



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-08

**Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc.
and Eric and Lisa Weires (Property Owners)**

**Plat of Vacation of a Public Utility and Drainage Easement in
Grove Estates Subdivision**

INTRODUCTION

A five foot (5') public utility and drainage easement exists on the east and west lot lines of Lots 12 and 13 in the Grove Estates Subdivision.

Eric and Lisa Weires would like to merge the two (2) lots and construct a new house over the easements.

The application materials are included as Attachment 1. The plat of vacation is included as Attachment 2.

SITE INFORMATION

PETITIONER Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc. and Eric and Lisa Weires

ADDRESSES 7327 and 7301 Fitkins Drive, Oswego

LOCATION Lots 12 and 13 in Grove Estates



TOWNSHIP Na-Au-Say

PARCEL #S 06-08-150-001, and -002

LOT SIZE 1.4 +/- Acres (Total Lot) 0.05 Acres (Easements to Be Vacated)

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Wooded
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Fitkins is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate the Public Utility and Drainage Easements Along the Common Lot Lines of Lots 12 and 13 in Grove Estates.

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within 1/2 Mile
North	Wooded	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Wooded	RPD-2	Rural Residential	A-1 and RPD-2
East	Wooded	RPD-2	Rural Residential	A-1 and RPD-2
West	Wooded	RPD-2	Rural Residential	A-1 and RPD-2

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed information on March 22, 2022.

VILLAGE OF OSWEGO

The Village of Oswego was emailed information on March 22, 2022.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed information on March 22, 2022.

ZPAC

ZPAC reviewed the proposal at their meeting on April 5, 2022. It was clarified that no existing utilities were located inside the easements. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were included as Attachment 3.

GENERAL

The total area proposed for vacation is approximately five hundredths (0.05) of an acre.

Staff requested that the Petitioners provide information stating that none of the utilities were in opposition to

the request. The Petitioners provided emails from Comcast and Comed stating these utilities had no opposition to the requested vacation. These emails are included as Attachments 4 and 5 respectively.

The homeowners' association submitted an email, which is included in Attachment 1, stating they were not in opposition to this request.

WBK Engineering submitted a letter expressing no objections to the request. This letter is included as Attachment 6.

RECOMMENDATION

Staff recommends approval of the requested vacation with the following conditions:

1. Lots 12 and 13 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation (Attachment 2). Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

The draft ordinance is included as Attachment 7.

ATTACHMENTS

1. Application Materials (Including an Email from the Homeowners' Association)
2. Plat of Vacation
3. April 5, 2022 ZPAC Minutes (This Petition Only)
4. Comcast Emails
5. Comed Email
6. WBK Letter
7. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Grove Estates FILE #: _____

NAME OF APPLICANT		
JB Architecture Group, Inc. - Jonathan A Bieritz and Eric and Lisa Weires		
CURRENT LANDOWNER/NAME(s)		
Eric and Lisa Weires		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
1.43 Irregular	Fitkins Drive	06-08-150-001 & 06-08-150-002
EXISTING LAND USE		
Single Family Residential		
CURRENT ZONING		
RPD2		
LAND CLASSIFICATION ON LRMP		
Single Family Residential		
REQUESTED ACTION (Check All That Apply):		
<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)		
1 PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Dave Altosino	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Jiun-Guang Lin	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
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.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE 3/15/22

FEE PAID: \$ 500.00
 CHECK #: [REDACTED]

RECEIVED
 MAR 21 2022
 KENDALL COUNTY
 PLANNING, BUILDING
 & ZONING
 Date Stamp Here If
 Checklist Is Complete

¹Primary Contact will receive all correspondence from County
²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Legal Description
Lots 12 and 13 Fitkins Drive, Oswego

LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 IN THE GROVE ESTATES SUBDIVISION IN KENDALL COUNTY TO BE VACATED:

THE EASTERLY 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 IN THE GROVE ESTATES SUBDIVISION IN KENDALL COUNTY TO BE VACATED:

THE WESTERLY 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

AREA TO BE VACATED

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 = 1158.66 SQ. FT. = 0.02659 ACRES

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 = 1154.74 SQ. FT. = 0.02649 ACRES

202100004154

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 2/17/2021 10:45 AM
REC FEE: 57.00 RHSPS: 10.00
STATE TAX: 157.50
COUNTY TAX: 78.75
PAGES: 2

WARRANTY DEED

**STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant

To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS to Eric J Weires and Lisa M Weires, Husband and Wife in Joint Tenancy,** [REDACTED] to wit:

Lots 12, 13 and 14 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded as document no. 2006-32893, in Kendall County, Illinois

SUBJECT TO: General real estate taxes for 2021 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: Lot 12 06-08-150-001
Lot 13 06-08-150-002
Lot 14 06-08-150-003

Commonly Known as: Lot 12 7327 Fitkins Drive, Oswego, IL
Lot 13 7301 Fitkins Drive, Oswego, IL
Lot 14 Fitkins Drive, Oswego, IL
(no address assigned)

2100116001
CT-DNP-LAO
181

Grove Venture, LLC.

[REDACTED]
By: [REDACTED]
Michael J. Steck, Managing Member

Attest: [REDACTED]
Karen Maxam, Manager

Matt Asselmeier

From: [REDACTED]
Sent: Monday, March 21, 2022 6:10 AM
To: Matt Asselmeier
Subject: [External]RE: Plat of Vacation for Lots 12 and 13 in Grove Estates

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

Received this email from Steve Dano. The HOA has been turned over to the owners and I (Mike Kelty) am the president of the HOA. The board has reviewed the request and we do not have any objections to the request.

Please feel free to call with any questions or concerns.

Regards

Mike

[REDACTED]

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Date: March 18, 2022 at 9:42:25 AM EDT
To: Steve Dano <[REDACTED]>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>, Scott Gengler <sgengler@co.kendall.il.us>
Subject: Plat of Vacation for Lots 12 and 13 in Grove Estates

Steve:

Kendall County received a request to vacate the public utility and drainage easement along the common lot line for Lots 12 and 13 in Grove Estates.

Does the Grove Estates HOA have any objections to this request?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

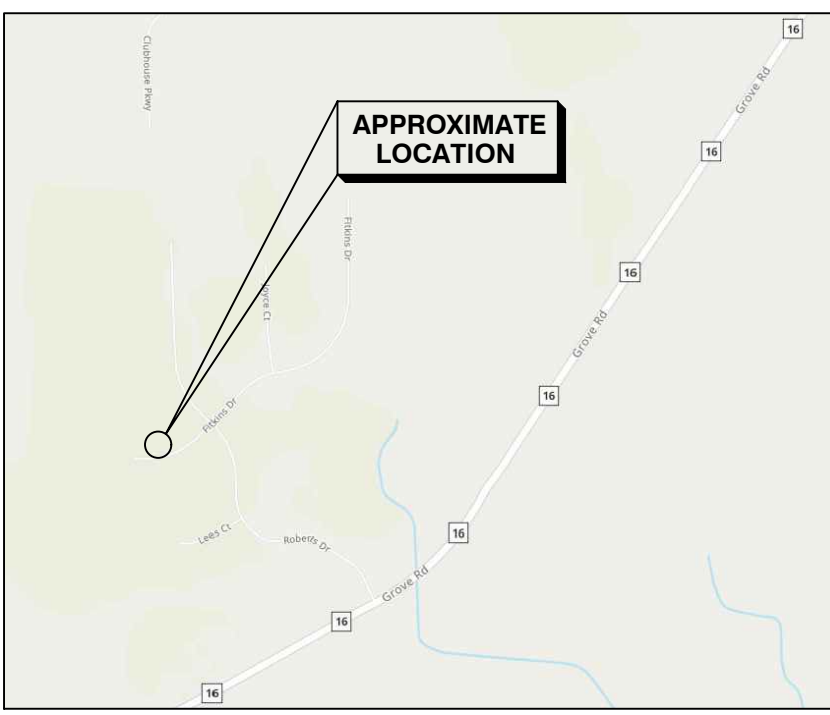
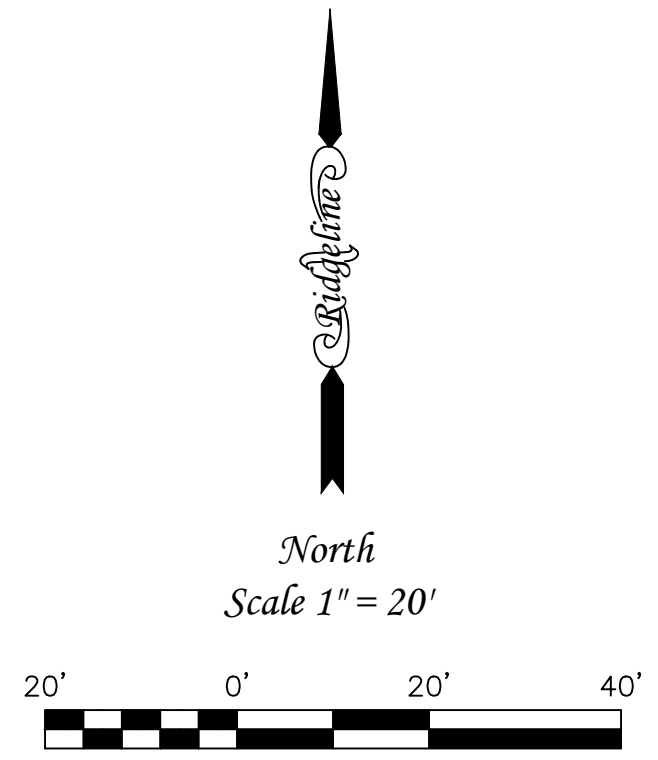
PLAT OF EASEMENT VACATION

FOR PUBLIC UTILITY & DRAINAGE EASEMENTS
ON LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8,
TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED
AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

DEVELOPER:
JB ARCHITECTURE
1320 N. ROUTE 59 SUITE 124
NAPERVILLE, ILLINOIS 60563
ATTN: DAVE ALTOSINO

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

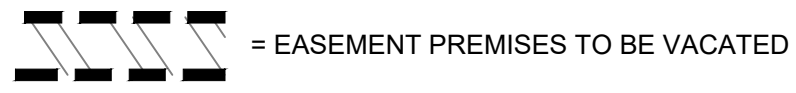
PARCEL NUMBERS
06-08-150-001 (LOT 12)
06-08-150-001 (LOT 13)



Vicinity Map
(No Scale)

LINE TYPE LEGEND

- BUILDING SETBACK = - - - - -
- EASEMENT = - - - - -
- SANITARY SEWER = - - - - -
- STORM SEWER = - - - - -
- WATER MAIN = - - - - -



ABBREVIATION LEGEND

- B/C = BACK OF CURB
- BSL = BUILDING SETBACK LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- (D) = DEED
- E = EAST
- E'LY = EASTERLY
- GUT = GUTTER
- (M) = MEASURED DISTANCE
- N = NORTH
- N'LY = NORTHERLY
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- (R) = RECORD DISTANCE
- RCP = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S'LY = SOUTHERLY
- VCP = VITREOUS CLAY PIPE
- W = WEST
- W'LY = WESTERLY

SYMBOL LEGEND

- [Hatched Box] = ASPHALT
- [Circle with X] = CATCH BASIN
- [ET in Circle] = ELECTRIC TRANSFORMER
- [S in Circle] = SANITARY MANHOLE
- [St in Circle] = STORM MANHOLE
- [Square with X] = SQUARE CURB DRAIN

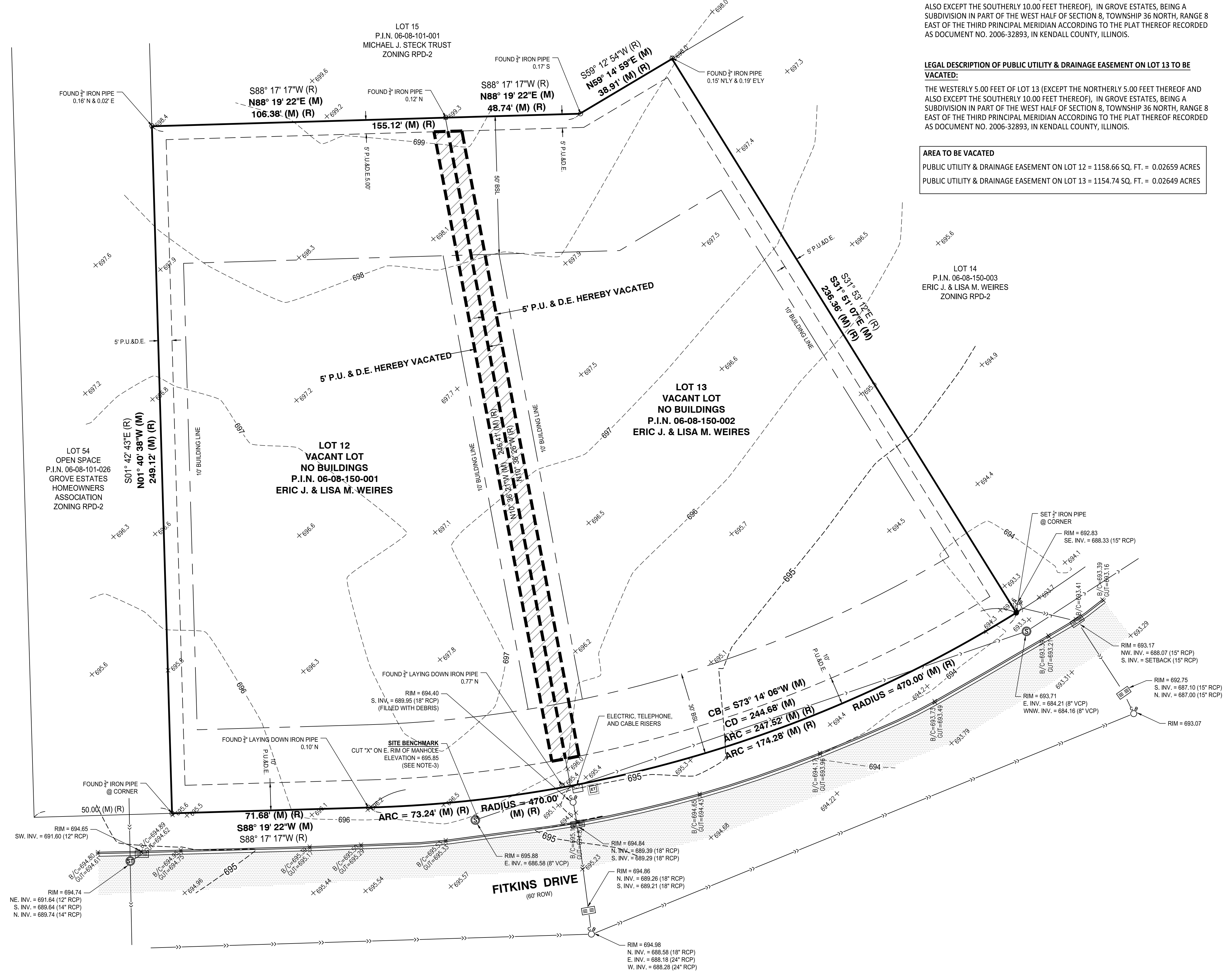
PRESENT ZONING:
RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT-TWO)

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 17093C0130H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014.

WETLANDS STATEMENT:
THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO WETLANDS ON THE SUBJECT PROPERTY.

SURVEYOR'S NOTES:

- BASIS OF BEARINGS: ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE'S VRS NETWORK AND EQUIPMENT. ALL RECORD BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED SUBDIVISION PLAT FOR WHITTAIL RIDGE SUBDIVISION RECORDED PER DOC. #200500015985.
- ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
- SITE BENCHMARK: CUT "X" ON E. RIM OF SANITARY MANHOLE. APPROXIMATELY 7.2' S. AND 109.2' EASTERLY FROM THE SOUTHWEST CORNER OF LOT 12. ELEVATION = 695.85



LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 TO BE VACATED:
THE EASTERLY 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 TO BE VACATED:
THE WESTERLY 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

AREA TO BE VACATED
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 = 1158.66 SQ. FT. = 0.02659 ACRES
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 = 1154.74 SQ. FT. = 0.02649 ACRES

BOOK	DWG. SIZE	CHECKED	DATE
		GIS	
REVISION	DATE	DESC.	

PROJECT NO.	2021-0436
DATE	7-14-2021
REFERENCE	
DRAWN (TMSJ)	
DATE	

Ridgeline Consultants LLC
1081 Alton Road, Mokena, IL 60450
PH: 815.801.7927 FAX: 815.801.1885
George H. Shulank P.L.S. 2680 Expiration Date 11/30/2022
Shirley L. Stewart P.L.S. 3416 Expiration Date 11/30/2022



JB ARCHITECTURE
(LOTS 12 & 13) FITKINS DRIVE
OSWEGO, ILLINOIS

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
April 5, 2022 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Alyse Olson – Soil and Water Conservation District

Audience:

None

PETITIONS

Petition 22-08 Jonathan A. Bieritz on Behalf of JB Architecture Group, Inc. and Eric and Lisa Weires (Property Owners)

Mr. Asselmeier summarized the request.

A five foot (5') public utility and drainage easement exists on the east and west lot lines of Lots 12 and 13 in the Grove Estates Subdivision (7327 and 7301 Fitkins Drive, Oswego) in Na-Au-Say Township.

Eric and Lisa Weires would like to merge the two (2) lots and construct a new house over the easements.

The application materials and the plat of vacation were provided.

The properties were approximately one point five (1.5) acres and the vacation area was approximately five hundredths (0.05) of an acre.

The property was zoned RPD-2 and was wooded.

Fitkins Drive is a local road maintained by Na-Au-Say Township.

There were no trails, floodplains, or wetlands on the property.

The adjacent land uses are wooded lots.

The adjacent properties were zoned RPD-2.

The Future Land Use Map calls for the area to be Rural Residential (max 0.65 du/acre).

The zoning districts within one half (1/2) mile are A-1 and RPD-2.

Na-Au-Say Township was emailed information on March 22, 2022.

The Village of Oswego was emailed information on March 22, 2022.

The Oswego Fire Protection District was emailed information on March 22, 2022.

Staff requested that the Petitioners provide information stating that none of the utilities were in opposition to the request. Mr. Asselmeier provided emails from Comcast and Comed stating they had no objections to the request.

The homeowners' association submitted an email, which was provided, stating they were not in opposition to this request.

Mr. Asselmeier presented a letter from WBK Engineering stating they had no objections to the request.

Staff recommended approval of the requested vacation with the following conditions:

1. Lots 12 and 13 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation. Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

It was noted that the Petitioners own the land to east.

Mr. Klaas asked if any utilities were in the easement. Mr. Asselmeier said a JULIE Locate occurred and no utilities were presently located in the easements.

No comments had been submitted by NICOR or AT&T.

Mr. Rybski made a motion, seconded by Commander Langston, to recommend approval of the requested vacation.

With a voice vote of six (6) ayes, the motion carried.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on April 11, 2022.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:27 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Matt Asselmeier

From: Sheila Anderson <sheila@jbarchitecture.com>
Sent: Tuesday, March 29, 2022 9:46 AM
To: Matt Asselmeier
Subject: [External]Plat of Easement Vacation/Lot Consolidation - Lots 12 & 13 Fitkins, Oswego

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 contacted both AT&T and Comcast. Comcast got back to me and stated everything is ok. See below. Will this be enough or will you need a letter? Also Ted with Comcast asked if his signature needs to be witnessed or will his signature suffice?

The email I sent to Joslyn Frost was undeliverable maybe I got the email wrong. Is this what you have JC1243@att.com?

Let me know when you get a chance.

Thanks,

Sheila Anderson
Construction Administrator



Please consider the environment before printing this e-mail.

This message and any attachments (hereunder the « message ») are confidential and intended solely for the addressees. If you receive this message in error, please delete it and immediately notify the sender. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized use, copying or dissemination is prohibited. E-mails are susceptible to alteration, therefore JB Architecture Group, Incorporated shall not be liable for the message if altered, changed or falsified.

From: Wyman, Ted <Ted_Wyman@comcast.com>
Sent: Tuesday, March 29, 2022 9:29 AM
To: Sheila Anderson <sheila@jbarchitecture.com>
Subject: RE: Plat of Easement Vacation/Lot Consolidation

Sheila,

After review of your Plat of Vacation of the proposed easements vacation between Lots 12 & 13 on the north side of Fitkins Dr. in Oswego, Comcast has underground cable facilities within the north Right-of-Way of Fitkins Dr. but has no

facilities within the 5' easements proposed to be vacated. Therefore, Comcast has no objection to the vacation of said easements.

When you are ready to have the mylar signed off, please contact me and we can coordinate a day and time for the sign-off.

Sincerely,

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

From: Sheila Anderson <sheila@jbarchitecture.com>
Sent: Tuesday, March 29, 2022 8:50 AM
To: Wyman, Ted <Ted_Wyman@cable.comcast.com>
Subject: [EXTERNAL] Plat of Easement Vacation/Lot Consolidation

Ted,

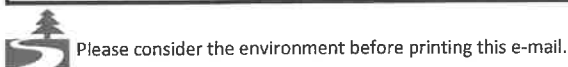
Good morning. I got your email from Kendall County Building Department. We are combining two lots in the subdivision of Grove Estates located in Oswego. The lots are 12 & 13 on Fitkins Dr, Oswego. There is a utility easement between the 2 lots but there are no utilities located there at this time.

I will need an email or letter from AT&T supporting (or at least not objecting) to the vacation? Do you handle this, or can you direct me to the person I need to speak with regarding this?

Let me know when you get a chance.

Thanks,

Sheia Anderson
Construction Administrator



This message and any attachments (hereunder the « message ») are confidential and intended solely for the addressees. If you receive this message in error, please delete it and immediately notify the sender. If the reader of this message is not the intended recipient, you are hereby notified that any

Matt Asselmeier

From: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Sent: Wednesday, March 23, 2022 2:41 PM
To: Dave Altosino
Cc: Ron Fessler; Sheila Anderson
Subject: RE: [EXTERNAL]Vacation of Easement - Lots 12 & 13 - Grove Estates - Kendall County

Dave,

Engineering verified we have no facilities within the side lot easements and approved the vacation.

We can coordinate me signing the mylar when you are ready to proceed.

Thanks,

Jerry Bouska

Senior Real Estate Representative
Real Estate & Facilities
Three Lincoln Centre, 4th Floor
Oakbrook Terrace, IL 60181
gerald.bouska@comed.com
T 630 437 2219



comed.com

From: Dave Altosino <Dave@jbarchitecture.com>
Sent: Tuesday, March 22, 2022 4:53 PM
To: Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>
Cc: Ron Fessler <Ron@jbarchitecture.com>; Sheila Anderson <sheila@jbarchitecture.com>
Subject: RE: [EXTERNAL]Vacation of Easement - Lots 12 & 13 - Grove Estates - Kendall County

Good Afternoon Jerry,

I wanted to inform you that as of this afternoon, these properties have been JULIED. If you have any questions or wish to discuss anything, feel free to give me a call / email.

Thank You,

Dave Altosino, Associate AIA
Senior Project Manager



March 25, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: Lots 12 & 13 Grove Estates (WBK Project 13-180)

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Petition 22-08 Plat of Vacation of a Utility Easement dated March 15, 2022 and received March 22, 2022.

We have no objection to the vacation of the easement from a drainage and stormwater utility perspective. This in no way waives the rights of any other utility or entity having rights under the original easement grant. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

A black rectangular redaction box covers the signature of Greg Chismark. A handwritten signature in black ink is visible behind the redaction, extending upwards and to the left.

Greg Chismark PE
WBK Engineering, LLC



State of Illinois
County of Kendall

Zoning Petition
#22-08

ORDINANCE NUMBER 2022-_____

APPROVING A PLAT OF VACATION OF FIVE FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE EAST PROPERTY LINE OF LOT 12 AND WEST PROPERTY LINE OF LOT 13 IN GROVE ESTATES SUBDIVISION ON PARCELS IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 06-08-150-001 AND 06-08-150-002 IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 7.06 of the Kendall County Subdivision Control Ordinance permits the Kendall County Board to approve plats of vacation and provides the procedure through which plats of vacation are approved; and

WHEREAS, the two five-foot public utility and drainage easements which are the subject of this Ordinance were established by Ordinance 2006-36 which granted approval of a final plat of Grove Estates Subdivision and was approved by the Kendall County Board on May 16, 2006; and

WHEREAS, the final plat of Grove Estates Subdivision was recorded in the Kendall County Recorder of Deeds Office on October 12, 2006; and

WHEREAS, the two five-foot public utility and drainage easements which are the subject of this Ordinance are located along and parallel to the east property line of Lot 12 and the west property line of Lot 13 in Grove Estates Subdivision. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, on or about February 12, 2021, Eric and Lisa Weires acquired ownership of Lots 12 and 13 of Grove Estates Subdivision and the property identified by Parcel Identification Numbers 06-08-150-001 and 06-08-150-002; and

WHEREAS, on or about March 18, 2022, Eric and Lisa Weires, working with Jonathan A. Bieritz of JB Architecture Group, Inc, collectively hereinafter referred to as “Petitioners,” filed a petition for approval of a plat of vacation of the five-foot public utility and drainage easements located along the east property line of Lot 12 and the west property line of Lot 13 in Grove Estates Subdivision; and

WHEREAS, on April 5, 2022, the Kendall County Zoning, Platting and Advisory Committee reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval with conditions of the requested plat; and

WHEREAS, on April 11, 2022, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the information presented and recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has forwarded to the Kendall County Board a recommendation of **approval with conditions** of the requested plat of vacation; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

State of Illinois
County of Kendall

Zoning Petition
#22-08

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Kendall County Board hereby grants approval of Petitioners' petition for plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the plat of vacation attached hereto as Exhibit B.
2. Lots 12 and 13 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation attached hereto as Exhibit B. Within ninety (90) days of the effective date of this ordinance, the Petitioners shall submit a parcel consolidation request to Kendall County.
3. This vacation shall become effective upon the successful recording of Exhibit B in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of April, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 IN THE GROVE ESTATES SUBDIVISION IN KENDALL COUNTY TO BE VACATED:

THE EASTERLY 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 IN THE GROVE ESTATES SUBDIVISION IN KENDALL COUNTY TO BE VACATED:

THE WESTERLY 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

AREA TO BE VACATED

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 = 1158.66 SQ. FT. = 0.02659 ACRES

PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 = 1154.74 SQ. FT. = 0.02649 ACRES

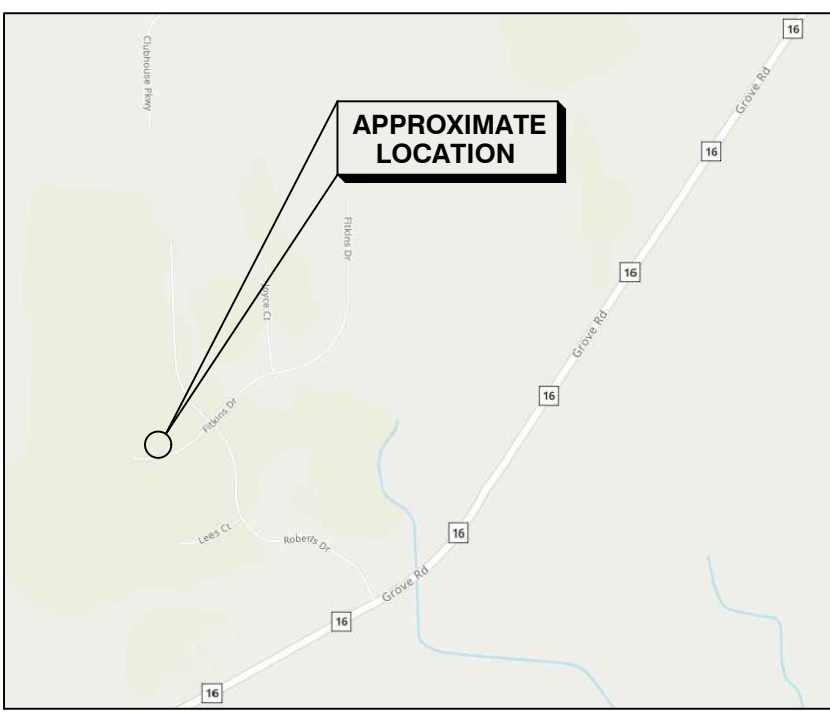
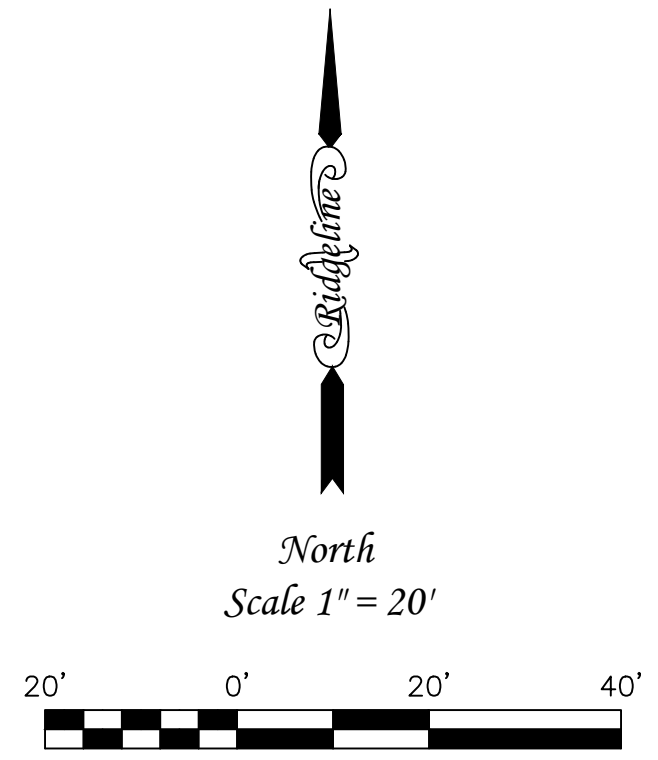
PLAT OF EASEMENT VACATION

FOR PUBLIC UTILITY & DRAINAGE EASEMENTS
ON LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8,
TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED
AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

DEVELOPER:
JB ARCHITECTURE
1320 N. ROUTE 59 SUITE 124
NAPERVILLE, ILLINOIS 60563
ATTN: DAVE ALTOSINO

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

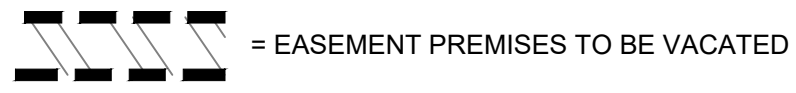
PARCEL NUMBERS
06-08-150-001 (LOT 12)
06-08-150-001 (LOT 13)



Vicinity Map
(No Scale)

LINE TYPE LEGEND

- BUILDING SETBACK = - - - - -
- EASEMENT = - - - - -
- SANITARY SEWER = - - - - -
- STORM SEWER = - - - - -
- WATER MAIN = - - - - -



ABBREVIATION LEGEND

- B/C = BACK OF CURB
- BSL = BUILDING SETBACK LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- (D) = DEED
- E = EAST
- E'LY = EASTERLY
- GUT = GUTTER
- (M) = MEASURED DISTANCE
- N = NORTH
- N'LY = NORTHERLY
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- (R) = RECORD DISTANCE
- RCP = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT OF WAY
- S = SOUTH
- S'LY = SOUTHERLY
- VCP = VITREOUS CLAY PIPE
- W = WEST
- W'LY = WESTERLY

SYMBOL LEGEND

- [Hatched Box] = ASPHALT
- [Circle with 'C'] = CATCH BASIN
- [Square with 'ET'] = ELECTRIC TRANSFORMER
- [Circle with 'S'] = SANITARY MANHOLE
- [Circle with 'ST'] = STORM MANHOLE
- [Square with 'S'] = SQUARE CURB DRAIN

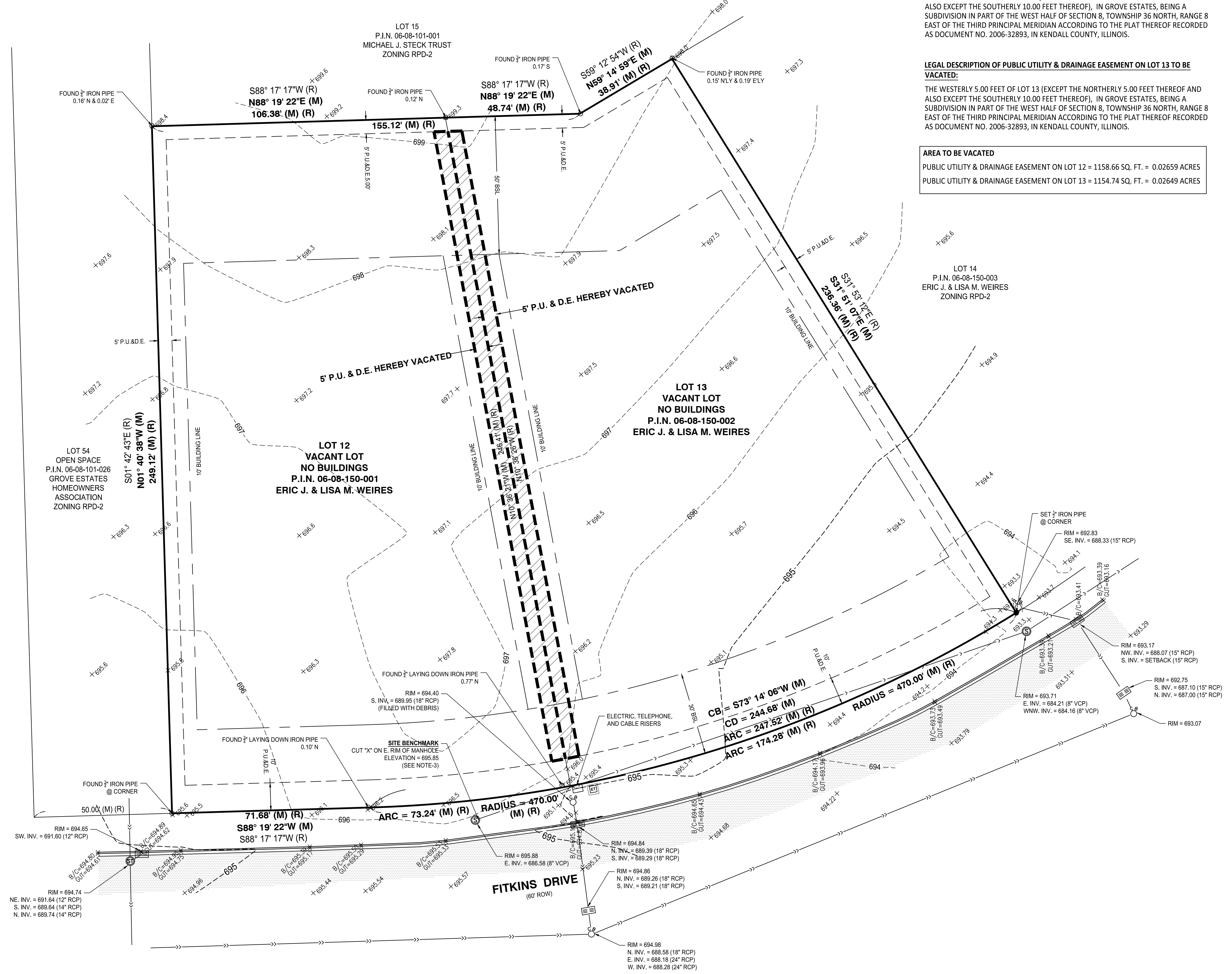
PRESENT ZONING:
RPD-2 (RESIDENTIAL PLANNED DEVELOPMENT-TWO)

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 17093C0130H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014.

WETLANDS STATEMENT:
THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO WETLANDS ON THE SUBJECT PROPERTY.

SURVEYOR'S NOTES:

- BASIS OF BEARINGS: ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE'S VRS NETWORK AND EQUIPMENT. ALL RECORD BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED SUBDIVISION PLAT FOR WHITTAIL RIDGE SUBDIVISION RECORDED PER DOC. #200500015985.
- ALL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION).
- SITE BENCHMARK: CUT "X" ON E. RIM OF SANITARY MANHOLE. APPROXIMATELY 7.2' S. AND 109.2' EASTERLY FROM THE SOUTHWEST CORNER OF LOT 12. ELEVATION = 695.85



LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 TO BE VACATED:
THE EASTERLY 5.00 FEET OF LOT 12 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 TO BE VACATED:
THE WESTERLY 5.00 FEET OF LOT 13 (EXCEPT THE NORTHERLY 5.00 FEET THEREOF AND ALSO EXCEPT THE SOUTHERLY 10.00 FEET THEREOF), IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

AREA TO BE VACATED
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 12 = 1158.66 SQ. FT. = 0.02659 ACRES
PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 13 = 1154.74 SQ. FT. = 0.02649 ACRES

BOOK	DWG. SIZE	D
DRAWN	TMSJL	
CHECKED	GIS	
REFERENCE		
DATE	7-14-2021	
PROJECT NO.	2021-0436	

Ridgeline Consultants LLC
1081 Alton Road, Mokena, IL 60449
PH: 815.801.7927 FAX: 815.801.1885
George H. Shulank P.L.S. 2680 Expiration Date 11/30/2022
Shirley L. Stewart P.L.S. 3416 Expiration Date 11/30/2022



JB ARCHITECTURE
(LOTS 12 & 13) FITKINS DRIVE
OSWEGO, ILLINOIS

PLAT OF EASEMENT VACATION

FOR PUBLIC UTILITY & DRAINAGE EASEMENTS
ON LOTS 12 AND 13 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8,
TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED
AS DOCUMENT NO. 2006-32893, IN KENDALL COUNTY, ILLINOIS.

COMMONWEALTH EDISON COMPANY HEREBY CONSENTS TO SAID VACATION OF EASEMENTS
ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR COMMONWEALTH EDISON

ATTEST: _____

SBC-AMERITECH HEREBY CONSENTS TO SAID VACATION OF EASEMENTS
ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR SBC-AMERITECH

ATTEST: _____

NICOR HEREBY CONSENTS TO SAID VACATION OF EASEMENTS
ON THE _____ DAY OF _____, A.D., 20____.

BY: _____
AGENT FOR NICOR

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)
)SS
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)
)SS
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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

THIS IS TO STATE THAT I, GEORGE H. SKULAVIK, ILLINOIS PROFESSIONAL LAND
SURVEYOR NO. 035-002580, HAVE PLATTED THE PROPERTY DESCRIBED
HEREON FOR THE PURPOSES OF VACATING DRAINAGE AND UTILITY
EASEMENTS AND MAINTENANCE AND CONSTRUCTION EASEMENTS AS
SHOWN HEREON.

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

RIDGELINE CONSULTANTS LLC

GEORGE H. SKULAVIK PLS #035-002580
MY LICENSE EXPIRES 11-30-2022

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT ERIC J. WEIRES AND LISA M. WEIRES ARE THE
OWNER'S OF LOTS 12 & 13 DESCRIBED HEREON AND THAT AS SUCH OWNERS,
HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT
FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY
ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE
AFORESAID.

BY: _____
ERIC J. WEIRES

ADDRESS: _____

BY: _____
LISA M. WEIRES

ADDRESS: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE
SAID
COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
ERIC J. WEIRES AND LISA M. WEIRES

ERIC J. WEIRES TITLE

AND

LISA M. WEIRES TITLE

WHO ARE 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 JOINTLY AND SEVERALLY
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT
AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND
VOLUNTARY ACT OF SAID OWNERS FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____,
20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____, 20____.

BOOK:	BOOK:	BOOK:	BOOK:
DRAWN (MSJD):	DRAWN (MSJD):	DRAWN (MSJD):	DRAWN (MSJD):
CHECKED (CIS):	CHECKED (CIS):	CHECKED (CIS):	CHECKED (CIS):
REFERENCE:	REFERENCE:	REFERENCE:	REFERENCE:
DATE: 7-19-2021	DATE: 7-19-2021	DATE: 7-19-2021	DATE: 7-19-2021
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
2021-0436	2021-0436	2021-0436	2021-0436

Ridgeline Consultants LLC
 Illinois Professional Land Surveyor License No. 12187
 1081 Macgill Road, Montgomery, IL 62538
 PH: 618.601.7927 FAX: 618.701.1885
 George H. Skulavik P.L.S. 2680 Expiration Date 11/30/2022
 Stacy L. Stewart P.L.S. 3416 Expiration Date 11/30/2022



PREPARED FOR: **JB ARCHITECTURE**
 PROPERTY ADDRESS: **FITKINS DRIVE OSWEGO, ILLINOIS**