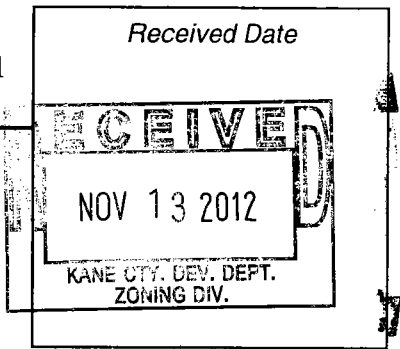


KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411



ZONING MAP AMENDMENT APPLICATION

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 02-30-400-015
	Street Address (or common location if no address is assigned): 43W498 IL RT 72 HAMPSHIRE, IL 60140

2. Applicant Information:	Name Douglas G. DuMoulin	Phone 630/485-0815
	Address 43W498 IL RT 72	Fax
	HAMPSHIRE, IL 60140	Email Sillygenaffs@yahoo.com

3. Owner of record information:	Name SAME	Phone r
	Address	Fax
		Email

Zoning and Use Information:

2030 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: B-4 / F

Current use of the property: SINGLE FAMILY HOME

Proposed zoning of the property: R-3

Proposed use of the property: SINGLE FAMILY HOME

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

NONE

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

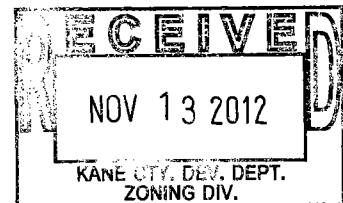
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Sharon G. de Mours
Record Owner

10-8-12
Date

Sharon G. de Mours
Applicant or Authorized Agent

10-08-12
Date



Fax to ATTN MR KEITH Benkhout

630/232-3411

Findings of Fact Sheet – Rezoning

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

Shades of the Mountain
Name of Development/Applicant

11-13-12
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

SOME OTHER well established FARMITE AND SOME BUSINESS USE IN the general AREA.

2. What are the zoning classifications of properties in the general area of the property in question?

MOSTLY F DISTRICT WITH SCATTERED BUSINESS OWNING AS WELL AS LARGE AREAS ANNEXED INTO PINGREE GROVE FOR RESIDENTIAL USE.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

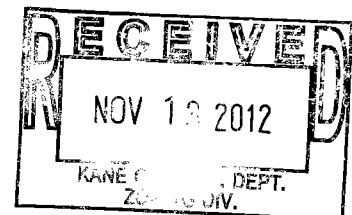
BUSINESS OWNING DOES NOT ALLOW RESIDENTIAL use. IF HOME IS MORE THAN 50% DESTROYED IT CANNOT BE REBUILT WHICH WOULD PREVENT ME FROM SELLING THE HOME OR getting a mortgage

4. What is the trend of development, if any, in the general area of the property in question?

MULTI FAMILY RESIDENCES IN the Village of PINGREE GROVE WITH scattered BUSINESS USE

5. How does the projected use of the property, relate to the Kane County 2030 Land Use Plan?

DESIGNATED AS RESOURCE MGT ~~with~~ WHICH ALLOWS FOR MULTIPLE LAND USES.



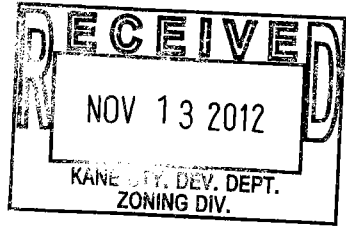
**CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS**

KANE COUNTY ZONING BOARD OF APPEALS

From: Douglas G. DuMoulin
43 W 498 IL RT 72
HAMPSHIRE, IL 60140

(Ph #) _____

Date: 10-08-12 To: _____



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 OBTAINING A MORTGAGE

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 10, Township 43 NORTH RUTLAND, County of Kane. (Legal Description Attached)

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

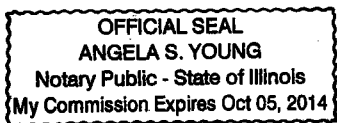
NAME	ADDRESS (street, city, state and zip code)
<u>AL CONRO</u>	<u>22 RT 20 HAMPSHIRE IL 60140</u>
<u>STARKS CEMETARY</u>	<u>NE STARKS HAMPSHIRE, IL 60140</u>
<u>CAMBRIDGE HOMES</u>	<u>CAMBRIDGE HOMES PENNSYLVANIA GROVE IL</u>
<u>OCCUPANT</u>	<u>43 W 550 RT 72 HAMPSHIRE IL 60140</u>
<u>GD&K</u>	<u>43478 RT 72 HAMPSHIRE IL 60140</u>

By: Douglas G. DuMoulin

(Property Owner or Agent)

Subscribed and sworn to before me

this 2 day of November, 2012
Angela S. Young
Notary



**CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS**

Date: 11-27-12 To:

KANE COUNTY ZONING BOARD OF APPEALS

From: Douglas C. DuPaulin
43 W 108th IL Rt 72
Hampshire IL 60140
 (Ph #) 630 485 0815

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 Obtaining a Mortgage

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). 42 NORTH

Petitioner's property is located in Section 10, Township Rutland, 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>William L DAWIDOWSKI</u>	<u>P O Box 29 Gilberts IL 60136</u>
<u>Timberland Mulch Inc</u>	<u>984 GLENMORE LN ELGIN IL</u>
<u>Robert G CONRO</u>	<u>430 W 70th St HWY 20 Hampshire, 60124</u>
<u>Town Chicago & Eastern RR</u>	<u>337 22nd Ave S POB 178 Brookings, SD 60140</u>
<u>ORH CAMBRIDGE HOMES INC</u>	<u>91 W 8th Libertyville IL 57006</u>
	<u>Libertyville IL 60048</u>

By: Douglas C. DuPaulin 60048

(Property Owner or Agent)

Subscribed and sworn to before me
 this 29 day of Nov, 2012
[Signature]
 Notary



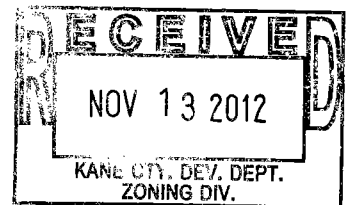
Douglas C. Hollenbeck
43 W 498 IL Rt 72
HAMPSHIRE, ILL 60140

10/22/12

To whom it may concern:

Pursuant to the KANE County
Development DEPT I AM NOTIFYING
all Landowners touching 43W498
ILL Rt 72, Hampshire, ILL of my
filing for a re-zoning of above said
property from R-4 to R-2.

Douglas C. Hollenbeck
630/485-0815





Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2012-4292 **Date** 11/21/2012

GENERAL INFORMATION

APPLICANT: DU MOULIN, DOUGLAS

43W498RTE 72
HAMPSHIRE 60140

PURPOSE: TO REZONE THE PROPERTY, WHICH IS A COMBINATION OF F-DISTRICT FARMING AND B-4 DISTRICT BUSINESS TO R-3 DISTRICT ONE-FAMILY RESIDENTIAL TO BRING THE EXISTING HOME INTO COMFORMANCE WITH THE ZONING ORDINANCE

EXISTING ZONING: F - FARMING; B-4 - BUSINESS;

REQUESTED ACTION: R-3 DISTRICT - ONE-FAMILY RESIDENTIAL;

SIZE: 0.61 ACRES

LOCATION: ON THE NORTHWEST CORNER OF ROUTE 72 AND THURNAU ROAD, SECTION 30, RUTLAND TOWNSHIP (43W498 ROUTE 72) (02-30-400-015)

SURROUNDING	ZONING	USE
NORTH	VILLAGE OF PINGREE GROVE; F DISTRICT FARMING	VACANT; CEMETERY
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	VILLAGE OF PINGREE GROVE	RESIDENTIAL;
WEST	VILLAGE OF PINGREE GROVE	RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.7 OF THE KANE COUNTY ZONING ORDINANCE

Douglas DuMoulin
Rezoning from F & B-4 to R-3

Special Information: The subject of this rezoning is a home dating back to It appears a portion of this property was rezoned along with property directly to the east to B-4 in 1937 to accommodate the "Old Stark's Tavern". The home is in the B-4 area which does not allow for a primary residential use. A rezoning will bring the residential use into conformance with the Kane County Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of livable, sustainable and healthy development that respects the character and carrying capacity of the land.

Recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Findings of Fact:

1. The intensity and residential use of the property will not change.
2. The rezoning will bring the residential use into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map

November 21, 2012

Daily Courier News
P.O. Box 531
Elgin, IL 60120

Via Email

ATTN: Dave Fontechia, Legal Publication Department
Account #S600022115

RE: Petition #4292
Douglas DuMoulin

Dear Dave:

Please insert the attached legal publication notices in your issue of November **23, 2012**. **Per Illinois State Statutes, if the publication cannot be published on the day requested, please let me know, at 630-232-3495, as soon as possible.**

A Certificate of Publication is requested for each petition, immediately after it has been published. **Please include Petition Number on Invoice as the Purchase Order Number.**

Thank you.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

Keith Berkhout
Building & Zoning Division

Enclosure

M:\ZON\WP\SEC\Publications\COURIER.doc

STATE OF ILLINOIS }
 }§
COUNTY OF KANE }

TO WHOM IT MAY CONCERN:

Petition No.: 4292

Public notice is hereby given to all persons concerned that on the 11th day of December 2012, A.D. at seven-fifteen (7:15 P.M.) Central Time, in the evening of said day, a public hearing will be held at the Kane County Government Center, Bldg. A, 719 S. Batavia Ave., Geneva, IL, to consider the petition of Douglas DuMoulin, requesting a rezoning from F District Farming and B-4 District Business to R-3 District One Family Residential on the following described property: That pt of the S hf of Sec 30, Twp 42 N, Rge 7 E of the 3rd PM, daf: Comcg at a pnt 3.85 chains E of the NW cor of the E hf of the SW Qtr of sd Sec 30; th E alg the Qtr sec li 1666.5 ft, mol, to the ctr of the pub rd; th S 17° W alg the ctr of sd rd 15.77 chains for a pob; th W to the intsctn wi a li drawn N 35 °17' E frm a pnt in the ctr li of St hwy rte no. 72 that is 240.3 ft Wly thereon of the intsctn of sd St Hwy wi the ctr li of the first abv mentioned rd; th S 35 ° 17' W to the ctr of sd St hwy, th SEly alg the ctr li of sd St hwy 240.3 ft to the ctr li of sd first abv mentioned rd, th NEly alg the ctr li of sd first abv mentioned rd 416.25 ft, mol, to the pob, (excptg therefrom that pt of sd premises cvyd and used for cemetery purposes and excptg that pt of the S hf of Sec 30, Twp 42 N, Rge 7 E of the 3rd PM, daf. Begg at the intsctn of the ctr li of Thurnau Rd wi the ctr li of Rte 72, as sd ctr lines existed on June 19, 1941; th N 48 ° 34' W alg sd ctr li of Rte 72 a distnc of 135.4 ft; th N 45 ° 22' E 101.12 ft, th N 32 ° 18' E 123 ft; th S 67 ° 00' E 104.3 ft to the afsd ctr li of Thurnau Rd; th S 30 ° 38' W alg sd ctr li 259.8 ft to the pob), in the twp of Rutland, KCI. The property is located at 43W498 Route 72. All interested persons and especially those owning adjacent and adjoining property are requested to attend said hearing.

KANE COUNTY ZONING BOARD OF APPEALS

Mark VanKerkhoff
Zoning Enforcement Officer

DATED at Geneva, Illinois
this 23rd day of November, A.D., 2012

KANE COUNTY DEVELOPMENT DEPT.
BUILDING & ZONING DIVISION
719 BATAVIA AVENUE
GENEVA, IL 60134
(630) 232-3492

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 232-3480

Fax: (630) 232-3411

NOTICE TO: All adjacent and adjoining property owners of properties located at 43W498 Route 72, Section 30, Rutland Township (02-30-400-015).

FROM: Kane County Building & Zoning Division
Keith Berkhout, Zoning Planner

DATE: November 26, 2012

RE: Zoning Board of Appeals Public Hearing

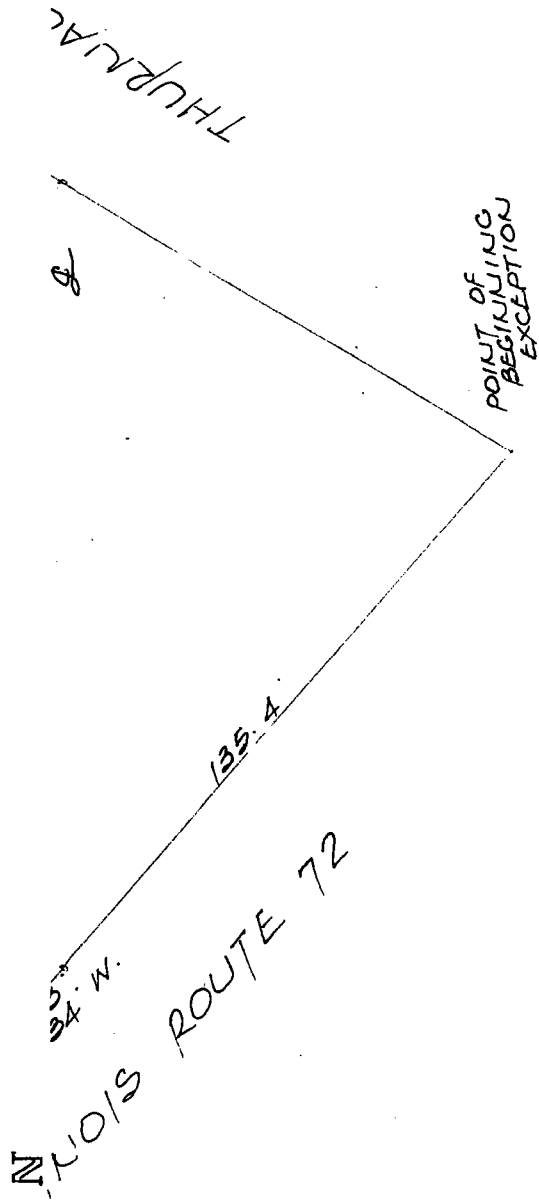
NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from Douglas DuMoulin.

THE PETITIONER IS REQUESTING a rezoning from F District Farming & B-4 District Business to R-3 District One Family Residential.

NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on December 11, 2012, at the Kane County Government Center, 719 S. Batavia Avenue, Geneva, IL at 7:15 p.m.. Said Notice was published in the Daily Courier News on November 23, 2012. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition.

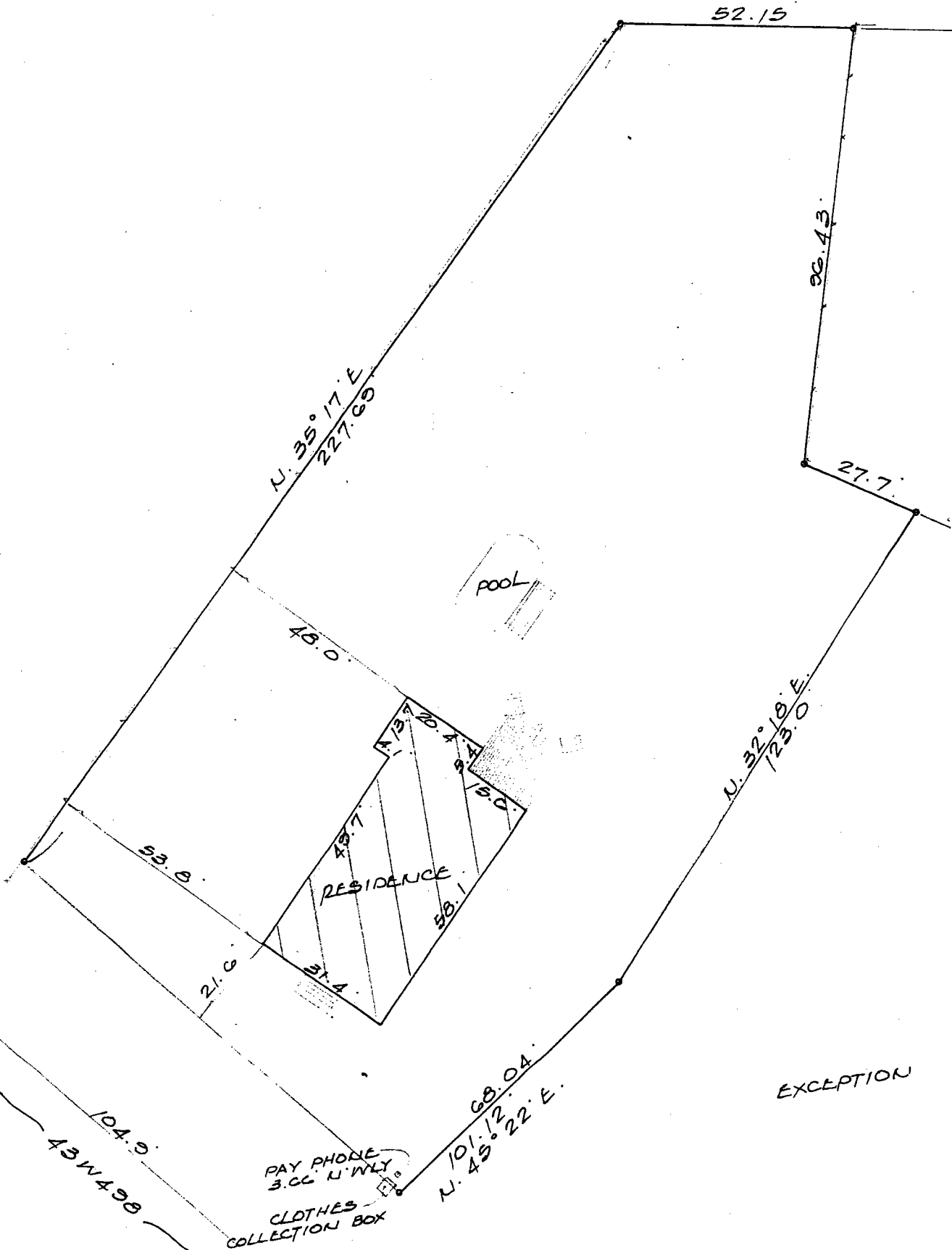
DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Kane County Development Department, Kane County Government Center, 719 Batavia Ave., Geneva, IL. **If you have any further questions, please call Keith Berkhout at (630) 232-3495.**

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 3.85 CHAINS EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE LAST ALONG THE QUARTER SECTION LINE 1666.5 FEET, MORE OR LESS, TO THE CENTER OF THE PUBLIC ROAD; THENCE SOUTH 17 WEST ALONG THE CENTER OF SAID ROAD 15.77 CHAINS FOR A POINT OF BEGINNING; THENCE WEST TO THE INTERSECTION WITH A LINE DRAWN NORTH 35 17' EAST FROM A POINT IN THE CENTER LINE OF STATE HIGHWAY ROUTE NO. 72 THAT IS 240.3 FEET WESTERLY THEREON OF THE INTERSECTION OF SAID STATE HIGHWAY WITH THE CENTER LINE OF THE FIRST ABOVE-MENTIONED ROAD; THENCE SOUTH 35 17' WEST TO THE CENTER OF SAID STATE HIGHWAY, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID STATE HIGHWAY 240.3 FEET TO THE CENTER OF SAID ABOVE-MENTIONED ROAD, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID FIRST ABOVE-MENTIONED ROAD 416.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF SAID PREMISES CONVEYED AND USED FOR CEMETERY PURPOSES AND EXCEPTING THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THURNAU ROAD WITH THE CENTER LINE OF ROUTE 72, AS SAID CENTER LINES EXISTED ON JUNE 19, 1941; THENCE NORTH 48 34' WEST ALONG SAID CENTER LINE OF ROUTE 72 A DISTANCE OF 135.4 FEET; THENCE NORTH 45 22' EAST 101.12 FEET; THENCE NORTH 32 18' EAST 123 FEET; THENCE SOUTH 67 00' EAST 104.3 FEET TO THE AFORESAID CENTER LINE OF THURNAU ROAD; THENCE SOUTH 30 38' WEST ALONG SAID CENTER LINE 259.8 FEET TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.





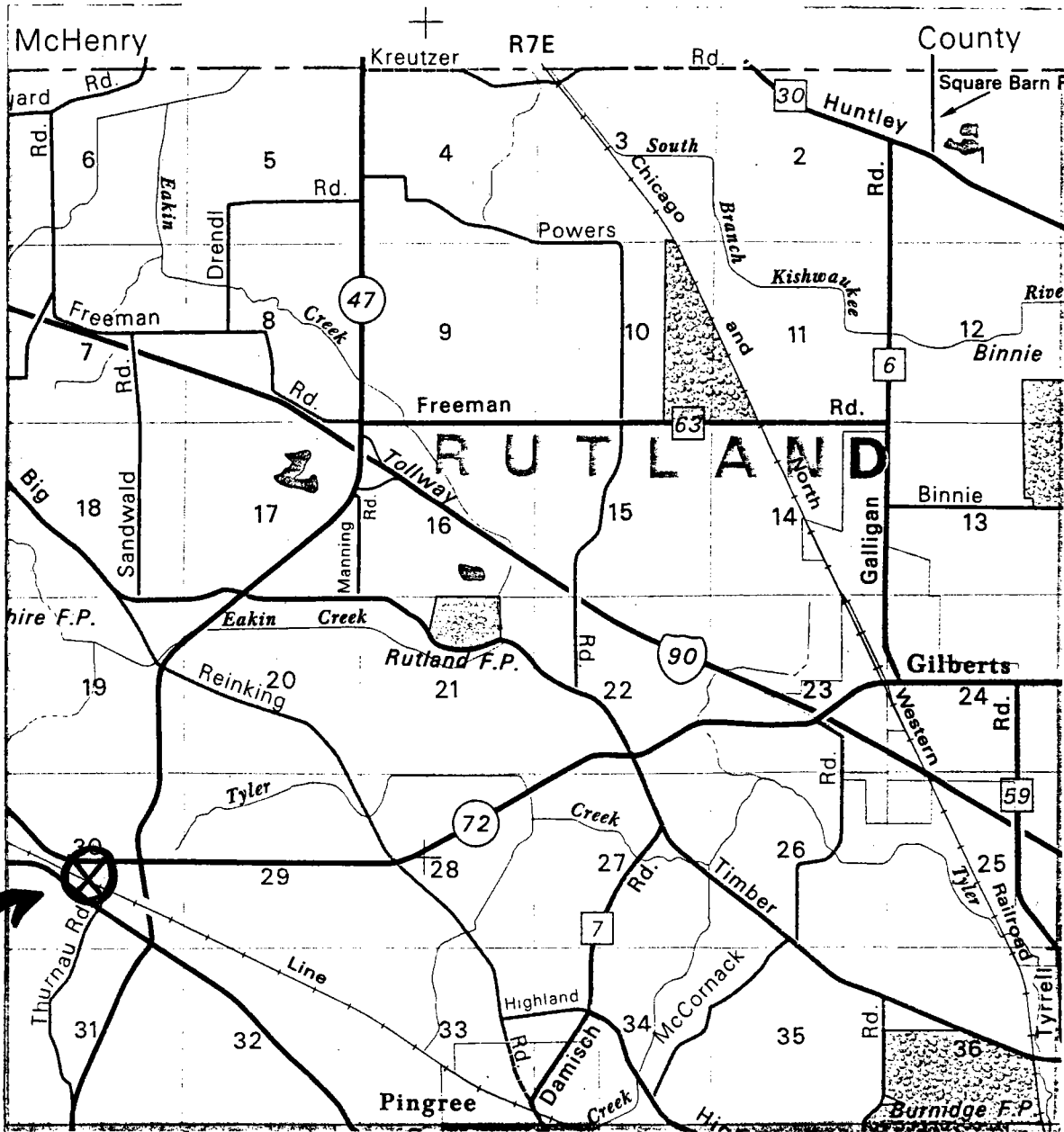
SCALE: 1" = 20'



RUTLAND twp.

T.42N. - R.7E

map 2



1"-MILE