

## LEGAL NOTICE

Notice is hereby given that a public hearing will be held before the DeKalb Planning and Zoning Commission at its regular meeting on Tuesday, September 2, 2025, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL on the petition by Donato Solar for approval of the rezoning, upon annexation, of the property located on approximately 30 acres along the west side of Peace Road between Greenwood Acres Dr. and Challenger Dr. for construction of a 4-megawatt ground mounted solar energy system (solar field) and two 6,000 sq. ft. data center buildings. The subject site has parts of the following Parcel Identification Numbers; 08-13-400-017, 08-13-400-018 and 08-13-027 and is legally described below. The requested rezoning would change the zoning of the subject property, after annexation, from the "SFR1" Single-Family Residential District to the "PD-I" Planned Development Industrial District to accommodate the proposed use. Approval of a preliminary/final development plan is also requested.

## LEGAL DESCRIPTION

TRACT 1 - THAT PART OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN MARKING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY'S RAILROAD RIGHT OF WAY AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF GREENWOOD ACRES DRIVE (AS PER PLAT OF DEDICATION, DOCUMENT NUMBER 2003023664); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GREENWOOD ACRES DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CHORD THAT BEARS S.43°40'02"E. FOR A CHORD DISTANCE OF 95.83 FEET TO AN EXISTING IRON PIN; THENCE S.47°56'04"E.-7.46 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER NORTHWESTERN TRANSPORTATION COMPANY'S RAILROAD RIGHT OF WAY; THENCE S.35°26'30"W.-1226.55 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO AN EXISTING IRON PIPE; THENCE N.48°33'29"W.-100.53 FEET TO AN EXISTING IRON PIPE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE FORMER NORTHWESTERN TRANSPORTATION COMPANY'S RAILROAD RIGHT OF WAY; THENCE N.35°22'13"E.-1235.00 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 2.84 ACRES, MORE OR LESS.

TRACT 2 - THAT PART OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN MARKING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY'S RAILROAD RIGHT OF WAY AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF GREENWOOD ACRES DRIVE (AS PER PLAT OF DEDICATION, DOCUMENT NUMBER 2003023664); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GREENWOOD ACRES DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CHORD THAT BEARS S.43°40'02"E. FOR A CHORD DISTANCE OF 95.83 FEET TO AN EXISTING IRON PIN; THENCE S.47°56'04"E.-7.46 FEET ALONG SAID SOUTHWESTERLY RIGHT OF

WAY LINE TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER NORTHWESTERN TRANSPORTATION COMPANY'S RAILROAD RIGHT OF WAY, THE POINT OF BEGINNING; THENCE S.47°56'04"E.-377.60 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID GREENWOOD ACRES DRIVE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CHORD THAT BEARS S.54°04'59"E. FOR A CHORD DISTANCE OF 139.93 FEET TO AN EXISTING IRON PIN; THENCE S.60°15'44"E.-146.35 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO AN EXISTING IRON PIN; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET AND A CHORD THAT BEARS S.55°23'04"E. FOR A CHORD DISTANCE OF 93.17 FEET TO AN EXISTING IRON PIN; THENCE S.50°34'47"E.-266.08 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO AN EXISTING IRON PIN; THENCE S.4°50'57"E.-69.46 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO AN EXISTING IRON PIN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF NORTH PEACE ROAD; THENCE S.41°19'51"W.-630.95 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO AN EXISTING IRON PIN; THENCE S.41°27'12"W.-540.30 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COMMERCE DRIVE A.K.A CHALLENGER DRIVE; THENCE S.86°29'29"W.-35.39 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE N.48°33'50"W.-716.68 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN IRON PIN SET; THENCE S.41°26'09"W.-35.00 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO AN IRON PIN SET; THENCE N.48°33'50"W.-199.97 FEET TO AN EXISTING IRON PIPE ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER NORTHWESTERN TRANSPORTATION COMPANY'S RAILROAD RIGHT OF WAY; THENCE N.35°26'30"E.-1226.55 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 28.09 ACRES, MORE OR LESS.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Tuesday, September 2, 2025, or by e-mail to [dan.olson@cityofdekalb.com](mailto:dan.olson@cityofdekalb.com). Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb's web page at <https://www.cityofdekalb.com/1103/Public-Hearings>.

Max Maxwell, Chair

DeKalb Planning and Zoning Commission