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Community Development County Board & Property Owner Public Hearings

Public Hearing

Dibble Family LLC would like to operate a propane storage and distribution business on property located at 25330 Five Points Road in unincorporated Mayfield Township. However, because the property is zoned for agriculture, the proposed business would require a Special Use Permit to be granted by the DeKalb County Board. Before the County Board can approve a Special Use, a public hearing must be held before the DeKalb County Hearing Officer.

A public hearing regarding the application was held on August 4, 2016. After the hearing ended, the Hearing Officer recommended the County Board deny the use. The Planning and Zoning Committee of the DeKalb County Board considered that Hearing Officer's findings and recommendation, and recommended approval with a number of conditions. The DeKalb County Board considered the Committee's recommendation, and decided to return the application to the Hearing Officer to re-open the hearing and take additional testimony from the public and the petitioners.

The public hearing on the requested Special Use Permit for Dibble Family LLC will be re-opened by the DeKalb County Hearing Officer on Tuesday, October 25, 2016, at 6:30 p.m. in the Community Outreach Building, Blank Slate Room, 2500 N. Annie Glidden Road, DeKalb, IL, 60115. All interested persons are encouraged to attend and be heard. The Special Use Permit petition, MY-16-08, is available for inspection at the DeKalb County Planning Department, 110 E. Sycamore Street, Sycamore, IL, (815) 895-7188.

The subject property is located at the northeast corner of Five Points and State Rte. 64, and is legally described as follows:

That part of the North Half of the Southeast Quarter of Section 26, Township 41 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded and described as follows: Commencing at a point on the centerline of a public road known as Five Points Road, or North First Street, distant 50.0 feet Northeasterly measured at right angle from the centerline of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Transportation Company), as said main track centerline was originally located and established across said Section 26; thence Southeasterly parallel with said original main track centerline, 991.2 feet to the point of beginning of the parcel of land herein described, said point also known as Original (1910) Chaining Station 3084+38; thence Northeasterly at right angle to the last described course, 21.9 feet; thence Northwesterly parallel with said original main track centerline, 997.60 feet to a point on the centerline of said Five Points Road; thence Southerly along said centerline of Five Points Road, 52.05 feet to a point distance 21.9 feet, Northeasterly measured at right angle from the centerline of the main track of the Chicago and Northwestern Transportation Company (formerly the Chicago Great Western Railway Company), as said main track is now located; thence Southeasterly parallel with said last described main tract centerline, 982.99 feet to a point on a line drawn at right angle to said original main track centerline through the point of beginning; thence Northeasterly along said last described right angle line, 28.10 feet to the point of beginning, also that part of the North Half of the Southeast Quarter of Section 26, Township 41 North, Range 4 East of the Third Principal Meridian, DeKalb County, Illinois, bounded and described as follows: Commencing at a point on the centerline of a public road, known as Five Points Road or North First Street, distant 50 feet Northeasterly measured at right angles from the centerline of the main tract of the Minnesota and Northwestern Transportation Railway Company (later the Chicago Great Western Railway Company, now the Chicago and Northwestern Company), as said main track centerline was originally located and established across said Sections 26; thence Southeasterly parallel with the original main track centerline, a distance of 991.2 feet to a point of beginning, also known as Original (1910) Chaining Station 3084+38; thence Southwesterly at right angles to the last described course, to a point 21.9 feet North of said railroad centerline to the point of beginning; thence continuing Southwesterly on the same course to the Southerly line of the said railroad (now abandoned); thence Northwesterly along Southerly line of said railroad right of way (now abandoned) to the centerline of Five Points Road; thence Northwesterly along the centerline of said road to a point 21.9 feet measured at right angles to said railroad centerline, Northerly of said centerline; thence Southeasterly to the point of beginning.

P.I.N.s: 05-26-451-002

The application for a Special Use Permit has been filed in accordance with the requirements of Section 9.02.B. of the DeKalb County Zoning Ordinance in order to approve an agribusiness on property zoned A-1, Agricultural District.

Marcellus Anderson, Assistant Planner

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