



Community Development Department

110 East Sycamore Street
Sycamore, IL 60178
(815) 895-7188
www.dekalbcounty.org

PUBLIC NOTICE

Aaron & Courtney Meyer are proposing to remodel and expand the residence on the property located at 13810 Derby Line Road, Genoa in Genoa Township. The DeKalb County Zoning Ordinance requires that structures within the RC-1 District be set back at least forty (40) feet from a right-of-way. The existing residence is approximately twenty-seven (27) feet from the right-of-way of State Route 23 and approximately thirty-two (32) feet from Derby Line Road, making the legal, non-conforming building. Section 8.04 of the Zoning Ordinance notes that a legal non-conforming structure may be expanded only if the expansion does not increase the non-conformity. The proposed renovation and expansion would however result in an increase of the non-conformity. In order to allow the proposed renovation and expansion to be built as proposed, a variation from this standard must be granted. Before such a variation can be granted, a public hearing must be held by the DeKalb County Hearing Officer.

The Meyers are requesting such a Variation for property located at 13810 Derby Line Road, Genoa. **A public hearing will be held before the DeKalb County Hearing Officer on Thursday, September 12, 2019, at 1:00 p.m. in the DeKalb County Administration Building, Conference Room East, south entrance, 110 E. Sycamore Street, Sycamore, IL, 60178.** Because this will be the only opportunity for public input on this application, all interested persons are encouraged to attend and be heard. The Variation petition, GE-19-10, is available for inspection at the DeKalb County Community Development Department, 110 E. Sycamore Street, Sycamore, IL, (815) 895-7188.

Part of the Southwest quarter of Section 29, Township 42 North, Range 5 East of the Third Principal Meridian, described as follows: Beginning at a point on the South line 479.5 feet East of the Southwest corner of said Section 29, Thence East on the Section Line 312.5 feet, Thence North 6 degrees 12 minutes East 404 feet to the center of the road, Thence North 73 degrees 5 minutes West along the center of said road 565.4 feet; Thence South 18 degrees 7 minutes East 595.65 feet to the place of beginning; and being known as lot "A" according to the plat made by W. M. Hay on May 24th, 1933 and recorded in the recorder's office of DeKalb County, Illinois on October 16th, 1934 in Book "G" of Plats, Page 14; Excepting therefrom all that part being used for roads and highways; also excepting therefrom that part of a Lot "A" of the Chamberlain Plat of part of the Southwest Quarter of Section 29, Township 42 North, Range 5 East of the Third Principal Meridian, as recorded in Book "G" of Plats, page 14, described as follows: Commencing at the Southwest corner of said Lot "A"; Thence Easterly, along said South line, 208.03 feet for a point of beginning; Thence Northerly, at an angle of 96 degrees 12 minutes measured clockwise from said South line, 434.94 feet to the centerline of a public road known as Derby Line Road, thence Southeasterly, at an angle of 79 degrees 17 minutes measured counterclockwise from the last described course, along said centerline, 105.7 feet; Thence Southerly, at an angle of 100 degrees 43 minutes measured counterclockwise from said centerline, 404.0 feet to the South line of said Lot "A"; Thence Westerly, at an angle of 96 degrees 12 minutes measured counterclockwise from the last described course, along said South line, 104.47 feet to the point of beginning; Also excepting therefrom a part of Lot A in the Southwest quarter of Section 29, Township 42 North, Range 5 East of the third principal meridian, The plat of said Lot A is recorded in Book G at Page 14 in the Recorder's office of DeKalb County, State of Illinois, described as follows: Commencing at a 5/8" iron pin at the Southwest

corner of the Southwest quarter of said Section 29; Thence South 89 degrees 57 minutes 04 second East 428.79 feet (Bearings assumed for description purposes only) on the South line of said Southwest quarter, to the Easterly right of way line of a public highway designated FA Route 324 (II 23); Thence Northerly on said Easterly right of way line, 497.02 feet on a curve to the right, having a radius of 5669.85 feet, a central angle of 5 degrees 01 minutes 21 seconds and the long chord of said curve bears North 6 degrees 12 minutes 50 seconds West, a chord length of 496.86 feet, to the point of beginning; From said point of beginning thence Northerly on said Easterly right of way line, 14.23 feet on a curve to the right, having a radius of 5669.85 feet, a central angle of 0 degrees 08 minutes 38 seconds and the long chord of said curve bears North 3 degrees 37 minutes 50 seconds West, a chord length of 14.23 feet, to the Southerly right of way line of a public road designated Derby Line Road; Thence South 73 degrees 32 minutes 06 seconds East, 43.44 feet on said Southerly right of way line; Thence South 87 degrees 20 minutes 41 seconds West, 40.80 feet, to the point of beginning; being situated in DeKalb County, Illinois.

P.I.N. 03-29-300-025

The requested variation is from Section 8.04.B.2.a of the Zoning Ordinance in order to allow the expansion of a legal, non-conforming structure that would result in the increase of the non-conformity.

Marcellus Anderson
Assistant Planner
DeKalb County Community Development Department
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