



Community Development Department

110 East Sycamore Street
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www.dekalbcounty.org

PUBLIC NOTICE

Doty & Sons Concrete Products, owners of property located at 1275 E. State Street, in Sycamore Township, are proposing to construct a new storage building for their business on the subject property, which is currently zoned BC, Business Conservation District. Such an expansion of their use requires that a Special Use permit be applied for and approved by the 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.

Doty & Sons Concrete Products is requesting approval of a Special Use Permit Ordinance to allow for the construction of a new storage building. **A public hearing will be held before the DeKalb County Hearing Officer on Thursday, April 14, 2022, at 2:00 pm, in the DeKalb County Legislative Center, Gathertorium, 200 North Main Street, Sycamore, IL, 60178.** Because this will be the opportunity for public input on this application, all interested persons are encouraged to attend the meeting and be heard. The Special Use Permit petition, SY-22-04, is available for inspection on the DeKalb County website at: <https://dekalbcounty.org/government/public-hearings/>.

Additionally, interested persons may submit testimony, comments, and questions via email at the following address: Communitydevelopment@dekalbcounty.org. Any such electronic submissions must be received by noon of the day of the public hearing to be included in the public record.

Legal Description:

Part of the Southwest Quarter of Section 34 in Township 41 North, Range 5, East of the Third Principal Meridian, more particularly described as follows: Commencing at the intersection of the southerly right-of-way line of the Chicago and Great Western Railroad with the center line of a public highway (the same being a township highway and not state Route 64); thence westerly along the center line of said public highway 511.63 feet to a point; thence northerly at right angles to the last described course a distance of 273.95 feet to a point on the southerly right-of-way line of said Chicago and Great Western Railroad Company; thence southeasterly along said southerly right-of-way-line 580.63 feet to the place of beginning; ALSO

That part of the following described real estate situated easterly of a line that is the northerly prolongation of a line (being the east boundary line of a tract of land described in a Quitclaim. Deed dated May 25, 1961 made by Agnes Masterson, as grantor, to Calvin Doty and Helen C. Doty. as grantees, and recorded May 31, 1961 in the Office of the Recorder of Deeds of DeKalb County, Illinois, in Book 352, Page 17, as Document No. 305576) running northerly at right angle to the center line of a public highway (the same being a Township highway commonly known as Old State Road, not S.B.I Route 64) from a point on said center line 511.63 feet westerly measured along said center line from its point of intersection with the Southerly right-of-way line of the Chicago and Great Western Railroad, to-wit:

A strip of land 100 feet in width extending over and across that part of the Northwest Quarter of the Southwest Quarter of Section 34, and the Northeast Quarter of the Southeast Quarter of Section 33, both in Township 41 North, Range 5, East of the Third Principal Meridian, lying Northerly of the center line of Old State Road and Easterly of a line drawn Northerly from and at a right angle to the center line of Old State Road from a point on said center line that is 611.63 feet (measured along said highway centerline) westerly of the intersection of said center line and the southerly right-of-way line of the former right-of-way at the Chicago and North Western Transportation Company (earlier of the Chicago Great Western Railway Company) and being 50 feet in width on each side of the center line of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company, finally the Chicago and North Western Transportation Company) as said track centerline was originally located and established over and across said Section 33 and 34, situated in DeKalb County, Illinois; ALSO

That part of the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, all in Township 41 North, Range S, East of the Third Principal Meridian bounded and described as follows: Commencing at the point of intersection of the Southerly right-of-way line of the Chicago and Great Western Railroad and the centerline of a public highway (the same being a Township highway and not State Route 64), thence running Westerly along the centerline of said public highway, 511.63 feet to a point, said point being the place of beginning for the description of the tract of land herein conveyed; thence running northerly at right angles to the centerline of said public highway for a distance of 273.95 feet to a point on the

Southerly right-of-way line of said Chicago and Great Western Railroad; thence Northwesterly along said Southerly right-of-way line 100 feet, more or less, to the Northeast corner of the property conveyed by Luther W. Swedberg et al, to John W. Haxby III, by Warranty Deed recorded August 2nd, 1954, in the Recorder's Office of DeKalb County, Illinois, in Book 259, Page 381, as Document No. 272564, thence Southerly along the Easterly line of the tract described in said Warranty Deed recorded as Document No. 272564, for a distance of 327.49 feet to the centerline of said public highway, thence Easterly along said centerline 100 feet to the place of beginning; ALSO

That part of the following described real estate situated westerly of a line that is the northerly prolongation of a line (being the east boundary line of a tract of land described in a Quitclaim deed dated May 25, 1961 made by Agnes Masterson, as grantor, to Calvin Doty and Helen C. Doty, as grantees, and recorded May 31, 1961 in the Office of the Recorder of Deeds of DeKalb County, Illinois, in Book 352, Page 17, as Document No. 305576) running northerly at right angle to the centerline of a public highway (the same being a Township highway commonly known as Old State Road, not S.B.I. Route 64) from a point on said centerline 511.63 feet westerly measured along said centerline from its point of intersection with the Southerly right-of-way line of the Chicago & Great Western Railroad, to-wit:

A strip of land 100 feet in width extending over and across that part of the Northwest Quarter of the Southwest Quarter of Section 34 and the Northeast Quarter of the Southeast Quarter of Section 33, both in Township 41 North, Range 5, East of the Third Principal Meridian, lying Northerly of the center line of Old State Road and Easterly of a line drawn Northerly from and at a right angle to the center line of Old State Road from a point on said center line that is 611.63 feet (measured along said highway centerline) westerly of the intersection of said center line and the southerly right-of-way line of the former right-of-way of the Chicago and North Western Transportation Company (earlier of the Chicago Great Western Railway Company) and being 50 feet in width on each side of the center line of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company, finally, the Chicago and North Western Transportation Company) as said track centerline was originally located and establish over and across said Section 33 and 34, situated in DeKalb County, Illinois.

ALSO

That part of Assessors Lot 20 of Section 34 and part of Assessors Lot 12 of Section 33, all in Township 41 North, Range 5, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Southerly right of way line of the Minnesota and Northwestern Railroad company (later, the Chicago and Great Western Railway Company, finally the Chicago and Northwestern Transportation Company, now abandoned and rails removed) with the center line of a public highway (Old State Road); thence Westerly, along the center line of said public highway, 611.63 feet; thence Northerly, at right angle, to the last described course, 440.87 feet to the Northerly right of way line of said railroad, for a point of beginning; thence Easterly at right angle to the last described course, parallel with the center line of said public highway, 766.21 feet; thence southerly at an angle of 89 degrees 07 minutes 06 seconds measured counter clockwise from the last described course, parallel with the East line of Assessors Lot 20 of said Section 34, 406.96 feet to the Northerly right of way line of said railroad; thence Northwesterly, along said Northerly right of way line, at an angle of 62 degrees 42 minutes 59 seconds measured counter clockwise from the last described course, 862.04 feet to the point of beginning, situated in DeKalb County, Illinois.

P.I.N.s: 06-33-400-026, 06-34-300-004, 06-34-300-005, 06-34-300-017, & 06-34-300-022.

The application for the Special Use Permit has been filed in accordance with the requirements of Section 53-H-9 of the County Code in order to approve the expansion of a legal nonconforming use, which is permitted as a special use in the zoning district in which it is located, but which does not have an active, approved special use permit.

Marcellus Anderson
Assistant Planner
DeKalb County Community Development Department
Published: The Daily Chronicle, March 26, 2022
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