



Community Development Department

110 East Sycamore Street
Sycamore, IL 60178
(815) 895-7188
www.dekalbcounty.org

PUBLIC NOTICE

CHS Elburn is seeking to add a new Urea Ammonium Nitrate storage tank to its property located 1811 State Street, Sycamore, in Mayfield Township. The subject property is zoned A-1, Agricultural District, with a Special Use Permit for the operation of an agribusiness. Before the business can expand, an amendment to the Special Use Permit is needed. Before the County Board can amend the Special Use Permit, a public hearing must be held before the DeKalb County Hearing Officer.

CHS Elburn is requesting approval of such an amendment to the Special Use Permit Ordinance for the property at 1811 State Street. **A public hearing will be held before the DeKalb County Hearing Officer on Thursday, May 4, 2023, at 2:00 pm, in the DeKalb County Community Outreach Building, Five Seasons Room, 2500 N. Annie Glidden Road, DeKalb, Illinois 60115.** Because 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 Special Use Permit petition, MY-23-07, 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.

PROPERTY DESCRIPTION OUTSIDE FLOOD ZONE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25. TOWNSHIP 41 NORTH. RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY. ILLINOIS. DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO GREATWESTERN RAILWAY COMPANY. AS DESCRIBED IN DEED RECORDED IN THE DEKALB COUNTY RECORDERS OFFICE IN BOOK 73 OF DEEDS. PAGE 377 (NOW ABANDONED). AND THE EASTERLY LINE OF LANDS DESCRIBED IN A DEED RECORDED IN THE DEKALB COUNTY RECORDERS OFFICE IN BOOK 154 OF DEEDS. PAGE 267. AS DOCUMENT 186160; THENCE SOUTH 16 DEGREES 21 MINUTES 07 SECONDS WEST ALONG AN ASSUMED BEARING. 445.66 FEET. TO THE SOUTHEAST CORNER OF THIS PARCEL, ALSO BEING THE NORTH RIGHT OF WAY OF S.A. ROUTE 3 (ILLINOIS ROUTE 64); THENCE NORTH 71 DEGREES 36 MINUTES 09 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY. 158.90 FEET; THENCE NORTH 67 DEGREES 36 MINUTES 47 SECONDS WEST. 602.40 FEET; THENCE NORTH 29 DEGREES 12 MINUTES 31 SECONDS WEST. 61.70 FEET; THENCE NORTH 17 DEGREES 46 MINUTES 29 SECONDS EAST. 42.50 FEET; THENCE NORTH 20 DEGREES 14 MINUTES 56 SECONDS WEST. 43.75 FEET; THENCE NORTH 37 DEGREES 13 MINUTES 16 SECONDS WEST. 25.56 FEET; THENCE NORTH 24 DEGREES 40 MINUTES 34 SECONDS WEST. 53.43 FEET; THENCE NORTH 15 DEGREES 25 MINUTES 10 SECONDS EAST. 88.33 FEET; THENCE SOUTH 82 DEGREES 34 MINUTES 00 SECONDS EAST. 85.60 FEET; THENCE NORTH 09 DEGREES 46 MINUTES 13 SECONDS EAST. 6.50 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 80 DEGREES 13 MINUTES 47 SECONDS EAST.

805.50 FEET. TO THE POINT OF BEGINNING. IN DEKALB COUNTY. ILLINOIS. SAID PARCEL CONTAINS 6.994 ACRES MORE OR LESS.

P.I.N: 05-25-400-009

The application for the Special Use Permit has been filed in accordance with the requirements of Section 53-I-2 of the County Code in order to approve the enlargement of an existing Special Use for an agribusiness in the A-1, Agricultural District.

Marcellus Anderson
Assistant Planner
DeKalb County Community Development Department
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