



Community Development Department

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www.dekalbcounty.org

PUBLIC NOTICE

Turning Point Energy, LLC d/b/a TPE Development (TPE) is seeking to establish and operate a 4.5-megawatt solar garden, to be known as TPE IL DE447, LLC, on approximately 32-acres of the 52-acre property located at 6236 State Route 38, in DeKalb Township. The subject property is zoned MXD, Mixed Use Development District, and is designated for the operation of a golf course. In order to utilize the property as proposed, TPE is seeking to rezone the property from MXD to A-1, Agricultural District with a Special Use Permit for the proposed solar garden. Before a Rezoning and Special Use Permit can be approved by the DeKalb County Board, a public hearing must be held before the DeKalb County Hearing Officer.

TPE is proposing a Zoning Map Amendment for the subject property and is requesting approval of a Special Use Permit Ordinance for the establishment and operation of a solar garden. **A public hearing will be held before the DeKalb County Hearing Officer on Thursday, June 29, 2023, at 1:00 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, DK-23-12, 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.

PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 432.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 290.3 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 66.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 110.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 190.0 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 119 DEGREES 25 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 513.23 FEET; THENCE EASTERLY AT AN ANGLE OF 149 DEGREES 33 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 161.0 FEET TO THE EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 1,405.69 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID RAILWAY, A DISTANCE OF 1,249.57 FEET MORE OR LESS TO A POINT THAT IS 613.3 FEET EASTERLY AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 19; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2,109.91 FEET TO THE CENTER LINE OF A PUBLIC ROAD (LINCOLN HIGHWAY-STAT ROUTE 38); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID PUBLIC ROAD, A DISTANCE OF 766.74 FEET TO A POINT THAT IS 498.0 FEET WESTERLY OF THE EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF

FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 268.47 FEET TO THE POINT OF BEGINNING, EXCEPTION THEREFROM A PARCEL OF LAND IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE WESTERLY ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 19, SAID LINE HAVING A BEARING OF NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 498.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE PREMISES CONVEYED TO JULIUS T. ANDRESEN FROM JULIUS ANDRESEN AND LILLIAN ANDRESEN BY DEED IN TRUST RECORDED OCTOBER 21, 1977 AS DOCUMENT NO. 406624 IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS; THENCE SOUTHERLY OF THE NORTHERLY EXTENSION OF SAID WEST LINE OF THE PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF SOUTH 0 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF 22.43 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, SAID POINT BEING IN THE CENTER LINE OF A PUBLIC HIGHWAY DESIGNATED F.A. ROUTE 567 (ILLINOIS ROUTE 28); THENCE WESTERLY ON SAID CENTER LINE, SAID LINE HAVING A BEARING OF SOUTH 88 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 766.42 FEET TO THE NORTHEAST CORNER OF THE PREMISES CONVEYED TO ROY E. FRANCE AND PATRICIA A. FRANCE FROM MILAN KRPN AND MARY KRPN BY WARRANTY DEED RECORDED MAY 3, 1971 AS DOCUMENT NO. 358246 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON THE EAST LINE OF SAID PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF SOUTH 0 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.02 FEET TO A POINT; THENCE EASTERLY ON A LINE HAVING A BEARING OF NORTH 88 DEGREES 17 MINUTES 20 SECONDS EAST, A DISTANCE OF 465.47 FEET TO A POINT; THENCE EASTERLY ON A LINE HAVING A BEARING OF SOUTH 87 DEGREES 25 MINUTES 19 SECONDS EAST, A DISTANCE OF 200.56 FEET TO A POINT; THENCE EASTERLY ON A LINE HAVING A BEARING OF NORTH 88 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE OF 100.29 FEET TO A POINT IN THE WEST LINE OF SAID PREMISES SO CONVEYED TO JULIUS T. ANDRESEN; THENCE NORTHERLY ON SAID WEST LINE OF THE PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF NORTH 0 DEGREES 03 MINUTES 32 SECONDS WEST, A DISTANCE OF 65.53 FEET TO THE POINT OF BEGINNING, SITUATED IN DEKALB COUNTY, ILLINOIS.

P.I.N.s: 08-19-100-011 & 08-19-100-022

The Map Amendment to rezone the property from MXD, Mixed Use Development District to A-1, Agricultural District and the Special Use Permit for the establishment and operation of a solar garden on property zoned A-1, Agricultural District have been requested in accordance with the requirements of Sections 53-J-4 and 53-I-2 of the DeKalb County Code, respectively.

Marcellus Anderson
Assistant Planner
DeKalb County Community Development Department
Published: The Daily Chronicle, June 10, 2023
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