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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

**AGENDA**

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October 3, 2023 - 9:00 a.m.

CALL TO ORDER

**ROLL CALL: County Board:** Seth Wormley, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **WBK Engineering, LLC:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Alyse Olson, Resource Conservationist; **Sheriff’s Office:** Commander Jason Langston; **GIS:** Megan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA (VV)

APPROVAL OF MINUTES (VV): Approval of September 5, 2023, ZPAC Meeting Minutes (Pages 2-4)

PETITIONS (Roll Call):

1. **Petition 23 – 30 – Michael R. and Darla J. Cappellett (Pages 5-18)**  
 Request: Approval of a Plat of Vacation of Two Five Foot Drainage and Utility Easements  
 PIN: 05-12-226-013  
 Location: 6145 Whitetail Ridge Drive (Lots 65 and 66) in Whitetail Ridge Subdivision), Yorkville, in Kendall Township  
 Purpose: Petitioner Wishes to Vacate the Easements in Order to Construct an Addition Straddling the Common Lot Line of Lots 65 and 66 of Whitetail Ridge Subdivision; Property is Zoned RPD-2

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD (Discussion)

1. Petition 23-24 Renewal of the Special Use Permit for a Billboard at Route 34 and Hafenrichter (Farnsworth)
2. Petition 23-28 Vacation of Two Five Foot Drainage and Utility Easements in Whitetail Ridge Subdivision

OLD BUSINESS/ NEW BUSINESS (VV)

1. Recommendation on Fiscal Year 2023-2024 Meeting Calendar (Page 19)

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT (VV)- Next meeting on November 7, 2023

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)  
September 5, 2023 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department  
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department  
Greg Chismark – WBK Engineering, LLC

Audience:

Troy Williams

**AGENDA**

Mr. Guritz made a motion, seconded by Commander Langston, to approve the agenda as presented.

With a voice vote of eight (8) ayes, the motion carried.

**MINUTES**

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the August 1, 2023, meeting minutes.

With a voice vote of eight (8) ayes, the motion carried.

**PETITIONS**

**Petitions 23-28 Troy M. and Ashley L. Williams**

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 100 and 101 in Whitetail Ridge Subdivision. Troy and Ashley Williams own the subject lots and would like to construct a home in the center of the combined lots.

The Petitioners previously combined the lots into one (1) parcel identification number.

The property address is 7557 and 7583 Clubhouse Drive, Yorkville.

The property is approximately one point five (1.5) acres in size.

The property is zoned RPD-2.

The current land use is One-Family Residential and Vacant.

The future land use is Rural Residential (Max 0.65 Du/Acre).

Clubhouse Drive is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, golf course, and common area.

The adjacent properties are zoned RPD-2 and RPD-2 SU.

The future land use for the area is Rural Residential (Max 0.65 Du/Acre).

The RPD-2 special use is for a golf course.

Kendall Township was emailed information on August 17, 2023.

The United City of Yorkville was emailed information on August 17, 2023.

The Bristol-Kendall Fire Protection District was emailed information on August 17, 2023.

The application materials, the plat for this area of Whitetail Ridge, the plat of vacation, the topographic information, and the grading plan information were provided.

On August 9, 2023, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email was provided.

On August 14, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested easement vacation. This email was provided.

The Petitioner contacted several of the utilities and no utilities would be impacted by vacating the easement. The Petitioner secured the signatures from the various utilities on the Mylar copies of the plat of vacation, which was not submitted as part of the application.

Staff recommended approval of the requested easement vacation provided that the Lots 100 and 101 remain under the same ownership.

Mr. Rybski noted that the lots individually were large enough for individual septic fields. Combining the lots would not negatively impact septic systems.

Mr. Klaas asked if the lots were vacant. Mr. Asselmeier responded the lots were vacant.

Mr. Klaas asked if any utilities were located in the easement. Mr. Asselmeier said the utility companies have signed the plat approving the vacation. Mr. Asselmeier was unsure if access approval had been granted by the Township.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the vacation with the conditions proposed by Staff.

The votes were follows:

Ayes (8): Asselmeier, Guritz, Klaas, Holdiman, Langston, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (2): Briganti and Chismark

The motion passed.

The Yorkville Economic Development will be reviewing the request at their September 5, 2023, meeting.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 11, 2023.

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

None

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:04, adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Director



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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 23-30**

**Michael R. and Darla J. Cappellett**

**Plat of Vacation of a Drainage and Utility Easement  
in Whitetail Ridge Subdivision**

**INTRODUCTION**

A ten foot (10') drainage and utility easement presently exists between Lots 65 and 66 in Whitetail Ridge Subdivision. Michael and Darla Cappellett own the subject lots and would like to construct an addition to the home in the area of the existing easement.

The Petitioners previously combined the lots into one (1) parcel identification number.

**SITE INFORMATION**

PETITIONER Michael R. and Darla J. Cappellett

ADDRESS 6145 Whitetail Ridge Drive, Yorkville (Lots 65 and 66 of Whitetail Ridge)

LOCATION North of the Intersection of Clubhouse Drive and Whitetail Ridge Drive



TOWNSHIP Kendall Township

PARCEL # 05-12-226-013

LOT SIZE 1.5 +/- Acres

EXISTING LAND USE One-Family Residential/Vacant

ZONING RPD-2

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

REQUESTED ACTION Vacate a Ten Foot (10') Drainage and Utility Easement Between Lots 65 and 66

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	Wooded	A-1	Rural Residential (Max 0.65 DU/Acre)	N/A
South	Single-Family Residential	RPD-2	Rural Residential	N/A
East	Single-Family Residential	RPD-2	Rural Residential	N/A
West	Single-Family Residential	RPD-2	Rural Residential	N/A

**ACTION SUMMARY**

**KENDALL TOWNSHIP**

Kendall Township was emailed information on September 21, 2023.

**UNITED CITY OF YORKVILLE**

The United City of Yorkville was emailed information on September 21, 2023.

**BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

The Bristol-Kendall Fire Protection District was emailed information on September 21, 2023.

**GENERAL**

The application materials are included as Attachment 1. The plat for this area of Whitetail Ridge is included as Attachment 2. The plat of vacation is included as Attachment 3.

Petition information was sent to WBK on September 21, 2023.

On September 19, 2023, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA was agreeable to the requested vacation. This email is included as Attachment 4.

As of the date of this memo, the Petitioner has not contacted any of the utility companies directly. Emails from Comed, NICOR, Comcast, and AT&T are included as Attachments 5, 6, 7, and 8 respectively.

**RECOMMENDATION**

Staff would like to receive comments from the various utilities and WBK Engineering before issuing a recommendation.

**ATTACHMENTS**

1. Application Materials
2. Plat of Whitetail Ridge (The Subject Property Area Only)
3. Plat of Vacation
4. September 19, 2023, Whitetail Ridge Homeowners' Association Email
5. September 19, 2023, Comed Email
6. September 19, 2023, NICOR Email
7. September 19, 2023, Comcast Email
8. September 21, 2023, AT&T Email



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
Michael R. and Darla J. Cappellett		
CURRENT LANDOWNER/NAME(s)		
Michael R. and Darla J. Cappellett		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES	6145 White-tail Ridge Dr.	05-12-226-013-0000
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Residential	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)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	
Darla Cappellett	[REDACTED]	
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Darla Cappellett	[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. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		9/12/23

FEE PAID: \$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<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

Date Stamp Here If Checklist Is Complete



**202300009192**

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL  
RECORDED: 8/16/2023 11:59 AM  
REC FEE: 57.00 RHSPS: 19.00  
STATE TAX: 915.00  
COUNTY TAX: 457.50  
PAGES: 2

**WARRANTY DEED  
ILLINOIS STATUTORY**

FIDELITY NATIONAL  
TITLE INSURANCE

4K 2382765

THE GRANTOR(S), Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [REDACTED] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [REDACTED] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, and roads and highways, special government taxes or assessments for improvements not yet completed, unconfirmed special government taxes or assessments, general real estate taxes for the year 2022 (second installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022 and thereafter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

**WARRANTY DEED  
ILLINOIS STATUTORY**

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THE GRANTOR(S) Mark W. Nichols and Lola A. Nichols, a/k/a Mark Nichols and Lola Nichols, husband and wife, of [REDACTED] for good and valuable consideration in hand paid, CONVEY and WARRANT to Michael R. Cappellett and Darla J. Cappellett, husband and wife, whose address is (GRANTEE'S ADDRESS): [REDACTED] [REDACTED] not as tenants in common nor as joint tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

LOTS 65 AND 66 IN WHITETAIL RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, PART OF SECTION 7, TOWNSHIP 36, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FORMER WAISH-KEE-SHAW RESERVATION IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 2005015985 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2005019833, IN KENDALL COUNTY, ILLINOIS.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-12-226-013

Property Address(es): 6145 Whitetail Ridge Drive, Yorkville, Illinois 60560

Dated this 7 day of August 2023.



(Seal)

Mark W. Nichols



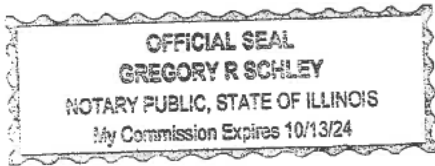
(Seal)

Lola A. Nichols

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark W. Nichols and Lola A. Nichols, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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, on the 7th day of August 2023.



(Notary Public)

**Prepared by:**

The Law Office of Gregory R. Schley  
1360 Golfview Street  
Aurora, Illinois 60506

**Mail to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Name and Address of Taxpayer:**  
Michael R. Cappellett and Darla J. Cappellett



**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

COMP. FILE: 040039-0.dwg  
 PLOT FILE STANDARD  
 DATE: 04/03/05

UNPLATTED LANDS

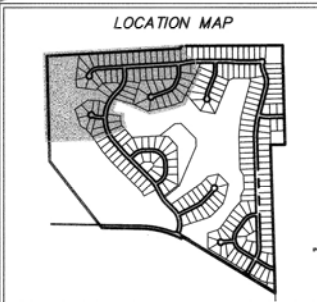
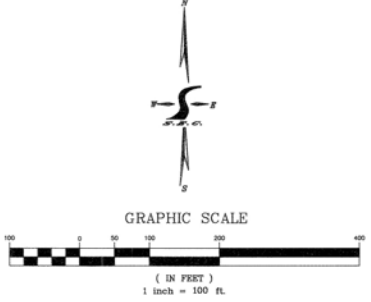
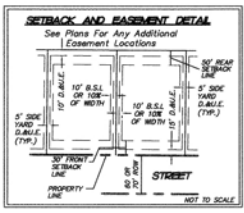


**CURVE TABLE**

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	S81°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	S81°32'29"W	216.20
C19	82.91	500.00	N82°05'09"E	82.81
C20	181.86	250.00	S85°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°47'46"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

PROVISIONS  
 WILL BE RECORD IN  
 KENDALL COUNTY, ILLINOIS  
 FILE NUMBER  
 04-0039-00-0930-00  
 04/31/05 08:38:28



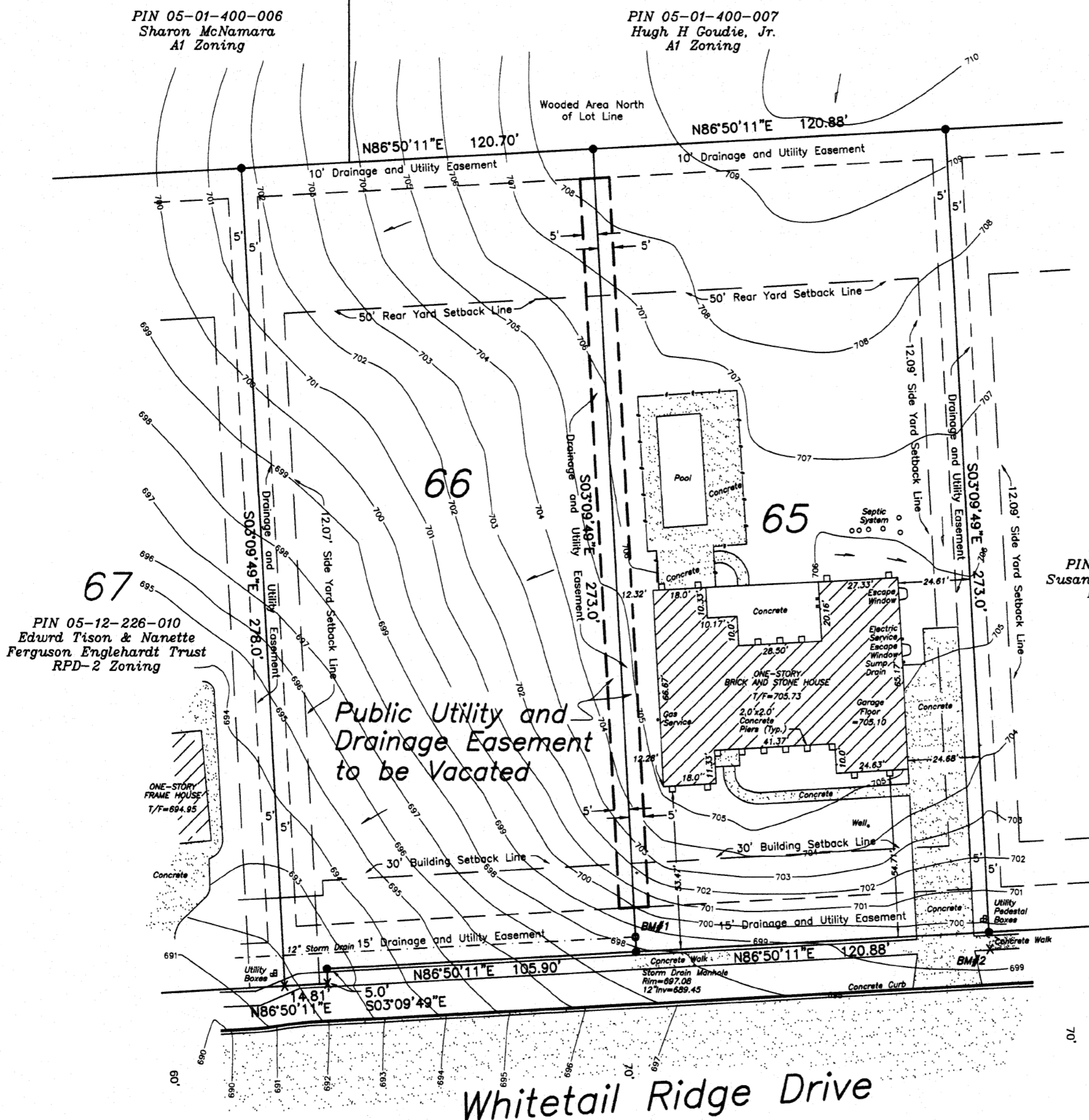
**PLAT OF SUBDIVISION**  
**WHITETAIL RIDGE**  
 KENDALL COUNTY, ILLINOIS

7. CLO	05/25/05	DWN BY:	INT:	DATE:	PROJEC
8. CLO	05/13/05	JCS		11/12/04	0400.
1. JCS	01/12/05	DSN BY:	INT:	HORIZ SCALE:	SHEET
2. JCS	01/28/05			1"=100'	2
3. JCS	03/07/05	CHK BY:	INT:	VERT SCALE:	
4. JCS	04/07/05	CLD			
5. CLO	04/20/05				

**PLAT OF VACATION OF EASEMENT  
LOTS 65 AND 66 WHITETAIL RIDGE SUBDIVISION  
KENDALL AND NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS**

N

SCALE  
1"=30'

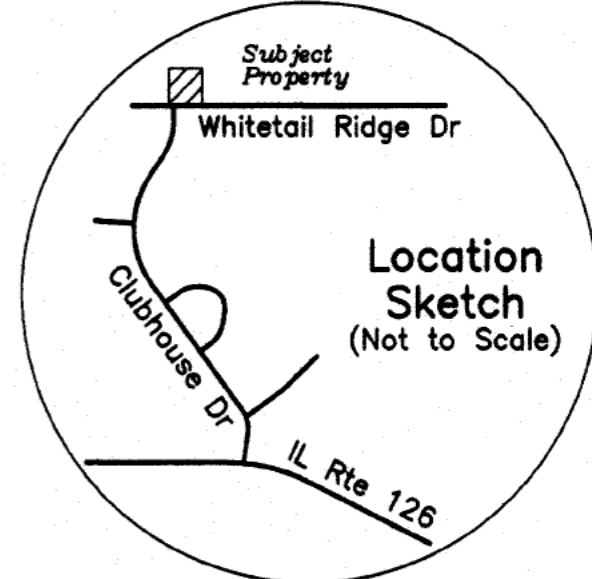


- Indicates Iron Stake Found
- Indicates Iron Stake Set
- X Indicates Cross in Concrete
- + 707.48 Indicates Existing Spot Elevation
- 707- Indicates Existing Contour Elevation
- Indicates Existing Direction of Drainage

**BENCHMARKS -**

BM#1 - Rim of Storm Drain Manhole at Southwest Corner of Lot 65.  
Elevation = 697.08

BM#2 - Cross in Concrete Walk at Southeast Corner of Lot 65.  
Elevation = 699.45



PIN 05-01-400-006  
Sharon McNamara  
A1 Zoning

PIN 05-01-400-007  
Hugh H Goudie, Jr.  
A1 Zoning

PIN 05-12-226-010  
Edward Tison & Nanette  
Ferguson Englehardt Trust  
RPD-2 Zoning

PIN 05-12-226-007  
Susan L Richmond Trust  
RPD-2 Zoning

81  
PIN 05-12-227-003  
John A & Christine A Hardy  
RPD-2 Zoning

152  
PIN 05-12-228-008  
Shahid Sharar  
RPD-2 Zoning

153  
PIN 05-12-228-007  
Shahid Sharar  
RPD-2 Zoning

**DEVELOPER:**  
Mr. Dada Capelletti

**PROPERTY LOCATION:**  
PIN 05-12-226-0163  
6145 Whitetail Ridge Drive  
Yorkville, Illinois 60560

**PRESENT ZONING:**  
A-1

**FLOODPLAIN STATEMENT:**  
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0130H with an effective date of January 8, 2014.

**WETLANDS STATEMENT:**  
The National Wetlands Inventory Map does not depict any wetlands on the Subject Property.

**LEGAL DESCRIPTION OF EASEMENT TO BE VACATED:**

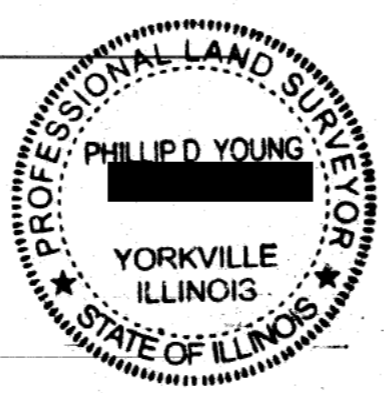
The Westerly 5.0 feet of Lot 65 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) and the Easterly 5.0 feet of Lot 66 (except the Northerly 10.0 feet and the Southerly 15.0 feet thereof) all in Whitetail Ridge Subdivision in Kendall and Na-Au-Say Townships, according to the Plat thereof recorded June 9, 2005 as Document No. 200500015985.

State of Illinois }  
County of Kendall } SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed October 1, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated September 19, 2023 at Yorkville, Illinois

Phillip D. Young  
Illinois Professional Land Surveyor No. [REDACTED] (Expires 11/30/24)



September 19, 2023

JOB NO.	23118	<b>Phillip D. Young and Associates, Inc.</b>	1107B South Bridge Street Yorkville, Illinois 60560 Telephone (630)553-1580
JOB NAME	CAPPELLETT		
DWG FILE	23118B		
		LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775	

**Matt Asselmeier**

---

**From:** Debbie Mika [REDACTED]  
**Sent:** Tuesday, September 19, 2023 3:37 PM  
**To:** Matt Asselmeier  
**Subject:** [External]Re: 6145 Whitetail Ridge Drive

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.

No, but again thanks for checking in!

Debbie Mika, President  
Whitetail Ridge HOA

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**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Tuesday, September 19, 2023 3:01:08 PM  
**To:** Debbie Mika [REDACTED]  
**Subject:** 6145 Whitetail Ridge Drive

Debbie:

The County received a request from Michael and Darla Cappellett to vacate a public utility and drainage easement between Lots 65 and 66 in Whitetail Ridge in order to be able to construct an addition to the existing house on the property.

Does the HOA have any objections to this vacation?

Thanks,

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



**Matt Asselmeier**

---

**From:** Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>  
**Sent:** Tuesday, September 19, 2023 12:07 PM  
**To:** Matt Asselmeier  
**Subject:** RE: [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

Matthew,

If someone is requesting to vacate an easement I would need ComEd engineering to review their request and verify we don't have existing facilities within the easement area and no future need for it. If approved by engineering I can sign off on their vacation document.

Thanks,

*Jerry Bouska*

Senior Real Estate Representative  
Real Estate & Facilities  
Three Lincoln Centre, 4<sup>th</sup> Floor  
Oakbrook Terrace, IL 60181  
[gerald.bouska@comed.com](mailto:gerald.bouska@comed.com)  
T 779 231 2254



[comed.com](http://comed.com)

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Tuesday, September 19, 2023 11:15 AM  
**To:** Bouska, Gerald G:(ComEd) <Gerald.Bouska@ComEd.com>  
**Subject:** [EXTERNAL]6145 Whitetail Ridge Drive, Yorkville

You don't often get email from [masselmeier@kendallcountyil.gov](mailto:masselmeier@kendallcountyil.gov). [Learn why this is important](#)

**EXTERNAL MAIL. Do not click links or open attachments from unknown senders or unexpected Email.**

Gerald:

Kendall County received a request to vacate the drainage and utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision, excluding the easements along the northern and southern boundaries of the properties.

**Matt Asselmeier**

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**From:** Luginbill, Rebecca <X2RLUGIN@SOUTHERNCO.COM>  
**Sent:** Tuesday, September 19, 2023 12:15 PM  
**To:** Matt Asselmeier  
**Subject:** RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville  
**Attachments:** Plat of Vacation.pdf

Matt –

I have reviewed and approve of vacating the 5' utility easement as shown on the attached/below plat related to LOTS 65 and 66. If you need the Plat of Vacation signed, please schedule a date and time to either come into our office to have the originals executed or you can overnight to the below address, including a return slip and we will send back appropriately.

**Attn:** 6<sup>th</sup> Floor Land Dept,  
1844 Ferry Rd., Naperville IL

**NOTE:** I am not in the office daily - a scheduled appointment is necessary if you want to avoid delays in signature.



**Matt Asselmeier**

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**From:** Wyman, Ted <Ted\_Wyman@comcast.com>  
**Sent:** Wednesday, September 20, 2023 9:36 AM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: 6145 Whitetail Ridge Drive, Yorkville

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,

Comcast has no cable facilities within the easement proposed to be vacated between Lots 65 & 66, as part of the Whitetail Ridge Subdivision, and therefore has no objection to the vacation of said easement.

If you have any questions in regards to this information, please don't hesitate to contact me.

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](mailto:Ted_Wyman@comcast.com)

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Wednesday, September 20, 2023 9:14 AM  
**To:** Wyman, Ted <Ted\_Wyman@comcast.com>  
**Subject:** [EXTERNAL] RE: 6145 Whitetail Ridge Drive, Yorkville

See attached.

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

**From:** Matt Asselmeier  
**Sent:** Tuesday, September 19, 2023 11:16 AM  
**To:** [Ted\\_Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)  
**Subject:** 6145 Whitetail Ridge Drive, Yorkville

**Matt Asselmeier**

---

**From:** TAFOYA, JILL <jg1423@att.com>  
**Sent:** Thursday, September 21, 2023 9:00 AM  
**To:** Matt Asselmeier  
**Subject:** RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

Hi Matt,

AT&T has no objection to your request for vacation of the utility easements along the common property lines of lots 65 and 66 in Whitetail Ridge subdivision.

Let me know when you have a vacation document for signature.

Thanks,

Jill

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**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Thursday, September 21, 2023 8:01 AM  
**To:** TAFOYA, JILL <jg1423@att.com>  
**Subject:** RE: [External]RE: 6145 Whitetail Ridge Drive, Yorkville

See attached

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

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**From:** TAFOYA, JILL <jg1423@att.com>  
**Sent:** Thursday, September 21, 2023 7:01 AM  
**To:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Subject:** [External]RE: 6145 Whitetail Ridge Drive, Yorkville

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.

Good Morning Matt,

Can you please send me the PLATS for these lots?

Thanks,

Jill

**PUBLIC NOTICE  
KENDALL COUNTY  
\*\*KENDALL COUNTY ZONING, PLATTING,  
ADVISORY COMMITTEE (ZPAC) \*\***

Notice is hereby given that the Kendall County Zoning, Platting Advisory Committee (ZPAC) shall hold their regularly scheduled meetings for Fiscal Year 2023-2024 on the first Tuesday of each month at 9:00 a.m. in the County Boardroom (Rooms 209 and 210), at 111 W. Fox Street, Yorkville, unless otherwise noted.

The specific dates of these meetings are as follows:

December 5, 2023	January 2, 2024	February 6, 2024	March 5, 2024
April 2, 2024	May 7, 2024	June 4, 2024	July 2, 2024
August 6, 2024	September 3, 2024	October 1, 2024	November 5, 2024

Questions can be directed to the same department, telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard. Written comments should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Zoning, Platting Advisory Committee (ZPAC).

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

**KENDALL COUNTY ZONING, PLATTING ADVISORY COMMITTEE (ZPAC)**