APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS, SPECIAL USES AND VARIATIONS

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: 815-970-2902 10-digits only (no dashes or spaces)

Attorney: Richard D. Larson

Address: 313 E. State Street

City: Sycamore State: IL Zip: 60178

Phone: 815-899-3571 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: 630-629-5000 10-digits only (no dashes or spaces)

Address and Legal description of property: (May be attached)
13567 IL Route 38, Cortland, IL 60112
PINSs: 09-29-400-21, 022, & 023
(See attached legal description)

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: PDI

Existing Use: U-Haul rentals, and Camper & Recreational Vehicle storage

Proposed Map Amendment:

OR

Proposed Special Use:
VARIATIONS-Continued

Zoning District: PDI

Existing Use: U-Haul rentals, and Camper & Recreational Vehicle storage

Requested Use: Camper & Recreational Vehicle 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.

[Signature]

Owner or Authorized Agent

[Date] Sept. 12, 2022

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 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
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:
SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.  
   This statement is correct.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large?  
   This statement is correct.

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:
   
   a. What are the location, nature and height of buildings, structures, walls and fence on the site?  
      A garage (approx. 25’ x 33’) 19’ high, a storage shed (28’ x 12’) 12’ high; no walls or fences.

   b. What is the nature and extent of proposed landscaping and screening on the proposed site?  
      Three trees on either side and in front of storage shed and one tree north of the curve in the east driveway. Applicant proposes an 8-foot high fence on the northern border of the property, screening it from the adjacent mobile home park as shown on the Concept Plan dated July 15, 2022.

4. Address off-street parking and loading area standards.
   Please see Concept Plan dated July 15, 2022 attached herefo.
5. Address drainage, utility and other such necessary facilities that have been or will be provided.

Drainage will be as shown on the attached Grading Plan dated July 15, 2022. Also see attached Soil Evaluation Summary Report dated March 2, 2021.

The existing well on the site has been checked by H.I. Stone & Sons and deemed adequate for the proposed use. A septic system will not be required by the proposed use.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conforms to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

This statement is correct.
MAP AMENDMENT REQUESTS

Please provide responses to the following statements:

1. The location of property in relation to the DeKalb County Comprehensive Land Use Plan Map. Shown as Commercial

2. The existing use of property within the general area of said property. U-Haul rentals, and Camper & Recreational Vehicle storage

3. The zoning classification of property within the general area of the property in question. PDI

4. The suitability of the property in question for the uses permitted under the existing zoning classification. Ideal

5. The trend of development in the general area of the property in question, including changes, if any, which may have taken places since the day the property in question was placed in its present zoning classification. General Commercial

The Hearing Officer shall not recommend the adoption of a proposed amendment unless he finds that the adoption of such an amendment is not detrimental to the public interest and is not solely for the interest of the applicant. He may also recommend the adoption of an amendment changing the zoning classification of said property in question to any less intense classification than requested by the applicant.

4/19/16
SOIL EVALUATION SUMMARY REPORT

PROJECT SITE:

Route 38 Property (PIN 09-29-400-023), Dekalb County, Illinois

INTRODUCTION

The subject property was investigated on March 2, 2021 for the purpose of classifying the soils for on-site waste disposal. The site is located in Section 29, T40N, R5E. The report has been prepared for John Mapes.

METHODS

Three samples were taken in the area of the proposed septic field. The soils were sampled with a Giddings two-inch diameter core to a depth of 60 inches. The soils were described according to current State and local County requirements, with detailed soil descriptions written for each site. Soil types were identified and correlated to the current USDA soils legend for Dekalb County.

RESULTS

The soils on this site formed in loess over either loam till or loamy sediments. Evidence of an estimated seasonal high groundwater table (based on soil color) was recorded at all sample sites. Restrictive permeability due to bedrock was not recorded at any sample site. A summary of findings is as follows:

<table>
<thead>
<tr>
<th>SOIL PROPERTY</th>
<th>SAMPLE 1</th>
<th>SAMPLE 2</th>
<th>SAMPLE 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated high water table</td>
<td>16</td>
<td>&lt;13</td>
<td>&lt;13</td>
</tr>
<tr>
<td>Observed water table</td>
<td>24</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Bedrock</td>
<td>&gt;60</td>
<td>&gt;60</td>
<td>&gt;60</td>
</tr>
<tr>
<td>Soil series</td>
<td>59</td>
<td>154</td>
<td>198</td>
</tr>
</tbody>
</table>

This soil test does not fully determine the suitability of a site for a septic field. A County Health Department approved septic design is required to determine if a site is suitable for a septic field. This soil test is not for building foundation design. This soil test does not include information regarding proximity to designated Waters of the U.S.
## REMARKS:

<table>
<thead>
<tr>
<th>27</th>
<th>SN</th>
<th>Ft</th>
<th>M</th>
<th>L</th>
<th>66</th>
<th>75</th>
<th>44-60</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>50</td>
<td>F</td>
<td>1/0.74</td>
<td>1/0.54</td>
<td>75</td>
<td>44-60</td>
<td></td>
</tr>
<tr>
<td>69</td>
<td>60</td>
<td>F</td>
<td>1/0.74</td>
<td>1/0.54</td>
<td>75</td>
<td>44-60</td>
<td></td>
</tr>
<tr>
<td>62</td>
<td>60</td>
<td>F</td>
<td>1/0.74</td>
<td>1/0.54</td>
<td>75</td>
<td>44-60</td>
<td></td>
</tr>
<tr>
<td>62</td>
<td>60</td>
<td>F</td>
<td>1/0.74</td>
<td>1/0.54</td>
<td>75</td>
<td>44-60</td>
<td></td>
</tr>
<tr>
<td>62</td>
<td>60</td>
<td>F</td>
<td>1/0.74</td>
<td>1/0.54</td>
<td>75</td>
<td>44-60</td>
<td></td>
</tr>
<tr>
<td>62</td>
<td>60</td>
<td>F</td>
<td>1/0.74</td>
<td>1/0.54</td>
<td>75</td>
<td>44-60</td>
<td></td>
</tr>
</tbody>
</table>

## FEATURES

- **Horizon Depth (ft):** 16
- **Soil Series:** 65 (Linton) 59 (Linton) 29 (Linton)
- **TOWNSHIP:** 1440
- **SECTION:** 29
- **RANGE:** 3C
- **LEGAL DESCRIPTION:** Route 38 Property (PIN 09-29-000-023)
- **SAMPLE METHOD:** 2-inch core
- **Parent Material:** Lisburne till
- **Class/Description:** Fine sandy loam

## SLOPE

2 percent to the northeast

## STRUCTURE

Cons. Contingent State

## PERMEABILITY

Redox

## COALITION

Groundwater Table: 24

## RESTRICTIVE PERMEABILITY (cm): >60

## MOISTUR DEPTH (ft):
### Soil Texture

<table>
<thead>
<tr>
<th>Feature</th>
<th>Color</th>
<th>Structure</th>
<th>Consistency</th>
<th>Drainage</th>
<th>Permeability</th>
<th>Rate</th>
<th>Soil</th>
<th>Group</th>
<th>Parent Material</th>
<th>Parent Material Method</th>
<th>Parent Material Possession</th>
<th>Classification</th>
<th>County</th>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Location</th>
<th>Bedrock</th>
<th>Horizon</th>
<th>Depth</th>
<th>Color</th>
<th>Texture</th>
<th>Podzol 2% Percent to the northwest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Font 2</td>
<td>27</td>
<td>67</td>
<td>C 108/2</td>
<td>2-1/2</td>
<td>8</td>
<td>10</td>
<td>60</td>
<td>C 108/2</td>
<td>2-1/2</td>
<td>8</td>
<td>10</td>
<td>60</td>
<td>18-26</td>
<td>47-49</td>
<td>2-1/2</td>
<td>8</td>
<td>C 108/2</td>
<td>2-1/2</td>
<td>8</td>
<td>10</td>
<td>60</td>
<td>C 108/2</td>
<td>2-1/2</td>
</tr>
<tr>
<td>Font 2</td>
<td>67</td>
<td>67</td>
<td>C 108/2</td>
<td>2-1/2</td>
<td>8</td>
<td>10</td>
<td>60</td>
<td>C 108/2</td>
<td>2-1/2</td>
<td>8</td>
<td>10</td>
<td>60</td>
<td>18-26</td>
<td>47-49</td>
<td>2-1/2</td>
<td>8</td>
<td>C 108/2</td>
<td>2-1/2</td>
<td>8</td>
<td>10</td>
<td>60</td>
<td>C 108/2</td>
<td>2-1/2</td>
</tr>
</tbody>
</table>

### Remarks

- **Address:** Rutman Soil Testing, Inc., 1200 Portage Lane, Woodstock, IL 60098
- **Soil Classifier:** Bruce Rutman
- **Phone:** 815-338-6218
September 13, 2022

VIA HAND DELIVERY &
EMAIL AT manderson@dekalbcounty.org

Marcellus Anderson, Assistant Planner
DeKalb County Community Development Department
Administration Building
110 E. Sycamore Street
Sycamore, IL 60178

Re: 13567 Illinois State Route 38, Cortland, IL 60112

Dear Mr. Anderson;

Enclosed herewith are two copies of the following documents, accompanied by an electronic copy:

1. Application for Zoning Actions, accompanied by the Applicant’s Narrative Statement.

2. Map Amendment Requests.

3. Special Use Requests.

4. A Concept Plan for the project.

5. A Grading Plan for the project.

6. A Soil Evaluation Plan for the project.

7. My client’s check in the amount of $850.00 in payment of the application fee herein.

At your earliest convenience, please advise what, if anything further is required to make this Application more complete or acceptable. Mr. Mapes and I look forward to working with you to a successful resolution of this matter.

Sincerely,

Richard D. Larson

RDL/tad
Enclosures
cc: John Mapes (via email)