

APPLICATION FOR ZONING ACTIONS

**MAP AMENDMENTS,
SPECIAL USES AND VARIATIONS**

_____ **FILE NUMBER**
0929400021 **PARCEL NUMBER**
10-digits only (no dashes or spaces)

Name of Applicant: Terra Firma Equity Group, LLC, c/o J.W. McClure & Associates, LLC

Address: 735 Independence Avenue

City: Sycamore State: IL Zip: 60178

Phone: 8159702902 10-digits only (no dashes or spaces)

Attorney: Richard D. Larson

Address: 313 E. State Street

City: Sycamore State: IL Zip: 60178

Phone: 8158999571 10-digits only (no dashes or spaces)

Owner of Property: Oxford Bank & Trust Trust No. 1968

Address: 1111 W. 22nd Street, Suite 800

City: Oak Brook State: IL Zip: 60523

Phone: 6306295000 10-digits only (no dashes or spaces)

Address and Legal description of property: (May be attached)

13567 IL Route 38, Cortland, IL 60112

PINs: 09-29-400-21, 022, & 023

(See attached legal description)

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: PDR/BC

Existing Use: U-Haul rentals

Proposed Map Amendment:

OR

Proposed Special Use:

VARIATIONS-Continued

Zoning District: PDR/BC

Existing Use: U-Haul rental

Requested Use: U-Haul rental and Camper and Recreational Vehicle outside storage

OR

Required Setback: _____

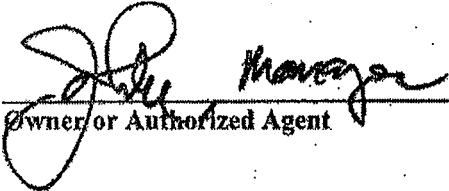
Requested Setback: _____

OR

Existing Requirements (Please Specify):

Requested Requirements (Please Specify):

The undersigned grants the DeKalb County Community Development 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

8-12-2021

Date

Received By

DISCLOSURE OF INTEREST

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.

- A. OWNER OF PROPERTY: Oxford Bank & Trust No. 1968
- B. OWNER OF BENEFICIAL INTEREST IN LAND TRUST: Terra Firma Equity Group, LLC,
c/o J.W. McClure & Associates, LLC
735 Independence Avenue
Sycamore, IL 60178
- C. MANAGER OF OWNER OF BENEFICIAL INTEREST: John Mapes
1237 Mason Street
DeKalb, IL 60115

CORTLAND COMMERCIAL PROPERTY
State Route 38, Cortland, Illinois

PIN #s: 09-29-400-021, 09-29-400-022, 09-29-400-023

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT "C" OF SAM MABEL'S SUBDIVISION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN SAM MABEL'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT "C" A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 56.00 FEET; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF SAID LOT "C"; THENCE CONTINUING WESTERLY ON THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 135.05 FEET; THENCE SOUTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 81.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF F.A. ROUTE 7 (U.S. ALTERNATE 38) AS RECORDED MARCH 6, 1962 IN BOOK 363, PAGE 491, AS DOCUMENT NO. 310284; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 14.69 FEET, ON AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5669.65 FEET, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 72 DEGREES 25 MINUTES 06 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT "C" A DISTANCE OF 132.93 FEET; THENCE EASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 149.05 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT "C" OF SAM MABEL'S SUBDIVISION; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT "C", 56.00 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY, AT RIGHT ANGLE TO SAID WEST LINE 135.05 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 81.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF P.A. ROUTE 7 (US ALTERNATE 38) AS RECORDED MARCH 6, 1962 IN BOOK 363, PAGE 491, AS DOCUMENT NO. 310284; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE 141.07 FEET ON THE ARC OF A CURVE FORMING AN ANGLE OF 106 DEGREES, 47 MINUTES, 48 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT "C"; THENCE NORTHERLY, ALONG SAID WEST LINE EXTENDED, AT

AN ANGLE OF 73 DEGREES, 12 MINUTES, 12 SECONDS MEASURED CLOCKWISE FROM THE CHORD FORMED BY THE LAST DESCRIBED CURVE, 9.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTHEASTERLY, AT AN ANGLE OF 79 DEGREES, 36 MINUTES, 00 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE SOUTHERLY LINE OF SAID LOT "C" SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID F.A. ROUTE 7 (US ALTERNATE 38), 25.42 FEET; THENCE NORTHERLY, AT AN ANGLE OF 79 DEGREES, 36 MINUTES, 00 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE WEST LINE OF SAID LOT "C", 116.99 FEET; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 25.0 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL 3:

LOT C OF SAM MABEL'S SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1962 AS DOCUMENT NUMBER 313420, EXCEPTING THEREFROM THE WEST 25 FEET, ALL SITUATED IN THE TOWNSHIP OF CORTLAND, COUNTY OF DEKALB AND STATE OF ILLINOIS.

Applicant's Narrative Statement – 13567 Route 38, Cortland, Illinois

The proposed use of the subject premises is to provide both a facility for the storage and rental of U-Haul trucks, trailers, and equipment and also to provide storage for recreational vehicles and recreational/camping trailers. The hours of operation during which staff will be on the premises will be from 8:00 a.m. until 5:00 p.m. Monday through Saturday, and Noon until 3:00 p.m. on Sunday.

U-Haul also provides round-the-clock services which permit customers to pick up and drop off trucks and trailers during the off-hours. Also, the owners of the recreational vehicles and recreational/camper trailers who are storing them on the premises will have 24-hour access to remove and return their equipment. The staffing will be provided by one person who remains on the premises during the above hours.

The proposed use of the subject premises is justified by virtue of its centralized location and access to State and County highways and the proximity of other commercial uses, being a gas station and mini-mart in the northwest corner of the intersection of Highway 38 and Somonauk Road and a veterinary medicine clinic to the east of the subject premises, also on the north side of Highway 38.