

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building  
County Boardroom  
504 S. Main Street, Yorkville, Illinois*

**Approved - Meeting Minutes of March 25, 2026 - 7:00 p.m.**

Chairman Keith Landovitz called the meeting to order at 7:00 p.m.

**ROLL CALL**

Chairman Landovitz welcomed new Commissioner Philip Resendiz from Seward Township. Member Resendiz said that joining the Commission was a good way to serve the community.

Members Present: Cathy Anzelc, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Philip Resendiz, Ruben Rodriguez, Bob Stewart, and Seth Wormley

Members Absent: None

Staff Present: Matthew H. Asselmeier, Director

Others Present: June McCord, Tom Anzelc, Tim Tremain, and Chris Childress

**APPROVAL OF AGENDA**

Chairman Landovitz announced that Petitions 26-06 and 26-07 were not properly noticed. Member Bernacki made a motion, seconded by Member Wormley, to approve the agenda as amended with Petitions 26-06 and 26-07 removed from the agenda. With a voice vote of ten (10) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member McCarthy-Lange made a motion, seconded by Member Hamman to approve the minutes of the February 25, 2026, meeting, February 26, 2026, gathering, March 5, 2026, gathering, March 11, 2026, gathering, March 12, 2026, gathering, and March 18, 2026, gathering. With a voice vote of ten (10) ayes, the motion carried.

**PUBLIC HEARING**

The Kendall County Regional Planning Commission started their review of Petition 26-04 at 7:04 p.m.

Chairman Landovitz explained the purpose of the public hearing and procedure for the public hearing.

**Petition 26-04 Request from June McCord on Behalf of the Village of Plattville**

Mr. Asselmeier summarized the proposal.

Per the Intergovernmental Agreement between the Village of Plattville and Kendall County, the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals serve as the Village of Plattville's Planning Commission and Zoning Board.

On February 6, 2026, representatives from the Village of Plattville submitted a request to replace the text and map contained in Plattville's current Comprehensive Plan with the submitted proposal. On March 20, 2026, the Village's consultant submitted an amended Future Land Use Map relocating the renewable energy area from the southwest corner of Ashley and Caton Farm Roads to south of Route 52 between Ashley and Brisbin Roads.

As noted in the list of proposed changes, this proposal incorporates current data from the U.S. Census Bureau, removes references to the Prairie Parkway, outlines the Village's land use priorities, outlines the Village's transportation priorities, adds language regarding annexations, clarifies the differences among the various land uses, outlines a potential planning boundary with the City of Joliet, and designates certain areas for the placement of renewable energy facilities.

The list of proposed changes between the current plan and the proposed plan, the text of the proposed plan, and the original proposed Future Land Use Map were provided.

Petition information was sent to former ZPAC member on February 24, 2026. Between February 24, 2026 and February 26, 2026, the Kendall County Highway Department, WBK Engineering, Kendall County Sheriff's Department submitted emails saying they had no concerns regarding this proposal. Their emails were provided.

Mr. Asselmeier noted that the Village's proposal shows a smaller commercial area along Route 47 compared to the current version of the County's proposed Comprehensive Plan. He also noted that the Village of Plattville's proposal showed Residential at the southeast corner of Brisbin Road and Route 47; the County's proposed Comprehensive Plan showed this area as Agricultural. It was noted that Plattville amended their proposal to have a renewable energy area south of Route 47 to correspond to the proposed renewable energy area in the County's proposed Comprehensive Plan.

Member Bernacki asked about the Rural Mixed Use category. He felt many uses were combined into one (1) category, like senior housing and agrotourism. Mr. Asselmeier noted that Plattville's plan calls for the area to be large lot residential. Mr. Asselmeier said agrotourism is allowed under the existing Agricultural zoning with special use permits and without rezoning.

Member Bernacki said a commercial corridor along Route 47 would be a conflict with Plattville's proposal.

Chairman Landovitz explained the rules and oath for testimony.

No members of the public were sworn in.

Chairman Landovitz open the public hearing at 7:12 p.m.

No members of the public testified at the public hearing.

Mr. Asselmeier reported that no written correspondence had been received regarding the proposal.

Chairman Landovitz closed the public hearing at 7:12 p.m.

Member Wormley made a motion, seconded by Member Casey, to recommend approval of the proposal.

Member Wormley noted the Commission has encouraged municipalities to draft plans. He said the proposed plans do not need to match exactly. Any conflicts of land use on Route 47 can be addressed at a later time.

Member Bernacki asked if there was any risk of solar development inside Plattville, if the land was shown as Agricultural. Mr. Asselmeier noted that any solar developments inside Plattville would have to follow the Illinois Municipal Code, which gives Plattville greater freedom than the County in reviewing commercial solar developments special use permit applications.

Chairman Landovitz spoke in favor of the proposal. He thanked the Village Officials and the Village's consultant. He felt the objections were appropriate for a municipal comprehensive plan. He felt that the differences between the County's proposed Comprehensive Plan and Plattville's proposal Comprehensive Plan could be resolved, if issues arose in the future.

The votes were as follows:

Ayes (10): Anzelc, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Resendiz, Rodriguez, Stewart, and Wormley

Nays (0): None

Absent (0): None

Abstain (0): None

The motion passed.

Mr. Asselmeier noted that the Kendall County Zoning Board might choose not to review the proposal. If they decide to review the proposal, the Kendall County Zoning Board of Appeals meeting would be on March 30, 2026. The Plattville Village Board meeting on the proposal is April 16, 2026.

The Kendall County Regional Planning Commission completed their review of Petition 26-04 at 7:19 p.m.

### **CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

### **NEW BUSINESS**

**Presentation of Amendments to Articles VIII, IX, and X of the Bylaws of the Kendall County Regional Planning Commission Concerning the Positions of Treasurer and Recording Secretary**

Chairman Landovitz presented the following amendments:

ARTICLE VIII. COMMISSION OFFICERS AND DUTIES

The following officers shall be members of the Commission: a Chairman, Vice Chairman and Secretary. The following two officers may or may not be members of the Commission but may consist of staff: Recording Secretary and Treasurer.

CHAIRMAN (CHAIRPERSON, CHAIRWOMAN, PRESIDING OFFICER)

- \* The Chairman shall preside at all meetings of the Commission.
- \* The Chairman shall have general charge of the business of the Commission.
- \* The Chairman shall, when authorized by the Commission, execute in its name all contracts and other obligations, with the exception of those dealing with expenditures, which lie within the authority of the Kendall County Board.
- \* The Chairman shall appoint all committees.
- \* The Chairman shall have general supervision of the conduct of affairs of the Commission.
- \* The Chairman shall perform such other duties as are usually exercised by the Chairman of a Commission.

VICE CHAIRMAN

- \* The responsibility of the Vice Chairman shall be to perform the duties of the Chairman during the absence or disability of the same.

SECRETARY

- \* The Secretary shall attend all regular and special meetings and be responsible for the Minute book of the Commission.

TREASURER

- \* The Treasurer shall monitor all fiscal activities of the Commission as allocated by the County Board.
- \* The Treasurer, with the approval of the Commission, shall authorize payment of expenses for the Commission business to the County Board.
- \* The Treasurer shall keep a running record of all payments made from the budget allocated by the Board to the Commission, and shall keep the Chairman of the Commission informed as to the current status of budget funds.

~~The Treasurer may be a staff member of the Planning, Building and Zoning Department by majority vote of the Commission for a 1-year term.~~ By simple majority vote, at any time, members of the Commission may vacate the office of Treasurer and assign its duties to the Director of the Kendall County Planning, Building and Zoning Department. Such assignment shall remain in effect until any time when, by simple majority vote, members of the Commission may revoke it, at which time members of the Commission shall elect a Treasurer, with a term expiring at the same time as the terms of the Commission's other elected officers.

#### RECORDING SECRETARY

- \* The Recording Secretary shall attend all regular and special meetings and be responsible for taking the meeting minutes of the Commission.
- \* The Recording Secretary shall direct the mailing of all notices of regular and special Meetings as required under these by-laws or as directed by the Chairman.
- \* The Recording Secretary shall have charge of the office of the Commission and all books, papers and records thereof and shall attend to all correspondence of the Commission.
- \* The Recording Secretary shall be responsible for keeping track of the terms of office of the various Commission members.

~~The Recording Secretary should be a staff member of the Planning, Building and Zoning Department or employed by the Planning, Building and Zoning Office.~~ By simple majority vote, at any time, members of the Commission may vacate the office of Recording Secretary and assign its duties to a staff member of the Kendall County Planning, Building and Zoning Department. Such assignment shall remain in effect until any time when, by simple majority vote, members of the Commission may revoke it, at which time members of the Commission shall elect a Recording Secretary, with a term expiring at the same time as the terms of the Commission's other elected officers.

#### ARTICLE IX. ELECTION OF OFFICERS

ANNUAL MEETING for the election of officers of the Commission shall be held at 7:00 p.m., on the 4th Wednesday in the month of January or the next scheduled meeting.

Any Vacancy in the office of Vice-Chairman, Secretary, ~~or~~ Treasurer, **or Recording Secretary** of the commission may be filled at any regular or Special Meeting after such vacancy occurs. The vacancy will be filled until the end of the vacated term by election from among the members. The office will come up for the regular election process the following January.

If the office of Chairman is vacated during a term, the position will be filled by the Vice-Chairman until the end of that Commission year and the office will come up for the regular January election schedule,

- \* The Chairman of the Commission shall be elected by the Commission. The term of service of the Chairman shall be one year and the Chairman may be re-elected.
- \* The Vice Chairman shall be elected by the Commission and the term of service shall be one year.
- \* The Secretary shall be elected by the Commission and the term of service shall be one year.
- \* ~~The Treasurer shall be elected by the Commission and the term of service shall be one year.~~ **Members will be elected to the offices of Treasurer and Recording Secretary only when the duties of those offices have not been assigned.**

#### ARTICLE X. APPOINTMENTS

The Chairman of the Commission shall appoint Committees and Committee Chairman when necessary. In the event that the Chairman, Vice Chairman and Secretary and Treasurer of the Commission should all be absent or unable for any reason to attend to the duties of their office, the remaining members of the Commission may at any Regular Meeting or at any Special Meeting, appoint a Chairman pro-tem, who shall attend to all the duties of such officers until such officers shall return or be able to attend to their duties.

Member Stewart made a motion, seconded by Member Hamman, thirded by Member McCarthy-Lange, to present the amendment.

The proposed amendment will be on the April 22, 2026, Regional Planning Commission agenda.

#### OLD BUSINESS

##### Approval of an Amendment to Article XV of the Bylaws of the Kendall County Regional Planning Commission Pertaining to Speaker Time Limits

The following amendment was presented at the February 25, 2026, Kendall County Regional Planning Commission meeting:

#### ARTICLE XV. ADDRESSING THE PLAN COMMISSION

The public is invited by the Planning Commission to speak on items before the Commission. **Each speaker shall be limited to five (5) minutes per agenda item per meeting and shall have only one (1) opportunity to address the Commission per agenda item. At the discretion of the Chairman, the person providing public comment may be allowed to speak longer than five (5) minutes. The time limit shall not apply to Petitioners or Petitioners' designated representatives. Time limits shall also not apply to persons responding to questions posed by members of the Commission. Reasonable time limitations may be imposed by the Chairman.**

Member McCarthy-Lange made a motion, seconded by Member Anzelc, to approve the amendment as presented.

Member McCarthy-Lange asked for this amendment following lengthy meetings from the past summer. She felt the time limit was consistent with time limits of other meetings. She felt the time limit would allow the Commission to be productive.

Member Rodriguez noted the flexibility of the time limit.

Member Wormley said the purpose of the time limit was to allow the Commission to begin deliberating on Petitions. A large majority of comments in previous meetings were not materially different. This proposal will improve efficiency.

Chairman Landovitz said that he was originally reluctant to impose time limits. He felt that the time limit was reasonable; he noted that the proposal allows flexibility. He believed the proposal was well prepared and reviewed.

The votes were as follows:

Ayes (10): Anzelc, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Resendiz, Rodriguez, Stewart, and Wormley  
Nays (0): None  
Absent (0): None  
Abstain (0): None

The motion passed.

### **REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petitions 26-02 and 26-03 were approved by the County Board.

### **OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier said that Petitions 26-06 and 26-07, a public hearing on the Kendall County Comprehensive Plan, and the bylaws amendment related to Treasurer and Recording Secretary would be on the April 22, 2026, Commission agenda. The application deadline for the April meeting is March 27, 2026.

Mr. Asselmeier announce the Village of Millbrook will be having an open house on their Comprehensive Plan on April 4, 2026, from 11:30 a.m. until 1:30 p.m., at the Fox Township Building.

Mr. Asselmeier noted the typographical error listing Claire Wilson as a member and the timing of posting the agenda prevented Member Resendiz from being listed a member.

Member Casey noted the work occurring at the property south of Contrary Mary's on Route 52.

He provided a picture of that work. Mr. Asselmeier said that primary structures are required before accessory structures can be built; construction of both buildings can occur simultaneously. The owner can keep their personal items on the property, but a business cannot be run out of an accessory structure or outside the primary structure. Member Casey said the owner likely will try to build an accessory structure before a primary structure.

### **ADJOURNMENT**

Member Hamman made a motion, seconded by Member McCarthy-Lange, to adjourn. With a voice vote of ten (10) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:37 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM, Director

Encs.

1. Memo on Petition 26-04 Dated March 17, 2026
2. Updated Petition 26-04 Dated March 20, 2026
3. Certificate of Publication for Petition 26-04 (Not Included with Report but on file in Planning, Building and Zoning Office)
4. Picture of the Property South of Contrary Mary's



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

504 South Main Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Regional Planning Commission  
From: Matthew H. Asselmeier, AICP, CFM, Director  
Date: March 17, 2026  
Re: Proposed Amendments to the Village of Plattville's Comprehensive (Petition 26-04)

Per the Intergovernmental Agreement between the Village of Plattville and Kendall County, the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals serve as the Village of Plattville's Planning Commission and Zoning Board.

On February 6, 2026, representatives from the Village of Plattville submitted a request to replace the text and map contained in Plattville's current Comprehensive Plan with the attached proposal.

As noted in the list of proposed changes, this proposal incorporates current data from the U.S. Census Bureau, removes references to the Prairie Parkway, outlines the Village's land use priorities, outlines the Village's transportation priorities, adds language regarding annexations, clarifies the differences among the various land uses, outlines a potential planning boundary with the City of Joliet, and designates certain areas for the placement of renewable energy facilities.

Attached are the list of changes between the current plan and the proposed plan, the text of the proposed plan, and the proposed Future Land Use Map.

Petition information was sent to former ZPAC member on February 24, 2026. Between February 24, 2026 and February 26, 2026, the Kendall County Highway Department, WBK Engineering, Kendall County Sheriff's Department submitted emails saying they had no concerns regarding this proposal. Their emails are attached.

If you have any questions regarding this memo, please let me know.

MHA

Encs: Proposed Changes  
Proposed Plan Text  
Proposed Future Land Use Map  
February 24, 2026, Email from the Kendall County Highway Department  
February 25, 2026, Email from WBK Engineering  
February 26, 2026, Email from the Kendall County Sheriff's Department

## Amendments to the 2018 Village of Plattville Comprehensive Plan

- Introduction

Paragraph 1 – revise language to reflect 2024 us census data

Paragraph 2 – revise language to reflect 2024 us census data and remove reference to Prairie Parkway

Paragraphs 3 & 4 – New paragraphs describing the Plan and emphasizing the importance of preserving agricultural lands and Village rural character

- Purpose

- No change

- Goals

Character Open Space & Environment

Goal 1 new third bullet point and additional language under fourth bullet point (previously third bullet point) providing more detail on environmentally sensitive areas

New Goals 5 and 6

Residential Development

Second bullet added under Goal 8 (Formerly Goal 6)

Non-Residential Development

Revise language of Goal 9 (formerly Goal 7) to capture the importance of commercial development contributing to the rural character of the Village

Slightly revise language and first bullet of Goal 10 (formerly Goal 8)

Circulation & Transportation

New Goal 11

Add new bullet under Goal 12 (formerly Goal 9)

- New section on Annexations to support the Village in expanding within the Planning Area Boundary

- Land Use Classifications

Additional language clarifying the difference between the land use classifications of the Plan and Kendall County zoning

New Planning Area Boundary (subject to change pending agreement with Joliet)

Additional language discussing residential density versus non-residential intensity

New Land Use Classifications responding to the input from Village Trustees

- New Land Use Plan responding to input from Village Trustees

# Village of Plattville

## *Comprehensive Plan*

### *2026 Amendment*



# Village of Plattville, IL

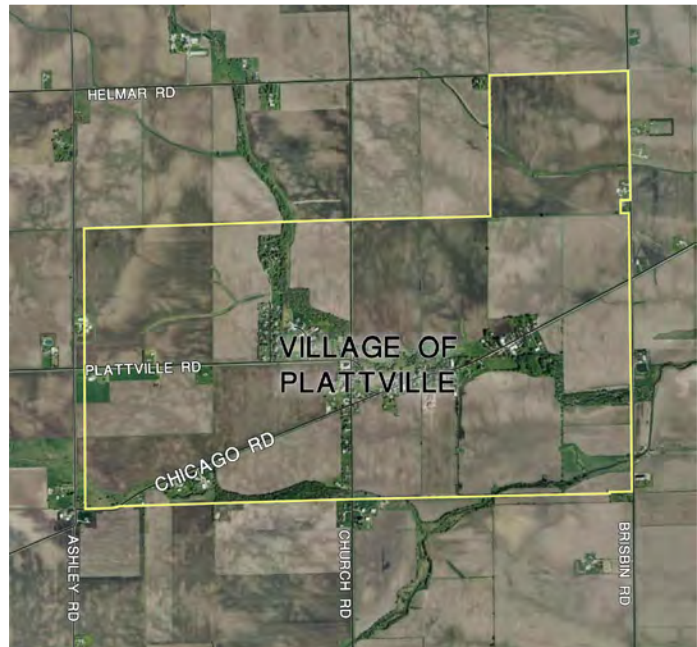
## Comprehensive Land Use Plan Amendment 2026

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### Introduction

The Village of Plattville, Illinois is located in Kendall County, Illinois within the Chicago metropolitan region. Adjacent municipalities are the United City of Yorkville to the north, City of Joliet to the east and Morris to the south. The Village was incorporated in 2006 and in 2024 the Village had an estimated population of 221. US Route 52 and Illinois Route 47 are the primary routes providing regional access to the Village of Plattville, in addition to other significant roads, such as Chicago Road, Plattville Road, and Church Road. The Aux Sable Creek Corridor flows through a portion of the study area and sensitivity to this natural feature will be an important aspect of this Comprehensive Land Use Plan Amendment.

The study area includes approximately 1 ½ miles outside the existing Village of Plattville municipal boundary referred to as the “Planning Area Boundary” this includes the surrounding areas likely to be annexed into the Village. The area consists of primarily agricultural land. In recent years, Kendall County has experienced a surge in population, becoming one of the fastest growing counties in the United States. From 2020 to 2024 the population growth rate exceeded 8%.



This Plan is an opportunity for the Village to be proactive on addressing this growth and focuses on shaping the future rather than simply reacting to development and growth as it occurs. In other words, this Plan is a tool for the Village to embrace growth on their terms and decide what type of growth works and where best to encourage growth so it is organized, positive and helps get the Village where it wants to go.

For example, preserving the agriculture lands within and surrounding the Village from the residential pressures applied from the growing population involves strategic land-use planning addressed in this Plan. Efforts like this Plan help maintain local food systems, preserve rural heritage, ensure economic stability for farms, and enhance social well-being by keeping agricultural land accessible and productive.

# Village of Plattville, IL

## Comprehensive Land Use Plan Amendment 2026

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### Purpose

The purpose of this plan is to serve as the principal policy document providing overall direction for orderly growth within the Village of Plattville. This plan will be utilized by Village officials and staff, property owners, developers, and citizens as the policy basis for guiding decisions regarding new developments, re-zoning submittals, zoning map and ordinance amendments.

### Goals

The following goals demonstrate planning factors influencing the Village of Plattville Comprehensive Plan amendment. The goals have been organized into four main categories:

#### **CHARACTER, OPEN SPACE and ENVIRONMENT**

##### ***GOAL 1 – Maintain Plattville’s rural character and respect the natural environment and resources.***

- Retain agricultural land use and low density residential surrounding the existing Village and immediate area.
- Incorporate open space and landscape buffers into all land use classifications in order to blend with the existing environment and character of the area.
- The Village will adopt and require any new development to follow the dedication and design criteria for open spaces and landscape buffers provided in the Kendall County code.
- Ensure that local environmentally-sensitive areas (existing trees, drainage ways, natural areas, etc.) are documented, so development around such areas can be carefully monitored. Specific inventories and documentation of environmentally sensitive areas will be conducted by expert consultants of applicants/developers during the review process with the County and the applicable jurisdiction (USACE or State Department of Natural Resources etc.).



##### ***GOAL 2 – Protect scenic view corridors leading into and throughout the Village, specifically Plattville Road, Chicago Road, U.S. Route 52, Ashley Road, Church and Brisbin.***

- Establish significant open space and landscape buffers along road corridors.
- Provide view corridors to open space features and environmental areas along these routes.
- Locate open space amenities along the Aux Sable Creek corridor and surrounding the Village limits.



# Village of Plattville, IL

## Comprehensive Land Use Plan Amendment 2026

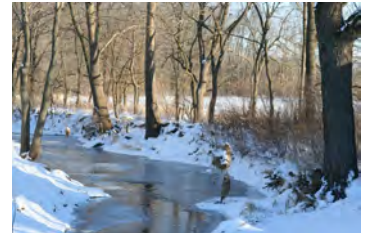
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**GOAL 3 - Make certain that future development is sensitive to the natural topography, views, drainage patterns, existing vegetation, and historic or agricultural structures.**

- Plan for future development that is compatible with the Village's agricultural rural heritage, natural features, environmentally-sensitive areas (i.e. Aux Sable Creek).
- Preserve and incorporate existing natural features into any future development plans.
- Encourage the preservation of existing farmsteads by incorporating the features into future open space areas to maintain the agricultural feel of the area.

**GOAL 4 - Establish the Aux Sable Creek Corridor as a prominent open space feature.**

- Explore passive and active recreational opportunities along the Aux Sable Creek corridor (i.e. nature preserves, trails, picnic pavilions, and parks).
- Explore a contiguous trail or greenbelt along the creek.



**GOAL 5 – Create safe, accessible, and connected infrastructure for active transportation and recreation, supporting the Village's health and economic development for generations to come.**

- Explore developing a comprehensive, connected network of trails and sidewalks that link neighborhoods, commercial areas, schools, and parks
- Pursue easements, dedications, and acquisitions to secure the necessary land for trail and sidewalk development.
- Utilize grant funding to support trail and sidewalk construction through programs such as Safe Routes to School or various trail grants offered by the Illinois Department of Natural Resources.

**GOAL 6 – Identify, evaluate, protect, and promote the Village's historic resources through strategies like surveying, creating regulations, offering incentives for rehabilitation and adaptive reuse, public education, and fostering partnerships**

- Establish a Village historic preservation ordinances to protect identified historic resources and conduct surveys to document historic and cultural resources, including buildings, sites, and archaeological resources, within the community.
- Leverage historic resources to promote tourism, creating jobs, and stimulating economic activity.
- Use historic resources to tell diverse stories of the community's past, connecting people to their history and culture and increasing public awareness and understanding of local history and the value of preservation.

# Village of Plattville, IL

## Comprehensive Land Use Plan Amendment 2026

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### RESIDENTIAL DEVELOPMENT

#### ***GOAL 7 - Encourage high quality, creative and responsible residential development.***

- Establish a high level of aesthetic appeal through the implementation of architectural and landscape controls and design standards.
- Utilize Conservation Design by clustering development to reduce infrastructure costs and future infrastructure maintenance costs, preserve natural features and maximize the visual impact of open space.
- Promote compatible land use transitions and encourage the development of estate-sized lots adjacent to existing estate-sized developments.
- Ensure that the local infrastructure systems can accommodate future growth; ensure that such systems are expanded only to areas of more compact growth.



#### ***GOAL 8 - Encourage the most desirable and efficient use of land, while enhancing the physical environment through compatible land use configurations.***

- Provide new developments that are compatible with existing land uses in terms of density, building heights, scale and impact to adjacent property.
- Offer housing variety, affordability, and accessibility to serve diverse needs, from young people to seniors.

### NON-RESIDENTIAL DEVELOPMENT

#### ***GOAL 9 - Encourage strategic commercial uses along Route 47 that support the Village's residents and rural character.***

- Encourage and foster some limited commercial businesses (specialty services/shopping) in existing downtown Plattville. These businesses should be in character with the agricultural nature of the Village and support agricultural operations.
- Accommodate additional schools, places of worship and other public services (fire, police, etc.) where appropriate.
- Plan for transitional land uses between the Route 47 commercial land use and the existing Village of Plattville.

#### ***GOAL 10 - Encourage the development of limited small scale local commercial***

- Promote concentrated areas of limited small scale local commercial and retail uses instead of "strip center" developments. These areas should support the agricultural nature of the Village in character, aesthetics and types of services offered.
- Provide a transition of these non-residential uses. More intense uses further west and less intense closer to the existing Village.
- Provide smaller neighborhood commercial "nodes" at selected intersections.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### **CIRCULATION AND TRANSPORTATION**

#### ***GOAL 11 - Advocate for a transportation system within the Village that is safe and secure for all transportation modes and for people of all ability levels.***

- Address high-crash locations by systematically identifying and addressing existing safety issues at locations with a documented history of serious crashes for all modes of travel.
- Make data to drive decisions by using crash data analysis to identify and prioritize locations for safety improvements, focusing on the most prevalent crash types in the community.
- Promote safe speeds by implementing traffic-calming measures, such as roadway reconfigurations and speed limit reductions, to reduce vehicle speeds in areas with high pedestrian and cyclist activity.
- Continue to collaborate with local, regional, and state partners, including law enforcement and public health, to advocate for the safety of Village residents and visitors.
- Strategically seek and allocate funding for safety projects and programs, including competitive federal grants like Safe Streets and Roads for All (SS4A).
- Advocate for safer roads design by engineering roadways to forgive human mistakes and reduce crash severity. Examples include installing median barriers, rumble strips, and protected bike lanes.

#### ***GOAL 12 - Promote coordinated site planning efforts between adjacent developments to reduce the number of access points on major and minor road corridors.***

- Integrate safety into land use by ensuring growth and development policies explicitly consider and support transportation safety.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### **Annexations**

In Illinois, an annexation is the legal process where territory, often unincorporated land, is officially added to the corporate boundaries of an existing municipality, such as the Village. This action extends the municipality's jurisdiction, allowing it to provide services, regulate development, and collect taxes within the newly added area. The Village may choose to annex land to preserve its rural character by controlling future development and preventing urban sprawl. By bringing adjacent rural territory under its jurisdiction, the Village can use its zoning and land-use regulations to protect open spaces, limit density, and conserve agricultural lands that would otherwise be vulnerable to dense development. Strategic annexation allows the Village to direct where and how new construction occurs, and ensure that valuable working lands, and natural habitats are not consumed by expansion. This proactive approach protects the quality of life for both existing residents and those in the newly annexed area, maintaining the landscape and environmental features that define the region. Through annexations the Village fosters traditional rural lifestyles, rural-based economies, and opportunities for Village residents to both live and work in rural areas.

Key requirements for annexation include the territory being contiguous to the municipality and proper notification to other local governments and the Illinois Department of Revenue.

#### How Annexation Works in Illinois

1. Eligibility: The territory must be unincorporated, meaning it is not already within the limits of another municipality.
2. Contiguity: The land must be adjacent to the annexing municipality's existing boundary.
3. Petition Process: Property owners can petition to have their land annexed, or the municipality may enter into an annexation agreement to plan for future development.
4. Notification: Before the annexation is finalized, the municipality must provide notice to other affected entities, including fire protection districts, library districts, and township officials.
5. Illinois Department of Revenue Filing: After annexation, the municipality must notify the Illinois Department of Revenue, providing details about the annexed territory, which helps the department update its records for sales tax allocation.

Unincorporated areas can be annexed into the Village in several different ways:

1. Voluntarily, with the unanimous support of property owners and the majority of voters. These efforts do not require the intervention of the courts;
2. With court supervision in situations where there is not unanimous support by property owners; and
3. When the Village (acting as the municipality) proactively seeks involuntary annexation of territory of less than 60 acres.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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The following is a summary of the Illinois State statutes (65 ILCS 5 Article 7 Division 1 Annexation) on the different means of annexation described above.

### Voluntary Annexation by Ordinance

This method of annexation is the simplest as there are no requirements of notice, public hearings, court supervision or a referendum. If there are no electors in an unincorporated area, the owners of the properties contiguous to a municipality may file a petition requesting annexation. The municipality may then, by majority vote of its governing body, approve the annexation.

If there are electors in the unincorporated area, 100% of the property owners of record and at least 51% of the electors residing within a territory may file a petition requesting annexation. The municipality may by majority vote of its governing body approve the annexation. This type of annexation is not subject to a referendum.

The annexation process is complete when a copy of the annexation ordinance and a map of the territory annexed are filed with the County Clerk's Office.

### Voluntary Annexation of Wholly Surrounded Territory

Unincorporated areas that are wholly bounded by two or more municipalities may be annexed without court supervision if a majority of the property owners submit an annexation petition and the municipality and the municipal authorities approve that petition. The size of the area to be annexed cannot be increased by more than one-third prior to the annexation decision.

### Court-Supervised Petition for Annexation by Owners and Electors

If all of the property owners do not consent to annexation, it can be achieved by court order. This action requires that a majority of the property owners and a majority of the electors in the area in question sign and file a petition in the Kendall County Circuit Court requesting annexation. The Circuit Court then holds a hearing on the matter. The Court will remove from consideration any properties located on the edge of the territory to be annexed if the owners object to the annexation and removal of those properties will not eliminate the contiguity of the area. If the Court finds the petition to be technically in compliance with statutory requirements then it is forwarded to municipal authorities for their consideration. If the corporate authorities of the municipality approve the annexation, the property is incorporated into the municipality. However, 10% of the voters of the municipality can request a referendum be held on the annexation. The vote of the electors is determinative.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### Involuntary Annexation of Surrounded or Nearly Surrounded Territory Under 60 Acres

Territory containing 60 acres or less may be annexed by a municipality without the consent of property owners if it is wholly bounded by:

- One or more municipalities;
- One or more municipalities and a creek, river or lake;
- One or more municipalities and the Illinois state boundary;
- One or more municipalities and property owned by the State of Illinois except State highway rights of way;
- One or more municipalities and a forest preserve or park district;
- One or more municipalities and an interstate highway owned in fee by the State and bounded by a frontage road if the territory is a triangular parcel of 10 acres or less; or
- One or more municipalities and property on which a federally funded research facility in excess of 2,000 acres is located.

Notice of the annexation must be provided in a newspaper of general circulation at least ten days prior to the date of approval of the annexation ordinance. If the property lies in a township other than the township in which the municipality is located, then the township must also be given written notice ten days prior to the date of annexation. Once the governing body approves the incorporation of the properties by a majority vote, the annexation is final.

### Annexation Agreements

The Village, through powers granted to municipalities by the state, may also enter into an annexation agreement with the petitioner(s). These agreements allow both the Village and the landowner(s) to determine the relationship between them and provide for the future development of the property before it is annexed.

Annexation agreements provide a means for the advanced planning and negotiation that is intended to result in a more logical development of the property without burdening existing citizens with undue costs. Unless otherwise requested by a zoning map amendment upon annexation, all land annexed to the Village shall be designated A-1 Agricultural District (Kendall County).

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### **Land Use Classifications**

Proposed land uses are assigned and located in the study area based upon some of the following criteria:

- Compatibility with existing land uses and zoning
- Respect for existing environmental features
- Open space opportunities
- Residential type and density
- Existing and future transportation and infrastructure potential

These Land Use Classifications provide broad vision for the Village's future development, while the Kendall County zoning ordinance is the legal tool that implements and enforces this vision by regulating land use, building types, and densities in specific areas. The Village's Comprehensive Plan sets the goals, and Kendall County's zoning provides the detailed, legally binding regulations needed to achieve these goals for specific parcels of land

#### **Residential Density**

Du/ac is short for Dwelling Units Per Acre, which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Kendall County zone districts, especially those that allow attached or detached single family residential uses, employ du/ac to set limits on the maximum residential density allowed in the zone district. Density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of development.

#### **Non-residential Intensity**

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. FAR is most often used to express development intensity of non-residential land uses and integrated into Kendall County's zoning and other land development controls. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area). FAR is an effective way to calculate the bulk or mass of building volume on a development site and is often used in conjunction with other development standards such as building heights, lot coverage and lot area to encourage the Village's and County's desired arrangement and form of development. In this context, higher FARs indicate greater building volume.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### ***Agricultural (AG) Land Use Classification***

The Agricultural Land Use Classification is primarily intended to accommodate rural communities and lifestyles, including the conservation of farming, ranching, agricultural resources and residential use. This Land Use type is intended to provide agricultural operations, agri-tourism, conservation of natural resources, and large lot single unit detached residential development. This Land Use type will follow the County's A-1 Zone District for dimensional standards, density and lot sizes.

### ***Rural Residential (RR) Land Use Classification***

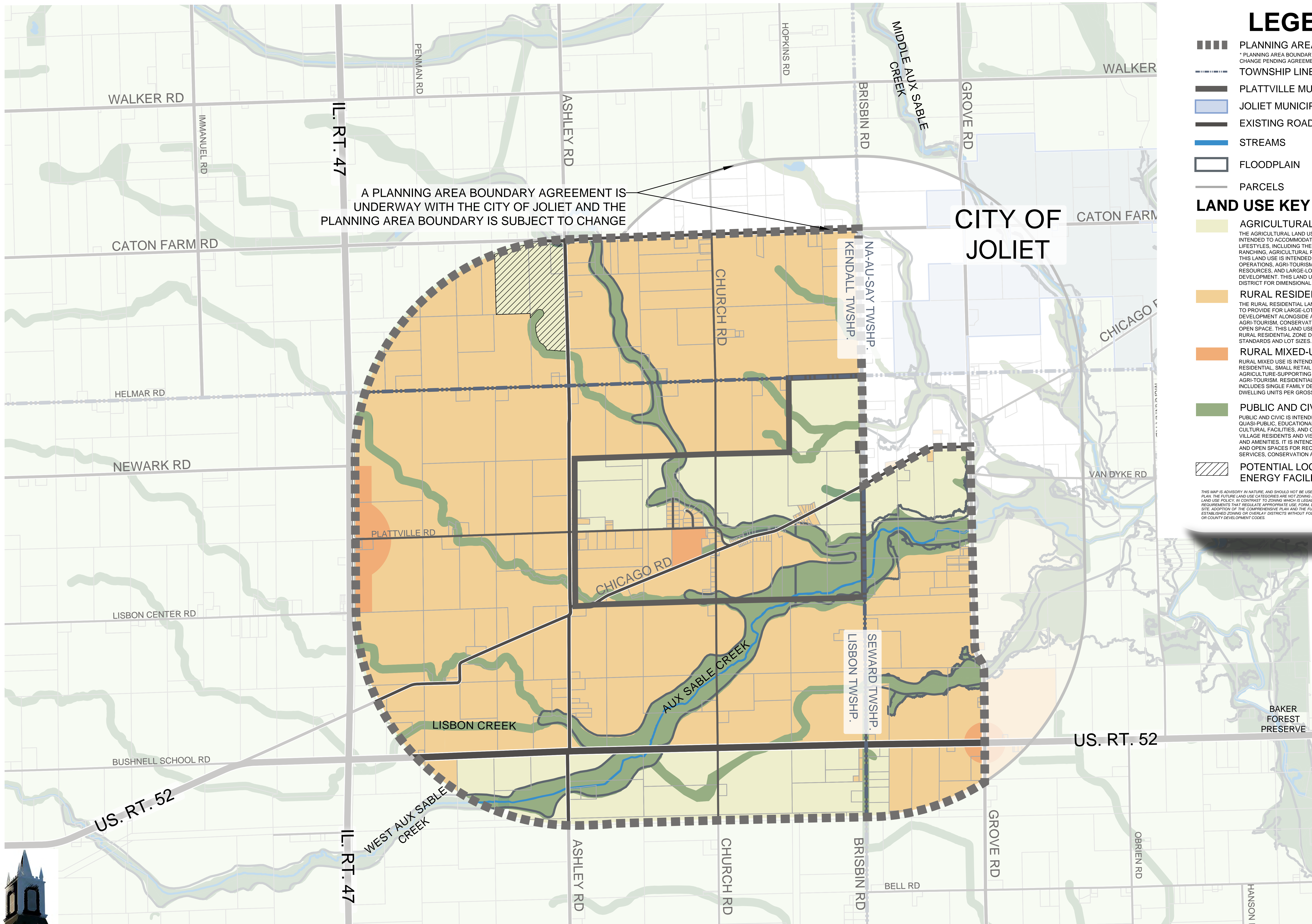
The Rural Residential Land Use Classification is intended to provide for large lot single unit detached residential development alongside agricultural operations, agri-tourism, conservation of natural resources, and/or open space. This Land Use Type will follow Kendall County's Rural Residential Zone Districts for dimensional standards, density and lot sizes.

### ***Rural Mixed Use (RMU) Land Use Classification***

The Rural Mixed Use Land Use Classification is intended to provide for a mixture of residential, small local retail or office, senior housing, agriculture supporting commercial activities, and agri-tourism. Residential uses in this Land use type include single family detached/attached.

### ***Public and Civic (PC) Land Use Classification***

The Public and Civic Land Use Classification is intended to provide for public, quasi-public, educational, institutional, civic, historic, and cultural facilities, and campuses to serve the needs of Village residents and visitors with community services and amenities. This land Use type provides dedicated parks, trails and open space for recreation, historic/cultural services, conservation and education.



A PLANNING AREA BOUNDARY AGREEMENT IS UNDERWAY WITH THE CITY OF JOLIET AND THE PLANNING AREA BOUNDARY IS SUBJECT TO CHANGE

CITY OF JOLIET

# LEGEND

- ▬▬▬▬ PLANNING AREA BOUNDARY  
\* PLANNING AREA BOUNDARY SUBJECT TO CHANGE PENDING AGREEMENT WITH JOLIET
- ▬▬▬▬ TOWNSHIP LINE
- ▬▬▬▬ PLATTVILLE MUNICIPAL BOUNDARY
- ▬▬▬▬ JOLIET MUNICIPAL BOUNDARY
- ▬▬▬▬ EXISTING ROADS
- ▬▬▬▬ STREAMS
- ▬▬▬▬ FLOODPLAIN
- ▬▬▬▬ PARCELS

- ### LAND USE KEY
- AGRICULTURAL (AG)  
THE AGRICULTURAL LAND USE CLASSIFICATION IS PRIMARILY INTENDED TO ACCOMMODATE RURAL COMMUNITIES AND LIFESTYLES, INCLUDING THE CONSERVATION OF FARMING, RANCHING, AGRICULTURAL RESOURCES AND RESIDENTIAL USE. THIS LAND USE IS INTENDED TO PROVIDE AGRICULTURAL OPERATIONS, AGRI-TOURISM, CONSERVATION OF NATURAL RESOURCES, AND LARGE-LOT SINGLE-UNIT DETACHED RESIDENTIAL DEVELOPMENT. THIS LAND USE WILL FOLLOW COUNTY'S A-1 ZONE DISTRICT FOR DIMENSIONAL STANDARDS AND LOT SIZES.
  - RURAL RESIDENTIAL (RR)  
THE RURAL RESIDENTIAL LAND USE CLASSIFICATION IS INTENDED TO PROVIDE FOR LARGE-LOT SINGLE-UNIT DETACHED RESIDENTIAL DEVELOPMENT ALONGSIDE AGRICULTURAL OPERATIONS, AGRI-TOURISM, CONSERVATION OF NATURAL RESOURCES, AND/OR OPEN SPACE. THIS LAND USE WILL FOLLOW KENDALL COUNTY'S RURAL RESIDENTIAL ZONE DISTRICTS FOR DIMENSIONAL STANDARDS AND LOT SIZES.
  - RURAL MIXED-USE (RMU)  
RURAL MIXED USE IS INTENDED TO PROVIDE FOR A MIXTURE OF RESIDENTIAL, SMALL RETAIL OR OFFICE, AGRICULTURE-SUPPORTING COMMERCIAL ACTIVITIES, AND AGRI-TOURISM. RESIDENTIAL USES IN THE RMU CLASSIFICATION INCLUDES SINGLE FAMILY DETACHED/ATTACHED AND TWELVE DWELLING UNITS PER GROSS ACRE IS THE MAXIMUM DENSITY
  - PUBLIC AND CIVIC (PC)  
PUBLIC AND CIVIC IS INTENDED TO PROVIDE FOR PUBLIC, QUASI-PUBLIC, EDUCATIONAL, INSTITUTIONAL, CIVIC, HISTORIC, AND CULTURAL FACILITIES, AND CAMPUSES TO SERVE THE NEEDS OF VILLAGE RESIDENTS AND VISITORS WITH COMMUNITY SERVICES AND AMENITIES. IT IS INTENDED TO PROVIDE DEDICATED PARKS AND OPEN SPACES FOR RECREATION, HISTORIC/CULTURAL SERVICES, CONSERVATION AND EDUCATION.
  - POTENTIAL LOCATION OF RENEWABLE ENERGY FACILITIES

THIS MAP IS ADVISORY IN NATURE AND SHOULD NOT BE USED INDEPENDENT OF THE POLICIES SET FORTH IN THE COMPREHENSIVE PLAN. THE FUTURE LAND USE CATEGORIES ARE NOT ZONING DISTRICTS. THEY CONVEY ASPIRATIONAL LAND USE POLICY. IN CONTRAST TO ZONING WHICH IS LEGALLY ENFORCEABLE, ZONING REFERS TO LAND USE ENTITLEMENTS AND REQUIREMENTS THAT REGULATE APPROPRIATE USE, FORM, DENSITY, AND OTHER CHARACTERISTICS APPROPRIATE FOR A SPECIFIC SITE. ADOPTION OF THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP DOES NOT ALTER, CIRCUMVENT, OR SUPERSEDE ESTABLISHED ZONING OR OVERLAY DISTRICTS WITHOUT FOLLOWING THE LEGISLATIVE PROCESS FOR AMENDING THE ZONING MAP OR COUNTY DEVELOPMENT CODES.

## FUTURE LAND USE MAP



## **Matt Asselmeier**

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**From:** Fran Klaas  
**Sent:** Tuesday, February 24, 2026 3:08 PM  
**To:** Matt Asselmeier  
**Subject:** RE: Kendall County Zoning Petition 26-04

I have no comments.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 [fklaas@kendallcountyil.gov](mailto:fklaas@kendallcountyil.gov)

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## **Matt Asselmeier**

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**From:** Greg Chismark <gchismark@bodwegroup.com>  
**Sent:** Wednesday, February 25, 2026 11:07 AM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: Kendall County Zoning Petition 26-04

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,  
I have no comments or concerns with the Village of Platteville Comp Plan Update from a stormwater management perspective.  
Let me know if you have any questions or need formal documentation.  
Thanks,  
Greg

**Greg Chismark, PE**  
President, WBK Engineering  
Mobile 847-344-5619 | [gchismark@bodwegroup.com](mailto:gchismark@bodwegroup.com)  
116 West Main Street Suite 201, St. Charles IL 60174

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Across the Bodwé family, we hold the following designations:*

## Matt Asselmeier

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**From:** Jason Langston  
**Sent:** Thursday, February 26, 2026 9:37 AM  
**To:** Matt Asselmeier  
**Subject:** RE: Kendall County Zoning Petition 26-04

No questions or comments from KCSO.

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**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Tuesday, February 24, 2026 2:29 PM  
**To:** Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>  
**Cc:** 'Michael Hoffman' <MHoffman@TeskaAssociates.Com>; jlmccord6835@aol.com; brynhildr.halsten@hrgreen.com  
**Subject:** Kendall County Zoning Petition 26-04

ZPAC Members:

Attached please find information regarding Petition 26-04, a Request from June McCord, on Behalf of the Village of Plattville, to Update the Village of Plattville's Comprehensive Plan, Including the Text and Associated Maps.

If you have any comments on this proposal, please send those to me before close of business on March 17<sup>th</sup>.

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Director  
Kendall County Planning, Building & Zoning  
504 South Main Street  
Yorkville, IL 60560-5403  
PH: 630-553-4139  
Fax: 630-553-4179

# Village of Plattville

## *Comprehensive Plan*

### *2026 Amendment*



# Village of Plattville, IL

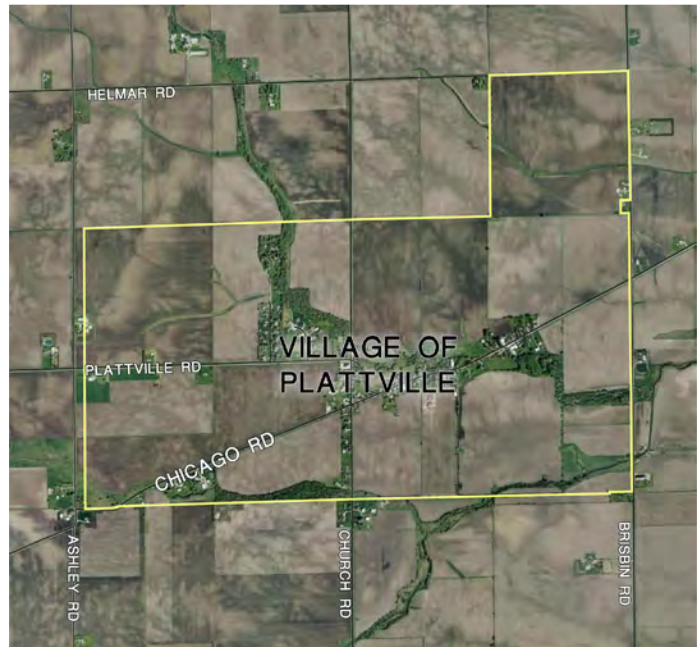
## Comprehensive Land Use Plan Amendment 2026

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### Introduction

The Village of Plattville, Illinois is located in Kendall County, Illinois within the Chicago metropolitan region. Adjacent municipalities are the United City of Yorkville to the north, City of Joliet to the east and Morris to the south. The Village was incorporated in 2006 and in 2024 the Village had an estimated population of 221. US Route 52 and Illinois Route 47 are the primary routes providing regional access to the Village of Plattville, in addition to other significant roads, such as Chicago Road, Plattville Road, and Church Road. The Aux Sable Creek Corridor flows through a portion of the study area and sensitivity to this natural feature will be an important aspect of this Comprehensive Land Use Plan Amendment.

The study area includes approximately 1 ½ miles outside the existing Village of Plattville municipal boundary referred to as the “Planning Area Boundary” this includes the surrounding areas likely to be annexed into the Village. The area consists of primarily agricultural land. In recent years, Kendall County has experienced a surge in population, becoming one of the fastest growing counties in the United States. From 2020 to 2024 the population growth rate exceeded 8%.



This Plan is an opportunity for the Village to be proactive on addressing this growth and focuses on shaping the future rather than simply reacting to development and growth as it occurs. In other words, this Plan is a tool for the Village to embrace growth on their terms and decide what type of growth works and where best to encourage growth so it is organized, positive and helps get the Village where it wants to go.

For example, preserving the agriculture lands within and surrounding the Village from the residential pressures applied from the growing population involves strategic land-use planning addressed in this Plan. Efforts like this Plan help maintain local food systems, preserve rural heritage, ensure economic stability for farms, and enhance social well-being by keeping agricultural land accessible and productive.

# Village of Plattville, IL

## Comprehensive Land Use Plan Amendment 2026

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### Purpose

The purpose of this plan is to serve as the principal policy document providing overall direction for orderly growth within the Village of Plattville. This plan will be utilized by Village officials and staff, property owners, developers, and citizens as the policy basis for guiding decisions regarding new developments, re-zoning submittals, zoning map and ordinance amendments.

### Goals

The following goals demonstrate planning factors influencing the Village of Plattville Comprehensive Plan amendment. The goals have been organized into four main categories:

#### **CHARACTER, OPEN SPACE and ENVIRONMENT**

##### ***GOAL 1 – Maintain Plattville’s rural character and respect the natural environment and resources.***

- Retain agricultural land use and low density residential surrounding the existing Village and immediate area.
- Incorporate open space and landscape buffers into all land use classifications in order to blend with the existing environment and character of the area.
- The Village will adopt and require any new development to follow the dedication and design criteria for open spaces and landscape buffers provided in the Kendall County code.
- Ensure that local environmentally-sensitive areas (existing trees, drainage ways, natural areas, etc.) are documented, so development around such areas can be carefully monitored. Specific inventories and documentation of environmentally sensitive areas will be conducted by expert consultants of applicants/developers during the review process with the County and the applicable jurisdiction (USACE or State Department of Natural Resources etc.).



##### ***GOAL 2 – Protect scenic view corridors leading into and throughout the Village, specifically Plattville Road, Chicago Road, U.S. Route 52, Ashley Road, Church and Brisbin.***

- Establish significant open space and landscape buffers along road corridors.
- Provide view corridors to open space features and environmental areas along these routes.
- Locate open space amenities along the Aux Sable Creek corridor and surrounding the Village limits.



# Village of Plattville, IL

## Comprehensive Land Use Plan Amendment 2026

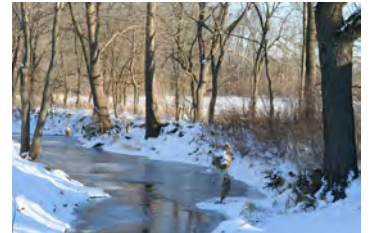
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**GOAL 3 - Make certain that future development is sensitive to the natural topography, views, drainage patterns, existing vegetation, and historic or agricultural structures.**

- Plan for future development that is compatible with the Village's agricultural rural heritage, natural features, environmentally-sensitive areas (i.e. Aux Sable Creek).
- Preserve and incorporate existing natural features into any future development plans.
- Encourage the preservation of existing farmsteads by incorporating the features into future open space areas to maintain the agricultural feel of the area.

**GOAL 4 - Establish the Aux Sable Creek Corridor as a prominent open space feature.**

- Explore passive and active recreational opportunities along the Aux Sable Creek corridor (i.e. nature preserves, trails, picnic pavilions, and parks).
- Explore a contiguous trail or greenbelt along the creek.



**GOAL 5 – Create safe, accessible, and connected infrastructure for active transportation and recreation, supporting the Village's health and economic development for generations to come.**

- Explore developing a comprehensive, connected network of trails and sidewalks that link neighborhoods, commercial areas, schools, and parks
- Pursue easements, dedications, and acquisitions to secure the necessary land for trail and sidewalk development.
- Utilize grant funding to support trail and sidewalk construction through programs such as Safe Routes to School or various trail grants offered by the Illinois Department of Natural Resources.

**GOAL 6 – Identify, evaluate, protect, and promote the Village's historic resources through strategies like surveying, creating regulations, offering incentives for rehabilitation and adaptive reuse, public education, and fostering partnerships**

- Establish a Village historic preservation ordinances to protect identified historic resources and conduct surveys to document historic and cultural resources, including buildings, sites, and archaeological resources, within the community.
- Leverage historic resources to promote tourism, creating jobs, and stimulating economic activity.
- Use historic resources to tell diverse stories of the community's past, connecting people to their history and culture and increasing public awareness and understanding of local history and the value of preservation.

# Village of Plattville, IL

## Comprehensive Land Use Plan Amendment 2026

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### RESIDENTIAL DEVELOPMENT

#### ***GOAL 7 - Encourage high quality, creative and responsible residential development.***

- Establish a high level of aesthetic appeal through the implementation of architectural and landscape controls and design standards.
- Utilize Conservation Design by clustering development to reduce infrastructure costs and future infrastructure maintenance costs, preserve natural features and maximize the visual impact of open space.
- Promote compatible land use transitions and encourage the development of estate-sized lots adjacent to existing estate-sized developments.
- Ensure that the local infrastructure systems can accommodate future growth; ensure that such systems are expanded only to areas of more compact growth.



#### ***GOAL 8 - Encourage the most desirable and efficient use of land, while enhancing the physical environment through compatible land use configurations.***

- Provide new developments that are compatible with existing land uses in terms of density, building heights, scale and impact to adjacent property.
- Offer housing variety, affordability, and accessibility to serve diverse needs, from young people to seniors.

### NON-RESIDENTIAL DEVELOPMENT

#### ***GOAL 9 - Encourage strategic commercial uses along Route 47 that support the Village's residents and rural character.***

- Encourage and foster some limited commercial businesses (specialty services/shopping) in existing downtown Plattville. These businesses should be in character with the agricultural nature of the Village and support agricultural operations.
- Accommodate additional schools, places of worship and other public services (fire, police, etc.) where appropriate.
- Plan for transitional land uses between the Route 47 commercial land use and the existing Village of Plattville.

#### ***GOAL 10 - Encourage the development of limited small scale local commercial***

- Promote concentrated areas of limited small scale local commercial and retail uses instead of "strip center" developments. These areas should support the agricultural nature of the Village in character, aesthetics and types of services offered.
- Provide a transition of these non-residential uses. More intense uses further west and less intense closer to the existing Village.
- Provide smaller neighborhood commercial "nodes" at selected intersections.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### **CIRCULATION AND TRANSPORTATION**

#### ***GOAL 11 - Advocate for a transportation system within the Village that is safe and secure for all transportation modes and for people of all ability levels.***

- Address high-crash locations by systematically identifying and addressing existing safety issues at locations with a documented history of serious crashes for all modes of travel.
- Make data to drive decisions by using crash data analysis to identify and prioritize locations for safety improvements, focusing on the most prevalent crash types in the community.
- Promote safe speeds by implementing traffic-calming measures, such as roadway reconfigurations and speed limit reductions, to reduce vehicle speeds in areas with high pedestrian and cyclist activity.
- Continue to collaborate with local, regional, and state partners, including law enforcement and public health, to advocate for the safety of Village residents and visitors.
- Strategically seek and allocate funding for safety projects and programs, including competitive federal grants like Safe Streets and Roads for All (SS4A).
- Advocate for safer roads design by engineering roadways to forgive human mistakes and reduce crash severity. Examples include installing median barriers, rumble strips, and protected bike lanes.

#### ***GOAL 12 - Promote coordinated site planning efforts between adjacent developments to reduce the number of access points on major and minor road corridors.***

- Integrate safety into land use by ensuring growth and development policies explicitly consider and support transportation safety.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### **Annexations**

In Illinois, an annexation is the legal process where territory, often unincorporated land, is officially added to the corporate boundaries of an existing municipality, such as the Village. This action extends the municipality's jurisdiction, allowing it to provide services, regulate development, and collect taxes within the newly added area. The Village may choose to annex land to preserve its rural character by controlling future development and preventing urban sprawl. By bringing adjacent rural territory under its jurisdiction, the Village can use its zoning and land-use regulations to protect open spaces, limit density, and conserve agricultural lands that would otherwise be vulnerable to dense development. Strategic annexation allows the Village to direct where and how new construction occurs, and ensure that valuable working lands, and natural habitats are not consumed by expansion. This proactive approach protects the quality of life for both existing residents and those in the newly annexed area, maintaining the landscape and environmental features that define the region. Through annexations the Village fosters traditional rural lifestyles, rural-based economies, and opportunities for Village residents to both live and work in rural areas.

Key requirements for annexation include the territory being contiguous to the municipality and proper notification to other local governments and the Illinois Department of Revenue.

#### How Annexation Works in Illinois

1. Eligibility: The territory must be unincorporated, meaning it is not already within the limits of another municipality.
2. Contiguity: The land must be adjacent to the annexing municipality's existing boundary.
3. Petition Process: Property owners can petition to have their land annexed, or the municipality may enter into an annexation agreement to plan for future development.
4. Notification: Before the annexation is finalized, the municipality must provide notice to other affected entities, including fire protection districts, library districts, and township officials.
5. Illinois Department of Revenue Filing: After annexation, the municipality must notify the Illinois Department of Revenue, providing details about the annexed territory, which helps the department update its records for sales tax allocation.

Unincorporated areas can be annexed into the Village in several different ways:

1. Voluntarily, with the unanimous support of property owners and the majority of voters. These efforts do not require the intervention of the courts;
2. With court supervision in situations where there is not unanimous support by property owners; and
3. When the Village (acting as the municipality) proactively seeks involuntary annexation of territory of less than 60 acres.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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The following is a summary of the Illinois State statutes (65 ILCS 5 Article 7 Division 1 Annexation) on the different means of annexation described above.

### Voluntary Annexation by Ordinance

This method of annexation is the simplest as there are no requirements of notice, public hearings, court supervision or a referendum. If there are no electors in an unincorporated area, the owners of the properties contiguous to a municipality may file a petition requesting annexation. The municipality may then, by majority vote of its governing body, approve the annexation.

If there are electors in the unincorporated area, 100% of the property owners of record and at least 51% of the electors residing within a territory may file a petition requesting annexation. The municipality may by majority vote of its governing body approve the annexation. This type of annexation is not subject to a referendum.

The annexation process is complete when a copy of the annexation ordinance and a map of the territory annexed are filed with the County Clerk's Office.

### Voluntary Annexation of Wholly Surrounded Territory

Unincorporated areas that are wholly bounded by two or more municipalities may be annexed without court supervision if a majority of the property owners submit an annexation petition and the municipality and the municipal authorities approve that petition. The size of the area to be annexed cannot be increased by more than one-third prior to the annexation decision.

### Court-Supervised Petition for Annexation by Owners and Electors

If all of the property owners do not consent to annexation, it can be achieved by court order. This action requires that a majority of the property owners and a majority of the electors in the area in question sign and file a petition in the Kendall County Circuit Court requesting annexation. The Circuit Court then holds a hearing on the matter. The Court will remove from consideration any properties located on the edge of the territory to be annexed if the owners object to the annexation and removal of those properties will not eliminate the contiguity of the area. If the Court finds the petition to be technically in compliance with statutory requirements then it is forwarded to municipal authorities for their consideration. If the corporate authorities of the municipality approve the annexation, the property is incorporated into the municipality. However, 10% of the voters of the municipality can request a referendum be held on the annexation. The vote of the electors is determinative.

# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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Territory containing 60 acres or less may be annexed by a municipality without the consent of property owners if it is wholly bounded by:

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- One or more municipalities and property owned by the State of Illinois except State highway rights of way;
- One or more municipalities and a forest preserve or park district;
- One or more municipalities and an interstate highway owned in fee by the State and bounded by a frontage road if the territory is a triangular parcel of 10 acres or less; or
- One or more municipalities and property on which a federally funded research facility in excess of 2,000 acres is located.

Notice of the annexation must be provided in a newspaper of general circulation at least ten days prior to the date of approval of the annexation ordinance. If the property lies in a township other than the township in which the municipality is located, then the township must also be given written notice ten days prior to the date of annexation. Once the governing body approves the incorporation of the properties by a majority vote, the annexation is final.

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# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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# ***Village of Plattville, IL***

## ***Comprehensive Land Use Plan Amendment 2026***

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### ***Agricultural (AG) Land Use Classification***

The Agricultural Land Use Classification is primarily intended to accommodate rural communities and lifestyles, including the conservation of farming, ranching, agricultural resources and residential use. This Land Use type is intended to provide agricultural operations, agri-tourism, conservation of natural resources, and large lot single unit detached residential development. This Land Use type will follow the County's A-1 Zone District for dimensional standards, density and lot sizes.

### ***Rural Residential (RR) Land Use Classification***

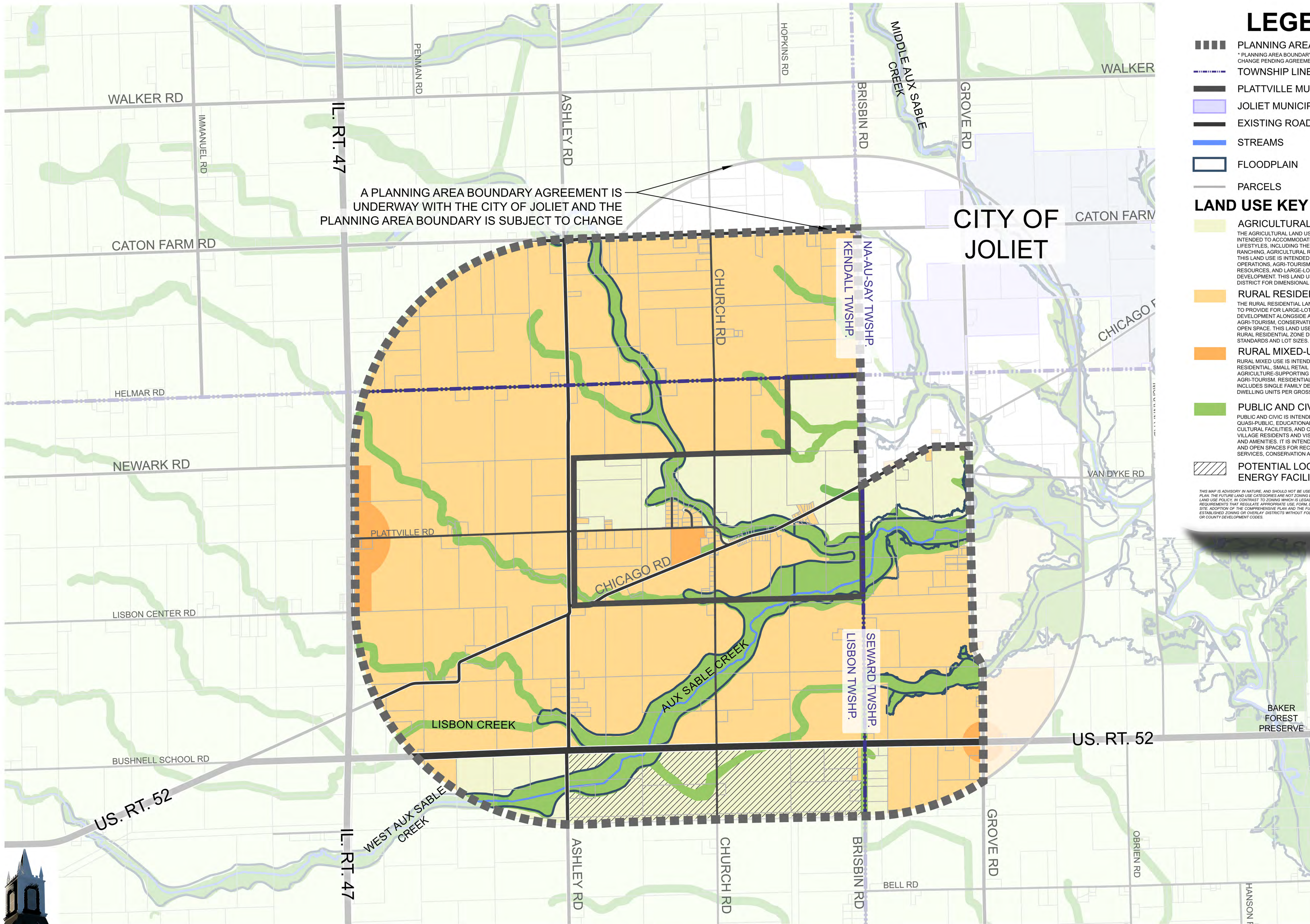
The Rural Residential Land Use Classification is intended to provide for large lot single unit detached residential development alongside agricultural operations, agri-tourism, conservation of natural resources, and/or open space. This Land Use Type will follow Kendall County's Rural Residential Zone Districts for dimensional standards, density and lot sizes.

### ***Rural Mixed Use (RMU) Land Use Classification***

The Rural Mixed Use Land Use Classification is intended to provide for a mixture of residential, small local retail or office, senior housing, agriculture supporting commercial activities, and agri-tourism. Residential uses in this Land use type include single family detached/attached.

### ***Public and Civic (PC) Land Use Classification***

The Public and Civic Land Use Classification is intended to provide for public, quasi-public, educational, institutional, civic, historic, and cultural facilities, and campuses to serve the needs of Village residents and visitors with community services and amenities. This land Use type provides dedicated parks, trails and open space for recreation, historic/cultural services, conservation and education.



A PLANNING AREA BOUNDARY AGREEMENT IS UNDERWAY WITH THE CITY OF JOLIET AND THE PLANNING AREA BOUNDARY IS SUBJECT TO CHANGE

CITY OF JOLIET

### LEGEND

- PLANNING AREA BOUNDARY
- PLANNING AREA BOUNDARY SUBJECT TO CHANGE PENDING AGREEMENT WITH JOLIET
- — — — TOWNSHIP LINE
- — — — PLATTVILLE MUNICIPAL BOUNDARY
- — — — JOLIET MUNICIPAL BOUNDARY
- — — — EXISTING ROADS
- — — — STREAMS
- — — — FLOODPLAIN
- — — — PARCELS

- #### LAND USE KEY
- AGRICULTURAL (AG)  
 THE AGRICULTURAL LAND USE CLASSIFICATION IS PRIMARILY INTENDED TO ACCOMMODATE RURAL COMMUNITIES AND LIFESTYLES, INCLUDING THE CONSERVATION OF FARMING, RANCHING, AGRICULTURAL RESOURCES AND RESIDENTIAL USE. THIS LAND USE IS INTENDED TO PROVIDE AGRICULTURAL OPERATIONS, AGRI-TOURISM, CONSERVATION OF NATURAL RESOURCES, AND LARGE-LOT SINGLE-UNIT DETACHED RESIDENTIAL DEVELOPMENT. THIS LAND USE WILL FOLLOW COUNTY'S A-1 ZONE DISTRICT FOR DIMENSIONAL STANDARDS AND LOT SIZES.
  - RURAL RESIDENTIAL (RR)  
 THE RURAL RESIDENTIAL LAND USE CLASSIFICATION IS INTENDED TO PROVIDE FOR LARGE-LOT SINGLE-UNIT DETACHED RESIDENTIAL DEVELOPMENT ALONGSIDE AGRICULTURAL OPERATIONS, AGRI-TOURISM, CONSERVATION OF NATURAL RESOURCES, AND/OR OPEN SPACE. THIS LAND USE WILL FOLLOW KENDALL COUNTY'S RURAL RESIDENTIAL ZONE DISTRICTS FOR DIMENSIONAL STANDARDS AND LOT SIZES.
  - RURAL MIXED-USE (RMU)  
 RURAL MIXED USE IS INTENDED TO PROVIDE FOR A MIXTURE OF RESIDENTIAL, SMALL RETAIL OR OFFICE, AGRICULTURE-SUPPORTING COMMERCIAL ACTIVITIES, AND AGRI-TOURISM. RESIDENTIAL USES IN THE RMU CLASSIFICATION INCLUDES SINGLE FAMILY DETACHED/ATTACHED AND TWELVE DWELLING UNITS PER GROSS ACRE IS THE MAXIMUM DENSITY.
  - PUBLIC AND CIVIC (PC)  
 PUBLIC AND CIVIC IS INTENDED TO PROVIDE FOR PUBLIC, QUASI-PUBLIC, EDUCATIONAL, INSTITUTIONAL, CIVIC, HISTORIC, AND CULTURAL FACILITIES, AND CAMPUSES TO SERVE THE NEEDS OF VILLAGE RESIDENTS AND VISITORS WITH COMMUNITY SERVICES AND AMENITIES. IT IS INTENDED TO PROVIDE DEDICATED PARKS AND OPEN SPACES FOR RECREATION, HISTORIC/CULTURAL SERVICES, CONSERVATION AND EDUCATION.
  - POTENTIAL LOCATION OF RENEWABLE ENERGY FACILITIES

THIS MAP IS ADVISORY IN NATURE, AND SHOULD NOT BE USED INDEPENDENT OF THE POLICIES SET FORTH IN THE COMPREHENSIVE PLAN. THE FUTURE LAND USE CATEGORIES ARE NOT ZONING DISTRICTS. THEY CONVEY ASPIRATIONAL LAND USE POLICY, IN CONTRAST TO ZONING WHICH IS LEGALLY ENFORCEABLE. ZONING REFERS TO LAND USE ENTITLEMENTS AND REQUIREMENTS THAT REGULATE APPROPRIATE USE, FORM, DENSITY, AND OTHER CHARACTERISTICS APPROPRIATE FOR A SPECIFIC SITE. ADOPTION OF THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP DOES NOT ALTER, CIRCUMVENT, OR SUPERSEDE ESTABLISHED ZONING OR OVERLAY DISTRICTS WITHOUT FOLLOWING THE LEGISLATIVE PROCESS FOR AMENDING THE ZONING MAP OR COUNTY DEVELOPMENT CODES.

## FUTURE LAND USE MAP





Property located in Seward Township on Rt. 52, approximately ½ mile west of Jughandle Rd intersection with Rt. 52.

Zoned Residential, with significant activity that suggests the running of a concrete business. Party was encountered yesterday, 3/24, when these photos were taken from the yard of the neighbor across Rt. 52. He indicated that they plan to build a home eventually, but first will build a pole barn, where the various equipment could be parked. At a later date, a home would be built, date uncertain for construction of either of those. This current activity has been occurring for approximately one year. The property is covered with trees that have been cut down, strewn over the edges of the property. Party indicates they plan to build a berm, hopefully by fall, and plant trees on top of the berm to provide a curtain for the property.

Questions re: Type of current zoning, current use of the property, and what the future timelines for the proper development of the