

4629

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:  (TULP)	Parcel Number (s):  13-21-300-001  (unincorporated)
	Street Address (or common location if no address is assigned): 49 W 007 Jericho Rd, Big Rock 48 W 999 Hinckley Rd, Big Rock 60511 - NOT PART OF PETITION

2. Applicant Information:	Name Kathryn Engel Acceptance <sup>Trustee</sup> / mgr	Phone 630.240.3501
	Address PO Box 3095	Fax
	Oak Brook, IL 60522	Email kengel@kengellaw.com

3. Owner of record information:	Name <sup>Twin Creek Farms, LLC</sup> <del>George H. Engel Living Trust</del> <del>Asonce L Engel Living Trust</del>	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  
Agriculture/Countryside/Residential

Current zoning of the property: F - farming

Current use of the property: F - farming + residential

Proposed zoning of the property: F1 - farmett (to bring it into compliance with the code)

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

There are 2 homes/residential addresses on this plot. We are proposing a split so that each has its own pin # - and is in conformity with the code.

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description (Natural Resource Inventory)
- Completed Land Use Opinion (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://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. (il-2 page)
- 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 (1-5)
- Application fee (make check payable to Kane County Development Department)

*Handwritten notes:*  
as per...  
map...  
=

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.

Record Owner

[Signature]

Applicant or Authorized Agent

Twin Creek Farms LLC

Date

February 20, 2024

February 20, 2024

Date

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

## 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.

(TLCF 1)

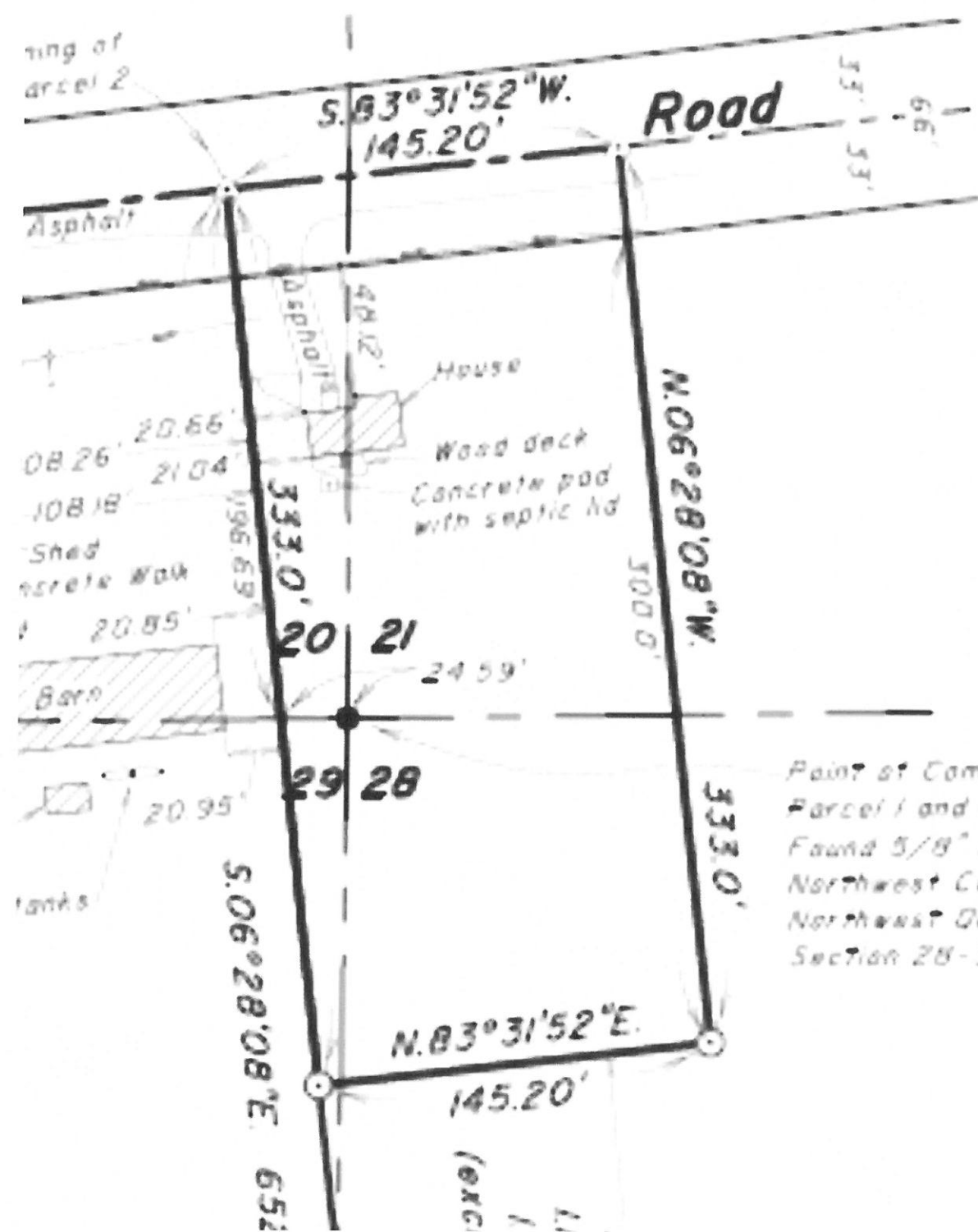
white house

Parcel 2:

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, 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, 333.00 feet; thence North 83 Degrees 31 Minutes 52 Seconds West along a line parallel with said centerline, 145.20 Feet; thence North 06 Degrees 28 Minutes 08 Seconds West, 333.00 feet to the centerline of said Jericho Road; thence South 83 Degrees 31 Minutes 52 Seconds East along said centerline, 145.20 feet to the Point of Beginning, in the Township of Big Rock, ~~Kendall~~ Kane County, Illinois.

Kane

ring of  
parcel 2



S. 83° 31' 52" W.  
145.20'

Road

Asphalt

Asphalt

House

Wood deck

Concrete pad  
with septic hd

08 26' 20.66'

108 18' 21.04'

Shed  
estate walk

20.85'

Barn

20.95'

tanks

333.0'

N. 06° 28' 08" W.  
300.0'

20 21

24.59'

29 28

S. 06° 28' 08" E.  
652'

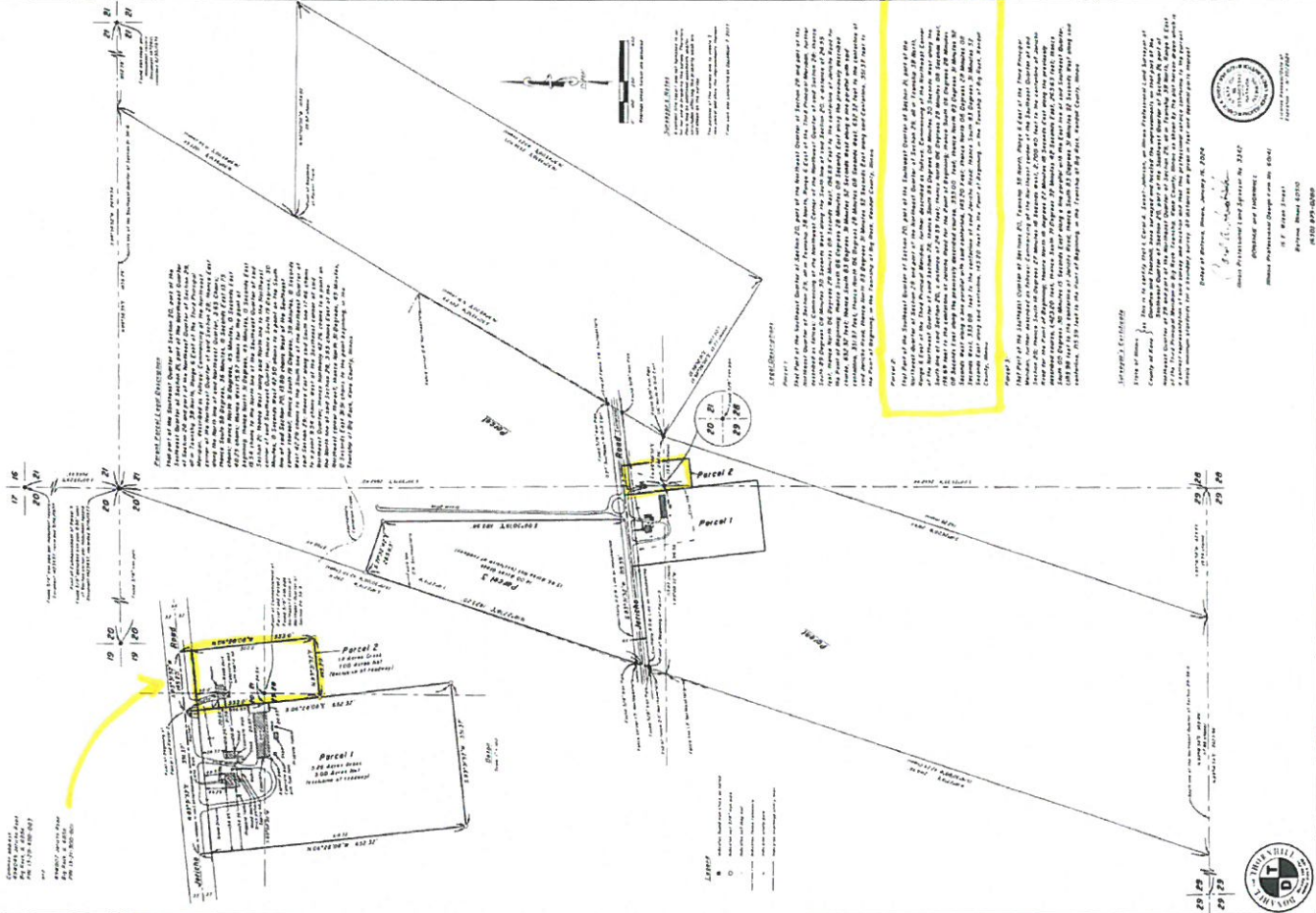
N. 83° 31' 52" E.

145.20'

(exc  
1  
17

Point of Common  
Parcel 1 and Parcel  
Found 5/8" iron  
Northwest Corner  
Northwest Quarter  
Section 28-38-6

Part of the Southwest 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  
 Kane County Illinois  
 Big Rock Township



Surveyed and Platted by  
 JAMES H. HARRIS, Surveyor  
 No. 1719, Kane County, Ill.  
 Date of Survey, 1911  
 Date of Platting, 1911

**GENERAL NOTES:**  
 The bearings and distances shown on this plat were taken from the field notes of the surveyor, and are subject to the usual errors of such surveys. The bearings and distances shown on this plat are not to be construed as a warranty of the accuracy of the same. The surveyor assumes no responsibility for the accuracy of the same.

**LEGAL DESCRIPTION:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois. The land is bounded on the north by the line of Section 20-38-6, on the east by the line of Section 21-38-6, on the south by the line of Section 28-38-6, and on the west by the line of Section 29-38-6.

**EXHIBIT:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**LEGEND:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**NOTICE:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**CONCLUSION:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**APPENDIX:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**INDEX:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**REMARKS:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**ADDITIONAL NOTES:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**FINAL STATEMENT:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**CERTIFICATE:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**NOTARIAL STATEMENT:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.

**PLAT:**  
 The land shown on this plat is situated in the Southwest Quarter of Section 20-38-6, Part of the Southwest Quarter of Section 21-38-6, Part of the Northwest Quarter of Section 28-38-6, and Part of the Northeast Quarter of Section 29-38-6, Kane County, Illinois.



James H. Harris, Surveyor  
 Kane County, Illinois  
 My Commission Expires on 12/31/11

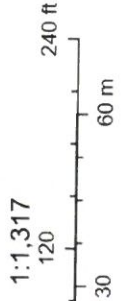


Kane County, Illinois  
 Surveyor

# Map Title



March 8, 2024



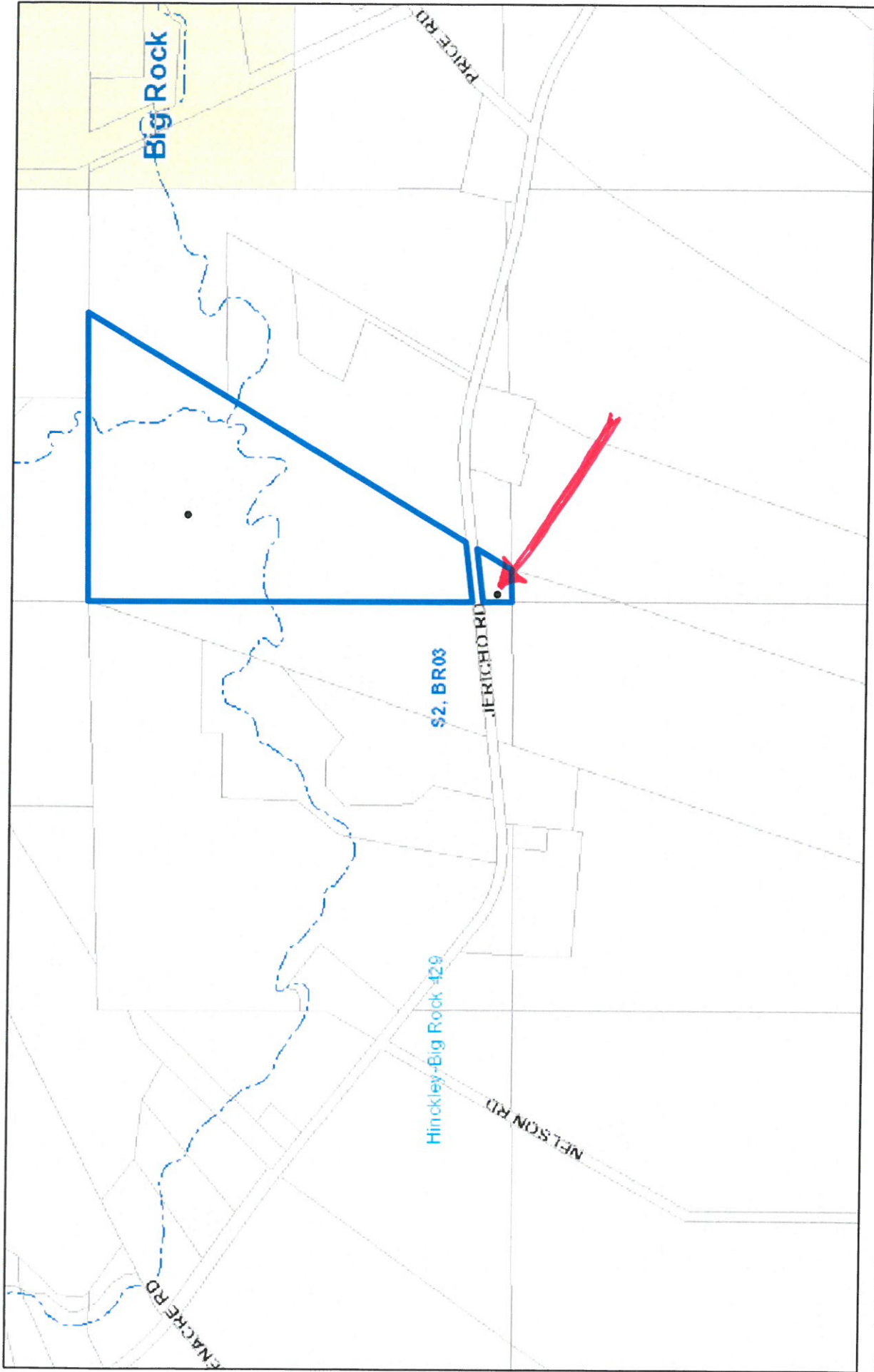
GIS-Technologies

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

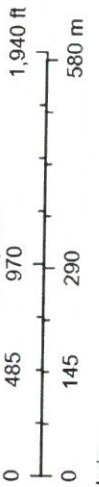


# Map Title



March 8, 2024

1:10,534



GIS-Technologies

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GIS-Technologies  
Kane County Illinois



# Eco CAT Ecological Compliance Assessment Tool

1 of 3

Find | Next



**Applicant:** kathryn engel accettura, twin creek farms, llc  
**Contact:** kathryn engel accettura  
**Address:** PO Box 3095  
Oak Brook, IL 60522

**IDNR Project Number:** 2411323  
**Date:** 03/04/2024

**Project:** TCF 1  
**Address:** 49w007 jericho rd , big rock

**Description:** using the plat act to create a 1 acre parcel and to bring the current parcel into compliance with the code. there will be no building or any change to the existing structure or 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



# Eco CAT Ecological Compliance Assessment Tool

2 of 3

Find | Next

IDNR Project Number: 2411323



## Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

## Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



February 28, 2024

**Kane County Development Department**

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

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

Location Address: parcel #13-021-300-001, located at 49W007 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