Syngenta Seeds, LLC has acquired an 88-acre property located on the northeast corner of State Route 38 and Willrett Road, in Malta Township. They seek to use a 23.63-acre portion of the property to construct a Research/Development Innovation and Customer Experience Center. The property is zoned A-1, Agricultural District. Such a facility would be considered an agribusiness, and an agribusiness requires a Special Use in that District, approval for which must be granted by the DeKalb County Board. Before a Special Use Permit can be approved by the DeKalb County Board, a public hearing must be held before the DeKalb County Hearing Officer.

Additionally, Syngenta Seeds, LLC has developed a signage plan for the installation of signage associated with the proposed facility. The DeKalb County Ordinance restricts the number, size, and location of signs that may be placed on the property. In order to allow the number, location, and size of signs proposed, Variations must be granted from the County Sign regulations. Before Variations can be granted, a public hearing must be held before the DeKalb County Hearing Officer.

Syngenta Seeds, LLC is requesting approval of Special Use Permit for the establishment and operation of an agribusiness, and for approval of Variations to allow for the proposed signage plan. Due to the ongoing Covid-19 crisis, this public hearing will be conducted virtually through the Zoom meeting application. The virtual public hearing will be held before the DeKalb County Hearing Officer on Thursday, August 27, 2020. The Public Hearing will begin at 2:00 pm, or at the conclusion of the previous public hearing, whichever is later. This virtual meeting can be joined through the following link:
https://us02web.zoom.us/j/81235341578?pwd=azZSV0V3eGixbGg3Z0RIS3gyM2JKdz09
The Meeting ID # will be 812 3534 1578, and the Passcode will be: 816351.
Or via Phone at the follow number: 1-312-626-6799 US (Chicago)

Additionally, interested persons may submit testimony, comments, and questions via email at the following address: Communitydevelopment@dekalbcounty.org. Any submissions must be made prior to the beginning of the public hearing.

Because this will be the only opportunity for public input on this application, all interested persons are encouraged to join the virtual meeting and be heard. The Special Use Permit petition, MA-20-29, is available for inspection on the DeKalb County website at: dekalbcounty.org.

LEGAL DESCRIPTION- PARCEL 1
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS.
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 THENCE NORTH 0 DEGREES 01 MINUTE 20 SECONDS WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 71.67 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED F.A. ROUTE 567 (IL 38); THENCE NORTH 89 DEGREES 56 MINUTES 10 SECONDS EAST ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 32.95 FEET, TO THE APPARENT EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED WILLRETT ROAD AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THENCE NORTH 0 DEGREES 1 MINUTE 20 SECONDS EAST, 663.59 FEET ON SAID APPARENT EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, 1,492.66 FEET; THENCE SOUTH 2 DEGREES 13 MINUTES 52 SECONDS EAST, 126.72 FEET; THENCE SOUTH 7 DEGREES 40 MINUTES 52 SECONDS EAST, 472.43 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 52 SECONDS EAST, 103.91 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID F.A. ROUTE 567; THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, 1,579.33 FEET ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 59 DEGREES 08 MINUTES 30 SECONDS EAST ON SAID NORTHERLY RIGHT OF WAY LINE, 39.11 FEET, TO THE POINT OF BEGINNING, CONTAINING 24.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION-PARCEL 2
THAT PART OF THE SOUTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION, 71.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG SAID WEST LINE 2,995.00 FEET; THENCE SOUTHEASTERLY, AT AN ANGLE OF 78 DEGREES 13 MINUTES 08 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, ALONG THE CENTER LINE OF A DRAINAGE DITCH, 86.00 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 198 DEGREES 42 MINUTES 32 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 441.77 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 199 DEGREES 40 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 229.03 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 183 DEGREES 15 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 118.49 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 168 DEGREES 10 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 519.58 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 178 DEGREES 02 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 154.26 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 160 DEGREES 44 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 80.85 FEET; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 203 DEGREES 58 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 335.78 FEET, THENCE CONTINUING SOUTHEASTERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 205 DEGREES 33 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 84.69 FEET; THENCE SOUTHERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 174 DEGREES 33 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 460.05 FEET; THENCE CONTINUING SOUTHERLY, ALONG SAID CENTER LINE, AT AN ANGLE OF 157 DEGREES 23 MINUTES 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1,579.33 FEET TO THE NORTHERLY RIGHT OF WAY OF F.A. ROUTE 567; THENCE WESTERLY, AT AN ANGLE OF 59 DEGREES 07 MINUTES 26 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTHERLY RIGHT OF WAY, 1,637.59 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 149 DEGREES 43 MINUTES 12 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, 39.11 FEET; THENCE WESTERLY, AT AN ANGLE OF 149 DEGREES 04 MINUTES 40 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 32.95 FEET TO THE POINT OF BEGINNING, ALL IN MALTA TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXCEPTING THEREFROM
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS.
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 THENCE NORTH 0 DEGREES 01 MINUTE 20 SECONDS WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 71.67 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED F.A. ROUTE 567 (IL 38); THENCE NORTH 89 DEGREES 56 MINUTES 10 SECONDS EAST ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 32.95 FEET, TO THE APPARENT EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD DESIGNATED WILLRETT ROAD AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THENCE NORTH 0 DEGREES 1 MINUTE 20 SECONDS WEST, 663.59 FEET ON SAID APPARENT EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 25 MINUTES 18 SECONDS EAST, 1,492.66 FEET; THENCE SOUTH 2 DEGREES 13 MINUTES 52 SECONDS EAST, 126.72 FEET; THENCE SOUTH 7 DEGREES 40 MINUTES 52 SECONDS EAST, 472.43 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 52 SECONDS EAST, 103.91 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID F.A. ROUTE 567; THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, 1,579.33 FEET ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 59 DEGREES 08 MINUTES 30 SECONDS WEST ON SAID NORTHERLY
RIGHT OF WAY LINE, 39.11 FEET, TO THE POINT OF BEGINNING, CONTAINING 24.000 ACRES, MORE OR LESS.

P.I.N. 07-16-300-008 & 07-16-300-009

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

Marcellus Anderson
Assistant Planner
DeKalb County Community Development Department
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