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

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**Wednesday, August 27, 2025 – 6:00 p.m.**

**CALL TO ORDER**

**ROLL CALL OF COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE:** Chair and Kendall County Regional Planning Commission Chairman (Keith Landovitz), Kendall County Zoning Board of Appeals Chairman (Randy Mohr), Kendall County Board Chairman (Matt Kellogg), Kendall County Soil and Water Conservation District Representative (Alyse Olson), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Seth Wormley), Immediate Kendall County Planning, Building and Zoning Committee Past Chairman or Designee (Scott Gengler), Jeff Wehrli, Matthew Prochaska, Dave Hamman, and Bill Ashton

**ROLL CALL OF REGIONAL PLANNING COMMISSION:** Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Karin McCarthy-Lange (Secretary), Keith Landovitz (Chairman), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

**APPROVAL OF AGENDA**

**COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE APPROVAL OF MINUTES**

- Approval of Minutes from April 23, 2025, Meeting (Pages 2-71)
- Approval of Minutes from May 27, 2025, Gathering (Pages 72-74)
- Approval of Minutes from June 4, 2025, Gathering (Pages 75-107)
- Approval of Minutes from June 17, 2025, Gathering (Pages 108-111)
- Approval of Minutes from July 14, 2025, Gathering (Pages 112-114)
- Approval of Minutes from August 13, 2025, Gathering (Pages 115-117)

**NEW/OLD BUSINESS**

1. Land Resource Management Plan Update (Pages 118-165)
  - a. Review Input from Workshops/Survey/Interviews (Pages 166-172)
  - b. Updates to Existing Conditions
    1. Income/Demographics by Township
    2. Drill Down on Work at Home Topic
    3. Refine Broadband Slides Based on Recent County Efforts
    4. Combined Land Use Showing Composite Municipal Plan Map
    5. County Character Discussion
  - c. Discuss Key Vision Elements
  - d. Next Steps

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

**ADJOURNMENT**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

# KENDALL COUNTY COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE

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

## **Meeting Minutes of 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](http://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](http://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

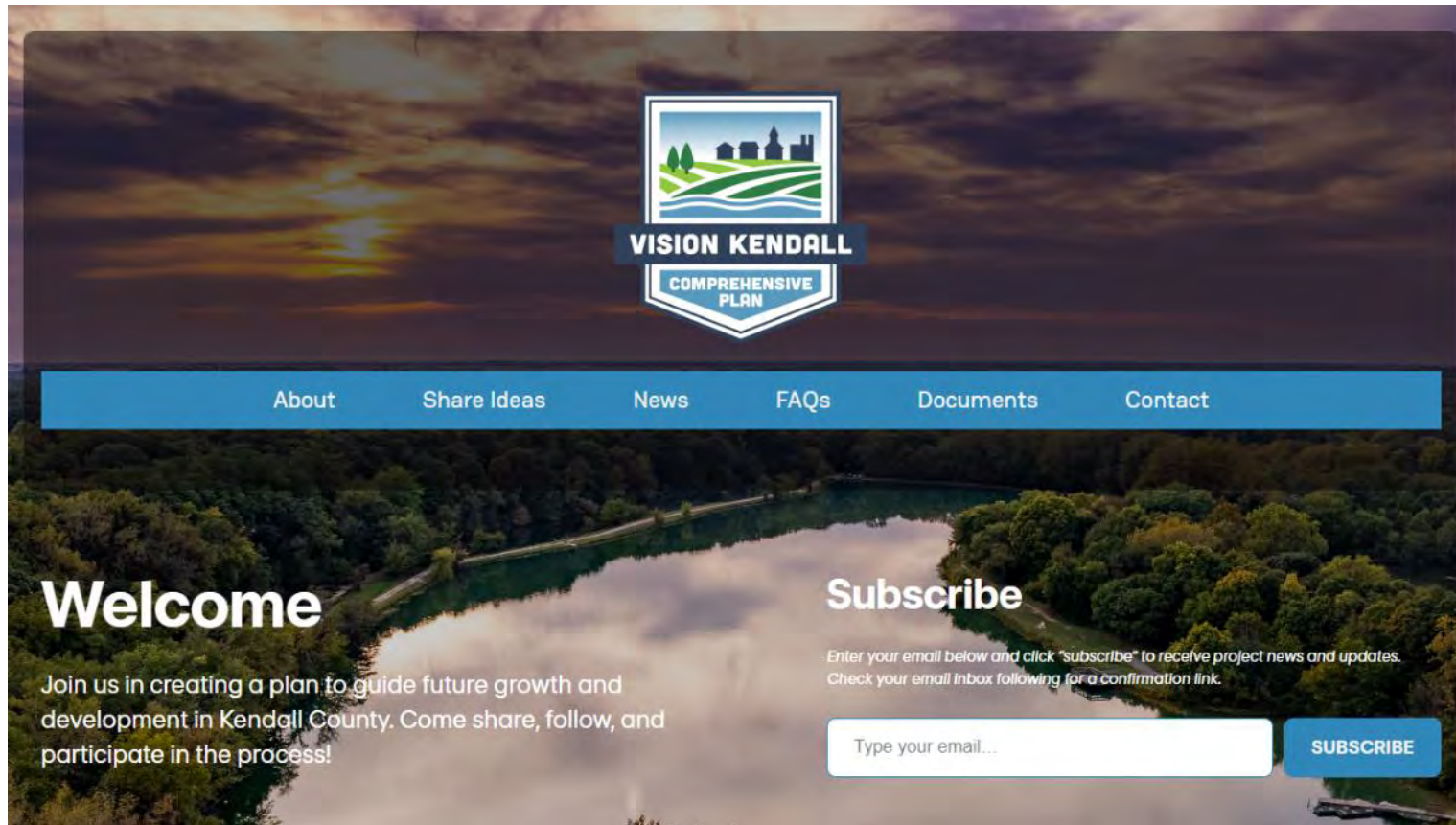
# Completed To-Date

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- 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



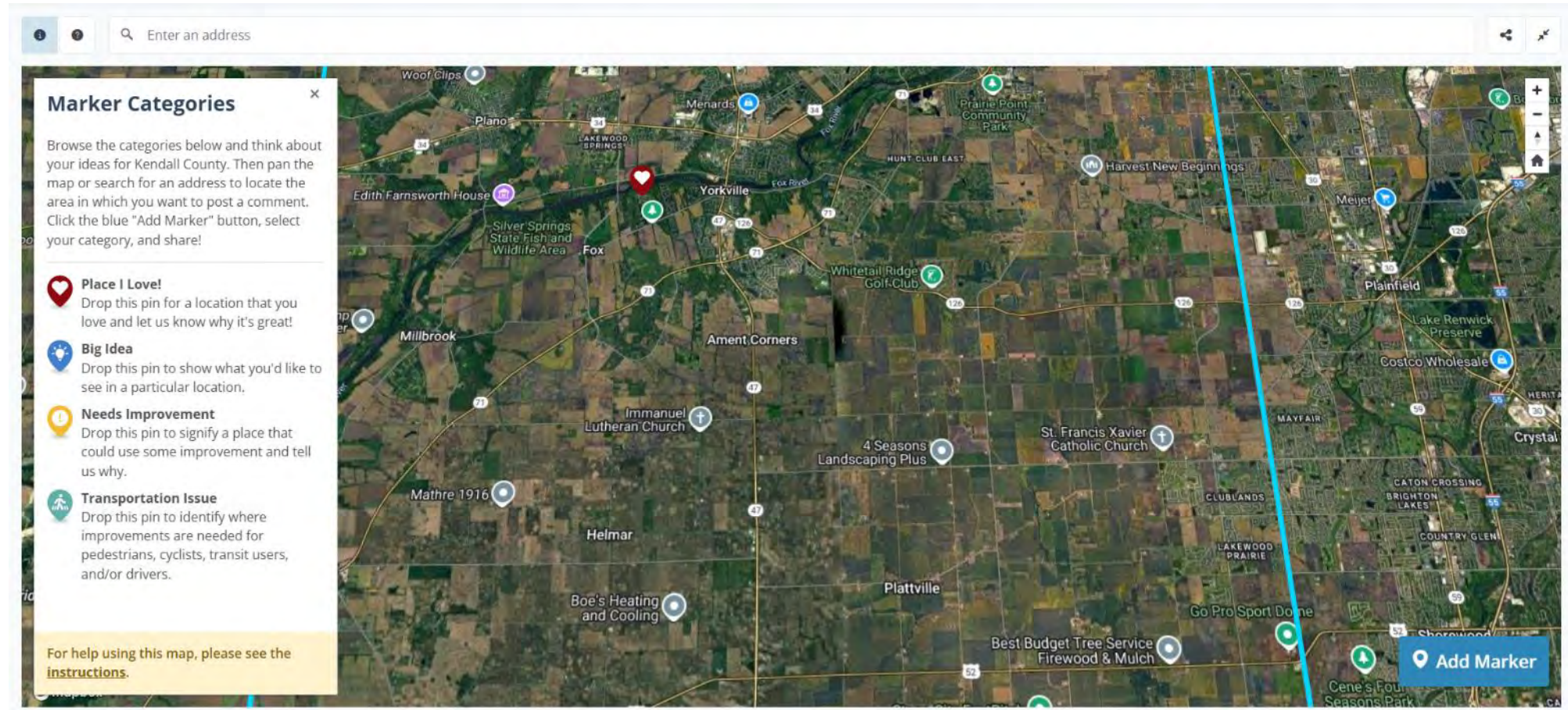
# Project Website: [visionkendall.org](http://visionkendall.org)



- 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.



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# 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

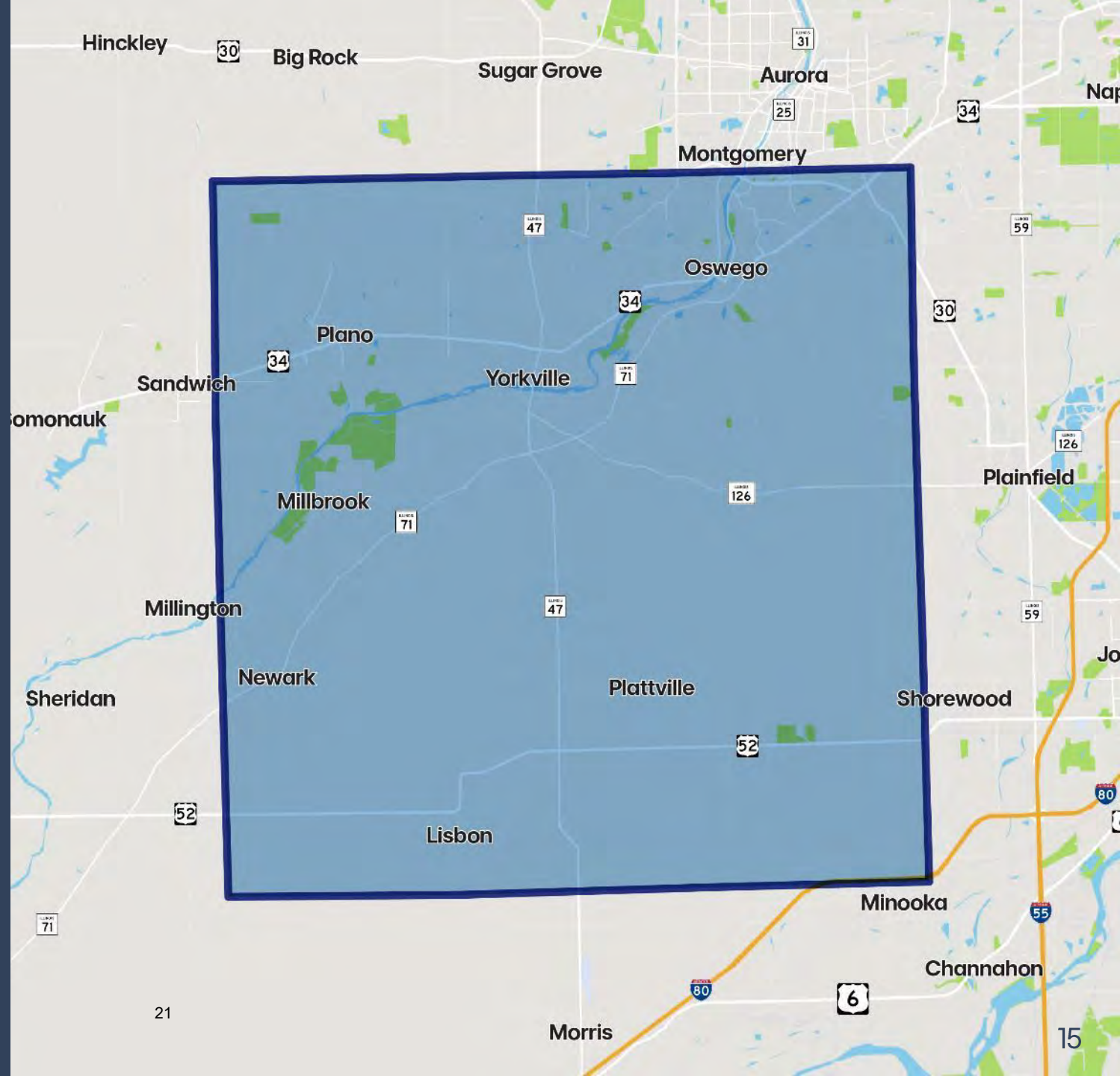


Within an hour's drive to O'Hare and Midway via major highways.

# 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

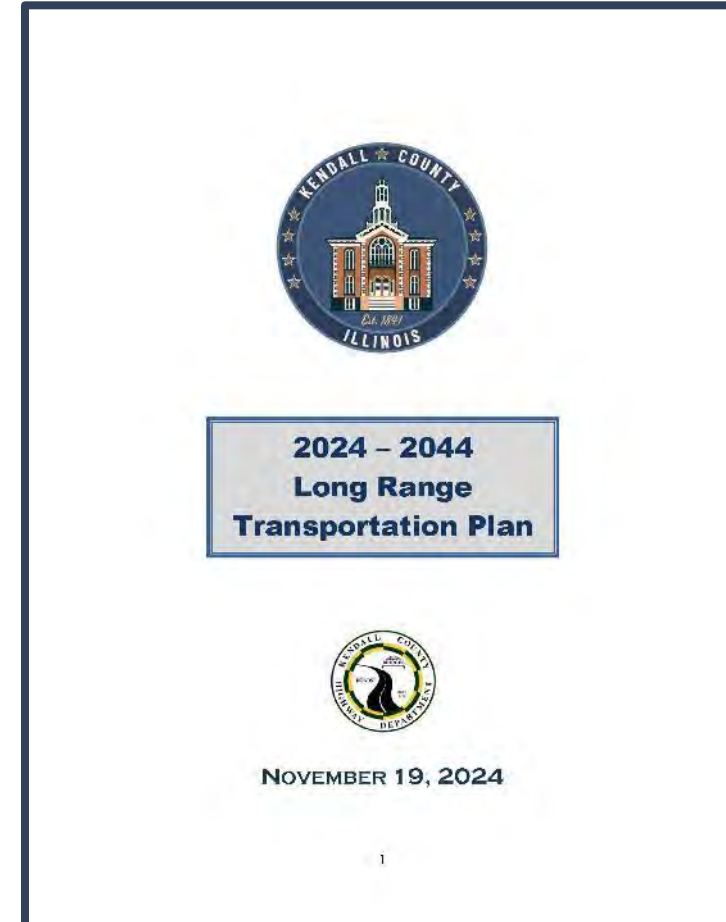
- Originally adopted in 1994, the Plan is designed to provide a guide for controlled growth while maintaining the areas rural character.
- Individual plans were developed for each of the nine townships in the County.
- Over the years, the plan has revised several times to reflect changing development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

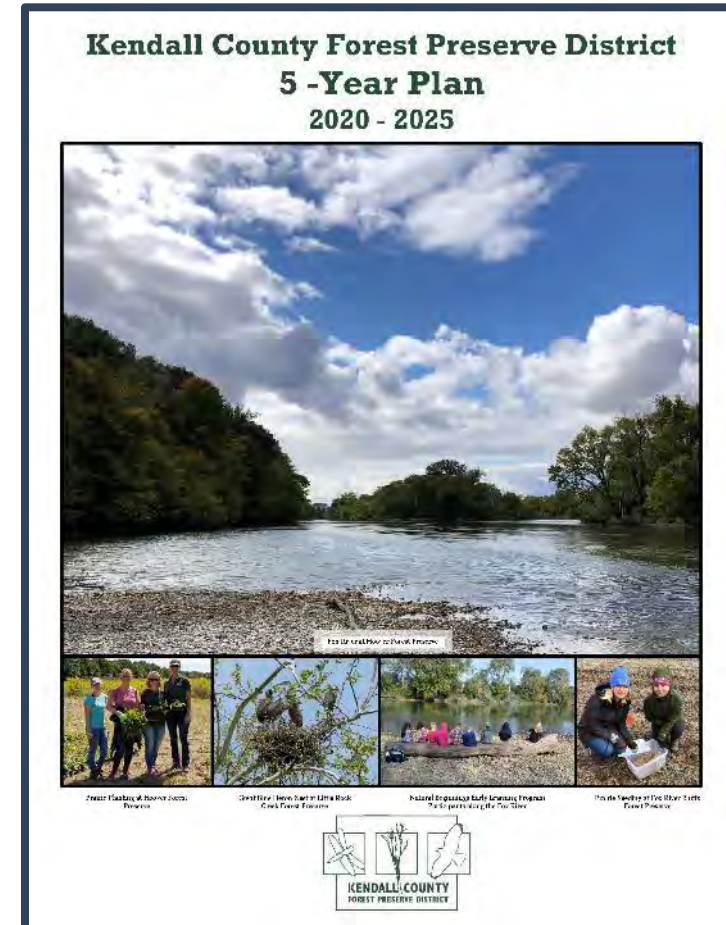




# Past Planning Efforts

## 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.







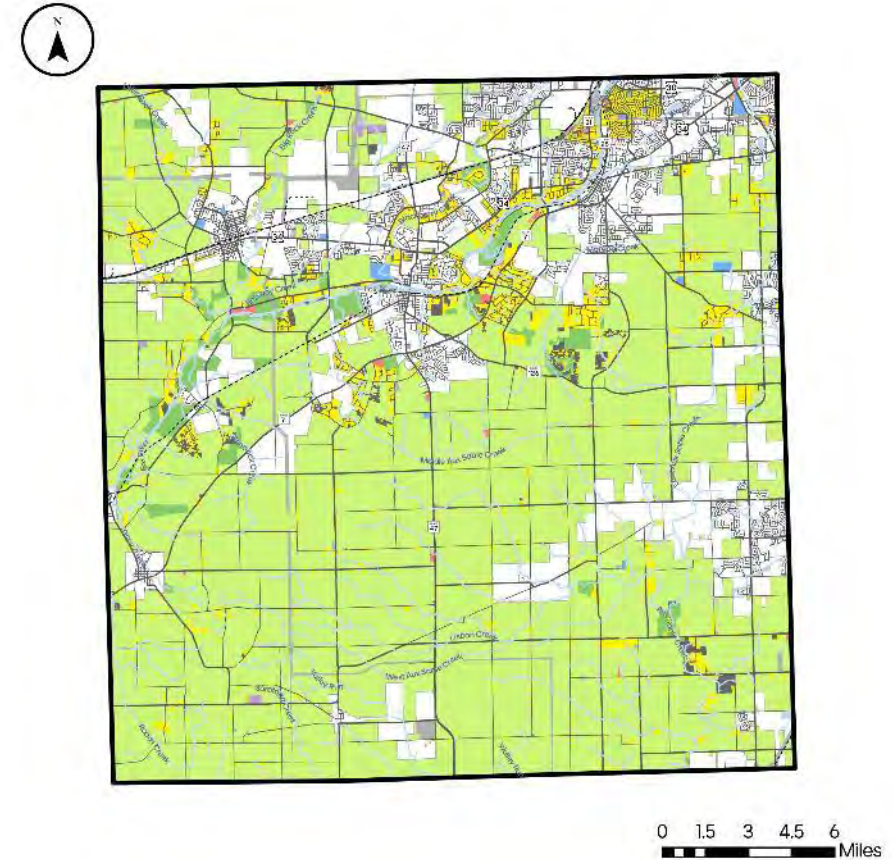
# 2 LAND USE



# 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.

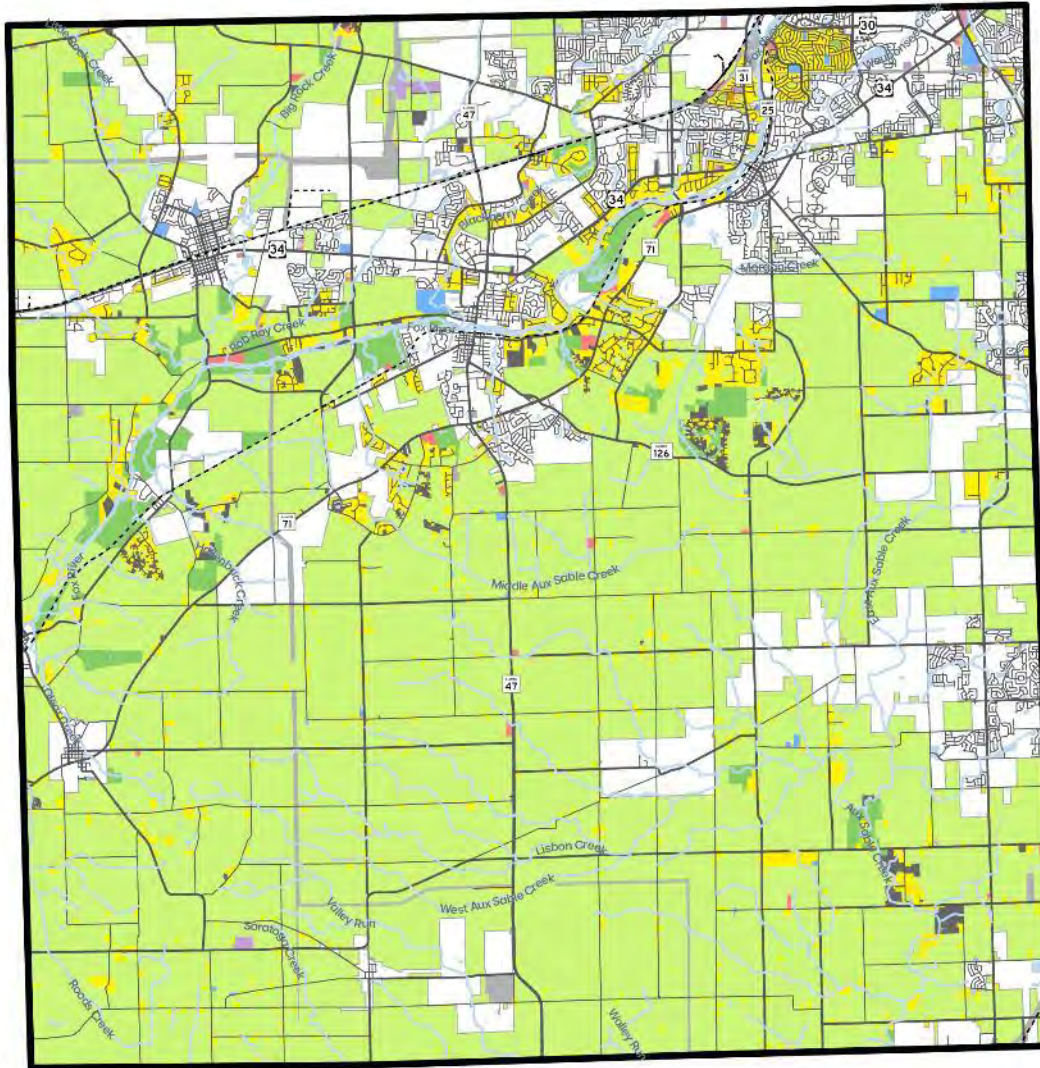


Source: CMAP 2020

## Legend

### Existing Land Use

<span style="color: green;">■</span> Agricultural	<span style="color: blue;">■</span> Institutional	<span style="border: 1px solid black;"> </span> Municipalities
<span style="color: yellow;">■</span> Single-Family Detached	<span style="color: purple;">■</span> Industrial	<span style="color: blue;">—</span> Water
<span style="color: orange;">■</span> Single-Family Attached	<span style="color: grey;">■</span> Utilities	<span style="color: black;">—</span> Roadways
<span style="color: brown;">■</span> Multi-Family	<span style="color: lightgreen;">■</span> Open Space	<span style="color: black;">- - -</span> Railroads
<span style="color: red;">■</span> Commercial	<span style="color: darkgrey;">■</span> Vacant/Under Construction	<span style="border: 2px solid black;"> </span> Kendall County Boundary



Source: CMAP 2020

0 1.5 3 4.5 6  
Miles

## Legend

### Existing Land Use

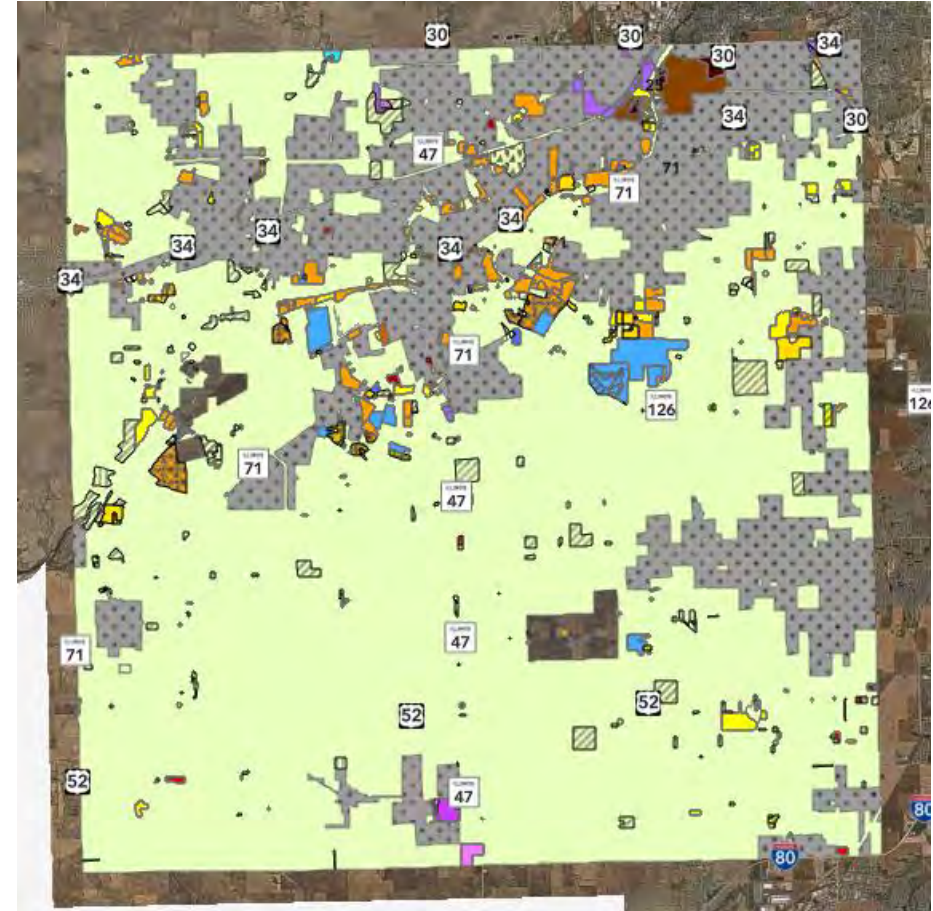
- Agricultural
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Commercial
- Institutional
- Industrial
- Utilities
- Open Space
- Vacant/Under Construction

- 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

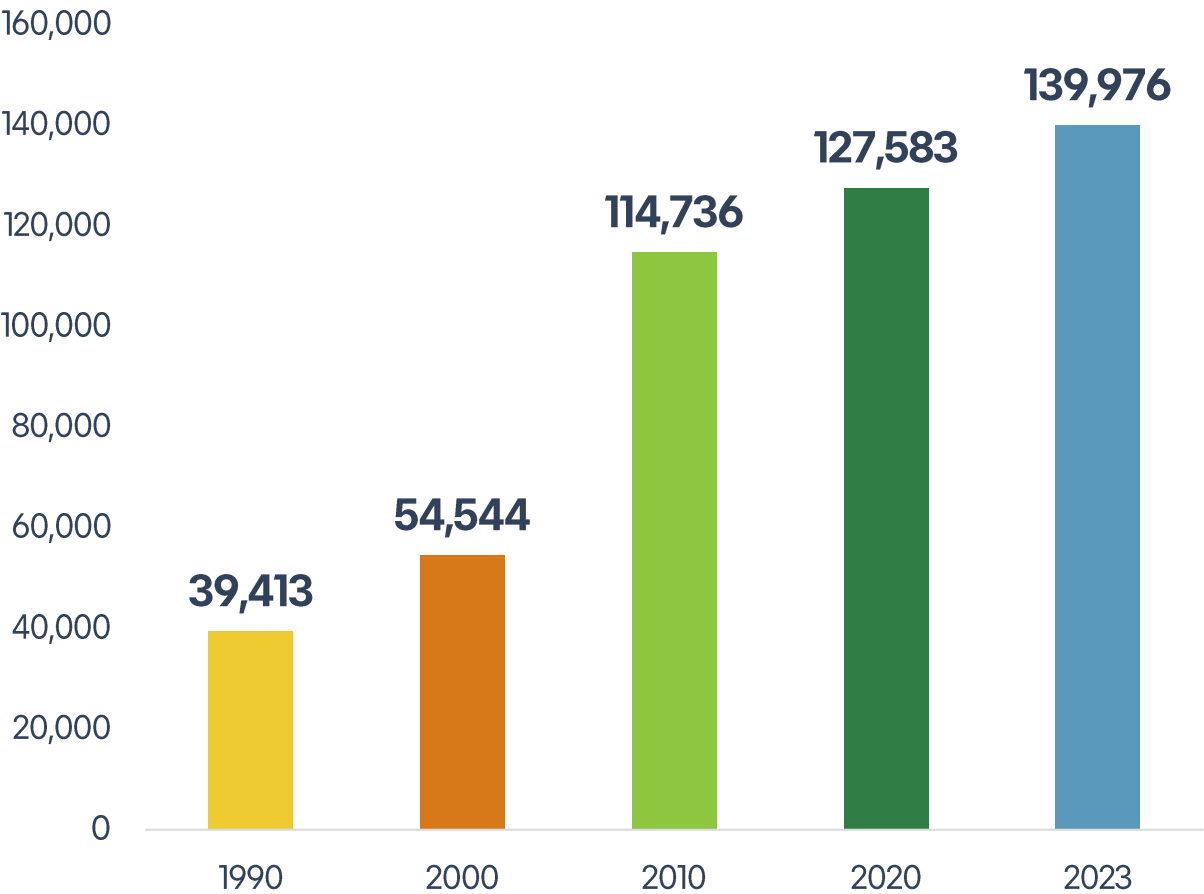


# Comparative Demographics

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

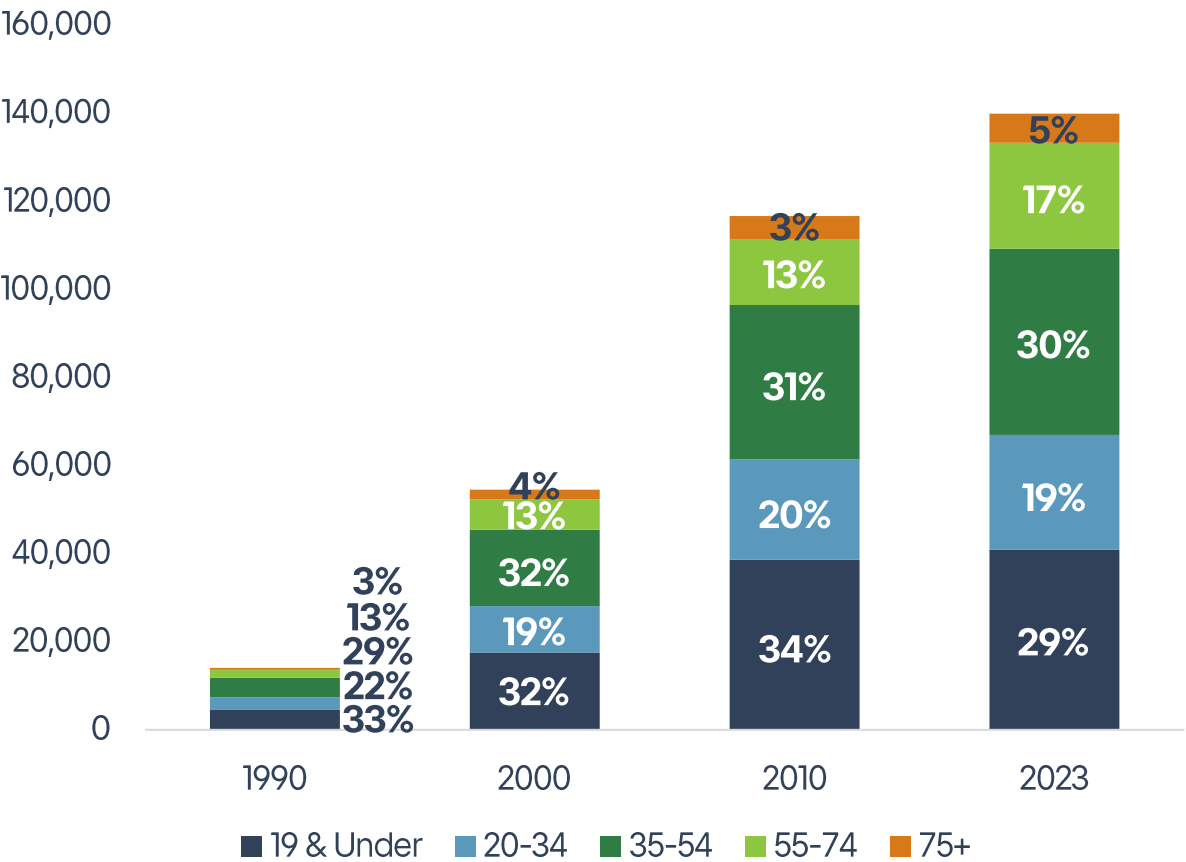


■ The County's population has grown rapidly **(+85,432 people or 157%)** since the 2000s with the construction of new housing units over time.

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

# 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)

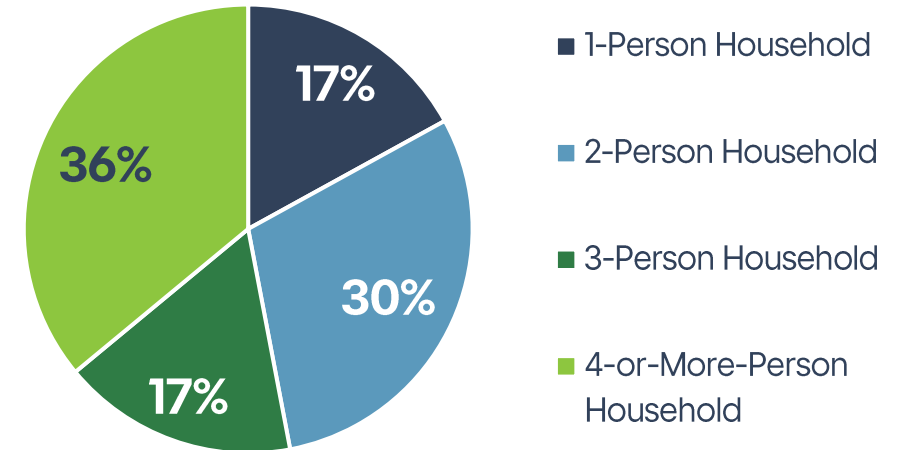
**85%**

Owner-Occupied  
Household (2023)

**57%**

Married Family  
Households (2023)

**Household Size (2023)**

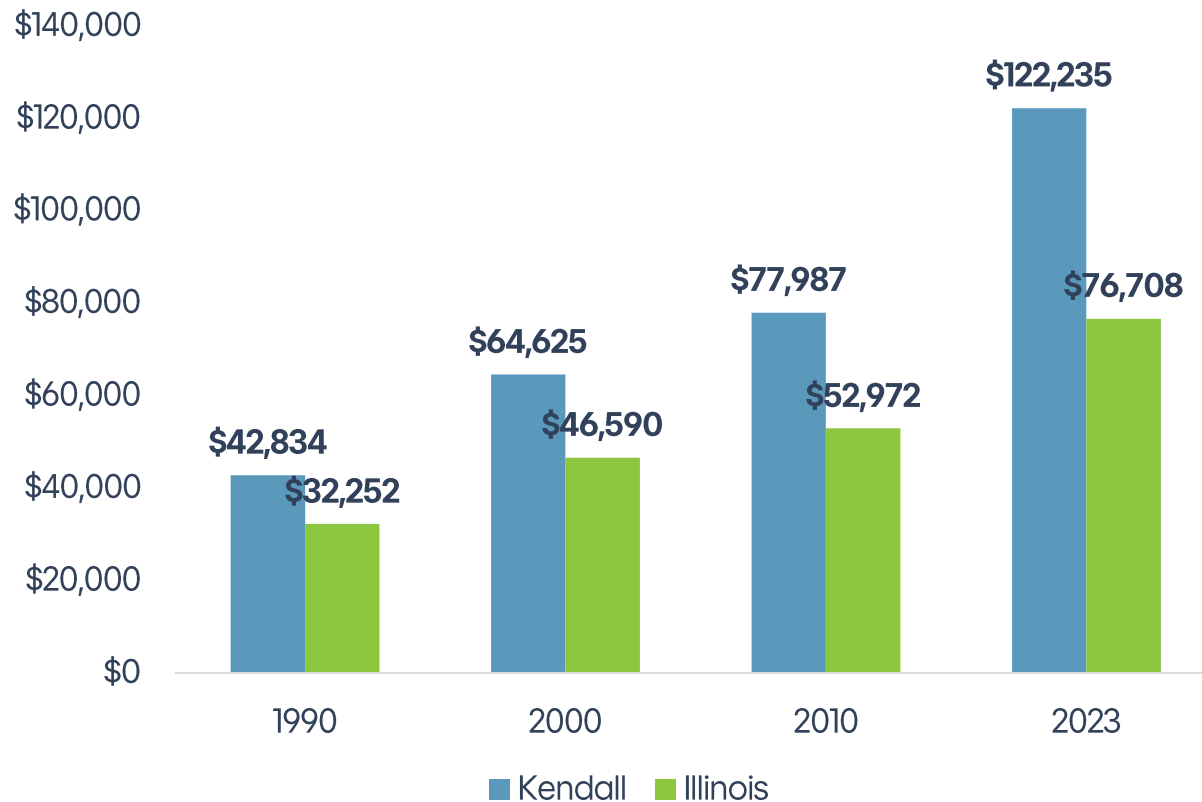


*Source: 2023 American Community Survey 1-Year Estimates*

- 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.

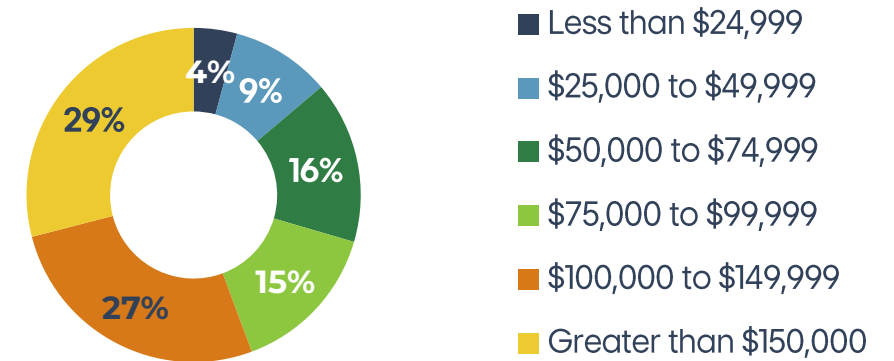
# Income

## Median Household Income (1990-2023)



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

## Household Income Distribution (2023)



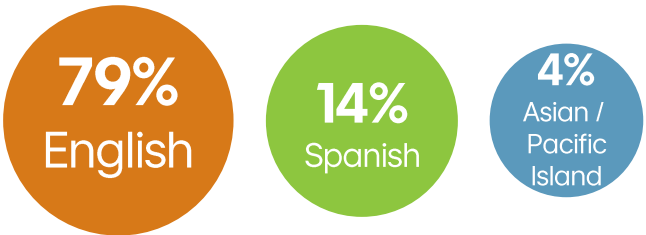
- Kendall County's MHI has been leading the State level over the past 30 years.
- About 44% or 19,662 households earn more than the County's median household income; and about 70% or 31,360 households' incomes exceed the State's median level.

# 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)

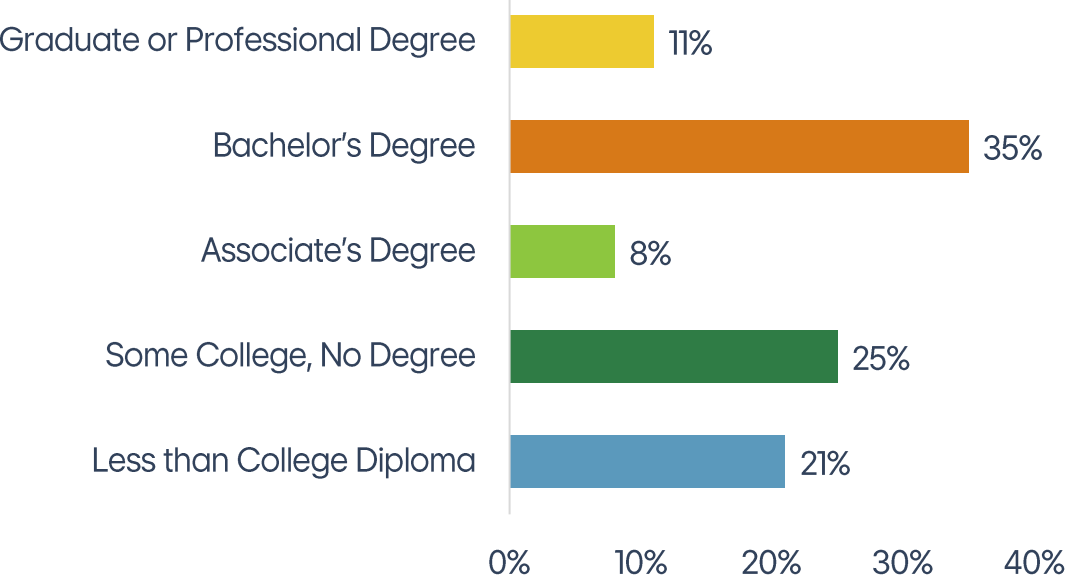


Source: 2023 American Community Survey 1-Year Estimates

- 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

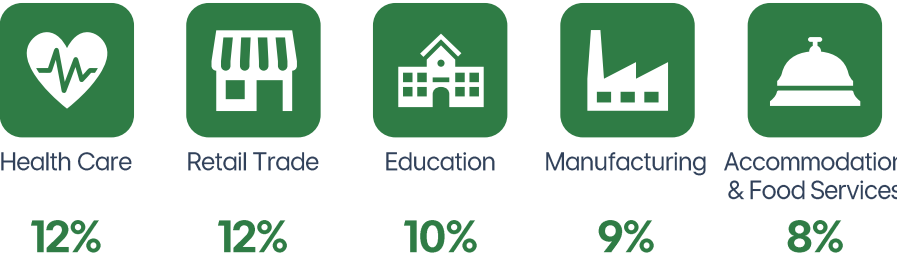
70,087

Live in Kendall County,  
Work Elsewhere

## Top Industry Sectors in Kendall County



## Top Industry Sectors for Kendall Residents

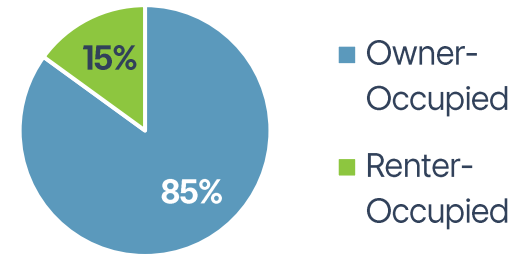


Source: 2023 American Community Survey 1-Year Estimates, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

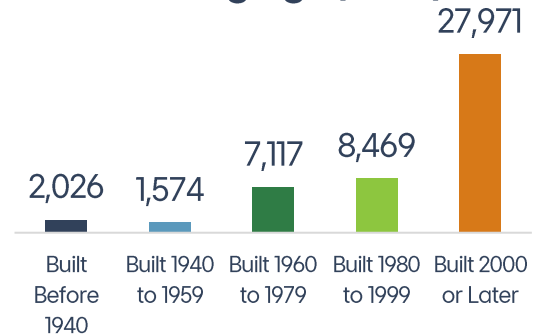
# Housing

- 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.

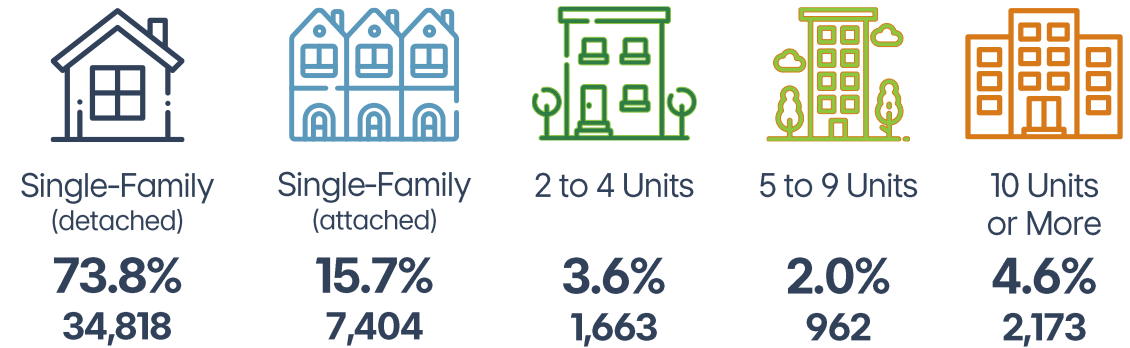
## Housing Ownership (2023)



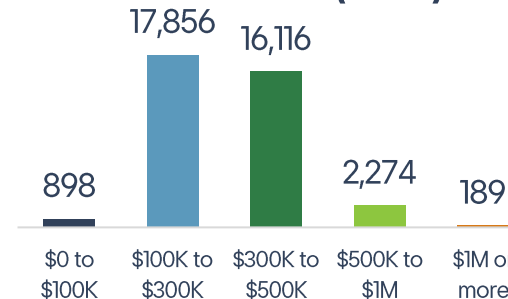
## Housing Age (2023)



## Housing Type (2023)



## Home Values (2023)\*



## Median Gross Rents By Bedrooms (2023)



# 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



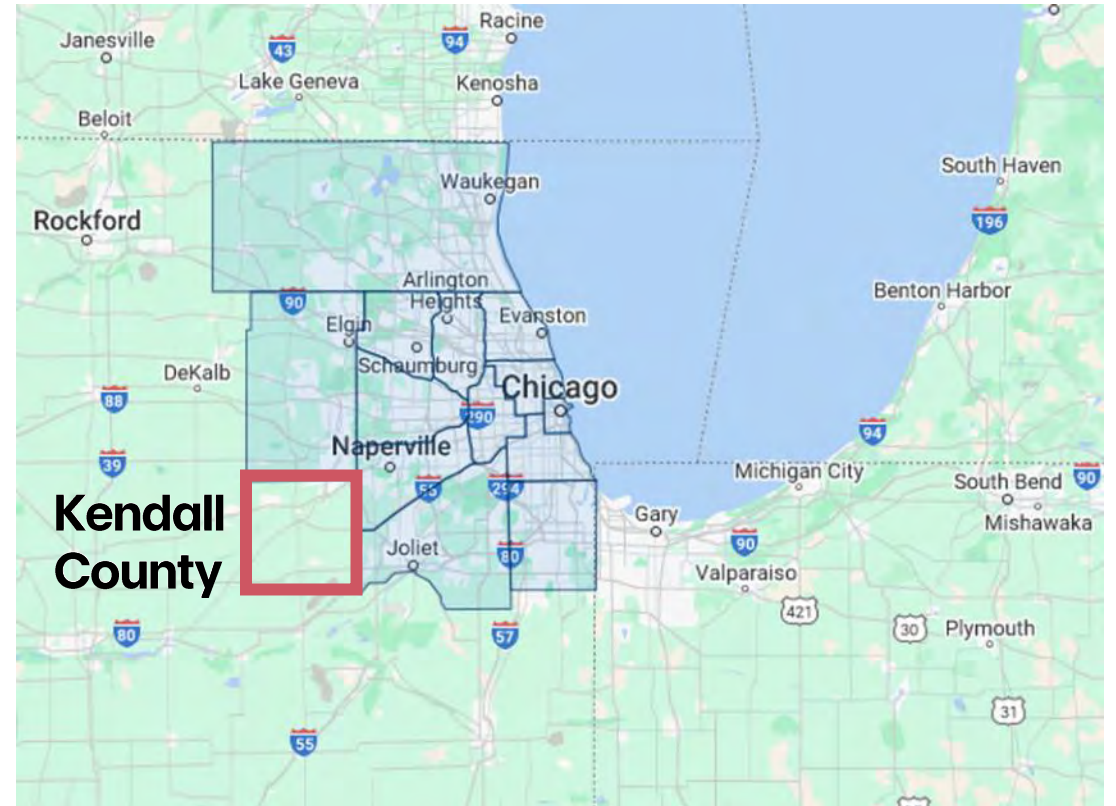


# 4 MARKET ANALYSIS



# 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



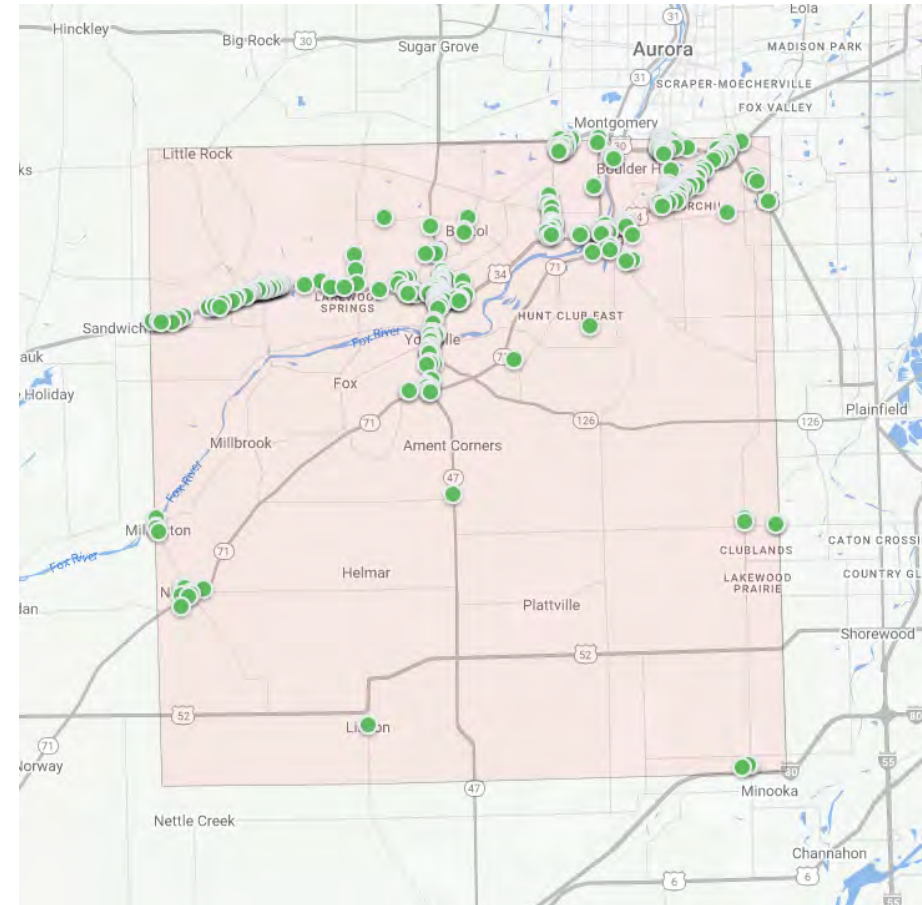
Source: Moody's Analytics, 2024



# 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

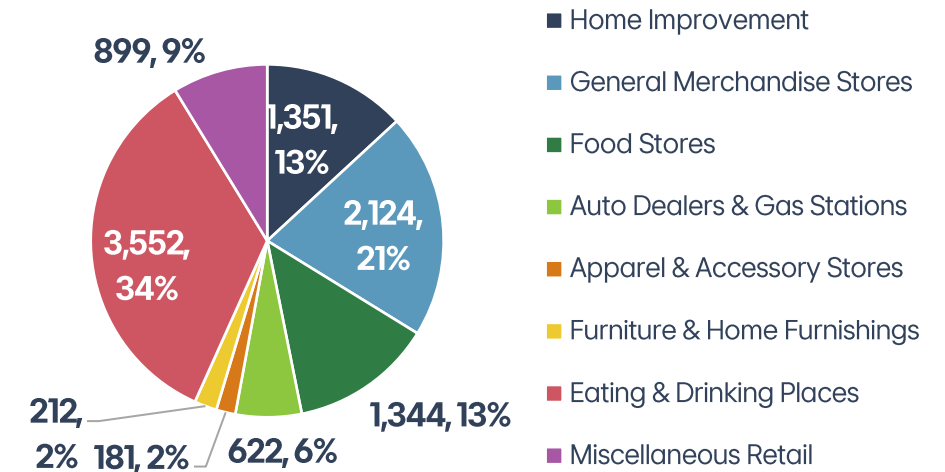
# Retail Market in Kendall County

- 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



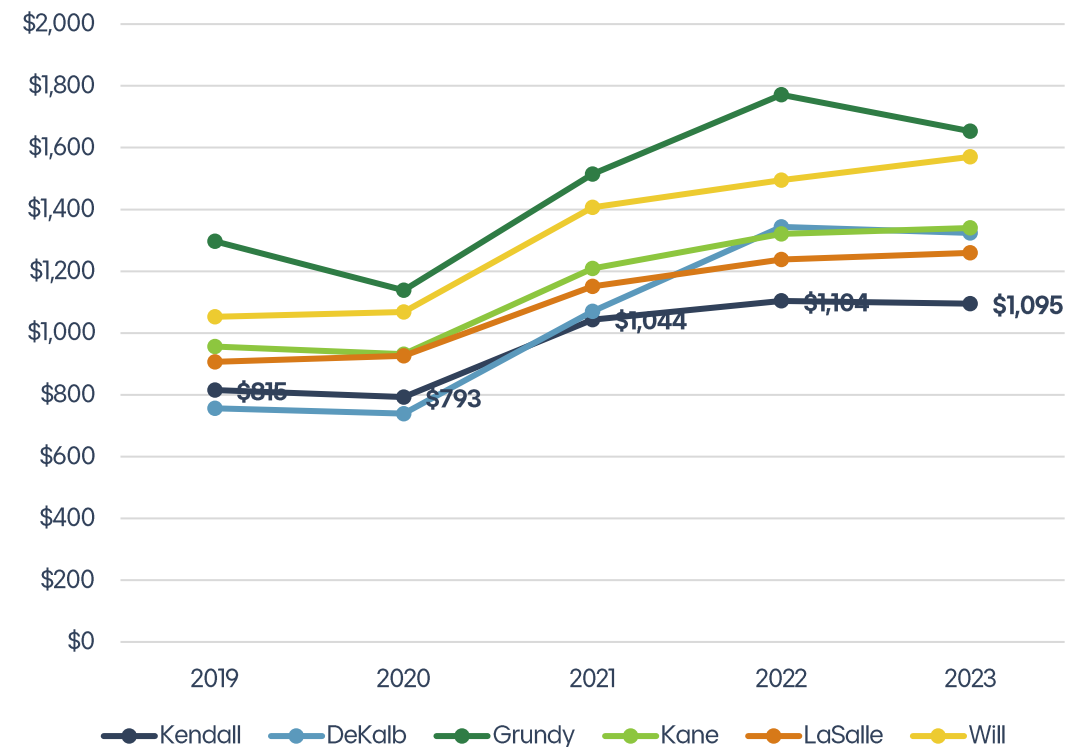
Source: Esri Business Analyst, 2024

# 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)**

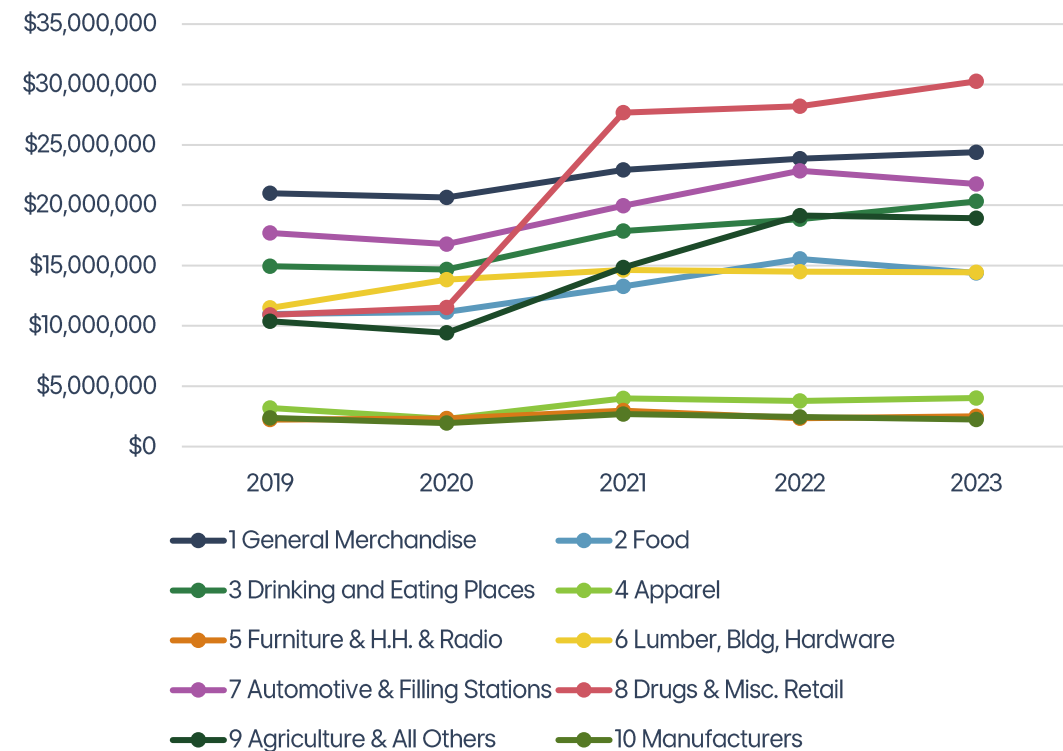


Source: Illinois Department of Revenue

# 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.

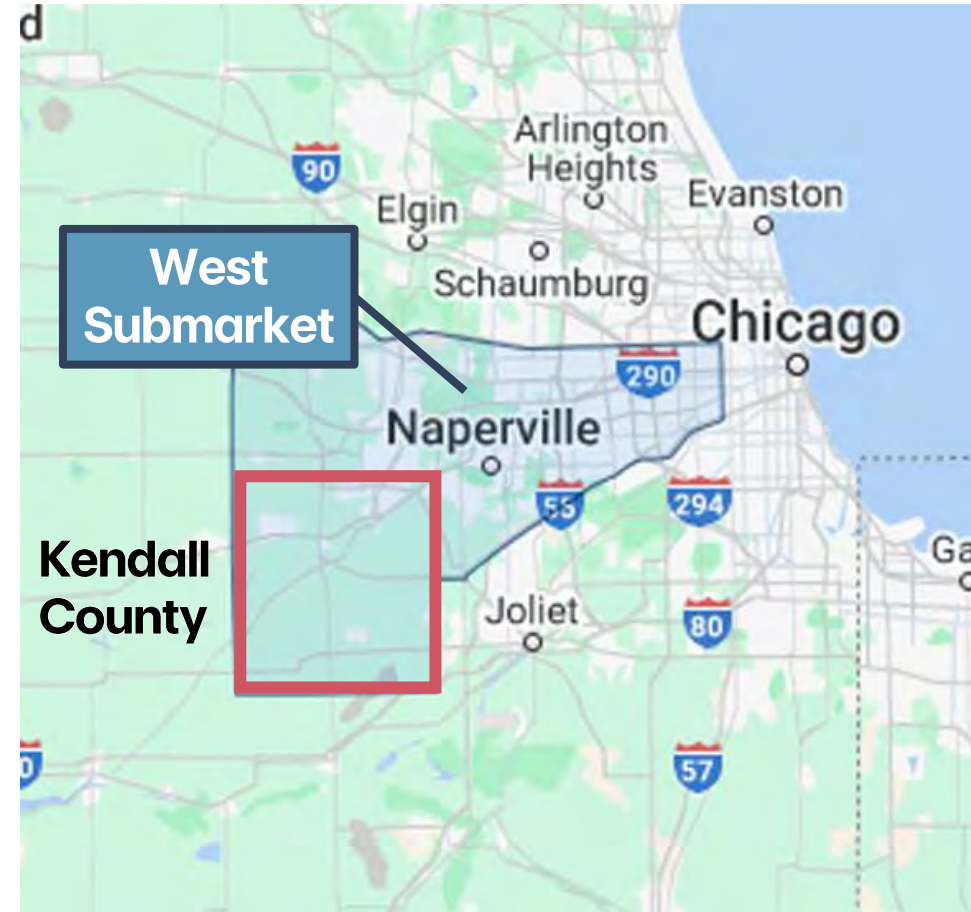
**Kendall County Sales Tax Revenue Breakdowns  
(2019-2023)**



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

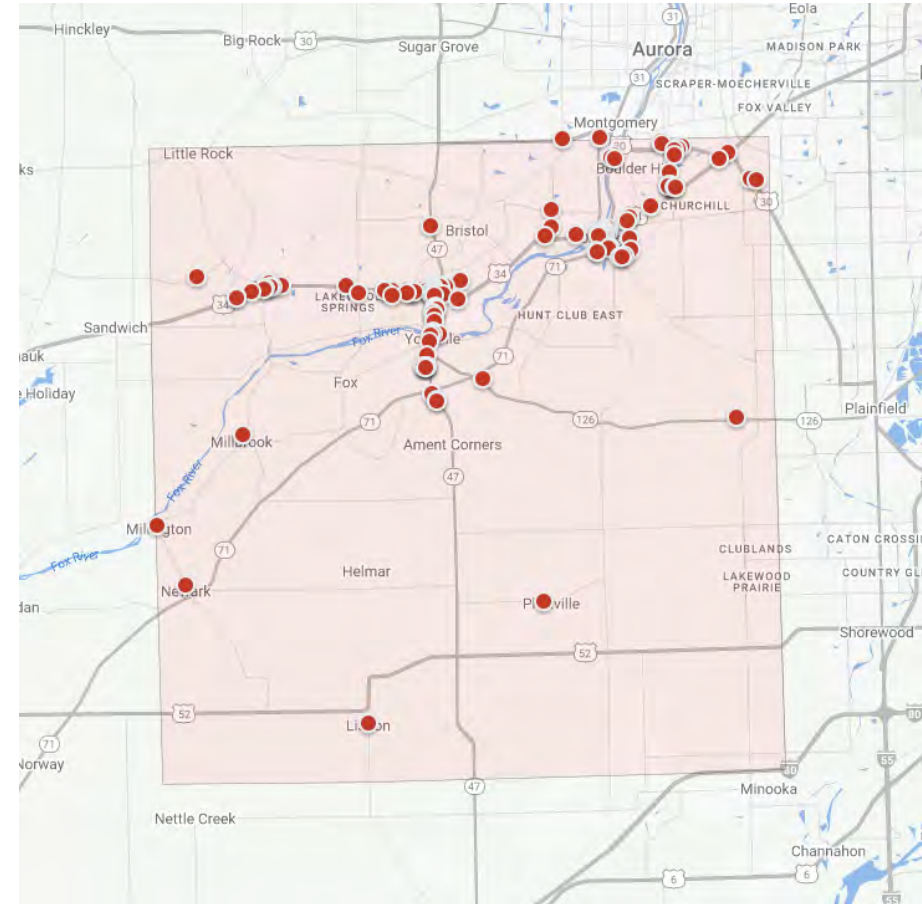


Source: Moody's Analytics, 2024

# 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.

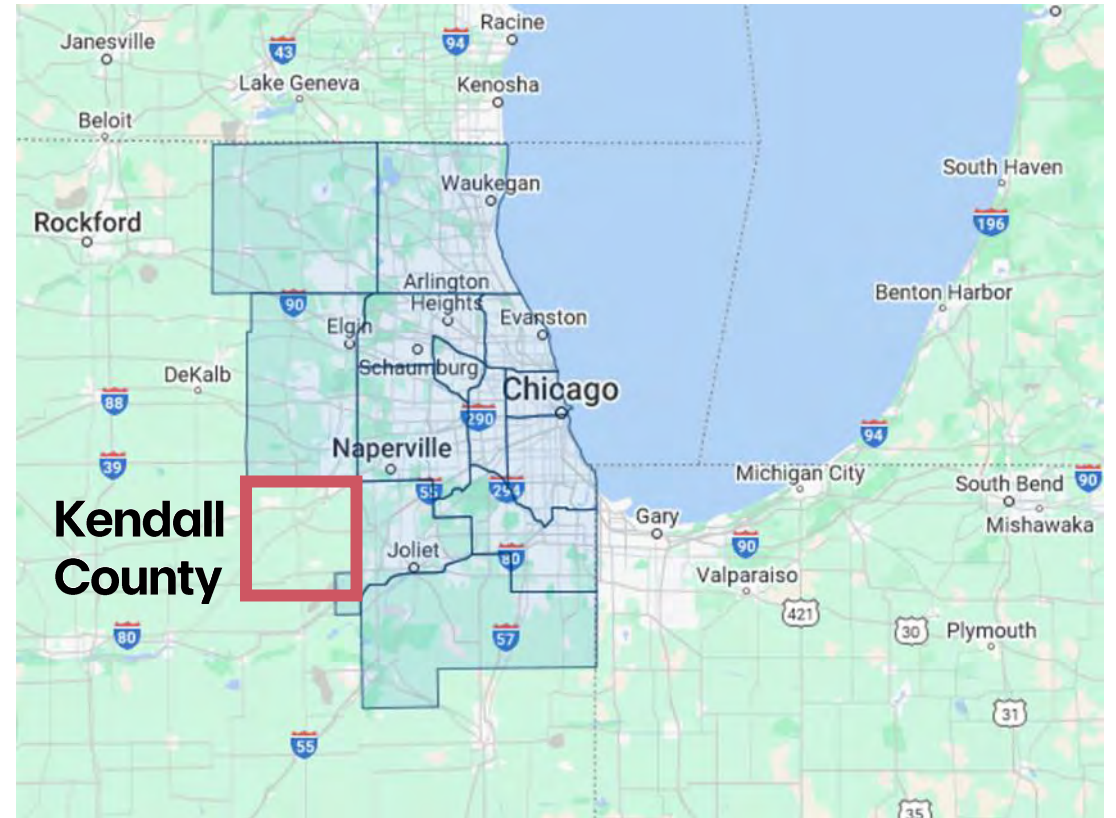
\* Because of the ongoing database project for the Chicago metro area, developed by Moody, the office inventory data may be incomplete.



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.

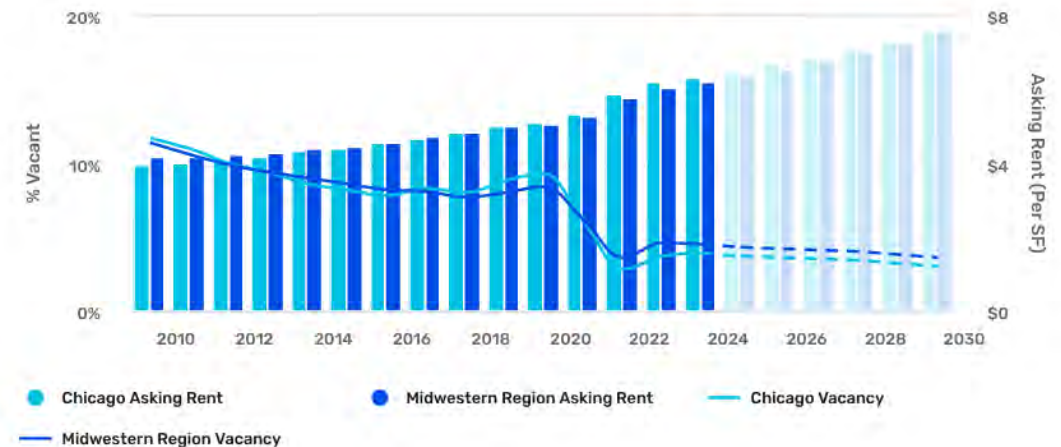




# Regional Industrial Market

- 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

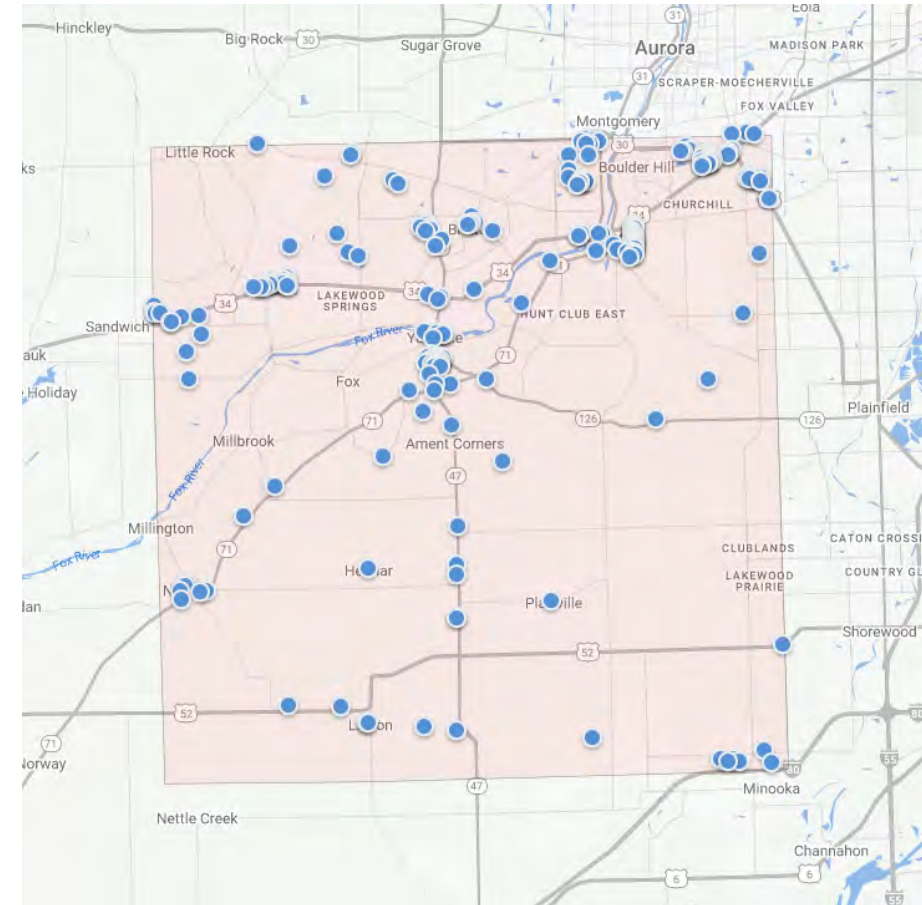


Source: Moody's Analytics, 2024

# 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.



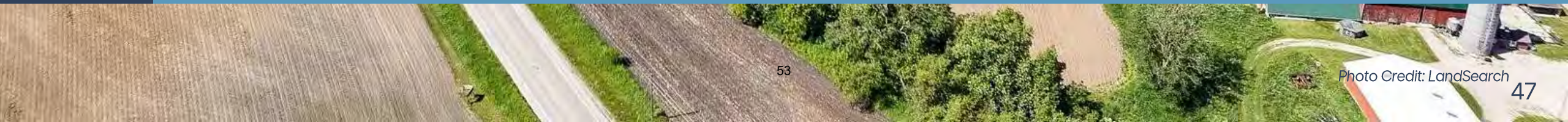
Source: Moody's Analytics, 2024





# 5

# UTILITIES & INFRASTRUCTURE





# Broadband

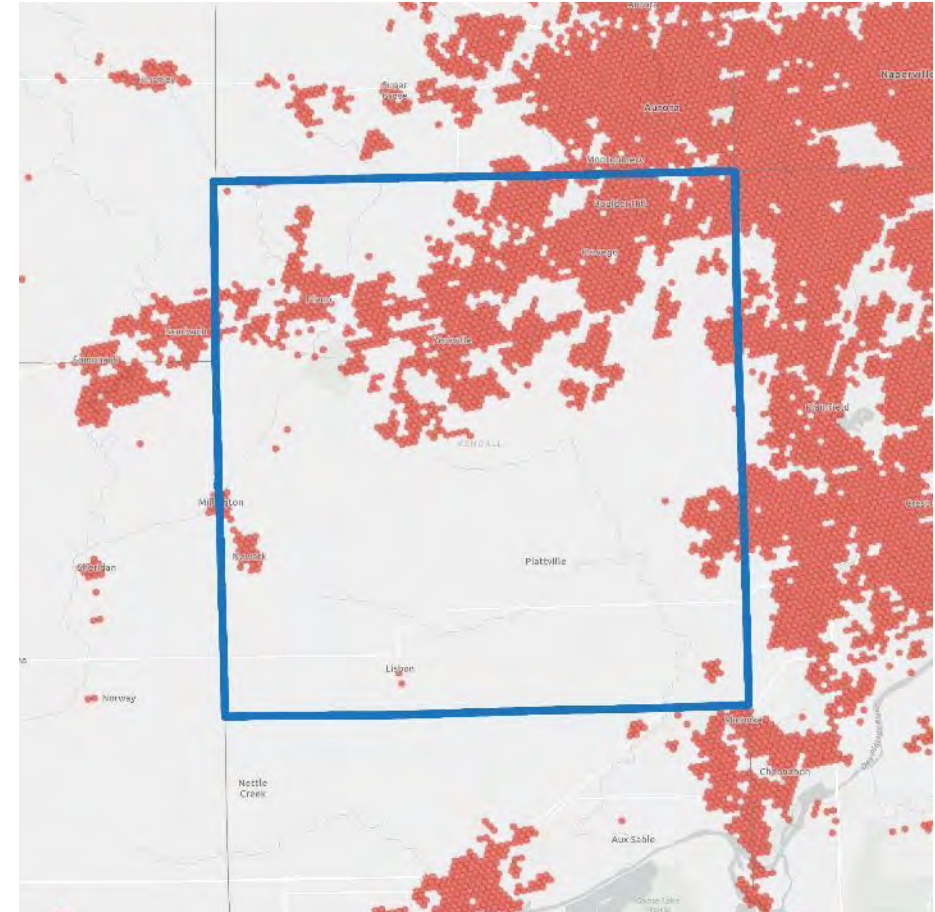
- Connect Illinois is an equity-focused broadband infrastructure program targeting areas of greatest need, particularly underserved rural areas and disadvantaged communities.
- In March 2024, Kendall County received a \$15,000,000 grant from the Illinois Office of Broadband to develop a public-private 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

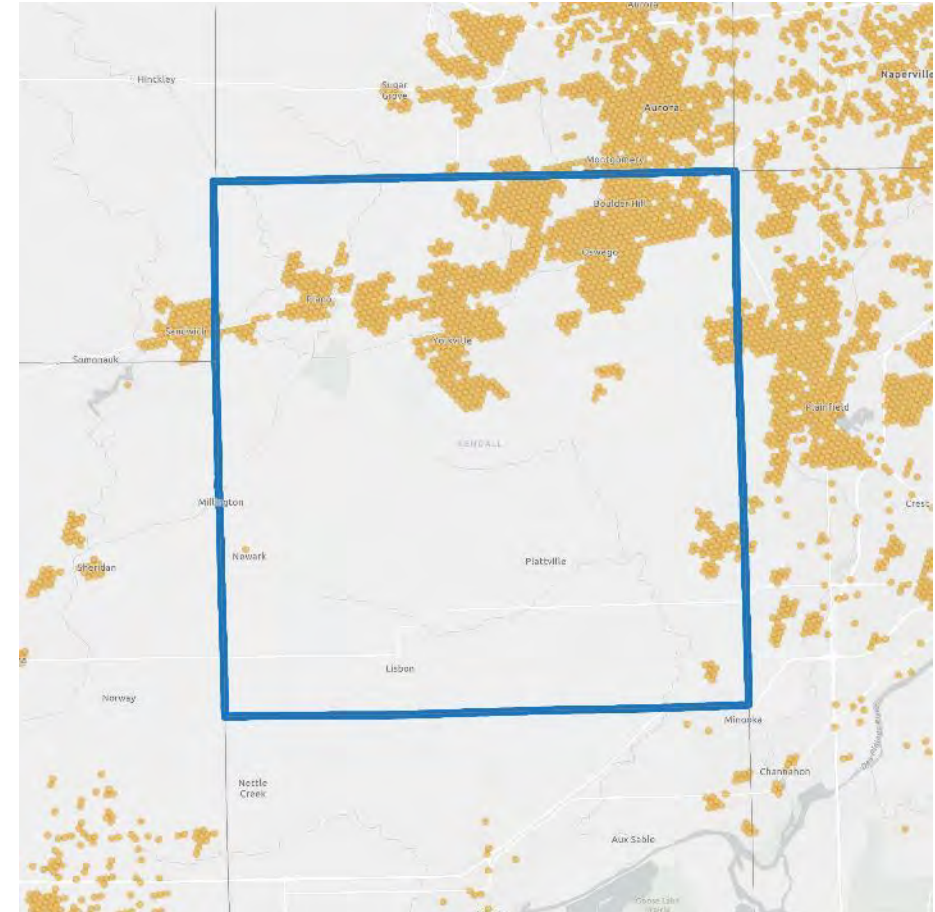


Source: IDCEO 2024

# 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



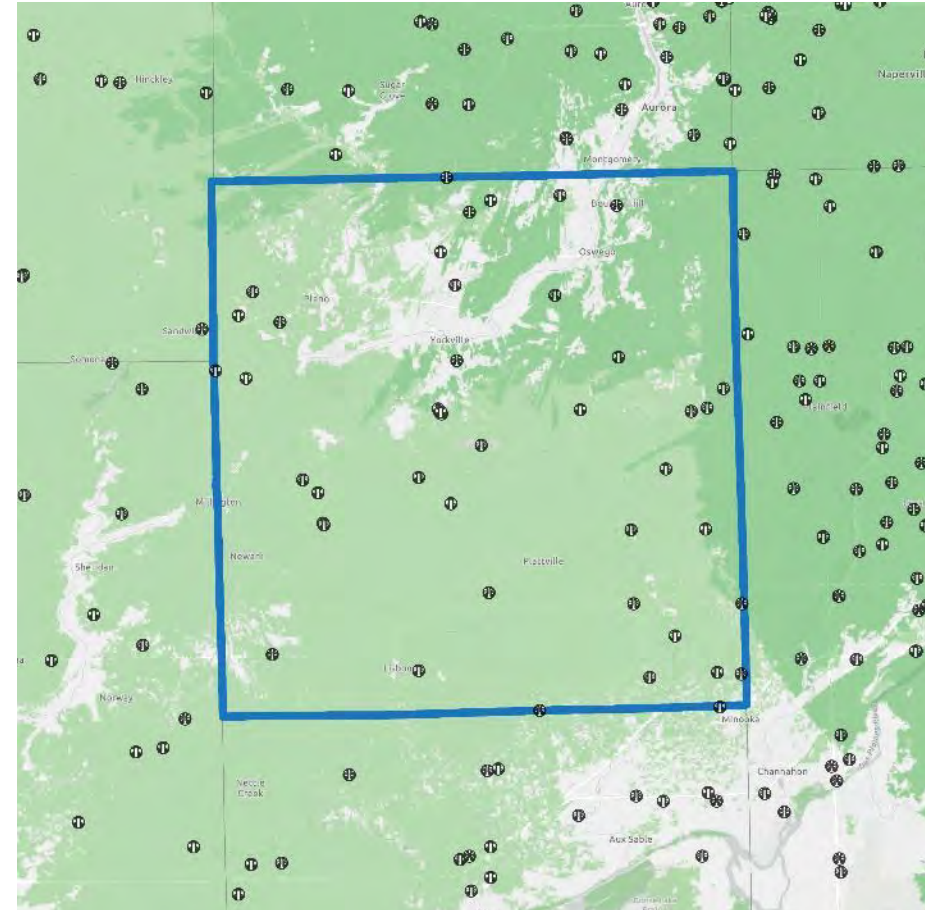
# Wireless Internet Coverage

- 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



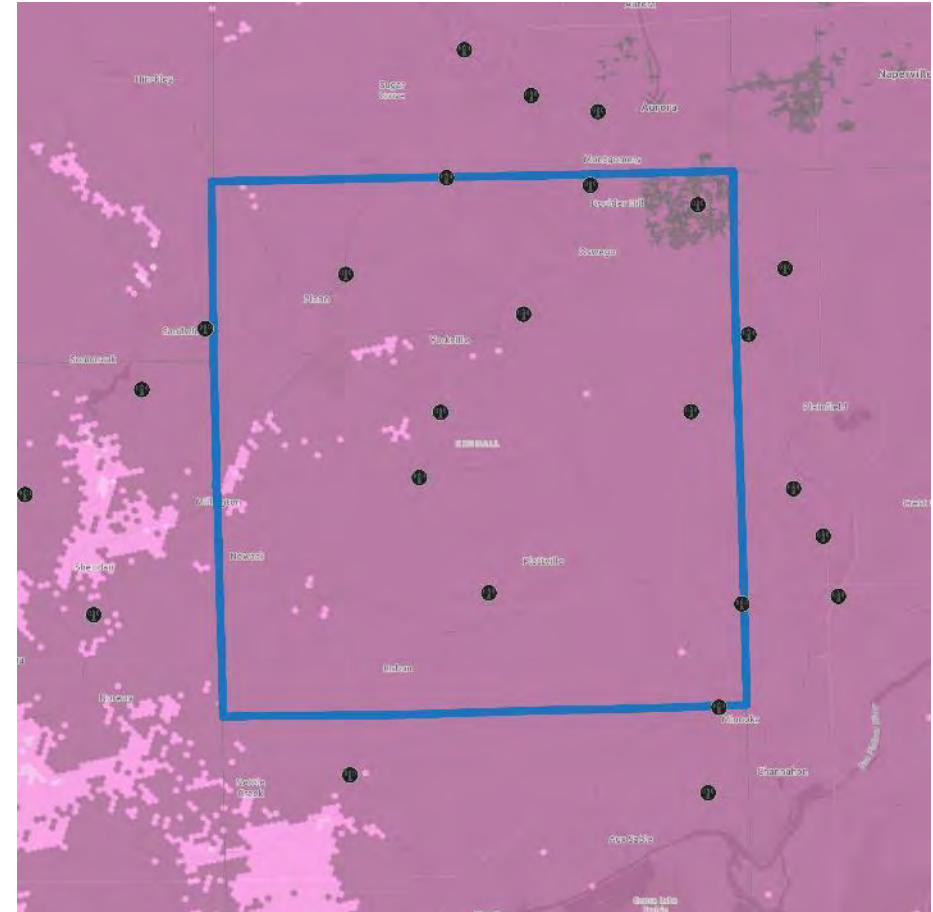
# Wireless Mobile Coverage

- 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



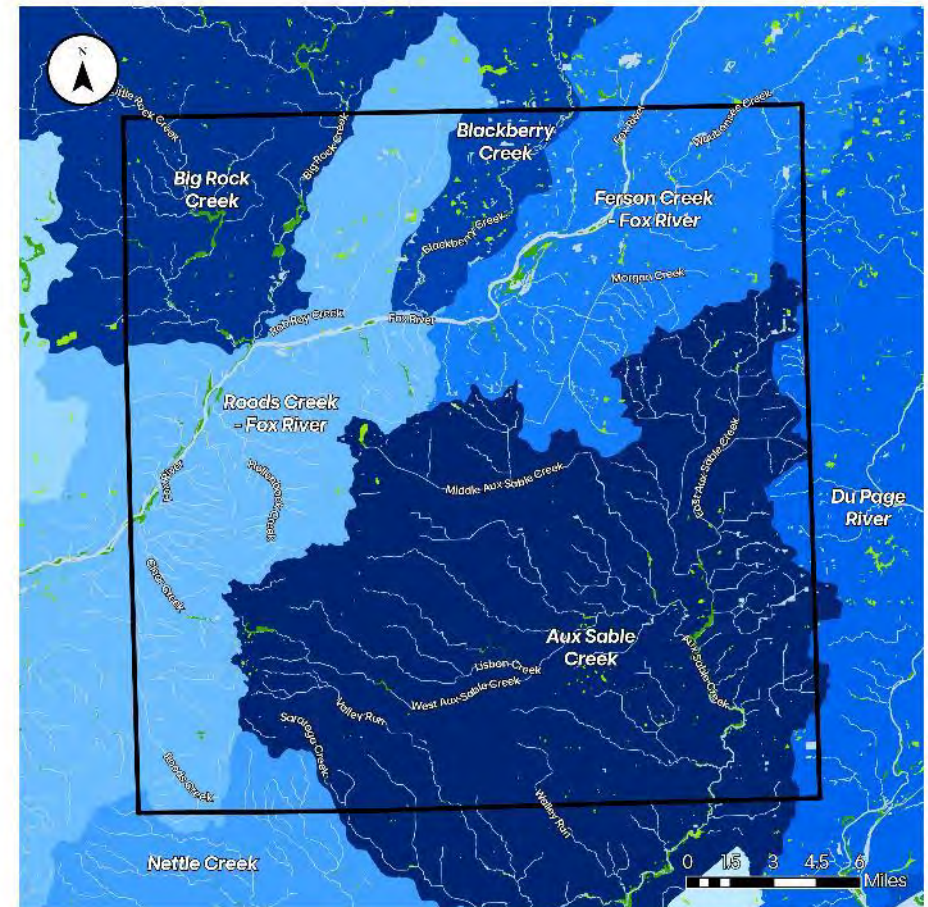


# 6 NATURAL RESOURCES



# 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
Du Page River	Waupecan Creek-Illinois River

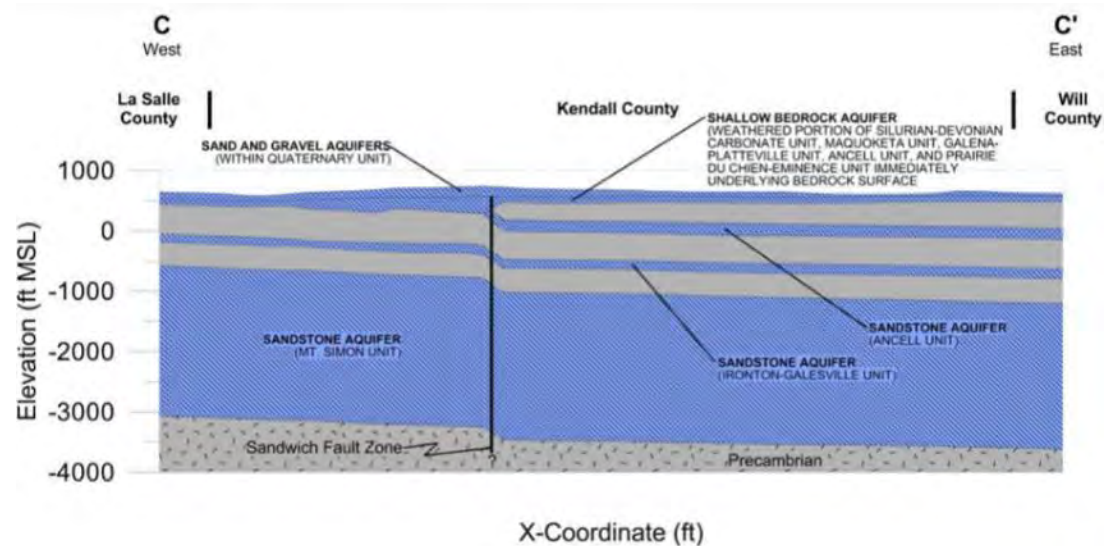
### Wetlands

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

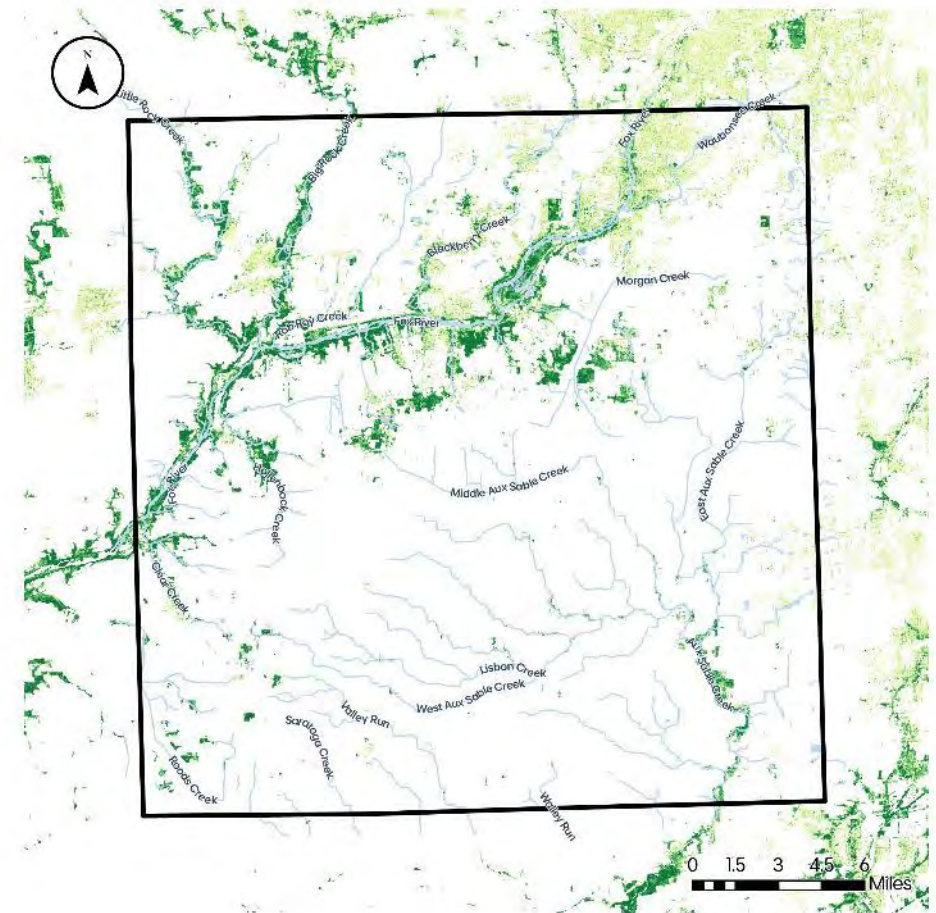


Source: Illinois State Water Survey 2013



# 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

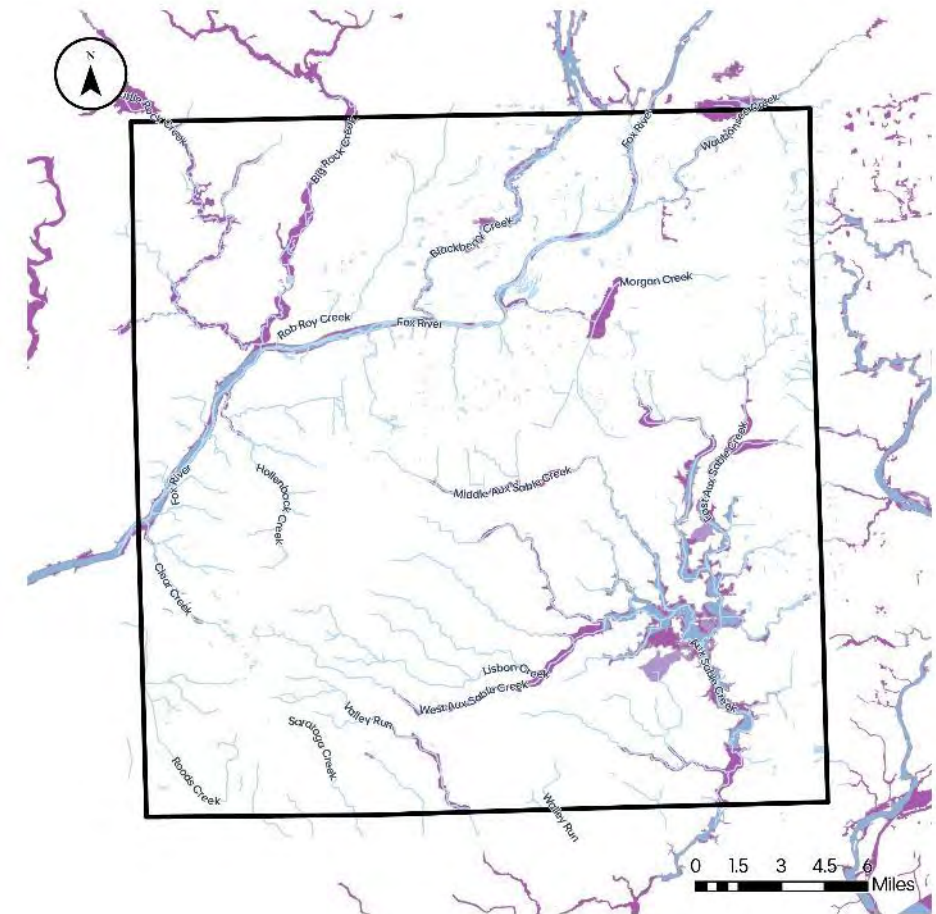
## Legend

### Tree Canopy Coverage

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> 0-1% | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue;"></span> Waterbodies                                  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc;"></span> 1-25%                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid blue;"></span> Waterways            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c6e0b4;"></span> 25-50%                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: black; border: 2px solid black;"></span> Kendall County Boundary |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8dd3c7;"></span> 50-75%                       |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4daf4a;"></span> >75%                         |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: gray;"></span> 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

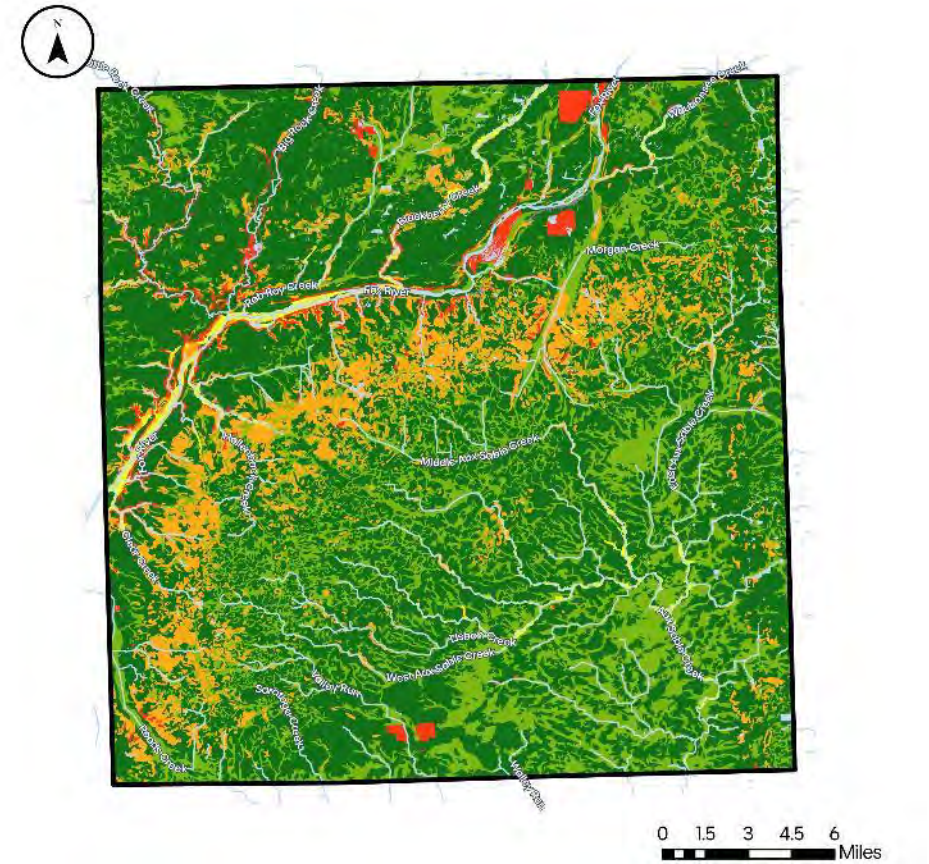
- This slide is in progress.



# 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

65



Source: USDA 2024

## Legend

### Farmland Classification

- 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

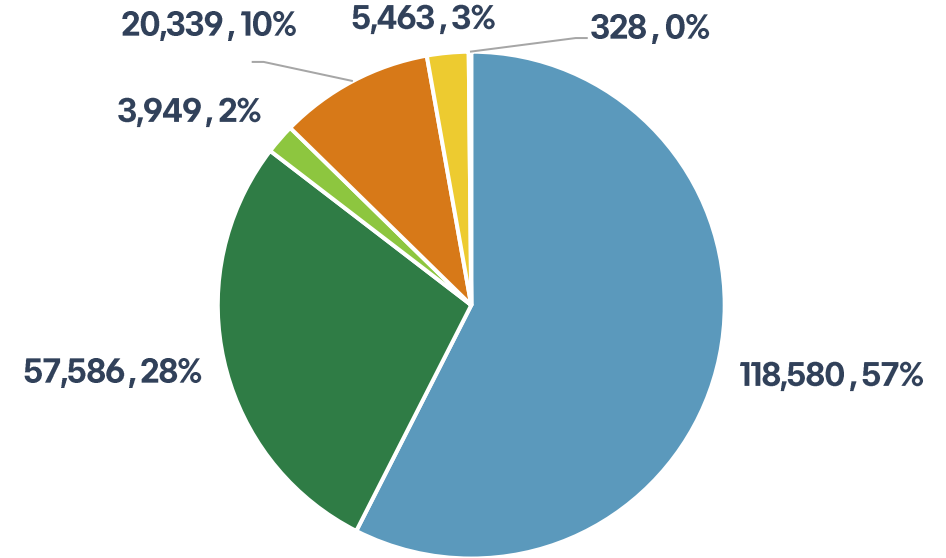
- Waterbodies
- Waterways
- Kendall County Boundary



# 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



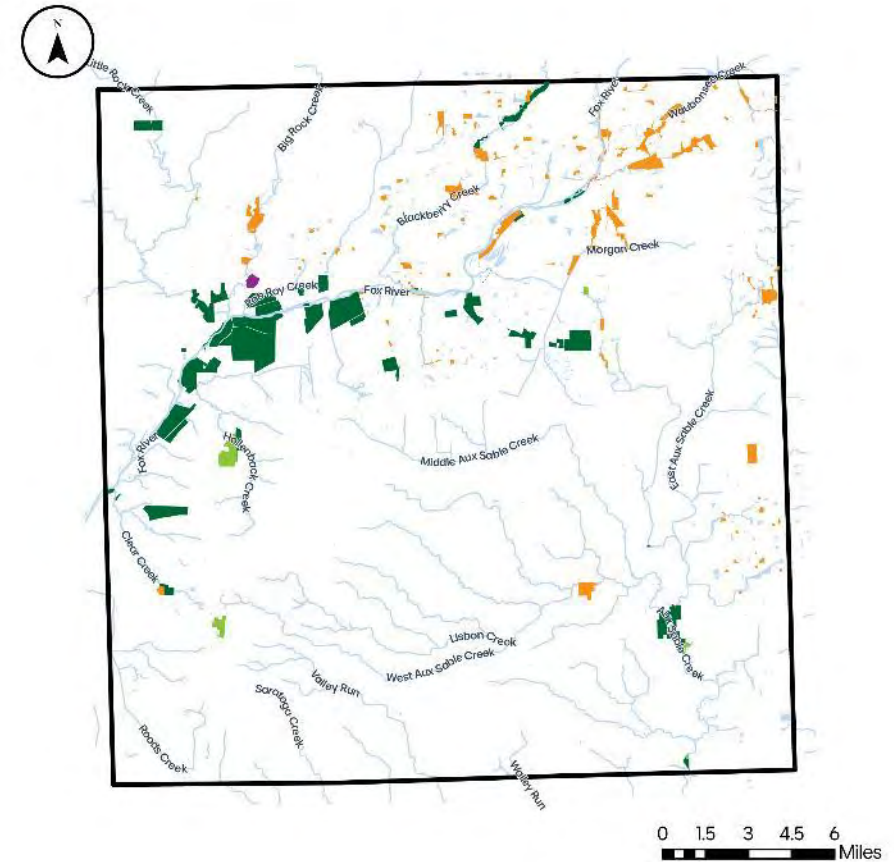
Source: USDA 2024

- 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.

67



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.

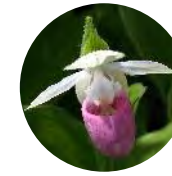
## Endangered



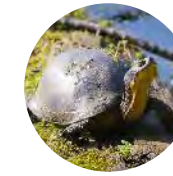
False Bugbane



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



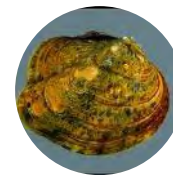
White Bergamot



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

# 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](https://www.visionkendall.org)



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

*Ellis House and Equestrian Center  
13986 McKanna Road  
Minooka, Illinois 60447*

**Approved Meeting Minutes of May 27, 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 6:34 p.m.

**KCRPC Roll Call**

Members Present: Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Keith Landovitz (Chairman), and Seth Wormley (Arrived at 6:36 p.m.)

Members Absent: Dave Hamman, Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, and Claire Wilson

**Comprehensive Land Plan and Ordinance Committee Roll Call**

Members Present: Keith Landovitz, Randy Mohr, Jeff Wehrli, and Seth Wormley (Arrived at 6:36 p.m.)

Members Absent: Scott Gengler, Dave Hamman, Matt Kellogg, Alyse Olson, and Matthew Prochaska

Attendees: Ray Heitner, Joan Soltwisch, Ron Miller, Kerri Horton, Anne Vickery, Brad Chamberlin, Sharleen Smith, Matt Anzelc, 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.

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.

The gathering adjourned at 7:25 p.m.

Respectfully Submitted by,  
Matthew H. Asselmeier  
Director

Enc.



5/27

# SIGN-IN SHEET

visionkendall.org

NAME	EMAIL	SUBSCRIBE FOR EMAIL UPDATES		
		SIGN ME UP!	ALREADY SIGNED UP	NO THANKS
THOMAS CASBY		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ray Heitner		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEFF WEHRU		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BILL ASUTOW		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eric Bernacki		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joan Soltwisch		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jon Mully		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karen Horton		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jane Vickery		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Chamberlin		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHARLEEN SMITH		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matt Anzic		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Randy Moore		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seth Wormley		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mike Hoffman & Yvonne Dineen - Toskani



**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
Keith Landoritz		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy C. Math		<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 Stunne		<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**

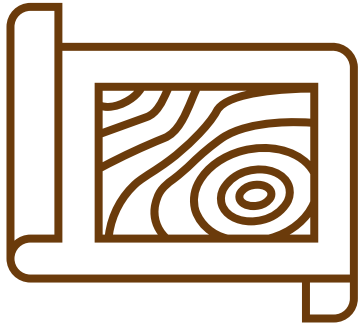
78



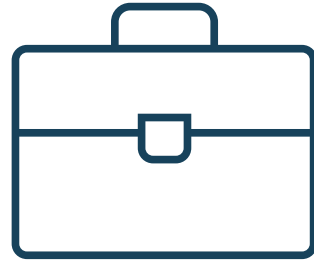
# Workshop #2

Kendall Township – June 4, 2025

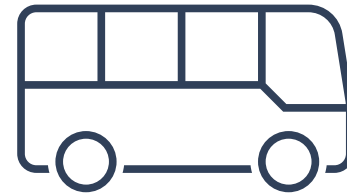
# What is a Comprehensive Plan?



Land Use



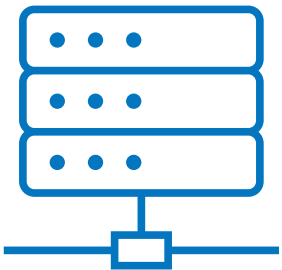
Economic  
Development



Transportation



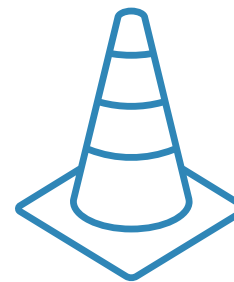
Community  
Character



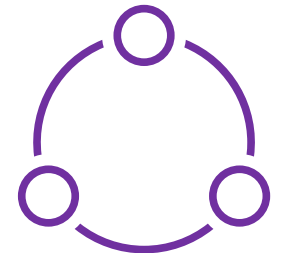
Community Facilities  
& Services



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)

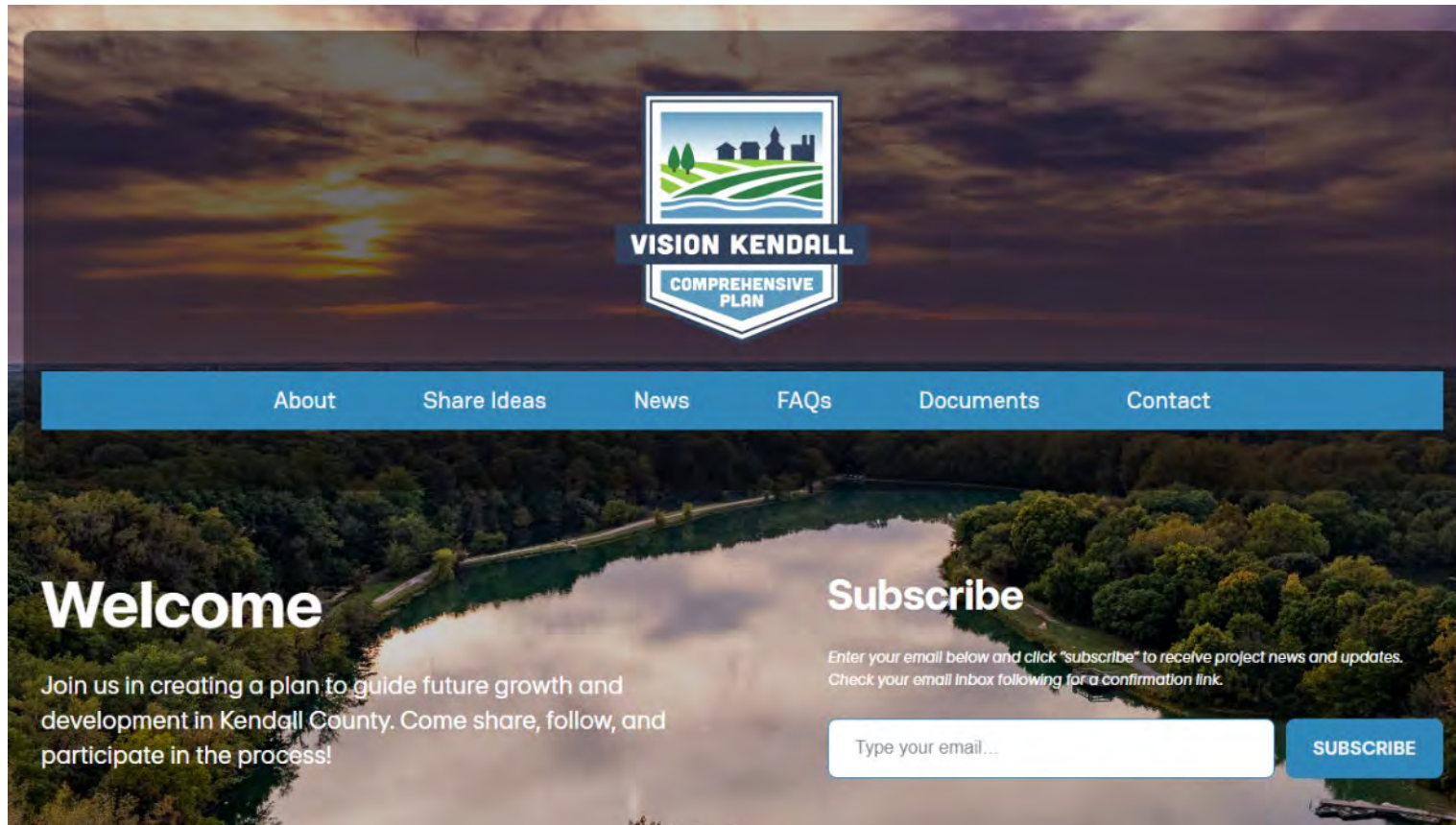
**Meets the 4<sup>th</sup> Wednesday of the  
Month – check agenda at  
<https://www.kendallcountyl.gov>**

# Completed To-Date

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



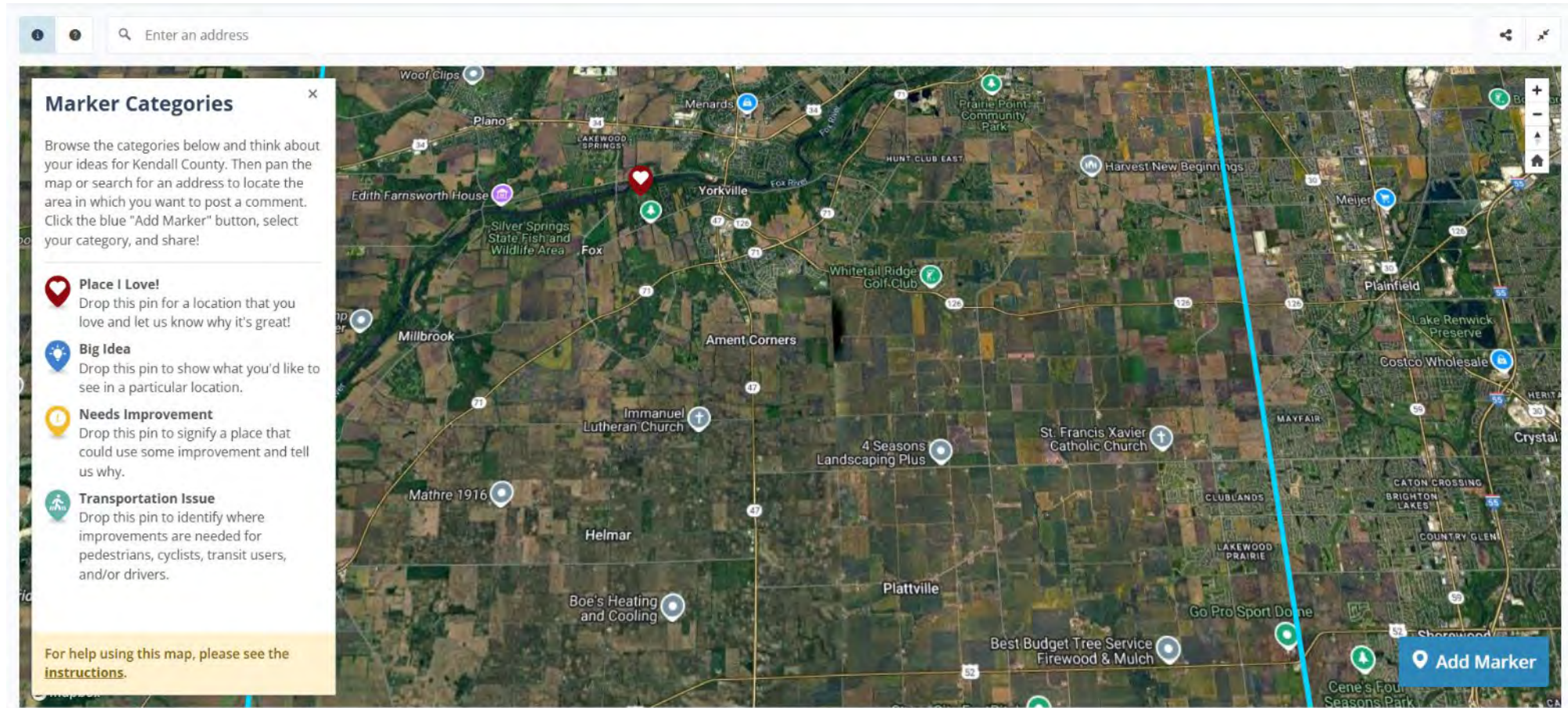
# Project Website: visionkendall.org



- 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

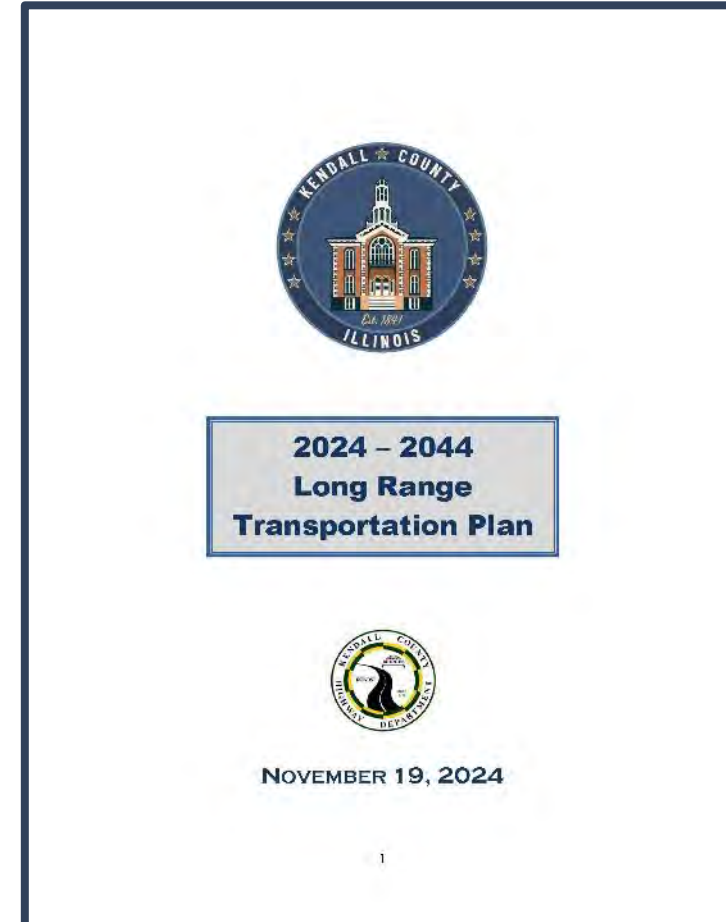




# Past Planning Efforts

## Long-Range Transportation Plan (2024-2044)

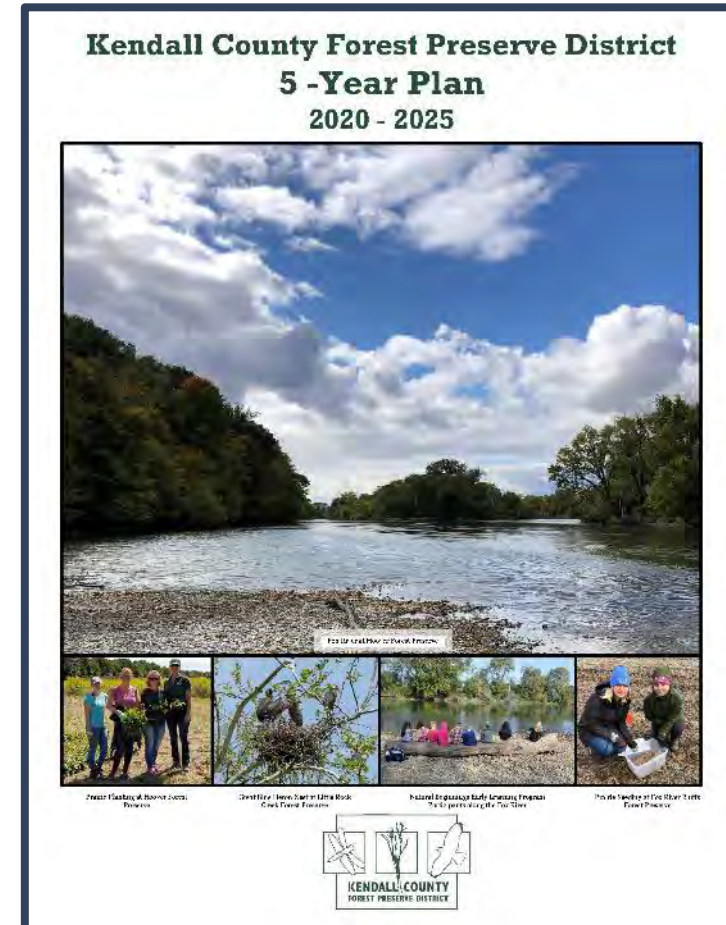
- Adopted in 2024 and focuses on road improvements and funding.
- Identifies specific highway and bridge projects and costs of improvements and maintenance for the County Highway System for the next 20 years.
- Analyzes the County's financial capability and capacity to support the identified projects.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

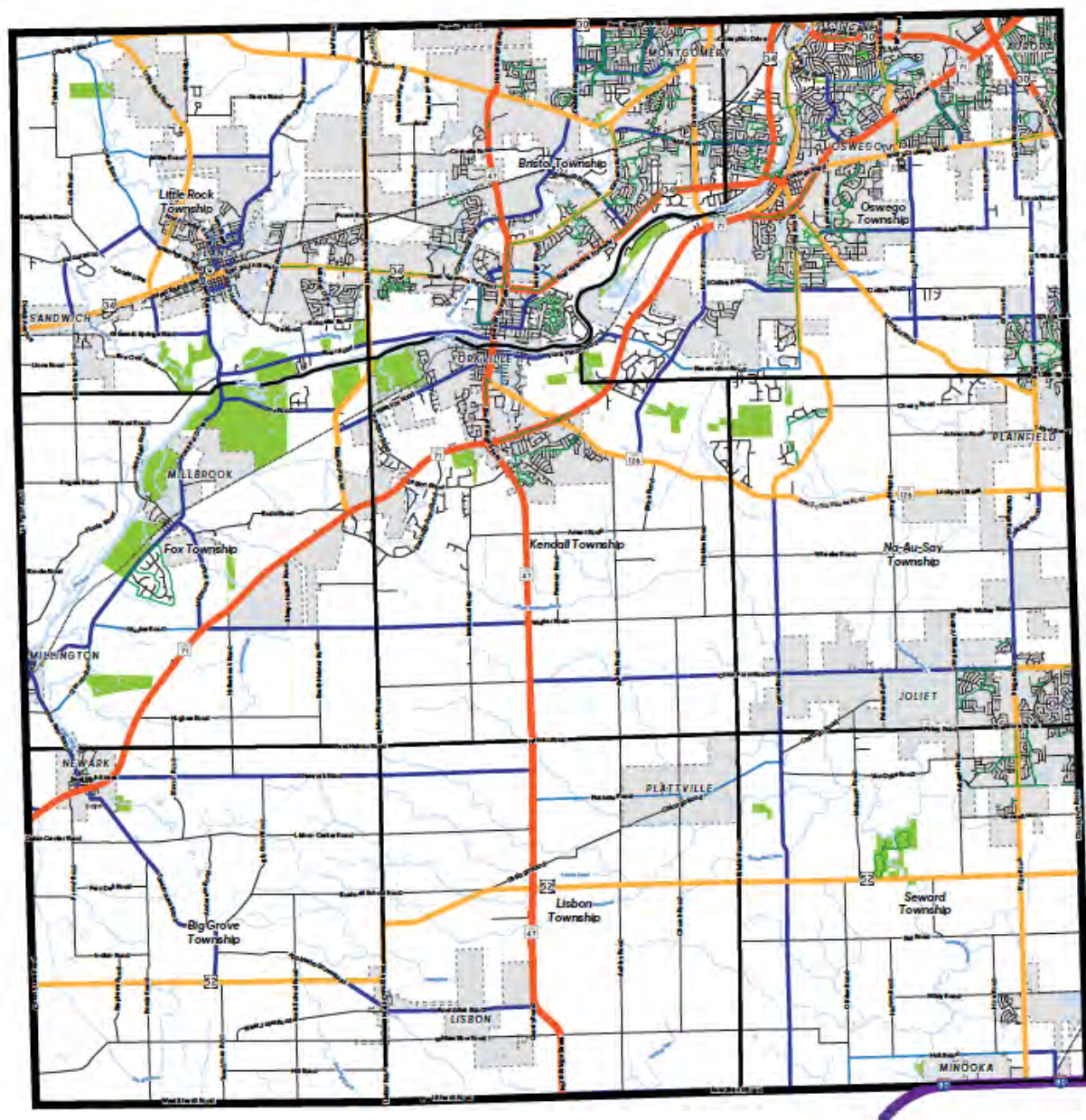
- Highway
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Multi-use Paths

### Boundaries

- County
- Township
- Municipal

### Other

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







## 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

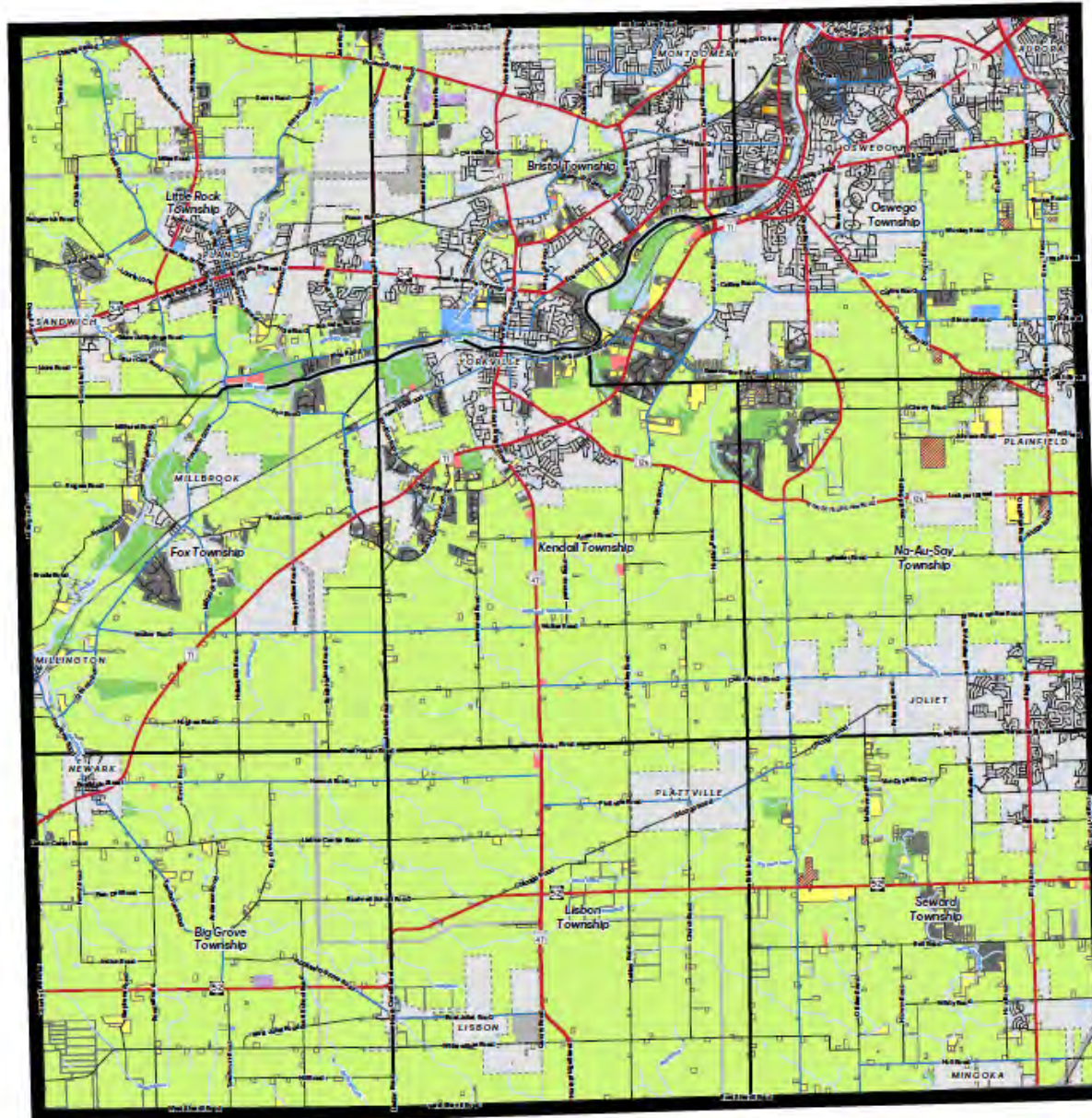
### Other

- Water
- Railroads

0 1 2 3 4 Miles



5/21/2025

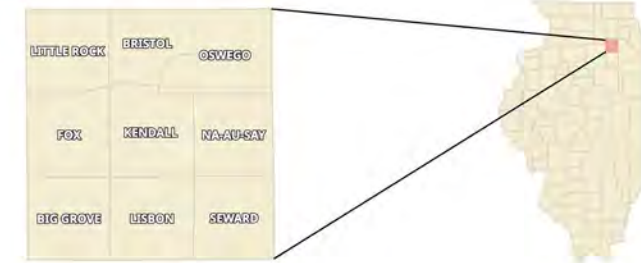




# FUTURE LAND USE KENDALL COUNTY

## Land Resource Management Plan

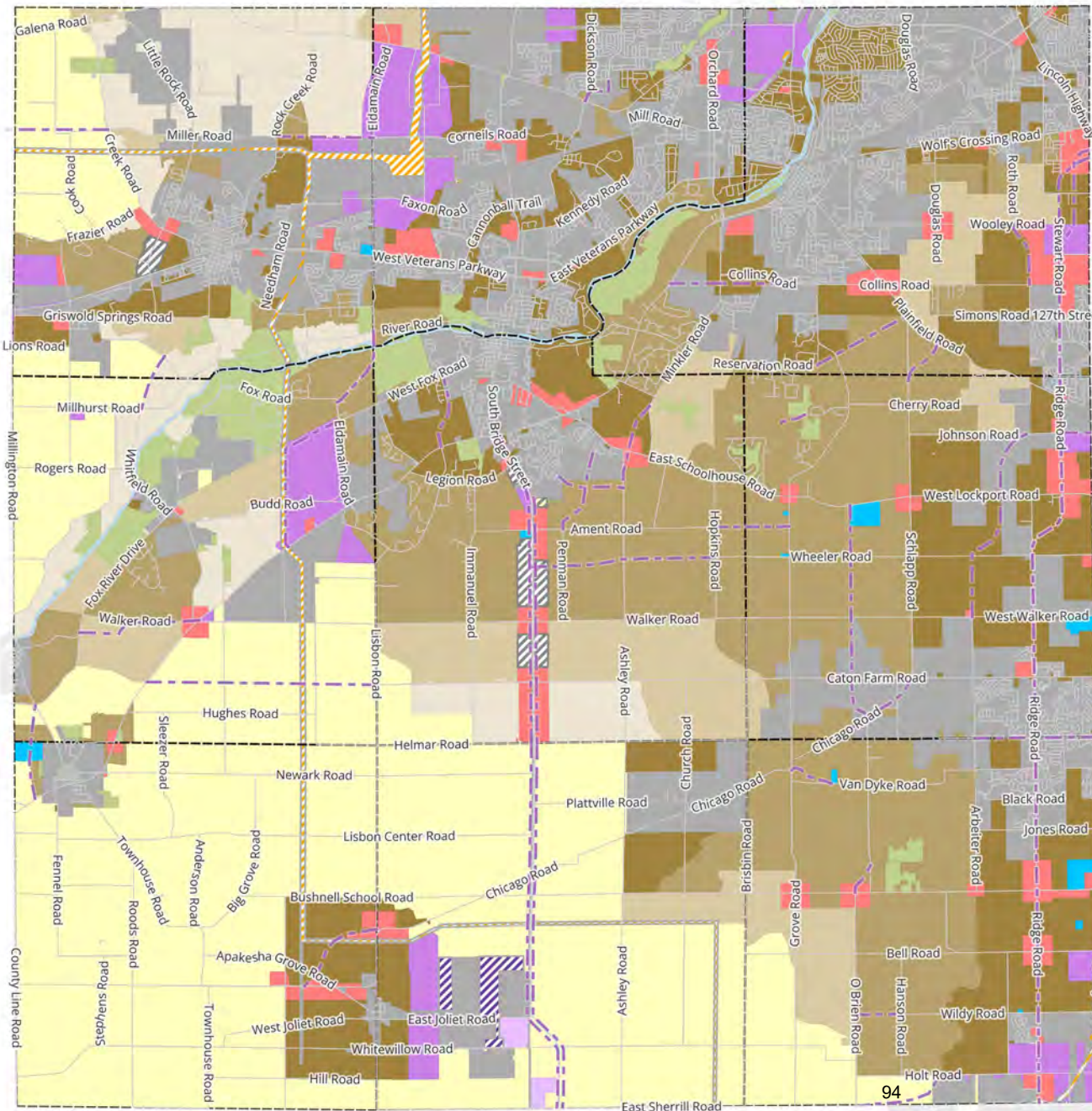
- Proposed Roadway Improvements
- Townships
- LRMP Management Areas**
  - Urbanized Communities
  - Suburban Residential
  - Rural Residential
  - Rural Estate Residential
  - Countryside Residential
  - Hamlet
  - Rural Community
  - Commercial
- Public / Institutional
- Open Space
- Natural Resource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



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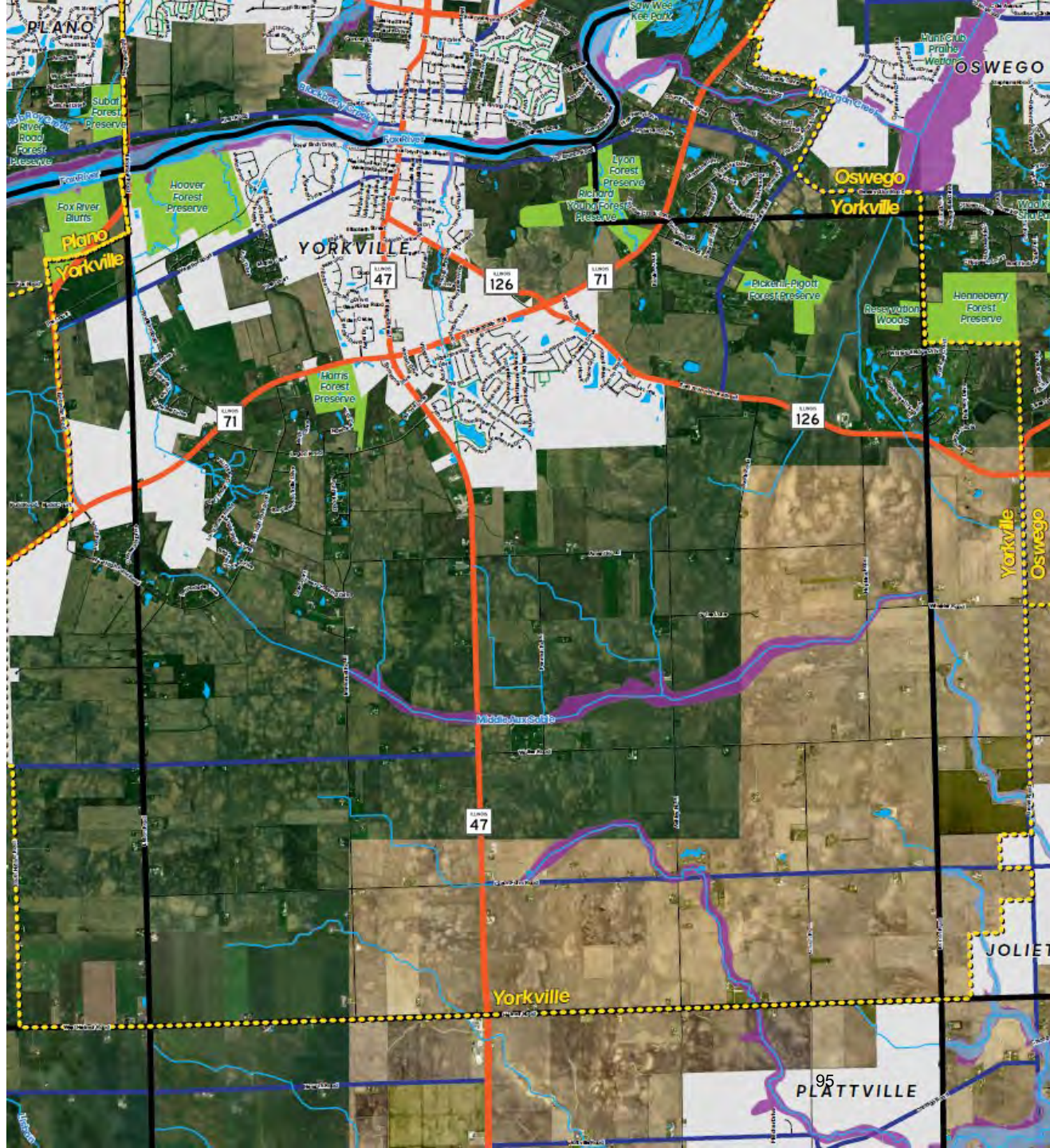


Kendall County GIS  
111 W Fox St  
Yorkville, IL 60560  
630.553.4212



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

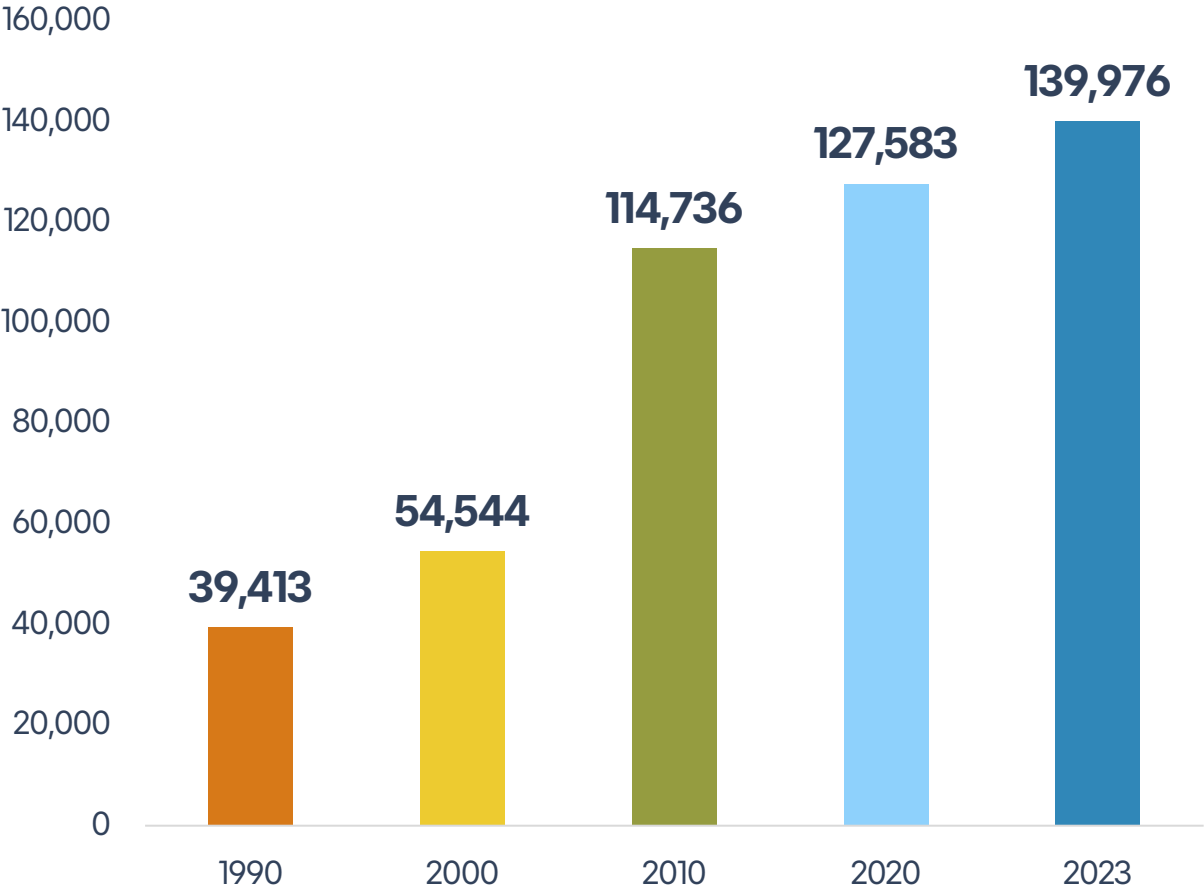
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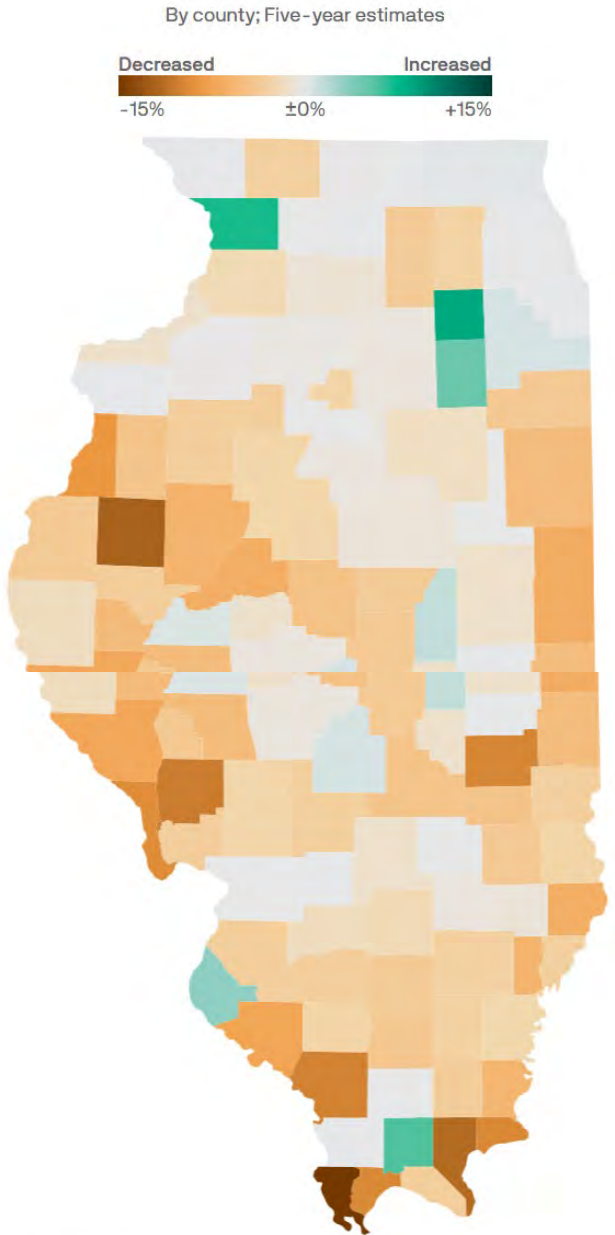
5/27/2025



# County Population Trends (1990-2023)



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

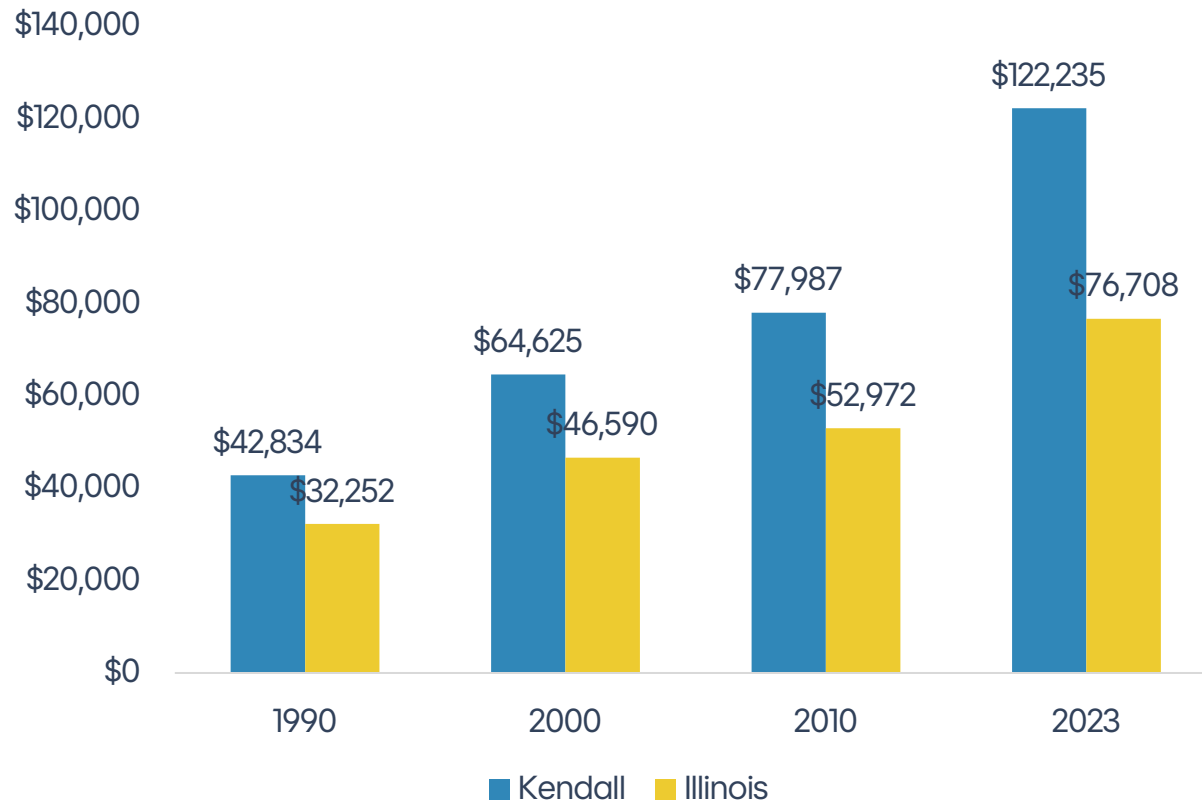


Data: [U.S. Census Bureau](#); Map: Axios Visuals



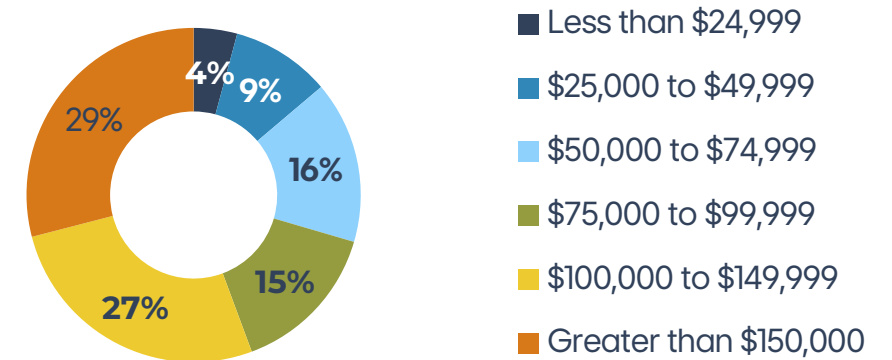
# Income

## 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.

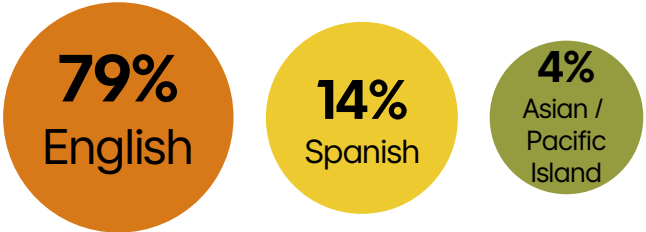
# Race & Ethnicity

	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.

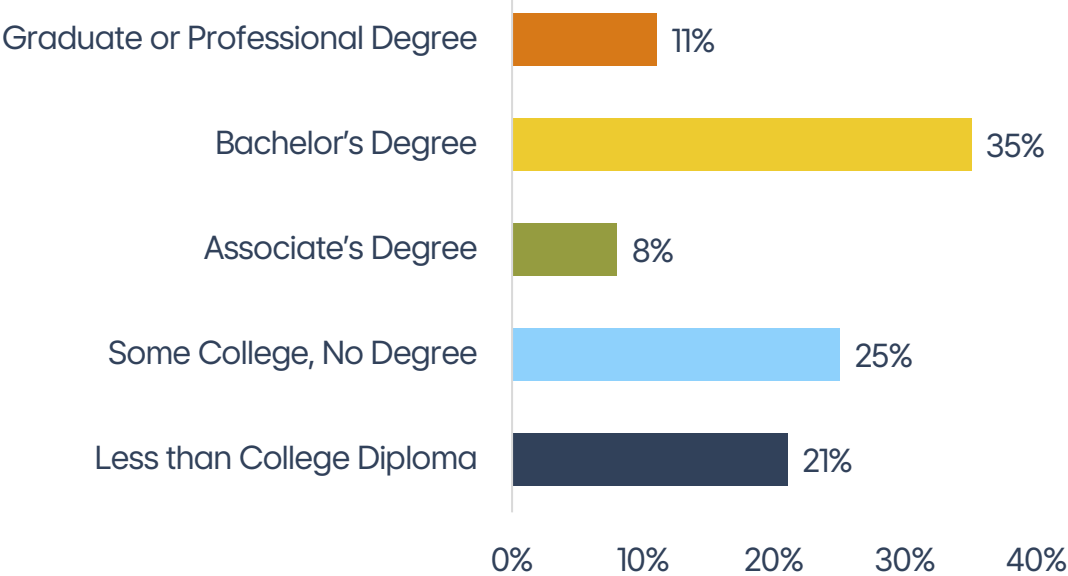
## Language Spoken at Home (2023)



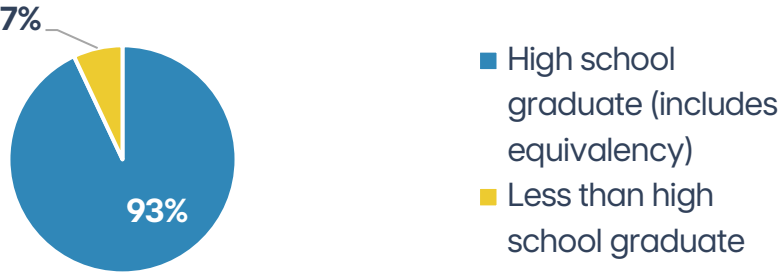
Source: 2023 American Community Survey 1-Year Estimates

# 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



## 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 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.

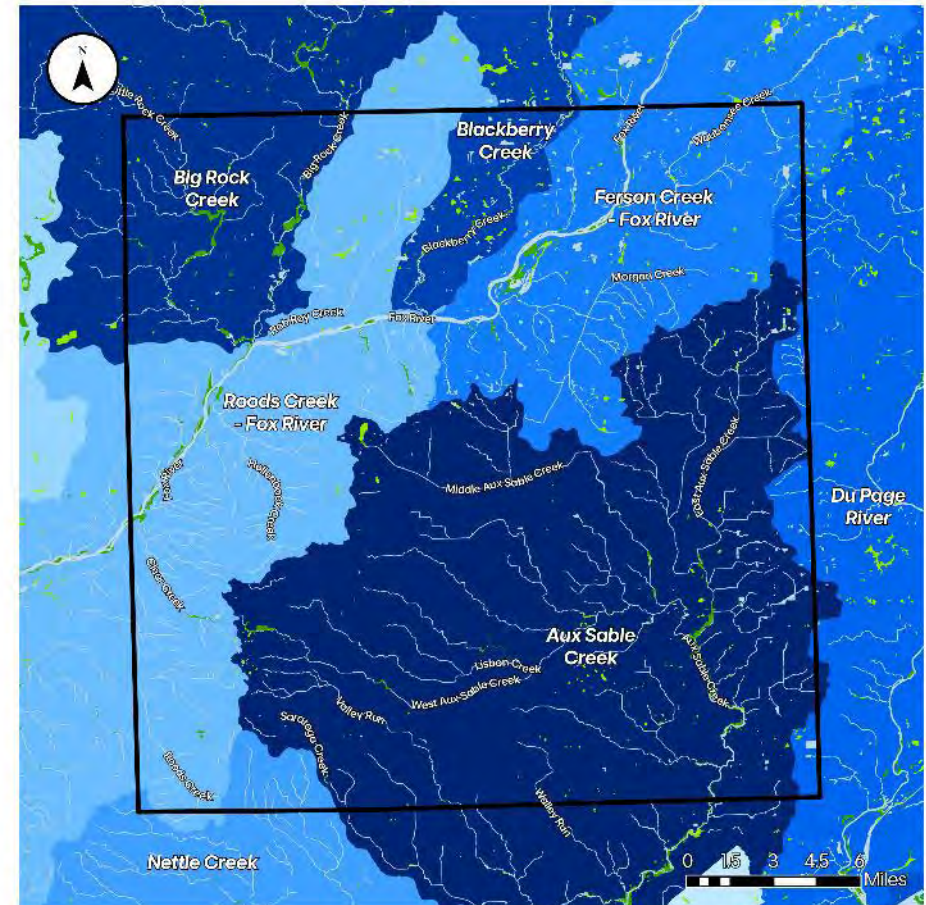
	Homeowners	Renters
Median Household Income	\$119,427	\$72,955
Mortgage Status	67%	n/a
Median Home Value	\$326,700	n/a
Median Rent Cost	n/a	\$1,714
Median Monthly Housing Costs	\$1,919	\$1,714
Median Monthly Costs as a Percentage of Household Income	20%	30%
% Paying > 30% of income	26%	46%

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.

102



Source: USGS 2023

## Legend

É í Î Ñ Ò Ó Ô Õ Ö × Ø Ù Ú Û Ü Ý Þ à á â ã

- 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

É Ë Ì Í Î Ï Ñ Ò Ó Ô Õ Ö × Ø Ù Ú Û Ü Ý Þ à á â ã

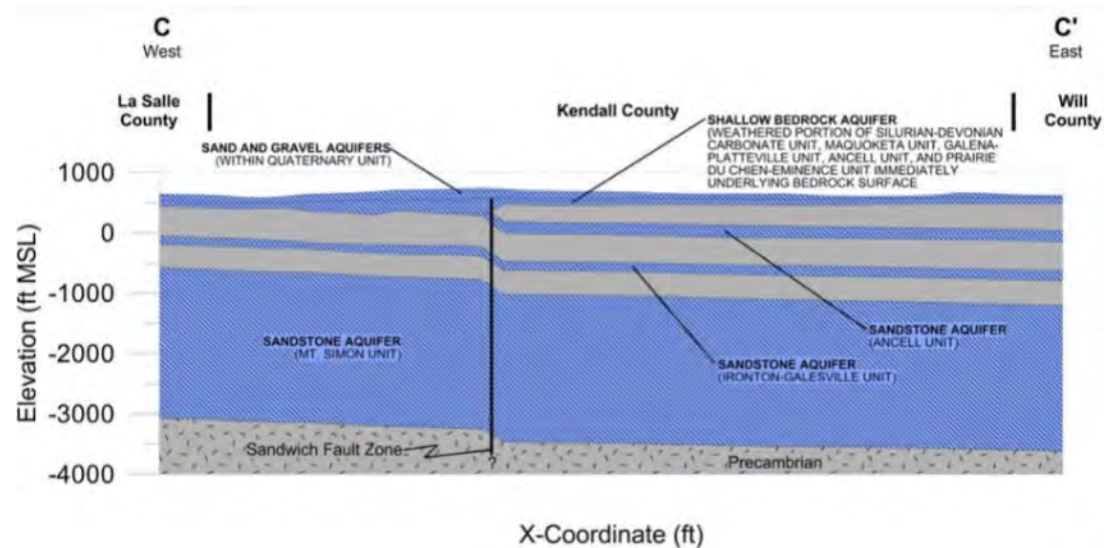
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Waterbodies
- Waterways
- Kendall County Boundary



# 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

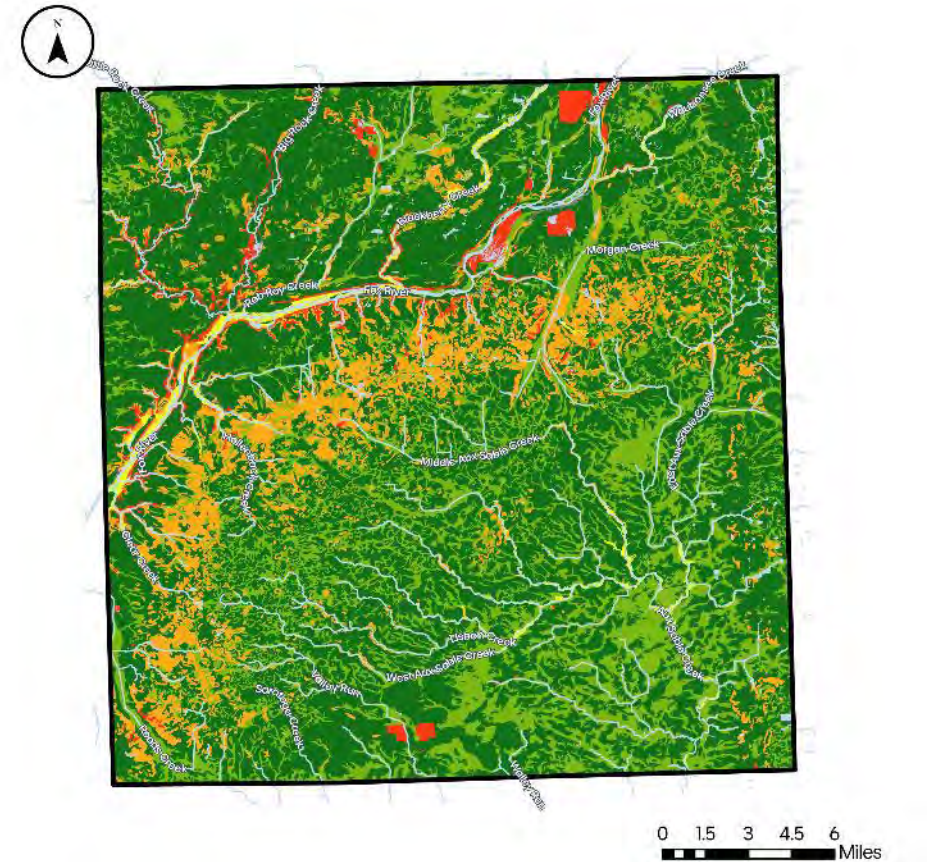


Source: Illinois State Water Survey 2013

# 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

104



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.

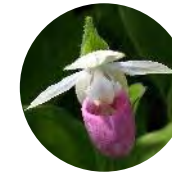
## Endangered



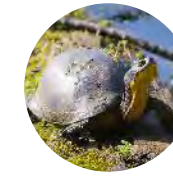
False Bugbane



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



105 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](http://www.visionkendall.org)**



# Thank You

Learn more at [visionkendall.org](https://visionkendall.org)

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

*Charles B. Phillips Public Library  
6 N. Jackson Street  
Newark, Illinois 60541*

**Approved Meeting Minutes of June 17, 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: Dave Hamman, Keith Landovitz (Chairman), and Karin McCarthy-Lange (Secretary) (Arrived at 6:38 p.m.)

Members Absent: Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

**Comprehensive Land Plan and Ordinance Committee Roll Call**

Members Present: Dave Hamman, Keith Landovitz, Randy Mohr, and Alyse Olson

Members Absent: Bill Ashton, Scott Gengler, Matt Kellogg, Matthew Prochaska, Jeff Wehrli, and Seth Wormley

Attendees: Carol Fruland, Luna Sparaggon, Carol Johnson, Charlene Sligting, Demetra Turman, Delene Drew, John Kellogg, Gary Fruland, Donald Nelson, Marilyn Thompson, Dick Thompson, Lynette Heiden, Cliff Fox, Rick Kuhn, Jim Davis, Loretta Tadlock, Jack Olson, Lily Smogor, 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.

Member McCarthy-Lange arrived at this time (6:38 p.m.).

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



Discussion occurred regarding municipal annexations and working with municipalities on this project.

Discussion occurred regarding the six (6) museums in and near Kendall County.

Discussion occurred regarding the forty (40) acre rule.

Discussion occurred regarding the expectations of the level of government services from new residents.

Discussion occurred regarding the impact of agricultural uses on the aquifer.

Requests were made for paper copies of the survey.

Discussion occurred regarding the placement of commercial solar and wind facilities.

Discussion occurred regarding Newark's infrastructure.

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.

The gathering adjourned at 8:05 p.m.

Respectfully Submitted by,  
Matthew H. Asselmeier  
Director

Enc.



6/17

# SIGN-IN SHEET

visionkendall.org

NAME

Carol Fruland  
Lynne Spraggon  
Carol John  
Charlene Sligting  
Demetra Turner  
Delene Drew  
Mutt Asselager  
John Kellogg  
GARY FRULAND  
Darald Nelson  
Maureen Thompson  
Carol Thompson  
RANDY MOHR  
Alyse Olson  
Lynette Heiden

## SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!      ALREADY SIGNED UP      NO THANKS

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# SIGN-IN SHEET

**visionkendall.org**

[illegible]



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

*Oswego Township Building  
99 Boulder Hill Pass  
Montgomery, Illinois 60538*

**Unapproved Meeting Minutes of July 14, 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 6:32 p.m.

**KCRPC Roll Call**

Members Present: Keith Landovitz (Chairman)

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

**Comprehensive Land Plan and Ordinance Committee Roll Call**

Members Present: Keith Landovitz and Jeff Wehrli

Members Absent: Bill Ashton, Scott Gengler, Dave Hamman, Matt Kellogg, Randy Mohr, Alyse Olson, Matthew Prochaska, and Seth Wormley

Attendees: Kim Belton, Terry Weber, Lori Wolf, Carlo Sesta, Aaron Klima, Natalie Engel, Molly Morrow, 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 balancing development will preserving the agricultural atmosphere and agricultural businesses in the county.

Discussion occurred regarding the role and function of townships.

Discussion occurred regarding accurately counting the number of people that work for companies in other areas (i.e. Downtown Chicago), but physically working in Kendall County.

Mr. Ding 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.

The gathering adjourned at 7:50 p.m.

Respectfully Submitted by,  
Matthew H. Asselmeier  
Director

Enc.



7/14

# SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS

Kim Barton

Terry Weber

Lori Wolf

Carlo Se

Molly Morrow

Natalie En

Aaron Klin

Matt Asselm

Keith Landowit

Jeff Wehrli

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

*Plano Public Library  
15 W. North Street  
Plano, Illinois 60545*

**Unapproved Meeting Minutes of August 13, 2025 – Vision Kendall Workshop**

Call to Order: The Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee was called to order at 6:00 p.m.

**KCRPC Roll Call**

Members Present: Keith Landovitz (Chairman) (Arrived at 6:12 p.m.)

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

**Comprehensive Land Plan and Ordinance Committee Roll Call**

Members Present: Keith Landovitz (Arrived at 6:12 p.m.) and Jeff Wehrli

Members Absent: Bill Ashton, Scott Gengler, Dave Hamman, Matt Kellogg, Randy Mohr, Alyse Olson, Matthew Prochaska, and Seth Wormley

Attendees: Karen Henry, Melissa McConnell, Hannah W, Pat Schwartz, Randy Roberts, Gayle Roberts, Patricia Healy, Christopher Sharp, Kathy Kennedy, Bill Kennedy, Cherie Bond, Mike Bond, Craig Stevenson, Thomas Johns, Barb Nadeau, Carolyn Cole, 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.

Chairman Landovitz arrived at this time (6:12 p.m.).

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

Discussion occurred regarding balancing development with preserving the agricultural atmosphere and agricultural businesses in the county.

Discussion occurred regarding having an adequate water supply.

Discussion occurred the lack of representation of rural residents on municipal councils and planning commissions.

Discussion occurred regarding co-operation and joint planning between the County and municipalities and between Kendall County and its neighboring counties, particularly in the area of transportation. Discussion also occurred regarding round-a-bouts.

Discussion occurred regarding strategies to improve communication and outreach, both in general government operations and for the comprehensive planning project specifically.

Mr. Ding 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 promotion of planning related meetings and lack of communication among the various units of government pertaining to the project.

The gathering adjourned at 7:25 p.m.

Respectfully Submitted by,  
Matthew H. Asselmeier  
Director

Enc.



8/13

# SIGN-IN SHEET

visionkendall.org

NAME

EMAIL

SUBSCRIBE FOR EMAIL UPDATES

SIGN ME UP!

ALREADY SIGNED UP

NO THANKS

Karen Henry

Melissa McConnell

Hannah W

Pat Schwartz

Randy + Gayle Roberts

Patricia Healy

Christopher Sharp

Kathy + Bill Kennedy

Cherie + Mike Bond

Jeff Wehrli

Craig Stevenson

Thomas Johns

Barb Nadeau

Carolyn Cole

+ 6 more

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# Progress Update

Comprehensive Plan Committee/ RPC – August 27, 2025

# What We Have Completed

- Spread the word to the municipalities, local communities, social media and press, and taxing districts in the County.
- Conducted stakeholder interviews with municipalities, county staff, brokers, fire districts, townships, farm bureau, etc.
- Completed five workshops and one pop-up event.
- Completed field work.
- Closed the first online survey.
- Completed the Existing Conditions Analysis.



# What We Have Completed

**2,685**

Website Views

**81**

E-Newsletter Subscribers

**184**

Survey Submissions

**51**

Comment Map Ideas

**6**

Outreach Events

**150**

People Attended

As of 8/20/2025



# What We Have Heard From the Public

## ■ Survey

- Most people choose to live in Kendall County for its rural environment.
- People like Kendall County as it is while still hope for new entertainment, shopping, and dining options.
- Limited economic development and job opportunities, and unplanned growth are concerns for the future of Kendall County
- Keeping taxes affordable is a priority, attracting businesses and managing growth is critical while preserving farmland, open space, rural character, and natural resources to support quality of life should be prioritized.

# What We Have Heard From the Public

## ■ Comment Map

### ■ Little Rock

- Galena and Granart Roads are dangerous for bicycling
- Connect Miller and Corneils Roads
- Conserve land along waterways
- Jay Woods Forest Preserve is great for hiking

### ■ Bristol

- Preserve agricultural/open spaces between municipalities
- Plan for a drainage trail along Eldamain Road in the Raymond Drainage District, providing access to Hoover, Silver Springs, etc.
- Add a regional trail on Galena between Orchard and Bridge
- Add a roundabout at Kennedy and Bristol Ridge

### ■ Oswego

- Extend trail along the Fox River through Yorkville
- Complete Eola-Ridge Road connection as a rapid corridor
- Complete Wikaduke Trail
- Consider a sports complex on Harvey Road
- 4-way stop signs are often missed at Douglas and Collins
- Need wildlife crossing signs along Reservation Road
- Reservation Road must be protected as a scenic route from excessive traffic
- Lyon Farm is a popular historic destination used for hosting events

### ■ Fox

- Silver Spring is a popular and beautiful natural area
- The view to the Fox River from the Eldamain Road bridge and the Hoover Forest Preserve is beautiful
- The roundabout at Fox and Eldamain is appreciated

### ■ Kendall

- Need a grocery store to serve residents living south of Yorkville
- Align Ashley with Minkler at Route 71
- Extend Minkler to a southern roadway (e.g. Ashley, Brisbin, or Grove)
- The section of Route 47 south of Route 71 is deteriorated

### ■ Na-Au-Say

- The intersection of Wheeler and County Line is dangerous

### ■ Lisbon

- Gilted Edge Winery is a liked family-owned business

### ■ Seward

- The headwaters of the Aux Sable flood once every ten years and impact east-west traffic. Elevate the main roadways and improve the drainage
- Extend Black Road between Ridge and County Line and join Van Dyke
- Busy truck traffic on Route 52
- Curve Bell Road into Seil Road for access to I-55 from Ridge Road
- Need an interchange for I-80 at Minooka Road
- Align Sherill to Holt to provide an east-west roadway between Route 47 and Ridge for the warehouse traffic
- Flooding on the Aux Sable blocks Holt Road
- Heavy truck traffic at the Ridge Road interchange to I-80

# 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

# Township Interviews\*

## ■ What are priorities for your township?

- Preserving farmland
- Managing growth
- Maintaining roads, drainage tiles, snow plowing, and mowing
- Improving internet connectivity and coverage
- Expanding the county trail system
- Enhancing water services (Na-Au-Say and Oswego Townships)
- Strengthening public transit services (Oswego Township)
- Preparing for new economic development (Na-Au-Say Township)



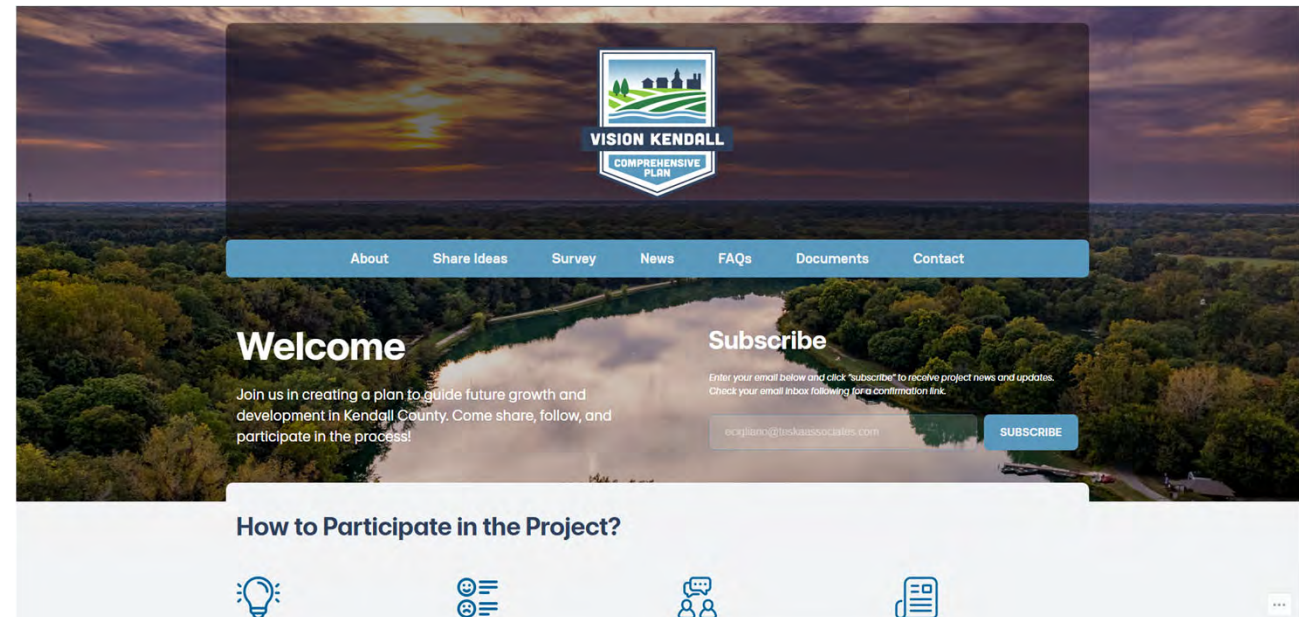
# Fire Protection District Interviews\*

- **Rapid growth** is stretching capacity and driving plans for more stations, gear, and staff.
- **EMS dominates call volume**, shaping training, staffing, and resource priorities.
- **Hiring is tough** — smaller candidate pools, retention challenges, and shifting work preferences.
- **Volunteer reliance is minimal**; most interviewed districts run on full-time/part-time crews.
- **Big-ticket needs take years** — apparatus and facilities require early orders and long-range funding.
- **Development must allow access** with wide roads, multiple entry points, and safe spacing.
- **Sprinkler/code updates** are a shared focus, especially for dense housing.
- **Coordination across boundaries** improves planning, codes, and mutual aid.
- **Budgets are under pressure** from rising costs, pensions, and revenue lags.
- **Planning ahead** is the norm — land banking, strategic plans, and code modernization.

# Outreach & Marketing\*



Postcard



Project Website



Social Media Graphics



**Teska Video Posted to:**

- Facebook
- LinkedIn
- Instagram



**VISION KENDALL**

**COMPREHENSIVE  
PLAN**

*Kendall County Future Forward Tour*

# Chairman's Video

- <https://www.facebook.com/share/v/1BiJftuwTQ/>



A blurred background image of a workshop or meeting. Several people are seated around a table, working on papers and laptops. A single, glowing incandescent lightbulb hangs from the ceiling in the foreground, casting a warm light. The overall atmosphere is professional and collaborative.

# **Other Promotion Idea's for Next Round of Workshops?**



# 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.







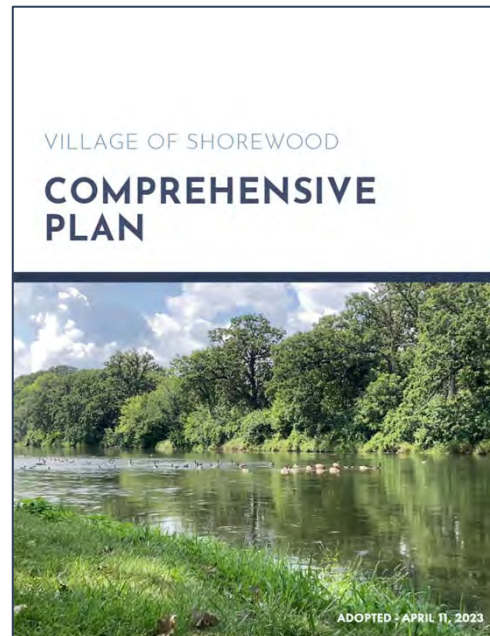
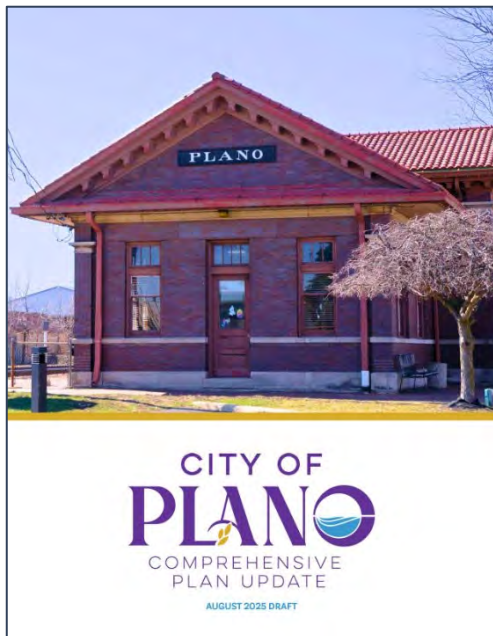
# EXISTING CONDITIONS UPDATES



# Past Planning Efforts

## Municipal Comprehensive Plans

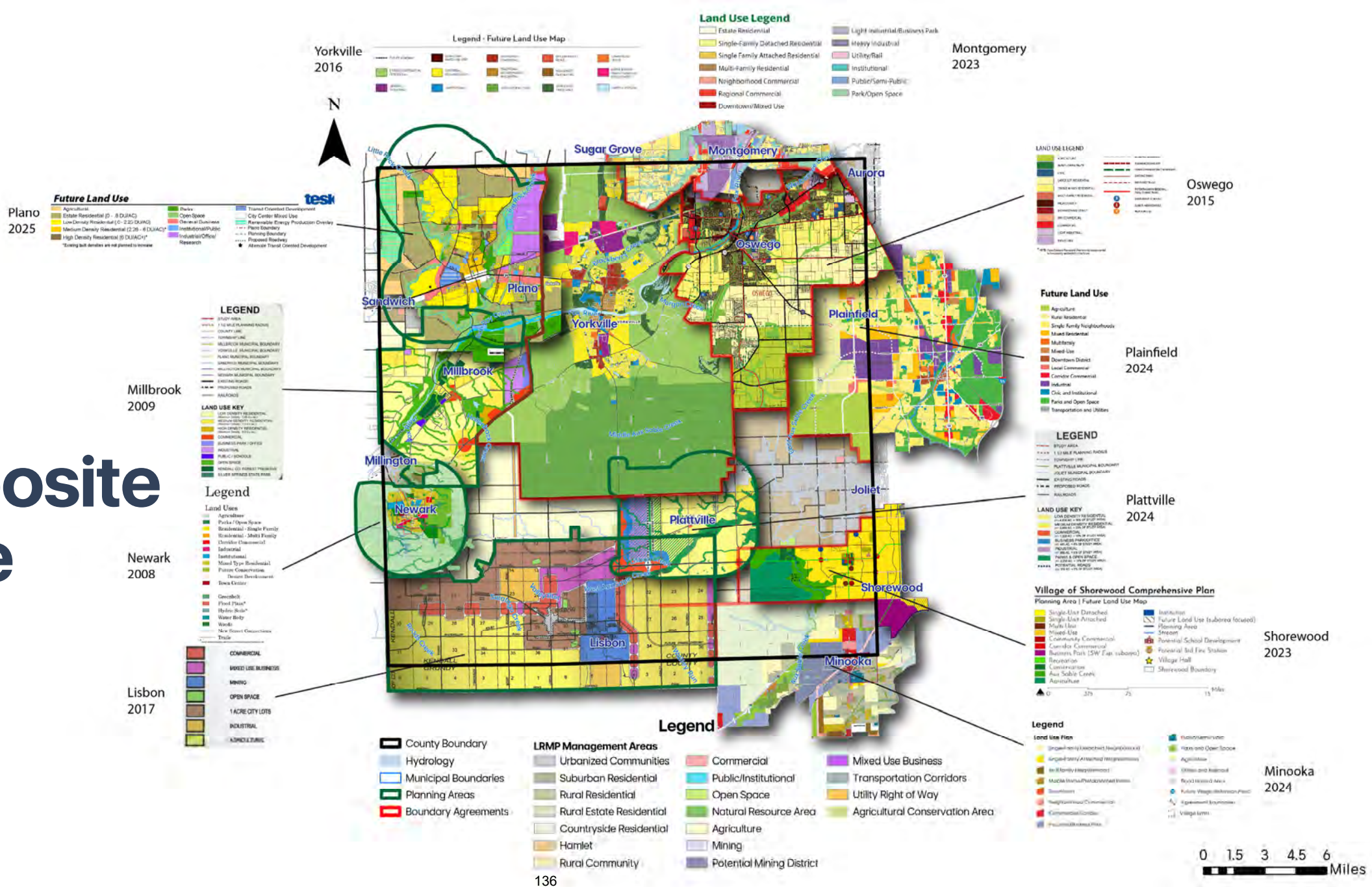
- Municipal planning and control over area within municipality.
- Joint County/Municipal planning within 1 ½ miles of municipal boundary.



Municipality	Most Recent Update
Plano	August 2025
Yorkville	June 2025
Sandwich	February 2012
Oswego*	August 2015
Plainfield	October 2024
Joliet*	July 1959
Shorewood	April 2023
Minooka	May 2024
Plattville	July 2009
Lisbon	January 2009
Newark	February 2008
Millington	?
Millbrook	May 2009
Montgomery	April 2014
Aurora	?



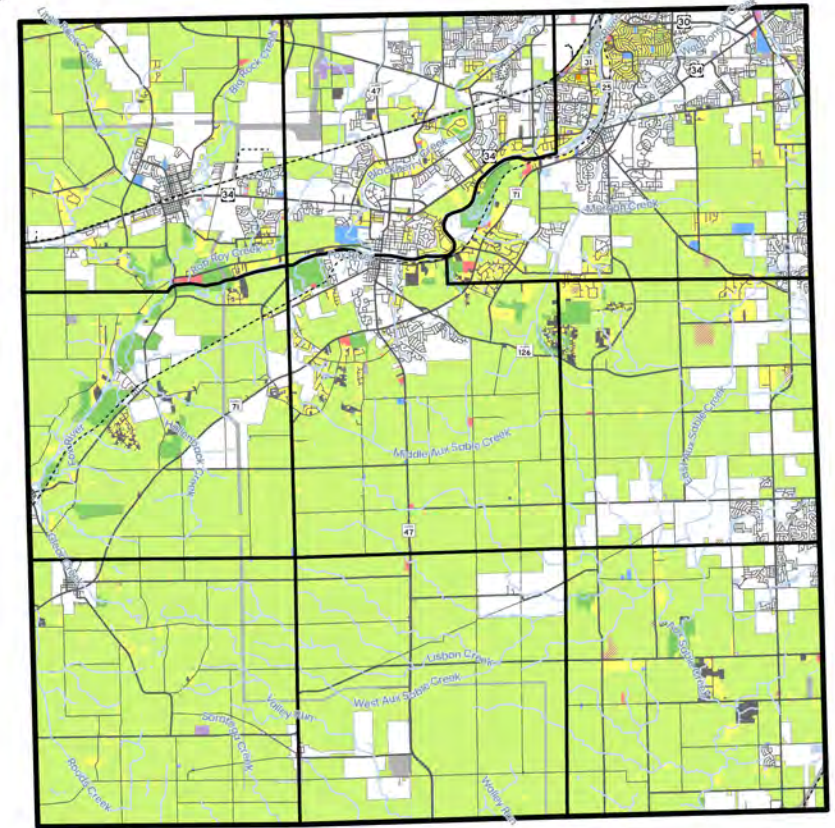
# Composite Future Land Use Map



# 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

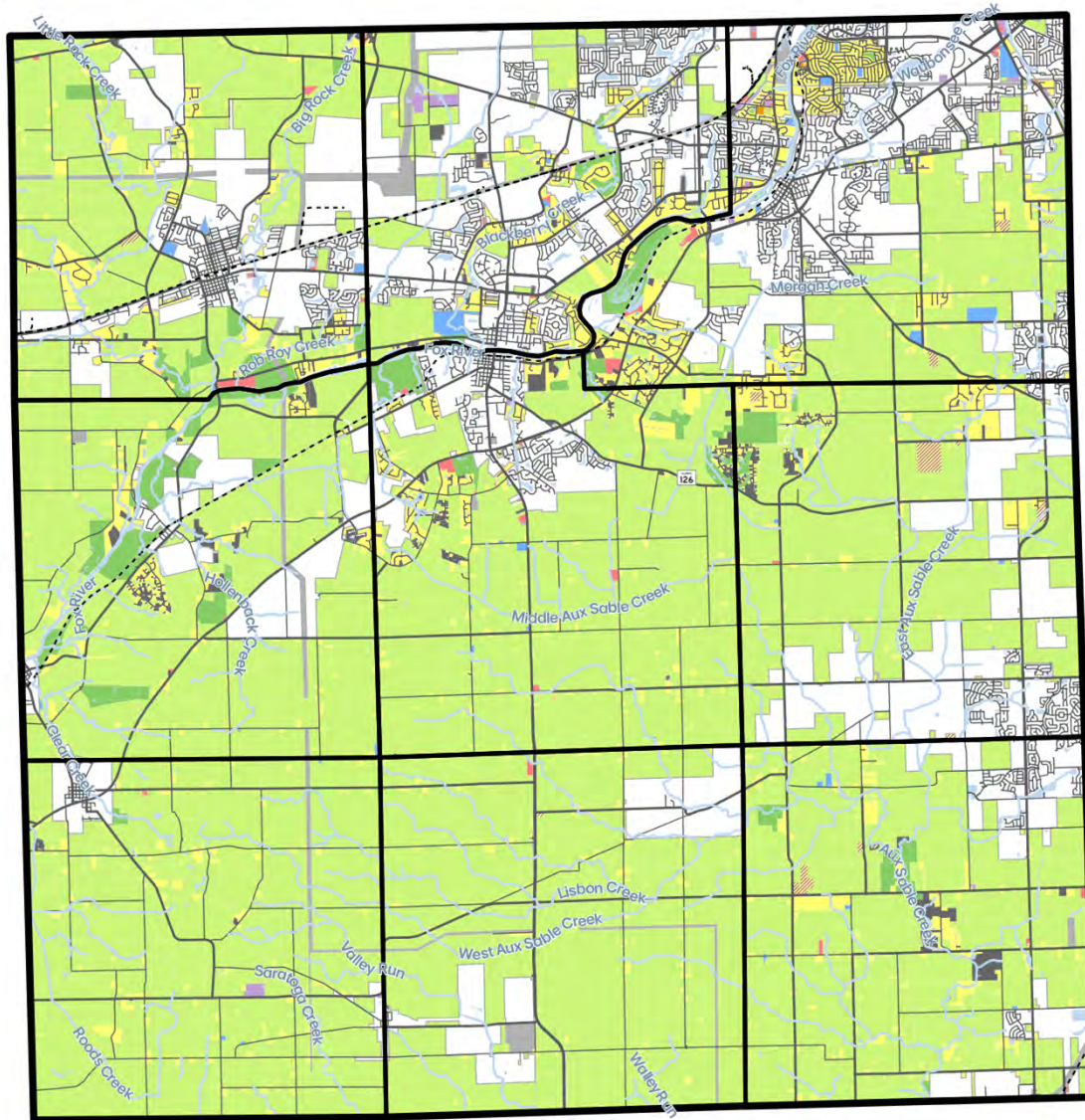
0 1.5 3 4.5 6 Miles

## Legend

### Existing Land Use

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






















Source: CMAP 2020

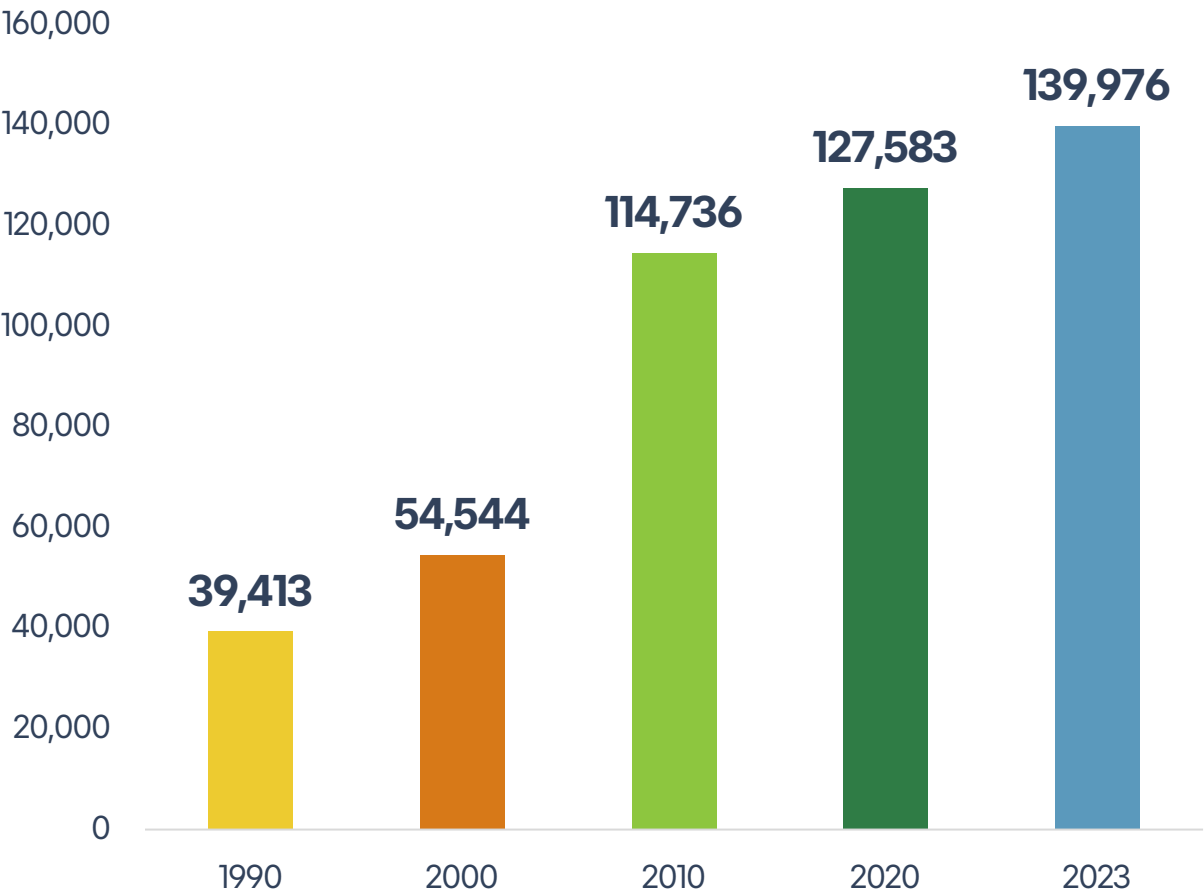
0 1.5 3 4.5 6  
138 Miles

## Legend

### Existing Land Use

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

# County Population Trends (1990-2023)



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

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



# Township Demographics\*

	Little Rock	Bristol	Oswego	Fox	Kendall	Na-au-Say	Big Grove	Lisbon	Seward
Total Population	14,411	33,120	56,912	1,636	8,995	10,875	1,753	683	6,668
Median Age	34.7	35.4	38.2	39.8	33.9	32.6	39.2	34.6	32.9
Average Household Size	3.01	2.99	2.97	3.08	2.93	3.35	2.99	3.25	3.41
Median Household Income	\$91,653	\$106,435	\$113,198	\$96,641	\$119,750	\$123,339	\$118,594	\$106,667	\$115,631

Source: 2023 American Community Survey 5-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



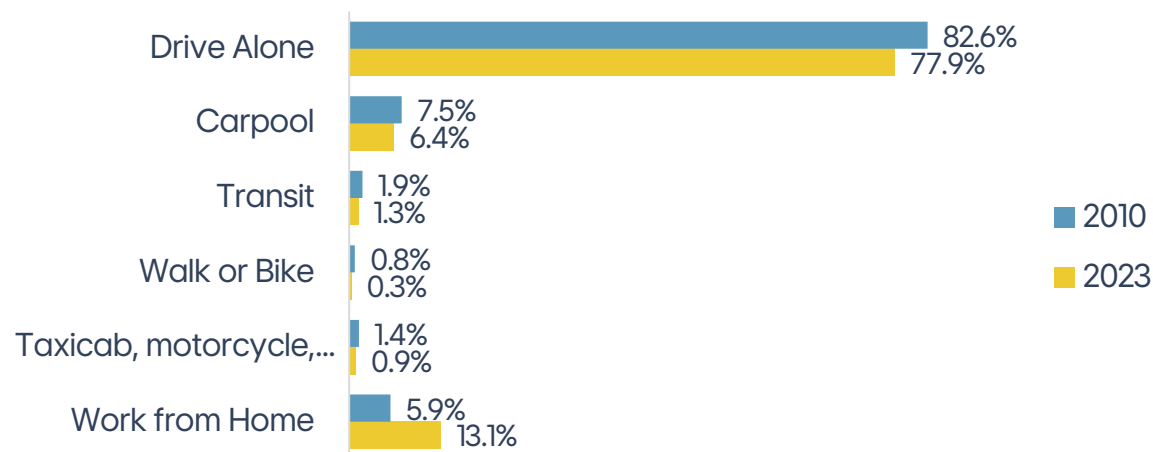
## Top Industry Sectors for Kendall Residents



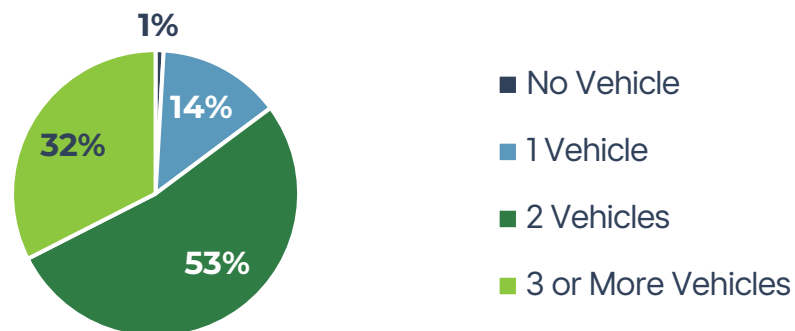
Source: 2023 American Community Survey 1-Year Estimates, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

# Commuting\*

## Mode of Travel to Work (2010 vs. 2023)

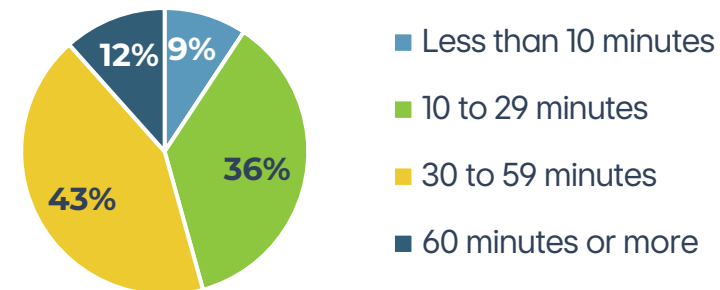


## Vehicles Available per Household (2023)



Source: 2023 American Community Survey 1-Year Estimates

## Travel Time to Work (2023)



## Mean Commute Time (2023)

**32.6** Minutes

- Driving remains the primary mode of commuting (78%), though it has declined since 2010.
- Remote work has grown: 13% of residents now work from home, up 7% since 2010.
- For those commuting to a job site, the average travel time is 32.6 minutes, and more than half spend over 30 minutes on the road.

# Broadband - Connect Kendall County\*

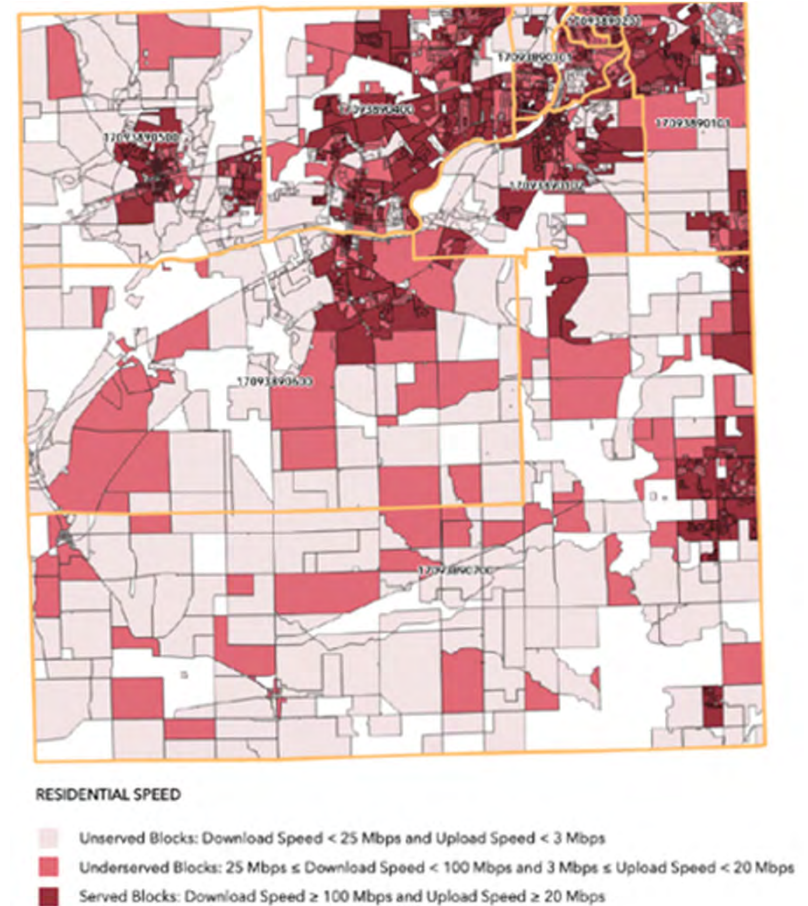
- Connect Illinois is an equity-focused broadband infrastructure program targeting areas of greatest need, particularly underserved rural areas and disadvantaged communities.
- In 2023, the Illinois Office of Broadband released Connect Illinois Round 3, with a total of \$350 million grants for broadband development in Illinois.
- In March 2024, Kendall County worked with Pivot Tech to receive a \$15 million grant from the State to develop a public-private partnership, resulting in more than \$62 million in investment.
- The County has established partnership with Fox Fiber, a non-profit entity, which will build and operate the network.
- The project is funded through the grant and \$30 million revenue bonds issued by Fox Fiber. Kendall County will claim full ownership of the network once the bonds are paid off.

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



# Broadband - Connect Kendall County\*

- The first phase includes two blended last- and middle-mile broadband access projects to extend fiber and fixed wireless connectivity to more than 11,000 homes, businesses, and public facilities in the County.
- One ring of broadband network will be in the northeast part of the County, including Oswego. The second ring will cover from the northern to southwestern portions, including Yorkville, Millington, and Newark.
- The Connect Kendall County Commission is formed to oversee and manage the project.
- The construction is scheduled for Fall 2024 and aims to complete by 2027.

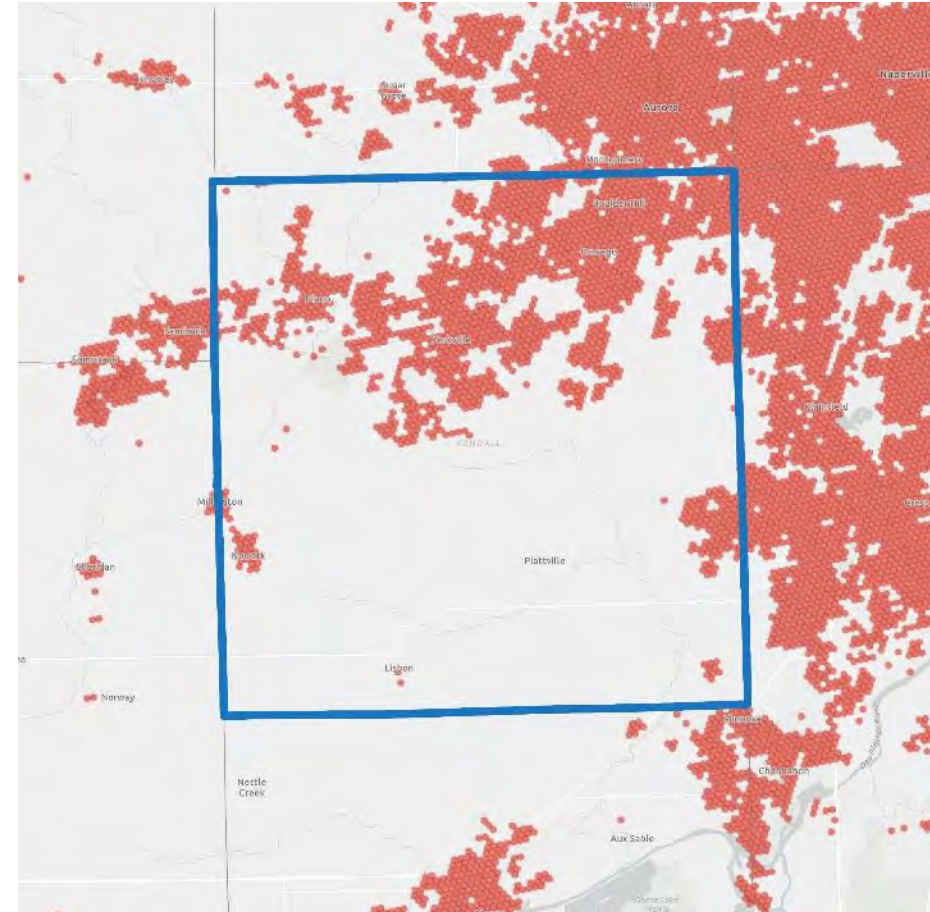


Source: Kendall County

# 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

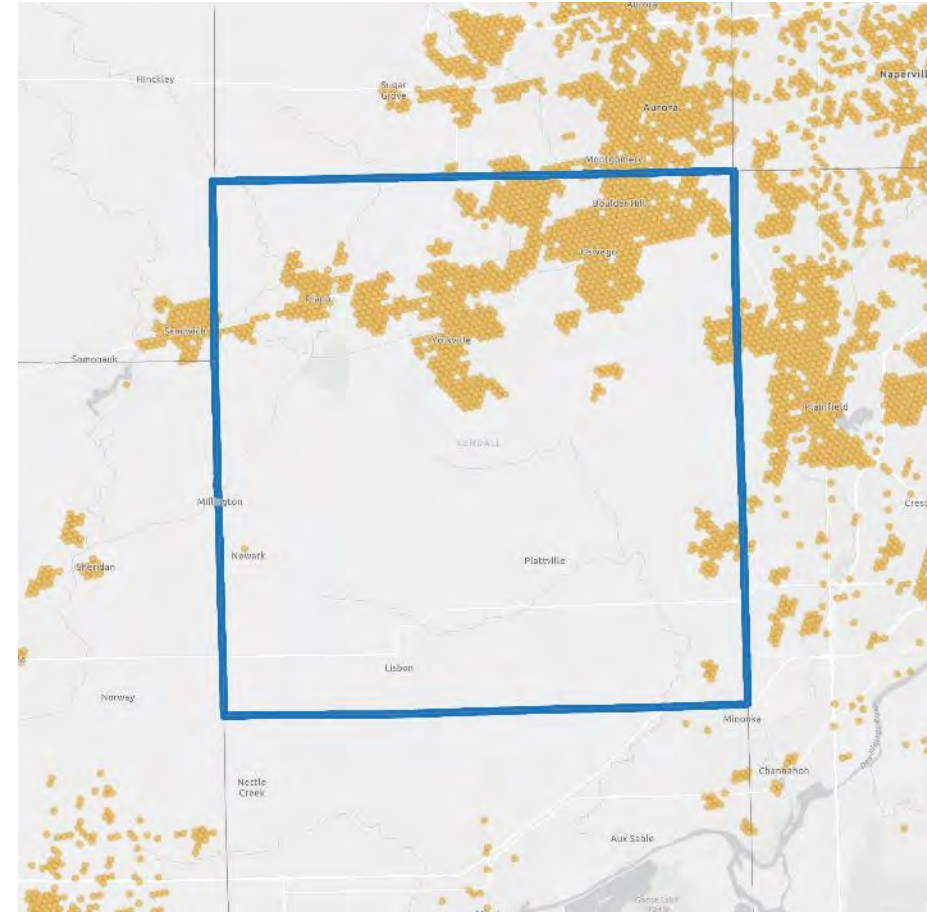


Source: IDCEO 2024

# 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



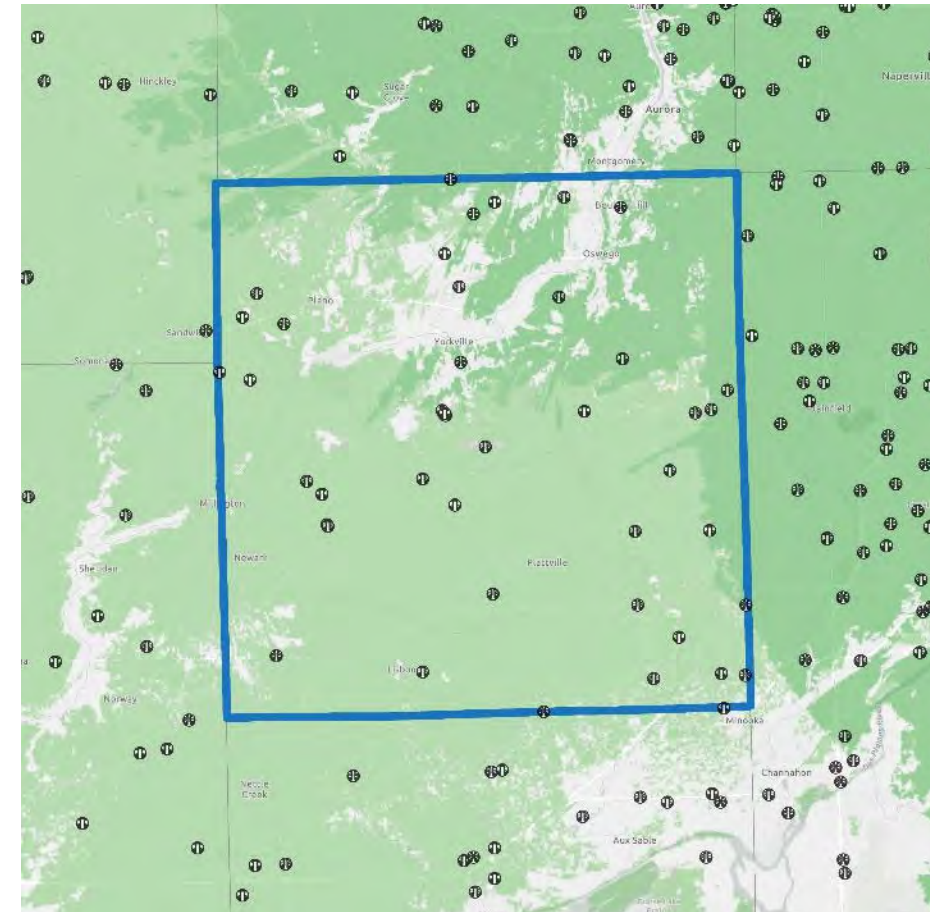
# Wireless Internet Coverage

- **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

147

## Coverage



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





# 7 COUNTY CHARACTER



# Agricultural Heritage



# Agricultural Heritage





# Community





# Public Open Space



# Private Open Space





# Agritourism





# Electrical Demand - Renewables



# Housing





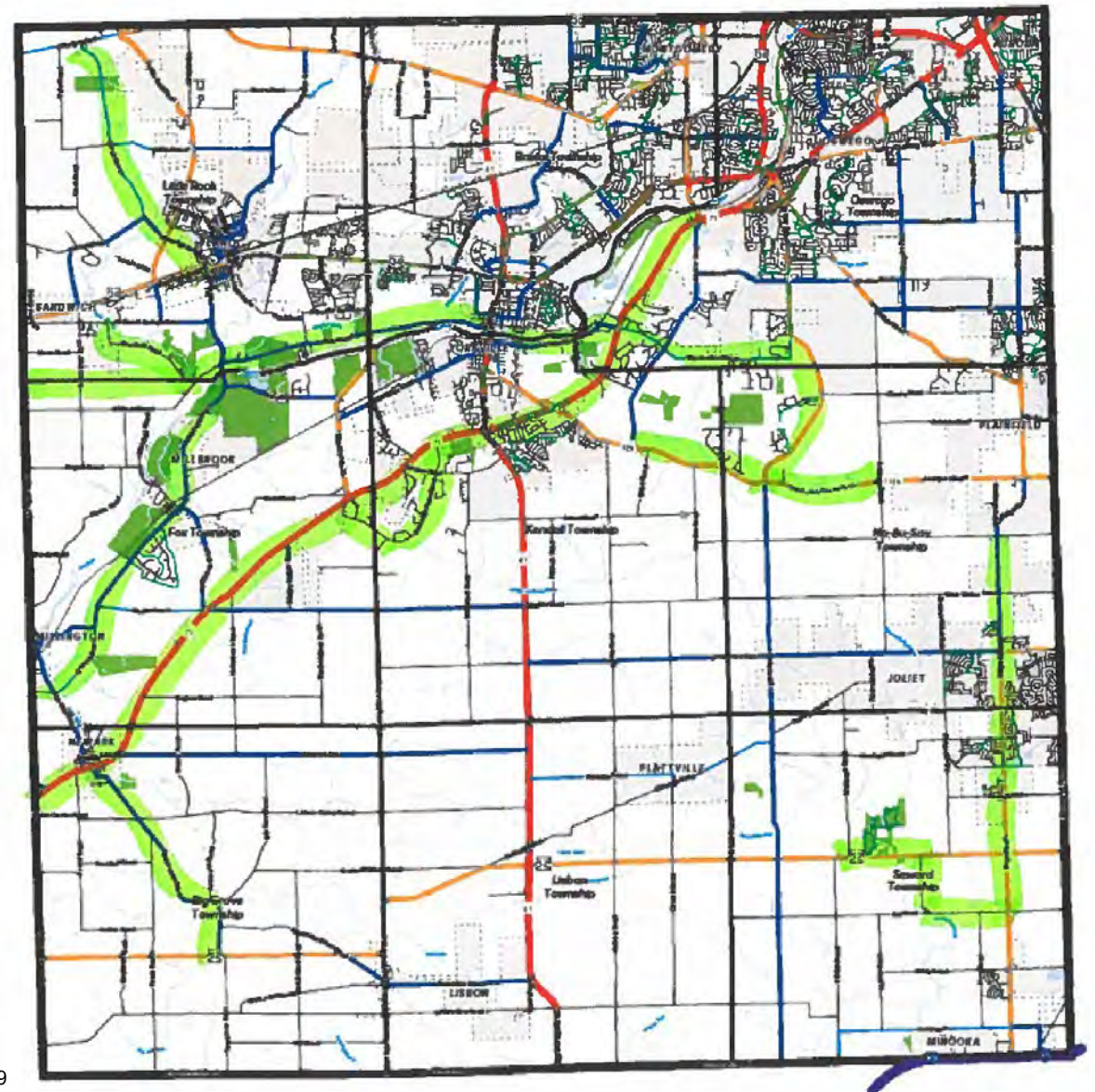
# Transportation





Route	Segment
Creek Road	Galena to Little Rock
Burr Oak Road	Griswold Springs to Millhurst
Millhurst Road	Millington Rd. to Millhurst
River Road	Fox River Dr. to Rt. 47
Fox River Drive	River Rd. to County Line
Route 71	Orchard Dr. to County Line
Highpoint Rd.	Route 71 to Route 71
Townhouse Rd.	Route 71 to Route 52
Van Emmon Rd.	Yorkville to Route 71
Reservation Rd.	Minkler to Grove
Grove Rd.	Reservation to Rt. 126
Route 126	Schlapp and Minkler
Ridge Rd.	Wheeler to Bell
Jughandle Rd.	Route 52 to Bell
Bell Rd.	Jughandle to Ridge
Route 52	Jughandle to O'Brien

# Scenic Routes



# Key Vision Elements

## Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation
- Agritourism

## Promote Economic Development

- More local, good paying jobs
- Enhance Tax Base
- Promote Tourism

## Communications/Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

## Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

# Conflicting Opinions

## Metra Extension

- Easier to get downtown
- Cost and Tax implications

## Data Centers

- Help property tax base
- Could result in higher electrical bills

## Solar Farms

- Could lower electrical costs
- Could also use up prime farmland and restrict municipal growth



# Other Important Considerations

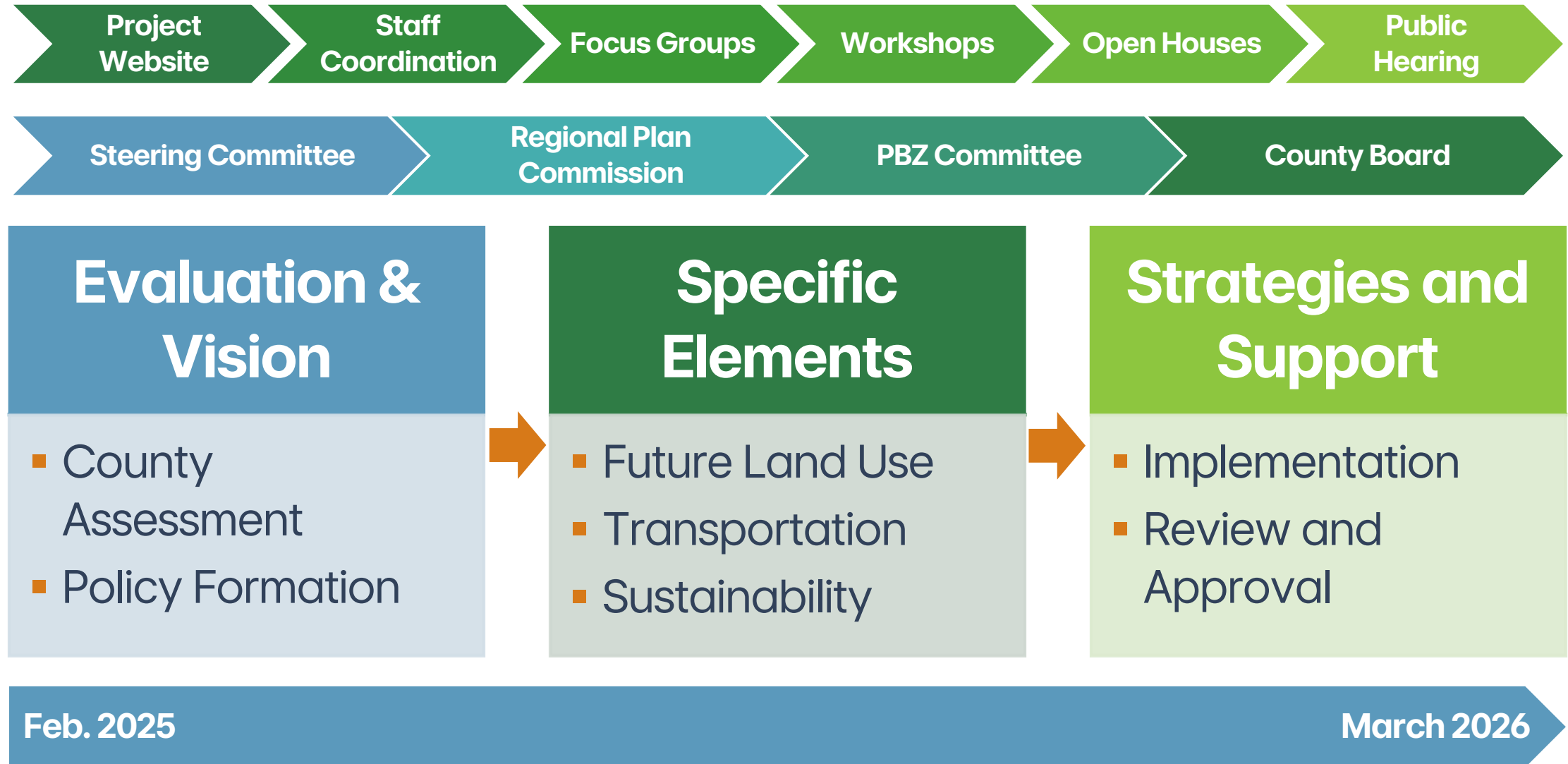
Water Supply

Stormwater Management – particularly along the Aux Able

Housing

Funding

# Kendall County Land Resource Management Plan Update



# What's Next

- Develop Draft Land Use, Transportation and Sustainability Elements (Teska)
- Review with Committee – Oct. 22
- Revisions, Strategies (Teska)
- Review with Committee – Dec. 10
- Schedule Next Round of Workshops





# Thank You

Learn more at [visionkendall.org](https://visionkendall.org)

# Vision Kendall Comprehensive Plan

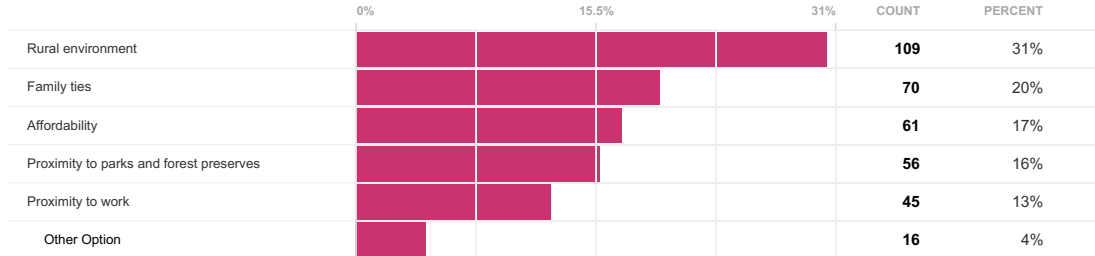
## Responses

01

1. Why did you move to, or why do you still live in Kendall County? (Check all that apply) (Mandatory)

Answers  
**184**  
100%

Skips  
**0**  
0%



02

2. Please rank the following list regarding your interest in changes in Kendall County? (Drag and drop with top being the most desired) (Mandatory)

Answers  
**184**  
100%

Skips  
**0**  
0%

RANK	CHOICE	WEIGHTED RANK						
1	Preserving additional open space	1.99						
2	More good paying jobs	2.92						
3	New shopping and dining options	3.19						
4	New entertainment options	4.03						
5	More housing options	4.16						
6	None – the County is perfect as it is	4.71						

03

3. What are your biggest concerns for the future of Kendall County? (Drag and drop with top being your biggest concern) (Mandatory)

Answers  
**184**  
100%

Skips  
**0**  
0%

RANK	CHOICE	WEIGHTED RANK						
1	Rising property taxes	2.45						
2	Loss of agricultural/rural character	2.76						
3	Growing too fast	3.94						
4	Truck traffic	4.14						
5	Unplanned growth	4.41						
6	Slow progress on new economic development/jobs	4.77						
7	Limited public transportation	5.53						

04

4. What is one thing you would like the County to prioritize in planning for future growth and development? (Limit your response to 5 words or less) (Mandatory)

Answers  
**183**  
99%

Skips  
**1**  
1%

316,364,773	Preserving forest and nature reserves	Yesterday, 11:48PM
316,364,725	More family things to do more nature	Yesterday, 11:42PM
316,364,676	Traffic congestion	Yesterday, 11:31PM

316,364,583	Historic preservation	Yesterday, 11:15PM
316,364,562	n/a	Yesterday, 11:14PM
316,364,555	n/a	Yesterday, 11:11PM
316,364,541	n/a	Yesterday, 10:50PM
316,364,459	Dont sell out for the tax \$. Plan smarter	Yesterday, 10:52PM
316,364,420	No more growth and development	Yesterday, 10:46PM
316,364,295	Better paying jobs	Yesterday, 10:26PM
316,363,898	A future beyond Peak Oil.	Yesterday, 9:22PM
316,363,717	More entertainment/shopping	Yesterday, 8:48PM
316,363,629	Preserving open space	Yesterday, 8:36PM
316,363,555	Preservation of farmland	Yesterday, 8:26PM
316,363,478	Maintain identity of the county	Yesterday, 8:17PM
316,363,355	quality industry	Yesterday, 8:01PM
316,363,310	Taxes	Yesterday, 7:54PM
316,363,103	Keeping open spaces, preserving farm land. Don't change everything for newcomers, remember the citizens who have supported the county for years.	Yesterday, 7:13PM
316,362,762	No cookie-cutter homes	Yesterday, 6:13PM
316,362,512	Work with development, don't fight it.	Yesterday, 5:47PM
316,362,288	Follow conservative politics	Yesterday, 5:13PM
316,361,944	Taxes need to go down	Yesterday, 4:43PM
316,361,881	New schools, decreased taxes	Yesterday, 4:37PM
316,361,598	Bigger isn't matter like Naperville	Yesterday, 4:19PM
316,361,501	more QUALITY building	Yesterday, 4:10PM
316,361,363	Limit growth, maintain rural character	Yesterday, 3:59PM
316,357,340	Stop the gluttony	Yesterday, 10:45AM
316,355,841	More diverse restaurant options	Yesterday, 7:54AM
316,355,288	No Solar on prime farmland	Yesterday, 6:19AM
316,353,242	Lower taxes	Saturday, Aug 16th 10:37PM
316,353,152	Showcase and preserve nature	Saturday, Aug 16th 10:23PM
316,351,296	Keep us rural	Saturday, Aug 16th 5:37PM
316,350,910	Keep it rural	Saturday, Aug 16th 4:42PM
316,350,509	Keeping farmland farmland	Saturday, Aug 16th 3:45PM
316,349,087	Affordable senior housing	Saturday, Aug 16th 1:14PM
316,349,023	Preserve farmland keep Kendall rural	Saturday, Aug 16th 1:06PM
316,343,304	Housing	Friday, Aug 15th 9:54PM
316,339,155	reduce taxes	Friday, Aug 15th 3:05PM
316,338,872	Upcoming stores	Friday, Aug 15th 2:45PM
316,338,465	Property taxes.	Friday, Aug 15th 2:07PM
316,321,039	agriculture preservation	Thursday, Aug 14th 8:51AM
316,309,061	No solar panel fields save prime farm land.	Wednesday, Aug 13th 3:36PM
316,306,482	Keeping property taxes low.	Wednesday, Aug 13th 1:26PM
316,293,898	Preservation of rural areas	Tuesday, Aug 12th 7:07PM
316,271,171	Focus on our environmental footprint	Monday, Aug 11th 2:50PM
316,167,745	Land preservation	Tuesday, Aug 5th 10:14PM
316,155,844	Balance property/business taxes	Tuesday, Aug 5th 11:57AM
316,153,967	Update dated infrastructure preemptively	Tuesday, Aug 5th 10:02AM



316,146,086	more children focused/children entertainment	Monday, Aug 4th 10:05PM
316,022,661	Lower taxes	Tuesday, Jul 29th 7:32AM
315,999,506	Jobs Governmental Services Trail connectivity/walkability	Saturday, Jul 26th 10:15AM
315,976,817	push state to widen 30	Friday, Jul 25th 9:49PM
315,943,322	More businesses to help with taxes	Wednesday, Jul 23rd 6:59PM
315,891,629	Protect watershed	Monday, Jul 21st 2:11PM
315,868,933	Preserving open land	Sunday, Jul 20th 6:34PM
315,855,144	traffic, with alternatives to cars	Saturday, Jul 19th 1:46PM
315,854,067	Preserving the Fox River	Saturday, Jul 19th 11:39AM
315,853,588	Open space conservation	Saturday, Jul 19th 10:51AM
315,836,300	Protect open space for future	Thursday, Jul 17th 9:04PM
315,836,273	Protect open space for future	Thursday, Jul 17th 9:04PM
315,824,132	More green spaces, recreation / conservation	Thursday, Jul 17th 8:07AM
315,823,175	Future maintenance costs	Thursday, Jul 17th 6:39AM
315,822,513	Minimize TIFs	Thursday, Jul 17th 5:13AM
315,820,662	Tech advanced efficient road construction	Wednesday, Jul 16th 11:13PM
315,819,107	Conservation of land and waterways	Wednesday, Jul 16th 7:54PM
315,813,077	How about no more growth	Wednesday, Jul 16th 1:17PM
315,812,370	Improve roads for better traffic flow	Wednesday, Jul 16th 12:15PM
315,812,192	transportation infrastructure	Wednesday, Jul 16th 11:49AM
315,812,109	Preserving open space	Wednesday, Jul 16th 11:55AM
315,812,060	Lower real estate taxes	Wednesday, Jul 16th 11:45AM
315,811,788	Preserving open space	Wednesday, Jul 16th 11:19AM
315,811,731	Climate change; flash flooding	Wednesday, Jul 16th 11:08AM
315,755,397	No more townhomes/ new uniform housing	Saturday, Jul 12th 1:28AM
315,749,471	Power grid and water supply	Friday, Jul 11th 11:00AM
315,743,351	Infrastructure, proper funding,	Thursday, Jul 10th 9:56PM
315,743,121	Rural integrity and school supports	Thursday, Jul 10th 9:14PM
315,738,752	Prioritize incoming corporate tax revenue	Thursday, Jul 10th 12:27PM
315,737,670	Affordability, diversity and welcoming to all	Thursday, Jul 10th 10:57AM
315,709,713	Lower taxes, open areas	Tuesday, Jul 8th 7:42AM
315,704,963	Stop raising taxes	Monday, Jul 7th 9:10PM
315,704,707	More diversity in restaurants/activities	Monday, Jul 7th 8:27PM
315,704,198	Save farms from dense development	Monday, Jul 7th 7:09PM
315,702,708	More industry to lower taxes	Monday, Jul 7th 5:20PM
315,701,590	.	Monday, Jul 7th 3:17PM
315,700,796	Hospital system, Oswego Metra	Monday, Jul 7th 2:28PM
315,700,646	Business that lower property taxes	Monday, Jul 7th 2:18PM
315,700,592	More new businesses and development	Monday, Jul 7th 2:13PM
315,689,071	Reducing traffic congestion	Sunday, Jul 6th 5:14PM

315,688,245	Stop building 55 and older communities.	Sunday, Jul 6th 2:45PM
315,656,856	Please prioritize less density projects and slow the growth down.	Thursday, Jul 3rd 1:38PM
315,652,415	housing, jobs, water, infrastructure	Thursday, Jul 3rd 9:47AM
315,606,531	Preserving open spaces	Monday, Jun 30th 3:51PM
315,605,891	Keeping the South side with estate lots.	Monday, Jun 30th 3:02PM
315,563,820	Business development	Friday, Jun 27th 2:17PM
315,562,880	diversify tax base	Friday, Jun 27th 1:10PM
315,560,827	Intergovernmental organization and cooperation	Friday, Jun 27th 10:12AM
315,558,000	Job creation	Friday, Jun 27th 6:12AM
315,541,515	lower taxes	Wednesday, Jun 25th 7:18PM
315,538,840	Ban businesses from rural areas.	Wednesday, Jun 25th 3:27PM
315,463,210	Balancing economic and life issues	Saturday, Jun 21st 8:56PM
315,446,551	Planning to accomodate growth	Friday, Jun 20th 11:46AM
315,437,936	encourage Newark area development	Thursday, Jun 19th 8:55PM
315,432,055	zoning regulation	Thursday, Jun 19th 1:04PM
315,419,639	PUBLIC TRANSIT!	Wednesday, Jun 18th 7:58PM
315,419,491	Improved access to public transportation, pedestrian, bicycle, and accessible lanes and walks to safely move about the area in environmentally ways	Wednesday, Jun 18th 7:26PM
315,418,841	Preserving natural areas	Wednesday, Jun 18th 6:05PM
315,418,794	bike trails	Wednesday, Jun 18th 5:58PM
315,418,456	No growth	Wednesday, Jun 18th 5:30PM
315,417,100	More things to do	Wednesday, Jun 18th 3:44PM
315,416,633	Land presevation / hisotrical	Wednesday, Jun 18th 3:17PM
315,416,367	Natural areas protection	Wednesday, Jun 18th 2:57PM
315,414,492	Environmental Health and Safety	Wednesday, Jun 18th 1:02PM
315,412,237	Maintain and protect green space	Wednesday, Jun 18th 11:04AM
315,411,702	stricter building codesa	Wednesday, Jun 18th 10:34AM
315,411,290	BNSF railway extension into Kendall County. More shopping and dining options (Trader Joe's, Whole Foods, fresh thyme, cava, sweet green, etc).	Wednesday, Jun 18th 10:14AM
315,410,677	Create connecting bike paths	Wednesday, Jun 18th 9:44AM
315,410,611	Affordability on home owners	Wednesday, Jun 18th 9:39AM
315,399,670	Transportation. Roads are not built for today's use. Collins road in Oswego is very dangerous	Tuesday, Jun 17th 8:17PM
315,398,917	Natural resource utilization.	Tuesday, Jun 17th 6:49PM
315,398,782	schools grow with population	Tuesday, Jun 17th 6:37PM
315,390,221	Sustainable conservation - green spaces, jobs	Tuesday, Jun 17th 10:32AM
315,389,409	Rerouting trucks from main streets	Tuesday, Jun 17th 9:58AM
315,389,289	Lower taxes	Tuesday, Jun 17th 9:54AM
315,387,471	Slower growth and lower taxes	Tuesday, Jun 17th 8:26AM
315,376,873	families and diversity	Monday, Jun 16th 3:30PM

315,364,926	attract businesses that improve lives	Monday, Jun 16th 6:57AM
315,344,721	No apartments	Sunday, Jun 15th 10:18AM
315,317,572	Establish large / a lot of biz tax income	Saturday, Jun 14th 5:22AM
315,265,417	impact on current taxpayers	Thursday, Jun 12th 1:29PM
315,256,450	High paying job growth	Thursday, Jun 12th 6:36AM
315,229,410	Land conservation and sustainable agriculture	Wednesday, Jun 11th 11:00AM
315,228,075	Preserve the best open spaces and scenic areas.	Wednesday, Jun 11th 10:39AM
315,140,426	More business paying taxes	Sunday, Jun 8th 6:14AM
315,090,552	Limit housing density. Too many apartment, condo & townhouse complexes.	Friday, Jun 6th 9:15AM
315,077,232	Lower taxes	Thursday, Jun 5th 4:33PM
315,077,207	Funding underfunded programs	Thursday, Jun 5th 4:32PM
315,077,085	Lower property taxes	Thursday, Jun 5th 4:25PM
315,076,562	Keeping property taxes low.	Thursday, Jun 5th 3:42PM
315,058,492	Slow down development	Wednesday, Jun 4th 10:23PM
315,045,482	Less dense housing	Wednesday, Jun 4th 10:25AM
315,045,459	Not keeping it rural	Wednesday, Jun 4th 10:24AM
315,042,250	Stop building	Wednesday, Jun 4th 7:44AM
315,034,378	Try to promote more natural areas	Tuesday, Jun 3rd 8:35PM
315,033,781	Continue the agricultural character	Tuesday, Jun 3rd 7:14PM
315,000,421	Water consumption per capita	Monday, Jun 2nd 8:50AM
314,834,779	Save open land	Thursday, May 29th 4:46PM
314,828,646	addressing property taxes on residential property	Thursday, May 29th 1:54PM
314,824,197	No low income housing	Thursday, May 29th 11:58AM
314,817,604	Keep rural / Agricultural	Thursday, May 29th 9:09AM
314,786,034	Lower taxes	Wednesday, May 28th 4:27PM
314,785,775	No more PUDs	Wednesday, May 28th 4:22PM
314,785,760	Preservation of rural character	Wednesday, May 28th 4:21PM
314,784,684	Less new construction neighborhoods	Wednesday, May 28th 3:51PM
314,784,056	Stop rapid growth/loss farmland	Wednesday, May 28th 3:28PM
314,783,611	transportation infrastructure	Wednesday, May 28th 2:50PM
314,782,927	Don't turn Lisbon Rd into a truck route	Wednesday, May 28th 2:58PM
314,780,010	Lessen tax burden on residents	Wednesday, May 28th 1:42PM
314,779,544	Preserve farms and ag	Wednesday, May 28th 1:27PM
314,779,472	No more housing	Wednesday, May 28th 1:28PM
314,743,878	High-quality forest preserves	Tuesday, May 27th 8:08PM
314,737,937	Workforce development & education	Tuesday, May 27th 4:51PM

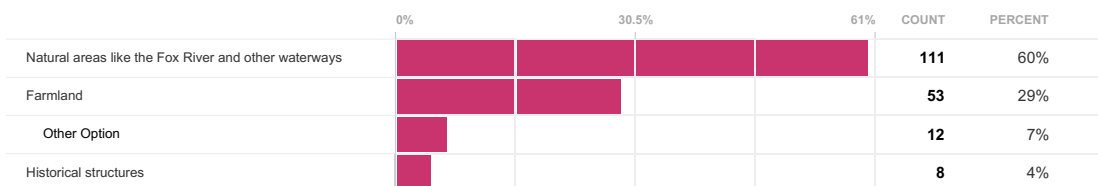


314,737,471	Stop accepting large "data centers"!!!	Tuesday, May 27th 4:32PM
314,680,665	Transportation to Chicago for work	Sunday, May 25th 10:46AM
314,671,186	Rapid east-west corridors	Saturday, May 24th 9:52PM
314,663,517	No more industrial zones	Saturday, May 24th 7:45AM
314,662,404	No industrial save farms	Saturday, May 24th 5:31AM
314,660,244	Crime prevention.	Friday, May 23rd 11:36PM
314,656,236	More business, less housing	Friday, May 23rd 2:36PM
314,648,965	Preserve/improve public spaces	Friday, May 23rd 7:12AM
314,616,918	Schools, maintain rural feel	Wednesday, May 21st 8:51AM
314,609,782	Income from business development	Tuesday, May 20th 9:04PM
314,607,717	THE PROPERTY TAXES ARE UNSUSTANABLY HIGH	Tuesday, May 20th 5:49PM
314,607,431	preserving fertile farmland	Tuesday, May 20th 5:28PM
314,607,384	Number of families in house	Tuesday, May 20th 5:25PM
314,606,889	industry	Tuesday, May 20th 4:50PM
314,606,139	Infrastructure to support growing communities	Tuesday, May 20th 4:17PM
314,580,036	Investment/development in downtown areas	Monday, May 19th 12:23PM
314,577,610	Adequate roads	Monday, May 19th 9:40AM
314,520,589	Metra	Friday, May 16th 11:52AM
314,510,495	No more new housing	Friday, May 16th 7:26AM
314,436,238	Slow the growth	Tuesday, May 13th 12:15PM
314,284,912	No solar panels	Friday, May 2nd 6:03PM
314,268,757	Infrastructure and preserving open space	Thursday, May 1st 11:02AM

## 05 5. What should the County focus preservation efforts on? (Mandatory)

Answers  
**184**  
100%

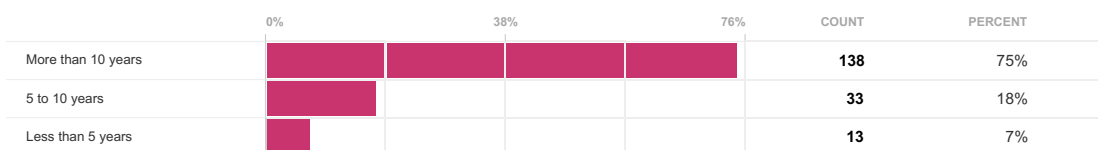
Skips  
**0**  
0%



## 06 6. How long have you lived in Kendall County? (Mandatory)

Answers  
**184**  
100%

Skips  
**0**  
0%



07

## 7. Which Township do you live in: (Mandatory)

Answers

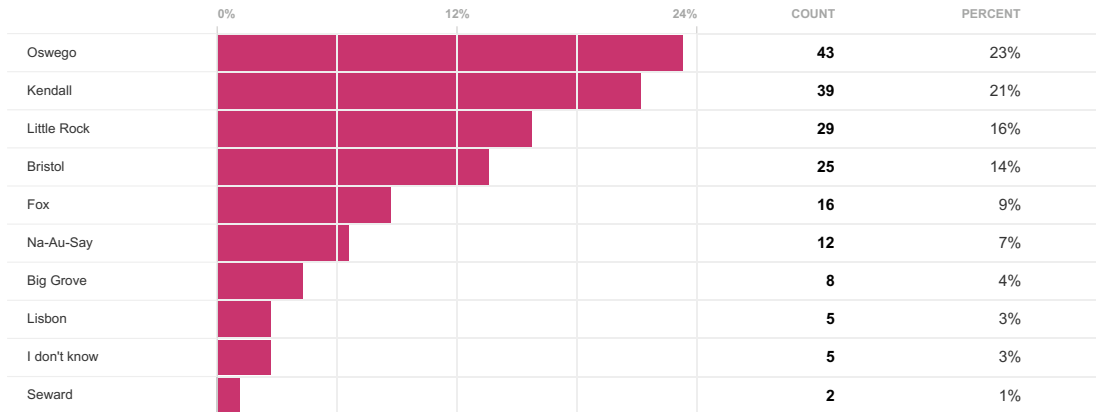
184

100%

Skips

0

0%



08

## 8. Do you live within a municipality? (Mandatory)

Answers

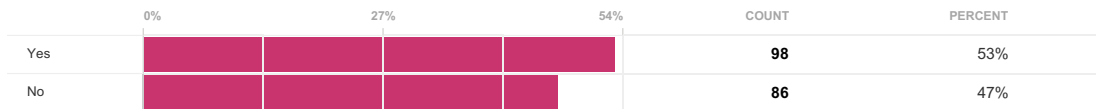
184

100%

Skips

0

0%



09

## 9. Which municipality do you live in?

Answers

95

52%

Skips

89

48%

