



936 S Moore Road  
Rochelle, IL 61068

May 5, 2016

DeKalb County Planning, Zoning and Building Department  
110 East Sycamore Street, Sycamore, IL 60178  
815-895-7188

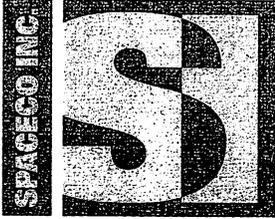
RE: 25330 E. Five Points Road, Sycamore, IL 60178

Attention: DeKalb County Planning and Zoning Department

*It is the desire of Maplehurst Farms to allow Dibble Family to seek a special use permit for the property referenced above. If there are any additional questions, please feel free to contact me.*

Sincerely,

Scott DeVries  
General Manager  
Maplehurst Farms  
936 S. Moore Rd.  
Rochelle, IL 61068  
815-562-8723



224<sup>1/2</sup> N. Liberty Street, Morris, Illinois 60450  
Phone: (815) 941-0260 Fax: (815) 941-0263

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

June 24, 2016

Paul Miller, AICP  
DeKalb County Planning Director  
110 E. Sycamore St.  
Sycamore, IL 60178  
Phone: 815-895-7188  
Email: pmiller@dekalbcounty.org

**RE: Dibble**  
**Sycamore, Illinois**  
SPACECO, Inc. Job #: 9167.02-M

Dear Mr. Miller;

Enclosed please find the following items for your review:

- Authorization Letter.
- Disclosure Letter.
- DeKalb County Health Department Letter.
- Completed Natural Resource Inventory Report.
- Two (2) copies of Site Plan for Dibble with revision date of May 5, 2016, and two (2) copies of ALTA Survey dated April 20, 2016.
- Sign Exhibit.
- Special Use Permit Application fee.

The above Site Plan has been revised per your comment letter dated April 22, 2016. The following are SPACECO, Inc.'s responses to those comments.

Please call if you have any comments or questions.

Sincerely,

SPACECO, Inc.

Jason Wiesbrock, P.E.  
Vice President

1. A letter from the current property owner, Maplehurst Farms, must be provided authorizing Dibble Family to seek the Special Use Permit.

***Response: Enclosed please find the requested authorization letter.***

2. The Disclosure of Interest must identify the names and addresses of all officers and directors, all stockholders owning any interest of 20% of all outstanding stock, and all true and actual owners of the business, of both Dibble, LLC and Maplehurst Farms

***Response: Enclosed please find the requested Disclosure of Interest.***

3. If no off-street parking is proposed, a Variation from the parking requirement in Article 6 of the DeKalb County Zoning Ordinance must be sought. Alternatively, parking should be shown on the Site Plan. The closest parking standard in Article 6 is for Storage Uses: 0.65 spaces per employee based on the greatest number of employees present during a work shift, plus one space per each 500 feet of floor area open to the public for customer parking.

If there is to be an office in the building, four parking spaces per 1,000 square feet of floor area is also required.

Parking and vehicle circulation areas are required to be paved in asphalt or concrete. The Parking Regulations also require curbs and gutter, and landscaping. These regulations may be waived by the Zoning Administrator, but only following a written request from the applicant setting forth the reasons for the waiver – specifically, the unique circumstances, particular hardship, and the effect of the waiver on the general area, that justify the waiver.

In the case where the paving requirement is waived, required parking space are delineated with concrete or railroad tie wheel stops, spaced as necessary to designate to required 9' x 19' spaces (for 90-degree parking spaces);

The Illinois Accessibility Code requires at least one parking space be provided for the handicapped. The space must be paved (no local waiver may be granted), striped and signed as required by State Law. Hard surface access to the building is also required.

***Response: Enclosed please find the revised Site Plan which now includes 4-Standard stalls and 1-Handicapped stall.***

4. Evidence of consultation with DeKalb County Health Dept. regarding the adequacy of the existing water and sanitary facilities on the subject property should be submitted;

***Response: We been in contact with the DeKalb County Health Department, please see the enclosed letter from them.***

5. The Natural Resource Inventory Report from the DeKalb County Soil and Water Conservation District is a required part of the application.

***Response: Enclosed please find the completed Natural Resource Inventory Report requested.***

6. For the formal submittal, at least two full-sized plats of survey and site plans should be submitted;

***Response: Enclosed please find the requested Survey and Site Plan.***

7. Proposed fencing is shown at the south property line, which is also the right-of-way line for State Rt. 64. Generally, fencing located on the right-of-way is discouraged. Staff encourages that the proposed fencing be set back at least 10 feet from the right-of-way.

The height of the proposed fencing should be identified;

***Response: Enclosed please find the revised Site Plan indicating a 6-foot high proposed chain link fence located 10' off of the right-of-way.***

8. No proposed signage is depicted in the application. If a sign(s) is proposed, scaled sign drawings should be provided (including area, materials, colors, copy, and method of illumination if any). Any free-standing signage should be identified on the Site Plan;

***Response: We are not proposing a free standing sign at this time. We would like to mount a sign on the building wall that will be 10'x 15', similar to the enclosed exhibit.***

9. The applicant should consult with the DeKalb County Building Inspector regarding any proposed improvements to the interior or exterior of the building;

***Response: We have no immediate plans for interior or exterior building renovations other than miscellaneous painting and minimal landscaping.***

10. An application for a Site Development Permit should be submitted as part of the Special Use Permit application. The Permit is necessary to address the requirements of the DeKalb County Stormwater Management Ordinance;

***Response: The applicant is requesting a waiver that an engineered stormwater management plan be required. The overall site consists of 2.6-***

*acres of which less than 25% of the property will be improved from grass/farm field to gravel at this time.*

11. The initial fee for the Special Use Permit application is \$850. Other costs will be invoiced to the applicant after the public hearing.

*Response: Enclosed please find a check for the Special Use Permit application.*

*Applicant:* SPACECO Inc Morris  
*Contact:* Ryan Burling  
*Address:* 224 1/2 N Liberty St  
Morris, IL 60450

*IDNR Project Number:* 1609775  
*Date:* 04/20/2016

*Project:* Dibble Enterprises Inc.  
*Address:* 25330 E. FIVE POINTS RD, Sycamore

*Description:* Installation of propane tanks, gravel area, and chain link fence.

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (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.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

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

*County:* DeKalb

*Township, Range, Section:*  
41N, 4E, 26



#### **IL Department of Natural Resources**

##### **Contact**

Keith Shank  
217-785-5500  
Division of Ecosystems & Environment

#### **Government Jurisdiction**

IL Environmental Protection Agency  
Natalia Jones  
1021 N Grand Ave East  
Springfield, Illinois 62794

#### **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**

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
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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**

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# Natural Resource Information Report Application

DeKalb County Soil and Water Conservation District  
1350 West Prairie Drive, Sycamore, IL 60178  
Voice: (815) 756-3237 x 3 Fax: (815) 756-1132

<i>For Office Use Only</i>	
File Number _____	Date Received _____ /20
Fee _____	(Please make check payable to: DeKalb County SWCD)

**Fee:** **Full Report:** \$450.00 up to 5 acres and \$20.00 for each additional acre or part thereof  
**Letter:** \$75.00 *Staff will determine when a letter or full report will be necessary.*  
**Wind Turbines:** \$450.00 (includes 1 turbine) Additional turbines \$200.00 per turbine. (Substations will be charged the acreage fee defined in the fee schedule).

Reports received after 4:00 p.m. the Wednesday before a board meeting will be processed for the next board meeting. Board meetings are scheduled for the second Wednesday of each month at the DeKalb County Farm Bureau's Center for Agriculture in Sycamore, Illinois.

**Petitioners Name:** DIBBLE FAMILY LLC Phone: 815-671-0575  
**Address:** 5345 E. GREENFIELD DR, MORRIS, IL 60450  
**Contact Person:** RON DIBBLE Phone: 815-671-0575  
**Address:** 5345 E. GREENFIELD DR, MORRIS, IL 60450

**Parcel Index Number(s):** (1) 05 - 29 - 451 - 002 (2) \_\_\_\_\_  
(3) \_\_\_\_\_ Aggregate parcel size: 2.7 (acres)

**Current Zoning:** A-1 **Requested Zoning:** \_\_\_\_\_  
**Current use of site:** RETAIL ROOFING **Proposed Use:** AGRI-BUSINESS  
**Site Location: Township:** 41 **Section:** 26  
**Unit of Government Responsible:**  County of DeKalb \_\_\_\_\_ City/Town of ( \_\_\_\_\_ )

**Proposed Water Supply:**  Private Well \_\_\_\_\_ Community Water  
**Proposed Wastewater Treatment:**  Septic System \_\_\_\_\_ Sanitary Sewer \_\_\_\_\_ Other  
**Proposed Stormwater Plans:** \_\_\_\_\_ Ditches/Swails \_\_\_\_\_ Wet Detention Basin  
\_\_\_\_\_ Dry Detention Basin \_\_\_\_\_ Storm Sewer  
 No Detention Facilities

### IMPORTANT!

#### Processing will not begin without the following:

- PLAT OF SURVEY/SITE PLAN: showing legal description, property measurements
- SITE PLAN/CONCEPT PLAN: showing lots, streets, stormwater detention areas, etc.
- LOCATION MAP: (if not on maps above) include distance from major roadways &/or section lines
- ZONING or LAND USE PETITION: filed with unit of government (if relevant)

#### IF AVAILABLE

- TOPOGRAPHY MAP
- DRAWING SHOWING LOCATION OF FIELD TILE AND/OR DRAINAGE PATTERNS
- COPY OR SOIL BORING AND/OR WETLANDS STUDIES PERFORMED ON SITE

The DeKalb County SWCD has 30 days for inspection, evaluation, and processing of this report.

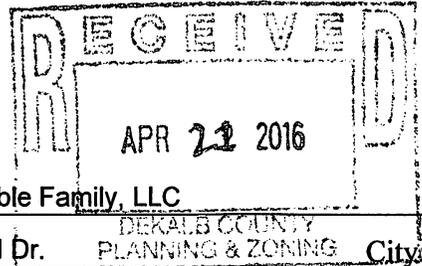
It is understood that filing this application allows a district representative the right to conduct an onsite investigation of the parcel(s) described above. It is also understood that through this request I am giving the DeKalb County Soil and Water Conservation District permission to provide NRCS Wetland Inventory Information on my land in regards to the Natural Resource Information Report. Furthermore, this report becomes public knowledge once accepted by the District Board of Directors.

Contact Person or Petitioner's signature: \_\_\_\_\_ Date 6/27 /2016

This report will be issued on nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap, or marital status.

FOR PRELIM. REVIEW ONLY  
APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS  
SPECIAL USES  
VARIATIONS



FILE NUMBER  
05-26-451-002  
PARCEL NUMBER

Name of Applicant: Dibble Family, LLC  
Address: 5345 E. Greenfield Dr. City: Morris  
State, Zip: IL 60450 Phone: 815-671-0575

Attorney: David J. Bzdill  
Address: 105 W. Main St., P.O. Box 685 City: Morris  
State, Zip: IL 60450 Phone: 815-942-0049

Owner of Property: Maplehurst Farms, Inc.  
Address: 936 S. Moore Rd City: Rochelle  
State, Zip: IL 61068 Phone: 815-562-8723

Address and Legal description of property: (May be attached) Address: 25330 E. Five Points Rd.,  
Sycamore, IL 60178. See attached legal description.

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: A-1  
Existing Use: \_\_\_\_\_  
Proposed Map Amendment: \_\_\_\_\_

OR

Proposed Special Use: Agribusiness - propane storage facility

**VARIATIONS**

Zoning District: \_\_\_\_\_  
Existing Use: \_\_\_\_\_  
Requested Use: \_\_\_\_\_  
\_\_\_\_\_

OR

Required Setback: \_\_\_\_\_  
Requested Setback: \_\_\_\_\_

OR

Existing Requirements (Please Specify): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Requested Requirements (Please Specify): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**The undersigned grants the DeKalb County Planning Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.**

\_\_\_\_\_  
**Owner or Authorized Agent**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Received By**

Narrative for Proposed Special Use Application  
DeKalb County, Illinois

**Background:** The site is located at 25330 Five Points Road, Sycamore, IL, at the northeast corner of the intersection of Five Points Road and Illinois Route 64. The property is currently zoned A-1. The property on three sides is zoned A-1 and is being farmed. There is a Residential Planned Development district on the west side of Five Points Road.

**Current Use:** The site is currently being used for a commercial roofing enterprise. The property previously had a Special Use permit for agribusiness, but the permit expired after a year of non-use. There is a building on the site.

**Proposed Use:** Dibble Family, LLC ("Dibble") is purchasing the property and is proposing to use the site for propane storage and loading for its existing propane business.

DeKalb County ordinances allow, as a special use in A-1, "Agribusiness, when the petitioner has proven that the business activity is directly and primarily used by those actively engaged in the pursuit of agricultural activities; that, at the time of the hearing, all local, state, and federal regulations will be complied with; and that the proposed agribusiness must be located in unincorporated DeKalb County." DeKalb County Zoning Ordinances 4.02(C)(1)(a).

Dibble provides propane to farmers. The new site would facilitate distribution to Dibble's current DeKalb county customers. Farmers and agribusiness account for 90% of Dibble's current customer base.

The proposed plan would be to keep the existing building on the site but to renovate the interior and upgrade the offices with new doors, windows and paint, similar to other Dibble locations. In addition to the existing building, Dibble expects to place two 30,000 gallon propane tanks in the northeast corner of the property and to cover the loading area with gravel. Dibble will erect a fence to enclose the tanks and office areas. Attached are photographs of existing Dibble sites, which demonstrate how professional and well-maintained his sites are.

Initially, the site expects 2-3 small trucks per day, three days a week. The site will be in use during daylight hours only. In peak season (fall/winter), after the business grows to capacity, Dibble expects only 6-8 trucks per day. Use of the site will only be by employees of Dibble.

Use of the site for the propane business will not negatively affect the surrounding properties. Traffic to the site will not be materially increased by the proposed special use and will not cause

additional noise, odor, or light disturbances relative to its current use.

Allowing the special use will enable Dibble to increase propane services available to DeKalb county farmers and farm businesses and better serve the community. Given its location, size, and current use, this site is appropriate for the proposed special use.



## SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations. The use will be for agribusiness and is on land which is not currently being used for agriculture. No changes to the lot size are being made.

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2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large? The proposed use will not create any noxious environment and will have a minimal impact on traffic, light, and noise. The proposed use will support the surrounding agricultural properties.

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3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:

a. What are the location, nature and height of buildings, structures, walls and fence on the site?  
See attached exhibit. The current building will not be enlarged or expanded. Chainlink fences will be set up where indicated.

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b. What is the nature and extent of proposed landscaping and screening on the proposed site?  
See attached exhibit. Gravel will be put down over the loading area.

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4. Address off-street parking and loading area standards. There will not be any off-street parking.

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5. Address drainage, utility and other such necessary facilities that have been or will be provided.  
No change to the existing facilities/utilities.

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6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

The proposed use is consistent with the surrounding development, supports agricultural properties, will not materially change the current property visually, and conforms to the DeKalb County regulations.

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**Petitioners Name:** Dibble Family, LLC Phone: \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Contact Person:** C/o David J. Bzdill Phone: 815-942-0049  
**Address:** 105 W. Main St., Morris, IL 60450

**Parcel Index Number(s):** (1) 05 - 26 - 451 - 002 (2) \_\_\_\_\_  
(3) \_\_\_\_\_ Aggregate parcel size: \_\_\_\_\_ (acres)  
**Current Zoning:** A-1 **Requested Zoning:** A-1 Special Permitted Use  
**Current use of site:** Commercial **Proposed Use:** Agribusiness  
**Site Location:** Township: Mayfield **Section:** 26  
**Unit of Government Responsible:**  County of DeKalb \_\_\_\_\_ City/Town of ( \_\_\_\_\_ )

**Proposed Water Supply:**  Private Well \_\_\_\_\_ Community Water  
**Proposed Wastewater Treatment:**  Septic System \_\_\_\_\_ Sanitary Sewer \_\_\_\_\_ Other  
**Proposed Stormwater Plans:** \_\_\_\_\_ Ditches/Swails \_\_\_\_\_ Wet Detention Basin  
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Contact Person or Petitioner's signature: \_\_\_\_\_ Date \_\_\_\_\_/20\_\_\_\_  
This report will be issued on nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap, or marital status.

**Applicant:** SPACECO Inc Morris  
**Contact:** Ryan Burling  
**Address:** 224 1/2 N Liberty St  
Morris, IL 60450

**IDNR Project Number:** 1609775  
**Date:** 04/20/2016

**Project:** Dibble Enterprises Inc.  
**Address:** 25330 E. FIVE POINTS RD, Sycamore

**Description:** Installation of propane tanks, gravel area, and chain link fence.

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

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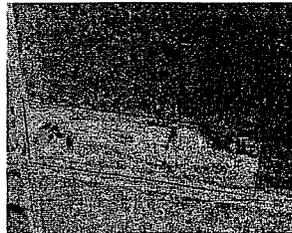
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#### Location

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**Township, Range, Section:**  
41N, 4E, 26



**IL Department of Natural Resources**  
**Contact**  
Keith Shank  
217-785-5500  
Division of Ecosystems & Environment

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IL Environmental Protection Agency  
Natalia Jones  
1021 N Grand Ave East  
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NO.	DATE	REMARKS

NO.	DATE	REMARKS

**DIBBLE ENTERPRISES INC.**  
SYCAMORE, ILLINOIS

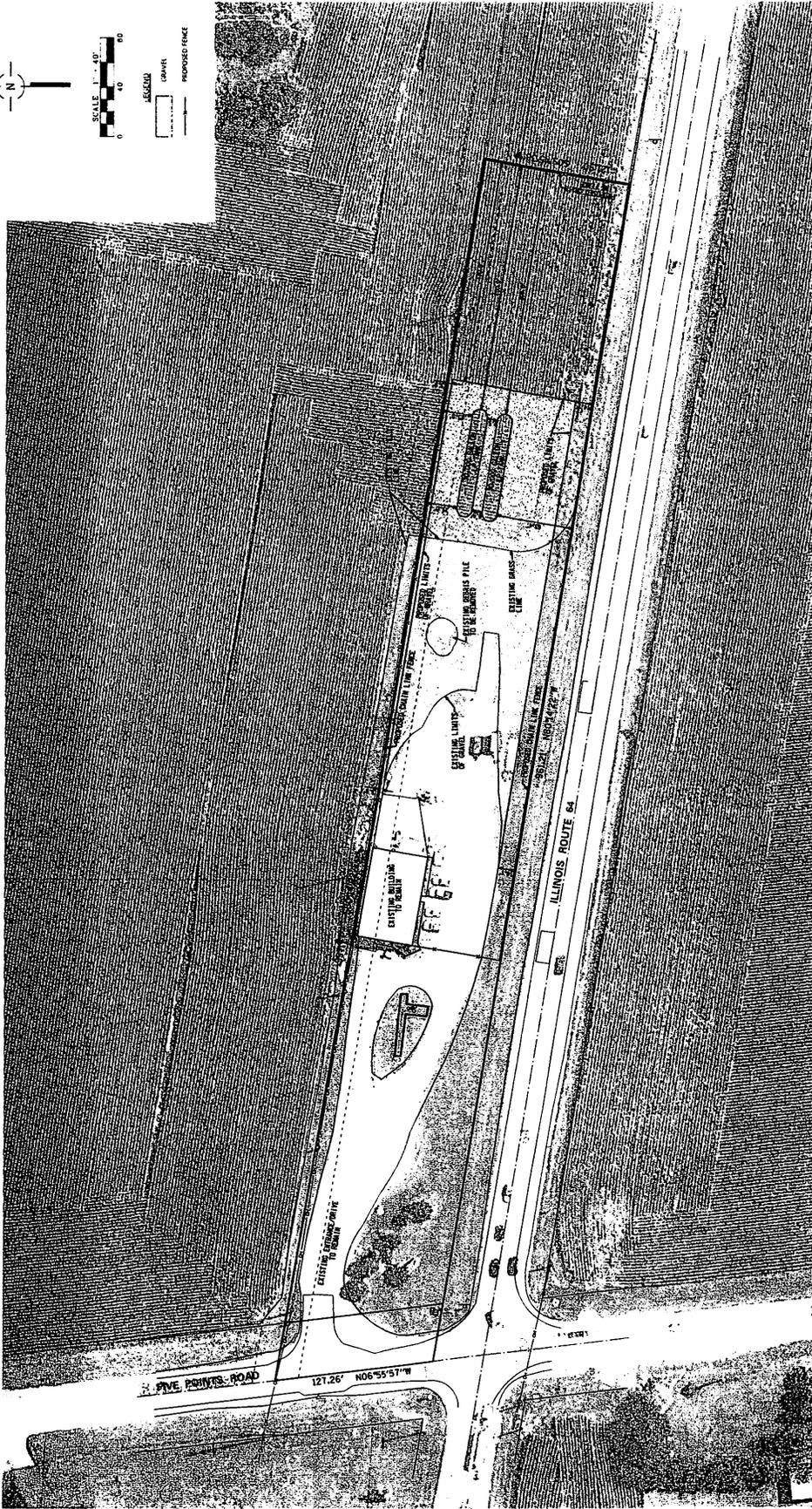
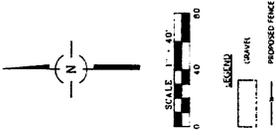
**AERIAL EXHIBIT**

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

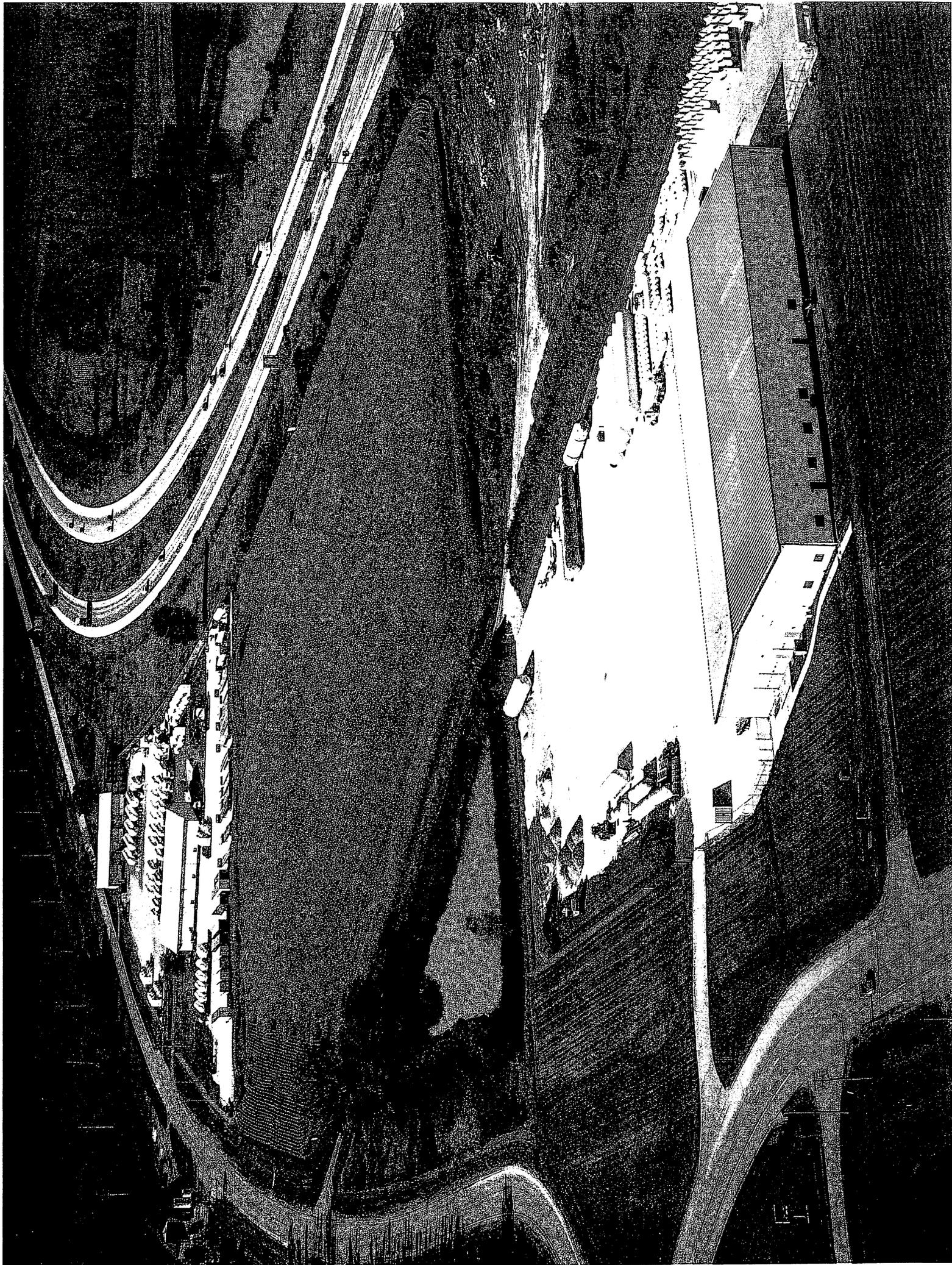


**SPACECO INC.**  
FILE NAME: 032725B-AERIAL  
DWG#: 032725B-010  
JOB NO. 032725  
JOB DATE 03/24

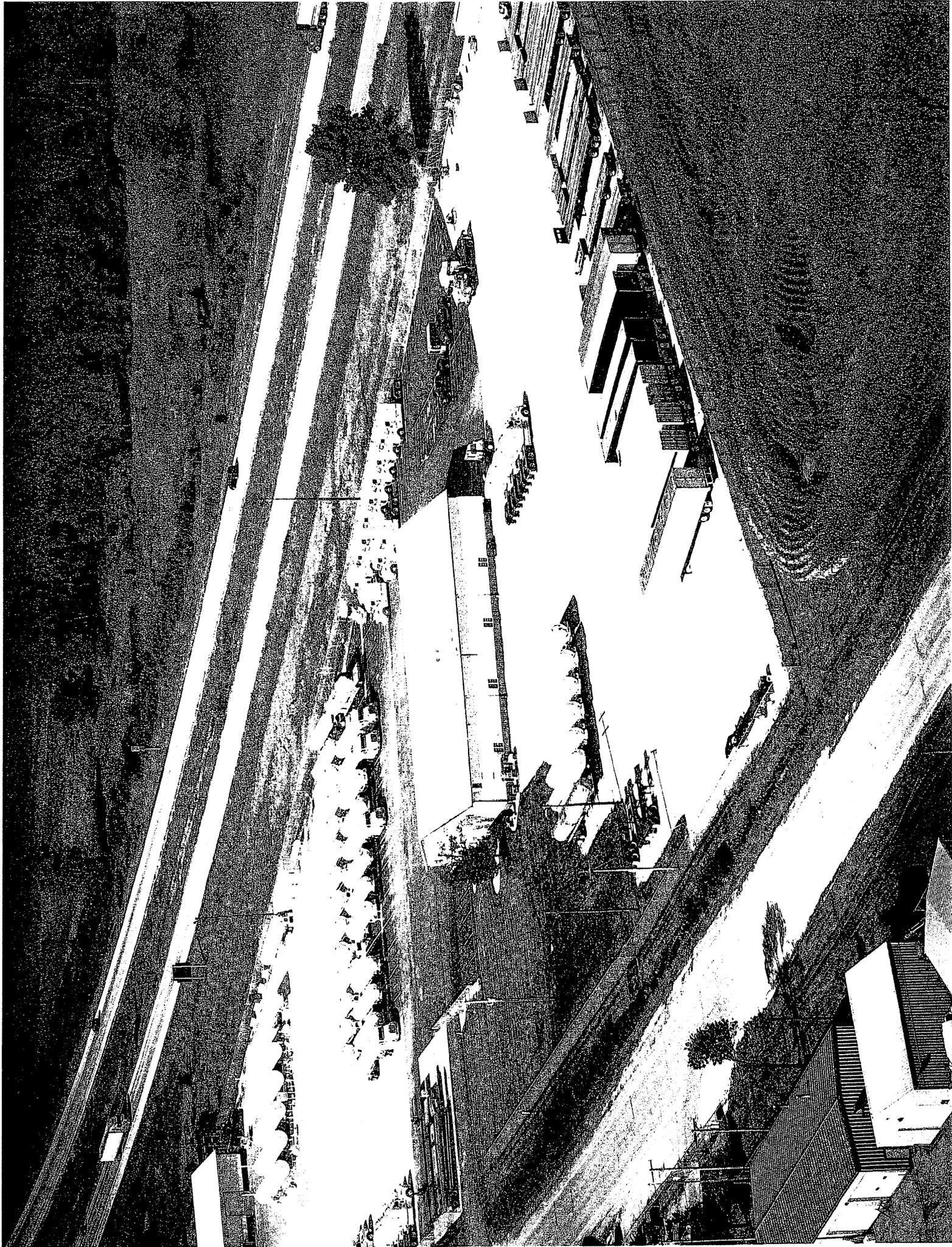
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**AET**  
1 OF 1

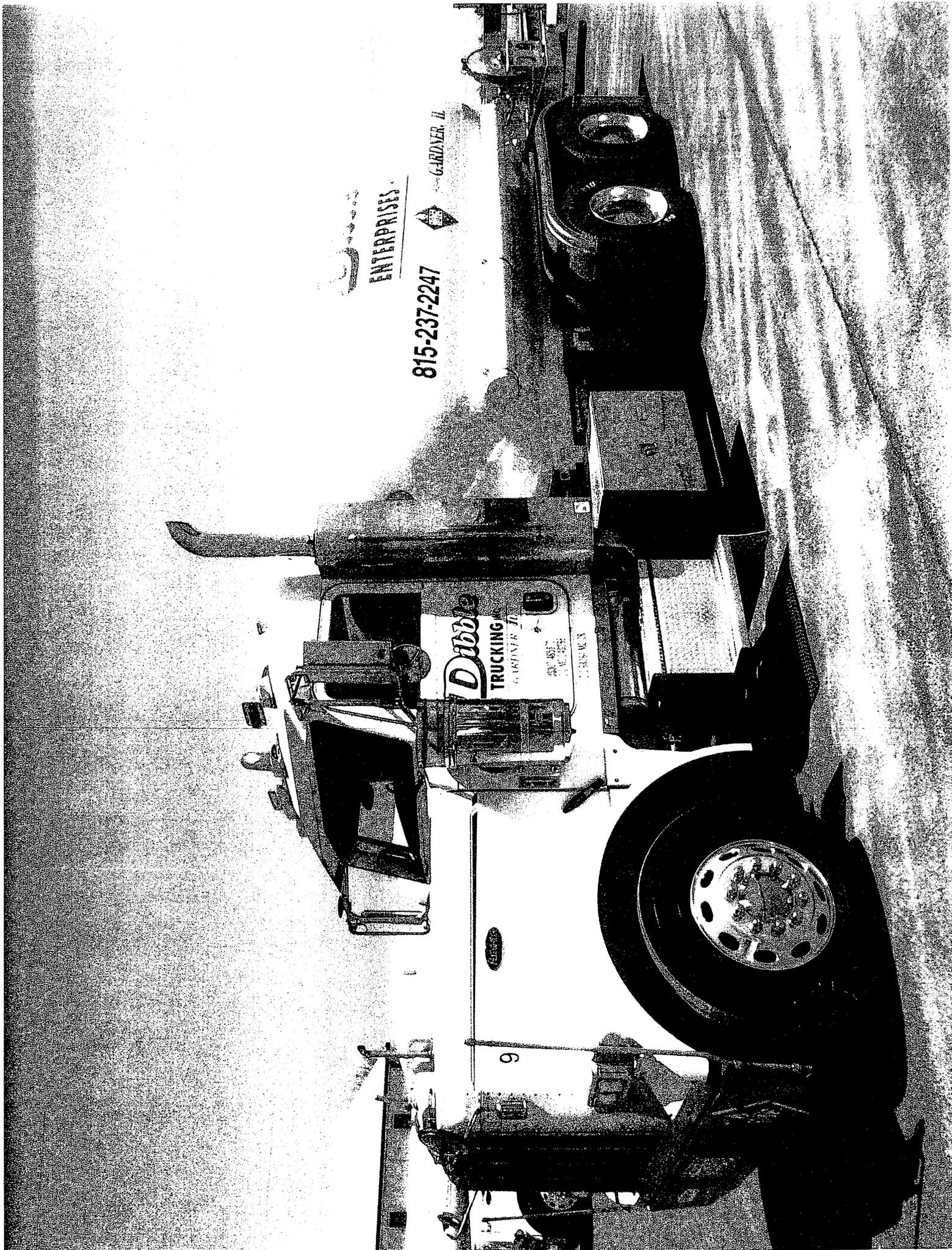


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815-237-2247

ENTERPRISES

GARDNER, IL

**Dibble**  
TRUCKING  
GARDNER, IL

9





