number of people (3,552).
- Miscellaneous Retail—including florists, office supplies, and pet and pet supply stores, etc.—is Kendall’s second most common retail category (104 businesses). Food stores rank third (68).
- General Merchandise stores employ the second highest number of employees (2,124), followed by Home Improvement (1,351) and Food Stores (1,344).
- The top three categories of retail employers hire 81% of the retail workers in Kendall County.

Retail Mix

Types of Retail	Number of Businesses	Percent
Home Improvement	50	8.5%
General Merchandise Stores	26	4.4%
Food Stores	68	11.5%
Auto Dealers & Gas Stations	57	9.7%
Apparel & Accessory Stores	17	2.9%
Furniture & Home Furnishings	41	7.0%
Eating & Drinking Places	225	38.3%
Miscellaneous Retail	104	17.7%

Retail Employment



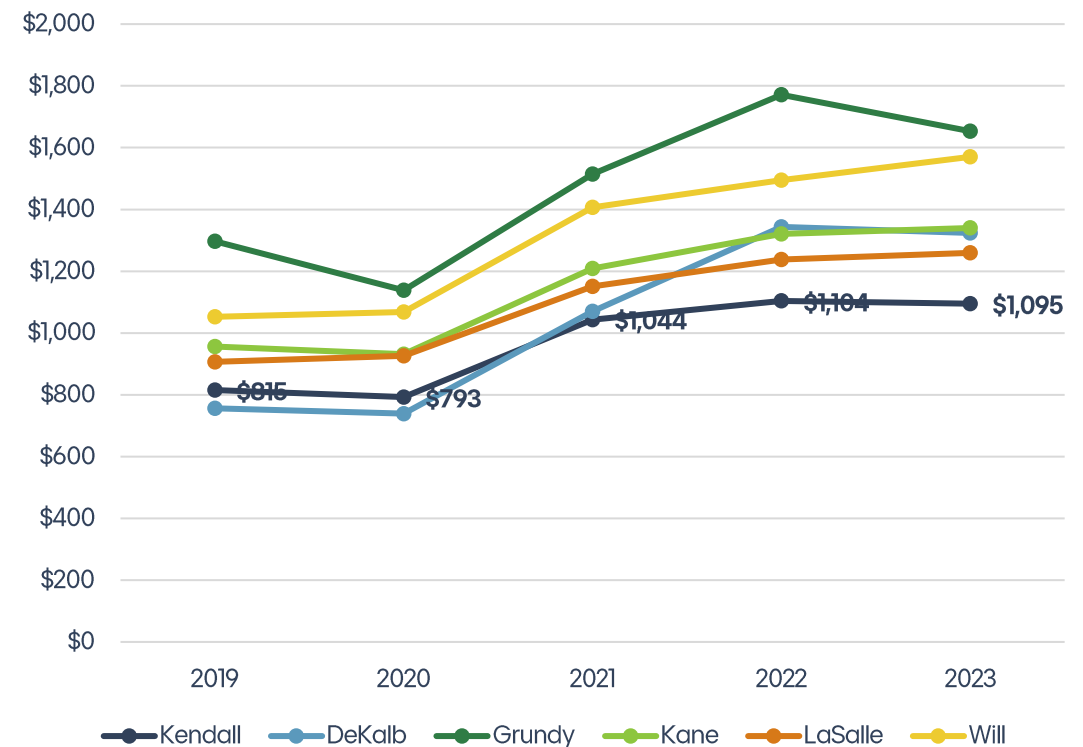
Source: Esri Business Analyst, 2024

Retail Sales

- Retail sales in Kendall County generated more than \$153 million in sales tax across all taxing bodies in 2023*, which has been increasing over the past five years (see next slide for more details).
- The growth of sales tax per capita in Kendall County has gone stale over past five years, despite the boost in 2020, and the gaps with other neighboring counties have enlarged.
- Kendall County's sales tax rate is 7.25%. It is the similar range compared to peer communities (6.25% in Grundy County and 8% in Will and DeKalb Counties).

* Total sales tax differs from county revenue, as total sales tax is split between various government agencies.

Comparison of Total Sales Tax Trends Per Capita (2019-2023)

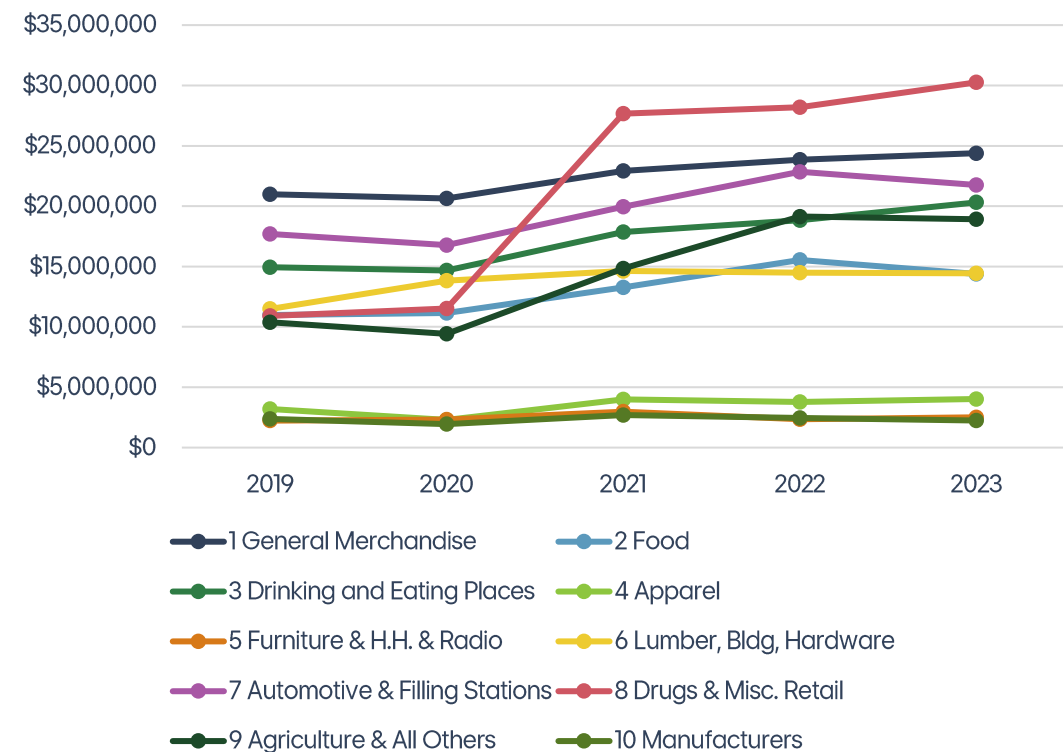


Source: Illinois Department of Revenue

Retail Sales

- The “Drugs and Miscellaneous Retail” category has contributed the highest sales tax revenue (20% of the total) since 2021.
 - This category includes health and personal care, alcohol and tobacco, secondhand goods, books and hobbies, crafts, gifts, fuel dealers, mail-order and vending operations, and other unclassified retail establishments.
- The “Automotive and Filling Stations” and “Agriculture and All Others” categories also saw quick growths between 2020 and 2022.
- Other categories have stayed relatively consistent over the past five years.

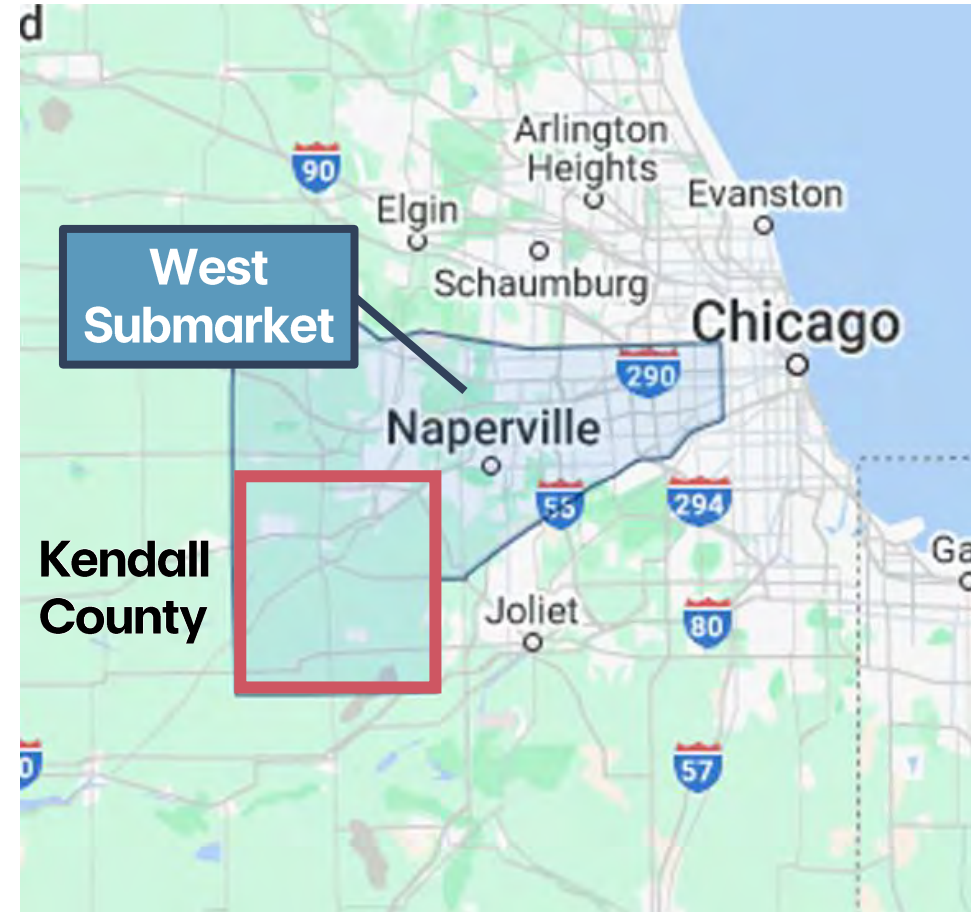
**Kendall County Sales Tax Revenue Breakdowns
(2019-2023)**



Source: Illinois Department of Revenue

Regional Office Market

- Kendall County is located in the West Submarket of the Chicago Regional Market for office space.
- The submarket covers 40.4 million SF, or 15.2% of the total metro inventory, making it second only to West Loop.
- For the past ten years, the submarket added 810,000 SF, or an annualized inventory growth rate of 0.8%, while 771,000 SF were removed.



Source: Moody's Analytics 2024

Regional Office Market

- As the remote/hybrid workforce has increased, demand for office has decreased.
- The submarket's average asking rents are higher than the Northwest and Southwest submarkets, reflecting a desire for direct westward growth.
- The growing gap between asking and effective rents suggests that landlords are offering more favorable lease terms to attract tenants.
- The submarket's vacancy rate was almost 25% in Q4 2024, which is higher than the 15-year average of 21.8%. By comparison, the Chicago regional market's vacancy rate rose to 20.3% in Q4 2024.

Submarket Asking Rent and Vacancy Trends

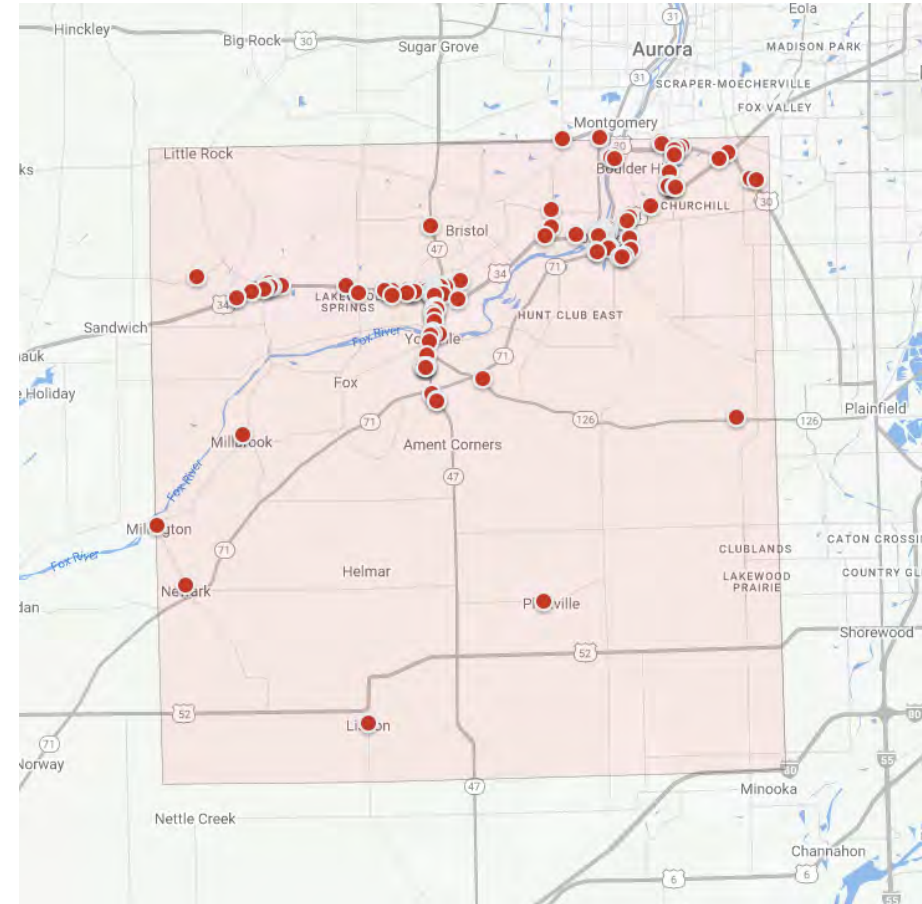


Source: Moody's Analytics, 2024

Office in Kendall County

- Office properties in Kendall County concentrate along US Rt 34, IL Rt 47 in Yorkville, and IL Rt 71 in Oswego. They are usually situated near other commercial properties.
- There are 135 office properties and about 1,007,841 SF* of office space in Kendall County with an average space of 7,465 SF per property.
- The majority of office buildings are garden style with one story and attached tenants.

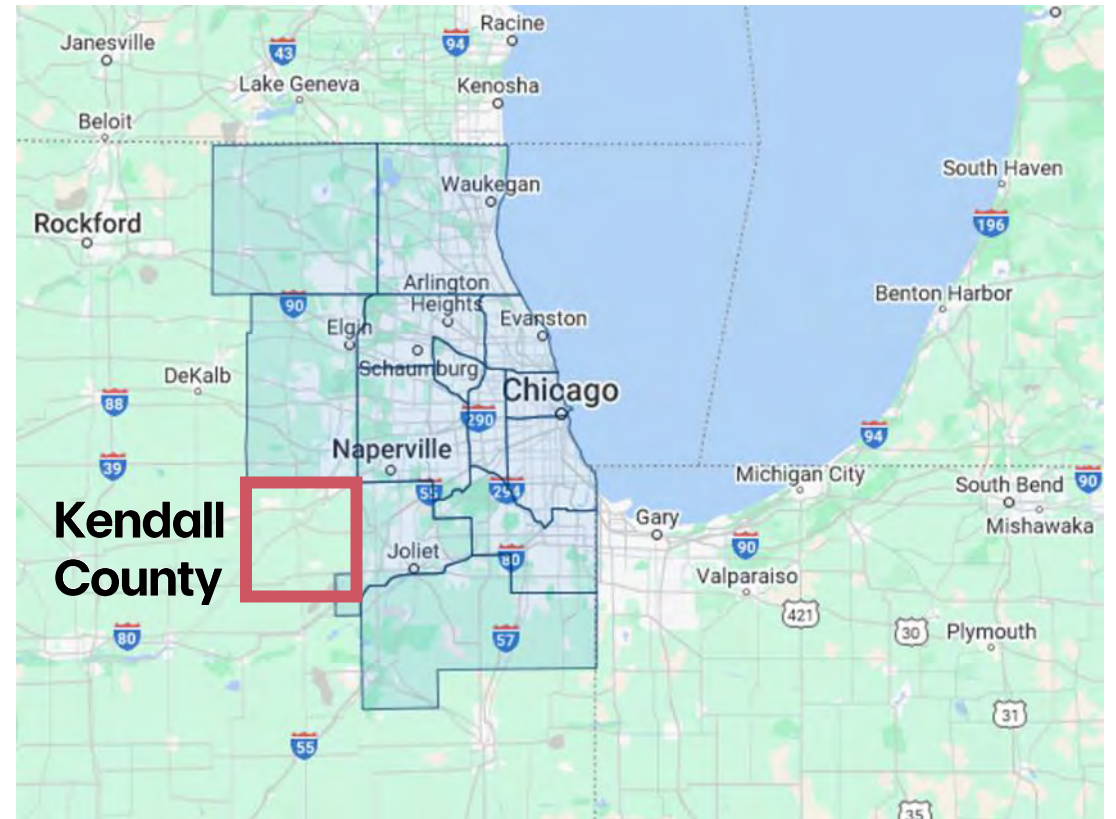
* Because of the ongoing database project for the Chicago metro area, developed by Moody, the office inventory data may be incomplete.



Source: Moody's Analytics, 2024

Regional Industrial Market

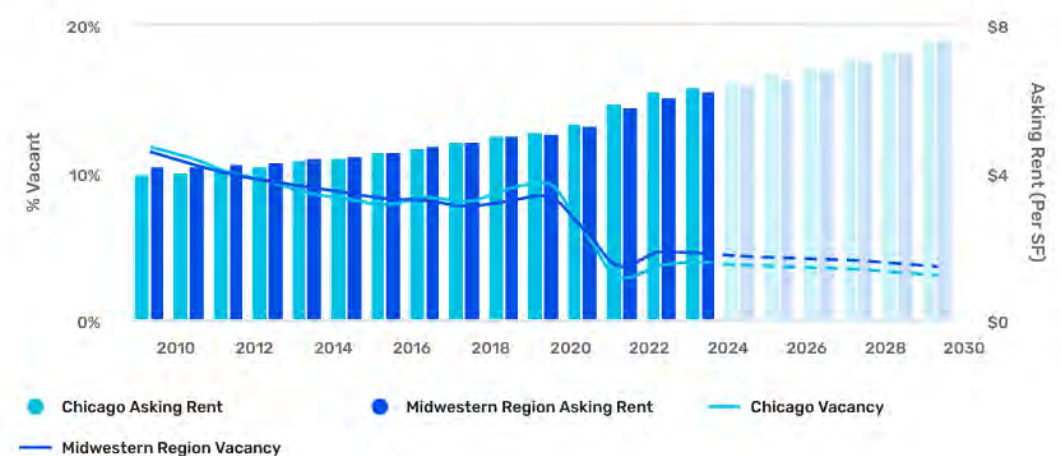
- Kendall County is principally located outside of the Chicago Regional Market for industry, with only a corner of the county near Minooka being included.



Regional Industrial Market

- The regional market's asking and effective industrial rents have been increasing over the past ten years.
- Industrial vacancy has decreased in the Chicago market since 2020.
- As industrial market continues to be popular in the Chicago region, it is forecasted that the rents will be rising, and the vacancy will continue to decrease.
- After experiencing booming inventory development between 2017 and 2023 (+2%), the inventory growth is expected to slow down to about 0.8% per year for the next five years.

Chicago Regional Market Asking Rent and Vacancy Trends

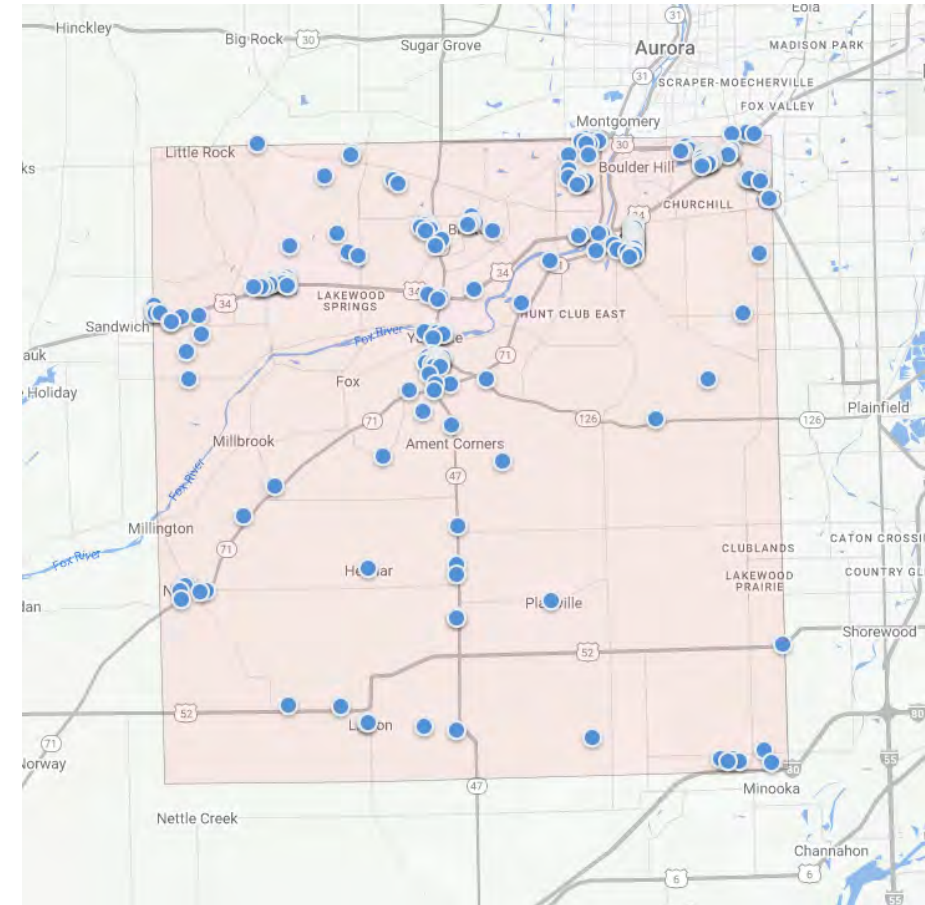


Source: Moody's Analytics, 2024

Industry in Kendall County

- Industrial properties in Kendall County generally spread out. Many are concentrated along major transportation corridors such as US Rt 34, IL Rt 47, and IL Rt 71.
- Currently, there are 282 industrial properties representing about 1.6 million SF of industrial space.
- 153 of the industrial properties contain warehouses.
- Vacancy has remained low over the past five years and will continue due to the popularity of the industrial market.

* Because of the ongoing database project for the Chicago metro area, developed by Moody, the industrial inventory data may be incomplete.



Source: Moody's Analytics, 2024



5

UTILITIES & INFRASTRUCTURE



Broadband

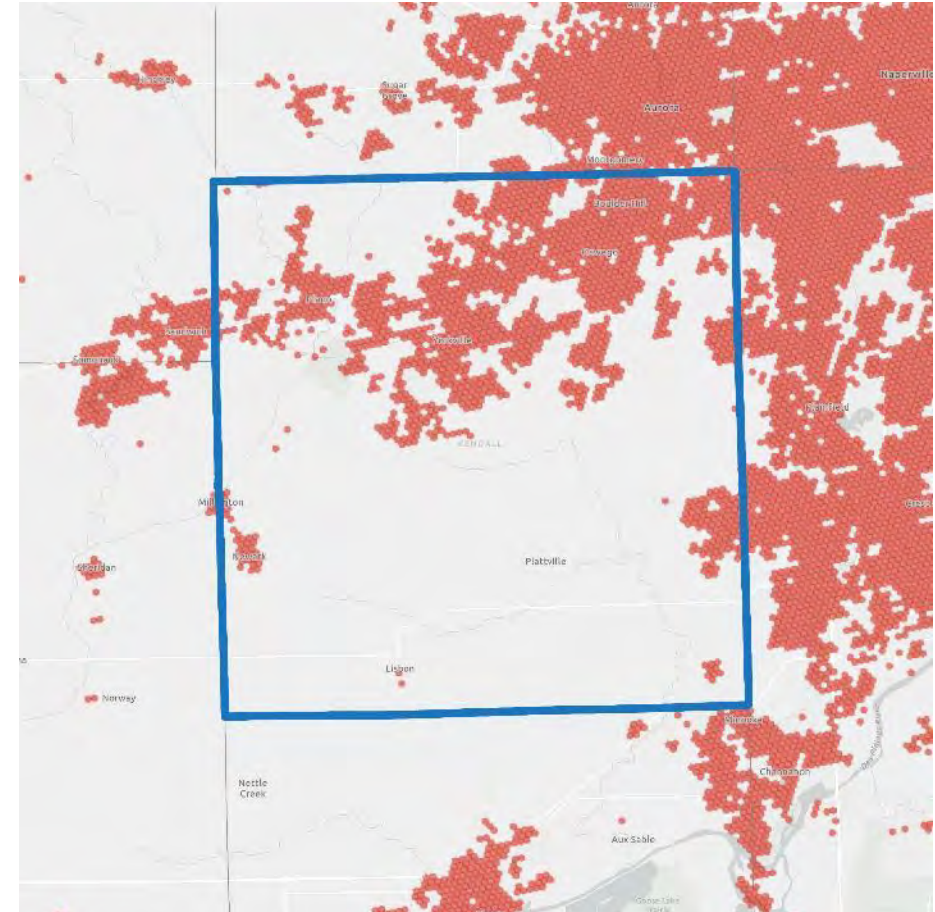
- Connect Illinois is an equity-focused broadband infrastructure program targeting areas of greatest need, particularly underserved rural areas and disadvantaged communities.
- In March 2024, Kendall County received a \$15,000,000 grant from the Illinois Office of Broadband to develop a public-private partnership, resulting in more than \$40 million in investment.
- Two blended last- and middle-mile broadband access projects to extend fiber and fixed wireless connectivity to more than 1,200 homes, businesses, and public facilities in the County.
- The construction is scheduled for Fall 2024.

Broadband Coverage	Percent
25M/3M Households (%):	99.94
25M/3M Wireline Households (%)	93.48
100M/20M Households (%)	99.59
100M/20M Wireline Households (%)	93.28
100M/100M Households (%)	81.74
100M/100M Wireline Households (%)	77.42
1G/1G Households (%)	74.29
1G/1G Wireline Households (%)	74.29

Cable Broadband Coverage

- Technology: Uses the same coaxial cables as cable TV, often through a shared neighborhood line.
- Speed: 100 Mbps to 1 Gbps download; upload speeds are usually lower (asymmetric).
- Reliability: Generally reliable, but can slow down during peak usage due to shared bandwidth.
- Use Case: Common in suburban and urban areas, good for households with heavy streaming and browsing needs.
- Coverage in the County: Highest coverage compared with other technologies and covers some of the smaller communities.

* As the most recent data is from 2024, actual coverage may have since improved or changed

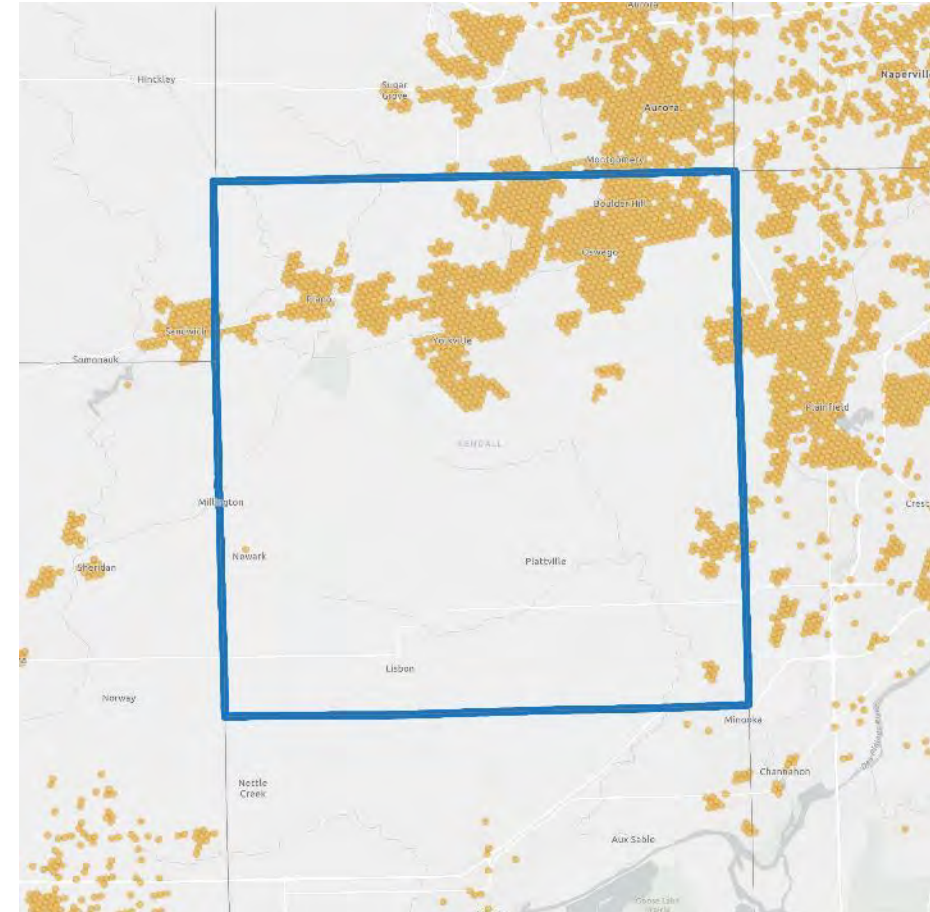


Source: IDCEO 2024

Fiber Broadband Coverage

- Technology: Transmits data as light through glass strands, offering the fastest speeds and most capacity.
- Speed: 100 Mbps to 10 Gbps+, often symmetrical (same upload and download speed).
- Reliability: Excellent. Not affected by distance, weather, or electrical interference.
- Use Case: Ideal for remote work, 4K/8K streaming, cloud computing, and future-proof infrastructure.
- Coverage in the County: Lower coverage than cable due to newer and more expensive technologies.

* As the most recent data is from 2024, actual coverage may have since improved or changed



Source: IDCEO 2024

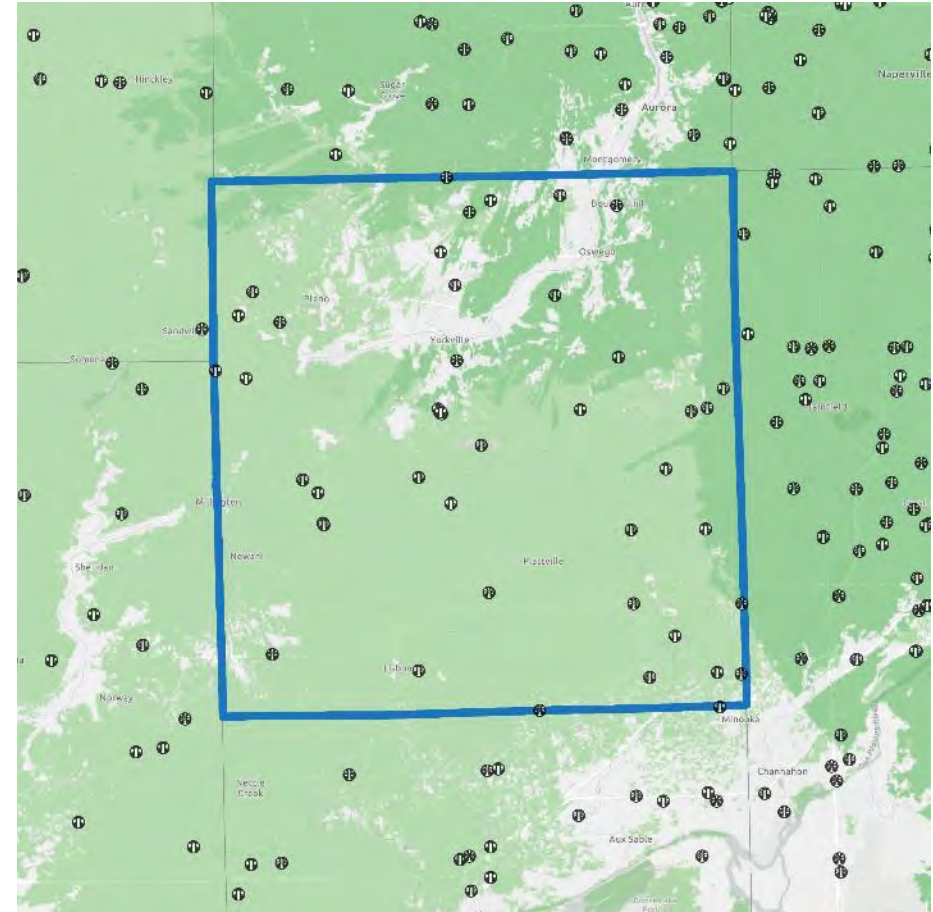
Wireless Internet Coverage

- Technology: Delivers internet from a central tower or satellite directly to a home antenna or modem. Includes fixed wireless, mobile broadband, and satellite (like Starlink or HughesNet).
- Speed: Reliability: Varies — 10 Mbps to 250+ Mbps, depending on technology and spectrum.
- Reliability: Can be affected by distance, weather, and obstructions like trees or buildings.
- Use Case: Reliability: Can be affected by distance, weather, and obstructions like trees or buildings.
- Coverage in the County: Mostly available in the County at a moderate speed. The higher speed service is available in the area to the north and east where more antennas are available.

* As the most recent data is from 2024, actual coverage may have since improved or changed

Coverage

- At Least 100 Mbps x 20 Mbps
- At Least 25 Mbps x 3 Mbps
- FCC Registered Antenna Structures



Source: IDCEO 2024

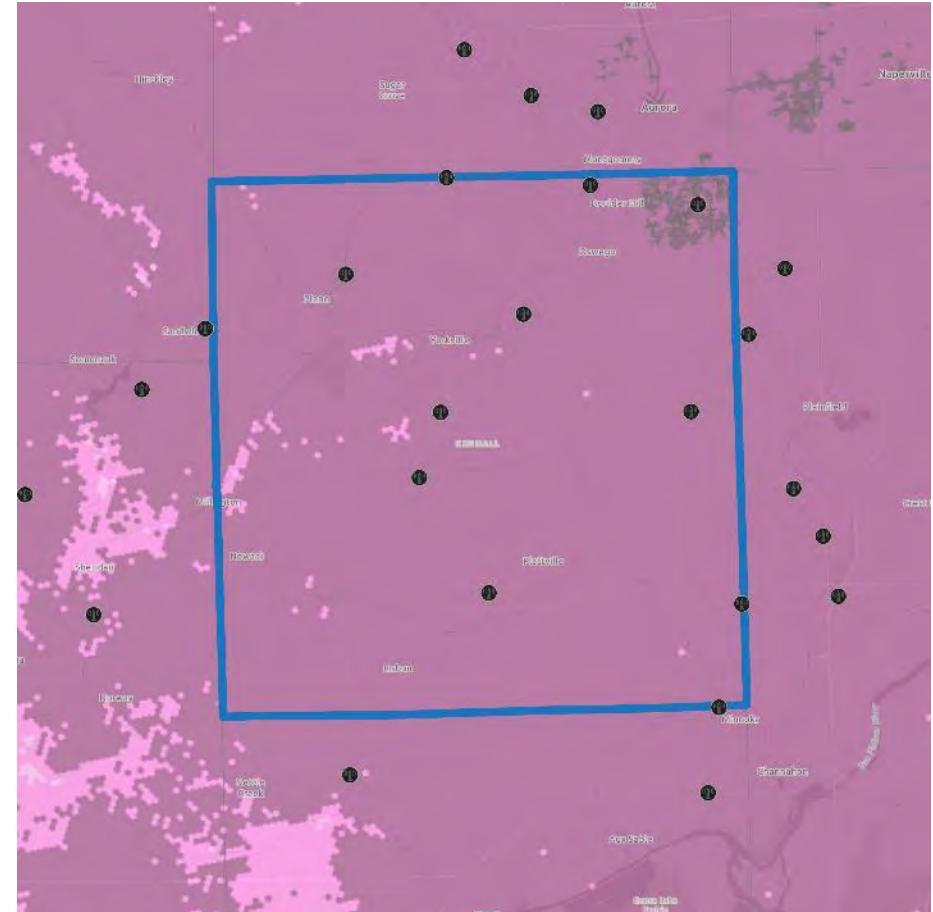
Wireless Mobile Coverage

- Coverage in the County: 5G has covered most part of the County with only a few spots in the rural areas still served by 4G LTE.

* As the most recent data is from 2024, actual coverage may have since improved or changed

Speed

- 5G (35M/3M Minimum Speed)
- 5G (7M/1M Minimum Speed)
- 4G LTE (5M/1M Minimum Speed) 📶 Cell Towers



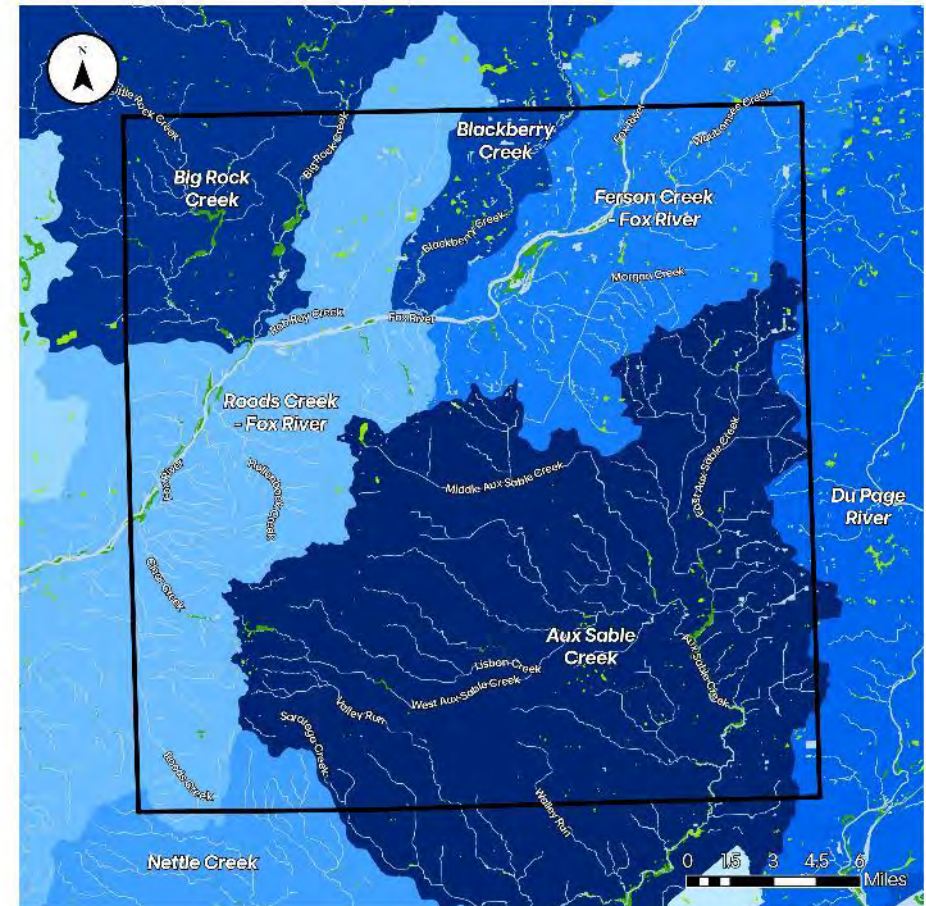
Source: IDCEO 2024



6 NATURAL RESOURCES

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

Watersheds

Aux Sable Creek	Ferson Creek-Fox River
Big Rock Creek	Nettle Creek
Blackberry Creek	Roads Creek-Fox River
Des Plaines River	Somanauk Creek
DuPage River	Waupecan Creek-Illinois River

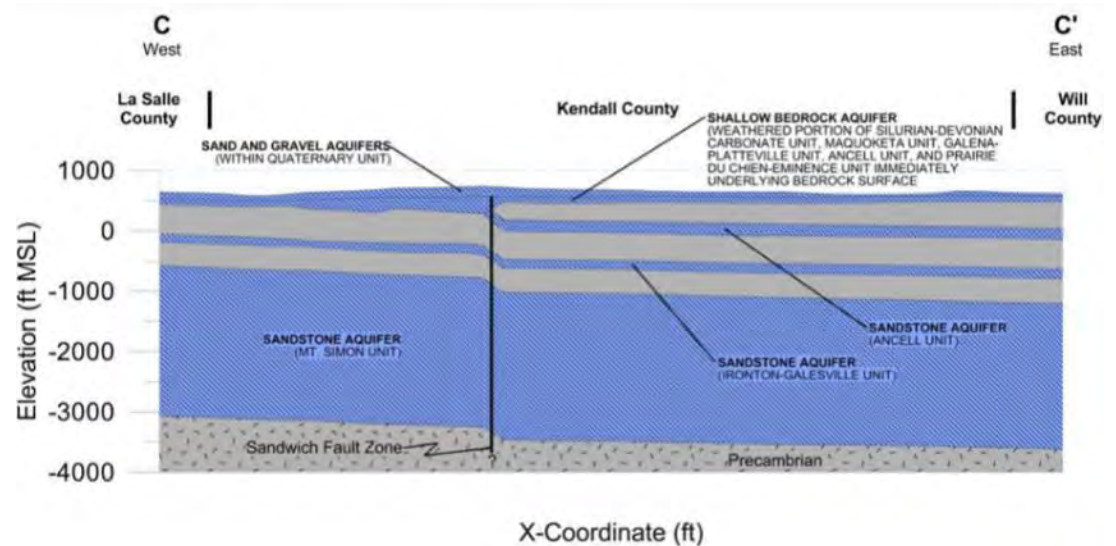
Wetlands

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.

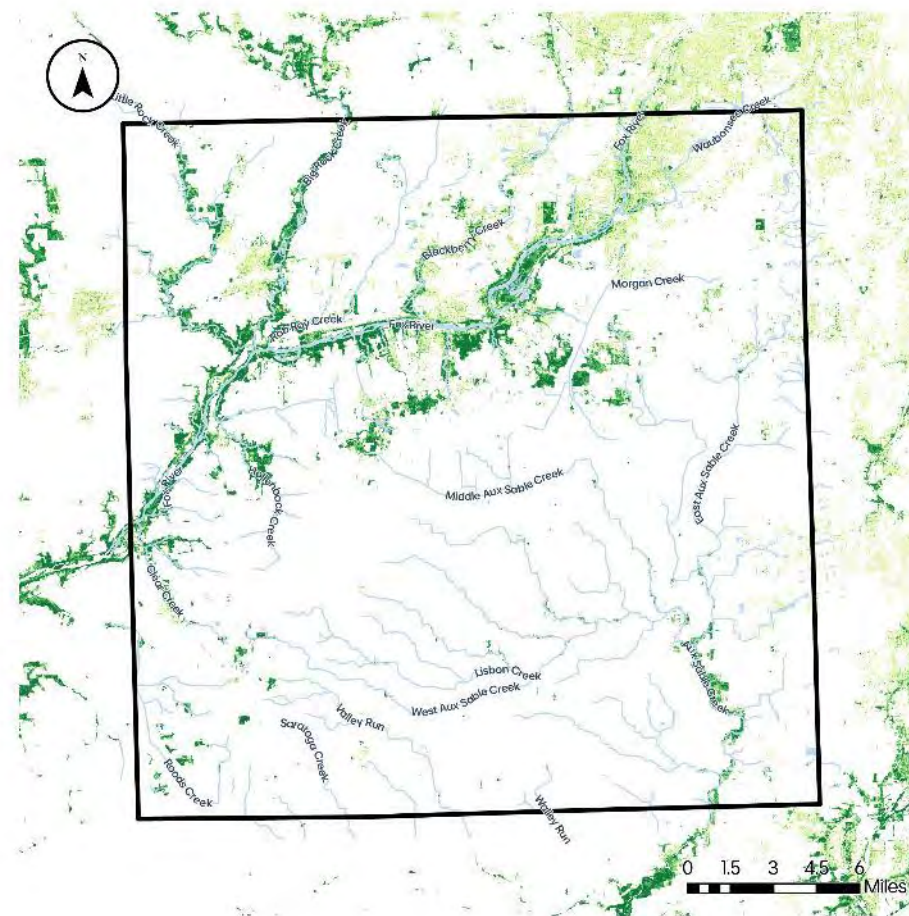
Aquifers in Kendall County



Source: Illinois State Water Survey 2013

Tree Canopy

- A sufficient coverage of trees helps improve air and water quality, alleviates flooding and the urban heat island effect, and moderates energy use by shading buildings. Trees also provide habitat for wildlife and enhance residents' quality of life.
- The coverage of trees and shrubs is 5.3% with approximately 2,991,000 trees. The coverage is much lower than some of the neighboring counties (Will 17%, Kane 21%).
- The area with most tree coverage (> 50%) are concentrated along the Fox River and its tributaries.
- The most common tree species in the County are: mulberry spp., black walnut, and bur oak. The red mulberry is the only native mulberry tree species in Illinois.



Source: USDA 2021

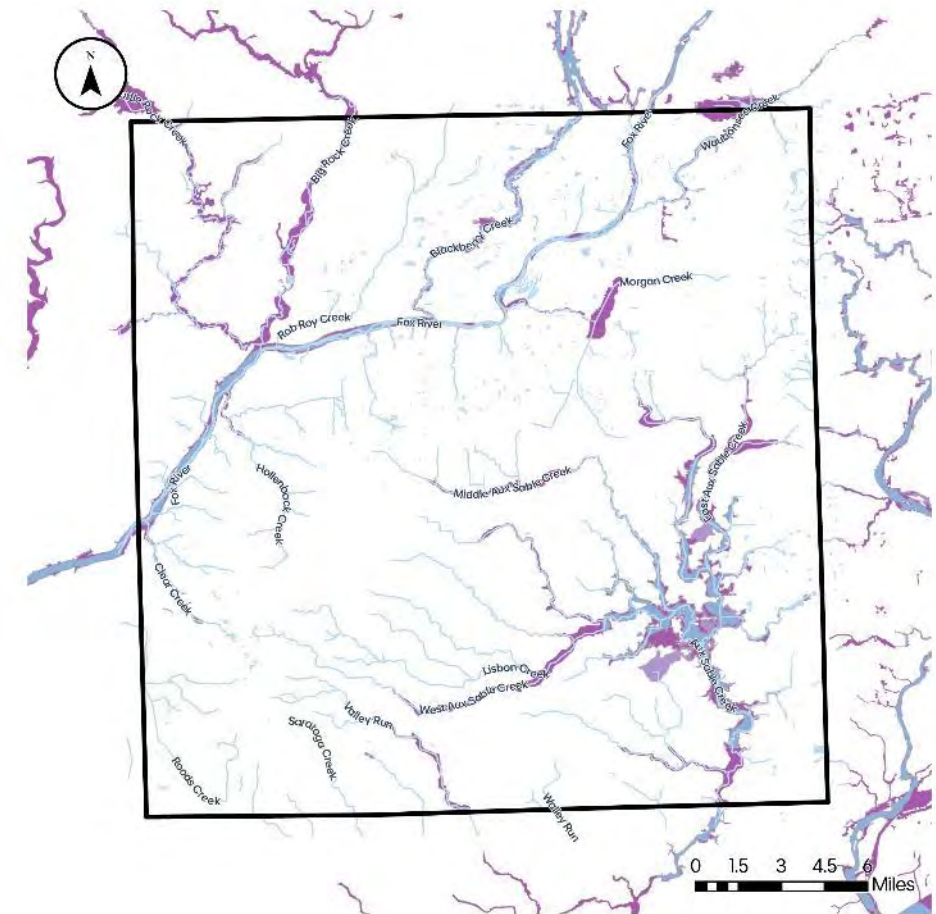
Legend

Tree Canopy Coverage

- | | |
|------------|-------------------------|
| 0-1% | Waterbodies |
| 1-25% | Waterways |
| 25-50% | Kendall County Boundary |
| 50-75% | |
| >75% | |
| Unsurveyed | |

Flood Hazards

- In addition to property damage, flooding can interrupt access to utilities, emergency services, and transportation, and may impact the overall economic well-being of an area.
- There are two regulatory floodways in the County by natural waterways and are separated due to different watersheds.
- The north floodway follows the paths of the Fox River system running through northwest Kendall County. Its 100-year (1%) flood zone covers several major communities.
- The south floodway follows the paths of the Aux Sable Creek system, a regional tributary of the Illinois River. Its 1% flood zone mostly covers rural area and some residences.



Legend

Flood Hazards

- 0.2% Annual Chance
- 1% Annual Chance
- Regulatory Floodway
- Waterbodies
- Waterways
- Kendall County Boundary

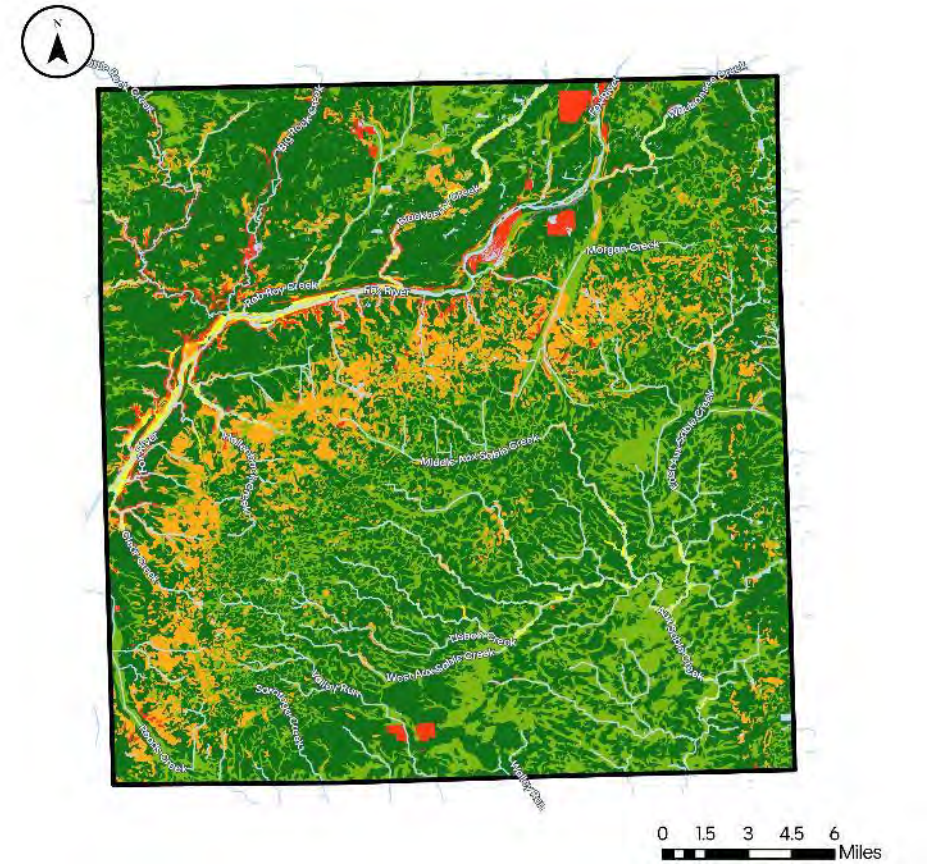
This map is provided for informational and illustrative purposes only. It should not be used for legal purposes. For precise and legally reliable information, please consult FEMA.
Source: FEMA

Drainage Districts

- This slide is in progress.

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

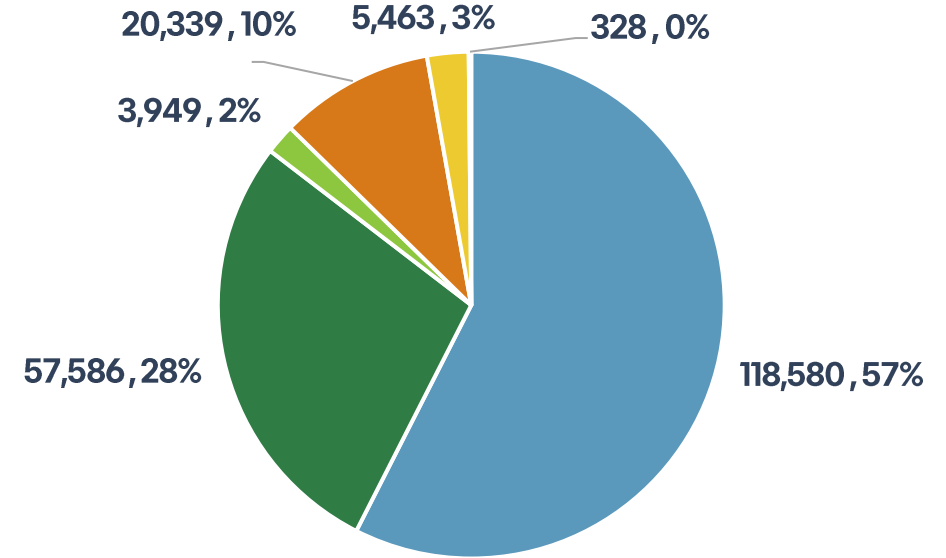
Farmland Classification

- | | |
|--|---------------------------|
| ■ All areas are prime farmland | ■ Waterbodies |
| ■ Prime farmland if drained | ■ Waterways |
| ■ Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season | ■ Kendall County Boundary |
| ■ Farmland of statewide importance | |
| ■ Not prime farmland | |
| ■ Not applicable | |

Farmlands

- Kendall County is a suitable area for farming activities that most of its land has the capability and capacity to produce sustained, high yields of crops with minimal inputs.
- 97% of the land is considered suitable for agriculture and almost 90% of the farmland is rated as Prime Farmland.
- Only 3% is not suitable for farming due to factors of poor drainage, slopes, rocky textures, or frequent flooding.

Distribution of Farmland Classes

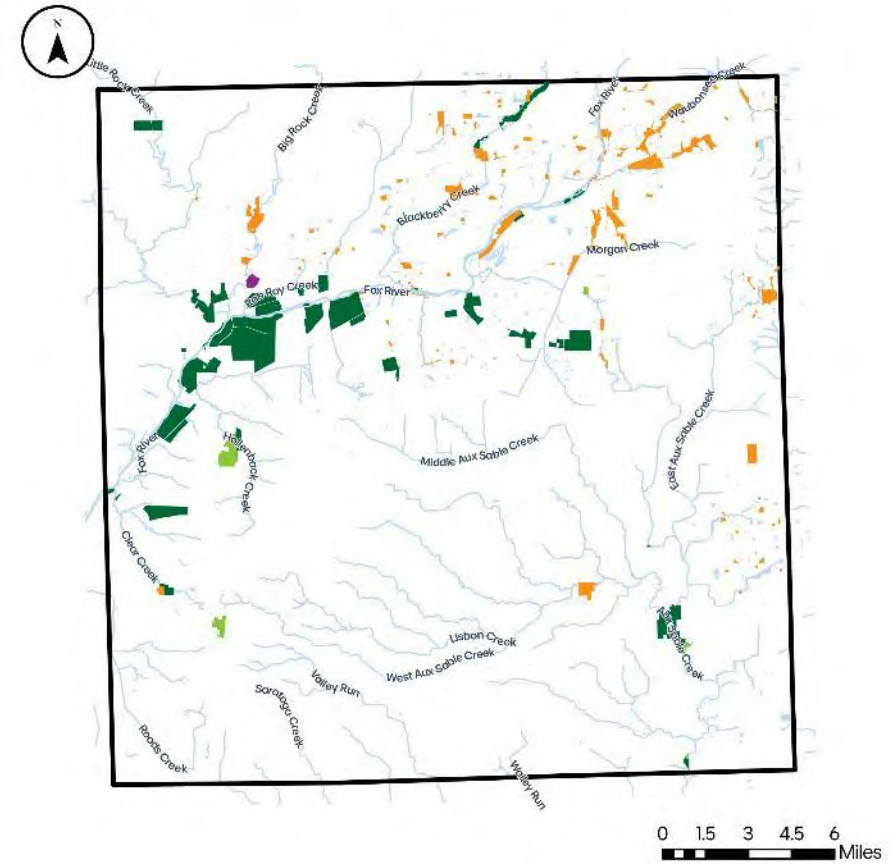


Source: USDA 2024

- 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

Wildlife Habitats

- Protecting wildlife habitats preserves biodiversity, supports ecosystem services (like pollination and water purification), mitigates climate change, sustains agriculture and economies, and upholds ethical responsibilities to future generations.
- There are 4,362 acres of public protected nature land in Kendall County.
- Most natural areas can be found along the Fox River system and Aux Sable Creek. The 1,350-acre Silver Springs State Fish and Wildlife Area is owned and maintained by the IL Department of Natural Resources.
- There are 21 forest preserves in the County.



Source: IDNR 2024

Legend

Protected Nature Land and Municipal Parks

Public	Waterbodies
Private	Waterways
Municipal	Kendall County Boundary
Illinois Nature Preserves Commission	

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.

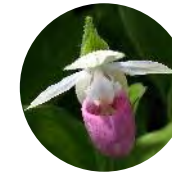
Endangered



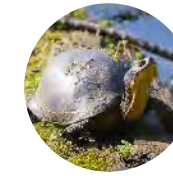
False Bugbane



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

Wildlife Habitats

- The Illinois Natural Areas Inventory is a collection of ecological information on natural areas evaluated to have statewide conservation significance.
- The INAI was established to record natural areas with conditions that reflect historical compositions.
- Sites are categorized based on their qualifying features and are subject to periodical reassessments.
- Categories I, II, and III are the top categories identified for those sites in the Inventory.

Illinois Natural Areas Inventory	Categories
Fox River	II, VI
Yorkville Prairie	I, III
Big Rock Creek	I, II
Emmons' Woods Land and Water Reserve	II, III
Maramech Woods	II, III
Silver Springs Railroad Prairie	I, III
Yorkville Forested Seep and Fen	I, II
Millhurst Fen	II, III
Aux Sable Creek	II, VI
Silver Springs Fen	I
Millington Fen	II, III
Yorkville Seep	I, II
Dixon Valley Sedge Meadow	I, III

Cat. I = High-quality natural community and natural community restorations
 Cat. II = Specific suitable habitat for state-listed species or state-listed species relocations
 Cat. III = State dedicated Nature Preserves, Land and Water Reserves, and Natural Heritage Landmarks
 Cat. IV = Outstanding geological features
 Cat. V = Not used at this time
 Cat. VI = Unusual concentrations of flora or fauna and high-quality streams

Source: Illinois Natural Heritage 2025

What's Next

- Community Outreach
 - Promote website and survey
 - Conduct outreach meetings (4)
- Field work
- Additional Interviews/Focus Groups



Thank You

Learn more at visionkendall.org