



Community Development Department

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PUBLIC NOTICE

Terra Firma Equity Group, LLC is seeking to change the Planned Development, approved by DeKalb County Ordinance 2022-14, on the property located at 13567 State Route 38, in Cortland Township. The Planned Development allowed for the establishment and development of two businesses on the property: a U-Haul storage and rental facility; and, a storage facility for recreational vehicles, camping trailers, etc. The petitioners have indicated that they no longer wish to have the U-Haul portion of the proposed development, and instead seek to utilize the entire property for the vehicle storage business. In order to accommodate the proposed change, an amendment must be sought to the approved Planned Development. Before such an amendment can be approved by the DeKalb County Board, a public hearing must be held before the DeKalb County Hearing Officer.

Terra Firma Equity Group, LLC is requesting approval of an amendment to the Planned Development to remove the U-Haul portion of the commercial operation and to make the necessary changes to utilize the entire property for the vehicle storage business. **A public hearing will be held before the DeKalb County Hearing Officer on Thursday, October 27, 2022, at 1:00 pm, in the DeKalb County Community Outreach Building, Blank Slate Room, 2500 N. Annie Glidden Road, DeKalb, Illinois 60115.** This will be the only opportunity for public input on this application, all interested persons are encouraged to attend the meeting and be heard. The petition, CO-22-18, is available for inspection on the DeKalb County website at:

<https://dekalbcounty.org/government/public-hearings/>.

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

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 ¼ 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 WESTLINE 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 ¼ 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.

P.I.N.: 09-29-400-021, 09-29-400-022, and 09-29-400-023

The Amendment to alter the character of the approved Planned Development has been requested in accordance with the requirements of Sections 53-D-7 and 53-I-2 of the DeKalb County Code.

Marcellus Anderson

Assistant Planner

DeKalb County Community Development Department

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