



# 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.

# Agricultural Concerns\*

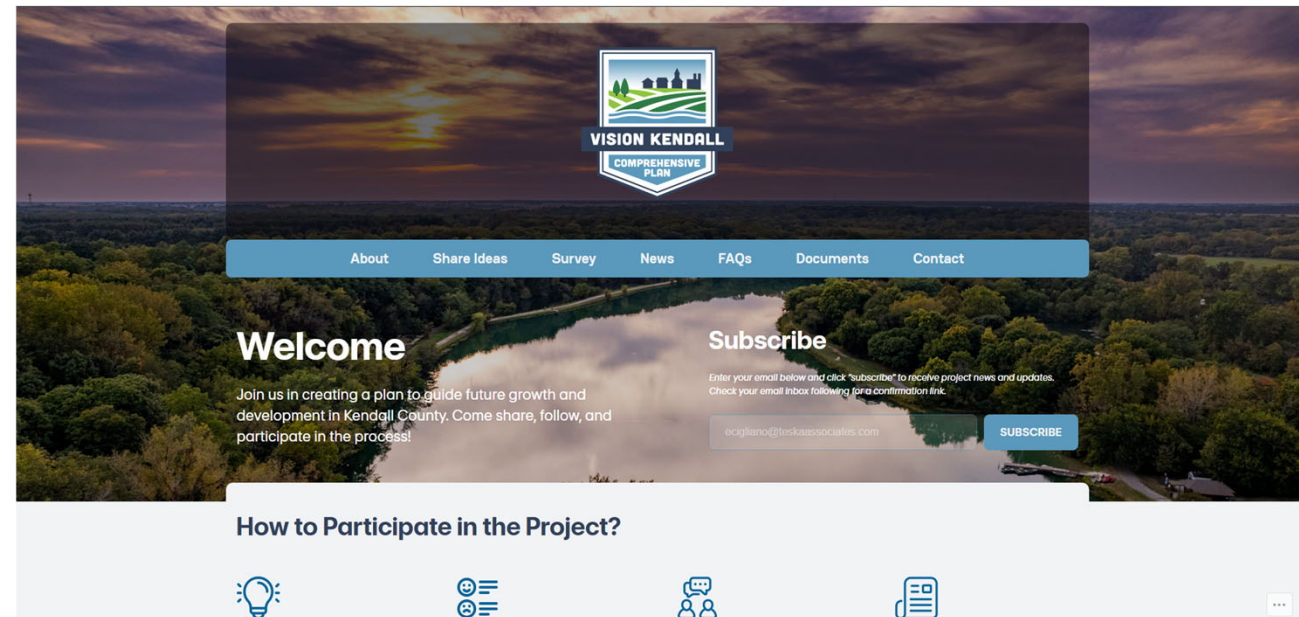
- Property rights are critical
- Drainage and protecting waterways
- Transportation – good access to markets here in Kendall, but increasing conflicts with commuters
- Agritourism is growing and helps to diversify revenue streams
- Plan should promote compact, contiguous growth – avoid spot development
- Continue to educate new or prospective residents about life in an agricultural community



# Outreach & Marketing\*



Postcard



Project Website



Social Media Graphics



## Teska Video Posted to:

- Facebook
- LinkedIn
- Instagram



# Chairman's Video

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



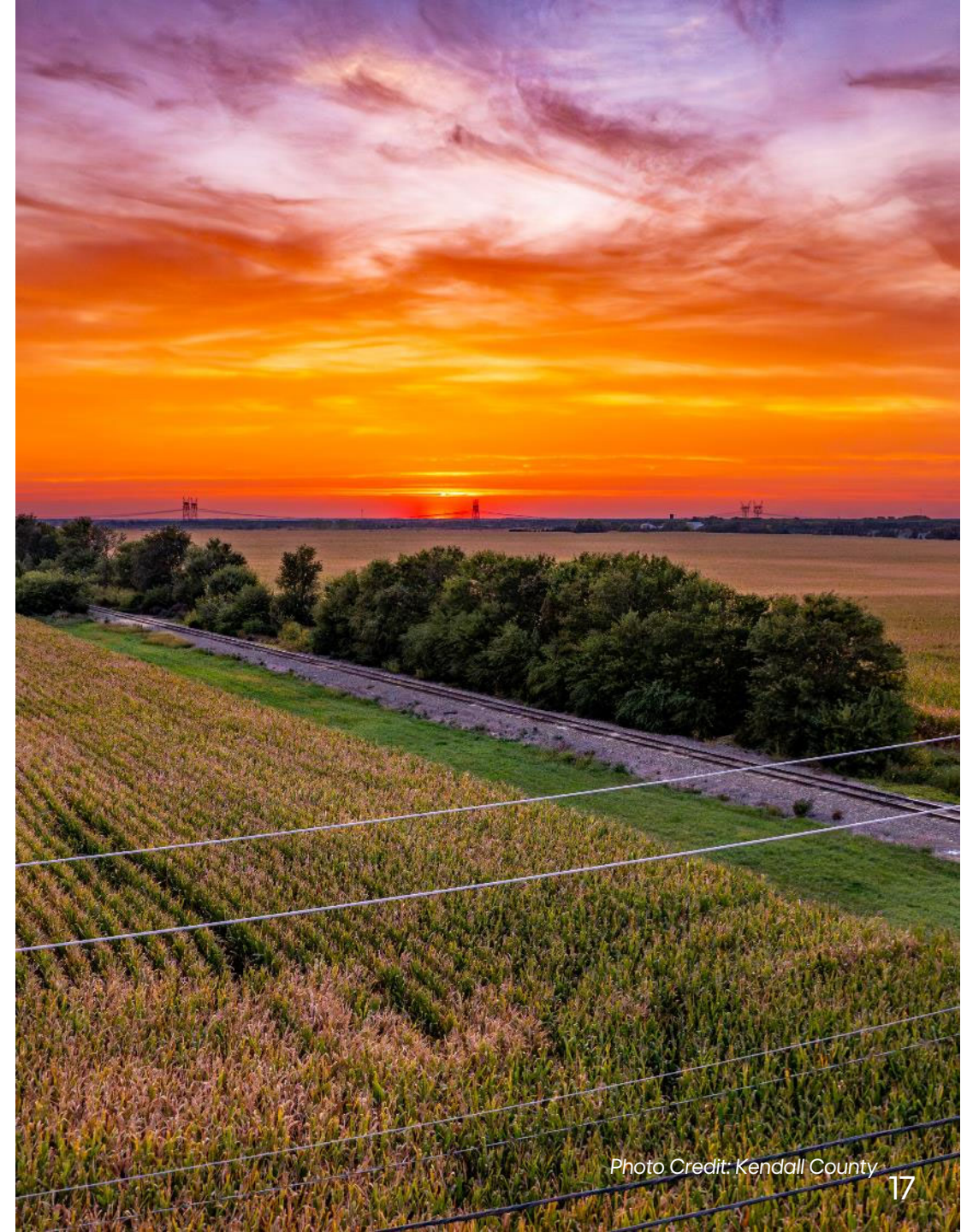
A blurred background image of a workshop or meeting. Several people are seated around a table, working on papers and laptops. A single, glowing incandescent lightbulb hangs from the ceiling in the foreground, casting a warm light. The overall atmosphere is professional and collaborative.

# **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.







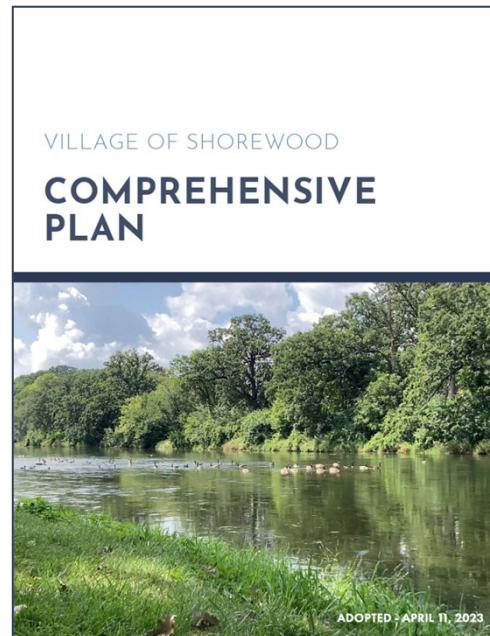
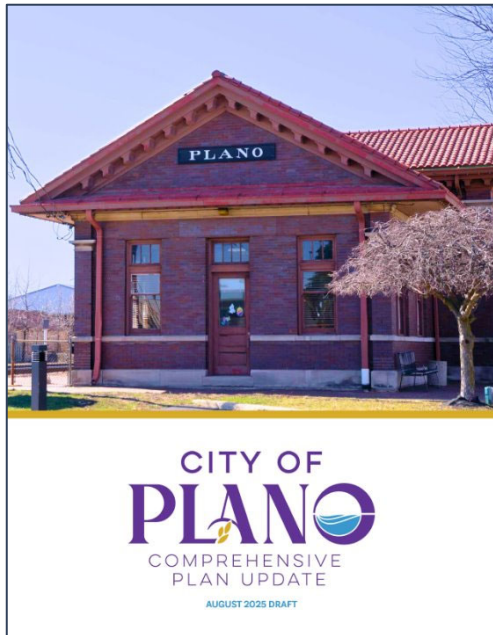
# EXISTING CONDITIONS UPDATES



# Past Planning Efforts

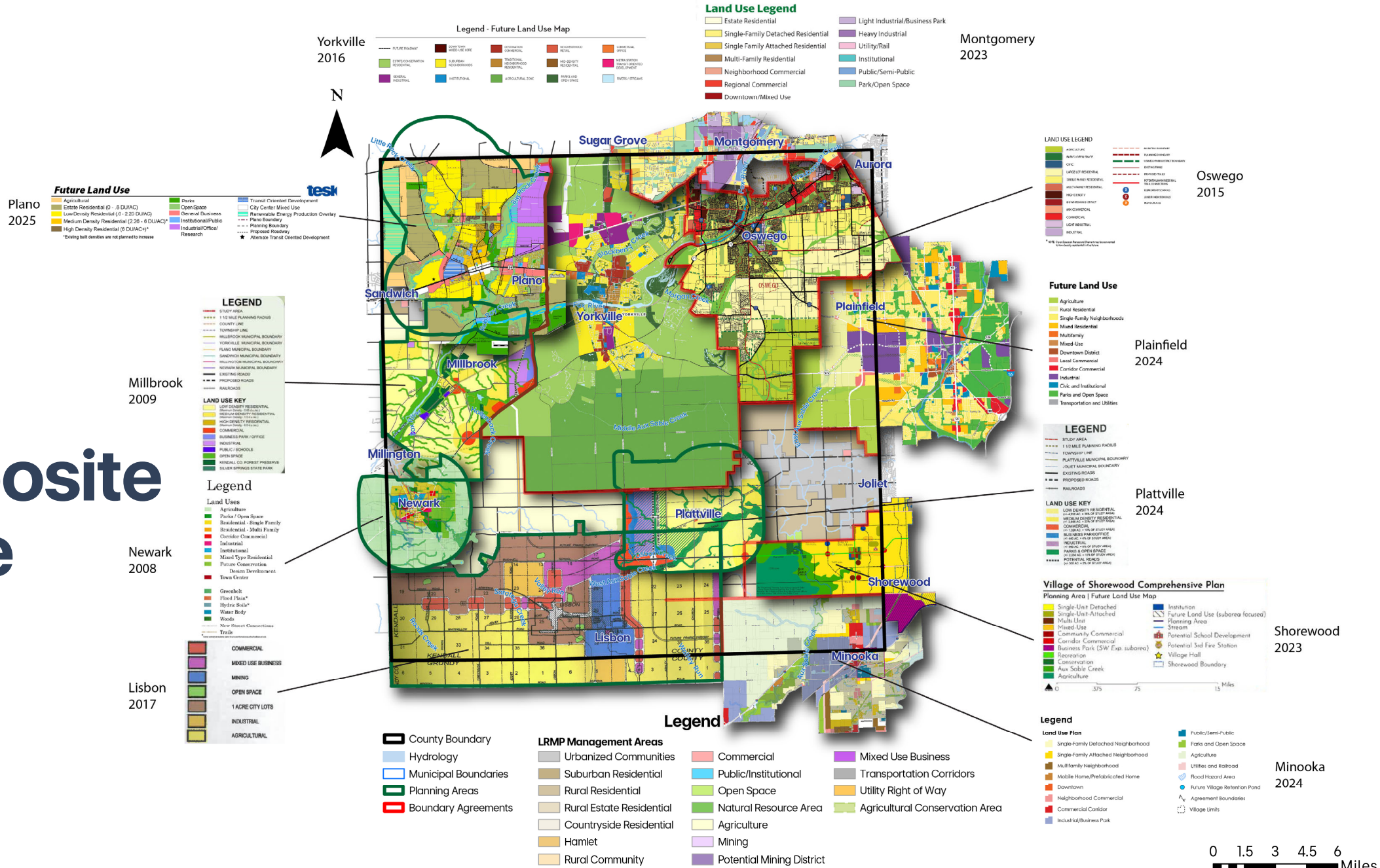
## Municipal Comprehensive Plans

- 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 - Oct 2025?
Montgomery	April 2014
Aurora	?

# Composite Future Land Use Map

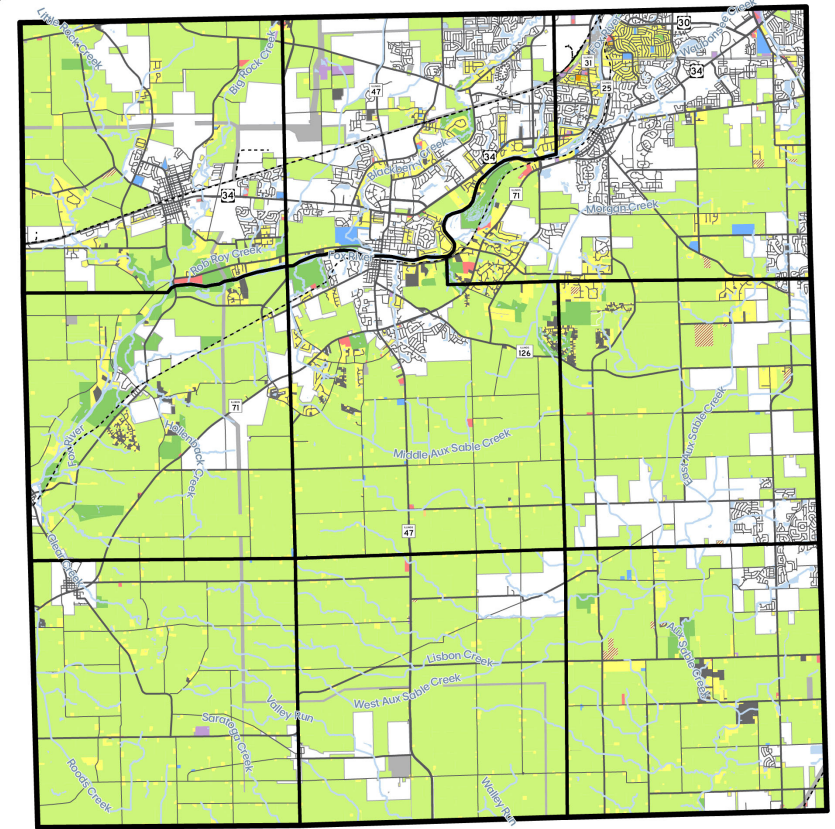




# Existing Land Use\*

- 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.



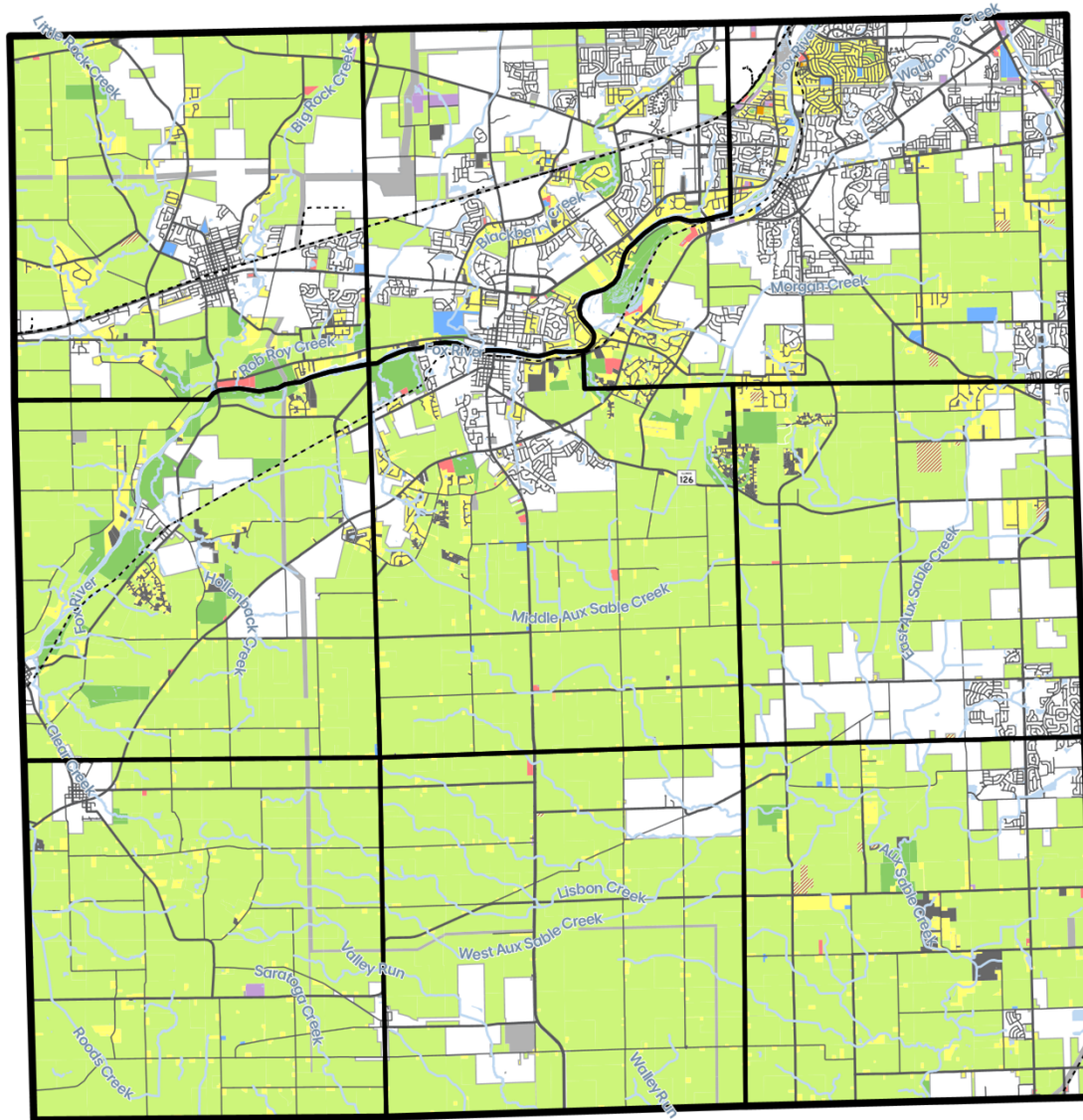
Source: CMAP 2020

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  
Miles

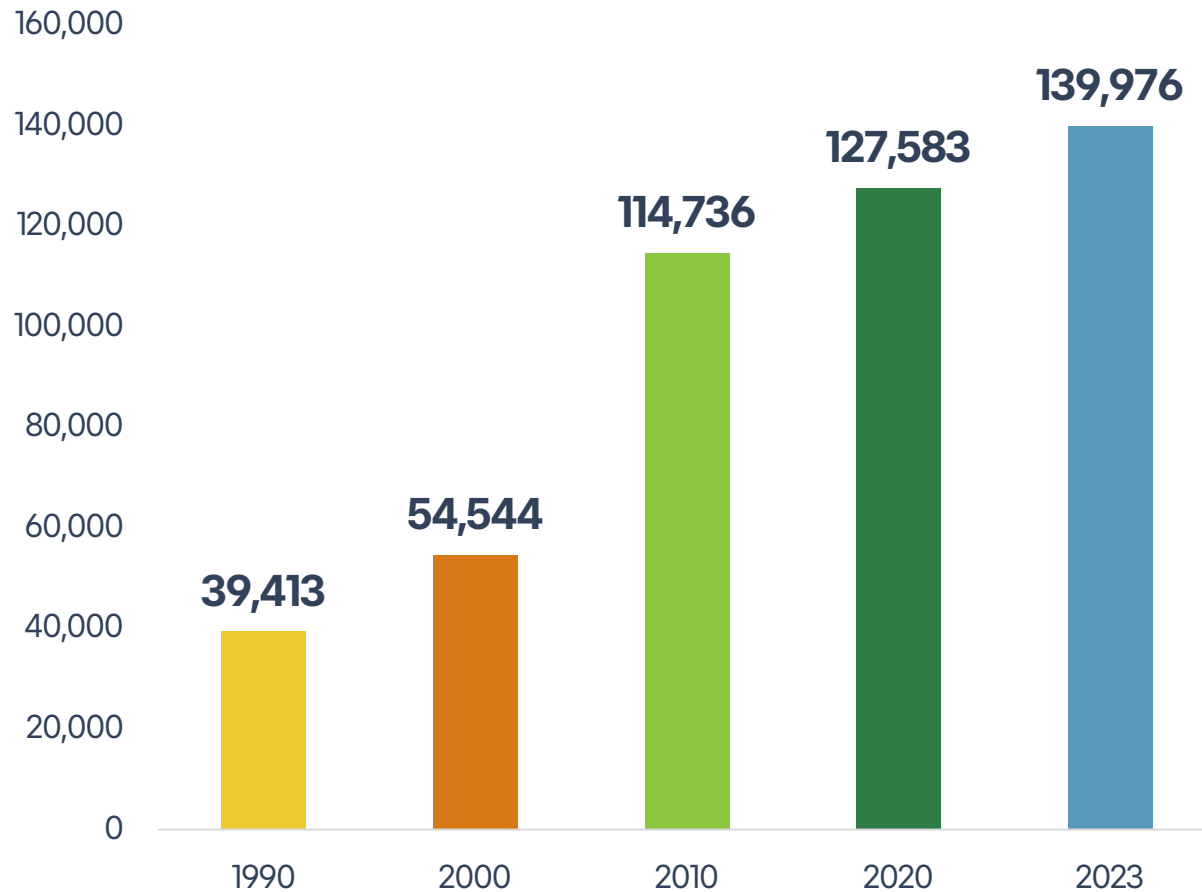
## Legend

### 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



Retail Trade

19%



Education

16%



Accommodation  
& Food Services

13%



Transportation &  
Warehousing

9%



Manufacturing

8%

## Top Industry Sectors for Kendall Residents



Health Care

12%



Retail Trade

12%



Education

10%



Manufacturing

9%

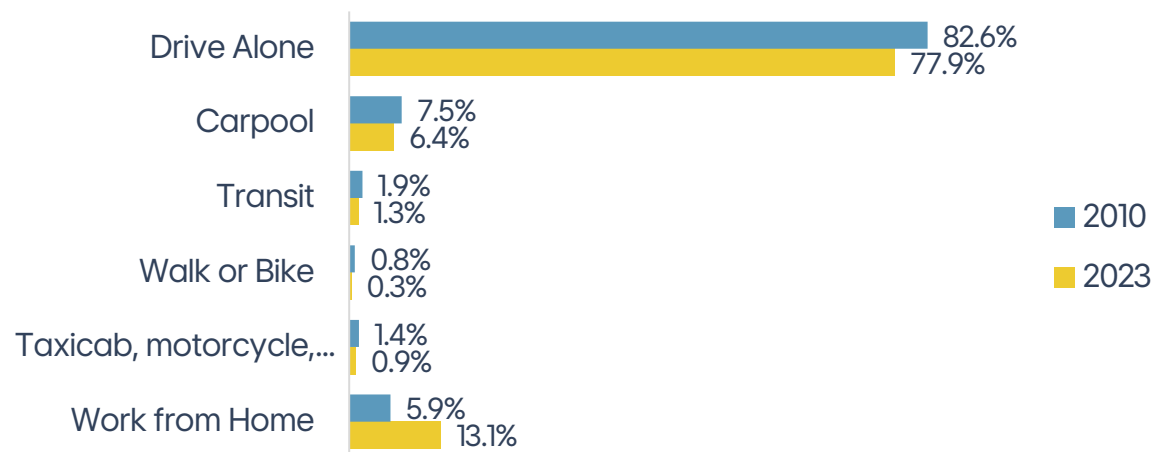


Accommodation  
& Food Services

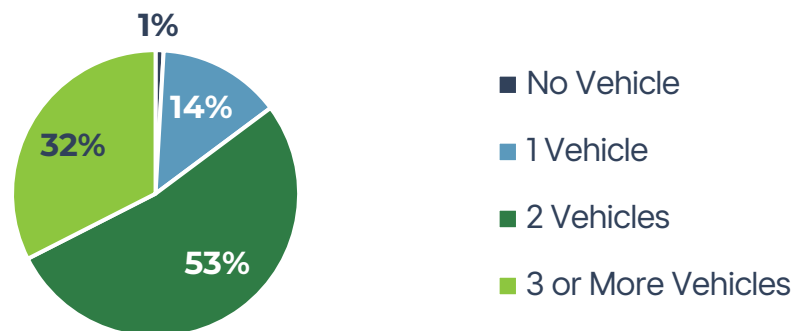
8%

# Commuting\*

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

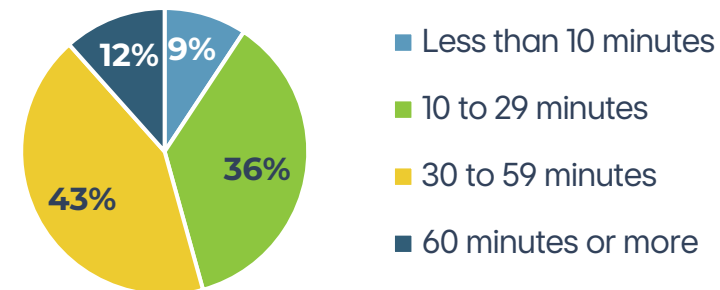


## Vehicles Available per Household (2023)



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.

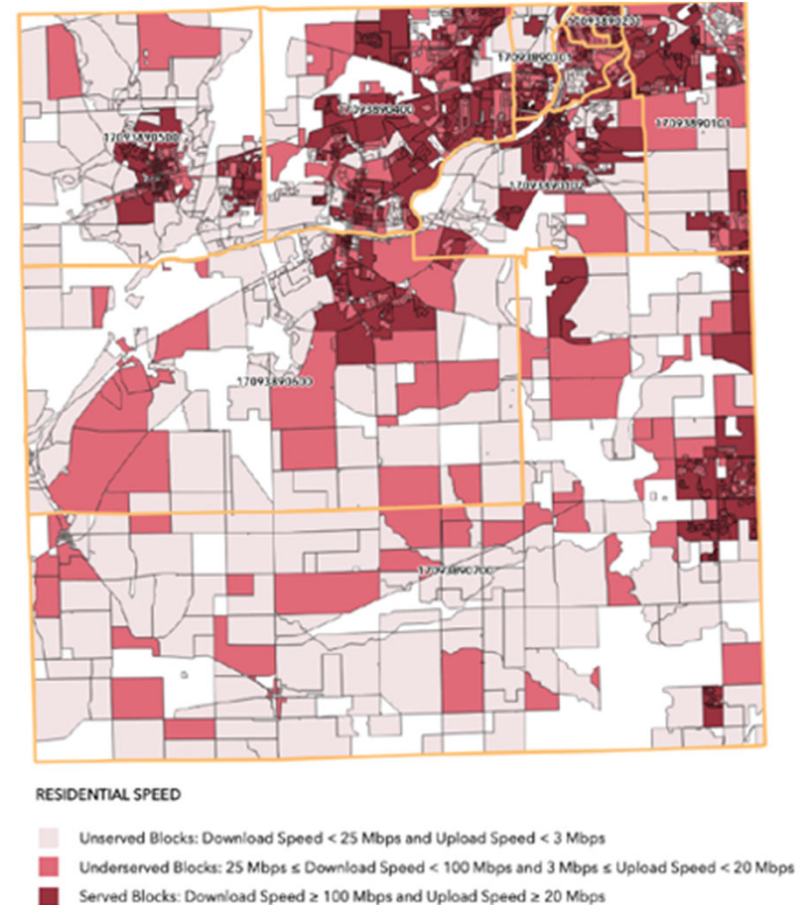
# Broadband - Connect Kendall County\*

- 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 (%):	<b>99.94</b>
25M/3M Wireline Households (%)	<b>93.48</b>
100M/20M Households (%)	<b>99.59</b>
100M/20M Wireline Households (%)	<b>93.28</b>
100M/100M Households (%)	<b>81.74</b>
100M/100M Wireline Households (%)	<b>77.42</b>
1G/1G Households (%)	<b>74.29</b>
1G/1G Wireline Households (%)	<b>74.29</b>

# 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.



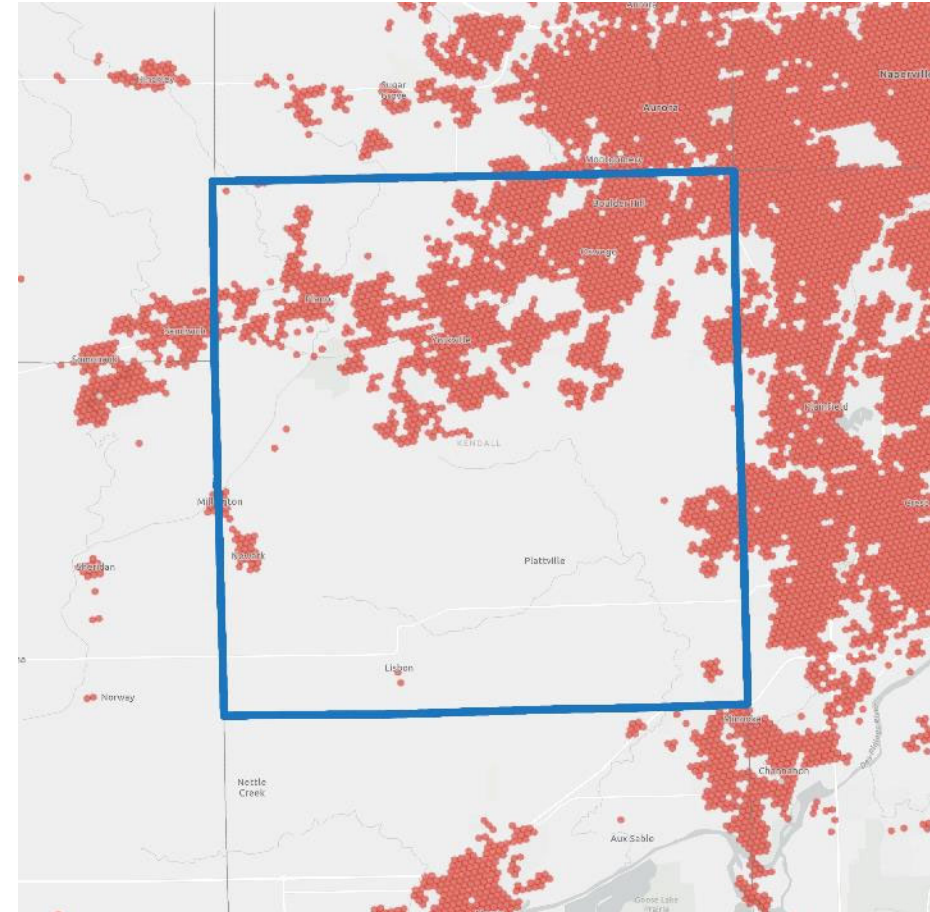
Source: Kendall County



# 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.

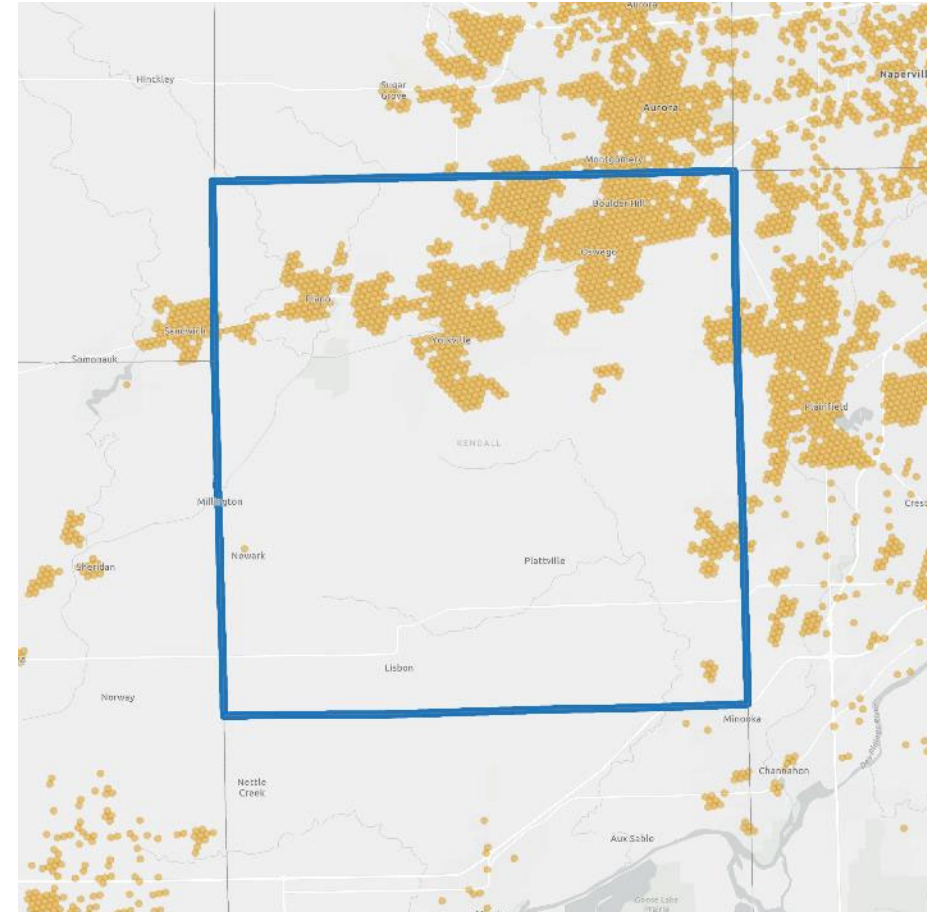
\* As the most recent data is from 2024, actual coverage may have since improved or changed



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.



Source: IDCEO 2024

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

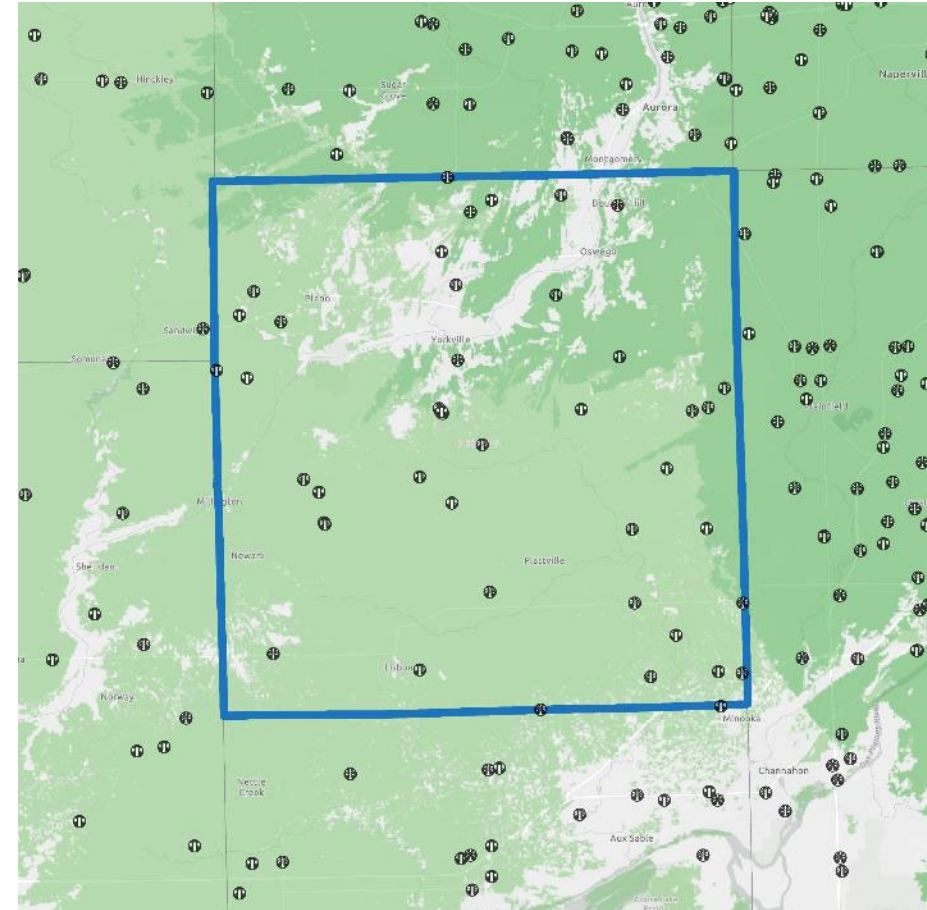
# Wireless Internet Coverage

- 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

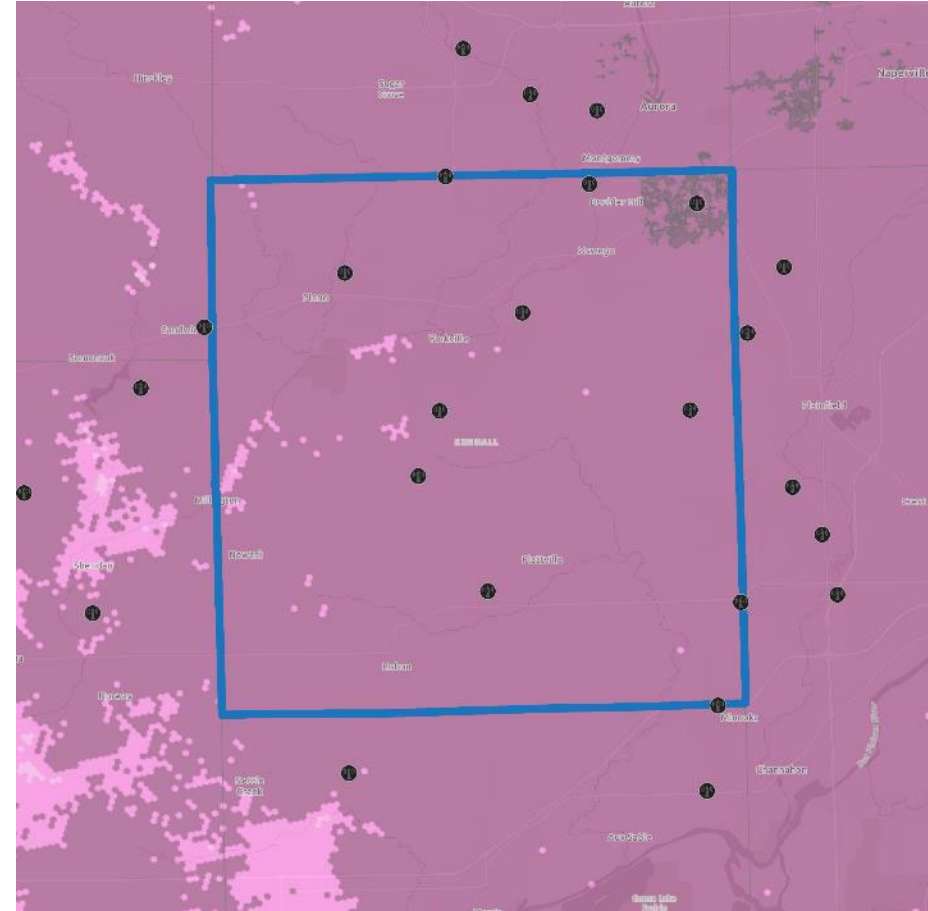
# Wireless Mobile Coverage

- 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



# Solar Energy\*

- County requires all solar farms within 1 ½ miles of a municipality to annex to that municipality
- Existing
  - Kendall Co. Gov. Complex site
  - Newark Road (County)
- Under Construction
  - Minooka – Ridge Road
  - Lisbon – White Willow Road
- Approved
  - Yorkville – 3 projects
  - Kendall County – Ament Road
- Proposed
  - Plano
  - Kendall County – 9000 block Corneils Rd.







# 7 COUNTY CHARACTER



# Agricultural Heritage



# Agricultural Heritage





# Community





# Public Open Space





# Private Open Space





# Agritourism



# Electrical Demand - Renewables





# Housing





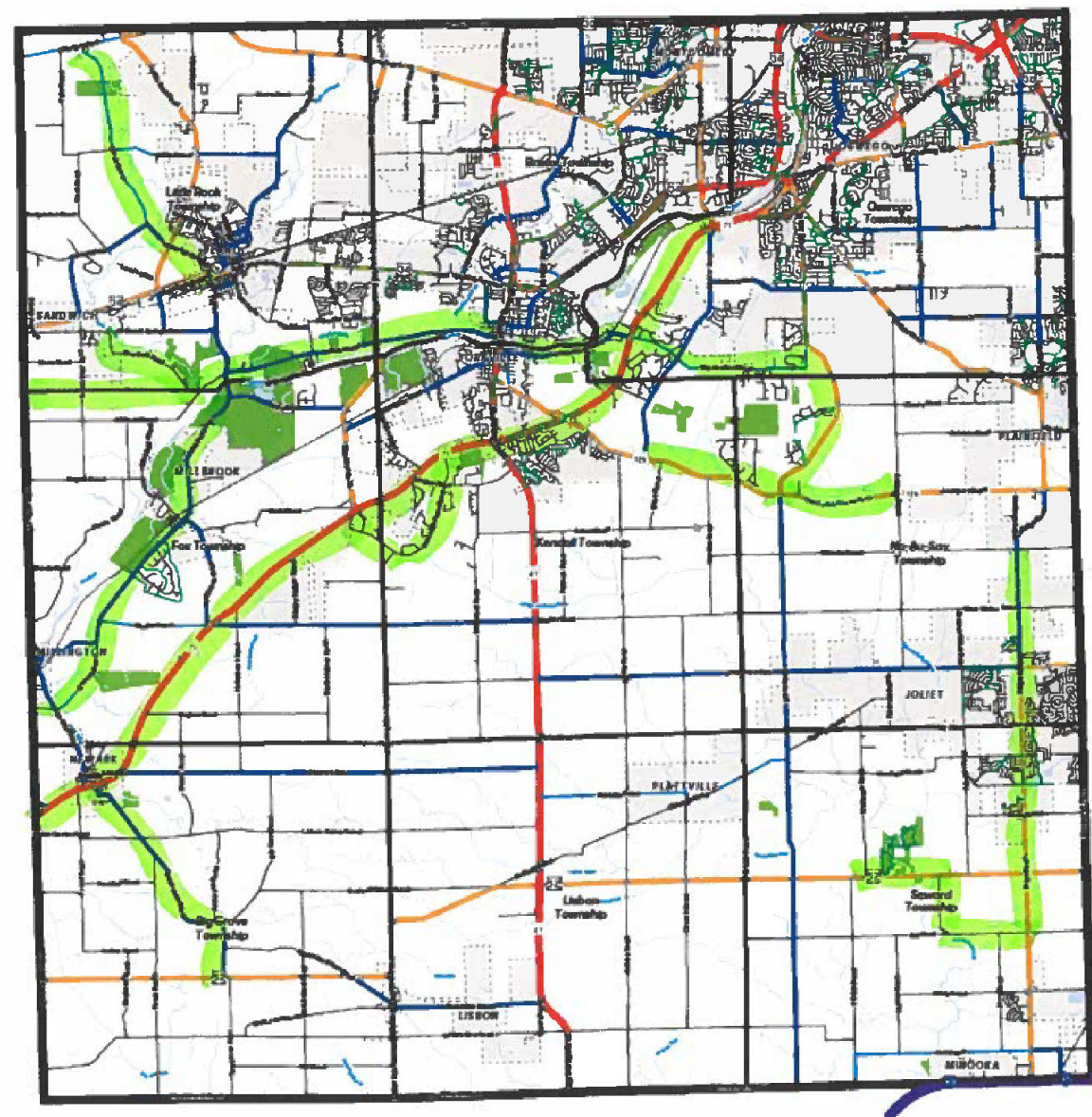
# Transportation





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

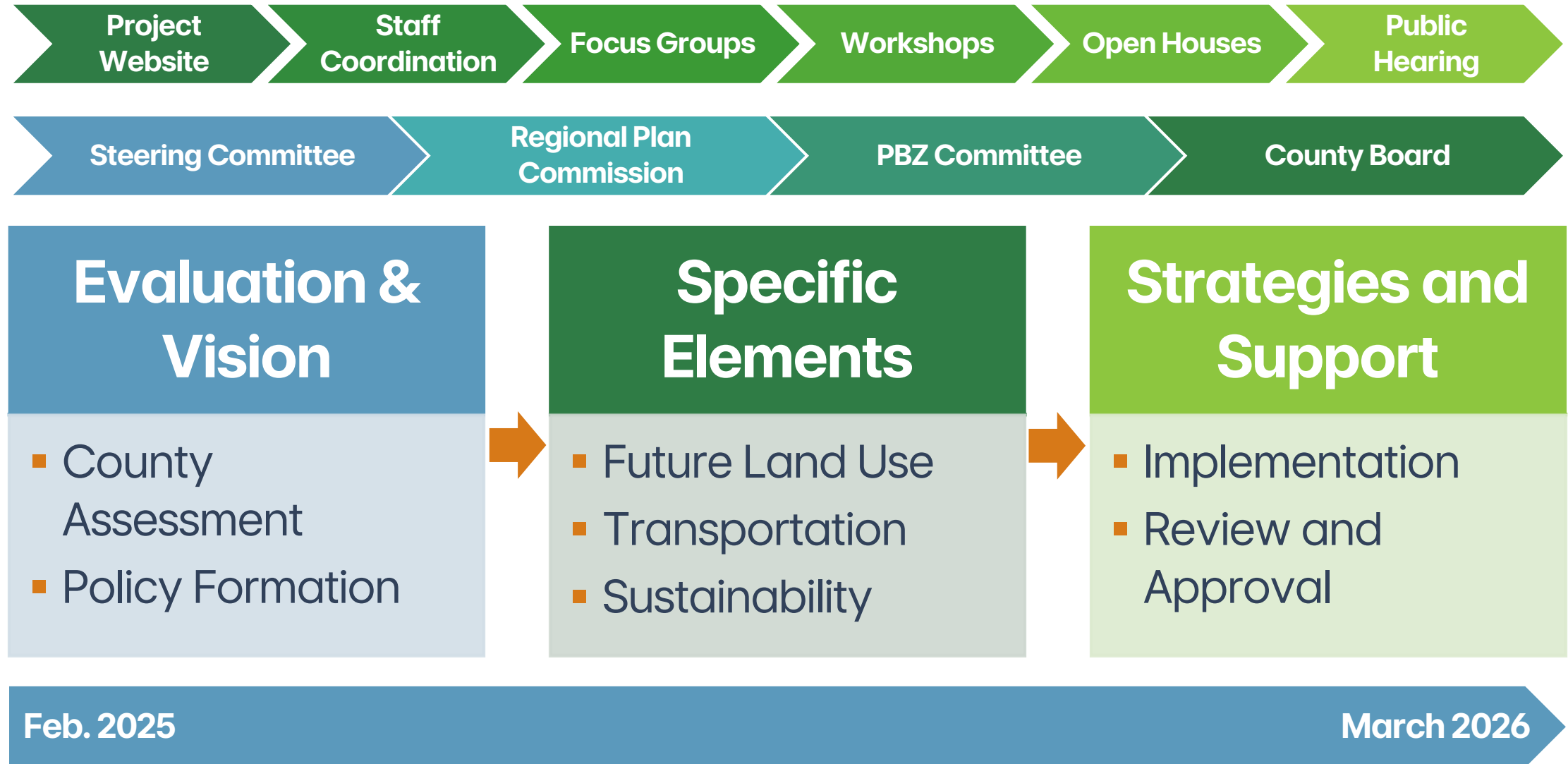
Water Supply

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)
- WIKADUKE Trail Meeting – Sept/Oct.
- 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)