



**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** 2016-4375 **Date** 03/24/2016

GENERAL INFORMATION

**APPLICANT:** SCHAMBACH, RONALD TRUST, TRUSTEE,  
  
39W131 PLEASANT DR  
ELGIN 601247937

**PURPOSE:** REZONING FROM F TO R-3 TO BRING THE PROPERTY INTO CONFORMANCE WITH THE ZONING ORDINANCE AFTER A RIGHT-OF-WAY TAKING

**EXISTING ZONING:** F - FARMING;

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

**SIZE:** 35283 SQUARE FEET

**LOCATION:** LOCATED AT 38W675 US ROUTE 20, SECTION 18, ELGIN TOWNSHIP (06-18-100-021)

<b>SURROUNDING</b>	<b>ZONING</b>	<b>USE</b>
<b>NORTH</b>	B-3 - BUSINESS;	COMMERCIAL;
<b>SOUTH</b>	CITY OF ELGIN	VACANT;
<b>EAST</b>	CITY OF ELGIN	VACANT;
<b>WEST</b>	F - FARMING;	RESIDENTIAL;

**EXISTING LAND USE:** RESIDENTIAL;

**LAND USE PLAN DESIGNATION:** RESOURCE MANAGEMENT

**ZONING HISTORY:** NO PREVIOUS REQUESTS FOR THIS PROPERTY

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

Ronald Schambach  
Rezoning from F-District Farming to R-3 District One Family Residential

**Special Information:** In 2004 the State took a portion of Mr. Schambach's property for roadway purposes. The reduction rendered the property in violation of the Zoning Ordinance for residential use. Mr. Schambach is seeking a rezoning so he can bring the property back into conformance, which he would like to someday sell.

**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 Smart Growth development that respects the character and carrying capacity of the land.

**Staff recommended Finding of Facts:**

1. The rezoning will bring the residential use back into conformance with the Kane County Zoning Ordinance.
2. The existing residential use will not be intensified.

Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet and narrative

# Findings of Fact Sheet – Map Amendment and/or Special Use

- 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.

RONALD L. SCHAMBACH  
Name of Development/Applicant

Feb 18, 2016  
Date

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

PROPOSED USE: RESIDENTIAL  
ADJACENT PROPERTIES ARE MIXED - RESIDENTIAL & COMMERCIAL

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

RESIDENTIAL & COMMERCIAL

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

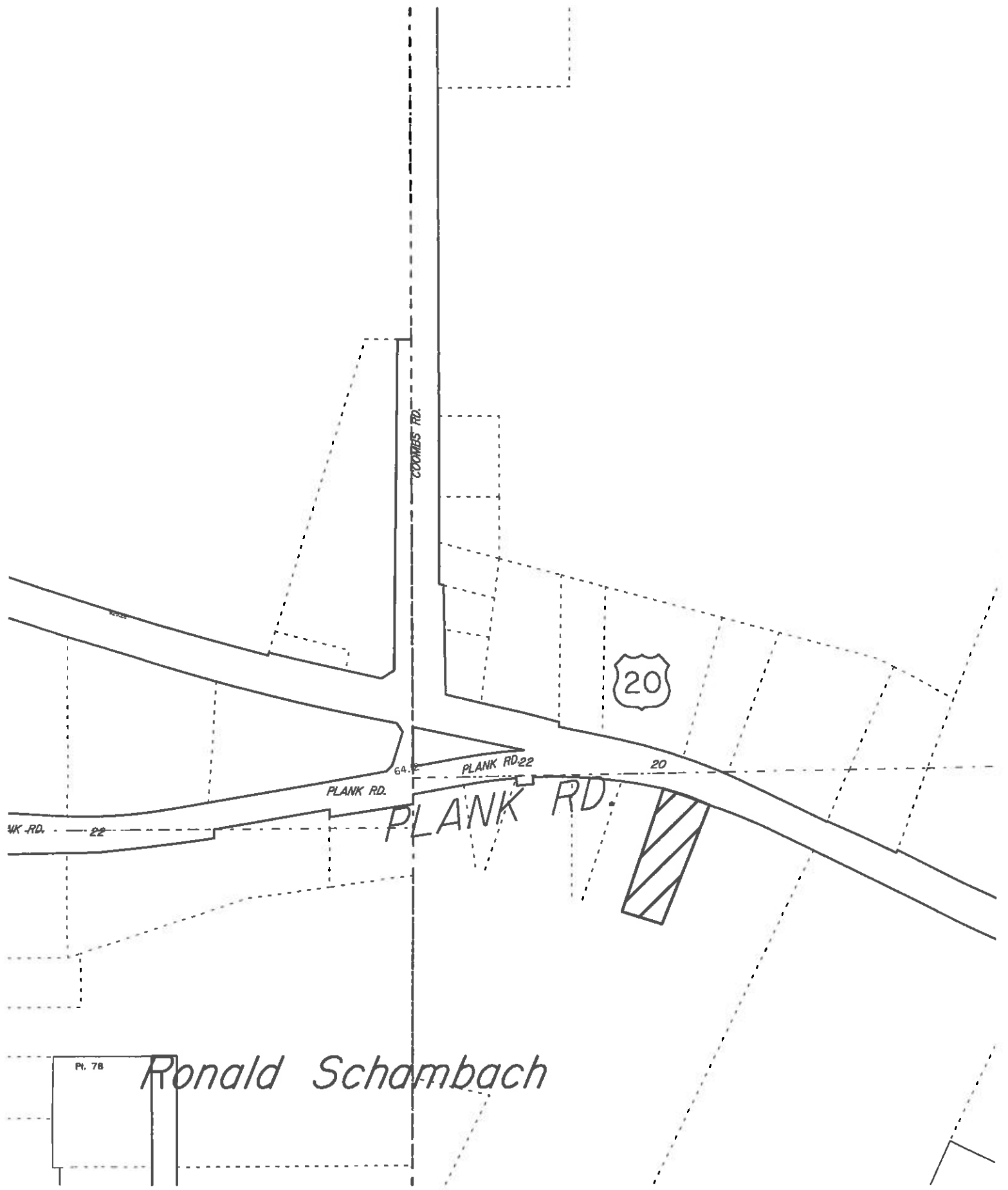
SAME AS CURRENT USE

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

RESIDENTIAL

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

2040 LAND USE PLAN PROPOSES COMMERCIAL DEVELOPMENT

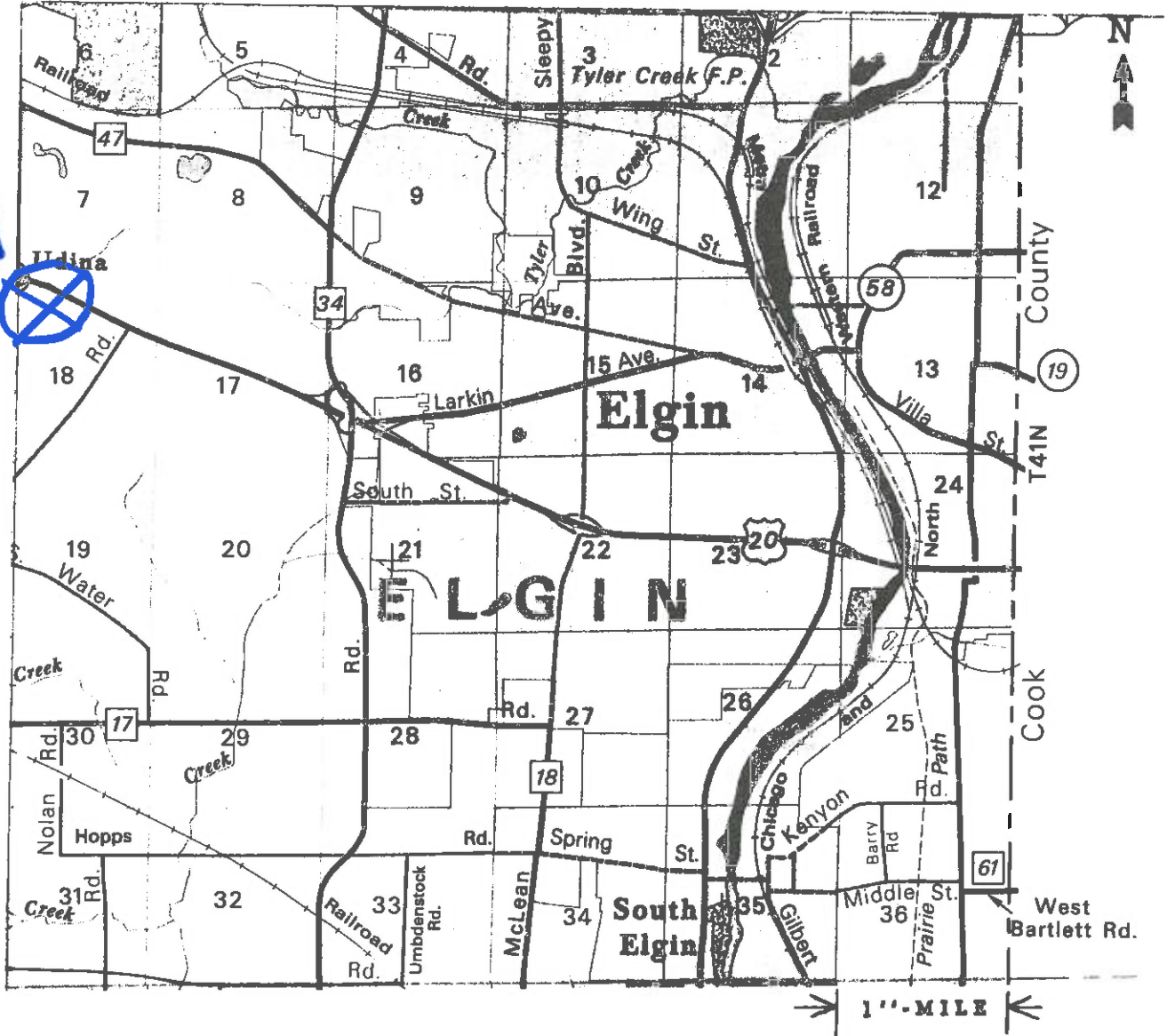


Pt. 78

Ronald Schambach

ELGIN twp.  
T.41N - R.8E

map 6



*current.*  
*Legal Description*

THAT PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMING AT A POINT IN THE NORTH LINE OF SECTION 18, AFORESAID, 10.04 CHAINS EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 64 DEGREES 05 MINUTES EAST 1.71 CHAINS; THENCE SOUTH 25 DEGREES 55 MINUTES WEST 40.06 FEET TO THE SOUTH LINE OF U.S. ROUTE 20 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 25 DEGREES 55 MINUTES WEST 305.7 FEET; THENCE NORTH 73 DEGREES 15 MINUTES WEST 100.6 FEET; THENCE NORTH 18 DEGREES 08 MINUTES EAST, 310.6 FEET TO THE SOUTH LINE OF U.S. ROUTE 20; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE, 142 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE PROPERTY DEEDED TO THE STATE OF ILLINOIS, HIGHWAY DEPARTMENT, RECORDED APRIL 21, 2004 AS DOCUMENT NUMBER 2004K049373

**Elgin Township  
Property Record Card**

**Parcel #: 06-18-100-021**

**Property Address:**

38W675 Rt 20  
Elgin, IL 60124

**Billing Info.:**

Schambach, Ronald Trust, Trustee  
39W131 Pleasant Dr  
  
Elgin, IL 60124

**Property Class:**

0040 Residential

**Zoning:**

**Tax District:**

EL034

**Neigh Code:**

Far West - 17

**Legal Description:** Part Of The Nw 1/4 Sec 18-41-8 Desc In Doc 2001k044335 (ex Pt Taken For Road Right Of Way Desc In Doc 2004k049373)

**Lot Size:** 0.00 Sq. Ft.      0.81 Acres      **Rough Dimensions:** 0.00 by 0.00

*R.T.B. n.k.s.*

# Kane – DuPage Soil & Water Conservation District



February 23, 2016

Kane County  
Keith Berkhout  
719 S. Batavia Ave.  
Geneva, IL 60134

We have assigned number 16-013 to a Land Use Opinion Application from:

Ronald Schambach  
39W131 Pleasant Dr.  
Elgin, IL 60124

The site location is:

Elgin Township  
Section 18, Township 41N, Range 8E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

\_\_\_\_\_ Our review and comments will be sent to you on or before \_\_\_\_\_

According to the information received, this proposed land use change will not have a substantial effect on natural resources. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

A processing fee of \$65.00 has been retained.

Sincerely,

Jennifer Shroder  
Office Assistant

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2315 Dean Street, Suite 100

St. Charles, Illinois 60175

(630) 584-7961x3

Fax: (630) 584-9534

[www.kanedupageswcd.org](http://www.kanedupageswcd.org)

All programs and services of the Kane-DuPage SWCD are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, marital status, or handicap.

## Berkhout, Keith

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**From:** McGraw, Keith  
**Sent:** Tuesday, March 15, 2016 9:41 AM  
**To:** Berkhout, Keith  
**Cc:** Nika, Kurt; Benda, Lydia  
**Subject:** Ronald Schambach Trust rezoning from F-Farming to R3 One Family residential  
**Attachments:** SDOTL04Q@co16031509340.pdf

Keith,

In regards to the above reference and attached petition, KDOT has no comments suggestions or changes.

As always, should you have any questions or comments, please don't hesitate to call or write

*Keith McGraw*

### **Kane County - Division of Transportation**

Permitting Section  
41W011 Burlington Road  
St. Charles IL 60175

t (630) 584-1171  
f (630) 584-5239