

**CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS**

To: KANE COUNTY ZONING BOARD OF APPEALS

Date: _____

From: Mark Schuster

Bazos, Freeman, Schuster & Pope, LLC

1250 Larkin Ave., #100, Elgin, IL 60123

(Ph #) 847-742-8800

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for

(Circle one:) Variance Rezoning Special Use

for the purpose of Re-zoning from F-Farming to R-1 Rural Residential

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 19, Township Plato, County of Kane.
(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME

ADDRESS (street, city, state and zip code)

See attached

By:

Mark Schuster
(Property Owner or Agent)

Subscribed and sworn to before me

This 14th day of May, 20

Kristen M Ranallo
Notary



Trainor
Kane County
Zoning Map Amendment

Mailing Address Buffer

Parcel Number: 0519200016 Distance: 250 Feet

Include Source Parcel: ☒ Yes ☐ No
The first record is the buffered parcel

This list contains mailing addresses for parcels with in 250 feet of parcel 0519200016+ => Results as csv

Addresses						
Parcel	Tax Name	Address	Address (Line 2)	City	State	Zip
0519200016	DERAEDT, JON JAY DCLRN OF TR, TRUSTEE	10N785 TOWER RD		HAMPSHIRE	IL	601407802
0517300006	MEYER, KENNETH J TR NO 1 & NANCY A TR NO 1	10N841 TOWER RD		HAMPSHIRE	IL	601408412
0518400001	COLLINS, DONALD J REVOC LIV TR, TRUSTEE	41W716 RUSSELL RD		ELGIN	IL	601248288
0518400003	MEYER, KENNETH J TR # 1 & NANCY A TR # 1	KENNETH J & NANCY A MEYER, TRUSTEES	10N841 TOWER RD	HAMPSHIRE	IL	601408402
0519100006	VAN DE WATER, ERIC & DIANE FAMILY TR	10N680 TOWER RD		HAMPSHIRE	IL	601408428
0519100007	THOMAS & PATRICIA A KUTROVACZ	10N860 TOWER RD		HAMPSHIRE	IL	60140
0519100012	1355 & 143RD LLC	JAY PANOZZO	3482 KEITH BRIDGE RD #302	CUMMING	GA	300415546
0519100013	AMERICAN TOWER MANAGEMENT INC	AMERICAN TOWER CORP, TAX DEPT	PO BOX 723597	ATLANTA	GA	311393597
0519200003	SLIWA, LINDA S CREATING THE HIGH POINT TR #3	LINDA SLIWA, TRUSTEE	10N917 TOWER RD	HAMPSHIRE	IL	601408404
0519200005	DERAEDT, DEZERI J JR REVOC TRUST, TRUSTEE	45W300 HILL VIEW LN		HAMPSHIRE	IL	60140
0519200006	KENNETH & NANCY MEYER	10N841 TOWER RD		HAMPSHIRE	IL	60140
0519200012	DERAEDT, DEZERI J JR REVOC TRUST, TRUSTEE	10N971 TOWER RD		HAMPSHIRE	IL	601408404
0519200015	DERAEDT, JON JAY DCLRN OF TR, TRUSTEE	10N785 TOWER RD		HAMPSHIRE	IL	601407802
0519300014	CENTRAL SCHOOL DISTRICT 301	PO BOX 396		BURLINGTON	IL	601090396
0519400003	HIGH POINT TRUST # 3	LINDA SLIWA	10N917 TOWER RD	HAMPSHIRE	IL	601408404
0519400006	CENTRAL SCHOOL DISTRICT 301	PO BOX 396		BURLINGTON	IL	601090396
0520100001	MEYER, KENNETH J TR # 1 & NANCY A TR # 1	KENNETH J & NANCY A MEYER, TRUSTEES	10N841 TOWER RD	HAMPSHIRE	IL	601408402
0520100005	HUMAYUN CHILDRENS TR, AKEHTARY RAZZAK TRUSTEE	SHAHEEN HUMAYUN	110 LIVERY CIR	OAK BROOK	IL	605232536
0520300001	MARIA LEE & DARYL G MADDOX	43W991 PLATO RD		ELGIN	IL	60123
0520300010	BERNICE MONTELEONE	43W991 PLATO RD		ELGIN	IL	60123

20 parcel polygons found++

BAZOSFREEMAN

Bazos, Freeman, Schuster & Pope LLC



May 6, 2025

ADDRESSEE

Peter C. Bazos
Bradley T. Freeman
Mark Schuster
Jonathan S. Pope
Aaron H. Reinke
Larry Crisanti

Writer's Contact:
mschuster@bazosfreeman.com
847-742-8800 x2023

Dear Sir or Madam:

Be advised that Petitioners, Larry & Kathy Trainor, have filed a Zoning Application with Kane County (Development Department) for a Map Amendment in relation to the following described property:

That part of the South Half of the Northeast Quarter of Section 19, Township 4 1 North, Range 7 East of the Third Principal Meridian, described as follows:

Commencing at the Southeast Corner of the said Northeast Quarter; thence westerly, along the South Line of said Northeast Quarter, 989.77 feet for a point of beginning; thence continuing Westerly, along said South Line, 485.00 feet; thence Northerly, at right angle to the last described course, 538.89 feet; thence Easterly, at right angle to last described course, 485.00 feet; thence Southerly, at right angle to the last described course, 538.89 feet to the Point of Beginning, in Plato Township, Kane County, Illinois. Contains 6.00 Acres

Property Address 44W244 Plato Road, Hampshire, IL, 60140
PIN: Part of 05-19-200-016

The parcel is improved with an existing house; a machine shed; a pole barn, and two silos. It has been and will continue to be occupied as a single-family residence.

The Map Amendment is meant to create a new zoning parcel for this residential/farm acreage, separate from the larger 130 acre farm [owned by DeRaedt] of which it is currently a part.

No new buildings or other improvements are planned for the property at this time.

The Zoning Application will be subject to a public hearing before the Kane County Zoning Board at a future date. You will be notified of the date/time for such hearing once it has been scheduled.

Sincerely yours,

 5/14/25

Mark Schuster
Bazos, Freeman, Schuster & Pope LLC
Attorneys for Larry/Kathy Trainor

1250 Larkin Avenue #100
Elgin, IL 60123
www.bazosfreeman.com

847-742-8800 (o)
847-742-9777 (fx)

Mailing Address Buffer

Parcel Number: Distance: Feet
 Include Source Parcel: ☒ Yes ☐ No
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20 parcel polygons found!

CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS

Date: 6/2/25

To: KANE COUNTY ZONING BOARD OF APPEALS

From: Kathy Trainer
44W244 Plato Rd
Elgin IL 60124
(Ph #) 847-544-1351

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for

(Circle one:) Variance Rezoning Special Use

for the purpose of

F1 - Rural Residential

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 19, Township Plato, County of Kane.
(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME	ADDRESS (street, city, state and zip code)
<u>Jon De Raedt</u>	<u>10 N 785 Tower Rd Hampshire IL 60140</u>
<u>Kenneth & Nancy Meyer</u>	<u>10 N 841 Tower Rd Hampshire IL 60140</u>
<u>Don Collins</u>	<u>41 W 716 Russell Rd Elgin IL 60124</u>
<u>Eric & Diane Van De Water</u>	<u>10 N 841 Tower Rd Hampshire IL 60140</u>
<u>Thomas & Patricia Kutrovacz</u>	<u>10 N 860 Tower Rd Hampshire IL 60140</u>
<u>Dezzeri De Raedt</u>	<u>45 W 300 Hill View Ln, Hampshire IL 60140</u>

By: Kathy Trainer
(Property Owner or Agent)

Subscribed and sworn to before me

This 2nd day of June, 20 25

Kathleen D. Sломка
Notary



CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS

Date: 6/2/25

To: KANE COUNTY ZONING BOARD OF APPEALS

From: Kathy Trainer

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Elgin IL 60124

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NAME

ADDRESS (street, city, state and zip code)

Bernice Monteleone

43W891 Plato Rd Elgin IL 60123

Mariar Daryl Maddox

43W991 Plato Rd Elgin IL 60123

Linda Sliwa

10N917 Tower Rd Hampshire IL 60140

Central School District 301

PO Box 396 Burlington IL 60109

Shaheen Humayun

110 Livery Cir. Oak Brook IL 60523

Jay Panozzo

3482 Keith Bridge Rd #302, Cumming Ga 30041

By:

Kathy Trainer
(Property Owner or Agent)

Subscribed and sworn to before me

This 2nd day of June, 2025

Kathleen D. Sломка
Notary



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OF ADJACENT PROPERTY OWNERS

To: KANE COUNTY ZONING BOARD OF APPEALS

Date: 6/2/25

From: Kathy Trainor
44W244 Plato Rd
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NAME

ADDRESS (street, city, state and zip code)

American Tower Management

P.O. Box 723591, Atlanta Ga 31139

By:

Kathy Trainor
(Property Owner or Agent)

Subscribed and sworn to before me

This 2nd day of June, 2025

Kathleen D. Sломka
Notary

