

ORDINANCE NUMBER 2024- 31

APPROVING A PLAT OF VACATION OF TWO FIVE FOOT DRAINAGE AND UTILITY EASEMENTS ON THE COMMON BOUNDARY LINES OF LOTS 110 AND 111 OF WHITETAIL RIDGE SUBDIVISION MORE COMMONLY KNOWN AS 5862 AND 5834 CHAMPIONSHIP COURT YORKVILLE AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 06-07-374-004 AND 06-07-374-005 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 drainage and utility and easements which are the subject of this Ordinance were established by Ordinance 2005-16 which granted approval of a final plat of Whitetail Ridge Subdivision and was approved by the Kendall County Board on March 1, 2005; and

WHEREAS, the final plat of Whitetail Ridge Subdivision was recorded in the Kendall County Recorder of Deeds Office on June 9, 2005; and

WHEREAS, two five-foot drainage and utility easements which are the subject of this Ordinance are located along and parallel to the shared property line of Lots 110 and 111 in Whitetail Ridge Subdivision. The legal descriptions of the easements are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, on or about June 6, 2024, Revolution Investments, LLC, as represented by Steve W. Jeffers, hereinafter referred to as "Petitioner", acquired ownership of Lots 110 and 111 of Whitetail Ridge Subdivision and the property presently identified by Parcel Identification Numbers 06-07-374-004 and 06-07-374-005; and

WHEREAS, on or about August 20, 2024, Petitioner's Attorney filed a petition for approval of a plat of vacation of two five-foot drainage and utility easements located along the property line of Lots 110 and 111 of Whitetail Ridge Subdivision; and

WHEREAS, a registered surveyor or engineer has prepared said plat and the plat meets the requirements listed under Section 7.06.C of the Kendall County Subdivision Control Ordinance; and

WHEREAS, on September 3, 2024, the Kendall County Zoning, Platting and Advisory Committee reviewed this petition and has forwarded to the Kendall County Board a recommendation of approval of the requested plat of vacation; and

WHEREAS, on September 9, 2024, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board 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 of the requested plat of vacation; and

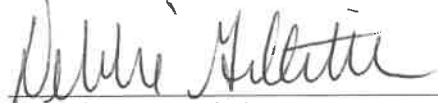
WHEREAS, on September 17, 2024, the Kendall County Board considered the recommendation of the Planning, Building and Zoning Committee and the recommendation of the Kendall County Zoning, Platting and Advisory Committee, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Subdivision Control Ordinance and other applicable Ordinances; and

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 a plat of vacation of the easements legally described in Exhibit A attached hereto and shown on the site plan attached hereto as Exhibit B.
2. Lots 110 and 111 of Whitetail Ridge Subdivision shall not be sold as individual lots upon the successful recording of 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. One (1) single-family residence may be constructed on Lots 110 and 111 of Whitetail Ridge Subdivision combined.
4. 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 17th day of September, 2024.

Attest:


Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Matt Kellogg



Exhibit A

LEGAL DESCRIPTION OF EASEMENT TO BE RELEASED:

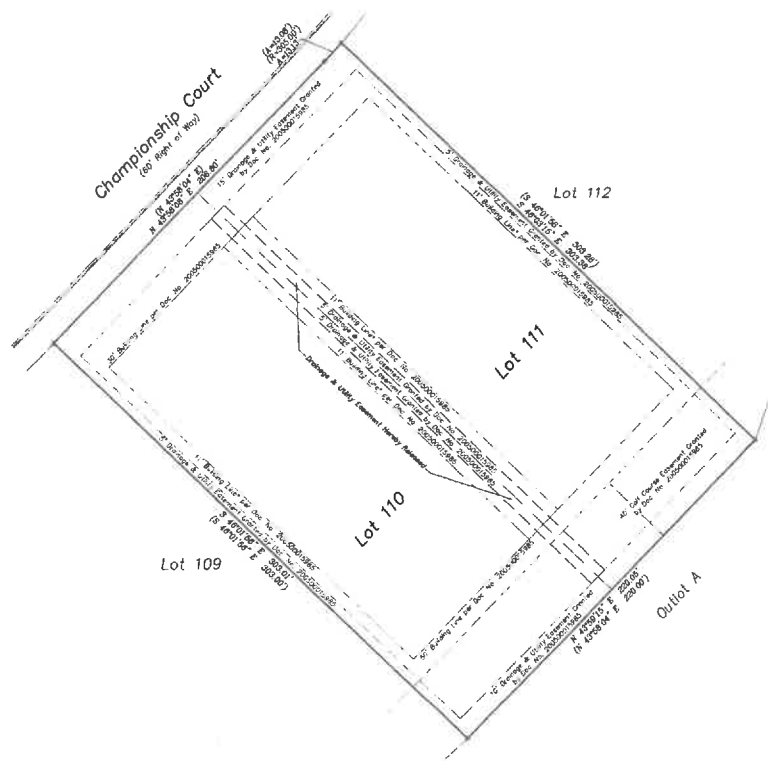
THE SOUTHWESTERLY 5.0 FEET OF LOT 111 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) AND THE NORTHEASTERLY 5.0 FEET OF LOT 110 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) ALL IN WHITETAIL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7 EAST, PART OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 EAST, 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 NO. 200500015985, IN KENDALL COUNTY, ILLINOIS

PLAT OF EASEMENT RELEASE
PART OF LOTS 110 AND 111 WHITETAIL RIDGE
KENDALL & NA-AU-SAY TOWNSHIPS KENDALL COUNTY ILLINOIS



Scale: 1" = 30'

PROPERTY LOCATION:
PIN: 06-07-374-004
06-07-374-005
5834 & 5882 CHAMPIONSHIP COURT
YORKVILLE, ILLINOIS 60550
SURVEYOR'S NOTE:
* 10% OF LOT WIDTH



COMMONWEALTH EDISON COMPANY
THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED.
THIS _____ DAY OF _____ A.D. 20____
BY: _____
SIGNATURE
BY: _____
PRINT NAME
TITLE: _____

AT&T
THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED.
THIS _____ DAY OF _____ A.D. 20____
BY: _____
SIGNATURE
BY: _____
PRINT NAME
TITLE: _____

COMCAST
THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED.
THIS _____ DAY OF _____ A.D. 20____
BY: _____
SIGNATURE
BY: _____
PRINT NAME
TITLE: _____

NUCOR
THE RELEASE OF THE EASEMENTS SHOWN HEREON ARE APPROVED AND ACCEPTED.
THIS _____ DAY OF _____ A.D. 20____
BY: _____
SIGNATURE
BY: _____
PRINT NAME
TITLE: _____

**SURVEYOR'S NOTE:
SIDEYARD SETBACK LINES ARE 10' OR 10% OF WIDTH PER DETAIL ON WHITETAIL RIDGE SUBDIVISION PLAT.

LEGAL DESCRIPTION OF EASEMENT TO BE RELEASED:
THE SOUTHWESTERLY 5.0 FEET OF LOT 111 (EXCEPT THE SOUTHEASTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) AND THE NORTHWESTERLY 5.0 FEET OF LOT 110 (EXCEPT THE SOUTHWESTERLY 10.0 FEET AND THE NORTHWESTERLY 15.0 FEET THEREOF) ALL IN WHITETAIL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 7, PART OF SECTION 2, TOWNSHIP 36, RANGE 8 AND PART OF THE FORMER WALSH-KEE-SHAW RESERVATION, IN KENDALL AND NA-AU-SAY TOWNSHIPS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT NO. 200500015885, IN KENDALL COUNTY, ILLINOIS

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KENDALL) SS
THIS IS TO CERTIFY THAT WE, _____ AND _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, AND DO WILLINGLY ACCEPT AND APPROVE THE EASEMENT RELEASE DESCRIBED HEREON.
DATED AT _____ ILLINOIS
THIS _____ DAY OF _____ A.D. 20____

(OWNER'S NAME)

(OWNER'S NAME)

COUNTY BOARD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KENDALL) JSS
APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS,
ON THIS _____ DAY OF _____ A.D. 20____

CHAIRMAN OF COUNTY BOARD

COUNTY CLERK

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KENDALL) SS
WE, CORNEPESICO SURVEYING P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY STATE THAT WE HAVE PREPARED THIS PLAT OF EASEMENT RELEASE FOR THE PROPERTY DESCRIBED HEREON.
DATED AT YORKVILLE, ILLINOIS ON JULY 31, 2024
ERIC POKORNY P.L.S. NO. 3818

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KENDALL) SS
I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, TO HEREBY CERTIFY THAT _____ AND _____ ARE PERSONALLY KNOWN TO ME, TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KENDALL) JSS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, AFORESAID,
ON THIS _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M.

KENDALL COUNTY RECORDER

Legend
Ch/Found 3/4" Dia Iron Pipe
Found 1/2" Dia Iron Pipe
Found 5/8" Dia Iron Pipe
E/C/L: Natural Elevation
E/C/L: Intervalled Elevation
--- North - East
--- South - West
R: Radius Arc Arc Length
--- = STAKE
--- = CORNER/ANCHOR

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024
TODD SURVEYING
Professional Land Surveying Services
"CORNEPESICO SURVEYING P.C."
720 John Street, Suite D
Yorkville, IL 60550
Phone: 618-821-1309
Survey is void unless it complies with Illinois law.

Sheet: Pre-Action Builders
Date of Issue: 08/01/2024
Reference: 2024-0533 Release
Date Map Completed: 7/31/2024
Project Number: 2024-0533 Release