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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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May 5, 2020 - 9:00 a.m.

CALL TO ORDER

**ROLL CALL:** **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the March 3, 2020 ZPAC Meeting Minutes (Pages 2-6)

PETITION:

1. **20 – 12 – Christopher Wilson on Behalf of the Christopher E. Wilson Trust and Kellie Rae Wilson Trust (Pages 7-38)**  
Request: Approval of a Plat of Vacation, Relocation, and Expansion of a Construction and Drainage Easement and Drainage and Utility Easement  
PINs: 06-07-130-001 and 06-07-130-002  
Location: Lots 171 and 172 in Whitetail Ridge Subdivision (7148 and 7136 Ironwood Court, Yorkville)  
Purpose: Petitioner Would Like to Construct a Home Addition That Would Encourage Inside the Existing Easements; Property is Zoned RPD-2

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 19-34 Outdoor Storage at 7821 Route 71 (Withdrawn by Petitioner)
2. Petition 19-37 LRMP Amendment at County Line and Route 52 in Seward Township
3. Petition 19-38 Map Amendment at County Line and Route 52 in Seward Township for the Indoor Athletic Facility
4. Petition 19-41 Text Amendment to the Kendall County Zoning Ordinance Pertaining to Citation Authority, Hearing Officer and Fines

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on June 2, 2020

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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
March 3, 2020 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:02 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff’s Department  
Aaron Rybski – Health Department

Absent:

Megan Andrews – Soil and Water Conservation District  
Greg Chismark – WBK Engineering, LLC  
Matthew Prochaska – PBZ Committee Chair

Audience:

Gregg Ingemunson and Tia Dady

**AGENDA**

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the agenda as presented. With a voice vote of seven (7) ayes, the motion carried.

**MINUTES**

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the February 4, 2020, meeting minutes. With a voice vote of seven (7) ayes, the motion carried.

**PETITIONS**

**Petitions 20-02, -03, and -05 Greg Dady on Behalf of DTG Investments, LLC**

Mr. Asselmeier summarized the request.

Mr. Asselmeier noted that the Petitioner requested guidance from the Kendall County Planning, Building and Zoning Committee regarding options. The Kendall County Planning, Building and Zoning Committee reviewed the list of possible uses at the property under A-1 zoning and suggested that the Petitioner pursue the map amendment.

The three (3) petitions before ZPAC are necessary in order for the Petitioner to change the zoning on the property.

Petition 20-02 adds truck parking area or yard to the list of permitted uses in the M-1 and M-2 Districts. Truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Pursuant to Section 10:02.B.1 of the Kendall County Zoning Ordinance, any use that is a permitted use in the M-1 Limited Manufacturing District is also a permitted use in the M-2 Heavy Industrial District. A map showing M-1 and M-2 zoned properties was provided.

Staff is agreeable to the requested text amendment provided that the proposed use occurs on roads that were constructed to handle heavy truck traffic.

Accordingly, Staff recommends that the following language be added to Section 10:01.B in the appropriate place alphabetically in the list of permitted uses in the M-1 and M-2 Zoning Districts:

“Truck Parking Area or Yards provided that the use has direct access to a road designated as a major collector or higher in the County Land Resource Management Plan.”

Petition 20-03 changes the classification of the subject property on the Future Land Use Map in the Land Resource Management from Rural Residential to Mixed Use Business. Petition 20-05 changes the zoning of the subject property from A-1 to M-1.

Mr. Asselmeier noted that the subject property is approximately five point five (5.5) acres in size and previously housed ServPro.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on January 3, 2020.

Na-Au-Say Township was sent information on February 20, 2020, and they will review the Petition on March 16, 2020.

The Village of Oswego and the Village of Plainfield were sent information on February 20, 2020.

The Oswego Fire Protection District was sent information on February 20, 2020 and they had no objection to the proposal.

Since the early 2000s, the subject property has housed a landscaping business and a cleanup and restoration business. Because of the configuration of the building, very few uses allowed as either permitted or special uses in the A-1 Agricultural District could be placed at the subject property.

The Petitioner does not wish to seek special use permits and text amendments every time a tenant moves. The Petitioner requested guidance from the Planning, Building and Zoning Committee on how to proceed. At their meeting on February 10, 2020, the consensus of the Planning, Building and Zoning Committee was to rezone the subject property; a change to the Future Land Use Map would also be required.

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to operate a truck parking area or yard business.

As noted on the information provided to Committee, United Group Logistics plans to operate a trucking company hauling freight throughout the state and will be using the subject property for office space, minor truck repair/maintenance, and a truck terminal. Office use will be used for accounting and dispatch and the bays will be used as a terminal for trucks and for minor repairs and maintenance. The business consists of eight (8) employees and hours of operation will be Monday through Friday from 8:00 a.m. until 5:00 p.m. United Group Logistics is leasing the property from the Petitioner.

The subject property has been used as a landscaping business and repair and restoration business. The order and special use permit that allowed these businesses were provided.

Any new structures would require applicable building permits.

The property will access Route 126. The Illinois Department of Transportation requested additional information about the proposed use.

No new odors are foreseen by the proposed use. Additional uses allowed in the M-1 District could produce odors.

No additional lighting beyond the existing lighting is planned at this time. If any new freestanding lights were installed, review by ZPAC would be required.

Existing trees and a berm are located on the property. The property owner would be required to follow the use and screening requirements contained in Section 10 of the Zoning Ordinance, if they made any changes.

Depending on the nature of new construction, which is not planned as part of this amendment, stormwater management permits could be required.

Electricity is onsite. The property is served by a well and septic system.

Staff understands the Petitioner's concerns regarding having to seek special use permits each time a tenant moves. Staff suggests that, if this amendment is approved, further study occurs regarding future land uses along the Route 126 corridor.

Before issuing a recommendation on the map amendment, Staff would like comments from Na-Au-Say Township, the Village of Oswego, the Village of Plainfield, and ZPAC members. Staff has concerns about some businesses permitted in the M-1 District locating at this property given the rural nature of the area and availability of public utilities.

Commander Langston asked about the volume of trucks. Gregg Ingemunson, Attorney for the Petitioner, responded the only trucks would be company vehicles; nobody would pay to park. The exact number of trucks was unknown, but the volume would not be high.

Mr. Rybski asked if employees would be onsite. Mr. Ingemunson responded administrative staff would be at the property. An office is currently inside the building. Mr. Rybski advised the Petitioner to be mindful that, if the use of the site changes, the septic system needs to be assessed. If too many people are using the septic system, the septic system might not have been designed for an increase in the number of people and problems could occur. Mr. Ingemunson stated that he anticipates a maximum of three (3) people onsite. Mr. Rybski cautioned regarding the number of people using the septic system. Tia Daddy, wife of the Petitioner, stated that ServPro had more employees at the site than the current tenant. She believed that the septic system was adequate.

Mr. Guritz asked about the relationship between the court order and the current petitions. Mr. Asselmeier provided a history of the order and uses at the property.

Mr. Asselmeier explained the formal objection process for the map amendment. Mr. Ingemunson indicated that, if Na-Au-Say Township objects, the Petitioner would change their request.

Discussion occurred regarding future non-residential uses along the Route 126 corridor between Plainfield and Yorkville.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposals to the Kendall County Regional Planning Commission.

Ayes (7): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, and Rybski  
Nays (0): None  
Present (0): None  
Absent (3): Andrews, Chismark, and Prochaska

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on March 25, 2020, pending comments from Na-Au-Say Township.

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

Mr. Asselmeier reported that Petition 19-47 pertaining to a special use permit for a kennel and veterinary at the northeast corner of Ridge and Bell Roads was approved by the County Board.

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

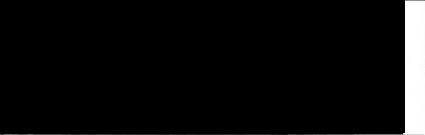
Mr. Guritz made a motion, seconded by Mr. Klaas, to adjourn. With a voice vote of seven (7) ayes, the motion carried. The ZPAC, at 9:23 a.m., adjourned.

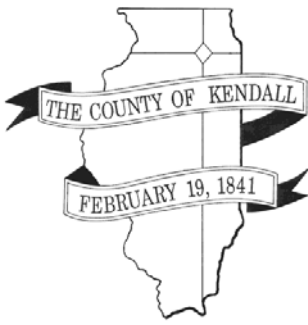
Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner

Enc.

**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
MARCH 3, 2020**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Gregg Engstrom	759 John St	
Tia Dady		



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-12**

**Christopher Wilson on Behalf of the  
Christopher E. Wilson Trust and Kellie Rae Wilson Trust  
Plat of Vacation, Relocation, and Expansion of a Construction  
and Maintenance Easement and Drainage and Utility Easement  
in Whitetail Ridge Subdivision**

**INTRODUCTION**

A twenty foot (20') maintenance and construction easement and a ten foot (10') drainage and utility easement presently exists at the northern end of lot 171 and southern end of lot 172 in Whitetail Ridge Subdivision. A ten foot (10') drainage and utility easement also exists on the east side of both lots.

Christopher Wilson on behalf of the Christopher E. Wilson Trust and Kellie Rae Wilson Trust owns lots 171 and 172 in Whitetail Ridge Subdivision. He has a home on lot 171 (7148 Ironwood Court). He would like to construct an addition and attached garage on the northern side of the existing house. The addition would encroach into the easements between the two (2) lots and the new garage would be constructed on lot 172.

After submitting the application to vacate the easements between the two lots, the Petitioner agreed to relocate the easements to the northern boundary of lot 172 and expand the easement east of the subject lots to a total of twenty feet (20').

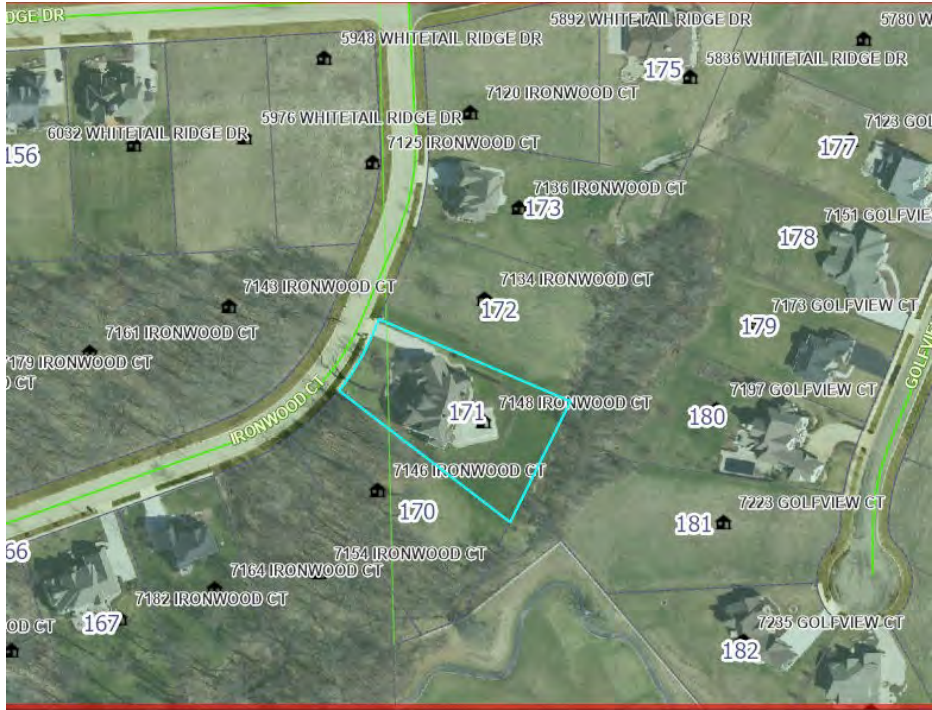
**SITE INFORMATION**

PETITIONER Christopher Wilson on Behalf of the Christopher E. Wilson Trust and Kellie Rae Wilson Trust

ADDRESS 7148 and 7136 Ironwood Court, Yorkville (Lots 171 and 172 of Whitetail Ridge)

LOCATION Approximately 200 Feet South of Whitetail Ridge Drive on the East Side of Ironwood Court





TOWNSHIP Na-Au-Say Township

PARCEL #s 06-07-130-001 and 06-07-130-002

LOT SIZE 0.29 +/- Acres

EXISTING LAND USE Residential  
USE

ZONING RPD-2

LRMP	Current Land Use	One-Family Residential and Vacant
	Future Land Use	Rural Residential (Max 0.65 Du/Acre)
	Roads	Ironwood Court is a Township Road classified as a Local Road
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION Relocate a Twenty Foot (20') Maintenance and Construction and Easement  
Relocate a Ten Foot (10') Drainage and Utility Easement  
Expand Drainage and Utility Easement on the East Side of Lots 171 and 172

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)



**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	RPD-2	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Golf Course	RPD-2 SU	Open Space	N/A
East	Single-Family Residential	RPD-2	Rural Residential	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

**ACTION SUMMARY****NA-AU-SAY TOWNSHIP**

Na-Au-Say Township was emailed information on April 22, 2020.

**UNITED CITY OF YORKVILLE**

The United City of Yorkville was emailed information on April 22, 2020.

**VILLAGE OF OSWEGO**

The Village of Oswego was emailed information on April 22, 2020.

**GENERAL**

The application materials, including the plat, are included as Attachment 1. The plat for this area of Whitetail Ridge is included as Attachment 2.

The Petitioner originally wanted to vacate the easements between lots 171 and 172.

On April 1, 2020, Greg Chismark sent an email requesting that the easements be moved to the northern line of lot 172, creating a twenty foot (20') maintenance and construction easement in addition to the existing five foot (5') drainage and public utility easement and that the rear easement be increased to twenty feet (20'). On April 2, 2020, Fran Klaas sent an email concurring with Greg Chismark's suggestion. These emails are included as Attachment 3. On April 2, 2020, the Petitioner agreed with this request.

On April 2, 2020, the Petitioner submitted an email indicating that the Whitetail Ridge Homeowners' Association was agreeable to the requested easement relocation on the condition that the two (2) lots be combined. This email is included as Attachment 4.

The Petitioner contacted several of the utilities and no utilizes would be impacted by vacating the easement. The information from the utilities are included as Attachment 5.

**RECOMMENDATION**

Staff recommends that the easement be relocated and extended per the recommendations of Fran Klaas and Greg Chismark and that the Petitioner submit a revised plat to that effect. Staff would also like conditions be added that lots 171 and 172 shall remain under the same ownership and no additional single-family residences be constructed on lot 172.

**ATTACHMENTS**

1. Application Materials (Including Plat of Vacation, Relocation, and Expansion)
2. Plat of Whitetail Ridge (The Subject Property Area Only)
3. April 1 and April 2, 2020 Emails from Greg Chismark and Fran Klaas
4. April 2, 2020 Email Regarding Whitetail Ridge Homeowners Association
5. Utility Emails



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Yorkville, IL • 60560  
 (630) 553-4141 Fax (630) 553-4179

**APPLICATION**

PROJECT NAME Wilson Addition FILE # \_\_\_\_\_

<b>NAME OF APPLICANT</b>		
<u>Christopher E. Wilson</u>		
<b>CURRENT LANDOWNER/NAME(S)</b>		
<u>Christopher E + Kelli RAE Wilson</u>		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
	<u>7148 IRONWOOD CT. YORKVILLE, IL 60560</u>	<u>06-07-130-001</u>
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	<u>Residential</u>	<u>06-07-130-002</u>
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
<u>Chris Wilson</u>	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<u>JIVN-GUANG LIN</u>	[REDACTED]	[REDACTED]
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<p>I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF &amp; BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.</p> <p>I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.</p>		
<b>SIGNATURE OF APPLICANT</b>	[REDACTED]	<b>DATE</b> <u>3/31/20</u>

FEE PAID: \$ 500.00  
 CHECK #: 3232

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

CHRISTOPHER E. WILSON  
KELLI WILSON

2-1/710



Date 3/31/20

Pay to KENDALL County

\$ 500.<sup>00</sup>

for order of For Mended Hearts

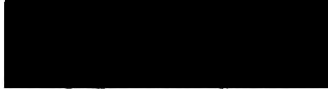
Dollars



Security Features  
Included  
Details on Back



JPMorgan Chase Bank, N.A.  
www.Chase.com



written VACATION

MP



FAITH

© 2010 Chase Bank

WARRANTY DEED

201800008503

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 6/28/2018 01:49 PM  
WD: 39.00 RHPFS FEE: 10.00  
STATE TAX: 650.00  
COUNTY TAX: 425.00  
PAGES: 2

**THE GRANTORS,**  
KEVIN H. KESSLING and CHERYL D. KESSLING  
AS CO-TRUSTEES UNDER THE PROVISIONS  
OF A TRUST AGREEMENT DATED THE 2<sup>ND</sup> DAY  
OF SEPTEMBER, 2005, AS AMENDED, KNOWN  
AS THE KESSLING TRUST #8862.

**Husband and Wife,**  
of the City of Yorkville,  
in the County of Kendall  
and State of Illinois

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO:**

**CHRISTOPHER E. WILSON** as trustee of **CHRISTOPHER E. WILSON** Trust dated August 18, 2005 and **KELLI RAE WILSON** as trustee of **KELLI RAE WILSON** Trust dated September 24, 2008 (hereinafter referred to as "said trustee" and regardless of the number of trustees,) both of Yorkville, Illinois the beneficial interest of said trusts being held by Christopher E. Wilson and Kelli Rae Wilson, husband and wife, as **TENANTS BY THE ENTIRETY**, the following described real estate, situated in Kendall County, Illinois, to-wit:

Whose address is: 7148 Ironwood Court, Yorkville, IL 60560

**LOT 171 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.**

**SUBJECT TO:** Existing easements, covenants, and restrictions of record, and 2018 and subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as husband and wife, not as tenants by the entirety or as tenants in common, but as Joint Tenants.

Permanent Real Estate Index Number: 06-07-130-001  
Address of Real Estate: 7148 Ironwood Ct., Yorkville, IL 60560

Return To: *YVL-HC-2018-KL-1639-D*  
Wheatland Title Guaranty *107 St*  
105 W. Veterans Parkway, Yorkville, IL **60560**

2

Dated this 11th Day of June, 2018.

[Redacted]

KEVIN H. KESSLING

[Redacted]

CHERYL D. KESSLING

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF KENDALL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin H. Kessling and Cheryl D. Kessling personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 11th Day of June, 2018.

[Redacted]

Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Christopher E. and Kelli Wilson

[Redacted]



THIS DOCUMENT PREPARED BY;  
Law Offices of Daniel J. Kramer  
1107A S. Bridge Street  
Yorkville, IL 60560  
630-553-9500



AFTER RECORDING RETURN TO:  
Attorney Lisa Coffey  
3408 Orchard Road  
Oswego, IL 60543

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
425.00 (RP)



WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

201800010237

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 7/20/2018 02:07 PM  
WD: 39.00 RHSPS FEE: 10.00  
STATE TAX: 43.00  
COUNTY TAX: 21.50  
PAGES: 3

**FIRST AMERICAN TITLE**  
**FILE #** 2928748

Preparer File: Picard  
FATIC No.: 2928748

THE GRANTORS, Brian Picard and Kimberly J. Picard, husband and wife, of Morris, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Kalon Properties, LLC., of Yorkville IL c/o Lisa Coffey, Attorney at Law 3408 Orchard Road Oswego, IL 60543 of the County of Kendall, the following described Real Estate situated in the County of KENDALL in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the years 2017, 2018 and subsequent years

Permanent Real Estate Index Number(s): 0607130002

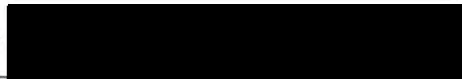
Address(es) of Real Estate: 7134 Ironwood Court Lot 172  
Yorkville, IL 60560

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, this:

16<sup>th</sup> day of July, 2018



Brian Picard



Kimberly J. Picard



COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
21.50 JM



First American  
Title Insurance Company

Warranty Deed - LLC

LEGAL DESCRIPTION

Legal Description: LOT 172 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

Permanent Index #'s: 06-07-130-002

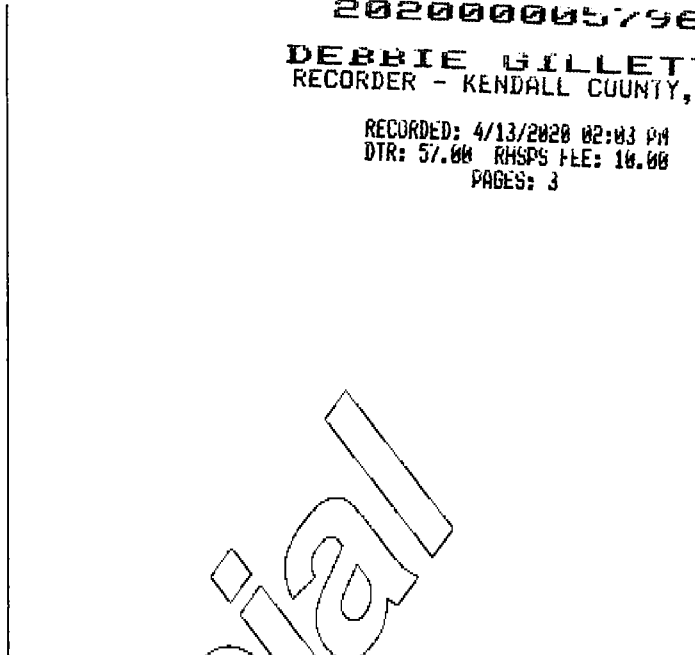
Property Address: 7134 Ironwood Court, Yorkville, Illinois 60560



QUIT CLAIM DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL

20200005796  
DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 4/13/2020 02:03 PM  
DTR: 57.00 RHSPS FEE: 10.00  
PAGES: 3



THE GRANTOR, KALON PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of Yorkville, County of Kendall State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) 50% to Christopher E. Wilson as trustee of Christopher E. Wilson Trust dated August 18, 2005 and 50% to Kelli Rae Wilson as trustee of Kelli Rae Wilson Trust dated September 24, 2008, (hereinafter referred to as "said trustee" and regardless of the number of trustees,) both of 7148 Ironwood Court, Yorkville, IL 60560, the following described real estate, situated in Kendall County, Illinois, to-wit:

**LOT 172 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE FORMER WAISHKEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.**

PIN: 06-07-130-002

Commonly known as: 7134 Ironwood Court, Lot 172, Yorkville, IL 60560

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts arid for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to

3




grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, conveyor assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.


In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid and the said grantor hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has hereunto signed and set his seal this 6<sup>th</sup> day of April, 2020.

Kalon Properties, LLC

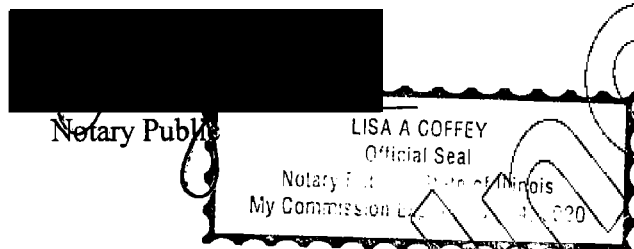
By:   
Christopher E. Wilson  
Manager


Attest:   
Kelli Rae Wilson  
Manager

STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF KENDALL    )

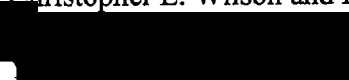
The undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Christopher E. Wilson and Kelli Rae Wilson are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

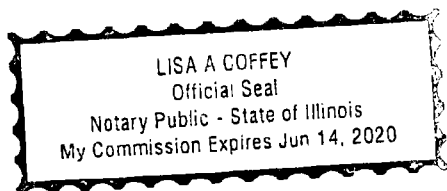
Given under my hand and notarial seal this \_\_\_\_\_ day of April 2020.



This represents a transaction exempt under the provisions of Paragraph E, Section 4 of the Public Act of 1993  
  
B  
Dated: 4/6/2020

After Recording And Instrument Prepared By  
Lisa A. Coffey, Esq.  
Law Office of Lisa A. Coffey, P.C.  
3408 Orchard Road  
Oswego, IL 60543

Name and Address of Taxpayer-Send Tax Bills to:  
Christopher E. Wilson and Kelli Rae Wilson  




KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Christopher E. Wilson Trust  
Address [REDACTED]  
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought Vaction of easements to combine 2 lots into one.

3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>Christopher E. Wilson Trust</u>	<u>[REDACTED]</u>	<u>50% OWNER Interest</u>
<u>Kelli RAE Wilson Trust</u>	<u>[REDACTED]</u>	<u>50% OWNERSHIP Interest</u>

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Christopher E. Wilson, TRUSTEE

VERIFICATION

I, \_\_\_\_\_, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact>

Subscribed and sworn to before me this 31<sup>ST</sup> day of March, A.D. 2020

(seal)



[REDACTED]  
Notary Public

# PLAT OF GRANT OF EASEMENT AND EASEMENT VACATION

FOR DRAINAGE & UTILITY EASEMENTS AND MAINTENANCE & CONSTRUCTION EASEMENTS ON PART OF LOT 171 AND LOT 172 OF WHITETAIL RIDGE SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**DEVELOPER:**  
MEADOWS CONSTRUCTION, INC.  
3155 S. ILLINOIS, UNIT C  
OAK LAKE, ILLINOIS 60453  
ATTN: DENNIS MEADOWS

**SUBMIT FOR RECORDING TO:**  
KENDALL COUNTY RECORDER OF DEEDS  
111 FOX ROAD  
YONKERS, ILLINOIS 60560

**PARCEL NUMBERS**  
06-07-130-001 (LOT 171)  
06-07-130-002 (LOT 172)

**LEGAL DESCRIPTION OF MAINTENANCE AND CONSTRUCTION EASEMENT ON LOT 172 TO BE GRANTED:**  
THE NORTH 5.00 FEET OF LOT 172 EXCEPT THE EASTERN 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERN 15.00 FEET THEREOF, OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED IN KENDALL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20050015885 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF MAINTENANCE AND CONSTRUCTION EASEMENT ON LOT 171 TO BE VACATED:**  
THE SOUTH 10.00 FEET OF LOT 171 EXCEPT THE EASTERN 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERN 15.00 FEET THEREOF, OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED IN KENDALL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20050015885 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 171 TO BE VACATED:**  
THE NORTH 5.00 FEET OF LOT 171 EXCEPT THE EASTERN 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERN 15.00 FEET THEREOF, OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED IN KENDALL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20050015885 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 172 TO BE VACATED:**  
THE SOUTH 10.00 FEET OF LOT 172 EXCEPT THE EASTERN 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERN 15.00 FEET THEREOF, OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED IN KENDALL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20050015885 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 172 TO BE VACATED:**  
THE SOUTH 10.00 FEET OF LOT 172 EXCEPT THE EASTERN 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERN 15.00 FEET THEREOF, OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED IN KENDALL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20050015885 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 171 TO BE VACATED:**  
THE SOUTH 10.00 FEET OF LOT 171 EXCEPT THE EASTERN 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERN 15.00 FEET THEREOF, OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAIKEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED IN KENDALL COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20050015885 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**AREA TO BE GRANTED**  
MAINTENANCE & CONSTRUCTION EASEMENT ON LOT 172 = 7943.8 SQ. FT. = 0.18236 ACRES

**AREA TO BE VACATED**  
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 171 = 11721.50 SQ. FT. = 0.26890 ACRES  
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 172 = 11737.50 SQ. FT. = 0.26894 ACRES  
MAINTENANCE & CONSTRUCTION EASEMENT ON LOT 171 = 2242.8 SQ. FT. = 0.05137 ACRES  
MAINTENANCE & CONSTRUCTION EASEMENT ON LOT 172 = 2549.9 SQ. FT. = 0.05832 ACRES

**PRESENT ZONING:**  
RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT-TWO)  
**FLOODPLAIN STATEMENT:**  
THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 1709020130H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014.  
**WETLANDS STATEMENT:**  
THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO WETLANDS ON THE SUBJECT PROPERTY.

**LINE TYPE LEGEND**  
BUILDING SETBACK = ---  
EASEMENT CURB = ---  
EASEMENT = ---  
CENTERLINE OF OVERHEAD WIRES = ---  
SANITARY SEWER = ---  
STORM SEWER = ---  
TREE OR BRUSH LINE = ---  
WATER MAIN = ---

**SYMBOL LEGEND**  
SQUARE CURB DRAIN  
TELEPHONE MANHOLE  
TELEPHONE REDISTAL  
TRAFFIC MANHOLE  
UNKNOW MANHOLE  
WATER MANHOLE  
WATER MAIN 12" DIA. 24"  
WATER VALVE  
WOOD  
HOOD UTILITY POLE

**SYMBOL LEGEND**  
DECIDUOUS TREE  
DOWNPOUT  
MAIL BOX  
PINE TREE  
SANITARY MANHOLE  
SET IRON PIPE 12" DIA. 24"  
SIGN  
STORM MANHOLE

**SYMBOL LEGEND**  
ASPHALT  
AIR CONDITIONER  
BOX  
BRICK  
CABLE TV PEDESTAL  
CATCH BASIN  
CONCRETE  
GUY ANCHOR  
HYDRANT

**ABBREVIATION LEGEND**

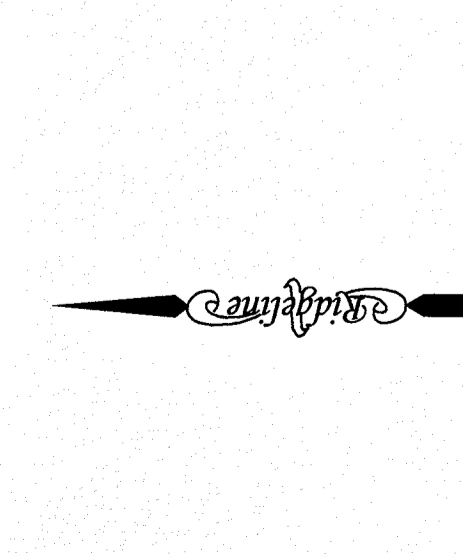
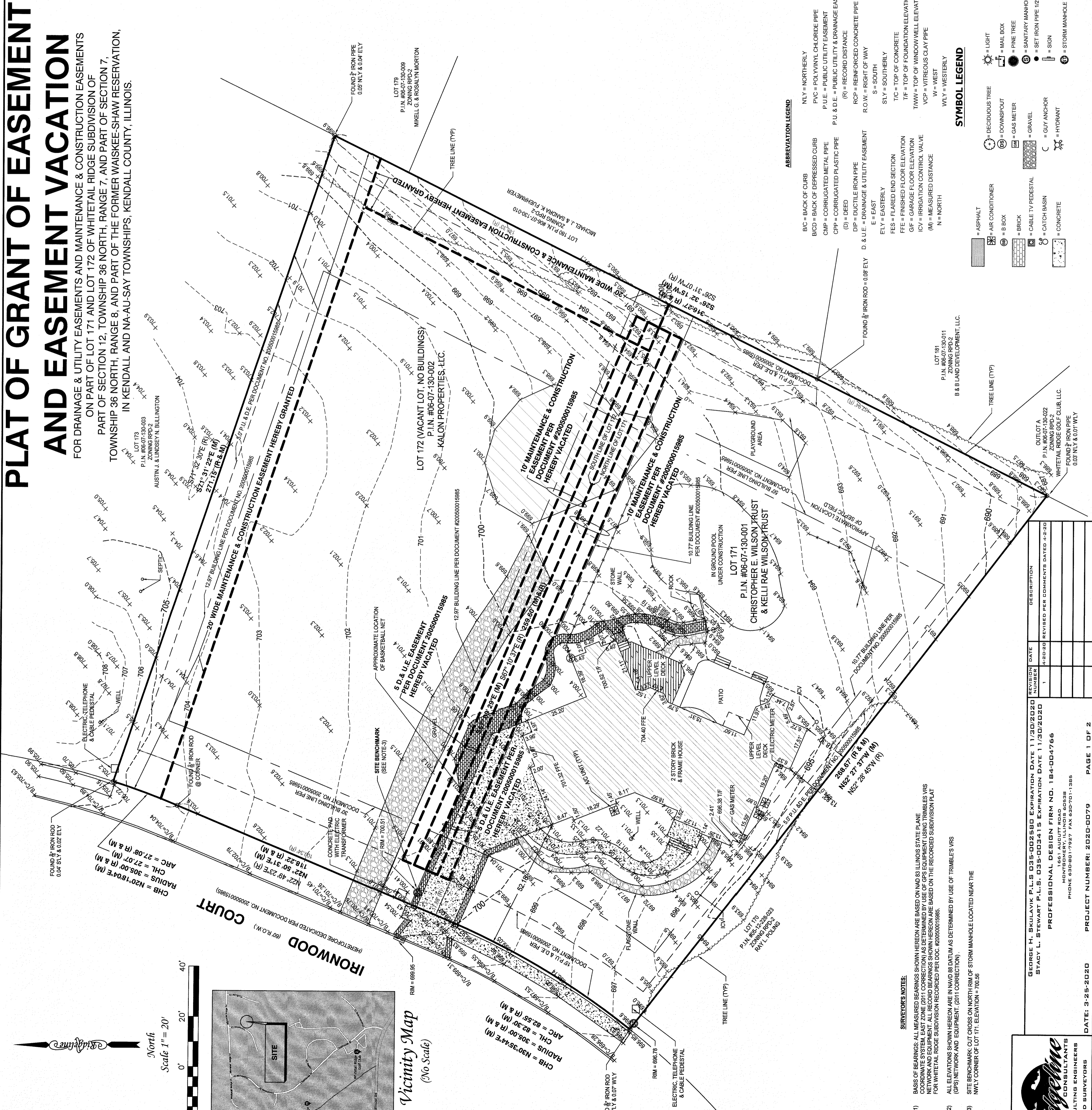
B/C = BACK OF CURB  
B/C-D = BACK OF DEPRESSED CURB  
C/M/P = CORRUGATED METAL PIPE  
C/P/P = CORRUGATED PLASTIC PIPE  
DIP = DUCTILE IRON PIPE  
DIP & U/E = DRAINAGE & UTILITY EASEMENT  
E = EAST  
E/E = EASTERN ELY  
FES = FINISHED FLOOR ELEVATION  
GF = FINISHED FLOOR ELEVATION  
GV = GARAGE FLOOR ELEVATION  
ICV = IRRIGATION CONTROL VALVE  
M = MEASURED DISTANCE  
N = NORTH  
N/E = NORTHERLY  
P/V = POLYVINYL CHLORIDE PIPE  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
R = RECORD DISTANCE  
RCP = REINFORCED CONCRETE PIPE  
R.O.W. = RIGHT OF WAY  
S = SOUTH  
S/E = SOUTHERLY  
T/C = TOP OF CONCRETE  
T/F = TOP OF FOUNDATION ELEVATION  
T/W/W = TOP OF WINDOW WELL ELEVATION  
VCP = VITREOUS CLAY PIPE  
W = WEST  
W/E = WESTERLY

**SURVEYOR'S NOTES:**

- 1) BEARS OF BEARINGS: ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS STATE PLANE COORDINATE SYSTEM. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED SUBDIVISION PLAT FOR WHITETAIL RIDGE SUBDIVISION RECORDED PER DOC. #20050015885.
- 2) ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 83 DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
- 3) SITE BENCHMARK CUT CROSS ON NORTH BRUSH STORM MANHOLE LOCATED NEAR THE NWLY CORNER OF LOT 171. ELEVATION = 702.55

**GEORGE H. SKULAVIK P.L.S. 035-025580** EXPIRATION DATE 11/30/2020  
**STACY L. STEWART P.L.S. 035-003415** EXPIRATION DATE 11/30/2020  
**PROFESSIONAL DESIGN FIRM NO. 184-004766**  
1601 ADULT ROAD  
MONTICELLO, ILLINOIS 62454  
PHONE 630-951-7927 FAX 630-951-1385

**DATE: 3-25-2020 PROJECT NUMBER: 2020-0079 PAGE 1 OF 2**



**Scale 1" = 20'**  
North  
0' 20' 40'

# PLAT OF GRANT OF EASEMENT AND EASEMENT VACATION

FOR DRAINAGE & UTILITY EASEMENTS AND MAINTENANCE & CONSTRUCTION EASEMENTS ON PART OF LOT 171 AND LOT 172 OF WHITETAIL RIDGE SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, AND PART OF THE FORMER WAISKEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**COMMONWEALTH ERISSON COMPANY** HEREBY CONSENTS TO SAID VACATION OF EASEMENTS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
AGENT FOR COMMONWEALTH ERISSON

ATTEST: \_\_\_\_\_

**SICAMERTECH** HEREBY CONSENTS TO SAID VACATION OF EASEMENTS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
AGENT FOR SICAMERTECH

ATTEST: \_\_\_\_\_

**NIOR** HEREBY CONSENTS TO SAID VACATION OF EASEMENTS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
AGENT FOR NIOR

ATTEST: \_\_\_\_\_

**CABLE TELEVISION FRANCHISE** HEREBY CONSENTS TO SAID VACATION OF EASEMENTS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
AGENT FOR CABLE TELEVISION FRANCHISE

ATTEST: \_\_\_\_\_

**COUNTY BOARD CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF KENDALL )

APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CHAIRMAN OF COUNTY BOARD

COUNTY CLERK

**COUNTY RECORDER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF KENDALL )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD  
IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

RECORDER OF DEEDS

**PUBLIC UTILITY & DRAINAGE EASEMENT AND MAINTENANCE & CONSTRUCTION EASEMENT PROVISIONS:**  
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SIC AMERITECH, NIOR, COMED, JONES INTERABLE, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE COUNTY OF KENDALL, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (ABBREVIATED "P.U. & D.E.") TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KENDALL, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, A RIGHT TO ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO TO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT" OR "MAINTENANCE EASEMENT" BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RE-CROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RE-CROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE COUNTY OF KENDALL, ILLINOIS, IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID COUNTY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID COUNTY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO REMAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS, AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF KANE )

THIS IS TO STATE THAT GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_, HAS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS OWNERS FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
AT MONTGOMERY, ILLINOIS.

**RIODEGNE CONSULTANTS LLC**

GEORGE H. SKULAVIK P.L.S. #035-002580  
MY LICENSE EXPIRES 11-30-2020

**OWNERS' CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF KENDALL )

THIS IS TO CERTIFY THAT CHRISTOPHER E. WILSON TRUST AND KELLI RAE WILSON TRUST ARE THE OWNERS OF LOT 171 DESCRIBED HEREON AND THAT AS SUCH OWNERS, HAVE CAUSED THE SAME TO BE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS OWNERS FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**RIODEGNE CONSULTANTS LLC**

CHRISTOPHER E. WILSON TRUST

KELLI RAE WILSON TRUST

**NOTARY'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD  
IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

RECORDER OF DEEDS

**OWNERS' CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF KENDALL )

THIS IS TO CERTIFY THAT KALON PROPERTIES, LLC IS THE OWNER OF LOT 172 DESCRIBED HEREON AND THAT AS SUCH OWNER, HAS CAUSED THE SAME TO BE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS OWNERS FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_


**RIODEGNE CONSULTANTS LLC**

KALON PROPERTIES, LLC

**NOTARY'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD  
IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

RECORDER OF DEEDS



STACY L. STEWART  
CONSULTANTS  
LAND SURVEYORS

DATE: 3-25-2020 PROJECT NUMBER: 2020-0079 PAGE 3 OF 2

REVISION NUMBER	DATE	DESCRIPTION
1	4-20-20	REVISED PER COMMENTS DATED 4-2-20

GEORGE H. SKULAVIK P.L.S. 035-002580 EXPIRATION DATE 11/30/2020  
STACY L. STEWART P.L.S. 035-003415 EXPIRATION DATE 11/30/2020  
PROFESSIONAL DESIGN FIRM NO. 184-004766  
1651 ALCUTT ROAD  
MONTGOMERY, ILLINOIS 61803  
PHONE 630.901.7937 FAX 630.903.1188

**LEGAL DESCRIPTION OF MAINTENANCE AND CONSTRUCTION EASEMENT ON LOT 171 TO BE VACATED:**

THE NORTH 10.00 FEET OF LOT 171 (EXCEPT THE EASTERLY 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERLY 15.00 FEET THEREOF), OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAIS-KEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 200500015985 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF MAINTENANCE AND CONSTRUCTION EASEMENT ON LOT 172 TO BE VACATED:**

THE SOUTH 10.00 FEET OF LOT 172 (EXCEPT THE EASTERLY 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERLY 15.00 FEET THEREOF), OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAIS-KEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 200500015985 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF MAINTENANCE AND CONSTRUCTION EASEMENT ON LOT 172 TO BE GRANTED:**

THE NORTH 20.00 FEET AND THE EAST 20.00 FEET (EXCEPT THE NORTH 20.00 FEET THEREOF) OF LOT 172 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAIS-KEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 200500015985 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 171 TO BE VACATED:**

THE NORTH 5.00 FEET OF LOT 171 (EXCEPT THE EASTERLY 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERLY 15.00 FEET THEREOF), OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAIS-KEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 200500015985 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 172 TO BE VACATED:**

THE SOUTH 5.00 FEET OF LOT 172 (EXCEPT THE EASTERLY 10.00 FEET THEREOF AND ALSO EXCEPT THE WESTERLY 15.00 FEET THEREOF), OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAIS-KEE-SHAW RESERVATION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 200500015985 IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

# PLAT OF SUBDIVISION WHITETAIL RIDGE

A SUBDIVISION OF PART OF SECTION 12-36-7, PART OF SECTION 7-36-8, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL & NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS

**SMITH ENGINEERING CONSULTANTS**  
CIVIL/STRUCTURAL ENGINEERS AND SURVEYORS  
109 JOHN STREET  
TORVILLE, ILLINOIS 62450  
PH: 630-553-5560 FAX: 630-553-7646  
www.smithengineering.com E-MAIL: seo@smithengineering.com  
• Mchenney • HUNTLEY • TORVILLE  
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-00010

COMP. FILE: 040039-0.dwg  
PLOT FILE STANDARD  
VIEW: 040039-0-02

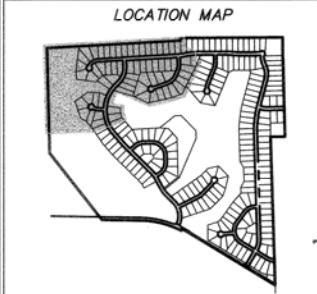
UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

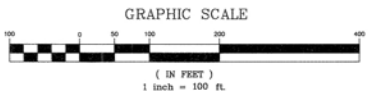
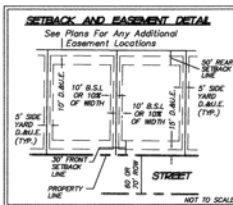


CURVE	LENGTH	RADIUS	Bearing	Chord
C1	92.52	275.00	N53°36'23"E	92.09
C2	46.98	275.00	N39°24'27"E	46.92
C3	115.50	275.00	S78°39'44"E	114.65
C4	124.73	275.00	N09°49'47"E	123.66
C5	228.15	275.00	N46°35'27"E	221.66
C6	252.11	275.00	S61°56'53"W	243.38
C7	453.21	275.00	S11°31'43"E	403.64
C8	300.76	275.00	N30°02'21"E	286.00
C9	431.97	275.00	N46°17'34"W	388.91
C10	192.46	275.00	S68°39'26"W	188.56
C11	121.29	415.00	S88°24'59"E	120.86
C12	108.87	275.00	N11°05'20"E	108.16
C13	108.02	275.00	S11°10'59"W	107.33
C14	144.19	250.00	S75°15'54"E	142.20
C16	75.44	750.00	S87°22'17"E	75.41
C17	75.44	750.00	N87°22'17"W	75.41
C18	216.62	1000.00	S83°32'29"W	216.20
C19	82.91	500.00	N82°05'09"E	82.81
C20	181.86	250.00	S65°59'46"W	177.88
C21	95.16	100.00	S17°53'41"W	91.61
C22	239.36	415.00	N14°44'06"E	236.06
C23	63.85	415.00	S02°33'09"W	63.78
C24	57.45	415.00	S10°59'31"W	57.40
C25	302.34	415.00	N05°54'48"W	295.70
C26	192.07	415.00	S13°31'52"E	190.36
C27	515.73	415.00	N09°43'46"W	483.18
C28	120.97	415.00	S36°58'48"E	120.55
C29	122.70	415.00	N37°05'57"W	122.25
C30	72.90	1000.00	S43°28'51"E	72.88
C31	1047.52	700.00	S01°28'40"W	952.48
C32	344.13	415.00	N20°35'32"E	334.36
C33	108.87	275.00	N11°05'20"E	108.16



Slot 1348

FOR RECORD IN KENDALL COUNTY, ILLINOIS  
FILE NUMBER: 09-930  
DATE: 04/07/05



PLAT OF SUBDIVISION WHITETAIL RIDGE KENDALL COUNTY, ILLINOIS				
7. CLD	05/25/05			
6. CLD	05/13/05			
REVISIONS	DWN BY: INT: DATE: PROJ: 040039			
1. JCS	01/12/05	JCS	11/12/04	1"=100'
2. JCS	01/28/05	DSN	INT:	VERT SCALE:
3. JCS	03/07/05	CHK	BY:	
4. JCS	04/07/05	CHK	BY:	
5. CLD	04/20/05	CLD	INT:	



**Matt Asselmeier**

---

**From:** Fran Klaas  
**Sent:** Thursday, April 2, 2020 8:16 AM  
**To:** Matt Asselmeier; Greg Chismark  
**Cc:** Matthew G. Prochaska; Scott Koeppel  
**Subject:** RE: [External]RE: Proposed Plat of Vacation-Lots 171 and 172 of Whitetail

Works for me.

Fran

---

**From:** Matt Asselmeier  
**Sent:** Wednesday, April 01, 2020 4:13 PM  
**To:** Greg Chismark; Fran Klaas  
**Cc:** Matthew G. Prochaska; Scott Koeppel  
**Subject:** Re: [External]RE: Proposed Plat of Vacation-Lots 171 and 172 of Whitetail

If everyone is agreeable, I can forward Greg's proposal to the Petitioner.

Thanks,

---

**From:** Greg Chismark <gchismark@wbkengineering.com>  
**Sent:** Wednesday, April 1, 2020 3:52 PM  
**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>; Fran Klaas <FKlaas@co.kendall.il.us>  
**Cc:** Matthew G. Prochaska <mprochaska@co.kendall.il.us>; Scott Koeppel <skoeppel@co.kendall.il.us>  
**Subject:** RE: [External]RE: Proposed Plat of Vacation-Lots 171 and 172 of Whitetail

All,  
Thanks Fran for the photos. From my perspective that clears up the need to see the plans further. I don't see a drainage overflow route or storm sewer. However, I agree with Fran that a 20 foot sideyard easement is not typical. I tried to view a copy of the plat but the recorder does not have the full plat available. I have seen this type of request before but it is typically comes in the form of a consolidation of lots. If the same owner has control over both lots then that might be an option. The plat of vacation clearly identifies two different ownerships.  
My suggestion in any case is to move the 20 foot access easement to the north line of Lot 172 in exchange for the vacation of the existing easement. I would also suggest the rear easement of lot 172 be expanded to 20 feet so the County's right of access is not diminished.  
As far as the gravel drive, that appears to be temporary access to build the pool (noted as under construction). That is old information as the pool is clearly shown on Google Earth and has been there for a few years.  
Let me know if you need anything further at this time.  
Thanks and be well,  
Greg

**Greg Chismark P.E.**  
President

**WBK Engineering, LLC**  
116 West Main Street, Suite 201, St. Charles, Illinois 60174  
P: 630.443.7755 D: 630.338.8527

[www.wbkengineering.com](http://www.wbkengineering.com) | [Mediating the Built & Natural Environments](#) | [Part of the Mno-Bmadsen Family](#)

The information contained in this e-mail is intended only for the individual or entity to whom it is addressed and should not be opened, read or utilized by any other party. This message shall not be construed as official project information or as direction except as expressly provided in the contract document. Its contents (including

any attachments) may contain confidential and/or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you received this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Wednesday, April 1, 2020 2:33 PM  
**To:** Fran Klaas <FKlaas@co.kendall.il.us>; Greg Chismark <gchismark@wbkengineering.com>  
**Cc:** Matthew G. Prochaska <mprochaska@co.kendall.il.us>; Scott Koepfel <skoepfel@co.kendall.il.us>  
**Subject:** Re: [External]RE: Proposed Plat of Vacation-Lots 171 and 172 of Whitetail

To my knowledge, there are no utilities in the existing easement.

---

**From:** Fran Klaas <FKlaas@co.kendall.il.us>  
**Sent:** Wednesday, April 1, 2020 2:22 PM  
**To:** 'Greg Chismark' <gchismark@wbkengineering.com>; Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Cc:** Matthew G. Prochaska <mprochaska@co.kendall.il.us>; Scott Koepfel <skoepfel@co.kendall.il.us>  
**Subject:** RE: [External]RE: Proposed Plat of Vacation-Lots 171 and 172 of Whitetail

Perhaps a little background information would be in order. Why do they want to do this? Apparently the two lots are owned by different people? Are they working cooperatively? Why does the vacation plat depict a gravel drive on lot 172? Are there any existing utilities in the side-yard public utility easement?

I have a set of plans; but it is 112 pages long, so I didn't want to take it apart and try to scan. Instead, I took a few pictures. There is a 12" SS in the front of the lots, near the public right-of-way line. There is a 24" SS in the rear lot easement. Doesn't appear that the 20' M.E. along the side yards, which is shown in the final plat, is being used for any type of storm water pipe or drainage way / swale.

Language for the M.E. is shown in the "Capture" attachment. Interesting language that allows Kendall County access for personnel and equipment for storm water and other purposes. I would say that the County would want to be pretty certain there will never be a need for access through here before agreeing to vacation. What is the compelling reason to consider this?

They did respect the 15' front yard easement and 10' rear yard easement. We would not want to infringe on those, since there are existing storm sewers in these easement.

After reviewing Greg, let me know if you need any additional information from the plans. Thanks

Fran

---

**From:** Greg Chismark [mailto:gchismark@wbkengineering.com]  
**Sent:** Wednesday, April 01, 2020 1:50 PM  
**To:** Matt Asselmeier; Fran Klaas  
**Cc:** Matthew G. Prochaska; Scott Koepfel  
**Subject:** RE: [External]RE: Proposed Plat of Vacation-Lots 171 and 172 of Whitetail

No worries Matt,  
I'll see what I have later today...  
Thanks,  
Greg

**Greg Chismark P.E.**  
President

**Matt Asselmeier**

---

**From:** chris Wilson <[REDACTED]>  
**Sent:** Thursday, April 2, 2020 12:36 PM  
**To:** Matt Asselmeier  
**Cc:** [REDACTED]  
**Subject:** Re: [External]2020-0079.PDF

Yes, Board President Debbie Mika has given the approval as long as I combined the 2 lots and the addition was connected to the current house. They do not allow a detached carriage house/ garage addition. Must be connected once the lot is combined.

Chris

On Apr 2, 2020, at 12:16 PM, Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Chris:

Have you reached out to the Whitetail Homeowners' Association regarding your proposal?

Thanks,

---

**From:** Jiunguang Lin <[REDACTED]>  
**Sent:** Thursday, April 2, 2020 9:58 AM  
**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Cc:** chris Wilson <[REDACTED]>  
**Subject:** RE: [External]2020-0079.PDF

Matt:

Can I talk to you so that we leave no confusion on this easement thing before revising the plat again?  
Or you can call my cell at [REDACTED]  
Thank you.

<image001.png>  
**Jiun-Guang Lin, P.E., CFM**  
**Ridgeline Consultants, LLC**  
1661 Aucutt Road  
Montgomery, IL 60538  
Tel: 630-801-7927  
Fax: 630-701-1385  
Email: [jlin@ridgelineconsultantsllc.com](mailto:jlin@ridgelineconsultantsllc.com)  
Web: [www.ridgelineconsultantsllc.com](http://www.ridgelineconsultantsllc.com)

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Thursday, April 2, 2020 9:14 AM  
**To:** 'chris Wilson' <[REDACTED]>  
**Subject:** Re: [External]2020-0079.PDF

**PARTIAL EASEMENT DISCLAIMER**

KNOW ALL MEN BY THESE PRESENTS:

That, COMMONWEALTH EDISON COMPANY, having no facilities located thereon and anticipating no future need thereof, hereby disclaims all right, title, and interest it may have in and to the following described premises under and by virtue of the utility easement set forth, granted and reserved on the Plat of Subdivision for, Whitetail Ridge recorded in the office of the Recorder of Deeds of Kendall County, Illinois, on June 9th, 2005, as Document No. 200500015985 to wit:

\*See Exhibit "A" sketch for specific area being released; attached hereto and made part hereof the property legally described on Exhibit "B".

This disclaimer is not intended to and shall not in any way affect the easements set forth and reserved on the aforesaid Plat of Subdivision, except as to the premises hereinbefore specifically described.

Signed and dated this 24th day of FEBRUARY, 2020, at OAKBROOK TERRACE, Illinois.

Commonwealth Edison Company



NAME: Jerry Bouska  
TITLE: Real Estate Representative

This instrument prepared by Jerry Bouska, Three Lincoln Centre, 4<sup>th</sup> Floor, Oakbrook Terrace, Illinois 60181, on behalf of Commonwealth Edison Company.

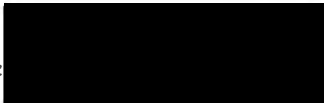
STATE OF ILLINOIS

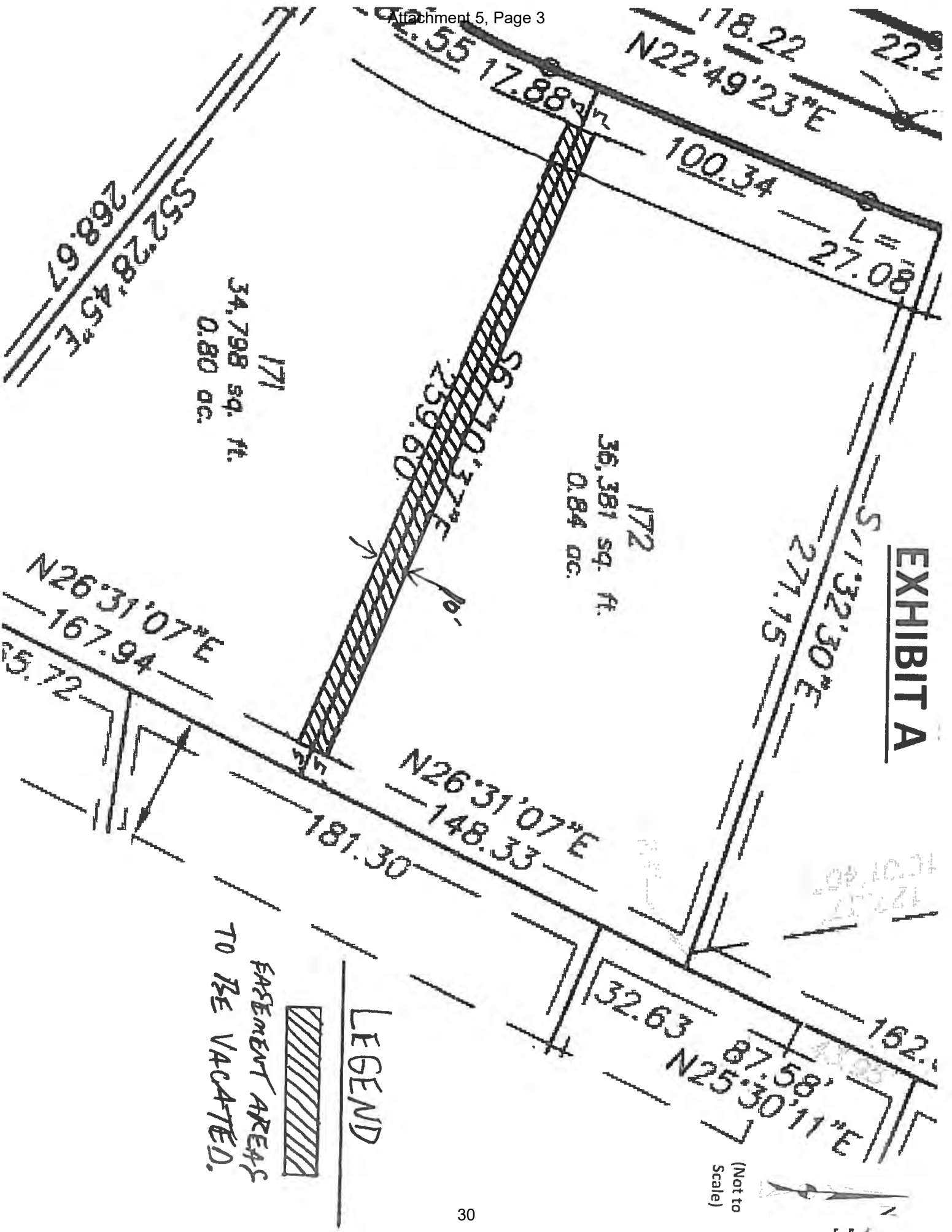
COUNTY OF DUPAGE

I, the undersigned, a notary public, in and for said county, in the state aforesaid, do hereby certify that JERRY BOWEN, REAL ESTATE REP., of Commonwealth Edison Company, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Supervisor, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24<sup>th</sup> day of February, 2020.

Notary Public





## **Exhibit "B"**

### Legal Description

LOTS 171 AND 172 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, AND PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

**Property Address: 7134 – 7148 Ironwood Court, Yorkville, Illinois 60560**

**PIN(S): 06-07-130-001 06-07-130-002**



February 25, 2020

Chris Wilson  


**Subject: 7148 Ironwood CT, Yorkville – Addition Installation**  
***Nicor Atlas Page Reference: WC65071***

To Whom It May Concern:

This letter is sent in response to your recent inquiry regarding a fence installation which extends into the utility easement lying in the following described property:


LOT 172 OF WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

Based on the information you provided, including a copy of your plat of survey, Nicor Gas has no objection to the installation of an addition encroaching in total upon the 5' Utility Easement North of the property.

This is not a release or waiver of any rights Nicor Gas may have in or to the utility easement. Further, any future expense Nicor Gas may incur in exercising its rights in the utility easement shall be borne by the property owner.

Notify JULIE at 1-800-892-0123 at least 48 hours prior to commencing construction activities. Nicor Gas may have gas service pipes providing gas service to the described property. The gas service pipes are neither covered by recorded easement nor are their locations mapped.

Very truly yours,

  
Siyán Lucas  
Land Management Agent  
Land Services Department



**Matt Asselmeier**

---

**From:** chris Wilson <[REDACTED]>  
**Sent:** Tuesday, April 14, 2020 2:05 PM  
**To:** Matt Asselmeier  
**Cc:** Jiunguang Lin  
**Subject:** [External]Fwd: 7148 Ironwood Ct. - Yorkville; Vacation of Easement  
**Attachments:** 7148 Ironwood Ct. - Yorkville.pdf

Matt

Here is the letter from Comcast. please let me know if there's anything else needed on my end.

Chris

Begin forwarded message:

**From:** "Wyman, Ted" <[REDACTED]>  
**Date:** April 14, 2020 at 1:48:36 PM CDT  
**To:** [REDACTED]  
**Subject:** 7148 Ironwood Ct. - Yorkville; Vacation of Easement

Chris,

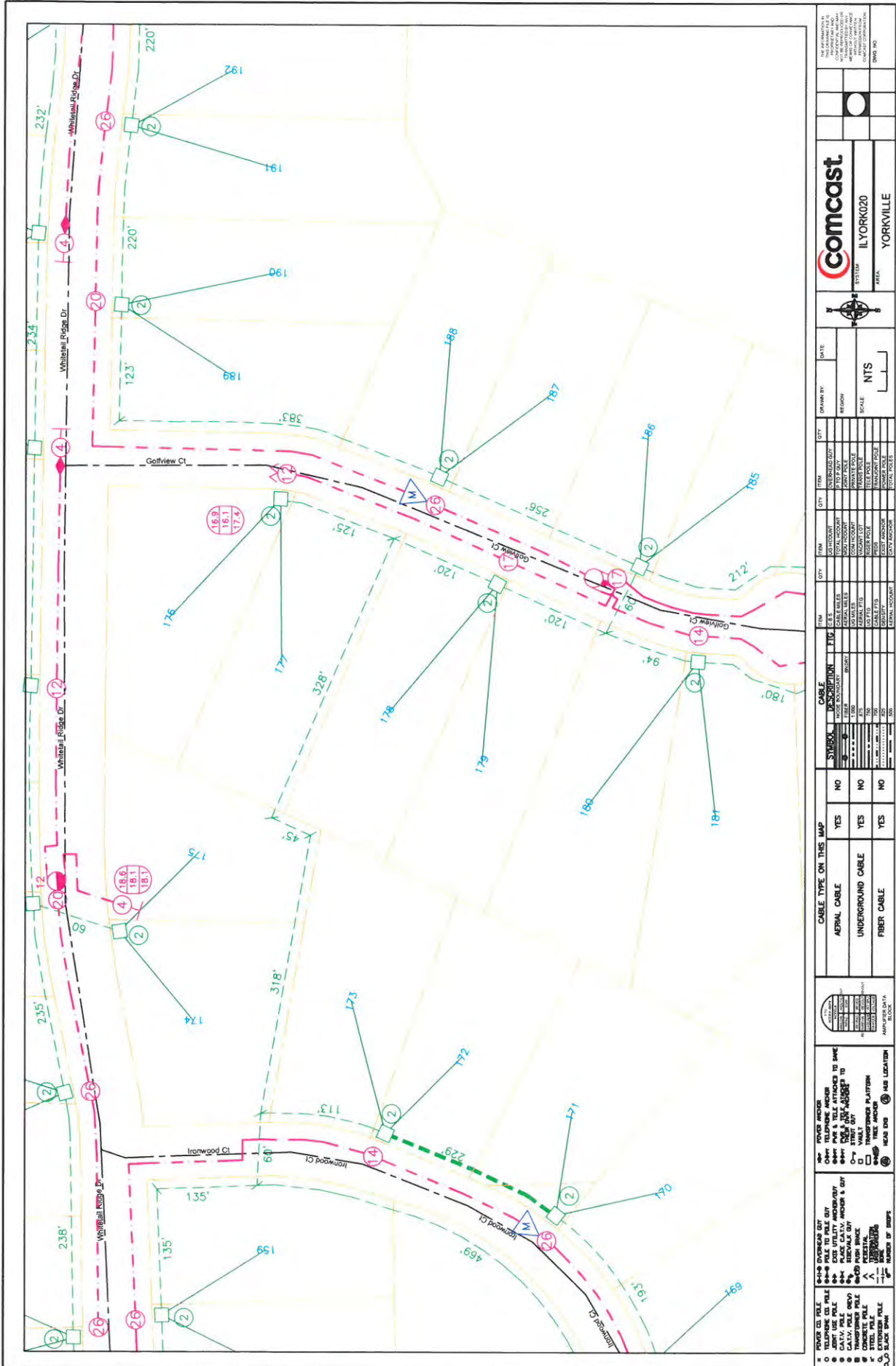
Comcast has no cable facilities within the easement that is proposed to be vacated, which is part of the lot line sharing Lots 71 and 72. We have underground cable facilities within the east Right-of-Way of Ironwood Ct., but that will not be a factor for the vacation of your easement. Therefore, Comcast has no objection to the vacation of said easement.

For your reference, I have attached a copy of our system atlas for this area, which includes your address and Lot 72. Please note our underground cable is shown in a dashed bold green line.

If you have any questions in regards to this information, please do not hesitate to contact me.

Sincerely,

Ted Wyman  
Comcast Cable  
Right-of-Way Engineer  
688 Industrial Drive  
Elmhurst, IL 60126  
[REDACTED]



**Matt Asselmeier**

---

**From:** chris Wilson <[REDACTED]>  
**Sent:** Tuesday, April 14, 2020 11:14 AM  
**To:** Matt Asselmeier  
**Cc:** Jiunguang Lin  
**Subject:** [External]Fwd: Vacation of Easement  
**Attachments:** YORKVILLE\_Yorkville\_67020.zip

Hi Matt

Been on the phone with Comcast/AT&T Engineering. Ted from

Comcast is sending me a map showing their utility infrastructure sometime today.

Please see the email from Janet at AT&T below, this is all she can give me. Will this work?

Please let me know.

Chris

Begin forwarded message:

**From:** ATT JULIE REQUEST MAILBOX <[REDACTED]>  
**Date:** April 14, 2020 at 10:56:30 AM CDT  
**To:** chris Wilson <[REDACTED]>  
**Subject:** FW: Vacation of Easement

Hi Chris,

I have attached maps with the type of facilities AT&T has within your project location. AT&T does not have as-built drawings or atlases that provide scaled or accurate locations of our facilities. If you include these facilities on your plans, please note that they are SUE Quality Level D.

Please note that this response is pertaining to AT&T Distribution facilities only.

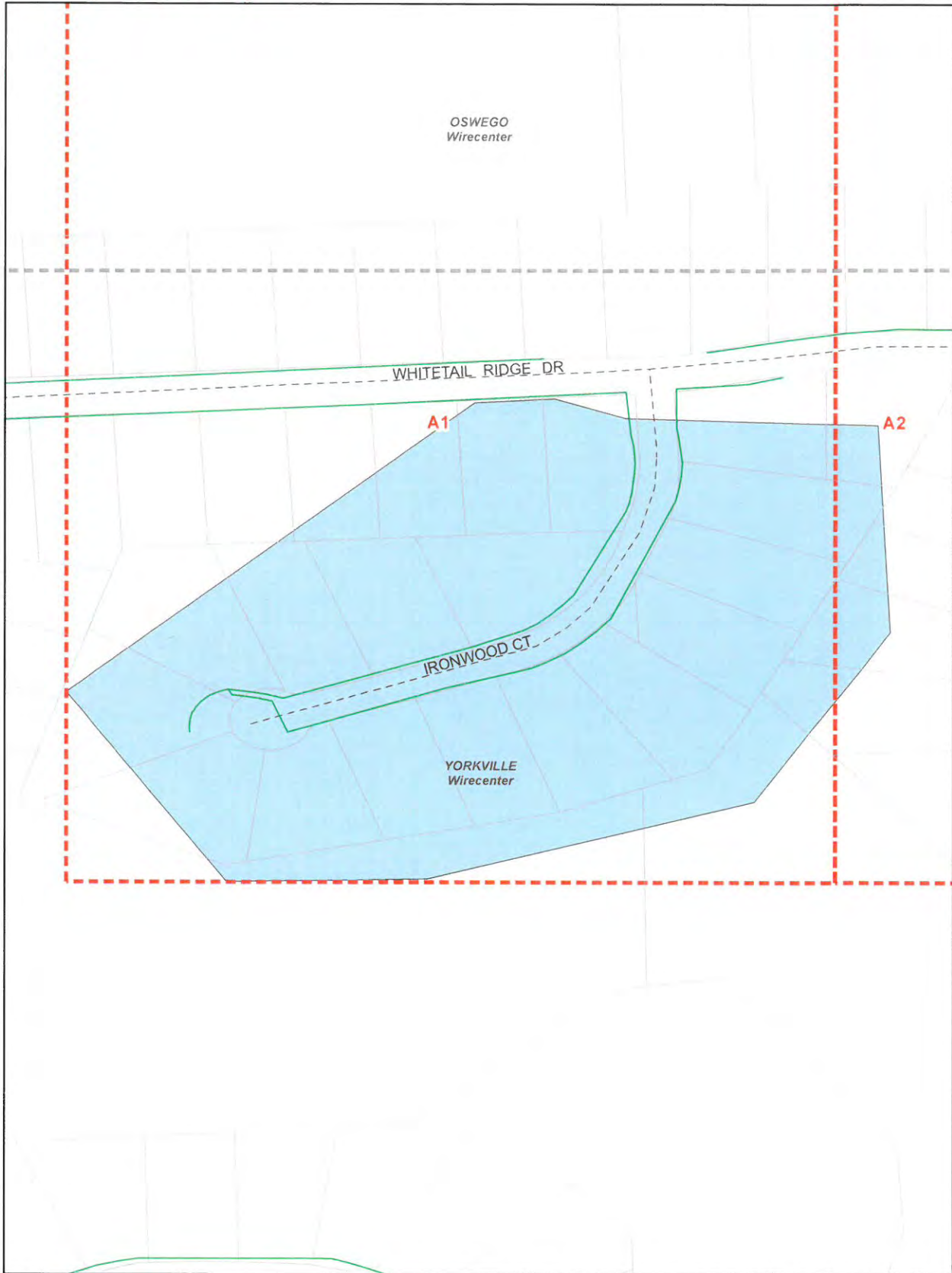
As always, call J.U.L.I.E. @ 811 at least 48 hours prior to digging.

Kind Regards,

*Janet C. Ahern*

Manager – OSP Planning & Engineering Design  
AT&T Technology Operation, Construction & Engineering – MW

**AT&T**  
1000 Commerce Drive, Oak Brook, Illinois 60523



1:2,143

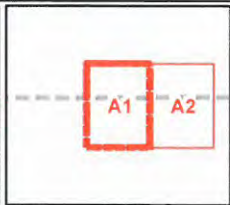
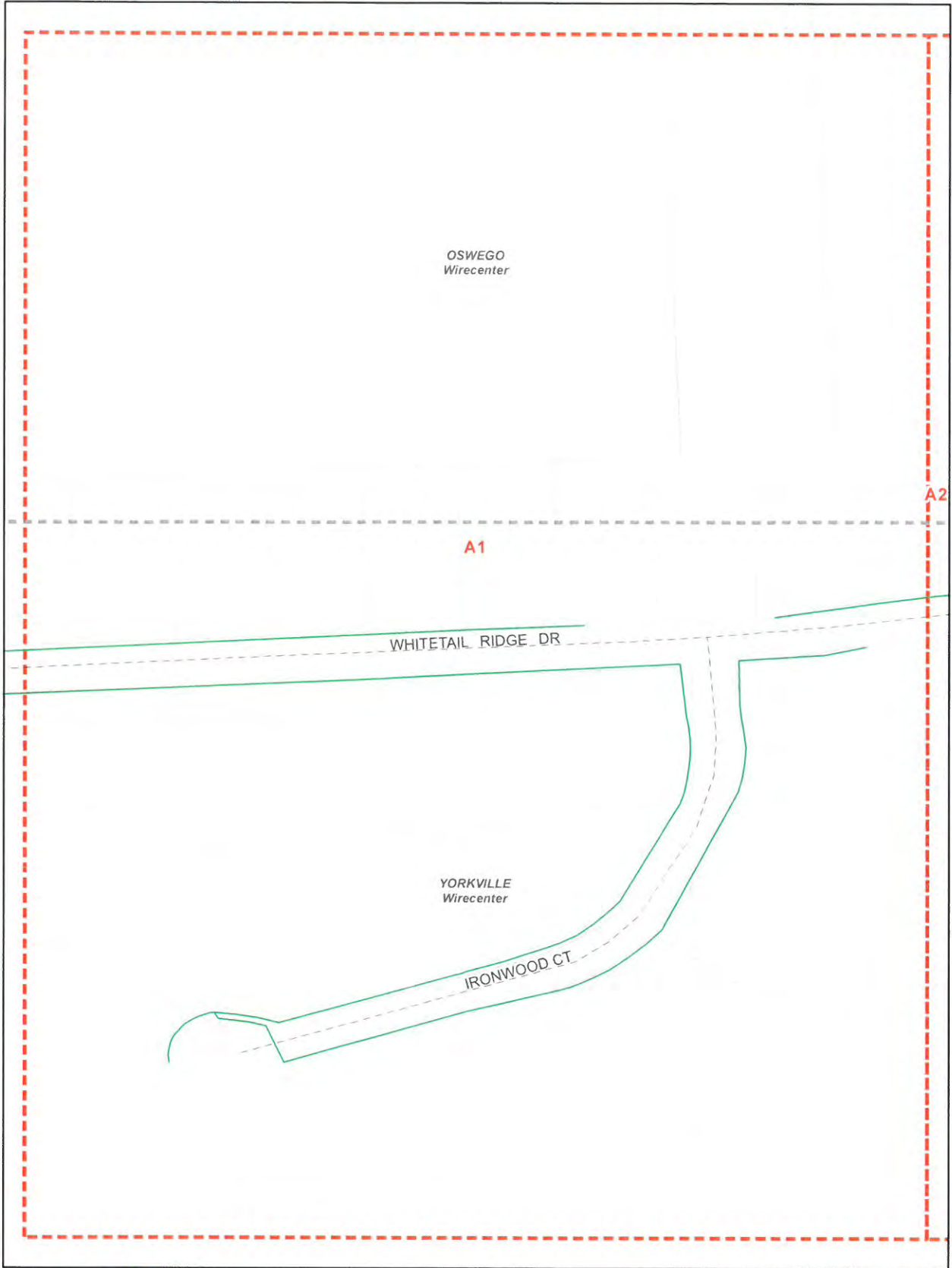


- Buried
- Street Centerlines
- Mapping Index
- Wirecenter Boundary
- Parcels
- JobAOI

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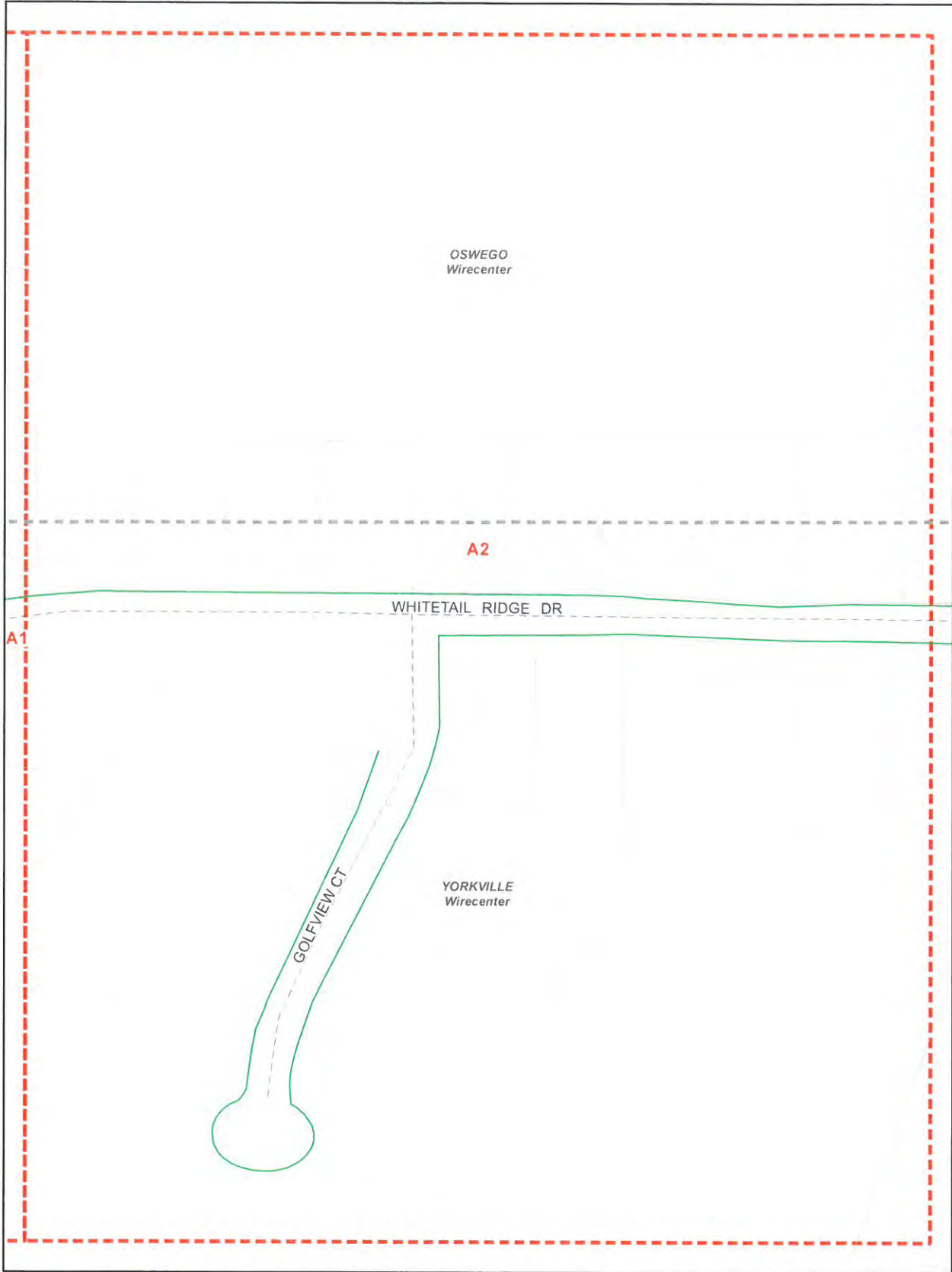


- Buried
- Street Centerlines
- Mapping Index
- Wirecenter Boundary
- Parcels

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