

4630

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

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: (TCF 2)	Parcel Number (s): 13-20-400-003
	Street Address (or common location if no address is assigned): 49W049 Jericho Rd, Big Rock, IL 60511

2. Applicant Information:	Name Kathryn Engel Acaturra, ^{trustee}	Phone 630.240.3501
	Address PO Box 3095	Fax
	Oak Brook, IL 60522	Email kengel@kengellaw.com

3. Owner of record information:	Name ^{Twin Creek Farms, LLC} George H. Engel Living Trust Ashlee L. Engel Living Trust	Phone 630.240.3501
	Address PO Box 3095	Fax
	Oak Brook, IL 60522	Email kengel@kengellaw.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: 0011 Farmland with building

Current zoning of the property: F - farming

Current use of the property: F - farming - residential

Proposed zoning of the property: F1 - farmett

Proposed use of the property: residential farmett

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 (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- 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.

Twin Creek Farms LLC
Record Owner _____ Date 2/20/24

[Signature]
Applicant or Authorized Agent _____ Date 2/20/24

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.

(TCF 1) Kathryn Engel Accettura
Name of Development/Applicant

2/20/24
Date

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

the proposed use will remain the same as the current use/existing.

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

F - farming/agriculture

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

the property is currently being used for farming and residential purposes - and will remain the same - as permitted under the code

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

the trend of development is to preserve farming/agriculture while allowing for permitted farmsteads.

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

the projected use of the property, will not change from its current use. It will remain agricultural and balanced development (farmstead) while preserving open space and water resource management.

Twin Creek Farms, LLC
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The owner has an existing home on the south side of Jericho Road. They are requesting a rezoning so this home can be split off on its own parcel and sold separately from the remaining property.

Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

Staff recommended findings of fact:

1. If approved, the rezoning will not intensify the existing residential use.

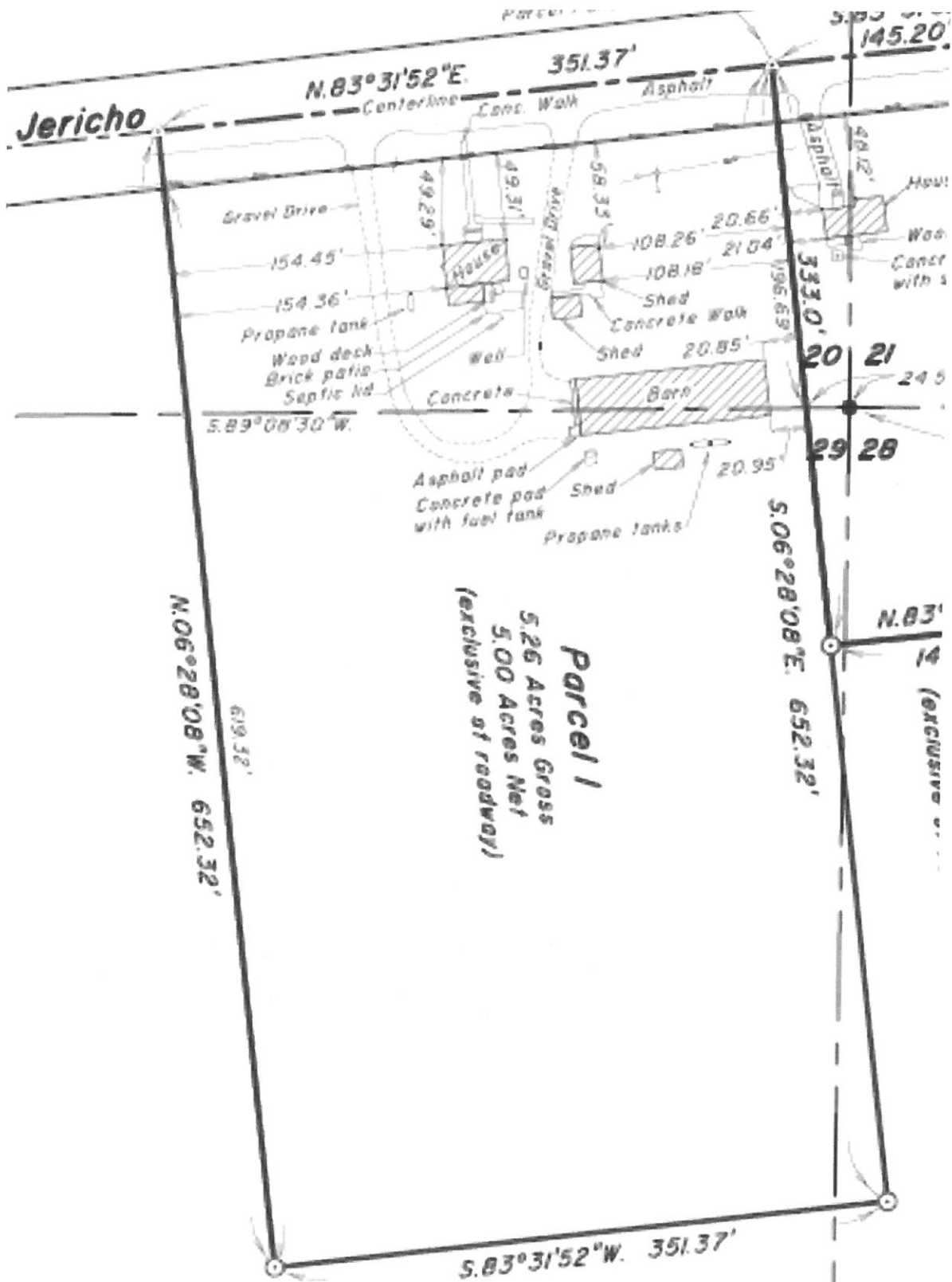
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

749008
dl
1/16/2024

Parcel 1:

That Part of the Southeast Quarter of Section 20, part of the Northwest Quarter of Section 28 and part of the Northeast Quarter of Section 29, all in Township 38 North, Range 6 East of the Third Principal Meridian, further described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 28; thence South 89 Degrees 08 Minutes 30 Seconds West along the South line of said Section 20, a distance of 24.59 feet; thence North 06 Degrees 28 Minutes 08 Seconds West, 196.69 Feet to the centerline of Jericho Road for the Point of Beginning; thence South 06 Degrees 28 Minutes 08 Seconds East along the previously described course, 652.32 feet; thence South 83 Degrees 31 Minutes 52 Seconds West along a line parallel with said centerline, 351.37 feet; thence North 06 Degrees 28 Minutes 08 Seconds West, 652.32 feet to the centerline of said Jericho Road; thence North 83 Degrees 31 Minutes 52 Seconds East along said Centerline, 351.37 feet to the Point of Beginning, in the Township of Big Rock, Kendall County, Illinois.

red house



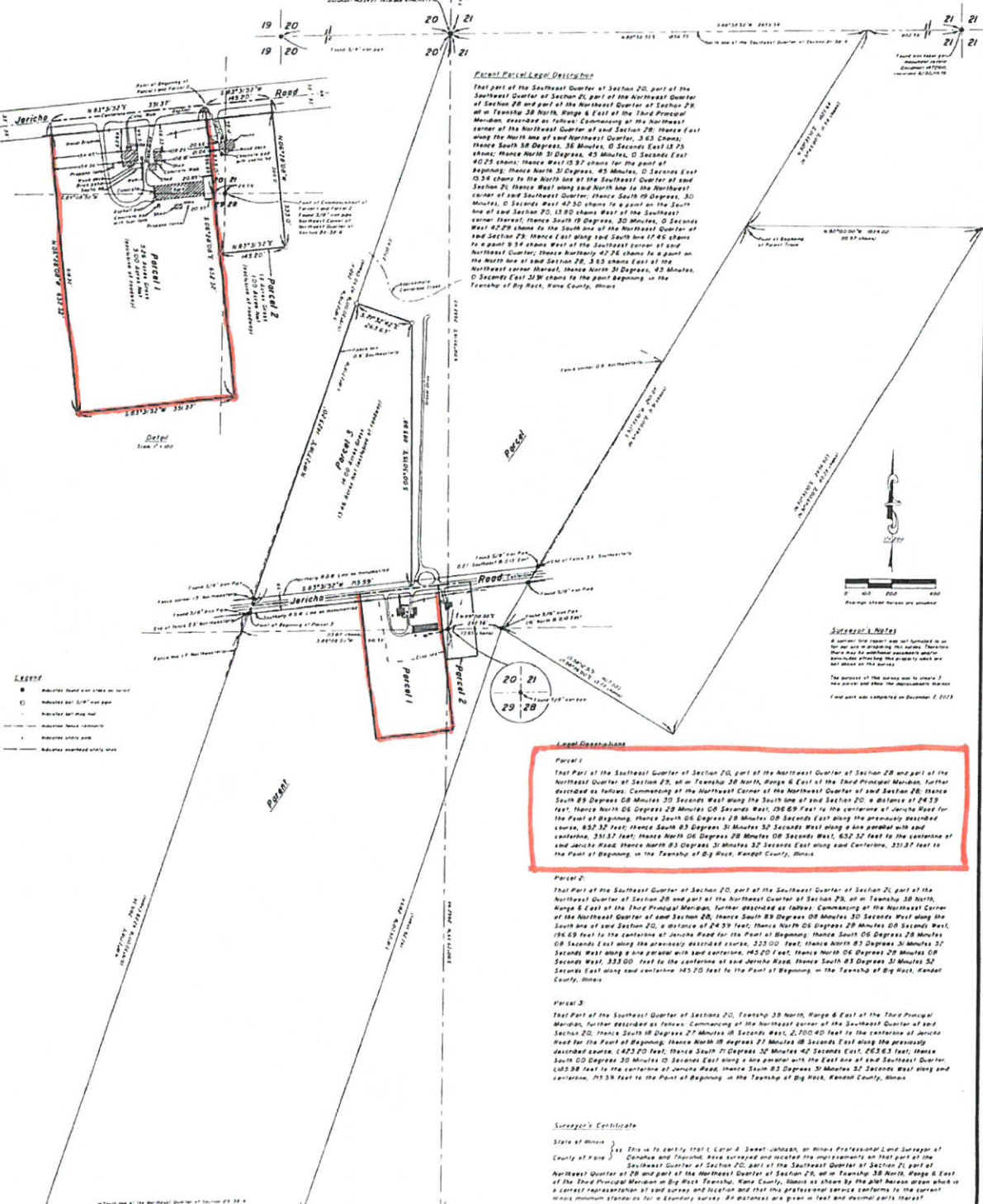
Detail

Scale: 1" = 100'

Plot of Boundary Survey of
Part of the Southeast Quarter of Section 20-38-6 Part of Southwest Quarter of Section 21-38-6
Part of the Northwest Quarter of Section 28-38-6 and Part of Northeast Quarter of Section 29-38-6
Big Rock Township Kane County Illinois

Common Address:
 498043 Jericho Road
 Big Rock, IL 62504
 PA 11 20 400-003

498047 Jericho Road
 Big Rock, IL 62504
 PA 11 20 300-001



Parcel Legal Description
 That part of the Southeast Quarter of Section 20, part of the Southwest Quarter of Section 21, part of the Northwest Quarter of Section 28 and part of the Northeast Quarter of Section 29, all in Township 38 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence East along the North line of said Northwest Quarter, 363 Chans, thence South 58 Degrees, 36 Minutes, 0 Seconds East 13.75 chanc; thence North 31 Degrees, 43 Minutes, 0 Seconds East 40.25 chanc; thence West 13.37 chanc to the point of beginning; thence North 31 Degrees, 43 Minutes, 0 Seconds East 10.54 chanc to the North line of the Southeast Quarter of said Section 21; thence West along said North line to the Northwest corner of said Southwest Quarter, thence South 08 Degrees, 30 Minutes, 0 Seconds West 42.30 chanc to a point on the South line of said Section 20; 13.80 chanc West of the Southeast corner thereof; thence South 08 Degrees, 30 Minutes, 0 Seconds West 42.78 chanc to the South line of the Northwest Quarter of said Section 28; thence East along the South line 17.46 chanc to a point 9.54 chanc West of the Southeast corner of said Northwest Quarter, thence Northerly 47.76 chanc to a point on the North line of said Section 28; 3.65 chanc East of the Northwest corner thereof; thence North 31 Degrees, 43 Minutes, 0 Seconds East 25.98 chanc to the point of beginning in the Township of Big Rock, Kane County, Illinois.

Legal Descriptions
Parcel 1
 That Part of the Southeast Quarter of Section 20, part of the Northwest Quarter of Section 28 and part of the Northeast Quarter of Section 29, all in Township 38 North, Range 6 East of the Third Principal Meridian, further described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 20; thence South 89 Degrees 08 Minutes 30 Seconds West along the South line of said Section 20, a distance of 24.59 feet; thence North 06 Degrees 28 Minutes 00 Seconds West, 796.69 Feet to the centerline of Jericho Road for the Point of Beginning; thence South 08 Degrees 08 Minutes 00 Seconds East along the previously described course, 632.32 feet; thence South 03 Degrees 31 Minutes 37 Seconds West along a line parallel with said centerline, 331.37 feet; thence North 06 Degrees 28 Minutes 00 Seconds West, 632.32 feet to the centerline of said Jericho Road; thence North 03 Degrees 31 Minutes 37 Seconds East along said Centerline, 331.37 feet to the Point of Beginning, in the Township of Big Rock, Kane County, Illinois.

Parcel 2
 That Part of the Southeast Quarter of Section 20, part of the Southeast Quarter of Section 21, part of the Northwest Quarter of Section 28 and part of the Northeast Quarter of Section 29, all in Township 38 North, Range 6 East of the Third Principal Meridian, further described as follows: Commencing at the Northeast Corner of the Northwest Quarter of said Section 20; thence South 89 Degrees 08 Minutes 30 Seconds West along the South line of said Section 20, a distance of 24.59 feet; thence North 06 Degrees 28 Minutes 00 Seconds West, 186.63 feet to the centerline of Jericho Road for the Point of Beginning; thence South 08 Degrees 08 Minutes 00 Seconds East along the previously described course, 323.00 feet; thence North 03 Degrees 31 Minutes 37 Seconds West along a line parallel with said centerline, 143.70 feet; thence North 06 Degrees 28 Minutes 00 Seconds West, 323.00 feet to the centerline of said Jericho Road; thence South 03 Degrees 31 Minutes 37 Seconds East along said centerline 143.70 feet to the Point of Beginning, in the Township of Big Rock, Kane County, Illinois.

Parcel 3
 That Part of the Southeast Quarter of Sections 20, Township 38 North, Range 6 East of the Third Principal Meridian, further described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 20; thence South 89 Degrees 08 Minutes 30 Seconds West, 4,700.40 feet to the centerline of Jericho Road for the Point of Beginning; thence North 08 Degrees 27 Minutes 00 Seconds East along the previously described course, 423.20 feet; thence South 71 Degrees 32 Minutes 42 Seconds East, 262.63 feet; thence South 03 Degrees 30 Minutes 00 Seconds East along a line parallel with the East line of said Southeast Quarter, 145.38 feet to the centerline of Jericho Road; thence South 03 Degrees 31 Minutes 37 Seconds West along said centerline, 175.58 feet to the Point of Beginning, in the Township of Big Rock, Kane County, Illinois.

Surveyor's Certificate
 State of Illinois }
 I, the undersigned, Carl E. Sweet, Kansas, an Illinois Professional Land Surveyor of Kane County, Illinois, have surveyed and located the improvements on that part of the Southeast Quarter of Section 20, part of the Northwest Quarter of Section 28 and part of the Northeast Quarter of Section 29, all in Township 38 North, Range 6 East of the Third Principal Meridian in Big Rock Township, Kane County, Illinois as shown by the plat herein drawn which is a correct representation of said survey and location and that this professional service conforms to the current laws minimum standards for a boundary survey. It is witnessed at Big Rock in Kane County, Illinois, this 16th day of January, 2024.

Carl E. Sweet
 Illinois Professional Land Surveyor No. 3382
 DONALD and THERESA L.
 Illinois Professional Design Firm No. 62047
 16 E. Wilson Street
 Big Rock, Illinois 62504
 (630) 878-0200



Map Title



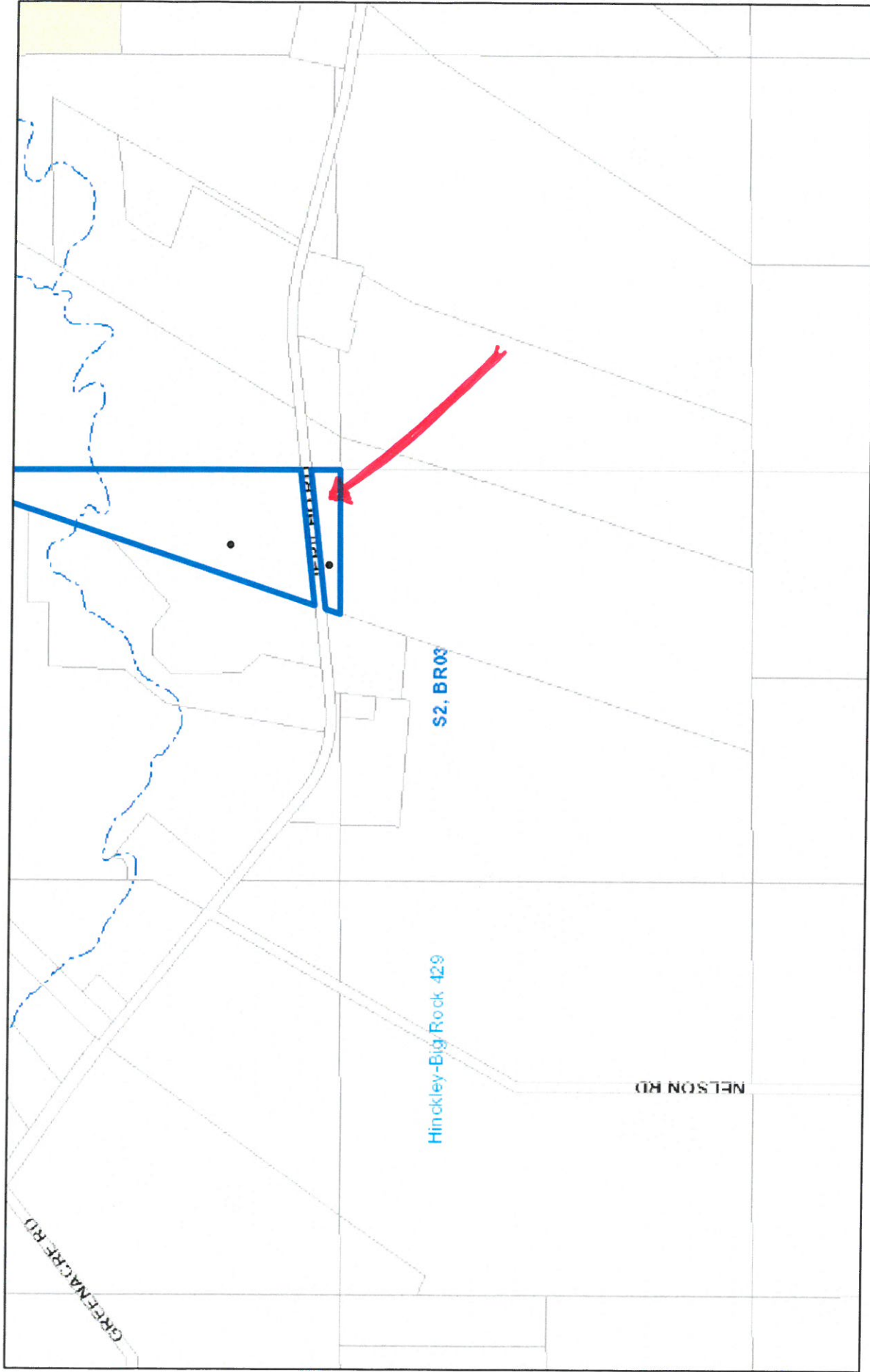
March 8, 2024



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

Map Title



March 8, 2024

1:10,496
0 480 960 1,920 ft
0 145 290 480 960 1,920 m
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois



February 1, 2024

Kane County Development Department

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

Re: Natural Resources Inventory
Application: #24-011
Petitioner: Kathryn Engel Accettura
P.O. Box 3095
Oak Brook, IL 60522

Location Address: parcel #13-20-400-003, located at 49W049 Jericho Rd. Big Rock, IL 60511
Location: Big Rock Township 38N Range 6E, Section 20, in Kane County

The application for a Natural Resources Inventory was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because **this land is only being rezoned from agriculture/farming to a farmette and there will be no disturbance of the land.** Therefore, no further action will be taken by the Soil and Water Conservation District Board. All NRI decisions are valid for **five years** for the stated purpose only. However, **if there are deviations from the submitted application or plan or increase of impervious surface, a full NRI report may be required, and an application may need to be resubmitted.**

If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below.

Sincerely,

A handwritten signature in cursive script that reads "Isabella Borzeka".

Isabella Borzeka
Resource Assistant

Applicant: kathryn engel accettura,
twin creek farms, llc

IDNR Project Number: 2411321

Contact: kathryn engel accettura 03/04/2024 *Date:*
Address: PO Box 3095
Oak Brook, IL 60522

Project: TCF 2
Address: 49w049 Jericho Rd, big rock

Description: using the plat act to create a 5 acre parcel
requiring rezoning; will not include any building or modification to current topography.

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:

38N, 6E, 20
38N, 6E, 29

IL Department of Natural Resources

Contact

Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.